



neighborhood news

The Latest News and Information from Your Bluemont Civic Association

October 2021

bluemontcivic.org

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Wilson Boulevard Changes

On October 12, the County started its project that is reducing vehicle travel through lanes, adding bike lanes, and making other changes on Wilson Boulevard between N. Frederick Street and on through the N. George Mason Drive intersection.

As part of its Complete Streets Program, the plan for this County project is to:

- **On west-bound Wilson Blvd:** in front of the Fire Station at the intersection with N. George Mason, turn the right through lane into a right turn only lane; between N. George Mason and N. Frederick Street, leave a single through lane for vehicles.
- **For west-bound Wilson Blvd and east-bound Wilson Blvd:** between N. Edison and half-way up the block in front of the Safeway; have a left turn lane in the middle for vehicles traveling east or west.
- **On east-bound Wilson Blvd:** between N. Edison Street and N. George Mason Drive, have one through lane, one combined through lane and right turn lane, and one dedicated left turn lane; between N. Frederick Street and N. Edison Street, reduce the current two lanes to one through lane for vehicles.
- **On both sides of Wilson Blvd:** extend bike lanes; add buffered and painted bike lanes; and add pavement markings to help people navigate between the two parts of the Bluemont Junction Trail that are split by Wilson Blvd.

(cont'd on p. 2)

Residential Construction Questions? Join Our October 27 Meeting, 7:30 pm!

A goal of the Bluemont Civic Association is to help neighbors effectively engage with Arlington County government, and help the County government more effectively engage for people in Bluemont. Our October 27 meeting will discuss residential construction, permitting and code enforcement with a presentation and Q&A with Stephen Risse, Zoning Policy, Research and Information Management Supervisor, and Kimberly Kalaha, Zoning Plan Review Assistant Manager.

NEXT MEETING:

**Wed., Oct. 27, 7:30 pm
via Zoom**

[Join the Zoom meeting here.](#)

Wilson Boulevard Changes (cont'd)

Bike lanes will front most commercial properties along Wilson Blvd. west of N. George Mason. The County anticipates it will take time to get used to the new configuration. Be alert!

More details, and the County's Final Plan for Wilson Boulevard are [here](#).

A majority of people contacting BCA about this plan raised concerns, some supported it. At our September meeting, BCA members agreed BCA should follow up with the County on questions from members. BCA has been in contact with the County, and has encouraged Bluemont residents to contact the County with views on the plan. The County's announced its final concept plan in August. County staff said implementation was likely to be in October. BCA did not receive notification before construction began.

Following the remarking and repaving of Wilson Blvd, the County plans to monitor implementation and anticipates being able to share an update about the project roughly six months after implementation with project stakeholders, including BCA. Consistent with our past positions taken by our members, BCA hopes to see before-and-after data that addresses public transit, bike lane usage, emergency vehicle response time, crash statistics, and other relevant metrics. We also would value the reactions from Bluemont residents and the commercial properties along this section of Wilson Blvd.

What you can do:

Bluemont residents have been weighing in with the County about the plan. County staff advise that once the changes are implemented, if you see a problem with the new road design, such as traffic or navigation issues, you can:

- Report it on Arlington's ["Report a Problem" tool](#)
- [Notify the contacts on the County's website for this project](#)

As always, let BCA know about your views of the project, concerns and interests.

November 17 Meeting, 7:30 pm: Homelessness in Bluemont— What Can We Do?

Our November meeting will feature a presentation and Q&A with Scott Miller, Sr. Director of Philanthropy for [PathForward](#) (formerly known as the Arlington Street People's Assistant Network, ASPAN). Get your questions answered, and learn what we can do.



Upcoming Meetings

2022

January 26

February 23

March 30

April 27

May 25

June 29

(or 15 if we meet in person)

2021

October 27

November 17

December 15

When and Where Do We Meet?

Bluemont residents are welcome at our General Membership meetings, which are open to the public.

