
**ARLINGTON FOREST
NEIGHBORHOOD
CONSERVATION
PLAN**

The cover depicts a portion of a rendition of Arlington Forest houses by the architect of Arlington Forest, Robert O. Scholz, dated September 5, 1939. The original 40-inch-wide color panel depicting five Arlington Forest houses with first and second floor house plans hung on the wall of the Meadowbrook sales office, builders of Arlington Forest. It was subsequently acquired and donated to the community by Robert Kilby. The back cover depicts an original floor plan.



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To the Citizens of Arlington County:

It is with considerable pride that the County Board publishes the Arlington Forest Neighborhood Conservation Plan, the twenty-fifth publication since the inception of the Neighborhood Conservation Program. This Plan was adopted in general principle by the County Board on May 14, 1991.

At the heart of this Plan is the retention of the wooded park-like environment that has made the Arlington Forest neighborhood a desirable place to live for over 50 years. Through implementation of recommendations set forth in this Plan regarding land use, traffic management, parks and openspace, and public improvements, this goal will be realized. The County Board looks forward to working with the community in this endeavor.

The Neighborhood Conservation Program tradition of self-determination continues with this Plan. The County Board commends the Arlington Forest citizens for their commitment, creativity and hard work.

Sincerely,

Ellen Bozman
Chairman

COMMITTEE

Chairpersons

Lee and Cheryl Siebert

Ex-Officio

Howard Morland

David Mog

Committee Members

Carl Gold

Stephen Finley

Chuck McCullough

Hugh McGonigle

Ed Milton

Elaine Squeri

Bob Willey

Approved by the

Arlington Forest Citizen's Association

November 14, 1990

Approved by the

Arlington County Board

May 14, 1991

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INTRODUCTION

A. Summary and Community Goals

Arlington Forest is a community of more than 800 households located in west-central Arlington, bordered by Carlin Springs Road and George Mason Drive on the north, North Henderson Road, 2nd Street North, North Pershing Drive and Arlington Boulevard on the east, and Glencarlyn Park and the W&OD Trail on the south and west (Map 1). Arlington Forest derives its name from its forested residential terrain and neighboring parkland, which make this a community of choice for new residents as well as original homeowners of a half century ago. The homogeneous colonial-style homes and wooded geographical setting combine to promote a sense of community. An active citizen's association and community newsletter facilitate response to neighborhood issues and promote community spirit.

The primary goal of this Neighborhood Conservation Plan is to help retain the park-like residential atmosphere of this rare wooded island in an urban environment. In this regard the management of adjacent County parkland, some of which was donated to the County by the builders of Arlington Forest, has a direct bearing on the community. Glencarlyn and Lubber Run Parks contain some of the largest remnants of natural forests in Arlington County, and Arlington Forest residents have a special stake in helping preserve these rare natural ecosystems.

One aspect of the community that is a paramount concern to residents is the future of the centrally located Arlington Forest Shopping Center, which has been a part of the community since its inception. On balance it has served community and County residents well, but possible expansion of the shopping center has potential adverse effects on the community. Residents are concerned that any future upgrading of the shopping center under the current site plan be conceptually and architecturally compatible with the community.



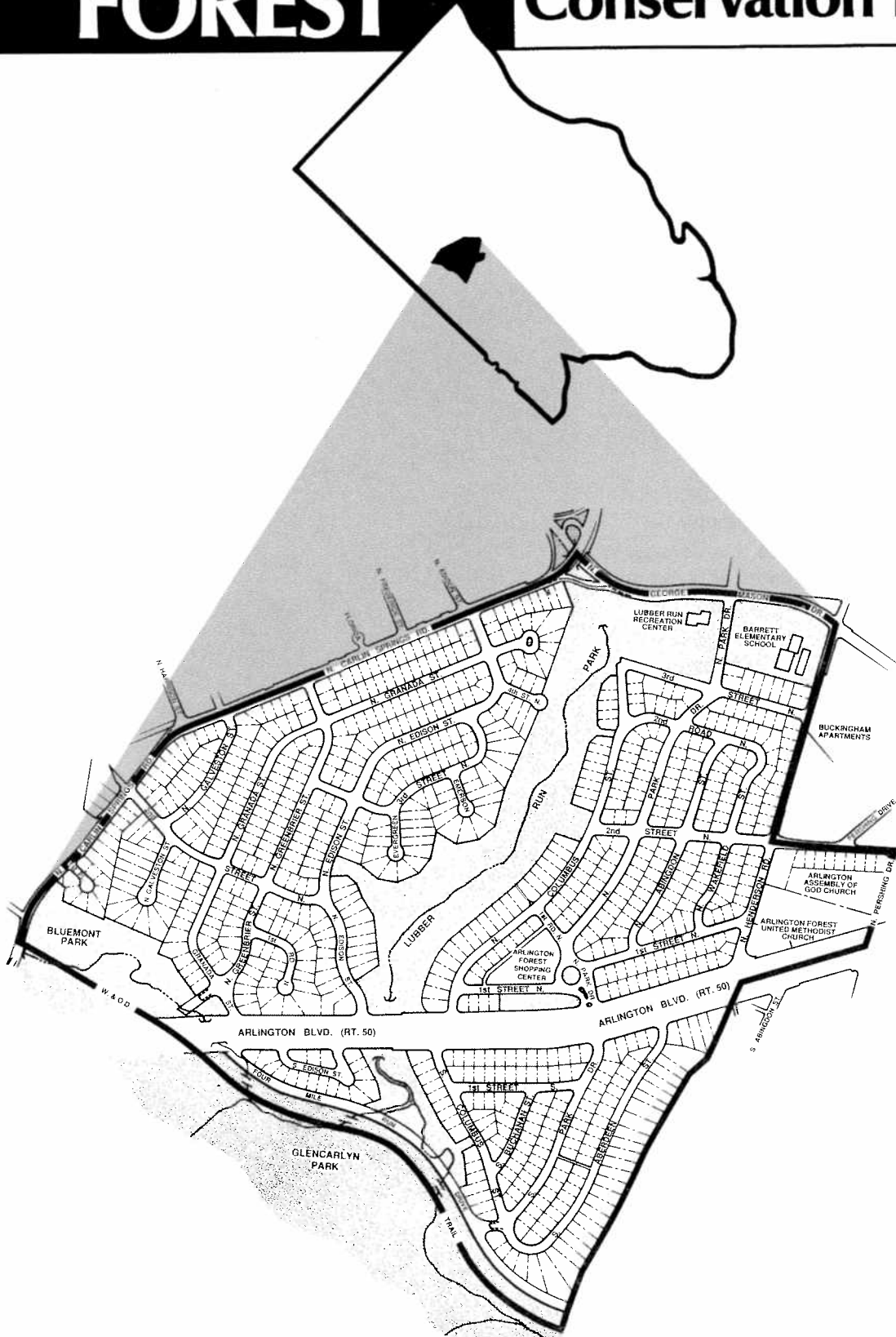
Arlington Forest residents celebrate the 50th anniversary of the community in 1990 at a picnic held at the Lubber Run Recreation Center.



50th anniversary banner at entrance to Lubber Run Park

ARLINGTON FOREST

Neighborhood Conservation Plan



MAP NO. **1**

Arlington Forest's proximity to the high-density Ballston corridor and the major Route 50 thoroughfare that bisects the community combine to create neighborhood traffic problems. The Plan recommends the narrowing of portions of North Park Drive and 2nd Street North, along with the installation of curb nubs at various locations, to reduce speeding on residential streets and lessen the impact of through-traffic on the community.

Arlington Forest celebrated its 50th anniversary in 1990. Despite the rapid growth of high-density commercial development that has surrounded the neighborhood during the past decade, Arlington Forest has reached this milestone with its pleasant wooded residential character essentially intact. The goal of this Neighborhood Conservation Plan is to help preserve the qualities that have made Arlington Forest a desirable place to live for the past half century.

B. Neighborhood Conservation Survey and Demographic Characteristics

During the spring of 1988, a copy of a 12-page Neighborhood Conservation Plan (hereafter NC Plan) questionnaire was hand-delivered to each of the 818 households in the Arlington Forest neighborhood. Four neighborhood residents with home computers tabulated the more than 250 responses, which became the basis for developing this NC Plan. Survey respondents were identified by street and block, not by address or name. A tear-off sheet was attached for use by residents who wished to volunteer for work on this NC Plan.

Among residents who completed and returned the NC Plan questionnaire, the average household size was 2.6 members. The age distribution in these households was as follows: under 17 years 21%, 18 to 34 years 24%, 35 to 54 years 31%, over 55 years 24%. Six percent of the respondents were renters; over half had lived in their houses for more than 10 years, including a number of original residents whose tenure in the neighborhood was approaching 50 years.

Most households responding to the survey (52%) had at least one adult working in the private sector. Government employees resided in 39% of the responding households; 30% of households included one or more retired adults; and 10% had adults working in the home.

Most respondents were living in expanded houses; 56% of the homes already had additions and 26% of the households were planning new additions. Thirty-three percent of the households neither had additions nor planned any such improvements for the future.

C. Acknowledgments and Neighborhood Conservation Plan History

The development of this NC Plan reflects the collective efforts of many Arlington Forest residents. The long gestation period of this Plan spanned the tenure of Citizens Association presidents David Mog, Timothy O'Leary, Elaine Squeri, Jim Sims, and Elizabeth Ballard.

The formal letter of intent by the Arlington Forest Citizens Association (AFCA) to prepare an NC Plan was submitted in 1983, and the initial NC Plan Committee was chaired by David Mog. Howard Morland spearheaded the final push to complete the NC Plan in 1988, organizing the preparation and analysis of the NC Plan questionnaire that forms a basis for many of the recommendations of this Plan, and playing the major role in the development of the first of many written drafts in 1989. He chaired the current committee beginning in 1988; Lee and Cheryl Siebert have co-chaired the committee since late 1989.

The current Arlington Forest NC Plan committee is composed of residents who attended monthly meetings beginning in 1988. Committee members Stephen Finley, Carl Gold, Chuck McCullough, Hugh McGonigle, David Mog, Ed Milton, Howard Morland, Cheryl Siebert, Lee Siebert, Elaine Squeri, and Bob Willey formulated the initial draft of the NC Plan, which was published incrementally in the Association newsletter, The Arlington Forester, beginning in 1989. Howard Morland and Carl Gold took the lead in the Traffic Control section of the Plan, David Mog and Lee Siebert in the Parks section, and Howard Morland and Hugh McGonigle with the Land Use and Zoning section. The "History of Arlington Forest", compiled by Lee and Cheryl Siebert, relies heavily on the many accounts by Donald Wise published in the Arlington Historical Magazine.

Computer assistance with the questionnaire analysis was provided by Stephen Finley. Joe Cockrell, Ed Milton, Bob Willey and Bob Strawn coordinated the neighborhood walk-through to identify areas needing maintenance. Casey O'Neal provided background on the development of the Arlington Forest subdivision. Larry Bowring drafted the map of Arlington Forest used throughout the document preparation stage, and also drafted designs for the proposed neighborhood identification signs. Arlington Forest resident and County employee Sharon Berry frequently served as an invaluable courier between the NC Plan Committee and County staff. Special thanks go to Lori Hirshfield, Staff Coordinator of the Arlington County Neighborhood Conservation Program, and other County officials for assistance in developing the Plan and providing valuable insights into the mechanics of County governmental processes.

HISTORY OF ARLINGTON FOREST

Although recorded history of the area known today as Arlington Forest goes back to the colonial era, artifacts dating back 8,500 years along Four Mile Run indicate Indians had camped in the area for thousands of years. A village site has been identified at the confluence of Long Branch and Four Mile Run. In the 1700s several major colonial land grants shared a common border at this same location. A large oak tree marking this spot was used as a survey marker by one of the landowners, George Washington, who acquired a plot of land south of this point along Four Mile Run. A marble pillar in Glencarlyn Park marks Washington's survey point, and a section of the old oak tree can be found in the Glencarlyn Library.

Most of what is now Arlington Forest was owned by the British merchant and planter John Colville, who sailed trading ships up the Potomac in the early 1730s, and was active in land speculation in both Maryland and Virginia. He was appointed a member of the Virginia Assembly in 1743, and was also a justice of Prince William and Fairfax Counties and trustee of Alexandria. His will referred to a 1400 acre Lubber Branch Tract on Four Mile Run that had been purchased in 1731. In 1754, Colville was granted permission to build a grist mill to grind corn and wheat on Lubber Run just above Four Mile Run.

The "Fall Line," the major geologic boundary between the crystalline metamorphic and igneous rocks of the Piedmont and the sedimentary rocks of the Atlantic coastal plain, bisects Arlington Forest and is responsible for the steep valley of Four Mile Run adjoining Arlington Forest that provided the setting for several grist mills. The water table was higher during the colonial period than it is now, and in addition to Colville's mill further up Lubber Run, mills were constructed where both Long Branch and Lubber Run joined Four Mile Run.

