

- NEXT GENERAL MEETING 9/24/08**
- Park Service on the Split Rail Fence
  - Arl. Forest on Clubhouse Expansion
  - Your Input & Concerns

Left: Will JBG redevelop the Safeway site?

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

# Board Approves AHC Site Plan Amendment

In July, the County Board approved AHC's site plan amendment allowing 90 units of "affordable" housing to be built on the Peck-Staples site (at the corner of N. Wakefield Street and Wilson Boulevard). The amendment discussion focused largely on cosmetic issues. Among other things, BCA members had expressed concern regarding the appearance of the roof, which will have 90 heating/air conditioning units (one for each apartment), and the color of the brick exterior ("tangerine"). BCA 1st Vice President Wendy Dean noted that the final county staff report for this project allegedly gives BCA some further input into the choice of brick color.

Back on April 1, AHC gave the 22 families living in Jordan Manor notice to vacate by July 31. AHC hired a housing coordinator who, according to AHC representatives, held meetings with the tenants and distributed application packets for other AHC properties.

At a June public meeting, an audience member asked how many Jordan Manor tenants had been relocated, and the AHC representative said he didn't know. This uncertainty did not prevent AHC from requesting an additional \$2 million (including \$88,000 for "tenant relocation") from the county in July. In December, the County Board will consider adding \$220,000 of AHC's existing Jordan Manor debt to the larger long-term county loan.

Although the "County Manager wanted stronger assurance than could be provided through an MOU," the county stripped the conditions governing the affordable housing component from the development's site plan conditions (the publicly available legal framework) and instead entered into an undisclosed memorandum of understanding (MOU) with AHC and JBG.



## Safeway Redevelopment Déjà Vu

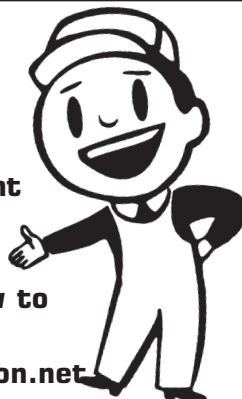
JBG-Rosenfeld is studying the Safeway site on Wilson Boulevard to determine if it would be a feasible location for redevelopment. JBG's representative has suggested that this redevelopment would retain the Safeway store. The Mid-Atlantic Safeway group is soliciting bids that are probably contingent on increasing the height and density well beyond the three stories allowed by right under current zoning and the General Land Use Plan (GLUP). To make this project financially feasible, JBG (the developer of the Peck-Staples site) would likely build a 4- to 6-story apartment building with a new Safeway on the ground floor. The County Board favors upzoning and up-GLUPing the area.

In 2002, there was a similar attempt to demolish the entire block (including all the single-family homes on the Safeway block) in order to erect a building with approximately 280 condos/apartments. Several



## Your Ad Here!

**BCA's September newsletter went to over 2,000 households! Too bad you didn't advertise your product or service! Find out how to advertise with us by contacting Judah dal Cais at [jdalcais@verizon.net](mailto:jdalcais@verizon.net)**



**ELIZABETH BOUCHARD**

Associate Broker  
 CRS, GRI, MIRM, E-Pro®  
 Arlington Office  
 4600 Lee Highway, Arlington, VA 22207  
 Phone & Fax: 703/229-5030  
[elizabeth@longandfoster.com](mailto:elizabeth@longandfoster.com)  
[www.moveonova.com](http://www.moveonova.com)



# 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

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

### First Vice President

Wendy Dean-wjlarlington@yahoo.com

### Second Vice President

Talmadge Williams-703-522-5575/ttwrec@aol.com

### Neighborhood Conservation Advisory Committee Representative

Carl Drummond-703-522-8259/carld10@aol.com

### Treasurer

Judy Collins-703-276-0124/jc.swings@verizon.net

### Secretary

Mary Thorne-mary.thorne3@verizon.net

### Civic Federation Representatives

Delegates: Kate Mesches, Talmadge Williams, Ed Fendley, Terry Serie. Alternates: Ellen Armbruster, Judah dal Cais, Sam Ferro, Larry Smith

### BCA COMMITTEE CHAIRS & REPRESENTATIVES

#### Webmaster

Dave Leichtman-dave@leichtman.org

#### Newsletter Editor

Suzanne Sundburg-pro.wordsmith@verizon.net

#### Newsletter Design/Layout/Photos

Sam Ferro-sam@ferroplusferro.com

#### Newsletter Distribution

Judy Collins-jc.swings@verizon.net

#### Wilson Boulevard Safety Committee

Bob Waffle-rwaffle@comcast.net

#### Wilson Boulevard Revitalization Working Group

Judah dal Cais-jdalcais@verizon.net

#### Ballston Partnership Representative

Talmadge Williams-ttwrec@aol.com

#### Metro Liaison

Henry McFarland-hmcfarland@hotmail.com

#### Emergency Preparedness Liaison

open — volunteer needed

## Help Us Help Others

Bluemont Civic Association serves our neighborhood in civic matters, but what about beyond our boundaries?

