

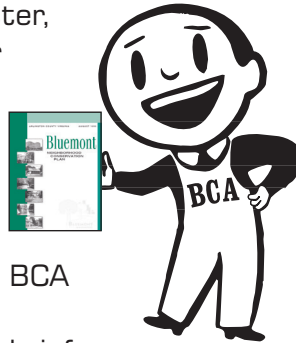


# What Is BCA's NC Plan, And Why Are We Changing It?

The goal of the Neighborhood Conservation (NC) Program is to provide citizens with a means to initiate curb, gutter, sidewalk and lighting improvements within their neighborhood based upon a regularly updated neighborhood conservation plan. This plan also provides overall guidance on the types of long-term development and growth that local residents favor. Last year, the county asked BCA to formally update its plan, and in March, BCA members voted to begin the update process.

In its April 2009 newsletter, BCA included a brief preliminary survey to discern residents' attitudes regarding future development of BCA's Wilson corridor (i.e., the commercial area on Wilson Boulevard between N. George Mason Drive and N. Greenbrier Street). The survey solicited views on what, if any, future commercial development should be encouraged along the corridor and included a number of questions focused on whether BCA residents would favor a "village center" design concept. In response, BCA received 120 completed surveys. The 27-question survey yielded a number of interesting results, including the fact that only 28% of the respondents felt the current commercial establishments within the corridor met their shopping needs. The respondents largely favored the idea of some sort of village center design for the corridor, with 53% strongly favoring the concept and 17% somewhat favoring the idea.

Thanks to all who took the time to respond. These preliminary results will help BCA develop a more in-depth questionnaire ➡3



## JOIN US!

**NEXT GENERAL MEETING 9/30/09**

- Q&A with Arlington County Code Enforcement
- Your Input & Concerns

Left: A service station at N. Frederick and Wilson has served the neighborhood since 1950. Story, p.4

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

## BCA MEETINGS AT A GLANCE

**FIRST FALL BCA MEETING ON WED., 9/30, 7:30 PM**

Whether you have just moved to Bluemont or you have lived here for many years, Bluemont Civic Association (BCA) is your neighborhood civic association. The civic association is independent of county government and self-supporting (it receives no county funds). However, the county does recognize (and responds to) BCA as the formal neighborhood representative.

The first BCA general membership meeting of the 2009–2010 season will be held at Arlington Traditional School (ATS) on N. Edison St. (behind the McDonald's and Two Chefs Pizza on Wilson Blvd.). We are holding the meeting on the fifth rather than fourth Wednesday of the month to avoid a conflict with Back to School Night at ATS. In addition to discussing matters of concern to Bluemont residents, BCA has invited a staff member from the county's code enforcement office to speak to the membership. ➡2

\* *Clean All* \*

Professional Dry Cleaning & Laundry  
**Draperies, Rugs, Quilts**  
**Coin Laundromat**  
**Wash & Fold**

5150 Wilson Boulevard at N. Florida Street  
 703-528-8726

**THANK YOU**  
**union jack's**  
 For cooperating with the neighborhood

---

**Readers: Stop by UJ's in Ballston**  
 A British themed restaurant/pub with a full menu of American and British selections.  
 Check out their menu and entertainment options:  
[www.unionjacksballston.com](http://www.unionjacksballston.com)

---

**PAID FOR BY A UJ'S NEIGHBOR**

# BCA Neighborhood News

is a service of YOUR community civic association.



**Bluemont Civic Association**  
**PO Box 5134**  
**Arlington VA 22205**  
**bca@bluemontcivic.org**

### President

Judah dal Cais-703-528-1551  
president@bluemontcivic.org

### 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: Bob Atkins, 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.ferro@verizon.net

#### Newsletter Distribution

David Van Wagner-dpvanwagner@mindspring.com

#### Wilson Boulevard Safety Committee

Bob Waffle-rwaffle@comcast.net

#### Bluemont Village Center 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

James Thorne-james.thorne7@verizon.net

## BCA MEETINGS AT A GLANCE

FROM P.1

### Officers and Representatives Elected in June

BCA's June 24 annual meeting was held outdoors after members discovered the doors to Arlington Traditional School locked and the building closed. Not to be deterred, the membership elected the following new officers for 2009-2010: Judah dal Cais, President; Wendy Dean, First Vice President; Talmadge Williams, Second Vice President; Mary Thorne, Secretary; Judy Collins, Treasurer; Carl Drummond, Neighborhood Conservation Advisory Committee (NCAC) Representative. The following members were elected as Civic Federation Delegates: Kate Mesches, Talmadge Williams, Ed Fendley and Terry Serie. The Civic Federation Alternates are Bob Atkins, Judah dal Cais, Larry Smith and Sam Ferro.

