

NEIGHBORHOOD NEWS

The Latest News And Information From Your Bluemont Civic Association

January 2013

bluemontcivic.org

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Mark Your Calendars

BCA Meetings (Executive and General) 7 pm at the Arlington Traditional School (ATS)	1/23
Stormwater Projects Open House 7-8:30 pm at Fairlington's Community Ctr., Rm. 118	1/29
Café Scientifique: The Beauty and Utility of Number Theory 5:30-8 pm at The Front Page Restaurant <i>Register at www.arlingtonvirginiausa.com/bsta. Lecture only is free.</i>	2/5
BCA Meetings (Executive and General) 7 pm at Arlington Traditional School (ATS)	2/27
BCA Meetings (Executive and General) 7 pm at Arlington Traditional School (ATS)	3/21

INCLEMENT WEATHER NOTICE

When inclement weather forces
Arlington Public Schools to close on the
same day a BCA meeting is scheduled,
the BCA meeting will be canceled.



BCA's Safeway Task Force continues to meet with Safeway representatives to discuss the impending redevelopment of Bluemont's Safeway on Wilson Boulevard. (See town hall recap on p. 2)

Jan. 23 Meeting Notice

Full Circle Montessori School on the Agenda

On Wed., Jan. 23 in the library of Arlington Traditional School (ATS), the Executive Board meeting begins at 7 pm (all members welcome); the general membership meeting starts at 7:30 pm. A representative of the Full Circle Montessori School has been invited to speak to members about a proposal to locate a new Montessori program in Bluemont. Officers and committee chairs will update the membership and discuss other items of interest or concern.

New Montessori Program Proposed for the Jordan

Full Circle Montessori School has approached the Bluemont Civic Association (BCA) to seek support for establishing a preschool program at the Jordan, AHC Inc.'s affordable housing development, which recently opened in Bluemont at 801 N. Wakefield Street (on the former Peck Chevrolet site). Full Circle has operated a similar program for the last five years at AHC's Woodbury Park complex (Clarendon/Courthouse). Tatjana Vichnevsky, the director of Full Circle Montessori School, will give a 10-minute presentation on the proposal at the BCA general membership meeting on Jan. 23, to be followed by a brief question and answer period. BCA members will discuss Full Circle's proposal later in the meeting under new business.

Wondering about Fiscal Year (FY) 2014 budget cuts?

Check out the County Manager's online "chat" with
Arlington County taxpayers. View the transcript at
https://www.facebook.com/ArlingtonVA/app_310432762368131?ref=ts

Call for Volunteers

Several members have expressed interest in the open positions for 1st and 2nd vice president and Civic Federation delegate alternate. The secretary position also may become open. We also still need a newsletter editor. If you are interested in any of these opportunities, please contact our president, George Rovder (president@bluemontcivic.org).

New NC Project Needed

Neighborhood Conservation Advisory Committee (NCAC) Representative Larry Smith is collecting suggestions for a next-in-line NC project. In addition to curb, gutter, and sidewalk projects, NC funds can be used for streetlights, curb nubs, park enhancements, and similar community improvements.

Please contact Larry Smith (IrsML@aol.com) to learn how to jump-start a project.

Message from the Designer

Hello everyone! As I'm sure you've noticed, *Neighborhood News* is getting a new look! In the coming months, both the BCA newsletter and website will undergo several new and exciting changes to ensure you get the latest updates delivered online and in print in a quick and simple format.

Please, let me introduce myself! My name is Grace Omijie, and I am studying graphic design at Marymount University. When I heard the BCA was looking for a new look, I was more than happy to help! The newsletter is still evolving, and the BCA would love to know what you think! Please send all comments and suggestions to exec@bluemontcivic.org. Thank you!



Residents listen to Safeway representatives discuss the proposed redevelopment of the Bluemont Safeway at December's town hall meeting.

