



neighborhood news

of the Bluemont Civic Association

January 2015

www.bluemontcivic.org

Mark Your Calendars

**1/26 MONDAY BCA Meetings
(Executive & General) 7/7:30
pm, ATS**

January-Public Meeting No. 2 on
Ballston Metro Station Multi-
modal Improvements

February, Community Open House
No. 2 for Wilson Blvd.
Improvements

2/16 Washington's Birthday
Constitution Garden Bell
Ringing, noon

2/21 Sidewalk Safety Task Force, 8
am, Two Chefs Restaurant

**2/25 BCA Meetings (Executive and
General) 7/7:30 pm, ATS**

**3/25 BCA Meetings (Executive and
General) 7/7:30 pm, ATS**

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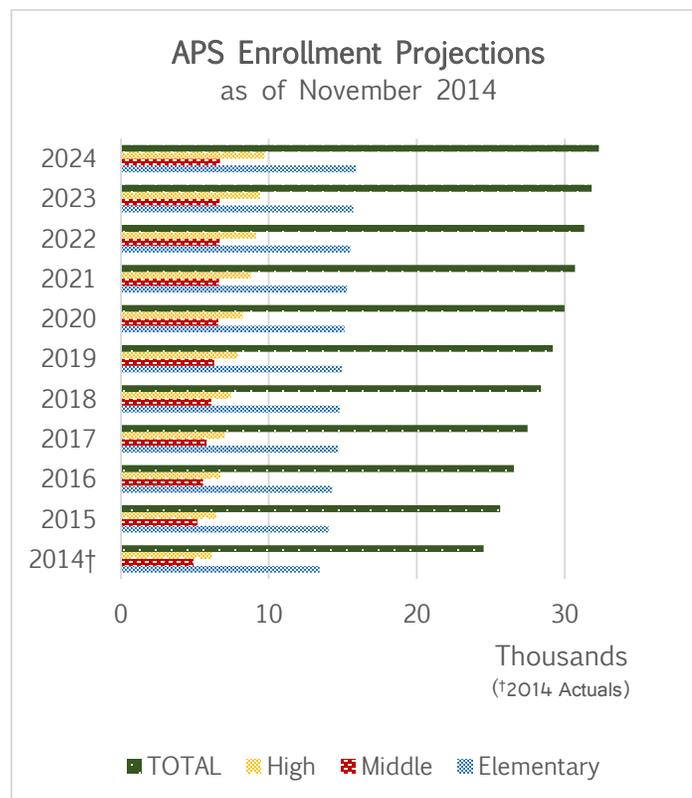
Next Meeting: January 26, 2015

7 pm Executive Board/7:30 pm General Membership

Please come to the next general membership meeting of the Bluemont Civic Association. It will be on Monday, January 26, 2015, at 7:30 pm in the library at Arlington Traditional School, 855 N. Edison St., Arlington, VA 22205. This meeting is on a different night of the week than the usual Wednesday night because of a scheduling conflict for the meeting room.

At the meeting, Arlington Public Schools staff will present background on student enrollment projections and the alternatives that are currently under consideration by APS to maintain or improve the learning environment for enrolled and anticipated students. After the presentation, staff will answer a few questions from members.

APS updated its projections in November and now estimates that more than



31,000 students will be enrolled in September 2023, a 30% increase from actual enrollment in September 2014 and 146% more students than the capacity of the school system. The school system already employs more than 120 relocatable classrooms and is searching for ways to increase capacity, including by building more classrooms, by reconfiguring existing space, by increasing

the utilization rate of existing classrooms, and by exploring on-line options.

(Continued on page 2)

The Executive Board will meet at 7:00 pm at the same location. Everyone who is up-to-date with their membership is welcome and is encouraged to attend.

December Meeting Recap

At Bluemont Civic Association's December 2014 general membership meeting, Mr. Mark Schnauffer, Project Manager, Arlington County Division of Transportation, presented updated plans for the Ballston-Marymount University Metro Station plaza. The county has been conducting a public process to formulate the plan since May 2010. The plan is now at a "30% design level". The current plans are most similar to the second of the three alternatives that were being considered. It includes more bus bays, larger bus passenger shelters, better pedestrian passages, parking for about 200 bicycles, more visibility for retailers, and street safety improvements. An outdoor performance area and the reconfiguration of N. Stafford St. are no longer included. Funding for maintenance, real-time signage, shuttle bus shelter assignment, and other issues are still unresolved.

