

Glencarlyn Village Center Design Group

(Revised February 20, 2014)

The Glencarlyn Neighborhood Conservation Plan (NCP) was accepted by the County board in November 2011. (NCP is on Glencarly web under the NC tab. The plan includes a number of recommendations for Glencarlyn community. Some for actions are requested of the County, a few by the schools and an number for action by the Glencarlyn community. Chapter six of the plan focuses on what is referred to as the Village Center which is shown in the drawing.

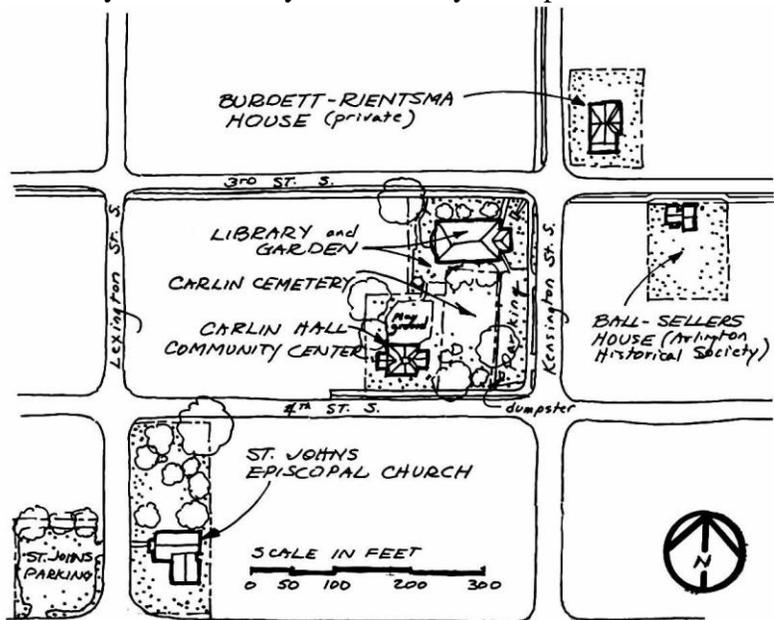
When the NC project for 4th Street south between Kensington and Lexington and the 300 block of Lexington was in the early stages of discussion, the Glencarlyn Citizens' Association invited volunteers to participate in a group which would consider some enhancement to the Village Center which were hoped to be able to be incorporated into the 4th street NC project. Creation of this group is in the recommendations of the NCP.

The Village Center Design Group did meet (more below) but the County was not willing to consider any of the changes within the then proposed 4th street NC Project.

The Village Center Design Group met in October 2010 and included Peter Olivere (GCA President), David Backus, Mark Mastaletz (NCAC rep when plan was initially drafted), Beth Cavey (Glencarlyn resident and President of Preschool Parents), Paul Lozito (home next to Carlin Hall), Jean Horner (Co president of Preschool parents in 2013-4) and Jim Olivetti. Louise Peetz (Carlin Hall Creative Preschool Teacher), Judy Funderburk (community garden) and Paul Nuhn (community garden) were working with the committee, but were unable to attend the meeting.

The Village Center Design (VCD) group had its initial meeting outside Carlin Hall on October 10. We began by reviewing what was incorporated in the draft Glencarlyn Neighborhood Conservation Plan. Mark Mastaletz provided his understanding of the thinking associated with each of the recommendations. The discussion focused on reviewing the initial recommendations for specific projects in the area around Carlin Hall in the draft NCP. The results of the discussion provided input to be incorporated into the final version of the NCP which was accepted in November 2011.

Implementation of any specific projects would be done only after the discussion with the residents of Glencarlyn (GCA Meeting) and with the preschool.



Final NCP Recommendations - VCD Group Discussion and Status

Below are the recommendations included in the NC Plan regarding the Village Center with the relevant discussion which took place regarding that recommendation. The text from final version of the NCP is in italics –(chapter – recommendation number).

INFRASTRUCTURE

NCP recommendation 6A: Curbs, gutters and sidewalks should be installed around the core Village Center block, thereby enhancing its accessibility, pedestrian safety, and identity. This would include the 5700 block of 4th Street, the 300 block of Lexington and part of the 300 block of Kensington. (This is a NC project funded in 2011 with construction planned for 2012.)

