

BCA BALLOT ON SAFEWAY REDEVELOPMENT

April 24, 2013

Options A and B for the Bluemont Civic Association Position on the Wilson Blvd Safeway Property Redevelopment

(IMPORTANT: the first four paragraphs are common to both Options A and B)

The Bluemont neighborhood is overwhelmingly comprised of single-family and other low-density housing. The residents of Bluemont highly value this community characteristic and the lifestyle associated with it.

The residents of Bluemont have enjoyed and benefited from the location of the Safeway grocery store on Wilson Blvd and strongly support the modernization of that store and the possible addition of additional retail and services to the location. We recognize that a redevelopment of the Safeway property could bring with it additional community benefits such as a coffee shop, new green space or gathering locations, wider and more convenient sidewalks, undergrounded utilities, street trees and/or additional parking.

Further, the Bluemont Civic Association (BCA) supports the concept of a Westover-like "village center" that is small scale, pedestrian friendly and has a variety of local businesses and restaurants, and for which a re-developed Safeway could be a centerpiece. In this regard, the BCA also supports its existing local businesses.

With the exception of the edge development along Glebe Road in Ballston, there are currently no commercial buildings above two stories in the Bluemont neighborhood. We believe that a tall commercial building would be out of character in Bluemont, particularly when it is immediately adjacent to single-family residential homes. This point has been emphasized on two recent surveys of Bluemont residents.

OPTION A CONCLUDING PARAGRAPHS

Absent very careful planning, **limits** and safeguards, a redeveloped Safeway property would bring with it increased density, traffic, parking issues in adjacent residential streets, noise, large trucks on adjoining streets accessing the loading dock and potentially serious traffic and safety concerns with the Arlington Traditional School. These impacts would negatively impact the quality of life in the Bluemont neighborhood.

Therefore, the BCA objects to redevelopment **beyond the existing C-1 zoning classification**. The BCA and Bluemont residents look forward to addressing these important issues with Safeway and its chosen developer throughout the redevelopment process.

OPTION B CONCLUDING PARAGRAPHS

Absent very careful planning and safeguards, a redeveloped Safeway property would bring with it increased density, traffic, parking issues in adjacent residential streets, noise, large trucks on adjoining streets accessing the loading dock and potentially serious traffic and safety concerns with the Arlington Traditional School. These impacts would negatively impact the quality of life in the Bluemont neighborhood.

Therefore, the BCA will object to redevelopment **beyond the existing C-1 zoning classification unless we have strong assurances that negative impacts to the neighborhood will not occur or will be mitigated**. Further, the **BCA will oppose a structure higher than 45 feet under any circumstance**. The BCA and Bluemont residents look forward to addressing these important issues with Safeway and its chosen developer throughout the redevelopment process.

OPTION C

Under certain conditions, the BCA could support a redevelopment of the Safeway site that incorporates two levels of underground parking with approximately 400 parking spaces, a Safeway store taking most of the footprint of the site, more than 150 housing units, a building height of up to 65 feet and parking garage entrance/exit on Edison Street and the delivery entrances on Frederick Street.