



neighborhood news

The Latest News and Information from Your Bluemont Civic Association

April 2023

bluemontcivic.org



In This Issue

Come Ring Our Bell!	2
Help Deliver the BCA's Newsletter!	2
Call For Nominations	2
County Board Changes Zoning for Single Family Home Neighborhoods	3
Join Our Email List and Help Others Join It, Too	3
Improving Safety on N. Carlin Springs Rd.	3
Our County Faces Stormwater Issues	4
Arlington FY2024 Budget	4
Stormwater Utility Fee	4
Ballston Wetland Park	4
Stormwater Detention Vault	5
What Can You Do?	5
You Can Volunteer for Arlington Neighborhood Village	5
4600 N. Fairfax Drive	6
Other BCA Actions and Resolutions Since the October 2022 Newsletter	7
YOUR Bluemont Civic Association	11
Connect with Bluemont	12
Join or Renew Your Membership	12

Upcoming Meeting Presentations, 7:30 PM General Membership

NOTE: All Meetings are in the library of Key Escuela Elementary (855 N. Edison) and on ZOOM, **except for the June 28 annual meeting**, which will be in the Hickory Room of the Lubber Run Community Center, and on ZOOM. Free Parking at both locations. Membership meetings are at 7:30 PM.



April 26, 2023, County Board Chair, Christian Dorsey (pictured left)

May 24, 2023 Emergency Preparedness with two members of the Department of Public Safety, Communications, and Emergency Management, Hannah Winant and Tania Bougebrayel

June 28, 2023 Vision Zero Traffic Safety Initiative with Project Manager Christine Baker. This is also our annual meeting with elections for BCA Board officers and other positions.

Before each membership meeting, there is a meeting of the Executive Board at 7. All are welcome at Executive Board meetings.

Family Fun Day, May 21 from 12-2

Join us for Family Fun Day on Neighborhood Day, May 21 from noon to 2-PM! Come have a picnic lunch with your neighbors—we will invite some food trucks or you can bring your own picnic. There will be games for the kids and maybe some live music. The event will be in Lacey Woods Park, which is on Washington Boulevard between Frederick St. and George Mason Drive, by the back shelter, not the shelter by the basketball court. We would love to have more people help us plan the event. If you would like to help, please email us at exec@bluemontcivic.org.

To help us plan, we would appreciate your letting us know by May 7 if you are coming. <http://evite.me/XPuRUfjufu>. But you can also just show up. See you there!



Come Ring Our Bell!

Neighbors join the Bluemont Civic Association in ringing the bell in Constitution Gardens, the corner of Wilson Boulevard and George Mason Drive, at noon on every national holiday. Everyone, kid or adult, gets to ring the bell. It's fun for the entire family! The next bell ringing is Memorial Day, Monday, May 29.

Also mark your calendars for bell ringings on Memorial Day, Monday (May 29), Juneteenth (Monday June 19), Independence Day (Tuesday, July 4), Labor Day (Monday, September 4), Columbus Day/Indigenous Peoples Day (Monday, October 9), Veterans Day (Friday, November 10), Thanksgiving (Thursday, November 23), Christmas Day (Monday, December 25) and all federal holidays!

Call For Nominations

Have you wondered how to get more involved in our Bluemont community? Are you interested in learning more about how to improve our neighborhood? If so, consider running for a position with the Bluemont Civic Association.

Each year, the Bluemont Civic Association invites members to run for BCA office. These volunteer positions require about 3–10 hours of your time each month, depending on the position. This time includes attending the monthly meeting. Your BCA membership must be current.

You are welcome to run for a BCA office as a "newbie." All volunteers bring their organizing skills, caring team spirit, and desire to meet Bluemont's needs. BCA leaders work collaboratively, sharing information and points of view in order to effect action.

Positions are described in the BCA Bylaws. The positions are President, First Vice President, Second Vice President, Treasurer, Secretary, Neighborhood Conservation Advisory Committee Rep, Neighborhood Conservation Advisory Committee Alternative Rep, Civic Federation Delegates (there are 4), and Civic Federation Alternate Delegates (there are 4).

