

2008

Arlington Heights Civic Association  
Neighborhood Conservation Plan



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# Acknowledgements

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## Executive Summary

Arlington Heights is a quiet residential neighborhood of mostly single-family homes and duplexes. The neighborhood is bounded by two highways and arterials, and is the host neighborhood for a number of county and school facilities. The Thomas Jefferson Middle School and Community Center, Patrick Henry Elementary School, the Career Center, and the Fenwick Center are all located within the neighborhood. Additionally, Arlington Heights is the host neighborhood for the Arlington County Fair. Like all of Arlington County, increases in population and demand for services has placed pressures on the neighborhood, and many of the needs identified in this updated plan are designed to address these issues.

### *Neighborhood Goals*

- Maintain, enhance and promote the single-family residential character of Arlington Heights
- Improve pedestrian safety, promote walking and bicycling, and reduce motor vehicle speeds, and accidents through a combination of improvements to street design, maintenance, signage, traffic enforcement, and traffic calming (where necessary).
- Reduce cut-through traffic.

- Ensure adequate parking in anticipation of increased demand with redevelopment of public facilities and the revitalization of Columbia Pike.
- Improve the quality of commercial buildings and commercial establishments along Columbia Pike to blend with the residential community and provide an attractive commercial area.
- Enhance the accessibility and use of local parks by residents through improved parks and increased green space.
- Preserve and enhance the environment through creation of green space and education of neighbors (e.g., on conservation of resources, including recycling, no littering, no dumping in storm drains, planting of trees and plants, non-use and eradication of invasive plant species from neighborhood yards and gardens).
- Enhance the appearance of Arlington Heights by undergrounding utilities, which will also reduce power outages and damage to trees.
- Enhance public transportation while reducing noise and pollution.
- Work to enhance local public schools, and improve the prestige of those schools.
- Upgrade and maintain existing county and school facilities in the neighborhood.
- Ensure police protection and emergency services that will reduce crime and improve emergency response time.
- Improve storm drainage.
- Increase enforcement of county ordinances.
- Increase participation in the Arlington Heights Civic Association.

### *Plan Development*

Arlington Heights completed its first neighborhood conservation plan in 1980. The survey for this update was completed in 2000, with a response rate of approximately 11%. The original committee of the Arlington Heights Civic Association (AHCA) working on the update dissolved in 2003, and a new committee was formed in 2006, with the intent of completing the update. The neighborhood approved the plan at an open meeting of the AHCA in March of 2007, with minor revisions. The Neighborhood Conservation Advisory Committee recommended the plan without amendment in September of 2007.

### *Survey Results*

The survey responses revealed most of the major issues addressed in this updated plan. Those responding identified neighborhood advantages as quiet and residential, mature trees, good neighbors, convenient location, diversity, transportation, proximity to restaurants and stores, schools, TJ, and the farmer's market. Among the major concerns are pedestrian safety (including ADA accessibility issues), noise, traffic, light pollution from TJ, need for upgrading parks and open space, and the impact of large events at TJ, such as parking, traffic, noise, and litter.

### *Land Use and Zoning*

Arlington Heights is zoned mostly R-6, with large areas zoned S-3A, and some RA8-18, as well as CO and C2 along Glebe Road and Columbia Pike. The neighborhood supports preservation of the mostly single-family character of the neighborhood, and strongly opposes any changes to the zoning or General Land Use Plan other than what is currently permitted under the Form Based Code. County and school government should work closely to ensure that any changes to uses of public land are fully reviewed by the neighborhood, and that these will preserve the character of the neighborhood.

### *Affordable Housing and Diversity*

Like all areas of the county, Arlington Heights has seen tremendous increases in real estate tax assessments in the past 7 years, with many single-family homes tripling in value. Lower cost housing is available in the apartments at the Dominion Arms and in the duplexes in the neighborhood. The 2000 US Census showed an increasingly diverse neighborhood.

### *Commercial Areas*

There are a number of restaurants and shops in the neighborhood, located on Glebe Rd., Columbia Pike, and Walter Reed Dr., as well as some non-profit organizations. Among these are two well-known enterprises: the Arlington Cinema-N-Drafthouse and Bangkok 54. The neighborhood is eager to see streetscape improvements along Columbia Pike, as well as improved parking and access to shops along the Pike. The neighborhood supports revitalization of the Pike, but supports existing businesses as well.

### *Capital Improvements to Infrastructure*

AHCA recommends a number of capital improvements to improve the walkability of the neighborhood, as well as the safety of pedestrians. Some critical improvements are needed around the TJ complex, as well as the entryways into the neighborhood closest to Arlington Blvd. Among the major recommended infrastructure improvements are:

- Completion of neighborhood network of sidewalk, curb and gutter;
- Installation of pedestrian friendly lights where they are lacking,
- Improvement of drainage generally, but particularly near Arlington Blvd. and around the Patrick Henry complex;
- Improvement of curb cuts to ensure ADA accessibility;
- Improvement of accessibility to county and school facilities;
- Improvement of safety along Arlington Blvd., and in particular:
  - Assess and redesign entryways to neighborhood along Arlington Blvd.;
  - Improve access to bus stops along Arlington Blvd.;
  - Replace Glebe Rd. bridge (improve pedestrian safety); and
  - Rehabilitate pedestrian bridge connecting Arlington Heights to Ashton Heights;
- Improvement of street signage and markings by installing pedestrian walking signs, children playing signs, and installing textured crosswalks or zebra stripes near public facilities.

### *Capital Improvements to Parks*

There are four park areas within the Arlington Heights neighborhood. These are: the Thomas Jefferson Community Center, Patrick Henry Elementary School playground (unavailable during school hours), Arlington Heights Park (mini park), and Fourth of July Park (proposed name for mini park). A number of improvements at these parks are recommended. Although the largest and most significant space is at the TJ complex, there are opportunities to make improvements at the other locations as well.

### Recommended Improvements at TJ:

- More and better playground equipment for tots and older kids;
- Outdoor play equipment geared toward Middle School aged children;
- Outdoor bathroom facilities, accessible when the Community Center is closed, which is often;
- Improved benches;
- Dark skies field lighting;

- More pedestrian lighting;
- Upgrade existing athletic fields;
- Find a permanent solution to parking troubles, designed to meet increased use that can be expected with projected population increases, improved athletic fields, increased demand for recreation facilities, and special events at Thomas Jefferson, such as the Arlington County Fair.
- Improve drainage;
- Balance active and passive uses.

#### Recommended Improvements at Arlington Heights Park

- Address drainage issues;
- Enhance landscaping.

#### Recommended Improvements at Fourth of July Park

- Enhance landscaping;
- Upgrade fencing;
- Approve park name;
- Install sign;
- Install drinking fountain (park is located along multi-use path).

#### *Renovation and Redevelopment of Joint Use Facilities*

Arlington Heights is home to an unusual number of county and school facilities relative to the size of the neighborhood. Two large school and county joint-use campuses are located in Arlington Heights. The joint-use aspect of these facilities is significant. It creates greater demands upon the facility. Further, since the County Board and School Board are separately elected, they have separate budgets and necessarily have different programming priorities. This has not always been positive for Arlington Heights.

Thomas Jefferson Middle School and the Career Center are both slated for renovation, with work being done by Arlington Public Schools through Building Level Planning Committees. The plan recommends that APS and the County work closely together on these projects, located at joint use facilities, and ensure that the neighborhood is able to fully participate in the decision making process.



### *Traffic Management and Traffic Calming*

There is no question that public safety is a very significant concern of the neighborhood. Eighty percent of residents surveyed were extremely concerned or seriously concerned about speeding vehicles. Eighty percent of residents also believed there were areas of the neighborhood dangerous to school children and pedestrians. Thus, the neighborhood's primary goal for traffic management is to improve our pedestrian network, slow down cars, and reduce motor vehicle accidents. Some of the accidents in the neighborhood are high speed and have occurred at the boundaries of the neighborhood along Columbia Pike and Arlington Blvd. AHCA is aware of at least one fatality of a resident, which occurred at the intersection of Arlington Blvd. and S. Irving St., an intersection that serves as an entry point to the TJ grounds. While speed and pedestrian safety are major issues, only portions of 3 streets in the neighborhood currently qualify for traffic calming. This is partly because many of the traffic issues are on highways or arterials, such as Walter Reed Dr., S. Glebe Rd., and Second St. S. Other techniques for slowing down traffic will need to be employed, such as improved law enforcement, improved nubs, textured sidewalks, zebra stripes, and appropriately-sized pedestrian walkways (especially around public facilities). The plan also recommends a traffic engineering assessment of the entryways into the neighborhood off Arlington Blvd.

## Plan History

The Arlington Heights Neighborhood Conservation Plan was [originally accepted by the County Board in 1980](#). Arlington Heights Civic Association (AHCA) adopts this plan update as a vision for the neighborhood that supports improvements but also preserves the quiet, small-town character of Arlington Heights.

This update reflects concerns that come with changes in demographics, density, traffic, real estate trends, demands for county and school programming, and growth and development along Columbia Pike. These changes place additional pressures on Arlington Heights that this plan is meant to address.

Public involvement in the update was extensive, including a neighborhood survey, public comment, and a public meeting. Notice was provided to all residents through the distribution of a special edition newsletter, posting on the AHCA e-mail list and on the AHCA web site. The public comment draft of the plan was made available on the Internet and in the reference section of the Columbia Pike Library. Arlington County staff reviewed and commented upon drafts, and assisted in the collection of data for and publication of the updated Plan. Beginning in June 2006, members of the AHCA Neighborhood Conservation Committee (Richard Bullington-McGuire, Anthony Halloin, Juliet Hiznay, Lynn Michaels, Sean McNamara, and Kenneth Poole) prepared the plan working from an earlier draft of the plan dating to 2003. The plan was updated in concert with the AHCA Executive Committee and other residents. AHCA is committed to

working constructively with Arlington County on all areas of concern, and reserves the right to revise this plan as necessary to address the neighborhood's position on future issues.

## Overview of the Neighborhood Survey

A survey was distributed to every household in the neighborhood in the fall of 1999. (See Appendix: III Arlington Heights Survey Results) The survey showed that Arlington Heights residents have many positive reasons for choosing to live here: well-built homes, mature trees, good neighbors, good location, and comfortable atmosphere. Virtually all respondents expressed a desire to maintain the community's quiet, small-town character.

Major concerns include pedestrian safety, use of neighborhood streets for cut-through traffic, and the resulting noise and air pollution. Another significant concern is the lack of parkland, and the limited ability to use the open space that is available, due to heavy use for county and school programming. Respondents also commented upon the vital linkage between the preservation of the character of Arlington Heights and the revitalization of Columbia Pike.

Neighborhood Conservation Survey results were used in developing the recommendations contained in this Neighborhood Conservation Plan. The Survey results have been supplemented in consultation with the AHCA Neighborhood Conservation Committee and the Executive Committee to account for the 2000 census data and other changes to the neighborhood since the survey was completed.

## Neighborhood Characteristics

### **A Brief History of Arlington Heights**

The Arlington Heights neighborhood was included, along with the rest of Arlington County, in the 10 miles square federal district proposed by President George Washington in 1791. Arlington Heights appears on early 19th century maps as a farm that was included in the Custis family estate in the plateau area, which now includes portions of the Penrose neighborhood. It is unclear without further research in land records whether this area included the existing Arlington Heights neighborhood. However, it seems very likely that the name "Arlington Heights" was selected as a historical reference to these areas in the Custis Estate. The Custis estate stretched from present-day Arlington Cemetery west, and included portions of the current Barcroft neighborhood.

The Custis mansion and the surrounding 1,100 acres remained in the Custis family estate until the Civil War, when the house and land was confiscated by the United States government, and offered for sale. It was purchased by the tax commissioner for government use, and later appropriated by the Union army for use as a military burial ground. In 1882, the Supreme Court ruled that the property should be returned to Custis family heir, George Washington Custis Lee,

on the grounds that it had been confiscated without due process. In 1883, the United States Congress paid Mr. Custis \$150,000 for the property.

After the Civil War, the farm area, then known as the Arlington Heights, was subdivided and developed with various sections being renamed, such as Penrose, which was platted and subdivided in 1882. Of the local neighborhoods in this area in or near the Custis estate, only the Arlington Heights neighborhood retains the old name of the property shown in 19<sup>th</sup> Century maps.

Arlington Heights today is bounded by Arlington Blvd on the north, Columbia Pike on the south, S. Glebe Rd. on the west, Fillmore St./S. Walter Reed Dr. on the east. The history of the surrounding area, its homes, and events has well been documented in the Columbia Heights Neighborhood Conservation plan by Arlington historian Sarah Collins. The following history is just a glimpse of the past unique to Arlington Heights.

Franklin D. Roosevelt's New Deal initiatives, established from 1933 to 1938, launched a population boom for Arlington and Arlington Heights. These initiatives provided a welcome economic relief and recovery to workers during the Great Depression. The New Deal created federal jobs and with those new jobs the New Deal also created a housing demand in all areas surrounding the jobs. In 1934, the Federal Housing Administration (FHA) was established offering insurance on loans to families buying new homes. In addition, FHA reformed mortgage terms to provide even repayment schedules. The New Deal jobs, housing demand, and the new FHA banking regulations all cleared the path for growth and home ownership in Arlington.

Two enterprising young Arlingtonians, Walter Vaughn and Elton Leroy Usilton, capitalized on the housing demand and the improved FHA baking regulations and formed Vaughn & Usilton, Inc. It was this building and real estate firm that built most of Arlington Heights between the 1930's and 1940's, including duplex homes and the Dominion Arms, as well as Faith Lutheran Church on Arlington Blvd. in Ashton Heights.


An April 7th, 1935 Washington Post advertisement, shown below, depicts the first homes for sale built by Vaughn & Usilton, Inc. These Arlington Heights homes are located along 7th and Highland Streets South. The name "Walroy Heights" in the advertisement is a mix of Walter Vaughn & Elton Leroy Usilton's first names. Although "Walroy Heights" was never established, the name of Vaughn & Usilton and their reputation for quality was established and is still well known today. The Vaughn & Usilton homes boast of radiant heat, cedar closets, all brick veneer and a solid construction not equaled in home construction since the New Deal era. Many Vaughn & Usilton homes have beautiful chestnut millwork as a trademark. By 1937, Vaughn & Usilton, Inc. had their small sales office at the southwest corner of 2nd and Irving Streets South and were building homes on S. Irving St. S. Ivy St, 3<sup>rd</sup> St S., and 5<sup>th</sup> St. S.

**Walroy Heights** 1 So. North Patrick Henry School Arlington, Va.

**Open for Inspection Sunday**  
The District of Columbia Building Regulations have been followed in the construction of these houses

5 Rooms  
2 Large Bed Rooms  
Tile Bath & Shower  
Garage  
Log-Burning Fireplace  
Electric Refrigeration  
Lot 50x110  
All City Conveniences

**\$6,950**



House sewer connected with the new sewer system and sewer assessment charge paid. City water, gas and sidewalks.

**TO INSPECT:** Cross Highway Bridge (Long Bridge), turn right on Columbia Pike in the Arlington Post Office where the street cars cross, turn right three blocks to houses. Convenient to stores and bus line.

