

Jan 2007

A Public Service of Your Bluemont Civic Association

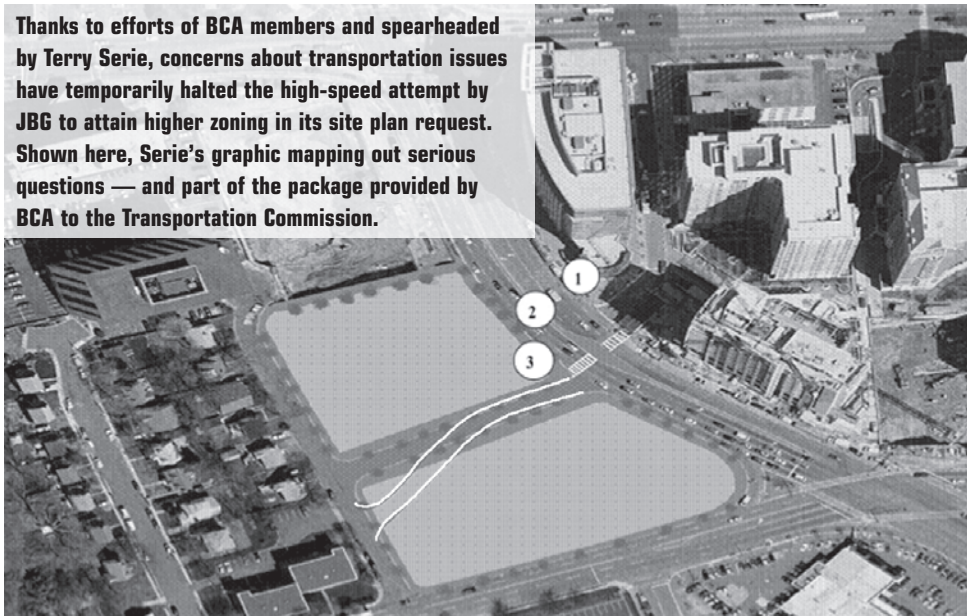
Peck-Staples-Jordan Manor Grinds On

JBG REQUESTS 1-MONTH DELAY

At the Transportation Commission meeting on 1/10/08 (actually it was 12:40 am on 1/11/08), commission members voted unanimously to defer making any decision on the Peck-Staples-Jordan Manor site plan application. There were simply too many unanswered questions for the commission to proceed.

The BCA submitted a written list of outstanding transportation-related questions for the commission to consider. President Judah dal Cais made a brief statement on behalf of the BCA. Many thanks to Terry Serie, Judah dal Cais, Wendy Dean, and everyone else who stayed ➡3

Thanks to efforts of BCA members and spearheaded by Terry Serie, concerns about transportation issues have temporarily halted the high-speed attempt by JBG to attain higher zoning in its site plan request. Shown here, Serie's graphic mapping out serious questions — and part of the package provided by BCA to the Transportation Commission.



JOIN US!

NEXT GENERAL MEETING 1/23/08

5248 N 5TH STREET

- Peck-Staples-Jordan Manor Update
- Phase III ATM Proposal Review
- Your Input & Concerns

www.bluemontcivic.org

Superintendent's Boundary Plan Decimates Bluemont Schools

Arlington Public Schools (APS) Superintendent Rob Smith released his recommendations for boundary changes to County elementary schools. Smith inflicts his most drastic cuts on Bluemont's two neighborhood schools Ashlawn and McKinley — recommending moving more students from each of these schools than any other in the county including the most overcrowded, Tuckahoe. While Smith's entire plan proposes moving a total of 686 students in primarily North Arlington, 142 of those would be moved from McKinley and 150 from Ashlawn (before taking "grandfathering" into account). That's a reduction in our neighborhood schools' current student populations by over 35% and 40%, respectively. Both schools are proposed to lose 5.5 planning units — the individual geographic pieces APS uses to make up each school's attendance zone. That means moving half of each school's current geographic ➡2



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BCA Neighborhood News

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open — volunteer needed

► School Boundaries FROM P.1

boundary. In addition, Ashlawn will also lose one Montessori class. Comparatively, APS' most crowded school, Tuckahoe, is being asked to move only 4 planning units a total of 97 students. McKinley students would move to Ashlawn while those at Ashlawn would be divided among Barrett, Long Branch and Carlin Springs. The plan includes no proposed changes to Arlington Traditional School (the former Jackson Elem.) located in Bluemont. A public hearing is scheduled for Jan. 22nd with a final School Board vote coming in late Jan/early Feb. For more info www.apsva.us/15401081152149600/site/default.asp# ■

BCA MEETINGS AT A GLANCE...

