



neighborhood news

The Latest News and Information from Your Bluemont Civic Association

March 2016

bluemontcivic.org

Reminder: All BCA memberships must be renewed for 2016. If you haven't yet renewed, please bring a check for \$15 to the meeting or use the form on p. 4 to pay by mail.

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Mark Your Calendars

BCA Meetings (Exec. & General)	3/30/16
7:30 pm, ATS	
BCA Meetings (Exec. & General)	4/27/16
7:30 pm, ATS	
BCA Meetings (Exec. & General)	5/25/16
7:30 pm, ATS	
Memorial Day Bell Ringing	5/30/16
Noon, Constitution Garden Park	
BCA Annual Meeting/Election	6/22/16
7:30 pm, ATS	

Next Meeting:

**Wed., Mar. 30
ATS, 7:30 pm**

Police Liaison Invited

Please join us on Wed., 3/30, at Arlington Traditional School (ATS), 855 N. Edison Street. The Executive Board and general membership meetings will begin at 7 and 7:30 pm, respectively.

In response to concerns about loitering expressed by members at the February meeting, the membership voted to invite the BCA's police liaison Cesar Ruiz to the March meeting to discuss the issue as well as any other public safety matters in our community.

Members will vote to elect Nominating Committee members (see p. 4). BCA committee reps and liaisons will update members on redevelopment projects, expanded commercial loading dock hours (being appealed by some Bluemont residents, see p. 2), and the new designs for Lubber Run Community Center. Come ask questions and raise other items for discussion.

Mazda Site Redevelopment Update

The third site plan review committee (SPRC) was held on March 7. Transportation in and around the site—located on the southwest corner of the Wilson Blvd.–Glebe Road intersection—was discussed.

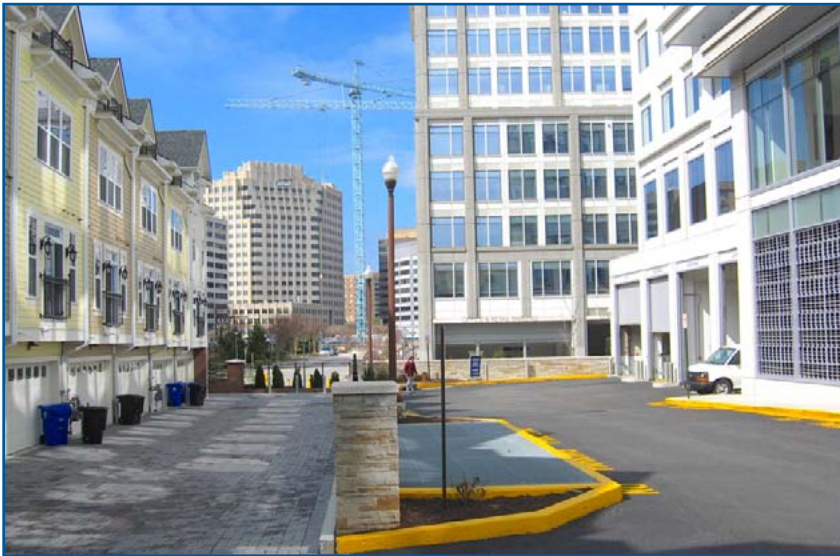
Of the 9 alternatives proposed by the applicant for access to and circulation within the 483-unit building, only 3 (including the original proposal) were acceptable to VDOT—according to staff. No decision has yet been made with respect to which alternative will be selected. There appeared to be fairly strong support for a residential and retail entry drive on N. Glebe Road to take some of the traffic load off of 7th Street North and N. Tazewell Street, which are residential streets.

The committee chair took an informal poll of SPRC members showing little or no enthusiasm for changing a portion of North Tazewell Street into a two-way street.

The next SPRC meeting will take place on March 21. At that meeting or perhaps a fifth meeting, the SPRC will discuss site plan conditions, including a requirement for a grocery store on the ground floor and for the loading dock (on 7th Street) hours to remain restricted during the late evening/early morning hours and on weekends.

It is thought that the County Board may consider this plan as early as its April 16 meeting.

Loading Dock Hours Expansion



Ballston Park and neighboring Va. Tech service drive/loading docks.

In February, BCA members discussed the Va. Tech loading dock (site plan #401). Va. Tech (900 N. Glebe Road) sought an administrative change to existing site plan conditions back in November, asking to increase the buildings' loading dock hours from 9 am–4 pm/6 pm–8 pm M-F and 9 am–6 pm weekends/holidays to **5 am–11 pm, 7 days a week.**

The Zoning Administrator approved the change in December. However, the BCA was not notified of the proposed change, nor was community feedback solicited prior to the decision. The BCA learned of the matter after a representative of the Ballston Park HOA reported that the HOA was appealing the Zoning Administrator's decision before the Board of Zoning Appeals (BZA).

Site plan conditions the Arlington County Board approved in 2008 controlled the original loading dock hours. These hours took into account the presence of **townhouses built approximately 50 feet from Va. Tech's loading dock** and service drive as part of the site's redevelopment.

The newly expanded hours (5 am–11 pm daily) appear to conflict with the "prohibited acts" listed in the county's noise control ordinance § 15-6.H., which states:

"It shall be unlawful for any person to collect refuse with a refuse vehicle during the Nighttime," where "nighttime" is defined 9:01 pm–6:59 am on weekdays and 9:01 pm–9:59 am on Saturdays, Sundays and legal holidays.

