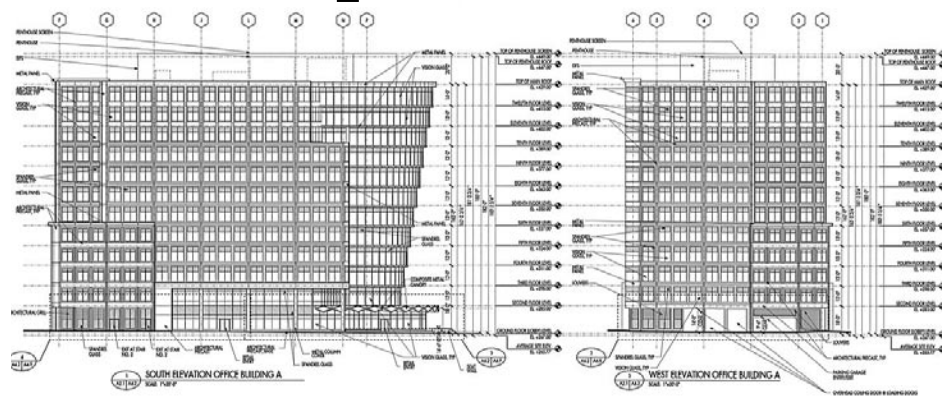


- JBG Peck/Staples plan update
- Wilson & George Mason ATM plan revision
- Your input & concerns

JBG Presents Revised Peck/Staples Plan



Peck/Staples site plans grossly exceed the "GLUP" but are moving ahead fast. See model photo p.3.

JBG, the developer of the Peck/Staples site (at the corner of Wilson and Glebe), will present its revised plan to the membership at the November meeting. Please note that this presentation is in addition to the first Site Plan Review Committee (SPRC) meeting **on December 14**—the public meeting at which residents will have an opportunity to directly express their opinions about the plan to the County. If there is sufficient public comment at the first SPRC meeting, then addi-

tional meetings will be scheduled to hear and address all residents' concerns. At presstime, the place of the December 14 SPRC meeting is still to be announced.

Due to the Thanksgiving holiday, Bluemont Civic Association's (BCA's) November general membership meeting has been moved to Wednesday, November 29, 7 pm, at Lubber Run Community Center, 200 N. Park Road (at the corner of George Mason and Park).

NC/Traffic-Calming Funding Crisis

Neighborhood Conservation Advisory Committee (NCAC) Representative Wendy Dean has been advised that due to chronic funding shortfalls for already-approved projects, the prospects for funding any new NC projects would be highly unlikely over the next 10 years. All approved NC projects in the Bluemont area are over budget (because they were funded at less than their projected cost) and are at least two years behind schedule. Bluemont's two top-priority projects (N. 9th Street and N. Frederick Street) in the existing queue have not yet been approved, and there likely will not be an opportunity to resubmit these projects for funding until sometime in 2008.

Similarly, the County's traffic-calming program has serious funding problems, and the County is proposing to cancel the program. All residents who support traffic-calming efforts should let the County Board know. ➔ **4**



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BCA MEETINGS AT A GLANCE...

LAST GENERAL MEETING, OCTOBER

● **Ferguson Visit**—County Board member Paul Ferguson spoke on a number of topics. With respect to the Peck/Staples plan, he indicated that the Board had not specifically solicited a redevelopment proposal along the lines of JBG's proposal and said the Board would listen to input from BCA and its members. Ferguson insisted that the Board has made no commitments to JBG to approve the proposed rezoning ("upzoning or up-GLUPing") of the Peck/Staples site.

With respect to the NC funding crisis, Ferguson said that he would suggest moving curb, gutter, and sidewalk projects from the NC budget to the County's general maintenance budget in order to help relieve the NC bottleneck. In response to a member's concern about the lack of a left turn signal (from eastbound Wilson Blvd. onto northbound Glebe Rd.), Ferguson promised to solicit feedback from civic associations for a list of intersections where left-turn arrows are necessary.