In 1847, construction began along Four Mile Run on a railway from Alexandria to Bluemont at the foot of the Blue Ridge mountains. Four Mile Run water was used to fill train boilers. During the Civil War, engineers frequently complained that their boilers sudsed over as a result of thousands of Union soldiers washing their clothes in Four Mile Run. A minor Civil War skirmish took place in Lubber Run during the Battle of Falls Church. Boasting two natural springs, the Carlin Springs area was a thriving resort for a two-decade period beginning in 1872. Two large pavilions constructed by John Carlin provided a dance hall and a 250-seat restaurant and ice cream parlor; a bar and a swimming hole touted as the best in Arlington drew visitors from Alexandria and Washington. The grist mill water wheel was an added attraction at the 7-8 foot deep swimming hole known as the "Round Hole"; swimmers could crawl along the sluiceway and ride the wheel down to the creek. In winter, Four Mile Run pools were popular for ice skating. An 1887 map indicates that the pavilions, located at the natural spring along Four Mile Run above its confluence with "Lovers Run" (present-day Lubber Run), were reached from the Carlin Springs train station at Long Branch. The railroad remained a popular commuter line, and passengers rode the "Virginia Creeper" until it ceased operation in 1941. Freight and mail service continued until the railroad was disbanded in 1968. The railroad right-of-way now forms the popular Washington & Old Dominion (W&OD) Regional Trail.

Three historical houses predate the Arlington Forest subdivision. Although remodeled, these houses retain essential elements of their original construction and represent some of the oldest remaining houses in Arlington County. The Mary Carlin house was constructed ca. 1800 by William Carlin, George Washington's tailor, on a 165-acre plot of land he purchased in 1772 and



In 1934, the Arlington Forest area consisted primarily of forest and farmland.

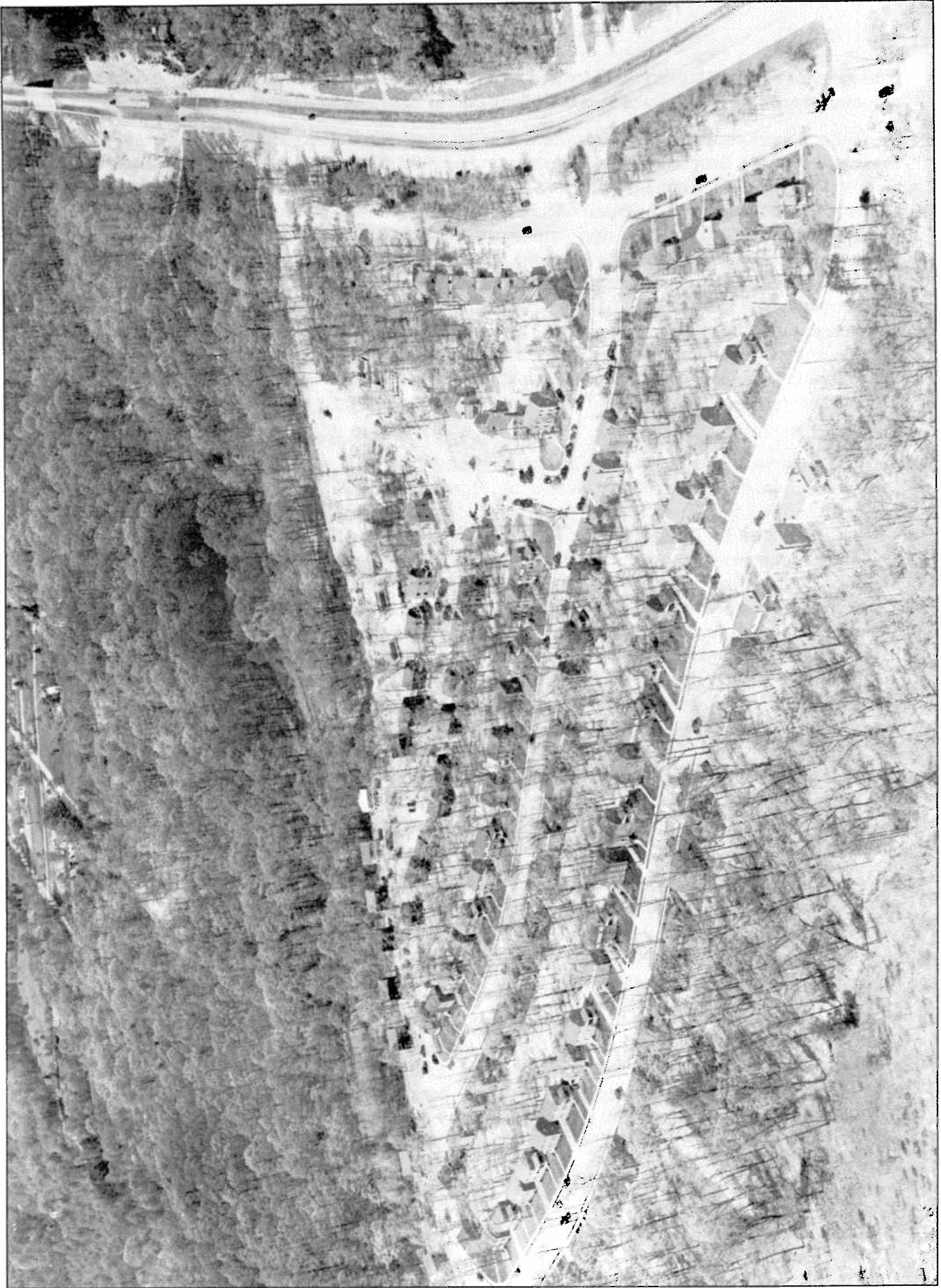
later gave to his granddaughters, Mary and Ann Carlin. Born in the original log construction house, schoolteacher Mary Carlin lived in it until her death in 1905.

Two other houses constructed on the Ann Carlin property were left standing and renovated during construction of the Broyhill section of Arlington Forest in 1948. The exact date of construction of the onestory Ann Carlin cottage, with its square brick fireplace, low ceilings and doorways, is not known, but the house was advertised on sale to its current owners as "an 18th century tenant house." The age of a larger two-story farmhouse on North Galveston Street is likewise uncertain, but has been traced back at least as far as the 1820s to 1840s. During the Civil War, it was owned by Charles E. Mix, Commissioner of Indian Affairs, who filed a claim for damages caused by Union troops in 1861 and 1862. The attached claim inventory indicates that in addition to the farmhouse, the farm contained a barn and hay barrack, ice and meat house, root house, spring house and blacksmith shop, along with an overseer's house and kitchen with a barn and hen house. Fields of this farm extending to Carlin Springs Road can be seen on a 1934 aerial photograph. The carriage house of the farm survives as the garage of an adjacent Arlington Forest home.

A fourth pre-Arlington Forest house, the Henderson estate, was destroyed by fire during a 1954 hurricane. At the beginning of the 20th Century, most of what is presently Arlington Forest was part of the estate owned by John B. Henderson, Jr., who purchased three adjacent properties totaling 134 acres in 1893 and 1894. Henderson's father, U.S. Senator from Missouri beginning in 1862, was author of the 13th Amendment to the Constitution, and was instrumental in keeping Missouri in the Union. John Henderson, Jr. was a lawyer and diplomat whose primary interests lay in marine biology. He published technical papers on specimens collected from Maine to the West Indies and Hawaii, and succeeded his father as Smithsonian Regent. In 1894 he constructed a two-story wood and plaster Swiss-style house as a country estate, although the family's primary residence remained in the noted Henderson "castle" in Washington, D.C. The estate also included a barn (which burned in 1952), a caretaker's house, carriage house and other minor structures. A stone driveway lined by trees led from the Henderson estate to Henderson Road. Following Henderson's death in 1923, the residence and six acres of the estate were bought by patent lawyer Herbert Porter, who used water from a small dam across Lubber Run to irrigate his exotic herb garden; a portion of the dam can be seen on Lubber Run just below the footbridge at the eastern end of Lubber Run Park. The Henderson residence served as a U.S Army officers club from 1941 to 1950, before it was purchased by Arlington County in 1951 for use as a recreation center. The current Lubber Run Center replaced the original Henderson estate after it was destroyed during the 1954 fire.

Arlington Forest is surrounded by woodlands, in part because far-sighted landowners deeded property for parkland as early as 1892. A 1934 aerial photograph reveals that the Arlington Forest area remained wooded prior to its development, except for open fields of the Galveston Street farm and Henderson estate. The photograph shows Arlington Boulevard under construction, with the bridge at Lubber Run completed but the Four Mile Run bridge not yet begun.

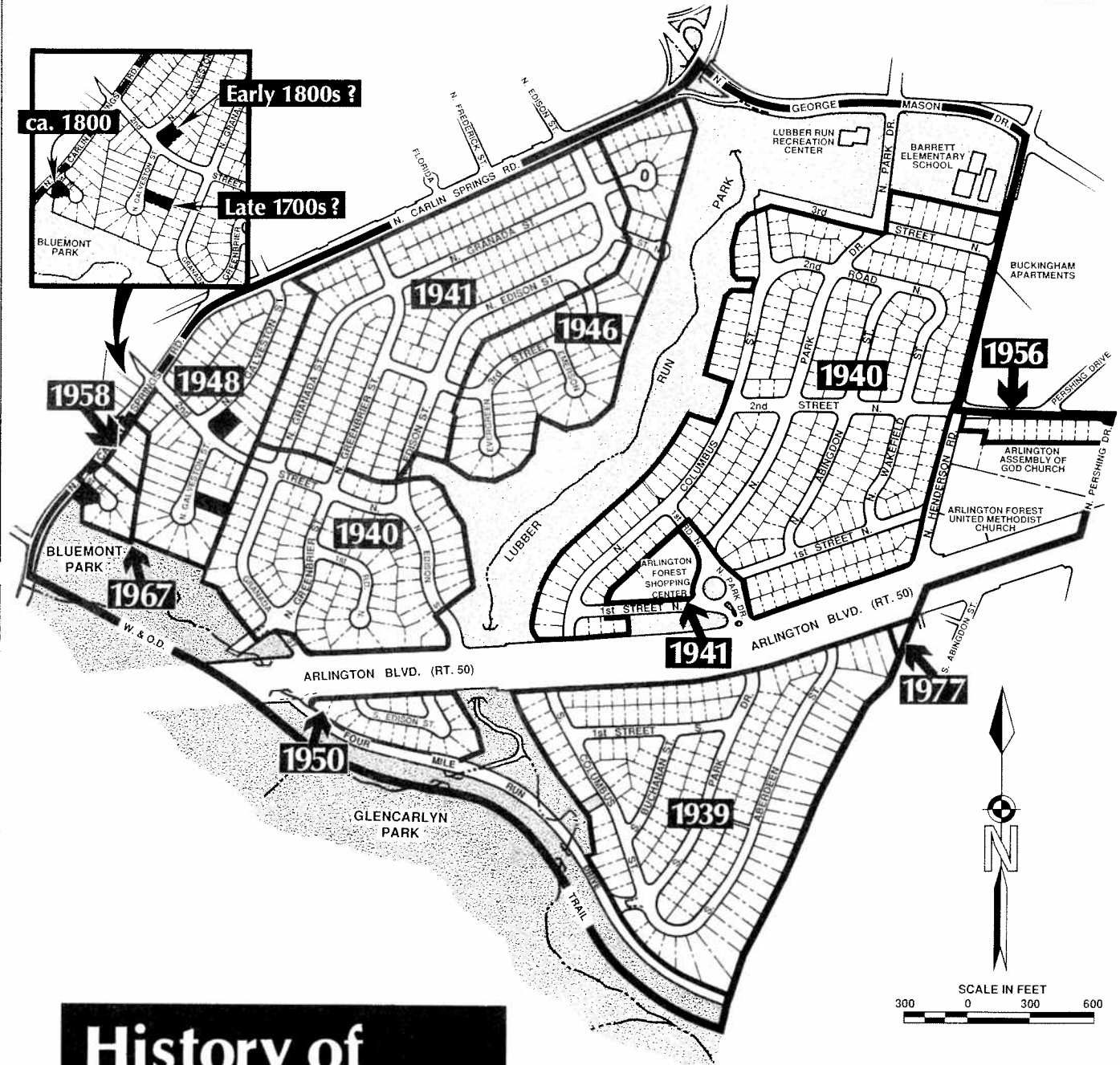
In 1936, a subdivision that was to be called Parmalee was proposed for the site now occupied by the Arlington Forest community. The rural nature of the area was evident from a Court House document filed by the intended developer, which stated that "no chickens, hogs, cows, horses, goats or other livestock, or animals, excepting only house pets shall be allowed to be installed...." Plans for the Parmalee neighborhood fell through, and in 1938 the property was bought by Meadowbrook, Inc. The new owner, Monroe Warren, built most of the 850 homes in Arlington Forest, a name he selected because of the wooded setting of the development. The architect for the original houses was Robert O. Scholz, who designed several variations of the same basic floor plan. The two-story



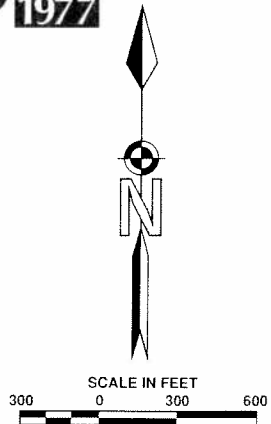
The initial stage of construction of Arlington Forest is shown in this 1940 southside view looking west with Arlington Boulevard on the right and Glencarlyn Park at the top.

