

JOIN US!

NEXT GENERAL MEETING 4/29/09

- Green Products and Resources
- Patrick Wegeng on Landscaping
- Your Input & Concerns

Left: Last spring's BCA BBQ was a hit. Don't miss this year's on May 16!

Apr 2009

A Public Service of Your Bluemont Civic Association

www.bluemontcivic.org

BCA MEETINGS AT A GLANCE

NEXT GENERAL MEETING

4/29, 7:30 pm at St. Ann's

Please join us in Room 108 at St. Ann Catholic Church, 5312 10th Street North (near the corner of N. Frederick and 10th Street North) on 4/29/09. BCA has invited Adam Sigel-Moss, LEAD AP Green Building Outreach Coordinator for the county's Fresh AIRE program. Fresh AIRE is the Arlington Initiative to Reduce Emissions program to make our community greener and cleaner.

Environmental Landscape Supervisor Patrick Wegeng also will be on hand to present a landscape design recommendation for the plantings that will accompany the replacement fence to be located in Bluemont Park next to the trail (see related article in Feb. '09 *Neighborhood News* issue at www.bluemontcivic.org).

BCA President Judah dal Cais has invited Robbie Guenther, owner of D&V Auto Service Center located at 5201 **➔2**

Help BCA, Help Yourself

What would happen if your civic association disappeared? No one would track and relay information about development projects, changes to the zoning ordinance, or other matters that could affect your property value or quality of life. There would be no newsletter, no Web site, no e-list, and no one to help you qualify neighborhood streets for curb, gutter, sidewalk and lighting improvements.

WHERE DID THIS FREE ISSUE COME FROM? Newsletter Elves?

Well actually, elves did not produce or deliver this newsletter. Production and delivery occur courtesy of hard-working BCA volunteers (otherwise known as **➔3**

Many BCA officers and volunteers have been serving you faithfully for YEARS. We need new volunteers to serve as elected officers/representatives and to work on projects or committees. Elections will be held at the June Annual Meeting on 6/24. If you are interested in running for an elected position, please contact Nominating Committee members Richard Young at rcyoung22203@yahoo.com or Bob Atkins at luddite2003@yahoo.com or 703-527-8859.

What Has BCA Done for You Lately?

- 5th Street North—A new sidewalk, curb, gutter and lighting have been installed, thanks to the efforts of block captain Judah dal Cais and his team.
- 9th Street North—Construction of curb, gutter, sidewalk and lighting improvements is ongoing, thanks to the efforts of block captain Mike Minaie and his team.
- N. Buchanan Street—Curb, gutter and sidewalk improvements have been completed, thanks to the efforts of block captain Carol Spicer and her team.
- Harrison Street trail connector—The **➔3**



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BCA Neighborhood News

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**INVITE YOUR NEIGHBORS!
ALL ARE WELCOME AT
GENERAL MEETINGS.**

BCA MEETINGS AT A GLANCE

FROM P.1

Wilson Boulevard, to provide the membership with an update on his plans to park the Penske (formerly Budget) rental trucks in the Safeway parking lot.

LAST GENERAL MEETING 3/25

At the March meeting, Environmental Landscape Supervisor Patrick Wegeng discussed how the proposed cuts to the 2010 Parks Division budget will further restrict the types of flowers that Wegeng's landscaping team can plant in the Bicentennial Flower Garden (at the corner of Wilson and George Mason). Budget constraints also will limit the number of man-hours Wegeng's team can devote to maintenance of the Bon Air Rose Garden (see related article in the January '09 issue of *BCA Neighborhood News* available at www.bluemontcivic.org and the call for volunteers on p. 4).

Wegeng also briefly discussed the Whitman-Walker Clinic's meditative garden and walkway. (The Whitman-Walker Clinic on Lee Highway is being torn down to make way for new development.) An ad hoc committee is exploring how the garden may be donated and moved to county park property, and Bon Air Park is being considered as a new home for this contemplative garden. Due to budget constraints, however, Wegeng's staff is prohibited from removing, re-installing or caring for the garden. Therefore, one option being discussed is the formation of a nonprofit group that would fund both the transfer and ongoing maintenance of the garden. ■

When — and Where — Do We MEET?

