



neighborhood news

The Latest News and Information from Your Bluemont Civic Association

December 2013

bluemontcivic.org

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Mark Your Calendars

BCA Meetings (Executive & General)	12/18
7/7:30 pm, ATS	
Sidewalk Safety Task Force	1/18/14
8 am, Two Chefs	
BCA Meetings (Executive & General)	1/22/14
7/7:30 pm, ATS	
BCA Meetings (Executive & General)	2/26/14
7/7:30 pm, ATS	
BCA Meetings (Executive & General)	3/26/14
7/7:30 pm, ATS	

Next Meeting:

Wed., Dec. 18
ATS, 7/7:30 pm



Architect's rendering of the proposed project named "25 Glebe"

Penrose Group To Present 25 Glebe Plans

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.

Representatives from The Penrose Group (<http://penrosegroup.com/>) will present their redevelopment proposal for 25 Glebe (in the 600 block of N. Glebe Road between N. Carlin Springs Road and 7th Street North) at the 7:30 pm meeting.

At press time, Penrose is still considering two redevelopment options: Option one includes the Exxon station property (at Glebe and Carlin Springs); option two is without it. Penrose expects to receive an answer from the Exxon property's owner shortly and plans to execute an option on the rest of the property in Jan. 2014. With or without the Exxon property, the 6-story building will be mixed-use and would have +/-120 (no Exxon) to +/-170 (with Exxon) housing units.

Although the proposed building height is 6 stories (around 70 feet tall, with an 18-foot ground level), Penrose is requesting an upzoning of

(cont'd on p. 2)

BCA Meetings at a Glance

Highlights from November

■ At the Executive Board meeting, the board approved a budget of up to \$90 to send flowers to the two ATS staff members who assist the BCA with meeting space each year.

Webmaster Jonn Lau discussed plans for the BCA to take over the web-hosting expense from a former webmaster, characterizing the expense as being around \$100 per year.

■ At the general membership meeting, invited guest Executive Director Charles Meng of Arlington Food Assistance Center (AFAC) thanked Bluemont for its support of AFAC and the many Arlington County residents who face food insecurity and hunger.

Neighborhood Conservation (NC) Alternate Representative Ed Fendley reported that the NC Advisory Committee had accepted the Bluemont NC Plan. See the related article on p. 3.



*AFAC Executive Director
Charles Meng*

Co-chairs Carla Aly and Kate Mattos presented the charter of the Bluemont Village Center (BVC) Task Force (the successor to the Safeway Task Force), which held its first meeting on 11/3/13. After reading the charter aloud, Mattos added language to meet a request that the task force consider what is economically and legally feasible in addition to its other charges. The membership unanimously approved the amended charter language. More about the BVC Task Force can be found at <http://bluemontvillage.wordpress.com>.

Parks & Recreation Liaison Nora Palmatier reported on a recent request for approval of a memorial plaque to be installed in Bluemont Park. She read aloud a slightly amended version of the motion printed in the Nov. newsletter regarding the BCA's policy on memorial plaques. After discussion, the membership voted to approve the motion, which offers support for memorial requests so long as the memorials are unobtrusive and NO county funds or resources are used to purchase, install or maintain the memorials.

Complete draft minutes can be found at www.bluemontcivic.org. Click on the "Newsletters/Minutes" tab.

25 Glebe Plans (cont'd)

the combined parcels that would allow for a building height of up to 95 feet. The nearby homeowners associations (HOAs) have been meeting to discuss the project. At the Nov. 20 meeting, the membership voted to support the president's move to create a BCA task force to study and report back to the membership on this project (see the related article on p. 4).

Also at the Dec. general meeting, members will vote on the proposed changes to the BCA bylaws as described in the Oct. 2013 newsletter. For details on the changes, visit the BCA website at www.bluemontcivic.org and click on the "About BCA" tab.

2014 Meeting Schedule*

January 22

February 26

March 26

April 23

May 28

June 25

(Annual Meeting & Election)



*All meetings are to be held at Arlington Traditional School unless announced otherwise. Executive Board meetings begin at 7 pm and are followed by general membership meetings at 7:30 pm.



Bluemont Nextdoor Social Network

A new private social network called Bluemont Nextdoor has been created. It was set up to allow Bluemont neighbors to discuss issues of concern, like crime and safety; make recommendations; post notices for lost or found items; and run classified ads. Although Bluemont Nextdoor is not affiliated with or endorsed by the BCA, it is proving to be popular and we thank Diana Litton for setting it up. If you are interested in participating, visit <https://bluemont.nextdoor.com>.

Inclement Weather Notice

Should inclement weather force Arlington Public Schools to close on a day that a BCA meeting also has been scheduled, the BCA meeting will be cancelled.

