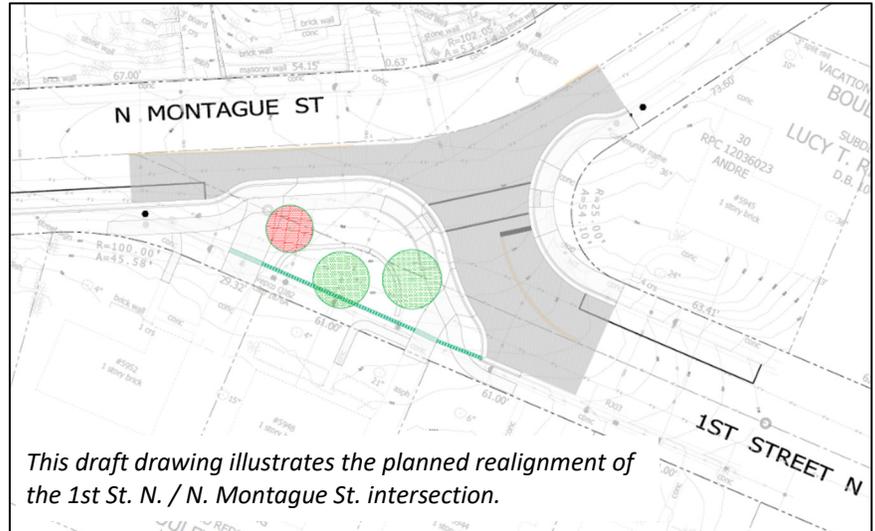


Safety Improvements to be Completed at Montague / 1st Intersection

For more than 15 years, BMCA has been working with the Arlington Neighborhoods Advisory Committee (ArNAC) on proposed improvements to the intersection of 1st St N. and N. Montague Street to address hazards for pedestrians and drivers. As part of the ArNAC process, BMCA hosted meetings for the nearby residents who would be most affected by the proposed changes. In accordance with the established process, the County surveyed those nearby residents. After multiple petitions confirmed that the number of neighbors favoring the project exceeded the required threshold, the Arlington County Board approved funding for the proposed improvements early this year.

Traffic engineers have developed a plan to enhance safety by narrowing the intersection where 1st St. N. meets N. Montague St and adjusting the angle to more of a "T" shape (see drawing). The narrowing of 1st St. will significantly reduce the distance that pedestrians must walk to cross the intersection. That reduction will make it more like crossing 2nd St. N. and 3rd St. N. where they intersect with N. Montague St. Moreover, the realignment of the intersection will provide a more straightforward stopping requirement, which will slow traffic approaching from all three directions.



This draft drawing illustrates the planned realignment of the 1st St. N. / N. Montague St. intersection.

To narrow the 1st St. approach to the intersection, constructors will replace some asphalt pavement with unpaved land (the area of the three colored circles in the drawing). That land is proposed to become a small park, featuring canopy trees, a pollinator garden, and a bench. BMCA and nearby residents have begun plans for maintenance of the new vegetation.

Construction of the improvements is anticipated to begin in mid-2025 and to be completed during the year.

Construction Schedule for Reeves Farmhouse

Next 1-2 weeks:

- ▶ Fencing will be installed in advance of lead-based paint removal. Access in the immediate vicinity of the home and parking area will be restricted.
- ▶ Scaffolding and safety and containment measures will be erected. Lead-based paint removal will begin. Workers will wear protective equipment such as hazmat suits.

Next 2-4 weeks:

- ▶ Lead-based paint abatement work will continue.
- ▶ Trees that have been specified in county-approved plans will be removed.
- ▶ Interior work (salvage, abatement, demo, etc.) will begin. There will be continuous movement of crews and material in and out of the house.

Next 4-6 weeks:

- ▶ Interior work and lead-based paint abatement work will continue. Dumpsters may be located on-site at some point during this period.

Boulevard Manor Civic Association General Meeting

Monday, October 28, 7:00 p.m.

Church of the Brethren, 300 N. Montague St.