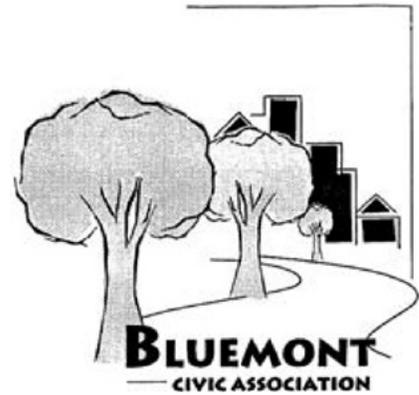
From September through June, our General Membership meets on the last Wednesday of the month, except in November, December and sometimes June. The General Membership meeting is at 7:30 pm preceded by our Executive Board meeting at 7 pm. Our Executive Board generally meets at 7 pm on the last Wednesdays of July and August.

Meeting date changes/cancellations are shared via the NextDoor social media site, our email list (which you can join by contacting exec@bluemontcivic.org), the Bluemont Civic Association [Facebook page](#), and when time permits posted on [our website](#).

We are currently meeting via Zoom given public health concerns. The link and meeting agenda are sent to those on our e-mail list. We post the meeting link on the Bluemont Civic Association [Facebook page](#) event announcement, and [our website](#). Meeting minutes are posted on our website. We are consulting our members about what balance of virtual and in-person meetings may work for them. In-person meetings would likely be at the Key Escuela Elementary School (formerly Arlington Traditional School, where we met in the library prior to the pandemic.)

Watch for Future Presentations on:

- **Arlington County Police**
- **Arlington's Tree Canopy**
- **Noise Complaints**
- **Stormwater and flooding risk**
- **Composting**



Meet Your Civic Association Team! Come Join Us!

President Laura Kirkconnell
president@bluemontcivic.org

First Vice President Henry McFarland

Second Vice President Kate Mattos

Secretary David Hughes

Treasurer David Smith

*Neighborhood Conservation Advisory
Committee (NCAC)*

Representative Nick Pastore
Alternate Christopher George

Arlington County Civic Federation (ACCF)
Delegates Christopher George, David
Hughes, Allen Norton, Shakti Shukla

Alternates Mark Haynes, Bruce Leighton,
David Smith, Nick Pastore

Parks Liaison Hugh Robinson

BCA Representative to Northern Virginia
Transportation Authority (NVTA) Long-
Range Multimodal Transportation Plan:
Allen Norton

We'd love to have you join our team!
Contact the executive board about BCA
offices and other volunteer activities.

Stormwater and Flooding Risks in Bluemont

The Bluemont Civic Association (BCA) has been dealing with a number of stormwater issues. Below are some key stormwater-related concerns raised by the Bluemont Civic Association (BCA) members in the past year:



- **Severe erosion along Lubber Run and Four Mile Run**— primarily affecting homes along Lubber Run in eastern Bluemont and Four Mile Run in western Bluemont.
- **Basement flooding triggered by new construction** of large, new homes built on existing lots. In digging out lots, removing all vegetation and increasing the percentage of impervious surfaces, these new homes

shift the flow of water to downhill neighbors. Several Bluemont neighbors report having water flowing onto their properties and into their basements after the construction of nearby new homes.

- **FEMA's preliminary revisions to its Flood Insurance Rate Map (FIRM) expand the 100-year floodplain.** FEMA recently re-evaluated many homes in Bluemont near Lubber Run and categorized them as inside of the 100-year flood plain. This categorization can reduce property values and drives mandatory and expensive flood insurance. Arlington County has countered FEMA's evaluations and negotiations are expected in the weeks and months to come.

- **FEMAs preliminary revisions to its FIRM expand the 500-year floodplain** (see slides 18–22 in this [County presentation](#)) place a few properties on N. Lexington Street along Four Mile Run in a "500-year flood zone" with an annual flood risk of 0.2% (or a 1 in 500 chance). Arlington County does not regulate 500-year flood zones, but the preliminary revisions do indicate some risk to those properties that may not have been previously indicated in the FIRM.

- **Maintenance of stormwater drains on private property** and a general lack of county maintenance create challenges for homeowners trying to determine who is responsible for fixing a clog.

