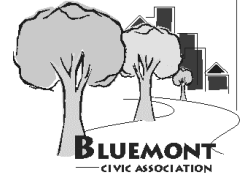


# BCA News

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## Abingdon Courts Site Plan

At the January 22 BCA meeting, Scott Harlan of Potomac Builders will present the final design for a five-townhouse project to be sited on the east side of Abingdon Street, on the south side of the intersection with Wilson Boulevard. As part of the plan, Potomac Builders would buy a narrow strip of land along Abingdon Street belonging to the County, making the parcel large enough for the project. The land is currently zoned for townhouses.

The project is moving through the Planning Commission's Site Plan Review Subcommittee (SPRS). Once the Commission makes a recommendation, the project goes before the County Board for approval.

The site plan responds to the BCA Abingdon Street Committee's earlier request to reduce the number of units (originally 7), change the tenure type (from rental to owner), and for the provision of a brick wall around the parking area to prevent headlights from shining into the windows of neighboring houses.

At the Site Plan Review, County staff objected to the fact that the current plan places the parking in front of the units rather than in the back. The county prefers townhouses to front on the street, so staff will not support the plan as it currently stands. Potomac Builders contends that the topography of the site and the adjoining alley make it difficult to engineer the solution staff seeks without eliminating another unit, rendering the project unprofitable.

The SPRS also asked that the parking area be constructed with a permeable surface. The Abingdon Street Committee added that the County should do the same on the alley, and recommended that the County take the proceeds from the sale of the strip of land to fund improvements to the alley.

Finally, Public Works staff asked for improved sidewalks along the lot. The sidewalks would increase to six feet wide on Wilson and five feet wide on Abingdon, with four-foot-wide planting strips and nubs at the crosswalk over Abingdon. The utility box that now obstructs the walkway will be relocated onto the property. For more information, contact Melodee Melin at (703) 524-1086 or [mmelin@quadel.com](mailto:mmelin@quadel.com). ■

## Emergency Preparedness

The Arlington County Civic Federation and the Arlington County Fire Department are looking for volunteers to participate in the pilot Citizen's Emergency Response Team (CERT) training program. This program provides citizens with the basic skills required to handle their own personal needs and those of their neighbors in the aftermath of a disaster until the arrival of county resources. The course will be offered throughout the year, with the first beginning in January. The course takes place over eight 2.5-hour sessions that include lectures, practical training and exercises.

Topics include disaster preparedness, fire extinguishers, basic first aid, triage, search and rescue, terrorism and disaster psychology. The training is free although participant must provide personal safety equipment. Classes will have 10 to 15 students.

More information can be found at <http://www.co.arlington.va.us/emergency/index.htm> and <http://civfed.org/emerp.htm>. To volunteer, write to [prepared@civfed.org](mailto:prepared@civfed.org) or contact Kim Smith at (703) 527-0294.

In addition, Bluemont Civic Association is looking for a volunteer to serve as the BCA liaison to work with the Civic Federation and the Arlington Citizen Corps Council in developing our neighborhood plan for emergencies. To volunteer, please contact Carl Hallinan at [carlhallinan@comcast.net](mailto:carlhallinan@comcast.net) or (703) 812-4797. ■

## Neighborhood Conservation Projects

No Bluemont Projects were approved in the Neighborhood Conservation Advisory Committee (NCAC) fall funding round. The NCAC points committee assigned points to each project (based on their points system) and recommended that the NCAC fund all projects with 40 points and higher. Bluemont's first-priority project (5<sup>th</sup> and Frederick) was allocated 35 points. The entire body of the NCAC followed their recommendation and funded approximately \$2.5 million of the \$9 million bond. The points committee reasoned that if they funded all 23 first-priority projects, a logjam would be created and the flood of new projects would overwhelm county resources.

A number of projects in our NC plan have been funded, so it is time to review the plan and consider reprioritizing or adding new infrastructure projects. If you are interested in participating in this process, please contact our NC Representative Judah Dal Cais at [jdalcais@comcast.net](mailto:jdalcais@comcast.net) or (703) 528-1551.

Updates on other projects:

**5<sup>th</sup> & Frederick:** The final estimate for the project came in too high to be funded as a single project. (NCAC has a \$250,000 project cap.) Bluemont NC Representative Judah Dal Cais is working with NC staff to reduce the cost of the project. As an alternative, it could be broken into two separate projects, with the first part to be funded in the spring, and the second project being done at a later date.

**Kensington:** DPW staff is still working on the design.

**Harrison:** In December, the Department of Public Works (DPW) surveyed Harrison Street, and is working on the final design of the project. Once the final design is completed, staff will meet with the block to make sure the plan is accurate before it is put onto the construction schedule. Staff hopes to complete the project by the end of 2003.

**Neighborhood Signs:** Neighborhood signs were recently installed in 3 of the 4 designated locations: Wilson at Four Mile Run (pictured), Kensington at Carlin Springs and Bon Air Park at the I-66 underpass. The fourth sign will soon be installed at the intersection of Wilson Boulevard and George Mason Drive, directly across from the Constitution Bicentennial Bell. ■



**Your membership expired in December! Dues for 2003 are \$12, payable to the BCA Treasurer. If you already have sent your dues, thank you—the expiration date on your mailing label will be updated for the next newsletter.**

## News Briefs

**Jacksonville sidewalks:** the developer of the large parcel north of Wilson has agreed to install sidewalks and planting strips where missing along the property frontage on Jacksonville and Kensington Streets.