Our fall meeting will include:

- Conversation with Mary Kadera, Chair of the Arlington County School Board
- Discussion and vote on proposal to raise BMCA annual dues
- Veterans Day Dinner plans and call for volunteers
- Treasurer's report
- Committee reports, including updates on Reevesland and neighborhood conservation (see articles).

For more information, contact BMCA President Chris Tighe at president@boulevardmanor.org.

Letter from the President

Dear Neighbors,

Fall is upon us! But the end of summer does not mean a slow-down in activity. Instead, we are gearing up for the busiest period in BMCA's history. For example:

- ✓ October: Renovation begins at the Reeves farmhouse. Don't miss the Oct. 15 benefit concert!
- ✓ May/June: Construction begins on the reconfigured Bluemont tennis courts and parking lot, scheduled to last approximately 18 months
- ✓ June: Construction begins on improvements to the intersection of 1st St N. and N. Montague St. Thank you, Phil Klingelhofer, for your many years of effort and advocacy for this important project!

I can't begin to show appreciation for the volunteers and advocates who strive every single day to make BMCA the best place to live in Arlington.

I am honored and humbled that APS Board Chair Mary Kadera has accepted my invitation to talk to you at our neighborhood meeting on Oct 28.

BIG things are happening in our community! With that said, one of the things we will discuss and vote on at the Oct. 28 General Meeting (Oct 28) is raising membership dues. BMCA has not raised dues in at least 17 years! We propose changing the annual price of membership for individuals from \$10 to \$15 and for households from \$20 to \$30. The Board did approve the proposed change, and we are seeking approval from the broad membership.

Civic Association dues pay for many benefits to the neighborhood, such as our terrific social events. I hope you enjoyed the July 4 ice cream social and last month's neighborhood picnic. And I hope to see you at our catered Veterans Day dinner next month. Have you admired the plantings that our Neighborhood Conservation and Beautification Committee has been installing and maintaining in the once-overgrown Route 50 shoulder? We subsidize those too.

Thanks to our Treasurer and our Membership Committee, we have managed these costs without dipping into our reserves. Inflation, however, is making that balancing act more difficult. And we want to enhance how BMCA serves the neighborhood. Improvements like a more professional web site and expanded beautification projects will increase our costs.

After 17 years, the proposed dues increase seems large on a percentage basis. I'm sure you'll agree, however, that a \$15 annual cost per person is a very modest ask and well worth the long list of benefits I have summarized. Please come to our meeting on the 28th to vote on this important motion.

Your Civic Association leadership will also continue to advocate for the neighborhood. For example, I will be attending a zoning hearing on the proposed redevelopment of the office building site at Wilson Blvd. and N. Livingston St. to express

UPCOMING BMCA EVENTS

2024 Veterans Day Benefit Dinner

Monday, Nov. 11, 6:30pm

Arlington Community Church

6040 Wilson Blvd.

BMCA and Arlington Community Church will host the 8th annual Veterans Day dinner. Attendance is free for BMCA neighbors. Dinner will include barbecue chicken and beef, salad, and a variety of side dishes.

This year, we will sponsor a **chili cook-off** as part of the dinner. If you're interested in bringing your chili to the competition, please contact Claudia Maloney (ClaudiaMaloney@boulevardmanor.org). Claudia is also looking for volunteers to help at the event.

We will be collecting donations for two charities that benefit our nation's veterans, **Wounded Warriors** and **Fisher House**. Cash donations or checks made out to the charities are welcome.

2024 Holiday Caroling

Sunday, Dec. 15, 3:00pm

Sunrise at Bluemont – The James Building (closest to Wilson Blvd.)

For the 14th year, BMCA invites all neighbors to join us in singing carols with residents of the Sunrise retirement community. Lyrics will be provided, and no experience is necessary.

Last year, we had a fantastic turnout of more than 30 neighbors of all ages. Please join us in bringing cheer to our retired neighbors at Sunrise. If you have questions, please contact Claudia Maloney (ClaudiaMaloney@boulevardmanor.org).

the ideas and concerns that neighbors have shared. We will continue to pay close attention to any new developments at the DHARA pool. We'll work closely with neighboring Civic Associations to provide a unified voice on county issues. We can't do this without YOU, so thank you for your participation!

BMCA ROCKS!

Chris