Safeway Redevelopment Town Hall Meeting

On Dec. 10, the BCA Safeway Task Force (STF) led its second town hall meeting related to the possible redevelopment of the Wilson Boulevard Safeway property. An audience of over 70 attendees participated in a 45-minute question-and-answer session with four Safeway representatives.

Below are highlights from the Q&A session with the Safeway representatives:

- Safeway has received several responses to its invitation for bids, but has not yet selected a developer for the site.
- Safeway envisions redeveloping the store in the "Lifestyle" design used for the Willston Centre I Safeway near Seven Corners and other stores throughout the country.
- The redeveloped store will occupy the site's first floor and may have as many as 200 residential units on the upper floors.
- Several audience members expressed strong opposition to a large residential development at the site, which would exceed the 35-foot-height-limit by-right development option.
- The redevelopment project would likely not be completed until 2016, and construction will force the store to close for approximately one year as Safeway transitions from the current to a "new" store.
- Safeway plans to locate a trailer on site to provide uninterrupted pharmacy service during construction.
- Safeway will meet periodically with the BCA and the STF as its redevelopment plans unfold, as soon as the selection of the site's developer has been announced.

December's meeting concluded with informal group break-out sessions to gauge attendees' views regarding possible building height scenarios at the Safeway site and the types of features that they would like to see in return for any support of a Safeway building proposal that exceeds the site's current height and density restrictions. The STF will collate and publish the session results in the near future.

The STF continues to monitor the situation and, consistent with its charter, continues to appeal for Bluemont residents' views on redevelopment and related issues. Visit the STF website for periodic updates and/or to submit your thoughts: <http://safewaytaskforce.wordpress.com/>.



Goodbye, Blue Goose! Marymount University unveiled its plans to replace its existing 8-story building with a 9-story classroom/office building and a 15-story residential building.

December Meeting Highlights

In response to an update provided by the Safeway Task force, the membership passed the motion below by unanimous voice vote:

The membership authorizes the BCA President to write a letter to Safeway clarifying that the BCA has never endorsed a particular redevelopment plan or set of drawings for the Safeway site or surrounding area. Going forward, the BCA Safeway Task Force and BCA officers will be the point of contact for all future negotiations regarding the redevelopment of the Safeway site.

Sidewalk Safety Task Force co-chair Chris Healey noted that the task force has three objectives: to follow up on the reconfiguration of Wilson Blvd. between N. George Mason Drive and Four Mile Run, to look at options for improving the sidewalks along Wilson Blvd. east of George Mason, and to help identify a project or projects to utilize the Peck-Staples site plan traffic-calming funds.

The task force has received approximately 20 suggestions for the traffic-calming funds. Suggestions/projects will be ranked based on their proximity to the Peck-Staples site, their relationship to safety, and approximate cost. The task force will forward a short list of its top recommendations at the Jan. meeting for the membership to approve in Feb. All suggestions not selected will be forwarded to the Neighborhood Conservation (NC) Plan committee.

Secretary Haynes explained the need to migrate the existing BCA website to a more user-friendly platform. The membership voted in favor of a motion to approve an expenditure of up to \$800 for this purpose.

Haynes also reported on a meeting at which Marymount University unveiled its plans to replace its existing 8-story "Blue Goose" building (at the corner of N. Glebe Road and Fairfax Drive) with a 9-story classroom/office building and a 15-story residential building with 272 rental units. Possible benefits of the redevelopment include improvements to the nearby bike path, elimination of the Marymount shuttle buses, a large courtyard and wider sidewalk along Glebe, and a 200-seat auditorium (which the community may be able to use). The new buildings should be ready for occupancy by the fall of 2016. The BCA will invite Marymount representatives to the Feb. 27 meeting at 7:30 pm.

Contact Information

Use the email addresses listed below to reach specific individuals electronically.

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Ashlawn Elementary Expansion Update

On Nov. 20, the Ashlawn Building Level Planning Commission (BLPC) voted to support the Manchester Road-entry option. On Dec. 11, the BLPC received the consultant's report, and Arlington Public Schools (APS) Director of Design and Construction John Chadwick noted that the Public Facilities Review Committee (PFRC) had agreed that the Manchester Road-entry option should be adopted.

