**Minutes: Bluemont Executive Committee**

Via Zoom and at Key Escuela Elementary School library

April 26, 2023; 7:00 PM

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

2. The Secretary noted the need to correct the draft **minutes** of the March 2023 Executive Board meeting because it had been labelled “agenda” rather than “minutes.” The Executive Committee unanimously approved the March 2023 meeting minutes with that correction.

**3. Reports of Officers and Committee Chairs:**

**President** Henry McFarland thanked Bluemont resident Matt Bristol and his team of volunteers for their successful work on the volunteer project to provide landscaping around the Bluemont neighborhood sign on N. Kensington St near N. Carlin Springs Road. The President also thanked BCA Park Liaison Hugh Robinson for helping navigate the County bureaucracy.

Regarding the County’s **Upper Bluemont Park** project, the President reported that County staff is now recommending something very close to Concept 2, which BCA members endorsed at a previous meeting. Construction may start in late 2024.

The President reported that he still had not received a response from the Ballston/Virginia Square civic association to his email about the lawsuit.

**BCA Treasurer and representative to the Site Plan Review Committee for the** **4600 N. Fairfax project David Smith,** reported on the third Site Plan Review Committee meeting, held on April 20, 2023. The County webpage for this project is   4600 Fairfax Drive (Ballston Holiday Inn) – Official Website of Arlington County Virginia Government (arlingtonva.us)

The third meeting was supposed to focus on transportation, landscaping, stormwater management, and construction sustainability, but did not talk about construction.  Key points from the meeting included:

* The developer has decided NOT to build the townhouses on the southern edge of the property.  These will be left as single-family homes as they are today.
* The street on the west side of the complex, which runs north/south, will essentially serve as the ‘overland relief’ for the Lubber Run stream and stormwater. The development will replace some County water pipes with new pipes with increased diameters to prevent stormwater surcharging of the pipes. Mr. Smith noted that this is great for those living in that area, but of course does mean water will get to Lubber Run a little faster. The developer confirmed they are only doing the minimal required for stormwater mitigation, which Mr. Smith noted is disappointing for Bluemont.
* While ‘construction’ was supposed to be a topic for the meeting, it turns out any of the construction logistics are left for AFTER the development is approved by the County and the details are mostly negotiated behind closed doors. They did say they will have future meetings with nearby residents to inform them of the plans.  Despite Mr. Smith’s stated concern about the lack of construction discussion, he was told that this is just how it works. Mr. Smith plans to investigate this process as it seems bad that residents’ concerns about construction do not get factored in BEFORE the County approves the plans.
* The developer confirmed the property line issue at 877 N. Abingdon (some of the fencing is within the Snell property – i.e. the 4600 N. Fairfax site), but indicated they did not intend to take any action on the issue.  This is a good result for our member who lives at that residence.
* Estimated commencement of construction is Q4 2024 / Q1 2025

The developer has not yet answered many of BCA's questions.  David Smith continues working to get them answered. Additional BCA questions prior to the Site Plan Review Committee meeting were:

* What measures will be taken to prevent stormwater runoff from impacting adjacent properties?
* What topics were discussed with the County Department of Environmental Stormwater group, and of those, what changes are being implemented?
* Will the sidewalk along Fairfax be left open during construction? A lot of Washington-Liberty High School and other students use that path to get to school as long as adults who need to get to the Ballston area.  Will any special walkways be constructed to help ensure the safety of pedestrians in that area since it is so close to the very busy Fairfax drive.  Will notices be provided to parents regarding any construction-induced pedestrian concerns?

**As Treasurer,** Mr. Smith reported that the new balance on the BCA account is $2324.75 after paying for printing the newsletter and receiving some membership dues checks, the previous balance was $2665.88.

|  |  |  |
| --- | --- | --- |
| **Apr-23** |   |   |
| Previous Total: | $2,655.88  |   |
| Out: | ($361.13) | Minute Man Press (about $15 more than last year) |
| Out: |   |   |
| In: | $30  | Dues (2 checks) |
| New Total: | $2,324.75  |   |

4. **Community Event:**

Matt Harrison, Second Vice President and Chair of the Committee for the **May 21, Family Fun Community Picnic reported that:**

* The event is a Family Fun Picnic on Sunday, May 21 from 12 to 2 pm in Lacey Woods Park.
* BCA has reserved the back picnic pavilion in Lacey Woods Park for the event. People are invited to bring their own picnic or buy from the three food trucks the Committee is lining up for the event.
* There will be kid’s games.
* BCA member and volunteer Park Steward for Lacey Woods Park, Nora Palmatier has offered tours/tree walks through Lacey Woods Park.  She has worked closely with the County to set up volunteer workdays and report on any issues in the park. She’s been working in the Park for 20 years and often leads tree walks or talks about the park’s history for neighbors, both children and adults.
* There will be a welcome table to sign up new members for BCA and neighboring civic associations. The BCA President has reached out to neighboring civic associations to sign up people in their neighborhoods.
* Fire Station #2 will stop by (but they did not provide a specific time)
* BCA has secured liability insurance, not has not yet received the County’s special event permit yet.
* The event is free, and open to everyone (e.g. people do not have to live in Bluemont.)
* Matt asked people to help spread the word about the event, and noted that BCA is still seeking volunteers to help plan, set up, staff the event, and clean up.

5. **Report of the Nominating Committee:**

The Committee presented this list of volunteers to stand as candidates for BCA offices and non-voting positions, including noting which positions remained vacant:

|  |  |
| --- | --- |
| TITLE | CANDIDATE |
| President | Henry McFarland  |
| First VP  | Matt Harrison |
| Second VP  | Carla Conover  |
| Treasurer  | David Smith |
| Secretary  | Laura Kirkconnell  |
| Civic Federation Del (4)  | Allen Norton, David Smith,Dave Hughes, Shakti Shukla  |
| Civic Federation Alt (4)  | Christopher George, Bruce Leighton2 more positions open   |
| Arlington’s Neighborhoods Advisory Committee (ArNAC) Representative  | Christopher George |
| ArNAC Alternate  | Nick Pastore |

Minutes prepared by Secretary Laura Kirkconnell