

**BLUEMONT CIVIC ASSOCIATION**  
**Final Minutes**  
**General Membership Meeting**  
**October 23, 2013**  
**Arlington Traditional School**

Attendance: Sign-up sheets are available from the BCA Secretary. Twenty-one attendees are listed.

Executive Board; Committee, Working Group or Task Force attending: George Rovder, President; Mark Haynes, First Vice-President; Larry Smith, Second Vice-President; Laura Kirkconnell Secretary; David Hughes, Suzanne Sundburg and Terry Serie, Civic Federation Delegates; Dean Foster, Civic Federation Alternate; Chris Healey, Neighborhood Conservation Advisory Committee (NCAC) Representative, Sidewalk Safety Task Force co-chair; John Lau, Webmaster

President George Rovder called the meeting to order at 7:30 pm.

**(1) Real Estate Development Manager Laura London of the Arlington Partnership for Affordable Housing (APAH) on its proposal to redevelop 4318 N. Carlin Springs Road ("The Springs")**

**NOTE: More information is available at [http://www.arlingtonva.us/departments/CPHD/planning/applications/site\\_plans/page89967.aspx](http://www.arlingtonva.us/departments/CPHD/planning/applications/site_plans/page89967.aspx).**

APAH used Power Point to present their proposed development. The site lies within the Buckingham Community Civic Association's boundaries and is adjacent to Bluemont, across from the First Presbyterian Church. APAH is a nonprofit housing developer that works exclusively in Arlington County. It developed the Arlington Mill Community Center project on Columbia Pike. With these projects, APAH will manage 1,100 affordable housing units on 13 properties, worth \$170 million. It is well capitalized, so it can reinvest in its properties. It provides its residents with services (e.g., education, after-school and health programs).

APAH said Arlington County lost 14,000 affordable rental units between 2000 and 2011, meaning units affordable to households making 50 to 60 percent of the area median income. APAH is trying to add about 100 or so new affordable housing units per year.

APAH said its proposed development includes moving APAH headquarters into The Springs, which would occupy under 5 percent of the property or 5,000 square feet of the ground-floor space.

APAH explained that for the past two to three years, Arlington County has been working the Quincy Street Long-Range Plan addendum for parcels along N. Glebe Road. This is a somewhat prescriptive plan of the type of development the County would like to see in this area. In this block, the Quincy Street addendum proposes 12- to 14-story buildings along Glebe that would taper down toward the back of the block at the corner of N. Thomas Street and Carlin Springs. APAH followed the recommendation for a five-story building on this site. The existing building with 27 units would be replaced with a building with 104 units in a five-story building. The project would move all street parking underground, with 110 parking spaces. This is consistent with the Quincy Street plan. It is regular RC zoning, 58 feet to 69 feet tall with the penthouse, basically mechanical equipment on the roof. This project would mostly underground utilities within the parameters of what County Staff planners and the County Board said they wanted in February.

Two Site Plan Review Committee (SPRC) meetings have already been held for this project. APAH hopes to have a final hearing with the County Board in December. The County desires to acquire a single-family home adjacent to this parcel in order to provide a walkway to a proposed park in the center of the block. APAH is trying to preserve a 100-year-old willow oak tree, which would sit next to the walking path that hopefully will be part of this project. APAH noted that the SPRC process is refining the design for this project, and that the PowerPoint presentation is the concept design. The proposal differs from what was presented at the last SPRC meeting. APAH will consult a certified arborist about the willow tree. Construction would be next year.

APAH will use EarthCraft certification, which is analogous to Leadership in Energy and Environmental Design (LEED) certification for efficiency in buildings. The site will have over 10 percent open space. The relocation plan for current residents was approved in July. APAH will find them homes and move back everyone who wants to move back. Most want to come back.

Rovder proposed allowing an additional five minutes for questions. The membership unanimously approved.

Rovder noted that BCA has a seat at the table in the SPRC process for this project.

Questions and answers:

Q. How many people will be in the 104 units? A. The units will have one to two bedrooms on average.

Q. Concern about sharing the alleyway with nearby apartments? A. The APAH project does not use the alleyway; it has frontage N. Carlin Springs Road and Thomas Street.

Q. Garbage pickup? A. All in the underground garage with chutes going down, and including a recycler.

Q. Will there be a one-to-one parking spot per unit ratio? A. County code is close to one-to-one, and APAH does not want to alter that.

