

## JOIN US!

**NEXT GENERAL MEETING 9/27/06**

- Traffic Questions Answered
- Wilson Blvd ATM plan update
- Your input & concerns

[www.bluemontcivic.org](http://www.bluemontcivic.org)

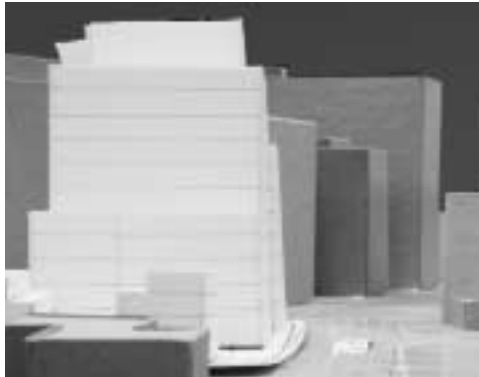
## Development Pace Accelerates

The summer of 2006 has been extremely busy, with seven new buildings in process along the Wilson Blvd./Fairfax Dr./Glebe Rd. nexus and several new development proposals on the drawing board. Civic association executive board members and residents have been meeting with developers to track the progress of the proposals and help keep the membership up to date on what is happening.

### Silverwood Condo Project (Glebe 25)

Developer Mark Silverwood has proposed building a 9-story condominium building next to the Exxon station on Glebe Road (at the corner of Glebe and Carlin Springs Roads). Although the plan is currently on hold, the County Board will likely consider some version of it after the November election.

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 ➔ 3



Development projects like JBG's proposed Peck site building look impressive from the Ballston side (top), but overwhelming from our point of view (bottom).

## "B" a part of BCA

BCA is the only organization working on behalf of you and all Bluemont residents. We are your friends and neighbors, striving to make our streets safe for our children and other pedestrians, to enhance our parks, preserve our environment, maintain property values, and to build a stronger sense of community. We're doing this by:

- Asking the Arlington School Board to consider giving nearby Bluemont children the option of walking to Arlington Traditional School;
- Actively representing Bluemont's interests in meetings with developers who propose projects in or near Bluemont and at Civic Federation and Neighborhood Conservation meetings;
- Pressing the County Board to begin construction on previously funded and planned sidewalk, curb nub, and pedestrian safety projects across Bluemont; and
- Sponsoring and/or organizing special events like the Neighborhood Day Barbecue;
- And in many other ways. ➔ 6



**ELIZABETH BOUCHARD**  
Associate Broker  
CRS, GRI, MIRM, E-Pro®  
Hall of Fame Chairman's Club  
Phone & Fax: 703/229-5030  
[elizabeth@longandfoster.com](mailto:elizabeth@longandfoster.com)  
[www.move-tonova.com](http://www.move-tonova.com)

*Your Bluemont Neighborhood Specialist*

**ARLINGTON OFFICE**  
4600 Lee Highway, Arlington, VA 22207



**TWO CHEFS**  
FAMILY  
Restaurant & Carry-Out



**NEW YORK STYLE PIZZA**  
Since 1984

5019 Wilson Blvd.  
Arlington, VA  
Between  
McDonald's & Safeway

**525-6889**

Mon-Thr 11 am - 10 pm  
Friday 11 am - 11 pm  
Saturday 8 am - 10 pm  
Sunday 8 am - 9 pm

# BCA Neighborhood News



is a service of  
**YOUR community**  
civic association.

[bluemontcivic@verizon.net](mailto:bluemontcivic@verizon.net)

## President

Judah dal Cais  
703.528.1551 | [jdalcais@verizon.net](mailto:jdalcais@verizon.net)

## Second Vice President

Carl Drummond  
703-522-8259 | [carld10@aol.com](mailto:carld10@aol.com)

## Neighborhood Conservation Advisory Committee Representative

Wendy Dean  
[wjlarlington@yahoo.com](mailto:wjlarlington@yahoo.com)

## Treasurer

Judy Collins  
703.276.0124 | [jc.swings@verizon.net](mailto:jc.swings@verizon.net)

## Secretary

Lisa Byington  
[lisabyington@comcast.net](mailto:lisabyington@comcast.net)

## Past President

Carl Hallinan: [carlhallinan@comcast.net](mailto:carlhallinan@comcast.net)

## Civic Federation Representatives

Delegates: Kate Mesches, Talmadge Williams, Ed Fendley, Rob Waffle  
Alternates: Adrienne Pilot, Ellen Armbruster, Judah dal Cais, Dan Laredo