We are looking for help in planning a neighborhood event in the near future to benefit a local charity. If you have a great idea or space for this event, would like to help in some way — or would even like to take the lead on it — let us know!

Contact BCA president Judah dal Cais at [judalcais@verizon.net](mailto:judalcais@verizon.net) or 703-528-1551.

## BCA MEETINGS AT A GLANCE...

### LAST GENERAL MEETING 6/25/08

#### BCA Election Results

At the June annual meeting, the BCA Nominating Committee presented its slate of nominees for the 2008-2009 election, and the membership voted to elect all of the nominees: Judah dal Cais, President; Wendy Dean, First Vice President; Talmadge Williams, Second Vice President; Mary Thorne, Secretary; Judy Collins, Treasurer; and Carl Drummond, Neighborhood Conservation Advisory Committee (NCAC) Representative. Kate Mesches, Talmadge Williams, Ed Fendley and Terry Serie were elected to serve as BCA's Civic Federation Delegates. Ellen Armbruster, Judah dal Cais, Sam Ferro and Larry Smith were elected to serve as BCA's Civic Federation Alternates. ■

### NEXT GENERAL MEETING

#### 9/24/08 – 7:30pm ATS

Bluemont Civic Association (BCA) is your neighborhood civic association. And although the civic association is not part of county government (and receives no county funds), the county recognizes (and responds to) BCA as the formal neighborhood representative.

The first BCA general membership meeting of the 2008-2009 season will be held at 7:30 pm on Wed., 9/24/08, at Arlington Traditional School (ATS) on N. Edison St. (behind the McDonald's and Two Chefs Pizza on Wilson Blvd.).

A member of the Arlington Forest Club Board of Directors will be on hand to discuss the club's plans to add a second-story clubhouse over the existing bathhouse and make other improvements to the bathhouse. The club wants county approval of its plan without being required to build additional surface parking. After a review of the plans, BCA members will be asked for a statement of support. Visit [www.bluemontcivic.org](http://www.bluemontcivic.org) to review the club's concept drawings.

President Judah dal Cais also has invited Park Service Area Manager Kevin Stalica to discuss what a park employee has described as "several communications both in favor and against the removal of split rail fencing along portions of the Bluemont Junction Trail." The county removed this fence without prior notice on August 2. Please see the related article on p.5. ■

### Monthly Meeting Schedule

BCA normally holds general membership meetings on the fourth Wednesday of each month (September through June) at 7:30 pm. Executive Board meetings take place on the second Tuesday of each month at 7:30 pm. (Executive Board meetings are open to BCA members.) BCA meetings are usually held at ATS, unless announced otherwise.

### Fall Meeting Dates

EB=Executive Board Meeting  
GM=General Membership Meeting

Tues. 10/14/08 7:30 pm EB

Wed. 10/22/08 7:30 pm GM

Tues. 11/11/08 7:30 pm\* EB+GM

Tues. 12/9/08 7:30 pm\* EB+GM

\* Tentative. Dates to be finalized. Visit the BCA Web site ([www.bluemontcivic.org](http://www.bluemontcivic.org)) for the most up-to-date information on meeting times and locations.

**BE THERE! ALL ARE WELCOME AT BCA GENERAL MEETINGS.**

## ► Jordan Manor

FROM P.1

It is unclear how much of the \$88,000 requested for tenant relocation expense was actually paid to the tenants, or if all 22 Jordan Manor families were able to find comparable replacement housing in Arlington. Likewise, although developer JBG is supposed to contribute “nearly \$5.9 million” to the county’s affordable housing fund, it is unclear whether JBG has yet paid any money into the fund.

Fortunately, some project details are known. The monthly rents for the new AHC building will range from \$1,100 to \$1,500 (plus a monthly parking fee and utilities). And whereas most site plan projects must provide 1.0 parking spaces per unit, AHC will be allowed to provide as little as 0.7 spaces per unit. Originally, AHC was asked to keep building’s units affordable for 60 years; now the requirement is 30 years.

