

NEXT GENERAL MEETING 2/28/07

- Guest Speaker Walter Tejada
- Peck/Staples site update
- Your input & concerns

Feb 2007 A Public Service of Your Bluemont Civic Association

www.bluemontcivic.org

► Is this your **LAST** issue?

If you have not renewed your dues for 2007, it is! Please bring \$15 (cash or check) to the next general meeting or mail it (see reverse). Your dues provide critical funds needed to produce this newsletter and represent neighborhood interests at various County meetings.

BCA MEETINGS AT A GLANCE...

NEXT GENERAL MEETING 2/28

- County Board Member Walter Tejada will take your questions.
- Update on the Peck-Staples plan and other important issues. ■

County Board To Consider Zoning Ordinance Changes

In January, the County Board voted to advertise proposed changes to the County's Zoning Ordinance. According to the Lyon Village Citizens Association, these changes could allow the Board to unilaterally rezone Arlington property, including residential property, for commercial redevelopment. Such redevelopment zoning would automatically allow building heights of over 100 feet (10 stories) to be built. The proposed Ordinance changes appear to be in response to the Virginia Supreme Court's decision against the County Board's upzoning of the First Baptist Church of Clarendon's (FBCC's) property, which would permit the high-rise redevelopment of that site (including affordable housing).

According to County Manager

Ron Carlee (quoted in the Sun Gazette), the "new wording" for the Zoning Ordinance is "crafted in an effort to 'minimize legal challenges' to the project" [meaning the FBCC project]. However, citizen activists who have been following this issue believe that the changes could apply to properties County-wide, including the Peck-Staples site and properties along the west side of Glebe Road between Wilson Blvd. and N. Henderson.

The Planning Commission took up the issue on February 12, and the County Board will consider the Zoning Ordinance changes at its 9 am meeting on Saturday, February 24 (or at its recess meeting at 6:30 pm on Monday, February 26) 2100 Clarendon Blvd. To review the Virginia Supreme Court ➡2

JANUARY GENERAL MEETING

- County staff member Tom Hutchings reviewed the Glebe Road Pedestrian Improvements Project. Members discussed the pedestrian crossings at three intersections along Glebe: Carlin Springs Rd, Wilson Blvd., and Fairfax Dr. Residents expressed concern about unsafe pedestrian conditions and traffic back-ups. Hutchings noted the "challenge" of balancing adequate pedestrian safety with reasonable traffic flow and agreed to look into:
 - an interim left-turn light for east/westbound Wilson Blvd.;
 - retiming of the traffic lights at Fairfax Dr.;
 - the VDOT funds originally earmarked for an elevated pedestrian crossing at Carlin Springs Rd. BCA had previously approved the transfer of those funds to improve the pedestrian crossing at N. 7th and Glebe. ■

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Next Peck-Staples SPRC Monday, February, 26 at 7:00 PM

The County has not confirmed the location of the next Peck-Staples Site Plan Review Committee (SPRC) meeting as of press time. Once we receive this information, we will advertise it at www.bluemontcivic.org and via the e-list. The Committee will likely continue its discussion of the framework that the County will use to evaluate the Peck-Staples redevelopment proposal. BCA has submitted supporting information gathered from the Ballston Sector Plan and the Bluemont Civic Association Neighborhood Conservation Plan, both of which give strong consideration to neighborhood preservation. ■

► **Board Considering Zoning Changes** FROM P.1 decision or the County's proposed Zoning Ordinance changes, visit www.bluemontcivic.org. To review the Lyon Village position, read their February newsletter at <http://www.lyonvillage.org>. ■

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If the renewal date on the label says, "Paid thru Dec-06" (or earlier), please bring a check or cash for \$15 to the general meeting on February 28 or just mail to address above.

MARK YOUR CALENDARS

FEBRUARY 2007

Next SPRC Meeting 2/26
re: Peck/Staples site

Next General Meeting 2/28
7pm at ATS

Photo '07 through 3/2
Ellipse Arts Center

MARCH 2007

Kenmore Middle School 3/7
Silent Auction, 7PM

Exec. Committee Meeting 3/13
(date to be confirmed)

March General Meeting 3/28

BCA Neighborhood News

is a service of YOUR community civic association.

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