Q. Where is the entrance and exit to the parking? A. On N Thomas Street at the long end of the parcel farther away from the intersection.

S. Sundburg asked the chair whether the BCA membership should assemble questions and forward them to APAH as a group? The answer was yes, and APAH agreed to respond.

## **(2) Approval of the Agenda and Minutes**

The President noted that the minutes for the September 26 General Membership meeting had been posted late to the website due to last-minute requested changes. Hard copies of the minutes were provided to all attendees of the October 23 meeting. The membership voted unanimously to approve the October agenda and September minutes as presented.

## **(3) Reports of Officers:**

**President:** Rovder said he had been asked by a *Connection* newspaper reporter to do an interview about redevelopment of the Safeway site. He noted that he cannot speak for the neighborhood or civic association, but he can tell the paper the BCA's position. He would only tell the reporter what BCA has done. He will meet only if other neighbors can join him, because he wants the reporter to speak to neighbors. He will not do an interview on the phone, but will invite the reporter to Bluemont. He said we will propose some times and that he would reach out to neighbors. He invited anyone interested to e-mail him.

**Second Vice-President:** Smith, who is also the BCA's representative on the McKinley Elementary School's Building Level Planning Committee (BLPC), reported on a meeting about the construction of an addition at McKinley Elementary School, which is west of N. George Mason Drive and north of Wilson Blvd. The discussion was about where the addition should go. Option one was to put it at the front of the school toward N. McKinley Road; the other option would be to place the addition on the back side of the building. The project is in the early stages, and he will keep BCA updated.

In response to a question about neighbors' concerns, Smith said neighbors behind the school do not want the addition in that area. The site in front of the school is furthest from any houses. There are also concerns about speeding cars on N. McKinley Road with the thought that the addition in front of the school would be more visible and perhaps slow cars down.

**Treasurer:** Haynes, standing in for the Treasurer reported that BCA had \$7,700 in the bank, \$3,700 from dues, and could expect to receive \$1,500–\$2,000 in dues in December. Finances were holding steady with some decrease in ad revenues. A copy of the Treasurer’s report is attached to these minutes. [See Attachment 1.]

**NCAC Representative:** There was a short NCAC meeting about one week ago. It discussed the Arlington Neighborhood Villages program to help people age in place by allowing them to sign up for services like a handyman and meal delivery to their homes. A website (<http://arlnvil.org/>) describes the program. The program would like to do a presentation to BCA members. It is an independent organization, supported by membership dues, chartered by Arlington County. Rovder said BCA would put the group on the agenda for a General Membership meeting in the spring when better weather enables more elderly residents to attend BCA meetings.

**Civic Federation Delegate:** Sundburg reported that the October Civic Federation meeting discussed curbside recycling. A change in the system to add yard and possibly food waste recycling could be more expensive. Civic Federation delegates also passed a resolution urging the County to establish an internal audit function. There also was a presentation on the hen-keeping portion of the County’s Urban Agricultural Task Force report, which covers not only the controversial issue of allowing residents to raise hens, but also other issues that will be taken up by the County Board in the next couple of weeks. Sundburg offered to give a Civic Federation meeting recap to anyone who wanted it and will attach the recap and her audit report to the October 23, 2013, Executive Board meeting minutes.

In response to questions, Sundburg clarified that the recycling proposal is for third-party pickup of yard waste and possibly food waste with a third toter.

Rovder noted that BCA has four votes at the Civic Federation and eight delegates, including four alternates. He thanked them for their work. He commended Sundburg for helping to write the resolution the Civic Federation adopted, saying the County needed an internal audit function, and for lobbying for it. He noted that Civic Federation delegates are independent and use their best judgment without coming back to the BCA for guidance on how to vote.

**Secretary:** Kirkconnell reminded people to sign the sign-in sheet.

### **Reports of Committee Chairs and Liaisons**

**Neighborhood Conservation (NC) Plan Update Committee Co-Chair:** David Van Wagner explained that the plan BCA approved in the spring of 2013 would be presented to a November or December meeting of the NCAC. It then goes to the County Planning Commission, and then finally to the County Board (currently due in January). Once NCAC approves the plan, it would go to County staff for approval and then to the County Board for acceptance.

