

BARCROFT NC PLAN UPDATE



2008

Barcroft Neighborhood Conservation Plan Update

2008

Draft as of September 19, 2008

Summary

This is the first comprehensive update of the 1989 Barcroft Neighborhood Conservation Plan. The plan has ten sections:

A History of Barcroft

The Plan opens with a History of Barcroft, tracing the development of the neighborhood from its 19th century mill and homes to the first subdivision over 100 years ago, and then to its current mix of single-family homes with a border of apartments, townhouses and business properties.

Neighborhood Goals

The Plan lists ten worthy goals beginning with preserving the neighborhood's essential character as an area of single-family homes and ending with encouraging neighborhood spirit and the open, friendly relations between neighbors that make Barcroft a fine place to live.

Land Use and Zoning

This section highlights Barcroft's determination to maintain the core area of the neighborhood as detached single-family housing and its preference for new homes to have architecture compatible with the older homes we now have. The most important element of this Plan is the statement that the neighborhood strongly prefers to maintain its current housing density and preserve the atmosphere of space and greenery it now enjoys. Barcroft actively supports continued neighborhood use of parkland on the Arlington Hall site. The Plan asks the County again as we did in 1990 to designate unopened street rights-of-way along Four Mile Run (through Glencarlyn Park) as trails.

Transportation

The Plan has recommendations on traffic calming, major arterial intersections, the Arlington Boulevard service road between Pershing and George Mason, access to the neighborhood from arterials, pedestrian and bicycle Safety, pedestrian crossings, bicycle facilities, public transit and parking.

Capital Improvements

The Plan recommends that sidewalks be constructed where missing on at least one side of neighborhood streets providing that residents of the affected block agree. It recommends sidewalks on both sides of our principal neighborhood feeder streets, including S. Taylor, S. Wakefield, S. Buchanan and S. Abingdon Streets. Most of these streets are used by school children. The Plan supports the installation of curb ramps. It identifies drainage problems and areas where street lighting is inadequate. It recommends that lighting be installed on the Washington and Old Dominion (W&OD) Trail along Four Mile Run similar to the lights along the Custis Trail.

Parks and Environment

The Plan calls for major improvements of the park at Columbia Pike and Four Mile Run. It also outlines a number of enhancements for the park on Arlington Hall property. It recommends improving the footpath that connects S. Abingdon Street with S. Aberdeen St in Arlington Forest. It recommends preservation of Grandma's Creek as a natural area without paving, but improving the natural entrances at both ends and installing rustic bridges where required for safety on the footpath. It recommends that the County resolve outstanding issues to take over and convert to park land the former Virginia Power substation in the 400 block of S. Pershing Drive.

Community Services

This section urges improvement in Barcroft Elementary School playing fields. The Plan also has recommendations for aging in place and the Arlington Mill Center.

Beautification

The Plan has recommendations on landscaping and improving neglected areas of the neighborhood, litter and periodical control, foliage propagation, enforcement of some key ordinances, weed control and undergrounding of utilities. Residents underscored the importance of preserving Barcroft's tree canopy.

Commercial Development on Columbia Pike

The neighborhood supports plans for the revitalization of Columbia Pike, facilitated by the simplified Form Based Code for new building construction. It calls for upgrading of Barcroft's two shopping centers. It encourages a better mix of neighborhood services and retail establishments and better regulation of businesses who raise nuisance and security concerns for our commercial areas.

Historic Preservation

This section notes the possible eligibility of all or part of the neighborhood for designation as a Neighborhood Historic District, and concludes that Barcroft needs to explore this subject further. The Plan recommends that individual homeowners with eligible houses seek Historic District designation if interested.

Background

This major update was begun in 2006 and completed in 2008. All Barcroft residents were asked to participate by completing a neighborhood questionnaire including 85 multiple part questions covering land use, streets, sidewalks, lighting, traffic, transportation, parks, recreation, beautification and County services. Over 800 surveys were distributed to single-family homes and townhouses. In addition, we attempted to reach apartment dwellers with surveys in both English and Spanish. Barcrofters filled out 275 surveys, for a return rate of 33% of our single-family homes and townhouses. As in the past, the apartments did not respond.

All responses and comments from the questionnaires were entered in a database and tabulated. We completed a physical survey and inventory of the neighborhood in 2007. It also served as our input for the County's Neighborhood Infrastructure Project.

Using the results of the questionnaire and inventory, working committees prepared drafts on each area of neighborhood concern. After consulting with County staff, the BSCL published the draft Plan on our web site and provided paper copies to any Barcroft resident or non-resident property owner who requested one. Many Barcrofters gave comments on the draft Plan. On May 1, 2008, attendees at a community wide BSCL meeting made final revisions and approved the draft. It is posted on our Web site: www.bscl.org.

Barcroft's residents believe that a concerned citizenry must make its views clear in a systematic way to preserve and enhance neighborhood conditions. In the course of preparing this Plan many diverse viewpoints were carefully evaluated and worked into the final consensus document. Preparation of this Plan has enhanced neighborhood identity, strengthened the sense of commitment to civic activism, and helped to maintain the vitality of the Barcroft School and Civic League as a representative of the community.



Dr. Barcroft returned to Virginia in 1880. He rebuilt and operated the old Arlington Mill at Columbia Pike and Four Mile Run. It was said to have the largest mill wheel on the east coast.



Dr. Barcroft died in 1895, but continues to get write-in votes in our precinct in elections today.

The earliest homes in the neighborhood were built near Columbia Pike beginning about 1892 as the subdivision of Corbett. This area was resubdivided under the Barcroft name in 1903. The community grew to the north and east, and homes gradually filled in the area of the current Barcroft neighborhood. From 1918 through the 1950's, builder Walter O'Hara and his son Robert built several hundred Barcroft homes in a variety of styles. The neighborhood also has at least one Sears home and until 2007 had one Lustron enameled steel home. Beginning in the 1960's, townhouses and apartment buildings were

built on the edges of the neighborhood along Columbia Pike, South George Mason Drive and Arlington Boulevard. By the turn of this century developers were replacing older homes with more contemporary designs, some of them quite large compared to the modest homes of the previous century.

The neighborhood's first retail establishment was a country store built about 1885 and owned for a time by Oscar Haring. It was located on Columbia Pike at Four Mile Run.



Oscar Haring's store gave way to the Barcroft Shopping Center in 1949, and other retail establishments now line Columbia Pike. Some early homes along the Pike were moved to interior streets, but most were either demolished or converted to commercial uses, including the present Restaurant Atlacatl.

Barcroft's neighborhood civic association, originally known as the Barcroft Citizens Association, has been in continuous operation since 1908. The name was changed that same year to The Barcroft School and Civic League (BSCL) to lobby the County for a neighborhood school. The school opened that year in the newly constructed Barcroft Community House at 8th Street South and South Buchanan Street.



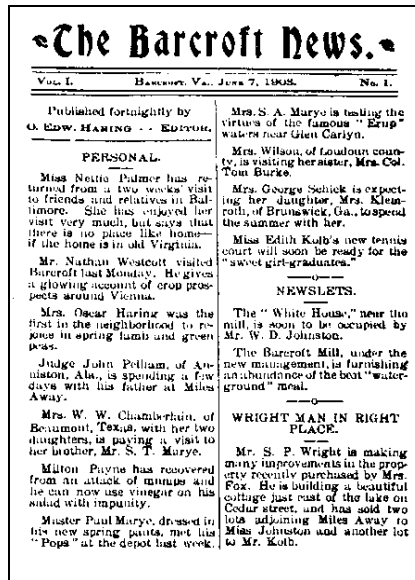
The school moved to its present location on South Wakefield Street in 1925. The Barcroft Community House has been designated by Arlington County as a local Historic District, and is on the National Register of Historic Places. It is the neighborhood's most important landmark.

In the early years of the twentieth century, many Barcroft families commuted to Washington on the railroad along Four Mile Run now known as the Washington and Old Dominion (W&OD). The first rail line was built in 1850's, with the stop at Columbia Pike handling passengers, grain for the mill and live animals.



The rail connection was important until paved roads offered more convenience for motorized vehicles. A bus service began in 1919, and gradually the rail service was reduced, with passenger service ending in 1932 and freight service ending in 1968.

The community's first newspaper, a tiny but well written neighborhood newsletter, was published for a time in 1903.



Publication resumed in later years, and the monthly Barcroft News still chronicles neighborhood events.

In 1925 the County built a new school building on Wakefield Street and moved Barcroft Elementary School there from the Community House. It now has the longest continuous service of any elementary school in Arlington. It has remained an integral part of the neighborhood, and a source of pride for residents. The student population grew until a major expansion program became necessary in 1945, followed by a gymnasium in 1975 and additional classrooms and general refurbishment in the mid-1990's.

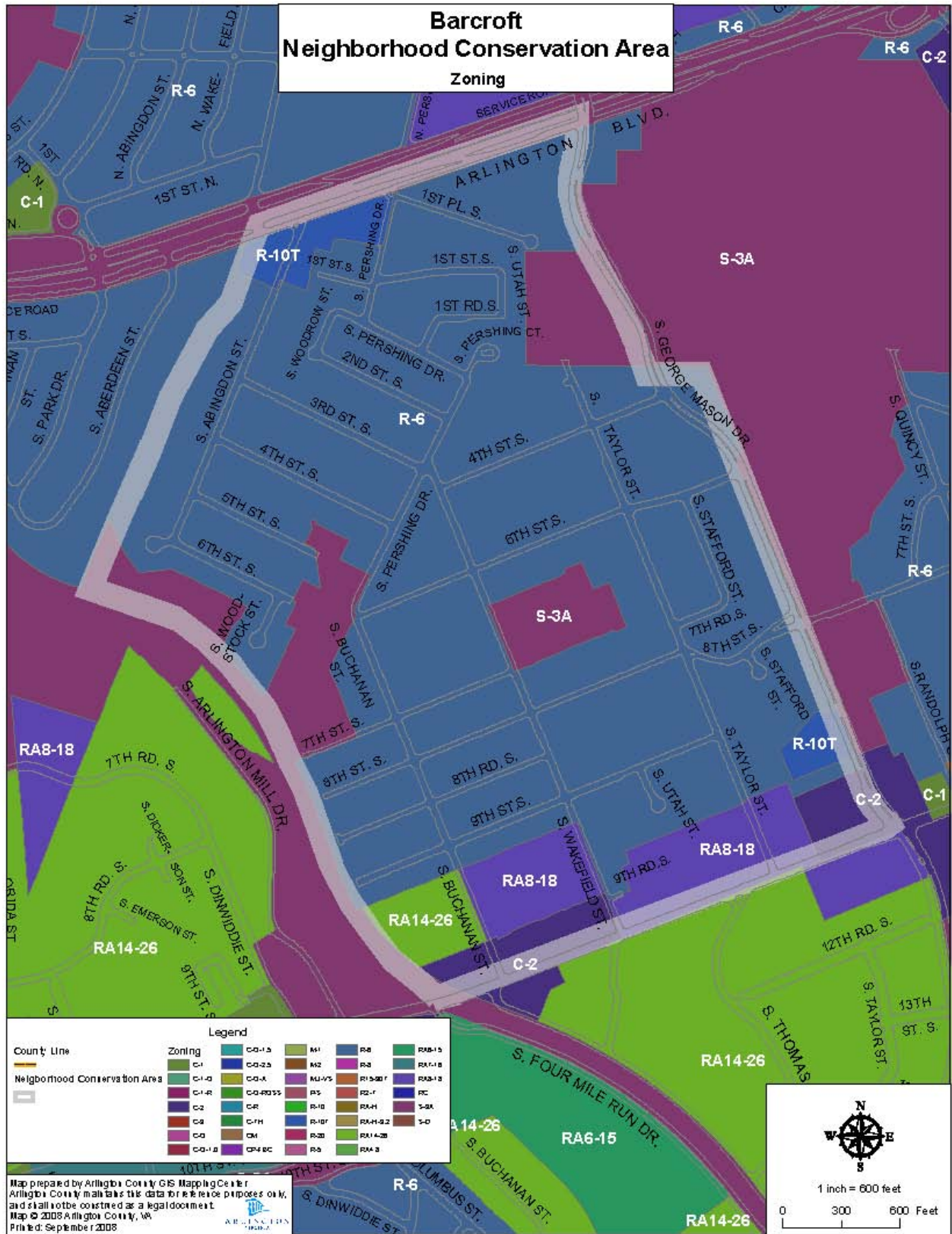
Throughout its history as a neighborhood, Barcroft has been a quiet residential area whose residents prize its tranquility, ease of access to the District of Columbia, and friendly neighbors.

Neighborhood Goals

Responses on the Neighborhood Conservation questionnaire confirm that Barcroft's residents are most concerned about preserving and enhancing the quality of life in their neighborhood. Their most important goals are to:

1. Preserve the neighborhood's essential character as an area of single-family homes.
2. Maintain the neighborhood's walkability by protecting our streets from cut-through traffic and speeding, while maintaining convenient access to and across major arterial streets and to adjacent retail centers.
3. Promote pedestrian safety by completing the neighborhood's sidewalks, curbs and gutters, maintaining the existing sidewalks and improving street lighting where it is inadequate.
4. Enhance and improve our two neighborhood parks and convert the former Virginia Power substation property to parkland.
5. Support the maintenance of Barcroft School to serve neighborhood needs.
6. Ensure that the continued expansion of Federal Government use of the Arlington Hall site maintains our park space, improves public access to the site, provides for a usable trail to the Thomas Jefferson Community Center and does not have adverse traffic, parking or pollution impacts on Barcroft.
7. Encourage Columbia Pike redevelopment under the Form Based Code that provides the mix of services and retail stores that the neighborhood needs, maintaining the limits on scale and density set forth in the Code.
8. Improve the appearance of Barcroft's streetscape at specific locations with additional landscaping or street improvements, including planting of trees.
9. Consider designation of Barcroft as an historic neighborhood.
10. Encourage a neighborhood spirit that will preserve the friendly, open relations between neighbors that make Barcroft a fine place to live.

