

**Approved Minutes**  
**BLUEMONT CIVIC ASSOCIATION**  
**Executive Board Meeting**  
**February 27, 2013**

In attendance: George Rovder, President; Mark Haynes, 1<sup>st</sup> VP and Safeway Task Force Co-Chair; Dan Laredo, 2<sup>nd</sup> VP; Nancy O'Doherty, Treasurer; Larry Smith, Neighborhood Conservation Advisory Committee (NCAC) Representative; Suzanne Sundburg, Civic Federation Delegate; Dean Foster and David Hughes, Civic Federation Alternate Delegates; Judah dal Cais, Immediate Past President; Laura Brothers, Webmaster; Nora Palmatier, Parks & Recreation Liaison; Alan Sundburg, Bylaws Review Committee Chair; Ed Fendley, Sidewalk Safety Task Force Co-Chair; David Van Wagner, Safeway Task Force Co-Chair; and 4 other BCA members.

Rovder called the meeting to order at approximately 7:03 pm.

**January 23, 2013 Minutes:** Rovder moved to approve the January Executive Board minutes as drafted. The motion was seconded, and the minutes were approved by voice vote.

**NC Plan Update Committee Report:** Van Wagner noted that the committee the draft NC Plan to the county staff member Tim McIntosh for review. As the document is 200 pages long, the review could take a couple of weeks. Van Wagner reminded the group that the document belongs to the community even though it has been drafted by the BCA. Therefore, whenever a vote to approve the document is scheduled, it would be open to BCA members and Bluemont residents alike. Van Wagner also stated the document will need a designer and money for that purpose will be needed.

**Safeway Task Force Report:** Haynes reported that the task force had drafted two positions on the redevelopment of the Safeway site. They were to be presented to members for discussion.

**Sidewalk Safety Task Force Report:** Fendley reported that the membership would vote on the recommended use for Peck site plan traffic-calming funds at the general meeting. He noted that a member had suggested the Wilson Blvd. reconfiguration for NC funding, since BCA had no active project in the funding queue. Smith followed up with Tim McIntosh to confirm that NC funds could be used for an arterial road. To help members decide whether Wilson would be a suitable NC project, Fendley invited McIntosh to the 3/21/13 meeting. Fendley noted that the task force had met with Boulevard Manor Civic Association to discuss Wilson's reconfiguration.

**Bylaws Review Committee Report:** A. Sundburg working on language. The committee held its second meeting in February and plans to draft proposed revisions and a report for BCA members before the summer break. The next meeting will be held on 3/3/13 at Two Chefs.

**Treasurer's Report:** O'Doherty reported there were 157 active members. She received approximately \$200 in dues since last report. There were 275 active members last year.

**NCAC Representative Report:** Smith noted that the January meeting was canceled, and he missed the February meeting. The BCA needs a new first-priority project approved by June.

**Civic Federation Report:** S. Sundburg noted that Alternate Delegate Hughes had asked County Board members about funding of the west entrance to the Ballston Metro at the February 5

meeting. A board member suggested that a surcharge for passengers using the Ballston station could be charged to raise money for the west entrance.

**Bocce/Petanque Working Group Report:** Dal Cais noted two documents he sent to the Executive Board electronically on 2/26/13 [see addendum 1], which he reported were produced by the group and asked whether they would be posted to the BCA website or whether he needed to present at the April or May meeting. Rovder replied that the board had not decided. A discussion ensued as regarding dal Cais's private Parks Enhancement Grant (PEG) application, which was still under review by the Parks Commission. Dal Cais presented a plat of the Jessup property and complained about trees planted on Bluemont Junction Trail parkland, which he considers encroachment and wants removed.

**Parks & Rec Liaison Report:** Palmatier wanted to discuss the county's plans to rebuild the picnic shelter and redo the gravel maintenance path in Lacey Woods Park at the March meeting. There is some concern whether the shelter needs to be rebuilt and whether the designs are in keeping with the forested section of the park. She also noted that a decision on the private PEG application now rests with the Parks Commission and the County Board. The association can't mandate whether the county will or won't install a bocce court, and it is no longer an association matter. She also noted that the county plans to cut \$900,000 from the parks division's FY2014 budget. Per the Jessup property, Palmatier stated that there was little she could do about the trees next to the Jessup property; that decision is up to county staff.

