

**BLUEMONT CIVIC ASSOCIATION
EXECUTIVE BOARD MEETING**

**August 8, 2006, 7:00 p.m.
Fire Station #2**

President Judah dal Cais called the meeting to order at approximately 7:02 p.m. Newly elected Secretary Lisa Byington arrived shortly afterward and recorded the minutes.

In attendance were Judah dal Cais, Carl Drummond, Wendy Dean, Sam Ferro, Suzanne Sundburg, Robert Atkins, Kate Mesches, Judy Collins and Lisa Byington. The Executive Board meeting was conducted in conjunction with a meeting of the Wilson Boulevard Working Group to hear JBG's presentation.

President dal Cais called for a review of old business first. There were no motions from the July Executive Board meeting that need to be recorded or discussed. JBG provided its own minutes from the July meeting for the Executive Board to review.

Speakers for the general membership meetings in September (Peter Owen/Transportation Commission) and October (County Board member Paul Ferguson) have been arranged. It was also noted that County staff member Richard Best would present the 90 percent engineering plans under the Arterial Transportation Management (ATM) program for the section of Wilson Boulevard between N. Edison and N. Frederick Streets.

Board members and others present suggested the following topics/individuals as possibilities for future presentations at general membership meetings: Christmas tree and fire safety by the Fire Department for November, Police liaison/district manager to discuss crime and prevention in December, County Board member Walter Tejada, School Board member Ed Fendley (or the newly elected School Board member) for January, and possibly Ingrid Morroy.

The Board asked BCA member Suzanne Sundburg to send out an e-list message announcing the dates for the Arlington County Fair (Thursday, August 17, through Sunday, August 20). Residents may speak directly with County Board members and other elected officials who will be present at the fair. Candidate's Night will also take place in early September and will occur before the September newsletter is published, and the Board asked Sundburg to publicize that event as well. Newly elected Civic Federation Representative Kate Mesches promised to determine the date and forward it to Sundburg.

Member Bob Atkins noted that he had been largely successful in his efforts to have the landscaping business being run out of a N. 5th Street residence comply with County code. The various vehicles/equipment parked at the residence have been removed, and the County appears to be taking steps to remedy any remaining problems.

Small Parks Grant Proposal for Harrison Street Access to Custis Trail

Mesches made a presentation to the Executive Board regarding her application for a Park

Enhancement Grant to reclaim an overgrown easement north of I-66 off of N. Harrison Street that is currently being used as a trash dump site and for other activities not beneficial to the neighborhood. Mesches's proposal includes the removal of invasive plants and an extension of the asphalt to connect the existing pavement to the Custis Trail. Mesches requested that the Bluemont Civic Association submit a letter in support of the grant to the Arlington County Parks Commission. A motion to support the proposal was made and seconded. The Executive Board voted unanimously to support the proposal and to authorize President dal Cais to submit a letter to the Parks Commission. Mesches promised to provide the Executive Board with a draft letter to review.

NCAC Update

Newly elected Neighborhood Conservation Advisory Commission (NCAC) Representative Wendy Dean reviewed current BCA Neighborhood Conservation (NC) projects with former representative Kate Mesches. Mesches reported that the County Manager plans to fund some of the older NC projects (approved but no longer funded) that are still outstanding. Existing BCA NC projects include Harrison Street (pedestrian safety, traffic calming, and landscaping improvements), currently in progress; 7th and Buchanan Streets, project approved for cost overrun funding; 5th Street, at the 90% engineering phase; and 9th and Frederick Streets, which is first in the queue for the next funding round. President dal Cais noted that the Board needs to identify future NC projects for the pipeline, as neighbors interested in an NC project must begin the petition process in order to be considered.

Glebe 25/Mark Silverwood Development Project

Dates for the various meetings for this redevelopment project were identified as September 11 and September 18.

BCA e-List

BCA e-list coordinator Suzanne Sundburg noted that the problems with adding members to the e-list have been largely resolved. Current members can ask to be added to the list by sending an e-mail to bcaelist-subscribe@topica.com. The member then receives a subscription request form to complete, and a message is sent to Sundburg requesting approval of the subscriber. Three members were recently able to sign up successfully using this method.

Field Code Changed

September Newsletter

Newsletter designer Sam Ferro reminded Executive Board members of the need for advertising for the newsletter to be settled prior to the article submission deadline, which was set for Friday, September 8, at 5 p.m. Newsletter editor Suzanne Sundburg will forward all text to Ferro on that Friday evening. The newsletter must be printed and delivered to newsletter coordinator Judy Collins no later than Friday, September 15, for the neighborhood-wide distribution that will take place on the two weekends prior to the September meeting. The group suggested the following articles for September:

- 1) Advertisement of the September speaker (Peter Owen) and ATM plan presentation,
- 2) Small Parks Grant Proposal details and the approved motion,
- 3) NC project update,

and 4) a recap of the Peck/Staples/JBG and Glebe 25/Silverwood development.

Treasurer Judy Collins

Collins reported that she had paid the Civic Association's dues to the Civic Federation.

