



neighborhood news

The Latest News and Information from Your Bluemont Civic Association

November 2013

bluemontcivic.org

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Mark Your Calendars

BCA Meetings (Executive & General) 7/7:30 pm, The Jordan	11/20
Thanksgiving Day Bell Ringing Noon, Constitution Garden Park	11/28
Small Business Saturday All day, Arlington's small businesses	11/30
Café Scientifique: "Coastal & Urban Resilience" 5:30 pm, The Front Page www.arlingtonvirginiausa.com/bsta	12/5
BCA Meetings (Executive & General) 7/7:30 pm, ATS	12/18
Christmas Day Bell Ringing Noon, Constitution Garden Park	12/25
BCA Meetings (Executive & General) 7/7:30 pm, ATS	1/22/14

Next Meeting:

**Wednesday,
November 20**

The Jordan, 7/7:30 pm



Next Meeting: Wed., Nov. 20

Location: The Jordan's Community Room
AFAC's Charles Meng To Speak

Due to the Thanksgiving-week holiday, the BCA will hold its Nov. Executive Board (7 pm) and general membership (7:30 pm) meetings a week earlier than usual in the community room at The Jordan (rather than at Arlington Traditional School). The Jordan is located at 801 N. Wakefield Street. To reach The Jordan's community room, use the building's main entrance on N. Wakefield Street at the corner of Wilson Blvd. Street parking on N. Wakefield Street and the surrounding area is limited. Walking or carpooling is recommended. Parking at the nearby Ballston Common Mall garage costs \$1 for 3 hours.

Charles Meng, Executive Director of the Arlington Food Assistance Center, will be on hand to discuss food insecurity in Arlington and how we can help those in our community without enough food to eat. On Nov. 1, Senior Correspondent Hari Sreenivasan recently interviewed Meng for the PBS *NewsHour*. To watch the interview, visit <http://video.pbs.org/video/2365112830/> (segment begins at minute 19:08). Other meeting topics will include a presentation by the newly revitalized Safeway Task Force of its proposed charter. (See related article on p. 2.) Current details on other site plans, including The Springs (600 block of N. Glebe Rd., between N. Carlin Springs Rd. & N. Thomas St.) and Marymount (1000 N. Glebe Rd. & N. Fairfax Dr.), will be discussed.

BCA Meetings at a Glance

Notes from October

President George Rovder noted that a *Connection* newspaper reporter had asked to do an interview about the redevelopment of the Safeway site. Rovder said that he could make no comment beyond the membership's adopted position and that he would meet with the reporter only if other neighbors could join him.

Second VP Larry Smith, the BCA's representative to McKinley's Building Level Planning Committee (BLPC) reported on proposed construction alternatives for the new addition at McKinley Elementary School. One option would be to place the addition on the front of the school; the other would be to place it at the rear of the existing building. The project is still in its early stages, and Smith will keep BCA updated.

BCA Parks & Recreation Liaison Nora Palmatier reported that invasive plants had been cleared along the W&OD trail between Wilson Blvd. and Bon Air Park. Replanting would probably take place in the spring. She explained that the county had awarded the contract for the rebuilding of the Lacey Woods interior picnic pavilion and the paving of a footpath.

Civic Federation Delegate Suzanne Sundburg reported on the Oct. 1 Civic Federation meeting. She noted that the County Board would likely take up the hen-keeping/urban agriculture issue in November and that the proposed enhanced yard/food waste collection would likely prompt an increase in the refuse collection fee. Rovder noted that Civic Federation delegates had passed an internal audit motion drafted by Sundburg's federation committee, overwhelmingly urging the county to establish a robust internal audit function. A copy of her audit-motion report is attached to the Oct. 23 Executive Board minutes.

Safeway Task Force 2.0

At the Oct. meeting, the BCA's Safeway Task Force (STF) presented its final report. (A copy of the report is located on the BCA's website.) In addition to listing the existing STF's accomplishments, the report noted that the task force had fulfilled its original mission and recommended that a new task force with broader responsibilities be created. President Rovder subsequently appointed 6 volunteers to the new task force: Carla Aly (co-chair), Kate Mattos (co-chair), Craig Deering, Mark Haynes, David Hughes, and Larry Smith.