Read more about the improvements at <http://projects.arlingtonva.us/projects/ballston-station-multimodal/>

Also in December, the Bluemont Village Center Task Force presented its final report, which included valuable information and important recommendations. For more, see the article on page 3.

Arlington County's proposed changes to the ground-floor retail plan were discussed during the new business section of the meeting. A motion was approved to advertise a resolution on the plan. Please see page 3 for more details.

Newsletter Editor Wanted

Neighborhood News is in transition while we search for another newsletter editor or editors to help us write, edit, and produce this newsletter. If you are or you know someone who is interested in

volunteering to write and edit our newsletter, please contact exec@bluemontcivic.org.

Ashlawn Elementary N. Montague St. Walkway

Arlington Public Schools hosted a community meeting regarding the redesign of the Montague stair and ramp on Wednesday, January 14, 2015. The meeting was part of the public planning process to improve transportation around the school. The previous meeting on this was held on October 22, and this walkway was the remaining unfinished element of the plan. The presentation from that meeting is at www.bluemontcivic.org/docs/10-22-14%20Ashlawn%20Pedestrian%20Improvements.pdf. Look for a recap in next month's newsletter.



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Ballston Business Improvement District Board of Directors Appointment

Larry Smith, BCA second vice president, was appointed by the Arlington County Board to the Ballston Business Improvement District board of directors on December 17, 2014 after having been nominated by the BCA. Dr. Talmadge Williams had been representing Bluemont on the board until he passed away in September. Larry is a long-time resident of Bluemont and is president of Arlington Green Homes, LLC, a single-family home building company. He has served on numerous BCA task forces and has represented BCA on a variety of committees, including the Bluemont Village Center Task Force and the McKinley Elementary School

(Continued on page 3)

Building Level Planning Committee. Larry also served as the Bluemont representative to the Neighborhood Conservation Advisory Committee from June 2009 to June 2013. BCA thanks Larry for his many efforts to improve Arlington County, and we look forward to his continued engagement and future contributions.

Bluemont Village Center Task Force Presents Safeway Redevelopment Options

The Wilson Boulevard Safeway could consider a number of development options, ranging from an outright sale to redeveloping the entire site with residential on top of a store. Once its final sale to Cerberus Capital is completed, Safeway could begin work on its preferred option as early as this year.

Completing its year of work, BCA's Bluemont Village Center Task Force outlined Safeway's development options in its final report, presented to the BCA membership meeting on December 17, 2014. The report notes that information about Safeway's plans has not been available since last spring, when Cerberus Capital acted to buy Safeway. The Cerberus buyout has been subject to Federal Trade Commission review and approval, which now is expected to be completed this January 2015.

As the property owner, Safeway may take actions "by right" and without notice, including modernizing the store or selling the property. Alternatively, Safeway might seek to develop the property. The Task Force report lists a number of sale and development possibilities.

County officials and staff, development experts, Safeway representatives, civic association representatives, and other experts informed the Task Force work. The Task Force was guided by the principles expressed in the BCA neighborhood survey, the BCA Neighborhood Conservation Plan, and the April 2013 BCA vote on the development options for the Safeway site:

- Supporting a Westover-like village center;
- Supporting an updated grocery store;
- Confining heaviest commercial develop to the eastern border of North Glebe Road;
- Maintaining the existing C-1 zoning classification of the Safeway property;
- Maintaining prevailing land use and zoning patterns;
- Preserving a predominantly residential neighborhood of detached homes.

In accordance with the recommendations of the Task Force report, BCA will form a new working group to keep open conversations with stakeholders, continually reinforce BCA's position, and report to the BCA Executive Board of developments. This group will also maintain and keep records of contacts, discussions, and learnings. Mark Haynes and David Hughes have volunteered to be on the working group. Others interested in helping should contact them at bluemontvillagecenterWG@bluemontcivic.org.

