

Boulevard Manor Civic Association Neighborhood Conservation Plan



The Reevesland House, Bluemont Park

ACKNOWLEDGEMENTS

Many thanks to all who have given of their time, developed and delivered the neighborhood questionnaire, shared their neighborhood information, served as “block captains”, reduced the data, took the inventories, prepared the plan, proofed and edited, engaged the neighborhood at meetings with County staff, and participated in the decision making that led to this final plan. We wish to thank the Officers and Board Members of the Boulevard Manor Civic Association that over the years have been engaged in these many tasks to formulate this plan. Boulevard Manor also wishes to thank the pastors of the Church of the Brethren and the Arlington Community Church for graciously allowing us to meet numerous times in their meeting rooms.

People who we especially want to thank for their continued support are as follows: Nelson Reeves, Anna Bell Lane, Betty Constance, Joan Horwitz, Byron & Dori Byron, Phil Klingelhofer, Jim Landrum, John Pomeranz, Larry Goldschmidt, Paul Svercl, Matt Doyle, Lee Dioso, Lyndell & Margaret Core, Merwin Liss, Rich & Judith Massabny, Glenn Bowler, Claudia Maloney, Lee White, Brian Feingold, Kathy Snyder, Chris Schneck, Chuck Norton, Charles Boone, Barbara Miller Rodriguez, Rob Pilot, Lois Trumbull, Julia Ovando, Tamara Gelboin, Yvonne Caruthers, Marco Ovando, Mike McComis, Tony Ermovick, and Steve Schwartz.

We apologize for any names that we inadvertently could have missed.

Boulevard Manor also wishes to acknowledge the Arlington County Staff members who have assisted with this plan, especially Tim McIntosh and Chris Nixon.

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Section 1. History of Boulevard Manor

1.1 *Living Off the Land*

A thousand years ago, the Powhatan Indians walked among the forests, hills, springs and bottomlands of the neighborhood now known as Boulevard Manor. They left no evidence of permanent settlements, only scattered arrowheads and other artifacts.

European settlers forever changed the landscape as they began arriving in the 1600s with hopes of finding gold, silver, and new trade routes. By the 1700s Jamestown settlers began slowly fanning out across Virginia in search of fresh land. The whole area between the Potomac and the Rappahannock became known as “The Northern Neck.”

Lord Fairfax, who owned this whole vast tract, would ‘grant’, or rent, the land to the settlers. By 1748, when the town of Alexandria was established, all of the land had been granted.

Most of the Boulevard Manor neighborhood sits on land which can be traced back to two colonial land grants: one to Thomas Pearson in 1707 and another to John Ball in 1742. The nearby Glen Carlyn neighborhood occupies the major portion of the John Ball grant (later sold to William Carlin); however, the 5800 block of 1st Street N., in Boulevard Manor, is located on the northern portion of the Ball grant. Nearly all of the remainder of Boulevard Manor lies within a portion of the 660 acre Thomas Pearson grant. The Pearson land extended northeast from Leesburg Pike at Munson

Hill to the northern end of the Dominion Hills neighborhood; it was bounded on the west by Upton Hill and extended to the east nearly to Four Mile Run.

The area was still largely wooded at the beginning of the 1800s, but the forests would not last: Hickories, gums, and oaks fell to cherry and peach orchards and fields of corn, wheat, and tobacco.

Farmers had initially struggled to make a living. Their fortunes were buoyed by the creation of the nation’s capital, resulting from George Washington’s decision to place the new federal territory along the Potomac River. Indeed, present-day Arlington County lies within the original boundaries of what became the District of Columbia, until the Virginia land was returned to Virginia through retrocession in 1846. The cities of Washington and Alexandria drew a growing population that brought a thriving market for the farmers’ products, new bridges and roads, and new methods to improve depleted farms.

So-called ‘scientific farming’ was spread by northern farmers moving south. One of them, Timothy Bishop Munson, moved his family from New York to Fairfax County in 1851.

Munson started raising fruit trees and sheep on the land which took his name, Munson's Hill, most of which was part of the Pearson tract. The Munson's Hill farm extended into present day Arlington and included the greater portion of Boulevard Manor.

By 1860, the neighborhood and surrounding area were home to many thriving family farms.

1.2 *The Civil War and Reconstruction*

The Civil War left its mark on the neighborhood. Virginia joined the Confederacy in 1861. In the early months of the war, the Southern army employed the high ridges in this area as prime lookouts to observe the Federal troops which crossed the Potomac and began to build fortifications. Both Munson's and Upton's hills became vantage points for Confederate "spies."

Union troops defeated at the first battle of Manassas straggled back through the neighborhood, which became a 'no man's land' between the two armies. Later that year the Southern army left the area. Munson and Upton Hills became campgrounds. On the top of Upton Hill, now occupied with apartments, Union engineers constructed the earthenwork Fort Ramsay as part of the defense of Washington.

The area saw tough times during the war, but life returned to normal at its end as farms and roads were rebuilt and commerce returned. Most of the Boulevard Manor land probably was finally cleared of its native forests only when the Torreyson and Reeves families purchased it after the Civil War.

Among the new players that the Civil War's end brought to the scene was William Henry Torreyson. Family history has it that Torreyson was one of Mosby's Raiders, and it may be familiarity with the area

through his service with that famed Confederate cavalry that brought him back to the area immediately after the war.

Torreyson in February 1866 purchased 63 acres of the former Carlin estate from Ira Lain. He brought his new bride -- Mary Eliza Burroughs, the daughter of a local landowner -- to this property, the first of several tracts he purchased that would become Reevesland.

The Torreyson couple lived in a log house at about First and South Madison Streets. They established a dairy farm that would last through three generations of the family and nearly 90 years. Torreyson acquired adjacent tracts of land and constantly improved them. In 1869, Torreyson purchased 94 acres from the Munson heirs, including the portion of Munson's Hill farm extending into what is now Arlington County. Eventually, the farm encompassed 214 acres.

The couple lived on their land as prosperous farmers, and their children were part of the social whirl of the area. They built a large home, Chestnut Grove, and outbuildings near what is now the intersection of First and North Manchester Streets.

Chestnut Grove was eventually sold, became run down and was demolished in 1952 to make way for Arlington Boulevard, but not without a fight: the sturdy buildings had to be shaken to pieces by a crane.

In 1885, John J. McElhinney, a professor at the Virginia Theological Seminary in Alexandria, and his wife purchased a 94-acre section of the Pearson land grant that ex-

tended south from present day Wilson Boulevard to Arlington Boulevard, over much of present day Boulevard Manor.

One Torreyson daughter, Lucy Ellen, married George Richard Reeves in 1894. The young couple went to Missouri for a time, where George and his brother had a farm together.

In 1898, however, the couple returned to help Lucy's parents operate the farm. William Torreyson was then in ill health, perhaps from lingering effect of wounds he had suffered in the Civil War.

In the decade that followed their return, Torreyson would deed much of his land to his daughter and his son-in-law.

In 1894, George Reeves, son of a country doctor, married Torreyson's daughter Lucy in Virginia. They returned to Missouri for a time and had three children there, one of whom died in infancy. Mr. and Mrs. Reeves and their two surviving children, Torreyson and Ruth, returned to Virginia in 1898 to assist Lucy's ailing father.

The house built for George and Lucy upon their return was to become the Reevesland farmhouse, the center of the current Historic District. The house expanded many times over the succeeding years. The original kitchen wing was an old tenant farmer house relocated from elsewhere on the property.

George Reeves acquired adjacent parcels to add to the Torreyson land his wife had received from her father. The couple sold milk and produce from their land to

the growing populations of Washington, Alexandria and Arlington.

The turn of the 20th Century saw the family in that house, with their youngest son Nelson Reeves, born there on August 29, 1900.

1.3 A New Community Emerges

The 20th Century saw fundamental changes to Alexandria County, which became Arlington County in 1920. By the turn of the century, farms had already begun disappearing and most people had other jobs, although many still kept livestock for family use.

New electrified trolley lines connected the county with Washington, with Bluemont Junction, just east of the Torreyson farm, as an important hub. Trolley and railroad lines hastened trade and carried milk, produce, vacationers, picnickers, and the first commuters to and from "the country."

Later, as the car became king, the trolley and railroad shut down. A new route for Wilson Boulevard was laid around Upton's Hill. The road was eventually straightened to the steep, direct path it takes over the hill today.

Each of the two World Wars and the government programs created to combat the Great Depression brought more people to work for the federal government. Arlington increasingly lost its rural flavor as it became a commuter suburb of nearby Washington, with farm after farm subdivided for housing. Land transfers also multiplied.

John McElhinney's death in the 1890s had ushered in a number of land sales by his widow and sons. Mrs. McElhinney sold land to Susan Uber that extended north from what is now the Target complex to 6th St North. Uber sold it to George Offutt who gave the land to his son, Olin. A county road passed through this area, known as Uber Road, later became known as North Ohio Street. A section of North Livingston Street is all that remains of the road.

In 1904, Mrs. McElhinney sold George Reeves a section of land between North Montague Street and North Littleton Street.

John McElhinney's son William and his wife owned a home at 400 North Lombardy Street that they used on weekends. They sold it in 1919 to George Reeves, who deeded it to his daughter Ruth Reeves Lane. Ruth married Munson H. Lane, Sr. in 1923, and they moved into the home the next year.

Neighbors at the time included the family farm and a few scattered families. The neighborhood was still so sparsely populated that one could ride a sled all the way from the woods in front of their yard to the bottom of the hill — but it was such a long trip that you were lucky to make it twice in one day.

Rogers McElhinney, who lived at 501 North Lombardy Street, sold off parts of his land, an acre or two at a time, whenever he needed money. One of the ten transactions he made from 1901-1910 was to Augusta B. Porte. This land, previously known as Powhatan Springs, changed hands several

times and was eventually sold to the Dominion Hills Recreation Association in 1955.

Rogers McElhinney's last transaction was the sale of his house and 9/10 of an acre to Munson H. Lane, Sr. in 1932. It became the home of Anna Belle and Munson H. Lane, Jr.

Torreyson deeded much of his land to daughters Lucy and Ruth before his death in 1910. Ruth sold her acreage in 1927. It was sold again in 1930 to Leroy Eakin, who platted out Boulevard Manor.

Eakin platted 23 lots on the north side of Arlington Boulevard and named it Boulevard Manor. Montague Road, a designated county road, and Montague Circle were the only named streets.

A clause in the deeds of these lots stated that no dwelling costing less than \$5,000 would be erected on the property. Perhaps the price seemed too steep to potential buyers--only three lots were sold and one house built during that era.

The unique Spanish-style home at 110 North Montague Street was built on one lot purchased in 1932 by Amie Henry. The front portion of that lot was eventually divided into three more home sites.

World War II and its aftermath sparked a population boom. More workers flowed in to support the expanding federal government and military, baby boomers started families, and modern roads provided easy access to jobs. The neighbor-

hood as we know it today arose quickly during this era.

Property began changing hands in earnest in 1939 with the sale of the section from 501 North Lombardy Street to 6th Street and over to Livingston Street. Additional land acquired in 1952 from Eakin and the Reeves estate was developed for more homes. Munson H. Lane, Sr. bought one lot and later sold part of it to be included in the Boulevard Manor development and another that would eventually become part of the Spy Hill development.

In 1946, Eakin sold a third lot, which was resold and subdivided several times. Six homes were built in the 1950s on the wedge of land between Montague and Nottingham Streets. In less than 20 years, hundreds of new split levels, colonials and ramblers covered much of Boulevard Manor.

In 1955, the County obtained two lots that had once belonged to Rogers McElhinney for the Ashlawn School.

1.4 “I am Nelson Reeves, Your Neighbor.”

Nelson Reeves married in 1929, but continued to work on the farm in partnership with his father, taking on more and more of the operation from the aging George in the 1930s.

In 1941, Nelson (who had been divorced from his first wife) married Mescal Louise Wagner. Nelson and Louise raised three children and continued the dairy business and farmed the land, often using horse-

drawn implements, which were more suitable than the tractor for the farm’s hilly terrain. Over the years, stores, churches, and homes began to surround remaining farms, but the Reeves held on.

Although the Reeves farm corn and wheat, Nelson Reeves was primarily a dairy man whose herd of cows defined the rhythm of life in the area over the first half of the 20th century. The construction of Arlington Boulevard cut through the farm but included an underpass so cows could move freely among pastures.

Yet, the pressures of suburban growth eventually prevailed. In 1954, the County condemned 20 acres along Four Mile Run to establish Bluemont Park. That, coupled with destruction of a silo by Hurricane Hazel, provided a turning point.

Unable to run the operation any longer, Nelson Reeves milked the last cows, shipped the last milk, and shuttered the farm in July 1955. He went on to become the custodian of Oakwood Cemetery for 35 years and remained active all his life.

Jim Landrum, a neighbor adjoining the last remnant of the original farm, was among Nelson Reeves’s many friends. Jim recalls him bringing bounty from his garden, opening the farmhouse hill for sledding, leading Easter egg hunts and taking children for rides on his lawnmower.

“What those of us who lived next the Reeves remember most,” Landrum said, “is listening to Mr. Reeves talk about the history of Arlington, the dirt roads, the first automobile that came to the farm, catching

the train to go to high school in Washington, seeing the Wright Brothers fly, milking the cows..." Nelson Reeves' life was, in many ways, a time capsule of the century.

Reeves remained in the farmhouse where he was born, christened "Reevesland" by Louise, until his death in 2000 at age 99.

1.5 Recent Developments

Another round of home construction began in the 1970s. The Reeves family sold another tract on North 4th Street, near the farmhouse, for construction of six colonial homes in 1973. Settlement of the Reeves estate included sale of a hilltop tract in March 1975 that became part of the Spy Hill development.

After her death in 1989, Ruth Reeves Lane's adjoining Lombardy Street property was sold to build the Stone Ridge development. Finally, in 2005, construction began on another six homes where Anna Belle Lane's home once stood. Boulevard Manor is now completely developed. (Mrs. Lane, although no longer residing in the neighborhood, is a fine historian who contributed greatly to this document.)

Churches also appeared as the neighborhood grew. A tract from the Reeves estate became the site of The Church of the Brethren, which held its first service in December 1957. The Arlington Community Church, built on the site of a former home on the corner of Wilson Boulevard and Livingston Street, held its first service in 1964.

As two churches arose, another departed: The Calvary Church of the Nazarene at the corner of Wilson and Manchester Street shut its doors in 1988 after 60 years. Its closure prompted numerous site use proposals, including a training center, a halfway house, and a large facility for Arlington Hospital, all of which were turned down by the civic association. After contacting the developer of the Sunrise Assisted Living Center, the association worked with the developer and with then-Chairman of the County Board Al Eisenberg to develop plans for the current facility, which opened in 1990.

In addition to churches, parks also have been established in and around the Boulevard Manor neighborhood. Bluemont Park, established from the 20 acres of the Reeves property previously condemned by the Arlington County in 1954, has become a favorite gathering point for sports and picnics.

Upton Hill Regional Park was established in 1977. In the nineteenth century, this site had been farmland, orchards, and, in Civil War days, the perimeter of Fort Ramsay. In the 1960s, the American Nazi Party leased an old farmhouse on the site at 6150 Wilson Boulevard as a residence for its "stormtroopers." George Lincoln Rockwell, leader of the American Nazis, was assassinated by a disgruntled party officer nearby in 1967 in the parking lot of the Dominion Hills Shopping Centre. When the Upton Hill tract was offered for sale in the 1970s, neighbors successfully fought a proposal to build high-rise office buildings. The regional park now features a pool, picnic pa-

vilion, batting cage, miniature golf course and hiking trails.