**VAUGHN & USILTON, Inc.**  
Builders and Owners

*Washington Post Advertisement, April 7, 1935*



*Leroy "Roy" Usilton, 1944*

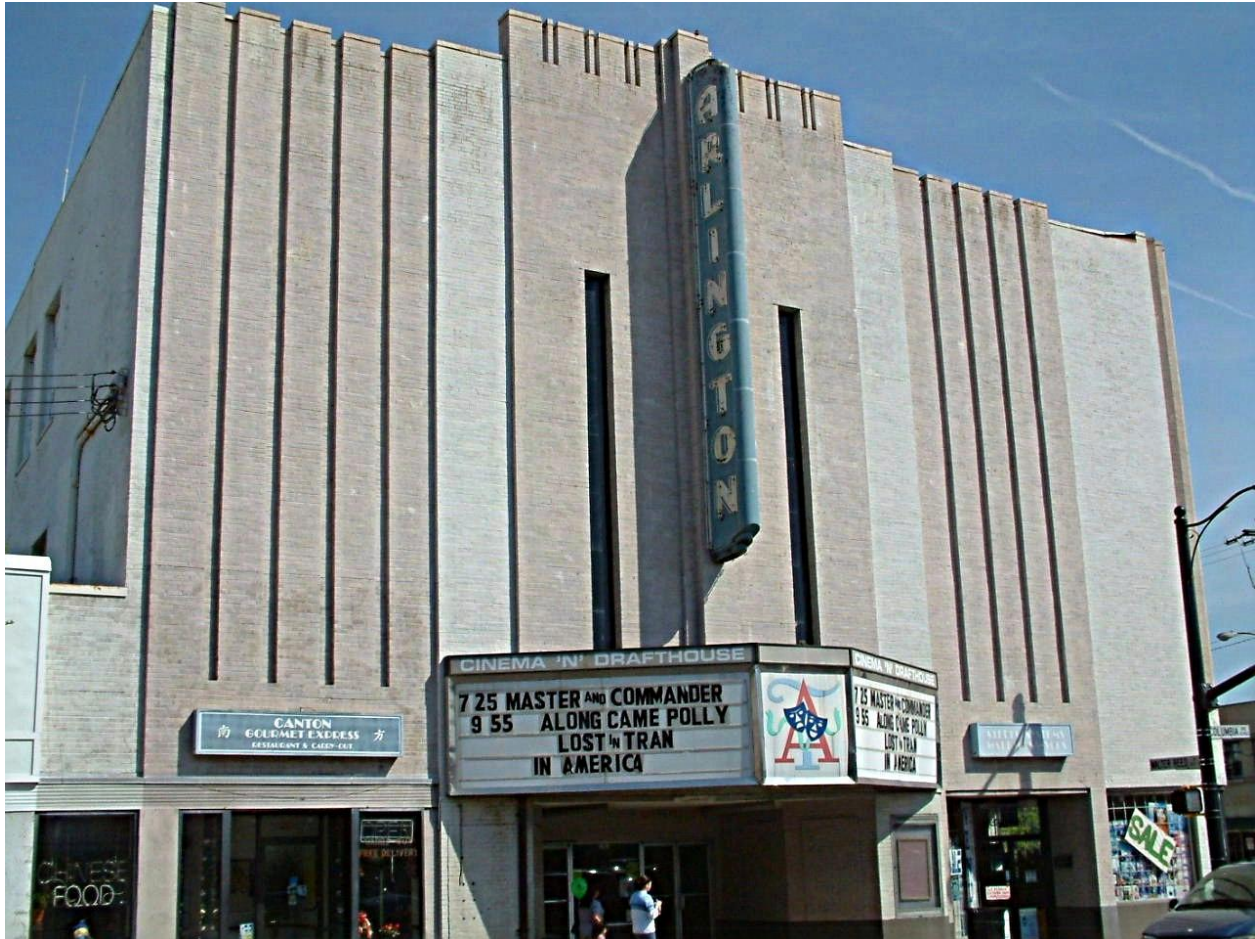
In 1938, Mr. Usilton completed and moved into his own Arlington Heights home on 3rd St. S. He raised his family here and remained at this residence the rest of his life. He was active in civic affairs, serving as president of the Chamber of Commerce and a member of the Arlington Kiwanis Club in the 1940s. During World War II, Mr. Usilton became chairman of the Arlington Chapter of the American Red Cross Blood Donor Service and his son, Leroy "Roy" Usilton, a Washington-Lee graduate, became a Navy fighter pilot (pictured above in front of 305 and 309 S. Irving St.). On March 16, 1945, the Sun Gazette Newspaper ran an article regarding his leave back home.

*Photo of Arlington Heights duplexes, built by Vaughn & Usilton, looking west (1939).*





One remaining historic landmark in the neighborhood is the Arlington Cinema & Drafthouse building located at 2903 Columbia Pike. This 1939 art deco style building was known as the Arlington Theatre.



*Arlington Cinema-N-Drafthouse - Photo Credit: Jill Lewis*

The area behind the theater was also once a recreation center, which included a bowling alley. In 1985, the theater closed as a first-run movie house, and was reborn as the Cinema & Drafthouse, which is an important entertainment venue on Columbia Pike, offering an array of live entertainment and second run movies, as well as food and drink.

Patrick Henry Elementary School, located at 701 S. Highland St., was established in 1925. It replaced the “New” Columbia School, which opened in 1904 on the Columbia Pike at Walter Reed Drive in the Douglas Park neighborhood. The new Columbia School replaced the original by that name, previously located near Columbia Pike on S. Wayne St. Established in 1871, the Columbia School was Arlington County’s first public school. In 1959, Patrick Henry Elementary School became the first integrated public school in Arlington County. The school was rebuilt in 1974, and was renovated and expanded in 1993. In 2006-07, the school had 346 students enrolled in pre-K to 5. Patrick Henry Elementary School is also the site of one of the two playgrounds in the Arlington Heights neighborhood.

The seventies brought major construction projects to the Arlington Heights neighborhood, with the addition of a number of public facilities. In 1971, Thomas Jefferson Middle School (TJMS) was built at 120 S. Old S. Glebe Rd. TJMS also became a joint-use facility with a community center run by the Department of Parks, Recreation and Cultural Resources. The community center is an invaluable county asset and the site of numerous recreational and social activities, the most notable of which is the annual Arlington County Fair.

Shortly after Patrick Henry Elementary School was rebuilt in 1974, the Career Center was built on the same site at 815 S. Walter Reed Dr. The Career Center became the new location for the Columbia Pike Library. The Columbia Pike Library was originally founded in 1930 by the Women's Club of Arlington, and was then known as the "Arlington Library." The library was taken over by Arlington County in 1936, and at one point was housed in the Columbia School. To this day, the Columbia Pike library remains located in the Career Center, which also offers educational enrichment and adult education programs.

During the 1960s, the decision was made to run Metro down Wilson Boulevard rather than Columbia Pike. This decision was to have long-reaching impacts on the Pike. Arlington County struggled for years to establish a plan for the Pike. In 1986, the Columbia Pike Revitalization Organization was established, with the objective of revitalizing areas outside the Arlington Heights neighborhood. However, in 1996, the Arlington County Board adopted a proposal from CPRO to focus revitalization from the county line with Fairfax to the Pentagon. Beginning in 1998, work began on the Columbia Pike Form Based Code, which now applies in areas of the neighborhood's southern boundary with Columbia Pike.

## **The Residents: Arlington Heights Census Data**

The 2000 census data for Arlington Heights reflects a prosperous and increasingly diverse population, living in a stable and conveniently located neighborhood. (See Appendix: Arlington Heights Census Data) The 1999 Arlington Heights household income of \$68,312 was 8 percent higher than the county median. The 58.5 percent homeownership rate in Arlington Heights was also much higher than the county median of 43 percent. In 2000, nearly half of area residents reported a commuting time of 24 minutes or less, and 3 percent reported working from home.

Some of the biggest demographic shifts seen in the neighborhood were in age and ethnicity. According to the 2000 Census, the number of residents in Arlington Heights increased 8.1 percent from 1990, with 2,433 residents living in 1,047 households. At 51.5 percent of residents, males slightly outnumbered females. The number of school-aged children increased 31 percent from 1990 to 2000. Although there was no increase in the number of children aged 0-5 years from 1990 to 2000, residents perceive a substantial increase in the number of children aged 0-5 since 2000. This is based on observation, as well as an apparent increased demand for preschool slots. The age group that saw the largest increase since 1990, were those aged 45-64 years. This group increased an astonishing 64 percent, to 592 residents. Meanwhile, the number of seniors aged 65 and above declined eight percent to 189 people. Residents ages 18-44 also declined 8 percent to 1,223, which represents slightly more than half the neighborhood population. These

changes suggest a turnover in housing stock from the elderly to the middle aged. Although there is no census data to support it, since 2000 there also appear to be more families with young children in the neighborhood.

Arlington Heights is an increasingly diverse neighborhood. According to the 2000 census, 30 percent of residents were born outside the United States. Of these foreign born residents, over one-third were naturalized citizens. According to the U.S. Census, the number of Hispanic residents more than doubled from 1990 to 2000 to 518 people, or 21 percent of residents. During the same period, Asians or Pacific Islanders increased by 25 percent to 254 people. Meanwhile, the number of “non-Hispanic Whites” and “Blacks” both declined. Of 2,320 respondents, 26 percent of 2000 Census respondents reported they speak Spanish. Eight percent of respondents reported they speak English “not well” or “not at all.” This statistic is important. Lack of proficiency in English may present an obstacle to participation in the civic association and other neighborhood activities.

Along with the rest of Arlington County, Arlington Heights has a very high educational attainment. The 2000 Census demographics on educational attainment show that educational attainment in Arlington Heights is lower than the county average. This may be surprising in light of the higher than county median income levels and homeownership rates in the neighborhood.

According to the 2000 Census, about half of Arlington Heights residents reported having a bachelor’s degree or higher education, while 23 percent reported having a master’s degree or higher. While impressive, these numbers are below the county averages of 60 percent for bachelor’s degree or higher education, and 31 percent for master’s degree or higher. The neighborhood population reporting that they had not completed high school or an equivalency was 12 percent, which is close to the county average. Those reporting occupation in the 2000 Census showed an occupation breakdown as follows:

<b>Occupation Reported by Arlington Heights Residents</b>	<b>Percentage</b>
Management, professional or related occupations	57
Sales and office administrative	19
Service	15
Construction or related occupations	6
Transportation or production occupations	3

## **Housing**

The housing stock in Arlington Heights consists largely of single-family and duplex homes built mainly from the 1890s to the 1950s. The housing appendix provides a breakdown of the housing stock. During the building boom of the 1970s and 1980s, the neighborhood added new homes and converted former boarding houses that previously served as government-subsidized residences. The single-family housing stock also includes a large number of brick “center-hall” colonials mixed with wood-framed farmhouses. The multi-family units include many older semi-detached duplexes and row-style townhouses. In addition, the neighborhood has one 1940s garden-style condominium complex (the Arbors) and one high-rise apartment building (Dominion Arms) built in 1955.

Between 1990 and 2000, the neighborhood had only 18 new housing units added to its physical stock. The last major multi-unit residential development in the neighborhood consisted of an eight-unit townhouse-style complex built at the southeast corner of Glebe Rd and 5th St. S. in the late 1990s. Today, new houses in the neighborhood consist almost exclusively of in-fill single-family units built on subdivided lots or teardowns of existing residential structures.

There is one home of particular interest in the neighborhood. Between 1949 and 1950, Carl Strundland's Lustron Corporation constructed 2,560 porcelain-enameled steel ready-to-assemble homes. Today only a handful of Lustron homes across the United States are left, one of which is located in Arlington Heights at 2915 7th St. S. The homes were shipped in 3,000 pieces on a uniquely designed truck, and were available in gray, pink, aqua, blue and tan. The design of the Lustron home used every spare inch of space with a built-in buffet in the dining room and a built-in vanity in the bedroom. The Lustron Corporation failed in 1950 due to cost overruns and, in part, to the difficulty in moving and assembling the homes. However, the homes have stood the test of time, bearing the original siding, roof and built-ins.

## **Businesses in Arlington Heights**

A variety of business establishments are concentrated around the periphery of the neighborhood along S. Glebe Rd. and Columbia Pike. These businesses offer many amenities to the residents and contribute greatly to the vibrancy of the community. Not surprisingly, the diversity of the neighborhood is reflected in the businesses as well. This is particularly evident from the variety of cuisines served in neighborhood restaurants, including Chinese, Ethiopian, Italian, Peruvian, Salvadoran, and Thai.

Neighborhood businesses offer many entertainment options as well, including live music, stand-up comedy, televised sporting events, CD release parties for local bands, and wine tasting events. The Arlington Cinema & Draffhouse is a draw to the neighborhood because it offers something special: movies and live entertainment can be viewed while you eat and drink. Columbia Pike has become a center for live entertainment. The annual blues Columbia Pike Blues Festival, hosted in the neighborhood, adds to the liveliness of the area.



Despite the many excellent features of the business environment in Arlington Heights, there are many improvements to be made. Some storefronts along Columbia Pike sit dormant. Others change hands frequently. Some businesses have failed to maintain their properties. These are all symptoms of a failure to attract and keep healthy businesses. Residents are hopeful that revitalization will soon begin in earnest. It is anticipated the redevelopment of nearby commercial properties into mixed-use development will stimulate growth in the neighborhood. Among these projects are Siena Park (old Safeway site), Penrose Square (old Adams Square and Giant site), both in the Penrose neighborhood, and the Halstead (old Arlington Hardware and Blanca's site) in the Douglas Park neighborhood. Long-term commitment from the County, including support of the Columbia Pike Revitalization Organization, will be needed to stimulate growth while balancing the needs of the neighborhood.

In addition to a number of small commercial businesses, Arlington Heights is home to a large number of home-based for profit and non-profit businesses. The most prominent non-profit organization in the neighborhood is the Ethiopian Community Development Council, located at 901 S. Highland St. ECDC has a number of missions that benefit the community. Among these are programs to assist and resettle refugees, promote health education, and incubate small businesses. The Columbia Pike Revitalization Organization, located nearby in the Penrose neighborhood, is also an important asset for small business in the neighborhood. Arlington Heights is hopeful that CPRO can obtain the necessary support to help small businesses along the Pike adapt and survive the new business environment that is expected as a result of successful revitalization along the Pike in Town Center.

Transportation decisions are also likely to be critical to businesses in the area. In April 2006, AHCA voted to support a recent proposal to build a trolley line from Pentagon City to Bailey's Crossroads running along Columbia Pike and up Jefferson St. in Fairfax County.

## **County and School Facilities**

Arlington Heights is home to an unusual number of county and school facilities relative to the size of the neighborhood. Two large school and county joint-use campuses are located in Arlington Heights. The joint-use aspect of these facilities is significant. It creates greater demands upon the facility. Further, since the County Board and School Board are separately elected, they have separate budgets and necessarily have different programming priorities. While joint-use creates some efficiency for the county, in general, it complicates matters. There can be ongoing questions regarding responsibility for capital and maintenance expenditures. There can be disagreements about when improvements can and ought to be made. This has not always been positive for Arlington Heights.

The Thomas Jefferson campus is a joint-use facility between Arlington Public Schools and the Arlington County Department of Parks, Recreation and Cultural Resources. The campus is home to the Thomas Jefferson Middle School (TJMS), an International Baccalaureate Middle Years School, and the Thomas Jefferson Community Center. TJ Community Center has indoor and outdoor facilities. Indoors, it features: a meeting room; game room; art studios for pottery, photography, jewelry and wood working; a gymnasium with a track, fitness machines, and weight room, as well as locker rooms with public restrooms, showers, and saunas. Outdoors it

features: a pre-school playground; lighted basketball and tennis courts; lighted soccer fields; a fitness trail; and a par course.

The Patrick Henry campus is a joint-use facility between Arlington Public Schools and various Arlington County departments. Located one block from Columbia Pike, it is bounded by S. 7th St., S. Garfield St., S. Walter Reed Dr., and S. 9th St. The campus includes: Patrick Henry Elementary School, playground, garden, and field; the Fenwick Center; the Career Center; and the Columbia Pike Library. Among other programs, the Career Center offers vocational, technical, academic and enrichment programs to adult students and children in elementary school through high school. The County recently renovated the Fenwick Center, which houses various Department of Human Services programs, mostly geared toward seniors, and includes special medical facilities.

These facilities offer many benefits and resources to residents, but also create some pressures on the neighborhood with regard to pedestrian safety, automobile traffic, parking, and littering. Both campuses are under review by Arlington Public Schools as this plan goes to print. Arlington County School Board appointed committees are examining redevelopment options for both Thomas Jefferson Middle School and the Career Center (which includes the Columbia Pike Library). These sites are defining features of the neighborhood. Their use and redevelopment will impact county programs as well as school programs. Therefore, this process is of great interest to Arlington Heights residents.

## **Houses of Worship**

Arlington Heights is proud to have the Arlington-Fairfax Jewish Congregation of Etz Hayim in the neighborhood. Etz Hayim is the only synagogue in Arlington. Among other services offered by Etz Hayim, the preschool serves as an important resource for young families in the neighborhood.