Even though the County Board approved the updated noise ordinance in May 2014, it has not asked the Zoning Administrator to rescind her determination approving the conflicting loading dock hours for this case.

Not only is this change problematic for the residents of these townhouses, it also sets a terrible precedent for all commercial loading docks that are built near residential neighborhoods. Sites also potentially affected included the recently approved 672 Flats, the upcoming Mazda site and, potentially, any future redevelopment along Wilson Blvd. in the heart of Bluemont.

The BZA will hear the Ballston Park HOA's appeal on April 13, 7 pm, in the County Board room, #307, at 2100 Clarendon Blvd. The public can send letters supporting the appeal (and opposing the loading dock hours expansion) to the BZA's staff coordinator, Andrew Noxon, at Anoxon@arlingtonva.us. Please reference the agenda item below in your letter:

900 N. GLEBE RD. (Bluemont): Appeal by the Ballston Park Homeowners Association, INC., Owners, to an Administrative Change request approved by the Zoning Administrator regarding changes to the times in which a loading dock on the premises may be used. C-O-2.5 Zoning District, Site Plan #401

BZA hearings are open to the public, and anyone may speak by completing a speaker slip (available on the tables outside board room) before the meeting begins. For details and to see the preliminary agenda for April 13, visit <http://building.arlingtonva.us/resource/preliminary-bza-public-notice-april-2016/>.

BCA Meetings at a Glance

February Meeting Recap

[Note: January's BCA meeting was canceled due to snow.] BCA members heard an update on the Lubber Run Community Center. Once the school system decides whether it will use the facility for a new preschool (replacing the existing co-op preschool), then the county may come back with revised designs to address the community's request for a smaller footprint and less loss of green space and existing trees.

The membership discussed the county's disappointing snow removal efforts and voted to authorize the BCA president to draft and send a letter to the County Board highlighting the problems with snow removal in Bluemont and asking for modifications to the county's existing "phase" system for clearing snow.

The membership also voted to authorize the president to draft and send a letter to the Board of Zoning Appeals (BZA), opposing the expansion of late evening/early morning and weekend hours for the Virginia Tech building (900 N. Glebe Road). See p. 2 for more details.

Once approved, full meeting minutes are posted at www.bluemontcivic.org.

New Participation Committee Being Formed

At our February meeting, President Rovder formed a new committee—named Enhancing BCA Participation Committee—to develop ideas for engaging new Bluemont residents into the BCA. The committee will host its kickoff meeting on Sat., April 2, at 9:30 am, at Fire Station 2 on Wilson Blvd.

Members in good standing are welcome to attend and join the committee. We'll be looking for your ideas, enthusiasm, and engagement to help get more of our neighbors involved, to enhance our relevancy to existing/new members, and to brainstorm new and engaging topics, projects, and neighborhood activities that will interest members. Here is a sample question: Are there better ways or times to hold meetings that would engage families with young children or mobility impaired residents and wouldn't lower current meeting attendance?

Contact Christy at Secretary@BluemontCivic.org with any questions or to RSVP for the April 2 meeting (a reservation is not required to attend).

Contact Information

Use the e-mail addresses listed below to reach specific individuals electronically.

President

George Rovder president@bluemontcivic.org

First Vice President

Larry Smith firstvp@bluemontcivic.org

Second Vice President

[Volunteer Needed] secondvp@bluemontcivic.org

Treasurer

David Van Wagner treasurer@bluemontcivic.org

Secretary

Christy Vigfusson secretary@bluemontcivic.org

Neighborhood Conservation Advisory Committee (NCAC) Representative

Rich Gibson ncac-rep@bluemontcivic.org

Civic Federation Delegates and Alternates

Dean Foster, David Hughes, Suzanne Sundburg
(Alternates: Carla Aly, Mark Haynes, Kate Mattos, Larry Smith)

BCA Representatives & Committee Chairs

NCAC Alternate

[Volunteer Needed] ncac-alt@bluemontcivic.org

Newsletter Editors

[Volunteer Needed] editors@bluemontcivic.org

Newsletter Designer

Cindy Matlack

Newsletter Distribution

David Van Wagner dpvanwagner@gmail.com

Webmaster

John Lau webmaster@bluemontcivic.org

Ballston BID Board Member

Larry Smith firstvp@bluemontcivic.org

Emergency Preparedness Liaison

Jim Thorne james.thorne7@verizon.net

Metro Liaison

Henry McFarland hmcfarland@hotmail.com

Parks and Recreation Liaison

Nora Palmatier norapalm@verizon.net

Sidewalk Safety Task Force

Ed Fendley edfendley@gmail.com

Chris Healey cphealey@mac.com

Bikeshare Task Force

Nick Babiak n.babiak@verizon.net

Ed Fendley edfendley@gmail.com

Nominating Committee Members Needed

Are you interested in becoming more involved in BCA matters, but have only a limited amount of time to offer? If so, a perfect opportunity has arisen! We will elect 3 members in good standing to form this year's Nominating Committee at the March meeting.

No special knowledge or expertise is required. The committee is formed in March and dissolves after the slate of candidates for election is presented to the membership at the May meeting.

Candidates for all positions are being sought. Members in good standing who wish to run for a position must identify themselves to the committee prior to or during the May 25 meeting.

RENEW YOUR MEMBERSHIP TODAY!

Enclose or attach \$15 dues for Jan. 1–Dec. 31, 2016.

GO PAPERLESS AND SAVE TREES

- Check this box to receive *BCA Neighborhood News* electronically rather than by mail. 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 at the March 30 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.

