

**Bluemont Civic Association
General Membership Meeting
March 28, 2007, 7:00 pm
Lubber Run Community Center**

Call to Order

President Judah dal Cais called the meeting to order at approximately 7:08 pm.

In attendance were Judah dal Cais, Carl Drummond, Terry Serie, Judy Collins, Suzanne Sundburg and Lisa Byington. Also in attendance were 4 other Bluemont Civic Association (BCA) members.

Officer Tim Koch

Arlington County Police Officer Tim Koch presented crime statistics for the BCA neighborhood for the period January 1, 2007 to March 28, 2007. Most of the crimes reported involved burglaries of properties adjacent to the bike trail. The burglars have been caught and are in the process of being prosecuted. Nonetheless, Koch reminded all residents to lock all doors and windows.

A BCA resident reported on rowdy tenants living in houses adjacent to his property and asked for help in dealing with the issue. Koch recommended that the resident contact the landlord for the properties and work with Arlington County Building Code Enforcement staff. The resident should also call police if the tenants are violating noise ordinances late at night.

Planning Commission Coordinator Lisa Maher

Lisa Maher of the Arlington County Planning Commission generally summarized planning, zoning and development policies in Arlington County. She also discussed the General Land Use Plan (GLUP) and how the County Board heavily relies on the GLUP when considering applications to change zoning ordinances. Maher also explained the implications of Virginia being a "Dillon state", which generally limits municipalities to authority specifically provided for under State law. Maher also distributed documents summarizing and outlining the GLUP, the Planning Process for Arlington County, planning terminology and a list of planning links on Arlington County's website.

In response to a question from a resident, Maher discussed the process by which the Planning Commission has informal meetings with developers in the months leading up to Site Plan Review Committee (SPRC) meetings. Civic associations such as BCA are not invited to such informal meetings because the role of civic associations is limited to formal proceedings such as SPRC.

Another resident asked for suggestions on ways to develop Wilson Boulevard between George Mason Drive and N. Frederick Street (the Safeway area). Maher noted that it is often difficult to offer sufficient height and density within the GLUP in way that doesn't raise the ire of local homeowners and yet is still profitable to developers.

A BCA member asked Maher for her suggestions on the types of community benefits BCA should request of developers along Wilson Boulevard between Glebe Road and George Mason Drive. Maher listed sidewalk improvements, better pedestrian access and undergrounding of utilities as prime examples, although she noted the difficulty in making sidewalks wider (and therefore more accessible).

A BCA Board member asked about potential plans for AHC to redevelop Jordan Manor (on the corner of N. Woodrow St. and Wilson Boulevard). Maher noted that AHC, despite its proposed use of the site for affordable housing, will not be able to secure all of the zoning changes it wants. Rather, the County Board will send a letter to AHC underscoring the need for the neighborhoods west of Ballston to have shorter buildings to transition to single-family homes. Maher stated that “there is no good planning reason to have a 10-12 story building” on the site and that the Planning Commission is “not leaning towards supporting what [AHC is] asking for.”

A BCA resident asked whether the impact of a new western entrance to Metro on zoning. Maher responded that she saw no significant change expected regarding the outlying limits of where higher density development would be permitted to expand.

Approval of Minutes for 2/28/07 Meeting

Secretary Lisa Byington distributed draft minutes for the 2/28/07 membership meeting. Terry Serie noted some changes to the draft minutes regarding the SPRC meeting held on February 24, 2007. A motion to approve the 2/28/07 minutes, as amended, was made and seconded. The membership voted unanimously to approve the minutes as amended.

Peck-Staples Site Plan

Terry Serie, BCA’s Information Coordinator for the Peck-Staples Site Plan Redevelopment, reported that SPRC was scheduled to meet again on April 16, 2007 to consider JBG’s revised application. Serie will keep the Board and membership apprised of the SPRC meeting schedule as it develops.

Master Transportation Plan Forum

BCA members Suzanne Sundburg and Terry Serie reported on the Master Transportation Plan (MTP) forum held on March 19, 2007. The County is working on a third draft of the MTP, which is not expected to be finalized before the end of 2007.

Neighborhood Infrastructure Plan

In light of the late hour, the membership agreed to postpone discussion of the Neighborhood Infrastructure Plan (NIP) to the April membership meeting.

County Board Walking Tour

The BCA neighborhood was chosen by the Arlington County Board for its annual walking tour. Terry Serie distributed a list of topics to be covered and issues to be highlighted during the tour. The tour will begin at Fire Station No. 2 at the corner of Wilson Blvd. and George Mason Drive. A motion was made and seconded to designate Terry Serie as the Coordinator for the 2007 Walking Tour. The membership voted unanimously to so designate. Serie will work with

County Board staff on the issues BCA would like to raise, so that County Board members are prepared to discuss the issues during the tour.

Neighborhood Day

Arlington County Neighborhood Day is Saturday May 12, 2007. BCA will hold a barbeque for BCA residents behind Fire Station No. 2 beginning at 11:30pm.

BCA Elections

Elections for officer positions with BCA will be held at the general membership meeting in June. Secretary Lisa Byington stated that she would not run for the Secretary position again. It was also noted that Bob Waffle may not run for the Civic Federation alternate position again. Terry Serie noted that he may be interested in the Civic Federation position.

Treasurer's Report

Treasurer Judy Collins reported that she had received 15 more membership renewals.

President's Report

President Judah dal Cais reported that the Jamestown 2007 Foundation requested BCA's support for a grant application to enhance the information displayed at the red caboose in Bluemont Junction.

Dal Cais also reported on the relocation of the electrical box at the corner of Wilson Boulevard and N. Edison St. Richard Best of the Arterial Master Transportation plan will be at the April membership meeting for further discussion of the issue.

Miscellaneous Announcements

The April general membership meeting will be held at Lubber Run Community Center on April 25, 2007.

Adjournment

President dal Cais adjourned the meeting at 8:50 pm.