



June 2015

# neighborhood news

of the Bluemont Civic Association

[www.bluemontcivic.org](http://www.bluemontcivic.org)

## Mark Your Calendars

**6/24 BCA Meetings (Executive and General) 7/7:30 pm, ATS**

7/18 ACPD Safety Day, 9 am -4 pm, Kenmore Middle School, 200 S. Carlin Springs Rd.

**July BCA Executive Board Meeting 7 pm, ATS**

**August BCA Executive Board Meeting, 7 pm, ATS**

**9/24 (TBD), BCA Meetings (Executive and General) 7/7:30 pm, ATS**

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## Next Meeting: June 24, 2015

### 7 pm Executive Board/7:30 pm General Membership

The next meeting of the Bluemont Civic Association will be on June 24, 2015, at Arlington Traditional School, 855 N. Edison St, Arlington, VA 22205. The Executive Board meeting starts at 7:00 pm and the general membership meeting at 7:30 pm. Everyone whose membership is up-to-date is welcome to attend the Executive Board meeting.

The general membership meeting is BCA's annual meeting. Officers will be elected for the 2015-2016 year. Nominees are still being accepted for President, 1st and 2nd Vice Presidents, Treasurer, and Arlington County Civic Federation representatives.

Officers from Arlington County Police Department (ACPD) will be at the meeting to present information on recent events in Bluemont and to provide information on ACPD's Safety and Community Awareness Day, July 18 from 9:00 am until 4:00 pm, at Kenmore Middle School. See page 5 for more information about the event.



## Enjoy Our Public Trees, Don't Cut Them!

Trees are living organisms with complicated circulatory systems and chemical hormones that react to having branches or bark removed—that is why professional arborists wait until a tree is dormant during the winter to prune and correct problems. Recently, many of the trees bordering the Bluemont Junction Connector trail were inappropriately attacked by someone with loppers, leaving ripped ends exposed to insects at the worst possible time of the year, when trees are putting

energy into growing and not sealing wounds.

Remember that trees on public property (parks, schools and streets) are protected by county code and only those authorized by Arlington County may prune them. To report a problem tree call 703-228-6525. If you would like to become an authorized volunteer with TreeStewards and learn more about tree care, email us at [info@TreeStewards.org](mailto:info@TreeStewards.org)

Public trees along our streets and in parks provide incredible benefits of cool shade, reduced storm water, absorbed pollutants and are just lovely – please help us care for them.

## Summer Recess

During July and August, Bluemont Civic Association holds only Executive Board meetings. All members who are up to date with their dues are welcome to attend. The meetings are usually held at Fire Station No. 2, but please email [exec@bluemontcivic.org](mailto:exec@bluemontcivic.org) to find out the exact dates and locations since they are still being scheduled.

After the annual meeting on June 24, the next general membership meeting is tentatively scheduled for September 24, 2015 at 7:30 pm at Arlington Traditional School. Please verify the dates of the upcoming meetings in BCA's September newsletter.

## 2015 Nomination and Election News—BCA Needs You!

June is election time for BCA officers and representatives. The slate of candidates for consideration at the June 24th Annual Meeting is slowly sorting itself out.

The following nominees were put forward by the Nominating Committee at the May general membership meeting and will run un-opposed for their respective offices at the June meeting.

**Secretary:** Christy Vigfusson

**Neighborhood Conservation Advisory Committee**

**(NCAC) Representative:** Rich Gibson

**NCAC Alternate:** Dayna Davitz

**Civic Federation Delegates:** Dean Foster, David Hughes and Suzanne Sundburg

**Civic Federation Alternates:** Craig Deering, Mark Haynes, Carla Aly and Larry Smith

The following positions remain without any nominees at this time:

**President:** Leads the BCA's decision-making process and oversees and manages association operations.

**1st & 2nd Vice-Presidents:** May chair meetings in the President's absence and perform other duties as assigned by the President.

**Treasurer:** Maintains the BCA's books and financial records; handles its bank accounts, billing, and payments; records all financial transactions, including payment of dues, receipt of donations, etc.; and keeps the membership list current.

**Civic Federation Delegate (one position remains open):** Represents the BCA at Arlington County Civic Federation (ACCF) meetings and serves on ACCF committees.

Delegates also serve as ex officio members of the BCA Executive Board, reporting periodically to the board and the membership.