**Ashlawn Building Level Planning Committee (BLPC) Report:** Dal Cais discussed his report, which was submitted electronically to the board on 2/27/13 along with documents showing BLPC's preferred design option [see Addendum 2]. The BLPC gave its conditional approval based on a review of the schematics. But the selected plan did not have full support of the committee, and the BLPC noted its disappointment with staff's management of the process. The last meeting of the Ashlawn BLPC will occur on 3/12/13.

**Call for Volunteers:** Rovder noted the Executive Board vote at the January meeting to install Haynes as 1<sup>st</sup> VP, Laredo as 2<sup>nd</sup> VP, and Hughes as alternate CivFed delegate. He called for volunteers to fill the open positions for Secretary, Newsletter Editor, Newsletter Designer and Web Designer.

Haynes moved to adjourn at 7:29 pm. It was seconded and passed by a voice vote.

BCA BOCC- PETANQUE WORKING GROUP	Accessible & Safe Access	Visibility (Trail & Park users)	Located in the BCA Boundary	Clearance from nearby homes	Shade	Parking	Points total *	Distance to nearest Property /Fence Line (approx. distance)	Comments
West of the Rocks (N. Illinois/ N. Bluemont Junction Drive)	5	5	5	4	5	5	29	40 ft	Close to unofficial children's playground; Potential high maintenance due to children possibly using court as a playground area
N. Emerson-N. Frederick (large field behind the Henninger-Jessup house)	5	5	5	4	3	5	27	40 ft	Close to unofficial children's playground; Potential high maintenance due to children possibly using court as a playground area
N. Bluemont Drive (bet. N. Greenbrier and N. Florida)	5	5	5	3	4	5	27	40 ft	Young trees; More shade avl when trees mature; N. Bluemont Drive & sidewalks separate nearby property; Flood prone?
East of the Rocks off N. Bluemont Junction Dr (bet. N. Illinois & N. Harrison)	5	5	5	3	4	5	27	40 ft	Young trees; More shade avl when trees mature; N. Bluemont Drive & sidewalks separate nearby property; Flood prone? & grading issues?
N. Greenbrier - South Side (where the large tree stump was formerly located)	5	5	5	3	3	5	26	40 ft	Semi shade; Utilities nearby?
N. Bluemont Drive (bet. N. Frederick and N. Florida)	5	5	5	3	3	5	26	40 ft	Young trees; More shade avl when trees mature; N. Bluemont Drive & sidewalks separate nearby property

<b>BCA BOCCÉ-PETANQUE WORKING GROUP</b>	<b>Accessible &amp; Safe Access</b>	<b>Visibility (Trail &amp; Park users)</b>	<b>Located in the BCA Boundary</b>	<b>Clearance from nearby homes</b>	<b>Shade</b>	<b>Parking</b>	<b>Points total *</b>	<b>Distance to nearest Property /Fence Line (approx. distance)</b>	<b>Comments</b>
N. Greenbrier - North Side (West of the cul-de-sac)	5	5	5	2	4	5	26	15 ft	Mr. Leahy signed petition in support of bocce-petanque; Ideal site, close to property & fence line
N. Greenbrier - North Side (East of the cul-de-sac)	5	5	5	2	4	5	26	15 ft	Close to property & fence line
Florida St - North West (642 N. Florida)	5	5	5	2	4	5	26	15 ft	Mr. Loesch signed petition in support of bocce-petanque; Ideal site, close to property & fence line
Florida St - North East (by the large mansion rentals)	5	5	5	2	4	5	26	15 ft	Hill can be used as natural seating; Ideal site but close to property & fence line
Firehouse # 2 (behind the firehouse station)	4	5	2	5	5	5	26	60+ ft	2 areas behind the firehouse evaluated; One in a woody area south of the soccer field & southeast of the soccer field; Site access requires crossing 2 busy intersections; Not centrally located in BCA; Difficult for wheelchair access around trees
N. Harrison - North West Side (West of the cul-de-sac; backyard with the iron sculptures)	5	5	5	2	4	3	24	12 ft	Lots of shade; Small, tight area; Closest site to homeowner and fence line; Possible difficulty for wheel chair access