View the full June 24 minutes at [www.bluemontcivic.org](http://www.bluemontcivic.org). ■

### When Do We Meet?

Typically, BCA holds general membership meetings at 7:30 pm on the fourth Wednesday of the month, from September through June. Executive Board meetings (all members welcome) take place at 7:30 pm on the second Tuesday of the month year round. Most meetings are held at Arlington Traditional School unless announced otherwise. Sometimes meeting dates may change due to holidays or other conflicts. Visit the BCA Web site ([www.bluemontcivic.org](http://www.bluemontcivic.org)) for the most up-to-date information on meeting times and locations.

### FALL MEETING SCHEDULE

Tues., 10/13/09, 7:30 pm, Executive Board

Wed., 10/28/09, 7:30 pm, General Membership

Tues., 11/10/09, 7:30 pm, Executive Board

Wed., 11/18/09, 7:30 pm, General Membership (meeting changed to the 3rd Wed. to avoid a conflict with Thanksgiving)

Tues., 12/8/09, 7:30 pm, Joint Executive Board and General Membership (no meeting on 12/23). ■

### New E-mail Addresses For BCA Website and President

We have removed the [bluemontcivic@verizon.net](mailto:bluemontcivic@verizon.net) address from our Website ([www.bluemontcivic.org](http://www.bluemontcivic.org)) and are now using [bca@bluemontcivic.org](mailto:bca@bluemontcivic.org). To reach BCA President Judah dal Cais regarding the Website or newsletter, please use [president@bluemontcivic.org](mailto:president@bluemontcivic.org).



**Want to turn your Cape Cod into a Craftsman?**

**Nicholas Pasquini Jr.**  
Co-Owner of C21Redwood  
Bluemont Civic Association Member  
Bluemont Resident

703.528.8195  
[www.MetroArlington.com](http://www.MetroArlington.com)  
[nick@c21redwood.com](mailto:nick@c21redwood.com)



**We can help.**



Bought for \$630,000. Sold for \$1,273,700.  
4430 19th Rd. N, Arlington VA, 22207

► **NC Plan** FROM P.1

(required by the county) this fall in connection with its formal update of BCA's Neighborhood Conservation Plan. To review the April survey questions and results, visit [www.bluemontcivic.org](http://www.bluemontcivic.org).

## Bluemont Village Center Working Group

As part of our work to revise BCA's NC Plan, we will be examining different approaches to improving our neighborhood's commercial area along Wilson Boulevard. The Civic Association's Bluemont Village Center (BVC) working group is operating in tandem with the NC Plan update committee on this effort. A major element of this work will be developing a community-based design for the area that reflects our community's views with respect to the kind of changes we might like to see. The two groups will be working together to get citizen input, first through an in-depth survey that will provide critical information for our neighborhood conservation plan revision and, second, through a community forum.

This past spring, members of both groups met with Shelley Mastran, a Virginia Tech (VT) professor who teaches urban planning, in hopes that a Virginia Tech class or student might assist BCA in identifying feasible redevelopment options for Bluemont's commercial area. Discussions are now underway with a VT grad student who has expressed an interest in working with us to move this project along. We'll update you in future newsletters about this work. ■

## NC Project Update

BCA's first-priority NC project for 9th Street North was recently completed. It's companion project and the next project in BCA's queue, the N. Frederick Street project, was not approved in the June NC funding round. However, it continues to accrue the "points" needed for approval and will be reconsidered in the December funding round. At BCA's June meeting, NC Representative Carl Drummond reported a change to the NC point system—points awarded to a civic association's first-priority project cannot be transferred to another project in the association's queue. One new project also has been added to BCA's project queue: sidewalk, curb and gutter improvements for the 1000 block of N. Edison Street. ■



- Kitchens
- Bathrooms
- Recreation Rooms
- Extensions
- Pop Tops



# Recognize this house?

You won't in a few weeks...

**Calvert Custom Remodeling** is in your neighborhood renovating 5248 5th Street North. We invite you to stop by to see our progress and to find out more information on how **Calvert** can make your home new again! You can also view our progress on our web site at [www.calvertremodeling.com](http://www.calvertremodeling.com).