If you are interested in serving as a BCA officer or representative, you can simply self-nominate yourself at the June 24th Annual Meeting (7:30 pm at Arlington Traditional School). Under the BCA Bylaws, nominees must be members in good standing and be 18 years of age or older.

If you have any questions about the nomination or election process, please contact a member of the BCA Nominating Committee (David Van Wagner - [dpvanwanger@gmail.com](mailto:dpvanwanger@gmail.com) / 703-524-5068; David Hughes - [dzzard@aol.com](mailto:dzzard@aol.com) / 703-522-5257; or Dean Foster - [cdandmar@verizon.net](mailto:cdandmar@verizon.net)). They will be happy to help you.

## BCA Task Force on Adding Capital Bikeshare Stations Launched

BCA President Jonn Lau has chartered a committee to examine issues related to bikeshare and to consider the prospective expansion of the number of Capital Bikeshare stations in the Bluemont neighborhood.

In April, BCA members voted to oppose the location of new bikeshare stations on any part of N. Harrison St. or within the parkland of the Bluemont Junction Trail. The BCA also voted to work with Capital Bikeshare to identify suitable locations for bikeshare stations in the neighborhood. The Bluemont Neighborhood Conservation Plan, likewise, calls for consideration of additional stations in the neighborhood.

Any interested BCA members or business owners are welcome to join the Task Force. To volunteer or for further info, please contact co-chairs Nick Babiak and Ed Fendley at [bcaCabiTaskForce@bluemontcivic.org](mailto:bcaCabiTaskForce@bluemontcivic.org).

## Update on Progress Toward the new Lubber Run Community Center

As reported in the May BCA newsletter, Arlington County Department of Parks and Recreation (DPR) hosted a community visioning session on April 29 for people in the community to share their thoughts on the new Lubber Run Community Center (LRCC). At the session, the 75 attendees were asked to share with DPR their ideas on what activities and opportunities they would see with the new center and

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surrounding parkland. Residents who were unable to attend or who were unaware of the meeting could share their thoughts through an on-line survey that closed on May 31. The survey garnered 263 responses, 67 of which were posted on the survey's public forum while the remainder of the respondents chose to respond off the public forum. Of the 67 posted responses, two thirds were from the 22203 ZIP Code and nearly all the rest were from the 22204 and 22205 ZIP codes.

The Lubber Run Community Center is located at 300 N. Park Drive, Arlington, Virginia 22203. The new community center is being envisioned as providing a full complement of recreational, social and learning activities for all ages.

After DPR finishes reviewing its notes from the visioning session and the comments from the survey, the outcome will be posted on the following DPR website where those interested may also sign up to receive important updating emails from DPR on the LRCC project.

<http://parks.arlingtonva.us/2015/04/lubber-run-center-visioning-session/>

A projected timeline for the new LRCC has also been posted at the website with the note that design and construction of the outdoor recreational amenities will be discussed as part of the FY2017-FY2026 Capital Improvement Plan.

- Conceptual Planning for Building and Outdoor Recreation Amenities, Spring/Summer 2015
- Community Engagement and Building Design (with parking), projected Winter 2016-Winter 2017
- Building Construction, Projected Fall 2017-Fall 2019
- New Lubber Run Center Opens, Projected Winter 2019

### **Exxon and Mazda Block Task Force**

At the May 27 BCA general membership meeting, the Exxon and Mazda Block Task Force was chartered to facilitate an open and participatory process for developing a more complete understanding of proposed development for those blocks.



A 170-unit apartment building is currently under review to replace the Exxon station, the car dealership and a

parking lot on the west side of the 600 block of N. Glebe Rd., which is between N. Carlin Springs Rd. and N. 7th St. Final action on this project could be taken by the Arlington County Board at its meeting on July 18.

A 430-unit apartment building plus a 42,000 square foot grocery store is under consideration to replace the Mazda dealership on the west side of the 700 block of N. Glebe Rd., which is between N. 7th St. and Wilson Blvd. Formal public review is expected to start this Fall.

The task force is charged with the following.

1. Coordinate and facilitate the exchange of background information
2. Research and disseminate information about the planning process
3. Research and disseminate information about the Exxon and Mazda block site plans and land use, zoning, planning, transportation, retail, and other associated topics to interested parties and to the BCA general membership
4. Report to the BCA possible actions to take regarding the proposed site plans and the site plan review process (SPRC), meetings of the SPRC and related groups, and the public hearings by the Planning and Transportation Commissions, and the Arlington County Board.

