

BCA

NEIGHBORHOOD News

JOIN US!

NEXT GENERAL MEETING 6/28/06

- Election
- Peck/Staples Site Plan
- ATM Plan
- Your input & concerns

June 2006 A Public Service of Your Bluemont Civic Association

www.bluemontcivic.org



What if that fence was a 95' building? Residents of the expensive townhomes strongly oppose the idea.

BCA Residents Oppose Silverwood High-Rise

Over two dozen homeowners from neighborhoods west of Ballston Commons Mall, between Carlin Springs Road and Wilson Boulevard, attended the Arlington County Site Plan Review Committee (SPRC) meeting on June 15 to voice their concerns about a nine-story condominium building on Glebe Road (next to the Exxon station) proposed by Marc Silverwood. Another two dozen homeowners sent e-mails to the County to express their reservations. ➡ 2

Zimmerman at May Meeting

BCA members joined County Board Chairman Chris Zimmerman (up for reelection in November) for a lively question-and-answer session at the May 24 general meeting. Among the topics of discussion were speeding along Wilson Boulevard and George Mason Drive, congestion at Wilson and Emerson, the possible preservation of the Peck building, and ➡ 4

Annual Meeting This Wednesday!

BCA's annual meeting will be held at Arlington Traditional School (ATS) on June 28 at 7 pm. Members will elect officers and representatives for 2006-2007 at this meeting.

The Nominations Committee has forwarded the following slate of nominees for the 2006-2007 election: Judah dal Cais, President; Carl Drummond, First Vice President; Talmadge Williams, Second Vice President; Lisa Byington, Secretary; Judy Collins, Treasurer; UNFILLED, NCAC Representative. The following members have been nominated as Civic Federation Delegates: Ed Fendley, Talmadge Williams, Bob Waffle, and we have room for one more. The nominees for Civic Federation Alternates are Adrienne Pilot, Ellen Armbruster, Judah dal Cais, and Dan Laredo.

Lisa Byington is the only new person to serve on the executive board. We welcome new people and fresh ideas, so please consider volunteering to serve as a BCA officer or representative. Additional nominations will be accepted ➡ 4



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Did We Deliver?

BCA extends an enthusiastic thanks to the volunteer newsletter distributors who hand-delivered the April newsletter to all residents living within BCA boundaries. (Usually, BCA News is mailed to members only, to keep costs down.) According to Treasurer Judy Collins, a mix-up led to some newsletters not making it on schedule. If you did NOT receive the April newsletter, please contact Judy at jc.swings@verizon.net or 703-276-0124. She will make sure that you receive a copy. ■

BCA Neighborhood News



is a service of
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civic association.

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Alternates: Adrienne Pilot, Ellen Armbruster, Judah dal Cais, Dan Laredo

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BCA MEETINGS AT A GLANCE...

LAST GENERAL MEETING, MAY 24

● County Board Chair Chris Zimmerman discussed BCA concerns. See story, page 1.

NEXT GENERAL MEETING, JUNE 28

- Members to elect 2006-2007 officers
- JBG to present revised plans for the Staples/Peck site.
- And as always, the floor will then be open to concerns, input and requests from you — the residents of our neighborhood. The Board of BCA is here to listen and serve you.
- **This is the last general meeting until September, but developers' and the county's wheels keep on turning over the summer. Make your voice heard before you go on vacation!**

SUMMER MEETING SCHEDULE

Because so many members travel on vacation in the summer, there are no BCA general membership meetings in July and August. (The next BCA general membership meeting will take place on Wednesday, September 27, 2006.) However, the BCA executive board continues to meet on the second Tuesday of the month (July 11, August 8 and September 12). All members are welcome to attend executive board meetings, and we especially encourage newcomers to join us. The site of this summer's executive meetings is still to be determined. Contact Judah at jdalcais@verizon.net to obtain location information in early July.

When Do We MEET?

Glad you asked! BCA general membership meetings are routinely held at 7 pm on the fourth Wednesday of each month from September through June (in case of holiday conflicts, other days may be selected). Whenever possible, we meet at Arlington Traditional School (ATS). The date, time and place of meetings are usually printed in the monthly newsletter prior to each meeting. The BCA executive board also meets on the second Tuesday of each month at 7 pm, usually at ATS. All BCA members are welcome to attend executive board meetings.

► Residents Oppose High-Rise FROM P.1

The plan requires rezoning of the site from the current commercial zoning (height limit of 45 feet) to a residential-commercial classification (height limit of 65 feet, plus any bonus height/density granted). In return for an affordable housing contribution and the transfer of density rights from the adjacent Exxon station, the applicant is asking to increase the height to 95 feet, and the building would be located only 21 feet from the courtyards and porches of the Townes of Ballston townhomes.

It appears that the traffic analyses to determine the traffic impact on N. Tazewell, N. Vermont Streets, Wilson, and N. Carlin Springs are



Storm clouds and a Do Not Enter sign says it all.

insufficient. Nearby residents are also concerned about inadequate parking for the structure. Moreover, if this building were approved as proposed, a precedent would be set for the entire block now occupied by the Mazda dealer. That block could accommodate four additional 95-foot buildings.