County employees, going over BCA’s recommendations one by one have given him feedback. County staff said some requested repairs had been done. They objected to BCA’s recommendation that utilities along Wilson Blvd be put underground, saying that it would be unlikely in the next 20 years. He had responded that he was hopeful County staff were wrong and referred to the justification spelled out in Bluemont’s NC Plan. County staff also objected to BCA’s recommendation that the promised west entrance to Ballston Metro station be built and development on the west side of N. Glebe Road should be contingent of that entrance being built. County staff said a west entrance would be built within the next 10 years but did not think it should delay any development west of Glebe. Van Wagner responded that the County should build the west entrance to the Ballston Metro as soon as possible and pace all development until that was done.

In response to questions, it was noted that David Hughes (based on input from other BCA board members) had presented the west entrance to the Ballston Metro as one of the BCA’s recommended community benefits in the Marymount SPRC meetings.

Sundburg noted that the County’s capital improvement plan (CIP), which covers the next 10 years, does not fully fund the west entrance to the Ballston Metro.

Rovder agreed that the NC Plan plan is Bluemont’s plan, and it was right not to remove the items at the request of County employees. It was noted that the County wants NC projects it can fund with NC funds, and there are plenty of such

recommendations in Bluemont's NC Plan. It was noted that Arlington Ridge's NC Plan had a moratorium on new development, and the County accepted that.

Rovder thanked people who have worked for years on the NC Plan.

**Parks and Recreation Liaison:**

Nora Palmatier reported that invasive plants had been cleared along the W&OD Trail by Wilson Blvd and Bon Air Park. There would be replanting, probably in the spring. She explained that the County had awarded the contract for the Lacey Woods Park project, which includes rebuilding the interior picnic pavilion and the paving of a footpath. More information is available at <http://www.arlingtonva.us/Departments/ParksRecreation/scripts/planning/ParksRecreationScriptsPlanningUnderConstruction.aspx>.

She had called the County forester about protection of older trees in the park. If neighbors see a County truck parked under a tree, or other activity harmful to these trees, she asked that they e-mail or call her or complain to the Parks and Recreation Department directly.

In response to concerns expressed about possible damage to the 100-year-old willow oak tree at the APAH site, Palmatier said she would talk to the County. It is hard to save old trees with this type of development, but she said she would try to make it work for this tree.

A neighbor expressed concerns about mudslides if the County did not replant the W&OD trail area until the spring. Nora replied that she was referring to a different area but thought maybe the County would put temporary cover at the site.

In response to a question, Palmatier said all 700 free trees offered by the County had been grabbed up.

In response to a question, Palmatier said the parcel across Washington Blvd from Lacey Woods Park that had been cleared of tree was privately owned. Smith noted that the County's required implementation of new federal regulations to protect the Chesapeake Bay had raised about \$15,000 to \$25,000 to the cost of some houses. He thought perhaps that affected why development has not proceeded at that site. Sundburg noted that the developer of that site had gone bankrupt.

**Bylaws Review Committee:** Suzanne Sundburg, in the absence of Committee Chair Alan Sundburg, noted that the changes discussed at the September General Membership meeting were described and advertised in the October BCA newsletter. Rovder noted that BCA plans to hold a vote on the proposed changes at its December General Membership meeting. He referred members to the marked-up changes on the BCA website and encouraged members to contact the Bylaws Review Committee (see <http://www.bluemontcivic.org/index.php/content/about> for the chair's contact information) with any questions.

**Safeway Task Force Final Report:** Haynes presented the final report, which is attached to these minutes and posted to the BCA website. [See Attachment 2.] Van Wagner reported that the members of the existing Task Force are as follows:

- David Van Wagner, Chair
- Mark Haynes, Co-Chair
- Paul Ducharme
- Maura Quinn
- Larry Smith
- Patty Stern
- Bernadette Wolford

Haynes said the Task Force was chartered to provide a highly participatory process for BCA and local residents to learn about Safeway redevelopment, gather information, and help members develop a BCA position. He referred neighbors to the Task Force's website. The Task Force held three meetings with over 100 people attending each one; two of these meetings attracted well over 100 people. The June 2012 meeting was introductory. At the December 2012 meeting, Safeway presented

about its process and answered questions. There were small-group discussions that brought very useful information into the process. The third meeting was with Safeway and the developer Mark Silverwood.

The Task Force took all the feedback it received and information from Bluemont's NC Plan and developed three options for BCA members to consider. On April 24, 2013, BCA members voted in favor of Option A, by-right development within the current zoning that allows for a maximum 35 feet in building height. There were Executive Board meetings with Safeway. These meetings were advertised in advance and were open to all BCA members. Safeway told the Task Force that it still wanted to develop the site, was considering options, but had no new news.

