

**NEXT GENERAL MEETING 10/25/06**

- Paul Ferguson
- 90% Wilson Blvd ATM Plan
- Your input & concerns

Left: The new AM 1700 Emergency Alert Antennae. Details next issue.

**Oct 2006**

**A Public Service of Your Bluemont Civic Association**

**www.bluemontcivic.org**



N. Illinois St. resident Rose Nicholas awoke to find three feet of water in her basement. Water had upturned appliances and furniture and left a telltale high-water mark on walls and belongings. While her situation was extreme, over two-thirds of county residents experienced interior flooding and backups.

## No More Basement Backups, Please!

Heavy rains in June took a toll on a number of Arlington basements. According to BCA member Paul Chernoff (whose home experienced a sewage backup), the basement drains of many older houses can overwhelm the sewer system in heavy rains and cause a chain-reaction backup in other nearby houses. Moreover, new/expanded houses with foundations that predate 1968 have hookups that are more susceptible to sewer backup; almost all houses built on pre-1968 foundations have the original sewer connections.

Arlington County's Department of Environmental Services (DES) is trying to map the basements that had sewage backups. Chernoff has generously offered to serve as the BCA contact person. He will collect information from Bluemont homeowners who had sewage backup problems in June and will forward the data to DES to assist that department in investigating possible sewer system improvements that ➡ 4

## Development Surge Continues

### Ballston Row (4800 N. Fairfax Dr. and 4801 N. 9th St.)

The developer plans to resubdivide this property by right into 16 town homes, which will be accessed from a 23-foot drive aisle running between N. Fairfax Dr. to N. 9th St. According to the Department of Public Works (DPW) the initial submission in July was rejected on the basis of zoning (current zoning is RA8-18), but the revised plat was subsequently approved. Doug McCurdy of DPW is now gathering neighbor's comments. If you live near this property and wish to learn more or give feedback, please contact Doug at 703-228-3690 (and share any news with your neighbors).

### Glebe 25 (N. Glebe Rd., across from Ballston Commons Mall)

According to BCA member Terry Serie (BCA's representative for this project), the developer (Mark Silverwood) called to say that he plans to redesign his project based upon concerns ➡ 3



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# BCA Neighborhood News



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## BCA MEETINGS AT A GLANCE...

### LAST GENERAL MEETING, SEPTEMBER 27

- Peter Owen, Chair of the Arlington Commission on Transportation, discussed the commission's role in developing transportation policy, including upcoming changes to the Master Transportation Plan, last revised nearly 20 years ago. Owen also described the work of the County's transportation engineers and encouraged residents to contact the Transportation Department with their concerns. Of particular interest to Bluemont residents were comments on projected vs. real traffic congestion increases, and how traffic studies are generally not that helpful or considered a major factor in approvals of site plans. Issues regarding local intersections and streets were discussed as well, and Owen reminded attendees that the County has no formal role in the proposed widening of I-66 (a state initiative) but that the County is committed to minimizing the impact on residents and properties if I-66 is widened.
- Updates on various development projects affecting our neighborhood were presented, and BCA President Judah dal Cais encouraged all BCA residents to get actively involved in the development approval process and cited Terry Serie's success in rallying neighbors to attend review meetings regarding Glebe 25. (See "Development Surge Continues.")

### NEXT GENERAL MEETING, OCTOBER 25, 7PM, ATS

#### ● Board Member Ferguson To Speak

Bluemont Civic Association's (BCA's) October general membership meeting will be held this coming Wednesday at Arlington Traditional School (ATS) on North Edison St. (behind McDonald's). The featured speaker will be County Board member Paul Ferguson.

- Rescheduled from last month, County staff member Richard Best will present the 90% Arterial Transportation Management (ATM) plan for the section of Wilson Boulevard between N. Edison and Frederick Streets. (Note: The 50% ATM plan was presented at the June meeting.)

### 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.

### Did We Deliver?

BCA extends an enthusiastic thanks to the volunteer newsletter distributors who hand-delivered the September newsletter to all residents living within BCA boundaries. (Usually, BCA News is mailed to members only, to keep costs down.) If you did NOT receive the September newsletter, please contact Judy at [jc.swings@verizon.net](mailto:jc.swings@verizon.net) or 703-276-0124. ■



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## ► **Surge Continues** FROM P.1

expressed by homeowners at the Townes of Ballston and current market conditions. The Arlington County planning staff and Arlington County Planning Commission members have confirmed that the application has been withdrawn.

The planning staff also has advised BCA that the revised proposal should no longer include the Exxon station, which would likely mean a reduction in height of one to two floors (back to about seven stories). (Exxon would need to apply for separate permits if it intends to demolish the current station and put in a new convenience store.) The net result would be less additional traffic traveling down N. Tazewell and 7th streets during the rush hours. It would also likely prevent the new building's residents from being able to see into Townes of Ballston bathroom skylights. At press time, Silverwood had not given BCA a projected date for resubmission of the revised plan.