Next General Meeting 1/23/08, 7:30 pm at the Dal Cais Home — 5248 N. 5th Street

President Judah dal Cais has kindly offered to host our January 23 general membership meeting at his home. (Arlington Traditional School is unavailable for our January and February meetings.) At the 1/23 meeting, the membership will review and discuss the most recent developments regarding the Peck-Staples-Jordan Manor site plan.

The membership also will review and discuss Phase III of the Arterial Transportation Management (ATM) Plan for Wilson Boulevard. The proposal includes the restriping of Wilson (west of N. Frederick Street) to create one through-lane in each direction and a center turn lane.

Directions to Judah's house: At the intersection of N. Emerson Street and Wilson Blvd., travel south on N. Emerson past the trail intersection. Take a right onto Bluemont Drive (the road that runs parallel to the trail/park). Take a left onto N. Greenbrier Street and proceed to the "T" intersection with N. 5th Street. Judah's house is across from that intersection on the south side at 5248 N. 5th Street.

Ed Fendley To Speak About Schools in February

School Board Chair Ed Fendley (also a BCA member and former BCA president) will address the membership at its February 27 meeting. (Note: The location of the 2/27 meeting will be confirmed in the February newsletter and on the BCA Web site.) ➡4

INCLEMENT WEATHER?

The BCA follows the Arlington Public Schools closing policy for inclement weather. If Arlington closes its public schools on the date of a scheduled BCA meeting, then the meeting will be cancelled.

RENEW FOR 2008!

If the renewal date on your newsletter label says, "Paid thru Dec-07" (or earlier), then please be sure to bring a check or cash for \$15 to the next general membership meeting on January 23. Checks made payable to Bluemont Civic Association also may be mailed to BCA Treasurer, P.O. Box 5134, Arlington VA 22205. Correct or update your information on the form below.

Name(s) _____

Mailing Address _____

Phone Number _____

E-mail Address (optional—for BCA notification only) _____

Comments _____

► Grinding On FROM P.1

late into the night to support BCA interests at the Transportation Commission meeting.

On 1/11/08, The JBG Companies filed a letter with Arlington County requesting that the County defer consideration of its site plan application for one month. Accordingly, the site plan application was withdrawn from the Planning Commission's and County Board's January meeting agendas (the meetings set for Monday, 1/14 and Saturday, 1/26). The BCA also will confirm that the item has been withdrawn from the Housing Commission's meeting agenda.

Site Plan Summary

The JBG Companies (the applicant) is proposing to build a 7-story office building on the Staples portion of the site; approximately 8 luxury townhouses are proposed for the portion of the Staples site that faces N. Wakefield Street; a 10-story office tower is proposed for what is now the Peck building site; and 90 units of affordable housing are proposed for southwest corner of the site (the Peck parking lot). The Jordan Manor apartments (on Wilson between Wakefield and Woodrow) are to be razed and replaced by approximately 22 luxury townhouses.

The plan also includes a new segment of N. 9th Street, which will connect N. Glebe Road to N. Wakefield Street. A stoplight for the intersection of Wilson and Wakefield is being considered.

Your Last Chance To Be Heard!

Residents of Bluemont will be directly affected by the increased traffic and other changes that will accompany this development. The applicant is asking for an increase in density/height of approximately three times what the county would normally grant to the applicant by right (under existing zoning and land use restrictions). Attendance by BCA members and Bluemont residents at the County Board meeting (in February) will be crucial. The more members of the community who show up, the more likely County Board members will be to listen to community concerns and input.

Once the County confirms when the Peck-Staples-Jordan Manor site plan will next be reviewed by the Transportation, Planning, and Housing Commissions as well as the County Board, the BCA will relay that information via the e-list and will post it to the BCA Web site (<http://www.bluemontcivic.org>). ■



Computer Recycling

The Keep It Green Electronics Recycling Program collects old computers and electronics and then refurbishes and resells or recycles them. Most electronic equipment is accepted/recycled free of charge; however, there is a \$10 processing fee for each computer monitor. (Please note that Arlington County charges residents a \$25 processing fee per monitor.) Keep It Green maintains a no-landfill policy (all materials are recycled). Your donated computer equipment and electronics will provide disabled Northern Virginia citizens with meaningful, ➡4

WHAT'S GOING ON IN THE NEIGHBORHOOD

9th Street Improvements Recommended

At its December meeting, The Neighborhood Conservation Advisory Committee (NCAC) recommended the release of funds (\$423,000) for the BCA's project on N. 9th Street between Frederick and Edison. This project includes the addition of curb, gutter, sidewalk and street lights. Next, the project will go the County Board where it is expected to be approved. ■

What's Your Sign?