## BCA COMMITTEE CHAIRS & REPRESENTATIVES

### Webmaster

Carla Cathey: [cecathey@gmail.com](mailto:cecathey@gmail.com)

### Newsletter Editor

Suzanne Sundburg  
[pro.wordsmith@verizon.net](mailto:pro.wordsmith@verizon.net)

### Newsletter Design/Layout/Photos

Sam Ferro: [sam@ferroplusferro.com](mailto:sam@ferroplusferro.com)

### Newsletter Distribution

Judy Collins

### Wilson Boulevard Safety Committee

Bob Waffle | [waffle@earthlink.net](mailto:waffle@earthlink.net)

### Wilson Boulevard Revitalization Working Group

Judah dal Cais | [jdalcais@verizon.net](mailto:jdalcais@verizon.net)

### Ballston Partnership Representative

Talmadge Williams | [ttwrec@aol.com](mailto:ttwrec@aol.com)

### Metro Liaison

Henry McFarland | [hmfcarland@hotmail.com](mailto:hmfcarland@hotmail.com)

### Emergency Preparedness Liaison

open

## BCA MEETINGS AT A GLANCE...

### LAST GENERAL MEETING, JUNE 28

● BCA held its annual meeting at ATS on June 28, and the membership elected the following officers and representatives for 2006–2007: President Judah dal Cais; First Vice President Carl Drummond; Second Vice President Talmadge Williams; Secretary Lisa Byington; Treasurer Judy Collins; Neighborhood Conservation Advisory Committee (NCAC) Representative Wendy Dean; Civic Federation Delegates Kate Mesches, Ed Fendley, Talmadge Williams, and Bob Waffle; and Civic Federation Alternates Adrienne Pilot, Ellen Armbruster, Judah dal Cais, and Dan Laredo.

Thank you to all the executive board members who have agreed to serve for yet another term, and we extend a special welcome to Lisa Byington and Wendy Dean who are serving their first terms! Kate Mesches (formerly our NCAC rep) is now a Civic Federation Delegate.

- Presentation by JBG (see cover story) included revised site model.
- Richard Best presented the 50% ATM plans for Wilson Boulevard.

### NEXT GENERAL MEETING, SEPTEMBER 27, 7PM

#### ● Meet Peter Owen of the Transportation Commission

At our first general membership meeting of the 2006–2007 season, BCA welcomes Peter Owen, chairman of Arlington's citizen advisory Commission on Transportation. Owen has served on the Commission since 2002, and previously served as the president of the Clarendon-Court-house Civic Association as well as on various of policy committees.

This meeting will give members the opportunity to ask a traffic "expert" questions and gain a better understanding of the neighborhood traffic impact that will accompany the tremendous amount of development occurring around Ballston. The Commission also has been working to update the County's Master Transportation Plan (MTP).

- Richard Best will present the 90% ATM plans for Wilson Boulevard between N. Edison and N. Frederick.

### 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 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.

**Norm Odeneal**  
Your Family-Friendly Realtor  
*"Superior Service with Integrity"*

1106 Harrison St  
Arlington, VA 22205

search the MLS for free @  
[www.CALLNORM.com](http://www.CALLNORM.com)  
direct 703-587-0945

**KELLER WILLIAMS**  
REALTY



Let your neighbors  
know you're here!

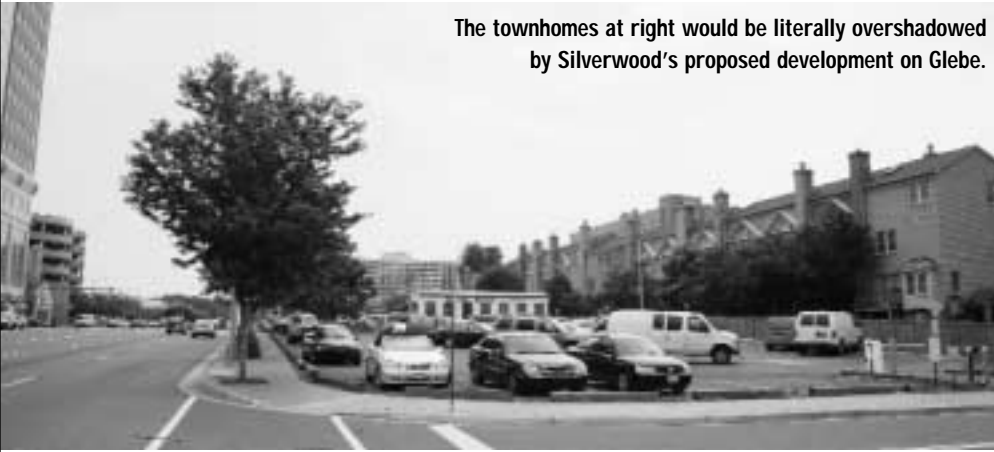
Reach over 2,100 households within  
walking distance of your business.

