

**Bluemont Civic Association
Meeting of the General Membership
September 30, 2015, 7:30 pm
DRAFT MINUTES**

Arlington Traditional School
855 N Edison St, Arlington, VA 22205

In addition to the membership, Executive Board members in attendance were Pres. George Rovder, 1st VP Larry Smith, 2nd VP John Schoenecker, and CivFed delegates Dean Foster, David Hughes and Suzanne Sundburg. Rovder called the meeting to order just after 7:30 pm. In the absence of Secretary Christy Vigfusson, BCA member Don Sottile took handwritten notes for part of the meeting.

1. Guest Speaker: Rovder introduced guest speaker Stephen Roberts, a Ballston resident and organizer of the Save the Bridge group (see <http://saveballstonbridge.com>). Removal of the Ballston Festival pedestrian bridge (crossing Wilson Blvd.) is planned as part of the Ballston Common Mall renovation. Serving roughly 3,000 pedestrians it each weekday—including many elderly and disabled residents—pedestrians use the bridge to travel between the mall (with its daily/monthly parking garage) and the Ballston Metro station. Roberts noted that the four property owners responsible for the existing also appear to support rebuilding a similar bridge, as does the County. So it is hoped that a replacement bridge will be built, though there would be no bridge access for approximately 20 months during construction.

2. Approval of Minutes of the General Membership Meetings of 6/24/2015: The membership approved the minutes with 1 minor correction (Christy Vigfusson's first name was misspelled). John Schoenecker made the motion, and Suzanne Sundburg seconded it.

3. Officer/Representative Reports:

1st Vice President Larry Smith repeated his overview of the loss of restaurants in Ballston, which is attributed to a large number of leases coming up for renewal at higher rent.

Delegate Suzanne Sundburg referred to the printed recap (distributed to each table) of the 6/2/15 Civic Federation Annual Meeting and election. A copy of this written recap is appended to these minutes. She noted that the 9/1/15 Civic Federation meeting was devoted to a candidates' forum for all contested races. [Note: Videotape of the candidates forum can be viewed at <https://www.youtube.com/watch?v=N3SZSAg8WY>.]

4. Committee Chairs/Liaisons Reports:

Dean Foster, BCA Representative to the Coalition for a New And Better Lubber Run, discussed the rehabilitation of the Lubber Run Community Center, noting that the County would present plans on 10/22/15 at Barrett Elementary School. Foster will forward details to the BCA webmaster for posting/listserv distribution.

In the absence of Chair Terry Serie, Mazda and Exxon Block Task Force member David Hughes provided an update on both redevelopment projects, noting that staff was still pressing to locate the loading dock in the alley rather than on 7th Street for the Exxon block (Penrose's 672 Flats) project over the objections of residents and the developer. The Mazda (BF Saul) project has increased in density to 483 apartments with 68K sq ft of retail space (of which 48K will be devoted to a grocery store). The project will have a total of 760 parking spaces (483 for residents and 277 for the retail). Saul pulled the loading dock on 7th Street further into the

building to address residents' concerns about noise, etc. However, this was the only one of several items on the BCA's list of concerns (approved by the membership at the June meeting) that Saul addressed.

Bikeshare Task Force Co-chair Ed Fendley presented the committee's 27-page report, which recommended four locations for future Bikeshare stations in Bluemont:

1. Lacey Woods (Washington Blvd. & N. Frederick St.)
2. Wilson Blvd. (next to Safeway's bus stop)
3. Wilson Blvd. (north side of N. Lexington St. at Bon Air Park)
4. Wilson Blvd. (west side of N. Illinois St. on the street)

Pres. Rovder asked for clarification of the task force's relationship with the "outside" consultant the task force —Charlie Denny of Alta Planning. Fendley replied that Denny essentially provided his professional opinion without any compensation and that Denny had no relationship with Capital Bikeshare. Rovder asked that the task force report be amended to include this clarification, and Fendley agreed. Fendley also agreed to forward the written report and other related task force materials to the webmaster for posting to the BCA's website, as the task force doesn't have its own website.

