

A QUALITY BLUEMONT NEIGHBORHOOD

REPORT FROM THE BLUEMONT
CIVIC ASSOCIATION'S
BLUEMONT VILLAGE CENTER
TASK FORCE
MAY 2014

Report for May 28—What we'll cover

- TAKING THE CUE FROM YOU
- OUR CHARGE/APPROACH
- WHAT WE'VE DONE (SO FAR)
- FIRST THOUGHTS OF A POSSIBLE FUTURE
- WHAT'S NEXT & YOUR INVOLVEMENT!

Powered by neighbors' priorities

- Neighborhood Survey
- Neighborhood Conservation Plan
- Vote on Safeway plan, May 2013



Priorities expressed



- Support “Westover-like **“village center”**”
- Strong support for **updated grocery store**
- Confine heaviest commercial development to **Glebe Road/eastern border**
- Maintain **prevailing land use & zoning** patterns
- Preserve as **predominantly residential** neighborhood of detached homes
- Maintain **existing C-1 zoning** classification of the Safeway property

Charge: Bluemont Village Center Task Force (November 2013)

- Explore possibilities for updated, **“by-right”** development of Safeway property
- Pose **possible vision/s** for consideration
- Follow & inform BCA of **development efforts**
- Work with BCA, Arlington County, Safeway, **stakeholders**
- (sunset: November 2014)



Task force approach: Quality Bluemont

- **Quality information**
- **Outreach**
- **Communications**
- **Member engagement**



Quality information...

- Following Safeway plans for 5101 Wilson Blvd.
 - Purchase by Cerberus pending
- Looked at other Safeways, such as Bradlee



And...

- The Georgetown Safeway



And...

- Elements of the developments, such as at grade parking in Georgetown



And..how buildings “blended”

- The way the Georgetown Safeway “fits” with neighboring buildings



Quality information on County zoning requirements

- Zoning:

<http://buildingarlington.s3.amazonaws.com/wp-content/uploads/2013/06/ACZO.pdf>

- Safeway: local commercial C-1 zoning

- 35 feet high
- 10% required to be landscaped open space
- 1:250 sq. ft. parking requirement (section 14.3)
- Can develop by-right without review



Quality information: other possible factors affecting C-1 development

- Sanitary Sewer Collection Master Plan
- Chesapeake Bay ordinance
- Public Spaces Master Plan
- BCA Bluemont Neighborhood Conservation Plan
- Among other factors



Quality information: financials

- To best of our ability, better understand and test contention that economics of Wilson Blvd. site requires addition of dense housing development...or whether there are options



Quality information: other trends

- Food Marketing Institute study—small formats taking hold”
 - [file:///C:/Users/KMATOS/Downloads/REF_12XXXX_FMIN_GroceryTrends%20\(1\).pdf](file:///C:/Users/KMATOS/Downloads/REF_12XXXX_FMIN_GroceryTrends%20(1).pdf)
...since 2005, traditional grocery stores have not been growing in terms of square footage.
- County developments
 - Big Box ordinance



Quality information—and what it would take to “up glup”

- Property could be rezoned to C-2
 - Allows for residential and commercial/retail; height of 45 feet
 - Would require County process; public meeting review; consultation with BCA and neighbors; site plan application



Outreach

- Safeway
- County Board members
- Zoning Office
- Planning Office
- Other civic associations
- Bluemont Forward
- Experts in development



Communications

- Website <http://bluemontvillage.wordpress.com/>
- Updates at BCA meetings
- BCA newsletters



Member Engagement



- First phase: focus on quality information
- Continue to inform members of actions/thinking
- As complete this phase, consider appropriate ways to engage members in thinking
- **Especially important:** Safeway decisions
- **Welcome your suggestions.**

Respecting members' priorities— looking ahead—building a modern, quality Bluemont

-Together



Bluemont Village Center Task Force

- Thank you.

