

neighborhood news

The Latest News and Information from Your Bluemont Civic Association

October 2026 **bluemontcivic.org**

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Please join the Civic Association. A form for joining or renewing your membership is on p. 12.

Upcoming General Membership Meetings

Membership meetings will be on October 28, November 18, December 16, January 27, February 24, March 31, April 28, May 26 and June 23 meetings In-Person and Online. We usually meet at 7:30 PM in the Library of the Key Escuela Elementary 855 N. Edison St. The location of the June meeting will be announced later. We also offer virtual participation by Zoom. See **www.bluemontcivic.org** for Zoom links or contact **exec@bluemontcivic.org**.

For the October meeting, we will have a speaker from **EcoAction**, an organization with the goal of creating a sustainable community by preserving and improving our natural environment.

In November, our speaker will be Patrick Hope, our representative in the Virginia House of Delegates.

Speakers for upcoming meetings will be announced in our weekly emailed newsletter. If you do not receive this newsletter, email **bluemontenews@bluemontcivic.org**.

Halloween Parade



Everyone is looking forward to the Halloween parade.

The Bluemont Halloween costume parade for children, a long-standing Bluemont tradition, will begin on Saturday October 31 at 5:15 pm at the INTERSECTION OF THE BLUEMONT JUNCTION TRAIL AND N. EMERSON STREET, and finish at "The Rocks," small boulders in a small grassy area along the Bluemont Junction Trail near Illinois Street (down the street from the Arlington Forest Club). There will be treats at the rocks! The event is free and all are welcome.

The parade is sponsored by Matt and Maria Cochrane of Dovetail Properties & Design. They have sponsored the parade for many years, and we greatly appreciate their efforts. Drop by the Bluemont Civic Association table for candy, to chat about neighborhood issues, and sign up or renew your membership.

When, Where & How to Vote in the 2026 Elections



Another year, another set of elections in Virginia! Virginia is the only state with a major statewide, general election cycle every year. Aren't we lucky?!

In 2026, Arlington voters will vote for seats in the US Senate, the US House, the County Board, and the County Board of Education. We will also vote on three proposed amendments to the Virginia State Constitution concerning reproductive rights, same sex marriage, and voting rights for formerly incarcerated persons.

Election Day this year is Tuesday, November 3. The polls will be open that day from 6:00 am to 7:00 pm.

Unsure about your polling place? The Bluemont Civic Association encompasses four different voting precincts: Ballston, Arlington Forest, Ashlawn and Westover. To find your Election Day polling location (and to check on your voter registration status), visit the **Virginia Department of Elections website**.

Arlington voters aren't limited to voting on Election Day. They also can vote by mail-in ballot or by visiting one of the County's in-person, early voting locations.

You can obtain a mail-in ballot application from the **Arlington County Office of Voter Registration (OVR)**. Applications can be obtained online, by email, via mail or in person. Your application must be received by OVR no later than 5:00 pm, Oct. 23. For your absentee ballot to be counted, it must be postmarked on or before Nov. 3 and received by OVR by 12:00 noon, Nov. 6.

Perhaps the easiest way to vote is by dropping by one of Arlington County's early in-person voting sites. This year, voters can vote at Courthouse Plaza (2200 Clarendon Blvd.) from Sep. 18 through Oct. 31, and at the Langston Brown Community Center (2121 Culpeper St. N.) and Walter Reed Center (2909 16th St. S.) from Oct. 17 through Oct. 31. The exact early voting days and hours vary throughout this period, so please consult **OVR's early voting website** for the most up-to-date information.

The Arlington Neighborhoods Program and Bluemont

The **Arlington Neighborhoods Program** (formerly Neighborhood Conservation Program) empowers residents to identify and plan projects in their own neighborhoods. Civic associations, such as BCA, can propose specific projects for funding by the County. The program provides funding for a variety of improvements including installation of sidewalks, curbs and gutters, streetlights, signs, park improvements, neighborhood art and beautification.

The County Board added $2 million to the Capital Improvement Plan (CIP) to fund projects under this program in 2027/28. Total available funding is approximately $9 million for the next two years, which will fund roughly 12 projects.