Glad you asked! General membership meetings are usually held on the fourth Wednesday of each month (September through June) at 7:30 pm. Executive Board meetings are held on the second Tuesday of each month at 7:30 pm (all BCA members are welcome). Meetings take place at Arlington Traditional School (ATS) unless announced otherwise. Visit www.bluemontcivic.org for current information. ■

Introducing Our New Emergency Preparedness Liaison

BCA member Jim Thorne has agreed to serve as BCA's Emergency Preparedness Liaison. BCA has been without a liaison for many years. (The liaison works with the county's Office of Emergency Management.) Many thanks to Jim for volunteering to take on this important position! And remember, in case of emergency, tune in to Arlington's radio station—1700 AM—for information and instructions. ■



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Newsletter Elves? FROM P.1

your friends and neighbors). Twice a year, in the spring and fall, a small army of almost 30 volunteers fan out to deliver the BCA newsletter to every doorstep in our neighborhood. Although it's not time-consuming (a few hours twice a year), some volunteers have been serving for many years and need a break; others need a substitute on occasion. If you would like to help, please contact Judy Collins, BCA's newsletter distributor and treasurer, at jc.swings@verizon.net or 703-276-0124. Note: Judy has been serving as treasurer AND the newsletter distributor for many years, and she'd like someone else to take over as newsletter distributor. The time commitment is limited. Please contact Judy for more details. ■



IN THE NEIGHBORHOOD



Eating and greeting at the BCA BBQ in May 2008.

Neighborhood Day BBQ & Taste of Arlington

Come one, come all to BCA's annual Neighborhood Day barbecue on Sat., 5/16, from 11:30 am to 1 pm behind Fire Station #2. There will be free burgers, hotdogs, snacks and soft drinks. Last year, fire station personnel allowed Bluemont parents and kids to take an impromptu tour of the station. Kids (both young and old) were thrilled to see the fire trucks up close. We still need volunteers for set up and clean up; please contact Judah dal Cais at jdalcais@verizon.net or 703-528-1551 to help. ➡4

► What Has BCA Done? FROM P.1

Arlington County Board has approved a \$15,000 park enhancement grant (PEG) that BCA member Chris Healey wrote and submitted last year. The award will fund the construction of a 100-foot asphalt trail (dubbed the Revolutionary War Connector Trail in honor of a local hero) that will connect the abandoned portion of Old Fairfax Drive (at N. Harrison Street) to the Custis Trail.

• Bluemont Park fence replacement—BCA member Kate Mattos alerted the neighborhood when the county unexpectedly removed the split-rail fence next to the Bluemont Park trail last August. After several discussions with the county, the membership selected a new fence (which has been installed) and landscaping that should be installed later this spring. ■

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MARK YOUR CALENDARS

Next BCA Meeting	4/29
St. Ann's Church	
MAY	
Capital Hospice Plant Sale	5/2
10 am – 2pm, Halquist Memorial Inpatient Center, 4715 15th St North (Rain date Sun., 5/3.)	
Lacey Woods Invasive Plant Removal, 10–noon	5/9
Animal Welfare League Walk for the Animals, Bluemont Park (www.awla.org)	5/9
2009 Primary Registration Deadline	5/11
Exec. Board Meeting	5/12
Neighborhood Day BBQ	5/16
Taste of Arlington	5/17
BCA General Meeting	5/27

What's the State of Your Street?

Perhaps your street has an incomplete sidewalk (or no sidewalk). Or perhaps your street is missing its curb and gutter. If so, consider forwarding your project to Carl Drummond, BCA's Neighborhood Conservation (NC) representative. The NC program is a bond-funded program that funds improvements like curbs, gutters, sidewalks and lights.

Several BCA projects have been constructed using NC funds, including N. Harrison St. between 10th St. North and Wilson Blvd. (traffic calming and sidewalks) and N. Kensington St. between 8th Rd. North and N. Carlin Springs Rd. (sidewalks, curb and gutter, traffic calming). BCA would be happy to help you acquire such improvements for your block. First, you'll need to identify a block captain who can oversee your project through the 3- to 6-year funding process. For more details, contact Carl Drummond at CarlD10@aol.com. ■

IN THE NEIGHBORHOOD

FROM P.3

The Taste of Arlington will be held Sun., 5/17, noon to 5 pm (rain or shine) in front of Ballston Commons Mall. Sample the cuisine of over 40 Arlington restaurants. Advance discount ticket booklets are available for \$20 online at www.tasteofarlington.com or for \$25 at the event. Proceeds benefit Community Residences, Inc. which serves people with disabilities.