Land Use and Zoning



Zoning

Barcroft's land use pattern is predominantly single-family detached homes with strips of commercial, townhouse, and apartment development along the borders of the neighborhood (see Map 2). There are also three active churches and the Barcroft Elementary School.

Barcroft's core is zoned R-6 (Single Family Dwelling), with small areas of S-3A (Special District) zoning for the Barcroft School and for two sections of Glencarlyn Park along Four Mile Run. The strip along Columbia Pike is zoned C-2 (Service Commercial-Community Business District) and RA 8-18 or RA14-26 (Apartment Dwelling), with the Form Based Code overlay. There is one small area of R-IOT (One Family Residential-Townhouse) on Arlington Boulevard and one on South George Mason Drive. The final zoning category in the neighborhood is for the Barcroft Community House, designated an Historic District (H-D). Within the area of the neighborhood zoned R6 there is one cluster townhouse development at Pershing Court. This departure from Barcroft's pattern of detached single-family homes was accomplished with a Site Plan approval under R-6 zoning regulations, and therefore is not shown separately on zoning maps.

Land use and zoning issues were a major part of the Neighborhood Conservation questionnaire. Responses indicate that Barcroft's residents are concerned that the single-family residential portion of the neighborhood be maintained as single-family. On several occasions attempts have been made to develop higher density housing in the neighborhood. As noted above the County approved one Site Plan that permitted clustered townhouses to be built in a portion of the neighborhood composed of single-family detached homes. Residents are concerned that other Site Plans for cluster townhouse development may be proposed by developers.

Recommendation #1 – Preservation of Single-Family Housing

Barcroft's residents strongly recommend that any new housing built in the core of the neighborhood be limited to detached single-family homes. Neither Site Plan approval for clustered dwelling units nor use permits for multi-family units should be permitted. The neighborhood supports strict enforcement of zoning regulations, particularly restrictions on overcrowding and the number of unrelated residents living in a house.

Infill Development and Compatible Homes

Barcroft's large lots raise questions about subdividing lots and infill development. Residents are resigned to the division of the few remaining large lots as a by-right prerogative of the owner, but want to preserve the uncrowded atmosphere of the neighborhood as much as possible. Residents are concerned about possible efforts by developers to consolidate residential lots for higher-density development.

Under current County zoning regulations Barcroft is losing green space and gaining larger homes. The neighborhood is divided on its perceptions of large new houses, considered oversized by some and appropriate for current demand by others. The many additions on our older homes indicate that more space is now considered the norm. Although divided on the size limits, most residents are concerned that newer houses should fit into the eclectic style of the neighborhood and observe the setbacks of

neighboring homes to fit in with the style of current housing. Some recent houses jut out abruptly much closer to the curb than the other houses on the street, creating a discordant effect. In addition the perception of quality construction is important to the neighborhood. New homes with blank, windowless sides and devoid of decorative trim indicate that the developer has shortchanged the neighborhood.



The Barcroft School and Civic league continues to oppose the granting of zoning variances that permit builders to break setback, height, lot size and lot coverage restrictions. Builders must be held to those restrictions, even in cases where the house has already been constructed and the developer “discovers” a non-conforming condition afterward.

Recommendation #2 – Lot Sizes, Setbacks and single family homes

- A. The Board of Zoning Appeals should not grant variances to permit construction on undersized or otherwise non-conforming lots, including rear pipestem lots and others where minimum street footage or other requirements for subdividing are not met.
- B. The Board of Zoning Appeals should not grant variances to setback, coverage and height requirements that would permit the construction of oversize homes on Barcroft lots. This applies equally to variances requested after a home is constructed.
- C. The neighborhood opposes the consolidation of individually owned residential lots for block sale to developers.

Arlington Hall

Barcroft residents are keenly interested in the uses of the 87 acre Arlington Hall site on our eastern border. Two Federal agencies, the Department of State and the Army

National Guard, have installations there. Both have launched major expansions of their facilities in 2008.

Barcroft appreciates the park on our side of George Mason Drive made possible on State Department land through a Memorandum of Understanding between the State Department and the County. The County has invested in developing the park and it is a heavily used major amenity for the neighborhood, including a playground, picnic area and sports fields. The parking lot continues to be used for overflow parking from Arlington Hall. See the Parks and Environment section below for further comments.

Barcroft has provided suggestions and recommendations for the Army National Guard's planning process, including the inclusion of adequate parking facilities in their planning as well as timely construction of the parking to make it available when the 1200 new employees arrive. The neighborhood joined with Alcova in disputing the Guard's initial finding of no significant impact for the expansion. The Department of State has not consulted with the neighborhood, and the two agencies do not appear to be working closely together regarding the impact of their expansion plans on Barcroft and Alcova Heights. National Guard personnel asking about parking have been told by their administrative office to use First Place South in Barcroft.

The neighborhood believes that the following principles should be followed in the continued redevelopment of Arlington Hall.

Recommendation #3 – Arlington Hall

- A. The park on the Barcroft side of George Mason Drive should be maintained in accordance with the Memorandum of Understanding between the Department of State and the County.
- B. Facilities built on the Arlington Hall site should be low-rise, architecturally distinguished, and compatible with the surrounding neighborhood. The Federal Government should fully fund all appropriate site perimeter improvements, such as undergrounding utilities and upgrading sidewalks, street lighting and traffic signals where needed.
- C. Planning for the facilities should include measures to minimize adverse noise, traffic and other impacts on the surrounding neighborhoods both during construction and after.
- D. Plans for the facilities should include sufficient on-site parking for all uses to prevent the use of neighborhood streets for parking generated from the site. Funding for garage facilities must be included in the original funding for any other expansion, not deferred. Use of mass transit by employees must be encouraged by providing shuttles to the Ballston Metrorail station, Crystal City VRE station and other federal facilities. The two agencies using Arlington Hall should instruct or order their employees not to park on Barcroft's neighborhood streets.
- E. North-south and east-west public pedestrian and bicycle access through the site should be provided. Security fencing should be used sparingly for legitimate security concerns and to screen the site from adjoining private properties.

Zoning Along Columbia Pike

Barcroft residents support the County's efforts to shape the redevelopment of Columbia Pike through the adoption of the Form Based Code and the establishment of a uniform Pike streetscape. The result should provide a lively mix of uses with shop fronts, sidewalk cafes, and other commercial uses at street level, overlooked by a canopy of shade trees, upper story residences and offices. With the prospect of upgraded commercial buildings and enhanced pedestrian and bicycle access, we believe that it will be more important to bring a better mix of neighborhood services to our two shopping areas to restore them as Barcroft's main street. Since our section of the Pike has no northbound arterial street, the height limit on buildings has been set at four stories to control density.

Recommendation #4 -- Zoning and Land Use Along Columbia Pike

Barcroft supports the upgrading of the Columbia Pike streetscape and the planning concepts included in the Form Based Code approach to redevelopment of the Pike. We are particularly interested in maintaining the four story limit on buildings in the Neighborhood Center area along the Pike at S. Buchanan St.

Land Use and Zoning in the Four Mile Run Area

The County has undeveloped rights-of-way for Arlington Mill Drive and Four Mile Run Drive between Columbia Pike and Arlington Boulevard. There is also one area of County park property zoned RA14-26 (Apartment) in Glencarlyn Park below South Woodstock Street and just outside the Barcroft Neighborhood Conservation Area west boundary.

These designations are obsolete. Barcroft residents are strongly committed to preservation of the existing parks and would oppose use of the land for streets or apartments.

Recommendation #5 – Obsolete Rights-of-Way and Zoning Change along Four Mile Run

A. The County should remove the unopened rights-of-way for Arlington Mill Drive and Four Mile Run Drive, between Columbia Pike and Arlington Boulevard, from the Master Transportation Plan's list of designated streets, and put them on the list of designated trails. Legal and planning documents should be revised to reflect this change.

B. The County should rezone the RA14-26 (Apartment) area in the park below South Woodstock Street to S-3A (Special District).

Transportation

Overview

Barcroft residents like their neighborhood's central location and access to many transportation options. Buses on Columbia Pike run frequently to Metrorail Blue and

Yellow line stops at Pentagon City and the Pentagon. Ballston and the Metrorail Orange line are a 25-minute walk or a short bus or bike ride away. Cyclists and pedestrians alike enjoy the adjacent W&OD and Four Mile Run trails, while designated bike routes link the neighborhood to Arlington's robust bicycle network. Walkers enjoy strolling quiet neighborhood streets.

Yet residents also have major complaints about transportation, both within the neighborhood and outside of it. Despite implementation of a major traffic-calming program in the neighborhood over the past decade, speeding on neighborhood streets remains a top concern. Residents want more frequent bus service to Ballston and voice confusion about public transportation options. Motorists, cyclists and walkers alike complain that the neighborhood's busiest access points at S. Abingdon St. –Arlington Boulevard and S. Buchanan St.–Columbia Pike are dangerous and dysfunctional.

Solutions to these problems must address all modes of transportation, as Barcroft survey numbers show. While 66% of residents regularly get to work by car, 21% commute by public transportation – bus, Metro, or a combination of the two – and 4% often bike or walk. Even for those who usually drive, public transportation provides an important backup. Thirty three percent of respondents sometimes use it to get to work. Although 91% typically use their cars for leisure and shopping, 31% walk and 22% ride their bikes at least some of the time for leisure activities.

Traffic

Traffic and speeding remain issues of concern and controversy in the neighborhood. Over half of those who responded to the survey identified traffic safety as a problem. Speeding tops the list of concerns, followed by high traffic volume, identified as cut-through traffic. But many respondents had no concerns.

The overwhelming majority of respondents approve of the four-way stops and traffic-calming measures installed in Barcroft over the past decade. In the survey, 200 of 275 respondents said they approved of these measures, compared to 39 who disapproved. Opinion about the need for additional traffic calming measures is divided, however: 114 want more, while 103 oppose more.

Recommendation #6 – Speeding and traffic calming

- A. The county should continue to monitor traffic in the neighborhood, and additional measures should be considered only if warranted.
- B. Columbia Pike redevelopment adjacent to the neighborhood should be accompanied by intensive traffic monitoring and remediation if warranted, including reconfiguration of neighborhood access points such as the intersection of Buchanan–Columbia Pike.
- C. Specific blocks to watch based on observations of speeding by residents:
 - 8th between S. Taylor and George Mason Drive, where cars apparently speed downhill to make the light at George Mason

- 600 block of S. Buchanan St., where the downhill topography in both directions and long distances between speed humps result in excessive speeds mid-block
- Pershing between First St. South and First Road South, where no traffic calming has been installed
- S. Stafford between 6th St. South and 7th Road South

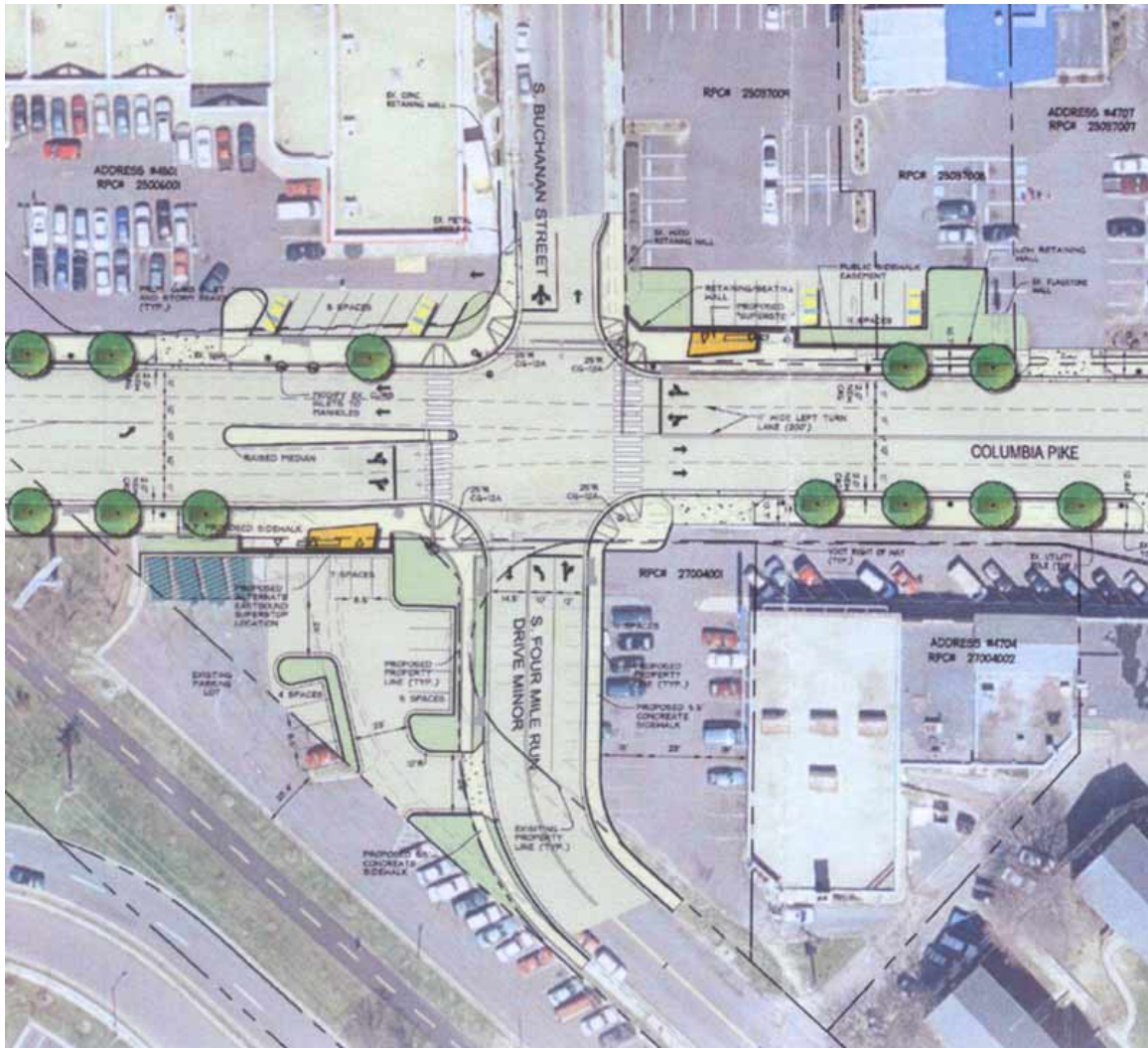
Intersections and Neighborhood Access

Buchanan–Columbia Pike

There is widespread dissatisfaction with this intersection, the second-most widely used entry to the neighborhood. The combination of misalignment, chaotic entry and exit to the Barcroft Shopping Center off Buchanan, and heavy use brought widespread complaints.

