

**Bluemont Civic Association**  
General Membership Meeting  
November 28, 2007, 7:30 p.m.  
Lubber Run Community Center

**Call to Order**

President Judah dal Cais called the meeting to order at approximately 7:35 p.m.

In attendance were Wendy Dean, Carl Drummond, Judah dal Cais, Robert Atkins, Terry Serie, Sam Ferro, Mary Thorne, and 7 Bluemont Civic Association (BCA) members

**Approval of Minutes for 10/24/2007**

Secretary Mary Thorne distributed draft minutes for the 10/24/07 general membership meeting. A motion to approve the 10/24/07 minutes with an amendment was made and seconded. The membership voted unanimously to approve the 10/24/07 minutes. Thorne will forward the approved minutes for posting on the BCA Website.

**Peck-Staples-Jordan Manor Site Plan Update**

Terry Serie reported that he expected JBG's final plan to be presented at the next SPRC meeting, tentatively scheduled for December 20. Six committee members were absent from the November 26 SPRC meeting, and few objections were raised by the committee members present to the proposed site plan. It appears that the site plan is moving forward quickly despite BCA's objections. There was discussion of the lack of tapering in Buildings A and B as well as other elements of design that are not in harmony with a neighborhood of single family homes. There was also discussion of the proposed location of the section of 9<sup>th</sup> St. North that would run through the Peck/Staples property and the crosswalk that would cross Glebe Rd. In addition, concern was raised that following the site plan process there will be no building construction of Building A or the townhouses until JBG can find a buyer. This is unlikely to happen in the current real estate market.

A motion was made to authorize the BCA executive board to draft a letter to submit to the SPRC committee, Housing Commission, Planning Commission, Transportation Commission and County Board. The letter will be sent two weeks in advance of the next SPRC meeting. The letter will state the neighborhood's desire for the following changes to the current site plan:

- 1) Building design that is more consistent with a site that is a transition between tall commercial buildings, east of Glebe and two-story, single-family homes to the west. Elements to include the architectural elements and materials, the need for tapering, and an increased setback of Buildings A and B.

- 2) Tie-in between the construction of Building B and the townhouses between Building B and Wakefield Street
- 3) Parking and streetscape improvements
- 4) Alignment of the new North 9th Street with an eastern end consistent with VDOT requirements and a western end which will minimize traffic impacts on residents of North Wakefield Street

The letter will also state that if the requested changes are not made, then BCA will oppose the site plan. The motion was passed. Members of the executive board will draft the letter.

The next SPRC meeting will be followed by meetings with the Planning Commission, Transportation Commission and, finally, the County Board. It is expected that the site plan will be brought before the County Board in January. The January County Board meeting is scheduled for January 26 at 8:30 a.m. Terry Serie will go to the Transportation Commission meeting tomorrow night (11/29) to lobby them on the transportation issues surrounding the Peck/Staples site. Serie stated that it would be very important to have a large BCA turnout for both the Transportation and Planning Commission meetings. Sam Ferro suggested that BCA get the local newspapers involved in publicizing this issue. In addition, Ferro thinks the BCA Website could be used to make BCA members aware of the importance of taking action regarding this site plan in December and January.

### **Neighborhood Conservation (NC) Update**

NC Representative Wendy Dean expects funding to be finalized in December with an increase from \$200,000 to \$336,000. This change represents an increase over the previous limit of \$250,000. (The NC money is only for the highest Bluemont priority in the queue and not for all NC projects.) The County will consider projects outlined in the Neighborhood Infrastructure Plan (NIP) if it has extra money for this purpose. There is no guarantee that any of the items on the NIP list will be addressed.

### **Arlington Traditional School Admission Policy**

Larry Smith has collected some signatures on his petition requesting admission priority for children living in close proximity to the school. There will be no action on this issue until the new School Board chair takes over in January.

### **Arterial Transportation Management Study**

Richard Best is looking for comments from Bluemont regarding the County proposal to reduce the four lanes on Wilson to three from N. Frederick St. west to the County line. This would allow one lane in each direction with a shared left turn lane for the purpose of traffic calming. The January newsletter will inform members on how to get involved in this process.

### **Speakers for Upcoming Meetings**

The next meeting will be a combined Executive Board and General Meeting on December 11. There will be no outside speaker. The January meeting will focus on developments related to the Peck-Staples project. There will be a speaker in February to address one of the following topics: 1) Senior citizen issues 2) Arlington County's new environmental policies 3) The work of the Elementary Crowding and Capacity Committee (ECCC).

**Adjournment**

President dal Cais adjourned the meeting at 8:45 p.m.