



# neighborhood news

The Latest News and Information from Your Bluemont Civic Association

January 2014

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

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## Mark Your Calendars

Martin Luther King Jr. Day Bell Ringing	1/20/14
Noon, Constitution Garden Park	
BCA Meetings (Executive & General)	1/22/14
7:7:30 pm, ATS	
BCA Meetings (Executive & General)	2/26/14
7:7:30 pm, ATS	
BCA Meetings (Executive & General)	3/26/14
7:7:30 pm, ATS	
BCA Meetings (Executive & General)	4/23/14
7:7:30 pm, ATS	
BCA Meetings (Executive & General)	5/28/14
7:7:30 pm, ATS	



*Concept drawing of 25 Glebe at the corner of 7th Street North*

## 25 Glebe Resolution: Discussion & Vote

Please join us on Wed., Jan. 22, at Arlington Traditional School (ATS), 855 N. Edison Street. The Executive Board and general membership meetings will begin at their regular 7/7:30 pm times.

In December, The Penrose Group presented its proposal to redevelop the west side of the 600 block of N. Glebe Road between 7th Street N. and Carlin Springs Road with a 6-story, mixed-use structure with ground-floor retail. Whereas some of the details were different from earlier presentations to the BCA Executive Board and homeowner groups (for example, the number of units now ranges from 100 to 180 units), the basic plan remains. At press time, Penrose was still negotiating with the Exxon station's owner for the right to purchase the parcel. An apartment-building site plan will be submitted with or without the Exxon parcel.

In response to neighbors' feedback, the developer altered the original proposal. The building has been set back from the property line, and a landscape strip has been added across from the existing single-family townhomes. However, according to the developer, the county continues to push for relocating the garage entrance or the loading dock from 7th Street N. (supported by the neighborhood) to the narrow, one-way service alley that sits just 8 to 12 feet from the doorsteps of neighboring townhomes in the Townes of Ballston.

*(cont'd on p. 2)*

**Next Meeting:**

**Wed., Jan. 22**

**ATS, 7/7:30 pm**

## 25 Glebe Resolution (cont'd)

Also at the Dec. 18 meeting, the BCA membership approved the advertising of the BCA 25 Glebe Task Force's proposed resolution (see below) in this newsletter. The BCA membership will discuss and vote on this resolution at the Jan. 22 general meeting:

### OVERVIEW

The BCA 25 Glebe Task Force recommends that the Bluemont Civic Association (BCA) accept the following resolution at its December 18 general membership meeting, to be advertised for a vote at the January 22 BCA general membership meeting.

**WHEREAS**, the 25 Glebe Site Plan (apartment building) for the Exxon block offers many positive improvements for the project neighborhood and Arlington County, and

**WHEREAS**, the 25 Glebe Site Plan also generates critical issues that could have negative or positive ramifications (depending on the plan's final elements) that include, but are not limited to (i) traffic flow and congestion on 7th Street N., and other local neighborhood streets, (ii) the location of the building's parking garage, loading and trash dock, (iii) building setback from the western property line, and (iv) a transition and landscaping zone between the new building and existing single-family townhomes, and

**WHEREAS**, failure to properly address 25 Glebe site plan issues could have harmful, long-term financial and quality-of-living impact for some 300 residents currently living on N. Tazewell St., 7th St. N., and N. Vermont St., as well as some 200 residents of the new apartment building, and

**WHEREAS**, there are reasonable and practical solutions to prevent or mitigate the potentially negative ramifications for the issues and, outcomes that could boost community support for the project,

### BE IT THEREFORE RESOLVED:

That the Bluemont Civic Association recommends that the following critical design issues and solution options, or comparable alternatives, be incorporated into the final 25 Glebe Site Plan application submitted to the Site Plan Review Committee, the Transportation and Planning Commissions, and the Arlington County Board in order to secure a favorable endorsement from members of the Bluemont Civic Association:

a. That dedicated left and right turn lanes be added to 7th St. N., to facilitate traffic flow onto N. Glebe Rd.

b. That location of the building's parking garage (tenant, retail, other) and loading and trash dock on 7th St. N., be as shown in the project drawings released at the December 7, 2013 meeting with the Townes of Ballston and other area homeowners

c. That the building setback distance from the existing single-family townhomes and that the transition and landscaping zone distance and area remain as shown — in the December 7, 2013 drawings cited above — or increase in size, and

d. That the developer and Arlington County explore design elements related to the installation of a traffic light, pedestrian crosswalks, and other pedestrian and traffic management features at the corner of 7th St. N., and N. Glebe Rd., that would facilitate site circulation and pedestrian safety for this and future site plans in the 600-700 block of N. Glebe Rd., and