- **Ballston "Beaver" Pond restoration project**, funded by a voter-approved bond measure in 2020, has raised BCA concerns that the project does little to accommodate the growing volume of water that must be detained or otherwise managed. Current plans focus on water quality (not volume) and adding park-like features.

- **Virginia Hospital Center's (VHC's) construction triggers flooding.** Below, a photo from our neighbors in Waycroft Woodlawn, shows stormwater overflowing a VHC retaining wall on N. Edison Street during the September 16, 2021, storm. Inadequate maintenance and retention of stormwater at this site resulted in the flooding of multiple N. Edison homes, even though this area is covered by a stormwater management plan for the new VHC construction. Too many unresolved upstream stormwater issues will eventually cause flooding in downstream Bluemont, so we are motivated to consider Waycroft Woodlawn's issues along with our own.



(cont'd on p. 5)

Stormwater and Flooding Risks (cont'd)



Flooding in the Lubber Run Watershed

What the BCA Has Done

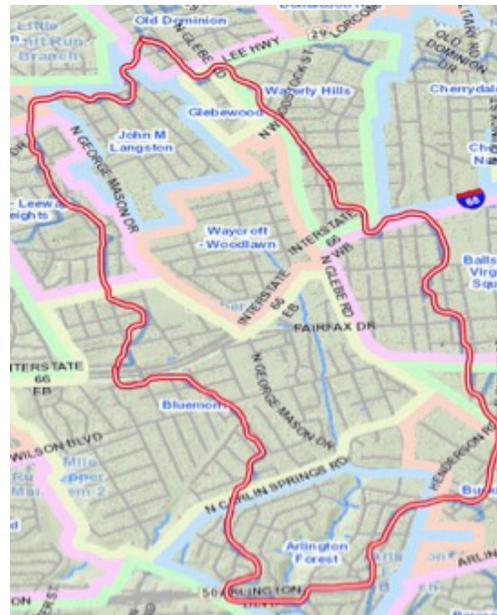
In the past year, the BCA has passed two stormwater-related resolutions. Another resolution is being prepared.

1. **December 2020 Resolution:** Asks the County to act quickly to mitigate the increasing flood risk to Bluemont neighbors.
2. **March 2021 Ballston Beaver Pond Resolution:** Urges the County to revisit its restoration plans with an eye toward incorporating additional element to help reduce the increasing flood risk.
3. **Forthcoming 2021 Stormwater Resolution (in process):** The BCA is collecting input from stakeholders on stormwater/flood issues to establish priorities.

As a result of these efforts, BCA began working with the Arlington Department of Environment Services (DES). DES decided to perform an elevation survey of Bluemont homes that surrounded the open channel carrying Lubber Run. Elevation study results have been submitted to FEMA as part of the appeals process. Assuming the DES elevation analysis is correct and accepted, the results will overturn a FEMA decision to move most of the homes into the 100-year flood zone, which would be a huge win for the BCA, Bluemont homeowners, and Arlington DES.

Why You Should Care

Proactive improvements can help homeowners reduce runoff and prevent flooding in their homes, which also benefits neighbors living downhill or downstream. With today's higher intensity storms, even homes far away from an above-ground water source are being flooded because the county's stormwater system (i.e., storm drains) cannot accommodate the extreme volumes of runoff. Though Arlington now requires stricter stormwater measures for new construction, existing homes are still key sources of runoff.



Lubber Run Watershed

Some Facts and Data

A large portion of Bluemont sits in the 1.6 square mile Lubber Run watershed, depicted in Figure 1 below. Several other neighborhoods are also located in this watershed:

Neighborhoods with Significant Land Area in the Lubber Run Watershed

- John M Langston – North
- Waycroft Woodlawn – North Central
- Bluemont – Central
- Ballston – Central
- Arlington Forest – South

Neighborhoods with Smaller Land Area in the Lubber Run Watershed

- Old Dominion — North
- GlebeWood – North
- Tara Leeway Heights – North
- Waverly Hills – North
- Ashton Heights – South
- Buckingham – South

(cont'd on p. 6)

Stormwater and Flooding Risks (cont'd)

Within the Lubber Run watershed, 37% of the land is identified by Arlington County as impervious, meaning the land does not readily absorb water. Since water runs downhill, significant volumes of stormwater runoff drain into Lubber Run and Four Mile Run. To our north (upstream), heavy runoff volume is causing serious flood problems for our neighbors in Waycroft Woodlawn (exacerbated by the Virginia Hospital Center construction). Erosion plagues stream banks along Bluemont's portion of Lubber Run, and major damage has occurred (bridges destroyed, trees felled, serious erosion) in Lubber Run Park just beyond Bluemont's boundary with Buckingham and Arlington Forest.

