



# neighborhood news

The Latest News and Information from Your Bluemont Civic Association

April 2017

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

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## Mark Your Calendars

BCA Meetings (Exec. & General) 7/7:30 pm, ATS	4/26
Ballston Farmers Market 3–7 pm, 901 N. Taylor St.	4/27
5K Turtle Trot 9 am, Bluemont Park at 4 <sup>th</sup> St.	5/13
Taste of Arlington Noon–5 pm, Ballston	5/21
BCA Meetings (Exec. & General) 7/7:30 pm, ATS	5/24
Memorial Day Bell Ringing Noon, Constitution Garden Park	5/29
BCA Meetings (Exec. & General) 7/7:30 pm, ATS	6/27*†

\*BCA Annual Meeting — vote for 2017–18 Officers & Executive Board

†This meeting will be held on a Tuesday due to meeting space availability.

## Next Meeting: Wed., April 26, 2017

7 pm Executive Board / 7:30 pm General Membership

### Topics for April:

- **Guest Speaker: Mr. John Vihstadt, Member, Arlington County Board**
- **Presentation and Report from the Safeway Site Committee**
- **Join/Renew Membership for 2017 (see p. 6)**



John Vihstadt  
Arlington County Board

Please join us on Wed., April 26, in the library of the Arlington Traditional School located at 855 N. Edison Street. All members are free to attend the 7 pm Executive Board meeting before the 7:30 pm General Membership meeting.

Please help us welcome our speaker — Arlington County Board Member John Vihstadt — who will join us to discuss recent county activities and answer questions from the membership.

We will also receive the Safeway Site Committee’s final report and will discuss the committee’s findings.

Don’t forget to renew your membership!

## Safeway Site Committee’s Final Report—April 26

Bluemont residents feel fortunate to have a grocery store in the neighborhood. The Safeway at 5101 Wilson Boulevard has served us for more than 5 decades. In recent years, there have been proposals to improve the Safeway, most recently in 2013 when a proposal was made to change current zoning to allow a 58,000 sq ft, 60-foot-tall building with at least 4 floors of apartments above a new store. After due consideration following a series of public meetings, BCA members voted to support a new store that would be built within current zoning standards, without the additional height and density that would be created by the construction of several floors of apartments above.

Nearby, Safeway has modernized stores on Lee Highway in Cherrydale and on Route 50 in the Willston Plaza across from Home Depot without

*(cont'd on p. 2)*

**Next Meeting:**  
**Wed., Apr. 26**  
**ATS, 7/7:30 pm**

## Safeway Site Committee's Final Report (cont'd)

adding residential units above. Similarly, Safeway has demolished old stores and built brand new ones on Wisconsin Avenue in Georgetown and on King Street in Alexandria, again without the addition of apartments above. Further afield, Safeway demolished and replaced its store on Bradley Blvd. in Bethesda without adding apartments. One example of a redeveloped Safeway with residential units above can be found on Georgia Avenue in the District. The replacement Petworth Safeway, pictured below, was built a few years ago by developer Duball LLC.



BCA members voted last year to form a special committee to consider the possibility for change on the Safeway site. The committee met several times during the past few months and heard from planners, architects, transportation experts, and others to get professional views on the process, pros, and cons of redevelopment.

The committee is scheduled to make a report to the membership at the April BCA meeting.

### Nominating Committee Needed To Field Candidates

Are you interested in becoming more involved in BCA matters, but have only a limited amount of time to offer? If so, a perfect opportunity has arisen! We will elect 3 members in good standing to form this year's Nominating Committee at the April meeting.

No special knowledge or expertise is required. The committee will dissolve after it presents the slate of candidates to the membership at the May 24 meeting.

### June 27 BCA Election

Candidates for all BCA positions are being sought now. Members in good standing who wish to run for a position must identify themselves to the Nominating Committee prior to or during the May 24 meeting.

### When Do We Meet?

Generally, the BCA meets on the fourth Wednesday of the month (Executive Board at 7 pm, the membership at 7:30 pm) in Arlington Traditional School's library. But we may meet on other days to avoid holidays and other conflicts. For instance, our June meeting will be held on a Tuesday:

- **In June, the BCA will meet on Tues., June 27. Please note this is the BCA Annual Meeting. Elections for next year's officers and other representatives will take place on this evening.**

Please check the calendar of events for upcoming meeting dates. Meeting date changes/cancellations are posted to the website at [www.bluemontcivic.org](http://www.bluemontcivic.org).