Pending Columbia Pike redevelopment makes resolution of the many problems at this intersection even more urgent. In 2008, a developer was considering construction of a four-story building with mixed residential and commercial use at the northeast corner of the intersection. Plans called for all traffic to exit to S. Buchanan St., which would be expected to exacerbate existing problems.

The county has for some time discussed aligning Four Mile Run with Buchanan as shown in this plan.



The neighborhood survey provides little guidance on this proposal. But another idea, creating a left-turn lane from eastbound Columbia Pike to Buchanan, revealed a quandary. By a 169-52 margin, respondents favored this idea. But when residents were asked if they would still support a left-turn lane if it were found to increase cut-through traffic, the results reversed: 63 in favor, 123 against.

Recommendation #7 – Columbia Pike-Buchanan Intersection

- A. The County should reconstruct and realign the Buchanan--Columbia Pike intersection.
- B. A left-turn lane into S. Buchanan should be constructed to facilitate entry into the neighborhood and improve traffic flow on Columbia Pike.
- C. The potential for increased traffic volume through Barcroft from realignment, a left turn lane and other changes must be considered in all planning and approvals prior to construction, with specific solutions and resources to mitigate adverse impact identified.

If no effective remediation is available, elements of the reconstruction should be reconsidered.

D. Traffic counts should be conducted before construction and regularly afterward. Traffic calming projects to mitigate ill effects of the reconstruction should be granted review and approval on an expedited basis. Funding for traffic calming measures should be included in the reconstruction budget.

E. The redesign of this intersection must alleviate the dysfunctional entry to the Barcroft Shopping Center, and anticipate and address the impact of redevelopment under the Columbia Pike Form Based Code.

S Abingdon St intersection with Arlington Boulevard

At least one Barcroft motorist has been killed in a traffic accident at this heavily used, dangerous, substandard intersection. Although recalibrated traffic light sequences, including delayed green lights, have apparently reduced crashes, safety and traffic flow remains a concern. See the Pedestrian and Bicycling section below for specific concerns about pedestrian safety.

Recommendation #8 – Abingdon-Arlington Boulevard Intersection

The County should improve pedestrian, bicycle and motor vehicle safety at this substandard intersection. Monitoring developments is necessary to take proactive steps to improve safety and efficiency.

Arlington Boulevard service road between Pershing and George Mason

Two-way traffic is currently allowed from S. Pershing Drive toward the Unitarian Universalist Church at S. George Mason Drive. Because westbound use is infrequent, it poses a danger to motorists, bicyclists and pedestrians who may not be looking for vehicles traveling from that direction. The Unitarian Church has reconfigured its parking lot and favors limiting service road traffic to one-way, eastbound.

Recommendation #9 – Arlington Boulevard service road

The Arlington Boulevard service road between Pershing and George Mason should be one-way eastbound. A “no-left turn” sign should be installed at the church parking lot exit.

Access to the Neighborhood from Arterials

Residents appreciate having many exits and entrances to Barcroft to spread the traffic load through the neighborhood grid. Residents avoid the blind intersection of 6th and George Mason, with 78 reporting that they never use it and some asking for safety improvements there. Northbound left-hand turns pose a particular risk due to the curve on George Mason Dr. sharply limiting sightlines.

Residents having difficulty making a left turn from northbound George Mason Drive westbound 8th St S. were in favor of installing a left turn lane on George Mason, but only if the lane would not increase cut through traffic headed for Arlington Boulevard

westbound and hoping to avoid the congestion at the National Guard facility and the George Mason – Arlington Boulevard intersection.

Recommendation #10 – Access to Neighborhood from Arterials

A. Barcroft residents enjoy multiple points of access to the neighborhood, and while none of these should be eliminated, the County should continue to monitor accident rates and utility.

B. The County should install a left turn lane on George Mason Drive northbound at 8th St. S. if it can be done without increasing cut through traffic in the neighborhood.

Pedestrian and Bicycling Issues

Safety

An overwhelming majority of residents feel safe walking in the neighborhood, but they are acutely aware of the dangers of crossing Arlington Boulevard at S. Abingdon St. Riders of Metro bus #4 must cross this intersection daily, as well as other pedestrians and cyclists. Problems include:

- Lack of paved walkways to reach pedestrian crossing signal switches
- Lack of pedestrian refuges
- No crosswalk at the stop signs on the service road.
- No crosswalk on the north side of the intersection
- “Walk” light duration too short



Other areas singled out as unsafe by respondents include the intersection of 7th and Buchanan streets, which is a popular entry to the W&OD bike trail, the intersection of Buchanan and Columbia Pike, and the curves on Pershing between 1st St S. and 3rd St S.

Some expressed concerns about walking at night along Taylor from Columbia Pike, at Deadman’s Curve (where Pershing meets Buchanan), poorly lit because of a chronically inoperative streetlight. Vegetation frequently encroaches on the walkway there and in

other locations. Others expressed concern about drunks at Columbia Pike and S. Buchanan, as well as the poorly maintained sidewalks on the George Mason Drive bridge over Arlington Boulevard. The neighborhood is awaiting the completion of pedestrian improvements at the intersection of Pershing Dr., 3rd Street S. and S. Wakefield St that are now only outlined in paint.



Recommendation #11 – Pedestrian and Bicycle Safety

A. The County should improve pedestrian safety at S. Abingdon St and Arlington Boulevard. Crosswalks and stop bars should be painted at the stop signs on the Arlington Boulevard service road. Pedestrian waiting areas on both sides of Arlington Boulevard should be leveled and paved, providing better access to the walk button. We have more comments in the section on Pedestrian Overpasses below.

B. The County should complete the pedestrian crossing improvements at Third St S, Pershing Drive and S. Wakefield St. as indicated by the painted lines now at that intersection.

C Pedestrian and bicycle safety enhancements must be included in the S. Buchanan–Columbia Pike intersection improvements.

D. The County should repair or replace the unreliable streetlight at the juncture of Buchanan and Pershing, and ensure there are no gaps in street lighting.

E. The County should monitor and eliminate vegetation encroachment on sidewalks on county and private land.

Pedestrian Crossings

Construction of a pedestrian overpass at Abingdon St and Arlington Boulevard is a popular but controversial idea in the neighborhood.

About 48% of the respondents – 133 total – supported the idea, while 28%, or 77 people, opposed it. About the same number supported improving the George Mason pedestrian underpass at Arlington Hall to ease bicycle and pedestrian travel to Thomas Jefferson Recreation Center and beyond.



Respondents favored adding a ramp for cyclists to the underpass by a 148-25 margin. For both the Arlington Boulevard and George Mason projects, opponents expressed the belief that the projects would be costly and a waste of taxpayer dollars.

Recommendation # 12 – Separated grade arterial crossings

A. The County should continue to consider the feasibility of a pedestrian overpass at Arlington Boulevard, with development dependent upon cost. In the event of a major reconstruction of the intersection, an overpass should be included.

B. The County should install a ramp for cyclists in the George Mason underpass and make other improvements to facilitate safe pedestrian and bicycle access to Thomas Jefferson Recreation Center, although cost should be a consideration. See also our comments under Arlington Hall Park below.

Bicycling

Most residents feel safe biking in and around Barcroft, but a few asked for bike lanes in the neighborhood. About 9 % -- or 26 survey respondents -- bike to work at least some of the time, and 4% ride to work often.

The W&OD trail is currently entered from 9th St. and an unpaved entrance at 7th. The lack of pavement can be a challenge for road and hybrid bikes, as well as child bike trailers, while 9th St. may be too steep for children and trailers. However, in the Parks section of the survey, most respondents did not support construction of new entrances to the trail, while improvement of existing access points was deemed unnecessary by a 108-71 majority. We have recommendations on trail connections in the Parks section below.

Some residents asked for wider sidewalks to accommodate riders, and that encroaching shrubbery be removed. A few mentioned speeding traffic as a deterrent to bicycle riding, even after Barcroft's traffic has been calmed.

Recommendation #13 – Bicycle facilities

A. The County should consider bike lanes on major Barcroft streets where street widths make them feasible.

B. Recommendation: The BSCL, County and bicycle advocates should launch an education campaign to encourage more Barcrofters to bike to work.

Public Transportation

Many Barcroft residents regularly ride public transportation, but others demonstrated that they were not aware of the alternatives already available, and others said they would use mass transit if additional options were created. Residents demonstrated flexible commuting strategies, with some citing three or four different alternatives they use on a regular basis. More education about bus lines that service the neighborhood appears to be needed, while improving service to the Ballston Metro Station was the single greatest concern.

Nearly 43 percent of all survey respondents favored the County's tentative plans to build a streetcar line on Columbia Pike, compared to 31% against. Nearly 27% didn't respond to the question. However, only 74 respondents said they would be more likely to use transit on Columbia Pike if there was a streetcar, compared to 95 who said they would not. Only 50 would be more likely to use transit if advanced buses were available, vs. 122 who would not.

Those who ride the bus tend to use it regularly. A significant number of Barcroft residents ride Metrorail, using a variety of means to get to stations: bus, carpooling with a family member to the station, taxis and walking. Some residents said they would ride a bus if service were restored through the neighborhood, either the longtime 16X to the Pentagon, the ART 41 to Ballston or a dedicated express shuttle from the neighborhood to a metro station. Others called for more frequent weekend service to Ballston.

Recommendation #14 – Public transit

A. The BSCL, the County and Metro should launch an education campaign that will help residents understand bus routes, schedules and other factors that would increase usage of the system. Outreach could include distribution of free passes and other incentives.

B. A bus route through the neighborhood should be restored, and service to Ballston should be improved.

Parking

Parking was a concern for about 20% of survey respondents, most of whom live near churches, apartments, Barcroft Elementary School and other institutions, demonstrating that any solution is likely to be limited to very specific blocks. Only 20% supported parking permits to control parking, with the rest opposed, while 10% said church parking was a problem. Written comments from 42 respondents detailed parking problems related to church, which generated the most comment, followed by Barcroft Elementary School, George Mason Drive, commercial vehicles, apartment buildings, and commuters.

There is one section in the eastern part of Barcroft within a block of George Mason Drive with parking restrictions marked to control parking of vehicles from Arlington Hall. The pending expansion at Arlington Hall could require parking restrictions in other areas as well.

Recommendation #15 – Parking

The BSCL should continue to work with blocks experiencing parking shortages, and monitor any development, commercial or governmental, to ensure that adequate parking is provided.

Capital Improvements

Barcroft's primary goal for capital improvements is to enhance pedestrian and bicycle safety in the neighborhood while improving street lighting for safety and security. We also have comments in the Parks and Beautification sections below on needed improvements.

Streetscape

Arlington prides itself on its walkability. Pedestrian and bicycle friendly streets and sidewalks promote a sense of community and encourage residents to consider car-free transportation choices. Our neighborhood has many residents walking for fitness, parents strolling with their babies and owners walking their dogs. Bicycling is popular both for recreation and commuting. Sidewalks and traffic calmed streets are important for that level of activity. In some locations Barcroft residents find that the lack of sidewalks poses

a safety problem for pedestrians. The vast majority of survey respondents favored sidewalks on at least one side of each street.

Barcroft residents are divided on the subject of completing the sidewalk network. Most strongly support sidewalks everywhere for pedestrian safety. Others oppose losing a portion of what they perceive to be their front lawns, often including desirable trees and shrubbery. They cite a loss of privacy if sidewalks are installed closer to their homes. The Barcroft community as a whole clearly favors completing the sidewalk system where there is no conflict with property owners. In other situations the neighborhood is unable to impose a general solution for the conflict between pedestrian safety and the preservation of trees and greenery. Under the County's Neighborhood Conservation process, the decision must be made street-by-street, with the property owners petitioning the County for sidewalks if they desire them. The neighborhood as a whole looks to its property owners to weigh the common good achieved when sidewalks are available for pedestrians, particularly where pedestrian traffic is highest from schools, Metro and shopping along Columbia Pike. This position does not impose sidewalks on those who do not want them, but supports those who wish to petition the County for their installation under regular County procedures.