The county will study the feasibility of creating a one-way connection between 8th Road North and Wilson Boulevard in order to facilitate circulation around the site. The BLPC does not have objections to a Wilson Blvd. connection but is concerned about its uncertainty. The BLPC also believes off-site pedestrian safety enhancements are important and that there is a need for adequate staff and short-term visitor parking.

Below is the consultant's projected timeline for the project:

Schematic Design:

December 2012–January 2013

Submit Use Permit:

March 2013

Receive Bldg. Permit:

June 2013

Bidding:

July–August 2013

Construction:

August/September 2013 -
December 2014

For more details and to review the Manchester Road option, visit <http://www.apsva.us/page/18904> and click on the "Presentation" link below the December 11, 2012 meeting date.



Snow removal vehicles need at least 15 feet to pass down a street. If the County Manager declares a snow emergency, cars are subject to towing if parked or abandoned on a Snow Emergency Route.

Prepping for a Snow Emergency

'Tis the season for the white stuff so be sure to visit the county's snow and ice web page for details on snow removal and how to report problems: <http://www.arlingtonva.us/portals/topics/TopicsWeatherWinter.aspx> or call 703-228-6485. Remember, the county's snow removal ordinance requires all Arlington property owners to clear snow and ice from public sidewalks adjacent to their property. Enforcement begins 24 hours (for <6 inches) to 36 hours (for ≥ 6 inches) after the snow stops falling, depending on the accumulation. Residents should shovel snow into the yard instead of the street. Physically incapable homeowners are exempt from the ordinance.

Snow removal vehicles need at least 15 feet to pass down a street, so if possible move your car off the street (or move all cars to one side of your street). If the County Manager declares a snow emergency, cars are subject to towing if parked or abandoned on a Snow Emergency Route.

To Report Problems:

- Dial 911 for all emergencies (including fallen trees blocking streets or creating a safety hazard)
- Dial 703-228-6525, 8 am–5pm, M–F, for nonemergency fallen trees/branches on county parkland.
- Dial 703-558-2222 for nonemergency fallen trees/branches on county roads or for cars towed during a snow emergency (to report downed trees/branches on state roads, dial 1-888-383-8368)
- Dial 1-888-667-3000 (Dominion VA Power) to report outages, downed lines, or fallen branches/trees on lines
- Dial 703-750-1400 or 800-752-7520 (Washington Gas) to report gas emergencies
- Dial 703-228-6570, 8 am–5 pm, M–F, to report potholes and water main breaks (for after-hours water main breaks, dial 703-228-6555) on county roads
- Dial 1-800-367-ROAD to report potholes on state roads
- Tune in to 1700AM (Arlington radio) for emergency announcements

Report a snow issue on county roads at <http://egov.arlingtonva.us/snowrequest>.

How To Become a TreeSteward

The TreeStewards of Arlington and Alexandria are volunteers dedicated to improving the health of our urban trees through educational programs, tree planting and care, demonstrations and tree maintenance throughout the community.

New volunteer training will be held on Wednesday evenings, starting Feb. 13 through April 2013, with some Saturday mornings. Recognized experts in tree care and citizen advocates provide fun, interactive training. Join us and learn how to care for trees on the streets, in parks, at schools, churches, temples, and your neighborhood.

For more information and to complete an application, visit the TreeSteward website at www.TreeStewards.org or call 703-527-2349.



County staff members settle a tree into its new home along the Bluemont Junction Trail.

Nature Notes from Nora

Arlington County Parks are the poster children of community diversity and consensus: they give us playing fields, tennis courts, formal rose gardens, dog parks, trails for walking and biking, shade and sun gardens, and offer environmental benefits for humans and animals alike. Not everyone takes advantage of each individual amenity, but together all of these opportunities create a park system that is relevant to the entire community.