BCA has proposed several neighborhood projects that were funded under this program. Currently, Bluemont has two active projects, which are described here:

6th Street North and North Edison Street

Status: Construction is anticipated to start this fall.

Project Summary: Includes the installation of curb bump-outs at all four corners, featuring new 5-foot sidewalks with grass utility strips of varying widths, concrete curb and gutter, ADA ramps, and new tree installations on the north corner bump-out. **Project Link**

N. Carlin Springs Rd – 2nd St. N./N. Jefferson St. to N. Galveston St.

Status: The county is currently acquiring temporary easements from property owners.

Project Summary: Includes curb extensions, bus stop accessibility upgrades, and an updated pedestrian crossing at North Harrison Street along North Carlin Springs Road between 2nd Street North/ North Jefferson Street and North Galveston Street. **Project Link**

About That Left-Turn Signal At N. George Mason & Wilson

Since 2013, the Bluemont Civic Association has been advocating for better signaling at the tricky intersection of N. George Mason & Wilson. We have noted the difficulty in turning from eastbound Wilson onto northbound George Mason, and from westbound Wilson onto southbound George Mason.

Early in 2026, in response to the Open Door conversation of Jan. 12 about this problematic intersection, BCA sent a summary of our actions to Arlington County Board Chair Matt de Ferranti. We continue to advocate for a safer intersection.

Various BCA presidents, with the support of the BCA Boards, have pointed out this intersection's problems to County staff. For instance, in 2021, during conversations about putting in bike lanes on Wilson, BCA told the County that neighbors expressed concerns that the removal of a vehicle lane would "worsen congestion in this busy commercial corridor, which also sees heavy traffic from school buses." Nevertheless, the bike lanes were added.

BCA voted in 2022 to support the installation of left-hand arrows for turns at this intersection and advised the County of that. Again the county staff disagreed, advising BCA that such a change was "not recommended." Staff added that left turn arrows would "increase the total cycle length at the intersection. This would worsen queuing in all directions and add delay to the pedestrian movements."

Early in 2024, BCA reported on its analysis of the Restriping of Wilson Blvd Effects on Accidents, based on County data. These data showed that at the N. George Mason/Wilson Blvd. intersection, there was an "increase in accidents larger than the increase in the rest of the County." BCA brought this information to the attention of the County, stating that "these data raise serious questions concerning the re-striping of Wilson Blvd..." BCA stated that we were willing to discuss possible "additional changes in this area." This suggestion did not bear fruit.

County staff replied that the data did not offer a "clean picture of cause and effect." As part of the Vision Zero Crash Hot Spot program, however, the County noted that the Transportation Engineering and Operations team does monitor county roadways. Staff noted the team "identified an ongoing issue for the George Mason Drive and Wilson Boulevard Intersection..." Staff assured us that BCA would be kept in the loop.

Earlier this year, BCA read that the 2025 crash data for Vision Zero revealed the intersection as a hot spot. The BCA president raised this in the 1/12/2026 Open Door meeting with Chairman de Ferranti. He requested background and BCA sent a chronology of actions, which we provided.

This intersection continues to be an issue without resolution. The Vision Zero website and its data help to inform all of us, and the latest Vision Zero dashboard continues to show problems. BCA will continue conversations with the County to seek a safer (and saner) solution to the problem at this intersection. As always, we welcome your thoughtful views.



Come Ring Our Bell!

Neighbors join the Bluemont Civic Association in ringing the bell in Constitution Gardens, the corner of Wilson Blvd. and George Mason Dr., at noon on every national holiday. Everyone gets to ring the bell. It's fun for the entire family! The next bell ringing is Veterans' Day, November 11. We will also ring the bell on Thanksgiving, Christmas, New Year's Day, Martin Luther King Day, and Presidents' Day.

The bell, which is a former school bell, was erected as a monument to the signers of the U.S. Constitution, to mark the bicentennial of the Constitution, 1989. Ringing the bell is a grand Bluemont Tradition. BCA has been responsible for keeping the bell clapper and ringing the bell since the 1990s.

Stormwater Management in Bluemont

There are several important developments involving stormwater management and flood-risk awareness in our community.

