

# Jefferson Manor Priorities Document 1/06

## Jefferson Manor Positives:

- A definite "community feel" and neighborly interaction that is somewhat rare in this area
- Having at least some yard and relatively low residential density
- Access to Metro and other transit
- The presence of a large neighborhood park
- Access to shopping along Rt. 1 and in the strip mall
- Relatively low crime
- Neighborhood feels "settled" and established
- Neighborhood has historic value and is representative of the postwar era
- Homes have been (and still are somewhat) relatively affordable and offer a good value
- Change in the neighborhood has been positive in the last couple decades and has been exciting to watch

*Summary statement:* The Jefferson Manor neighborhood is unique in its combination of urban amenities such as Metro access, proximity to city centers, proximity to shopping, and historic value, with a suburban living environment including low residential density, yards, and relative quiet, safety, and affordability.

## Characteristics of an "Ideal Jefferson Manor":

- Very pedestrian-friendly, including well-maintained sidewalks
- Good selection of stores and restaurants close to the neighborhood
- Lots of recreation amenities such as a dog park and bike paths
- High aesthetic standard for residential and commercial buildings
- Fully adequate and well-maintained street lighting
- Transit amenities like bus shelters
- Calmed automobile traffic especially in terms of speed
- No crime
- A social and visual neighborhood focal point, including a community center that would have meeting space
- Preservation of all the characteristics in the above list

*Summary statement:* The residents of Jefferson Manor envision a neighborhood that, in addition to its existing positive characteristics, provides desired amenities including high-quality recreation, shopping, and entertainment opportunities, is visually appealing, and is a place where pedestrians feel comfortable because automobile traffic is calmed and streets and sidewalks are lighted and safe.

### **Concerns about the Future of Jefferson Manor:**

- As more residents have greater means to improve their homes, that additions and renovations will not meet safety and aesthetic standards and will detract from the neighborhood
- That the increase in house "flipping" (short-term residence and renovation to turn a quick profit) will detract from the community feel of the neighborhood
- That new development will result in the neighborhood being put in the shadows of tall buildings
- That new development in the immediate area will further increase problems of traffic congestion
- That new development in the surrounding area will completely turn the neighborhood into a "cut-through zone", especially considering the permeability of the neighborhood to cut-through traffic
- That an increase in traffic will result in increased speeds and danger to pedestrians
- That more traffic will lead to further deterioration of road conditions in and around the neighborhood
- That increased residential density will take away from the suburban qualities of the neighborhood
- That numerous additional residents in the area will be a drain on public services, especially schools
- That improvements in the immediate area will be made only with the new residents in mind and without considering the desires of and effects on Jefferson Manor
- That developers of area parcels will not follow through with promises to the neighborhood
- That developers will inaccurately estimate the travel behaviors of new residents and the impact on the road infrastructure

*Summary statement:* While excited about the potential for neighborhood and area improvements, Jefferson Manor residents are concerned about how new development will fit alongside and potentially detract from the existing neighborhood, the impact of that development on traffic, pedestrian safety, and public infrastructure including roads and schools, and the willingness of developers to consider the wishes of Jefferson Manor residents and follow through with promises. Somewhat separately, residents are also concerned about changes made to existing homes, including the safety and appearance of a growing number of additions and renovations.