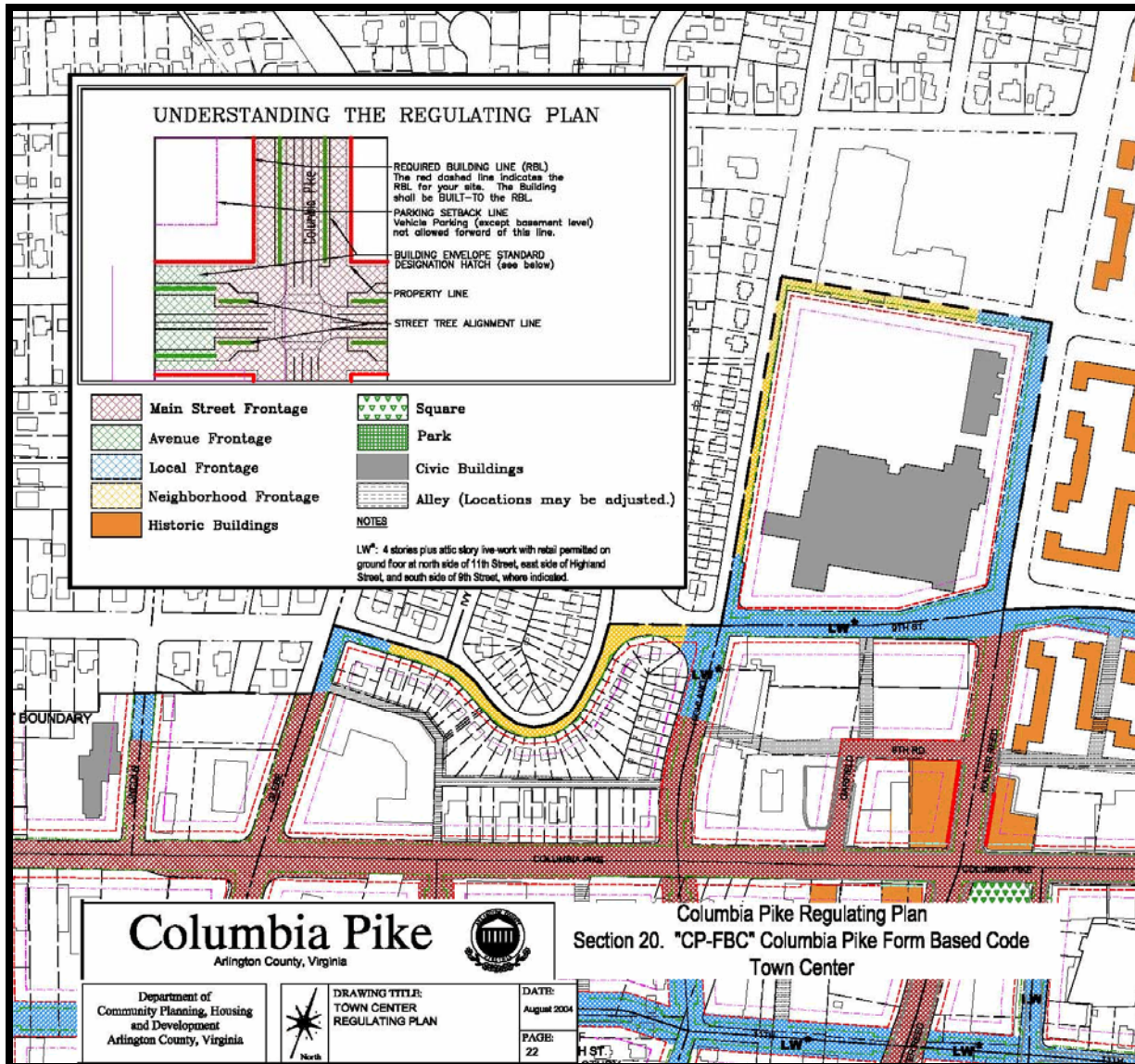
## **Columbia Pike Revitalization**

Arlington Heights sits on the east end of Columbia Pike, where south Arlington's "Main Street" serves as a southern neighborhood boundary. To be economically vibrant and attractive, Columbia Pike must be surrounded by safe and pleasing neighborhoods. As part of the "Town Center" for Columbia Pike revitalization, AHCA is actively engaged with the Columbia Pike Revitalization Organization.

After 20 years of work to promote Columbia Pike through government policies, the Pike is on cusp of a major revitalization. Successful preservation and enhancement of the neighborhood is directly linked to successful capital improvements realized in the Columbia Pike Initiative. The Arlington Heights portion of the "Town Center" Columbia Pike regulating plan is shown below.

Columbia Pike revitalization is to be implemented with the help of the [Columbia Pike Form Based Code \(FBC\)](#), a community-designed and driven development approval process. This optional process allows developers to expedite project approval and obtain economic

development incentives. The FBC focuses on three areas: (1) the property location within one of several Columbia Pike revitalization districts, (2) the building form and use according to a variety of height, facade, siting, and use standards, and (3) architectural standards for building materials and configuration.



*Columbia Pike Town Center Regulating Plan: Detail of Arlington Heights (Credit: Arlington County DCPHD)*

Under the FBC, for those projects smaller than 30,000 square-feet, which build on properties smaller than 40,000 square-feet, builders may use a by-right development option that does not require public hearings. Larger projects may be approved through a 55-day special exception/use permit option, assuming the proposal conforms to the FBC. The FBC process is unique in that it provides a clear set of standards developed in collaboration with community leaders in advance

of development proposals. Civic association representatives from neighborhoods within the revitalization zone work closely with county staff to ensure that any development proposals conform to the FBC. In addition, two civic groups have been formed to address specific issues relating to the FBC. These are the “Columbia Pike Implementation Team,” addressing implementation of projects in the FBC areas, and the “Form Based Code Advisory Working Group,” addressing policy issues associated with the FBC, as well as potential amendment of the FBC. Parking for project proposals will be handled through reinvestment of new tax revenues to support shared public parking facilities along the Pike. Since the FBC’s adoption in February 2003, the County reports that nearly \$500 million in projects have been approved in the revitalization zone. Thus far, these projects include 16 townhouses, 269 condominiums, 40,000 square feet of retail space, and nearly 500 underground parking spaces.

Projects to underground utilities have made a significant difference in the appearance of Columbia Pike. The portion of undergrounding that borders Arlington Heights has been planned but is not yet completed. Underground banks have been installed, with utility lines running underground from S. Walter Reed Dr. to S. Monroe St. The next phase of the project, connecting the utilities to individual businesses on this stretch of Columbia Pike is currently underway. After this is completed, streetscape beautification consistent with the Form Based Code will begin.

## Neighborhood Goals

The overarching neighborhood goal for Arlington Heights is to preserve the small town feel of the neighborhood. If not addressed appropriately, pressures from increased population density, traffic, and demand for services at school and county facilities within the neighborhood are potential threats to this goal. Included among the important neighborhood goals are, in no particular order:

1. Maintain, enhance and promote the single-family residential character of Arlington Heights
2. Improve pedestrian safety, promote walking and bicycling, and reduce motor vehicle speeds, and accidents through a combination of improvements to street design, maintenance, signage, traffic enforcement, and traffic calming (where necessary).
3. Reduce cut-through traffic.
4. Ensure adequate parking in anticipation of increased demand with redevelopment of public facilities and the revitalization of Columbia Pike.
5. Improve the quality of commercial buildings and commercial establishments along Columbia Pike to blend with the residential community and provide an attractive commercial area.
6. Enhance the accessibility and use of local parks by residents through improved parks and increased green space.
7. Preserve and enhance the environment through creation of green space and education of neighbors (e.g., on conservation of resources, including recycling, no littering, no dumping in storm drains, planting of trees and plants, non-use and eradication of invasive plant species from neighborhood yards and gardens).

8. Enhance the appearance of Arlington Heights by undergrounding utilities, which will also reduce power outages and damage to trees.
9. Enhance public transportation while reducing noise and pollution.
10. Work to enhance local public schools, and improve the prestige of those schools.
11. Upgrade and maintain existing county and school facilities in the neighborhood.
12. Ensure police protection and emergency services that will reduce crime and improve emergency response time.
13. Improve storm drainage.
14. Increase enforcement of county ordinances.
15. Increase participation in the Arlington Heights Civic Association.

## Growth and Development

Arlington Heights residents support the Columbia Pike Form Based Code, but are anxious to retain the quiet, small town character of the neighborhood. This will require a careful balance. Residents support revitalization of the Pike, but are not willing to trade off the pleasant and relaxed environment in Arlington Heights. The cultural impact seen from the type of development in Clarendon, for example, would be unacceptable to many residents of Arlington Heights. The AHCA is committed to engaging on an ongoing basis with the business community, Columbia Pike leadership, Arlington County, and Arlington Public Schools to ensure mutually advantageous growth and development along Columbia Pike.

## Zoning and Land Use

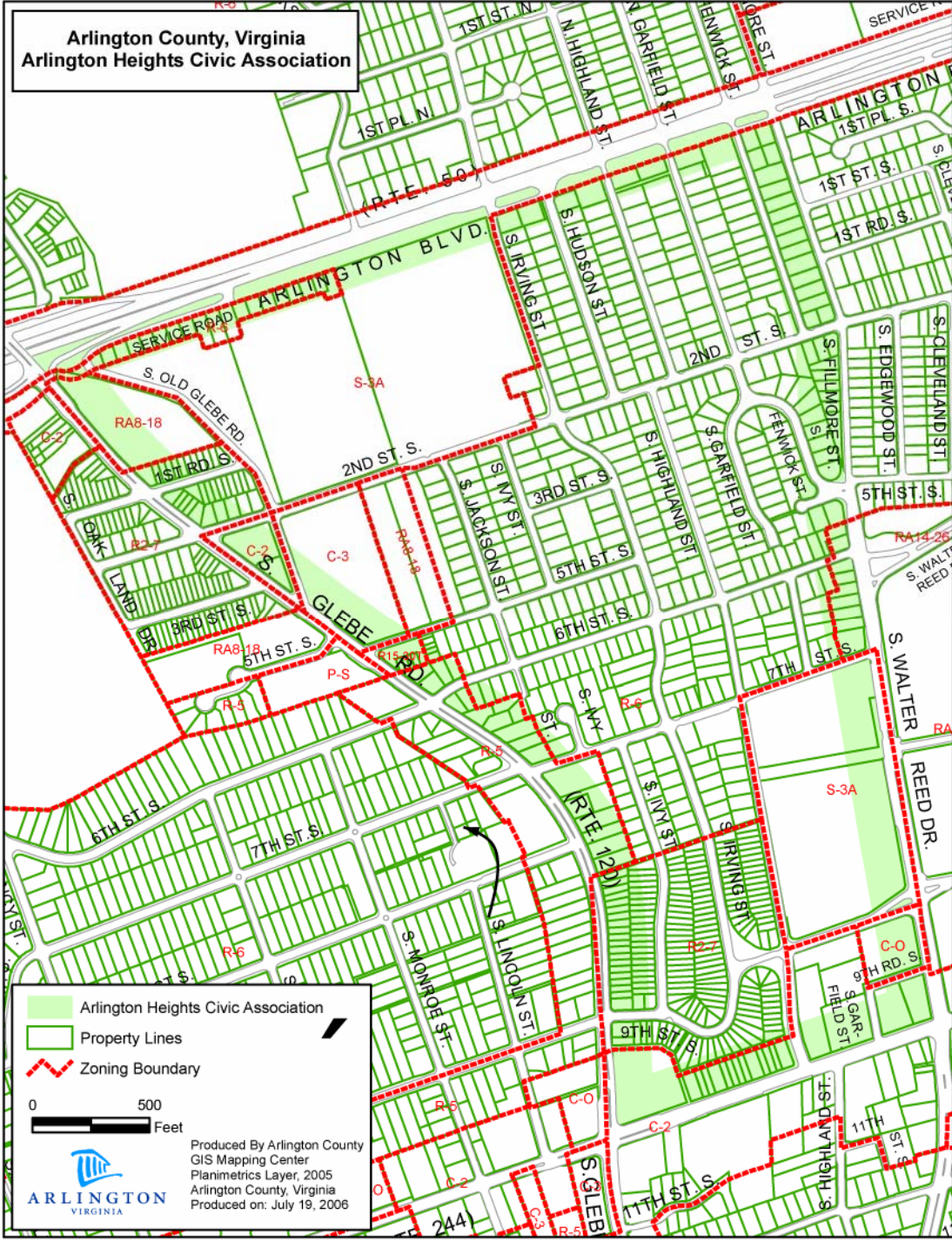
Residents strongly wish to preserve the current zoning of the neighborhood, and oppose any changes to the General Land Use Plan (GLUP) that would increase the density of the neighborhood, except as explicitly permitted in the Columbia Pike Form Based Code. The zoning and GLUP maps for the neighborhood are shown on the following two pages.

Arlington Heights is zoned primarily for low-density, single-family residential uses (R-6). Some areas along the western and southern edges of the neighborhood are zoned for semi-detached houses and townhouses (R-5, R2-7, and R15-30T).

The western boundary of the neighborhood along S. Glebe Rd. between 2nd St. S. and 5th St. S. contains high-rise apartments and commercial areas (C-2 and C-3), including the 7-11 and Exxon gas station located at 2nd St. S. and S. Glebe Rd. The entire southern boundary of the neighborhood along Columbia Pike between S. Walter Reed Dr. and S. Glebe Rd. is zoned for either general commercial or service commercial (C-0 and C-2). This southern boundary is included within the "Town Center" area of the Columbia Pike Revitalization Plan.

AHCA also notes that the General Land Use Plan Map, shown below, identifies a section of 9th St. S. between S. Highland St. and S. Glebe Rd. S. as "service commercial," rather than low residential (11-15 units/acre). This error needs correction.





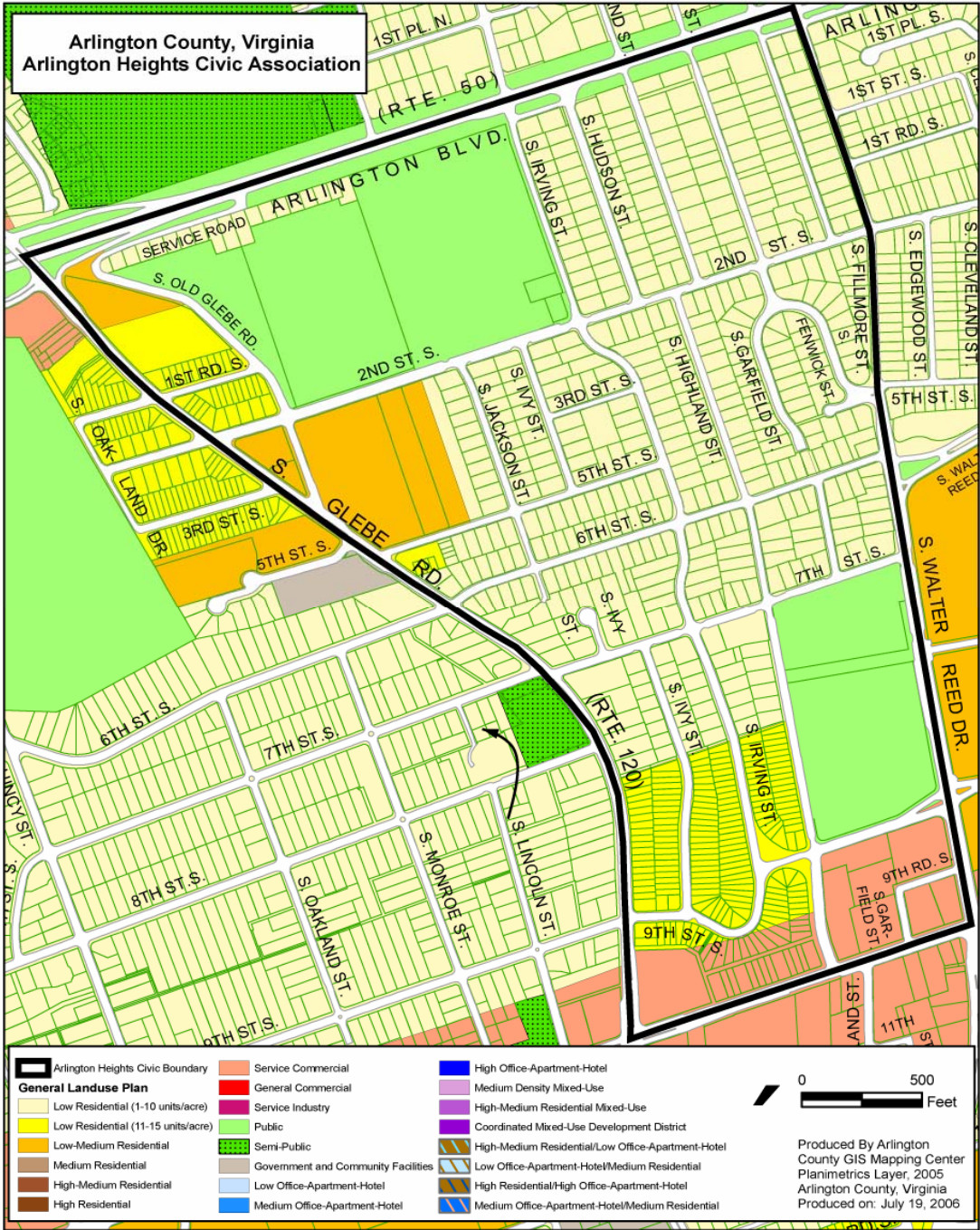
**Arlington County, Virginia**  
**Arlington Heights Civic Association**