Linking sidewalks are needed on the west side of South Pershing Drive between 1st Place South and South Woodrow Street. Pedestrians are forced to cross South Pershing Drive to avoid the stretch of missing sidewalk.

The neighborhood survey highlighted safety concerns for school children walking to and from Barcroft Elementary School, particularly along 7th Street South between South Wakefield and South Buchanan Streets. Since 7th Street South is narrow with no sidewalks, school children and teachers are forced to walk in the one center lane left between parked cars. The block is also a well-used access to Four Mile Run park.

Property owners wanting sidewalks are pleased that the County now assumes the costs for installation of new curbs, gutters and sidewalks under the Neighborhood Conservation Program. Homeowner assessments were a stumbling block in the past.

There is unanimity on the need for maintenance for the sidewalks now installed. Well maintained sidewalks reduce pedestrian injuries. There is also support for improving snow removal.

There is support for additional curb cuts to make more of Barcroft accessible to wheelchairs. The County installs such ramps during curb projects and intersection improvements.

The chart below summarizes the neighborhood’s potential sidewalk, curb and gutter needs.

Sidewalk, Curb and Gutter Needs

Block & Street Name	Project Description
10 S. Pershing Drive (28 and 34 S. Pershing)	New curb, gutter & sidewalk on west side
100 S. Pershing Drive	New curb, gutter & sidewalk on west side
100 S. Pershing Dr (stub to S. Woodrow)	New curb, gutter & sidewalk on north side.
4600–4700 block 7th St South (Wakefield to Buchanan)	New sidewalk on one side
4800 block 7th St S.	New sidewalk on south side at Woman’s Club (side of 700 S. Buchanan) avoiding large tree. Curb and gutter only on north side from 4809 to FMR park. New curb and gutter at bottom of hill with drainage provisions to prevent washdown on trail. No widening at bottom.
4800 block of 8th St South (Buchanan to FMR park)	New sidewalk on one side
4800 block of 8th Road South (Buchanan to FMR park)	New sidewalk on one side
4800 block of 9th St South (4818 to FMR park)	New curb, gutter & sidewalk on south side with connection to park entrance trail. New curb and gutter at bottom of hill with drainage provisions to prevent washdown on trail.
S. Buchanan from 3rd St S south to 9th St S	New sidewalk on east side.
4700 block of 9th St S	New curb, gutter & sidewalk on north side at one house: side yard of 831 S. Buchanan
200 block of S. Pershing Dr. from 3rd St S up to Pershing Court	New sidewalk on east side
4400 block of 1st Place S from S. Pershing Dr. eastward	New curb, gutter and sidewalk on one side
100 block of S Woodrow St	New curb, gutter and sidewalk
4500 block of 4th St S	New sidewalk at side of 401 S. Wakefield
4600 block of 8th St S	New sidewalk in front of 4609 8th St S
400 S. Taylor	New sidewalk
401 S. Wakefield (corner, on the 4th St. side)	New sidewalk on 4th St side of single home at 401 S Wakefield.
800 Block Wakefield from 8th Rd to 9th St	New sidewalk
4600 9th St (825 S. Wakefield—corner house)	New sidewalk wrapping around corner from Wakefield onto 9th St.
4610 to 4632 4th St. S	New sidewalk
4600 5th St S	New sidewalk in front of 4630 and 4664.
4400 block of 1st Rd	New sidewalk opposite 4409 (rear of Hidden Oaks)

	if trees can be spared.
4300–4500 block of 9th St S	New sidewalk on north side, but only if huge oak dies.
4600 block of 1st St S	New curb and gutter on both sides, new sidewalk on one side.

Recommendation #16 – Curbs, Gutters and Sidewalks

A. Most but not all survey respondents recognize the benefits to pedestrian safety provided by sidewalks, curbs, gutters and curb cuts and believe they are needed throughout the neighborhood, and in particular along routes to schools.

B. The County should consider constructing sidewalks on at least one side of each street and both sides of our principal neighborhood streets to provide for pedestrian safety.



C. The County should install ramps for wheelchair users whenever curb or intersection projects provide an opportunity.

Drainage

Drainage problems are spread mostly through back yards. Constructing large houses on small lots or building sizeable additions alters housing footprints and drainage, increasing the likelihood of future water problems for adjacent neighbors. The County should anticipate such problems and require the developer to provide solutions. In a few cases drainage problems occur in streets or on sidewalks, which can be hazardous in winter during freezing conditions.

Neighborhood drainage problems identified:

Block & Street Name	Description
4600 block of 6th St. South at S. Taylor St.	Low point collects water and causes icing in winter.
4705 8th Road	County storm drain behind may have a crack, causing erosion and deterioration of the residents' driveway in front of their garage.
5th St South near South Abingdon	North side drainage problem.
4700 block of 3rd St. South	storm drain at the midpoint of the block
800 Block of S Wakefield	Water runoff from 819 to 815 S Wakefield floods the driveway and sidewalk where school children walk.
4300 Block of 8th St South	Runoff from the rear of Barcroft School toward 8th Street South is not well handled by storm sewers.

Mosquito eradication

The neighborhood is concerned about the spread of mosquitoes carrying the West Nile virus. We propose a neighborhood-wide project to eradicate them. It would include a campaign to eradicate stagnant water sources on both public and private property. That would involve a public health campaign and other assistance to homeowners to eliminate mosquito breeding areas on private property. The campaign would not use sprayed chemicals.

Recommendation #17 – Drainage and mosquito eradication

- A. The County should investigate the drainage problems indicated on the chart above and correct them.
- B. The County should anticipate drainage problems resulting from large new houses and additions, and require the developer to provide solutions.
- C. The County should sponsor a neighborhood-wide mosquito eradication project taking a comprehensive approach to eliminating mosquito breeding sites without use of chemicals.

Street Lighting

About two thirds of Barcroft's residents consider street lighting inadequate on their street, citing pedestrian safety and security concerns. The chart below shows locations where residents stated on their neighborhood questionnaire that more street lights are needed. After review of the recommendations, the neighborhood supports additional lights in those locations as indicated. In all cases the neighborhood believes that new lights should be compliant with the dark sky standard.

Street Lights

Block & Street Name	Project Recommendation
Abingdon from 10 block to 6th St S	Install Carlyle-style street lights.
3rd St, 4th St, 5th St, 6th St from Abingdon east	Install Carlyle-style street lights.
S. Woodstock cul de sac	Install Carlyle-style street lights.
Arlington Boulevard Service Road: S. Abingdon to signal	Install Carlyle-style street lights.
Arlington Boulevard Service Road: S. Pershing Dr. east	Install Carlyle-style street lights.
S. Pershing Dr: Arl. Boulevard to 2nd St S	Install Carlyle-style street lights.
2nd St S 4600 block from S. Pershing to S. Woodrow	Install Carlyle-style street lights.
S. Woodrow and stub of Pershing to S. Pershing Dr	Install Carlyle-style street lights.
1st Place S. from S. Pershing east.	Install Carlyle-style street lights.
1st St S west of Pershing and east of Pershing to Utah	Install Carlyle-style street lights.
S. Utah from 1st St to 1st Rd	Install Carlyle-style street lights.
1st Rd S	Install Carlyle-style street lights.
6th St S. from S. Taylor to S. George Mason Dr.	Install Carlyle-style street lights.
8th St S from S. Taylor to S. Wakefield	Install Carlyle-style street lights.
9th St S from S. Taylor to S. Wakefield	Install Carlyle-style street lights.
S. Buchanan St from 9th St to Columbia Pike	Install Carlyle-style street lights.
S. Wakefield St. from Pershing Dr to Columbia Pike	Install Carlyle-style street lights.
8th Road from S. Buchanan to FMR park	Install Carlyle-style street lights.
6th St S from S. Taylor to S. Buchanan	Upgrade colonial lights to Carlyle lights.
7th St S from Wakefield to Buchanan	Upgrade colonial lights to Carlyle lights.
S. Taylor St from 4th St to Columbia Pike	Upgrade colonial lights to Carlyle lights.
8th Rd S from Wakefield to Buchanan	Upgrade colonial lights to Carlyle lights.
7th St S from S. Buchanan to FMR Park	Install additional cobra lights at bottom of hill.
8th St S from S. Buchanan to FMR Park	Install additional cobra lights at bottom of hill.
9th St S from S. Buchanan to FMR Park	Install additional cobra lights at bottom of hill.

Recommendation #18 – Street Lighting

A. The County should add or upgrade street lights at the locations indicated in the chart above where residents perceive a need for them.

Street Surfacing

One-third of respondents indicated a need for street repairs. In addition to general comments, specific locations included the 100 and 200 blocks of S. Abingdon St, the 4800 block of 5th St S. and the 4700 block of 7th St S.

Recommendation #19 – Street Surfacing

The County should improve maintenance of Barcroft’s street surfaces.

Driveway Aprons

One-eighth of respondents to the survey reported issues with driveway aprons. Most of them feel that the aprons are too steep. Cars scrape the pavement as they enter and exit the driveway. Respondents also mentioned damage to gutters and aprons from County work on road and water lines. Developers and builders should take the responsibility for immediate repair of damage they cause to streets.

Recommendation #20 – Driveway Aprons

The County should consider a driveway apron design that reduces scraping as cars enter and exit the driveways.

Future Goals

Survey respondents envision several initiatives throughout Barcroft. Specific recommendations included:

A. Wireless Internet Access

146 respondents called for wireless internet throughout the neighborhood. Some thought that the effort should be more narrowly focused on the business district at Columbia Pike, or in the Parks. Others spoke strongly in favor of universal access with sufficient bandwidth to support video streaming.

B. Green Construction

146 respondents spoke up in favor of “green” environmentally sensitive building. More than 100 respondents favor low impact development. It was pointed out that substantial reduction in energy costs can be achieved via the standards set for new housing and the introduction of solar energy collectors on both new and existing properties. One resident voiced an interest in obtaining good prices for solar heating installation through group purchase.

C. Environmental Conservations

Barcroft is lucky to stand adjacent to substantial tracts of woods along Four Mile Run. Many survey respondents called for measures assuring protection of the resource. Suggestions included conservation easements to maintain wooded areas in back of homes off S. Abingdon Street and the introduction of incentives to preserve historic homes and trees. More than one respondent pointed out the need for increased use of native plants

D. Traffic Control

Columbia Pike will continue to be the focus of growth. Residents are watching a steady growth of traffic through Barcroft as well. Traffic calming for S. Abingdon and 8th Street S. must be part of the development plan.

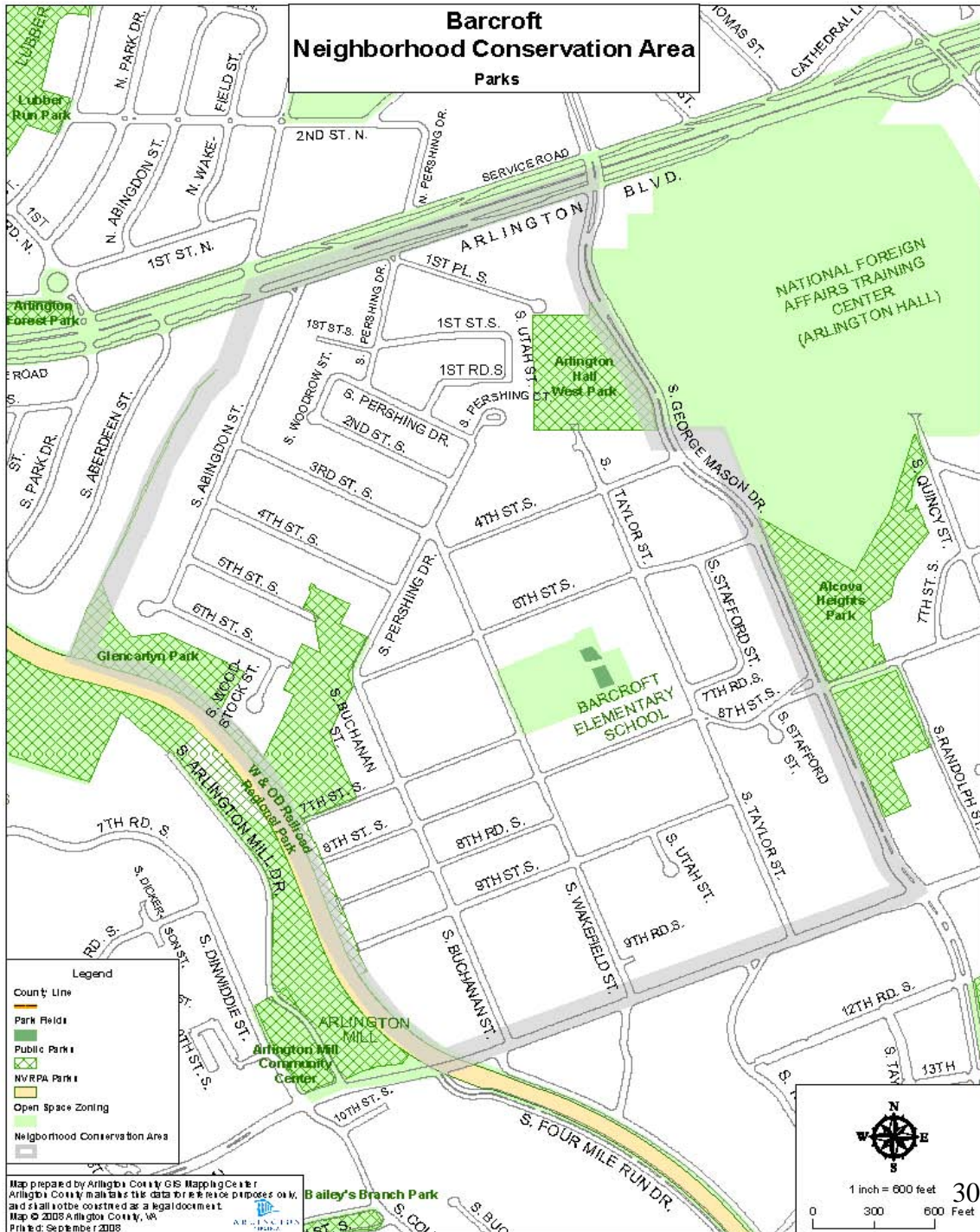
E. Undergrounding of Utility Lines

Many respondents voiced the desire to eliminate utility poles. Utility services should be buried under ground.

