



neighborhood news

The Latest News and Information from Your Bluemont Civic Association

October 2013

bluemontcivic.org

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Mark Your Calendars

BCA Meetings (Executive & General)	10/23
7/7:30 pm, ATS	
Free Tree Distribution	10/26
(see p. 7)	
Kids' Halloween Parade	10/31
4 pm, Bluemont Junction Trail (see p. 8)	
Sidewalk Safety Task Force	11/16
8 am, Two Chefs	
Tree Detectives Scavenger Hunt	11/16
10 am, Lacey Woods Park (see p. 8)	
BCA Meetings (Executive & General)	11/20
7/7:30 pm, The Jordan (see p. 3)	
BCA Meetings (Executive & General)	12/18
7/7:30 pm, ATS	



The Springs at N. Thomas Street and Carlin Springs Road

Two New Site Plans from The Penrose Group & APAH Executive Board Meeting, 7 pm (all members welcome)

Representatives from The Penrose Group (<http://penrosegroup.com>) have asked to present some initial information about a redevelopment proposal along Glebe Road within the BCA's boundaries. The site's boundaries are N. Glebe Road (east), the alleyway abutting the Townes of Ballston (west), N. Carlin Springs Road (south), and N. 7th Street (north).

According to Tim Riordan, Managing Director of Acquisitions, Penrose is considering two options: One includes the Exxon station property (at Glebe and Carlin Springs) and one without. (Penrose is still negotiating with the Exxon property's owner.) With the Exxon property, Penrose is proposing to construct a 6-story, mixed-use building with 1 story of ground-floor retail (8K-10K sq ft) and 5 stories of housing above (+/-170 units). Without the Exxon property, the building would still be 6 stories and mixed use but would have +/-100 housing units.

Penrose will be seeking bonus density in exchange for Leadership in Energy and Environmental Design (LEED) certification and some affordable dwelling units (ADUs) on site. (It also may make an additional contribution to the county's affordable housing fund.) The bonus

(cont'd on p. 2)

**Next Meeting:
Wednesday,
October 23
ATS 7/7:30 pm**

Two New Site Plans (cont'd)

density being requested is already included in the 6-story height and 170/100 units calculations noted above. The applicant states that it does not plan to ask for any more bonus density beyond what it is currently proposing.

There are to be 1 to 2 levels of below-grade parking. Vehicles will access the site from 7th Street. Ten percent of the site will be devoted to open space. The project would comprise up to three separate parcels with a patchwork of zoning that appears to include C-2, R-C, and perhaps R-5 categories. Penrose is requesting an upzoning of the combined site to R-C 3.24 (the same zoning category as for The Springs site). The Exxon is one of approximately 75 service stations remaining in Arlington County.

General Membership Meeting, 7:30 pm

Our guest speakers—Real Estate Development Manager Laura London and Director of Acquisitions Carmen Romero of the Arlington Partnership for Affordable Housing (APAH)—will be on hand to discuss APAH's proposal to redevelop its existing 3-story building with 27 affordable housing units, located at 4318 N. Carlin Springs Road at N. Thomas Street (just across Carlin Springs Road from Bluemont in the Buckingham community).

The proposed new building will top out at 72 feet and contain 104 units of affordable housing. Although the building will sit adjacent to a 1-story, single-family home, APAH is asking for significantly less in height than the R-C 3.24 zoning category would allow (it allows building height of up to 95 feet excluding any bonus density). APAH is not asking for bonus density in exchange for its LEED-certified building or for its affordable housing component.

Whereas The Springs will stand just beyond Bluemont's borders, the BCA has a seat at the table in Site Plan Review Committee (SPRC) meetings. The second SPRC meeting for The Springs was held on 10/17, and the third meeting will take place on 10/24. For more details, visit http://www.arlingtonva.us/departments/CPHD/planning/applications/site_plans/page89967.aspx.