The BCA Executive Board has sent a letter to the Arlington County Board expressing support for limiting the building height to sixty-five feet. The next Site Plan Review Committee meeting on the proposal is tentatively scheduled for July 24. For additional information contact Terry Serie by e-mail at TLSerie@aol.com or call 703-243-4258. ■



BCA Secretary Laura Kirkconnell and husband Martin Tatuch, accompanied by Emily and Biscuit led the Bluemont delegation through Clarendon in last month's Neighborhood Day Parade. Who's leading who?

Neighborhood Day Rocks Again!

On May 13, Bluemonters joined together to enjoy beautiful weather and a yummy barbecue in Bluemont Park near Bluemont's sign located at Wilson Boulevard and George Mason Drive. BCA extends hearty thanks to J.D. (the manager) and his staff at the local Safeway on Wilson Boulevard for providing free hot dogs, hamburgers, buns, soft drinks, etc., for our Neighborhood Day barbecue.

After the barbecue, members marched in the Neighborhood Day parade down Wilson Boulevard. All of our marchers and organizers greatly enjoyed the event. If you or your children have any desire to be in a parade, please don't hesitate to join us next year! If you would like to help organize next year's barbecue or parade, please contact Judah at jdalcis@verizon.net. ■



Bluemont resident Cindi Charles and her daughter. Cindi not only thought up the idea of the costumes, but she, her girls and a friend created all of them.

WHAT'S GOING ON IN THE NEIGHBORHOOD?

Free Bike Rodeo at ATS

The Arlington County Department of Parks, Recreation and Cultural Resources, along with the County Police Auxiliary, and Fire Departments, invite Bluemont (and all county) children ages 8-12 to a free bike rodeo on July 16 from 3:00 - 4:30 pm. Attendees must wear a helmet. County personnel will assist with helmet fitting and adjustment, and lead children through activities to improve their bike handling and safety awareness. Space is limited and pre-registration is required, so call 703-228-4659 if you are interested. Arlington Traditional School, for those who haven't been to a BCA meeting, is at 855 N. Edison Street, behind the McDonalds. ■

Behind the Scenes

The efforts of BCA volunteers may or may not always be highly visible, but they are extremely beneficial to the Association. In this issue, we want to recognize and thank several people: Bob Atkins for his multi-year representation of BCA at the Civic Federation (and previous stints as an officer); Kate Mesches for her dogged representation of BCA interests in the often-frustrating NC process; Laura Kirkconnell (who will soon call Mexico "home") for her two-year stint as BCA Secretary and for serving as a coordinator for past Neighborhood Day and Halloween parades; Judah dal Cais, Carl Drummond, and Judy Collins for their multi-year service as BCA officers; and graphic designer Sam Ferro for his redesign and ongoing production of the BCA newsletter. These folks (and many others) deserve our gratitude for their efforts on our behalf. ■

MARK YOUR CALENDARS

Next General Meeting	6/28
Art Market at Ballston (10-4, 2nd Saturday each month)	7/8
Bike Rodeo, ATS (see p.3)	7/16
Arlington County Site Plan Review Committee Meeting	7/24
September General Meeting	9/27

Later this year...

Planet Arlington — a big new performing arts series, starting with a World Music festival on September 2 at the Netherlands Carillon. Stay tuned!

► **Annual Meeting**, FROM P.1

from the floor on Wednesday evening before the vote.

Developer JBG will be on hand to present its revised plan for the combined Peck/Staples site. At the last presentation, JBG had plans for a 12-story office building (with ground-floor retail), and 8-story office building, and several townhouses. The 12-story office building is three times the height that could be built by right. (For more details, see the May issue of Neighborhood News.)

County staff member Richard

Best will unveil the 90% engineering plan for Arterial Transportation Management improvements that will be made to Wilson Boulevard between N. Edison and N. Frederick Streets.

This is our last meeting until September, so be sure to attend in order to cast your vote (only current members may vote), welcome the new officer, and thank those officers and representatives who have agreed to serve for yet another term. These volunteers are working hard for you! ■



Bluemont Civic Association
PO Box 5134
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► **Zimmerman on zoning & more**

FROM P.1

the County Board's commitment to the General Land Use Plan (GLUP) in connection with the 9-story Silverwood condo building planned for Glebe Road (next to the Exxon station at the corner with Carlin Springs.

Zimmerman promised to look into speeding issues (i.e., police cars exceeding the posted speed along Wilson in nonemergencies, the lack of a school zone flashing

sign on George Mason next to ATS, etc.) and to look into potential solutions to the morning back-up along Wilson that impedes access to/from Emerson Street. He expressed general concern about saving historic buildings in the County but said he didn't know if it would be feasible to save any part of the Peck building.

Zimmerman's support for the GLUP was also equivocal. While he stated his support for the GLUP and the general principle of

lowering density and height as the distance from Metro increases, he also hedged by saying that he would have to consider the merits of each project on a case-by-case basis. Zimmerman did, however, mention a fund for undergrounding utilities that might be used (along with developer funds) to help make portions of Bluemont's sidewalks on Wilson Boulevard ADA (Americans with Disabilities Act) compliant. ■