Want to know more? Send questions to the Nominating Committee at nominating@bluemontcivic.org.



Help Deliver the BCA's Newsletter!

Every April and October, a small volunteer army of your neighbors diligently hand-delivers a free BCA newsletter to every home and business within the civic association's borders. That's over 2,000 newsletters!

It's a lot of work, and it's possible only because of the exceptional efforts of our volunteer deliverers. We could always use some more help. If you'd like to pitch in and take a delivery route, please contact David Van Wagner (dpvanwagner@gmail.com) and let him know of your interest.

County Board Changes Zoning for Single Family Home Neighborhoods

The County Board has changed the zoning of all neighborhoods previously zoned for single-family housing to permit “missing middle” or expanded housing option (EHO) housing by-right. The changes affect large parts of our neighborhood. EHO housing that will be allowed includes duplexes, townhouses, and multiplexes with 3-6 units. Only 58 permits a year will be allowed for the next 5 years. Of those permits, no more than 21 will be allowed in R-8, R-10, and R-20 districts, 30 in R-6 districts, and 7 in R-5 districts.

The lot coverage allowed for the new structures is the same as for single-detached houses that are allowed an additional 5% lot coverage for having a detached garage. The EHO structure, however, can use the added 5% even if it has no detached garage. The maximum building height, footprint, and minimum setbacks for missing middle development are the same as those for single-detached homes. Also EHO development must comply with site layout and design standards for compatibility with surrounding neighborhoods.

Parking requirements for missing middle structures depend on transit proximity. Sites located entirely within a 3/4-mile radius of a Metrorail station entrance or within 1/2-mile radius of a transit stop along the Premium Transit Network must have .5 spaces per unit. Structures in other areas must have 1 parking space per unit.

Missing middle structures of four or fewer units must have four shade trees. Five- and six-unit structures must have eight shade trees.

Additional information is available at [Missing Middle Housing Study—Official Website of Arlington County Virginia Government \(arlingtonva.us\)](https://www.arlingtonva.us/missing-middle-housing-study).

Improving Safety on N. Carlin Springs Road

The N. Carlin Spring Road Task Force has been working over the past couple of years to survey our Bluemont and Arlington Forest neighbors. Recommendations for safety improvements, based on our survey report data, were then presented to both neighborhoods. This presentation resulted in a joint neighborhood resolution that was passed by both civic associations and sent to the County Board for consideration. The resolution mentions multiple avenues for implementing the pedestrian safety improvements. They can be done during repaving efforts, as quick build projects, or as a pilot through the Vision Zero program. Following the joint resolution, these recommendations for improvements between N. Edison Street and N. Kensington Street were also voted on and ultimately designated as Bluemont's 2nd priority ArNAC project.

As a follow up to the recent ten-year Capital Improvement Plan (CIP) process, five neighborhoods along Carlin Springs Road have sent a joint letter to the County Board requesting the planned study of that corridor be moved from 2025 to 2023, and no later than 2024. The CIP currently has funds set aside for this study, which covers the roughly 2.4 mile stretch of Carlin Springs Road between N. Glebe Road and the county line, at Columbia Pike.

Join Our Email List and Help Others Join It, Too

We send periodic e-mails with updates on BCA activities and news about our neighborhood. If you would like to receive these emails, [send a note to exec@bluemontcivic.org](mailto:exec@bluemontcivic.org), or give us your email address at a meeting or bell-ringing.

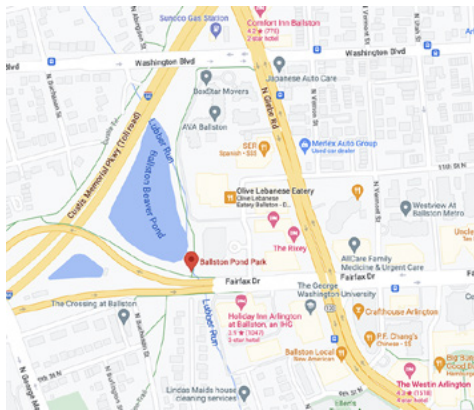
If someone new has moved in near you, you could help us by sending their email address to exec@bluemontcivic.org. We will send them an email welcoming them to the neighborhood, giving them a link to the County's information for new residents, and describing our activities and giving them a chance to join this email list.