Powhatan Springs Park, built on land purchased by the County and dedicated in 2004, includes a skateboarding bowl, sports field, and rain garden.

After the death of Nelson Reeves, Arlington County purchased the remaining Reeves property for its value as an historic survivor of Arlington's past and a significant open landscape adjacent to Bluemont Park. The County designated Reevesland and its remaining 2.5 acres as a landmark historic district in 2004, installed a county historic marker, and assumed responsibility for the care and use of the property. The Virginia Room of the Arlington County Library maintains a file on the Reeves Farm that includes films, pictures and a 2004 architectural study of the historical significance of the farm.

Arlington has changed dramatically in the neighborhood's 200-year modern history. The county is undergoing a renaissance, and development again marches closer. Views of the growing, bustling Ballston corridor from our hills remind us of the rapid changes in recent years, yet much remains the same: New generations of families still call Boulevard Manor home. The parks that encircle the neighborhood and Reevesland, at its heart, provide green space in our urban village. And we share a rich history as one of Arlington's oldest yet "newest" neighborhoods.

Sources:

May 2009

Neighborhood History by Anna Belle Lane

Torreyson-Reeves Farm History

A Brief History of the Ashlawn School Neighborhood by John Huennekens

Article: *A Farmer Still At Home in Arlington*

Jim Landrum's recollections of Mr. Reeves



Bluemont Park: one of Boulevard Manor neighborhood's most prominent features



Exemplar street: Boulevard Manor's characteristic homes

Section 2. Land Use, Zoning and Development

The Boulevard Manor neighborhood consists primarily of single family homes surrounded by significant open spaces in the form of county and regional parkland. 98 percent of respondents either strongly favored or favored Boulevard Manor remaining an area of primarily single family homes. With respect to all the zoning and land use questions, there was broad based consensus within the neighborhood. Moreover, from the survey there were no specific issues of contention identified.

2.1 Land Use

Per BMCA's By-laws, the neighborhood consists of developed and constructed single family homes. A new county-approved unified development plan consisting of 6 parcels of land for 6 single family detached homes was recently completed on Lombardy Street and Fourth Street. Sunrise at Bluemont Park is located on one parcel and consists of 175 rental apartment style units for seniors. This is the sole multi-family property included within the area served by the BMCA according to our By-laws. Boulevard Manor contains no townhouse units. Boulevard Manor contains no commercial development. Boulevard Manor includes two properties used for churches.

In addition, the County shows an additional parcel within the map boundaries of the BMCA that is not included within the served area of the By-laws. This parcel is a multi-family parcel at the outer edge of Boulevard Manor adjacent to Upton Hill

Regional Park consisting of Patrick Henry apartment complex.

With respect to parks and recreational facilities, Boulevard Manor contains significant open space and recreational resources. On its eastern edge, Boulevard Manor is bordered, and partially contains, Bluemont Park. Boulevard Manor on its western side adjoins and contains a portion of Upton Hill Regional Park. There is also additional open space contained within the playground and field areas of the Ashlawn Elementary School. On its northern side along Wilson Boulevard, Boulevard Manor includes both the Dominion Hills recreational facility and Powhatan Springs Park.

2.2 Zoning

The majority of Boulevard Manor is zoned R-6 for single family residential development. The balance of land within Boulevard Manor is zoned S-3A. The lone multi-family parcel is located at the western edge of Boulevard Manor. That parcel is zoned RA 14-26. Uses of the properties within Boulevard Manor are consistent with the Arlington County General Land Use Plan (GLUP).

The two areas of potential technical inconsistency between the GLUP and the zoning map are both parcels located along Wilson Boulevard. The Sunrise development is listed on the GLUP as "semi-public" use while it is zoned R-6. The use in question is clearly of higher density than R-6 and likely fits better with the GLUP

designation for the parcel. Similarly, the Dominion Hills Recreational Facility is located on a parcel zoned R-6 but listed on the GLUP as “semi-public.” Again, the GLUP appears to more accurately reflect the current approved use of the property.

2.3 Concerns and Recommendations

The overwhelming single family nature of the Boulevard Manor neighborhood translates, not surprisingly, to relatively uniform responses to zoning and development matters. As noted above, 98 percent of respondents either strongly favored or favored Boulevard Manor remaining an area of primarily single family homes under R-6 zoning. 83 percent of respondents strongly opposed or opposed widening Wilson Boulevard. 79 percent strongly favor or favor maintaining existing zoning uses along the section of Wilson Boulevard adjacent to Boulevard Manor. Finally, 80 percent of respondents express either strong agreement or agreement that infill development should match the existing R-6 zoning, style and characteristics of the surrounding community.

Residents of Boulevard Manor have expressed concerns not only with respect to changes in use of properties within Boulevard Manor, but also with regards to the impact of potential changes to adjoining parcels. The residents overwhelmingly approve of an approach from the County that maintains and supports the current uses and characteristics of Boulevard Manor.

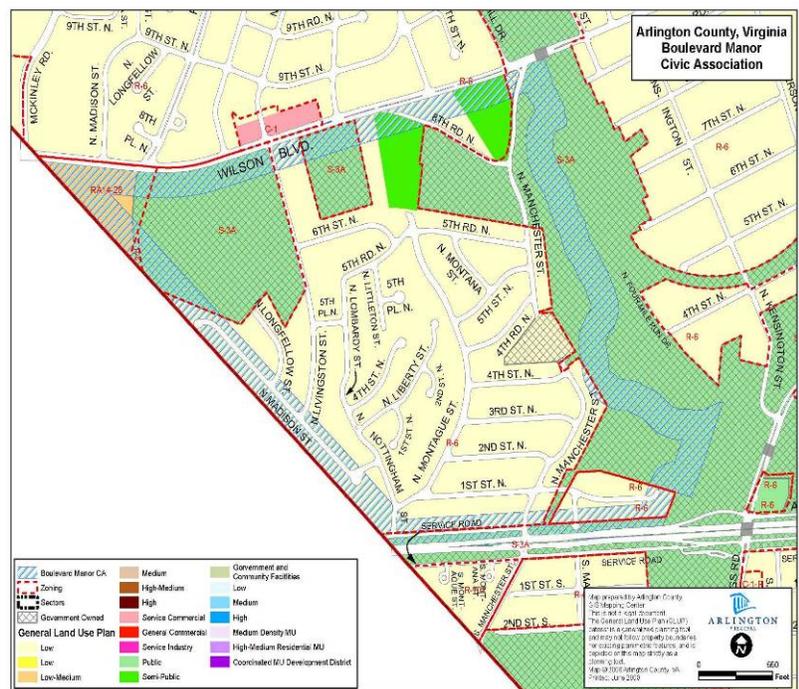
Recommendation 2-1: The County should avoid any changes in zoning, land use, or the GLUP that would change the inherent

single family residential character of Boulevard Manor.

Recommendation 2-2: The County should actively encourage maintaining the open space and park resources contained within and adjacent to Boulevard Manor.

Recommendation 2-3: The County should limit application of its Metro corridor increased-density development approach to the Ballston area and not permit increased density on Wilson Boulevard adjacent to and surrounding Boulevard Manor.

Recommendation 2-4: To the extent any of the parcels abutting Boulevard Manor or adjacent to existing commercial development along Wilson Boulevard are ever presented for higher density development, the County should discourage and reject any development outside of the existing R-6 development which is currently permitted under existing zoning and/or also is consistent with the GLUP.



Speeding vehicles were by far the most frequently cited concern among Boulevard Manor residents responding to the 2004 Neighborhood Conservation Plan (NCP) survey. Out of 227 completed surveys, 184 respondents complained about speeding vehicles, including school buses and cut-through traffic.

These comments support the community's request for neighborhood streets that favor the needs of residents, rather than the convenience of through traffic. For instance, neighbors strongly favored aggressive enforcement of laws against running stop signs, speeding and other traffic violations. They supported higher speeding fines on residential streets. They also strongly supported raised crosswalks to slow traffic.

3.1 Arterials

No arterial street crosses Boulevard Manor. Arlington Boulevard runs along the south edge of the neighborhood. Wilson Boulevard bounds it on the north, crossing Four Mile Run on a bridge at the bottom of a steep hill.

In our survey, neighbors strongly supported keeping Wilson Boulevard as a four-lane arterial. They supported wider sidewalks for Wilson Boulevard but disliked the idea of locating roundabouts / traffic circles on a steep grade.

Wilson Boulevard has seen significant speeding in this area. In recent years the posted speed limit was dropped to 30 mph. The Arlington Police and the Sheriff have actively enforced the posted limit. Residents are highly supportive of the traffic speed control and pedestrian signal on Wil-

son Boulevard where it crosses Four Mile Run.

Recommendation 3-1: Maintain four through lanes circles along Wilson Boulevard without adding roundabouts or traffic circles. Enforce the posted speed limits.

The State controls Arlington Boulevard within a 200-foot right-of-way. Over the years, the County has used its own funds to plant small trees and flowers, creating a parkway appearance where Arlington Boulevard runs through residential areas. Business advertisement is prohibited. The County maintains the signal system for Arlington Boulevard within its boundaries.

Based on the NCP survey, many residents also perceive excessive speeding in non-rush hours along Arlington Boulevard. In rush hours, they note heavy stop-and-go traffic caused by a long signal light at the Arlington Boulevard intersection with Patrick Henry Drive, west of the neighborhood.

Residents expressed great concern about the frequency of crashes at the intersection of Arlington Boulevard and Manchester Street. Sometimes these crashes involve pedestrians. Many times they include rear-end collisions at the Manchester Street traffic signal as well as those that make unsafe left turns or U-turns in the intersection. During the period when a camera monitoring red-light violations was authorized for this intersection, 400 citations a month were issued just for the westbound traffic on Arlington Boulevard. Other serious crashes are caused by northbound motorists on S. Manchester Street not stopping when making a right turn on red or using the right

turning lane to go straight through the intersection.

On the perimeter of Boulevard Manor, Arlington Boulevard has two pedestrian crossings with signals. Those who commute by Metro Bus, or who walk to school or to adjacent neighborhood parks, must cross Arlington Boulevard. The neighborhood is interested in working with Transportation staff and Virginia Department of Transportation to make these crossings more pedestrian friendly.

Those residents of the neighborhood that commute on Metro Bus, whom cross Arlington Boulevard at Manchester or Montague Streets, are very concerned about speeding motorists running a red light. Although the crossers may be seasoned to vehicles not stopping in time, few pedestrians have been killed or injured.

Recommendation 3-2: Work with the Virginia Department of Transportation to enhance pedestrian safety at the Arlington Boulevard intersections of Manchester and Montague Streets.

We recommend that the County initiate a process to redesign the unprotected storm drainage ditch with a sharp drop off with no shoulder for westbound Arlington Blvd. traffic along the pedestrian crossing at this intersection.

Recommendation 3-3: Work with the Virginia Department of Transportation to apply corrective actions that will protect the pedestrians and vehicles from falling into an open drainage ditch in the northwest corner of the Arlington Boulevard intersection with Manchester Street.

In neighborhood surveys, residents said they were willing to support a redesign of Arlington Boulevard that would keep the route as a principal arterial with six existing through lanes and add partial access control, reducing the number of at-grade intersections.

Citizens, however, have expressed concerns about the existing volume of Arlington Boulevard-to-Wilson Boulevard cut-through traffic that traverses the neighborhood via N. Manchester Street. Any redesign of this intersection, such as a partial interchange, should discourage cut-through traffic.

Another suggestion to improve the safety of this intersection would be to prohibit left turns off westbound Arlington Boulevard, requiring motorists to instead make the turn at the Carlin Springs Road interchange. Another safety action might be to prohibit traffic from crossing Arlington Boulevard. In that case, any crossing would need to be done either at the Carlin Springs Road interchange or possibly at Montague Street (if re-opened) or Olin Drive.

Some type of interchange where Arlington Boulevard intersects Montague Street/Olin Drive, or at the Patrick Henry Drive intersection, might work better and be more acceptable than at Manchester Street. The intersection at Manchester Street is very close to an existing interchange at Carlin Springs Road.

Reconfiguring the intersection of Arlington Boulevard, making Patrick Henry Drive into at least a partial interchange, and reconstructing a full interchange at Seven

Corners would greatly relieve traffic congestion along Arlington Boulevard in and around these shopping areas.

Recommendation 3-4: Work with the Virginia Department of Transportation in the future redesign of Arlington Boulevard west of Carlin Springs Road through Seven Corners to limit the number of at-grade intersections, including design of at least a partial interchange at Manchester Street.

Our neighbors recommend that the invasive species along Arlington Boulevard corridor should be trimmed and/or removed to create a pleasant parkway look along our neighborhood. Removal of some of the brush nearest the frontage road would also create a safer environment for the pedestrians. This could also be a beautification project.

Recommendation 3-5: Work with the Virginia Department of Transportation to trim or remove all invasive species along the 5900 block of Arlington Boulevard and replace with desirable trees and flowers.

Of concern to both residents and non-resident visitors to the popular parks adjoining the neighborhood on the north side are the pedestrian and bicycle and bike cross walks along Wilson Boulevard. Few fatalities or injuries, fortunately, have occurred to date. However, excess speeding may put the foot and cycling traffic at greater risk. Recently signals were installed for pedestrian crossings near the entrance to the Powhatan Springs skate park, which attracts large numbers of young people all year round, as well along Wilson Boulevard at Four Mile Run. The neighborhood is very appreciative to the County for these improvements.

3.2 Neighborhood Streets, Curbs and Gutters

The neighborhood consists of local streets, except for one collector route following N. Manchester Street beginning at Wilson Boulevard onto 4th Road N., N. Montague Street, and the north frontage road of Arlington Boulevard to Manchester Street.

Residents generally support keeping all streets two-way and having all-way stop signs at selected intersections. They oppose one-way operations on any street during rush hours.

In general, neighborhood streets, sidewalks, curbs and gutters are in good shape. In the late 1980s, the County reconstructed deficient curbs and gutters and sidewalks where needed, including upgrades of nearly all intersection curbs with wheelchair ramps.

The County reseals all streets on a rotating schedule about every 3-6 years. Concerns raised by residents in these areas (i.e., potholes) generally relate to specific maintenance needs rather than any larger problems with the community's infrastructure.

Most streets measure at least 36 feet wide from curb edge to curb edge, with parking on both sides and with a utility strip and a 4-foot wide concrete sidewalk on each side of the street. Parts of N. Montague Street have a 60-foot right of way, with nearly 46 feet available for two-way traffic and parking on both sides. The unusual width of this section of N. Montague Street, however, may also contribute to speeding. Pedestrian safety is also put at

greater risk as a result of two consecutive physical features (hill and blind curve) in the 100 - 300 blocks of N. Montague Street.

Streets within the Spy Hill section of Boulevard Manor, however, were built in the 1970s under a special cluster variance and have streets 26 feet wide, with a sidewalk and utility strip on at least one side.

A significant traffic problem noted by the neighborhood is excessive speeding along north frontage road of Arlington Boulevard, on the southern edge of our neighborhood. Although parking on the frontage road considerably reduces its right of way for two-way traffic, the County has documented speeds on the frontage road averaging 32 mph at the 85th percentile compared with a posted speed limit of 25 mph. Speeding on the north frontage road was frequently noted by many in our NC survey.