Below are two presentations from the County to the BCA in January and July 2021, which provide good technical details about stormwater concerns in our area.

- [Flood Risk in Bluemont](#) (January 2021)
- [Lubber Run Presentation](#) (July 2021)

What's Next?

Because stormwater and flooding issues occur countywide, the Arlington County Civic Federation (ACCF) has formed a stormwater subcommittee within its Public Services Committee. BCA belongs to ACCF and sends delegates to it.

The ACCF has approved several stormwater resolutions in recent years that originated from the stormwater subcommittee. These resolutions helped to inform DES stormwater management prioritization efforts. More recently, the stormwater subcommittee presented and ACCF approved a resolution in support of the \$50 million stormwater bond on the November 2020 ballot. Voters approved the bond.

- County leaders also responded positively to subcommittee support of the two stormwater detention vaults (one large, one small) that have been approved and are being installed on the Cardinal Elementary School site to help protect Westover businesses and residences. BCA member David Smith has joined ACCF's stormwater subcommittee where he has been assigned responsibility for identifying stormwater solutions for the Lubber Run watershed in an upcoming February 2022 resolution. The new resolution is meant to serve as a holistic model for addressing issues in other watersheds and to help inform upcoming revisions to the 10-year Capital Improvement Plan (CIP), which could contain several hundred million dollars earmarked for stormwater-related projects.

The BCA intends to develop a resolution that works in concert with the ACCF resolution, one that will focus on the watersheds within Bluemont (Lubber Run and Four Mile Run, Upper).

What Can You Do?

If you have stormwater issues or want to get involved, we encourage you to contact the [Bluemont Civic Association](#).

For more information on how to reduce your flood risk, [visit this county webpage](#), which includes tips on reducing your flood risk and provides a home flood-prevention checklist.

Tell our N. Carlin Springs Road Task Force What You Think!

Our N. Carlin Springs Task Force has been doing surveys and consulting with neighbors on the Bluemont and Arlington Forest sides of N. Carlin Springs Road view a view to making recommendations to BCA regarding possible safety improvements between N. Edison Street through N. Kensington Street. [Get more information](#), and [let the Committee know what you think](#).

Missing Middle Housing Study Releases Phase 1 Report

Arlington County staff recently released the Missing Middle Housing Study Phase 1 Report. The report is one step in a multi-phase study. That study will allow a number of future opportunities for public input.

Missing middle housing generally refers to housing that is smaller than mid-rise apartment buildings but excludes single family detached homes. The study will consider whether the county should change zoning regulations and other policies to encourage building of such housing. The report summarizes the community priorities expressed so far in the study. It also presents a scope of work and lists specific housing types to study in Phase 2. The report, which is preliminary and does not necessarily represent County policy, can be found [here](#).

The Phase 1 Report contends that increasing demand and land use policies, such as zoning, are causing a housing shortage. It also contends that this shortage drives up housing prices and “pushes new supply away from starter houses toward more profitable, higher cost houses.” (p. 12) The report expresses concern that in Arlington larger houses are replacing smaller houses and suggests that retaining existing older homes should play an important role in Arlington’s strategy for housing.

The report says the community expressed strong support for reducing housing costs. It also notes feedback questioning whether encouraging “missing middle” housing would reduce those costs. The report says that a “significant majority of respondents to the online feedback tools were homeowners.” In the future, the study team will focus on engaging others “that do not traditionally participate in planning processes.” (p. 7)

Phase 2 of the Missing Middle Study will consider four housing types: single detached small houses; duplexes; multiplexes with no more than 8 units; and townhouses. It will not study cottage clusters or accessory dwellings. Nor will the study distinguish between opportunities for rental and homeownership.