Our County Faces Stormwater Issues

Ballston Wetland Park

Work on the Ballston Wetland Park, formerly known as the Ballston Beaver Pond, appears to be nearing completion. The County's [project website](#) indicates that the project is expected to finish in June 2023. Below is a map snippet and some recent photos which show the location of the 'wetland park', the pond itself, and construction of an observation platform. The Ballston Wetland Park project included work to remove sediment that had built up for many years, create a deep-water area and channels to allow water to flow through the wetland, and plant many native plants, shrubs, and trees. The County DES Stormwater group indicated that the pond was originally designed to reduce stormwater peak flows by 30% and the new design will maintain that level of flood mitigation.



Ballston Wetland Park Location (courtesy of Google Maps)



*Observation Platform
(in-work)*



Arlington FY2024 Budget

Approximately \$50 million in funding for stormwater projects was included in the Arlington County 2023-2032 Capital Improvement Plan (CIP). That 10-year plan included funding through 2032 for the projects, many of which would have a direct impact on Bluemont. We were excited to describe the Lubber Run focused funding in the plan in our October 2022 newsletter.

The FY24 budget plan, which is currently under review by the Arlington County Board, begins July 1, 2023. See the link: [Budget & Finance: Official Website of Arlington County Virginia Government \(arlingtonva.us\)](#). The plan indicates a \$16.5M budget for stormwater projects. While large-scale stormwater projects for Bluemont are a few more years out (see 'Stormwater Detention Vault' on p. 5), BCA was happy to see that the proposed budget includes adding a stormwater-focused site plan review position to the Department of Environmental Services (DES) Stormwater team. This addition is fantastic because it should allow the DES Stormwater group the ability to support the site plan reviews of the multitude of large projects occurring in the County (example: 4600 N. Fairfax site, see below). These sites, depending upon their implementation, have the potential of either improving or worsening stormwater issues that impact Bluemont and other areas of the County.

Stormwater Issues (cont'd)

Stormwater Utility Fee

The County is working to establish a stormwater utility in the 2024 calendar year as a means of collecting taxes to fund stormwater projects and other stormwater-related activities. See the link: [Stormwater Utility Feasibility Study: Official Website of Arlington County Virginia Government \(arlingtonva.us\)](#). The County website provides good information on the project and includes a 'fee estimator' that County residents can use to calculate their expected contribution. You can find links to County meetings on the topic below. It's worth looking at the January 31st presentation that previews credits for various improvements homeowners make that help mitigate stormwater. A concern some Bluemont residents have raised is that the credits program apparently does not offer any dispensation for homes that are currently within a Resource Protection Area (RPA) designation. Many argue that homes with RPA designations should receive a stormwater utility fee credit.

Stormwater Detention Vault

The County had begun a planning effort to look at placing a stormwater detention facility in Westlawn Park within the Waycroft-Woodlawn neighborhood, as was reported in the October 2022 newsletter. Because the vault is located upstream along Lubber Run, it would help to mitigate stormwater flooding in the Bluemont area. It is BCA's understanding that this vault project is still being contemplated and that the County is continuing its planning effort. BCA expects to have a joint meeting with Waycroft-Woodlawn and the DES Stormwater group sometime later this summer or fall regarding the details of this detention vault plan.

What Can You Do?

If you have stormwater issues or want to get involved, we encourage you to contact the Bluemont Civic Association at exec@bluemontcivic.org.

For more information on how to reduce your flood risk, [visit this county webpage](#), which includes tips on reducing your flood risk and provides a home flood-prevention checklist.