Lubber Run–Focused Community Meeting with DES

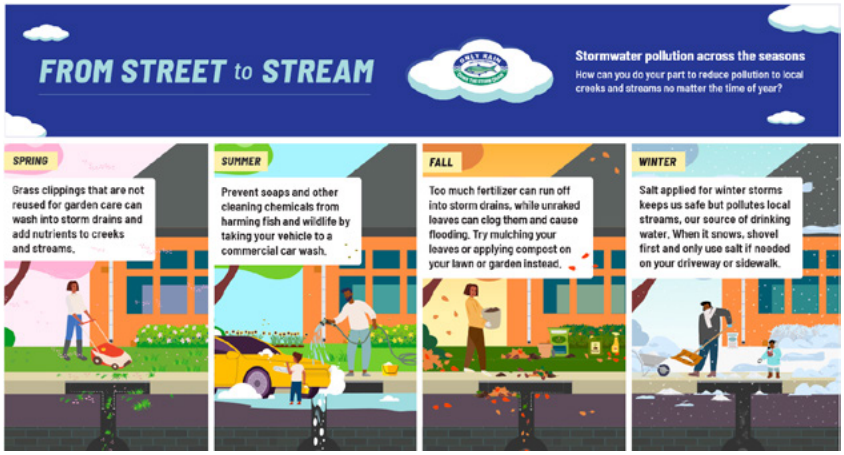
Arlington's Department of Environmental Services (DES) will hold a Lubber Run Watershed community meeting Thursday, November 12th at 7 PM. The meeting will be held on Zoom; the meeting code is 123 456 789.

DES will discuss options for reducing flooding in the Lubber Run watershed. The department has been studying these options for the past several years, including modeling that compares potential system upgrades. A community meeting originally scheduled for April 2024 was canceled to allow more time for this work.

It's important that Bluemont have a strong turnout and make our community's opinions heard. Please plan to attend and encourage your neighbors to join as well.

Low Residential Study

Arlington County is conducting a Low Residential Study. More information is available through the County's Low Residential Study webpage. The study reviews certain zoning rules affecting low-density neighborhoods, those with single family homes and sometimes buildings with no more than 6 residential units, for example, a duplex, which would have two units.



Localized flooding continues across Arlington during major storms. As development has increased, so has the amount of impervious surface, such as roofs, driveways, patios, and other areas that prevent rain from soaking into the ground. Many streams were also buried years ago. Heavier rainfall, which likely results from climate change, combined with increased impervious surface has worsened flooding in some areas.

The July 2019 storm, which flooded the Westover retail area and many nearby homes, is a powerful reminder of these challenges.

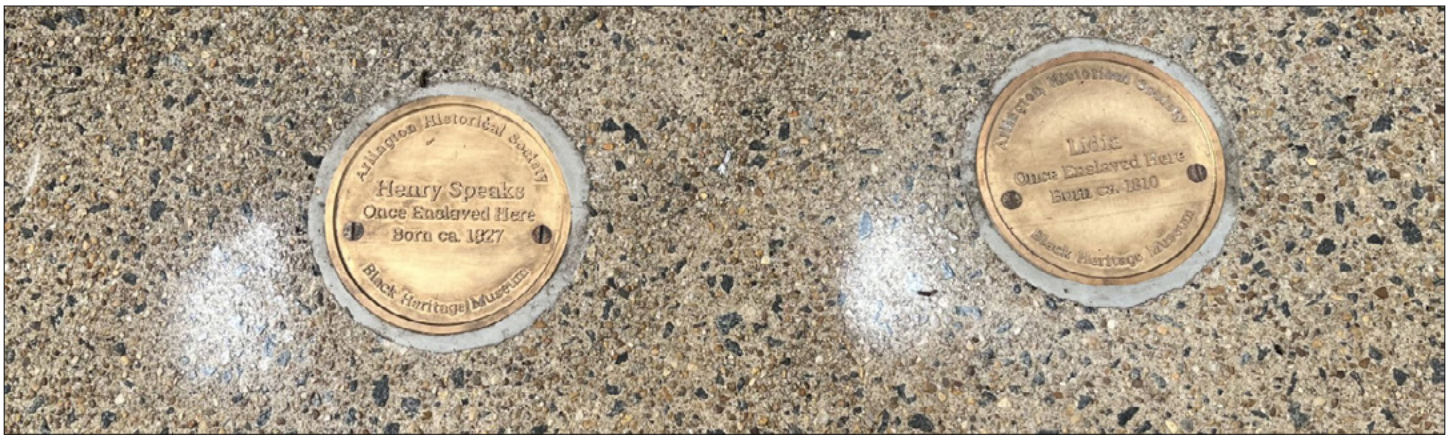
The County Board has directed staff to study possible amendments to the Arlington County Zoning Ordinance that could improve stormwater management and tree-canopy outcomes in low-density residential neighborhoods. One goal is to establish a maximum impervious-area requirement for residentially zoned properties. Such a requirement could help improve the stormwater system and expand Arlington's tree canopy.