ARLINGTON FOREST

Neighborhood Conservation Plan



History of Neighborhood Development



MAP NO. **2**

1144 square feet brick homes sold for \$5,990 in 1939, with fireplaces or a detached garage optional for an additional \$500 each. Monthly payments for 25-year loans at 4 1/2% interest were \$38.82.

Construction began in 1939 with the southside section of Arlington Forest (Map 2), starting with houses on South Park Drive and Arlington Boulevard (which was then called Lee Boulevard). The northside section, east of Lubber Run Park, was begun in 1940 on land south of the Henderson estate home. The Greenbrier section west of Lubber Run Park and immediately north of Arlington Boulevard was built beginning in 1941. Wartime materials shortages in 1941 resulted in modifications to houses in the central part of the Greenbrier section, which had a slightly smaller floor plan (1050 square feet). Galvanized pipes were substituted for copper pipes and wooden double-hung windows for the then popular casement windows.

The Arlington Forest Shopping Center was constructed in 1941, with the Forest Delicatessen as the first business. Construction of the remainder of Greenbrier was delayed until after the war in 1946, when homes along the four dead-end streets bordering Lubber Run were constructed using the same floor plan as the original Forest homes. The Broyhill addition adjacent to Carlin Springs Road was built in 1948 with the largest floor plans of Arlington Forest—1196 square feet. In 1950 and 1951

<u>Arlington Forest</u>		
PRICES AND TERMS		
SIX-ROOM HOME		\$5,990
TOTAL CASH PAYMENT (including all settlement charges)		590
F.H.A. LOAN, 4 1/2% interest		5,400
	20-Year Plan	25-Year Plan
Interest and Principal	\$34.18	\$30.02
Taxes (estimated)	5.00	5.00
Insurance (estimated)	3.76	3.80
Total Monthly Payment	\$42.94	\$38.82
Monthly Savings (average principal pay't)	22.50	18.00
<p>To buy one of these homes, a total cash payment of only \$590 is required, which includes all settlement charges. The only additional money required at closing date will be for pre-payment of taxes and insurance which will amount to approximately \$60. There will be no other expenses necessary, as all improvements, including all paved streets, will be installed and paid for by MEADOWBROOK, Inc.</p>		

Arlington Forest

New Detached
"AIR CONDITIONED"
H O M E S

A "Restricted Community" of 160 detached Homes on Large Wooded Lots.

⌘ ⌘ ⌘

Planned, Built and Sold by

MEADOWBROOK, Inc.
MONROE WARREN, PRESIDENT

★

APPROVED FOR F. H. A. FINANCING

★

Over 1,000 homes of quality and character built in Washington and vicinity in the last twenty years.

⌘ ⌘ ⌘ ⌘ ⌘

Resident Sales Representative
GEORGE T. CRUZEN
CHestnut 6444

Original Arlington Forest sales notice

one-story homes designed as prototypes for M.T. Broyhill Homes were constructed on South Edison Street by Broyhill for his employees. Four ramblers on Carlin Springs Road at the western end of Arlington Forest were constructed in 1958, and in 1959 the residents of ten one-story ramblers constructed in 1956 on 2nd Street North, east of Henderson Road, joined the Arlington Forest Citizens Association. A group of seven contemporary houses were constructed on the Mary Carlin property in 1967 and 1968. A split-level house along Arlington Boulevard at the eastern end of south Arlington Forest, constructed in 1977, was the last addition to Arlington Forest.

Several innovations in design and planning were incorporated into the Arlington Forest development. Parallel service roads, a buffer park strip and a small shopping center were included in the design at a time when land use planning was virtually nonexistent in Arlington County. Arlington Forest was the first subdivision in the County to lay power and telephone lines in backyards rather than on the street, and its curving streets provided an aesthetic setting for the homes. The Arlington Forest development was featured in an issue of Life magazine as a model development, and an aerial photograph of Arlington Forest appeared on the cover of a 1960 U.S. government Housing and Home Finance Agency publication on suggested land subdivision regulations.

Arlington Forest

LOCATION

A cool, quiet location on **New Lee Boulevard**, three-quarters of a mile beyond traffic light at Glebe Road. A 10-minute drive from Lincoln Memorial over beautiful Memorial Bridge and Lee Boulevard.

LARGE WOODED LOTS

Our large lots, with their beautiful big trees, front on newly paved streets with concrete curb and gutters, are served by all utilities—all installed and paid for by us. There will be no assessments for improvements.

CONSTRUCTION

It is our constant endeavor to incorporate the best materials the market affords in our homes. They are carefully built by skilled mechanics under constant supervision, and our homes, we believe, offer more for your money than can be had anywhere in the vicinity of Washington.

DESIGN

Arlington Forest has been planned to the last detail in advance of construction, and when completed will present an atmosphere of charm and character rarely found in other than the most exclusive developments.

The homes are of Colonial Design in keeping with the Old Dominion Architecture and designed by Robt. O. Scholz, prominent Washington architect.

SPECIFICATIONS

Sewer, water, electricity, gas, paved streets, curb and gutter and sidewalk included in purchase price. No assessments.

Waterproof basement of solid concrete.

Air-conditioned heat—oil burner.

Automatic gas hot water storage heater.

Lathing and plastering—two coats of plas-

Arlington Forest

ter on perforated rock lath plaster base throughout. Metal corner beads at all exposed corners and metal lath in all angle corners.

Insulation: Entire house fully insulated with "triple sealed" Celotex.

"Hope" steel casement windows with metal trim and 16 mesh copper screens on first and second floors.

Built-in aerial and ground for your radio.

Double flooring on both first and second floors, finished with 7/8" Select White Oak.

Copper hot and cold water pipes.

Hose connections in front and rear.

Floor drain in basement.

KITCHEN

Enameled ceiling and walls, easy to clean. Inlaid linoleum cemented down over felt. Beautiful gas range with insulated oven and heat control. Custom-built factory-finished metal kitchen cabinets. One-piece double drain board sink, new strainer-stopper and swing nozzle mixing faucet, chrome-plated.

BATHROOM

Gleaming black and white tiled walls with tile floor to match. Five built-in accessories. "Standard" plumbing fixtures with built-in tub and shower. All fittings are chromium-plated. Steel medicine cabinet with venetian mirror door.

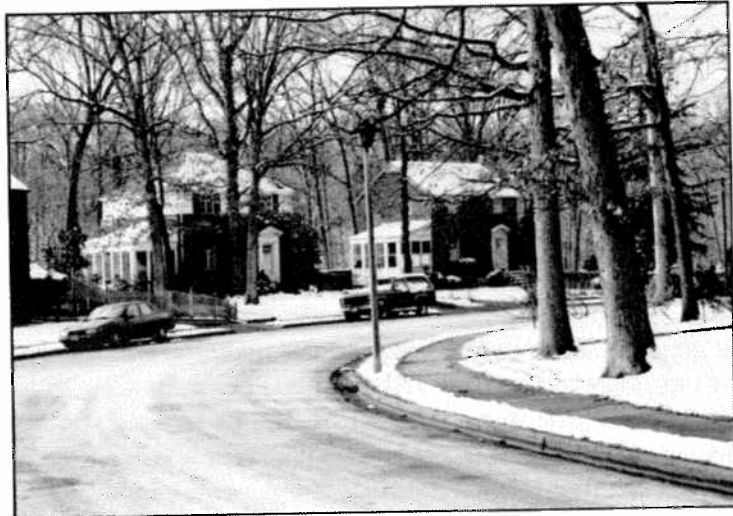
Sun-fast shades for all windows and doors.

Colonial hardware.

Full basement under house, designed for future recreation room.

Lots are sodded from curb to rear of house and artistically landscaped.

Trees are an important aspect of Arlington Forest, and in contrast to current construction practices, the Meadowbrook Company left two trees standing in the front of each house, whenever possible. Those houses built in open fields had trees planted in their front yards. Builder Monroe Warren donated a number of tracts of land for incorporation into Lubber Run Park, which has become a key element of the community. In the 1940s, he had a large holly tree moved from the middle of what is now North Park Drive and 2nd Street North, to the traffic circle at the shopping center where it thrives today. It served as the official outdoor Christmas tree until the 1980s when the



Arlington Forest's curving, tree-lined streets contribute to its park-like atmosphere.

tree-lighting ceremony was moved to a tree near the Lubber Run Recreation Center. The largest trees in Lubber Run and Glencarlyn Parks are many times older than the neighborhood and provide habitat for birds and other wildlife. Nature walks sponsored by the Long Branch Nature Center provide glimpses of pileated woodpeckers, kingfishers, and green herons, these being among the more than 130 species identified in Glencarlyn and Lubber Run parks.

Constructed after the Henderson estate was destroyed by fire in 1954, the Lubber Run Recreation Center hosts County recreational and educational programs, and meetings of the Arlington Forest Citizen's Association. The Lubber Run Amphitheater provides a sylvan setting for summer concerts and theater sponsored by Arlington County.

The Arlington Forest Club constructed a swimming pool for community residents in 1954 on North Carlyn Springs Road; membership is now available to other County residents.

The Arlington Forest Citizens Association was organized in 1940, with William C. Tucker as the first provisional president. It has sponsored an annual Christmas tree lighting ceremony since 1941 and an annual dinner or picnic for many years. A 36-page history of the Association listing the eight or ten most noteworthy activities of the Association for each year of the neighborhood's first three decades was published in 1969; it was updated in 1990 for the community's 50th anniversary.

Said to be the oldest continuously published neighborhood newsletter in Arlington County, the Association's monthly newsletter, *The Arlington Forester*, is delivered free of charge to all houses in the neighborhood. Begun in 1942 as an oversized printed postal card with information about meetings, in 1944, *The Forester* became a mimeographed sheet edited by Samuel Enriken; in 1947 it expanded to four pages and acquired its present name. A sketch of the stores and trees in the shopping center became the masthead of *The Forester* in 1948, when it acquired its present professional format.

As Arlington Forest celebrates its 50th anniversary, its modest but attractive homes in a pleasant wooded setting adjacent to forested streams and parkland, a rarity in such a close-in urban environment, continue to make it one of Arlington's most sought-after communities.

HISTORICAL SIGNS

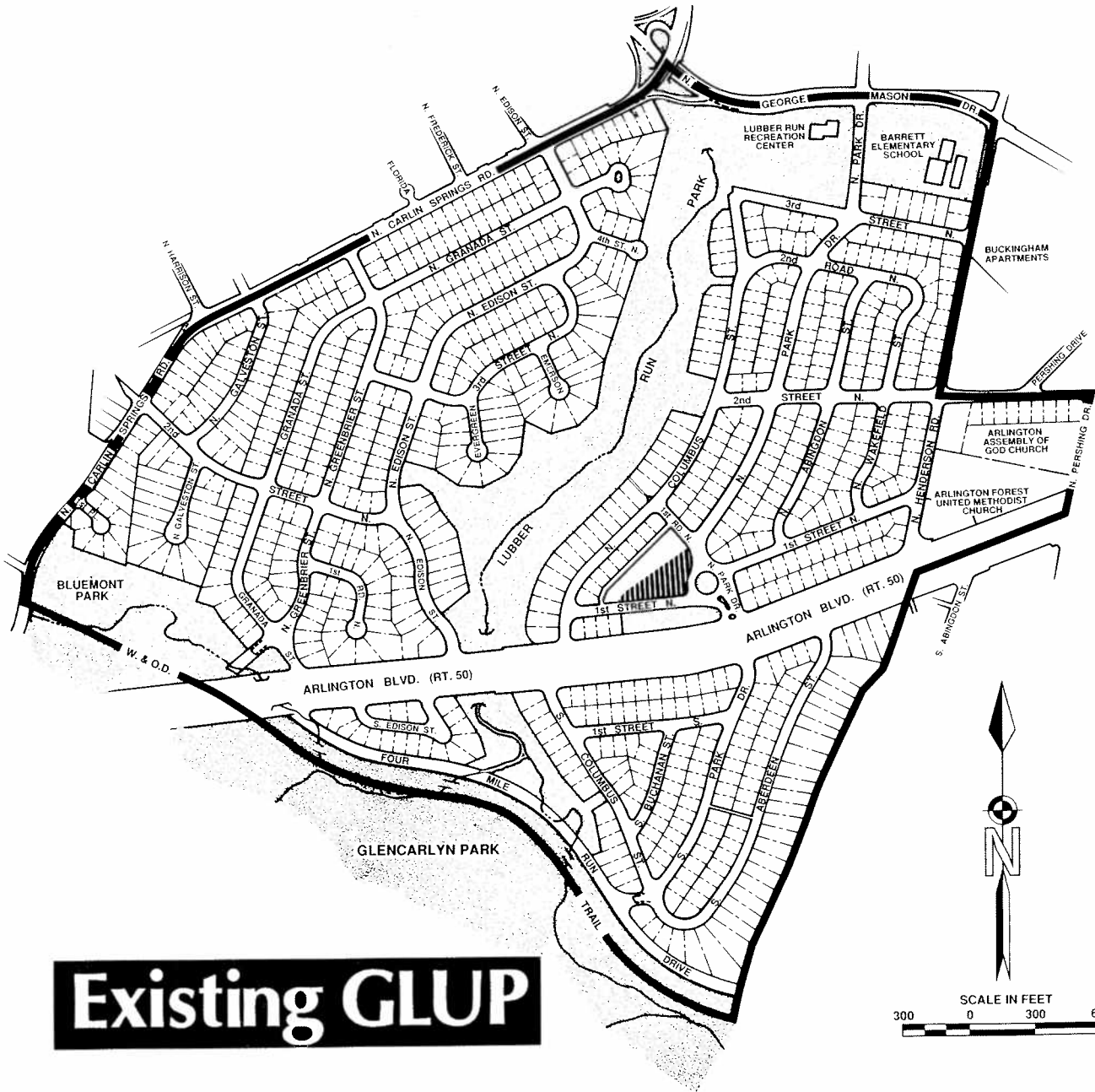
The rich historical background of the Arlington Forest area is reflected in existing and proposed historical signs in and around the community. The community supports the recommendations of the Arlington Task Force on Open Space to install a number of additional historical markers adjacent to Arlington Forest.