Preliminary recommendations from Phase 2 will be developed this coming winter. These recommendations may include proposals to change zoning regulations to allow construction of those types of housing in areas where they are not currently allowed.

BCA has formed a working group to monitor the Missing Middle Study. The working group’s ultimate goal is to ensure that BCA can respond to any policy recommendations that arise from the study. The working group members are Henry McFarland, the group’s chair, Chip Gurkin, Bruce Leighton, Kate Mattos, and Ritch Viola. You can reach the working group [by e-mail](#).

Thanks to Our Newsletter Carriers!

A volunteer army of neighbors diligently hand-delivered a paper copy with summaries from 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 and would like to thank them here for graciously contributing their time and effort.

The BCA delivers a free newsletter twice a year in the spring and fall, in addition to regular e-mail updates sent to BCA members. If you’d like to help out distributing newsletters, we could always use more help. Please contact [David Van Wagner](#).



'Lake Edison' is no more

Anyone using the path connecting North Edison Street with Bluemont Park has become familiar with 'Lake Edison', a large pool of water which accumulated after any rainfall, often completely blocking the street.

As of early October, 'Lake Edison' is gone, the result of a joint project by Arlington Parks and DES (Department of Environmental Services) Engineering (Water, Sewer and Streets) to improve drainage in and around the park. The project entailed regrading and repaving a portion of North Edison Street and digging two drainage ditches leading into the park. In addition, the existing ditch through the park to the storm drain at Wilson Blvd was deepened and straightened.

The new drainage arrangements had their first test during the recent heavy rains and appeared to work effectively. The neighborhood is delighted with the improvements (except perhaps some children who miss the puddles). We would like to express our thanks to Lyndell Core of Parks Services, Ben Rocha of DES Engineering, and to their teams, for a job well done.



Before



After

How to Access County Services/Frequently Asked Questions

The handiest tool may be the County web page "[Make a Service Request or Report a Problem.](#)" Arlington County's "[Welcome Kit](#)" for residents has information on how to access a variety of county services, civic engagement, community events, and fun activities.

Arlington's [Emergency Preparedness Site](#) has information on how to prepare for, and get alerts about, a range of emergencies—weather-related, traffic, and more.

The County's Constituent Services Team recently offered a list of [Common Constituent Questions](#). Constituent Services explains that the volume and frequency of questions from the community have increased, and the Team no longer has the availability to quickly provide personalized responses to each inquiry. Their FAQ's cover a wide range of topics including residential and other construction, code enforcement, human services, business, public safety, and transportation. If you have questions or can't find the information you need, [contact Arlington County Constituent Services](#).

What Has BCA Done Since Our April 2021 Newsletter

For details see meeting minutes at www.bluemontcivic.org

April: Our meeting featured a presentation and Q&A with Arlington County Police Community Outreach Team and Parisa Dehghani-Tafti, Commonwealth Attorney for Arlington County and the City of Falls Church who addressed a range of questions submitted by Bluemont residents. A summary of their answers was in our May neighborhood e-mail update. To receive e-mail updates [contact \[exec@bluemontcivic.org\]\(mailto:contact_exec@bluemontcivic.org\)](mailto:contact_exec@bluemontcivic.org).

May: Members approved a motion encouraging the County to address neighborhood concerns about construction and delivery truck traffic on streets neighboring 700 N. Glebe and 600 N. Glebe. UPDATE: The management for both sites were responsive to community concerns. The Waycroft Building management got the delivery trucks to comply with commitments made during the Site Plan process that Tazewell Street (and nearby other small streets) are not to be used for waiting for entrance to the loading dock, nor for travel to/from the dock. The management pledged to work with the loading dock manager to ensure dock managers understand the rules.

