

Bluemont's Neighborhood Infrastructure Plan (NIP) Items as of **August 14, 2007**

[Note: Outstanding Neighborhood Conservation (NC) projects and our first priority NC project in the queue are listed first. Otherwise projects are listed in no particular order.]

Outstanding NC Projects

Project N400 N. 5th St. — Greenbrier to Fredrick St. The project is in the implementation phase. Plans have been completed, and the necessary easements have been obtained. Unfortunately, this project calls for the relocation of 9 utility poles and a gas main. That part of the project alone is expected to take up to a year.

Project N417 – 2002 — 7th St. N/N Buchanan St. This project was on hold at the 50% to 90% design phase. It has, happily, been taken off hold and assigned to an engineer. We hope that design will be completed expeditiously and implementation can begin. The County was not able to provide a time estimate.

Proposed NC Projects (1st in Queue, parts I and II)

9th Street N. – N. Edison Street to N. Frederick Street — Complete sidewalk, curb and gutter on the north side of N. 9th Street. Repave street. Improve lighting.

N. Frederick Street from I-66 to Wilson Boulevard — Install sidewalk on one side. Install curb and gutter on both sides.

Pedestrian Safety/Traffic Calming

7th Street N. at Glebe Road — Improve pedestrian safety for those crossing for traveling to Ballston Commons mall and the Metro.

9th Street N. from N. George Mason Drive to **N. Buchanan Street** — Install traffic-calming measures to slow cut-through traffic.

9th Street N. at N. George Mason Drive — Install a pedestrian-activated signal so that pedestrians may safely cross George Mason (where the existing crosswalk is already painted).

N. Emerson Street from Wilson Boulevard south to 6th Street N. — Install speed humps or other traffic-calming measures. [Note: This section of Emerson is already very narrow, as parking is allowed on both sides of the street.]

Bike trail at N. Emerson Street crossing — Improve pedestrian/bicyclist safety at this intersection.

N. Fairfax Drive from the Holiday Inn to the bike path entrance — Leave the pedestrian-activated signal on after 10 p.m.

N. Fairfax Drive from N. George Mason to N. Buchanan and N. Abingdon Streets — Install traffic-calming measures to slow cut-through traffic.

N. Glebe Road at N. Fairfax Drive — Despite existing and planned improvements to this intersection, crossing Glebe is (and will still be) hazardous. BCA has previously asked County staff to retime lights and take other measures to improve pedestrian safety.

N. Wakefield Street between Wilson Boulevard and N. Carlin Springs Road — Install traffic-calming measures. With the traffic-calming measure implemented on N. Vermont and N. Abingdon Streets, traffic has been diverted to N. Wakefield and speeding is a problem.

Wilson Boulevard at N. Edison Street — Improve crosswalk. [Please note that the County has restriped this crosswalk.]

Wilson Boulevard from N. Glebe Road west to the County line — Improve overall pedestrian safety (see also Sidewalk and/or Curb & Gutter section) and add appropriate measures to slow traffic speed to the posted speed limit.

Signal Box and Other Relocation

Wilson and N. Abingdon Street — Relocate signal box to reduce sidewalk obstruction.

Traffic Signal/Intersection Improvements

Wilson Boulevard at N. George Mason Drive — Install a left-turn signal for eastbound and westbound Wilson Boulevard.

Wilson Boulevard at N. Emerson Street — Install a traffic signal. [Please note that this item has been requested in the past. The County has declined to add a signal here due to the close proximity to the N. Edison Street signal.]

Washington Boulevard at N. George Mason Drive — Install a left-turn signal for eastbound and westbound Washington Boulevard.

Sidewalk and/or Curb & Gutter

Wilson Boulevard — Improve sidewalks (both sides) from Glebe Road to Four Mile Run (and particularly from George Mason Drive to Glebe Road) to meet ADA requirements (at a minimum, underground utility poles and remove

obstructions to existing sidewalk). Make a sidewalk spot improvement at on the south side at N. Kensington Street for the bus stop/shelter area.

Washington Boulevard — Insure that sidewalk on south side from Glebe Road to George Mason Drive to meets ADA requirements. Correct slope problem on west side of I-66.