### Volunteers Needed!

Our team has done outstanding work over the years, and the BCA is fortunate to have such great talent! However, we are all volunteers and must eventually hand the baton to the next group who will take over and run the next lap. Current openings include

- **Newsletter Editor** to direct, edit and produce BCA newsletters/postcards.
- **Newsletter Journalist** to gather content and write articles for BCA newsletters.

If you can help, please contact [exec@bluemontcivic.org](mailto:exec@bluemontcivic.org).

## Carlin Springs Bridge To Be Replaced

Arlington County staff attended the BCA's Feb. meeting to present the County's upcoming plans to replace the bridge on N. Carlin Springs Road that crosses N. George Mason Drive. Under the plan, the current bridge would be completely replaced by a new bridge with four vehicular travel lanes, two bike lanes and wider sidewalks. The project will also entail the installation of a new sanitary sewer line under N. Abingdon Street and Carlin Springs Road. The County expects to award the project's contract this summer, and construction is slated to begin by the fall. Current plans are for the bridge's construction to be completed by the winter of 2018–19, with landscape restoration to be completed by the summer of 2019.

The Carlin Springs bridge will be replaced in stages, with the southern span being removed and replaced first. In order to ensure that traffic can continue to flow over the bridge throughout the project, vehicles will be able to use the span not under construction, with one travel lane available in each direction. Arlington County staff estimates that there will be two 5-day periods during which no traffic will be permitted on either N. Carlin Springs Road or N. George Mason Drive. During those periods, traffic will be re-directed via County-installed detours.

County staff represented that it will hold a community preconstruction meeting in late summer/early fall to provide more details about the construction plans. To learn more, visit <https://projects.arlingtonva.us/projects/carlin-springs-road-bridge/>.

## Thanks to Our Newsletter Carriers!

A volunteer army of neighbors diligently hand-delivered this month's free newsletter to your home or business. That's over 2,000 newsletters! We greatly appreciate the efforts of our volunteers in helping to keep us all informed about Bluemont news.

We extend our thanks to Adrienne and Michael Pilot, Mary Thorne, Henry and MaryAnn McFarland, Deborah Hartman, Don Sottile, Kathleen Reilly, Dean Foster, John and Julie Van Doren, Judy Collins, George Rovder, Ellen Armbruster, Stephanie Paup, Jeff Kosseff, Mike and Bernadette Wolford, Susan Mockler, Bob Maynes, Laura and Bill Brothers, Lisa Kelly, Kate Mattos, Joi Kudirka, Caroline and Mark Haynes, Jody Harrington, Richard and Caroline Young, Lisa Everhart, Terry Serie, and Angelo Collins for graciously pitching in their time and effort.

The BCA delivers a free newsletter twice a year in the spring and fall. If you'd like to help distribute our newsletter, we could always use more help. Please contact David Van Wagner ([dpvanwagner@gmail.com](mailto:dpvanwagner@gmail.com)) and let him know of your interest.

## Bluemont Playground Restrooms Closed Nov.–March

Thousands of kids and parents from all over the County visit the Bluemont Park playground, known to most as the "train" park, year-round and in all weather conditions to enjoy the swings, bells, and general gravity of a train-themed park.

Even though this park is heavily utilized by people of all ages at all times of the year, Arlington County closes the restroom facilities from Nov. 15 to March 15 to save money. The amount of savings is less than \$4,000 annually. Playground users, including those still being potty-trained, are expected to walk a half-mile to a restroom at the park ranger's station. This is a 10-minute walk for an adult, on average. It is a much longer walk if you are between the ages of 1 and 8 years old.

This cost savings is in stark contrast to the more than \$718,000 spent on the new baseball "diamond" field just a couple hundred yards away. If hundreds of thousands of dollars can be spent to develop a diamond-level ball field with its own facilities, shouldn't the County also consider making the playground bathroom available to the entire community year-round for less than \$4,000?

In March, BCA members voted to authorize the president to sign and send a letter to DPR, the County Manager and the County Board, asking them to make lavatory facilities available to park users year-round at its affected 19 parks.