After the 24 units in Jordan Manor are demolished later this fall (both the Peck and Staples buildings have been demolished), the net gain of affordable units will be 66, if AHC is able to receive the state tax credits it is seeking. To review the plans and newsletter recaps of previous Peck-Staples-AHC meetings, visit [www.bluemontcivic.org](http://www.bluemontcivic.org). ■

## ► Safeway Redevelopment

FROM P.1

BCA members drew the media’s and Safeway’s attention to the project’s excessive density and height for what is a predominantly residential neighborhood well beyond the Metro’s quarter-mile “bull’s-eye” for dense development. Ultimately, the developer abandoned the project. More details on the 2002 Safeway redevelopment proposal are available at [http://www.bluemontcivic.org/nc\\_archive.php#conservation](http://www.bluemontcivic.org/nc_archive.php#conservation). ■

## Accessory Dwellings Get Green Light

At BCA’s June meeting, the membership voted overwhelmingly for a second time to oppose the county’s proposed zoning ordinance to legalize accessory dwellings (ADs) in single-family homes. Members raised three main concerns. First, there would be increased pressure on street parking, which is already in short supply. Second, given that many of these units exist illegally already, there seems to be little incentive for owners to obtain a permit. Finally, given the ineffectiveness of code enforcement to date, it seems unlikely that code enforcement personnel would be effective in monitoring the new accessory dwellings.

In July, BCA sent a letter to the County Board noting its objection to the AD zoning change. Despite opposition from civic associations and many members of the community, the County Board approved the change. Board member Mary Hynes provided the lone dissenting vote. To review BCA’s letter to the County Board, please visit [www.bluemontcivic.org](http://www.bluemontcivic.org). ■

# Join Us and Stay Informed!

**You received this hand-delivered newsletter compliments of BCA and its dedicated volunteers. To join BCA for 2008–2009 and receive the monthly newsletter by mail, please bring \$19 (cash or check) to the general membership meeting on September 24. Checks made payable to Bluemont Civic Association also may be mailed to BCA Treasurer, P.O. Box 5134, Arlington VA 22205.**

Please provide (or update) your information on the form below.

Name(s)

Mailing Address

Phone Number

E-mail Address

(optional—for BCA notification only)

Comments

## Civic Federation Holds Kickoff Debate

On Tuesday night, 9/2, the Civic Federation (BCA's parent organization) held the first debate of the fall campaign season. Squaring off for the U.S. Congress seat in the 8th District was incumbent James P. "Jim" Moran (D) running against Mark W. Ellmore (R) and J. Ron Fisher (IG). Arlington County Board incumbent Barbara A. Favola (D) went head to head with John G. Reeder (G). The Democratic candidates for Arlington County School Board, Libby T. Garvey and Emma N. Violand-Sanchez, are running unopposed and did not have opponents to debate. ■

## Joint Candidates' Night Date To Be Set

Rob Swennes of the Leeway Overlee Civic Association is in the process of scheduling the joint Candidates' Night sponsored by his association, BCA, and several others. Last year, a very successful forum was held in October at the Resurrection Lutheran Church on Washington Boulevard. It likely will be the site of this year's forum. Once the date, time and place are set, BCA will announce it to members. ■

## Absentee Ballots

With the expected large turnout for the November election, the Arlington Office of Voter Registration is urging registered voters to request an absentee ballot, if they will be out of the county on Election Day. The deadline for submitting an absentee ballot application is Tues., 10/28. There is a new fax number, 703-228-3705, specifically for the receipt of absentee ballot applications. Citizens wishing to apply for absentee ballots can fax their applications to the new number, where they will be received directly by the Absentee Department. ➔6

## Ring in the Holidays

BCA will ring the Constitution Bell (at the corner of Wilson Boulevard and N. George Mason Drive) at noon on Columbus Day, Monday, 13 October. In fact, BCA rings the bell on every federal holiday (except Christmas) at noon. And on New Year's Eve, BCA rings it at midnight instead of noon. Come join us! ■



## On the Hunt for NC Projects

Does your street need curbs, gutters, sidewalks, or traffic calming? Do you know of a park or playground in Bluemont that needs improvement? The Neighborhood Conservation (NC) committee can fund projects. Some Bluemont projects that have been completed include N. Kensington Street between 7th Road N. and N. Carlin Springs Road, N. Harrison Street between Wilson and Washington Boulevards, 10th Street N. between N. Frederick and Edison Streets, and 5th Road N. between N. Frederick and Greenbrier Streets. If you are interested in a project for your block, contact Carl Drummond at Carld10@aol.com. A time commitment will be necessary. ■