● **Wilson ATM Plan**—Richard Best presented the 90% design plan for the Arterial Traffic Management (ATM) project along Wilson Boulevard (between George Mason Drive and N. Frederick Street). The design plan includes a landscaped median along parts of Wilson to create a pedestrian safety zone, landscaped strips in front of 7-11 and Safeway, bus shelters in front of Safeway and Federal Lock & Key, ➡ **3**

NEXT GENERAL MEETING, NOVEMBER 29

● **JBG Peck/Staples**—JBG will present its revised plans for this controversial site. See story, page 1.

● A county representative will present a proposed revision to the Arterial Transportation Management (ATM) landscaping plan for the intersection of George Mason Drive and Wilson Boulevard. The County mistakenly placed an electrical box on the sidewalk. Now the Parks Department wishes to redo the landscaping for this intersection.

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.

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► **October Meeting** FROM P. 2

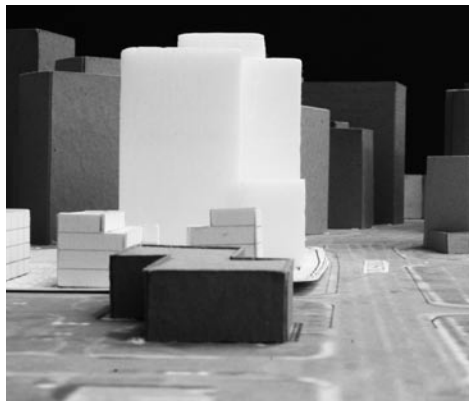
widened sidewalks in front of Two Chefs and the BP station, the removal of street parking from the south side of Wilson in front of Federal Lock & Key, and cross-walks from Safeway to N. Emerson Street. Best anticipates that construction will begin in November 2006 (weather permitting).

The membership voted unanimously to approve the 90% design plan. BCA Executive Board members thanked Best for his progress and continued commitment to the project. (Special note: BCA also wishes to thank the local business and property owners that supported and/or granted easements so the sidewalks could be widened.)

•**New Peck/Staples Coordinator**—The membership voted unanimously to name BCA member Terry Serie as its Information Coordinator for the redevelopment project and authorized Serie to obtain information regarding the project and disseminate such information to the membership. As you may recall, Serie served as BCA's representative for the proposed Glebe 25/Silverwood development project (a 9-story condo building on Glebe Road near Carlin Springs Road). The developer has withdrawn that plan. ■

► **JBG Peck/Staples Plan** FROM P. 1

JBG's plan for 12-story and 8-story office buildings and 28 four-story townhouses greatly exceeds the current zoning and the General Land Use Plan (GLUP) limits that govern the Peck/Staples site. JBG intends to ask the County to increase the zoning (enabling greater height and density) and to adjust the land-use plan as well. Many neighbors have expressed concerns about traffic, parking, height and other problems. In fact, JBG's own traffic studies (which did not include a review of several nearby intersections, including N. Tazewell Street and Wilson Boulevard) project traffic failure at key intersections like Glebe and Wilson, both in the morning and evening rush hours. At this point, JBG has revealed no plans to minimize the traffic problem and its impact on nearby residents. **Get involved! Contact BCA's new Peck/Staples coordinator Terry Serie at tserie@aol.com.**



Massing model view up Wilson toward Ballston, Peck replacement in white. Despite new "cutout" the plan gives Bluemont the cold shoulder.

problems. In fact, JBG's own traffic studies (which did not include a review of several nearby intersections, including N. Tazewell Street and Wilson Boulevard) project traffic failure at key intersections like Glebe and Wilson, both in the morning and evening rush hours. At this point, JBG has revealed no plans to minimize the traffic problem and its impact on nearby residents. **Get involved! Contact BCA's new Peck/Staples coordinator Terry Serie at tserie@aol.com.**

Other Development News

•**Ballston Row**—Larry Wingard of HJL Properties is working on a plan to replace two apartment buildings with 16 townhouses at the corner of Fairfax Drive and Buchanan Street. A few BCA members met with Wingard in October to review preliminary drawings and to ask Wingard to preserve as many healthy, mature trees as possible. Wingard requested an opportunity to present his plan to the general BCA membership once he has a firmer timeline and a better idea of the plan's economic feasibility. ➔ 4

WHAT'S GOING ON IN THE NEIGHBORHOOD?

