**Minutes Hybrid Monthly Meeting Bluemont Executive Committee**

Wednesday, August 24, 2022, 7 PM

Hickory Room Lubber Run Community Center, and virtual via zoom.

1. The President established that a **quorum** was present.

2. The Board **approved the minutes** of the July 2022 Executive Board meeting by unanimous consent.

3. **Reports from Officers and Committee Chairs.**

1. The **President** reported that the **Macy’s site plan** review committee meeting has been postponed until September, with no date yet set.

He reported on a query from a County planner regarding an application to **restart a car rental at the** **Comfort Inn on Fairfax Street**, near Washington Blvd.

The President reported on his meeting with Jerry Solomon, Director of the **County’s Office of Public Engagement**, along with two other office members. They asked a lot of questions. The President told them issues of important to BCA members included the Missing Middle Housing Study, storm water management/flooding, traffic and parks.

The President reported on the continuing discussions between civic association presidents and County Board members Matt de Ferranti and Libby Garvey about **missing middle housing.** He said that when raised concerns of Bluemont residents about tree canopy, it was clear that the County has not yet decided what to do about tree canopy.

The President reported that the **County’s forestry plan was now pubic** and affects missing middle housing because of its points regarding tree canopy and lot coverage.

1. The **Second Vice President** reported in efforts to **increase BCA membership**. He had approached both the Westover and Lubber Run farmers markets about BCA having a presence there. The Lubber Run market is working on a written policy about non-vendors having a presence at the farmers’ market. They hope to finish their policy in August 2022, so he will follow up in September.
2. The **Treasurer** reported that the **BCA’s budget** was $2413.15 last month, $14 had been spent to reimburse the cost of a second mailbox key, $45 in dues had been paid by members, leaving a current balance of $2174.15.
3. BCA’s **Civic Federation Delegates** reported that the next meeting of the Arlington County Civic Federation, a hybrid meeting starting at 7 pm on Tuesday, September 6 will be the candidates’ forum where candidates for Arlington’s Congressional seat, school board and state legislature will participate in a panel discussion. The public is welcome to join either via zoom, or in-person at the Hazel Auditorium of the Virginia Hospital Center. You must register to receive the zoom link. Information on how to register and the agenda is at [www.civfed.org](about:blank).

4. **Upcoming Site Plan Review Committee meeting for 4600 Fairfax Drive** (site of the Holiday Inn and an adjacent office building).

BCA’s representative to the Site Plan Review Committee David Smith welcomed neighbors living near the project site, and neighbors living along Lubber Run, who had joined the Executive Board meeting. Mr. Smith reported that he was preparing to send the developer questions from Bluemont about the project, and invited the neighbors to share their input. Questions/concerns raised during the Executive Board meeting by the neighbors and the Executive Board included:

* Can we get a walk-through with neighbors living near the site to discuss what is planned?  Can there be regular meetings with the neighbors/community?
* Construction timeline, start times, number of days, what levels of noise to expect and at what times.  Piling, driving, pounding?
* What are the route(s) for construction vehicles, where will they be staged, including cement trucks and dump trucks.  Construction vehicles must be kept off Woodrow and Wakefield.
* Will residents of the new buildings be able to buy Zone 8 parking permits and park on neighborhood streets like Woodrow and Wakefield rather than pay for more expensive parking?  It was recommended that the Zone 8 parking issue be flagged for the County.
* How close will the proposed road between Woodrow and Wakefield be to adjacent homes? How close will the meandering road be to the adjacent homes on Abingdon?
* What is the justification/purpose for the proposed road between Woodrow and Wakefield?  How will this road be used?
* What is the justification/purpose for the proposed meandering road through the site connecting to Wakefield?  How will road be used? Will this road connect to Woodrow?  If the purpose is only to get building users from Fairfax to the building garage, is that enough of a justification given its use as a cut through route from I-66?
* What are traffic estimates for the meandering road and the road between Woodrow and Wakefield?  What will be the level of noise, visibility to adjacent homes?
* What measures will prevent cut-through traffic to and from N. Fairfax Drive? Neighbors fought for the gates that prevent such cut through traffic now.
* Where will gates be located to control use of the roads into and out of the site?  Who will be able to pass through those gates?
* What is the route for trucks and moving vans serving the site?  Where is the loading dock or loading docks? What's the route to the loading dock(s)?
* Where will Fedex, UPS, Amazon and similar delivery trucks stop and unload/load?
* Existing parking on both sides of Woodrow and Wakefield must be kept.
* What number of units in these two buildings will be rentals, versus sold?
* What is the location of the garbage disposal area for the site, how close is it to nearby homes?
* What is the effect on Lubber Run?
* What are the requirements for managing stormwater for this developer versus residents?

6. **Wilson Blvd Reconfiguration:** The Board agreed with the President’s proposed follow up on the County’s upcoming reconfiguration of Wilson Blvd between N. Glebe and N. George Mason, including the President asking the County to notify BCA in advance on construction and detours to help minimize the effect of traffic disruptions, and to request information on traffic accidents in the entire area affected by the reconfiguration given the level of concern expressed by Bluemont residents, and the challenges from the many T-type intersections in the project area.

7. **Articles for the October 2022 newsletter:** The President reported on the deadline for articles to be submitted for the October neighborhood-wide newsletter, and possible articles. Articles discussed by the Board included: stormwater; 4600 N. Fairfax redevelopment; the Upper Bluemont Park tennis court project; procedures for permit requests; the reconfiguration of Wilson Blvd, and voting.

8. **Speakers for General Membership meetings:** The President said he had arranged for the League of Women Voters to speak at the September General Membership meeting, County landscape architect Joshua Serck to speak about renovations in Upper Bluemont Park at the October General Membership meeting. The President is seeking to have the police Community Engagement Team speak in November. The Board agreed with the President’s suggestion to have a speaker on Project PEACE, the County’s initiative to combat sexual and domestic violence. The President invited other suggestions for speakers.

The President said County officials had declined his request to come speak about a proposed stormwater utility fee at this time. He reported that the Northern Virginia Parks Authority (NOVA) had refused to speak about the widening of the W&OD trail saying nothing is yet planned. Because it is already being publicly discussed that NOVA is seeking to widen the W&OD Trail in Bluemont and Bon Air parks, Board Members discussed inviting another group to discuss the proposed project with BCA members.

9. **Stormwater**: David Smith, Chair of the Lubber Run Watershed Group presented photographs, and answered questions, about the tour he and leaders of other civic associations and the Arlington County Civic Federation had of the site in the Westover neighborhood where the County is building a stormwater detention facility, a 12-foot deep vault that will significantly reduce the stormwater flow into Torreyson Run, which empties into Four Mile Run.

8. **Any Other Business:** Civic Federation delegate Allen Norton recommended BCA and other civic associations seek to work together to learn about how the County handles requests for variances, e.g. when builders want to reduce set-back requests for projects. There is a question about how often developers deliberately fail to put all they plan to do in a variance request, instead they get an initial variance request approved and then amend it in order to have less scrutiny. The Board agreed the President could discuss this with other civic associations, and civic federation delegations could discuss it at that forum.

9. Dave Hughes moved to adjourn the meeting, and Matt Harrison seconded. The meeting adjourned at 8 pm.

Minutes prepared by Secretary Laura Kirkconnell