N. Fairfax Drive from trail entrance to Glebe Road — Improve sidewalk to meet ADA requirements (used by both bikers and pedestrians; at a minimum underground utilities/remove obstructions). Install a sign at the trail entrance/exit at the Holiday Inn to warn motorists of bicycle/pedestrian traffic.

N. Wakefield Street north of Wilson Boulevard — Install sidewalk, curb, gutter, and related storm drainage capacity on both sides (make it a “complete” street; may be addressed through Peck-Staples redevelopment).

N. Wakefield Street south of Wilson Boulevard to N. 7th Street — Complete sidewalk on east side.

N. Abingdon Street north of Wilson Boulevard — Complete/install sidewalk on at least one side?

N. Buchanan Street north of Wilson Boulevard (east of George Mason Drive) — Complete/install sidewalk on at least one side. Install curb and gutter where missing.

N. Burlington Street between Fields Park/the trail and N. 9th Street — Install sidewalk on at least one side?

4th N. Street (5800 block) — Install curb and gutter on north side.

7th N. Street between N. Vermont and N. Wakefield Streets — Complete sidewalk on south side.

7th N. Street from N. Wakefield Street west to end — Install sidewalk on at least one side.

7th Street N. from N. Abingdon Street east to end — Install sidewalk on at least one side? Install curb and gutter on both sides.

8th Road N. between N. Abingdon to N. Buchanan Street and west from N. Buchanan Street to the cul de sac (4800 block) — Install curb and gutter (see storm water management section). [Note: Gamache-Janetos has asked that NO sidewalk be installed along the section from N. Buchanan to the cul de sac next to Fields Park/Fire Station #2).

8th Road N. between N. Frederick and Greenbrier Street — Complete sidewalk on the south side? Install curb and gutter on north side?

N. Greenbrier Street between N. 8th and I-66 — Install curb and gutter on east side.

8th Road N. west of N. Lexington: Install sidewalk and/or trail access to the soccer field and railroad car exhibit.

9th Street N. from N. George Mason Drive to N. Buchanan Street — Complete sidewalk, curb and gutter on the north and south sides.

11th Road N. from the new development to N. Harrison Street (5200 block?) — Complete sidewalk on the north side. Install curb and gutter on the south side (see storm water management section).

Storm Water Management/Drainage

N. Woodrow Street (800 block) — Replace/increase capacity of storm drain that floods with every heavy rain.

West Ballston/Bluemont/Lubber Run — Increase storm water collection capacity/management for all Bluemont areas. Homes along Lubber Run (particularly the homes on Abingdon Street between Wilson and Carlin Springs) have nearly flooded during heavy rains. The concrete wall has eroded in two sections (one has been repaired).

8th Road N. (4800 block) — Improve the storm water management for this area. Currently, water is flowing down N. Buchanan Street and is flooding the 8th Road N. cul de sac (see curb and gutter section).

11th Road N. between N. Frederick and N. Jefferson Streets — Improve storm water management, particularly on the south side (see curb and gutter section).

Retrofit existing storm water discharge into Four Mile Run and tributaries with retention and/or filtration facilities. Potential sites include:

- County land at NW intersection of N. Abingdon Street and Carlin Spring Road.
- County land behind Arlington Forest pool at storm sewer discharges from Bon Air and Brandon Village subdivisions between N. Illinois and N. Kensington Streets.
- County land in Bluemont Park behind caboose at storm sewer discharges from 8th and 7th Streets N. — note the perennially wet seepage areas in this vicinity.
- County land in Bon Air Park alongside Four Mile Run north of Wilson Blvd — note the low-lying area here; it sometimes floods in extreme weather, which historically contained flowing streams that drained the hills east of the park.

Bluemont Junction Trail near N. Edison Street — Correct the drainage problem on both sides of the trail just south of the BP gas station on Wilson Boulevard (see parks section for details).

Sewer System Control/Improvement

N. Vermont Street (700 block) and N. Lexington Street (800 block) — In June of last year, many residents experienced basement flooding due to sewer back up. County code does not require developers to install new sewer hook-up for new homes built on existing foundations. Sewer back-ups have resulted and cause chain-reaction flooding/back-up in nearby homes on the same line. Sewer system must be improved.