Recommendations

- ✓ 1. *The County should implement the recommendations of the Open Space Task Force to erect historic signs at Carlin Springs south of Arlington Boulevard, and at the George Washington survey marker at Long Branch and Four Mile Run.*
- ✓ 2. *The site of the proposed sign marking the mill site at Lubber Run and Four Mile Run is aesthetically marred by numerous sewer manholes from the Lubber Run sewer line relocation. The site should be shifted to the Colville Mill site in Lubber Run Park, a more pleasant and accessible wooded setting with existing walkways.*
- ✓ 3. *The County should install a sign of geologic interest at Huffmans Rapids, where Four Mile Run crosses the Fall Line, the major boundary between the crystalline rocks of the Piedmont and the softer sedimentary rocks of the Coastal Plain that provided the water power resources responsible for the location of the major cities of the eastern seaboard. One of the better-preserved remnants of Civil War era stonework along the Washington and Old Dominion railway is also found at this location.*

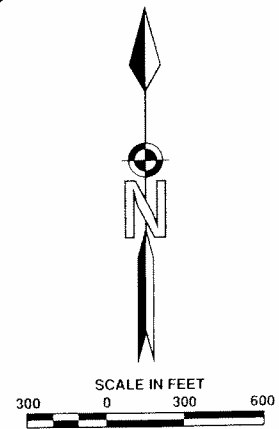
ARLINGTON FOREST

Neighborhood Conservation Plan



Existing GLUP

-  Low Residential (1-10 A/U)
-  Service Commercial
-  Public



MAP NO. **3**

LAND USE AND ZONING

The County's General Land Use Plan (GLUP; Map 3), which provides the framework for zoning and land use decisions, shows the residential portion of Arlington Forest as "Low"

Residential (1-10 units per acre). Park areas, the Lubber Run Recreation Center and Barret School are designated as "Public," and the Arlington Forest Shopping Center is designated "Service Commercial." All residential areas within Arlington Forest, including the neighborhood churches, are zoned (Map 4) "R-6," which primarily allows single-family residences with minimum

lot sizes of 6000 square feet. The parks, Recreation Center and Barrett School are zoned "S-3A," special districts of private or public land designated for active or passive recreation, or a scenic vista. The Arlington Forest Shopping Center is zoned "C-1," a local commercial district.



Standard Arlington Forest house; all community residential areas are zoned as "R-6."

A. The Arlington Forest Shopping Center

The Arlington Forest Shopping Center is located in the center of the community at North Park Drive and 1st Street North. Like other low-density shopping centers built in the 1940s, it was designed to serve the immediate community and blend in with the architectural and residential character of the neighborhood. Although some survey respondents expressed concern that services available at the shopping center no longer meet the daily needs of the neighborhood, this is not viewed as a significant problem given the numerous shopping opportunities in adjacent commercial districts.

The Arlington Forest neighborhood commends the present owners for the careful renovation and visual improvement of the shopping center. In addition, the apparent success of some tenants, e.g., a paint store and a computer supply store, indicates that the shopping center can successfully serve



The masthead for the Arlington Forester, the community newsletter, shows the Arlington Forest Shopping Center.

ARLINGTON FOREST

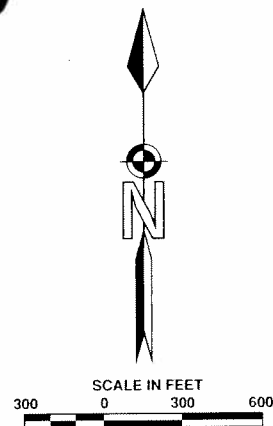
Neighborhood Conservation Plan



Existing Zoning

Recommendation

Rezone "C-1" to "C-1-R"



MAP NO. **4**

the broader needs of Arlingtonians without exceeding the original developer's conception of a tasteful one-level structure that is harmonious with the style of neighborhood homes. Nothing would threaten the residential nature of Arlington Forest more than inappropriate or oversized structure(s) at this site. Eighty-four percent of the survey respondents opposed any increase in commercial floor space, and 98% opposed rezoning to allow for increased commercial development.

Under the County's General Land Use Plan (GLUP - Map 3), the shopping center site is designated as "Service Commercial." This is consistent with the present "C-1" zoning for "Local Commercial" districts (Map 4). Residents would object to expanded development of this site and would oppose any effort to rezone to more development-intensive categories such as "C-1-O." In fact, the "C-1-R" zoning category, which recognizes existing pockets of commercial development in residential areas but seeks to limit expansion in order to minimize the impacts on surrounding residential areas, seems particularly appropriate to Arlington Forest. This zoning category would have the added benefit of precluding some use exceptions permitted under the current "C-1" zoning that could adversely affect the community.

Recommendations

- ✓ 4. *The Arlington Forest Shopping Center site should be rezoned from "C-1" to "C-1-R," which would retain present use levels, while minimizing adverse effects on the community.¹*
- ✓ 5. *Under the current "C-1" zoning, special use exceptions for amusement arcades, restaurants with live entertainment, establishments with drive-through windows, recycling centers, health clubs or recreational facilities, and the establishment of automobile service stations, would have potential adverse impact on the community, and use permits should not be granted. The community would support use permits for day care or preschool facilities.²*
- ✓ 6. *Any exceptions to the use, bulk, landscaping, and additional regulations of the "C-1" zoning district should not be granted. Furthermore, the community would oppose any expansion of the shopping center beyond the existing one-story height.*

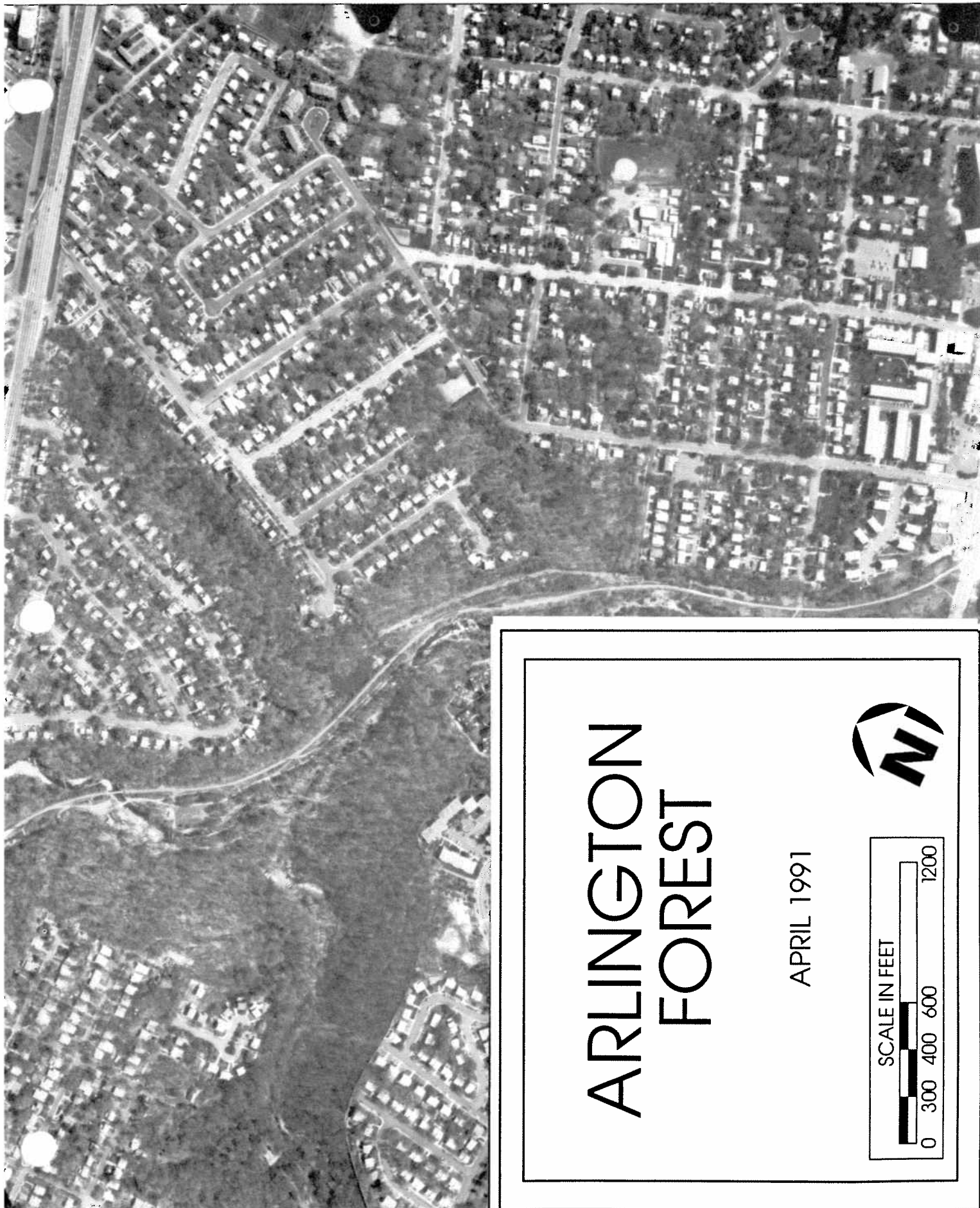
B. Neighborhood Churches

Two thriving churches are located north of Route 50 on the eastern edge of Arlington Forest: the Arlington Forest United Methodist Church and the Arlington Assembly of God church. This NC Plan supports the continued use of that property for its present purpose, and would oppose any rezoning from the current "R-6" district that would permit replacing the existing structures with high-density commercial or residential buildings. The churches constitute important recreational assets for the community, with youth programs and social activities as well as worship services, and their grounds are a valuable green space as well.

¹ The County Board did not support this recommendation when it adopted the NC Plan.

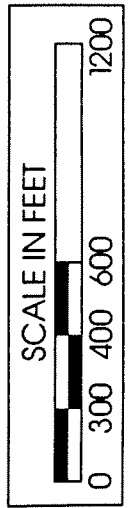
² Consideration will be given to the neighborhood's concerns should a use permit be proposed.





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Recommendation

- ✓ 7. *Residents support the current "R-6" zoning designation for Arlington Forest residential areas, including areas currently occupied by churches. In the unlikely event that either of the churches should close, the present low-density "R-6" residential zoning should be retained.*

C. Barrett School

The Barrett School once served all of Arlington Forest and is considered by many to be our neighborhood school. The school administration has done an excellent job of serving a changing elementary school population, and the Citizens Association has worked to keep the school open during recent periods of low student population. The community supports the current replacement of unsightly temporary classrooms by permanent additions to the red brick schoolhouse. If at some time in the future the property is no longer needed as a school, it will always be needed as a County recreational facility.