Volunteers Needed for Bon Air Memorial Rose Garden

Citing budget and manpower constraints, Environmental Landscape Supervisor Patrick Wegeng is seeking gardening volunteers to help keep our Bon Air Memorial Rose Garden in tiptop shape. Volunteers have helped intermittently in the past, but now a more sustained volunteer effort is needed. Wegeng is seeking volunteers to work in small groups for a couple of hours each week in alternating 2-week cycles starting in early June and lasting throughout the summer. The primary task will be cutting blooms (which the volunteers may keep). Training, which will be provided, is required. To volunteer or get more details, contact Patrick Wegeng at Pwegeng@arlingtonva.us or call 703-228-6521.

Help Removes Invasives on May 9 at Lacey Woods Park

The Second Saturday invasive plant removal program at Lacey Woods Park has been an ongoing success. Vines and other non-native plants are killing or crowding out our own native species. Join Bluemont's invasive removal team on May 9 and on future second Saturdays at 10 am by the park entrance on N. Frederick Street at the intersection of 11th Road North. Wear long sleeves and bring gloves and weeding tools if possible. For details, contact Nora Palmatier at 703-527-2349 or norapalm@verizon.net.

Join Us and Keep the News Coming!

You received this hand-delivered newsletter compliments of BCA and its dedicated volunteers. To join BCA for 2009 and receive the monthly newsletter by mail, please bring \$12 in prorated dues (cash or check) to the general membership meeting on April 29. Checks made payable to Bluemont Civic Association also may be mailed to BCA Treasurer, P.O. Box 5134, Arlington VA 22205. Become a member to continue your subscription — an important benefit. At just \$12, it's a great way to support your community and stay informed about doings in our great neighborhood.

Name(s) _____

Mailing Address _____

Phone _____

E-mail (optional—for BCA use only) _____

NC Plan Update and the Village Center Concept

In March, BCA voted to formally update its NC Plan. This fall BCA will distribute an in-depth questionnaire to all Bluemont households (approx. 2,000) as part of the NC Plan update process.

One NC-related issue of ongoing discussion is the potential redevelopment of the Safeway site. BCA's NC Plan update process may provide a means of reaching a consensus on what type of development Bluemonters would accept at that site. (Note: The plan will be subject to county approval, and the county will have input into the final plan.) The NC Plan update committee is working in conjunction with the Bluemont Village Center Working Group (formerly the Wilson Boulevard Revitalization Working Group) to determine whether Bluemonters would be in favor of a "village center" design concept to help guide future redevelopment of the Wilson Boulevard commercial area.

Members of the update committee and the working group recently met with Shelley Mastran, a Virginia Tech professor who teaches urban planning. It is hoped that Mastran's classes may be able to help BCA determine feasible options for the potential redevelopment of the commercial area. In order to garner initial feedback on the proposed village center concept, a brief preliminary survey appears below.

Please complete the survey online at www.bluemontcivic.org or mail the completed paper survey to PO Box 5134, Arlington VA 22205, by June 1, 2009.

BLUEMONT'S WILSON BLVD. COMMERCIAL CORRIDOR SURVEY

The highest concentration of commercial development within the Bluemont Civic Association is along Wilson Boulevard between N. George Mason Dr. and N. Greenbrier St. (Bluemont's Wilson Corridor). The questions below will help the BCA determine how satisfied residents are with the current level and nature of commercial development and, going forward, what type of development would be acceptable.

For questions 1-5, circle one number:

1. How well do the current commercial establishments along Bluemont's Wilson Corridor meet your shopping needs?

Very 1 2 3 4 5 NA Not at all

2. How clean, free of trash and well maintained are the current commercial establishments along Bluemont's Wilson Corridor?

Very 1 2 3 4 5 NA Not at all

3. How adequate is customer parking at current commercial establishments along Bluemont's Wilson Corridor?

Very 1 2 3 4 5 NA Not at all

4. What is the impact on nearby neighbors of the current commercial establishments along Bluemont's Wilson Corridor?

Large 1 2 3 4 5 NA None

5. What is the contribution to the wider community of the current commercial establishments along Bluemont's Wilson Corridor?