Utilities

Respondents on our neighborhood questionnaire cited some problems with utilities. They report that cable TV signals are interrupted every month or two. Electrical service goes down a few times a year, usually during storms, and is subject to voltage spikes and brownouts. Most respondents found that their telephone service had occasional problems. A few expressed concerns with water quality or reported occasional low water pressure.

Parks and Environment



Washington and Old Dominion Trail and Four Mile Run

The W & OD trail is one of the most heavily used parks in Arlington and certainly the most frequently used by Barcroft residents. For that reason all entrances to the trail should be well maintained, aesthetically attractive, environmentally friendly and generally great places to visit.

The entrance to the trail at Columbia Pike is a special place with its own set of problems and in need of upgrading. Barcroft citizens have worked there, picking up trash, removing invasive plants and cutting brush to make the area less friendly to loiterers. It is our objective to improve the area so as to make it more inviting to all trail users and pedestrians and all others traveling along the pike and thus encourage greater use by more people.

Recommendation #21 – Park at the W&OD and Columbia Pike

A. Improve the area by installing a short loop at Columbia Pike from the existing trail westward and parallel to the top of the stream bank, then back to the trail about 100 yards to the north. This would move some users off the main trail and facilitate turning around if traveling by bicycle or by roller blades.



B. Enhance the area with extensive naturalized landscaping with native plants. Include a butterfly garden and a swale garden, benches, a water fountain and additional environmental education signage including plant names and information about their value. The existing Chesapeake Bay Preservation signs should be incorporated in the design.

C. Widen the sidewalk on Columbia Pike between the shopping center and the bridge to at least 15 feet using permeable paving.



D. Permeable paving should be used wherever feasible throughout this area as erosion control must be a priority. Best practices should be used with all construction activities, not only to minimize the environmental impact but also because Arlington County should take advantage of every opportunity to educate its citizens by example.

E. This work should be done with minimal grading and without the use of heavy equipment that would compact the soil and contribute to erosion in this sensitive area.

Grandma's Creek

Grandma's Creek is the stream that begins in the 400 block of S. Pershing Dr and extends down to Four Mile Run. Survey responses confirm that the neighborhood prizes this area as undeveloped parkland and would not want a paved trail there. The existing dirt trail has a few hazards that should be removed, and will need rustic bridges in at least two spots for safety. The entrance at S. Pershing Dr and the lower entrance at 7th St S are both too steep for safety and in need of improvement without paving.

Recommendation #22 – Grandma's Creek

A. Grandma's Creek should be maintained as a natural area with no paved trails.

B. The County should install two rustic bridges to improve safety on the path through the

woods without use of motorized construction equipment.

C. The County should improve both the upper and lower entrances to Grandma's Creek to provide a less steep path, without using paving. The lower entrance should connect to 7th St S., not directly to the W&OD Trail.

Arlington Hall Park

Barcroft appreciates the park on our side of George Mason Drive made possible on State Department land through a Memorandum of Understanding between the State Department and the County. Following neighborhood recommendations the County has invested Neighborhood Conservation funds to develop the park. It is a heavily used major amenity for the neighborhood, including a playground, picnic area and sports fields.

There are some enhancements yet to be undertaken in the park. It has no bathroom, although it is used extensively for youth soccer games and other activities where bathroom access is required. The County has placed a portable toilet there, a functional but unsightly solution. Responses on the survey indicate a need for tennis courts in Barcroft, and there appears to be sufficient space for at least two. Proximity to nearby houses will require that the noise of the courts be contained in some manner.

The underpass from this park passes under S. George Mason Drive to Arlington Hall. It is the only separated grade crossing of George Mason, and placed in an area where heavy traffic, lack of traffic signals and poor sightlines due to curves make crossing this arterial difficult. The underpass has sufficient room and adequate sightlines for security. The steps are in poor condition, but if refurbished and connected to a trail across Arlington Hall it would be a major safety improvement for pedestrian and bicycle access to the Thomas Jefferson Community Center. This project is included in the County's Master Transportation Plan, but the priority assigned is too low to qualify for funding in the foreseeable future. The underpass could also provide a safe crossing for Army National Guard personnel who now dash across George Mason Drive in off-hours or require guards to stop traffic for them to cross at some times of day.

Anne Noll was a longtime resident in Barcroft from the 1940's until shortly before her death in 1998. She served as President of the Barcroft School and Civic League in the 1970's and was twice responsible for reinvigorating our civic association when its activities had fallen to low ebb. She served with distinction in a number of Arlington civic organizations over the years from World War II to the 1990's, including terms as President of the Civic Federation and the League of Women Voters. She received the Federation's highest honors: the Journal Cup award in 1977 and election to its Order of Distinguished Meritorious Service in 1982. She was a tireless worker who never sought personal recognition, one of Arlington's quiet but effective civic leaders.



Residents of Barcroft who remember her with respect and fondness would like to preserve some public record of the contributions she made to the neighborhood and to Arlington by naming this park Anne Noll Park. The BSCL recommended that name change to the County in 2004.

Recommendation #23 – Arlington Hall (Anne Noll) Park

- A. Construct 2 tennis courts with backboard. Do not include lights as the entire park is very close to homes.
- B. Improve the naturalized garden areas with additional planting of native plants and trees.
- C. Construct restrooms, add water fountains and benches.
- D. Refit the George Mason Drive underpass from Arlington Hall Park to Arlington Hall to permit completion of the trail to Thomas Jefferson Community Center.
- E. Rename this park Anne Noll Park.
- F. Address the drainage issue during storms on Taylor Street from the entrance of the park downhill to 4th St. South.

Virginia Power Substation Site

Virginia Power removed its substation in the 400 block of S. Pershing Drive many years ago. The County has been negotiating to buy the property, but insisting that Virginia

Power clean up the site to remove PCB contamination from spilled transformer oil to meet a stringent EPA standard for playgrounds. Virginia Power maintains that cleanup is finished since the site meets a lesser general use standard. The PCB contamination still on the site is leaching down into Grandma’s Creek, Four Mile Run, the Potomac and the Chesapeake. The area is well suited for conversion to greenspace, and there is a need for a playground in this part of the neighborhood.



This site was featured in our 2001 Walking Town Meeting with the County Board. The County’s summary of the meeting noted:

“This property is owned by VEPCO. The County and the electric utility have been engaged in discussions for several years regarding acquisition of this site. VEPCO will only restore the current in-ground contamination to an "industrial" standard, while the County must have a “residential” standard met for cleanliness prior to purchase. This has resulted in an impasse and no progress has been made recently. The County Manager will request a meeting with VEPCO representatives in order to resolve the situation.”

Recommendation #24 – Virginia Power Lot

A. The county should insist that Virginia Power clean up toxic waste to a standard acceptable for park land. When the fencing is removed and the broader site is improved, all work should be done using best practices with effort made to preserve existing trees. The use of heavy equipment should be minimized especially near the steep hillside where erosion is already a problem.

B. The county should remove invasive plants and add naturalized plantings of native

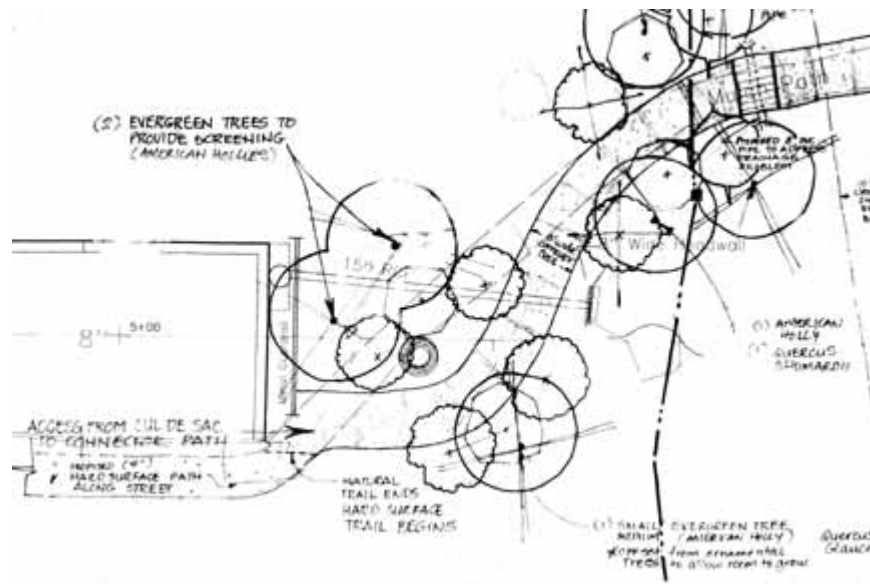
plants.

C. The County should add a small playground and benches to the area.

Entrances to the Washington and Old Dominion Trail

Most respondents on the neighborhood questionnaire did not request additional entrances to Four Mile Run parks, although entrance from the west side of the neighborhood is not very convenient and the neighborhood may eventually request an additional trail there.

The Seventh St S. entrance to the trail is unpaved, rough for parents with strollers and muddy in wet weather. Survey respondents were heavily in favor of reconstructing this entrance with surfacing and landscaping similar to the 9th St S. entrance. However, environmental considerations may require that any surfacing be narrower than 9th St and routed to avoid disturbing the young trees that have been planted along the entry. The surfacing materials should be a natural color and water-permeable to reduce runoff.



Recommendation #25 – 7th St S connection to the W&OD Trail

The County should implement the 1996 plan for improving the connecting trail from the 4800 block of 7th St S to the W&OD trail, including correcting to the originally planned path as drawn, landscaping to screen the street from the trail, and drainage improvements. The County should surface the entire connecting path with a permeable surface, taking care not to impinge on the roots of the trees planted there in recent years.

Footpath between Barcroft and Arlington Forest

The footpath between Barcroft (S. Abingdon St. at 5th St. S.) and Arlington Forest (S. Aberdeen St.) is in disrepair. The existing asphalt surface is deteriorating and has become

uneven and slippery with loose gravel, moss and leaf litter. There is a telephone pole in the path on the Barcroft side that presents a danger to the many children who sled there in the winter. The Arlington Forest end is rather steep. The top is muddy when wet and eroding badly.

Recommendation #26 – Barcroft to Arlington Forest Footpath

- A. Resurface the entire length of the trail making it even. Permeable paving should be used wherever feasible such as the very end of the Arlington Forest side where the grade is level.
- B. On the Arlington Forest side, consider realigning the trail to make the slope less steep, or adding stairs and a handrail on the steepest portion of the path. Bicyclists should continue to be able to walk their bikes over this section.
- C. Remove the existing telephone pole, on the Barcroft side, out of the way of sledders or regrade the path routing it around the pole so it is less likely to be hit.
- D. Remove the leaves from the path each Fall and in the Spring.

Community Services

Community Services

Barcroft Elementary School



Barcroft Elementary School is an important component of the neighborhood, not only as a school, playground, and recreational field but also as a voting place and location for adult educational services. Close ties to the community are maintained through the Barcroft School and Civic League, articles in The Barcroft News, and use of the Barcroft community listserv. Those whose children are served by the school report high satisfaction with its innovative programs and caring, talented staff. The close integration of school and neighborhood is noted as a positive influence in their children's lives.

Neighbors to the schoolyard expect and approve of the normal level of noise from children playing, but some have complained about the installation of a Musical Garden that generates sound after hours and on weekends. The school has taken steps to mitigate the level of sound from the garden. The school's heating and air conditioning equipment, as well as testing of its emergency generator, produce a higher level of noise at the boundary of the schoolyard.

Recommendation #27 – Barcroft School

A. Arlington Public Schools should improve the condition of the playing field behind Barcroft Elementary School.

B. Schools should take necessary steps to lower the level of noise generated by the school's HVAC equipment.

Aging in Place

Nearly thirty percent of respondents to the survey have lived in Barcroft for more than 20 years, and a number report being retired. Almost half of the respondents stated that they plan to stay in Barcroft when they retire. By sponsoring activities such as the Snow Shovel Brigade, the Barcroft School and Civic League provides support for the physical safety of all citizens, especially the young and the elderly. The neighborhood may want to explore the village approach to aging in place.



Photos: Adaline Marye Robertson, 1921 and 2001. Adeline Harold and father Eric, 2007.

The Harolds now live in the Barcroft home the Maryes enjoyed for a century.

Recommendation #28 – Aging in Place

The Barcroft Community would benefit from closer communication between the Barcroft School and Civic League and Arlington County services for senior and physically disabled citizens and their families. The BSCL can work more closely with County agencies to provide information and education about County services available to its residents.