BCA Meetings at a Glance

Sept. Meetings Recap

Safeway Redevelopment

Safeway Task Force (STF) Co-Chair Mark Haynes reported that the STF had accomplished its original mission (helping the BCA identify a position). The STF will give its final report at the Oct. meeting and will make a formal proposal to reconstitute with a new mission. Haynes noted that the BCA's position is not one of no change and that the STF will work to identify manageable and appropriate options for the redevelopment of the site. President George Rovder reported that he had been invited to attend a meeting of neighboring Waycroft Woodlawn Civic Association, which was interested in the process the BCA used to formulate its official position (i.e., distributing a community-wide NC survey, establishing a task force, holding three community town hall meetings with Safeway, and discussing the matter at numerous membership meetings).

Wilson Blvd. Reconfiguration

Arlington County Transportation Director Dennis Leach was on hand to discuss the BCA's first-priority Neighborhood Conservation (NC) project: the reconfiguration of Wilson Blvd. west of N. George Mason Drive. Leach noted that since the county had spent \$1.5 million on improvements between George Mason and N. Frederick Street, that section would likely remain as is. For the section west of Frederick to Four Mile Run, Leach said staff was well aware of the significant pedestrian-safety problems due to narrow, obstructed, and inadequate sidewalks.

He remarked that with little or no right of way along this stretch, it would be difficult to widen sidewalks along Wilson without reclaiming some of the existing roadway.

(cont'd on p. 3)

BCA Meetings at a Glance (cont'd)

He acknowledged that there were lots of “hard choices” to be made. The county will obtain new traffic counts and will also provide baseline level-of-service data for signalized intersections (measuring how quickly traffic moves through traffic lights) as well as bus and emergency vehicle transit times through the corridor.

Leach said that typically, re-marking the pavement (the first step in the BCA’s proposed project) is done in conjunction with routine repaving of the road surface to keep costs down. He mentioned several funding sources through which money could be sought, and he recommended that the BCA contact Transportation Commission members to urge that Capital Improvement Plan (CIP) bond funds be allocated for this purpose.



November meeting to be held at The Jordan

November 20 Meeting Notice

The November meeting has been scheduled on Wed., 11/20, to avoid the Thanksgiving holiday week. Instead of meeting at ATS, we will instead meet in The Jordan’s community room, located at 801 N. Wakefield Street (corner of Wakefield & Wilson Blvd.). Look for additional details in November’s newsletter.



Bluemont’s new notice kiosk

New Notice Kiosk

Second VP and former NC Representative Larry Smith reported that a new notice/message kiosk, funded through the county’s micro-grant program, had been installed near the trail at the southwest corner of the George Mason Dr.–Wilson Blvd. intersection.

Bylaws Review Committee

Chair Alan Sundburg and committee member David Van Wagner presented the proposed changes to the BCA’s bylaws. Members

suggested a couple of revisions, and then the membership voted overwhelmingly in favor of advertising a description of the proposed changes in the Oct. newsletter with the intent of holding a vote on them at the Dec. meeting. See p. 4 for a description of the proposed changes.

To review the complete draft minutes from the September meeting, please visit <http://www.bluemontcivic.org/> and click on Newsletters/Minutes in the upper right-hand corner.

Parents’ Night Out

Friday: Nov. 15, Dec. 13, 6–10 pm

Kids age 4–11 can enjoy face painting, balloon art, make-and-take art projects, healthy snacks, movies, bounce house, field games and similar activities at Walter Reed Community Center (2909 16th Street South). The cost is \$25 for the first child and \$15 for each additional sibling. Advance registration (at least 3 business days prior to the event) is required. To register, call 703-228-4747.

Proposed Changes to the BCA Bylaws



In May 2013, the membership approved initial changes to the BCA bylaws, the first since 2005. The Bylaws Review Committee (BRC) continued its work and presented the following changes for the membership's consideration. The proposed changes are divided as follows: typographical corrections, housekeeping revisions (technical updates and corrections), a new sunset clause for committees (Article X, Section 4), a simplification of the dues structure (Article V, Section 1), a requirement for all Executive Board members to maintain BCA membership (Article VII, Section 2), a new section establishing the position of NCAC Alternate (Article VII, Section 12), and a new section to guide the Nominating Committee and the nominations process (Article VI, Sections 1–4).