JBG Presentation of Traffic Study Results

JBG's traffic consultant, Wells & Associates, summarized the results of the traffic study commissioned by JBG. [Note: Traffic studies rate traffic flow on an "A" through "F" rating scale, with "A" representing free-flowing traffic with no delay and "F" representing bumper-to-bumper traffic with long delays.]

Wells first reviewed the traffic study commissioned in 2003 for JBG's development of 950 N. Glebe (the Regent building). In 2003, traffic flow at the intersection of Wakefield Street and Wilson Boulevard was rated C in the mornings and E in the evenings. Wells then reviewed the results of the traffic study commissioned in 2005 for JBG's development of the Peck/Staples sites. Wells first noted that the traffic on Wilson Boulevard has not gotten as congested as originally projected in 2003, and Wells concluded that the 2003 and 2005 traffic counts were virtually identical at the Wakefield/Wilson intersection, remaining C in the mornings and E in the evenings.

In 2008, after the Peck/Staples site is completed and occupied, the intersection is projected to be E in the mornings and F in the evenings. Wells assumed that the Peck/Staples site would, upon completion and occupancy, generate 301 vehicle-trips in the mornings and 255 vehicle-trips in the evenings. The 28 townhouses on the site are expected to generate 10 vehicle-trips in the mornings and 12 vehicle-trips in the evenings on Wakefield. The Regent (950 N. Glebe) is projected to produce 71 trips on Wakefield in the morning and 107 trips in the evening.

JBG stated that the increased anticipated traffic on Wakefield Street comes not only from the Peck/Staples site, but also because Arlington County forced traffic from the Regent onto Wakefield Street, rather than permitting left turns onto Fairfax Drive or left turns onto Glebe Road for vehicles seeking to access westbound I-66. JBG acknowledged that if the Holiday Inn is redeveloped, there is an easement with the Regent to seek left turn access from the existing lighted intersection of Wakefield and Fairfax. Wendy Dean stated that the County Board minutes also reflect that if left turn access via Wakefield/Fairfax is granted in the future, the current Wakefield St. vehicle entrance to 950 N. Glebe is to be eliminated.

Executive Board members restated the need for a dedicated left-turn signal on east-bound Wilson Boulevard to turn onto north-bound Glebe Road. Representatives of JBG and Wells agreed.

Wells then reviewed the impact of the redevelopment of the Peck/Staples site on the seven other intersections in the area. In addition to the Wakefield/Wilson intersection, Wells projected that the Vermont/Wilson intersection (F/F), Wilson/Glebe intersection (D/F), and driveway access to the Peck/Staples site from Wilson Boulevard (F/F) would

be negatively affected by the redevelopment. Nonetheless, Wells stated that all of the intersections negatively affected by the Peck/Staples redevelopment would operate at the same level as comparable intersections throughout the Rosslyn-Ballston corridor, which is generally at the E-F level. JBG does not consider traffic-road failure to be an obstacle to its redevelopment plans.

A discussion was held regarding the possibility of adding a pedestrian cross-walk on Glebe Road halfway between Wilson Blvd. and Fairfax Drive. VDOT, which has control of Glebe Road and Fairfax Drive because of the access to I-66, has been reluctant to approve any proposals that would slow traffic (e.g., add lights or median breaks to Glebe Road). JBG stated its support for a crosswalk signal for pedestrians, and Wells agreed to analyze whether timing of the lights could be such that the impact to the flow of traffic on Glebe Road would be minimal.

JBG agreed to return to meet with the Executive Board at its next meeting on September 12, 2006. (Due to the lateness of the hour, JBG asked to table discussion of the other agenda items, including the proposed benefits to the community, until the next Board meeting.) The Site Plan Review Committee is also scheduled to meet in September. JBG requested that the Bluemont Civic Association have collected and recorded its comments to the site plan by the end of the meeting on September 12.

JBG distributed its minutes from the July 11 meeting with the Executive Board.

Adjournment

The President adjourned the meeting at approximately 9:15 p.m.

Addendum: Comments in Response to JBG Minutes from July 11, 2006 Meeting w/ BCA Executive Board

It appears JBG misunderstood Ms. Dean's comments regarding turning the 800 Block of North Wakefield into a "Complete Street" - she was referring to the county's term for a street that serves multiple travel modalities (namely, pedestrians, vehicles, and bicycles). Based on discussion with county staff, there is not imminent concern that Wakefield will be connected to Fairfax Blvd. Rather, Ms. Dean raised the need to widen and improve the safety of N. Wakefield St. in response to the predicted vehicular traffic increases associated with redevelopment on the east and south sides of Wakefield. Members would like to see the 800 block of N. Wakefield widened via an easement granted by JBG on the east side of the 800 block of N. Wakefield. This would allow sidewalk, curb and gutter on both sides of the street (with sidewalks on the west side being placed in the current right of way as opposed to taking ROW from the small lots fronting single family homes on that side), the potential for zoned parking on both sides of the street, speed bumps, and other traffic calming measures.