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Bluemont Park	3	5	0	5	5	4	22	60+ ft	Not centrally located; Site access is at the very edge of the BCA boundary
N. Buchanan & N. 9th St	3	4	2	5	5	3	22	60+ ft	Area in woody area between many trees; Site access is at the very edge of the BCA boundary; <b>NOTE:</b> difficult for wheelchair access
Lacey Woods Park	2	0	2	5	5	3	17	60+ ft	Area in woody area between many trees; Site access is at the very edge of the BCA boundary; <b>NOTE:</b> difficult for wheelchair access

NOTE: Rating scale: 1-5 (1 is the lowest & 5 the highest)

\* These evaluated sites are listed from most ideal to least ideal, according to the total points.



## Bluemont Civic Association Bocce-Pétanque Working Group (BPWG)

**Location:** Bluemont Junction Trail  
**Civic Association:** Bluemont

### + Why Bocce-Pétanque in Bluemont?

- **Genesis**
  - Activity to build and foster Community
  - Gathering-Meeting place for Bluemont & Arlington residents
  - Enable Generational Play (children - adults - seniors)
- **Project**
  - 13'x50' court as approved by the Bluemont Civic Association at the April 25, 2012 general membership meeting

### + BCA Bocce-Pétanque Working Group Charter

The Bluemont Civic Association (BCA) Bocce-Pétanque Working Group (BPWG) is a group of BCA members who enjoy the game of Bocce-Pétanque. Under our charter, we are tasked to work with Arlington County's Parks and Recreation Department to select an appropriate location in Bluemont for installing one Bocce-Pétanque court. In selecting a location(s), the group will take into consideration both the impact of the bocce court on nearby residences and the goal to have a location that maximizes usage of the court. The court will be a meeting-gathering place for residents living in the BCA to meet, socialize, and build camaraderie and community.

Our criteria in identifying and selecting Bocce-Pétanque site(s) are:

- The court is located within the boundary of the BCA
- Accessible & safe access for children, adults, and seniors
- Visibility to trail and park users
- Shady area
- Location in relationship to adjacent property owner(s)
- Parking

## + BCA BPWG Charter (Cont'd)

### Operating Guidelines

- We will review any and all plausible options and locations.
- We will consider each other's views, and seek the views and advice of interested community members, people, and organizations with expertise.
- We will report back periodically to the BCA general membership, with our first report on September 27, 2012.

### Membership

The members of this working group are:

- Richard Young
- Caroline Young
- Charles Tobler
- Judah dal Cais

## + 1.3 mile Bluemont Junction Trail

Bluemont Civic Association Neighborhood Conservation Plan (8/1999)

- Parks and Open Space (BCA NC Plan); Recommendation # 20 (page 23); Recommendation # 25 (page 31); Appendix A9. Bluemont Junction Park Appendix B. # 20.

"Recognizing that recreational, historical, and natural space is of critical importance to the well-being of the community and to the livability of the neighborhood, the people of Bluemont encourage the County to maintain the highest standards for the neighborhood's parks and other public spaces. As the number of park and trail users continue to grow, the County should (pursuant to the Open Space Master Plan) seek to improve and expand existing green space so that the next generation of residents can continue to enjoy a wide range of recreational, historical, and natural resources."

## + Bocce-Petanque BCA Timeline

<b>April 2010</b> Bocce-Petanque idea first proposed at April BCA meeting	<b>April 2012</b> Advertised vote to 2,300 households in BCA newsletter. 20-18 vote in favor of bocce in Bluemont; a 22-19 vote - defeated motion to exclude the Bluemont Junction Trail for site consideration (N. Emerson-N. Illinois)
<b>January 2011</b> Announcement of bocce petition in BCA newsletter	<b>May 2012</b> Solicit BCA members to join BPWG in BCA newsletter
<b>April 2011</b> Advertised vote to 2,300 households in BCA newsletter; vote postponed	<b>June 2012</b> Solicit BCA members to join BPWG in BCA newsletter
<b>June 2011</b> Advertised vote in BCA newsletter; vote postponed	<b>August - December 2012</b> BPWG walk thru and review proposed sites in Bluemont

## + Evaluated Locations in Bluemont

Evaluated sites in Bluemont Park, Lacey Woods, & Bluemont Junction Trail. BCA Working Group site selection criteria:

- 16 sites along Bluemont Junction Trail between N. Illinois - N. Buchanan + Lacey Woods + Bluemont Park
  - Accessible for children, adults, and seniors
  - Safety & Court visibility from Trail
  - Located in BCA boundary
  - Distance to nearest property owners & fence line
  - Shade
  - Parking for 2-8 cars (if needed)
  - Availability of rest rooms (if needed)

## + Why *Not* Bocce in Bluemont Park, Lacey Woods & Fields Park?

- Bluemont Park
  - Edge of the BCA boundary
- Lacey Woods
  - Lack of safety & court visibility from the road
  - Site is difficult for ADA access
  - Edge of the BCA boundary
- Fields Park
  - Lack of safety due to busy intersection (Wilson Blvd & N. George Mason Drive)
  - Edge of the BCA boundary

## + Why locate a Bocce Court on the Bluemont Junction Trail?

- High Pedestrian & Bicycle Visibility from the Trail
- Safer Gathering-Meeting place for Bluemont & Arlington residents - children, adults, and seniors
- Availability of ramps and path connections to provide ADA access from N. Bluemont Drive and adjacent Cul-de-sac streets along the Trail (N. Frederick, N. Florida, N. Greenbriar, N. Harrison, N. Illinois)
- Multiple street access for Pedestrians to access a bocce-petanque court along the Trail
- Central location within the BCA community



## + Bocce-Petanque Issues & Concerns

- Park Service Area Manager, Environmental Landscape Supervisor, and staff at Parks and Natural Resources Division to evaluate neighborhood concerns of a 13'x50' bocce-petanque court (Petition submitted by Bluemont Trail Neighbors):
  - No Parking
  - Narrow area roads
  - Violation of privacy
  - No public restrooms
  - Increase in trash and litter
  - Loss of green space, open space
  - Neighbors along the trail severely impacted by noise and increase traffic from out of town visitors
  - Other bocce courts exist or are in development in easy access nearby

## + Bocce-Petanque Issues & Concerns

(Excerpts from County Staff Response letter dated 11/20/12)

### Bluemont Junction Park Context

The Bluemont Junction Park has recreational facilities to serve the community and offers a balance of developed recreational features and undeveloped areas. The park has one rectangular field in it which is programmed for youth sports, a railroad caboose with interpretive exhibits, as well as a trail that connects from Bluemont Park to the Ballston area. The petition submitted by the group of Bluemont residents who oppose the project listed nine objections to the project which are listed below. Staff has provided a response to each objection.

1. No Parking areas for people visiting the court, creating parking hazards and inconvenience in front of the neighbors' home;

**County Staff Response:** The proposed bocce court would be a neighborhood facility and easily accessible for residents within a 5 – 10 minute walk. On street parking is available along public roads such as Bluemont Drive, and at the end of several of the cul-de-sacs bordering the park for those park users who drive. Since there would be only one court which would not be programmed for team use, the site is unlikely to attract bocce clubs who desire large spaces in urban settings to play.

## + Bocce-Petanque Issues & Concerns

(Excerpts from County Staff Response letter dated Nov. 20 Cont'd)

2. Narrow area roads that cannot accommodate increased traffic from visitors;

**County Staff Response:** See response above.

3. Violation of privacy by players and observers lingering for prolonged periods directly in front of area homes;

**County Staff Response:** Bluemont Junction Park is a public park and is already utilized by the public for bike riding and for various recreational activities in the open space which can be noisy for short periods of time. Landscaping could be installed to create a buffer between nearby houses, if needed.

4. No public restrooms;

**County Staff Response:** A park recreational facility of this type and size does not qualify for a temporary or permanent restroom facility. A park must meet several criteria before the county will consider building a restroom facility in a park. A few of the criteria the county uses for determining the need for restroom facilities include:

## + Bocce-Petanque Issues & Concerns

(Excerpts from County Staff Response letter dated Nov. 20 Cont'd)

- A park which will have a large number (150+) users at one time;
- The level of routine and scheduled use of the facility;
- The type of facility which, if not programmed, attracts a dense grouping of people; and
- A park with a dense grouping of facilities of a certain type.