STATUS This was completed as part of the NC Project for 5700 block of 4th Street and 300 block of Lexington during 2013.

NCP recommendation 6B : Carlin Hall, its grounds and the areas around it are heavily used by the community. There need to be several improvements to make this area function better as an outdoor community center. Suggested improvements are:

- *Screen the dumpster in the Glencarlyn Library parking lot to keep with a Village Center look and feel.*

VCD group discussion -- if a dumpster or other trash containers are to be kept in the lot, they need to be screened in a manner consistent with the proximity to Carlin Hall. The dumpster currently used is substantially smaller than the original one. The question still remains as to given the overall recycling efforts in the County whether a different approach could/should be used. **(Status - not addressed)**

- *Add some landscaping around the Carlin Hall property including trees in the front. (Status - some small plantings were included part of the Carlin Hall exterior renovation - see Landscaping under Other Suggestions Since the NCP at the bottom.)*
- *Clean up the junk growth in the northwest corner, and maintain the existing trees. (Status - Cleared and fence moved back to the property line)*
- *Ensuring the lawn, which is a play area, does not have holes or deep ruts. Smoothing, rolling, and re-seeding the lawn areas recently rutted by heavy equipment used to upgrade the playground and damaged tree removal. (Status - lawn redone as part of the Carlin Hall -- needs some additional repair)*
- *Possible replacement of the fencing and/or adding some screening to provide more privacy for neighbors both on the north and west sides, since the facility is used heavily on weekends. (Status - not addressed)*
- *Installation of a fence to screen the basement entrance and gas meter from street view. (Status - not addressed see Fencing under Other Suggestions Since the NCP at the bottom)*

- *Add additional benches and picnic tables. (Status - not addressed)*
- *Add a sandbox since wood based products have replaced sand under the playground equipment. (Status - not addressed - see **Sandbox** under Other Suggestions Since the NCP at the bottom)*
- *Addition of a historically appropriate shed, possibly in a carriage house style from the period, needed to store preschool equipment and to store equipment for the Community Garden and other community equipment. (Status - not addressed - see **Shed** under Other Suggestions Since the NCP at the bottom.)*

HISTORIC

***NCP Recommendation 6C:** Install an **interpretive display** on the library grounds, describing the history of the Glencarlyn Library, its donor, its original collection, and later replacement. Install other interpretive signs and displays in select locations within the Village Center; these could be similar to displays on the W&OD Four Mile Run trail at Bluemont Junction, explaining the historical significance of each landmark, thereby helping to establish the Village Center as a place in which neighborhood residents can take pride.*

- The VCD group discussed this and decided that it was something which we would like to pursue, but it probably should be done in the future looking to develop a consistent overall approach for a number of buildings and sites in the community.

***NCP Recommendation 6D :** Create artistic, perhaps mosaic, plaques, inset into new sidewalks and curbs that would identify the year each historical Village Center landmark was built. (Discussion with County staff November 2010 indicated that inserts in the sidewalk or curb would not be possible. **Inclusion of free standing markers or plaques adjacent to the sidewalk** would be possible on public land or on private property if the owner agreed.)*

Other Recommendations: (The Village Center Design Group did not address these recommendations)

Community

- **6E:** The Ball-Carlin Cemetery represents a significant piece of open space in the Village Center. Research has not yet clarified ownership of the cemetery lot, but it is believed to be heirs of the Carlin family. The County is providing limited maintenance of the cemetery grounds.
- Glencarlyn should establish a group who would pursue these recommendations:
- Determine if an owner(s) can be identified and work with them to get permission to make some of the enhancements below.
- Enlist the County, Arlington Historical Society and/or a local university to conduct an archeological study that would identify the locations of cemetery graves, as well as the names of the interred and their connection to Arlington County and Glencarlyn. In the case of headstones and/or footstones that cannot be located, new simple markers may be used to mark the gravesites.
- Install interpretive displays near burial sites to educate residents and the general public about who is interred in the cemetery and their historical significance.