Contact Judah dal Cais at  
703.528.1551 or email  
[bluemontcivic@verizon.net](mailto:bluemontcivic@verizon.net)



## ► Development Accelerates FROM P.1

The townhomes at right would be literally overshadowed by Silverwood's proposed development on Glebe.



of density rights from the adjacent Exxon station, Silverwood 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.

The parking garage, located underneath the building, would open onto N. 7th Street. Because the building is located near a Metro station, the ratio of parking spaces to units would be 1.125 (or fewer) spaces per unit. It appears that the traffic analyses to determine the traffic impact on N. Tazewell, N. Vermont Streets, Wilson, and N. Carlin Springs are insufficient. 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.

In June, the membership approved a motion calling for Silverwood to provide additional timely information about the project to BCA and concerned residents. The BCA executive board also sent a letter to the Arlington County Board expressing support for limiting the building height to sixty-five feet. For additional information, contact Terry Serie by e-mail at [TLSerie@aol.com](mailto:TLSerie@aol.com) or call 703-243-4258.

### Peck/Staples Site

JBG (the developer) is proposing to replace Bob Peck Chevrolet (at the corner of Wilson and Glebe) and the Staples building next door ➡ 4

Concerned Bluemont residents question JBG's representatives at the June 28th meeting.



## WHAT'S GOING ON IN THE NEIGHBORHOOD?

### NCAC Projects

BCA has been very successful in obtaining neighborhood conservation (NCAC) money for improvements in our neighborhood. Sadly, county funds for NC projects (including paving projects) were exhausted earlier this year, partly due to the long delay between the bond approval by voters and actual construction (construction costs grow over time). Currently, all NC projects are on hold pending a resolution of the funding crisis.

● **Harrison Street** – Much of the landscaping, curb nubs, and traffic-calming measures are in place, but the gateway treatments and work to the I-66 overpass must still be completed.

● **5th Street** – The 90% plan has been approved.

● **7th and Buchanan Streets** – Cost overrun financing for this project has been approved.

● **9th and Frederick Streets** – Part one of this project is number one in our queue to apply for funding. ■

### Harrison Street/Custis Bike Trail Access Grant Proposal

At the August executive board meeting, BCA member Kate Mesches presented her application for a Park Enhancement Grant to reclaim an overgrown easement north of I-66 (off of N. Harrison Street). Mesches' proposal includes the removal of invasive plants and an extension of the asphalt to connect the existing pavement to the Custis Trail. A motion to support the proposal and to submit a letter in support of the grant to the Arlington County Parks Commission was made and seconded. The executive board voted unanimously in favor of the motion. ■

## Get the word out

Do you like to walk? Do you have a few hours a year to spare? Wondering how this newsletter got to your door? If the answer to any of the above is YES, please consider helping out your civic association by volunteering to be a newsletter distributor. The newsletter is distributed to every house in the neighborhood twice a year, and volunteers are needed to cover a route (typically 75 to 100 houses) on a regular basis, and to be substitutes to help out if the regularly assigned person can't cover his or her route. If you can help, please contact Judy Collins, coordinator of BCA's newsletter distribution, at [jc.swings@verizon.net](mailto:jc.swings@verizon.net) or 703-276-0124. ■



## November Local Elections

The school board race features two candidates: Sally Baird ([www.sallybaird.org](http://www.sallybaird.org)) and Cecelia Espenoza ([www.espenoza4education.com](http://www.espenoza4education.com)).

Please note that while both candidates are technically independent, the Arlington County Democratic Committee has endorsed Baird's candidacy.



The three challengers for the County Board seat include Republican Mike McMenamin ([www.WeLikeMike.net](http://www.WeLikeMike.net)), political newcomer and Green Party candidate Josh Ruebner ([www.voteruebner.com](http://www.voteruebner.com)), and current Democratic nominee, Arlington County Board Chair Chris Zimmerman ([www.chriszimmerman.org](http://www.chriszimmerman.org)). ■

## ► Development Accelerates FROM P.3

with a 12-story office building (including ground-floor retail), an 8-story office building, and twenty-eight 4-story townhouses on Wakefield Street (behind the office buildings).