Arlington Heights Civic Association  
 Property Lines  
 Zoning Boundary

0 500  
 Feet

Produced By Arlington County  
 GIS Mapping Center  
 Planimetrics Layer, 2005  
 Arlington County, Virginia  
 Produced on: July 19, 2006





### ***Land Use and Zoning Recommendations:***

1. Ensure that future residential development is of the same character, with consistent density standards.
2. All commercial development, large apartment complexes and schools should continue to be located on the periphery of the neighborhood, and the interior areas should continue to be zoned exclusively for single-family homes.
3. Replacement of single-family housing in areas zoned R-6 should be replaced only with single-family housing, or be acquired by the county for parkland use. For example, “Fourth of July” Park at the corner of S. Garfield St. and Arlington Blvd. was converted from an empty lot to parkland.
4. Renovations and any 'infill' development should be consistent with the existing architecture and scale of nearby homes.
5. No habitable housing should be lost from family-type housing stock for reasons of commercial development, upzoning or apartments, or to create or widen roadways.
6. The GLUP map for Arlington Heights should be revised to reflect the existing use of all residences on 9th St. S., which is Low Residential (11-15 units/acre), rather than service commercial.
7. It should be noted that the county-owned parkland known as “Fourth of July” Park and the new parkland at on the southeast corner adjacent to the Thomas Jefferson site are zoned R-6 rather than S-3A.
8. It should be noted that the Etz Hayim Congregation, a house of worship, is zoned R-6, rather than S-3A.
9. Arlington County should continue programs to promote home ownership, rehabilitation of all homes in disrepair, and the preservation of existing single-family housing stock.
10. County ordinances relating to maintenance of property should be strictly enforced. This is particularly important in cases of absentee landlords/owners for both residential and commercial properties.
11. For those owners who cannot maintain their homes for physical or financial reasons, the county should work to develop programs that will make it possible to bring their property into compliance with community standards.
12. Residents support property tax relief programs for those on fixed incomes. Such programs increase the likelihood that residents on fixed incomes will be able to maintain their homes.
13. In addition to official County government efforts, AHCA supports voluntary, community-based efforts to assist neighbors with housing repairs and cosmetic improvements.

## **Historic Preservation**

Arlington Heights is one of three Arlington County neighborhoods currently nominated for listing in the National Register of Historic Places. The Virginia State Review Board is scheduled to discuss and vote on this nomination at its December 5, 2007 meeting. A state-hosted public meeting was held at the Arlington County Board room on November 5, 2007. Due to the private property interests at stake for each homeowner in the neighborhood, the AHCA has chosen not to take a position on the nomination of the neighborhood.



The nomination (<http://www.arlingtonva.us/Departments/CPHD/ons/pdf/page56988.pdf>) states that there are 737 contributing properties for the nomination, and 162 non-contributing properties within the neighborhood. The period of significance is noted as 1909-1957. Architectural styles listed for contributing properties are described, generally, as Late 19th and 20th Century Revival (Colonial Revival, Tudor Revival, Craftsman) and Mid-20th Century Modern Movement.

## **Commercial Neighbors**

Residents recognize the benefit of the goods and services businesses now provide, and hope these can be preserved. At the same time, the residents recognize that the County's efforts to encourage maintenance and improvements to the Columbia Pike revitalization zone have not been adequate. The residents encourage the County to make the infrastructure investments necessary to revitalize Columbia Pike. The residents applaud and support the County's efforts to help revitalize the area by providing technical and planning assistance and redevelopment grants.

Residents recognize the risks inherent to revitalization -- that property owners may not be willing to invest in improving their properties, that construction may take time and make matters worse temporarily, and that small businesses may not survive during construction.

Residents welcome commercial establishments in the neighborhood. However, businesses have not always properly maintained their property. In particular, rusting signs, peeling paint, litter, and uncollected refuse have a negative impact on the appearance of Arlington Heights. Such maintenance issues should be addressed promptly.

For the commercial areas in our neighborhood, residents identify the following goals:

1. Actively engage businesses and the county concerning future planning of commercial areas in Arlington Heights.
2. Work with county and business owners to improve the appearance of business grounds.
3. Support and patronize businesses at Dominion Arms and Westmont Shopping Center and on Columbia Pike so they can continue to sell high-quality goods and services at moderate cost.
4. Attract more customers to commercial establishments in the neighborhood.
5. Improve public safety.
6. Increase neighborhood youth employment and training.

### ***Commercial Neighbors Recommendations:***

1. Emphasize the strengths of Columbia Pike: its vibrancy, live music, diversity, self-sufficiency, and pedestrian convenience.
2. Establish a signature concept to support live arts and entertainment on Columbia Pike.
3. Continue to support the use of outdoor space for street festivals.
4. Encourage outdoor dining to enliven Columbia Pike.
5. Encourage clean up and beautification projects to visually enhance the area and improve the transition between commercial and residential areas.
6. Bury utility lines and improve road surfaces, curbs, gutters and sidewalks.
7. Make commercial areas more pedestrian-friendly.

8. Improve lighting by adding pedestrian friendly lights where they are lacking on all Arlington Heights streets in the revitalization district, to include Main Street Frontage, Local Frontage, and Neighborhood Frontage, as these are defined in the Columbia Pike Form Based Code.
9. Improve parking and loading areas.
10. Eliminate predatory towing practices, where this is an issue.
11. Support projects aimed at reducing traffic congestion.
12. Expand transportation options, such as mass transit.
13. Meet with business managers to encourage their participation in the civic association.
14. Encourage renovation of old buildings.
15. Work with property managers and the Arlington County Department of Economic Development to eliminate vacancies.
16. Work with county code enforcement staff to remedy all commercial code violations.
17. Shore up exposed wiring at former street-lighting base at northeast corner of Columbia Pike and S. Highland.
18. Work with the county and commercial property owners to address issues that arise with specific businesses.

## **Parking**

Residents encourage the County to examine a solution to address expected increased demand for parking in the neighborhood. The Penrose Square project and the condominiums being built across Columbia Pike in Douglas Park will inevitably increase demand for services in the area, and thus increase demand for parking. The county has made numerous promises about developing "shared" parking along Columbia Pike in numerous public meetings but no additional public parking has been added to date. In addition to private revitalization along Columbia Pike, Arlington Public Schools is currently assessing plans to improve both Thomas Jefferson Middle School and the Career Center site. New uses at the Career Center site could require the need for additional parking. Thus additional parking pressures are anticipated from both public and private sources over the course of the next several years.

### ***Parking Recommendations:***

1. The county needs to develop and execute plans for handling parking as private and public revitalization occurs, producing additional pressures on parking near the Thomas Jefferson complex and the Career Center site.
2. AHCA recommends that the county take action to ensure that the empty lot (RPC #25014002) at the northwest corner of 9<sup>th</sup> Rd. and S. Garfield St. can be built upon, and notes that it is an ideal location for a public parking garage if it is not otherwise developed. If a parking garage is built at that location and the lot at S. 9<sup>th</sup> St. and S. Highland St. (RPC #25014006) still exists, the tow lots should be connected, creating one easy-to-use parking area for all Columbia Pike businesses. The parking should be designed so adjacent businesses can take direct advantage of their proximity to newly created parking areas.
3. The neighborhood should work to better inform residents about options relating to zoned and permitted parking.

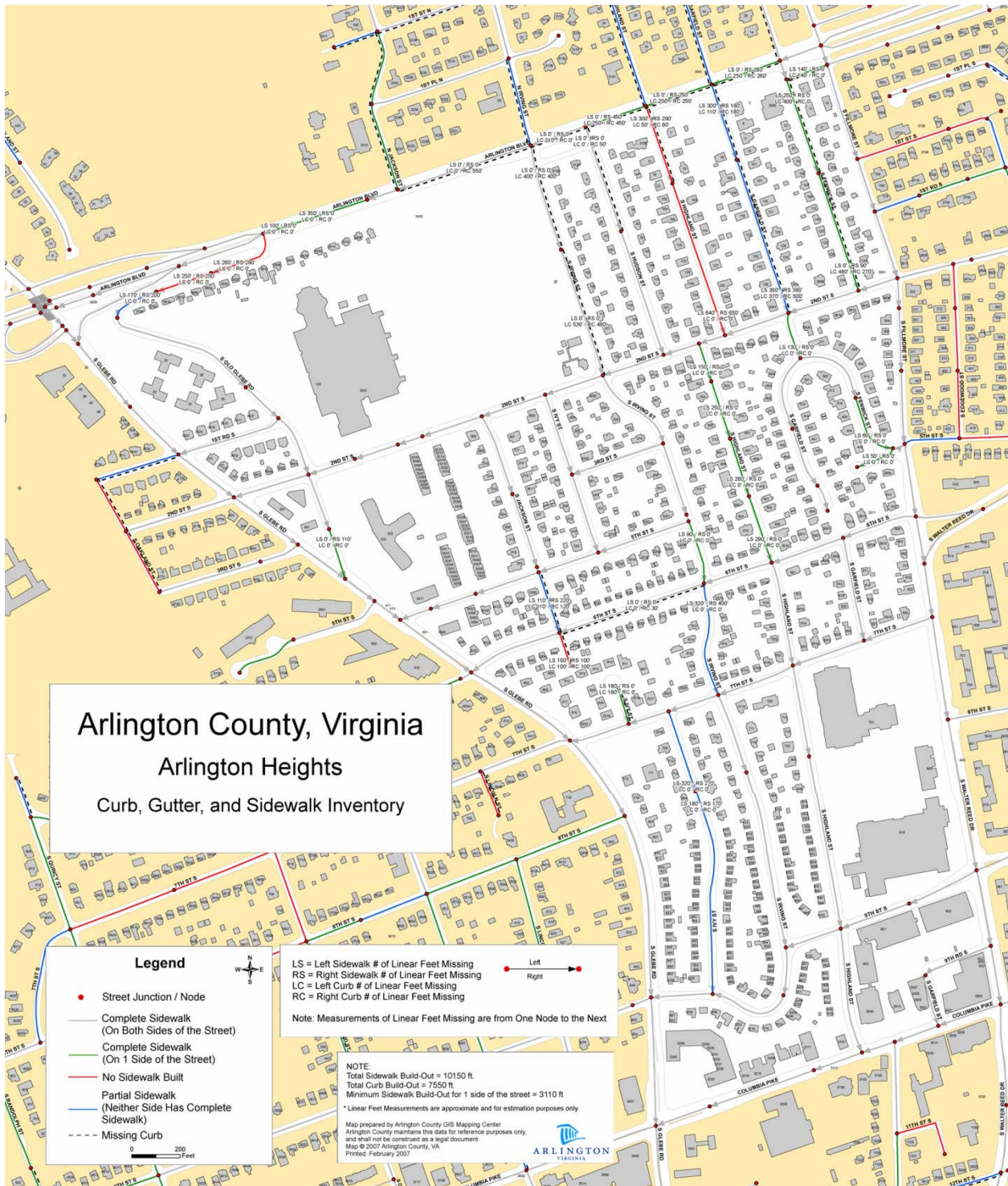
# Neighborhood Infrastructure

Residents are concerned about personal safety and maintaining a good environment for raising children. Most of the concerns voiced by residents are about crime (especially gang activity, vandalism, and graffiti), pedestrian safety, parking, and littering. Enhancing and maintaining the neighborhood infrastructure can address many of these concerns.

AHCA is in an active partnership with the police and school authorities to prevent gangs from establishing themselves in the neighborhood. This partnership requires that the residents be out of their homes and on the streets, interacting with one another and looking out for their common interests. The neighborhood's pedestrian lighting, curb, gutter, and sidewalk initiatives are essential prerequisites to this strategy. In particular, lighting that lights the sidewalks under the tree canopy are critical to public safety in the neighborhood. Residents cannot preserve the neighborhood if AHCA's public safety strategy fails.

## **Streets, Sidewalks, Curbs and Gutters**

Many streets in our neighborhood are missing curbs, gutters and sidewalks. Additionally, many of the neighborhood's curbs, gutters and sidewalks are in need of maintenance and repair. According to survey results, Arlington Heights residents overwhelmingly support completing the entire network of streets in the neighborhood, with sidewalks, curbs and gutters on at least one side of every street. Except where impractical (e.g. insufficient space), sidewalks should be on both sides of every street. This will enhance walkability and pedestrian safety in the neighborhood. An inventory map shows where sidewalks, curbs and gutters are missing.



Arlington Heights Curb, Gutter, and Sidewalk Inventory (Credit: Arlington County CPHD and GIS Mapping Center)

## Proposed Neighborhood Conservation Projects

The primary way to improve neighborhood infrastructure is through the Neighborhood Conservation Program. There are six proposed sidewalk, curb, gutter, and streetlight Neighborhood Conservation projects that have been approved and prioritized by the AHCA, but still have not been funded by the county after several years. These projects are needed to improve public safety in Arlington Heights.

It should be noted that typically a neighborhood is only permitted two proposed projects at one time. Arlington Heights has been permitted to list six proposed projects that had already been proposed at the time that this rule was put in place. They are, in order, as prioritized by the neighborhood:

1. **S. Garfield St.:** This funded project will include construction of a new 4-foot wide concrete sidewalk, curb and gutter and a 4-foot wide utility strip on the west side of S. Garfield Street from Arlington Blvd to 2nd Street S. New curb and gutter will be installed on the east side of the street. Carlyle street lights will be installed in the utility strip on the west side of the street. The roadway width will be 24-feet and parking will be allowed on the west side only and no parking within the first 150' (west side) from Arlington Blvd. Roadway will be restored with full depth paving.
2. **S. Fenwick St.:** The proposed project includes installation of curb, gutter and Carlyle street lights on S. Fenwick St. from Arlington Blvd. to 2nd St. S. The street will be approximately 26-foot wide. Carlyle style streetlights to be installed along the west side of the street.
3. **S. Irving St.:** The proposed project includes installation of new concrete curb and gutter and driveway aprons on both sides of S. Irving St. between Arlington Blvd. and 2nd St. S. The street width would be approximately 24-foot, with parking on the west side only. (There is an existing 4-foot concrete sidewalk and a 6-foot grass utility strip on the east side of the street). New Carlyle streetlights would also be installed along the east side of S. Irving St. Sidewalk replacement may be a necessary part of the project. The improvements will include any restoration resulting from the sidewalk, curb and gutter construction, such as grass and trees replacement.
4. **S. Ivy St.:** The proposed project includes installation of Carlyle style streetlights between 7th St. S. and 9th St. S.
5. **S. Highland St.:** The proposed project includes installation of Carlyle style streetlights between Arlington Blvd. and 2nd St. S. The scope of this project may be reassessed to include sidewalks, curbs, and gutters.
6. **5th St. S.:** The proposed project includes installation of Carlyle style streetlights between S. Glebe Rd. and S. Jackson St.

## Streetscape and Street Signage Improvements:

The condition of the street markings and signage in the neighborhood also require considerable attention. Pedestrians are placed at significant risk at many intersections in Arlington Heights due to lack of signage and lack of crosswalks or other means of denoting pedestrian crossings. This problem is particularly acute on S. Glebe Rd. and at the intersection of S. Irving St. at Arlington Blvd. Appallingly, the intersection of S. Irving St. at Arlington Blvd. is an entry point



to one of the most heavily used recreation centers in Arlington County, and to the Thomas Jefferson Middle School, yet there is no crosswalk of any kind and no signage.



*Photo credit: Juliet Hiznay*

Where crosswalks exist, they are often misaligned with curb cuts, which creates a hazard for those with limited mobility. Crosswalks and stop lines are missing in many places throughout the neighborhood.

In 2001, AHCA's Pedestrian Safety Committee studied the condition of the streetscapes and signage in the neighborhood, and produced a [pedestrian safety motion that the association adopted](#) recommending specific improvements. Since then, the Neighborhood Conservation Committee has identified additional improvements and consolidated the recommendations together into a Street Improvements table (See Appendix: Street Improvements).