**Calvert Custom Remodeling • [www.calvertremodeling.com](http://www.calvertremodeling.com) • 703-643-5001 x108**

## MARK YOUR CALENDARS

Ballston Arts & Crafts Market at Wellburn Square	9/12
<b>BCA General Meeting</b>	<b>9/30</b>
OCTOBER	
Ballston Arts & Crafts Market at Wellburn Square	10/10
<b>Executive Board Meeting</b>	<b>10/13</b>
Make A Difference Day	10/24
Lacey Woods Park (see story, p. 6)	
<b>BCA General Meeting</b>	<b>10/28</b>

## Newsletter Elves Strike Again!

Okay, in truth, elves did not produce or deliver this newsletter—production and delivery occur courtesy of hard-working BCA volunteers (otherwise known as your friends and neighbors). Twice a year, in the fall and spring, a small army of almost 30 volunteers fan out to deliver the BCA newsletter to every doorstep in our neighborhood. Although it's not time-consuming (a few hours twice a year), some volunteers have been serving for many years and need a break; others need a substitute on occasion. If you would like to help, please contact BCA's newsletter distributor David Van Wagner at [dpvanwagner@mindspring.com](mailto:dpvanwagner@mindspring.com). Note: David has taken over for Judy Collins who managed newsletter distribution for many, many years. Please remember to thank Judy and David when you see them! ■

## IN THE NEIGHBORHOOD

### What Is That Noise?

#### BCA Supports West Ballston Neighborhood

The BCA neighborhoods in West Ballston (located across N. Glebe Road from the Ballston Common Mall) have been grappling with excessive late-night noise and other issues that are unintended consequences of the outdoor speakers, activities and crowds at the mall restaurants with outdoor seating adjacent to Glebe Road. This summer, one restaurant asked the county for permission to expand its outdoor seating area. However, because the restaurant technically lies outside BCA boundaries, the county sent BCA no notice of the request.

Once the matter came to the Executive Board's attention, it designated Terry Serie and Laurie Miller as BCA's representatives. Serie and Miller worked to bring neighborhood residents, the restaurants, and Arlington County together to discuss and resolve the problems. The owner of the very attractive and popular Union Jack's Pub is working closely with the neighborhood to address noise and other issues created by the sound system and crowds at his establishment. If you are experiencing noise problems related to the entertainment and outdoor seating or related to mall customer parking near your residence, please contact Terry Serie by e-mail at [tlserie@aol.com](mailto:tlserie@aol.com).

Additionally, in response to a request from BCA, Arlington County will now send public notices to the presidents of three nearby townhouse communities in West Ballston and to the BCA whenever a mall business asks to change its permit for live entertainment, dancing, and outdoor seating. ■

### Penske Rental Truck Parking

For several years, Robbie Guenther (owner of the Texaco/D&V Auto Service Center on Wilson Boulevard) parked his rental trucks (formerly Budget, now Penske) in the Safeway parking lot in exchange for making donations to charities selected by Safeway. After a neighbor on N. Edison Street complained to the county about the trucks in 2007, questions about Safeway's permit arose. As a result, Safeway asked Guenther to move the trucks, and he instead parked them on N. Frederick and N. Fairfax Streets. ➔5



#### Arlington Pet Services

Providing quality care when you're not there

Mid-Day Dog Walking & Potty Breaks  
Vacation Pet Care (Cats and Dogs)

Locally Run by Neighborhood Moms  
Excellent references

(703) 203-7885

[www.arlingtonpetservices.com](http://www.arlingtonpetservices.com)

## IN THE NEIGHBORHOOD

FROM P.4

Several neighbors were unhappy with having the rental trucks parked on the street, so in late 2008 BCA drafted a letter asking Safeway to reconsider allowing Guenther to park his trucks in its lot. BCA has since been awaiting a final arrangement between Safeway and Guenther. In the meantime, Guenther

worked out a deal with Penske to store idle trucks at a location outside the neighborhood. Within the past several weeks, however, a resident of N. Frederick Street contacted the County Manager's office to complain about the trucks.

BCA member Carl Drummond investigated this matter and reports that county zoning officials have now decided that an additional permit is needed to operate the truck rental business and to perform major automotive repairs. The property's owner (not Guenther) has subsequently tried to obtain the necessary permit and was denied. He has since appealed that decision.

