

BLUEMONT CIVIC ASSOCIATION

General Membership Meeting Wednesday, November 18, 2009, 7:30 p.m. Arlington Traditional School

Call to Order and Attendance

Due to the late arrival of President Judah dal Cais, Neighborhood Conservation Representative Carl Drummond called the meeting to order at approximately 7:35 p.m. In attendance were Mary Thorne, Carl Drummond, Judy Collins, Suzanne Sundburg, Bob Atkins, Jim Thorne, David Van Wagner, Judah dal Cais, 36 Bluemont Civic Association (BCA) members and 3 nonmembers.

Approval of Minutes for 10/28/09

Draft minutes for the 10/28/09 meeting were distributed. The membership voted to approve the 10/28/09 minutes as drafted. Secretary Mary Thorne will forward the 10/28/09 minutes for posting to the BCA Website.

Virginia Tech Graduate Student/County Staff Member Jane Kim (Bluemont Village Center Concept/NC Plan Revision)

Design engineer Jane Kim works for Arlington County but will help BCA to develop a “vision” for its commercial center and with the Neighborhood Conservation (NC) Plan revision in her role as Virginia Tech urban planning graduate student. However, she will bring her knowledge of the county government to bear as needed. In order to be effective she needs feedback from the community. She will focus on the revision of the neighborhood plan that deals with the commercial area along Wilson Boulevard between N. George Mason Drive and N. Greenbrier Street. She is also willing to continue helping after graduation since she works with the county. She would like to begin by meeting with some BCA members in December for a design forum. The document that would emerge from this process would indicate what the neighbors want for the community. She will also help to analyze the data that comes out of the neighborhood survey. The survey will be distributed in March or April along with the neighborhood-wide newsletter distribution. Arlington has a General Land Use Plan (GLUP), but there is no Bluemont sector plan. With a little creativity such as consolidating adjoining properties, current zoning levels could be adequate for a cohesive commercial plan. The goal is to communicate the vision of the neighborhood to the county before a developer is pushing its site plan through the county’s process. Of particular interest is the area around Safeway. An ideal plan would have the buy-in of neighbors and businesses. Those interested in working with Jane Kim on this project were asked to sign up at this meeting.

Conditions for D&V Auto Service Center’s Rental Trucks

The BCA committee headed by BCA member and Carlisle Park resident-owner Paul Ducharme and eight other BCA members living near D&V produced the following list of conditions through negotiation with D&V owner Robbie Guenther. A motion was made to approve the list of conditions. There was some discussion, and two changes were made: 1) Every occurrence of the word “commercial” with respect to the alternate parking arrangement was replaced with the word “off-street,” and Robbie Guenther’s contact information was to be added to the approved list of conditions. With these two changes, the membership voted unanimously to approve the motion and the list of conditions below.

The Bluemont Civic Association (BCA) recommends to the Arlington County Board of Zoning Appeals (BZA) the approval of a use permit for the operation of a rental truck and van business at the D&V Auto Service Center (D&V) located at 5201 Wilson Boulevard under the following conditions:

- All operations of the rental truck and moving van business (staging, preparation, inspection, and customer pick-ups and drop-offs) shall be conducted on the lot at D&V Auto Service Center located at 5201 Wilson Boulevard.
- Parking shall be on the D&V lot or in another off street lot that D&V lawfully procures for parking. Such off-street lot shall be procured within 6 months of the County’s grant of a use permit. Until such time as another commercial lot is procured, D&V may temporarily park rental trucks and vans on N. Frederick Street and N. Fairfax Drive in accordance with County parking regulations. The number of trucks and vans parked on either or both streets shall not exceed 5 at any one time. Furthermore, such trucks shall not be parked on either or both streets for more than 24 hours. Once D&V has procured an off-street lot for parking or after 6 months has elapsed from the date that the County grants D&V a use permit, D&V shall not park any rental vehicles on residential streets for any reason.
- Regardless of where trucks and vans are parked (whether it be on D&V’s lot, on another off-street lot, or on the streets), all parked trucks and vans shall be padlocked at all times. In addition, D&V shall pick up any litter surrounding the trucks, and make sure debris does not block any storm drains.
- Only D&V or Penske employees shall ferry trucks between parking locations and the D&V lot.

This permit shall be reviewed after one year and can be terminated if the above conditions are not met. Robbie Guenther will be the contact person in case of non-compliance. Robbie Guenther can be reached at [phone number to be included in final document forwarded to the BZA].

Update on Holiday Inn Lighting Issue

Last month the membership voted to support the site plan amendment that would add lighting to the Holiday Inn on N. Fairfax Drive. The amendment was deferred to the

December 12 County Board meeting. This occurred after the applicant revised its site plan amendment to reduce the proposed number of new lights on the building, which brings them within the amount of remaining sign area for the project. Now proposed are one up light on the front façade (facing N. Fairfax Dr.), 1 on the east façade, and the two down lights on the porte-cochere. The applicant also proposed to incorporate a dimmer switch that would allow the lights to be turned down if too bright. A motion was made for BCA to send a letter to the County Board expressing approval for the revised Holiday Inn lighting proposal. The motion carried.

H1N1 Flu Information

Bob Atkins, a volunteer with the Medical Reserve Corps (MRC), distributed information and spoke on some of the basics of H1N1 flu inoculation. The MRC will hang informational door hangers on doors throughout the county. The H1N1 virus is relatively new so new information is being made available all the time. The H1N1 virus has targeted different vulnerable groups than the seasonal flu. The flu season began this year in October instead of the more usual, January or February. Those exhibiting H1N1 symptoms are asked to stay home from work or school to slow the spread of the virus. There is an inadequate supply of vaccine for the demand so concerned neighbors should keep on the lookout for available supplies. Despite the shortage, all school age children should be vaccinated by Christmas.

Other updates

Carl Drummond described the type of projects that qualify for NC funds. One NC project is expected to be funded in December, which will leave one BCA project in the queue. It is beneficial to always have at least two projects in the queue so neighbors should contact Carl with possible NC projects on their streets. The Missing Links program is taking applications. The deadline is November 30. Judy Collins urged members to renew their membership by paying their 2010 dues. Bob Atkins reported that the problems at the Peck-Staples site that were reported at the October meeting have been addressed. Here are the details:

- 1) Encroachment upon Wilson Boulevard sidewalk by construction fences, overgrown site vegetation, and construction materials.

The applicant has relocated the fence off of the sidewalk.

- 2) An ineffective "silt control" fence leading to washout of soil and debris onto sidewalks and streets on Wilson Boulevard and N. Woodrow Street as well as into N. Woodrow storm drains.

The Department of Environmental Services (DES) inspector has brought this to the attention of the applicant. The applicant has now installed a silt fence in areas around the site as needed.

- 3) Use of the old Jordan Manor site as a "staging area" for the remainder of the construction area.

According to county staff, the site may be used as a staging area during construction. The applicant will be installing temporary landscaping to screen the area. Staff is currently awaiting the submission of a temporary landscape plan from the applicant.

3) How will the site plan conditions for this parcel be monitored and enforced when this parcel is finally sold for townhouse development?

As with any site plan, enforcement of the site plan conditions will apply to each phase of the project. Unless a condition specifically excludes a portion of the project, the site plan must comply with the approved conditions.

Lastly, stay tuned for lots of budget cuts for 2010.

Adjournment

Carl Drummond adjourned the meeting at approximately 8:25 p.m.