Protecting Lubber Run

Some neighbors have reported seeing turtles or eels in Lubber Run. For aquatic wildlife to thrive, we need to protect the stream's water quality.

Our friends at Arlington DES have shared a "Street to Streams" reminder to help residents protect Lubber Run. Everyday actions, such as keeping leaves, litter, chemicals, and other pollutants out of streets and storm drains, can make a difference. What flows into our streets can eventually flow into our streams, so protecting Lubber Run starts right here in Bluemont.

Stumbling Stones Placed in Bluemont



Stumbling Stones to remember the enslaved.

Two stumbling stones were placed in Bluemont on August 2. Stumbling stones are memorials to the enslaved who lived many years ago in Arlington. They are inscribed brass plates that are atop concrete cubes but are installed flush with the street or sidewalk. (See the picture.) The two stumbling stones in our neighborhood are at the corner of 10th Street North & North Federick Street, the corner with St. Ann Catholic Church.

Stumbling stones are part of "Memorializing the Enslaved in Arlington (MEA)." The Arlington Historical Society and the Black Heritage Museum of Arlington sponsor MEA. For more information about the stumbling stones, see **Stumbling Stones · Memorializing the Enslaved in Arlington**. For information on when other stumbling stones will be installed in Arlington, see **Events · Memorializing the Enslaved in Arlington**.

The two stumbling stones installed in Bluemont memorialize Henry Speaks and Lidia. Henry was born in 1827 to Letty, who was enslaved by Simon Sommers. Sommers had been rewarded for his service in the Revolutionary War with a land grant of 4000 acres, 200 of them in Arlington. Henry Speaks last name was likely derived from the enslavers' family who owned his parents or ancestors. He was later enslaved by Sommers' daughter Eliza, who directed in her will that he was to be freed when he was 35.

Eliza's will also directed that Henry could only be sold to residents of Virginia, the District of Columbia, or Maryland. He could not be sold to slave traders. (At the time, the domestic slave trade that shipped many slaves further South primarily because their labor was needed to meet the growing demand for cotton.)

Henry Speaks was purchased from Eliza's estate in 1848 by a man with a small farm near the location of the East Falls Church Metro Station. He was sold again in 1856 to Richard Southern. Southern paid just under $466.

When the war broke out, Southern moved to D.C. and brought Speaks with him. Speaks was freed when Congress passed the District's Compensated Emancipation Act of 1862, which banned slavery in DC. (Had the act not been passed, Speaks would soon have been freed under the terms of Eliza's will.) The limited records available suggest that he may have served in the Union Army and that after the war he continued to live in DC.

Less is known of Lidia. We do not even know her last name. She also was enslaved by Simon Sommers, who freed her in 1831. The manumission document described her as 21 years old. She is described as a mulatto, which raises the possibility of biracial parentage. Such parentage might have been a reason she was freed. No records have been found to tell what happened to her after she was freed.

Developer of the Holiday Inn Site Meets with Neighbors

Our Association continues to represent resident's concerns about major projects in our area and to improve communications between residents and developers. Recently BCA members met with the developers of the former site of the Holiday Inn and the office building behind it. (4600 Fairfax Drive).

Demolition of the Holiday Inn and the office building is complete. They will be replaced by a 420-unit market-rate apartment building and two rows of townhomes. The townhomes will be retailed by a different developer than the apartment building.