BCA's leadership and affected neighbors held a productive meeting with the construction manager for the 600 N. Glebe project where neighbors used their experience from past redevelopment along N. Glebe Road to recommend ways to uphold commitments made during the Site Plan process by the developer and construction contractor. The commitments included agreements on the routes construction traffic would use, and assurances that neighborhoods north of N. Carlin Springs Road should experience no impacts from the redevelopment project of the 600 N. Glebe site. The construction manager agreed to implement the measures recommended by the neighbors and followed up by sharing contact information for the site manager neighbors and the civic association should contact about problems, and by placing a sign indicating no construction traffic was allowed on Tazewell.

Juan Du, Landscape Architect, Project Manager for milling and repaving of the Bluemont Junction Trail updated members on the project and answered questions. The plan is on the [project page](#). Slides presented by Ms. Du during the meeting are [here](#). The project will not widen the trail from its original 11 foot width but will restore the paved sides of the Trail that have eroded. The project will improve 15 paths from neighborhood streets to the trail, making them ADA-compliant where possible without damaging tree roots. Work aims to minimize impact to trees, and a new trail edge that will prevent further erosion of trail. Ms. Du

said the trail will include standard signage regarding biking speed. County staff aims to have this completed in the 4th quarter of this year. The County will install new ADA compliant bus stops at Kensington. At Emerson, the design will address misaligned curb cuts.

BCA members agreed that during County Board discussions of the FY 2022-2024 Capital Improvement Plan (CIP), the BCA President should write the County Board to stress our members' support for including Bon Air Park in the CIP to gain capital funds to repair damage from the July 2019 flooding, and the other civic association CIP priorities regarding flood prevention/mitigation and pedestrian safety.

June: In our annual elections, members elected an Executive Board, Delegates and Alternate Delegates to the Arlington County Civic Federation, and a Neighborhood Conservation Advisory Committee (NCAC) Representative and Alternate Representative. Interested in BCA positions or being on the Nominating Committee? [Let us know!](#)

Members approved a resolution supporting the Neighborhood Conservation Program (NCP), thanking the County Board for funding Bluemont's priority project for improvements to the intersection of 6th St N and N Edison St, and urging the County Board continue funding and providing needed resources to the NCP.

County Engagement Specialist Erin Potter informed BCA members of planned changes to Wilson Blvd between N. George Mason Drive and N. Frederick Street. See separate article on p. 1.

(cont'd on p. 10)

What has BCA Done Since Our April 2021 Newsletter (cont'd)

The Police Community Engagement Team provided an update on recent crime statistics and crime prevention tips from the Arlington County Police Department (ACPD) Community Engagement Team, see the June meeting minutes for ACPD slides from that presentation.

July: At the Executive Board meeting, County planner Rene Harris did a presentation and Q&A on the design for improvements at the Bluemont Junction Trail's intersection with North Emerson Street. Details and slides are in the meeting minutes at www.bluemontcivic.org. There is no planned change for the lighting at the intersection. Other than the raised median, there are no additional plans for "traffic calming" at the intersection. UPDATE: Construction commenced in early September when the County slightly adjusted the path to protect tree roots.

Members of the Executive Board joined neighbors in a virtual community meeting hosted by Arlington County officials regarding the flooding risks associated with the open channel of Lubber Run along the west side of the 500–700 blocks of N. Abingdon Street. County officials said maintenance of, and improvement to, the channel are funding issues and the County's capacity to act is limited by the lack of capital funds appropriated. It was recommended that BCA lobby for inclusion of the channel in the County's negotiations that start in October regarding which capital improvement projects should be included in the list of projects to be funded by a capital improvement bond.

Following up on the June General Membership discussion of signage along the Bluemont Junction Trail, the President reported on her sending the

County photos of signs that might pose a danger from being too low or too close to the Trail. The County Manager's Office said the Department of Environmental Services will evaluate the signs' location and height against existing DES standards, recognizing that there may be a need to relocate some of the signs, and this may occur simultaneously with milling and paving work scheduled for Bluemont Junction Trail. The manager for trails in Arlington confirmed that the Parks Department will evaluate the height and location of their signs as they remove and replace the signs during upcoming milling and repaving of the Bluemont Junction Trail.

August: Prior to the start of the Executive Board meeting, BCA hosted a community meeting to introduce redevelopment plans for the Ballston Macy's site (see separate article on p. 12).