Despite JBG's efforts to address resident concerns (adding a park that would open onto Glebe Road, selecting a more traditional style for the townhouses, and incorporating an awning reminiscent of the Peck building's architecture), the project still greatly exceeds the by-right density limits imposed by current zoning and the County's own General Land Use Plan (GLUP). In short, the GLUP calls for the dense development of the Rosslyn-Ballston corridor to end on the east side of Glebe Road. Building height and density is supposed to decrease as the distance from the Metro stop increases.

The 12-story building (if approved) would be taller than the Westin and the new National Rural Electric Cooperative Association (NRECA) building across the street (on the east side of Glebe Road). By-right development for the Peck portion of the site would limit the building height to 45 feet; however, JBG proposes a building height of approximately 175 feet. Because several parcels have been assembled, the current zoning ranges from C-2 (commercial zoning) to R-5 and R8-18 (single-family residential and townhouse zoning). JBG will ask the County to approve commercial zoning of CO-2.5, which would mean greatly expanded height and density beyond what would be permitted by-right or under the GLUP (what we euphemistically call "up-GLUPing").

In addition to the obvious neighborhood concerns about height and setting a precedent by accepting a huge density increase on the west side of Glebe (which may open the door to equally dense development all the way down Wilson Boulevard), the traffic impact will be significant. According to JBG's own traffic study, the Peck/Staples development will add approximately 301 am/255 pm daily car-trips to the surrounding roads. The Peck/Staples site traffic projections are in addition to the 1,600-plus daily car-trips that will be generated by the seven new nearby buildings currently under construction.

Once the Peck/Staples site is redeveloped, JBG projects that the following intersections will "fail" to meet traffic demands during both the morning and evening rush hours: Wakefield/Wilson, Wilson/Glebe, and Vermont /Wilson. In other words, these intersections will be choked with bumper-to-bumper traffic.

BCA has been told that state will not allow the median on Glebe Road to be divided so that traffic can be routed more efficiently to I-66. Moreover, Ellen Armbruster (a BCA member and a citizen-volunteer on the County's transportation commission) has advised that the County likely will require JBG to cut new east-west and north-south connecting roads between Wilson Boulevard, Glebe Road, and N. Wakefield Street, which will dump traffic onto a street designed for residential traffic.

In response to residents' concerns about the resulting road failure, JBG replied that the traffic levels would be comparable to existing traffic levels on other roads/intersections within the Rosslyn-Ballston corridor. Therefore, according to JBG, the road failure is not an obstacle to its development proposal. ■

### **Fairmont/INS Building**

In January 2006, the Arlington County Board approved a site plan for the Fairmont, a 23-story (237-unit) high-rise residential building on the site of the former Immigration and Naturalization Service (INS) building on Fairfax Drive.

The County granted the developer (JBG) bonus density/height in exchange for the partial construction of a new western entrance to the Ballston Metro station (approximately one block west of the street-level Metro elevator on the south side of Fairfax Drive). The total developer contribution to the Metro entrance was estimated to be \$11 million (with an approximate \$20-million savings over what it would cost to perform the work at a later time). Due to questions about the financial feasibility of the project, however, JBG has put the plan on hold.

### **Westover Apartments**

A representative of Westover Civic Association reported attending a presentation by Arlington Housing Corporation (AHC is the nonprofit that owns the Westover Apartments on Washington Boulevard) on its renovation/redevelopment plans for the complex. According to the report, AHC plans to completely renovate most of the buildings (and obtain an "historic" designation for them) but would like to demolish two of the centrally located buildings and replace them with a single 5-story new building. The total number of units (still to be largely low-income) would rise from the current 152 to approximately 215.

The redevelopment effort would concentrate on adding 3-bedroom units to the existing mix of 1- and 2-bedroom units. Westover and other neighboring civic associations have expressed concern about the height/density of the project and are questioning the proposed traffic outlet (onto 16th Street rather than onto Washington Boulevard). Additional meetings between AHC and the various civic associations are planned for September. ■

### **Coyotes in Bluemont?**

It's not just wily developers we have to watch out for these days. There have been many reported sightings of coyotes in Falls Church recently — including incidents of attacks on pets — so it was only a matter of time before we saw one here. A BCA member has reported one sighting of a coyote in the neighborhood, and has been informed by a resident of adjoining Boulevard Manor that a coyote had been spotted there as well.

While coyotes can be a potential nuisance, there are certain common sense steps which should be taken to keep them — like other critters — from causing trouble in your yard. ➡ 6



**This coyote wasn't photographed here, but it seems his crafty kind are with us Arlington. (Photo courtesy National Park Service)**



### **Livable Neighborhood Water Stewardship Program**

Funded by the National Fish and Wildlife Foundation, the Livable Neighborhood Water Stewardship Program helps neighborhood residents improve the health of our local streams, the Potomac River, and the Chesapeake Bay. Based on data from the 29 teams that have already completed the program, each team implemented an average of seven new watershed-friendly programs and reduced water consumption by an average of 84,218 gallons of water per year!