***Street, Sidewalk, Curb and Gutter Recommendations:***

1. Install sidewalks, curbs, and gutters, throughout the neighborhood, on both sides of every street, where practical.
2. Ensure that all neighborhood sidewalks are accessible to people with special needs.
3. Properly maintain the sidewalks, curbs, and gutters.
4. Align sidewalk curb cuts properly with crosswalks, using double curb cuts where appropriate, allowing those with strollers or in wheelchairs to cross the street without leaving the crosswalks.
5. Install vertical reflective tape on sign posts, such as stop signs and yield signs.

6. Make recommended streetscape and signage improvements set forth in this plan.

## **Utility Undergrounding**

Multiple neighborhood goals would be served by undergrounding utilities currently carried overhead on telephone poles. Comments in the neighborhood survey indicated a desire for underground utilities. This would aid in beautification, accessibility, and reducing power outages. The overhead lines are unsightly and require utility companies to severely trim trees, reducing tree canopy. The lines also prevent property owners from planting trees in substantial areas of the neighborhood where lines run the length of private property. Utility poles interrupt sidewalks, making them impassible to wheelchairs on some streets. For example, the entire south side of 2nd St. S. in Arlington Heights has utility poles embedded in the sidewalks, in conflict with ADA requirements. In addition, power outages have been costly to residents. Power outages are frequent during heavy rains, causing sump pumps to fail and flooding basements.

### ***Utility Undergrounding Recommendations:***

1. Underground utilities whenever possible, especially in the revitalization district and along 2nd St. S.
2. Where possible, the undergrounding process should preserve existing tree canopy and provide opportunities for additional planting of canopy trees.

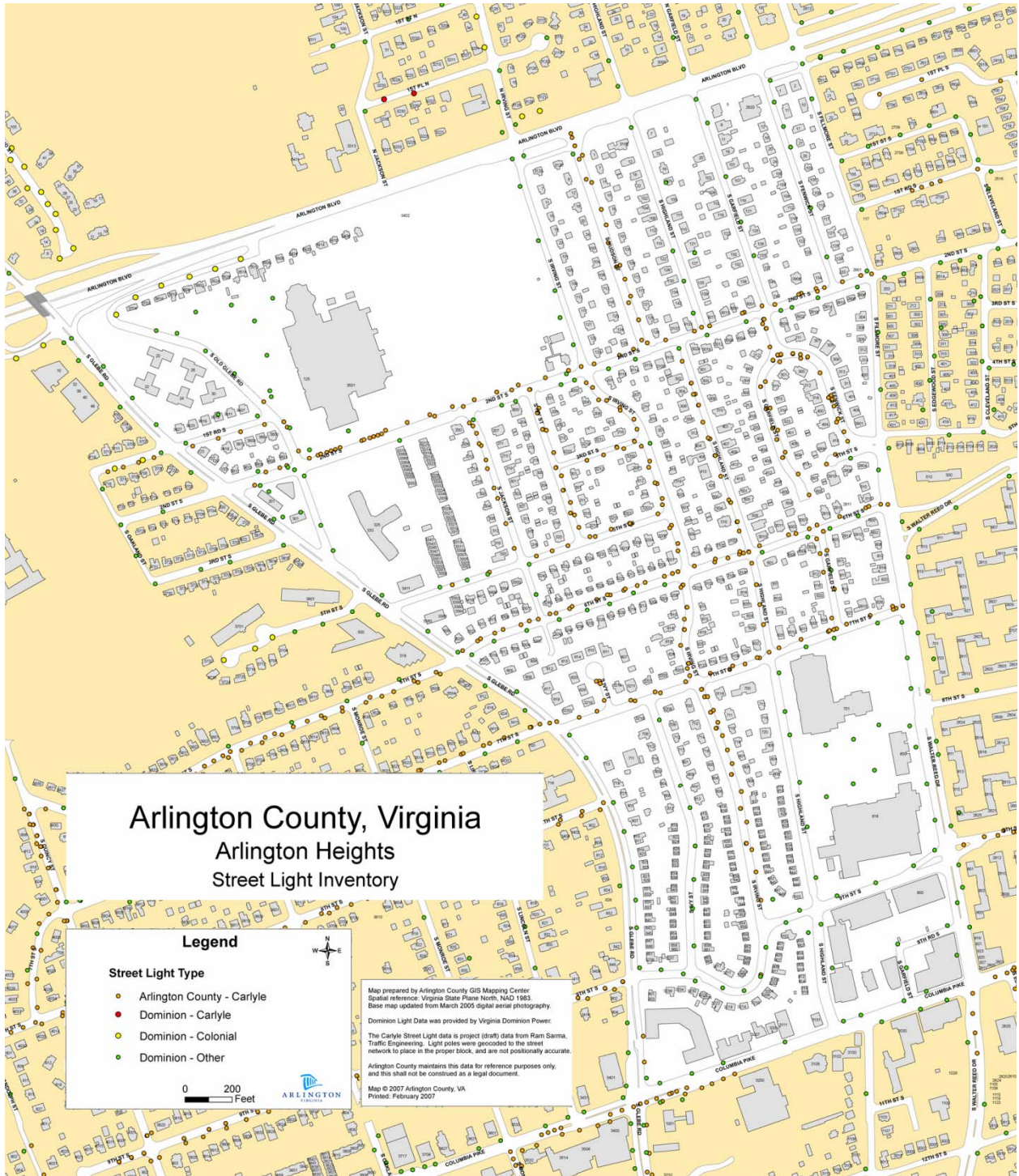
## **Streetlights**

Survey results showed that a majority of our residents listed walking as their secondary or tertiary mode of transportation. It is not surprising that many complaints from our residents relate to pedestrian safety, the safety of property and the adequacy of police patrols. Adequate street lighting is an important factor in pedestrian safety and a proven deterrent to burglary and vandalism. For these reasons AHCA considers improved pedestrian friendly street lighting essential.

Overhead lighting designed to illuminate roadways for automobiles is not adequate to illuminate roadways and sidewalks for pedestrians. Because of the large trees lining neighborhood streets, cobra-style lights do not illuminate many of neighborhood sidewalks. Pedestrian-friendly lights should be used throughout the neighborhood to replace or augment existing cobra streetlights.

Further, Arlington County Police have advised residents that there are areas of the Thomas Jefferson Middle School and Community Center that are not safe to walk after dark. This is unacceptable for a school facility and for a community center that is open after dark almost daily. These safety issues can and should be addressed with pedestrian-friendly lighting in all areas of the complex that are currently unlit.





*Arlington Heights Street Light Inventory (Credit: Arlington County CPHD and GIS Mapping Center)*



### ***Streetlight Recommendations:***

1. Install Carlyle style lights throughout the neighborhood where they are lacking (see Streetlight Map)
2. Install pedestrian friendly lights along the entire length of the running trail at the Thomas Jefferson Community Center.
3. Install pedestrian friendly lights at Thomas Jefferson Middle School in areas on Old S. Glebe Rd. and in dark areas to the north of the school building.
4. Install pedestrian friendly lights along the bicycle path on Arlington Blvd.

## **Drainage**

Residents in Arlington Heights are facing storm sewer and drainage issues that impact quality of life. This has become increasingly critical as the burden on the water and sewer system increases. The County needs to take action to correct four primary problems in the neighborhood. First, many of the drainage systems within Arlington Heights are unable to handle runoff during heavy rainstorms, which has caused water damage to basements in the neighborhood. Second, some homes experience back up of sewage into their homes. Third, stagnant water areas cause health problems related to mosquitoes. Finally, inadequate drainage causes environmental harm as runoff picks up waste on street surfaces, which eventually makes its way into the Chesapeake Bay.

### ***Drainage Recommendations:***

1. The county should work with VDOT to take corrective measures relating to drainage problems along Arlington Blvd.
  - 1.1. The service road between Irving St. and Hudson St. requires improvement. The service road has two homes on it, but no curbs or gutters, causing drainage issues. The grassy area between this road and Arlington Blvd. contains a large storm sewer that frequently does not drain properly and causes long-term stagnant water problems. It is improperly graded. Further, vegetation clogs the drain line from overgrowth and vegetation that is mowed but not cleared.
  - 1.2. Upgrade drainage between Arlington Blvd. and the northeastern edge of the Thomas Jefferson site, where the bicycle path crosses. This area often has standing water. A pipe under Arlington Blvd. ends with the blacktop and spills onto grass and the bicycle path. Further the drain on the other side of the bicycle path is clogged with vegetation, which causes water to pool and stagnate.
2. Address drainage problems at Arlington Heights Park, which has become known by neighbors at S. Irving St. and 9th St. S. as "Lake Irving."
3. Address drainage problems at S. Walter Reed Dr. at the Department of Human Services and the Columbia Pike Library
4. Address drainage problems on the east sidewalk of Highland St., especially beside the Career Center.
5. Improve drainage on the Thomas Jefferson grounds, including in the northeast field, south of the handball court (where a significant erosion problem exists), in the new park at S. Irving and 2nd St., and in other areas where standing water or erosion are problems.

## Pedestrian & Bicycle Overpasses

Residents of Arlington Heights, the Thomas Jefferson Community Center, and bicyclists regularly use the overpass across Arlington Blvd., which links the Community Center to N. Jackson St. Maintenance and eventual replacement of this footbridge is important to Arlington Heights. The footbridge is rusting both on the structural supports and on the walkway.



*Photo Credit: Richard Bullington-McGuire*

### ***Pedestrian & Bicycle Overpass Recommendations:***

1. County staff should report to Arlington Heights regarding the condition of the footbridge and the timing of any maintenance or replacement.
2. Improve the appearance of the footbridge by sanding and painting it, or alternatively, replacing the footbridge.
3. Install sidewalks at the N. Jackson St. landing of the footbridge to improve pedestrian safety.
4. Build a second pedestrian and bicycle overpass across Arlington Blvd., near Fillmore St.  
(Recommendation also appears in Transportation Section)

## **Community Entrances**

Community entrances to Arlington Heights could use improvement. One of the major entry points to the neighborhood, S. Irving St. at Arlington Blvd., is in appalling condition. There are no street markings; the signage is inadequate, paving has not been done by the county because the street lacks curbs and gutters, sidewalks are not ADA compliant, and there is no crosswalk or stop line for cars.



*Photo Credit: Juliet Hiznay*

The lack of a crosswalk is particularly dangerous. Numerous high-speed accidents occur at or near this intersection every year. The AHCA is aware of at least one fatality of a resident during one such accident. The Irving St. project is in the NCAC queue of proposed projects for the neighborhood, but has suffered from the county policy of not paving streets that have no curbs and gutters. This portion of Irving St. needs paving, curbs and gutters, lights, a textured crosswalk, and pedestrian crossing signage. All entry points on the north side of the



neighborhood with grassy areas between Arlington Blvd. and neighborhood streets need improvement. All of these areas beg for attention.

***Community Entrances Recommendations:***

1. Due to its location next to school and community center, the proposed Neighborhood Conservation project on S. Irving St. between Arlington Blvd. and 2nd St. S. should be given priority funding outside the NCAC program.
2. Grassy areas separating Arlington Blvd. from neighborhood streets should be beautified with tree and shrub plantings.

## **Open Space and Recreation Facilities**

Arlington Heights has four recreational open spaces. These are: Thomas Jefferson Middle School and Community Center, a 20.57-acre multi-use indoor and outdoor recreation area; a 3.5-acre playground at Patrick Henry Elementary School; Arlington Heights Park, a miniature park at the intersection of 9th St. S. and S. Irving Avenue; and another small park known as “Fourth of July” Park at the intersection of Arlington Blvd. and S. Garfield St.

These four parks provide Arlington Heights with 8.6 acres of park space per thousand people, compared to the National Park and Recreation Association's recommendation of 10 acres per thousand persons. Despite the significant park area in the neighborhood, access to recreational activities is inadequate for a number of reasons.

The space at the Thomas Jefferson complex and at Patrick Henry Elementary School is shared with Arlington Public Schools for use by students during school hours. Much of the remaining time for recreation at the Thomas Jefferson complex is taken up by countywide organized activities. Thus, access to the joint-use facilities at the Thomas Jefferson Center is heavily restricted. In sum, there is limited space available for neighborhood and family activities either for adults or children.

## **Improvement to Thomas Jefferson Community Center Grounds**

The Thomas Jefferson Community Center is the most significant public site in our neighborhood. The president of the Arlington Heights Civic Association has written the County Board to request that the site be master planned, in coordination with the planning process for Thomas Jefferson Middle School. The potential for recreational uses at the center are a major benefit to the neighborhood. Yet, there are ongoing problems at TJ that limit its usefulness to the neighborhood. Athletic fields take up the vast majority of outdoor space. As discussed below in "Neighborhood Green Space," there are no green gardens, lighting is a problem, and the playground is inadequate. Arlington Heights residents believe there is an opportunity to make improvements to the Thomas Jefferson Community Center grounds that would greatly enhance

its usefulness to the neighborhood. Areas shown as blue, pink, aqua, and green in the following birdseye view of the TJ grounds are areas of open space that could potentially be improved.



*Birdseye View of TJ Grounds (Credit: Arlington County GIS Mapping Center and Richard Bullington-McGuire)*

## Playgrounds

There are two playgrounds in Arlington Heights. Both are oriented to younger children. One is located at the Patrick Henry Elementary School. Since it is used by the elementary school during school hours, the hours for open use are limited. The other playground is on the Thomas Jefferson Community Center grounds, next to the Community Center (shown as orange).

The TJ playground gets extremely heavy use, not only by residents of Arlington Heights, which is seeing an increase in the number of families with small children, but also by many families from other parts of Arlington County, and the District of Columbia. The TJ playground is often used by parents with small children who also have older children or adults engaged in other recreation at TJ.

The existing TJ playground is inadequate for the needs of the neighborhood and the community at large. It is small, the equipment is at the end of its life cycle, and there is no sandbox or

swings, which are basics in playgrounds throughout the county. Further, while use of the TJ playground is not restricted, there are times when young children are virtually unable to use the equipment. Due to lack of shade, it is too hot to play on the structures during peak sun hours in the summer. Also, the equipment is frequently used by the middle-school children, who have no play equipment of their own. Unless the tot lot is moved, there will be no long-term solution to either of these problems. The footprint of the lot is too small to accommodate large shade trees. The footprint cannot be expanded because it is hemmed in by the parking lot, the building, and basketball courts.

A solution needs to be found at TJ that meets the needs of both middle school-aged children and younger children. Given the heavy countywide use, improvement of TJ playground equipment should be considered a countywide priority.

### ***Playground Recommendations:***

1. Replace and upgrade the tot lot with a new playground for young children, relocated to another area of the Thomas Jefferson complex.
2. Create a new outdoor play area located near the Thomas Jefferson Middle School that is geared toward older children, perhaps with a climbing wall element.
3. Arlington County and Arlington Public Schools should work together to create two playgrounds, appropriately sited, to meet the needs of both preschoolers and middle school children.

### **Athletic Fields**

There are four athletic fields at Thomas Jefferson Community Center (shown in yellow): two full-size rectangular fields, of which one allows permit play only, one smaller rectangular field, and one baseball field. None of these fields are in good condition, except the lower field, because of its low maintenance blue stone. This creates a situation where fields cannot be used for periods of time, and yet they take up the vast majority of the outdoor space at TJ. The pressure from athletic leagues for athletic fields is intense, so lack of efficient use is also an issue. In recent years, some teams have begun playing in an area not appropriate for team sports, at the northeastern corner of TJ, bordering Arlington Blvd. and S. Irving St., which has a large drain and a tree in the middle of it.

The blue stone field which gets the most intense use at TJ has been a problem for the neighborhood. During windy and dry conditions, this field kicks up large air masses of particulates that move across TJ and into neighborhood streets. This dust storm affect is shown in the photographs below, taken from TJ's east parking lot.



*View of blue stone field from southeast parking lot at TJ (Photo Credit: Chris Buck)*

The particulates cause eye irritation and coughing. This greatly impacts the quality of life of those attempting to use the outdoor facilities at TJ, as well as those in the neighborhood whose streets are affected. There are times when users are forced to leave TJ altogether as a result of the dust. Nearby neighbors have experienced problems with dust coating their cars, and dust making its way through cracks in their homes and into ventilated attics. This problem must be addressed. The county's attempt to address the issue in the fall of 2006 has not worked. Dust storms are still occurring on windy days, such as on February 23, 2007.

