

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 Committee, 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.