Motorists speeding along the north frontage road of Arlington Boulevard can be a critical problem especially where vehicles are parking on both sides of the street limited the traveled way to basically one lane. Parking on the grass in areas at least 50 feet from an intersection is legal; in the other sections, these vehicles are destroying the edge of the pavement which is unprotected.

The frontage road has several pedestrian crossings. Speed humps installed across the 5900 block of the north frontage road of Arlington Boulevard would help to slow traffic along this residential street.

Some traffic along the north frontage road is headed for the Williston Center

commercial area in Fairfax County just west of our neighborhood, and includes a Target, a Petsmart, a Safeway, smaller retail stores and restaurants, as well as the townhouses and medical center by Federal Hill and Meeting Streets.

To take advantage of the frontage road, many motorists, especially during rush hour, simply exit Arlington Boulevard westbound at N. Manchester Street and use the frontage road to bypass backups on the main arterial. These vehicles rejoin Arlington Boulevard at Williston Drive. In doing so, they contribute to the same traffic backups they are avoiding on Arlington Boulevard at Montague Street/ Olin Drive.

Recommendation 3-6: Work with the Virginia Department of Transportation to construct one or more speed humps in the 5900 block of the north frontage road of Arlington Boulevard.

Some of this westbound traffic is not bypass attempts, but trips destined for the shopping center. It would be beneficial to make drivers aware of the more rapid alternative entry to the shopping center: the slip ramp in front of Target.

Recommendation 3-7: Work with Virginia Department of Transportation to install signage east of N. Manchester St. directing shopping center traffic to the slip ramp in front of Target.

The north frontage road of Arlington Boulevard lacks a curb and gutter to protect the pavement on its south side, although it does have these protections on the north side. Vehicles park on the grassy shoulder along the south side of the road between the frontage road and the main highway.

Recommendation 3-8: Work with the Virginia Department of Transportation to install curb and gutter along the south side in the 5900 block of the north frontage road of Arlington Boulevard.

Parking on both sides of the frontage road creates a tight squeeze like a “yield” street for speeding two-way traffic and causes erosion in the grassy area. Perhaps parking should be prohibited along the south side of this frontage road.

Recommendation 3-9: Work with the Virginia Department of Transportation to determine if parking along the south side in the 5900 block of the north frontage road of Arlington Boulevard should be prohibited and install the appropriate signing.

A few motorists park their vehicles in the wrong direction in the neighborhood. Several close calls have been mentioned by neighbors when these drivers (such as taxis) try to merge into speeding traffic especially during rush hours. Since the practice is illegal, informational and enforcement steps should be taken to discourage it.

Recommendation 3-10: Take appropriate enforcement and informational steps to discourage motorists from parking the wrong way on the street.

3.3 Traffic Safety Measures

Most neighborhood streets in Boulevard Manor give drivers a sense of expansive width, which may encourage speeding. In

Table 3-1. Vehicle Speed Data on Selected Streets in Boulevard Manor Neighborhood

| Street | Speed | Traffic |
|------------------------------------|-------|---------|
| Arlington Blvd. frontage road | 32 | 1,167 |
| 1 st St. N., 5900 block | 32 | 443 |
| 2 nd St. N., 5900 block | 31 | 294 |
| 3 rd St. N., 5900 block | 35 | 272 |
| 4 th St. N., 5900 block | 31 | 527 |
| 4 th Rd. N., 5900 block | 34 | 1,238 |
| 5 th Rd. N., 5900 block | 29 | 572 |
| 6 th St. N., 6000 block | 33 | 536 |
| 8 th Rd. N., 5900 block | 24 | 835 |
| N. Livingston St., 400 block | 27 | 696 |
| N. Livingston St., 500 block | 26 | 1,133 |
| N. Livingston St., 600 block | 30 | 1,563 |
| N. Lombardy St., 400 block | 27 | 488 |
| N. Madison St., 500 block | 30 | 781 |
| N. Manchester St., first block | 25 | 2,056 |
| N. Manchester St., 300 block | 25 | 660 |
| N. Manchester St., 500 block | 26 | 1,572 |
| N. Manchester St., 800 block | 26 | 2,525 |
| N. Montague St., 300 block | 35 | 1,137 |
| N. Montague St., 400 block | 31 | 1,549 |

Speed – 85th percentile, miles per hour
 Traffic – Average daily vehicles monitored
 Arlington County -- JULY 2005

addition, the configuration of intersections seems to encourage drivers to roll through stop signs instead of coming to a complete stop. Improving traffic compliance is important to the neighborhood.

In recent years, speed monitoring data been collected at several locations throughout the neighborhood to determine the volume and percentage of motorists speeding. The statistics are summarized in Table 3-1.

Traffic Calming to Date

The county has completed two traffic calming projects in Boulevard Manor, with various traffic calming measures installed

along the northern segment of N. Manchester Street in 2003 and four speed humps installed on N. Livingston Street in 2004. In both instances, County-directed petition drives on the affected streets and adjoining streets garnered support from more than 70 percent of residents.

Vehicle speeds before installation ran 34 to 38 miles per hour at the 85th percentile on N. Manchester Street south of 8th Road N. and N. Livingston Street north of 6th Street N. Speed cushions, which slow traffic while accommodating large emergency vehicles, have significantly reduced operating speeds on these sections. Occasional enforcement is needed to make sure drivers stay to the right of the center line.

A 20-mph speed light was installed in 2005 on N. Manchester Street at 8th Road N. to further improve safety for children crossing to and from Ashlawn Elementary School.

Some residents have suggested the County install more 25 mph speed signs with attached red reflectors on the posts throughout the neighborhood.

Traffic Calming Desired

To further control speeding, residents would like to add to the existing traffic calming measures. No passing zones, additional marked centerlines, raised pedestrian crosswalks, planting circles, nubs, and mid-block crossings are among the possibilities. Below are discussions of representative locations in Boulevard Manor where residents have indicated a strong need for traffic calming measures.

N. Madison Street is over 30 feet wide with no lane striping or marked or signed crosswalks from N. Nottingham Street until it ends in Fairfax County in the Lockwood and Elmwood House apartment complexes. The visitor, employee and commercial traffic to support the 500 residents of this complex create a safety concern for pedestrians who walk along these streets and try crossing an intersection. There are numerous residents of Boulevard Manor and the apartment complexes that have mobility limitations and walk daily for exercise and entertainment. The intersection of N. Madison Street should be narrowed and have a marked, signed, pavement textured crosswalk installed along with street nubs to narrow the street.

One option would be to construct a traffic circle at the intersection of N. Madison Street and N. Livingston Street. This would add a nice green break to a 36-foot wide street and intersection. It would also serve to manage traffic that does not comply with the existing stop sign on N. Livingston Street.

The intersection of N. Manchester Street and 4th Street N. should be redesigned with nubs and marked signed pavement. It would give a nice green break to an intersection which is extremely wide as it enters N. Manchester Street and would also serve to manage traffic which ignores the existing yield sign on 4th Street N.

This intersection has a real safety issue with northbound vehicles coming from Arlington Boulevard going to Wilson Boulevard, often cutting the intersection short to get on 4th Street N., while eastbound vehi-

cles on 4th Street N. are going right on to N. Manchester Street and crossing the double line; or eastbound vehicles are making a left to go into the parking lot of Bluemont Park often crossing the double line on 4th Street N.; or westbound vehicles exiting the parking lot into the intersection trying to determine who has the right of way and should they go straight or left. In addition vehicles headed for Bluemont Park are often double-parked at the intersection when the 4th Street N. parking lot at Bluemont Park is full. This creates even a more dangerous situation for pedestrians.

Adults as well as children walk towards Ashlawn Elementary School and others walk towards Kenmore Middle School. The intersection at N. Manchester Street and 4th Road N. has the same kids crossing as the intersection at 4th Street N. and N. Manchester Street. For safety reasons the intersection of 4th Road N. and N. Manchester Street has already been addressed with nubs and marked crossing.

The intersection of 1st Street N. and N. Montague Street creates a wide and confusing intersection for school buses, automobiles and trucks. If a driver is approaching N. Montague Street from 1st Street N., it is necessary to enter the intersection and block the left approaching lane of N. Montague Street in order for the operator to determine if there is approaching traffic in the right lane on N. Montague Street. Perhaps this intersection is too wide and should be narrowed with curb nubs. Yellow lines were installed in 2005 to provide motorists some direction but it has not solved the issue.

Recommendation 3-11: The County should under take a special intersection study for N. Livingston Street at N. Madison Street, 4th Street N. at N. Manchester Street, and N. Montague Street at 1st Street N and make appropriate recommendations to remedy the safety issues.

Boulevard Manor took a special County traffic survey in about 1992 at the four entrances to the neighborhood and determined that during rush hours about 34 percent of the traffic was cut-through. Possible considerations for rush hour include applying turning restrictions in order to curb some of the unnecessary cut-through traffic, but neighbors' reactions to this idea is mixed.

Many residents in the neighborhood survey were adamant that they did not want to see the two separate portions of N. Manchester Street connected through Reevesland. Such a change, they believe, would cause significantly larger volumes of cut-through traffic speeding through the neighborhood to get from Arlington Boulevard to Wilson Boulevard. (They also expressed concern during the petition process to make 100% of Reevesland a Historic District that N. Manchester Street cut-through would spoil the viewscape looking towards Reevesland from Four Mile Run in Bluemont Park.)

Neighbors complain about large numbers of motorists running Stop signs and failing to comply with Yield signs. Stop signs instead of yield signs might be warranted at some neighborhood intersections. But some motorists apparently just ignore signs. Occasional police enforcement is needed.

The County should review the design of our neighborhood intersections and suggest self-correcting design improvements to improve traffic compliance with speed limits and stop signs. Many residents suggested raised crosswalks and narrowing the distance a pedestrian must walk in order to cross.

The Civic Association also would like advice from the County on how to modify the long, curved intersection of 1st Street N. with N. Montague Street. Drivers on 1st Street N. are unsure exactly where they are supposed to stop when they get to the intersection and can inadvertently find themselves in cross traffic. The boundaries of the pedestrian crosswalk also are unclear. In recent years, the County put a double yellow centerline around the curve in this area, but something more is needed.

Speeding and traffic volume were key resident issues in our NC survey results.

Because our streets provide access between Arlington Boulevard and Wilson Boulevard, our neighborhood is used for cut through routes.

Speeding on the following streets is an issue: 1st Street N., 2nd Street N., 3rd Street N., 4th Street N., 4th Road N., 5th Road N., the 200, 300, and 500 block of N. Montague Street, the 300-500 block of N. Madison St. and the 200 Block of N. Manchester St.

We desired more police enforcement concerning motorists driving the center of the street on N. Livingston and Manchester Streets through the speed cushions. Perhaps other measures, such as medians, is-

lands, diverters, etc., should be studied and deployed, as needed.

Paint or raise crosswalks on streets with significant speeding traffic. To further improve safety for the elderly and handicapped (and children), crosswalks should be painted for increased visibility on the major roads, such as Livingston, Manchester, and Montague Streets.

Recommendation 3-12: Develop traffic calming measures for all streets with speeding issues. Consider installation of raised crosswalks at key intersections throughout the neighborhood.

Recommendation 3-13: Enforce the posted speed limits and traveling on the right side of the street, especially through speed cushioned sections.

Some sections of the neighborhood's hillier and curvier streets have no-passing zones marked with double yellow centerlines. These work quite well to keep motorists on the right side of the road. The resealing of streets or snowplowing sometimes eliminates existing strips. Markings are missing in the 200 block of N. Manchester Street.

Recommendation 3-14: Restudy the entire street network in the community and install double yellow centerlines strips at recommended locations to enhance safety.

Pole and cable removal from the public right-a-ways within the residential areas would create a better visual environment and be safer during major storms. Study the concepts of current promising technologies available to underground all existing power lines and cables and convert phone, internet, and other cables using radio wave controlled technologies. Prepare options for the

neighborhood decision. The end result is a reduction in the number of poles motorist could potentially hit as well as pedestrians touch and get slivers.

Recommendation 3-15: Pursue more aggressively underground wiring of utility lines and use of wireless technologies in Boulevard Manor.

3.4 Park Traffic

Frequently, scheduled sports activities, picnics, and other events in Bluemont Park attract large numbers of recreational users, who drive through neighborhood streets to find parking. When the lots in the parks fill up, the overflow typically lines all the nearby streets, an inconvenience for neighbors who cannot park on the street near their homes. Some park users throw beer bottles and other trash onto streets as they exit the events.

Parking congestion occurs almost daily along the 600 block of N. Manchester Street adjacent to the Bluemont Park ball fields and tennis courts, due to scheduled practices and games. Sometimes parents park illegally and let their children off in the middle of the street. Parking facilities at Powhatan Springs and Upton Hill Parks were designed with entrances directly connecting to Wilson Boulevard. Access to Bluemont Park also should be possible without having to drive through the neighborhood.

In re-master planning Bluemont Park, Boulevard Manor residents would prefer that the two parking lots be accessed directly from Wilson Boulevard and Carlin Springs Road. These changes would enable the County to close the parking entrances

on N. Manchester St., reducing the need for park users arriving in motorized vehicles to traverse the neighborhood streets.

Since two parking areas already adjoin Boulevard Manor, if any new parking facilities for Bluemont Park are contemplated, it is suggested that they be located on the other side of the park, to the east of Four Mile Run. Closing of the present 4th Street N. entrance, except for special events, should be seriously considered.

Recommendation 3-16: Restudy motorist access to the Bluemont Park via arterial facilities and adequacy of parking on the east side of Bluemont Park.

The practice of a few motorists driving through the neighborhood playing loud music with sub-woofers that rattle the house windows is unacceptable. Enforcement of noise limits is needed, especially along streets serving the park entrances.

Recommendation 3-17: Enforce the noise limits of motorists playing loud music.

3.5 Large Vehicles

Large, noisy vehicles traverse the neighborhood at times, including garbage trucks, cargo trucks and school buses as well, as an occasional Metrobus off its route. Residents strongly dislike these vehicles routinely cutting through the neighborhood.

Recommendation 3-18: Study the desirability and feasibility of prohibiting large trucks without proper permits from cutting through the neighborhood.

Emergency fire and rescue vehicles as well as police often cross Boulevard Manor in responding to emergencies at the

neighborhood's two retirement home complexes, Bluemont Park, or traffic crashes -- especially at the intersection of Arlington Boulevard and Manchester Street. Residents would prefer that if possible, reduced siren decibel standards be observed throughout the residential neighborhood, especially at night.

Recommendation 3-19: Require emergency vehicles to maintain a reduced siren decibel level while traversing the Boulevard Manor neighborhood.

3.6 Sidewalks and Pedestrian Safety

Well-maintained sidewalks encourage exercise, contributing to a healthy lifestyle. Children, parents and the elderly benefit from sidewalk networks with visible pedestrian crossings and other safety features. Children learn independence by having a safer place to travel. Parents are able to more easily push children in strollers on sidewalks with accessible surfaces.

Boulevard Manor has sidewalks normally on both sides of each street, with few exceptions. In the 800 block of N. Manchester Street, a sidewalk was constructed only on the Bluemont Park side in order to protect the trees and hilly slope around the Sunrise retirement home complex. The neighborhood, the County, and Sunrise agreed on the choice not to build a sidewalk on the opposite side of N. Manchester St.

In the 500 and 600 blocks of N. Livingston Street, a sidewalk on one side was omitted in order not to further disturb tree roots in Upton Hill Park. This was agreed to by neighborhood residents prior to rebuilding this section of N. Livingston Street in the 1980s.