The task force will organize community meetings in the weeks ahead to share the Saul Company development presentation.

All BCA members can participate in this task force. If you are interested in joining the task force, please contact the chairman, Terry Serie, at [bcaNGlebeTaskForce@bluemontcivic.org](mailto:bcaNGlebeTaskForce@bluemontcivic.org).

### **Proposed Resolution on Mazda Block Options**

After the Mazda block redevelopment presentation made by the B.F. Saul team at the May 27, 2015 BCA general membership meeting, the attendees voted unanimously to advertise a resolution for a vote at the June 24, 2015 BCA meeting.

The site presents unique challenges with its location adjacent to single-family homes and neighborhood streets. The resolution seeks to options to address the very serious neighborhood, transportation, pedestrian safety, and other issues raised by the proposed plan.

The goals of the proposed resolution are as follows.

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1. To preserve and enhance the single-family townhouse character of the residential neighborhoods (consistent with Bluemont's Neighborhood Conservation Plan); pedestrian and vehicular safety; property values; and the quality of life in the 600–700 blocks of N. Tazewell and N. Vermont Streets and the 4300–4400 blocks of N. 7th St.
2. To preserve and improve our transit-oriented, safe, walkable neighborhood that was planned by Arlington County to be built with lower heights, density, and intensity of uses compared to the Ballston Metrorail sector and the Ballston Mall area east of Glebe Road.
3. To collaborate with the developer and Arlington County on the Mazda block's redevelopment with uses, density, building height, tapering and other land use, transportation, and appropriate planning elements that is consistent with past planning for the area and existing residential development.

The proposed resolution is as follows. Be it resolved that the Bluemont Civic Association:

- I. Supports the Mazda block's redevelopment with appropriate height, tapering, density, and uses dedicated to residential units and the balance to retail that includes personal and office services and retail equivalents;
- II. Respectfully requests that the B.F. Saul Company and Arlington County staff prepare options for the redevelopment of the Mazda block that will be added to the developer plans (as shown at the May 27, 2015 BCA meeting) when submitted to the Site Plan Review Committee (SPRC) that include, but are not limited to:
  1. Place the parking garage entrance (for the grocery store and apartments) and all the site loading – trash – recycling docks on the interior, or underground, of the superblock site:
    - a. Update/use the existing curb cut & service road with access to Glebe Road for vehicles to enter/exit the Mazda block,
    - b. Use the existing curb cut & service road for an entrance/exit to underground loading docks and parking garage,
    - c. Relocate the existing curb cut & service road if necessary to improve the loading dock/parking garage access,
    - d. Use the current, or a new, connection of the service road to the existing midblock alley to provide internal site circulation/access from Glebe Road to 7th Street North,

- e. Widen the existing alley, placing all loading dock and parking garage entrances/exits on the alley in the block's interior,
- f. Use the existing alley for an entrance/exit to the above-ground or underground loading dock and parking garage for the grocery store and apartment buildings,
- g. Use the above options, or others, to locate the loading docks and parking garage within the site's interior or underground instead of 7th Street North (a neighborhood street), and
- h. Place the apartment building adjacent to or over the service road and widen the existing alley;
2. Show options for improved pedestrian/vehicular safety and improved traffic management at the intersection of N. Tazewell and N. Vermont Streets at Wilson Blvd.;
3. Cap the maximum building height at 95 feet (119 feet inclusive of the penthouse) if R-C zoning is applied to the block;
4. Cap the maximum building height at 136 feet (inclusive of the penthouse) if RA-4.8 zoning is applied to the block;
5. With the maximum building height only on Glebe road; taper height down from Glebe Road (across the entire site, east to west), to a maximum of 60 feet (inclusive of any rooftop structures) at N. Tazewell Street;
6. Provide traffic-management options to:
  - a. Retain parking on both sides of N. Tazewell Street in the 600 & 700 blocks,
  - b. Retain on-street parking on the South side of 7th Street North in the 4300 block,
  - c. Add on-street parking to the north side of 7th Street North in the 4300 block, and
  - d. Retain the locations and quantity of existing residential permit parking;
- III. Agrees that this draft resolution be published to the membership and that it can be updated, revised, and adopted with a new membership vote being taken based on new information and discussion at the 6/24/15 or subsequent BCA General Membership meeting.

### **Newsletter Editor Wanted**

Neighborhood News is in transition while we search for another newsletter editor or editors to help us write, edit, and produce this newsletter. If you are or you know someone who is interested in volunteering to write and edit our newsletter, please contact [exec@bluemontcivic.org](mailto:exec@bluemontcivic.org).