BCA extends its deep gratitude to Terry Serie who spent countless hours doing research, meeting with the developer and County staff, and drumming up neighborhood support. Due to his efforts, more than 30 residents attended the Site Plan Review Committee (SPRC) meeting, which is one big reason why the developer is "rethinking" his original plans. Serie has proved that the strength-in-numbers approach works.

### **Peck/Staples Site (Corner of N. Glebe Rd. and Wilson Blvd.)**

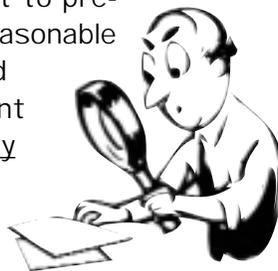
JBG, the developer, expects to submit its plan for 12-story and 8-story office buildings and 28 four-story townhouses sometime in October. JBG's traffic impact studies do not appear to include several important intersections (for example, N. Tazewell Street and Wilson Blvd.), but the traffic studies will not be available to the public until the County accepts the proposed plan for review. The next step is the SPRC, at which time residents will have an opportunity to make comments, ask questions, and insist on answers. ■

## **Covenants: Keeping Development Reasonable**

Deed covenants on residential properties may be one way to keep new development within reasonable bounds! If you want to prevent developers from stretching (or exceeding) reasonable limits, visit the Arlington County Court House and obtain a copy of the deed(s) in question. (Important note: The County does not enforce covenants; only homeowners can enforce covenants.)

Look for restrictive covenants that may affect the developer's proposed plans, including:

- Lot size requirement for a house,
- Distance from the house to the property line (front, back and sides),
- Number of stories permitted,
- Use to be made of the structure (i.e., no commercial use),
- Number of cars that can be garaged (i.e., no more than a two-car garage can be built), and
- Construction cost (i.e., "No structure costing less than \$2,500 can be built"). ■



## **WHAT'S GOING ON IN THE NEIGHBORHOOD?**

### **October Candidates' Night Thursday, 10/26/06, 7 pm**

Nine civic associations (including BCA) are cosponsoring a Candidates' Night forum on October 26 where voters may meet and evaluate candidates running for School Board, County Board, and U.S. House. The event will begin promptly at 7 pm and will end by 9:30 pm. The location is the Reed School at N. 18th and Madison streets (next to the Westover shopping area on Washington Boulevard). The school faces N. McKinley Road, but the closest parking is at the back of the school near the multipurpose room. People may also park along N. McKinley Road and walk around the left side of the school or enter through the school's front doors, if they are open.

### **McKinley Presents "Stinky Cheese Man"**

McKinley Children's Theater presents "The Stinky Cheese Man and Other Fairly Stupid Tales" at two evening performances, November 2nd and 3rd, 7 pm. Come enjoy McKinley students (2nd-5th grade) perform the hilarious musical based on Jon Scieszka and Lane Smith's award-winning book. Performances are in the Multipurpose Room at McKinley Elementary School (1030 N. McKinley Rd). Admission is free; however, donations will be accepted at the door. ■



### **Architecture Speaker Series**

Internationally recognized architect Enrique Norten will kick off the County's Architecture Speaker Series on October 27, 7 pm, at the Rosslyn Spectrum ➡ 4

## MARK YOUR CALENDARS

Next General Meeting	10/25
Candidates Night	10/26
7PM, Reed School	
Architecture Speaker	10/27
Series, 7 PM, Rosslyn Spectrum	
Air Pollution & Health	10/27
Talk, 10:30 AM, St Michael's	
Episcopal Church, N Ivanhoe St	
November	
Election Day	11/7
No. Virginia Photographic	11/10
Society Show, Ft CF Smith Park	
6-8 PM, 11/11:10-5, 11/12:12-5	
General Meeting	TBD

## ► Sewer Backups

FROM P.1

may prevent future problems.

Working together as a group, affected homeowners may be able to convince the County to fix the problems by introducing tougher building codes for housing redevelopment, making improvements to the sewer system, and subsidizing property owners to upgrade their sewer hookups. For more information and/or to report a sewer backup problem in your home, please contact Paul Chernoff at paulchernoff@mac.com. ■

## ► in the Neighborhood

FROM P.3

Theater. Norten, founder and principal of the firm TEN Arquitectos, will discuss his recent work, focusing on the achievement of innovative design solutions through architectural design excellence.

The series presentations are free and open to the public. For more information contact Anthony Fusarelli, 703-228-3548, afusarelli@arlingtonva.us, or visit the Arlington County Web page at <http://www.arlingtonva.us>. ■



**Bluemont Civic Association**

**PO Box 5134**

**Arlington VA 22205**

## BCA Accepts Donations



Dues basically cover the cost of producing and mailing the newsletter and allow us to sponsor a few special events like Candidates'

Night. Additional donations are always welcome. Please help us help you. Send donations to BCA at P.O. Box 5134, Arlington VA 22205.

## Please Help Us Incorporate!



BCA would like to incorporate. We are looking for an attorney (with experience in incorporating nonprofit organizations) to volunteer his or her time to help us at cost. If you are interested, please contact Wendy Dean at [wjlarlington@yahoo.com](mailto:wjlarlington@yahoo.com).