Curb ramps were constructed at most intersections in the neighborhood during the 1990s. Young children also can use these curb ramps when riding their bicycles. The elderly with walkers can easily traverse the crosswalks

An aged concrete stairway leads from the sidewalk on the east side of N. Montague Street, at the intersection of 5th Road N., down to the southwest corner of the Ashlawn Elementary School. The same applies to the stairs in the 6000 block of Wilson Boulevard down to the end of 8th Street N. These passageways need improvement to create a safer all-weather path for children walking to and from school. Consideration for the disabled should also be given in any redesign.

To improve ease of daily movements as well as facilitate evacuation in the event of a disaster for our elderly and disabled residents and visitors, disabled access ramps should be installed at all key street corners.

Gaps between existing sidewalks should be completed; broken, faulted, or cracked sections should be repaired to provide a continuous sidewalk along at least one side of the street, especially those providing access to Metro Bus or school or recreational areas. These include the following: First block of N. Manchester Street, west side; 500 block of N. Montana Street, west side; 5900 block of 8th Road N., north side; 200 block of N. Liberty Street., north side; bus access path at N. Montague Street between Arlington Boulevard and the north frontage road; stairs between end of 8th Road N. and Wilson Blvd; and, the stairs in 600 block of

N. Montague Street at Ashlawn Elementary School.

A wider sidewalk adjacent to the new Skating Park was constructed; additional section treatment may require further review. The neighborhood would be satisfied with 4-foot width sidewalks, or wider where feasible, not interrupted by raised sections of the sidewalk, because of tree roots (i.e., the south side of the 5900 block of Wilson Boulevard and the west side of the 300 & 400 block of N. Montague Street).

The sidewalk along the east side of N. Manchester Street in the 800 block adjacent to Bluemont Park could be 6-foot width to better accommodate wheel-chairs.

Recommendation 3-20: Provide adequate-width sidewalks and stairs in all identified locations where the facilities are missing, in need of repair, or too narrow for use by handicapped persons.

Where the ramp for a driveway crosses the pedestrians' path, walkers may have to negotiate significant cross slopes and slope changes. Driveway apron crossings' geometrics may need attention from the County in cooperation with the neighborhood to maintain acceptable designs.

Sidewalks should be for the general use of the neighborhood. Responsibility, however, rests with the property owner to maintain a clean sidewalk space, including the grass utility strip. In a few cases, private walls lean into the public sidewalk space, which should be removed or replaced correctly. Protruding objects need to be eliminated from the sidewalk pavement. A few sidewalks have obstacles such as utility poles, road signs, overgrown bushes and

sections where tree roots have raised the pavement. Grass growing between the cracks can also become excessive if not properly maintained.

Recommendation 3-21: Assess sidewalk driveway apron and curb ramp hazards for disabled access and take actions to improve pedestrian safety.

Boulevard Manor desires that Code Enforcement keep close monitoring of properties/areas with overgrown vegetation that creates blind spots for drivers and potential concealment for criminals preying on pedestrians:

- First block of N. Manchester Street
- 600 block of N. Livingston Street
- 5900 - 6100 blocks of Wilson Boulevard
- 5900 block of the north frontage road of Arlington Boulevard
- The intersections of N. Montague Street & the north frontage road of Arlington Boulevard, 1st Street N. & N. Montague Street, and N. Manchester Street & 5th Street N.

In a few sections, neighbors have planted trees in the utility strip between the curb and the sidewalk that will grow too large for the space available. In addition, some homeowners have planted trees with shallow roots near the sidewalk that later uplift it. Some corrective action will need to be taken in these cases.

We recommend that the plantings near or over the sidewalk should be appropriately trimmed so that so the vegetation does not encroach into the pedestrian's

public sidewalk space. Property owners should consider some set backs before planting trees that will become quite large and may have a high potential of roots impacting adjacent public sidewalks. The planting of trees and shrubs that when mature exceed the available width of the green space or utility strip should be prohibited.

Placement of downspout outlet pipes under the sidewalk thru the curb is allowed; however, piping the water in such a matter that it directly runs across the sidewalk is not. Sometimes, a slippery or freezing condition may happen on the sidewalk and the situation might result in pedestrians falling.

Recommendation 3-22: Protect pedestrian safety by enforcing County Codes that require trimming of shrubs, trees, etc., within the public sidewalk spaces and appropriate location of retaining walls and piping structures.

In addition, road signs that are too big or mounted too low may be harmful if a pedestrian walks too close to them. Hopefully, the sidewalk space could be spared from these intrusions of signs and cables or poles of electrical lines or low sagging cables.

In our NCP survey, many residents raised concern about the lack of prompt snow and ice removal along some sections of the public sidewalks and bike paths in the neighborhood. Citizens felt that priority should be given to clearing the essential streets and sidewalks first before working on the bike paths. Children using the safe routes to school, parents with strollers, and

other pedestrians catching the bus or going for a walk depend on cleared sidewalks.

Some neighbors, maybe purposely, make no arrangements to clear these public walkways if they are unable to do it themselves. The County needs to require prompt action during and within several hours of a storm.

Recommendation 3-23: The Department of Environmental Services should review its policies on sign location near sidewalks, locations of utility poles and support cables, and snow clearing in the neighborhood and make adjustments to reduce the impact on the pedestrians.

Some residents walk their dogs on leashes, others do not. Owners usually pick up after their pets, some do not. Better enforcement is needed to correct these situations.

Recommendation 3-24: Enforce dog leash and dog waste cleanup rules.

Some benches along sidewalks near park features of interest would be helpful to provide places to rest, especially for the elderly and adults with little ones in tow.

There are numerous residents in Boulevard Manor that have mobility problems and walk or wheelchair daily through the intersections with N. Madison, Montague, and Manchester Streets. In addition, children walking to and from Ashlawn Elementary and Kenmore Middle Schools as well as other pedestrians walking around in our neighborhood or to and from our parks must transverse these intersections. Many times speeding vehicles create a dangerous situation at these crossing points. Pedestrian safety is an issue.

Recommendation 3-25: Continue to implement neighborhood traffic calming, giving consideration to all possible calming measures, such as marked pavement, textured crosswalks, nubs to narrow intersections, and mid-block crossings.

3.7 Street Drainage, Cleaning and Snow Removal

Street drainage appears to work well in most areas.

Several streets abruptly ending with no completed end transition or/and without appropriate water management systems or/and inadequate vehicle turnarounds; these include 5800 block of 1st Street N., 5900 block of 8th Road N., 600 block of N. Montague Street, and Upton Hill Park end of N. Longfellow Street west of N. Madison Street.

“End” streets could have a more pleasing transition from the neighborhood street to the natural setting. In some cases a storm water management solution is needed to prevent the pooling of water that has no drainage after a rainfall. Where insufficient turn around area exists, motorists use the adjacent private driveways to either drive into or back into in order to turn around. Sometimes heavy trucks drive to the end of the street and rather than backing up all the way back to the last intersection, they use the private driveways and sometimes in turning around crack the driveway aprons.

Improved vehicle turnarounds could be constructed as deemed necessary. Appropriate permissions of adjacent property owners, i.e., Upton Hill Park and Bluemont Park, would be required to support any

proposal. Adequate signing is also needed to identify each dead end street.

Recommendation 3-26: Consider end-of-street plans that are acceptable to the neighborhood.

The design of most of the neighborhood’s storm drains dates from the 1950s, except for recently constructed drains on N. Lombardy Street and in the new subdivisions of Spy Hill and Stone Ridge. In some cases, the mouth of the drain opening is quite large. More recent standards might limit the size and perhaps require a mesh or some other measures to prevent small children from falling in.

Recommendation 3-27: Continue to replace outdated storm drains, especially where the openings are too wide.

A few times a year, street sweepers clean sand, salt and dirt from the edges of the paved traffic ways. This is an excellent service.

Recommendation 3-28: Continue to mechanically sweep the streets seasonally.

County snow removal and desalting generally is quick during and after major storms. An exception has been on cul-de-sacs; smaller truck plows appear now to be used on these more difficult sections. However, residents along some hilly sections and on N. Montana Street have indicated that service is sometimes delayed.

Recommendation 3-29: Give priority to deployment of smaller snow removal and salting vehicles on the more difficult hills in the neighborhood.

3.8 Street Signs

More visible street information signs would be helpful for motorists and out-of-town guests and emergency personnel trying to locate harder-to-find addresses, especially at night. A study of addressing especially for night time situations possible locations for directional address signing should be implemented and options presented for installation. At least two areas have been identified as more difficult to locate addresses:

- 6000 block of 1st and 2nd Streets N.
- First block of N. Madison Street near Arlington Boulevard separated from the 300-500 blocks of N. Madison Street.

Recommendation 3-30: Devise custom signage to assist motorists in locating the most difficult-to-find addresses in Boulevard Manor.

Recommendation 3-31: Design, construct, and install four “Boulevard Manor” signs at N. Manchester Street & Arlington Boulevard, N. Manchester Street & Wilson Boulevard, N. Montague Street & Arlington Boulevard, and N. Livingston Street & Wilson Boulevard.

Actual placement locations would need to be studied and agreements made with applicable property owners. A smaller plaque on the sign would note the subdivisions of Park View, Boulevard Manor, Spy Hill, and Stone Ridge and including something about Reevesland.

3.9 Street Lighting

Several of our neighborhood streets have areas of inadequate lighting. For example, the intersection of N. 6th Street and

N. Livingston Street is not well lighted; this section of N. Livingston Street has Upton Hill Park on one side and over hanging trees covering the sidewalk. Because use Metro Bus for commuting is widely accepted, some residents leave early in the morning or return late at night for home-to-work purposes. Catching of the bus requires walking or wheel chairing along the existing sidewalks to the pickup points along Wilson or Arlington Boulevards. Use of the sidewalks in poorly lighted areas raises safety concerns from tripping, etc., especially for the disabled.

Residents have requested installation of low street lamps at several locations that lack lighting of any kind. Pedestrians participating in Neighborhood Watch and others need safe lighted areas to walk during night hours. The Association welcomes the replacement of arched streetlights with Coach-style lamps or Carlisle lamps at any location where residents so desire.

Recommendation 3-32: Conduct an illumination study of the neighborhood and identify areas where night lighting is most needed, so the neighborhood can assess the highest priorities for street light installation and request assistance.

3.10 Neighborhood Bike Paths

Bicyclists can get to and from Bluemont Park’s bike paths by using the entrances via 1st Street N., 4th Street N., and N. Manchester Street near Wilson Boulevard.

A new bike path has been built along the north side of Upton Hill Park connecting with an 8-foot wide sidewalk along Wilson Boulevard. In addition, an 8-foot wide sidewalk was build adjacent to

Powhatan Springs Park. Since County policy limits biking, except for the young, on public sidewalks, we are uncertain about the status of any “bike” path to be routed from Upton Hill along the south sidewalk of Wilson Boulevard to connect with Bluemont Park through 8th Road. In fact, the other affected property owners would prefer that any future bike path be designed using the vehicle traveled-way portion of Wilson Boulevard.

Although these plans are highly tentative, the neighborhood does have one safety concern: due to the long, steep slope in the 5900 block of Wilson Boulevard, crashes could result from bicyclists speeding or failing to maintain proper control.

Recommendation 3-33: Designate a bike path from Upton Hill Park to Bluemont Park via the traveled-way of Wilson Boulevard.

3.11 Public Transit: Buses and Shelters

Bus routes along Wilson Boulevard and Arlington Boulevard serve the neighborhood. Service is adequate, with reduced frequencies on weekends.

Over five Metro Bus stops are located along the two arterials adjacent to the Boulevard Manor neighborhood. No Metro Bus routes traverse the neighborhood, in line with neighborhood preference. However, smaller private buses frequently drive through Boulevard Manor to provide services to the two retirement complexes or school buses to pickup or drop off students.

Five locations on the inbound side of the bus routes have shelters (5900 and 6000 block of Arlington Boulevard and 5900 thru

6100 block of Wilson Boulevard). The neighborhood would like these shelters to be named in honor of prominent neighborhood features. Suggestions include Boulevard Manor, Reeves Farm, Bluemont Park, Powhatan Springs Park, Upton Hill Park, Manchester, and Montague.

A standard sign identifying the name chosen should be affixed to the shelter. The numerical designation for the bus stop should remain for schedule coordination. The bus shelters could depict an artistic representation of the Reeves Farm house or farm scene to emphasize the historic roots of the community. (Coordination between adjacent civic associations may be required on this.)

Recommendation 3-34: Work with Metro to allow further identification of the bus stops and installation of informational displays as the neighborhood desires.

Metro should consider moving the existing bus stop at 5900 block of Wilson Boulevard from its steep downhill location to a flatter location a half-block to the east. The present location is hard to maneuver an elderly person and can be slippery. The suggested relocation is next to the Four-Mile Run Bridge (Bluemont Park) near the recently installed signalized pedestrian cross walk.

Recommendation 3-35: Work with Metro to move the existing bus shelter in the 5900 block of Wilson Boulevard, relocating it to the flat area a half-block to the east (next to the Four Mile Run Bridge).



BMCA Annual
Neighborhood Picnic
At Upton Hill



Section 4. Parks, Public Facilities and Services

Most of the land on Boulevard Manor's north, east, and west boundaries is devoted to public and quasi-public uses. The neighborhood is blessed with an unusually broad variety of nearby recreational opportunities. Concomitantly, neighbors must deal with the issues and nuisances of living near heavily used parks. Also indelible parts of the neighborhood's character are two churches and a 50-year old school.

4.1 Ashlawn Elementary School

4.1.1 Facilities

Ashlawn occupies a large parcel of land in the northeastern portion of Boulevard Manor, bounded by 8th Road N., N. Manchester St., 5th Street N., and the Dominion Hills Area Recreation Association. All of Boulevard Manor lies within the boundaries of the Ashlawn elementary school district.

Most of the Ashlawn property has been cleared of trees, giving the school grounds a very bright ambience that contrasts with the wooded, shady character of the surrounding neighborhood. Ashlawn's outdoor facilities include a large, elaborate playground set and a smaller, modest playground, both set in areas with a soft, wood-chip surface. The equipment is old and the Ashlawn PTA is actively seeking funding to replace the playground equipment.

There are also two large asphalt surface areas, one next to the large playground and one overlooking N. Manchester St. The latter hardtop area is equipped with four basketball goals. A multisport playing field is ringed by an oval, dirt running track. An unusually long dual metal slide takes advantage of a steep slope from the school building down to a large grassy area between the track and Ashlawn's lower parking lot. Another steep grade is at the eastern edge of the Ashlawn property. A chain link fence at the bottom of the eastern slope separates Ashlawn from N. Manchester St.

Ashlawn's two parking lots are adequate for staff and a normal load of daytime visitors. During major school events, however, visitors quickly fill all street parking on 8th Road N. and on the east curb of N. Manchester, opposite the school property. The intersection of 8th and Manchester, Ashlawn's "gateway," was recently improved as part of county traffic calming measures. An electrical transformer on Ashlawn's corner of the intersection is something of an eyesore.

Although Ashlawn is one of the smallest-enrollment public schools in Arlington (approximately 325 students), its facilities are ample. In addition to classrooms, a library, and a computer lab, the Ashlawn building contains a gymnasium with six retractable basketball goals, a climbing wall, and climbing ropes. A courtyard at

the center of the school provides a pleasant outdoor room. The facility most often used by the community is the large, airy multipurpose room, which features foldaway cafeteria tables and benches, a stage with lighting and sound equipment, and a commercial kitchen.