Arlington Mill Center

Arlington Mill Center is undergoing a major new development, turning it into a mixed use residential, community, educational, recreational, and retail center. Barcroft residents will benefit from the many programs and facilities that will be available.

Recommendation #29 – Arlington Mill

Arlington County and its private partner for development of the Arlington Mill Center should raise community awareness and involvement by providing good communication concerning the project to the Barcroft community, and facilitate launching of the Center's neighborhood programs.

Beautification

Barcroft residents care about maintaining the neighborhood's natural beauty – its mature trees and green spaces and the threats to them from construction, trash and neglect. Although good neighborliness and community consciousness-raising will also be needed to preserve Barcroft's charm, concerted County action is essential to address several major issues. A few concerns remain from the 1990 survey, although most of its beautification recommendations have been implemented.

Neglected Areas

Unused spaces at the edges of the neighborhood are important gateways signifying the transition to a residential district. The pocket of land along Colombia Pike between the Food Star and Taylor Street is filled with overgrown brush and trash. Its steep bank also needs attention to limit erosion and the sidewalk needs improvement. Buchanan Street by the intersection with Colombia Pike attracts trash, commercial vehicles, congestion and loiterers along unused parts of the adjacent commercial properties. Projects envisioned for this intersection to align streets and to develop the NE corner present an opportunity to end the unsightly and unwelcoming atmosphere. Farther north along Buchanan, at "Dead Man's Curve" into Pershing Drive, overgrown brush and bamboo infestation have been problems.



George Mason Drive has uncontrolled vegetation along it in several places, undermining the impact of the tree planting and landscaping in adjacent areas. Along Arlington Boulevard the screening berm and frontage often appear weedy and neglected. This area could use landscaping and sidewalk work to improve the scene when entering or leaving Barcroft. Similarly, Arlington Boulevard on the north side at Henderson functions as part of the gateway to Barcroft. It needs attention, e.g. a bus shelter and landscaping.

Recommendation #30 – Landscaping and Improving Neglected Areas

A. The County should provide landscaping and improve sidewalks on the north side of Columbia Pike between S. Taylor and S. George Mason, working with neighboring private property owners and the Beautification Committee of the Parks and Recreation Commission.

B. The County should ensure that development and road construction plans for the S. Buchanan and Columbia Pike intersection include landscaping as well as appropriate public facilities – bus shelters, benches, trashcans and sidewalks. These plans should include the western side of S. Buchanan.

C. The County should provide landscaping improvements on the east and north where Buchanan curves into S. Pershing Drive at 6th St S.

D. The County should enforce vigorously its ordinances concerning junk removal, trash, commercial vehicles and loitering along S. Buchanan near Columbia Pike.

E. The County should landscape and improve sidewalks along George Mason, on the west side across from the National Guard Training Center and on the east side between Columbia Pike and Alcova Park.

F. The County should landscape the berm and frontage along Arlington Boulevard from S. Abingdon to S. George Mason.

Litter

Trash is a problem where people congregate – particularly around the Buchanan and Colombia Pike intersection discussed above and near Barcroft Elementary School. The question is how to discourage littering. The issue of free newspapers contributes to the litter problem and is found throughout the neighborhood. Many residents expressed exasperation with the fact that these periodicals are left on sidewalks and driveways where they are not wanted, although some other residents valued receiving the free papers. Periodicals distributed via dispensers on Colombia Pike (free and paid) often become litter, and the metal dispensers become a problem when not maintained or kept off the sidewalk.

Recommendation #31 – Litter and Periodical Control

- A. The County should place appropriate public trash and recycling receptacles on Colombia Pike and Buchanan and service them regularly.
- B. The County should work with the Barcroft Elementary School to ensure appropriate public trash and recycling receptacles near the school and to encourage their use.
- C. The County should use all the authorities at its disposal to encourage distributors of free newspapers to deliver them only to residences that desire them. Failing that, the County should adopt an ordinance requiring that unrequested periodicals be delivered to mailboxes and doorways, not sidewalks and driveways.



D. The County should factor into its plans for the Buchanan and Colombia Pike intersection the placement and maintenance of periodical dispensers so as to avoid unsightly appearances and pedestrian blockage.

Foliage

Barcroft residents expressed concern on our neighborhood questionnaire about the continuing loss of mature trees and about the importance of native plants and other foliage. Despite efforts by the County, Arlingtonians for a Clean Environment, BSCL and others, the problem remains serious. Natural factors like drought, disease and aging contribute to the problem, as do the legal rights of private property owners. Regardless, the tree canopy and biodiversity merit appropriate governmental protection for the benefit of the public. Invasive species in Four Mile Run and Glencarlyn Parks and on forested areas near the Buchanan-Pershing curve are an additional threat to native shade trees. The County's Tree Appraisal Policy and Landscape Standards for private development, its Urban Forestry Program and its Green Home Choice program are all important steps in the right direction but insufficient to reverse the loss of tree canopy and to curb invasive alien plant species.

Recommendation #32 – Foliage Protection and Propagation

A. The County should strengthen relevant ordinances to minimize the loss of mature trees during construction and be vigilant in monitoring to ensure compliance.

B. The County should give priority to urban forestry goals in its public landscaping in Barcroft (including recommendation #30 above) to increase tree canopy and propagate native plants. Trees should be planted:

- Along George Mason South to Colombia Pike;
- Along Buchanan Street South;
- By the Barcroft School playground.
- In Arlington Hall Park (Ann Noll Park).

C. The County should devote more resources to its Street Tree and Tree Give-Away programs and related outreach efforts with neighborhood associations and private property owners.

Ordinance Enforcement

Barcroft residents saw problems with a variety of issues that affect the neighborhood's peace and charm. Although these concerns do not call for Neighborhood Conservation resources they bear mention. If unchecked, these problems will undermine Neighborhood Conservation efforts and threaten the character of the neighborhood. In order of prevalence in the survey, these concerns are: weeds in public spaces, dog droppings, aircraft noise, trash, commercial vehicles and vermin. In some locations, abandoned or neglected properties are a profound concern of neighbors. Aircraft noise comes mostly

from low-altitude helicopter flights and large military transport planes, often waking whole neighborhoods in the middle of the night.

Recommendation #33 – Weed and Ordinance Enforcement

A. The County should ensure that publicly maintained areas are regularly weeded and trimmed and should inform State road crews when trimming along Arlington Boulevard is neglected.

B. The County should enforce existing codes with respect to sanitation and safety standards and, along with BSCL consciousness-raising efforts, expand public outreach to address issues of pet cleanup, trash, commercial vehicles and vermin.

C. The County should support neighborhood association efforts to limit flyovers of noisy aircraft at night in residential areas.

Utility Lines

As in 1990, the neighborhood would prefer underground utilities to replace the aboveground lines and the network of unsightly poles and wires. Recognizing that this change would be very expensive, however, it supports such efforts if new technology or approaches lower the cost. Removing utility lines and poles would contribute more to Barcroft's streetscape than any other single improvement. It would also reduce service outages due to storms and downed tree limbs.

Recommendation #34 – Undergrounding of utilities

Undergrounding of Utilities – The County, Dominion Power and Verizon should continue to investigate ways of lowering the cost of placing utilities underground and to move Barcroft's utility lines underground, both when specific cost-effective opportunities arise and when general undergrounding becomes economically feasible.

Commercial Development on Columbia Pike

Columbia Pike is Barcroft's main commercial corridor. Barcroft residents want the commercial establishments along the Pike to provide convenient and useful services in a pleasant setting close to the neighborhood. Residents also want the section of the Pike adjoining Barcroft to benefit from efforts by the County and the Columbia Pike Revitalization Organization to upgrade the environment along that major arterial, including the enhancement of the streetscape and efforts to attract more neighborhood-oriented businesses.

Most of the commercial properties along our section of the Pike are in need of upgrading or replacement. The County's new Form Based Code approach to development spurred plans in 2008 for a new building at the South Buchanan St. intersection. It will have a

mix of ground floor retail and residential apartments above. It adheres to the four story limit for that section, an important consideration to avoid excess density that would overwhelm the neighborhood with new traffic in a location that lacks a northbound arterial route. More density is allowed by the regulating plan at George Mason Drive, where the neighborhood's major concern is to avoid overshadowing the adjacent townhouses.

Plans for a streetcar along the Pike should bring further changes, although many Barcrofters are not convinced of the need to spend public funds to replace the best bus service in the State of Virginia. A poll in an adjacent neighborhood indicated that County planners are correct in projecting a strong increase in ridership if streetcars are introduced. Use of public transportation is hampered by security concerns, particularly among those who return home from work in the evenings.

Many Barcrofters shun the current shopping centers at South Buchanan Street and at George Mason Drive due to security concerns, poor maintenance and a mix of businesses that do not provide neighborhood services. A bar in one and a pool hall in the other attract a clientele associated with the crime problem.

Recommendation #40 Columbia Pike

- A. The County should continue to support efforts to revitalize the Pike and bring stronger neighborhood-oriented business to the Barcroft section.
- B. The County should adhere to the concepts of its form based code to regulate the scale and density of businesses on Columbia Pike, and to extend the Columbia Pike streetscape design to Barcroft. In particular, the four story limit for building height in the Neighborhood Center is important to Barcrofters.
- C. The County should enforce regulations regarding sidewalk vendors in the Columbia Pike area.
- D. The County should make a stronger effort to reduce crime in the Columbia Pike area.

Historic Preservation

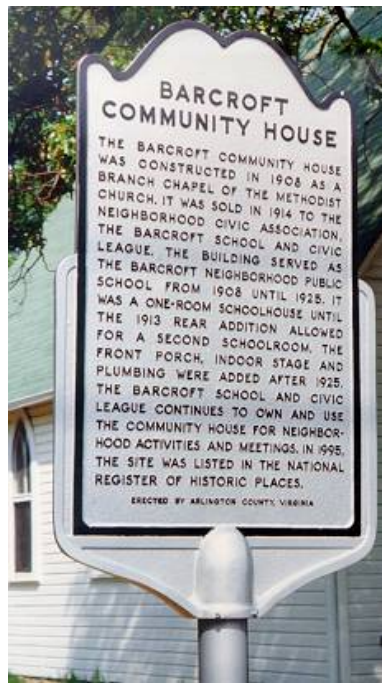
Barcroft residents are keenly interested in historic preservation. Until 1985, Barcroft had two major historic sites: the Barcroft Community House and "Woodmeade" (later known as the Payne House). Woodmeade, a two story 1893 frame "farmhouse" style home in a beautiful setting of huge oaks, along with a stone springhouse that may have been the last of its kind in Arlington, was destroyed by developers in 1985 to build a cluster home development on South Pershing Drive. To the dismay of the community, the developer also destroyed the huge oak trees on the property. Site Plan requirements and determined County efforts to prevent the destruction of the trees were ineffective.

The Barcroft Community House remains our most historic building and the focus of community spirit. It is located at the corner of 8th Street South and South Buchanan Streets, and is owned by the BSCL. It was originally built during the summer of 1908 by

church members to house the Methodist Episcopal Church of Barcroft. It served as the school for the neighborhood from 1908 to 1925. The community house is still in active use for the meetings of the BSCL and for a wide range of neighborhood activities.

In 1989 the BSCL formed a Restoration Committee and began refurbishment of the building's interior and exterior. The exterior has been brought up to standards, although frequent repainting is required to address a peeling problem. The kitchen and bathroom have been completed, and mechanical systems updated with Barcroft volunteer David Michaelson serving as our general contractor. Volunteers led by professional flooring expert Mark Trone installed a new oak floor in 2000, but some work remains to be done in the central hall. Scott Brinitzer and another team of volunteers have transformed the Community House landscaping into a memorial garden.

The Community House was designated in 1984 as an Arlington Historic District, and in 1995 it was inscribed in the National Register of Historic Places and the Virginia Landmarks Register. In 1999 the County erected an historic marker on the grounds.



In addition to community meetings and the Barcroft Players theater group, the Community House is rented for a variety of uses currently including yoga classes, dance classes, birthday parties, family gatherings, weddings and other events. Our popular Fourth of July parade begins and ends here for a traditional picnic.



Revenue from the rent pays for upkeep of the building and grounds. In addition, the BSCL has established a tax-exempt Community House Fund to channel donations for major renovations not covered by rent revenue.

Barcrofters have begun transferring paper archives to the BSCL Web site at www.BSCL.org, where they can be referenced by anyone doing research on the neighborhood and there is no physical storage problem. This should eliminate the perennial neighborhood records-keeping problems of space and succession without burying our historic treasures in a setting used only by trained researchers.

No changes can be made to the building's exterior without approval of Arlington's Historic Affairs and Landmark Review Board.

Recommendation #35 – Barcroft Community House and records

A. The BSCL should continue to preserve the Community House in a well kept state as the focal point of community spirit in the neighborhood.

B. In keeping with the Historic District protection, the County should not permit any inappropriate or encroaching development in the section of the neighborhood adjoining the Barcroft Community House. The Barcroft School and Civic League requests that it be consulted whenever a zoning variance, zoning change or use permit is requested in the area surrounding the building.

C. The BSCL should digitize its remaining archive materials and make them available on its Web site.

Neighborhood Historic Preservation

Barcroft is a candidate for becoming a National Register Historic District, as have other Arlington neighborhoods. In addition to the Community House, Barcroft has a number of frame farmhouse-style homes built in the vicinity of Columbia Pike in the late 1800s that are clearly candidates for historic status. The neighborhood also has at least one Sears home, although it lost its only Lustron enameled steel home in 2007.