A description of the changes appears below. To review the existing bylaws (amended May 2013) and a mark-up showing the proposed changes to the bylaws, please visit <http://www.bluemontcivic.org/>. Click on the "About BCA" tab in the upper right-hand corner. If you have questions regarding any the proposed changes, contact BRC Chair Alan Sundburg at asundburg@dclawfirm.com.

1. Typographical Corrections.

- a. Article 1, Name: Add an "n" to "known" in the second sentence.
- b. Article IV, Members, Section 2: Delete an "s" from "individual members" in the second sentence.
- c. Article VII Officers, Section 1: Replace "Commission" with "Committee" in "Neighborhood Conservation Advisory Commission" in the first sentence.
- d. Article VII, Officers, Section 12: Replace "Association" with "Bluemont" in "Association Neighborhood Conservation Plan" in the second sentence.
- e. Article IX, Meetings, Section 2: Replace the commas after the words "Federation" and "committees" with semicolons.
- f. Article XI, Amendment of the Bylaws, Section 3: substitute "effect" for "affect."

2. Housekeeping Revisions.

- a. Article VII, Officers, Sections 9 and 10; Article VIII, The Executive Board, Section 4; and Article XI, Amendment of the Bylaws, Section 1: Substitute "Executive Board" for "Executive Committee."
- b. Article XII, Arlington County Civic Federation, Section 1: Update the quoted language to match the updated Civic Federation language by adding the word "non-partisan" to the first sentence and striking the second sentence.
- c. Article XII, Arlington County Civic Federation, Sections 2, 3 and 4: Strike the phrase "collectively referred to as 'delegates' elsewhere in these Bylaws" in Section 2 and add references to "alternate delegates" in Sections 3 and 4. To Article VII, Officers, Section 4, add "Arlington County Civic Federation" and the "alternate delegates" reference; to Article VIII, The Executive Board, Sections 1 and 3, add "alternate delegates" references; and to Article IX, Meetings, Section 2, add the "alternate delegates" reference.

d. Article XII, Arlington County Civic Federation, Section 2, update the reference "Article VI" to "Articles VI and VII."

e. Reinstate a missing heading (accidentally deleted in 2005 revision): "Article XIII, Parliamentary Authority" for the last article in the bylaws.

3. Article X, Committees, Section 4. A new section has been added (below) to provide a sunset provision for special committees, which are impermanent and are appointed to fulfill a specific task or tasks:

Section 4: Special Committees shall be appointed for a term of one year, or as otherwise designated, except that the Executive Board or Association may re-appoint a committee annually.

4. Article V Dues, Section 1. The language describing the method for prorating dues has been struck, leaving this text remaining:

Payment of annual dues conveys membership for the Association fiscal year. The Association fiscal year is January 1 through December 31. The Association dues are fifteen (15) dollars per annum.

5. Article VII, Officers (formerly Article VI), Section 2. The first sentence appears in the existing bylaws. Three sentences have been

Proposed Changes to the BCA Bylaws (cont'd)

added to require all Executive Board members to be current in their dues throughout their terms of office:

Section 2. Any member in good standing is eligible to hold office. Should an Executive Board member's—including any ex officio Board member's—dues lapse, he/she must be given notice of the deficiency, and the form and content of that notice must be added to the minutes at the next Executive Board meeting. The lapsed Executive Board member may remain in office if he/she pays dues within 35 days of the notice being given. The Executive Board may extend the grace period for good cause shown.

6. Article VII, Officers (formerly Article VI), Section 12 (formerly Section 13) Duties of the NCAC Representative. One sentence (below) has been added to Section 12 to create an Alternate to serve at NCAC meetings in the absence of the NCAC Representative. References to the NCAC Alternate also have been added, where necessary, in Article VII, Officers, Section 4; Article VIII, The Executive Board, Sections 1 and 3; and Article IX, Meetings, Section 2:

The NCAC Alternate will represent the Association at NCAC-related meetings in the absence of the NCAC Representative. The NCAC Alternate serves on the Executive Board in an ex officio capacity even in the absence of the NCAC Representative. In the absence of the NCAC Representative and the NCAC Alternate, the NCAC Representative may appoint a substitute from the Executive Board to attend the NCAC meeting.