4.1.2 Historic Community Uses

As hundreds of Boulevard Manor's residents are Ashlawn students, alumni, or parents, the school is a comfortable home away from home for many neighborhood families. Despite this intimate familiarity, or perhaps because of it, the relationship between the school and the Boulevard Manor community is random; events or programs that link the school with the immediate neighborhood are infrequent.

School-sponsored events and organized youth sports activities are the only usual, planned uses of Ashlawn's grounds by members of the community. Spontaneous uses of the Ashlawn outdoor facilities, however, are a daily occurrence. Although technically, the playing field and outdoor basketball courts are reserved for permitted uses, pickup games are common. Ashlawn's large playground is easily the best available in or near Boulevard Manor. The long slide is a unique and popular feature. After heavy snows, sledders enjoy Ashlawn's steep slopes.

Community activities inside Ashlawn's building are more frequent. Even outside school hours, Ashlawn's multipurpose room is frequently busy with planned events. In addition to various school extracurricular activities, the community has

made extensive use of the multipurpose room. The room has hosted forums such as the public workshops during the design effort for Powhatan Springs Park. Yoga classes and other private groups have rented the multipurpose room. Smaller public meetings have been held in Ashlawn classrooms.

4.1.3 Recommendations

Recommendation 4-1: Ashlawn Elementary School encompasses the largest non-park open space in the Boulevard Manor neighborhood and the largest public building, with the highest-capacity facilities for meetings and social events. While no clear needs to the use of these facilities have recently arisen in Boulevard Manor, the civic association must keep in mind the Ashlawn facility and its possible uses. Moreover, the quality and condition of the school enhances the appeal of the neighborhood to current and prospective residents. Consequently, BMCA has an interest in the Arlington Public Schools' upkeep of the building and grounds, and in future improvements to the facility. Ashlawn also serves as the voting location for all citizens residing within the Ashlawn Precinct to cast their ballots in county, state and national elections. BMCA ought to consider how civic association efforts may be deployed to improve Ashlawn's place in and effect on the neighborhood.

Recommendation 4-2: Monitor the condition of the building and grounds, including trees and vegetation. Communicate all neighborhood concerns to the Ashlawn principal and/or officials at Arlington Public Schools.

Recommendation 4-3: Consider possible use of the Parks Department's Park Enhancement Grant (formerly Small Parks Grant) program to implement improvements desired by the neighborhood on Ashlawn grounds. One possibility is to install orna-

mental plantings or some other improvement to obscure the unsightly electrical utility equipment at the corner of 8th Road and N. Manchester.

Recommendation 4-4: Consider Ashlawn's land at the corner of 8th Road and N. Manchester as the site of a Boulevard Manor sign, if placing a sign the corner of Wilson Blvd. and N. Manchester is infeasible or undesirable.

4.2 Bluemont Park

4.2.1 Facilities

With 70 acres straddling Four Mile Run, Bluemont Park is the largest open space in Arlington. Bluemont covers the entire eastern end of the Boulevard Manor neighborhood. Its recreational facilities include:

- Four multiuse athletic fields, three of which are equipped with bleachers, batting cages, and dirt infields
- A large playground
- A basketball court
- 9 tennis courts
- A volleyball court
- Disc golf course
- 2 paved trails tied into the County bike trail network
- 2 covered picnic shelters

Not surprisingly, the park is very popular with users from across Arlington and from outside the county. The permitted fields are heavily booked by organized sports leagues for weekday evenings and Saturdays. Bluemont's two parking lots, while ample during non-peak periods, are usually overwhelmed during peak use times such as sunny weekends.

In 2001, Arlington County purchased the 2.4-acre property at 400 N. Manchester St., formerly the home of the Reeves family. Even when the land was a private residence, its picturesque slope rising above the fields of Bluemont Park welcomed sledgers in snowy weather and strollers all year long. The former Reeves house, more than 130 years old, and two outbuildings remain on the land awaiting decisions by the county for their future use. In 2004, the Parks Department installed on Reevesland an information kiosk using a Small Parks Grant that BMCA had applied for. BMCA should be ready to assist in the master planning for this site and should monitor the upkeep of the property while it is vacant, to assure that the house and environs do not deteriorate.

4.2.2 Historic community uses

Naturally, Bluemont draws neighbors interested in athletics as well as those seeking more tranquil recreation. Dozens, if not hundreds, of neighbors enjoy the park each day, using its facilities or simply walking the parkland, alone or as part of informal gatherings. Residents of Boulevard Manor use the park in many ways: walking the paths, using the tennis courts, playing catch on the ball fields, enjoying a round of disk golf, bicycling along Four Mile Run, sledding on the hills, sitting on a bench enjoying the fresh air, bird watching in the woods, or participating in myriad other activities.

Bluemont is also a natural location for neighbors to gather in planned events. The civic association has held picnics in Bluemont's southern shelter and several

organized events, including a Neighborhood Day celebration, on the former Reeves property.

4.2.3 Recommendations

Boulevard Manor is virtually surrounded by county and regional parks, which impact immeasurably our quality of life. Adjoining the eastern boundary of our neighborhood are Bluemont Park and the new Reevesland addition. Residents overwhelmingly support and value Bluemont Park, sharing it with increasing numbers of people from throughout the greater Arlington and regional community.

Yet Bluemont Park's great size and popularity of have made it a source of many nuisances and some serious problems for the neighborhood. The NCP survey and other indicators repeatedly point to concerns related to Bluemont, including overflow parking, non-permitted uses of permit-only fields, rat infestation, and the poor condition of the playground. BMCA has remained vocal about these problems and closely involved in planning for the future use of the former Reeves property.

Recommendation 4-5: Preserve and expand green space and open space throughout the county to take pressures off Bluemont Park. Park users come from every area of Arlington as well as the surrounding jurisdictions, and the numbers increase every year. There is tremendous pressure for use of the athletic fields, and the bicycle trail and picnic areas can be crowded during the weekends. Arlington needs more spaces for outdoor enjoyment to take some of the pressures off the current overused park areas.

Recommendation 4-6: Preserve and expand natural wildlife habitat areas within Bluemont Park. Wildlife - song birds, waterfowl, and birds of prey, mammals, butterflies and other insects, native wildflowers and plants, and even snakes and amphibians – are a part of our world and need protected areas to survive. As the few remaining parcels of land in Arlington are developed and small homes are replaced with larger structures, Arlington is losing the little remaining wild spaces that provide habitat for the wildlife and a respite from the urban life. Wild spaces must be expended at Bluemont and other parks to give songbirds and other creatures a chance to live in our neighborhoods and provide a haven for migratory species as they travel through the heavily urbanized mid-Atlantic region.

Recommendation 4-7: Provide and maintain natural space buffers between active areas and the neighborhoods. The active recreation areas can generate considerable noise, disturbing residents who live nearby, and incidents of littering, trespassing, and vandalism occur. To preserve some level of quality of life for those whose properties abut the parkland and minimize the conflicts with park users, a buffer zone of shrubs and trees should be established and, where it does exist, enhanced, to reduce those negative effects.

Recommendation 4-8: Improve water quality of the streams. The water flowing in Four Mile Run and its tributaries should be monitored frequently and plans to significantly improve water quality should be implemented. These streams are a treasure to the neighborhood and to greater Arlington, and the water has been shown to be unhealthy or dangerous. This condition must be reversed for the safety of park users and improved quality of life for all Arlingtonians.

Recommendation 4-9: Restore streambeds to natural conditions. The streambeds of Four Mile Run and its tributary creeks

should be cleaned up and restored, with rocks and native plants installed as feasible to control the rates of flow to reduce erosion and enhance the habitat for wildlife.

Recommendation 4-10: Provide erosion control and repair damage from overuse. Many areas of Bluemont Park, particularly along the Four Mile Run Trail, the picnic area, the playground, and the ball field on the eastern side of Four Mile Run show significant signs of wear and deterioration due to the extensive use. In the long run, this degradation of the park will lead to reduced value and benefit to the entire community.

Recommendation 4-11: Control and remove invasive species. Invasive plants are prevalent in many areas of the park and are taking over sections. They threaten to kill many of the large trees, prevent saplings from surviving, and destroy or drive out the native shrubs and ground cover. There should be a focused, methodical effort to eliminate these unwanted invasive species before the park is turned into a wasteland.

Recommendation 4-12: Replace lost trees and plant more trees. The large trees of the park are the anchors for the natural habitat, giving shade, preserving moisture, cooling the ground, cleaning the air, and providing homes and food for many wild species. As they die from disease or are uprooted by storms, they should be replaced, and new trees should be planted where possible, to ensure a healthy forest cover for future generations.

Recommendation 4-13: Restore the Lifton Nature Area. This natural area, bordering much of the eastern portion of Boulevard Manor, with paths winding through the wooded hillside, has become overgrown with invasive species and has seen encroachment from the disc golf course. The area should be revitalized and preserved as a natural habitat area for the enjoyment of nature lovers and to provide a necessary

buffer between Boulevard Manor and the active recreation sectors of the park.

Recommendation 4-14: Renew or replace the dilapidated playground equipment. The playground equipment is dated, damaged, and dangerous. Some of the equipment no longer functions as originally intended, and splinters from the wood frames are a constant hazard. It is past time for the equipment to be entirely replaced with new equipment designed for safe play and durability. Add a fence or barrier at the playground's periphery to control movement of children.

Recommendation 4-15: Provide ample parking with access directly from main arteries and not through the neighborhood. For many years, the neighbors have suffered when parking lots were full and overflow parking filled the streets. This situation occurs when large events are held at the picnic shelter and during times when many athletic activities are scheduled on the ball fields, preventing some residents from parking near their homes. Additionally, it is common for the park users to speed through the neighborhood to get to the parking lots, endangering pedestrians and other drivers. Bluemont Park needs more parking, and that parking should be accessed directly from Wilson Boulevard and from the Carlin Springs Road and Kensington St. intersection, to reduce the dangerous cut-through traffic. Install sidewalk at N. Manchester Street entrance connecting to the bike trail in order to allow pedestrian traffic to enter the park without danger of interacting with incoming or exiting vehicular traffic.

Recommendation 4-16: Provide more timely trash pickup in the parks, particularly on summer weekends when the use of the picnic areas is highest. While the trash pickup is generally quite adequate, problems arise on the weekends when the picnic activity is greater, resulting in overflowing

trash receptacles and litter and trash scattered on the ground. There should be an afternoon or evening pickup on Saturdays and Sundays in spring and summer to correct this unsanitary situation.

Recommendation 4-17: Control rats. Rats are abundant in sections of the park, particularly along Four Mile Run by the picnic grounds. There should be greater efforts to control the rats, by first reducing access to food by eliminating the occurrences of overflowing trash receptacles and then using traps as necessary. Because food waste left overnight in trash receptacles inevitably attracts rats, daily trash pickup in the evenings may be the most effective control technique.

Recommendation 4-18: Maintain and increase the control of authorized and unauthorized sports activities. The residents of Boulevard Manor have seen significant improvements in the past few years of the management of the athletic areas and control of the users of the fields. These controls need to be continued and expanded as necessary to deal with the unauthorized soccer players who take over sections of the fields at odd hours to the detriment of other users and passersby.

Recommendation 4-19: Control unauthorized after-hours use. Residents note many instances of individuals or groups using the park after hours for setting off fire works, drinking, and other activities. The county needs to control these activities with periodic patrols and regular, quicker response to calls when problems are reported.

Recommendation 4-20: Maintain and increase the presence of park rangers. The residents of Boulevard Manor have observed improved control of the park since the ranger program was implemented. We would like to see an increased ranger presence in the park, particularly during the busy summer weekend periods.

Recommendation 4-21: Maintain and increase bicycle patrols. Users of the paved park trails recognize and appreciate the value of the bike patrols for maintaining order on the trails and providing assistance as needed. This activity should be continued and enhanced as appropriate with the trail usage.

Recommendation 4-22: Incorporate into Bluemont Park's new master plan goals to bring the areas around Four Mile Run into compliance with the Chesapeake Bay Preservation Act.

4.3 Powhatan Springs Park

4.3.1 Facilities

Powhatan Springs Park is located at 6020 Wilson Boulevard on the land between the Dominion Hills Area Recreation Association (DHARA) and the Arlington Community Church. The 5.34-acre park features facilities that are unique in Arlington. The centerpiece of Powhatan Springs is the 15,000-square foot skatepark. The skatepark includes bowl, half-pipe, and street-style elements that are enjoyed by skateboarders, inline skaters, and – during specified hours – BMX bikers. The skatepark is lighted in the evenings. Serious skaters consider it a state-of-the art facility. A covered observation deck with barstool seating overlooks the street-style section of the skatepark, and a sidewalk with benches extends around most of the remaining skatepark perimeter.

Powhatan Springs' other unusual feature is the children's rain garden, which combines recreational and educational opportunities in a bioretention area. Most of the storm runoff from rooftops and paved areas of the park are directed to the rain garden, where children can play with the

water, using a hand pump, a half-pipe running down to Reeves Run, and other water play features.

The third major element of Powhatan Springs Park is a 225-foot x 150-foot grassed field where “youth permit takes priority.” The field is available for unprogrammed use by the community when it is not reserved for youth athletic teams. The southern third of the parkland was left unimproved, save for the creation of permeable trails leading from the rain garden through the heavily forested area to Reeves Run. This spring-fed stream originates in Upton Hill Park and runs through a valley in the wooded portion of Powhatan Springs Park, on its way down to Four Mile Run.

4.3.2 Historic Community Uses

The Boulevard Manor community was extensively involved in the planning effort for Powhatan Springs Park. Neighbors attended public forums when alternative recreational uses of the land were originally discussed and workshops later in the process to select the types of features to be constructed. BMCA representatives participated in a working group that made recommendations for the park’s operations.

Since the park opened in the fall of 2004, BMCA has monitored its operations and noted neighbors’ concerns. In May 2005, BMCA co-hosted an elaborate Neighborhood Day celebration at Powhatan Springs.

4.3.3 Recommendations

The most serious concerns the community had expressed during the planning for Powhatan Springs Park have not been

borne out. Neighbors have made little or no complaint about juvenile delinquency, excessive nighttime noise, intrusive brightness from the skatepark lights, or overflow parking problems. BMCA and the neighbors nearest the park have established a productive relationship with the park staff, which culminated in collaboration for the Neighborhood Day events in 2005 and 2006.

Recommendation 4-23: Explore opportunities to increase use of the park by neighbors, especially non-skating adults. Such exploration may include developing recommendations for additional park features that may make it more attractive and receptive for people seeking passive recreation. Possibilities include natural and historic interpretation of the wooded section of the park and installation of shaded seating areas.

Recommendation 4-24: Consider possible uses of the Parks Department’s Park Enhancement Grant (formerly Small Parks Grant) program to implement improvements desired by the neighborhood at Powhatan Springs.

Recommendation 4-25: Continue to monitor any neighbors’ concerns about the park, its operations, and its users. Immediately report to the park manager and of Parks Department officials any perceived problems.

Recommendation 4-26: Organize efforts involving neighbors and other stakeholder groups to remove invasive or overgrown vegetation from the wooded section of the park. This effort may also include cleaning debris from Reeves Run, particularly in the area near N. Livingston St., where garbage often gathers.