**BE IT FURTHER RESOLVED:** That the Bluemont Civic Association (BCA), at its January 22, 2014 general membership meeting, and subsequent BCA meetings of its general membership or Executive Board, can consider properly advertised resolutions to oppose, support, or take no position on the above issues/elements, or other 25 Glebe site plan elements, or the entire 25 Glebe Site Plan application.

## Inclement Weather Notice



Should inclement weather force Arlington Public Schools to close on a day that a BCA meeting also has been scheduled, the BCA meeting will be cancelled.

## BCA Meetings at a Glance

### December Meeting Highlights

At the December meeting, President George Rovder noted the passing of Bob Atkins, which leaves the BCA with a vacancy among BCA delegates to the Civic Federation. He asked members to contact him if they are interested in serving as a delegate or an alternate. (See a related article on the Atkins memorial service on p. 4.)

Alan Sundburg, the Bylaws Review Committee (BRC) chair, presented the BRC's draft final report. The proposed changes to the BCA bylaws were initially presented to members at the October general meeting. A description of the changes was advertised in the November newsletter along with notice of the December vote, and a mark-up of all the changes to the existing bylaws was posted to the BCA website.

First Vice-President Mark Haynes moved that all proposed changes be adopted by unanimous consent, which was seconded. There being no objection, the motion and bylaws changes were approved unanimously. The committee's final report will be presented at the January general meeting. The amended bylaws will be posted to the BCA website.

First Vice President Mark Haynes moved that the 25 Glebe draft resolution, presented by the 25 Glebe Task Force, be advertised on the BCA website and in the January newsletter so that members could discuss and vote on it at the Jan. 22 general meeting. The motion to approve advertising the resolution for a vote was seconded and approved unanimously. (See the related article on pp. 1 & 2.)

### RENEW for 2014!

*(See renewal form on p. 6)*

Please check the mailing label on this newsletter to review your renewal date. Most BCA memberships expired on 12/31/13. The online payment option has been suspended temporarily and will be restored once the new BCA website is up and running. In the meantime, please pay by check or cash in person at a BCA meeting or via our USPS post office box. Dues for 2014 are \$15 through Dec. 31, 2014.



### 2014 TreeStewards Training

*Apply Now!*

TreeStewards of Arlington and Alexandria are volunteers dedicated to improving the health of our urban trees through educational programs, tree planting and care, demonstrations, and tree maintenance countywide. Volunteer training starts Feb. 11 and runs through April. Obtain an application at [www.TreeStewards.org](http://www.TreeStewards.org) or request one by e-mail at [info@TreeStewards.org](mailto:info@TreeStewards.org).

### One Week Free: Mysore Yoga Classes

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*Friends and neighbors gathered to celebrate Bob Atkins' life*

## Saying Goodbye to Bob Atkins

On Sat., Jan. 4, the BCA hosted a memorial service for Robert G. "Bob" Atkins — the BCA's (then known as the Stonewall Jackson Civic Association) first president — who passed away on Dec. 9. A crowd of almost 150 friends and neighbors gathered to share stories and remember Bob's life and many accomplishments.

Over the years, Bob served the association and Bluemont residents in many capacities, most recently as one of the BCA's delegates to the Civic Federation. He attended nearly every County Board meeting since 1995, always looking out for Bluemont's interests. He will be missed.

## High School Summer Exchange to Germany

Live with a German family with a student your age in Aachen, Germany, where you will experience everyday German life in a way that few tourists ever get to see. Scholarships are available. Knowledge of German is not required. Make new friends, try incredible food, and see Maastricht in the Netherlands, the nearby countryside, Belgium, the historic cities of Cologne and Bonn, and the sites in Aachen. Have fun with a ropes course, bowling, and welcome and farewell dinners. Spend three to four days in Berlin. Applicants must be 16–18 and demonstrate leadership, maturity, and an interest in foreign cultures and history. Application deadline: February 20, 2014. For brochures and information or if you are interested in being a chaperone, please contact [margiebell@juno.com](mailto:margiebell@juno.com).