#### ***Athletic Field Recommendations:***

1. All athletic fields at TJ should be upgraded in order to eliminate the impact of dust and grit storms on residents, as well as on those using the fields and other outdoor portions of the TJ complex, and to permit more efficient use of the fields.
2. Increased use of parks and other facilities should be coordinated with the Arlington Heights Civic Association.

#### **Lighting**

There are two significant lighting issues relating to the Thomas Jefferson Community Center. One issue relates to quality of life issues. The other issue is accessibility to the outdoor facilities at the Community Center. First, residents living on streets adjacent to the Thomas Jefferson Community Center have long complained about the significant light pollution from the high lights above the athletic fields. Second, lighting in many portions of the facility is inadequate, and presents a public safety hazard. This presents a serious concern, since the public safety concerns reduce the accessibility of the facility to the neighborhood. Further, the lack of adequate pedestrian-friendly lights in the complex may be related to the lighting design for the Community Center. These issues require the attention of the County.



### ***Lighting Recommendations:***

1. New pedestrian lighting for areas of the Thomas Jefferson complex is needed. Specific recommendations are included in the Streetlights section of this Plan.
2. Replace field lighting with dark skies lighting, or equivalent technology that reduces light pollution.

## **Neighborhood Green Space**

Despite the amount of park and recreation programming in Arlington Heights, the neighborhood itself has long lacked a sizable and centrally located neighborhood park that could function as an outdoor meeting place for neighbors, or even a place to post neighborhood news. Further, there are no wooded recreation areas in the neighborhood, unless one counts the path around the Thomas Jefferson complex, which has a limited number of trees. The safe use of this path for walkers and runners is limited to daylight hours, however, due to the lack of lighting in portions along the path.

By a large majority, survey results showed that the two top priorities of Arlington Heights residents are to improve trails for walking, running, or bicycling, and to obtain public gardens.

### **New Park at S. Irving St. and 2nd St. S.**

The county is in the process of restoring the green space at the northwest corner of the intersection of S. Irving St. and 2nd St. S., adjacent to the Thomas Jefferson site. This was a site purchased through the land acquisition program, and until recently had homes with school programs in them. During the removal of the homes from this site, the Arlington County Department of Parks, Recreation and Cultural Resources contracted to "deconstruct" the homes, thus recycling many parts of the homes, which was a pilot program for the county.



*Photo Credit: Arlington County Department of Parks, Recreation, and Cultural Resources*



Arlington Heights lacks a centrally located park that could serve as a neighborhood meeting place. The AHCA supports the use of the space at S. Irving St. and 2nd St. S. for neighborhood recreation. Therefore, the neighborhood opposes the inclusion of this property in any joint use agreement with Arlington Public Schools. Due to the lack of unprogrammed green space in the neighborhood, this park area should be preserved for the open use by the neighborhood and others visitors, and for this reason should not be subject to programming for courses or for summer camps, by either the county or Arlington Public Schools. Nor should the park be programmed space for the Arlington County Fair without the express agreement of the AHCA. County staff should work closely with the community on determining an appropriate use for this space.

### **Arlington Heights Park and “Fourth of July” Park**

The neighborhood has two mini parks, Arlington Heights Park (below left) and “Fourth of July” Park (below right). Neither of these parks is large enough to support active recreational activities, and both require landscaping improvements to make them more attractive for passive recreation. Arlington Heights Park, located at the intersection of S. Irving and 9th St. S., has a drinking fountain and a couple of benches. Arlington Heights Park has a drainage problem that needs to be resolved. Standing water in the area is a breeding ground for mosquitoes, causes erosion, which makes the park unusable at times. “Fourth of July” Park, located on S. Garfield St. at Arlington Blvd. has only picnic tables. Safety concerns at “Fourth of July” Park, due to its location adjacent to a major highway make it inappropriate for any recreational use by children. While its location next to a bicycle trail makes it an ideal location for a rest stop by runners or cyclists, “Fourth of July” Park lacks a water fountain.



*Photo Credit: Juliet Hiznay*



## **Green Buffers Along Arlington Blvd.**

The portions of grass that front Arlington Blvd between S. Hudson and S. Irving streets should be considered a prime area for planting of additional trees and shrubs. This would buffer noise and air pollution, and would make the area more attractive.

### ***Neighborhood Green Space Recommendations:***

1. The new green space at S. Irving St. and 2nd St., S. should be devoted to neighborhood park use, and should not be programmed by the county or Arlington Public Schools. Nor should it be used for the Arlington County Fair without the express agreement of the AHCA.
2. The split rail fencing at “Fourth of July” Park should be upgraded with fencing to provide a safety barrier from the highway.
3. A drinking fountain should be installed at “Fourth of July” Park.
4. “Fourth of July” Park should be formally named, and a small sign added to give it proper park status.
5. Landscaping should be enhanced at “Fourth of July” and Arlington Heights parks.
6. The county should improve landscaping buffers on public property between Arlington Blvd. and the neighborhood, working with VDOT as necessary.
7. Plant additional trees and plants on public land.
8. Encourage planting of additional trees and plants on private land.
9. Increase the amount of open space in the neighborhood through the conversion of county owned property to parks, or through the purchase by the county of private property, working closely with residents on appropriate uses. Specifically, at this time a vacant lot owned by the Arlington United Methodist Church on the southeast corner of S. Glebe Rd. at 7th St. S. is now available for purchase. The neighborhood has asked the Arlington County Department of Parks, Recreation and Cultural Resources to place this property on its potential acquisition list.
10. The Civic Association and the Arlington County Department of Parks, Recreation and Cultural Affairs should work together on a continuing basis to identify and develop further areas within our community for neighborhood park use.

## **Parks Programming**

### **Recreation**

The programming at Thomas Jefferson Community Center is oriented toward providing the entire county with recreation opportunities. Because the facility is shared with Arlington Public Schools, and is heavily used by the middle school students, the number of hours for open use is limited. Residents recognize the needs of the middle school. However, one of the needs that TJ could meet for the neighborhood is an indoor play space for children during inclement weather. The number of Arlington Heights households with small children has increased, and yet there is a perception on the part of many families that TJ not only lacks family-oriented recreation programming, but that the culture of the recreation center is unwelcoming to children.

## **Arlington County Fair**

Every year, Arlington Heights welcomes tens of thousands of fair visitors to the neighborhood. The Arlington County Fair is a wonderful event, which is heavily attended by Arlington Heights residents, especially those with children. The Arlington County Fair Board has made an effort to meet concerns of residents related to parking, litter, traffic and crime during the fair. Each year, there are motor vehicle accidents on the streets closest to the Fair grounds. More coordination would benefit the neighborhood. The staging of the fair at the TJ site has a year-round impact on potential uses and improvements. Due to this impact, it is thought that TJ improvements should be linked financially to the fair.

### ***Park Programming Recommendations:***

1. Work with county staff to make the recreation center more welcoming to children. Consider programming oriented to small children, whose numbers are rising in the neighborhood.
2. Establish a standing committee of the AHCA to liaison with the Fair Board and the Arlington County Police Department on suggestions for fair programming as well as traffic, parking, and litter management.
3. Provide a police officer to direct traffic at the intersection of S. Irving St. and Second St. S. for the duration of the fair.
4. Build outdoor year-round toilet facilities on the Thomas Jefferson grounds.
5. Support neighborhood association efforts to engage in fundraising on the Thomas Jefferson grounds during the Arlington County Fair.
6. Explore with county staff and the Fair Board the possibility of increasing ride tickets to the fair in order to set aside funds for improvement of TJ grounds.

## **Litter & Pets**

Litter is a significant problem at the TJ complex and the streets surrounding it. Some dog owners do not clean up after their dogs. Some dog owners allow their pets to run off leash, endangering other users. The lack of code enforcement relating to litter and dogs running off leash impacts the quality of life of residents of the neighborhood.

### ***Litter & Pets Recommendations:***

1. The neighborhood should work with Thomas Jefferson Middle School and athletic leagues to encourage responsible trash disposal habits.
2. The county should install additional trash canisters on the TJ grounds near the blue stone field, to the east of the baseball field, to the east of the small rectangular field, and by the par fitness course.
3. The county should invest in trash canisters that can be closed so that trash does not get blown out of the top of the canisters or through the canisters.
4. The county should enforce existing code relating to littering and dogs running off leash.

## Parking

Parking at Thomas Jefferson is often inadequate, resulting in cars parking in the neighborhood rather than in dedicated lots. Residents want to minimize parking on neighborhood streets to the extent possible.

### *Parking Recommendations:*

1. The county should work to come up with long term parking solutions on this site.
2. The county should install signs in the parking lots on Second St. and at the entrance to the Community Center indicating the availability of additional parking off Old Glebe Rd. The signs should include a map of where all lots are located.
3. The county should encourage the use of public transportation and walking.
4. The neighborhood should assess streets regularly to determine whether on street parking should be restricted to resident permits.
5. The neighborhood and county police should continue to monitor streets, and require street closures and parking restrictions as necessary to ensure that residents continue to be able to park at their homes during the Arlington County Fair.

## Renovation and Redevelopment of Joint-Use Facilities

Thomas Jefferson Middle School is slated for renovation by Arlington Public Schools (APS). This presents many opportunities for the students, teachers, and residents to improve the access, functionality, and appearance of the school. Because the school shares HVAC systems with the TJ Community Center, it is likely that some portion of the Community Center will require work. Arlington Heights residents would like to see APS work closely with the County to ensure that disruption of county programming is minimized, and to ensure that County needs at the facility are being considered as part of the renovation process.

The School Board is considering a 2007 recommendation by the Superintendent of Schools to establish a high school program (known as “STEM”) at the Career Center site, which would focus on science and technology. The Arlington Public Schools’ Multi-Site Study Committee (MSSC) also recommended in 2007 that the site not be sold or leased to private entities. MSSC also recommends keeping the Columbia Pike Library at the same site. No specifications or designs are available at this time for any of the proposed building upgrades or changes. One issue of concern is the need for coordination between APS and the County regarding the cost of upgrading or rebuilding the library, as well as the impact on the recently renovated Fenwick Center.

Due to its location on the Patrick Henry campus, the community is also concerned about the impact redevelopment might have on the safety and well being of students. The AHCA has held meetings and made [public comment](#), as have [individual residents](#), on scenarios currently under consideration, with a focus on the functional aspects of redevelopment. Public comment submitted by the neighborhood regarding redevelopment of the Career Center site is attached as Appendix X. Whatever decisions are made for the Career Center site, additional impact in this area of the neighborhood will inevitably be felt as revitalization gets under way along Columbia Pike. Since Arlington Public Schools has chosen Wakefield High School rather than TJMS or the Career Center it may be many years before capital improvement is undertaken at TJMS or the Career Center. It is important that planning for these sites be comprehensive and up to date with existing traffic and population density when construction is contemplated.

### ***Renovation and Redevelopment of Joint-Use Facilities Recommendations:***

1. Arlington Heights should be fully represented on any school committees that address the renovation of TJMS.
2. Arlington Heights residents should be given full opportunity to provide public comment throughout the entire renovation process of TJMS, whether it is programmatic decisions, building design, or construction-related concerns.
3. Due to the joint-use aspect of the site, APS should work closely with the County to ensure that disruption of county programming is minimized, and to ensure that County needs at the facility are being considered as part of the renovation process at TJ.
4. Arlington Heights should be fully represented on any schools committees that address proposed redevelopment of the Career Center.
5. Arlington Heights residents should be provided an ongoing opportunity to comment publicly on any proposed changes to the Career Center site.
6. The central kitchen at TJMS should be relocated off the middle school site to permit flexibility in the redesign and renovation of the middle school.

## **Traffic Management**

Traffic management directly affects the quality of life and the character of the community. Heavy traffic and speeding on our local streets, with the resultant air and noise pollution and danger to pedestrians and neighborhood vehicles, are of major concern to our residents. Residents want curbs, gutters, sidewalks, and pedestrian lighting throughout the neighborhood to help ensure the safety of pedestrians, runners, bicyclists, and motorists. Residents would like to improve air quality and reduce street noise by reducing the number of car trips in the neighborhood. Residents also want improved maintenance of road surfaces and signage.

Survey results showed that:

1. A solid majority of residents surveyed opposed widening any streets in the neighborhood, but particularly Arlington Blvd., S. Fillmore St., and S. Glebe Rd.



2. The vast majority of residents surveyed desire sidewalks on at least one side of every street (80 percent), as well as curbs and gutters on both sides of every street (71 percent).
3. Eighty percent of residents surveyed thought there were areas of the neighborhood dangerous to school children and other pedestrians.
4. Eighty percent of residents surveyed were very concerned or extremely concerned about vehicles exceeding the speed limit in the neighborhood.
5. Sixty-nine percent of residents surveyed were very concerned or extremely concerned about cut-through traffic in the neighborhood.

## **Traffic Management Goals**

1. Route traffic not having an origin or destination in Arlington Heights around the community via Arlington Blvd., S. Glebe Rd., Columbia Pike and Washington Boulevard.
2. Discourage the use of neighborhood streets as major thoroughfares.
3. Improve safety of the streetscape to encourage walking and bicycling to the recreational, educational, and commercial establishments in the neighborhood.
4. Promote the use of alternative transportation modes as substitutes for the private automobile through improvements to public transit for service to the neighborhood, encouraging the use of shared-ride vehicles, use of Zip cars, and improvements to the streetscape to encourage walking and bicycling.
5. Reduce the number of motor vehicle accidents at neighborhood intersections with Arlington Blvd. and Columbia Pike.

## **Traffic Safety Concerns in the Neighborhood**

Residents would like to see a decrease in traffic through the neighborhood along 2nd St. S., 7th St. S., S. Highland St., S. Hudson St., and S. Irving St. These five streets carry significant traffic volumes through the neighborhood, often at excessive speeds. High traffic volumes combined with excessive speeds are of major concern not only to the residents on these streets, but also to the whole neighborhood. This traffic represents a constant danger to children playing and walking to school, as well as to other pedestrians. These high traffic areas are all within three blocks of one or both neighborhood public schools and play areas – Patrick Henry Elementary School and Thomas Jefferson Middle School and Community Center. In addition to safety hazards, the traffic contributes to noise and air pollution.

The portions of the neighborhood adjacent to Arlington Blvd. experience daily hazards from high-speed traffic. Every year, neighbors observe frequent high-speed accidents, particularly on Arlington Blvd. between S. Highland St. and S. Irving St. Although S. Fillmore St. has a left turn lane for westbound traffic turning south into the neighborhood, intersections between S. Highland and S. Irving streets are blind to westbound traffic stopped at the light at Fillmore St. Further, other than Fillmore, none of these intersections has a left turn lane for westbound traffic. At least one Arlington Heights resident has been killed in an accident at the intersection of S. Irving St. and Arlington Blvd. The 1997 Arlington County Pedestrian Plan showed that left turns were the leading cause of motor vehicle accidents involving pedestrians. This highlights the need for properly designed highway intersections, with left hand turn lanes with left turn arrows, in all

areas where pedestrians are likely to cross. In Arlington Heights, these likely crossing areas are: Arlington Blvd. at S. Irving St. and Columbia Pike at S. Highland St., both of which lack left turn lanes and arrows; and Columbia Pike at S. Walter Reed Dr. (which lacks a left turn arrow for southbound traffic). For the safety of the community, it is extremely important that the county work with VDOT to improve safety conditions in these areas.