With this designation, county planners could require developers of larger tracts that need zoning variances to design projects that reflect the historic character of the neighborhood. Planners may be motivated to preserve the integrity of the neighborhood from encroachment by roads and other infrastructure changes. Homes constructed in 1936 or earlier that are deemed to contribute to the neighborhood's historic character could become eligible for tax credits on major renovations and improvements. The State web site says that "owners of registered properties may donate historic preservation easements (which can reduce real estate taxes), qualify for the state and federal historic rehabilitation tax credits, receive technical assistance from department staff for maintenance and rehabilitation projects, and purchase plaques that mark the property's significance."

While some Barcroft property owners are interested in obtaining historic designation and in seeking the resulting advantages, others oppose any effort that would limit their discretion to change the exterior of their homes, such as an Arlington County historic designation. Responses on the survey support placing the neighborhood on the National Register of Historic Places. Residents also support a tax credit program for historically-sympathetic improvements to historic homes, although there are not many who know of homes they believe are worthy of historic designation. There is moderate support for a project to gather oral histories from long-time neighborhood residents.

Recommendation #36 – Historic Home Preservation

- A. Individual owners of historic homes in Barcroft should learn about the County's historic district Program and decide if they wish to pursue designation of their home.
- B. The BSCL should investigate historic designation for part or all of the neighborhood.

Participants in the Plan Process

Neighbors who participated in drafting committees, acted as block captains or participated in other steps in the preparation of this plan included:

Bruce Atkinson, Noreen Atkinson, Scott Brinitzer, Phil Cackley, Bolivar Cobos, Susan Cohen, Carl Costanzo, Mary DeWitt-Dia, Ken Edwards, Eric Edwardson, Jame Eisenberg, Dan Elmer, Shelley Fichtner, Shirley Gay, Brian Glenn, Annie Harold, Eric Harold, John Harshbarger, Jill Herndon, Chris Hoh, Carol Hunter, Dan Junker, Melissa Jura, Gary Lefebvre, Peg Lefebvre, Jim Kerr, Kathy Kerr, Sara Amy Leach, John Lis, Liz Lord, Maureen O'Keefe, Wendy MacCallum, Sara Leigh Merrey, David Michaelson,

Daphne Miller, Bryant Monroe , Michelle Newman, Laura Novak, Marlene Oronao, Eric Parker, David Peacefull, Elizabeth Rives, Ken Simpson, Elaine Squeri, Teresa Saunders, Alan Schweser, Theresa Schweser, Wes Stein, Barbara Swart, Randy Swart, Heidi Wicker, Mark Wigfield, Pat Williamson, Alison Willocks and Deborah Wood.

Our support from the Arlington County Neighborhood Conservation staff has been ably coordinated by Tim McIntosh. We are grateful for his guidance and timely attention to our every need. Adam Denton had begun the process with us in 2006. Some of the other County staffers who have helped include Christine Nixon, Jennifer Fioretti, Jill Yutan, Sena Wijesinha and Angela Courtney.

Appendices

Appendix I: Survey

Appendix II: Staff Comments

Appendix III: Board Report

Appendix I: Survey

Barcroft Neighborhood Questionnaire

Answer as many as you want to. The survey goes quickly. Write comments anywhere.

1. On what street and block (4600 8th St, etc). do you live? _____
2. How long have you lived in Barcroft?
__ less than 5 years
__ 6 to 10 years
__ 11 to 20 years
__ more than 20 years
3. Do you rent or own your residence:
Rent ____
Own ____
4. Do you plan to stay in Barcroft for a long time? ____ After you retire? ____

Zoning and Land Use

1. Do you support preserving the single-family residential character and scale of current homes in the neighborhood? Yes ___ No___ Comments:
2. What is your view of new homes being constructed in Barcroft?
3. Should the County attempt to influence builders to choose designs compatible with the architectural style and scale of existing buildings? Yes ___ No___ Comments:
4. Are you planning to add on to your house?
5. Are there structures, vacant lots or inoperable vehicles in the neighborhood that you consider eyesores or safety hazards? Yes ___ No___ If yes, where?
6. Are you concerned about too many occupants in some houses in the neighborhood (e.g. boarding houses, group houses)? Yes ___ No___ Comments:

Capital Improvements

1. Is there a sidewalk in front of your house? Yes ___ No ___
If yes, does it need repair or replacement? Yes ___ No ___
If no, do you want a sidewalk installed by the County at no direct cost to you? Yes ___
No ___
2. Do you favor having sidewalks on all streets in the neighborhood?
___ Yes, on at least one side
___ Yes, on both sides
___ No
3. Is there curb and gutter in front of your house? Yes ___ No ___
If yes, does it need repair or replacement? (Mark G on the attached map or list location)
If no, do you want curb and gutter installed? (No direct cost to the homeowner.)
4. Are there other places in the neighborhood where you think curb and gutter should be installed? Yes ___ No ___ If yes, where:
5. Are there places in Barcroft where curb cuts are needed (for handicapped persons/bicycles/strollers)? Yes ___ No ___ If yes please mark "CC" on the map.
6. Is there a problem with your driveway apron (the part of driveway adjacent to the street)?
Yes ___ No ___ If yes, what is the problem:
7. Do you know of any streets in the neighborhood in need of repair?
Yes ___ No ___ If yes, please mark with an "R" on the attached map.
8. Does your street or another spot in Barcroft need more lighting? Yes ___ No ___ If yes, please mark an "L" on the map.
9. Would you favor installing Carlyle-style streetlights with shorter poles on your street? (Lights on Buchanan St are an example.) Yes ___ No ___ If yes, please mark an "SL" on the map.
10. Is there a drainage problem on your property (standing rainwater or icing/rushing flood waters)? Yes ___ No ___ If yes, please mark with a "D" on the map.
11. Are there problems with the gutters or drainage on your street? (standing rainwater or

icing/rushing floodwaters) Yes ___ No___ If yes, please mark a “DG” on the map and note what the problem is:

13. Does your home experience regular flooding? Yes ___ No___
If yes, please explain location, nature of flooding and cause of flooding, if known:

14. Do you experience any problems with your utilities? How often?
 ___Telephone ___Water
 ___Electric service ___Sewer
 ___Cable Television ___Gas

15. This Conservation Plan likely will be in place for the next 10-15 years. In that time, do you expect that any of the following would be of interest to you?
 ___ Wireless internet available throughout the neighborhood
 ___ Low impact development
 ___ “Green” environmentally sensitive building
 ___ Other

Transportation

1. How do you get to work?

	Often	Sometimes	Never
Auto	_____	_____	_____
Carpool	_____	_____	_____
Bus	_____	_____	_____
Metrorail	_____	_____	_____
Walk	_____	_____	_____
Bicycle	_____	_____	_____
Other	_____	_____	_____

2. What mode(s) do you use for shopping or leisure activities?

	Often	Sometimes	Never
Auto	_____	_____	_____
Carpool	_____	_____	_____
Bus	_____	_____	_____
Metrorail	_____	_____	_____
Walk	_____	_____	_____
Bicycle	_____	_____	_____
Other	_____	_____	_____

3. What is your biggest concern about transportation in and around Barcroft?

4. What do you like about transportation in and around Barcroft?

5. Do you have any traffic safety concerns? Yes ___ No___ Comment:

6. How do you exit/enter the neighborhood by motor vehicle?

	Often	Sometimes	Never
Abingdon/Pershing & Rte 50	_____	_____	_____
Arlington Blvd Access & GM	_____	_____	_____
Park & Rte 50	_____	_____	_____
8 th & GM	_____	_____	_____
6 th & GM	_____	_____	_____
4 th & GM	_____	_____	_____
Taylor & Columbia Pike	_____	_____	_____
Wakefield & the Pike	_____	_____	_____
Buchanan & the Pike	_____	_____	_____

7. How could access to the neighborhood be improved?

8. Would you support a left turn lane on Columbia Pike at Buchanan into the neighborhood?

9. Would you support left turn lanes on George Mason into the neighborhood?

10. Would you support left-turn lanes if they were found to increase cut-through traffic?

11. Is speeding a problem on your street? Yes ___ No ___

12. Do you approve of the traffic calming devices (humps, four-way stops) installed in Barcroft?

Yes ___ No ___ Comment:

13. Do you favor additional traffic calming measures? Yes ___ No ___

If so, where? (Note: Taylor Street is already scheduled to have traffic calming soon.)

Public Transportation

1. If you ride the bus, which routes do you use and how many times a week?

16 16Y 23 4 ART

2. Should bus service through Barcroft (16X) be restored? Yes ___ No ___

3. If you use Metrorail, how do you get to the station?

4. What would make you use transit more often?

5. Do you favor building a trolley line on Columbia Pike? Yes ___ No ___

Would you be more likely to use transit if we had a trolley there? Yes ___ No ___

6. Would you be more likely to use transit on Columbia Pike if we had advanced busses and stations at the stops? Yes ___ No___

Pedestrian and Bicycling Issues

7. Do you feel safe walking in the neighborhood? Yes ___ No___
Are additional crosswalks needed? Where?
Are more sidewalks needed? Where?

8. Do you favor a pedestrian/bicycle overpass over Route 50 at Abingdon? Yes ___ No___

9. Should the George Mason pedestrian underpass be improved for bicycle/pedestrian travel to TJ Rec. Center and beyond? Yes ___ No___

10. Are other improvements needed at arterial crossings (Columbia Pike, GM, Rte 50)?

11. Do you feel safe getting to or around the neighborhood by bicycle? Yes ___ No___

12. How can cycling in and around the neighborhood be improved?

Parking

13. Is parking on your street a regular problem for you or your guests? Yes ___ No___
If so, when and where?

14. Should parking permits be issued (for a fee) to control parking? Yes ___ No___

15. Is church parking a problem in your part of the neighborhood? Yes ___ No___

Parks and Environment

1. Are you concerned with invasive plants, such as porcelain berry and English ivy, in our parks?
Yes ___ No___ Where? _____

2. Are the following problems near your home or in the parks?
a. Rats b. Mosquitoes c. Deer and other wild
animals
d. Dog poop not cleaned up by owners
e. Litter and graffiti Pls indicate location:

3. Which noises annoy you in your home or in your yard?
 a. Traffic b. Dogs c. Lawn equipment d. Aircraft e. Other_____ f. None
4. What other things do you think need to be done in current or future parks?
 a. Add more children's play equipment b. Build more tennis courts
 c. Add more trails d. Other? _____
 Where? _____
5. Do you use the dog park at Four Mile Run and Long Branch? Yes ___ No___
 Are you concerned about its environmental impact? Yes ___ No___
6. Do you visit Sparrow Pond on the W&OD trail? Yes ___ No___
 Does it need improvements? Yes ___ No___ Comment:
7. Do you visit Grandma's Creek (See map) ? Yes ___ No___
 Do access points to Grandma's Creek need improvement? ___Yes ___No
 Comment:
 What improvements should be made to Grandma's Creek? (Circle all that apply)
 a. Improve foot bridges
 b. Improve, but not pave the foot trails
 c. Add educational signage on environmental issues
 d. Mitigate erosion
 e. Leave as unimproved natural area
8. Do you use the foot path between Abingdon St and Arlington Forest? Yes ___
 No___
 Do you think it needs improvement? Yes ___ No___ Comment:
9. Do the W&OD Trail access points from Barcroft at 7th St. or 9th St. need improvement? Yes ___ No___ Comment:
10. Do we need more access points to the W&OD trail? Yes ___ No___
11. Currently the George Mason Dr. underpass from Arlington Hall Park to Arlington Hall (See map) has only stairs. Would you like a ramp added for easier access by cyclists? (It would connect to a new trail planned to Thomas Jefferson Community Center.) Yes ___
 No___
12. What improvements would you like to see for the open vacant area in Arlington Hall Park next to the children's playground? Please rank your preferences.
 ___ Tennis Courts ___ Gardens and Green Space with Benches

- Volley Ball Court
- Soccer Field
- Other: _____
- Picnic Shelter
- None

13. What reuse do you favor for the Dominion Power site (on Pershing between 4th and 6th Streets) assuming cleanup of the site to remove toxic waste? Please rank your preferences.

- Park / neighborhood garden
- Green Space like the surrounding park land
- Playground
- Other: _____

14. What do you want done to improve the park at Four Mile Run and Columbia Pike (entrance to the W&OD trail up to 9th St.)? Y or N

- Grade for better visibility
- Add water fountain
- Add picnic pavilion
- Upgrade fence along Columbia Pike
- Do nothing
- Add trail loop with interpretive signs
- Add picnic tables
- Improve landscaping
- Widen sidewalk along Columbia Pike
- Other: _____

Beautification

1. Which of the following would you like for the beautification and improvement of the neighborhood? (Select all that apply. Add suggestions or locations you wish.)