A citizen volunteer from Bluemont (maybe you!) can be trained as a team leader. Team leaders then invite their neighbors to attend an informational meeting led by a representative of one of the sponsoring groups (Arlingtonians for a Clean Environment (ACE), Arlington County, the City of Alexandria, and the City of Falls Church).

If you are interested in becoming a leader for the neighborhood to help promote a water-friendly lifestyle and to better protect our water resources, please contact Elenor Hodges at 703-228-6427 or [elenor@arlingtonenvironment.org](mailto:elenor@arlingtonenvironment.org). The next team leader training is scheduled for Sunday, October 1, noon to 5 p.m. ■

## MARK YOUR CALENDARS

AAUW Candidates Night	9/25
Arlington Central Library	
<b>BCA General Meeting</b>	<b>9/27</b>
Arlington Recycles Day	9/30
8:30am to 3pm at Thomas Jefferson Middle School and Community Center, S. Glebe and 2nd St	
Ballston Farmers Market & Lunchtime Concert	9/29
11am-3pm Wellburn Square	
Executive Board Meeting	10/10
Ballston Farmers Market & Lunchtime Concert	10/13
11am-3pm Wellburn Square	
Art Market at Ballston	10/14
(10-4, 2nd Saturday each month)	
October General Meeting	10/28

## ► Be the BCA FROM P.1

Take a moment now to become a member by completing this form and returning it with a check for \$19 (covering membership through the last three months of this year plus all of 2007), payable to Bluemont Civic Association.

Name(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

E-mail (optional — for BCA notification only) \_\_\_\_\_

Comments \_\_\_\_\_

Mail your check and form to BCA Treasurer, PO Box 5134, Arlington VA 22205, or bring them to the next BCA meeting. We look forward to meeting you!

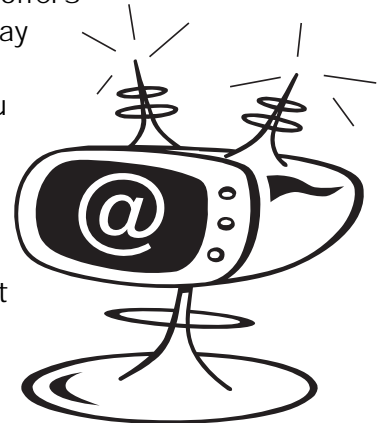
## ► Coyotes? FROM P.3

- Keep trash secured in the county's black trash cans. (Bungie cords can keep raccoons out.)
- Keep pet food and water inside — preferably at all times, but at very least during the night.
- Do not leave small pets outdoors at night.
- Absolutely do not attempt to feed or come in contact with a coyote or other wild animal!

The Animal Welfare League of Arlington has basic information on coyotes and other wildlife on its Critter List at [www.awla.org/critters.shtml](http://www.awla.org/critters.shtml). ■

## E-list Revives

We've found a way to circumvent problems adding members to the BCA e-list. If you are a current BCA member who is NOT currently on the list, please send an e-mail to [bcaelist-subscribe@topica.com](mailto:bcaelist-subscribe@topica.com). You should receive a subscription request form in a day or two from Topica (our list host). Complete the form and follow the enclosed instructions. (Beware of the various spam offers that accompany the form and be sure to say no to all of them.) BCA will then receive a prompt to approve your subscription. If you are unsure whether your membership is current (we must confirm membership before we can approve your request), please contact BCA Treasurer Judy Collins at [jc.swings@verizon.net](mailto:jc.swings@verizon.net). For general e-list questions, please contact BCA member/volunteer Suzanne Sundburg at [pro.wordsmith@verizon.net](mailto:pro.wordsmith@verizon.net). ■



5201 Wilson Boulevard  
Arlington, VA 22205  
(703) 525-0440

## D&V AUTO SERVICE CENTER

**Complete Auto Repairs**  
**Domestic & Foreign Cars**  
**Major Credit Cards Honored**  
**Snow Plowing**

Budget Truck Rental  
(703) 525-0724

## Looking for a NannyShare?

**So are we!** My husband and I are expecting our first child in December and are looking for a nanny share situation in the Bluemont area to begin in March '07. If interested, please call or email. Karin Kirchoff - 703.812.8260 [kirchoffkarin@hotmail.com](mailto:kirchoffkarin@hotmail.com)