Paving

4th Street N. (5800 block) — Repave.

8th Road N. between N. Frederick and N. Greenbrier Streets — Repave.

11th Road N. between N. Frederick and N. Jefferson Streets — Repave/repair street surface.

N. Buchanan Street (800 block) — Repave. Existing pavement is crumbling and is full of potholes. Damage to the street has been exacerbated by ongoing flooding and storm water management problems during heavy rains (see storm water management and curb and gutter sections).

N. Frederick Street between Wilson Boulevard and I-66 — Repave.

Lighting

N. Harrison Street (800 block) — Improve lighting between Wilson Boulevard and 8th Road N. (either add cobra lights or repair faulty sensor lights that are currently installed).

Note: There have been several requests for improved lighting along the bike paths. According to County Board members at the Walking Town Meeting, the parks and trails are considered to be open during daylight hours only and are closed after dark. Therefore, additional light will not be provided.

Parks

Lacey Woods Park — Correct poor drainage problems. Renovate/replace shelters and restrooms (make sure that restrooms are ADA compliant). Support

Waycroft-Woodlawn's effort to have the County acquire the land diagonally across Washington Boulevard and create additional parkland for Lacey Woods.

Fields Park — Improve lighting along trail/bike path (see lighting section). Add a community bulletin board near the trail's entrance at N. George Mason Drive. Widen the sidewalk between Fields Park and the Holiday Inn (the sidewalk is currently too narrow for pedestrians and bikers to share it comfortably). Install more bicycle parking/lock capacity adjacent to Fields Park. [According to County Board /County staff members at the Walking Town Meeting, the Fields Park activity fields are already scheduled for reseeding.] Repair park fences, prune dead tree branches, patch/repair pavement of bike trail itself.

Bluemont Junction Trail — Replace or repair rotten fencing. Install kiosk and water fountains funded in the 1994 bond issue. Install a community bulletin board at the junction with N. Emerson Street. Add trash cans. Resolve drainage problems on both sides of the path near N. Edison Street (just south of the BP gas station on Wilson Boulevard). Poor drainage has killed trees and shrubs on the north side of the path and should be replaced.

N. Harrison Street Trail Segment to Custis Trail — Pave a connecting segment between the paved segment of trail on the east side of Harrison Street, north of I-66 to the Custis Trail. Remove vines, debris, and trash from the area.

Custis Trail — Eliminate/correct "dead man's" curve where the trails meet on the south side of I-66.

Bluemont and Bon Air Parks —Improve and expand signs throughout the park. Improve the playing field area for expansion of pick-up soccer games and other sports. Improve access to the playing fields from the east side of the stream and to the restrooms from the playing field side. Complete the sidewalk/trail connecting Bluemont, Powhatan Springs, and Upton Hill Parks. Install a handrail for pedestrian/bike safety at the WO&D Trail underpass below Carlin Springs Road.

Bluemont Park — Restore/improve the footpath that once ran from the end of 5th Street N. down the hill to the W&OD Trail. The lower end from the end of Four Mile Run Drive to the W&OD is in especially bad shape due to erosion and invasive vines.

Bon Air Park — Restore the picnic area on the top of the hill above the Azalea Garden by maintaining the mowed grassy area in lieu of letting it be overrun by invasive ivy and other noxious plants.

Unnamed Park behind the Arlington Forest Pool — (Bluemont Civic Association voted to name this DeVaughan Park in May 2003, but the recommendation was never forwarded to County Board or Park Department for consideration.)

Preserve this area as a high-quality natural area and manage against invasive species. One management activity would be to stop dumping mulch on the trail since a) it is a potential source of weed seeds and b) it has disrupted the natural drainage causing erosion in spots and retaining water on the path for longer periods than when the path was left in an unmaintained state.

Lubber Run from the Beaver Pond to Wilson Boulevard (beside El Ranchero) — Skylight the currently undergrounded portion of Lubber Run (make it a real stream again).