## Budget Rental Truck Update

Local residents have been wrestling with the issue of D&V Service Center's Budget rental trucks. Robbie Gunther, owner of D&V, had been contributing funds to a Safeway charity in exchange for space to park the trucks in the Safeway lot. The county received a complaint about the trucks and determined that Safeway did not have the proper permit, at which point Safeway asked Gunther to remove the trucks. Since then, the trucks have been parked along two neighborhood streets. County staff has generally concluded that this parking arrangement is legal (so long as Gunther follows the posted parking restrictions).

Some BCA members prefer that the trucks be parked in the Safeway lot, whereas others strongly oppose it. The membership determined that the Safeway lot would be the most appropriate parking arrangement if Gunther would agree to limit the number of trucks and would pick up the trash left in the parking lot. BCA subsequently drafted a letter to Safeway in support of Gunther's request to park the trucks at Safeway.

Safeway now has responded to Gunther's request and has offered him space in the lot if he pays rent, indemnifies Safeway against any claims/fines, and carries a \$2,000,000 insurance liability policy. Safeway also asked BCA to accept responsibility for Gunther's adherence to its terms. BCA cannot accept responsibility for D&V's/Gunther's commercial activities, and President dal Cais is working to ensure that BCA incurs no liability with respect to D&V or Safeway. BCA member Lisa Byington reports that Gunther has verbally agreed to Safeway's conditions, but BCA continues to wait for a formal response from Gunther on this matter. ■

**IN THE NEIGHBORHOOD continues on page 6**

## **Split-Rail Fence Disappears**

BCA member (and former president) Kate Mattos reported that the county removed a large section of the split-rail fence along the trail in Bluemont Park on Sat., 8/2. During the June 2007 Walking Town Meeting coordinated by BCA member Terry Serie, several residents asked that broken or fallen fence rails be repaired or replaced, but did not ask for the fence to be removed. In follow-up communications, the county made no mention of plans to remove the fence.

Mattos noted that in addition to the esthetic appeal of the fence, it also discouraged small children from wandering off the trail and onto nearby N. Bluemont Drive and prevented vehicles from going off-road and driving across county parkland to access streets on the other side of the park. In fact, after the fence's removal, Mattos observed a lost truck driver who, in desperation to find his way, drove his truck across the park.

Several BCA members' contacted county staff to find out why the fence was removed and asked how the county planned to remedy the problem, but they received confusing responses. BCA Civic Federation Delegate and Parks Commission member Kate Mesches then wrote an eloquent electronic letter to Park Service Area Manager Kevin Stalica to express her surprise that the county had removed the fence without prior notice to BCA and her dismay at the county's lack of explanation and subsequent poor communication. Readers can view Mesches' letter online at [www.bluemontcivic.org](http://www.bluemontcivic.org).

As noted on p.2, President dal Cais has invited Stalica to discuss the matter with BCA members at the 9/24 general membership meeting. Residents who are concerned about the fence are urged to attend this meeting. ■

## **ACE Issues Green Challenge**

As Kermit the frog once said, "It's not easy being green." But Arlingtonians for a Clean Environment (ACE) is helping Arlington residents find simple ways to lead a greener life. Pledge to meet ACE's Green Living Challenge and get involved by visiting the ACE Website at [www.arlingtonenvironment.org](http://www.arlingtonenvironment.org). ■

## **HallowGREEN?**

ACE also is holding its 30th annual HALLOWGREEN gala on October 23. The event will be held at the Hilton Arlington and will feature a costume contest, silent auction, and a scary Eco-Horror display contest. Contact ACE to purchase tickets and find out how you can be a gala sponsor, volunteer, or enter the Eco-Horror contest.

