

**Bluemont Civic Association
General Membership Meeting
January 23, 2008, 7:30 p.m.
Lubber Run Community Center**

Call to Order

President Judah dal Cais called the meeting to order at approximately 7:35 p.m.

In attendance were Wendy Dean, Carl Drummond, Judah dal Cais, Terry Serie, Sam Ferro, Mary Thorne, Suzanne Sundburg, twelve Bluemont Civic Association (BCA) members and six nonmembers.

Budget Rental Truck Parking

There was a discussion prior to the meeting involving Robbie Guenther and some concerned neighbors regarding the parking of rental trucks in residential neighborhoods. There was a suggestion to contact Arlington Traditional School about possible parking spaces. The Safeway parking lot was also a proposed site for the relocation of the trucks.

Arterial Transportation Management (ATM) Phase III

Richard Best explained the plan for the section of Wilson Blvd. between N. Frederick St. and the County line, but he also stated that the first section of Phase III could extend just to Four Mile Run. Phase III is an unfunded concept to restripe the road, eliminating one lane in each direction and adding a turn lane for both directions. The restriping would be tested for one year. By reclaiming part of the roadbed the County would be able to widen the sidewalks along Wilson in the future. The previous ATM project from George Mason to North Frederick cost \$1 million. Phase III would cost more and so would probably be completed in at least two and maybe as many as four sections. The first step is to study usage of this stretch of road with attention to intersections with heavy left turn traffic. If deemed necessary these intersections would get dedicated left-turn lanes. The goal of these changes would be to maintain adequate traffic flow while improving safety. Best asked for support from BCA to proceed with the study. A motion was made, seconded and passed for BCA to support the preliminary study for Phase III.

Footraces in Bluemont Park

President dal Cais received an e-mail from Jay Wind, the current chair of Arlington County Civic Federation Park and Recreation Committee and an active member of the DC Road Runners Club (DCRRC). DCRRC submitted an application to hold five footraces in Bluemont Park. The application was denied and the reason given was that as a result of complaints from members of the Bluemont Civic Association, Bluemont Park was no longer available as a venue for footraces. In the past, neighbors had complained of early morning

loudspeaker noise. The point was made that sound ordinances bar excessive noise prior to 10:00 am on Saturdays. Dal Cais will follow up with Wind to inform him that BCA does not oppose these events.

Accessory Dwelling Legalization

The County is looking at regulating and legalizing accessory dwellings to help ease the affordable housing crunch. Many of these dwellings already exist on an ad hoc basis. The County proposes to issue permits and regulate the construction and operation of these units. There is concern among neighbors that encouraging these dwellings would have a negative impact on the area. The Civic Federation has discussed this issue and plans to take it up again. Matt Johnson, who opposes the legalization of accessory dwellings and is a resident of 8th Street North, volunteered to follow this issue for BCA.

Peck-Staples-Jordan Manor Site Plan Update

JBG presented the major changes to the site plan since they last attended the BCA general membership meeting in October. JBG has moved the new street, 9th Street North, sixty-five feet to the south. It has moved the townhouses back to widen sidewalks and reduced the total number. It has made changes to the landscaping. There are now added parking spaces on Wilson Boulevard and 9th Street North. In response to comments that Building A was too boxy, JBG has added a sail feature at the southeast corner of the building. It also has incorporated the Peck diamonds and canopy in the façade on this same corner. An area for a café/outdoor seating has been on 9th St. N. in front of Building B. JBG is still working on increasing the step-down and tapering and will present an updated design at the County Board meeting on January 26.

Affordable Housing Component

John Welsh spoke to the affordable housing component of the site plan. Jordan Manor only has 24 units so the goal of the land swap deal with JBG was to increase the density of the site. Originally AHC had wanted 120 units but the current design is for 90 units. The new building will have multifamily units that are a real need in Arlington County. AHC's research shows it has excess parking capacity in its developments countywide with only 40% utilization at Jordan Manor. AHC's plan is to allow less than one parking space per residential unit in areas with Metro accessibility. Neighbors expressed concern that based on their observations of the parking situation at Jordan Manor there would not be adequate parking for AHC residents. John Welsh promised to provide additional parking data to BCA. AHC will apply for tax credits in February 2009. Based on past experience, AHC expects its application to be successful. If AHC is not successful, it will apply again in 2010. The neighborhood is concerned that if the AHC plan falls through, the land could be used in a manner inconsistent with the site plan. It was explained that site plans are valid for three years. Applicants must re-apply after three years or if there are changes to the design plans.

Transportation Component

There will be sidewalks on both sides of 9th St. North as well as some parking places. Vehicles will make deliveries and enter the garages off of 9th St. North. The plan is to install a stop sign at the intersection of 9th St. North and N. Wakefield St. and a stoplight at the intersection of N. Wakefield St. and Wilson Blvd. The former would be installed with the completion of N. 9th Street. The latter would be installed upon completion of all construction in the site plan. There is also a plan for an on-demand signalized pedestrian crossing on Glebe Rd. to provide easier access to the site. Due to the differences in site elevation, headlights of vehicles heading west on 9th St. North will shine several feet below the windows of the houses located directly across the street on Wakefield.

The next Site Plan Review Committee meeting will be held on Monday, January 28.

Adjournment

Terry Serie adjourned the meeting at 9:05 p.m.