You Can Volunteer for Arlington Neighborhood Village

As I prepared to retire last October, I needed to figure out something useful to do with all the spare time I was about to have. Browsing through the [Volunteer Arlington website](#), I found [Arlington Neighborhood Village \(ANV\)](#).

ANV is a non-profit that matches volunteers to requests from members, who are mostly elderly. ANV provides members with transportation, help with simple household maintenance, and help with phones and computers. ANV's annual membership fee is on a sliding scale based on income, up to \$500.

A few of the requests I've helped with over the last six months include changing light bulbs, painting a porch railing, showing a limited vision member how to use voice typing, assembling furniture, and pairing up with a weekly walking buddy. It's satisfying to make a noticeable difference in the lives of so many people. At the same time, you get to meet interesting people and hear their stories. With a walking buddy, you'll get to know someone even better, as you'll spend time with them once or twice every week.

If you're interested in volunteering with ANV, or if you know someone who might be able to use their services, you can call them at (703) 509-8057, email them at info@anvarlington.org, or visit on the web at <https://anvarlington.org>.

4600 N. Fairfax Drive

The developer of the old Holiday Inn site at 4600 N. Fairfax drive took community input to heart and developed a much-improved plan for the complex. These plans are described at this link: [4600 Fairfax Drive \(Ballston Holiday Inn\): Official Website of Arlington County Virginia Government \(arlingtonva.us\)](#). The revised plan now includes a walking/ biking path that runs through the complex, connecting N. Woodrow with N. Fairfax and the Custis trail. (The earlier plan was discussed in our October 2022 newsletter.) Cars will not be able to go through the complex to go from Wilson Boulevard to Fairfax Drive.

The next Site Plan Review Committee (SPRC) meeting is scheduled for April 20th at the Bozman Government Center from 7-9 p.m. This meeting will be focused on transportation, landscaping, stormwater management, and construction sustainability. David Smith will be representing BCA at this meeting. BCA highly encourages residents to attend given the topics planned. A lot of open questions remain about how the site will manage stormwater runoff to not further strain an already overloaded stormwater system or the adjacent neighbors. BCA is also very concerned about construction noise, debris, and traffic that may harm residents that live nearby.



Building #	Type	Dwelling Units	Height
1	Multifamily	432	7 stories
2	Triplex (multifamily)	15	5 stories
3	Triplex (multifamily)	15	5 stories
4	Triplex (multifamily)	12	5 stories

474

4600 N Fairfax Dr. Plan Excerpt



Executive Board

BCA Officers & Reps

President Henry McFarland
president@bluemontcivic.org

First Vice President Mark Haynes

Second Vice President Matt Harrison

Treasurer David Smith

Secretary Laura Kirkconnell

Neighborhood Conservation Advisory Committee (NCAC)

Representative Nick Pastore
 Alternate Christopher George

Arlington County Civic Federation (ACCF)

Delegates David Hughes, Allen Norton,
 Shakti Shukla, David Smith

Alternates Christopher George,
 Bruce Leighton, Dorothy Patton,
 Nick Pastore

Non-elected positions

Parks Liaison Hugh Robinson

Other BCA Actions and Resolutions Since the October 2022 Newsletter

More information on civic association meetings, including the full text of resolutions, are in the minutes posted at www.bluemontcivic.org.

October 2022

Josh Serck, County Landscape Architect, discussed **proposed renovations to Upper Bluemont Park**. The slides presented are in the "Photo Gallery" of the [County's project page](#). The County team presented the two conceptual designs being considered.

The President reviewed his exchanges with Department of Environmental Services Transportation Division about disruptions caused by DES' failure to inform the community, metrobus, and others about extensive work done at the intersection of Wilson Blvd and N. George Mason Drive.

November 2022

In response to concerns raised by a local business and residents about the police response to harassment of employees, displaying a knife, and other actions by an unhoused person, BCA invited the **County's Department of Human Services and the Police Community Engagement Team** to discuss their approach to such challenges. Corporal Mark Francis of Arlington County Police Department's Community Outreach Unit described ACPD's approach to people with mental illness. Michael Keen of the County's Human Services Department described his case management work with homeless people.