Now named the Safeway and Bluemont Village Center Task Force, the new task force's responsibilities will include developing a full understanding of the scope and limits of by-right development on the Safeway site and in Bluemont's "village center"; working to develop a vision or visions for development in the area consistent with the BCA's adopted position on Safeway redevelopment; continuing to work with the county, potential developers, and other relevant parties; and keeping the BCA membership informed of relevant news and progress. If you would like to assist the new task force with its work, please contact Carla carla.alys@aol.com at or Kate at klmattos@verizon.net.

SPECIAL NOTE: Dec. 18 Meeting at ATS

To avoid the Christmas holiday, the BCA will meet one week earlier than usual on Wednesday, Dec. 18, at Arlington Traditional School (ATS), 855 N. Edison Street. The Executive Board and general membership meetings will begin at their normal 7/7:30 pm times. The BCA plans to invite The Penrose Group to present its proposal for the redevelopment of a combined site in the 600 block of N. Glebe Road between 7th Street North and N. Carlin Springs Road. (See the related "Penrose Group" article on p. 3.) At the Dec. general membership meeting, members will vote on the proposed changes to the BCA bylaws as described in the Oct. newsletter. For details on the changes, visit the BCA website at www.bluemontcivic.org and click on the "About BCA" tab.

Redevelopment Projects

The Penrose Group Proposal: 600 Block of N. Glebe Road



At the Oct. Executive Board meeting, representatives from The Penrose Group presented their proposal for a new, mixed-use (ground-floor retail with housing above) building in the 600 block of N. Glebe Road. The proposed redevelopment would combine three separate parcels. There are two possible scenarios: one with the Exxon station parcel and one without. At last report, Penrose was still negotiating with the owner of the Exxon property.

The Oct. presentation's details varied somewhat from the information Penrose provided for October's *Neighborhood News*. Although the building's height was still reported to be six stories, the number of units was lowered to 70 or 120 units (based on whether the Exxon parcel is included), down from the earlier projection of 100 or 170 units.

The plans now call for an entry/exit to the underground parking garage on both ends of the building (Carlin Springs Rd. and 7th Street). Penrose plans to seek bonus density in return for the Leadership in Energy and Environmental Design (LEED) certification of its building and for some affordable housing. President Rovder called for members and the community to submit questions to the BCA, which he will collect and forward to Penrose. Penrose welcomed the questions and agreed to provide answers.

Subsequent to the Oct. 23 meeting, Penrose told the BCA that it intends to file its plans with the county in March 2014.

The Ballston Place Homeowners Association provided initial comments on the proposed plan to the BCA Executive Board in an e-mail message delivered on Oct. 31. In summary, Ballston Place is interested in ameliorating the impact of construction on residents, assuring that there will be adequate parking for the new building, and minimizing cut-through traffic on Ballston Place's private driveway (7th Street N., between N. Tazewell and Vermont Streets). The Townes of Ballston and other nearby homeowner's associations are also studying the proposed plan.

The BCA is working with the homeowners' associations, Bluemont residents, and The Penrose Group to schedule a presentation for BCA members, likely at the Dec. 18 general membership meeting.



Time to Renew!

(See renewal form on p. 8)

The renewal date for many BCA members is Dec. 31, 2013. Please take a minute to check the mailing label on this newsletter, which should list your membership renewal date. The online payment option has been suspended temporarily and will be restored once the new BCA website is up and running. In the meantime, please pay by check or cash in person at a BCA meeting or via our USPS post office box. If you are a current member, your renewal amount is just \$15 to keep your membership current through Dec. 31, 2014. If you are a new or lapsed member, your dues amount will be \$18 (\$3 for 2013 prorated dues plus \$15 for 2014).