Haynes noted that the Task Force completed its original mission, and it is time to move to the next phase. The Task Force recommends a new draft charter to go beyond the existing Safeway Task Force's charge, to consider the redevelopment of Safeway in the overall context of Bluemont's town center. The proposed new Task Force would have the following charges:

- (1) explore the envelope of what can happen within BCA's current position of by-right development at the site
- (2) help BCA determine how and what type of development we envision within the existing C-1 zoning, by developing options of what could be
- (3) continue to meet with the County and potential developers
- (4) take neighborhood feedback
- (5) come back and keep BCA informed of that is going on

After consulting the General Membership present, Rovder declared the Safeway Task Force disbanded by unanimous consent. He praised Task Force members for doing a great job and for ensuring BCA had a position. He noted that he had been an ex officio member of the Task Force. He said he had taken the BCA position to heart.

In accordance with association bylaws, Rover declared the new Task Force created and said he would appoint the following as its members:

Mark Haynes  
Larry Smith  
Carla Aly  
David Hughes  
Kate Mattos

Haynes said he had contacted Paul Ducharme about membership and was seeking members who lived north of Wilson Blvd. Rovder invited members who wanted to serve or recommend someone to tell him. He noted the need for a diversity of views on the Task Force.

**Webmaster:** Lau said he had started e-mailing the newsletter to those who had requested electronic rather than USPS delivery. He noted the need to discuss how BCA manages its listserv. E-mail is a no-cost delivery, so we can increase use of it now that he has fixed the bugs. BCA should review its e-mail distribution lists. He said he would work with the Secretary and Treasurer on the lists and was working on a successor to the PayPal online dues payment system.

**Newsletter Editor:** Sundburg discussed deadlines for the November newsletter.

#### **Unfinished Business:**

**Lacey Woods:** Those present agreed that the Lacey Woods Park project had been adequately discussed earlier in the meeting.

**Marymount Redevelopment Site Plan Review:** In reporting on the last SPRC meeting, David Hughes said that Marymount had varied its plan a bit but was planning two buildings with all parking underground. County staff had proposed the approximately \$5.5 million in community benefits be used to complete park projects about one-half to one mile away from the site, projects outside the neighborhood. County staff had not considered using any of the funds toward a west entrance to the Ballston Metro. Marymount had included community meeting space on its list of possible community benefits. BCA had received a vague promise of community meeting space as part of the Peck-Staples site plan process, but nothing panned out. Hughes had responded that BCA should consider community meeting space as a community benefit.

Rovder asked about the proper process for getting a BCA view on community benefits, noting that members could announce a proposed motion in the November 1 newsletter in order to bring the motion forward at the next General Membership meeting to form a group to develop a position on community benefits.

But those involved in the SPRC noted that the next meeting would occur on the following Monday, October 28, so the BCA needed to decide whether to deliver a letter noting its views on the use of community benefit funds outside the neighborhood and indicating what sort of benefits should be considered instead.

There was discussion of which benefits members present would want, and not want. Whereas some wanted better access to the Ballston “Beaver” Pond, others noted the need to restrict access in order to preserve the pond. Rovder suggested park lighting, but Palmatier explained why the County and some neighbors opposed lighting parks. It was noted that the BCA’s NC Plan was filled with possible projects, and the BCA was on record requesting a west entrance to the Ballston Metro.

A motion was made, seconded, and approved unanimously for the President to send a letter with Executive Board approval stating the following regarding redevelopment of the Marymount University property at 1000 N. Glebe Road:

“The Bluemont Civic Association recommends that the funds designated for community benefits be invested within the community where the project is located. Projects consistent with this principle include the following: 1) A contribution to the fund for building the west entrance to the Ballston Metro; 2) The completion of the passive recreation components of the Ballston Beaver Pond Restoration Project; 3) The creation of a community meeting space within the development project and; 4) A contribution to projects identified in the updated Bluemont Neighborhood Conservation Plan.”

The motion was also for the letter to be published on the BCA website when done. [Note: The subsequent letter that was drafted contained slightly different wording to reflect the fact that the west entrance to the Ballston Metro would lie outside the Bluemont neighborhood.]