Police are trained in conflict de-escalation and dispute resolution. Victims can always ask for a police report to be filed and for applicable criminal charges to be pursued. Officers have discretion to work with victim storekeepers, for example, when punishment is not the best option. Police intervene when an individual is a danger to self or to others. Although police can compel a person into services, both Keen and Corporal Francis noted that they see better outcomes when individuals seek services voluntarily. Corporal Francis explained that issuing a Virginia Uniform Summons may be the appropriate police response, but that does not involve taking the person into custody. He had not heard complaints from the local businesses and encouraged them to complain to the Commonwealth's Attorney's office. Anyone can go to a Magistrate's office to report the brandishing of a weapon. Francis and Keen said that anyone can call 911 or the police non-emergency line, as appropriate. Keen and Francis acknowledged that the number of people living on the street is increasing; and

said they are doing all that they can in their respective roles.

BCA members voted to advertise a resolution for a vote at the December meeting on the redesign of Upper Bluemont Park.

December 2022

Candice López, **Coordinator of Project PEACE**, held a presentation and Q&A on this **Arlington County program to discourage domestic and sexual violence**. Her Power Point slides were sent to the BCA email list (to join that list, contact exec@bluemontcivic.org). They can be found on [our website](#). Additional information is on the [County website](#).

P.E.A.C.E stands for **Partnering to End Abuse in the Community for Everyone**. It has a **24-7 hot line, 703-237-0881**. Its website has a range of clickable links to a wide range of services available in Arlington. Ms. Lopez explained that people usually go to friends and neighbors before contacting a hotline or organization for help. It is useful to know where to send people facing domestic violence and sexual assault. The 24-7 hotline is there for anyone and can connect people to the services and support they need.

The BCA President asked whether citizen input could help encourage Virginia Hospital Center to do forensic exams, and the County to fund it, rather than making victims in Arlington travel to Fairfax for forensic exams so that evidence of sexual assault can be collected without police being involved. Ms. Lopez said she would come back to BCA when such support

Other BCA Actions and Resolutions Since the October 2022 Newsletter

could be helpful and connect us with Virginia Hospital Center.

The President thanked all those who helped make noted that the **Halloween Parade** was a success, especially the Cochranes of Dovetail Properties & Design, who sponsored the event.

The President reported that the County Planning Commission approved the Site Plan proposal for the **Ballston Macy's site redevelopment**, and said work would continue with the Transportation Commission to resolve concerns raised by the planned left turn lane at 7th Street, N from N. Glebe Road into the road being established between the Ballston Macy's Building and the existing building at the corner of N. Glebe Road and Wilson Blvd. He said BCA will continue pushing for stronger efforts to address concerns about transportation. The County has approved the project but said more work needs to be done regarding the left-turn from N. Glebe Road at 7th Street. The County was unclear about traffic enforcement at that site. The County said there will be a study of the left turn lane after the fact. The President stressed to County officials that BCA needs to be part of that study.

The President reported that the County hopes to share the plan for redevelopment of **Upper Bluemont Park** during the first quarter of 2023 and begin construction in the third quarter of 2024.

The Chair of the **N. Carlin Springs Road Safety Committee** reported that BCA will seek to do a joint letter with neighboring civic associations to push for the County's study of N. Carlin Springs Road, to be done earlier than planned. See the article on Carlin Springs Road in this newsletter.

BCA Members approved a resolution on the proposed renovation of Upper Bluemont Park, which noted that mitigation of the risk of floods in future storms is an important consideration as the project moves forward because this project is across the Four Mile Run from a section of Bluemont that has experienced flooding in the recent past and involves part of that stream's Resource Protection Area (RPA). The resolution said the project should be done in a way that reduces impervious surfaces and increases tree canopy, and noted that the County's Concept 2 allows a significant reduction in impervious surface, while Concept 1 does not. In particular, Concept 2 reduces impervious surface in the RPA by half. Concept 1 leaves it unchanged. While both concepts offer a net gain in trees, Concept 2 results in a much larger gain in trees than Concept 1. Therefore, the Bluemont Civic Association believes that Concept 2 is superior to Concept 1.