According to Guenther, a gas station has been located on Wilson between N. Frederick and N. Greenbrier Streets since at least 1950. Guenther is a life-long Arlington County resident; he began working at the station (then a Mobil station) when he was a Washington-Lee High School senior in 1983. He continued working there for Exxon (during which time the station rented out Jartran/Ryder trucks), and he was promoted to station manager in 1989. Guenther and his wife purchased the business in 2002. Since then, D&V has sponsored local sports teams, served as a site for scouting field trips, hosted fundraising car washes, and has advertised regularly in BCA's newsletter. Due to the recent reduction in the number of trucks D&V parks locally, D&V has lost a significant amount of revenue. If Guenther cannot continue operating the rental truck sideline, he will be forced to lay off at least two full-time employees. ■ ➔6



**IS THAT YOUR CAR?**  
Robbie Guenther, owner of D&V Texaco since 2002, has serviced neighborhood vehicles for over 25 years. Permitting issues could deprive Bluemont of his repair services.

# Join BCA and Keep the Newsletter Coming!

You received this hand-delivered newsletter compliments of BCA and its dedicated volunteers. To join BCA for the rest of 2009 and all of 2010 and to continue receiving the monthly newsletter, please bring \$19 (cash or check) to the general membership meeting on September 30. 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)



Service & Repair • Maintenance Programs •  
Covers • Drain & Clean

(703) 533-9030 • www.arlingtonpoolandspa.com



## ELIZABETH BOUCHARD

Associate Broker  
CRS, SRES, GRI, MIRM, E-Pro®  
Phone & Fax: 703/229-5030  
elizabeth@longandfoster.com  
www.movetonova.com

*Your neighborhood specialist*



# I-66 Widening Lawsuit To Be Filed

The Virginia Department of Transportation (VDOT) is moving ahead with the first of three "spot improvements" to I-66 inside the beltway. VDOT chose this incremental highway-widening strategy to take advantage of "categorical exclusions" that would permit the state and VDOT to avoid meeting National Environmental Policy Act (NEPA)



Spot improvements won't solve long term traffic problems on I-66

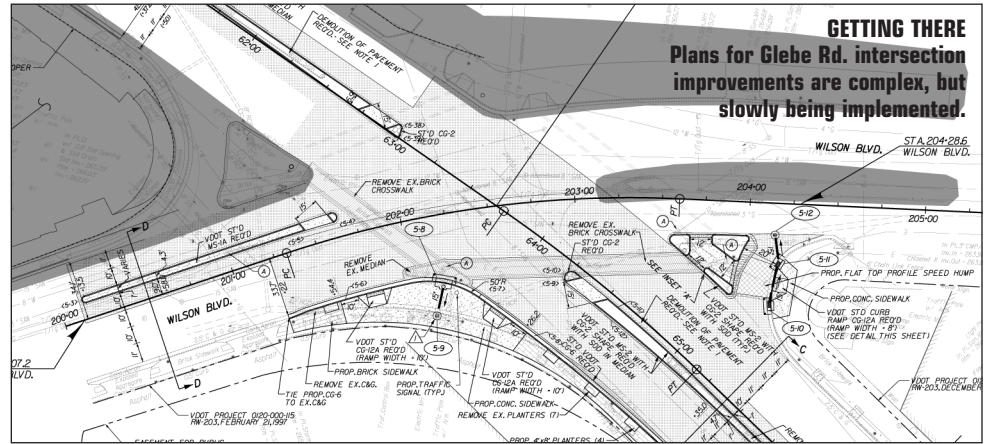
requirements. NEPA was enacted in 1969 to "prevent or eliminate damage to the environment."

According to Audrey Clement, an active member of the Arlington Coalition for Sensible Transportation (ACST), "... the County Board has filed a lawsuit against the widening of I-395 in South Arlington citing similar legal grounds [failure to meet NEPA requirements]. The County Board has so far refused to file a similar complaint against widening I-66 in Arlington even though the legal grounds are stronger than against the HOT lanes on I-395."

As an Arlington County resident, Clement intends to file for an injunction to block the spot improvements, and she is asking other citizens to join her. Because there is no attorney of record at this point, only individuals (not the civic association as a group) can sign on as fellow pro se litigants. If you oppose the I-66 spot widening and would like to help, contact Clement at [aclement65@hotmail.com](mailto:aclement65@hotmail.com). A copy of the complaint will be available for review at BCA's September 30 meeting. ■

## IN THE NEIGHBORHOOD

FROM P.5



## Pedestrian Safety Improvements Planned for Glebe Road Intersections

At BCA's July Executive Board meeting, Capital Projects Manager Tom Hutchings of Arlington's Division of Transportation presented the revised pedestrian safety improvements for intersections along N. Glebe Road between N. Carlin Springs Road and N. Fairfax Drive. Over the last 10 years, Arlington County has been working with the Virginia Department of Transportation (VDOT) to reach a consensus on the design and approval of changes to address safety concerns for pedestrians and bicyclists.

