

Bluemont Commercial District Planning Charrette

Hosted by the Bluemont Civic Association

June 11, 2002, 7:00 p.m.

Arlington Traditional School Multi-Purpose Room

855 North Edison Street

Program

Introduction (Carl Hallinan and Eric Davis)	7:00 – 7:05
Background: past, present and future.....	7:05 – 7:55
Brief History of Bluemont Commercial Area (John Huennekens)	
Current Status & Opportunities in Commercial Area	
Zoning and Planning (Monica Craven)	
Streets, Sidewalks and Public Infrastructure (Charles Denney)	
Public Economic Development (Peter Bass)	
Commercial Development (Mark Silverwood & Maureen McAvey)	
Red Dot, Green Dot Exercise (Eric Davis).....	7:55 – 8:15
<i>Eric will present two posters with photographs of building and infrastructure features. One has street features; the other has building and lot features. Each stakeholder participant has been given 4 green dots and 2 red dots, which they will then adhere to the pictures of features they like and dislike, respectively.</i>	
Workgroup breakout	8:15 – 9:10
<i>Each group will consist of a discussion facilitator, stakeholders and several subject matter experts. Each group will begin with the primary question (“How significantly do we want to change the commercial area?”) and then go on to remaining questions. The objective is to identify some specific strategies and physical features and characteristics that take our vision one step closer to realization.</i>	
Workgroup reports (Facilitated by Eric Davis).....	9:10 – 9:40
<i>Each workgroup’s spokesperson will report their workgroup’s findings to the participants at large.</i>	
Consolidation and summary (Facilitated by Eric Davis).....	9:40 – 9:55
<i>Eric will consolidate and summarize the strategies, features and characteristics presented by the workgroups until we have a consensus on those that will further our vision.</i>	
Closing (Carl Hallinan)	9:55 – 10:00

Our Speakers

Carl Hallinan will preside over the charrette. He is a former president of the Bluemont Civic Association (BCA) and the chair of the BCA Wilson Boulevard Improvement Committee.

Eric Davis, our facilitator, is also a member of the BCA Wilson Boulevard Improvement Committee. He is a licensed landscape architect with 6 years experience in urban design and corporate campus design, and is experienced in running charrettes.

John Huennekens is also a member of the BCA Wilson Boulevard Improvement Committee. In 1983, John moved to the Bon Air area and joined the Arlington Historical Society as a way of learning about his new neighborhood. He is employed as a Senior Engineer with the Dept. of Architecture, Engineering and Construction at the George Washington University.

Monica Craven has lived in Arlington since 1961. She has been president of the Lyon Park Citizens Association, chaired the Neighborhood Conservation Advisory Committee (NCAC) and was a founding member of the Clarendon Alliance. Ms. Craven was appointed to the Planning Commission in August 1994 and has chaired the Zoning Ordinance Review Committee since 1996.

Charles Denney is the Arlington County Bicycle and Pedestrian Program Manager under the Department of Public Works. He is responsible for managing trial construction projects and neighborhood and commercial sidewalk projects and for review of development projects. Prior to joining the County staff last year, Mr. Denney worked as a transportation-planning consultant, specializing in bicycle and pedestrian issues, as a planner for the Bicycle Federation of America.

Peter Bass is a Development Specialist within the Real Estate Development Group of Arlington Economic Development. Prior to joining the County, Peter previously held positions within the private sector in the field of real estate, as well as having worked as a consultant on several international real estate related projects.

Mark Silverwood is President of Silverwood Associates, a commercial and residential developer. His Arlington projects include renovation and expansions of three apartment complexes: Marbella (Rhodes near 50), Patrick Henry (Upton Hill) and Quebec (Columbia Pike and Quincy).

Maureen McAvey is a Senior Resident Fellow for Urban Development of the Urban Land Institute, a nonprofit education and research institute with a mission of providing responsible leadership in the use of land to enhance the total environment. Her work with the Institute focuses on the financial aspect of urban revitalization – what drives investment and what ensures long-lasting commitment. Ms. McAvey has more than 25 years of experience in real estate development, consulting, and the creation of public/private financial structures. Prior to joining the ULI staff, she was director of business development for Federal Realty Investment Trust (FRIT), which owns and manages retail and mixed-use developments. While there, she assisted in the establishment of a private-public financial package to fund a mixed-use retail/housing development in Arlington County.