Email the Arlington County Manager at [countymanager@arlingtonva.us](mailto:countymanager@arlingtonva.us) to voice your opinion and support making lavatory facilities available year-round.

## The New Lubber Run Community Center

On Feb. 8, some 200 people of all ages and interests shared their ideas and suggestions for the project. Participants included local Boy Scouts, seniors, parents, singles, school-age children and teens. For those unable to attend this first session, an online survey was also made available to submit input.

The County's architect for the project, VMDO, Inc., was also the designer of the new APS Discovery Elementary School, which opened in 2015. VMDO used the input and suggestions from the session and the survey to present four "big idea" design schemes at public meetings in late March. The four scheme names — compact, portal, embedded and woven — represent each scheme's relationship to the park. For example, "compact" denotes a compact, 4-story design with the smallest footprint. "Woven" signifies a 1-story design similar to the Walter Reed Community Center.

One overall design scheme will be selected and then presented on May 17, (the selected scheme could be a synthesis of the four schemes listed above). In June, there will be a discussion as to how (and for what purposes) space will be allocated within the building.

A final design will be presented to the County Board and the community sometime this summer. If approved by the Board, construction would begin in early 2018, with completion in 2020 or 2021. The new center's maximum height will be four stories. The building will include a gymnasium and an outdoor playground. Underground parking will be utilized to maximize green space. The building must meet Leadership in Energy and Environmental Design (LEED) silver certification requirements and will incorporate solar energy features.

The County Dept. of Parks & Recreation's (DPR's) senior program at Culpeper Gardens will be relocated to the new center, and the center's existing preschool program will return once construction is complete. DPR's Sports and Recreation staff, who are now split between offices at Lubber Run and South Four Mile Run, will be consolidated in the new center.

The County Board has directed that the staff office space located in the center will be designed to complement, in form and function, the overall facility design as a community center. Other features of the facility will include outdoor multipurpose athletic courts, exercise/fitness rooms, and multipurpose flexible-use spaces for community, social and club meetings; teen activity space; and public computer use. The building's design is to be integrated into

the park, will protect and preserve green space, and will improve site access and safety. At press time, traffic studies and a tree inventory to plan for tree canopy preservation were underway. Geotechnical survey work will be performed to better assess the site's subsurface and surface drainage conditions.

To learn more, submit comments online, and sign up to receive project updates, visit <https://projects.arlingtonva.us/types/parks/lubber-run-community-center-project/>



### **BCA Website**

BCA posts official information at [www.bluemontcivic.org](http://www.bluemontcivic.org)

### **Email Group**

Get messages in your inbox from our Google Group, or check it out online. You can join on the BCA website or at <https://groups.google.com>, search "Bluemont Civic."

### **Facebook**

Like our Bluemont Civic Association page on Facebook! [www.facebook.com/bluemontcivic](http://www.facebook.com/bluemontcivic)

**Nextdoor.com** is a free, private social network where you can connect with people who live nearby. BCA has begun posting official announcements on Nextdoor.com. Sign up at <https://nextdoor.com> by providing your name, address and email address.

## Motions Passed!

Below is a recap of the motions BCA members have passed since October.

- October 26, 2016, a motion was passed by a vote of the officers and members to authorize the BCA President to charter a Safeway Site Committee to consider the possibility for change on the Safeway site.
- November 15, 2016, a motion was passed by a vote of the officers and members to authorize the BCA President to contact the Arlington Forest Citizens Association President to ask whether the AFCA would want the BCA's support in the AFCA's position on school boundaries.
- February 22, 2017, a motion was passed by a vote of the officers and members to authorize the BCA President — with the participation of one or more members of the BCA Executive Board — to establish and maintain contact with Safeway Corporation's senior management to convey the BCA's official position concerning the potential improvement of the Bluemont Safeway store and to learn Safeway's future plans for the store. The BCA's official position is contained in the Bluemont Neighborhood Conservation Plan and in a resolution passed in April 2013. This authorization to communicate with Safeway senior management began March 17 and ends with the BCA Annual Meeting on June 27, 2017.
- March 22, 2017, a motion was passed by a vote of officers and members to authorize the BCA President to sign and send a letter to DPR, the County Manager and the County Board, asking them to make lavatory facilities available to park users year-round at the 19 parks where lavatory facilities are closed, Nov. 15–March 15, as a cost-saving measure.