The briefing was held over Teams. Robert Brant, Development Manager for Hoffman, and Jed Clift, community liaison for John Moriarity, the general contractor, presided. Hoffman and Moriarity plan quarterly briefings to the community on the project.

The builders will carry out the following steps over the three months following demolition: sorting and hauling of debris, trenching for utilities, drilling first foundation piles, boring test pits along N. Wakefield, and relocating a streetlight on N. Wakefield.

They also will demolish two single family homes at 839 N. Woodrow and 836 N. Wakefield. Hoffman had originally planned to build townhomes on these lots, but, since a covenant to the deeds precludes that, Hoffman will only demolish, clear, and grade the lots and sell them to a single-family home-developer.

The meeting included a discussion of traffic issues. The primary haulage route for trucks entering or leaving the site remains Fairfax Drive. Utility work might require temporary redirection of Bluemont Junction Trail pedestrian and bike traffic across Fairfax Drive from the site. Neighbors should expect a one-week redirection of Fairfax Drive sidewalk traffic onto the shoulder, protected by Jersey barriers, in late September or early October.

Neighbors expressed concerns with noise and dust from the construction site. The contractor suggested construction noise might be buffered during the digging of foundations. They also promised efforts to control dust.

BCA will continue to work with the developer to ensure neighborhood concerns are addressed. If you have any concerns about this project or other large projects in or near our neighborhood, let us know about them by emailing **exec@bluemontcivic.org**.



Demolition of the Holiday Inn is complete.

BCA Actions and Resolutions Since the April 2026 Newsletter

More information on civic association meetings, including the full text of resolutions, is in the full meeting minutes posted **here**. Besides the activities listed below, BCA delivers the ENews, which goes by email to nearly 500 recipients, almost every week. (To subscribe to the Enews, send an email to **BluemontEnews@bluemontcivic.org**.) On a daily basis, BCA updates its social media (Facebook and Nextdoor) with alerts and information.

April 2026

Members discussed the request of the developer of the Holiday Inn site (4600/4610 N. Fairfax Street) for a three-year extension of its site plan.

County Board Member Susan Cunningham discussed concerns expressed by the Bluemont community including: the latest county budget and its impact on real estate taxes.

She also discussed Virginia Senate Bill 388 establishing by-right redevelopment of properties owned by 501 3(c) non-profits and faith-based organizations that provided a certain amount of affordable housing but raised concerns about losing local control over zoning decisions. The bill was signed by the governor but modified to allow by-right height and density within 500 feet of faith community or 501 3(c) properties, rather than allowing additional density negotiations.

She described the County's Low Residential Study, which aims to provide scenarios for updating rules, with a baseline scenario potentially reflecting current lot coverage rules in impervious areas. Final scenarios are expected by fall, with potential action by the end of the year.

Members asked questions on several subjects: snow removal; bike trail widening; the sidewalk installation project on 8th Road North and concerns about the County's lack of neighborhood involvement in the planning process. The project is under the neighborhood complete streets (NCS) program. Residents said they were not properly consulted. Residents suggested pausing the current project to reassess its necessity and community involvement. The discussion revealed ongoing questions about the effectiveness and efficiency of the NCS program.

Other topics raised included the County's denial of BCA's request for a left-hand turn arrow on Wilson Boulevard at George Mason and liability coverage for a neighborhood pocket garden proposed by Bluemont residents. (Cunningham agreed to follow up with staff after being told that volunteers had been unable to obtain necessary coverage.)

Members approved the Nominating Committee for the June 2026 annual elections: Chris George as Chair and Laura Kirkconnell and Henry McFarland as members.

BCA's Arlington Neighborhood Advisory Committee Representative recommended BCA sign a letter endorsing a proposal for $7 million of funding for the program under the Capital Improvement Program.

May 2026

Members unanimously approved the three-year site plan extension request for the 4600/4610 (Holiday Inn redevelopment) site. Staff had told BCA they were preparing answers to the questions BCA had sent County Staff following the April BCA meeting discussion of this site plan extension request. Members agreed to seek the more comprehensive responses from the County.

Members voted unanimously to advertise the following draft resolution for a final vote at the June 24 General Membership meeting. The draft resolution matched the petition neighbors sent the County a couple of years before, which had not received a County response.