7. New Article VI, Nominating Committee & Process, Sections 1 through 4. Section 4 in the old Article VI, Officers, has been removed; all subsequent sections in that article have been renumbered. The new Article VI, Nominating Committee & Process (see text below) has been inserted into the bylaws above the Officers article, and all subsequent articles have been renumbered:

ARTICLE VI

Nominating Committee & Process

Section 1. At the General Membership Meeting immediately preceding the publication of the Association's neighborhood-wide spring newsletter, a Nominating Committee of not less than three (3) members in good standing shall be elected by the members present. The election of the Nominating Committee, its members, and their appropriate contact information shall be announced in the Association's neighborhood-wide spring newsletter and on the Association's website.

Section 2. It shall be the duty of the Nominating Committee to nominate candidates for election at the next Annual Meeting in June for each Association officer, and the Arlington County Civic Federation delegates and alternate delegates, and the Neighborhood Conservation Advisory Committee (NCAC) Alternate representative. The Nominating Committee

shall search for nominees for each elective office. The Nominating Committee shall accept as nominees for elective office any and all members in good standing, 18 years of age or older, who seek to be nominated, whether those members are solicited by the committee or nominate themselves. The Nominating Committee shall promptly announce nominees to the membership as it learns of them. Such announcements shall be made through the Association's newsletter and website.

Section 3. The Nominating Committee shall announce its nominees at the May General Membership Meeting. Members in good standing, 18 years of age or older, may also nominate themselves from the floor at that meeting. The slate of nominees determined at the May General Membership Meeting shall be announced in the Association's June newsletter and on the Association's website prior to the June Annual Meeting.

Section 4. There shall be no further nominations made for an elective office after the May General Membership Meeting, unless there are no nominees for such office. In that case, nominations for the office may only be made from the floor at the June Annual Meeting. Candidates must agree to serve if elected.

The membership will vote on these changes at the 12/18 general membership meeting (held on the **third** Wednesday of the month to avoid the Christmas holiday). Because the bylaws require advance notice of any changes made to them, the vote in December will be an up or down vote on each section as printed in this newsletter. No further modification of the language can be taken from the floor.

Planning for Loss of Power/Phone Service

On 9/24, the county sponsored an emergency blackout exercise in which participants discussed how the community would respond to an extended blackout event. Loss of phone service was a primary focus of the exercise because anyone who has switched to FiOS for phone service no longer has copper wire. Therefore, when the power goes out, land-line phone service is affected. FiOS phone customers have a Verizon-installed battery backup unit (BBU) to provide temporary power to land-line phones during a blackout. But battery life for these units depends on age and other factors.

Below are some tips from Verizon:

- Keep a corded telephone—one with a cord that can be plugged into a wall jack. Cordless phones won't work during a blackout.
- The battery backup unit kicks in when the power goes out, but it will support only voice service—not Internet or TV/video service.
- The older the BBU, the shorter the time it will hold a charge. BBUs older than 3 years should be replaced. BBUs are designed to allow a corded land-line phone to operate for about 8 hours. BBUs shut down about 1 hour before the battery has drained completely. If you need to make a 911 call after this shut-down, you must press the battery's emergency use button; the system will then reboot and allow 1 more hour of talk time before the battery dies.
- Replacement batteries (about \$50 each) may be purchased from Verizon by calling 1-800-837-4966 or online at verizon.com/fiosaccessories. Purchasing more than one battery and keeping it charged will extend land-line phone service beyond the 8-hour window.
- Add a list of emergency numbers either to a mobile phone or other device (that you keep fully charged) or write a list on paper.
- If you report your phone's outage at 1-800-837-4966 (or at www.verizon.com), Verizon will give you a credit if your service is out for more than 24 hours after you've reported it.
- Forward home calls to your wireless number if you must evacuate or leave home during the outage.
- If you recharge a mobile phone using a car charger, do not run the car's engine in an enclosed garage.
- Practice sending text messages—they are more likely to be transmitted than voice calls during an emergency when wireless phone networks are overwhelmed.