Trees in our parks offer many benefits—among their most valuable environmental contributions is their leaves' and roots' ability to absorb and filter rainwater, preventing contaminated stormwater runoff from reaching the Chesapeake Bay. One 30-inch oak tree can keep 12,730 gallons of stormwater from rushing into the sewer system, down the Four Mile Run culvert (and ultimately into the Bay), or into a downstream resident's basement. This majestic oak also will remove/sequester almost 1,000 pounds of carbon dioxide from our atmosphere in addition to providing shade and reducing summertime temperatures locally.

On Dec. 12, association members unanimously passed a motion approving new tree plantings along the Bluemont Junction Trail. Within the week, 25 native species were planted between N. Emerson and Illinois Streets along our own green corridor. TreeSteward and American Forests volunteers joined county staff members to plant persimmons, eastern redbuds, black gums, hornbeams, hop-hornbeams, sycamores, tulip poplars and a variety of oaks. The funding for these lovely trees came from American Forests who also supplied volunteers. Tags remain on the new trees to help residents identify the species planted, and a community tree identification walk is planned for May.

If residents have concerns about these trees or other problems in our parks, they should contact the Dept. of Parks & Recreation (DPR) at 703-228-6525 or Environmental Landscape Supervisor Patrick Wegeng at pwengeng@arlingtonva.us. If you contact DPR or Wegeng with a problem, also notify BCA Parks and Recreation Liaison Nora Palmatier at norapalm@verizon.net.

Apply Now for StormwaterWise 2013

Now through Feb. 15, Arlington County and Arlingtonians for a Clean Environment will accept applications for the StormwaterWise Landscapes program.

Its purpose is to improve water quality by providing financial and technical assistance to private Arlington County property owners (residential or commercial and HOAs) for the installation of sustainable stormwater mechanisms that reduce runoff. This program is not designed to eliminate on-site drainage concerns or mitigate for basement flooding.

Four practices will be considered for funding: rain gardens, conservation landscaping, permeable pavement, and pavement removal. Rain gardens, permeable pavement and pavement removal are eligible for a maximum \$1,500 reimbursement. Conservation landscaping is eligible for a maximum \$500 reimbursement.

Participants who are willing to sign a maintenance agreement following the installation of permeable pavement are eligible for a maximum \$3,000 reimbursement.

See program details (including the application) at the following website (<http://www.arlingtonva.us/departments/EnvironmentalServices/Sustainability/page87826.aspx>). StormwaterWise 2012 program participants are eligible to reapply.

President Activates Bylaws Review Committee

Several members have now volunteered to serve on this committee, which will present its proposed charter at the Jan. 23 general meeting. Stay tuned for more updates!

Don't Miss Out!
Renew Today To Receive
Neighborhood News
Through 2013!

See What's New!
BCA Neighborhood News
just for you!

Bluemont Civic Association
PO Box 5134
Arlington VA 22205



See What's Inside This Month's Issue Of *Neighborhood News*

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The Bluemont Civic Association: Who We Are

The Bluemont Civic Association is a not-for-profit civic organization that has represented the interests of the Bluemont Neighborhood since the association was established in 1945.

The Bluemont Civic Association is the only organization working exclusively on behalf of you and all Bluemont residents. We are your friends and neighbors, striving to make our streets safe for our children and other pedestrians, enhance our parks and preserve our environment, maintain property values, represent local interests and build a stronger sense of community.

RENEW TODAY!

Keep your current membership through December 2013. If you can't renew online at bluemontcivic.org, fill out (or update) the form at right.

GO PAPERLESS AND SAVE TREES

☐ Members may elect to receive *BCA Neighborhood News* electronically rather than by mail by simply checking this box. Be sure to provide your e-mail address! (All information is for BCA use only.)

NAME _____

ADDRESS _____

E-MAIL _____

☐ Bring this form and cash or a check for \$15 to the January 23rd General Meeting, or

☐ Mail the form with your check to the Bluemont Civic Association at BCA Treasurer, PO Box 5134, Arlington VA 22205.