"Pedestrian and Traffic Safety on N. Vermont Street in Bluemont"

The Bluemont Civic Association calls on Arlington County to take the following steps to improve traffic safety on North Vermont St.

BCA Actions and Resolutions Since the April 2026 Newsletter

1. Change the permitted parking times to 8:00 AM to 11:00 PM for the entire length of North Vermont St, 7 days a week.
2. Lower the speed limit on North Vermont St. to 20 MPH and paint the new speed limit on the street before each speed hump.
3. Enforce slower speeds with frequent radar monitoring and increased speeding ticket fees.
4. Paint a crosswalk with flashing signs from the sidewalk south of the Presbyterian Church entrance to the sidewalk at the south corner of North Vermont and 7th St North.
5. Create a three-way stop at North Vermont St and 7th St North.
6. Move the parking signs near all entrances back five additional feet from the entrances.
7. Enforce the stop sign at North Vermont St and Tazewell St.
8. Restrict left turns from Wilson BLVD onto North Tazewell to improve traffic flow and increase safety for drivers, bikers, and pedestrians.

Members voted unanimously to approve the nominees presented by the Nominating Committee for the BCA annual elections to be held at the June 14 General Membership meeting.

For President Kate Mattos
For First Vice President Jeremiah Howard
For Second Vice President Henry McFarland
For Treasurer David Smith
For Secretary Laura Kirkconnell
For BCA Rep to Arlington Neighborhoods Advisory Committee (ArNAC Rep.) Chris George
For ArNAC Alternate Representative Becca Gaspard

For BCA Civic Federation Delegate (4 positions)
David Smith, Barbara Wien, Bobby Herman , Jennifer Odlum

For BCA Alternate Civic Federation Delegates (4 positions)
Allen Norton, Nick Pastore, Sylvia Rosales, Josh Rand-Castillo

The president chaired a listening session where Bluemont residents made recommendations and discussed concerns. Issues raised were: (1) cables and electric wires that are often left dangling or too low. They are not only unsightly, and they are often dangerous. They could injure people who run into them. It was suggested that we make a book of pictures of dangling and unsightly cables and then present that to the County Manager. (2) the fence for the Holiday Inn construction cutting off the turnaround at the end of his street, forcing trash and delivery trucks to back up the length of the street. (3) concern that trucks were idling for longer than the legal limit at a new home construction site on 6th St. near George Mason. The President said that she would follow up with code enforcement; (4) a proliferation of no right turn on red signs in Bluemont and Arlington generally with no justification for the regulations. One sign was put on Abingdon St. at Wilson with no consultation with the neighbors. The President will inquire about the criteria for posting those signs; (5) parking permits and enforcement. Some noted that residents cannot easily determine if cars are permitted to park in their neighborhoods, and that police budget considerations complicate the situation; (6) County replacement of metal trash cans with rolling plastic carts along the Bluemont Junction Trail; (7) the lack of a County response to the petition sent by several neighbors to the County asking for specific steps to be taken to respond to traffic problems on North Vermont St. Nineteen people signed the petition, but they got no response from the County. The President said she would follow up and insist the County respond, and concerns about the effects of these changes on nearby streets; (8) the long-standing neighborhood request for a left-hand turn arrow on Wilson Boulevard at the intersection with George Mason. The President noted we had been trying for this signal for a long time, and we would keep at it.; (9) the stumbling stones that were planned for installation near St. Ann's Church. The President will follow up with the historical society.

BCA Actions and Resolutions Since the April 2026 Newsletter

June 2026

Members voted to approve the following candidates for these BCA positions (18 in favor, none opposed, no abstentions)

For President Kate Mattos
For First Vice President Jeremiah Howard
For Second Vice President Henry McFarland
For Treasurer David Smith
For Secretary Laura Kirkconnell
For BCA Rep to Arlington Neighborhoods Advisory Committee (ArNAC Rep.) Chris George
For ArNAC Alternate Representative Becca Gaspard

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The President's report included a possible Ballston One Teams meeting at 6 PM on June 30; her efforts to get a speaker on bike path safety; August 2 installation of stumbling stones near St Ann's Church in Bluemont. BCA will be represented; discussions with Path Forward about knives and other positions of an unhoused person at Constitution Gardens Park. Secretary Laura Kirkconnell discussed the Holiday Inn site construction. The turn around on Woodward St. is still blocked forcing garbage and other trucks to back down the street. A member who lives near the construction says it is going better than expected.

