

**02.19.2014 Final Draft of 25 Glebe Site Plan Resolution for adoption by
Bluemont Civic Association on February 26, 2014
Initial resolution approved on December 18, 2013**

WHEREAS, the 25 Glebe Site Plan (apartment building) for the Exxon block —as presented by The Penrose Group (developer) to the Bluemont Civic Association (BCA) on December 18, 2013 — offers many positive improvements for the project neighborhood and Arlington County, and

BE IT THEREFORE RESOLVED:

That the Bluemont Civic Association recommends that the following critical design issues be incorporated into the final 25 Glebe Site Plan application submitted to Arlington County, the Site Plan Review Committee, the Transportation and Planning Commissions, and the Arlington County Board to secure a favorable endorsement from the Bluemont Civic Association:

- a. That painted traffic lines for dedicated left and right turn lanes be added to 7th St. N., to facilitate traffic flow onto N. Glebe Rd
- b. That location of the building's parking garage (tenant, retail, other) and loading and trash dock on 7th St. N., as shown in the project drawings released at the December 7 meeting with the Townes of Ballston and other area homeowners and the December 18, 2013 BCA meeting,
- c. That the building setback distance from the existing single-family townhomes and that the transition and landscaping zone distance and area remain as shown — at the December 7 and 18 meetings cited above — or increase in size, and
- d. That the developer and Arlington County explore design elements related to the installation of a traffic light, pedestrian crosswalks, and other pedestrian and traffic management features at the corner of 7th St. N., and N. Glebe Rd., that would facilitate site circulation and pedestrian safety for this and future site plans in the 600-700 block of N. Glebe Rd., and
- e. *In addition to the existing roads (Glebe, Carlin Springs, 7th St. & Tazewell St.) that provide fire lane access around the project site and adjacent townhomes, add a 50 ft. long by 20 ft. wide fire lane (fire truck access area) to the south end of the existing 12 ft. wide alley off N. Carlin Springs Road.*

BE IT FURTHER RESOLVED: that the Bluemont Civic Association (BCA), at subsequent meetings of its general membership or Executive Committee, can consider additional resolutions on the 25 Glebe Site Plan.