

NEXT GENERAL MEETING 2/27/08

- School Board Chair Ed Fendley on the boundary issue
- Peck-Staples-Jordan Manor Update
- Your Input & Concerns

Left: Peck-Staples-Jordan Manor proposal rendering

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Last Chance!

County Board Makes Final Review of Peck-Staple-Jordan Manor Site Plan on Saturday

The Arlington County Board will review the Peck-Staples-Jordan Manor site plan on Saturday, 2/23, 9 am, at 2100 Clarendon Blvd. in room 307. Please note that if you wish to speak at this meeting, you must sign up in room 307 before 8:30 am. Comments and questions also may be sent to the County Board at CountyBoard@arlingtonva.us prior to Saturday.

To review details of this site plan, visit BCA's Web site at www.bluemontcivic.org. The JBG Companies (the applicant) proposes to build a 7-story office building (the Staples site), 28 luxury town-houses (9 facing Wakefield behind the 7-story building and 19 others on Wilson between Wakefield and Woodrow to replace the Jordan Manor), a 10-story office tower (on the Peck site), and 90 units of affordable housing (at Wakefield and Wilson behind the 10-story building). A new road (9th St. N.) will be cut from N. Glebe Rd. to access N. Wakefield St.

The applicant is asking for an increase in density (height) of more than twice what the County would grant under existing zoning and land use restrictions (by right). The greater our numbers, the more likely County Board members will be to address community concerns. With the staggered construction of buildings and the conditional funding of the affordable housing component, this site plan is complex and some details are still unknown. The Transportation Commission also plans to consider reopening N. Wakefield and Woodrow Streets to vehicular traffic from Fairfax Drive (near the I-66 interchange) in conjunction with future site plans. This would mean shifting arterial commuter traffic to residential streets, which would set an important precedent. ➡

BCA MEETINGS AT A GLANCE

Next General Meeting 2/27/08

● School Board Chair Ed Fendley (also a BCA member and former BCA president) will speak at Lubber Run Community Center (N. Park Road at N. George Mason Dr.). Ed will explain the final School Board decision regarding boundary and program changes and how it will determine which local elementary schools Bluemont children attend. ■

Last General Meeting 1/23/08

● County Staff member Richard Best reviewed the Phase III proposal for the Wilson Blvd. Arterial Transportation Management (ATM) Plan. This proposal includes the restriping of Wilson from N. Frederick Street west to the County line and would reduce Wilson to one through-lane in each direction with a dedicated center turn lane to access cross streets. Best also responded to concerns about resulting additional wait time for accessing Wilson from side streets, noted lack of safe access on sidewalks due to utility and other ➡



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MARK YOUR CALENDARS

PECK-STAPLES-JORDAN 2/23
MANOR SITE PLAN BEFORE
COUNTY BOARD

Next General Meeting 2/27

Lubber Run Community Center

MARCH

BCA Exec. Board Meeting 3/11

BCA General Meeting 3/26

- Richard Young of Culpepper Garden will speak on senior housing.
- Susan Lane from the Arlington Agency on Aging will provide information on resources available for older residents of Arlington County and their caregivers.

BCA Neighborhood News

is a service of YOUR community civic association.

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Bluemont Civic Association

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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 below and send your check for \$15 to BCA, or bring it to the next BCA meeting!



Renew for 2008!

Correct or update your information on the form below.

Name(s) _____

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E-mail (optional—for BCA use only) _____

Comments _____

Make checks payable to Bluemont
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► Last Chance

The BCA will testify at the meeting and ask the County to ensure that sufficient actions are taken to mitigate traffic and parking impacts on neighborhood streets, ensure that the proposed affordable housing apartments and townhouses will be built as a buffer for the existing neighborhood, and require a new traffic light at the intersection of N. Wakefield and Wilson Blvd. before construction begins. Please attend the Board meeting and support Bluemont. ■

► Last General Meeting

obstructions and the lack of feasibility of obtaining easements for wider sidewalks. He also reiterated that this would be a temporary, one-year test, possibly limited to between N. Frederick and Four Mile Run — if and when funds become available. BCA members passed a motion to support seeking study funds.

● JBG and AHC updated the membership on the Peck-Staples-Jordan Manor site plan (although current drawings were not available). ■