Recommendation

- ✓ 8. *Residents support the present "S3-A" zoning designation for Barrett School. Should the school be closed in the future, the GLUP designation of "Public" and current zoning should be retained, and the property should be transferred to the County for use as a recreational facility.*

D. Areas Adjacent to Arlington Forest

The northeast corner of Arlington Forest adjoins the Buckingham Village apartment complex. Although Buckingham Village is not part of our NC Area, any changes in the complex directly impact our neighborhood. The two-story buildings, separated by open spaces with mature trees and attractively landscaped walkways, are appropriate and should be preserved. Any proposals to enlarge the complex or individual buildings would be actively opposed by the Arlington Forest neighborhood. Future development at the intersection of North Glebe Road and North Pershing Drive has potential impact on the Arlington Forest community. The construction of multi-story high-density buildings would increase traffic cutting through the neighborhood. Residents are concerned that future construction not expand beyond that appropriate for its current neighborhood shopping center status.

Recommendations

- ✓ 9. *Residents support the current "RA8-18" zoning designation for the Buckingham Village area, and recommend against approval of site plans or rezoning that would permit an increase in the height or density of the complex or individual buildings.³*

³ Under the current "RA8-18" zoning, height and density could increase through by-right development. Consideration will be given to the neighborhood's concerns during the public review process for any proposed rezonings or site plans.

- ✓ 10. *Any site plan approved for the intersection of North Glebe Road and North Pershing Drive should take into careful consideration the effect of traffic on neighboring communities. Requests to change the General Land Use Plan from its current "Service Commercial" designation or to rezone from the existing "C-2" to more intensive commercial development should be denied.*⁴

⁴ *The County Board's position on the future direction of development at this intersection was inconclusive when it adopted this NC Plan.*

NEIGHBORHOOD TRAFFIC CONTROL

The neighborhood is well designed with cul-de-sacs and curving streets, which for the most part discourage all but local traffic. Nonetheless, one-fourth of survey respondents indicated that through-traffic was a problem on the street where they lived, and almost half (48%) believed that through-traffic was a problem somewhere in the neighborhood. In addition, 70% of the respondents listed streets where they believed that vehicles speed. The most frequently cited roads with speeding problems are: Carlin Springs Road (which was cited by 25% of those indicating a speeding problem), North Park Drive (cited by 24%), 2nd Street North (23%), North Edison Street (20%), and Route 50 (11%).

Arlington Boulevard (Route 50) is a controlled access arterial that Arlington Forest residents must live with ongoingly. However, Carlin Springs Road, which goes around the neighborhood rather than through it, creates major traffic problems which the neighborhood would like mitigated. Although not a formal recommendation of this NC Plan, it should be noted that the Citizens Association has presented a proposal to the Department of Public Works to downgrade the traffic classification of Carlin Springs Road, and to reduce it from four lanes to two lanes with a center divider and left turn lanes.^h Seventy-one percent of survey respondents expressed support for this project. Residents remain concerned about speeding on Carlin Springs Road.

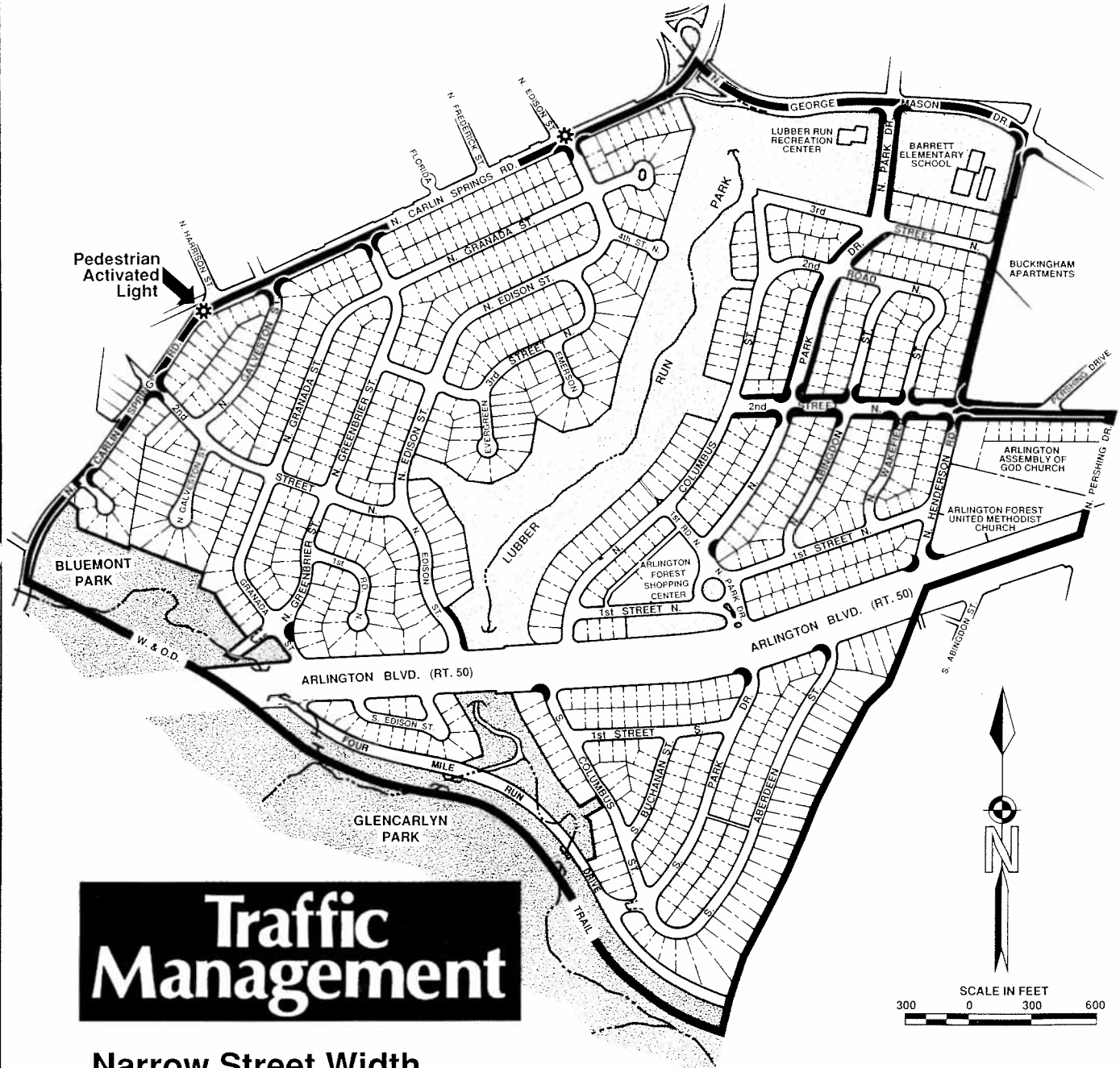
A serious concern of residents is the effect that the County's proposed North Quincy Street extension (between Wilson Boulevard and North Glebe Road) could have on North Henderson Road. The County's "Master Transportation Plan" of 1987 shows that North Quincy Street will be a minor arterial for its entire length from Lee Highway to North Glebe Road after the extension is built. At North Glebe Road, the south end of the North Quincy Street extension will feed into the north end of North Henderson Road, encouraging drivers to consider that North Henderson Road is merely a continuation of North Quincy Street. While North Henderson Road is also classified as a minor arterial from North Glebe Road to North George Mason Drive, it is a neighborhood minor street for the three blocks between North George Mason Drive and Arlington Boulevard. Two of those three blocks are the northeast boundary to our neighborhood, and the third goes through it. It is very important to Arlington Forest residents that the classification of North Henderson Road remain neighborhood minor between North George Mason Drive and Arlington Boulevard. Some maps recently distributed by the County have erroneously upgraded those three blocks to arterial, and we are concerned that drivers might make the same mistake. Any traffic plan that increases the traffic flow on North Henderson Road or North Park Drive will be contrary to the spirit of this Conservation Plan.

This NC Plan addresses the widths of several intersections and interior streets, and it proposes the installation of curb nubs to discourage speeding and preserve the residential character of the streets (Map 5). Curb nubs extend the curb at intersections up to the edge of the parking lane. This is done only at intersections, where parking is already not permitted. The County publication "Alternative Approaches to the Control of Excessive Speeding in Residential Neighborhoods" notes that curb nubs serve the purposes of increasing pedestrian safety, protecting parked cars, and slowing the speed of vehicles. They do not affect the number of traffic lanes but are a proven method of slowing and discouraging traffic, reinforcing the residential look of the neighborhood. Examples may be seen on North Pershing Drive between North Glebe Road and North Washington Boulevard.

⁵ The County Board did not support reducing the number of travel lanes when it adopted this NC Plan. Directing traffic away from neighborhood streets is dependent on maintaining this street as a four-lane north-south primary arterial.

ARLINGTON FOREST

Neighborhood Conservation Plan



Traffic Management

Narrow Street Width to 36 Feet **|||**

Install Curb Nubs **┌┐**

Install Traffic Lights **⚙**



MAP NO. **5**



The Forest's wide streets, such as Second Street North, also contribute to traffic problems.

A majority of survey respondents who expressed an opinion on the issue supported both curb nubs (77%) and street narrowing (63%) as traffic control measures. Support for such measures was stronger with residents who perceived a traffic problem on their own street. Among those who felt speeding on their own street was a problem, 80% supported curb nubs and 79% supported street narrowing. These survey responses were to the idea in general, not to specific proposals.

Street Width: Because North Park Drive is a natural route to Ballston from points south, there is increasing potential for the part of Arlington

Forest north of Route 50 to be negatively impacted by extremely dense high-rise development in the Ballston area. 2nd Street North, which enters the neighborhood from both east and west, is another frequently cited problem street. Both streets are unnecessarily wide, which encourages speeding and cut-through traffic.

Some residential streets in Arlington County are only 25 feet wide, and the County code requires only a 36-foot width for streets with parking on both sides. The section of North Park Drive that this Plan proposes for narrowing is 46 feet wide, and the section of 2nd Street North proposed for narrowing is 50 feet wide. The Arlington Forest streets for which curb nubs are proposed are wide enough and have sufficient right-of-way to qualify for nub installation under County guidelines.

Hazardous traffic conditions exist on the south-bound lane of North Park Drive at the intersection with Arlington Boulevard, which is a primary link between north and south Arlington Forest. Traffic backed up at the lengthy Park Drive/Arlington Boulevard traffic light frequently segregates into three lanes, with cars in the two left lanes often both attempting to merge into the single south-bound lane of South Park Drive. Painted traffic lanes with directional arrows are needed.

Recommendations

- ✓ 11. *Narrow to 36 feet both 2nd Street North east of Lubber Run to Pershing Drive and North Park Drive north of 2nd Street North. In both cases, widening of the planting strip between the sidewalk and the curb would allow planting of shade trees along the street.*
- ✓ 12. *Install curb nubs at the following intersections along 2nd Street North: at North Granada, North Greenbrier, North Abingdon, and North Wakefield Streets, North Park Drive and North Henderson Road. The curb nubs should narrow the street to 28 feet at intersections, rather than the usual 26, in order to facilitate bicycle traffic.*

- ✓ 13. *Protect the parking lane on the south side of Carlin Springs Road with curb nubs at the beginning of each block, i.e., with a nub extending into Carlin Springs Road at the southeast corner of each of the following intersections: 1st Place North, 2nd Street North, North Galveston Street, North Greenbrier Street, and North Edison Street.*
- ✓ 14. *Install curb nubs at the entrance to all neighborhood residential streets, and on North Henderson Road at its intersections with North George Mason Drive, 2nd Street North, and Arlington Boulevard.*
- ✓ 15. *Install a pedestrian-activated stop-light on North Carlin Springs Road to lessen the danger to both adults and children attempting to reach the Arlington Forest Club swimming pool and tennis courts.⁶*
- ✓ 16. *Install a traffic light at the intersection of North Edison Road and North Carlin Springs Road.⁶*
- ✓ 17. *Residents are concerned that the North Quincy Street Extension will increase through-traffic on North Henderson Road, and recommend that it not be built. If the extension is approved, the new intersection of North Quincy Street and North Glebe Road should be designed in a way that encourages southbound through-traffic to turn onto North Glebe Road rather than continue straight ahead into North Henderson Road (example: a left-turn-only lane, a right-turn-only lane, and only one straight-ahead lane). If necessary, the intersection of North Henderson Road and North George Mason Drive should be modified in a similar manner. Consider placing "No Thru Traffic" signs at both ends of the section of North Henderson Road between North George Mason and Arlington Boulevard.*
- ✓ 18. *Consult with the Arlington Forest Citizens Association before taking any action to block North Henderson Road in a way that could force its traffic onto North Park Drive.*
- ✓ 19. *Paint travel lanes and designate directions, such as "left-turn-only, thru-only and right-turn-only" lanes on south-bound North Park Drive at the intersection with Arlington Boulevard.*

⁶ The County Board did not support this recommendation when it adopted the NC Plan since traffic volume counts at this intersection were too low to warrant traffic signals for vehicles or pedestrians.