Does your neighborhood have missing, obscured, confusing, excessive or downright ugly signs? The Civic Federation wants to identify County signs that need to be added, changed, eliminated, improved or upgraded. Walk or bike your neighborhood to identify the location of problem signs (give the block, street number, intersection or GPS coordinates). Forward your suggestions/photos by snail mail to Burt Bostwick, 3832 Military Road, Arlington 22207 or by email to burt@civfed.org. The best and worst examples will be reviewed, and in May the Civic Federation's Transportation Committee will vote on a resolution to ask the County for action. ■

Washington-Lee High School Presents *Nickel and Dimed*

Can a middle-aged, middle-class woman survive, when she suddenly has to scrub floors and live on \$7 an hour? Joan Holden's stage adaptation of Barbara Ehrenreich's book is a comic epic shadowed with tragedy. *Nickel and Dimed* will be performed in the W-L High School Blackbox Theatre, at 7:30 pm on Thursday, 1/31, Friday, 2/1, and Saturday, 2/2. Tickets are \$5.00 in advance, and \$7.00 at the door. Advance reservations 703-228-6200. ■

MARK YOUR CALENDARS

Next General Meeting **1/23**
5248 N 5th Street

Nickel&Dimed 1/31, 2/1, 2/2
W-L Blackbox Theater

Executive Board Meeting 2/12

General Meeting 2/28

Check www.bluemontcivic.org for updates on meeting location changes as well as County Board and Commission meetings related to the Peck-Staples-Jordan Manor site plan.

► Computer Recycling FROM P.3

paid work, and you will receive a donation receipt for the processing fee (which you may use for tax-deduction purposes).

Drop-off Locations:

ServiceSource/Keep It Green
6295 Edsall Road, Suite 175, Alexandria, VA 22312
Hours: Monday - Friday, 8 am to 4 pm

Community Thrift Store
8906 Centreville Rd., Manassas, VA 20110
Hours: Monday - Friday, 10 am to 6 pm

Don't let your old computer equipment end up in landfill. Keep it green! For more details, please contact Sallie Farmer of Keep It Green/Service-Source, Inc. at 703-461-6153 or via e-mail at Sfarmer@ourpeoplework.org. ■



Bluemont Civic Association
PO Box 5134
Arlington VA 22205

Check the label —
RENEW FOR 2008!
If the renewal date on the labels says "Paid through 12/31/2007" (or earlier), please fill out the form on page 2 and send your check for \$15 to BCA, or bring it to the next BCA meeting!



WHAT HAVE WE DONE FOR YOU LATELY?

- Represented Bluemont's interests in the Peck-Staples-Jordan Manor site plan development proposal, including attending a crucial county meeting that lasted well past midnight. We are working to insure that development west of Glebe Road stays within the county's General Land Use Plan and doesn't adversely impact Bluemont residents.
- Worked with the county staff on the Arterial Transportation Management (ATM) Plans. We lobbied hard to obtain money for improvements to Wilson Blvd, and suggested and gave input to make Bluemont's busy "Main Street" area around the Safeway and McDonalds a more pedestrian-friendly and attractive part of the neighborhood.
- Helped residents obtain traffic calming, sidewalks, park enhancements, infrastructure repairs and improvements, and more.
- Solicited and led a once-in-10-year Walking Town Meeting with County Board members and staff for an up-close view of Bluemont issues,
- Hosted the Neighborhood Day barbecue and more! ■

► BCA Meetings

Senior Housing and Services March 26

Richard Young will speak about the Culpepper Garden senior housing community which has been home to low- and moderate-income seniors (residents pay rent based upon their income) since 1975.

A representative from the Arlington Agency on Aging (AAA) also will be on hand. AAA provides seniors and their families, friends and caregivers with information on, assistance in accessing, and referrals to services and resources available for Arlington seniors. ■