4.4 Upton Hill Regional Park

4.4.1 Facilities

Operated by the Northern Virginia Regional Park Authority, Upton Hill occupies 26 acres on the western border of the Boulevard Manor Civic Association. Most of that land is forested slope and a network of permeable trails enables visitors to enjoy the undeveloped portion. The developed area near the summit of Upton Hill includes:

- Outdoor swimming pools, recently updated with new slides and extensive water play features
- An 18-hole miniature golf course
- A batting cage with 10 bays featuring baseball and softball pitches at fast or slow speeds
- A picnic shelter equipped with electrical outlets, with a capacity of 80
- Locker room and snack bar at the pools

Next to the picnic shelter is a cleared area of slope that serves as an amphitheater, including an uncovered stage. At the bottom of the hill, fronting Wilson Boulevard is a large children's playground.

In 2006, NVRPA completed a bike trail through the woods in the northeastern portion of the park, from the park's access road (alongside the playground) to the corner of Wilson Boulevard and N. Livingston St. BMCA has applied for and received approval for a Parks Enhancement Grant that will be used to install an information kiosk on Upton Hill Parkland at the corner of N. Livingston St. and Wilson Blvd.

4.4.2 Historic Community Uses

Neighbors make extensive use of Upton Hill's facilities and an outstanding relationship has grown between BMCA and the park management. Neighbors also attend events at the park, including summer concerts in the amphitheater, golf tournaments, and holiday celebrations. The BMCA neighborhood picnic has been held at Upton Hill since 2001.

4.4.3 Recommendations

With a wooded buffer separating the park's facilities from the homes of Boulevard Manor, Upton Hill Regional Park has rarely been a source of community concerns. Neighbors have occasionally complained about the accumulation of garbage and debris in the woods at the end of N. Longfellow St. and along the western end of N. Madison St. At least one high-profile crime occurred in the park's woods in the late 1990s, but the resulting changes (partial forest clearing to ensure better visibility of the wooded area from the adjacent road) and greater police attention have assuaged neighborhood concerns about Upton Hill's woods. Frequent communication between BMCA and the park management have created an atmosphere of friendly cooperation.

Recommendation 4-27: Monitor the coming changes at Upton Hill (swimming complex expansion, bike trail extension) and communicate any concerns to the park management.

Recommendation 4-28: Organize efforts involving neighbors and other stakeholder groups to remove invasive or overgrown vegetation from the wooded section of the park. This effort may also include cleaning debris from Reeves Run, particularly in the

area near N. Livingston St., where garbage often gathers.

Recommendation 4-29: Explore possibilities for improvements to the portions of the park bordering Boulevard Manor to prevent accumulation of garbage and debris.

4.5 Quasi-Public Facilities

Although Boulevard Manor has nothing like a commercial district, the neighborhood does contain certain private facilities that are occasionally put to public use.

4.5.1 Church of the Brethren

This church has been an active member of the Boulevard Manor community since its founding in 1953. The church is located in the heart of Boulevard Manor and the property includes the two-story church building, ample parking, and a lawn area.

BMCA has used church space for its general meetings three times year, and for various other meetings and major social activities. In recent years, the Church of the Brethren has co-hosted a number of neighborhood events, including the annual Easter egg hunt, the Independence Day ice cream social, and a winter holiday party.

The close relationship between BMCA and the Church of the Brethren should be maintained and strengthened, with both organizations co-hosting events for improved communication, and interaction between neighborhood residents to enhance the sense of community. The two organizations should explore additional opportunities for collaboration on social and civic activities.

4.5.2 Arlington Community Church

Arlington Community Church is a most visible and active member of the community. The church is located at the northwestern corner of the neighborhood, overlooking Wilson Blvd. Its facilities include a large meeting hall, smaller meeting rooms, and a double-wide trailer that can be used for meetings and other functions. In addition to its faith-based activities, the church occasionally hosts civically oriented events that are open to all neighbors. These events have included health fairs featuring a wealth of information and basic health screening for nominal fees and annual Super Bowl parties.

In recent years, the relationship between Arlington Community Church and BMCA has become very productive. The church has hosted a Neighborhood Day celebration and is the most frequent location of BMCA Board meetings. The civic association should continue to build on this successful relationship, seeking more opportunities to collaborate with the church on matters that benefit the entire neighborhood.

4.5.3 Dominion Hills Area Recreation Association (DHARA)

Located at 6000 Wilson Blvd., DHARA is a private community swimming pool with a membership of more than 500 families totaling over 2,000 members, including many Boulevard manor residents. DHARA has a children's swim team and dive team and participate in a local league. Facilities include:

- A competition-sized lap pool with diving area

- A shallow training pool
- A wading pool for children under 6
- A community house with a capacity of 100 guests, available for rental

The southern half of DHARA's 4-acre lot is a lovely, partially wooded meadow straddling Reeves Run. Arlington County has expressed interest in obtaining a right-of-way through this area, which would help to create a continuous open space corridor along Reeves Run, linking Bluemont Park and Ashlawn Elementary School on the east with Powhatan Springs Park and Upton Hill Park on the west. BMCA should monitor this possible change and consult with DHARA and the county about its consequences.

4.5.4 Sunrise at Bluemont Park

Sunrise at Bluemont Park is a private retirement community located at the corner of Wilson Blvd. and N. Manchester St. Three Victorian-style mid-rises are surrounded by well landscaped grounds. Sunrise combines independent-living, assisted-living, and hospice-care accommodations.

Sunrise is an active member of the community, hosting multiple events each year which are open to the public and which typically feature free entertainment for all ages. The community also coordinates with Ashlawn in activities that bring its residents together with students. The management at Sunrise has indicated interest in hosting BMCA meetings and cooperating in other events. The civic association should move to build an effective relationship with Sunrise at Bluemont Park.

4.5.5 Lockwood House/Elmwood House

Lockwood House and Elmwood House are apartment buildings containing approximately 149 units for persons over 62 years of age and/or persons with mobility impairments. The buildings, owned by Saint Albans Housing Corporation, are actually located on the other side of the Fairfax County line, but are accessible only via N. Manchester St. There has been little interaction between the BMCA and Lockwood/Elmwood, though the building management has indicated interest in cooperative ventures. Lockwood/Elmwood hosts one annual public event, a bazaar featuring ethnic foods and white elephant sale. BMCA should explore possibly joining in this event or inviting Lockwood/Elmwood to participate in a civic association function.

4.6 Trash Collection

Arlington County picks up trash and recyclables from private residences in Boulevard Manor once a week, every Thursday morning. Neighbors have occasionally complained that the trash receptacles in Bluemont Park are not emptied with sufficient frequency during peak use times (see Bluemont Park section for recommendation).

4.7 Water and Sewer

The Boulevard Manor water and sewer systems seem to be well maintained and adequate for the community needs. It is a concern to many that the storm drains dump oil, litter, and other materials from our streets directly into Four Mile Run or its tributaries.

Recommendation 4-30: Paint notices on the storm drains to indicate that it flows directly into the Chesapeake watershed and should not be used for dumping.

Recommendation 4-31: Install grate or screens to prevent litter from entering the storm drain.

Recommendation 4-32: Increase frequency of street cleaning to remove chemicals and oil from the road surfaces and clear storm drain grates.

Recommendation 4-33: Implement best management practices to reduce pollutant runoff from streets.

Section 5. Historic Preservation



Historical Marker at
Wilson Boulevard and Manchester Street

Boulevard Manor is a neighborhood that literally lives on its history, a history that the neighborhood works to preserve as a unique window into the history of the County.

The literal and figurative heart of the community is Reevesland, the last operating dairy farm to have operated in the once-agricultural county and a designated Arlington Historic District. The District encompasses the remaining 2.4 acres of Reevesland, but the land that once made up

the bulk of the farm lies under our homes, schools, and churches. Reevesland's history is our history.

European settlers first supplanted the native Indian tribes to claim the land that became Reevesland and Boulevard Manor in the early part of the 18th century. Much of the land was part of a 1709 land grant to Thomas Pearson and the land changed hands numerous times in the decades that followed, although most of it was probably not cleared of its native forests until the Torreyson and Reeves families purchased the land following the Civil War.

The land was disputed during the Civil War, with both Confederate and Union troops seizing the strategic high ground of Upton Hill and other nearby heights. On Upton Hill Union engineers constructed the earthenwork Fort Ramsay as part of the defense of Washington.

Family history has it that William Henry Torreyson was one of Mosby's Raiders, and it may be familiarity with the area through his service with that famed Confederate cavalry that brought Torreyson back to the area following the war. Immediately following the Civil War, Torreyson brought his new bride – Mary Eliza Burroughs, the daughter of a local landowner – to the first of several tracts that Torreyson purchased that would become Reevesland. There the couple began a dairy operation that would last through three generations of the family and nearly 90 years. In the years that followed, Torreyson acquired adjacent tracts of land and constantly improved them. Eventually, the farm encompassed 214 acres.

The couple lived on the land as prosperous farmers, and their children were part of the social whirl of the area. One daughter, Lucy Ellen, married George Richard Reeves in 1894, and the young couple departed for Missouri, where George and his brother had a farm together. In 1898, however, couple returned to help Lucy's parents operate the farm (William Torreyson being then in ill health, perhaps from lingering effect of wounds he had suffered in the Civil War). In the decade that followed their return, Torreyson would deed much of his land to his daughter and his son-in-law.

The house that was built for George and Lucy upon their return was to become the current Reevesland farmhouse, the center of the current Historic District. The house was to be expanded many times over the succeeding years. Indeed, the original kitchen wing of the house was itself an old tenant farmer house that was relocated from elsewhere on the property. The turn of the 20th Century saw the family in that house, with their youngest son Nelson Reeves, who was born on August 29, 1900.

George Reeves acquired adjacent parcels to add to the Torreyson land his wife had received from her father. In the early part of the 20th Century, the couple and their children sold milk and produce from their land to the growing populations of Washington, Alexandria, and Arlington. Nelson married in 1929, but continued to work on the farm in partnership with his father, taking on more and more of the operation from the aging George in the 1930s. In 1941, Nelson (who had been divorced

from his first wife) married Mescal Louise Wagner. Nelson and Louise continued the dairy business and farmed the land, often using horse-drawn implements, which were more suitable than the tractor for the farm's hilly terrain.

The changing nature of the county was fast encroaching upon Reevesland, however. In the 1940s, the farm was something of a novelty to suburban Arlington, and classmates of the Reeves' eldest children Ron and Marcia would visit the farm on field trips to touch this last remnant of the County's agricultural past. By 1952, the Reeves farm was the last dairy farm in Arlington.

The change finally came to Reevesland itself. In the early 1950s, Nelson and Louise began to sell off parts of the property that were to become Kenmore Junior High School, Ashlawn School, the Church of the Nazarene (now the Arlington Community Church) and the Church of the Brethren. The first part of the Boulevard Manor subdivision was platted in 1952. Part of the farm along Four Mile Run was condemned by the County to create Bluemont Park. As the subdivision grew, the Reeves farm faced increasing taxes and a dearth of experience farm hands. The dairy shipped its last milk on July 11, 1955.

The link to the past remained, however, as Nelson and Louise stayed on the land. Over the years, they remained a vital part of the new community that grew out of their former fields and pastures. Nelson Reeves shared the bounty of his garden with neighbors and offered them advice on their own. He spoke with school groups

and Boy Scout troops. Louise Reeves ran the local 4-H chapter. With each snow, the family welcomed sledders onto the hill running from the farmhouse down into Bluemont Park. Louise passed in 1999, and Nelson died in July of 2000, less than six weeks shy of his 100th birthday, ending more than a century of the family living on the land.

Yet the Reeves family had one more gift to make to the community. The children of Nelson and Louise – Ron, Marcia, and Cheryl – recognized the true value of their inheritance as the last remnant of Arlington's past. Rather than realize the profits that might be had from selling the land to developers, the family sold the remaining 2.4 acres of Reevesland to the County, which could preserve it.

The challenge of preserving this historic jewel continues to this day. As soon as the county acquired the property, the Boulevard Manor Civic Association recommended that it be established as a historic district, and the County did so in 2004. The Boulevard Manor neighbors of Nelson Reeves will continue to work to preserve his legacy.

Most of what we see in Boulevard manor today is the result of its development into a community of single family homes, a development which began in the 1950's. In addition to Reevesland, only a few other structures predate 1950. County real estate records identify older buildings on the following four parcels: 607 N. Livingston Street (1907), 506 N. Montana

Street (1923), Dominion Hills Recreation Association on Wilson Boulevard (1926), and 110 N. Montague Street (1932). The few other homes built in the nineteenth and early twentieth centuries during the neighborhood’s rural past have been lost.

Recommendation 5-1: The County should develop a master plan for the Reevesland Historic District, either as part of the Bluemont Park master planning, or as a separate endeavor. The Boulevard Manor Civic Association should be consulted as part of the planning process.

Recommendation 5-2: The land surrounding the Reeves house should remain open space. All features of the landscape should be properly maintained, including routine grass cutting and care of shrubs and trees.

Recommendation 5-3: The Reeves house, milk barn, and garage should be preserved and properly cared for. In particular, the structures should not be allowed to deteriorate during the planning phase for the property.

Recommendation 5-4: The Reeves house (and possibly the other structures) should be put to a use that benefits the residents of



Arlington County, such as a facility for education about Arlington history, especially its agricultural history.

Recommendation 5-5: Interpretive panels, displays, or printed materials should be developed by the County to explain the history of Reevesland. The John Milner Consultants Report, files maintained at the Arlington Public Library Virginia Room, and Reeves family members are all good sources for historical information.

As for the neighborhood apart from Reevesland, the only remaining structures that predate the second half of the twentieth century are the buildings associated with the Dominion Hills swimming pool, the Spanish style house at 110 N. Montague Street, and the cottage at 609 N. Livingston Street. The few other houses that had been built during the neighborhood’s rural past have been lost.

Below: parkland in Boulevard Manor





Above: Ashlawn Elementary School: with parks, fields and homes nearby; located on land formerly part of the Reevesland estate.

Section 6. Neighborhood Survey

The Boulevard Manor Civic Association prepared and distributed its NCP Survey to all residents (467 households) of the civic association and received 227 back completed for a response rate of 48.6%.

The survey consisted of the thirteen (13) sections listed below and fifty-eight (58) questions. Including single- as well as multi-part questions, the total number of responses on a single completed survey might reach as high as one-hundred twelve (112). A copy of the eleven-page survey is attached in the Appendix.

Some questions were open-ended and did not easily lend themselves to graphic representation. But most questions were structured for simple “Yes/No/Maybe” or “Strongly Support to Strongly Oppose (1-5)” responses that did lend themselves to easy graphing.

For the most part, the survey results underscored the positions on various neighborhood issues and concerns raised in BMCA Board and General meetings. Overall, there were high levels of satisfaction with most aspects of the neighborhood and most services provided by the county. Neighbors strongly favored preservation of what they considered the best features of the neighborhood, e.g., well-managed surrounding parks, zoning for single-family homes, and pedestrian-friendly streets, crosswalks and sidewalks.