Task Force on Arterial Roads Sidewalks and Pedestrian Safety Co-chair Ed Fendley gave a brief update on the completion of phase one, the restriping of Wilson Blvd.

It was noted that Mark Haynes (absent) had drafted a letter to Safeway on behalf of the Safeway Contact Working Group. However, a copy of that letter had not yet been routed to the BCA Executive Board and was currently unavailable for review.

5. New Business:

The membership unanimously passed a motion to suspend a Standing Rule requiring advance advertisement of motions. [Note: Upon subsequent review of the BCA Bylaws, no such standing rule exists. The BCA generally advertises motions prior to votes being taken, as a matter of habit.]

A subsequent motion was made by Suzanne Sundburg to recognize and thank Webmaster and Immediate Past President Jonn Lau for his ongoing service to the association with a \$100 gift card. Larry Smith seconded the motion, and it passed unanimously by a voice vote.

In response to the presentation by Stephen Roberts on the Ballston Festival Bridge's removal (and possible replacement) as part of the Ballston Quarter redevelopment plan, David Hughes made the following motion: "The BCA supports the retention of the pedestrian bridge across Wilson Boulevard connecting Ballston Quarter (now Ballston Common Mall) with the building on the north side of Wilson Boulevard (Stafford Place One/4201 Wilson Boulevard)." Suzanne Sundburg seconded this motion. The motion passed overwhelmingly with only 2 opposed.

Due to the lateness of the hour, all other new business was deferred to the 10/28/15 meeting. Without objection, Pres. Rovder adjourned the meeting at approximately 9:18 pm.

APPENDIX A: 9/1/15 Civic Federation Meeting Recap

CivFed June 2 Meeting Recap

Officers and Executive Committee members were elected for 2015-2016: President Stefanie Pryor, Vice-President Duke Banks, Secretary Dennis Gerrity, Treasurer Pat Spann, and Executive Committee members Terri Prell, Jesse Boeding, Suzanne Sundburg, Lois Koontz and Alyssa Cowden.

The Revenues & Expenditure Committee reported on current economic conditions, including the significant office vacancy rates across the county and Arlington's use of economic development funds as compared to other nearby jurisdictions. Vacancy rates in Rosslyn have now soared above 30%.

The Schools Committee reported on the overenrollment problem and provided an alternative analysis showing higher-than-projected growth. The membership debated the committee's resolution asking the county to use a variety of means and innovative approaches to obtain more revenue for school construction and a plea for lower construction costs going forward. The resolution, with one amendment striking the request to exceed the county's debt limit, passed 64 to 9 with 15 abstentions. The report and draft resolution may be found at www.civfed.org.

The Housing Committee reported on the Draft Affordable Housing Master Plan, which the County Board is set to approve at its July meeting along with the companion Affordable Housing Implementation Framework. Other committees provided substantive reports noting the plan's and framework's shortcomings. The framework, in particular, proposes a number of zoning and land-use changes that would increase density throughout the county in order to raise additional resources to fund affordable housing. These changes include a provision that would directly affect the rezoning of the Mazda block, if that site is upzoned to an RA4.8 zoning district. The framework also calls

The Parks Committee proposed several amendments: strike the words "stand-alone" from the section on using public parkland for affordable housing or alternately to remove the entire section (3.5.2) and to strike the requirement that 17.7% of ALL county housing be affordable to residents earning 60% or less of area median income. The only amendment to pass was as follows: adding a requirement for the county to analyze the impact of new affordable housing development on all county services, not just the impact on schools. The amended resolution passed by a vote of 47 to 29.

The current version of the draft Affordable Housing Master Plan and its companion Implementation Framework is posted at <http://housing.arlingtonva.us/affordable-housing-study/>. Other related documents (including a 2014 affordable housing program assessment by GMU) can be found at <http://housing.arlingtonva.us/affordable-housing-study/documents/>. The draft resolution, and "minority" reports from CivFed's Planning & Zoning, Revenues & Expenditures and Parks & Rec Committees can be found at www.civfed.org.