Large 1 2 3 4 5 NA None

6. How often do you patronize the businesses along Bluemont's Wilson Corridor? (circle one)

- | | |
|------------------------|--------------------|
| a. Daily | d. Every 2-3 weeks |
| b. Multiple times/week | e. Monthly |
| c. Weekly | f. Never |

7. In patronizing businesses along Bluemont's Wilson Corridor, do you most often travel by: (circle one)

- | | |
|---------------|---------------------------------|
| a. Foot | d. Bus |
| b. Bicycle | e. Other form of transportation |
| c. Automobile | |

8. Do you presently have concerns with any business or service establishment along Bluemont's Wilson Corridor?

Yes No (if yes, please describe your concern below)

9. Are there any particular types of business establishments that you would like to see along Bluemont's Wilson Corridor?

Yes No (if yes, please indicate the types you would like to see below)

10. Are there any particular types of business establishments that you would not like to see along Bluemont's Wilson Corridor?

Yes No (if yes, please indicate the types you would not like to see below)

11. Are there changes that you would recommend to the appearance, traffic flow or parking arrangements for businesses along Bluemont's Wilson Corridor?

Yes No (if yes, please describe below)

12. Are you satisfied with the landscaping in the commercial areas, public rights of way, and median strips along the Bluemont Wilson Corridor?

Yes No (if no, please describe below)

13. Do you believe the current level of development along Bluemont's Wilson Corridor (independently-owned, low-rise businesses) is too much for the neighborhood, just about right, or do you believe the neighborhood would be benefitted by somewhat larger development (3-5 stories)?

too much just about right could be larger

14. Some parcels along Bluemont's Wilson Corridor are zoned to allow buildings that are somewhat taller (i.e., up to 45 feet) and denser than the current one-story businesses in the corridor. Are you concerned that development that may include somewhat larger buildings could harm property values or the quality of life in your neighborhood?

not at all somewhat very much

15. Would it concern you if new development along Bluemont's Wilson Corridor led current businesses and services to move from the area or close?

not at all somewhat very much

16. Which of the current businesses along Bluemont's Wilson Corridor would you like to retain?

17. Would you support replacing the current commercial buildings along Bluemont's Wilson Corridor in order to improve the area's appearance or to increase the number/kinds of local stores and services?

not at all somewhat very much

18. What is the maximum number of stories that would be acceptable to you in any new development along Bluemont's Wilson Corridor?

1 story 4 stories
2 stories 5 stories
3 stories more than 5 stories

19. Would you support changing the county's General Land Use Plan or zoning for residential blocks near the Bluemont Wilson Corridor to allow for a larger commercial area than currently exists?

not at all somewhat very much

20. In return for providing community benefits (such as contributions for traffic calming, green space, energy efficiency facilities), developers are sometimes permitted to construct larger buildings. Would you support this kind of trade-off?

not at all somewhat very much

Village Center Concept Questions

Certain jurisdictions and neighborhoods have welcomed what is referred to as a "Village Center" development—a development concept calling for a mixture of retail, office, residential and cultural uses in a compact, pedestrian-oriented center to serve as the focal point for substantial surrounding residential areas. BCA is evaluating whether to support this kind of option for Bluemont's Wilson Corridor and would like for members to provide feedback by answering the questions below.

1. Do you think a village center as described above would be desirable for Bluemont's Wilson Corridor?

not at all somewhat very much

2. If you support a village center concept, how important would each of the following elements of a village center be to you? 1 – very important, 2 – somewhat important, 3 – not important

- a. Retail _____
- b. Offices for professional services and others (MDs, CPAs, etc.) _____
- c. Residential (above retail in a multistory building) _____
- d. Cultural _____
- e. Pedestrian access _____
- f. On-site parking _____
- g. I do not support the concept _____

3. Village center-style development might not be commercially feasible for developers without erecting modest multistory buildings and combining street-level retail space with upper-story office and/or residential space. If this were the case, would you support a village center redevelopment concept for Bluemont's Wilson Corridor?

not at all somewhat very much

4. Should the upper stories of such buildings be limited to residential use?

Yes No

5. Should the upper stories of such buildings be limited to office use?

Yes No

6. What is the maximum number of stories that you would consider acceptable within any village center design?

1 story 2 stories 3 stories 4 stories 5 stories
more than 5 stories

7. Where should parking be located?

- a. At grade in front of village center buildings? _____
- b. At grade behind village center buildings? _____
- c. Below ground? _____
- d. On top of village center buildings (but not visible from street)? _____