Annual Scout Christmas Tree Sale

Scouts from local Boy Scout Troop 162 will hold its annual Christmas tree sale at the Dominion Hills Recreation Association, 6000 Wilson Boulevard, open daily until 9 pm. Douglas fir, Frasier fir, and white pine trees will arrive on the evening of November 30. Fresh pine wreaths and roping will also be available. Hurry before they're gone!

Did You Miss the Halloween Parade?

Despite repeated newsletter requests this past spring for a chairperson and volunteers to support Bluemont's neighborhood Halloween Parade, no one stepped forward. Therefore, this year's parade had to be cancelled. If you have Halloween spirit and want to help make next year's parade a reality, please contact any Executive Board member as soon as possible.

Join BCA's E-list

If you are a current BCA member who is NOT currently on the e-list, please send an e-mail to bcaelist-subscribe@topica.com. Topica (our list host) should reply by sending you a subscription request form within a day or two. 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 notice of your request, and your e-mail address will be added to the list. For general e-list questions, please contact BCA member/volunteer Suzanne Sundburg at pro.wordsmith@verizon.net. ■

MARK YOUR CALENDARS

Next General Meeting 11/29

7pm at Lubber Run

Thanksgiving 11/23

Boy Scout 11/30-Until Sold
Troop 162 Annual Xmas Tree Sale

Dominion Hills Parking Lot

DECEMBER

Holiday Artisans Fair 12/9

Featuring Neighborhood Artists
Dominion Hills Clubhouse, 10-4

BCA Exec. Board Meeting 12/12

7pm at ATS

SPRC Meeting 12/12

re: Peck/Staples site

General Meeting at ATS 12/20

► NC/Traffic-Calming

FROM P.1

To obtain Board members' e-mail addresses, use this link: <http://www.arlingtonva.us/Departments/CountyBoard/meetings/members/CountyBoardMeetingsMembersMain.aspx>. Send letters to Arlington County Board, 2100 Clarendon Blvd., Suite 300, Arlington, VA 22201. ■

Looking for a great pre-school?



Kinhaven is a parent-run, cooperative pre-school located near Ballston Metro. Our half day program runs from 9:30am - 1:00pm and follows an educational philosophy that centers on learning through play. We currently have openings for three- and four-year olds. If you are interested in learning more about Kinhaven, please call 525-4636.



Bluemont Civic Association

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► Development Plans FROM P.3

•The Fairmont (the old INS building on Fairfax Drive)—According to Paul Ferguson, JBG has suspended its plan to replace the old INS building with a 23-story, mixed-use condominium building. Originally, JBG had agreed to construct part of the new western entrance to the Ballston Metro station in return for the County Board's approval of significant additional density/height. JBG appears to have concluded that the project, as planned, is no longer economically feasible. ■

December Dues Renewal

Just a friendly reminder that your 2006-2007 dues need to be paid in December. Renewal costs just \$15. The label on your December newsletter will include your renewal date. If the date on the label says, "Paid thru Dec-06" (or earlier), then please be sure to bring a check or cash to the next general membership meeting. Dues can also be renewed by mail. Simply make your check payable to Bluemont Civic Association, and mail it to BCA Treasurer, P.O. Box 5134, Arlington VA 22205.

Remember, BCA receives no County funds. We are an all-volunteer neighborhood organization that depends entirely on dues and contributions from you, our neighbors in Bluemont. Please help BCA continue its important work by paying your dues promptly. And please ask your neighbors to join BCA (if they are not already members). ■