Most electrical power is generated outside this region, so restoration during major events can take time. Power is restored in a predetermined order—first to fire stations, hospitals, nursing homes, schools and other priority users. The key to weathering an extended power outage is to prepare yourself and your family ahead of time. To learn more, visit the Office of Emergency Management website: http://sites.arlingtonva.us/oem/?doing_wp_cron=1381191145.4788749217987060546875.

W-L High School Capacity Update

Washington-Lee High School (W-L) PTA representatives met on September 23 with School Board member Emma Violand-Sanchez to discuss capacity issues. W-L is projected to be over capacity by nearly 400 students in three years and 1,300 in ten years. Due to land and funding constraints, Arlington Public Schools (APS) staff does not consider the construction of a new comprehensive high school to be viable. The boundary changes discussed previously are not considered beneficial, as all three comprehensive high schools will be above capacity within five years.

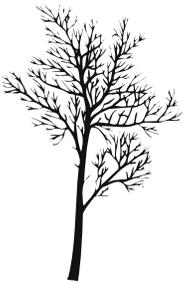
APS staff recommends addressing capacity issues through new programs (such as expanding high school-college dual enrollment and use of the Career Center), capacity-adding construction, and possibly an expanded school day. This fall, the School Board will adopt "frameworks" to guide their decision-making process and the timeline for addressing capacity utilization pressures at the secondary school level.

Ballston “Beaver” Pond’s Draining

The Ballston Beaver Pond was originally designed as a stormwater detention facility. County staff began draining the pond in late September/early October to encourage wildlife to move out of the area before the winter hibernation season and next spring’s construction to retrofit the pond begins. Retrofitting the pond is a high-priority project, as it will provide more water-quality treatment, help the county comply with its stormwater permit, and contribute to restoring the Chesapeake Bay.

The pond is home to a number of birds, fish, turtles and other animals. Whereas the pond’s draining may prompt birds to seek another home, it isn’t possible for the county to temporarily house or relocate other, less mobile species due to restrictions on how long animals can be housed (before re-release) and to the risk of spreading disease to other populations.

Free Tree Pick-up on Oct. 26



If you have signed up to receive a free tree from the county, your tree will be available for pickup on Sat., October 26, at the Arlington County nursery facility (located in South Arlington on S. Four Mile Run Drive, behind Barcroft Field #6), 8 am–3 pm. Parking is available in the lot in front of the ball field. You’ll see signs directing you to the

parking lot near the intersection of S. George Mason Drive. If you need someone to pick up and deliver your tree for you, please contact BCA Parks & Recreation Liaison Nora Palmatier at norapalm@verizon.net.

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Neighborhood Conservation Advisory Committee (NCAC) Representative

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What's Inside?

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Oct. 31 Halloween Parade



At 4 pm on Halloween, Bluemont's young ghosts and ghouls (kids) will gather along the Bluemont Junction Trail at N. Emerson Street to participate in the annual Halloween Parade. It's a spooktacular event, come join the fun!

Tree Detectives at Lacey Woods Park

On Nov. 16 at 10 am, Casey Trees is sponsoring a family-focused tree tour styled as a scavenger hunt. Kids and their families will hunt for clues based on leaves, flowers, fruit, bark and other characteristics and use these clues to identify different trees. Meet at the pavilion near the playground (the one closest to the intersection of N. George Mason Drive and Washington Blvd.). Tree Detective tours are suitable for families with children in 1st–6th grade. Children must be accompanied by an adult(s) at all times. Participants should bring water and dress appropriately for the elements. To register, visit <http://caseytrees.org/event/family-program-tree-detectives-at-lacey-woods-park-arlington-va/>.