As Parks Liaison, the Secretary noted that bike paths have often been blocked due to the sewer relining. There followed a discussion of the use of styrene in the project. Second Vice President Henry McFarland noted in response to a question that styrene was toxic and summarized the information on that chemical that he had put in a previous edition of the BCA's weekly e-newsletter (Enews). Kirkconnell reported that park trash barrels are being replaced by mobile "supercans." Some members stated these were not kept clean and tipped too easily.

McFarland reported that BCA has approximately 475 people on the distribution list for the Enews.

The ArNAC representative reported that he has discussed Bluemont's ArNAC project (safety improvements at three intersections on North Carlin Springs Road) with County staff. One parking space would be lost, but there is a lot of parking on the south side of the street. No mature trees will be lost. They plan to plant 9 new trees but may have to settle for a smaller number.

Civic Federation delegate David Hughes reported on the latest Civic Federation meeting, including committee reports that are summarized at civfed.org, and the presentation by the Police Chief.

Members discussed the draft resolution about traffic safety measures on North Vermont St. After extended discussions, the President proposed that the motion be tabled, with the understanding that the civic association would contact county staff and begin working on ways to improve safety on that street. The motion was tabled by a vote of 14 in favor, 4 opposed, and no abstentions.

Another motion was proposed concerning traffic safety on North Vermont St. It was proposed by Laura Kirkconnell and seconded by David Paul.

"The members of the Bluemont Civic Association share the concerns of the neighbors along N. Tazewell St and N. Vermont St about serious safety issues at the intersection of Wilson Blvd, N. Vermont St and N. Tazewell St; and on N. Tazewell St and N. Vermont Street between Wilson Blvd and N. Carlin Springs Rd, and requests traffic calming measures and appropriate studies to address these serious safety concerns for drivers, bikers, and pedestrians." This motion was adopted by unanimous voice vote.

The Treasurer emailed this report, the last of the fiscal year, before the meeting. BCA has 121 members.

June-26	Previous Total:	$2,192.42
	Out:	
	In: (dues)	$225.02
	New Total:	$2417.44

BCA Actions and Resolutions Since the April 2026 Newsletter

July 2027 (Executive Board Meeting Only)

First Vice President Jerry Howard reported that after attending a number of County meetings, he is disturbed by County's attempts to silence voices of people objecting to profound changes in the neighborhood. The county government seems bent on increasing population density in Arlington, and residents' voices are being ignored in the process.

The Second Vice President Henry McFarland reported on the redevelopment project at the Ballston Macy's site. Also the County received $2.4 million for Custis Trail widening and modernization from NVTA (Northern Virginia Transportation Authority). Once completed, this project will reconstruct a stretch of the Custis Trail to widen it to a consistent 12 feet.

There was a discussion of the recent County Planning Commission meeting on the ongoing low-density study. The staff seems to be contemplating impervious surface limits not much different than the current limits. They may have more permissive limits for townhouses and duplexes, although Henry McFarland noted that all 5 then members of the County Board promised that missing middle housing would have the same permit restrictions as single family houses.

There was a discussion of the possibility of developing a statement of the BCA's positions based on the Neighborhood Conservation Plan and past resolutions. It was agreed that some preliminary research would be done to develop that as an internal document.

There was a discussion on safety concerning bikes scooters, with a lot of concern that powered vehicles are using the bike paths to go at unsafe speeds. The County, which is apparently committed to micro mobility, takes no action other than to admonish parents.

There was a general discussion of widening bike paths. It may increase safety. On the other hand, it may encourage higher speeds and an increase in impervious surfaces. It was suggested that someone clarify the current helmet laws. Helmets are often not worn. There are few or no signs on bike trails about speed limits or helmets. Discussions with the County about traffic calming in the area of 7th and North Vermont Streets are ongoing.

The Board agreed to the following meeting dates: September 30; October 28; November 18; December 16; January 27; February 24; March 31; April 28; May 26; and June 23.