## BCA Contributed to AFAC

The BCA helped make the holidays a little jollier this season for Arlington families in need. While lasting just a couple of weeks, the first-ever BCA food drive brought in 66 pounds of food, which was delivered on Dec. 19 to the Arlington Food Assistance Center (AFAC) (<http://www.afac.org/>).

We were proud to have participated in this holiday drive. The Dec. 26 *Arlington Sun Gazette* reported that AFAC's executive director, Charles Meng, told the County Board that countywide donations totaled 115,000 pounds of food, filling AFAC's warehouse.

The BCA appreciates our local Safeway's significant contributions to food assistance, including its donation to the BCA food drive. Next year, the BCA will consider whether it might coordinate with Safeway on a food drive. Thanks to all who contributed. Happy 2014!

## West Nile Program Mothballed



At the Dec. 3 Civic Federation meeting — in one of his last acts on behalf of Bluemont and

less than a week before his death — Del. Bob Atkins reminded the assembly that in 2002 an 83-year-old Bluemont resident contracted the West Nile virus, was hospitalized, and subsequently died. He then questioned guest speaker Dr. Reuben Varghese, Arlington's Public Health Division Chief, about the county's now-dormant West Nile virus program.

Varghese noted that county residents had voiced little support for the program and had objected to the program's spraying component (one of the more effective means of control) to eliminate mosquitoes and contain the spread of the virus.

## NC Plan Priority Recommendations

The Arlington County Civic Federation has asked each of its member organizations to submit a list of priorities. The Arlington County Board formally “accepted” the Bluemont NC Plan in December, and from that plan, the association has culled several high-level priorities to submit to the Civic Federation.



*Wilson Blvd. sidewalk*

Below is a list of the priorities that the BCA submitted:

- Preserve community’s current, predominant nature as a residential neighborhood of detached homes
  - County should work with neighborhood civic association to broadly maintain prevailing land use and zoning patterns
- Ensure that Wilson Boulevard is safe for use by motorists, pedestrians, bicyclists and transit riders consistent with County’s Complete Streets Policy and the Americans with Disabilities Act of 1990
- Institute traffic-calming measures to address safety issues along a number of identified neighborhood streets used as cut-throughs to avoid Bluemont’s arterial roads
- Completion of western entrance to the Ballston Metro station should be made a priority
  - Consider making future development west of Glebe Road contingent upon acceleration of timetable for entrance construction
- Confine densest commercial development to Glebe Road business corridor
  - Commercial development of Wilson Boulevard corridor should be consistent with community vision that Wilson Boulevard should serve as Bluemont’s Main Street, with a focus on businesses that directly serve Bluemont residents with retail goods and services

### Contact Information

Use the email addresses listed below to reach specific individuals electronically.

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#### First Vice President

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#### Civic Federation Delegates and Alternates

David Hughes, Terry Serie, Suzanne Sundburg  
(Alternates: Patrick Bryan, Craig Deering,  
Dean Foster, James McMullin)

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##### Sidewalk Safety Task Force

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## What's Inside?

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- *NC Plan Priority Recommendations, p. 5*
- *Bob Atkins' Memorial Service, p. 4*

Remember: Renew For 2014!

## Washington-Lee Capacity Update

In November 2013, Arlington Public Schools released updated enrollment projections through 2023. Like those in January 2013, they foresee W-L enrollment growing by over 1,000, to 3,173 students, within 10 years. But these new projections see enrollment rising more slowly over the next four years. As a result, W-L is now projected to face minor over-capacity starting in 2015–16 and significant over-capacity starting in 2017–18 (if no further action is taken). To review the November projections, visit the W-L Capacity Utilization Committee's webpage at <http://www.apsva.us/Page/22070>.

# RENEW TODAY!

Keep your membership current through December 2014.

**The online payment option will resume soon. Please use this form to renew.**

### GO PAPERLESS AND SAVE TREES

- Members may elect to receive *BCA Neighborhood News* electronically rather than by mail by simply checking this box. Be sure to provide your e-mail address! (All information is for BCA use only.)

Name \_\_\_\_\_

Address \_\_\_\_\_

E-Mail \_\_\_\_\_

- Bring this form and cash or a check for \$15 to renew at the Jan. 22 general membership meeting at ATS, or
- Mail the form with your check to the Bluemont Civic Association at BCA Treasurer, PO Box 5134, Arlington VA 22205.