**Minutes**

**Bluemont Executive Committee**

Wednesday, August 25, 2021 7:00 PM

Via Zoom

The President called the meeting to order at 7:00 pm. The President established that there was a quorum of the Executive Committee present. By unanimous consent, those present approved the minutes of the July 2021 Executive Committee meeting.

The President introduced Andrew Painter (<https://thelandlawyers.com/professionals/painter/>) (Walsh Colucci Lubeley & Walsh), counsel for the applicant that has begun the process to formulate a site plan for the redevelopment of the Macy’s store adjacent to Ballston Quarter. Assisting Mr. Painter was Lauren Riley (<https://thelandlawyers.com/professionals/riley/>) of the same law firm. Joining Mr. Painter’s presentation (which included slides) at about the hallway point was Sarah Davidson (<https://insightpropertygroupllc.com/person/sarah-davidson/>), a Principal of Insight Property Group, the developer, who took the lead for the latter part of the presentation.

The presenters gave a general overview of the proposed redevelopment of the site, including the current owners’ legal rights associated with certain portions of the parcel. In all material respects the presentation reiterated details first published in ARLnow in late July 2021 (see <https://www.arlnow.com/2021/07/29/apartment-with-grocery-store-proposed-for-ballston-macys/>). At the conclusion of the presentation the attendees asked numerous questions of both Mr. Painter and Ms Davidson.

Three certainties emerged from this discussion. Macy’s intends to close its department store whether or not this redevelopment proceeds. The details associated with the identity and type of grocery store that is planned for the ground floor retail, as well as of the kinds of dwellings that will make up the residential portion of the building remain very fluid at this stage in the site plan process. And, Insight Property Group, being a local business (4601 Fairfax Dr., Suite 1150, Arlington, VA 22203), expressed its wish to be engaged with the surrounding communities that would most directly experience the effects of this project.

After the question and answer period had concluded, the President started the Executive Board part of the meeting with the reports of BCA’s officers. The President reviewed correspondence she had had with the County with regard to recent flood damage in BonAir Park, as well as the obtuse procedure associated with a special use permit request for a day care facility on George Mason Drive. The President also announced that Allen Norton had volunteered as, and would be, Bluemont’s point of contact with the Northern Virginia Transportation Authority (NVTA) as it proceeds with formulation of its long-range multimodal transportation plan.

The First Vice President reported that there was nothing new with regard to Metro. With reference to the Missing Middle Study, the County staff still hasn’t issued its Phase 1 report. Community meetings will follow issuance of that report. Census data for the Ballston precinct indicate a dramatic increase in density from 2010 to 2020.

The Second Vice President reported that the League of Women Voters has a flier they would like the civic association to help distribute to inform voters about the November 2, 2021 elections.. Early voting begins September 17, and that she would distribute it at the Labor Day and Columbus Day bell-ringings hosted by the civic association. The Second Vice President reiterated her concerns about the upcoming traffic changes along Wilson Boulevard between George Mason Drive and N. Frederick Street.

The Treasurer reported a balance of $1,881.70.

The Civic Federation delegates had nothing to report since the Civic Federation has been inactive during the summer months.

There was a general discussion, prompted by the Second Vice President, about whether there was a necessity to conduct an “orientation” for officers that make up the Executive Committee and, if so, what that would entail. The Second Vice President expressed her concerns about motivating members to serve as officers.

There followed a discussion of possible topics for General Membership meetings. Among the topics mentioned how development in the Langston Blvd (formerly Lee Highway) corridor may effect flooding concerns in Bluemont; a proposal to seek funding in the County budget to repair the open channel that carriers Lubber Run behind homes in Bluemont; code enforcement within the County; how neighbors can find out that the County has been asked to grant a use, construction and similar permits for a nearby property; a possible presentation by the League of Women Voters; and further presentations/discussion with reference to water/flood management within the County.

The Executive Board discussed the difficulty of publishing a hard-copy neighborhood-wide newsletter in October given the current level of the civic association’s budget, and the possibility of publishing a one-page newsletter with the actual articles available only on-line. Board members discussed how the president could encourage payment of the annual civic association dues of $15 per household per calendar year.

The Board agreed the president and BCA could reach out to the Key Spanish immersion school, which has moved to the location of Arlington Traditional School in Bluemont.

The President adjourned the meeting at 9:00 pm.