January 2023

Tim McIntosh, the Manager of the **Arlington Neighborhoods Program**, discussed the **BCA priority project of safety improvements to 6th Street N, and N. Edison Street**. The County is moving to construction. [The County Project Page](#) has the latest information on this project including [County notes on the community meeting to review the final design](#). Tim McIntosh noted that the final planning for the project, including the engineers' review and designs is complete, so anything needing updating would have to have already been put into the project. BCA Neighborhood Conservation Advisory Committee (NCAC) Representative Nick Pastore described the public engagement processes used by him, BCA and the County to share information and gather community input and participation over the three to four years as this project was proposed, considered, developed, funded and finalized. Community input sessions drove the final designs for the project.

Laura Simpson, of the Arlington Neighborhoods Program, discussed the County's update to the program. The County renamed its Neighborhood Conservation program as the Arlington Neighborhoods Program after a review begun in 2019. The review included a pilot of the County Board's directive to evaluate a policy/program through a racial equity lens. The review confirmed the importance and uniqueness of the program, where projects are proposed by civic associations, and individuals through their civic associations. Once a civic association decides their "first priority project," the civic association's representative to the Neighborhood

Other BCA Actions and Resolutions Since the October 2022 Newsletter

Conservation Advisory Committee delivers this project proposal to the Advisory Committee and works with the Committee through a point system that moves the project up in the queue until it gets Committee approval to be proposed for County funding. The review concluded that the bottom-up nature of the program, where residents and civic associations request improvements in their neighborhoods, is distinct, complements other County programs, and effectively delivers physical improvements to neighborhoods.

The review found the process could be improved. The required Neighborhood Conservation Plans are very time-consuming. There is a need to expand financial resources for the program. The County's last Capital Improvement Plan (CIP) had \$5 million for two years of spending. Currently, projects are mostly funded from the CIP using bond funding, but they could get additional funds from other sources like grants and the County's general fund, which would allow for different types of projects.

The County team discussed how racial equity was considered in the review. Not everyone is engaged with civic associations. Groups that are harder to get engaged are renters, and people in multi-family housing. The County does not hear their needs through the program because they do not put forth projects. Some areas of the County get fewer projects under the program because people are not engaged. The County has to find other ways to address needs in these neighborhoods. The presentation slides are in a [link on the BCA website](#).

The President reported on the letter he had sent along with the presidents of four other civic associations requesting that the County move up its planned 2025 starting date for the **Carlin Springs Road Corridor Study** so that it starts in 2023, but definitely no later than 2024. See the article on Carlin Springs Road in this newsletter.

The President said he had written the County to remind them that the civic association wants to be involved in the discussions regarding how to resolve the pedestrian safety risk posed by the planned left turn lane at the intersection of 7th Street, N and N. Glebe Road into the private street on the site of the **Ballston Macy's redevelopment**.

In his role leading BCA efforts on **stormwater**, the Treasurer reported that the County had hired a consultant to revise the LOMR (Letter of Map Revision) to the **proposed FEMA flood risk map**

that would place homes in Bluemont in a 100-year flood plain. The County plans to submit its request to FEMA in January. The Treasurer, in his role as Chair of the Lubber Run Watershed Group of civic associations and the Arlington County Civic Federation stormwater team, reported that progress is being made on County consideration of placing a **stormwater detention in Woodlawn**. The Waycroft Woodlawn Civic Association is working through questions related to the proposed vault as they consider the proposal, which is discussed in the stormwater article in this newsletter.

Members voted to advertise a draft resolution on the County's planned Lot coverage study, and a draft resolution on Property Tax rates for a vote at the February General Membership meeting.