The revised pedestrian safety improvement plans cover the intersections of N. Glebe Road at N. Carlin Springs Road, at Wilson Boulevard and at N. Fairfax Drive (which includes the intersection of N. Wakefield Street at Fairfax Drive). Please note that some improvements contained in the plans have already been constructed (for example, the medians in front of 950 Glebe Road) or will be constructed (for example, sidewalks and other improvements tied to Peck-Staples) in conjunction with the redevelopment of properties along Glebe.

"Improvements" are defined changes or upgrades to the existing sidewalks and pedestrian refuges (medians), striping for crosswalks, street lighting, and pedestrian and traffic signals and signage. These improvements should bolster pedestrian, bicyclist and vehicular safety. New handicap ramps will be designed to meet the most current standards.

Now that the planning is in its final stages, the Department of Environmental Services has begun soliciting feedback from the community. Flyers have been posted at the intersections, and the technical drawings and other information have been posted to the county's Website at <http://www.arlingtonva.us/departments/EnvironmentalServices/cpe/caprojects/page67332.aspx>. Comments/questions can be sent to Tom Hutchings at [Thutchings@arlingtonva.us](mailto:Thutchings@arlingtonva.us) or at 703-228-3809.

If there is consensus on the improvements, then construction may start by September 2010 or earlier. Public hearings can be held, if necessary, but they would delay the construction schedule. ■

## IN THE NEIGHBORHOOD

FROM P.6

### October 24 Is Make-A-Difference Day At Lacey Woods Park!

Make-A-Difference Day is a unique program that inspires and rewards volunteers through a national day of helping others—and this year Bluemont has its very own volunteer spot at Lacey Woods Park. Not only will we remove invasive plants in the morning, but there also will be a nature walk highlighting our National Virginia Pine Champion, State Champion Eastern Hemlock, and diverse tree, shrub and fern communities. Join us between 9 and 11:30 am, as we remove the ivy and multiflora rose by the playground, or come for the short walk from 11:30 am to noon. ■



### Historic Home Slated for Demolition

At the June meeting, it was noted that the historic farmhouse located at 864 N. Jefferson Street is slated for demolition. The developer's by-right plans call for dividing the lot and building two single-family homes. Neighbors approached the historical society in an unsuccessful bid to save the house, which dates to the Civil War and belonged to one of the first families in the area. It is suggested that neighbors approach the developer and the county's Planning Commission with a request to save as many trees as possible on the property. ■

### Arlington Forest Club Nixes Cell Tower Idea

Over the summer, the Arlington Forest Club (AFC) membership entertained a T-Mobile proposal to erect a 100-foot cell tower on club property in exchange for annual rent. Among other things, the project would likely have required a large stand of trees to be cut down (some of the same trees for which the club had asked and was granted BCA's help in protecting late last year). In August, AFC members voted on and rejected the proposal. ■

### Civic Federation Kickoff Debate Held

On Tuesday night, 9/1, the Civic Federation (BCA's parent organization) held the first debate of the fall campaign season. Squaring off for the 47th district (Bluemont's district) of the Virginia House of Delegates were Eric Brescia (R), Patrick Hope (D), and Josh Ruebner (G). The race for the 47th will fill the seat vacated by Al Eisenberg, who announced his retirement in January. Arlington County Board incumbent Jay Fissette (D) went head to head with John G. Reeder (G). The Democratic candidate for Arlington County School Board, James S. Lander, is running unopposed and did not have opponent 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 via BCA's listserve. Members who are not receiving listserve e-mails should visit [www.bluemontcivic.org](http://www.bluemontcivic.org) to sign up. ■

### Voter Registration/ Absentee Voting

If you are a registered voter and will be away from Arlington on November 3 (Election Day), you can request an absentee ballot from the Arlington Office of Voter Registration. You can apply using the Virginia Absentee Ballot Application. If you want your ballot mailed to you, the registration office must receive your application no later than 5:00 p.m. on the Tuesday, 10/27/09. This year, in-person absentee voting begins on 9/21/09. Remember, to vote on 11/3/09, you must register or update your registration no later than Mon., 10/5.

For more details about voter registration and absentee ballots, visit [www.arlingtonva.us/Departments/VoterRegistration/VoterRegistrationMain.aspx](http://www.arlingtonva.us/Departments/VoterRegistration/VoterRegistrationMain.aspx) or call 703-228-3456. ■

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**

**Penske Truck Rental: 703-683-4450**