Task Force Co-chairs Carla Aly and Kate Mattos expressed appreciation for the work of the Task Force members. The full report can be found on: <https://bluemontvillage.wordpress.com/>

BCA to vote on retail resolution at January 26 meeting

At the December 17, 2014 BCA General Membership meeting, a motion passed unanimously to advertise the following resolution for a vote at the January 26, 2015 BCA General Membership meeting:

"The Bluemont Civic Association supports:

1. The 'Arlington Retail Vision' in the proposed Arlington Retail Plan:

Arlington will be a place where retail is convenient, appealing, and sustainable; that provides interest and authenticity, entertainment and experiences, and goods and services to residents, employees and visitors; and where local, independent, regional and national businesses thrive.

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2. Allowing for a range of retail uses by using the 'Personal, Business, and Retail Equivalent' street designation for the west side of N Glebe Road from N. Carlin Springs Rd to Wilson Blvd (Exxon and Mazda blocks) and on the south side of Wilson Blvd from N Glebe Road to N Wakefield St. (Funeral home block)."

Reasons for a BCA resolution of support:

The Arlington County Board has scheduled a February vote on a revised Retail Plan that sets out guidelines and policies to guide and direct retail development for the next ten years. Included in the plan are retail street maps to designate the type of retail allowed on certain streets.

The southeastern sector of the BCA has a General Land Use Plan (GLUP) classification for Residential – Commercial that calls for approximately 75% of the building density to be residential with ground floor commercial.

The "Personal, Business, and Retail Equivalent" designation allows for personal and office service retail as well as "Shopping and Dining retail." The revised plan currently designates most of the subject area for only shopping and dining (eating and drinking establishments) retail.

Ballston-MU Metro Station Western Entrance

The BCA has been backing construction of a western entrance to the Ballston-MU Metro station since before 1999. Now, the 2015-2024 Capital Improvement Plan that the county adopted in July includes \$90 million to build the entrance, which would reduce the walk above and below ground to the Metro by about a third of a mile. The space under the overhang at 901 N. Glebe Rd. already has parts of the necessary infrastructure, and construction would open the entrance and connect it to the train platform.

Funding for the project is allocated in 2015-2021. The public process for the project has not yet begun, but the county is gearing up for the project.

Stay tuned for more information on this development.

BCA Sponsors Food Drive

Kate Mattos chaired BCA's food drive in November and December to benefit the Arlington Food Assistance Center (afac.org). With the help of family and neighbors, she was able to collect 63 pounds of food, which she provided to AFAC. AFAC thanked BCA in its December 24 newsletter.

Foster Families Needed

For Children's Sake of Virginia is a local therapeutic foster care agency in Northern Virginia, and we are currently seeking families and individuals who are interested in fostering local children in need of loving homes. We provide training and 24 hour support to all of our families, so no prior experience is necessary. We are searching for homes all over the NoVa area, and currently serve Arlington, Alexandria, Fairfax, Woodbridge, Manassas, Herndon, Dumfries, Stafford, Lorton, Chantilly, etc.

Families are compensated financially for room and board, as well as additional compensation based on the needs and behaviors of the individual child. If you are interested in learning more about becoming a foster parent, please send an email or call and we will get back to you as soon as possible.

If you are interesting in being a foster parent or have questions about the program, please contact Mary Anna Edmonds, (703) 817-9890, medmonds@FCSVA.org.

Inclement Weather Notice

When inclement weather forces Arlington Public Schools to close on the same day that a BCA meeting is scheduled, the BCA meeting will be canceled.

The Streets of Bluemont

Upon Arlington County's adoption of the County Manager form of government in 1932, one of the first items of business was to bring order to the County's street-naming system. To that point, the County had no real street-naming protocols with numerous duplications (eleven Washington Streets or Avenues) and no coherent pattern.

By 1934, a County Board-appointed committee settled on a grid-like system modeled after Washington DC with named streets generally running north-south and alphabetized. Numbered streets ran east-west, parallel to Arlington Boulevard which split the County into northern and southern sections. Major thoroughfares were dubbed Boulevards, Drives or Roads and often retained historic names that originated in the early days of the County. Besides Glebe Road, no current Bluemont neighborhood street retained its pre-1934 name.

