

Between the Boulevards

February 2016

Published by the Boulevard Manor Civic Association for the residents of Boulevard Manor, including Spy Hill, Stone Ridge and Park View

Neighborhood Conservation Project Slated for Approval in Summer 2016

In the fall of 2014, BMCA voted to submit for funding a batch of improvements to Bluemont Park as our priority Neighborhood Conservation project. The proposed project elements:

- ▶ A sidewalk that will provide safe pedestrian access from the entrance to the parking lot at N. Manchester St. and 4th St. N. to the paved park trail.
- ▶ Restoration of the wooded area west of Four Mile Run between Carlin Springs Road and the playing fields. Park staff and contractors will remove invasive plant species, survey the flora and fauna, install native plant species, and create a nature trail.
- ▶ An architectural assessment of the Reeves Farm milk house to support its historic preservation plan and provide information signage.

At the BMCA general meeting on February 22, a representative of Arlington County Parks and Recreation will present the preliminary schematics, answer questions,

Neighborhood Information Online

There are two e-mail listservs that you should consider joining to stay informed about neighborhood issues and to be part of a community dialogue. Your membership on both mailing lists can be set to receive daily digests if you prefer not to receive every posted message separately.

We have a Yahoo group, colloquially known as the BMCA listserv, which serves as our primary online source neighborhood news, events, and issues. To join the listserv, send an e-mail to blvdmanor-subscribe@yahoogroups.com or from the Boulevard Manor web site www.boulevardmanor.org. Only members may post messages to the list simply by sending e-mail to blvdmanor@yahoogroups.com. If you choose not to post messages, your e-mail address will remain anonymous.

Nextdoor Boulevard Manor is a private social network for neighborhoods across Arlington and the nation that can be joined at boulevardmanor.nextdoor.com. Members use Nextdoor for informal information sharing, such as finding babysitters, getting handyman references, and selling household items.

Boulevard Manor Civic Association General Meeting

Monday, February 22, 7:00 p.m.

Church of the Brethren, 300 N. Montague St.

The agenda includes:

- Carla de la Pava, Arlington County Treasurer, is our featured speaker.
- Kathy von Bredow from the Arlington Parks and Recreation will present design details for the proposed Neighborhood Conservation Project at Bluemont Park.
- Joan Horwitt and Sandra Kalscheur will provide updates on the Reevesland Learning Center.
- Paul Svercl will discuss a Washington Gas pipeline replacement project in our neighborhood.
- Sandra Spear will discuss the Reeves Farm Conservation Society.
- BMCA treasurer Rob Pilot will present our 2016 budget.
- We will vote to appoint the 2016 Nominating Committee.

For more information, contact BMCA President Phil Klingelhofer at president@boulevardmanor.org.

and gather input from us to refine the plan. We will have a special neighborhood meeting in April for a final review of the project and vote on whether to proceed. Following BMCA endorsement, the project is scheduled to be approved for funding in June.

2016 BMCA Membership Drive

2016 membership renewals are due this month. Please make your renewal payment today. If you are not a member, please join us. See details below.

Membership dues and additional contributions from members are the sole source of funding for BMCA activities. Our 2016 membership drive and audit will kick

Annual Neighborhood Easter Egg Hunt

Co-hosted by BMCA and the Church of the Brethren

Saturday, March 26, 10:30am at the Church (300 N. Montague St.)

Egg hunt for children 11 and under

Refreshments and fun for all

If you would like to help at the event, please contact Carlin Schwartz at

CarlinSchwartz@boulevardmanor.org.



off with emails sent to members who had registered in previous years. If we have your email address in our membership records, you will receive a message from BMCA membership chairman Matt Smith.

If you don't receive a message from Matt by February 17, that means we have no email address or the wrong email address for you in our database. **Please help us to keep our records, including the BMCA listserv membership, current. If Matt does not contact you, please email him at MattSmith@boulevardmanor.org to provide your updated information.**

Whether or not you get an email, you can pay your dues using the online payment feature that is accessible on www.boulevardmanor.org through the "Membership" link. If you prefer not to pay online, please use the form in this newsletter and the attached envelope.

Gas Pipeline Replacement

BMCA has been in contact with Washington Gas (WG) regarding their plans for replacement of aged gas lines in our neighborhood and adjacent ones. Construction is expected to begin this spring. As is WG's normal practice, affected customers will receive notification letters in the mail prior to the commencement of work. At the February 22 BMCA general meeting, we will share the latest information received from WG, including maps showing the affected streets.

Upcoming BMCA Conservation and Beautification Committee Activities

BMCA plans to organize one or more events for invasive clearing and trash clean up along the Rt. 50 shoulder in late February and March. These projects will build on our successful planting of native species saplings there in December. We will also perform clean up

and invasive removal in Powhatan Springs Park (tentatively scheduled for April) to maintain our momentum there. Please keep an eye on the BMCA website (www.boulevardmanor.org) and listserv for announcements.

For New Neighbors

BMCA offers a welcome gift to new neighbors. If you moved into our neighborhood after January 1, 2016, please contact BMCA vice president Claudia Maloney at vicepresident@boulevardmanor.org.

From the BMCA Safety Committee

Below are contact numbers to use for utility outages or service complaints. Complaints may include unsightly wires left hanging from disconnected service, damaged poles or guy-wires, or missing protective shields on pole guy-wires.