The Treasurer proposed a bylaws amendment to fix a problem with memberships expiring on January 1 unless members renewed their membership by the end of the previous calendar year, and proposed a change to the bylaws for approval by the Board to be presented to members at the January meeting. The NCAC Representative proposed bylaws amendments to reflect the recent County name change to the Neighborhood Conservation Program and its related Neighborhood Conservation Advisory Committee.

February 2023

After the informative presentation and Q&A with Jeanne Radday, Member Services Director of **Arlington Neighborhood Village (ANV)**, at our February meeting, BCA invited them to provide the article for this April newsletter. Ms. Radday had encouraged Bluemont residents to share

Other BCA Actions and Resolutions Since the October 2022 Newsletter

the information she provided on ANV with people they know who may need such services, and to volunteer for ANV. The slides she used can be found on [our website](#).

The President reported on the work he and the Chair of BCA's **Carlin Springs Road Safety Committee** have done that got a coalition of BCA and three other civic associations to send a letter to the County Board requesting that the planned date for the County study of Carlin Springs Road to be moved forward. The County has not yet responded. See the Carlin Springs article in this newsletter.

Members voted to approve the proposed resolution regarding the County's planned study on Lot Coverage Provisions. The resolution noted that the County's lot coverage restrictions have not been amended since 2005, and the 2005 amendments apparently have contributed to an increase in impermeable surfaces. The growth in impermeable surfaces has led to increases in stormwater runoff, which raises the risk of destructive flooding, as has been experienced in Arlington. The County has discussed starting a study of lot coverage restrictions, but the start of such a study has not been scheduled. Noting that the study will yield valuable information that Arlington residents need as soon as possible, particularly in the face of ongoing development pressures and climate changes that raise the risk of stormwater surges and flooding impacts, the Bluemont Civic Association urged the Arlington County Board to place a high priority on beginning the study of residential lot coverage provisions. It also urged the County Board to set a date-certain for delivery of the study.

Members voted to approve the proposed resolution on property taxes, which noted County assessments of residential properties, including those in Bluemont, have risen continuously over many years, with some properties in Bluemont seeing a faster rate of increase than the county average. The County Board raised or left unchanged the property tax rate over each of the last six years, thereby substantially increasing the tax burden on homeowners. Many Arlington homeowners, including those in Bluemont, have suffered increased household expenses due to inflation, and changes to the United States Internal Revenue Code have limited the deductibility of state and local taxes on federal tax returns, making the burden of Arlington County's taxes heavier. It also noted that increased real estate taxes are a factor that drives homeowners of limited means, including retired seniors, to sell their homes, especially if they are unable to qualify for Arlington

County's tax deferral or relief program, County's high real estate taxes accelerate the loss of affordable single-family homes, which are often torn down and replaced by more expensive homes. Therefore, the County Board should reduce the real estate tax rate for calendar year 2023 so that once rising assessments are considered, the total amount of real estate taxes paid by homeowners is the same or less than the amount paid in calendar year 2022, should seek savings in its fiscal year 2024 budget beyond modest cuts and efficiencies, and in future years, the Arlington County Board should seek to reduce the property tax rate as necessary to offset rising real estate assessments.

Members also approved the proposed bylaws changes that affect the dates for membership dues, and reflect the recent changes in the "Neighborhood Conservation Program," to the "Arlington Neighborhoods Program."

Members discussed concerns raised by nearby residents about **noise from the Safeway parking lot between 1 and 4 am, and problems with County enforcement of the noise ordinance.** The nearby residents encouraged other concerned residents to join their efforts to get Safeway to remediate the noise problems (contact exec@bluemontcivic.org for more information.) BCA members also raised **safety concerns about the intersection of 8th Road, N and N. Edison Street**, especially to students of Key Escuela Elementary. The President noted the neighbors could raise these concerns with Board Chair Christian Dorsey at BCA's April General Membership meeting, and said he would look into both issues, including with Key Escuela Elementary.