Survey Sections

1. General Neighborhood Conditions
2. Land Use and Zoning
3. Streets, Sidewalks and Lighting
4. Traffic
5. Transportation
6. Parking
7. Public Safety
8. Parks and Recreation
9. Community Services
10. Beautification
11. Commercial and Public Establishments
12. Neighborhood Characteristics
13. Additional Comments

Section 7. Neighborhood Recommendations

| Land Use and Zoning | | | |
|---------------------|------------------|---|--|
| Recommendation No. | Location In Plan | Civic Association Recommendation | Comment (Department) |
| 2-1 | Page 2-2 | The County should avoid any changes in zoning, land use, or the GLUP that would change the inherent single family residential character of Boulevard Manor. | <p>The GLUP is the primary policy guide for the future development of the County. It establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policy of the County Board to citizens, the business community, developers and others involved in the development of Arlington County. In addition, the GLUP serves as a guide to the County Board in its decisions concerning future development.</p> <p>Arlington County has a policy of preserving the single-family neighborhoods shown on the GLUP, while focusing new development and increased density along its Metro and transit corridors. There are no plans at this time for making any changes to the “Low” Residential and “Low-Medium” designations for the Boulevard Manor neighborhood. –Community Planning, Housing and Development (CPHD)</p> |
| 2-3 | Page 2-2 | The County should limit application of its Metro corridor increased-density development approach to the Ballston area and not permit increased density on Wilson Boulevard adjacent to and surrounding Boulevard Manor. | <p>Boulevard Manor is not an area where the County would likely consider increasing density levels. The County has a policy of focusing new development and increased density around Metro Stations and along transit corridors, such as Columbia Pike.</p> <p>It is not County Board policy to expand commercial or higher density into planned single family neighborhoods. However, any rezoning application would need to be evaluated on a case by case basis against existing County policies and good planning principles. -CPHD</p> |

| | | | |
|-----|----------|--|---|
| 2-4 | Page 2-2 | To the extent any of the parcels abutting Boulevard Manor or adjacent to existing commercial development along Wilson Boulevard are ever presented for higher density development, the County should discourage and reject any development outside of the existing R-6 development which is currently permitted under existing zoning and/or also is consistent with the GLUP. | <p>The County is obligated to review any submitted development proposal and evaluate it based on the General Land Use Plan and the Zoning Ordinance as well as within the context of adjacent properties and uses. The County Board and staff bring all GLUP and rezoning amendments through a full public process and recognize the importance of the community's input in this process.</p> <p>At this time, there is no plan to change the GLUP or Zoning designations for the "Service Commercial" area along Wilson Boulevard just north of the Boulevard Manor boundary. However, the County's work plan does include a future, as yet unscheduled, Consumer and Business Services Study to help maintain neighborhood-serving retail. If this commercial area is to be part of any future study based on this work plan item, staff would work closely with impacted neighborhoods to develop a vision and plan. -CPHD</p> |
|-----|----------|--|---|

Transportation, Traffic and Pedestrian Safety

| Recommendation No. | Location In Plan | Civic Association Recommendation | Comment (Department) |
|--------------------|------------------|---|---|
| 3-1 | Page 3-2 | Maintain four through lanes circles along Wilson Boulevard without adding roundabouts or traffic circles. Enforce the posted speed limits. | Further study of the Wilson Boulevard cross-section from N. Frederick Street to the County line is recommended. The study would focus on pedestrian, bicycle, transit and vehicle safety review. The 2004 Arterial Transportation Management (ATM) study recommended a three-lane cross section for Wilson Blvd. in the western section of the County, with one travel lane in each direction and a left turn facility, as well as upgraded sidewalks, bike lanes and landscaping where appropriate. Department of Environmental Services (DES) |
| 3-2 | Page 3-3 | Work with the Virginia Department of Transportation to enhance pedestrian safety at the Arlington Boulevard intersections of Manchester and Montague Streets. | The County has concepts for long term improvements to Arlington Boulevard. Staff will examine low-cost enhancements for these intersections and work with VDOT to implement. -DES |
| 3-4 | Page 3-4 | Work with the Virginia Department of Transportation in the future redesign of Arlington Boulevard west of Carlin Springs Road through Seven Corners to limit the number of at-grade intersections, including design of at least a partial interchange at Manchester Street. | The County has developed concepts for long-term improvements to Arlington Boulevard. Interchanges require significant amounts of land and funding, both of which are in short supply. Interchanges generally promote vehicular access at the expense of other modes of transportation, making them not in keeping with Arlington's transportation goals. Staff does not see the value of substantial reconstruction of a partial or full interchange at Manchester Street. -DES |

*Boulevard Manor Civic Association
Neighborhood Conservation Plan
Section 7 –Recommendations & Appendices*

| | | | |
|------|-----------|--|--|
| 3-6 | Page 3-5 | Work with the Virginia Department of Transportation to construct one or more speed humps in the 5900 block of the north frontage road of Arlington Boulevard. | While this service roadway meets County criteria for traffic calming and speed tables, the roadway is controlled by VDOT, which has different criteria and design standards for speed tables. Staff will talk with VDOT about this proposal. -DES |
| 3-9 | Page 3-6 | Work with the Virginia Department of Transportation to determine if parking along the south side in the 5900 block of the north frontage road of Arlington Boulevard should be prohibited and install the appropriate signing. | Parking on both sides of a street visually narrows the street, which gives drivers cues to slow down. Staff will look into this block in particular, however, to determine if there is a safety problem that would necessitate the removal of parking. -DES |
| 3-11 | Page 3-8 | The County should under take a special intersection study for N. Livingston Street at N. Madison Street, 4 th Street N. at N. Manchester Street, and N. Montague Street at 1 st Street N and make appropriate recommendations to remedy the safety issues. | Staff is aware of a possible NC street improvement project being developed on N. Montague Street that would include the intersection of 1 st Street North. For the other intersections identified, staff will look at pavement markings and signage improvements. -DES |
| 3-18 | Page 3-10 | Study the desirability and feasibility of prohibiting large trucks without proper permits from cutting though the neighborhood. | The County has the ability to restrict trucks from using certain roadways except for the purpose of making deliveries or picking up goods. This would require amending the County Code to designate which streets are involved before signs could be installed. Trucks must comprise at least five percent of the daily traffic volume on the street. No streets in the neighborhood meet this criterion based on data collected. -DES |
| 3-20 | Page 3-12 | Provide adequate-width sidewalks and stairs in all identified locations where the facilities are missing, in need of repair, or too narrow for use by handicapped person. | The County will work with the neighborhood to identify locations where sidewalk maintenance is needed or where there is invasive vegetation. The stairs between 8th Road North and Wilson Boulevard are planned to be replaced by a trail project currently in design. Staff is working with the Dominion Hills pool management on possible trail alignments across their property to improve connections between Bluemont and Upton Hill Parks. -DES |

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|------|--------------|---|---|
| 3-22 | Page 3-13 | Protect pedestrian safety by enforcing County Codes that require trimming of shrubs, trees, etc., within the public sidewalk spaces and appropriate location of retaining walls and piping structures. | This issue can be addressed under the Care of Premises Ordinance enforced by the County Code Enforcement Office. -CPHD |
| 3-23 | Page 3-13 | The Department of Environmental Services should review its policies on sign location near sidewalks, locations of utility poles and support cables, and snow clearing in the neighborhood and make adjustments to reduce the impact on the pedestrians. | All street signs in pedestrian accessible locations should be high enough to provide clearance. Any non-compliant signs can be reported to the Call Center and will be corrected. The County will not clear snow from sidewalks on private property. Some sections of public trails will get snow clearance after streets are cleared, since trails do provide for bicycle and pedestrian transportation. -DES |
| 3-24 | Page 3-13 | Enforce dog leash and dog waste cleanup rules. | This is an issue in all parks, and staff (Rangers) have been working hard to remind neighbors of rules. With the minimal Ranger staff this continues to be a difficult task. Staff will continue to work on these issues. The Arlington County Police and the Animal Welfare League are the only authority to ticket. Offenses, especially those that occur on a regular basis at the same time/place, should be reported to the park area manager. -PRCR |
| 3-29 | Page 3-14 | Give priority to deployment of smaller snow removal and salting vehicles on the more difficult hills in the neighborhood. | <p>Smaller equipment is used on streets that are more difficult to maneuver on. Perceived delays in service are most likely due to the prioritization that is necessary during snow removal operations.</p> <p>During major storms, citizens can get a recorded update on the status of snow clearing operations by phoning 703-228-6485 (TDD during business hours is 703-228-4611). The recorded message will indicate whether requests from citizens for plowing are being taken; this happens towards the end of the storm after most residential streets have been systematically cleared. If your street was inadvertently missed and DES staff is taking requests, you can hold on the line and a staff member will assist you. –DES</p> |

| Parks, Public Facilities and Services | | | |
|--|-------------------------|--|--|
| Recommendation No. | Location In Plan | Civic Association Recommendation | Comment (Department) |
| 4-4 | Page 4-5 | Consider Ashlawn's land at the corner of 8th Road and N. Manchester as the site of a Boulevard Manor sign, if placing a sign the corner of Wilson Blvd. and N. Manchester is infeasible or undesirable. | School Board Policy 50-1, Signs on School Property, does not authorize signs other than those identifying the school to be placed on school property. -APS |
| 4-5 | Page 4-5 | Preserve and expand green space and open space throughout the county to take pressures off Bluemont Park. Park users come from every area of Arlington as well as the surrounding jurisdictions, and the numbers increase every year. There is tremendous pressure for use of the athletic fields, and the bicycle trail and picnic areas can be crowded during the weekends. Arlington needs more spaces for outdoor enjoyment to take some of the pressures off the current overused park areas. | Bluemont Park (much like other large parks in the County) draws many people from across the County and beyond. Park features and general areas are updated as time and funding allows generally starting with the oldest and/or most heavily used facilities. Playground construction and associated work to make the park more accessible will begin in Fall 2009. Any future park acquisitions should be consistent with the criteria of the Public Spaces Master Plan. -PRCR |
| 4-7 | Page 4-5 | Provide and maintain natural space buffers between active areas and the neighborhoods. The active recreation areas can generate considerable noise, disturbing residents who live nearby, and incidents of littering, trespassing, and vandalism occur. To preserve some level of quality of life for those whose properties abut the parkland and minimize the conflicts with park users, a buffer zone of shrubs and trees should be established and, where it does exist, enhanced, to reduce those negative effects. | Enhancing tree canopy coverage is a high priority for PRCR. Although resources do not currently exist for establishing and maintaining new shrub and landscape beds, the planting of large canopy trees at appropriate locations is supported. Requests for tree plantings in new areas or enhancements to existing plantings should be directed to the Parks and Natural Resources, Forestry and Landscape Section at 703-228-6525. -PRCR |
| 4-9 | Page 4-5 | Restore streambeds to natural conditions. The streambeds of Four Mile Run and its tributary creeks should be cleaned up and restored, with rocks and native plants installed as feasible to control the rates of flow to reduce erosion and enhance the habitat for wildlife. | PRCR is supportive of restoring the streambeds however, funds are limited to small projects to fix immediate problems. For a large overall improvement, such as what was done in the Donaldson Run stream valley, additional funding would be necessary and could be sought through Neighborhood Conservation and other sources such as the Storm Drainage Capital Improvement Program and Watershed Management Fund. -PRCR |

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|------|----------|--|---|
| 4-11 | Page 4-6 | Control and remove invasive species. Invasive plants are prevalent in many areas of the park and are taking over sections. They threaten to kill many of the large trees, prevent saplings from surviving, and destroy or drive out the native shrubs and ground cover. There should be a focused, methodical effort to eliminate these unwanted invasive species before the park is turned into a wasteland. | <p>Invasive plants present major problems in many Arlington Parks. Although County resources alone are not sufficient to control this County-wide problem, staff has worked to prioritize areas for control efforts. Staff efforts are most effective and efficient when combined with the efforts of community volunteers. Staff has worked with volunteers on invasive plant removal projects within Bluemont Park and will continue to partner with volunteer groups as resources permit. Requests for additional volunteer partnerships may be directed to the Landscape and Forestry Supervisor, at 703-228-6525.</p> <p>Larger new areas require a greater effort and level of funding which could be sought through Neighborhood Conservation. -PRCR</p> |
| 4-14 | Page 4-6 | Renew or replace the dilapidated playground equipment. The playground equipment is dated, damaged, and dangerous. Some of the equipment no longer functions as originally intended, and splinters from the wood frames are a constant hazard. It is past time for the equipment to be entirely replaced with new equipment designed to safe play and durability. Add a fence or barrier at the playground's periphery to control movement of children. | <p>PRCR staff has completed design work with the community and playground construction and associated work to make the park more accessible will begin in Fall 2009. There will be a combination of fencing and landscaping to provide an additional level of safety around the playground.</p> <p>PRCR no longer uses wood products in playground equipment for safety reasons. Please contact the park area manager at (703) 228-6525 to report immediate safety concerns. -PRCR</p> |
| 4-16 | Page 4-6 | Provide more timely trash pickup, particularly on summer weekends when the use of the picnic areas is highest. While the trash pick-up is generally quite adequate, problems arise on the weekends when the picnic activity is greater, resulting in overflowing trash receptacles and litter and trash scattered on the ground. There should be an afternoon or evening pickup on Saturdays and Sundays in spring and summer to correct this situation. | <p>PRCR staff visit the park and collect trash once a day, seven days a week. Additional staffing to have a second collection is an issue however PRCR recognizes that there is a need during times of high use such as weekends and summer time and will look at alternative ways to add an additional collection.</p> <p>-PRCR</p> |
| 4-26 | Page 4-8 | Organize efforts involving neighbors and other stakeholder groups to remove invasive or overgrown vegetation from the wooded section of the park. This effort may also include cleaning debris from Reeves Run, particularly in the area near N. Livingston St., where garbage often gathers. | <p>Staff has worked with volunteers on invasive plant removal projects within Bluemont Park and will continue to partner with volunteer groups as resources permit. Requests for additional volunteer partnerships may be directed to the Landscape and Forestry Supervisor at 703-228-6525. -PRCR</p> |

| | | | |
|------|-----------|--|--|
| 4-30 | Page 4-12 | Paint notices on the storm drains to indicate that it flows directly into the Chesapeake watershed and should not be used for dumping. | <p>Currently, storm drain markers for all watersheds in Arlington County are available. Please see the following website for contact information for this and other stream related volunteer activities in the county.</p> <p>http://www.arlingtonva.us/departments/EnvironmentalServices/epo/EnvironmentalServicesEPOVolunteerPrograms.aspx</p> <p>The neighborhood can also contact Arlingtonians for a Clean Environment at (703) 228-6427 -PRCR</p> |
|------|-----------|--|--|

Historic Preservation

| Recommendation No. | Location In Plan | Civic Association Recommendation | Comment (Department) |
|--------------------|------------------|--|---|
| 5-1 | Page 5-4 | The County should develop a master plan for the Reevesland Historic District, either as part of the Bluemont Park master planning, or as a separate endeavor. The Boulevard Manor Civic Association should be consulted as part of the planning process. | The County understands the importance of re-planning and redeveloping existing public spaces however, plans for future targeted areas will not occur until the funding is appropriated. The Reevesland Historic District will be included in a master plan for Bluemont Park once funding is approved in the Capital Improvement Program. Bluemont Park will be at the top of the list of major parks to be re-planned after the necessary funding has been secured to implement priority recommendations that are included in the Public Spaces Master Plan. Any future planning for Bluemont Park and the Reevesland Historic District will be consistent with the Public Spaces Master Plan. -PRCR |
| 5-4 | Page 5-4 | The house (and possibly the other structures) should be put to a use that benefits the residents of Arlington County, such as a facility for education about Arlington history, especially its agricultural history. | The problem with putting the house into service is that several ADA issues need to be dealt with first, such as ensuring that the doors can handle wheelchairs and that there is ramp access to the doors. The 2 nd floor will not be ADA accessible without an elevator and that is not a desirable goal. The building and grounds can still serve a good educational purpose and interpretive signage, maps and other educational materials can be used creatively. -CPHD |

Appendix 1: Survey

Dear Neighbor:

The attached survey is an important part of Arlington County's Neighborhood Conservation Program. Over forty civic associations and neighborhoods have completed surveys and developed neighborhood plans under this program.