A BCA member noted that Pupatella had thrice encroached on public park land behind their restaurant. He also reported that the review of the Public Spaces Master Plan is going on and said he was making staff aware of the BCA resolution on the area at 9th Road and North Harrison but was being ignored. The former Secretary agreed to send the President a copy of the prior BCA resolution on the subject.

August 2027 (Executive Board Meeting Only)

The President discussed her continuing efforts to get a speaker to discuss what Bluemont residents can do when they see e-bikes or e-scooters driving dangerously on the multi-user trail, or e-motos illegally on the trails.

The developer for the 4600/4610 N. Fairfax Holiday Inn site cannot attend the September 30 Bluemont Civic Association General Membership meeting. The First Vice President will represent BCA at the meeting. The Board agreed BCA should publicize the developer's announcement of its September 16th virtual community meeting.

As requested by the President at the August meeting, the First Vice President reviewed documents in BCA's website archives for consistent themes in our civic association's past communications pertaining to densification. NOTE: Some of the documents were drafts, and there was no sign of whether they received membership approval. The First Vice President discussed the themes he found in the documents, and followed up the meeting by providing a list of the documents he found that conveyed these themes.

Theme: Preserving a predominantly residential neighborhood of detached homes; BCA is not categorically opposed to construction development.

BCA Actions and Resolutions Since the April 2026 Newsletter

Themes: Preserving parks, green spaces, and natural areas; solidarity with other civic associations seeking to preserve their parks, green spaces, and natural areas

Theme: Implied fear of increased density

Themes: Implied opposition to "Missing Middle" proponents' efforts to curtail neighbors' influence over construction development through by-right redevelopment of single-family home sites into multi-family housing up to six-plexes; implied fear of stormwater runoff

The Second Vice-President reported on his discussion with the Construction Manager for the Lacey Woods Parks site. The manager said the lack of activity was due to the requirement for inspections and things like soil testing. Activity will increase soon. The project is expected to end in March 2027.

The Board unanimously voted to approve the recommendation that $275 from the BCA budget be allocated for cupcakes at bell-ringings and cookies at meetings.

Members discussed a query to the County about using the ongoing update to the County's Public Spaces Master Plan (PMSP) to designate the two parcels of land at the corner of 9th Street N and N. Harrison St as a County Park, noting the previous resolution by BCA members calling on the County to designate this land as a park.

September 2027

Anna Weber of the League of Women Voters delivered a very informative presentation about registering to vote and voting.

There was additional discussion concerning the possibility that Pupatella had encroached on public park land behind their restaurant. A member will contact the County on that issue. Depending on the County's response, the President may contact Pupatella.

A private developer may have damaged trees in Fields Park. The Park Liaison will investigate.

There was a discussion of traffic safety on North Carlin Springs Road. The County now has a form on its website that citizens can use to give feedback on traffic issues: Carlin Springs Corridor Studies - PublicInput.

A member noted that the bollard that was blocking cars from the Bluemont Junction Trail at its intersection with North Jefferson St. has been knocked down. There was a discussion of how best to keep cars from encroaching on the bike path at that location, and the Parks Liaison will contact the County about the issue.

BLUEMONT
CIVIC ASSOCIATION

Executive Board

BCA Officers & Reps

President	Kate Mattos president@bluemontcivic.org
First Vice President	Jeremiah Howard
Second Vice President	Henry McFarland
Treasurer	David Smith
Secretary	Laura Kirkconnell

Arlington County Civic Federation (ACCF)

Delegates	Bobby Herman, Jennifer Odlum, David Smith, Barbara Wein
Alternates	Allen Norton, Nick Pastore, Sylvia Rosales, Josh Rand-Castillo

Arlington Neighborhoods Advisory Committee (ArNAC)

Representative	Christopher George
Alternate	Becca Gaspard

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. **www.bluemontcivic.org**

BCA e-Mails: Neighbors who provide their e-mail address to **bluemontenews@bluemontcivic.org** receive e-mail reports roughly weekly 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 or visit **our website** to join or renew.

BCA Membership Form

Name _____

Address _____

E-Mail _____

Bring this form and cash or a check for $15 to join or renew your membership at any General Membership meeting, visit **our website**, 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.