**Harrison Parking:** the County Board has directed Traffic Engineering staff to restore on-street parking on the east side of Harrison between 10<sup>th</sup> Street and 11<sup>th</sup> Road for a 60-day trial period that began on December 31.

**McMansion developer running out of options:** On December 11 the developer of two new houses on North 11<sup>th</sup> Street lost his appeal of a County staff ruling to the Board of Zoning Appeals. County inspection staff had ruled that one of the houses, at number 5535, was constructed over a foot in excess of the height ordinance.

**ATS groundbreaking:** The design of the Arlington Traditional School addition and renovation has been finalized. Construction is scheduled to begin in this March and be completed by May of 2004.

**What happened to my newsletters?** Due to a lack of news, there were no BCA newsletters in October or December.

**Safeway:** No news regarding improvements to Safeway.

**Trees for the asking:** Arlington Department of Parks, Recreation and Community Resources (PRCR) is looking for locations to plant new trees. Suggestions can be sent to Laura Hawpe of PRCR at (703) 228-1862 or Lhawpe@co.arlington.va.us.

**Reevesland:** Arlington Department of Parks, Recreation, & Community Resources (DPRCR) has signed a contract for historical, architectural, and archeological surveys at Reevesland, the property adjacent to Bluemont Park that was recently acquired by the County.

**Ramshackle 50:** At the January session of the Arlington County Board, Chair Charles Monroe directed that the County Manager provide the Board with a list of the "fifty most dilapidated properties" in Arlington. You can nominate a

property (within or outside Bluemont) via e-mail to rcarlee@co.arlington.va.us.

**Brochure Premier:** The Black Heritage Museum of Arlington cordially invites you to the unveiling of the "African American History in Arlington" brochure. The event will take place on January 20, from 2:00 p.m. to 4:00 p.m. in the Capital Ballroom of the Best Western Hotel on 2480 S. Glebe Road. RSVP by January 15 (703) 228-0888.

**Crime Report:** A residential burglary recently occurred in Bluemont. Such events are rare in our neighborhood. To see crime reports or subscribe to postings, go to <http://www.co.arlington.va.us/police/crimereport/viewlist.asp>.

**Bike Trail Lighting:** at the January 22 BCA meeting, we will revisit the ever-popular question of whether we should request the County to install some form of lighting on dark spots of the Bluemont bike trail. ■

### **BCA Calendar**

Meetings are held in the multi-purpose room of Arlington Traditional School, 855 N. Edison at 7:00.

**January 22 General Membership Meeting**

**February 11 Executive Board Meeting**

**February 26 General Membership Meeting**

## **Proposed Ordinance May Restrict Development**

County staff has proposed a revision of the Chesapeake Bay Preservation Ordinance that would extend the most stringent category—Resource Protection Area (RPA)—to include several properties in Bluemont, including parts of the west end of the block bounded by 7th, 8th & Kensington Streets, the south side of 4th Street east of Kensington, and the commercial district around Wilson & Edison. An RPA is the most stringent preservation category. All land within 100 feet of a stream, as well as adjacent steep hillsides, are supposed to be designated as an RPA.

Under this designation, any construction that exceeds 2500 square feet of 'land disturbance' has to be preceded by an RPA Delineation Plan from a licensed surveyor; a Landscape Conservation Plan from a certified horticulturalist, a Storm Water Management Plan from a licensed engineer, and a Water Quality Impact Assessment. The land disturbance footprint includes the building being modified or built and outdoor areas being graded or used for contractor storage staging and access. Under the proposal, the County Manager will define details for calculation of the actual pollution abatement requirements.

There are various provisions for exceptions, exemptions and grandfathering that make enforcement a more discretionary process. A new Chesapeake Bay Ordinance Review Committee will be created to review requests to build within an RPA. The chief objectives of the ordinance appear to be threefold: to limit construction and protect vegetation near flowing streams; to require either treatment of storm water runoff, or a contribution to a Water Quality Management Fund; and to protect existing trees and encourage planting of new trees. The proposed new ordinance will be heard before the Planning Commission on January 27, and the County Board on February 8. ■

## Support your local businesses:

### Wilson Boulevard Barber Shop

(formerly Safeway Barber Shop)

\$2.00 off your first visit

5140 Wilson Blvd.

(703) 243-4447

Tue-Sat 9:00-7:00,

Sun 9:00-3:00



### Bookhouse

Specializing in vintage American history books

805 N. Emerson St. (one block off Wilson)

(703) 527-7797

Wed-Sun 1:00-6:00

### Clean All Dry Cleaners

Laundromat, wash & fold, dry cleaning and alterations

5150 Wilson Blvd.

(703) 528-8726

Open 7 days a week, 7:00-9:00



### Bluemont Civic Association

Post Office Box 5134

Arlington, VA 22205

Please note your membership expiration date on the mailing label!

## BCA Officers and Representatives

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Ed Fendley

Talmadge Williams

Bob Waffle

#### Alternates

Adrienne Pilot

Ellen Armbruster

Rick Hodeges

Dan Laredo

### Committee Chairs

**Pedestrian Safety:** Beth Prialux, 243-4714

**Reeves Farm:** Rick Hodges, 527-2824

**Wilson Boulevard:** Don Sheehan, 465-9068

**Lacey Woods Park:** Karen DeCarlo, 525-5467

**Ballston Partnership:** Talmadge Williams, 522-5575

**Metro:** Henry McFarland, 528-16