NC Plan "Accepted"

Thanks to the efforts of David Van Wagner, his committee co-chair David Hughes, and many other BCA member-volunteers, the Arlington County Planning Commission has recommended to the Arlington County Board that Bluemont's 2013 Neighborhood Conservation (NC) Plan be accepted. The County Manager also has recommended that the County Board accept the plan.

Once the County Board adopts a resolution to accept the plan, the document's approval process will be complete. At press time, the Bluemont NC Plan appears on the County Board's 12/17/13, agenda item 28 under regular hearing items. The Board Report for this agenda item can be found at http://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=643&meta_id=115791.



RENEW for 2014!

(See renewal form on p. 6)

Check the mailing label on this newsletter for your renewal date. If you are like most members, your BCA membership will expire on 12/31/13. 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 12/31/14. If you are a new or lapsed member, your dues amount will be \$16 (\$1 for 2013 prorated dues plus \$15 for 2014).

One Week Free: Mysore Yoga Classes

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Redevelopment Projects



Architect's rendering of the proposed layout and footprint of 25 Glebe

New 25 Glebe Task Force

As reported on p. 2, the membership voted to endorse the president's creation of a special committee to analyze and convey information and recommendations regarding The Penrose Group's proposed redevelopment project on the west side of the 600 block of N. Glebe Road.

Task force members include Mary Andrus, Lizbet Boroughs, Amy Connelly, Gwyn Hambley, John Herickhoff, Karim Kadrie, Lisa Kelly, Janet Kopenhaver, John Schoenecker, Terry Serie, Nita Tuveson, and BCA Pres. George Rovder (ex officio).

Terry Serie told members at the Nov. meeting that there are 172 townhouses located within a block of the site. The task force will try to coordinate with those residents to encourage their participation in the process. Issues of concern include the lack of building tapering and setbacks, a problem that is particularly bothersome because 25 Glebe's 70-foot high back wall hugs the property line and would be less than 25 feet from the walls of the townhouses behind it.

There are also questions about the placement of parking for the ground-floor retail as well as the placement of the driveways for vehicular access to the two levels of underground parking. At

present, the applicant is proposing to have two access points—on 7th Street North and the other on N. Carlin Springs Road. There has been some pressure coming from the county to utilize the service alley behind the building (which is within 8 feet of the back windows of the adjacent townhouses) as an access point for the underground garages. The figure displayed above shows rectangular areas at the rear of the building (shaded in green and indicated with arrows) that could serve as retail parking on the ground level. However, these plans are not final and are subject to change.

The task force met for the first time on 11/30/13, and it proposed to provide the BCA with a list of key questions for the developer prior to the Dec. 18 general membership meeting.

Bob Atkins: 1945–2013

The Bluemont Civic Association has learned of the passing of our neighbor and friend Robert “Bob” G. Atkins. Bob, a leading Arlington community activist, was a founding member of the BCA and served it in many capacities, including as President from 1993–1996. We wish for Bob eternal rest and hope for comfort for his family and many friends. He will be missed.

Ballston Beaver Pond Update

The work to drain Ballston Beaver Pond is now complete. If you walk or ride by the pond, you may notice a small flow of water. That stream of water is Lubber Run. Until construction on the pond begins in 2014, Lubber Run will continue to flow as it does now.

Lacey Woods Construction Update

Tree protection is in place in Lacey Woods Park to prevent accidental damage to trees during the replacement of one of the two picnic pavilions and paving of an access road. All construction-related traffic must enter/exit via N. Frederick St.

Come, let us adore Him!

PLEASE JOIN US FOR SERVICES
DURING THE CHRISTMAS SEASON.

- Tuesday, December 24
 - 5:30 PM Family Christmas Eve Service & Christmas Pageant
*Nursery care is provided for toddlers and infants.
All children are invited to participate in the pageant,
costumes provided. Arrive at 4:30 PM for rehearsal & snacks.*
 - 10:30 PM Festive Christmas Eve Service
followed by midnight candlelight reception
- Wednesday, December 25
 - 10:00 AM Traditional Christmas Day Service
- Sunday, December 29
 - 10:00 AM Christmas Lessons & Carols



St. Michael's Episcopal Church

1132 N. Ivanhoe Street, Arlington, VA 22205
At the corner of N. Ivanhoe St. and 11th Rd. N.
Accessible entrance on 11th Road N.

703-241-2474 • www.stmichaelsarlington.org

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- *NC Plan Accepted, p. 3*



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 (\$16.00 for new or lapsed members) to the Dec. 18 general membership meeting at ATS, or
- ☐ Mail the form with your check to the Bluemont Civic Association at BCA Treasurer, PO Box 5134, Arlington VA 22205.