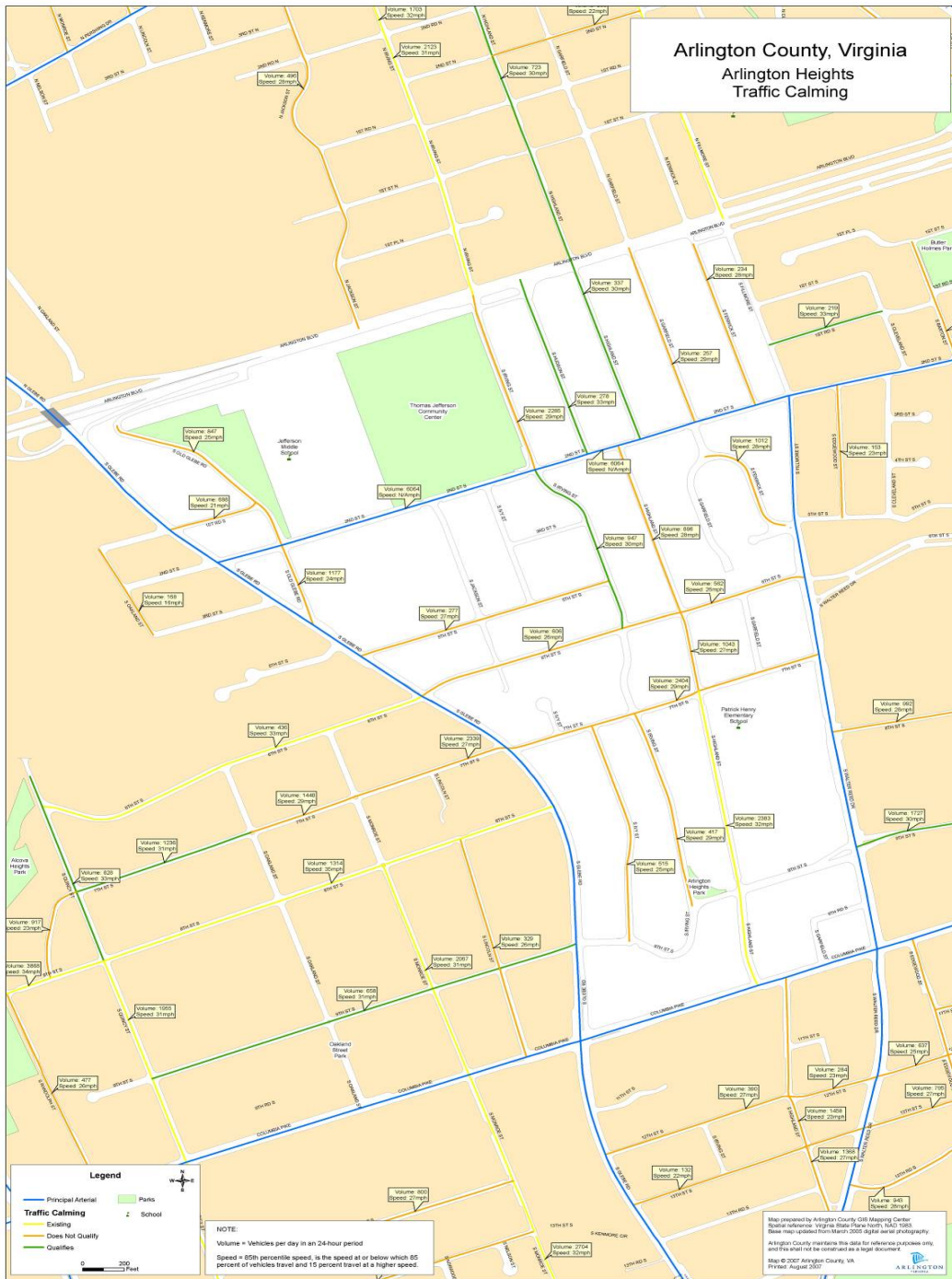
Arlington Blvd. has a posted speed limit of 45 mph, but traffic speeds typically range between 50 mph and 60 mph. These are the highest speeds in the neighborhood, and they tend to influence the speed of vehicles on feeder streets. Street openings for all streets with traffic flowing directly from Arlington Blvd should be assessed to discourage speeding and moving violations. S. Hudson St., in particular, has a very wide opening at the mouth of Arlington Blvd. This wide opening encourages drivers to speed, sometimes while turning left onto the street and trying to avoid oncoming traffic. As a result of speed, traffic turning left onto Hudson St. from Arlington Blvd often crosses onto the wrong side of the street. This creates a hazard for vehicles driving northbound on the street. It is also very unsafe for pedestrians and bicyclists in the area. The bicycle path crosses S. Hudson St. at the mouth of Arlington Blvd. Additionally, pedestrians frequently cross this area to reach the Thomas Jefferson grounds and preschools at Etz Hayim Congregation and Faith Lutheran Church.

The Glebe Rd. bridge across Arlington Blvd. needs to be replaced. This project should include improvements to pedestrian safety, including improved signage and crosswalks. Further, the location and amenities of the bus stop located on Arlington Blvd. at the bottom of the eastbound ramp between the ramp and the highway needs to be redesigned and possibly relocated to a safer location.

Columbia Pike also presents considerable traffic concerns for the neighborhood. According to data from the [1997 Arlington Pedestrian Transportation Plan](#), Columbia Pike had nearly two times the prevalence of pedestrian traffic accidents of any other road in the county. Some of the worst intersections noted border Arlington Heights. One area of congestion is the Westmont Shopping Center, at S. Glebe Rd. and Columbia Pike. The intersection of S. Highland St. with Columbia Pike still requires work. Arlington Heights residents also frequently walk in portions of the Pike outside the neighborhood, such as the Adams Square shopping center. In that area, the sidewalk curb cuts are not aligned properly with the crosswalks, requiring those with strollers or in wheelchairs to move outside the crosswalk to get across the street.

## **Traffic Calming**

Neighborhood perceptions that there are problems with speeding in the neighborhood are borne out by the fact that a number of streets in Arlington Heights have qualified for traffic calming measures, as shown in the map below.



*Arlington Heights Traffic Calming (Credit: Arlington County CPHD and GIS Mapping Center)*

The recent completion of a neighborhood traffic-calming project on S. Highland St. next to Patrick Henry Elementary School has improved pedestrian safety in a critical area. As a general matter, most residents surveyed stated that they were either "opposed" or "strongly opposed" to traditional traffic calming measures such as barricades, speed humps, traffic circles, and one-way

streets. The one traffic calming measure strongly favored by residents surveyed was the use of raised crosswalks. Nevertheless, the need for traffic calming measures should be assessed on a case-by-case basis. As the map of streets qualifying for traffic calming shows, additional improvements need to be made, particularly on S. Hudson St., between Arlington Blvd. and 2nd St. S., which has an 85th percentile speed of 33 mph.

### ***Traffic Management Recommendations:***

1. Vigorously and consistently enforce the speed limit (25 MPH unless otherwise posted) on all streets, especially in the immediate vicinity of our schools and play areas.
2. Fund and carry out proposed neighborhood conservation projects.
3. Make all listed recommended street improvements to pavement markings and signage, which are set forth in Sidewalks, Curbs & Gutters section of this plan.
4. Install and properly maintain accessible sidewalks on every street in the neighborhood.
5. Upgrade and maintain crosswalks.
6. Narrow streets with medians or bicycle lanes, where practical.
7. Work with VDOT to place "No Left Turn" signs for westbound Arlington Blvd. traffic at S. Fenwick, S. Garfield, S. Highland, and S. Hudson streets.
8. Work with VDOT to add a left turn lane at the intersection of Arlington Blvd. and S. Irving St.
9. Construct nubs on 2<sup>nd</sup> St. S. at Old S. Glebe Rd. and paint all missing pedestrian crosswalks for the cross streets between Walter Reed Drive and Glebe Rd. This would permit students walking to school along 2<sup>nd</sup> St. S. to do so in crosswalks.
10. Because of the large number of cars parked on Irving St., the AHCA endorses installing a "No Right Turn" sign on westbound 9th St. at S. Irving St. and a "No Left Turn" sign on southbound Irving St. at 9<sup>th</sup> St. S. to keep cut-through traffic to a minimum. The County would determine the hours of these restrictions.
11. Explore traffic calming options for S. Hudson St. between Arlington Blvd. and 2nd St. S.
12. Install nubs on the east side of S. Irving St. at 6<sup>th</sup> St. S. and 7<sup>th</sup> St. S. where there are sidewalks.
13. To improve the safety of difficult crossings at Arlington Blvd. and S. Fillmore St. and Arlington Blvd. and S. Irving St: (a) Build a second pedestrian and bicycle overpass across Arlington Blvd., near Fillmore St.; (b) Place a stop sign on the bicycle path at S. Hudson St. for westbound bicycle traffic; (c) Add crosswalks at Arlington Blvd. and S. Hudson St., Arlington Blvd. and S. Irving St.; (d) Improve drainage along bicycle path between S. Irving St. and the N. Jackson St. footbridge to prevent deterioration of the path.

## **Neighborhood Maintenance**

There is plenty of beauty to be found in Arlington Heights. Many people take great pride in cultivating beautiful gardens and landscaping their gardens with imaginative designs. The neighborhood is filled with unique architecture and adorned with tasteful signs identifying its borders. Both private and public residents do their part to bring color and beauty to the



neighborhood. There is always, however, room for improvement. Residents should be reminded, however, that it only takes a quick lawn mowing to keep the neighborhood looking neat.

## **Litter**

Litter is a problem in Arlington Heights, especially on Arlington Blvd., S. Fillmore St./S. Walter Reed Dr., Columbia Pike, on the grounds at the TJ Center, on all streets surrounding the TJ Center, at the “Fourth of July” Park, and near bus stops. Disposable containers, empty drinks, wrappers and newspapers seem to plague the curbs along in these areas, despite the nearby placement of garbage cans. Residents should encourage everyone to properly dispose of litter. The County should take additional steps to clean up TJ grounds, and enforce code violations.

## **Refuse and Recycling**

Residents strongly encourage private and commercial property owners to properly dispose of refuse and recycling materials, promptly remove refuse and recycling containers from the street, and promptly arrange for yard waste pick-up.

## **Graffiti**

Graffiti has been an ongoing problem for the neighborhood, particularly at the Thomas Jefferson complex. Arlington County Police have been successful in preventing gangs from establishing themselves in Arlington Heights. Yet, some of the graffiti appears to be gang related. Recommended upgrades to the Thomas Jefferson complex should increase neighborhood usage, thereby reducing the incidence of graffiti in the neighborhood.

## **Tree Preservation**

Arlington Heights has significant tree canopy. However, many of the trees in the neighborhood, particularly street trees, are aging. Further, most are not native trees, and many are undesirable species, such as Norway maple, whose surface roots interfere with healthy plant undergrowth. Many street trees are also under stress from pollution, soil compaction, and English Ivy. Since large trees and street canopy are a defining characteristic of the neighborhood, it is important to continually renew the tree population by planting new trees.

### ***Tree Preservation Recommendations:***

1. Work with the county's urban forester to devise a plan that encourages planting of trees on private property.
2. Plant more trees on public property.
3. Educate residents regarding tree preservation.

## **Invasive Plant Species**

Portions of Arlington Heights are overgrown with invasive plant species, such as English Ivy, Vinca (periwinkle), Porcelain Berry, and Japanese Honeysuckle. These invasive plants can be found on both public and private property. Invasive plant species threaten native plants by overcrowding, and they weaken trees, having a negative impact on biodiversity and on the tree canopy for the neighborhood.

### ***Invasive Plant Species Recommendations:***

1. Begin neighborhood educational campaign to encourage the elimination of invasive plants on private property.
2. Work with the Removal of Invasive Plants (RIP) volunteer organization, and the Arlington County Invasive Species Program to eliminate invasive plants on public property.

## **Pets**

There are problems with animal care in the neighborhood. Some pet owners allow their pets to run free or do not clean up after them. Police and citizens should work together to devise a more effective means of dealing with the enforcement of pet ordinances.

## **Editing Authority**

AHCA delegates its authority to the Neighborhood Conservation Committee to make additional edits to this document after it has been voted upon by the neighborhood, within the following scope: (1) correction of any errors, (2) editing for typographical errors or poor grammar, (3) improvement of information or data, and (4) editing content to reflect public comment. The AHCA also reserves the right to update this plan, as needed, consistent with the guidelines of the Neighborhood Conservation Program.

# Appendices

Appendix I: Arlington County Board Report

Appendix II: Recommended Street Improvements

Appendix III: Arlington Heights Survey Results

Appendix IV: Commercial Establishments (As of October 2006)

Appendix V: Arlington Heights Housing Stock

Appendix VI: Arlington Heights Census Data (tabulated by county staff)

Appendix VII: Excerpt from Arlington County Historical Document

Appendix VIII: Comments on Multi-Site Study – January 29, 2007

Appendix IX: Comments on Multi-Site Study – February 26, 2007

Appendix X: Letter to MSS from AHCA Neighborhood Activists

Appendix XI: Arlington Heights Staff Comments

# Appendix I: Arlington County Board Report

**DATE:** February 13, 2008

**SUBJECT:** Arlington Heights Neighborhood Conservation Plan Update.

**C. M. RECOMMENDATION:**

Adopt the attached resolution to accept the Arlington Heights Neighborhood Conservation Plan Update with staff comments specified in the plan.

**ISSUE:** This is a review of the Arlington Heights Neighborhood Conservation Plan Update and no issues have been identified.

**SUMMARY:** The Arlington Heights Civic Association began work on this plan update in 2000. A written survey was distributed to every household in the neighborhood. Neighborhood Conservation (NC) staff worked extensively with volunteer plan writers to complete and review this plan update, which was approved by the Association in March of 2007. The Neighborhood Conservation Advisory Committee reviewed the plan update on September 13, 2007, and recommended it be forwarded to the Planning Commission and County Board for acceptance. Therefore it is recommended that the County Board accept the plan update with staff comments specified in this report.

**BACKGROUND:** The Arlington Heights neighborhood is located in South Arlington just south of Arlington Boulevard, which makes up its northern boundary. Glebe Road makes up the eastern boundary, Columbia Pike serves as the southern boundary and Fillmore Street and Walter Reed Drive comprise the western boundary. Alcova Heights, Ashton Heights, Lyon Park, Penrose, and Douglass Park all surround the neighborhood. The neighborhood consists of mostly single family homes, but does have some semi-detached duplexes and row-style townhouses. In addition, the neighborhood has one 1940s garden-style condominium complex and one high rise apartment building. It is also home to the Thomas Jefferson Middle School and Community Center, which hosts the annual Arlington County Fair.

In 2000, a survey was distributed throughout the neighborhood. The survey response for the neighborhood was 11 percent, which is above the average response rate of 10 percent for Civic Associations in Arlington. The original committee of the Arlington Heights Civic Association working on the update dissolved in 2003, and a new committee was formed in 2006, which



completed the plan update. In March of 2007, the Civic Association voted to adopt the plan update. On September 13, 2007, the Neighborhood Conservation Advisory Committee (NCAC) reviewed and approved the Arlington Heights Neighborhood Conservation Plan Update and recommended that the Planning Commission and the County Board accept this plan update.

Staff has provided comments on a number of recommendations to clarify issues and provide additional information. Staff generally supports the Arlington Heights Neighborhood Conservation Plan Update and recommends County Board acceptance of the plan update, subject to staff comments attached to this report.

**DISCUSSION:** The Arlington Heights Neighborhood Conservation Plan Update makes 112 recommendations covering a broad spectrum of topics. County staff will work to implement the community projects as initiated by the neighborhood, subject to funding availability and NCAC approval. For non-capital recommendations, NC staff will act as a liaison between the community and other County agencies. Attached is the plan update, along with staff comments, organized around various sections in the Arlington Heights Neighborhood Conservation Plan Update. This report and staff comments will be printed and bound with the Neighborhood Conservation Plan Update when it is published.

The Planning Commission recommended County Board acceptance of the Arlington Heights Neighborhood Conservation Plan on December 5, 2007. During that meeting, a question regarding access for bus shelters was brought up by one of the members. Arlington County has adopted a design standard for bus shelters that ensures full accessibility for persons who are wheelchair users. For the past year, all new installations have utilized a shorter bench to permit wheelchairs to gain full access into the shelter. Older installations may not meet that standard, but will be brought up to ADA requirements when significant renovations/repairs are made. We currently do not have a program to retrofit shelters with new benches.

**FISCAL IMPACT:** The acceptance of the Arlington Heights Neighborhood Conservation Plan Update does not have any immediate fiscal impact upon County operations. If recommendations from this plan requiring funding or staff resources outside of the NC bond allocation are brought forward for implementation, they will each be analyzed as part of the County budget process.