September: Members voted to support the modification the SER Restaurant proposed to the exterior of its building for the purpose of outdoor seating with live and other music played within noise limits. See separate article for the September discussion of changes to Wilson Blvd.

Improvements Coming to the Intersection of N. Edison and 6th Street

On May 20, 2021, the County voted to fund BCA's Neighborhood Conservation Plan Priority Project at the intersection of 6th St N and N. Edison Street. Proposed project details include safety features such as new paint, new signage, and intersection curb extensions. The project may also include new grass or plantings for intersection beautification. We estimate the latest iteration of the design will be available to the BCA this fall, with potential implementations in the summer of 2022. Details are on the [County project page](#).



¡Welcome to Bluemont, Escuela Key!

Bluemont welcomes Escuela Key to its new home at 855 N Edison Street (the former site of Arlington Traditional School). It is a lottery school, but some Bluemont children already are able to walk to their new school!

Escuela Key is proud to celebrate 32 years of Spanish Immersion in Arlington Public Schools. All students participate fully in this internationally recognized program designed to teach children a world language in a natural way. Since 2008, Key has been an International Spanish Academy (ISA) in partnership with the Ministry of Education of Spain, which in 2012, selected Key the “School of the Year.” Students learn Arlington County’s elementary curriculum in Spanish and English, developing their bilingual skills in listening, speaking, reading and writing. At Key, all strive for academic excellence while developing a lifelong love of learning. Children are supported in learning to respect themselves and others as they develop an appreciation for languages, cultures and the global community. Key’s vision is that students will become empathetic, respectful, responsible, trustworthy and kind members of Escuela Key, their Arlington community, and the world.

The Silver Diner in Bluemont

One of the regular activities of a civic association is to represent their neighborhood when developers or businesses request a “variance” under zoning codes. A new Silver Diner restaurant will be in the Waycroft building at the southwest corner of Glebe Road and Wilson Boulevard. The café, which will open in Spring of 2022, will mostly face Wilson. It will have seating under a canopy with recessed electric heaters. There will be ambient music but no live bands. The café will comply with noise ordinances that require no music before 9 AM and after 10 PM (11 PM on Friday and Saturday).

In mid-June, a County planner requested BCA’s position on a Zoning Variance and Minor Site Plan Amendment request by the Silver Diner. Silver Diner asked for the variance because just under a quarter of the 961 square feet occupied by the café will be in the County right of way. At all points, there will be a clear sidewalk of at least 8 feet in width.

Silver Diner asked for a Minor Site Plan Amendment so their changes in architectural lighting will be reviewed administratively by the zoning administrator and zoning architect. The proposed lighting will be along the retail space’s façade and canopies. Thus, its effect will be limited. The lighting will be consistent with the Gold LEED (Leadership in Energy and Environmental Design) certification of the Waycroft Building, which requires dark skies compliance.

BCA said its position was that the County should immediately inform implicated neighbors, so that people living nearest to the site could effectively engage with the County. BCA helped the County planner identify homeowner and residents’ associations closest to the site and sent word the BCA email list asking who would like to be kept informed on these requests. Because the short timeline for County Board consideration of the requests did not allow BCA’s General Membership to meet, the County planner held a community meeting, and invited those identified potentially interested in the request. BCA publicized that meeting via our email list, Facebook, NextDoor and website, and members of our Executive Board attended. BCA also shared information from the County planner that helped answer questions from Bluemont residents. In July, the County Board approved the Silver Diner’s application.



Are You Ready to Vote in 2021?

This fall, Arlingtonians go to the polls and vote for governor, lieutenant governor, attorney general, the House of Delegates, the County Board and the School Board.

Election Day 2021 will be Tuesday, November 2nd (6 am–7 pm), but there will also be plenty of **opportunities to vote early this year at multiple early voting sites, including Sunday voting!**

Bozman Government Center, 2100 Clarendon Blvd., Suite 320

- Weekdays (M–F): 8 am–5 pm (Sep. 17–Oct. 29)
- Extended hours: 8 am–7 pm (Oct. 26–28)
- Weekends: (Sat. 9 am–5 pm on Oct. 23 & 30 and Sun. 11 am–3 pm on Oct. 24)

Satellite Locations

Walter Reed Community Center, 2909 16th St. S and Madison Community Center, 829 N. Stafford St.