Other BCA Actions and Resolutions Since the October 2022 Newsletter

March 2023

Elenor Hodges of **EcoAction Arlington** made a presentation. The slides she used are [here](#). Discussion included the County's new fee structure to fund stormwater management, will charge residential property owners based on the amount of impervious surface on their land. Credits are available for conservation landscaping, rain gardens, tree planting, rainwater collection and permeable pavements. Programs to help homeowners are discussed in the presentation slides. Volunteer opportunities offered by EcoArlington, include the **Energy Masters Program**, that trains people age 16 and up to do hands-on conservation upgrades and community education in affordable housing communities in Northern Virginia. BCA members agreed that the **President should write a letter to the County Board asking about stormwater utility credits for owners of properties in Resource Protection Areas**. Members approved a Nominating Committee for BCA's June Annual Elections (see separate article in this newsletter).

The President reported the responses he had received from County Board Chair Christian Dorsey to the BCA resolutions on the lot coverage study and property taxes. Members discussed plans to host a **community event** for Neighborhood Day on May 21, and encouraged others to join the effort to organize this event. The County Manager's budget proposal includes funding for the site plan process to include a representative dedicated to considering **stormwater issues**—something BCA has advocated with the County. **The Ballston Wetland Park** (aka Ballston Beaver Pond) project will hold a lot more water than the pond has in a long time. Although the pond will not retain stormwater, it should slow stormwater flow by 30%. BCA's representative to the site plan review for **4600 N. Fairfax** (Holiday Inn site), discussed the importance of the third Site Plan Review Committee Meeting on April 3, which includes construction, stormwater management, transportation, landscaping and sustainability. Concerns noted by BCA members at the meeting included whether they would close the sidewalk along N. Fairfax to pedestrians and if so, what would be done to provide a safe pedestrian route, and where construction vehicles would be staged.

BCA Civic Federation Delegates to the Arlington County Civic Federation encouraged people to watch the panel discussion on crime in Arlington. **Police presentation** [audio presentation, 4,4 MiB] **Human Services Presentation** [audio presentation, 2,6 MiB]. Audio and video of the 90-minute discussion are on the website

of the **Arlington County Civic Federation**. The Civic Federation passed its **Resolution to Restore the Public's Confidence in Arlington County**.

YOUR Bluemont Civic Association

Bluemont is one of the largest neighborhoods in Arlington County. It comprises nearly 6000 people and includes Key School (Escuela Key), Lacey Woods Park, Mary Carlin Woods, Fields Park, Balls Crossing, West Ballston, and the Custis, Bluemont Junction and Washington and Old Dominion Trails. It lies along Bon Air Park (including the Rose Garden) and Bluemont and Bluemont Junction Parks.

Civic Associations serve an important and official communications link between neighborhoods and the Arlington County government. Bluemont is represented by the Bluemont Civic Association. Please join us! We welcome your membership, participation and ideas! Dues are \$15 per household for the calendar year. Each household gets up to two votes. Visit our website for more information: bluemontcivic.org, follow "Bluemont Civic Association" on Facebook for regular updates, and get on our mailing list by contacting exec@bluemontcivic.org.

Connect with Bluemont



Facebook: Like our [Bluemont Civic Association page on Facebook](#) for regular updates on news of interest to Bluemont, and civic association activities.

BCA website for BCA meetings and official information.

BCA e-Mails: Neighbors who provide their e-mail address to exec@bluemontcivic.org receive e-mail reports roughly monthly on issues affecting Bluemont residents, and civic association activities.

Contact the Executive Board: BCA welcomes comments, suggestions and questions from members. Contact us at exec@Bluemontcivic.org.

Nextdoor.com is a free, private social network where you can connect with people who live nearby. BCA posts announcements on Nextdoor.com.

Join or Renew Today!

Keep your membership current! Please use this form to join or renew.

BCA Membership Form

Name _____

Address _____

E-Mail _____

Bring this form and cash or a check for \$15 to renew your membership at any General Membership meeting, or

Mail this form with your check made out to "Bluemont Civic Association" to
BCA Treasurer, PO Box 5134, Arlington, VA 22205.

All information is for BCA use only.