**APAH “The Springs” Site Plan:** Those present discussed whether BCA should send a letter expressing a BCA position on this project. After discussion about concerns such as the willow oak tree, the APAH presenter’s comments about the single-family home next to APAH’s site, a five-story building being built next to a single-family home, the County’s last-minute change in RC 3.24 zoning that allows a building up to 95 feet tall, the likelihood that the County would push for greater height than APAH was currently requesting, and the fact that Buckingham residents had expressed concerns about setbacks, a member moved that BCA should write a letter supporting Buckingham. Members did not support that proposed motion. It was noted that Buckingham had not taken a formal position so there was no position for BCA to consider supporting. A neighbor noted that BCA would not want to gain a reputation as being automatically against all development; BCA should be strategic in how it uses its voice, rather than always saying “no.” A neighbor noted that additional affordable housing was good and was needed in the County. A neighbor who lived close to the First Presbyterian Church explained why she supported the development, and explained that APAH had kept neighbors nearby well informed.

Several noted the need for a proper process before BCA could formally take a position on such issues. Motions like this should be advertised in advance so that members would know beforehand what is up for a vote. Although one member noted that the bylaws allow the Executive Board to make decisions between meetings, when an opportunity would otherwise be missed, the Secretary noted that this provision was not meant for major decisions when General Membership meetings were held once a month.

President Rovder concluded that there was no consensus for BCA to take action regarding the APAH proposal. But he agreed that Sundburg, who was representing the BCA at the SPRC meetings, could pass along the concerns expressed by BCA members to the SPRC.

**Kiosk:** Sundburg noted that the October newsletter was posted in the kiosk.

**New Business:**

None

Rovder adjourned the meeting at 9:11 pm.

**BLUEMONT CIVIC ASSOCIATION  
TREASURER'S REPORT - FOR THE Y/E 12/31/2013  
AS OF OCTOBER 24, 2013**

	Actual	Actual YTD	Actual YTD
	FYE 12/31/11	FYE 12/31/12	FYE 12/31/13
<b>INCOME</b>			
Newsletter Ads	\$1,360.00	\$1,654.87	\$575.00
Membership Dues	\$4,347.10	\$3,811.66	\$3,027.75
Misc. Fundraisers	\$0.00	\$0.00	\$100.00
<b>TOTAL INCOME</b>	<b>\$5,707.10</b>	<b>\$5,466.53</b>	<b>\$3,702.75</b>
<b>EXPENSES</b>			
<b>Annual Expenses</b>			
ACCF Dues	\$50.00	\$50.00	\$50.00
PO Box	\$140.00	\$180.00	\$186.00
<b>Subtotal - Annual Expenses</b>	<b>\$190.00</b>	<b>\$230.00</b>	<b>\$236.00</b>
<b>Community Support</b>			
Ashlawn	\$100.00	\$100.00	\$0.00
Neighborhood Day	\$146.43	\$195.72	\$0.00
Other	\$100.00	\$150.00	\$0.00
<b>Subtotal - Community Support</b>	<b>\$346.43</b>	<b>\$445.72</b>	<b>\$0.00</b>
<b>Newsletter &amp; Meeting</b>			
Graphic Designer	\$0.00	\$0.00	\$470.83
Postage	\$766.48	\$387.00	\$795.62
Printing	\$2,376.83	\$3,062.96	\$4,060.04
Supplies	\$277.04	\$84.09	\$0.00
<b>Subtotal - Newsletter &amp; Meeting</b>	<b>\$3,420.35</b>	<b>\$3,534.05</b>	<b>\$5,326.49</b>
<b>Other</b>			
Bank Fees	\$0.00	\$0.00	\$4.00
Gifts	\$0.00	\$100.00	\$0.00
Pay Pal Fees	\$0.00	\$19.66	\$40.70
Tiller	\$0.00	\$94.85	\$0.00
Unknown	\$0.00	\$305.00	\$0.00
<b>Subtotal - Other</b>	<b>\$0.00</b>	<b>\$519.51</b>	<b>\$44.70</b>
<b>TOTAL EXPENSE</b>	<b>\$3,956.78</b>	<b>\$4,729.28</b>	<b>\$5,607.19</b>
<b>NET SURPLUS/(DEFICIT/DRAWDOWN)</b>	<b>\$1,750.32</b>	<b>\$737.25</b>	<b>(\$1,904.44)</b>
<b>CASH ON HAND AT BEGINNING OF PERIOD</b>			
<b>NET SURPLUS/(DEFICIT/DRAWDOWN)</b>	<b>\$7,866.16</b>	<b>\$8,879.23</b>	<b>\$9,616.48</b>
<b>CASH ON HAND AT END OF PERIOD</b>	<b>\$9,616.48</b>	<b>\$9,616.48</b>	<b>\$7,712.04</b>