Redevelopment Projects



The Springs Redevelopment Project

On Oct. 24, a day after Arlington Partnership for Affordable Housing (APAH) presented its redevelopment plans to the BCA membership, the county held the third and final SPRC meeting for The Springs project. The Springs, a 6-story building, will replace APAH's current 3-story affordable apartment building (the Carlyn Springs Apartments) located at N. Carlin Springs Road and N. Thomas Street. Most of the 104 units will be committed affordable units.

Although nearly all elements of the plan remained the same throughout the SPRC process, a notable exception was the reduction in maximum building height from 72 feet down to 69 feet. Rather than following LEED standards, APAH will be utilizing EarthCraft green building standards, which it considers superior.

The project is located within the Buckingham Community Civic Association's borders. As a next-door neighbor, the BCA is also allowed to provide input. After APAH's presentation on Oct. 23, BCA members expressed several concerns. Among them were the very narrow setbacks on all sides of the building, the overreliance on paved surfaces rather than plantings for the "green" or "open" spaces, and the massing of a tall building with no tapering—even though there is a 1-story, single-family home next to it on N. Thomas Street. These concerns were conveyed to the SPRC at its Oct. 24 meeting and were similar to the concerns expressed by other participants. The next step is a review by the county's Planning Commission and other commissions. APAH hopes to bring the plan before the County Board in December.

Neighborhood Conservation Plan News

The Bluemont Neighborhood Conservation (NC) Plan continues to proceed through the county government's review and approval process.

Subsequent to its approval by Bluemont residents last spring, the NC Plan will now go through three levels of formal review by the Neighborhood Conservation Advisory Committee (NCAC), the Planning Commission, and then, finally, the County Board. Bluemont's NC Plan will be presented to the NCAC on Nov. 14, before consideration by the Planning Commission on Dec. 2 or 4 and the County Board on Dec. 14 or 17.

Arlington's NC program is a unique, grassroots initiative that utilizes county bond funds to pay for capital improvement projects in neighborhoods.

With a regularly updated NC Plan, Bluemont can ensure itself that future neighborhood improvements will be tailored to the needs of the community. Possible improvements include the installation of sidewalks, curbs, and gutters; traffic management and pedestrian safety infrastructure; park improvements; and other similar capital improvement projects. Bluemont's last NC Plan was issued in 1999.

Redevelopment Projects

Marymount's "Blue Goose" Site Plan



At the Oct. 23 meeting, Civic Federation Delegate David Hughes, who has been representing the BCA at the Marymount Site Plan Review Committee (SPRC) meetings, reported that county staff had proposed using the approximately \$5.5 million in community benefits for this project to complete park projects that lie from one half to a full mile away from the site, projects that are outside the neighborhood. County staff had not considered allocating any of the funds to a west entrance for the Ballston-MU Metro stop or other improvements that would benefit the community absorbing the large density increase.

It was noted that the next Marymount SPRC meeting would take place on the following Monday (Oct. 28), at which time community benefits would be discussed. If the BCA wanted to provide input into the community benefits discussion, the membership would need to pass a motion enabling Hughes to pass along the BCA's recommendations. The membership passed such a resolution and authorized a letter to be drafted. The text below is an excerpt from a letter addressed to Marymount SPRC Chair Nancy Iacomini:

The Bluemont Civic Association recommends that the funds designated for community benefits be invested with consideration for the community where the project is located. Projects consistent with this principle include the following:

- 1) A contribution to the fund for building the west entrance to the Ballston Metro;
- 2) The completion of the passive recreation components of the Ballston Beaver Pond Restoration Project;
- 3) The creation of a community meeting space within the development project; and
- 4) A contribution to projects identified in the updated Bluemont Neighborhood Conservation Plan.

The letter was presented at the Oct. 28 SPRC meeting. In addition, Hughes responded to Chair Iacomini's earlier request for examples of situations in which promised or implied community benefits associated with previous site plans had failed to materialize. Hughes documented the history of the long-promised west entrance to Ballston-MU Metro, which has never been built, and other community benefits that did not pan out once the community's support for the projects was obtained.