- Create a new, alternate entrance to the cemetery. The new entrance or gate would be located within the rear of the cemetery near the Community Garden, behind the library, so it would only be accessible through the garden and thereby discourage inappropriate uses.
- Explore the feasibility of extending the community garden to include landscaping the cemetery grounds, its proposed new entrance and existing 4th Street entrance.
- Install a brick garden path on the cemetery grounds connecting to the community garden path.
- Add several garden benches inside the cemetery.

ITEMS NOT INCLUDED IN THE FINAL NCP

Village Center Lighting In an earlier draft of the NC Plan a recommendation to "*Install Carlyle-style lights on the core Village Center block, enhancing its accessibility, safety, and sense of place. (The majority of 2004 Survey respondents cited decorative street lights as a way to enhance the neighborhood and make it more attractive*

The VCD group's view in 2010 was -- Lighting is expected to be part of the 5700 4th street curb, gutter and sidewalk project. As part of that project GCA would like to establish a consistent lighting approach. We would support replacing any existing cobra lights with the Carlyle lights on the block (this includes a possible future upgrade on 5700 block of 3rd). Any lights added would probably by LED fixtures and spacing would be determined by the County staff using the guidelines for spacing for residential area. Neighbors on 4th may drop the lighting from the final design. Note – the previous understanding in the NC staff that street light posts could not be placed under power lines is no longer the case. Street lights on 4th could be places in the utility strip on the north side adjacent the planned sidewalk.

STATUS -- Neighbors chose not to include new lighting fixtures as part of the 4th & Lexington NC Project. Recommendation was dropped from the final NC plan prior to the decision not to include replacement lights. However we may want to reconsider this in the future.

OTHER SUGGESTIONS SINCE THE DRAFT PLAN:

Landscaping in front of Carlin Hall

The current placement of the fence immediately next to the sidewalk with no planting in front of Carlin Hall is rather unattractive.

The VCD group recommends that 6-8 ornamental trees be planted along the front sidewalk of Carlin Hall. We specifically ruled out shade trees since they would reduce the usable area in the front of the building. Some suggestions were crepe myrtle, cherry, red bud, service berry (spelling on any).

Part of the discussion was the location. Preferred would be to relocate the fence back a few feet with the trees planted between the sidewalk and the fence rather than just behind the fence. That would also separate the young trees from the preschool and other children on the grounds.

Fencing on the West Side of Carlin Hall

The area adjacent to on the West side of Carlin Hall from the corner of the front of the building back to the stairs out of the kitchen should be fenced in using a material consistent with the building, possibly the same as the fence along the front sidewalk. The height could be approximately 3 feet (need to review) and would keep the kids out of the trash and off of the cellar door and hide the gas meter and everything behind it from the street. There would need to be gates by the trash to remove cans and south of the entrance to the cellar door for access to the cellar and gas meter.

Shed

Replace the current 8 X 9 shed with a large one. It is used to hold preschool outdoor items. The preschool would like additional space and the Glencarlyn Community would like to have some additional space to store a number of things, including gardening materials for the community garden, including a wheel barrow, possible storage of a snow blower during the winter as part of the County snow blower loaner program, equipment used in annual pancake breakfast (2 - 100+ pound grills which cannot be carried to the attic of Carlin Hall).

The current shed is beginning to rot at the bottom. The material used on the shed is not a good match for the Carlin Hall. The shed in the yard behind Carlin Hall is constructed of materials much closer to those used in Carlin Hall. A new shed, say 9 X 15, could be relocated along the left rear with its back facing west.

Add a Sandbox

The County did replace the sand in the area around the playground equipment with mulch. Need to add a sandbox, probably in front of the south east corner of the existing play area, or if the shed is relocated in the current area of the shed. Sandbox may require a cover to keep animals from using it as a litter box.

If the sandbox were to be located on the east side, planting a shade tree and addition of another bench for adults to sit would be desirable. Add some additional benches toward the rear of the building and replace (upgrading) of the existing benches would also be desirable.

Entrance to the Garden

The current chain link fence entrance to the garden from the rear of Carlin Hall could be upgraded to include an arbor similar to the ones at the other entrances to the garden and include a wooden 3-4 foot gate included.

Revised by Peter Olivere Feb 20, 2014 -- based on minutes of Oct 10 2010 VCD Group meeting and final NC Plan.