Current Member - 284

VA Commerce  
PayPal A/C\$7,712.04  
0

**Bluemont Civic Association  
Safeway Task Force  
FINAL REPORT  
October 23, 2013**

The Safeway Task Force (STF) was formed in June 2012 to gather and disseminate information to the BCA membership and Executive Board about the potential redevelopment of the Safeway site at 5101 Wilson Blvd. and to help the BCA develop “broadly supported positions with respect to various issues associated with the redevelopment of the Safeway site.” To do this, the Task Force was to “develop and follow a highly participatory process for learning the Bluemont Neighborhood’s views on redevelopment and related issues.”

The primary accomplishments of the STF are as follows:

1. Creation of a website (<http://safewaytaskforce.wordpress.com/>) that continues to serve the BCA and community as a repository of important information about the Safeway redevelopment and contains the minutes and records of the STF deliberations and sponsored events.
2. The planning and execution of three well-advertised and well-attended BCA/neighborhood-wide meetings on the subject:
  - The first meeting, held on July 10, 2012, was attended by approximately 110 people and was primarily an education session about the redevelopment process and a review of what was then known and not known about Safeway’s plans.
  - The second meeting, held on December 12, 2012, was attended by over 100 people and was divided into three parts: first a presentation by Safeway on its plans, then a review by STF members, and finally a question and answer session. During the second part of that meeting, attendees broke up into small groups with the intent of discussing and ascertaining neighborhood concerns and wishes w/regard to the Safeway site redevelopment. The STF compiled and documented the small-group breakout session reports into a summary.
  - The third meeting, also attended by over 100 people, was held on April 3, 2013. It provided an opportunity for Safeway representatives and Mark Silverwood, their chosen developer, to describe their proposed redevelopment plan and to answer questions by a very engaged audience.

Taking the information gathered from these three meetings, extensive feedback from numerous sources and the neighborhood views expressed in the 2010 Neighborhood Conservation (NC) Plan survey results of Bluemont residents, the STF developed three different options/position statements on the Silverwood-Safeway development proposal to be voted upon by the BCA membership at the April 24, 2013, BCA general membership meeting: Option A supported existing C-1 zoning with a 35-foot height limit, Option B offered conditional support for rezoning with a 45-foot height limit, and Option C supported the Safeway-Silverwood redevelopment proposal presented to the membership on 4/3/13.

At the April 24, 2013, general membership meeting, 173 votes were cast with the following totals: Option A=98 (56.6%), Option B=43 (24.9%), and Option C=32 (18.5%). After the votes were counted and announced at the meeting, Option A was then adopted as the BCA's official position by a strong voice vote in the affirmative. Importantly, the voting percentages mirrored the results of the 2010 NC Plan survey, which was distributed neighborhood-wide and included several questions designed to help gauge residents' comfort level with the potential redevelopment of Bluemont's Safeway and other nearby commercial sites.

In addition, the STF has also arranged for three smaller meetings between Safeway representatives and the BCA Executive Board and STF members. These meetings were also open to the BCA membership at large and provided additional opportunities for mutual education and communication. The second of these meetings, held on 3/28/13, featured Mark Silverwood, who provided an overview of his then proposed redevelopment design.

With the withdrawal of Silverwood's redevelopment proposal, Safeway told the BCA Executive Board at a meeting on 7/10/13 that it is currently deciding how to move forward with the redevelopment.

Since the STF has largely carried out the original intent of its charter, the STF members believe that this is an appropriate time to disband the Task Force in its current form and reformulate it for a different role. We believe that role should include assisting the BCA to develop a concept or concepts of what an acceptable redevelopment of the Safeway site might be.

To this end, the current members believe that the next incarnation of the Task Force should be focused on

- Determining a fuller understanding of the redevelopment possibilities for the Safeway site and nearby commercial space within the envelope of "by right" development; and
- Developing, in an open and transparent manner, one or more possible recommended BCA "visions" for the Safeway site.

Summary approved by:

David Van Wagner, Co-Chair  
Mark Haynes, Co-Chair  
Paul Ducharme, Member  
Maura Quinn, Member  
Larry Smith, Member  
Patty Stern, Member  
Bernadette Wolford, Member