Arlington Neighborhood Villages

Arlington Neighborhood Villages (ANV) is a volunteer-organized and member-driven organization of neighbors helping neighbors. ANV's mission is to enable members to continue living in their own homes and communities as they age—safely, independently, and with an enhanced quality of life—by providing access to support services and social programs beginning in 2014.

Below are some of the services to be offered:

- Social activities & events (which complement the county's programs)
- Volunteer help & referrals for home maintenance/repairs
- Computer & technology assistance
- Rides for medical appointments or grocery shopping
- Daily check-in contact
- Referrals to other services & programs

If you want to learn more, please visit www.arlnvil.org or send an e-mail to info@arlnvil.org or call 703-509-8057.



Say It with Trees

A commemorative tree is a thoughtful and lasting legacy to a person or an event that has occurred in the lives of families, friends or individuals. Arlington County has a program in which a staff person works with you in selecting a flowering or shade tree and will plant it in an appropriate public location for \$150 or \$200, which covers the cost incurred by the county to acquire and plant the tree. A personalized certificate is issued and mailed to each donor or sponsor, and the location and date planted is recorded for public information. For more information on commemorative trees, please contact Patrick Wegeng (703-228-6521).

Proposed Motion on Memorial Plaques on Public Land within Bluemont

In 2011, a lovely yellowwood tree was planted as a commemorative tree in Bon Air Park, between the W&OD Trail and the stream bank, to honor a local volunteer. Friends now wish to install a plaque describing the civic activism of the honoree and seek approval from the BCA.

Rather than deciding these requests on a case-by-case basis, BCA Parks & Recreation Liaison Nora Palmatier will make the following motion to be considered by members at the Nov. 20 meeting:

Bluemont Civic Association approves of the Commemorative Tree Program because it allows friends and families to make a meaningful contribution for the public good while honoring loved ones. We believe that any additional recognition such as memorial plaques or stones must be small and discretely placed so as not to be obtrusive to those walking by (i.e., you'd have to be looking for it to see it), and because the plaque is not a public good, it must be totally funded by the donors with no county contribution of materials, transportation, or staff time.

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703-321-5335

Leaf Vacuum Collection

The first pass of the county's leaf vacuum trucks in Bluemont will be on Nov. 16 and Nov. 18–20.

- Leaves must be raked out to the curb by the dates listed
- If you miss your collection date, leaves should be recycled in biodegradable leaf bags
- Dates are subject to change due to weather and other events
- Sign-up for leaf collection schedule updates via e-mail at <http://arlingtonapps.com/subscribe/>
- Call 703-228-6565 for a recorded schedule, listed by civic association
- Watch Comcast Cable 74 or Verizon Channel 40

Call 703-228-6570 to report that your street has been missed only if your leaves have not been collected after Bluemont's listing at <http://www.arlingtonva.us/departments/EnvironmentalServices/SW/Residential/page83731.aspx> shows our collection as having been completed.

Halloween Parade 2013



Costumed participants along the Bluemont Junction Trail



A four-footed companion joins the celebration!

Contact Information

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

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Secretary

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Neighborhood Conservation Advisory Committee (NCAC) Representative

Chris Healey ncac-rep@bluemontcivic.org

Civic Federation Delegates and Alternates

Bob Atkins, David Hughes, Terry Serie, Suzanne Sundburg (Alternates: Patrick Bryan, Craig Deering, Dean Foster, James McMullin)

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What's Inside?

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- *Dec. 18 Meeting: Penrose Group Site Plan, pp. 2 & 3*
- *Safeway Task Force Final Report, p. 2*
- *Marymount Site Plan, p. 5*



RENEW TODAY!

Keep your membership current through December 2014.

The online payment option will resume next year. Please use this form to renew.

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 renew (\$18.00 for new or lapsed members) to the Nov. 20 general membership meeting at The Jordan, or
- ☐ Mail the form with your check to the BlueMont Civic Association at BCA Treasurer, PO Box 5134, Arlington VA 22205.