## 2015 Police Safety and Community

### Awareness Day

The Third District Police Team of the Arlington County Police Department will be hosting a Safety and Community Awareness



Day on Saturday July 18, 2015, from 9AM to 4PM at Kenmore Middle School (200 S. Carlin Springs Rd.). All are welcome to attend. The three main activities at the event are crime prevention vehicle identification number etching, the Distracted Driving Simulator, and 15 Minutes Behind the Badge, a brand new scenario-based event where participants will experience a police/citizen interaction from the police side. There will also be a K-9 demonstration, a moon bounce for kids, and free food/drinks provided by Rocklands Barbeque and Grilling Company, Coca-Cola, and Wegmans.

### Plans for Multi-modal Improvements for I-66 Inside the Beltway

The Virginia Department of Transportation and Department of Rail and Public Transportation held public meetings on June 16 and 17 to discuss plans to improve I-66 inside the Beltway. Proposed plans call for changing eastbound lanes of I-66 inside the beltway during morning rush hours and westbound lanes during the afternoon rush hours from HOV-2 to HOT-3. HOV-2 allows only vehicles with at least 2 people to use the interstate. HOT-3 would allow all passenger vehicles to use I-66, but vehicles with fewer than three people would be charged tolls. The collected tolls could be used for a variety of improvements, including enhanced bus service, bicycle and pedestrian access connections, improved traffic management. Discussions include options to enforce restrictions in both directions during both rush hours. Consideration is also being given to roadway widening. Read more about the proposal at <http://www.transform66.org/>

### Wilson Boulevard Improvements

Following years of advocacy by the BCA, Arlington County has repaved and restriped Wilson Blvd. in the Bluemont neighborhood to make it safer and more accessible. The

reconfigured roadway features a new two-way center turn lane and bicycle lanes. According to the county, benefits include expanded travel options (including bicycling) improved pedestrian safety with bike lane buffer between sidewalk and vehicle travel lane, better ease and safety of motorists turning left into and out of driveways and streets, and improved speed limit compliance.

The BCA views the project as a first step toward the ultimate goal of improving Wilson Boulevard's sidewalks so they meet safety standards of the Americans with Disabilities Act. A second phase of the project, if approved by the county, would include widened sidewalks and relocation of the poles that currently inhibit people walking.

The county will evaluate the reconfiguration over an extensive period of time. One part of the evaluation is to determine whether a "complete streets" project is viable along the entire section of Wilson Blvd. west of N. Glebe Rd.

The county notes that drivers have experienced traffic delays during construction and that some of the wire loops in the pavement for operating traffic signals still need to be repaired, which is typically necessary in repaving projects. This will be remedied soon, according to county representatives.

For more information on the project, please visit [www.arlingtonva.us](http://www.arlingtonva.us) and search Wilson Boulevard Improvements.

### Arlington County Civic Federation June 2 Meeting Recap

Officers and Executive Committee members were elected for 2015-2016: President Stefanie Pryor, Vice-President Duke Banks, Secretary Dennis Gerrity, Treasurer Pat Spann, and Executive Committee members Terri Prell, Jesse Boeding, Suzanne Sundburg, Lois Koontz and Alyssa Cowden.

The Revenues and Expenditure Committee reported on current economic conditions, including the significant office vacancy rates across the county and differences in how the county uses economic development funds compared to other nearby jurisdictions. Vacancy rates in Rosslyn have now reached above 30%.

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The Schools Committee reported on the over enrollment problem in Arlington Public Schools (APS) and provided an analysis indicating higher student growth than APS estimates. The committee discussed a resolution asking the county and APS to use a variety of means and innovative approaches to fund school construction and a plea for lower construction costs going forward. The resolution, with an amendment that removed the request to the county consider exceeding its self-imposed debt limit, passed 64 to 9 with 15 abstentions.

The Housing Committee reported on the Draft Affordable Housing Master Plan, which the County Board is set to vote on at its July 18 meeting along with the companion Affordable Housing Implementation Framework. One proposal in the framework is for a number of zoning and land-use changes that would increase density throughout the county in order to raise additional resources to fund affordable housing. These changes include a provision that would directly affect the rezoning of the Mazda block. The committee discussed a resolution supporting the plan. Other committees provided substantive reports noting the plan's and framework's shortcomings and introduced amendment to the resolution. The only amendment that passed added a requirement for the county to analyze the impact of new affordable housing development on all county services, not just the impact on schools. The amended resolution passed by a vote of 47 to 29.