Below are the officers, Executive Board members, and volunteers serving the Bluemont Civic Association and you!

### BCA Officers & Representatives

#### President

Nick Pastore                      president@bluemontcivic.org

#### First Vice President

Larry Smith                      firstvp@bluemontcivic.org

#### Second Vice President

Charles Hall                      secondvp@bluemontcivic.org

#### Treasurer

David Van Wagner              treasurer@bluemontcivic.org

#### Secretary

James McMullin                secretary@bluemontcivic.org

#### Neighborhood Conservation Advisory Committee (NCAC) Representative & Alternate

Richard Gibson (rep.)        ncac-rep@bluemontcivic.org

Christy Vigfusson (alt.)      ncac-alt@bluemontcivic.org

#### Civic Federation Delegates and Alternates

Dean Foster, David Hughes, Mike Coogen,

Nick Pastore (del.)      CivicFed-Del@bluemontcivic.org

Mark Haynes, George Rovder, Angelo Collins,

Carla Aly (alt.)              CivicFed-Alt@bluemontcivic.org

### BCA Committee Chairs & Representatives

#### Newsletter Editor & Journalist

[Volunteers Needed]        editors@bluemontcivic.org

#### Newsletter Designer/Layout/Photos

Cindy Matlack

[Volunteer Needed]

#### Newsletter Distribution

David Van Wagner              dpvanwagner@gmail.com

#### Webmaster

Jonn Lau                        webmaster@bluemontcivic.org

#### Parks and Recreation Liaison

Nora Palmatier                norapalm@verizon.net

#### Bluemont Village Center Task Force

Carla Aly & Kate Mattos

bluemontvillagecentertaskforce@bluemontcivic.org

#### Ballston BID Board Member

Larry Smith                      lrsml@aol.com

#### Metro Liaison

Henry McFarland              hmcfarland@hotmail.com

#### Emergency Preparedness Liaison

Jim Thorne                      james.thorne7@verizon.net

#### Sidewalk Safety Task Force

Chris Healey & Ed Fendley

SidewalkSafetyTaskForce@bluemontcivic.org

## Not a Member? Join Today!



Bluemont Civic Association membership benefits include the newsletter and the right to participate fully at BCA meetings and to vote on positions and for

officers and Executive Board members. As a BCA member, you have representation in the Arlington County Civic Federation (to which the BCA and other county civic groups belong) and at Arlington County Advisory Commissions and other County meetings on matters pertaining to Bluemont.

New and lapsed members may use this membership form to pay \$15 dues by check or cash in person at the April 26 meeting for 2017, or send your dues check to BCA Treasurer, PO Box 5134, Arlington, VA 22205.

Connect with Arlington County to receive more real-time information about what is happening near you!

**ENGAGE ARLINGTON**  
news and information tools

**Insider weekly email newsletter**  
[arlingtonva.us/subscribe](http://arlingtonva.us/subscribe)

**Arlington Alert emergency alerts**  
[arlingtonalert.com](http://arlingtonalert.com)

**Service Requests or report a problem online**  
[topics.arlingtonva.us/reportproblem](http://topics.arlingtonva.us/reportproblem) or ArlingtonVA mobile app

**MyArlington mobile app**  
events, news, metro alerts, building permits and more

**Building Arlington one-stop permitting**  
[building.arlingtonva.us](http://building.arlingtonva.us)

**connect on social media**

Arlington County    Arlington County  
 ArlingtonVA    ArlingtonCounty  
 ArlingtonCountyVA

[newsroom.arlingtonva.us/connect](http://newsroom.arlingtonva.us/connect)

## Join or Renew Today!

Keep your membership current! Please use this form to join or renew.

Name \_\_\_\_\_

Address \_\_\_\_\_

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

- Bring this form and cash or a check for \$15 to renew your membership to any general membership meeting at Arlington Traditional School, or
- Mail this form with your check made out to "Bluemont Civic Association" to BCA Treasurer, PO Box 5134, Arlington VA 22205.

### **Go paperless & save trees!**

- Check this box to receive *BCA Neighborhood News* by email.

All information is for BCA use only.