PARKS AND RECREATION AREAS

The three major parks that border and bisect Arlington Forest are an essential feature of the neighborhood and the key to its character (Map 6). Many residents chose to purchase homes in the neighborhood in order to have easy access to these refuges from the pressures of urban living. Ninety percent of the respondents to the NC survey indicated that they use the neighborhood's recreational facilities; 83% reported using park trails, 44% picnic areas and playgrounds, and 34% athletic fields. The parks were mentioned frequently as features of the neighborhood that residents like most about living here.



Pedestrian bridge crossing Four Mile Run in Glencarlyn Park

Residents agree that the natural endowment, which these parks represent, must be protected through high standards of maintenance grounded in a sophisticated understanding of the principles of urban park ecology. In addition, it is recognized that recreational facilities within the parks, including trails, playing fields, and structures, must be maintained and upgraded periodically.

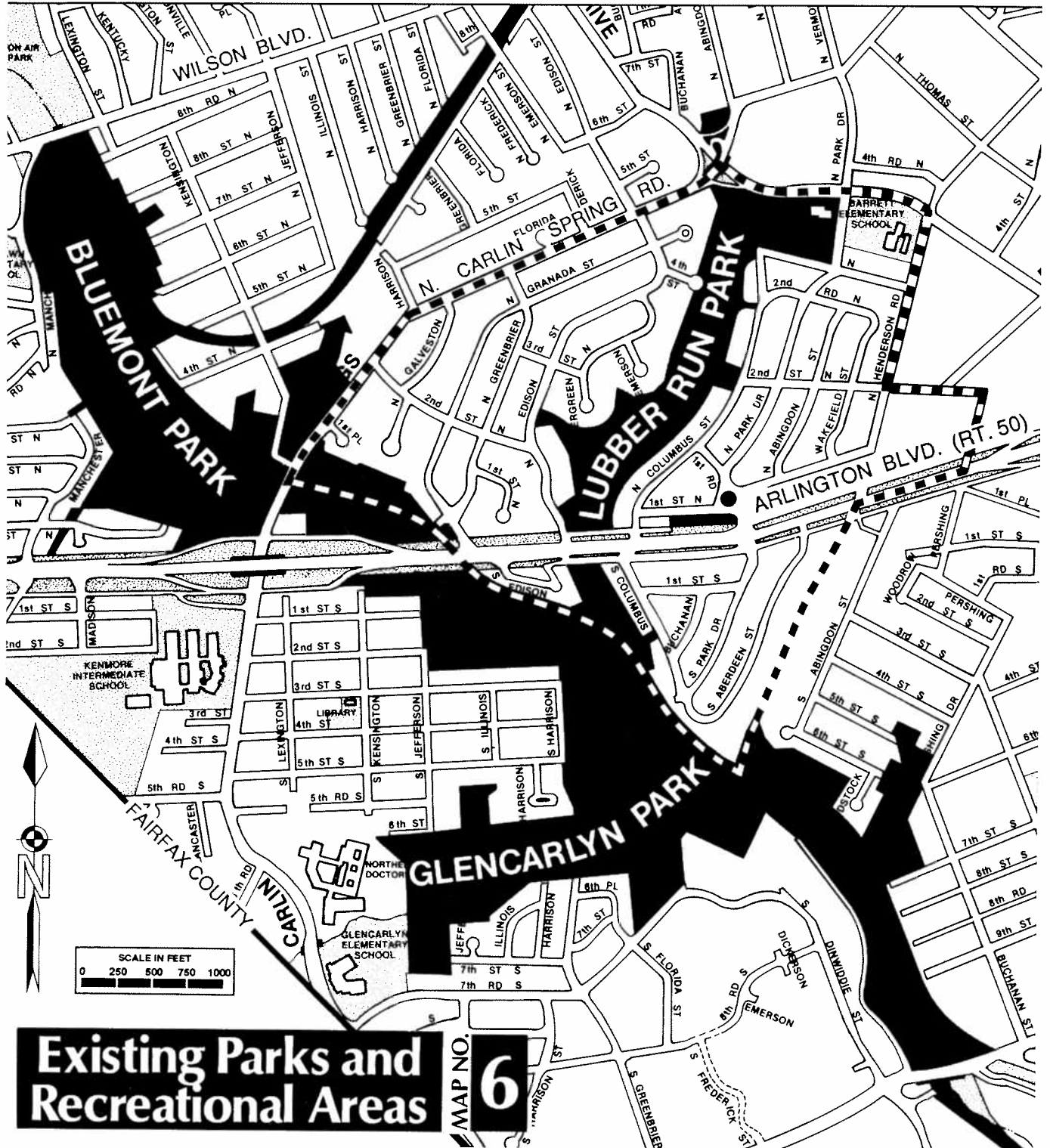
Clearly both the existence of open space, including undisturbed natural areas, and the availability of excellent facilities for outdoor recreation are high priorities for community residents. Both kinds of amenities will be of even greater importance in the next century. Arlington Forest residents and their counterparts in urban centers all over America are rediscovering the psychic benefits that accrue from simple pleasures of nature such as a walk along a stream in the woods. In addition, growing numbers of adults understand the importance of lifelong fitness programs that include outdoor activities such as walking, running, and cycling, as well as tennis, swimming, and team sports. As a community, we are privileged to have excellent nearby County facilities that meet these needs. Individual residents use them daily, and the AFCA has organized bird walks and other events in the parks. In further recognition of community responsibility, the AFCA also organizes periodic clean-up walks along the stream. In an essential way, the parks are the soul of Arlington Forest, and should not be neglected or abused.

The three major parks administered by the County that are frequented by Arlington Forest residents are (Map 6):

- Lubber Run, which bisects Arlington Forest north of Route 50 and includes two major County facilities—a recreation center and an outdoor amphitheater;
- Glencarlyn Park, which lies to our west and south of Route 50 and contains many natural areas and the Long Branch Nature Center; and
- Bluemont Park, which lies to our west and north of Route 50 and includes many sports facilities and a large playground.

ARLINGTON FOREST

Neighborhood Conservation Plan



Existing Parks and Recreational Areas

MAP NO. 6

Other green spaces of importance to Arlington Foresters addressed in this section are the Barrett School playground at North Park Drive and North George Mason Drive, and the Arlington Forest Shopping Center Park.

A. The Nature Parks — Lubber Run and Glencarlyn

Within these two parks are small pieces of the great forest that once covered the eastern half of the nation. Some of the largest remnants of natural woodlands in Arlington County are in Lubber Run Park and along both sides of the W&OD Trail in Glencarlyn Park, particularly at higher elevations and on either side of Long Branch. The largest trees in these parks are over 150 years old, which is roughly six human generations and three times the age of the neighborhood. A tree felled along Lubber Run in the early 1980s was three feet in diameter; its 165 growth rings indicate it began life around 1818, just four years after British troops burned the White House and Capitol across the Potomac River.



Four Mile Run in Glencarlyn Park; some of the largest remaining woodlands in Arlington County are found here and in Lubber Run Park.

Full-size trees such as these will require a century of growth; a lost tree is not fully replaceable in a lifetime. Other nearby parks are dominated by softball fields, tennis courts or open grassy areas, but Lubber Run and Glencarlyn Parks are primarily forest parks, and Arlington Forest residents have a special stake in helping preserve these natural ecosystems.

1. Protecting Park Ecology and Retaining Natural Areas:

The main threats to flora and fauna in our nature parks are fire, unnecessary or unsupervised contractor construction work, erosion, the gypsy moth, and improper use or vandalism.

Fire: Forest fires are a serious threat at certain times of year. A small ground fire in Lubber Run Park in 1987, apparently caused by a cigarette, killed all trees under 20 feet tall even though only dry leaves burned and the flames never reached higher than six feet. Several larger trees with scorched bark died the following year with the added stress of record heat and drought. It is now clear that rapid response by the Fire Department saved the rest of the park from serious damage.

Recommendation

- ✓ 20. *The County should review its policies with respect to locations of picnic grills and fire rings in all three parks. The park policy to limit fires to developed areas of the parks should be vigorously enforced because of the susceptibility of natural areas with abundant leaf litter and underbrush to fires.*

Construction Projects: The community commends the County for several recent construction projects that have enhanced Glencarlyn and Lubber Run Parks, including the attractive installation of the split-rail fence at Lubber Run Park immediately north of Arlington Boulevard, and for the minor water diversion project to maintain water levels at Sparrow Swamp.

However, the community is concerned about several construction projects in recent years that have caused damage to the parks. Most cases resulted from contractors who, despite instructions from the County regarding the careful procedures necessary when working in natural areas, used inappropriate equipment or disregarded contract specifications.

In 1985, electrical contractors installing outdoor lighting near Lubber Run Amphitheater buried cables in the woods rather than under the asphalt walkway as their contract required. By the time residents discovered the damage, eight 45-year-old flowering rhododendrons had been cut; two more died later.

The asphaltting of Glencarlyn Park's upper west bank hiking trail south of Route 50 in 1988 resulted in the scraping of up to 45 vertical inches of bark from more than a dozen trees when contractors were permitted to use an asphaltting machine essentially the same width as the trail. Existing County regulations designed to prevent environmental damage during construction projects appear not to have been adequately enforced in the instances cited above and need to be strengthened.

The asphaltting of the upper park trail in Glencarlyn Park mentioned above also degraded the quality of this nature trail for pedestrians and increased bicycle traffic on what had previously been almost exclusively a foot trail. Asphaltting is appropriate on major trails and bike routes (such as the W&OD trail and the main Lubber Run Park trail), and is necessary to reduce trail erosion in some other locations; however, the quality of natural park hiking trails is adversely affected by introducing unyielding urban sidewalks into a natural setting. Low-tech trail maintenance techniques may not be as cost-effective, but are essential to maintain the quality of forested park trails.

Significant environmental damage to trees beneath the transmission lines along the W&OD trail in Glencarlyn Park occurred during the 1990 bi-annual trimming of trees by Virginia Power. A half dozen trees in excess of one foot in diameter, including two trees of 34 and 36 inches diameter, were cut at ground level at one of the most scenic areas of Glencarlyn Park, immediately above Huffmans Whitewater. The additional removal of part of the natural screen shielding Sparrow Swamp from the heavily used W&OD trail will negatively impact wildlife in Arlington's only natural swamp.

Several construction projects have been undertaken in Glencarlyn and Lubber Run parks in recent years without notification to adjacent communities. The community feels that prior notification of construction projects, some of which have the potential for damaging habitat of parks within and adjacent to the community, would help identify and avoid some of the problems addressed above.



Residents have easy access to forested trails in Lubber Run Park.

The community commends the County's efforts to develop trimming procedures for park areas in cooperation with Virginia Power and citizen's groups to help insure that more environmentally sensitive methods are applied in the future. Arlington Forest residents and County officials share common goals of preserving the quality of Arlington's few remaining natural areas.

Recommendations

- ✓ 21. *Lubber Run and Glencarlyn Parks should be managed primarily as natural areas to retain these rare pockets of urban forested land as a wooded setting for both wildlife and urban visitors. Existing facilities should be maintained at their present level, and no additional facilities should be constructed. Maintenance or renovation of current structures should be with materials appropriate to the natural setting.*
- ✓ 22. *The County should implement the recommendation of the Task Force on Arlington Open Space to purchase the plot of forested land at the end of South Illinois Street to add to Glencarlyn Park.*
- ✓ 23. *All asphalt within one foot of the trees south of Lubber Run Amphitheater should be carefully removed, if it can be done without damaging the trees. With the exception of the connector trail over the short distance between the 4th Street North cul-de-sac and the Lubber Run trail, no additional trails should be asphalted in either park.*
- ✓ 24. *The newly-asphalted trail on the west side of Four Mile Run connecting the Glencarlyn and Long Branch picnic areas should remain permanently closed to private motorized vehicles. The recent replacement of metal gates with a single post is an invitation to unauthorized motorcycle or mini-bike use. Signs should be erected at both ends to emphasize that this trail is not for motorized use.⁷*
- ✓ 25. *The County Park Department should give particular attention to potential adverse effects when approving construction within County parks. Closer monitoring of contractors is needed to ensure compliance with special instructions regarding the necessary sensitivity for working in a natural area. Penalty clauses that are stringent enough to be a deterrent should be included in contracts to cover potential damage to the park environment.*
- ✓ 26. *The neighborhood supports the County's current efforts to work with Virginia Power, in consultation with the Urban Forestry Commission and adjacent communities, to develop a specific plan for each trimming cycle in County parks. This plan should include a walk through park areas to identify areas of concern; emphasis on repeated trimming of mature trees rather than removal of trees (which should be done only as a last resort); and a procedure for agreeing on the cutting of any trees in excess of six inches in diameter within County parks. When trees must be cut in naturally wooded areas, some large tree trunks could be left standing to provide woodpecker habitat. Vegetation between the W&OD Trail and Sparrow Swamp (which does not directly underlie the transmission lines) should not be trimmed.*

⁷ If paving trails should be necessary for safety or maintenance reasons, County staff will advise the neighborhood prior to implementation.