## **E-CARE Hazardous Waste Collection**

On Saturday, 10/11, Recycle your old bikes, TVs (\$20 fee), computers, monitors (\$15 fee), cell phones, fluorescent bulbs, paint, automotive oil/fluids, lawn and garden chemicals, small metal items and more at Thomas Jefferson Middle School, 125 S. Old Glebe Road, from 8:30 am to 3 pm. Visit [www.arlingtonva.us/recycle](http://www.arlingtonva.us/recycle) to see the list of accepted items and drop-off guidelines. ■

## **Champion Tree in Lacey Woods**

BCA member and Urban Forestry Commission member Nora Palmatier reports that the National Champion Virginia Pine is located in Lacey Woods Park! The county has received notification that at 91 feet with an 81-inch circumference, it is indeed the largest in the United States. To see the tree, walk along the sidewalk of N. Frederick Street to the dead-end at 11th Road N. The tree sits about 25 feet into the park. What is even more unusual than the size of this *Pinus virginiana* is that it has a slightly smaller 90-foot "sibling" coming up right beside it. Lacey Woods Park also boasts the county champion eastern hemlock. The county Website has a map of all the champion trees at [www.arlingtonva.us](http://www.arlingtonva.us). Look under Departments, Parks, Recreation & Cultural Resources, Get Outdoors, and then click on All About Trees. ■

## **West Nile Visits Bluemont**

Mosquitoes captured at the intersection of I-66 and N. Fairfax Drive this summer tested positive for West Nile virus. Mosquitoes are most active in the early morning and evening hours, and they will continue to breed well into the fall season. If bitten by an infected mosquito, your (or your child's) chance of developing illness is approximately 1 in 200. People over the age of 50 are at greater risk of severe illness.

The county urges residents to remove standing water on their properties and to prevent mosquito bites by wearing long, loose-fitting, light-colored clothing and by using an approved insect repellent when outdoors. ■

## MARK YOUR CALENDARS

### Next General Meeting-ATS 9/24

Ring the Constitution Bell 10/13

Exec. Board Meeting 10/14

Ballston Art Market 10/11

BCA General Meeting-ATS 10/22

ACE Hallowgreen 10/23

### ► ELECTION NOTES FROM P.4

The office will, of course, still accept absentee ballot applications at the main office fax number of 703-228-3659. Remember, to vote on 11/4, you must register or update your registration no later than Mon., 10/6. ■

## ► IN THE NEIGHBORHOOD FROM P.4

### Historic Home for Sale

If you would like to save an important piece of Arlington's history, then check out the historic home for sale at 864 N. Jefferson Street. The price recently dropped from \$995,000 to \$750,000 for the house and large (by Arlington standards) lot. Real estate listings advertise the property as a candidate for "restoration" or as a "tear-down opportunity." A variance may be needed to subdivide the lot, and the house is being sold "as is." For more details on the home's history, read BCA member Dan Redmond's article in the May 2008 BCA newsletter, which is available online at [www.bluemontcivic.org](http://www.bluemontcivic.org) (click on the Newsletters link). ■

## ► LOCAL ENVIRONMENT FROM P.5

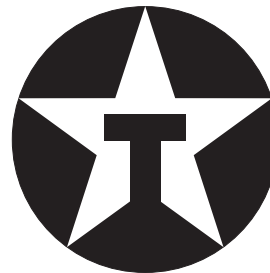
### Bike Trail Safety

At the June annual meeting, Nora Palmatier of Arlington's Urban Forestry Commission (UFC) spoke to the membership about the Bicycle Element of the county's Master Transportation Plan, which would make trail widening and the removal of vegetation within 10 feet of either side of trails a priority. This would create paths at least 30 to 35 feet wide with no tree canopy. [Note: Existing bike trails are now approximately 12 feet wide.] An increase in trail use has heightened concern about bicyclist-pedestrian safety, prompting the county's proposal to widen the trails.

The UCF opposed the removal of trees along trails, and it wrote a letter to County Board and Planning Commission members expressing its concerns on the impact the proposed widening would have on wooded parks and natural areas with a decrease in tree canopy. At this time, the County Board has told the UFC that plans for trail projects will be submitted to the UFC as well as to the Environment and Energy Conservation Commission (E2C2) for review and comments. ■

and pedestrians can access the trail at N. Harrison. In August 2006, the BCA supported a similar PEG application drafted by BCA member Kate Mesches.

On May 12, Healey spearheaded a volunteer project to clean up trash and remove excess vegetation. The area near the spur has historical significance dating back to the Revolutionary War. Check out the April 2008 newsletter in BCA's Web archive ([www.bluemont.org](http://www.bluemont.org)) for more details. ■



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



### New Parks Grant Application

In August, BCA member Chris Healey asked the BCA Executive Board to support his Parks Enhancement Grant (PEG) application to improve the dead-end segment of old N. Fairfax Drive where it intersects with N. Harrison Street (just north of I-66, behind St. Ann's Church). Healey is asking for that spur to be linked to the Custis Trail so that bicyclists