- Bus stop shelters
- Historic preservation
- Public Art, such as murals or sculptures
- Public garden beds
- Tree planting
- Other: _____

2. Which overgrown and/or neglected areas need attention?

- Columbia Pike, north side between Taylor St. & Food Star
- Buchanan St., west side around corner from shopping center
- Pershing & Buchanan at the curve where they meet
- Other: _____

3. Are there eyesores or safety hazards near your home, either in vacant lots or related to houses

or other structures? Yes ___ No ___ If yes, please describe the problem and location:

4. Do you think there is a problem with any of the following? (Note locations where possible.)

- | | |
|---|---|
| <input type="checkbox"/> Infill Construction | <input type="checkbox"/> Commercial vehicles |
| <input type="checkbox"/> Trash | <input type="checkbox"/> Abandoned/neglected vehicles |
| <input type="checkbox"/> Graffiti | <input type="checkbox"/> Dead or decayed trees |
| <input type="checkbox"/> Dog droppings | <input type="checkbox"/> Deer |
| <input type="checkbox"/> Maintenance of public areas | <input type="checkbox"/> Vermin |
| <input type="checkbox"/> Noise from helicopters and airplanes | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Noise on the ground | <input type="checkbox"/> Weeds and/or invasive plants |

5. Are you concerned about loss of trees in the neighborhood? Yes ___ No ___

6. Are there locations on public property where trees or landscaping would improve the appearance? Yes ___ No ___ If yes, please mark with a "T" on the map.

7. Should the County discourage newspaper vending machines on Columbia Pike? Yes ___ No ___

8. Should the County discourage throwaway newspapers tossed in driveways? Yes ___ No ___

9. Would you like to see utilities put underground in Barcroft? Yes ___ No ___
If the cost is very high, would you pay to support undergrounding? Yes ___ No ___

Community Services

1. Does Barcroft Elementary School play any part in your life?

- children attend or did attend
- children use playground or recreation fields
- adults use recreation fields
- voting place
- adults attend or did attend adult education program
- am employed at Barcroft

2. If yes to any of the above, were you happy with the quality of the facilities and/or program?

Yes ___ No ___ Comments:

3. Does Arlington Mill Center play any part in your life? Yes ___ No ___

Commercial Development

1. Which of the following Columbia Pike shopping areas do you use?
 Barcroft shopping center (Buchanan St.) Comments:
 George Mason (Food Star, CVS, others) Comments:
2. What improvements would you recommend to the appearance, traffic flow, services or stores?
3. What kind of new commercial establishments on Columbia Pike should Barcroft encourage?
4. What kind of new commercial establishments should Barcroft discourage?

Historic Preservation

1. Would you want homeowners in Barcroft to be able to obtain historical markers for homes of historic interest? Yes ___ No___ Comments:
2. Would you support working with the County to develop a tax credit program for historically-sympathetic improvements to historic homes? Yes ___ No___ Comments:
3. Would you support an application for recognition of the neighborhood on the Register of Historic Places? (It would not restrict what homeowners can do with their property but may qualify property owners for rehabilitation tax credits.) Yes ___ No___
Comments:
4. Would you support requesting that the County fund a local historian to gather oral histories of the neighborhood from long-time residents? Yes ___ No___ Comments:
5. Do you know of any properties that should be encouraged to pursue historic designation, whether commercial or residential? Yes ___ No___ If yes, please mark an H on the map.

Appendix II: Staff Comments

Land Use and Zoning			
Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
1	Page 11	Barcroft's residents strongly recommend that any new housing built in the core of the neighborhood be limited to detached single-family homes. Neither Site Plan approval for clustered dwelling units nor use permits for multi-family units should be permitted. The neighborhood supports strict enforcement of zoning regulations, particularly restrictions on overcrowding and the number of unrelated residents living in a house.	<p>Cluster development by site plan approval is permitted in all single-family districts as a way to achieve preservation of natural land forms, historical features, tree cover, and major open areas. Staff would need to evaluate these types of applications on a case-by-case basis.</p> <p>County staff will continue to enforce the regulations in the Zoning Ordinance pertaining to occupancy. Community Planning, Housing and Development (CPHD)</p>
Arlington Hall			
Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
3B	Page 13	Facilities built on the Arlington Hall site should be low-rise, architecturally distinguished, and compatible with the surrounding neighborhood. The Federal Government should fully fund all appropriate site perimeter improvements, such as undergrounding utilities and upgrading sidewalks, street lighting and traffic signals where needed.	<p>Staff is committed to working with the Federal government officials to achieve a form of development that is compatible with the surrounding uses and meets other County policies and standards, including transportation improvements.</p> <p>The National Guard has recently submitted their Finding of No Significant Impact (FSNI) to the County for review and staff is working with both the National Guard and State Department on the concerns regarding their new development proposal. The major concerns at this time are transportation related and appropriate staff is fully engaged on this and dialogue with the community has been ongoing. Staff have also kept our congressional delegation informed and may need their assistance with a transportation solution. - CPHD</p>
Zoning and Land Use on Columbia Pike			
Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
4	Page 14	Barcroft supports the upgrading of the Columbia Pike streetscape and the planning concepts included in the Form Based Code approach to redevelopment of the Pike. We are particularly interested in maintaining the four story limit on buildings in the Neighborhood Center area along the Pike at S. Buchanan St.	<p>Streetscape (and utility undergrounding) improvements are planned along Columbia Pike between S. Wakefield St. and Four Mile Run. Final engineering and right of way acquisition and coordination with VDOT is underway. -Department of Environmental Services (DES)</p>

Obsolete ROW and Zoning Change Along Four Mile Run

Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
5B	Page 14	The County should rezone the RA14-26 (Apartment) area in the park below South Woodstock Street to S-3A (Special District)	Staff concurs that the zoning is inconsistent with the General Land Use Plan (GLUP) and continues to support the GLUP designation ("Public"). As part of a future work plan item for a comprehensive assessment of zoning and GLUP consistencies related to open space, staff will evaluate whether a rezoning to "S-3A" is appropriate. –CPHD

Transportation and Traffic

Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
6A	Page 15	The county should continue to monitor traffic in the neighborhood, and additional measures should be considered only if warranted.	The County has collected a substantial amount of traffic count and speed data in Barcroft in the past, and has implemented traffic calming projects on South Wakefield Street, South Pershing Drive/South Buchanan Street and South Taylor Street. The only street currently on our problem severity ranking chart is 6 th Street South from George Mason Drive to South Wakefield Street, but has a low ranking score, which means it will be quite some time before the street is selected for traffic calming. -DES
7A	Page 17	The County should reconstruct and realign the Buchanan--Columbia Pike intersection.	This will be done as a part of the planned Columbia Pike streetscape project. This requires acquisition of substantial portion of the Goodwill parking lot adjacent to Four Mile Run Minor. -DES
7B	Page 17	A left-turn lane into S. Buchanan should be constructed to facilitate entry into the neighborhood and improve traffic flow on Columbia Pike.	This option was studied (Wilbur Smith and Assoc. Study – 2006) but would result in the elimination of all 12 parking spaces along the Columbia Pike frontage of the Goodwill. It would only marginally improve traffic flow on eastbound Columbia Pike. -DES
10B	Page 19	The County should install a left turn lane on George Mason Drive northbound at 8th St. S. if it can be done without increasing cut through traffic in the neighborhood.	The Transportation Engineering and Operations Bureau recommends maintaining the current operations of the northbound approach at this time. Based upon existing peak hour operations, peak hour left turning volumes, opposing southbound volumes and accident trends at this location, a left turn lane is not warranted. Staff will complete analyses in the future to determine if left turn lanes are warranted. –DES

13A	Page 22	The County should consider bike lanes on major Barcroft streets where street widths make them feasible.	Bicycle lanes are only marked on arterial streets. However, the Columbia Pike Streetscape Task Force recommends cross-sections that include bike lanes to be installed with future redevelopment along portions of Columbia Pike, between S. Wakefield and S. Taylor St. Bike lanes are not recommended along Columbia Pike between S. Columbus St. and S. Wakefield St. South George Mason Drive has a bicycle route designation, but does not have sufficient roadway width for marking bike lanes. -DES
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Street Lighting and Surfacing

Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
19	Page 28	The County should improve maintenance of Barcroft's street surfaces.	<p>The County maintains a full inventory of the condition of every block in Arlington in a pavement management system. This system shows the history of major maintenance done as well as the pavement condition index (PCI). The PCI is an objective scoring of each block and it is primarily this scoring that determines whether a block gets paved or not. The scoring system is on a 0 to 100 point basis, with 100 representing a block just re-surfaced with hot mix asphalt. The range of numbers (100 to 0) indicates good, fair and poor pavement conditions.</p> <p>The 4800 Block of 5th St S. and 4700 Block of 7th St S. are on 2009 paving list. S. Abingdon St from Arlington Blvd Service Rd to 3rd St S. is also scheduled for 2009. The only street that we are going to pave in that area this year is S. George Mason Dr from 6th St S. to Arlington Blvd. However, all streets currently considered for paving in 2009 are tentative, pending budget approval. -DES</p>
21C	Page 32	Widen the sidewalk on Columbia Pike between the shopping center and the bridge to at least 15 feet using permeable paving.	<p>Staff will investigate potential widening of the sidewalk, but does not consider that a 15 foot wide sidewalk is appropriate at this time due to the narrow bridge sidewalk and existing trees that would be impacted.</p> <p>There is a County streetscape project planned for Columbia Pike that will widen the sidewalk between the Shopping Center and the bridge to 10'. That is the maximum width that can be achieved without encroaching onto the Northern Virginia Regional Park Authority property and should be adequate. - DES</p>

Parks and Recreation			
Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
22C	Page 33	The County should improve both the upper and lower entrances to Grandma's Creek to provide a less steep path, without using paving. The lower entrance should connect to 7th St S., not directly to the W&OD Trail.	The volume of users in this area is not sufficient to direct funding from other sources to construct connections at this location. PRCR promotes existing multiuse trails and connections to those trails. -PRCR
23A	Page 34	Construct 2 tennis courts with backboard. Do not include lights as the entire park is very close to homes.	<p>All proposed improvements and subsequent changes to Arlington Hall West Park must be submitted and approved by GSA and DOS and submitted for review and comment to the National Capital Planning Commission.</p> <p>Additionally use of the federal property is temporary and can end whenever it is determined that the federal government needs it for other use. This must be taken into consideration when adding additional features on the site.</p> <p>If it were determined that tennis courts were feasible at this site, lighting in tennis courts is a standard to optimize use of facilities during the evening hours. Lighted courts turn off when the courts are closed. -PRCR</p>
24A	Page 35	The county should insist that Virginia Power clean up toxic waste to a standard acceptable for park land. When the fencing is removed and the broader site is improved, all work should be done using best practices with effort made to preserve existing trees. The use of heavy equipment should be minimized especially near the steep hillside where erosion is already a problem.	Arlington County does not have the authority to police property that is not under its ownership. For concerns regarding Virginia State Environmental regulations please contact the VA State Department of Environmental Quality. -PRCR

Appendix III: Board Report

DATE: October 17, 2008

SUBJECT: Barcroft Neighborhood Conservation Plan Update.

C. M. RECOMMENDATION:

Adopt the attached resolution to accept the Barcroft Neighborhood Conservation Plan Update with staff comments specified in the plan.

ISSUE: This is a review of the Barcroft Neighborhood Conservation Plan Update and no issues have been identified.

SUMMARY: The Barcroft Civic Association began work on this plan update in 2006. A written survey was distributed to every household in the neighborhood. Neighborhood Conservation (NC) staff worked extensively with volunteer plan writers to complete and review this plan update, which was approved by the Association in May of 2008. The Neighborhood Conservation Advisory Committee reviewed the plan update on October 9, 2008, and recommended it be forwarded to the Planning Commission and County Board for acceptance. Therefore it is recommended that the County Board accept the plan update with staff comments specified in this report.

BACKGROUND: The Barcroft neighborhood is located in South Arlington just south of Arlington Boulevard, which makes up its northern boundary. George Mason Drive makes up the eastern boundary, Columbia Pike serves as the southern boundary and Abingdon Street and the Washington and Old Dominion Bike Trail comprise the western boundary. Alcova Heights, Buckingham, Arlington Forest, Glencarlyn, Columbia Heights West and Douglass Park all surround the neighborhood. The neighborhood consists of mostly single family homes, but does contain some small apartment buildings. It is also home to the Historic Barcroft Community House, which was built during the summer of 1908 by church members to house the Methodist Episcopal Church of Barcroft. The house also served as the school for the neighborhood from 1908 to 1925.

In 2006, over 800 surveys were distributed to single family homes and townhomes throughout the neighborhood. Surveys were also distributed to each of the apartments in the neighborhood. The survey response for the neighborhood was 33 percent, which is well above the average response rate of 10 percent for Civic Associations in Arlington. In May of 2007, the Civic Association voted to adopt the plan update. On October 9, 2008, the Neighborhood Conservation Advisory Committee (NCAC) reviewed and approved the Barcroft Neighborhood Conservation Plan Update and recommended that the Planning Commission and the County Board accept this plan update.

Staff has provided comments on a number of recommendations to clarify issues and provide additional information. Staff generally supports the Barcroft Neighborhood Conservation Plan Update and recommends County Board acceptance of the plan update, subject to staff comments attached to this report.

DISCUSSION: The Barcroft Neighborhood Conservation Plan Update contains over 100 recommendations covering a broad spectrum of topics. County staff will work to implement the community projects as initiated by the neighborhood, subject to funding availability and NCAC approval. For non-capital recommendations, NC staff will act as a liaison between the community and other County agencies. Attached is the plan update, along with staff comments, organized around various sections in the Barcroft Neighborhood Conservation Plan Update. This report and staff comments will be printed and bound with the Neighborhood Conservation Plan Update when it is published.

FISCAL IMPACT: The acceptance of the Barcroft Neighborhood Conservation Plan Update does not have any immediate fiscal impact upon County operations. If recommendations from this plan requiring funding or staff resources outside of the NC bond allocation are brought forward for implementation, they will each be analyzed as part of the County budget process.