- ✓ 27. *Residents too often find out about construction projects that could damage park habitat after the fact; we request that the Arlington Forest Citizens Association and the Arlington Forest Neighborhood Conservation Advisory Committee representative be notified of all future construction projects or regulatory changes in Glencarlyn or Lubber Run Parks.⁸*

Erosion and Water Quality: The water of Lubber Run and Four Mile Run Creeks is surprisingly clear given the fact that their watersheds predominately consist of urban real estate. However, oil spills and illegal dumping of wastes have occurred, and we support County efforts to prevent the entry of toxic materials into streams.

Activities outside of park boundaries can also have a profound effect on each park's ecology. In view of the decreasing amount of natural areas in Arlington, the County needs to look at new approaches for preservation of these natural features. For example, the retention of mature forest land on private property bordering the ravine between South Aberdeen and South Abingdon Streets and on properties bordering Glencarlyn and Lubber Run Parks, to reduce erosion and protect wildlife habitat, could be encouraged by offering financial incentives to property owners to leave those areas in their natural state.

Natural areas can be enhanced by plantings of native species, by routine control of exotics (such as English Ivy and Kudzu), and by terracing and other measures to control runoff. Wildflower gardens are easy to create and they reduce maintenance. Gardens similar to that adjacent to the W&OD Trail in Bon Air Park near I-66 might be planted elsewhere as noted below. Control of vines is greatly needed in several areas of these parks where rapid growth of vines has smothered young saplings.

Recommendations

- ✓ 28. *Topsoil should be protected by maintaining adequate ground cover on hillsides. The County should consider implementing small check dams, holding ponds, and other storm water control measures, where appropriate, outside of park lands to protect stream banks. Such measures are particularly important in watersheds subject to intense development such as that occurring in the Ballston area, which is part of the Lubber Run watershed.*
- ✓ 29. *Funding for planting perennials in the parks should be continued, especially in areas opened by construction, fire, or die-off. The neighborhood supports the control of Kudzu and other exotic species.*
- ✓ 30. *Sparrow Swamp pond at the foot of South Abingdon Street adjacent to the W&OD Trail should continue to be managed as wildlife sanctuary supervised by staff at the nearby Long Branch Nature Center.*
- ✓ 31. *The County should consider incentives to encourage homeowners whose property borders the parks to leave a substantial portion of their hillside property facing the park in a natural state.*

⁸ Staff will inform the Arlington Forest Citizens Association of pending improvement projects that are not routine maintenance.

- ✓ 32. *The County should more vigorously enforce anti-dumping regulations on property adjacent to park land.*

Gypsy Moths: Community residents appreciate County efforts in the past few years to control the gypsy moth problem through education and spraying, which has lessened the impact of defoliation on Arlington Forest residential areas and adjacent parks.

Recommendation

- ✓ 33. *The County should continue its vigorous efforts to control the gypsy moth using the best available, ecologically sound pest management techniques.*

Improper use and vandalism: Natural parks such as Lubber Run and Glencarlyn are not exempt from generic problems facing urban parks elsewhere. The linear nature of these stream valley parks magnifies the impact on adjacent residents—145 Arlington Forest homes abut County parkland, and many additional homes are affected by improper park uses. Excessive noise, vandalism and the proliferation of graffiti appear to have increased in recent years, paralleling a rise in legitimate park use. Repeated vandalism this past year has caused the County to temporarily close the Lubber Run restroom except during Amphitheater performances or by permit. This in turn has created major health and social propriety problems as visitors have used the park itself as a restroom. The problem has become severe enough that some families no longer permit their children to play in the parks during daylight hours.

Ambient park noise levels and alcohol consumption appear to have increased as boomboxes at near-maximum volume have disturbed residents, particularly during weekend periods of heavy use. Residents have also been awakened at night by minors congregating illegally in the parks, which are supposed to be closed to public use at dusk. Nighttime street lights are essential on residential streets to increase security, but lights in park areas that are closed at night may provide only an illusion of security, and in fact, may have the undesired effect of encouraging unwanted late-night use. The high-intensity lights in Lubber Run (installed to provide lighting for guests after Amphitheater performances) are left on all night, as is the single large light at the Glencarlyn restroom area, which may contribute to illegal nighttime use.

The best way to discourage graffiti, aside from catching the perpetrators in the act, is to immediately remove it or paint over it. Bare brick may be a luxury we cannot afford in the park. The brick restrooms at the Amphitheater have already been painted yellow. The defacement of bedrock exposed along Park streams is even more unsightly and needs to be dealt with promptly. We commend the County for prompt response to specific reports of graffiti by residents or park users. However, some areas along park streams particularly prone to graffiti, such as the Huffmans Whitewater below Long Branch on Four Mile Run and bedrock near Park parking areas, should be inspected more frequently.

Recommendations

- ✓ 34. *The County should increase funding for additional temporary park rangers to help patrol parks during peak use periods.⁹ The restroom in Lubber Run Park should remain open during weekends and other periods of heavy park use.*

⁹ The County Board did not support this recommendations when it adopted the NC Plan due to County budget constraints.

- ✓ 35. *The County should install timers on the lights at Lubber Run to discourage illegal nighttime use. The lights at the Glencarlyn restroom should be turned off.*¹⁰
- ✓ 36. *The County should paint (and repaint as needed) the brick fireplace and wooden ceiling in the Lubber Run picnic pavilion, which is covered with spray-painted graffiti.*
- ✓ 37. *The County should remove the numerous areas of graffiti at Huffmans Whitewater (by using techniques that do not deface the rock at this scenic location); this area and others near park parking lots should be inspected during routine park department patrols to facilitate the rapid removal of graffiti.*

2. Lubber Run Amphitheater

Arlington Forest is proud to host the free outdoor entertainment that appears at the attractively renovated Lubber Run Amphitheater in the summer. The performers are talented, and the performances are conducted in a manner which minimizes inconvenience to the neighborhood (i.e., early closing times and sensible volume of music). The County is to be congratulated and urged to continue the excellent programs.



Lubber Run Amphitheater provides an esthetic setting for outdoor summer performances.

Recommendation

- ✓ 38. *The community supports the use of the Lubber Run Amphitheater for summer programs. Any further expansion, however, would be inconsistent with the Lubber Run environment and would burden the neighborhood with overflow parking.*

B. Bluemont Park

This park contains a few natural areas and many developed spaces, including sporting facilities, a large playground, and picnic areas. Residents of Arlington Forest support the efforts of the DPRCR to further develop the section east of Four Mile Run south of Wilson Boulevard.

The section of Bluemont Park, between Carlin Springs Road and Route 50, should not be developed further. However, future tree plantings are desirable, and wildflower gardens would be appropriate in several locations. One visually disruptive aspect of the Glencarlyn-Bluemont park corridor, for both park users and adjacent homeowners, is the high-tension power lines along the W&OD right-of-way. In some cases power poles are located less than 30 yards from Arlington Forest residential property. The neighborhood would like the visual intrusion of the poles mitigated by painting them a color that would blend in more with their forested backdrop. Although the poles are on property

¹⁰ *The County Board did not support turning off the Glencarlyn restroom lights when it adopted the NC Plan.*

under the jurisdiction of the Northern Virginia Regional Park Authority, they affect neighboring houses and visitors who come to enjoy the natural landscapes of Glencarlyn Park.

Recommendations

- ✓ 39. *The development of Bluemont Park, south of Wilson Boulevard and east of Four Mile Run, should be sensitive to the requirements of nearby homeowners and respectful of the historically significant intersection of the old W&OD Railroad and spur that entered from the east at this point.*
- ✓ 40. *The County should continue the planting of wildflower gardens in the open area east of Carlin Springs Road just north of Four Mile Run, and expand into new areas such as the grassy slopes adjacent to the Route 50 bridge over Four Mile Run.*
- ✓ 41. *The County should join the neighborhood in requesting that when the Virginia Power Company repaints the power poles between Columbia Pike and Carlin Springs Road (where they are located in a wooded ravine against a backdrop of trees higher than the poles themselves), it use a more natural color that blends in with the surrounding trees.*

C. Bikers and Hikers/Joggers

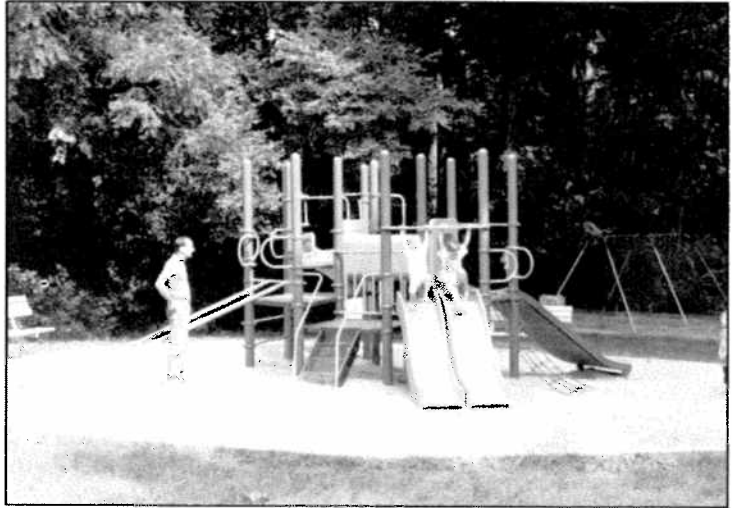
Paved trails in all of Arlington's parks are used by increasing numbers of cyclists for both pleasure and commuting. Incidents of conflict between cyclists and pedestrians also are increasing. We strongly support efforts by the County to build a system of designated bike routes that are primarily for use by cyclists (who should be educated to slow down and give priority to pedestrians on the other park trails). Likewise, pedestrians should recognize bike routes and use them with caution, as they would a roadway. In this regard, for the parks that are a part of this NC Plan, only the W&OD Trail should be considered a "bike route," and bicycle use should be discouraged on some hiking trails. Paving of park hiking trails tends to promote bicycle traffic on narrow paths, and this is one of several reasons we recommend that no additional asphalt be done.

Recommendations

- ✓ 42. *The Northern Virginia Regional Park Authority should study the feasibility of constructing a separate pedestrian trail parallel to the W&OD, such as currently exists between Columbia Pike and Arlington Boulevard. Careful planning will be required to insure that this is accomplished without encroaching on adjacent wooded areas.*
- ✓ 43. *The County should add information to the existing bicycle-route sign at the corner of North Edison Street and Route 50, to inform pedestrians and bicyclists of the northside Route 50 sidewalk connection between Lubber Run Park and both Glencarlyn Park and the W&OD trail.*

D. Lubber Run Center and the Barrett School Grounds

The indoor and outdoor recreational facilities at the Lubber Run Center and the Barrett School grounds (Map 5) are heavily used by Arlington Forest residents and people from all over the County. Residents have expressed concerns that, in times of budgetary constraint, the Center might be converted to County office space or other uses. Minor problems such as frequently needed maintenance of the merry-go-round and basketball nets exist, but these outdoor and indoor facilities will continue to be well used and much appreciated.



Playgrounds such as this one adjacent to Lubber Run Park are popular with young Foresters.

Recommendation

- ✓ 44. *The County should maintain the Center as a general community use facility under the auspices of the DPRCR.*

E. The Arlington Forest Shopping Center Park

The small Arlington Forest Park, directly south of the Arlington Forest Shopping Center, contains trees which have deteriorated over time.

Recommendation

- ✓ 45. *The County should evaluate the condition of the trees in the Arlington Forest Park and take appropriate action.*

NEIGHBORHOOD BEAUTIFICATION

A. The Neighborhood Trees of Arlington Forest

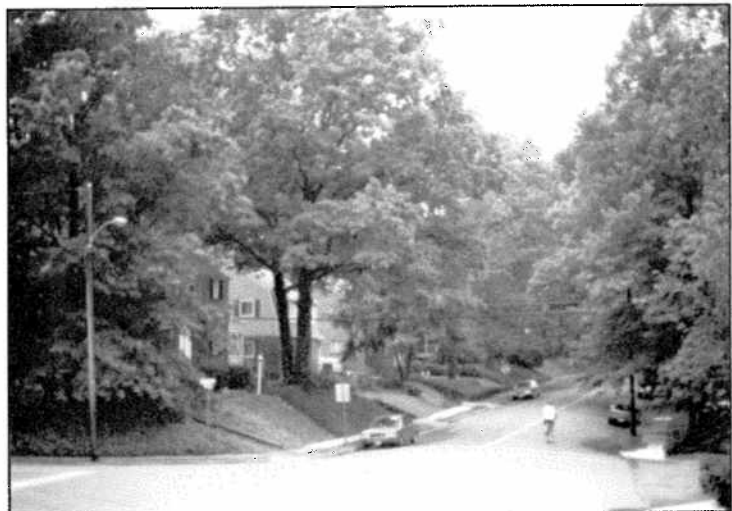
The mature trees that give character to the streets of Arlington Forest are, in many respects, an extension of adjacent park land. In contrast to current practice, the developer of Arlington Forest left many trees standing and planted new trees. These trees, that gave Arlington Forest its name, have provided a visually appealing backdrop to the community for a half century; however, time has taken its toll, and many trees have deteriorated or even died. The trees on County property and on private property are a collective community resource that is a source of pride and comfort to residents, who have an aesthetic and economic interest in preserving the park-like character of Arlington Forest.