What are the goals for our survey?

The survey is distributed to all residents of the civic association. The survey provides residents who might not be able to attend the civic association meetings with an opportunity to voice their concerns about the neighborhood.

Why does the survey have to be so long?

There are a lot of issues that we share with our neighbors; traffic, public safety, environment, public transportation, neighborhood beautification. It is important as Boulevard Manor begins to identify projects and define priorities for Neighborhood Conservation that the writing team for the plan understand the neighborhood issues and know the concerns of the neighborhood.

How long will it take to complete the survey?

In most cases the survey can be completed in under an hour.

Most of the questions are not of a complex nature and don't require an essay or long answer.

The proposed project plan for the distribution, completion and collection of the survey allows for 4 weeks to complete the survey and return it to one of the individuals identified below.

Will the results be made public?

Yes. Response results will be made public after the results are tabulated. Individual names and addresses will be held in confidence and will not be made public.

What is the next step?

After the survey has been tabulated it will be distributed to the writing team of the plan to provide background material for the various sections of the plan.

Should you have any questions about the survey, Neighborhood Conservation or the process please call Lyndell Core at (703) 741-3788 or you may call any Boulevard Civic Association board member.

Please return completed surveys to following Boulevard Manor neighbors.

Lee Dioso 555 N. Livingston Street 351-9645

| | | |
|-------------------|-----------------------------------|----------|
| Phil Klingelhofer | 5851 1 st Street North | 524-5438 |
| Claudia Maloney | 5951 8 th Road North | 237-8721 |
| Rich Massabny | 5904 4 th Road North | 527-2549 |
| Lyndell Core | 500 N. Longfellow Street | 741-3788 |
| Matt Doyle | 202 N. Montague Street | 236-6257 |
| John Pomeranz | 5927 3 rd Street North | 522-8927 |
| Lee White | 511 N. Madison Street | 465-2048 |
| Paul Svercl | 5900 3 rd Street North | 243-8693 |
| Larry Goldschmidt | 407 N. Livingston Street | 527-7447 |
| Jim Landrum | 5919 4 th Street North | 525-6980 |
| Merwin Liss | 549 N. Livingston Street | 524-1040 |
| Brian Feingold | 113 N. Liberty Street | 875-9553 |
| Chris Schneck | 329 N. Madison Street | 465-4427 |
| Glenn Bowler | 5905 4 th Road North | 816-8695 |

Instructions

Please answer any questions that apply to you. If more than one answer pertains to your household, you may give more than one answer. Please feel free to add comments on any question. Your privacy is important. Responses will be kept anonymous. Please refer to the map when describing a location in response to any of the questions. If you prefer, you may write the number of the question in the map to indicate the location.

I. GENERAL NEIGHBORHOOD CONDITIONS

1. What do you consider the three (3) primary advantages and disadvantages of living in our neighborhood?

Advantages

- a. _____
- b. _____
- c. _____

Disadvantages

- a. _____
- b. _____
- c. _____

II. LAND USE AND ZONING

1. How do you feel about Boulevard Manor remaining an area of mostly single family detached homes? Please circle one number

Strongly favor 1 2 3 4 5 Strongly Oppose

2. In-fill development (building large houses on small or irregular sized lots in established neighborhoods) is a growing concern in many Arlington neighborhoods. Please indicate your opinion on the following two statements.

a) Zoning laws should be changed to decrease legal coverage of residential lots.

Strongly favor 1 2 3 4 5 Strongly Oppose

b) In-fill development should adopt architectural styles and proportions that fit in with original neighborhood structures.
Strongly favor 1 2 3 4 5 Strongly Oppose

3. How would you describe your level of concern about too many occupants in some houses in the neighborhood (e.g. boarding houses, group houses, etc.)?

Not concerned Somewhat concerned Very concerned

4. Are there any structures, vacant lots, abandoned or inoperable vehicles on your block or elsewhere in the neighborhood that you consider eyesores or safety hazards?

Yes No

If yes, please specify location(s):

5. Are you aware of any possible zoning violations in the neighborhood?

Yes No

If yes, please specify the nature of the problem and the location: _____

6. If plans were redesigned for Arlington Boulevard would you favor maintaining the existing 6 thru lanes? Strongly favor 1 2 3 4 5 Strongly Oppose

7. Would you favor plans for Wilson Boulevard to be widened from 4 to 6 thru lanes?

Strongly favor 1 2 3 4 5 Strongly Oppose

9. Should zoning along Wilson Boulevard adjacent to Boulevard Manor be kept Status Quo?

Strongly favor 1 2 3 4 5 Strongly Oppose

III. STREET, SIDEWALKS AND LIGHTING

1. If you have a sidewalk in front of your house, please rate the condition. Otherwise, skip to the next question. (Please circle one response per line)

Intact 1 2 3 4 5 Disintegrating

2. If you have a curb in front of your house, please rate the condition. (Please circle one response per line)

Intact 1 2 3 4 5 Disintegrating

3. Are there problems with gutters or drainage on your street? Yes No

If yes, please specify the location and the nature of the problem: _____

4. Is additional lighting at night needed in the neighborhood? Yes No

If yes, please specify the location(s): _____

IV. TRAFFIC

1. Are there any intersections or locations in the neighborhood that are difficult for you or others to maneuver because of traffic flow, traffic speed, visual obstructions (i.e., vegetation or structures), or the configuration of the road?

Yes No

If yes, please specify the problem(s) and location(s): _____

2. Indicate your level of concern about the following traffic problems.

a) cut-through traffic in the neighborhood

Not concerned at all 1 2 3 4 5 Extremely concerned

Please specify the location(s) of concern: _____

b) vehicles exceeding the speed limits in the neighborhood

Not concerned at all 1 2 3 4 5 Extremely concerned

Please specify the location(s) of concern _____

3. Please indicate your opinion of each method listed for changing traffic patterns in Boulevard Manor .

a. More aggressive enforcement of traffic laws

Strongly favor Favor Neutral Oppose Strongly Oppose

b. Increased speeding fines for residential streets

Strongly favor Favor Neutral Oppose Strongly Oppose

c. Mobile electronic speed indicators

Strongly favor Favor Neutral Oppose Strongly Oppose

d. Additional truck restrictions

Strongly favor Favor Neutral Oppose Strongly Oppose

e. One way streets

Strongly favor Favor Neutral Oppose Strongly Oppose

f. Restrict turns during rush hours

Strongly favor Favor Neutral Oppose Strongly Oppose

g. Barricades

Strongly favor Favor Neutral Oppose Strongly Oppose

h. 4-way/3-way stops

Strongly favor Favor Neutral Oppose Strongly Oppose

i. Speed humps (made for 25 miles per hour)

Strongly favor Favor Neutral Oppose Strongly Oppose

2. How many persons in your household commute to work? _____

Please answer the following two questions if you or another member of your household commute to work.

3. Indicate the primary commuting method(s) used by person(s) in your household?

Check all that apply

- | | | |
|-------------------------------------|---|---|
| a) <input type="checkbox"/> walk | d) <input type="checkbox"/> metro rail | g) <input type="checkbox"/> combination |
| b) <input type="checkbox"/> bicycle | e) <input type="checkbox"/> car (single driver) | h) <input type="checkbox"/> other |
| c) <input type="checkbox"/> bus | f) <input type="checkbox"/> carpool or vanpool | |

If some persons use more than one method to commute to work, please describe the combination of methods used.

4. Indicate your response to the following statements.

I/we would be willing to use other means of transportation, instead of driving alone to work, if there were

| | | | | | | | |
|---|--------------|---|---|---|---|-----|-------------|
| | YES ← | | | | | | → NO |
| a) More convenient bus routes | 1 | 2 | 3 | 4 | 5 | | |
| b) More frequent bus service | 1 | 2 | 3 | 4 | 5 | | |
| c) Easier access to bus schedules | 1 | 2 | 3 | 4 | 5 | | |
| d) Better sidewalks | 1 | 2 | 3 | 4 | 5 | | |
| e) More crosswalks with lines, stop signs or lights | | | 1 | 2 | 3 | 4 5 | |
| f) Carpool listings | 1 | 2 | 3 | 4 | 5 | | |
| g) More parking spaces at East Falls Church metro | | | 1 | 2 | 3 | 4 5 | |

5. Does anyone in your household telecommute to work? Yes No

37. If yes, how many days on the average per week? _____

VI. PARKING

1. How often is it difficult to find parking on the street near your house?

- 4-7 days per week 1-3 days per week Never

2. If you consider parking on the street near your house a problem, what do you think are the causes?

Please check all that apply.

- a) Commuters
 - b) Residents do not use their driveways
 - c) Too many parking restrictions (specify nature/location of restriction(s) _____)
 - d) Lack of residents-only parking restrictions
 - e) Seasonal problem
 - f) In the afternoon after 4 P.M.
 - g) Other (please specify) _____
-

3. Is there residents-only parking in front of your house? Yes No

If yes, how effective is it? Very effective Effective Usually effective Ineffective

4. Please indicate your opinion on the following methods for managing parking in the neighborhood.
- a) During business hours, reserve areas for residential permit parking only
 Strongly favor Favor No Opinion Oppose Strongly Oppose
- b) At all times, reserve areas for residential permit parking
 Strongly favor Favor No Opinion Oppose Strongly Oppose
- b) Improve parking enforcement (i.e. Arlington police should issue tickets for repeat parking offenders.)
 Strongly favor Favor No Opinion Oppose Strongly Oppose
5. Are vehicles parked nightly in driveways blocking part of the public sidewalk in your area?
 Yes No

If your answer is yes, what are those locations? _____

6. Are unlicensed or out-of-state tagged motorized vehicles, trailers, or recreational vehicles including boats or watercraft parked on your street?
 Yes No
- a. Are they stored or parked on private property?
 Yes No
- b. Does the vehicle have a current Arlington County sticker displayed on the windshield?
 Yes No

VII. PUBLIC SAFETY

1. Are there areas in the neighborhood where the lack of sidewalks, handicapped access, crosswalks, traffic lights, curbs or gutters create a safety hazard for school children or pedestrians?
 Yes No
If yes, please specify the nature and location of each hazard. _____
2. Have you seen any rats around the neighborhood streets, storm sewers, streams, etc., within the last year?
 Yes No Unsure
If yes, please give the location _____
3. Are you aware of any fire or health hazards in the neighborhood?
 Yes No
If yes, please specify the nature and location of each hazard. _____
4. Do you think neighborhood crime is a problem? Yes Maybe No
If yes or maybe, what type of crime are you particularly concerned about? _____

5. Do you think increased police patrols are needed in the neighborhood?
 Yes No
6. Is there an active Neighborhood Crime Watch Program on your block?
 Yes No Maybe
7. If not, are you interested in establishing a Crime Watch on your block?
 Yes No Maybe

8. Do you feel that snow/ice removal or appropriate treatment from all public sidewalks adjacent to each property should be done within a few hours after a storm?
 Yes No Maybe
- a. Should the County clear snow and/or ice the local bike paths?
 Yes No Maybe

VIII. PARKS AND RECREATION

1. About how many times per week do you visit or walk through Bluemont Park?
 0-3 4-8 Daily

2. About how many times per week do you visit or walk through Upton Hill Park?
 0-3 4-8 Daily

If you use either park, please list the reasons. (Check all that apply)

- Tennis Use the playground equipment Use the picnic shelter
 Walk dogs Socialize Ride bicycle
 Walk Run Use the batting cages
 Swimming pool Read the bulletin board Play miniature golf
 Soccer Baseball/Softball Lacrosse

3. What is the overall condition of Bluemont Park?
 Excellent Good Fair Poor

4. What is the overall condition of Upton Hill Park?
 Excellent Good Fair Poor

5. How satisfied are you with the quality and conditions of the following in Bluemont Park?

- a) Playground equipment

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- b) Four Mile Run (the creek)

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- c) Lighting

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- d) Landscaping

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- e) Athletic Fields

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- f) Tables and benches

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- g) Open field

- Very Satisfied Satisfied Dissatisfied Very Dissatisfied

- h) General Cleanliness
 - Very Satisfied Satisfied Dissatisfied Very Dissatisfied
- i) Safety
 - Very Satisfied Satisfied Dissatisfied Very Dissatisfied
- j) Accessibility
 - Very Satisfied Satisfied Dissatisfied Very Dissatisfied
- k. Bathrooms
 - Very Satisfied Satisfied Dissatisfied Very Dissatisfied
- l. Picnic Shelters
 - Very Satisfied Satisfied Dissatisfied Very Dissatisfied
- 1) Staff
 - Very Satisfied Satisfied Dissatisfied Very Dissatisfied

6. Specify any other park concerns: _____

In your opinion. Bluemont Park is: Very Safe Safe Somewhat unsafe Very unsafe

In your opinion. Upton Hill Park is: Very Safe Safe Somewhat unsafe Very unsafe

7. Should more of the dense, brushy wooded areas in Bluemont and Upton Hill Parks be cleared , especially near the walking and bike paths? Yes No Maybe

8. What changes to the parks and recreational facilities would you like to see? (Check All That Apply)
- More trails for walking, jogging, and biking
 - More picnic areas
 - More park benches
 - More athletic ball fields and/or courts
 - Public gardens
 - Dog Runs
 - Other (specify) _____

IX. COMMUNITY SERVICES

1. Arlington County provides a wide range of services. Please rate the following county services:

- a) Police protection
 - Excellent Good Fair Poor Not sure
- b) Speed limit enforcement
 - Excellent Good Fair Poor Not sure
- c) Parking enforcement
 - Excellent Good Fair Poor Not sure
- d) Fire/ambulance service
 - Excellent Good Fair Poor Not sure
- e) Street cleaning
 - Excellent Good Fair Poor Not sure
- f) Trash collection
 - Excellent Good Fair Poor Not sure
- g) Street snow removal
 - Excellent Good Fair Poor Not sure

XI. COMMERCIAL AND PUBLIC ESTABLISHMENTS

Please check the box next to any of the local businesses or institutions listed below which give you cause for concern:

- a) Safeway
- b) The Target store located on Arlington Boulevard
- c) Lockwood House
- d) Sunrise Assisted Living
- e) Other _____

Please describe you concerns regarding any business or non-residential institutions you checked in the above list.

Are you concerned about potential expansion or development of the previously mentioned commercial properties in or adjoining the Boulevard Manor Civic Association neighborhood? (List all that apply)

XII. NEIGHBORHOOD CHARACTERISTICS

1. Please list you hundred block and street name.

Hundred block _____ Street name _____

2. Check the box that describes your relationship to your Boulevard Manor residence.

- Own and occupy
- Rent and occupy
- Own but live outside the neighborhood

3. Please indicate the number of people in each age group in your household

___ Under 5 ___ 18-24 ___ 55-64
___ 5-12 ___ 25-34 ___ 65-74
___ 13-17 ___ 35-54 ___ 75 and older

4. How many years have you (head of household) lived in Boulevard Manor?

If you have elementary or high school-aged children, what type of school do they attend? _____

___Public ___Private ___Home school ___Other

If you marked public schools, please specify which one(s) your child attends:

XIII. ADDITIONAL COMMENTS

Please use the space below to address any concerns you have about the neighborhood that were not addressed in this questionnaire. If elaborating on a specific answer, please specify the question number.

Thank you for your assistance in completing this important neighborhood survey.

When your survey is completed please drop it off at one of the addresses on the cover letter which is closest to your home.