

## DRAFT MINUTES

Bluemont Civic Association

General Membership Meeting  
Arlington Traditional School  
855 N Edison St, Arlington, VA 22205

May 27, 2015, 7:30 pm

1. President Jonn Lau called the meeting to order at 7:30 p.m. Members present deferred approval of the Minutes of the General Membership Meeting of 4/22/2015 until the next General Membership meeting.
2. Representatives from Saul Centers Inc. made a presentation of their company's plans to redevelop the Mazda site at 750 N. Glebe and the adjacent 730 N. Glebe into a 431-unit apartment building with 68,285 square feet of ground-floor retail. The building would total 500,000-plus square feet, if built to its maximum density.  
[http://www.bizjournals.com/washington/breaking\\_ground/2015/04/ballstons-withering-auto-market-saul-centers.html](http://www.bizjournals.com/washington/breaking_ground/2015/04/ballstons-withering-auto-market-saul-centers.html) BCA members voiced concern over several aspects of the proposal, including loss of quality of life and property value for those whose homes face the proposed trash area/ loading dock, increased congestion, and increased demand on Arlington County's aging infrastructure.
3. Reports of Officers:
  - President
    - Announced the formation of a BCA Special Committee to study Capital Bike Share plans for expansion in Bluemont and report to the General Membership, Ed Fendley is appointed co-chair, with a second co-chair to be appointed at a later date.
    - Announced the formation of a BCA Special Committee to coordinate communications, research and disseminate information, and advise BCA during the re-development of the Exxon and Mazda block Site Plans

This Special Committee will replace the 25 Glebe Task Force. Terry Serie and David Hughes will serve as co-chairs.

- 1st Vice President Larry Smith reported on his attendance at the last NCAC meeting.
- Treasurer David van Wagner reported \$6650 cash on hand, with 138 paid-up members.
- Neighborhood Conservation Representative Ed Fendley reported significant process changes being proposed for NCAC. There will be significantly more responsibility formally placed on the shoulders of civic associations going forward.
- Civic Federation Representative Suzanne Sundburg provided a synopsis of the last Civic Federation meeting. A copy of the complete summary is attached.

#### 4. Reports of Committee Chairs and Liaisons

- Nominating Committee announced the slate of candidates for the June 24<sup>th</sup> election as follows:
  - Secretary: Christy Vigfusson
  - Neighborhood Conservation Advisory Committee
  - (NCAC) Representative: Rich Gibson
  - NCAC Alternate: Dayna Davitz
  - Civic Federation Delegates: Dean Foster, David Hughes and Suzanne Sundburg
  - Civic Federation Alternates: Craig Deering, Mark Haynes, Carla Aly and Larry Smith
  - The following positions remain without any nominees at this time:
    - President:
    - 1st & 2nd Vice-Presidents:
    - Treasurer:
    - Civic Federation Delegate (one position remains open)
- Task Force on Arterial Roads Sidewalks and Pedestrian Safety
  - Task force co-chair Ed Fendley announced a Walkable Wilson event with County Board Members John Vihstadt and Walter Tejada scheduled for Saturday 5/30, 8:30 a.m. at Bonair Park.

- Safeway Contact Working Group representative Mark Haynes reported that the Working Group has drafted a letter to Safeway Eastern Region President for BCA President's consideration.

5. Unfinished Business: No unfinished business was discussed.

6. New Business

- Ed Fendley moved that BCA pay \$379 for yard signs advertising improvements on Wilson Boulevard that had been purchased by individuals on the Sidewalk Safety Taskforce. David van Wagner seconded. The motion passed unanimously.
- Terry Serie moved that BCA that BCA advertise the following resolution for a vote at the June General Membership Meeting: Be it resolved that the Bluemont Civic Association:

I. Supports the Mazda block's redevelopment with appropriate height, tapering, density, and uses dedicated to residential units and the balance to retail that includes personal and office services and retail equivalents;

II. Respectfully requests that the B.F. Saul Company and Arlington County staff prepare options for the redevelopment of the Mazda block that will be added to the developer plans (as shown at the May 27, 2015 BCA meeting) when submitted to the Site Plan Review Committee (SPRC) that include, but are not limited to:

1. Place the parking garage entrance (for the grocery store and apartments) and all the site loading – trash – recycling docks on the interior, or underground, of the superblock site:
  - a. Update/use the existing curb cut & service road with access to Glebe Road for vehicles to enter/exit the Mazda block,
  - b. Use the existing curb cut & service road for an

entrance/exit to underground loading docks and parking garage,

- c. Relocate the existing curb cut & service road if necessary to improve the loading dock/parking garage access,
- d. Use the current, or a new, connection of the service road to the existing midblock alley to provide internal site circulation/access from Glebe Road to 7th Street North,
- e. Widen the existing alley, placing all loading dock and parking garage entrances/exits on the alley in the block's interior,
- f. Use the existing alley for an entrance/exit to the above-ground or underground loading dock and parking garage for the grocery store and apartment buildings,
- g. Use the above options, or others, to locate the loading docks and parking garage within the site's interior or underground instead of 7th Street North (a neighborhood street), and
- h. Place the apartment building adjacent to or over the service road and widen the existing alley;

2. Show options for improved pedestrian/vehicular safety and improved traffic management at the intersection of N. Tazewell and N. Vermont Streets at Wilson Blvd.;

3. Cap the maximum building height at 95 feet (119 feet inclusive of the penthouse) if R-C zoning is applied to the block;

4. Cap the maximum building height at 136 feet (inclusive of the penthouse) if RA-4.8 zoning is applied to (inclusive of the penthouse) if RA-4.8 zoning is applied to the block;

5. With the maximum building height only on Glebe road; taper height down from Glebe Road (across the entire site, east to west), to a maximum of 60 feet

(inclusive of any rooftop structures) at N. Tazewell Street;

6. Provide traffic-management options to:
  - a. Retain parking on both sides of N. Tazewell Street in the 600 & 700 blocks,
  - b. Retain on-street parking on the South side of 7th Street North in the 4300 block,
  - c. Add on-street parking to the north side of 7th Street North in the 4300 block, and
  - d. Retain the locations and quantity of existing residential permit parking;

Members Present voted unanimously to advertise the resolution.

The meeting adjourned at 9:16 p.m.