5. Increase in trash and litter;

County Staff Response: Staff anticipates a minimal increase above what is found at the site currently from bicyclists and other activities in the park. Staff will adjust maintenance schedule should there be an increase in trash output at the site.

## + Bocce-Petanque Issues & Concerns

(Excerpts from County Staff Response letter dated Nov. 20 Cont'd)

6. Loss of green space, open space and multiple recreational uses at site of bocce court;

County Staff Response: A 13' x 50' (650 sq. ft.) court will remove less than .5% of open space in the 14.5 acre park. The court should be sited appropriately to minimize the loss of open space routinely used for informal recreation.

7. Neighbors along the trail severely impacted by noise and increased traffic from out-of-neighborhood visitors;

County Staff Response: See response to concerns #1 and #3 above.

8. Other bocce courts exist or are in development in easy access nearby, such as at Upton Park, Union Jack's and Glebe-Randolph park.

County Staff Response: Union Jack's in Ballston sets up a temporary indoor bocce court on Tuesday evenings for a bocce group to use. This bocce facility is private and has very limited availability. The Upton Park bocce courts are located in an isolated area of this park and have not been maintained adequately by the Northern Virginia Regional Park Authority to keep them usable. Two new bocce courts will be built at the Glebe and Randolph Park and they may be available for use by the community in late 2013.

## + Bocce-Petanque Next Steps and Recommendations

- The BPWG supports the funding, construction of one 13'x50' Bocce-Petanque court -- to build and foster **Community** in Bluemont; the court will become a **Gathering-Meeting** place for not only the BCA, but also for all Arlington residents; Bocce-Petanque enable **Generational Play** (children - adults - seniors).
- The Bluemont Junction Trail (between N. Illinois and N. Emerson) has 10 viable site locations - accessible, high visibility, parking, and centrally located in the BCA
- **Recommendation:** Apply for funding via a Neighborhood Conservation project, Parks Enhancement Grant, etc...

## Addendum 2

To follow up since the BLPC updates noted in the January BCA newsletter:

December 2012 Draft Cost increase from \$14,900,000 budget to the new budget of \$16,500,000 (includes MC/MM).

- New Project Costs includes additional MC/MM funding source to update existing Ashlawn building - \$1,600,000
  - Roofing for existing building \$600K from bond funding
  - HVAC upgrades \$600K
  - Fire alarm \$25K
  - Flooring for cafeteria and classrooms - \$143K
  - Painting \$107K
  - Plumbing \$100K
  - Indoor air quality/controls \$25K
  
- Target savings to remain on budget, the following proposed reductions were made and approved by BLPC:
  - Media Center in new addition in lieu of existing building
  - Corridor break-out niches in lieu of separate rooms

<http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/105/BLPC%20Presentation%20130220.pdf>
  
- Site plan approved by BLPC and PFRC (general massing and circulation)
  - New accessible pedestrian entry + sidewalk from Wilson Blvd to 8th Rd N
  - Circular Parent drop off accessible from N. Manchester St
  - New Street Parking on N. Manchester St
  - New Landscaping & Plantings

[http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/105/AES\\_BLPC\\_Meeting%20130122.pdf](http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/105/AES_BLPC_Meeting%20130122.pdf)
  
- Items not included in the base bid
  - Wilson Blvd Road Connections to 8th Rd - \$TBD Arlington County
  - Wilson Stair and Ramp - \$TBD APS
  - Montague Stair and Ramp - \$TBD APS
  - Bluemont Park Ramps - \$TBD Arlington County
  - Manchester bump out and crosswalks - \$TBD APS
  
- Use Permit
  - Underground of dry utilities
  - Empty conduit at site perimeter
  
- Requested by County
  - Exterior port for hook-up for shelter generator
  - Radio repeater
  -
  
- Parking Calculations
  - Projected Student Capacity 684
  - Proposed Parking Amendment to be approved by County Board on 2/23/2013
  - Staff 1:7.5 - # of spaces is 92 - located onsite + leased parking
  - Visitors 1:40 - #of spaces is 18 - located onsite + street parking
  
- BLPC voted on 2/19 at 9:20 pm to approve schematic design and requested to review more info on the budget (see attachment)
  - SD brochure by SHW
  - Cost estimate by Downey and Scott
  - Cost estimate by JV Schafer