- ▶ Washington Gas: 1-800-752-7520 or 703-750-1400
- ▶ Dominion Virginia Power – outages and downed wires: 1-866-366-4357
- ▶ Comcast: 1-800-934-6489
- ▶ Verizon: 1-888-553-1555 or 1-800-837-4966
- ▶ Arlington County contact for cable issues unresolved by the vendor: Information Technology Advisory Commission (ITAC) Rob Billingsley at 703-228-3195 or rbillingsley@arlingtonva.us

Nominating Committee to be Appointed

In accordance with BMCA bylaws, at the February 22 general meeting, the membership will elect a nominating committee to choose a slate of candidates for the 2016-2017 officers and 2016-2018 board positions. The positions will be filled by an election held at the June meeting. If you are interested in serving on the nominating committee or in serving as a civic association officer or board member, please contact Phil Klingelhofer at president@boulevardmanor.org.

Update on Reeves Farm Project

The Reeves Farm Conservation Society (RFCS) works to preserve the former Reeves dairy farm for public use. Arlington County has given RFCS three years to develop a plan for restoring the house and making the property operationally self-sufficient and to raise enough money to do both. If such a plan does not go forward, Arlington County will sell the house as a private residence, possibly ending any possibility for community use. Full details of the plan are available at

ReevesFarmConservation.org. Following is RFCS's summary of the plan:

Our goals, in addition to satisfying the County's requirements, have been to minimize the burden on the immediate neighbors of the property while maximizing the public benefit of the property.

Right now, the Reeves property has three buildings atop the hill, a farmhouse, garage and milk shed. One of the most important factors in all of our plans has been our assumption that the County will donate the buildings to us and give us the land on which they sit or, at a minimum, lease the land to us. That ownership structure would allow us to make assurances to donors and the community about future use of the property; without it, we could make no such assurances and the project would likely fail. What's more, our ownership of the land could allow us to execute conservation easements on it that would protect the land from development forever.

We plan to restore the farmhouse and milk shed to their historic appearance, inside and out (details being worked out), and operate both as a museum to the area's agricultural past. We plan to convert the garage into a teaching kitchen and public restrooms. To make the property operationally self-sufficient, we plan to add a fourth building, an enclosed pavilion. That building would be able to house both receptions and classes.

Our primary source of operational income would be property rentals, with weddings providing the bulk of the income.

Our primary functions, though, would be education and recreation. We plan to partner with other non-profit and governmental organizations to teach about urban agriculture, nutrition, cooking and food safety, history, historic preservation, conservation, and other topics. Our pavilion would provide a comfortable classroom setting and the kitchen in the historic garage could provide refreshments. We are also exploring a partnership with a yet-to-be-named non-profit that hopes to do ground-breaking work with autistic adults. This last group may use the pavilion weekday mornings.

We also hope to host regular community events at the site. We have had discussions with Arlington's zoning officials on what we would be allowed to do. Those discussions are ongoing, but for now we can say that we should be allowed to host film festivals, seasonal festivals, craft fairs, wine-, beer- and whiskey-tastings, and other community events. We are seeking permission to host small, non-profit acoustic concerts

and plays, but haven't succeeded yet. We also want to explore some community events for dog lovers and bicyclists.

We are investigating parking requirements and logistics. We hope to minimize the parking burden on the neighbors (and possibly ease some of the existing burden) while maintaining the pastoral look of the property.

Next up, we will be seeking assistance from landscape architects (for placement of the required fire lane, fire engine and other vehicle turnarounds, parking and accessibility) and architects (for preliminary drawings, including floor and site plans and building elevations).

Once we have preliminary architectural drawings, we should have a better idea of how much the entire project will cost. Our current guesstimate is in the \$2 million range. We hope to raise that money from individuals, foundations, philanthropists, grants and governments, but mostly, we hope, from corporations doing business in Arlington.

With that said, here are some of the most recent developments.

In December 2015, Arlington County's Chief Building Official agreed to let us restore the farmhouse as an historic building under the Existing Building Code. That is a huge win (and unprecedented in Arlington for a building not currently on the National Register of Historic Places). It means we can keep the historic look and feel of the house while bringing it up to Code.

On February 1, the IRS granted our application for 501c3 status under the Internal Revenue Code. RFCS is now officially a public charity. That means that all donations made to us since our incorporation on September 16, 2015 are tax deductible. It also means that the County can now legally donate the Reeves Farm to us (or sell it to us for a nominal amount like \$1).

On December 31, 2015, twelve brave souls responded to our last-minute appeal for donations. That gave us a bit of spending money for our next steps. We are deeply grateful to all of them.

In November, our neighbors Glenn and Siobhan Bowler recruited Ferro Plus Ferro Graphic Communications to design a logo for us. We are deeply grateful to them for the introduction, but especially to Dorothy and Sal Ferro, who designed a brilliant logo. Please check it out on our website.

There are many obstacles ahead and this project could fail or be modified subject to approvals and fundraising. But we are working hard to bring it fully to fruition.

Boulevard Manor Civic Association Membership Form

Name(s) _____

Address _____

E Mail Address(es) _____

Telephone Number(s) _____

Please do not add my e-mail address to the BMCA listserv

Please contact me about volunteering for activities related to:

- | | |
|---|---|
| <input type="checkbox"/> Conservation and Beautification
<input type="checkbox"/> Hospitality and Social Events
<input type="checkbox"/> Membership
<input type="checkbox"/> Newsletter and Web Site
<input type="checkbox"/> Parks | <input type="checkbox"/> Reevesland
<input type="checkbox"/> Projects under the Neighborhood Conservation Plan
<input type="checkbox"/> Safety and Emergency Preparedness
<input type="checkbox"/> Serving as a BMCA Officer or Board Member |
|---|---|

Membership Category	Cost
Individual Members	\$10
Couples (Two Adult Members)	\$20
Voluntary extra contribution of any amount (Thank you!)	\$ ____
Total Dues and Contribution	\$ ____

Please make out your check to BMCA and mail this form and the payment to:

BMCA Membership c/o Matt Smith 5911 3rd Street N., Arlington, VA 22203