Can you match any of the following current Bluemont street names (items 1 – 13) with their pre-1934 names (items A – M)?

Pre-1934 Streets	Current Streets
1. Southern Avenue	A. N. Vermont Street
2. Harvard Avenue	B. Bluemont Drive
3. Princeton Avenue	C. 6 th Street North
4. Cornell Avenue	D. N. Jefferson Street
5. Grove Street	E. 4 th Street North
6. Mulhall Avenue	F. N. Edison Street
7. Ridge Avenue	G. N. Greenbrier Street
8. Staunton Avenue	H. N. Florida Street
9. Adams Spring Road	I. N. Emerson Street
10. Wingfield Boulevard	J. N. Tazewell Street
11. Arlington Avenue	K. 7 th Street North
12. Church Street	L. 10 th Street North
13. Center Street	M. N. Illinois Street

Bluemont Streets Answer Key:

1 - L; 2 - E; 3 - C; 4 - K; 5 - B; 6 - F; 7 - I; 8 - H; 9 - G; 10 - M; 11 - D; 12 - A; 13 - J.

How did you do?

0 to 4 correct . . . you obviously suffer from agyrophobia (fear of streets).

5 to 9 correct . . . you might be tour guide material!

10 to 13 correct . . . so did you vote for Hoover or FDR in '32?

Contact Information

Officers

President

Jonn Lau

President@BluemontCivic.org

First Vice President

Kate Mattos

firstvp@BluemontCivic.org

Second Vice President

Larry Smith

secondvp@BluemontCivic.org

Treasurer

David Van Wagner

Treasurer@BluemontCivic.org

Secretary

George Rovder

secretary@BluemontCivic.org

Neighborhood Conservation Committee

Representative

Ed Fendley

ncac-rep@BluemontCivic.org

Neighborhood Conservation Committee

Alternation

Dayna Davitz

ncac-alt@BluemontCivic.org

Arlington County Civic Federation

Delegates

Dean Foster, David Hughes, Suanne

Sundberg

civicfed-del@BluemontCivic.org

Alternates

Carla Aly, Craig Deering, Mark Haynes,

Larry Smith

civicfed-alt@BluemontCivic.org

BCA Representatives & Committee Chairs

Newsletter Editors

Aimee Blanchard [EDITOR NEEDED]

editors@BluemontCivic.org

Newsletter Distribution

David Van Wagner

dpvanwagner@mindspring.com

Webmaster

Jonn Lau

webmaster@BluemontCivic.org

Ballston BID Representative

Larry Smith

lrsml@aol.com

Emergency Preparedness Liaison

Jim Thorne

james.thorne7@verizon.net

Metro Liaison

Henry McFarland

hmcfarland@hotmail.com

Parks and Recreation Liaison

Nora Palmer

norapalm@verizon.net

Safeway Task Force

Kate Mattos, Carla Aly

sawaytaskforce@BluemontCivic.org

Sidewalk Safety Committee

Chris Healy & Ed Fendley

sidewalksafetytaskforce@BluemontCivic.org

Join the BCA or Renew Your Membership Today!

Most BCA memberships lapsed on December 31, 2014. To check on the status of your particular membership look at your newsletter's address label for the membership expiration date.

As a member, you don't need to be reminded of the benefits of membership such as a mailed monthly newsletter (Sept.–June), the ability to participate fully at BCA meetings and to vote for the leadership team and on matters of concern to you.

To renew your membership, fill out the membership form and pay \$15 dues by check or cash in person at the January 26th general membership meeting or by check via our USPS post office box to keep your membership current. Please do not send cash into the mail. Dues are no longer prorated. So the sooner you pay, the more benefits you enjoy!

RENEW TODAY!

Keep your membership current through December **2015**.

Please use this form to renew until the online payment option is resumed.

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 check for \$15 to renew at the December 17 general membership meeting at Arlington Traditional School, or
- Mail this form with our check to the Bluemont Civic Association at BCA Treasurer, PO Box 5134, Arlington, VA 22205



Bluemont Civic Association
PO Box 5134
Arlington, VA 22205
BluemontCivic.org