Recommendations

- ✓ 46. *The community applauds the County's implementation of the NCAC's and Urban Forestry Commission's proposal to hire a full-time urban forester. Residents wish to work with this individual to care for the trees of the community and adjacent parklands.*
- ✓ 47. *The County should continue its policy to replace street trees and trees in developed parks and recreation areas within Arlington Forest that have died or been removed.*
- ✓ 48. *Property owners are encouraged to replace trees on their lots that have died.*

B. Arlington Boulevard Buffer Strips

The condition of the forested buffer strips between Route 50 and the parallel service roads has greatly deteriorated in recent years. Many of the trees planted along Route 50 fifty years ago are now dying and should be rescued if possible. They are suffering from drought, air pollution, removal of the leaves covering their root areas, and compaction of soil due to cars parking under them. Recent plumbing work under the south access road caused massive damage to trunks when equipment operators repeatedly drove their trucks and backhoes into the trees. These strips remain one of the least attractive portions of the community.



Mature trees on public and private land are an essential component of Arlington Forest.

The possibility of future lowering of Route 50 at Park Drive to create an underpass (like the one at George Mason Drive) underscores the need to develop plans to meet transportation needs with the least possible impact on these forested buffer strips.

Periodically a "used car lot" has flourished along the service road adjacent to Lubber Run Park north of Arlington Boulevard and in other areas within Arlington Forest, particularly on North Henderson Road. Occasionally, a half dozen or more cars have been left by owners for days at a time, creating an unsightly intrusion on the park and a potential traffic hazard.

Recommendations

- ✓ 49. *The County should conduct a joint study, with the Arlington Forest Citizens Association and the Virginia Department of Transportation, to investigate ways to improve the appearance of the Arlington Boulevard buffer strips. Issues of beautification, noise abatement, and residential parking should be considered; residents most affected should be included in the process. In the interim, the County should identify and maintain areas where maintenance is required to prevent further deterioration of trees prior to implementation of study recommendations.*
- ✓ 50. *If a Route 50 underpass is constructed at Park Drive, the on- and off-ramps should be designed to preserve as many trees as possible.*
- ✓ 51. *The County should explore all means to eliminate the use of the access road adjacent to Lubber Run Park north of Arlington Boulevard and residential streets within Arlington Forest for used car sales.*

C. Utility Lines Undergrounding

Arlington Forest was the first housing development in the County to attempt to improve the appearance of the community by disguising electrical wiring and power poles. This was done by installing power lines behind houses rather than on the streets. While this has contributed to the clean look of Arlington Forest streets, it has also created maintenance problems for power companies due to the often inaccessible location of power lines. Particularly severe problems have occurred on streets adjacent to parkland where fallen trees on steep hillsides have caused lengthy power outages and difficult repairs. The community also considers these poles to detract from the natural background of the wooded parks and to degrade views within the parks themselves. Undergrounding of utility lines is required in some new developments and in certain areas in the County. This NC Plan calls for consideration of the eventual relocation below ground of all overhead utility lines on residential streets; it is recognized, however, that funding limitations may delay implementation, and that careful consideration is required to minimize damage to existing trees during the trenching required for undergrounding.

On the few streets where utility lines are located in front of the houses, the yearly pruning of trees to keep branches away from the wires is aesthetically displeasing. There are attractive areas in the Washington D.C. area, including Arlington, where street trees are pruned around wires and allowed to grow in a normal and pleasing manner. These kinds of pruning skills need to be applied throughout the County.

Recommendations

- ✓ 52. *The County should expand current County plans for installing underground wiring along commercial corridors to include adjacent residential areas.*¹¹
- ✓ 53. *Power lines on steep hillsides abutting County parkland or other forested areas where access for maintenance is difficult, that are within Arlington Forest, need to be moved to adjacent streets and be replaced with underground wiring.*
- ✓ 54. *Utility companies are urged to develop less severe tree pruning procedures on residential streets.*

D. Additions to Houses

With the original houses having only about 1000 square feet of floor space and present price tags well into six digits, there is irresistible pressure for most homeowners to expand the sizes of their houses. As noted earlier, two-thirds of the survey respondents live in houses with additions completed or planned. Almost all the additions are assets to the neighborhood; they help preserve the residential character of the neighborhood and discourage speculative house purchases, as well as give pleasure to their owners. However, many complaints have been registered about the two or three additions that are unattractive from the street, or that have taken far too long (years) to construct. To assist owners planning additions, the Citizens Association conducts an open-house tour every few years that features the most attractive and practical additions. Experienced home improvers have much wisdom to offer their neighbors.



Renovated Arlington Forest house

Recommendation

- ✓ 55. *Residents are encouraged to consider aesthetics and the patience of their fellow Foresters when engaging in the expensive but rewarding investment of home expansion.*

E. Street Lights, Sidewalks, Curbs and Gutters

The County is to be congratulated for the neighborhood's attractive street lights with concrete posts and underground wiring. They are a valuable addition to Arlington Forest, and they should be preserved and maintained indefinitely; residents are satisfied with the current level of street

¹¹ When the County Board adopted the NC Plan, it did not support changing the County's current utility undergrounding policy to include these areas.

lighting. Areas identified as needing sidewalk or curb repair are identified on Map 7. Most of these problems were rectified by the County's recent concrete repair cycle.

Recommendations

- ✓ 56. *The neighborhood supports new curb and gutter and/or sidewalk construction as qualified by the property owners through the petition process.*
- ✓ 57. *The County should install curb cuts to facilitate access by physically disabled persons at street intersections in the Arlington Forest neighborhood.*

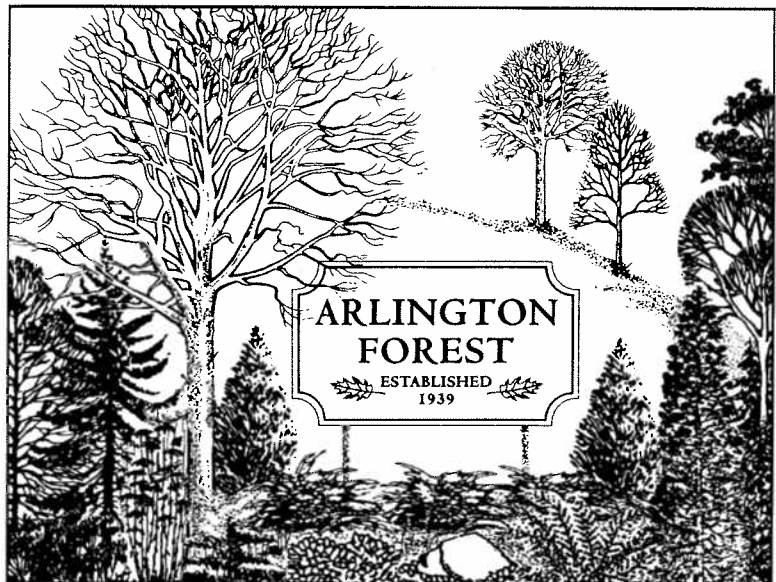
F. Neighborhood Identification Signs

Neighborhood identification signs help promote community pride and inform passersby of the identity of the neighborhood they are traversing. These signs could be placed at several key entrance points to the community or along boundary streets.

Recommendation

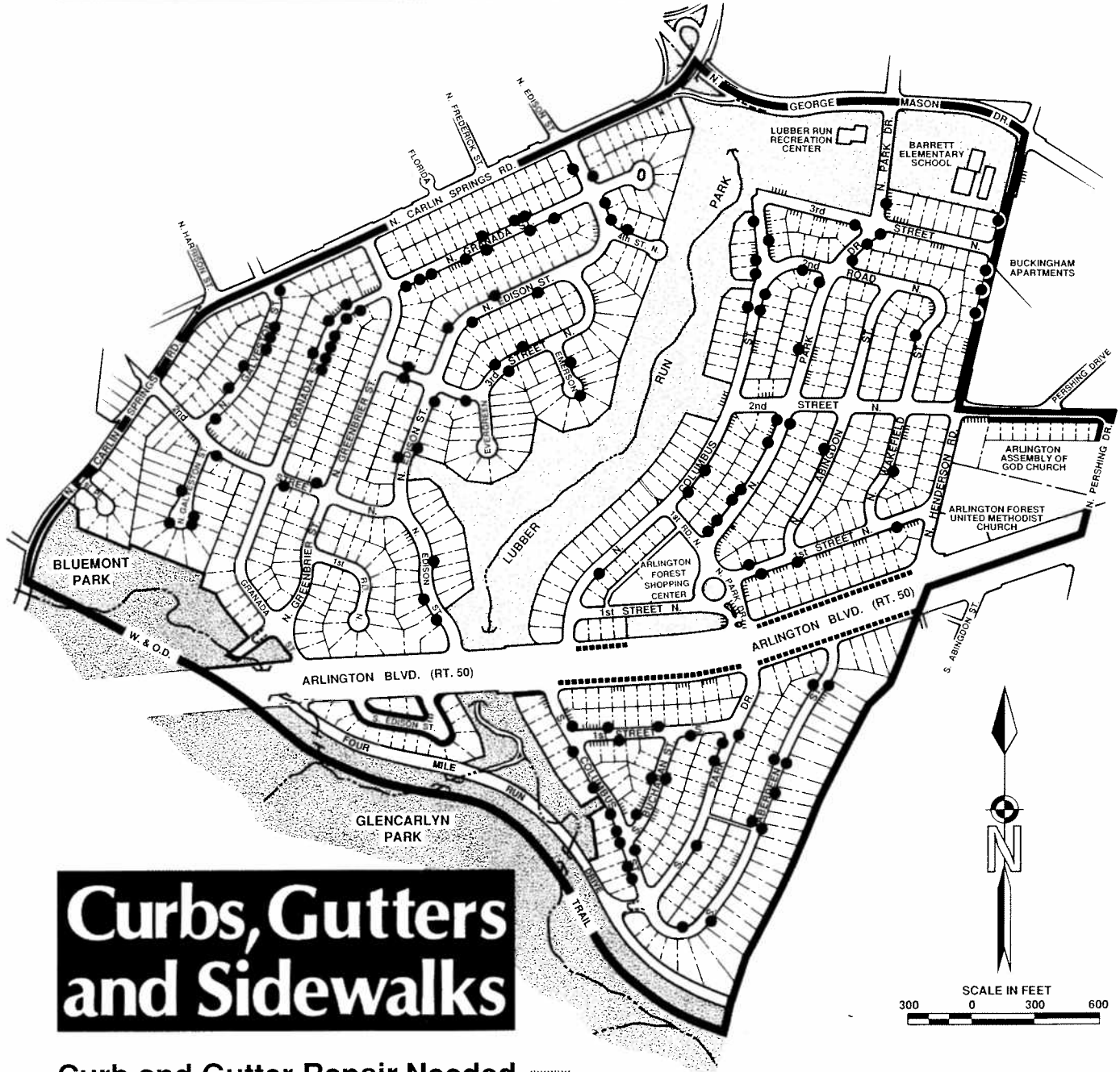
- ✓ 58. *Neighborhood identification signs should be placed along the right side of Carlin Springs Road about 1/4 mile north of Route 50; on the south side of Route 50 at South Columbus Street; on the second small island on North Park Drive near the Arlington Forest Shopping Center; and at the intersection of North Park Drive and George Mason Drive.*

Arlington Forest neighborhood identification sign selected by residents will be installed at four locations.



ARLINGTON FOREST

Neighborhood Conservation Plan



Curbs, Gutters and Sidewalks

- Curb and Gutter Repair Needed
- Curb and Gutter Missing
- Sidewalk Repair Needed
- Sidewalks Missing

MAP NO. **7**

CONCLUSION

This NC Plan, approved by the Arlington Forest community during its 50th anniversary year, is submitted in recognition of the need to help preserve the qualities that have made Arlington Forest a desirable place to live for the past half century. It addresses issues critical to the community, such as traffic flow on residential streets, zoning of the neighborhood shopping center, and management of County parkland within and adjacent to the community to help preserve some of the County's largest remaining pockets of urban forested land.

Formal approval of the NC Plan by the community and the County will be followed by the setting of priorities for NCAC funding of Plan recommendations and additional work between the NCP Plan Committee and the County to study and design projects recommended in the NC Plan. This NC Plan has involved many years of community and County effort, but the completed NC Plan should be viewed as a living document that reflects as closely as possible current community views, and may be amended in the future as new issues arise or community priorities change over time.