The current version of the draft Affordable Housing Master Plan and its companion Implementation Framework is posted at <http://housing.arlingtonva.us/affordable-housing-study/>. Other related documents (including a 2014 affordable housing program assessment by GMU) can be found at <http://housing.arlingtonva.us/affordable-housing-study/documents/>. The draft resolution, and "minority" reports from the Planning and Zoning, Revenues and Expenditures and Parks and Recreation Committees can be found at [www.civfed.org](http://www.civfed.org).

## **Girl Scout Troop 3661 Unveils a Little Free Library in Bluemont Park**



Girl Scout Troop 3661, from Ashlawn Elementary School, made arrangements for and installed a Little Free Library near the shelter near the tennis courts at Bluemont Park. The troop earned a Bronze Award from for their year-long effort. The Bronze Award is the highest honor for a Junior Girl Scout. Little Free Library is a non-profit organization that promotes literacy and community. The organization says about these community kiosks, "It's a "take a book, return a book" gathering place where neighbors share their favorite literature and stories."

## **Lubber Run Amphitheater Summer Season**

Arlington Cultural Affairs, a Division of Arlington Economic Development, hosts a series of summer concerts and performances at Lubber Run Amphitheater through September. Performers include Washington-area classics like Rocknocerous, Halau O'Aulani and the Aloha Boys, and the Arlington Philharmonic as well as rising stars from the Levine School of Music. Shows are on Fridays and Saturdays at 8:00 pm and on Sundays at 6:00 pm. If there is bad weather, events will be canceled. All events are free.

A list of shows and show times is at <http://www.arlingtonarts.org/venues/lubber-run-amphitheater.aspx>

## May Meeting Recap

Representatives for B.F. Saul Company presented its proposed site plan for 750 N. Glebe Rd. The proposed development is for a 430-unit apartment building with 68,285 sq. ft. of ground-level retail, including a 42,000 sq. ft. grocery store. B.F. Saul is seeking a national-chain grocery store as a tenant.

The site spans three parcels that are currently zoned RA8.18, C-2, and R-5. One option for the development is to rezone the parcels R-C. That would allow for a building that ranges in height from about 95 feet on the N. Glebe Rd. side to about 75 feet at the corner of N. 7th St. and N. Tazewell St. The proposed option is to rezone them to RA-4.8 to allow for a building that ranges in height from about 105 feet on the N. Glebe Rd. side to about 55 feet at the corner. The lower height on the N. Tazewell St. and N. 7th St. sides is intended to be more compatible with the neighborhood of townhouses that are across the street from the site.

Several people at the meeting raised concerns about the additional private and commercial vehicle traffic that the site could generate as well as the noise and odor from trash compactors and deliveries on N. 7th St. and N. Tazewell St. After hearing the comments, B.F. Saul authorized an additional study of alternatives to the proposal that was presented, though the company is not optimistic about finding a configuration that addresses all the concerns that were raised.

Two task forces were charted. One task force is to study the proposal that was presented for 750 N. Glebe Rd. The other task force was charted to study siting for additional Capital Bikeshare stations Bluemont.

Second Vice President and Appointed Board Member to the Ballston Business Improvement District (BBID), Larry Smith, reported on the county's and the BBID's efforts to make Arlington more business-friendly. Over twenty percent of commercial space in Arlington is vacant currently, and that reduces the amount of commercial tax revenue that the county collects. As the share of the county budget that is funded by commercial tax revenue decreases, a larger share must be funded through residential tax revenue.

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## We Bid Farewell to The Blue Goose in April

Demolition cranes are the last sign of the former Ballston landmark known as The Blue Goose. The building that was at the northwest corner of N. Glebe Rd. and Fairfax Dr. brandished distinctive blue panels, which was the reason



behind the nickname. It was built in the 1960's and was demolished in April to make way for a new academic building and new residential building. There will be a plaza between the two buildings with restaurants and other retail businesses.

## Taste of Arlington

The Taste of Arlington this year was on May 17 on Wilson Blvd. next to Ballston Common Mall. Over 50 restaurants participated in this popular community event. As in the past, this year's event included a KidZone with games and a rock climbing wall. It also included showings of Cloudy with a Chance of Meatballs 2 in the NRECA ballroom.



**Bluemont Civic Association**

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