- Saturdays: 9 am–5 pm (Oct. 23 & 30)
- Sundays: 11 am–3 pm (Oct. 24)
- Extended hours: 2 pm–7 pm (Oct. 26–28)

Unclear where you vote on Election Day (Nov. 2nd)? You're not to blame for being confused—there are five different voting precincts within the Bluemont Civic Association.

Don't worry though. It's easy to learn your precinct by just going to the [Virginia Department of Elections Citizen Portal](#). While you're there, check your voter registration information to make sure it's current!

For information about voting, early voting, drop-off boxes, candidates, what's on the ballot and more, the League of Women Voters recommends you check out [VOTE411.org](#). See you at the polls!

Site Plan Filed for Redevelopment of the Ballston Macy's Site

Since June, the County has been considering a Site Plan application for redevelopment of the Ballston Macy's site. At the August community meeting hosted by BCA, Insight Property Group, the counsel for the Site Plan applicant presented the design team, who gave a general overview of the proposed redevelopment. The application seeks to replace the Macy's with 555 residential units and a ground floor grocer. Many of the design elements and graphics are continually evolving, including the type of grocery store planned for the ground floor, and the kinds of dwellings that will make up the residential portion of the building. The plan was for a 563,336 square feet, 16-story building, with a 44,000-square foot ground floor grocer, and residences split between a north tower with an entrance on Wilson Blvd, and a south tower with an entrance on Glebe Road.

Insight has promised to meet with BCA following County acceptance of the Site Plan request, to keep the Association informed about the Site Plan Review Committee process and schedule, and be available to meet with BCA members in the

coming months as the site plan process unfolds. Our August meeting made clear that Macy's intends to close its department store whether or not this redevelopment proceeds. Insight Property Group, being a neighborhood business (4000 block of Fairfax Dr), expressed its wish to be engaged with the surrounding communities that would most directly experience the effects of this project.

BCA wants to hear the views of Bluemont residents, especially those living near the Macy's site, so that we can best represent our neighborhood in the Site Plan Review Committee process. If you would like to be involved, please contact exec@bluemontcivic.org.



Connect with Bluemont

Like our [Bluemont Civic Association page on Facebook](#) to get the latest on permit requests, meetings, community events, fun activities, and more.

Check our [BCA website](#) for BCA meetings, official information, and an electronic version of this newsletter.

Monthly Updates: Bluemont residents who provide their e-mail address to the Executive Board receive regular e-mail updates on issues affecting Bluemont residents.

Contact the [Executive Board](#) and [BCA President](#): BCA welcomes comments, suggestions and questions from members.

Nextdoor.com is a free, private social network where you can connect with people who live nearby. BCA posts official announcements on Nextdoor.com. [Sign up](#) by providing your name, address and email address.



Come Ring Our Bell!

Every federal holiday at noon (plus Indigenous Peoples Day/Columbus Day), BCA hosts the ringing of the bell at Constitution Gardens (corner of George Mason and Wilson by the Fire Station, 4855 Wilson Blvd) Everyone is welcome. You and your children can ring the bell!

Come join us on Veterans Day: Thursday, November 11; Thanksgiving, Thursday November 25; Christmas Day; New Year's Day; Martin Luther King Day, Monday, January 17; Presidents Day, Monday February 21; Memorial Day, May 30; Juneteenth (observed) June 20; Independence Day, July 4; Labor Day September 5; Indigenous Peoples Day/ Columbus Day October 10.

Join or Renew Today!

Keep your membership current! Please use this form to join or renew.
Annual dues are \$15 per household per calendar year.

BCA Membership Form

Name _____

Address _____

E-Mail _____

Mail this form with your \$15 check made out to "Bluemont Civic Association" to
BCA Treasurer, PO Box 5134, Arlington VA 22205.

(If you cannot send a check, please contact exec@bluemontcivic.org to arrange payment.)

All information is for BCA use only.