## Appendix II: Street Improvements

<b>Recommended Street Improvements</b>							
<b>Street*/Intersection (change is to street first listed, unless otherwise noted)</b>	<b>Add Stop Sign</b>	<b>Paint Stop Line(s)</b>	<b>Add/Repaint Pedestrian Crosswalk</b>	<b>Zebra Lines or Textured Crosswalks</b>	<b>Add Yield Sign</b>	<b>Paint Yield Line</b>	<b>Notes</b>
Access Road (at Arlington Blvd. Between S. Hudson & S Irving)					✓		Add yield signs for traffic at both end of Access Road
S. Fenwick St. (at Arlington Blvd.)		✓	✓				
S. Garfield St. (at Arlington Blvd.)		✓	✓				
S. Highland St. (at Arlington Blvd.)		✓	✓				
S. Hudson St. (at Arlington Blvd.)	✓	✓	✓				Add stop sign south of bike path; add yield sign on access road; assess potential traffic calming measures; assess damage from 2007 water main break
S. Irving St. (at Arlington Blvd.)		✓	✓	✓			Add pedestrian crossing sign; add yield sign on access road
S. Glebe Rd. (at Arlington Blvd.)			✓				Add pedestrian crossing sign at eastbound ramp
S. Old Glebe (at S. Glebe Rd.)			✓	✓			
1 <sup>st</sup> Rd. S. (at Old Glebe Rd.)		✓	✓				
1 <sup>st</sup> Rd. S. (at Glebe Rd.)			✓				Crosswalk on 1 <sup>st</sup> Rd South
2 <sup>nd</sup> St. S. (at Old Glebe Rd)		✓	✓	✓			Zebra lines at all 4 crosswalks; stop line on Old Glebe Rd.
2 <sup>nd</sup> St. S. (at S. Glebe Rd)		✓	✓	✓			Crosswalk across 2 <sup>nd</sup> St & South side of Glebe Rd.
2 <sup>nd</sup> St. S. (at S. Fenwick St.)		✓	✓				On S. Fenwick St.
2 <sup>nd</sup> St. S. (at S. Garfield St.)		✓	✓				On S. Garfield St.
2 <sup>nd</sup> St. S. (at S. Highland St.)		✓	✓				All three crosswalks; add pedestrian crossing sign
2 <sup>nd</sup> St. S. (at S. Hudson St.)		✓	✓				On S. Hudson St.
2 <sup>nd</sup> St. S. (at S. Irving St.)		✓	✓	✓			Zebra lines at all 4 crosswalks, stop line on S. Irving St.
2 <sup>nd</sup> St. S. (at S. Ivy St.)		✓	✓				On S. Ivy St.
2 <sup>nd</sup> St. S. (at S. Jackson St.)		✓	✓	✓			On S. Jackson St.
S. Garfield St. (at S. Fenwick St.)					✓		On S. Garfield and S. Fenwick
3 <sup>rd</sup> St. S. (at S. Irving St.)		✓	✓				
3 <sup>rd</sup> St. S. (at S. Ivy St.)		✓	✓				

## Recommended Street Improvements

Street*/Intersection (change is to street first listed, unless otherwise noted)	Add Stop Sign	Paint Stop Line(s)	Add/Repaint Pedestrian Crosswalk	Zebra Lines or Textured Crosswalks	Add Yield Sign	Paint Yield Line	Notes
5 <sup>th</sup> St. S. (at S. Fillmore St./S. Fenwick)		✓	✓				Pedestrian Crossings across S. Fenwick and S. Fillmore
5 <sup>th</sup> St. S. (at S. Irving St.)		✓	✓				Straighten Stop Sign
5 <sup>th</sup> St. S. (at S. Ivy St.)		✓	✓				On S. Ivy St.
5 <sup>th</sup> St. S. (at S. Jackson St.)		✓	✓				On S. Jackson St.
5 <sup>th</sup> St. S. (at Glebe Rd.)		✓	✓				
6 <sup>th</sup> St. S. (at S. Fillmore St.)		✓	✓				
6 <sup>th</sup> St. S. (at S. Highland St.)		✓	✓				Add pedestrian crossing sign
6 <sup>th</sup> St. S. (at S. Irving St.)		✓	✓				On S. Irving St. (after storm drain completed); add pedestrian crossing sign
6 <sup>th</sup> St. S. (at S. Jackson St.)		✓	✓				On S. Jackson St. (after storm drain completed)
6 <sup>th</sup> St. S. (at S. Glebe Rd.)		✓					After storm drain completed
Career Center Exit (Walter Reed)	✓	✓					
Highland St. (600 and 800 blocks)							Paint "School Zone"
7 <sup>th</sup> St. S. (at Walter Reed Dr.)			✓	✓			Install Flashing "School Zone" Sign for southbound traffic
7 <sup>th</sup> St. S. (at S. Garfield St.)		✓					
7 <sup>th</sup> St. S. (at S. Irving St.)		✓	✓				On S. Irving St.; pedestrian crossing sign
7 <sup>th</sup> St. S. (at S. Ivy St.)			✓		✓	✓	On S. Ivy St.
7 <sup>th</sup> St. S. (at S. Glebe Rd.)		✓	✓				
9 <sup>th</sup> St. S. (at Walter Reed Dr.)		✓			✓		Move stop sign closer to Walter Reed; yield westbound to 9 <sup>th</sup> St. Install Flashing "School Zone" sign for northbound traffic
9 <sup>th</sup> St. S. (at S. Highland)							Add curb cut SE corner; pedestrian crossing sign
9 <sup>th</sup> St. S. (at S. Irving St.)			✓			✓	
9 <sup>th</sup> St. S. at S. Ivy St.		✓	✓				On Ivy
9 <sup>th</sup> St. S. (at S. Glebe Rd.)		✓	✓				
S. Garfield St. (at Columbia Pike)		✓					
S. Highland St. (at Columbia Pike)		✓	✓				

# Appendix III: Arlington Heights Survey Results

The numbers indicate total number of responses. Comments are listed at the end.

IS THERE A CHRONIC PROBLEM WITH NOISE ON YOUR STREET?	
From traffic	50
From commercial establishments	2
From other residents	5
From aircraft	6
From public areas	7
From dogs	13
From ambulances	21
Other	11

DO YOU HAVE STRONG CONCERNS ABOUT THE WAY LAND IS BEING USED IN THE NEIGHBORHOOD IN REGARD TO:	
Apartment development	15
Single family detached housing	8
Commercial development	17
Townhouse development	21
Undeveloped land	4
Other	8

HOW WOULD YOU DESCRIBE YOUR LEVEL OF CONCERN ABOUT TOO MANY OCCUPANTS IN SOME HOUSES IN THE NEIGHBORHOOD?	
Not concerned	29
Somewhat concerned	39



Very concerned	19
----------------	----

ARE THERE ANY STRUCTURES, VACANT LOTS, OR ABANDONED OR INOPERABLE VEHICLES ON YOUR BLOCK OR ELSEWHERE IN THE NEIGHBORHOOD THAT YOU CONSIDER EYESORES OR SAFETY HAZARDS?	
Yes	37
No	49

ARE YOU AWARE OF ANY POSSIBLE ZONING VIOLATIONS IN THE NEIGHBORHOOD?	
Yes	18
No	64

IF PLANS WERE PROPOSED TO WIDEN THE FOLLOWING STREETS IN OR ADJOINING THE ARLINGTON HEIGHTS NEIGHBORHOOD, HOW WOULD YOU REGARD SUCH PLANS?					
	<b>(Strongly favor-----Strongly oppose)</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Glebe Road	8	11	16		43
Fillmore Street	5	9	14	14	42
Columbia Pike	7	10	25	9	32
Arlington Blvd/Rt. 50	2	10	15	14	46
Other Streets	5	0	5	3	20

IF YOU HAVE A SIDEWALK IN FRONT OF YOUR HOUSE, PLEASE RATE THE CONDITION.
---

<b>(Intact-----Disintegrating)</b>				
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
37	23	3	1	10

IF YOU HAVE A CURB IN FRONT OF YOUR HOUSE, PLEASE RATE THE CONDITION.				
<b>(Intact-----Disintegrating)</b>				
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
36	23	6	10	8

ARE THERE PROBLEMS WITH GUTTERS OR DRAINAGE ON YOUR STREET?	
Yes	21
No	67

IS ADDITIONAL LIGHTING NEEDED ON YOUR STREET OR IN THE NEIGHBORHOOD?	
Yes	35
No	52

**INDICATE YOUR OPINION OF THE FOLLOWING STATEMENTS.**

a) THERE SHOULD BE A SIDEWALK ON AT LEAST ONE SIDE OF EACH STREET IN THE NEIGHBORHOOD.				
<b>(Strongly agree -----Strongly disagree)</b>				
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
71	4	4	3	7

b) THERE SHOULD BE A SIDEWALK ON BOTH SIDES OF EACH STREET IN THE NEIGHBORHOOD.				
---	--	--	--	--

1	2	3	4	5
31	10	26	7	12

c) ON YOUR BLOCK, THERE SHOULD BE CURBS AND GUTTERS ON BOTH SIDES OF THE STREET.

1	2	3	4	5
60	5	8	1	11

ARE ANY INTERSECTIONS OR PLACES IN THE NEIGHBORHOOD DIFFICULT FOR YOU OR OTHERS TO MANEUVER BECAUSE OF TRAFFIC FLOW, TRAFFIC SPEED, VISUAL OBSTRUCTIONS, OR THE CONFIGURATION OF THE ROAD?

Yes	58
No	24

**INDICATE YOUR LEVEL OF CONCERN ABOUT THE FOLLOWING TRAFFIC PROBLEMS.**

a) CUT-THROUGH TRAFFIC IN THE NEIGHBORHOOD				
<b>(Not concerned at all-----Extremely concerned)</b>				
1	2	3	4	5
1-4	2-5	3-18	4-17	5-44

b) VEHICLES EXCEEDING THE SPEED LIMITS IN THE NEIGHBORHOOD				
<b>(Not concerned at all-----Extremely concerned)</b>				
1	2	3	4	5
1-3	2-8	3-7	4-17	5-55

**PLEASE INDICATE YOUR OPINION OF EACH METHOD LISTED FOR CHANGING TRAFFIC PATTERNS IN THE NEIGHBORHOOD.**

1 - Strongly Favor

2 - Favor

3 - Neutral

4 - Oppose

5 - Strongly Opposed

	1	2	3	4	5
More aggressive enforcement of traffic laws	45	24	15	2	1
Increased speeding fines for residential streets	31	24	24	6	0
Mobile electronic speed indicators	27	20	19	11	4
Additional truck restrictions	36	16	28	2	1
One-way streets	10	5	16	29	20
Restrict turns during rush hour	23	15	23	15	4
Barricades	8	5	16	26	20
4-way stops	26	24	16	18	3
Speed humps (made for 25 mph)	17	14	8	20	21
Raised	14	14	33	10	7

crosswalks					
Traffic nubs	7	11	21	16	14
Traffic circles	11	7	11	28	24
Limit access to the neighborhood	20	15	13	21	10

ARE THE STREET OR TRAFFIC SIGNS (STOP SIGNS, STREET NAME SIGNS, ETC.?)	
Yes	41
No	28
No opinion	8

ARE THERE AREAS IN THE NEIGHBORHOOD WHERE TRAFFIC MAY CREATE A SAFETY HAZARD FOR SCHOOL CHILDREN OR OTHER PEDESTRIANS?	
Yes	48
No	21

DO YOU USE METRO BUSES?	
Yes	29
No	60

INDICATE THE PRIMARY COMMUNITY METHOD(S) USED BY PERSON(S) IN YOUR HOUSEHOLD.	
Walk	10
Bicycle	6
Bus	13
Metro Rail	14



Car (single driver)	56
Carpool or vanpool	8
Combination	7

I/WE WOULD BE WILLING TO USE OTHER MEANS OF TRANSPORTATION, INSTEAD OF DRIVING ALONE TO WORK, IF THERE WERE:

	<b>Yes</b>	<b>Maybe</b>	<b>No</b>
More convenient bus routes	17	5	25
More frequent bus service	15	7	25
Easier access to bus schedules	7	6	29
Lower metrobus/metrorail fares	12	6	27
Better sidewalks	5	3	31
More crosswalks with lines, stop signs/lights	7	3	30
Carpool listings	4	5	32

HOW OFTEN IS IT DIFFICULT TO FIND PARKING ON THE STREET NEAR YOUR HOUSE?

Never	68
1-3 days a week	13
4-7 days a week	6

IF YOU CONSIDER PARKING ON THE STREET NEAR YOUR HOUSE A PROBLEM, WHAT DO YOU THINK ARE THE CAUSES?	
Commuters	4
Residents do not use their driveways	7
Too many parking restrictions	2
Lack of residents only parking restrictions	7
Other	16

IS THERE RESIDENTS-ONLY PARKING IN FRONT OF YOUR HOUSE?	
Yes	19
No	67

IF YES, HOW EFFECTIVE IS IT?	
Very effective	3
Effective	5
Usually effective	7
Not effective	2

PLEASE INDICATE YOUR OPINION ON THE FOLLOWING METHODS FOR MANAGING PARKING IN THE NEIGHBORHOOD?

<b>1</b>	<b>Strongly favor</b>
<b>2</b>	<b>Favor</b>
<b>3</b>	<b>No opinion</b>
<b>4</b>	<b>Oppose</b>

<b>5</b>	<b>Strongly oppose</b>
----------	------------------------

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a) During business hours, reserve areas for residential permit parking only.	15	13	30	10	9
b) At all times, reserve areas for residential permit parking only.	17	8	22	17	13
c) Improve parking enforcement	29	34	24	4	4

ARE THERE AREAS IN THE NEIGHBORHOOD WHERE THE LACK OF SIDEWALKS, HANDICAPPED ACCESS, CROSSWALKS, TRAFFIC LIGHTS, CURBS OR GUTTERS CREATES A SAFETY HAZARD FOR SCHOOL CHILDREN OR PEDESTRIANS?	
Yes	44
No	31

HAVE YOU SEEN ANY RATS IN THE NEIGHBORHOOD WITHIN THE LAST YEAR?	
Yes	35
No	57

ARE YOU AWARE OF ANY FIRE OR HEALTH HAZARD IN THE NEIGHBORHOOD?	
Yes	18
No	65

IS NEIGHBORHOOD CRIME A PROBLEM?	
Yes	20
Not sure/don't know	42
No	26

DO YOU THINK INCREASED POLICE PATROLS ARE NEEDED IN THE NEIGHBORHOOD?	
Yes	47
No	37

IS THERE AN ACTIVE NEIGHBORHOOD CRIME WATCH PROGRAM ON YOUR BLOCK?	
Yes	3
No	56
Don't know	29

IF NOT, ARE YOU INTERESTED IN ESTABLISHING A CRIME WATCH ON YOUR BLOCK?	
Yes	20
No	21
Maybe	39

ABOUT HOW MANY TIMES PER MONTH DO YOU VISIT THE THOMAS JEFFERSON COMMUNITY CENTER?	
0-3	45
4-8	24
9-12	7
13 or more	17

WHAT IS THE OVERALL CONDITION OF THOMAS JEFFERSON COMMUNITY CENTER?	
Excellent	12

Good	57
Fair	15
Poor	1

DO YOU HAVE ANY OTHER CONCERNS WITH PARK OR RECREATIONAL FACILITIES WITHIN OUR NEIGHBORHOOD?	
Yes	26
No	40

WHAT CHANGES TO PARKS AND RECREATIONAL FACILITIES WOULD YOU LIKE TO SEE IN THE NEIGHBORHOOD?	
More trails - walking, jogging, biking	29
More picnic area	11
More park benches	21
More athletic ball fields and/or courts	10
Public gardens	28
Dog runs	24
Other	10

ARLINGTON COUNTY PROVIDES A WIDE RANGE OF SERVICES. PLEASE RATE THE FOLLOWING COUNTY SERVICES.					
	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Not sure</b>
Police protection	21	49	13	0	2
Speed limit enforcement	3	28	39	16	2
Parking enforcement	10	29	24	5	14



Fire/Ambulance service	27	38	1	0	21
Street cleaning	10	35	19	14	6
Trash collection	33	45	10	1	0
Curbside recycling	25	53	10	0	2
Hazardous waste disposal	16	35	13	4	19
Leaf collection	24	42	14	9	4
Water/sewage service	27	47	9	1	3
Street/sidewalk maintenance	6	28	31	18	5
Park maintenance	8	42	18	6	7
Snow removal	6	39	20	19	4
Pest control (rats, mice)	3	19	14	18	33

INDICATE YOUR OPINION ON HOW WE SHOULD PROMOTE THE PRESERVATION OF TREES AND OTHER GREEN OR OPEN SPACE IN OUR NEIGHBORHOOD.					
	<b>(Strongly support -Strongly oppose)</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a) Limit residential development	43	22	14	4	1
b) Ask the County to plant more trees on County land	45	21	15	3	0
c) Ask the County to purchase property and convert it into parkland	33	15	25	5	6

CHECK THE BOX THAT DESCRIBES YOUR RELATIONSHIP TO YOUR ARLINGTON HEIGHTS RESIDENCE.	
Own and occupy	88
Rent and occupy	5
Own but live outside the neighborhood (absentee landlord)	0

PLEASE INDICATE THE NUMBER OF PEOPLE IN EACH AGE GROUP IN YOUR HOUSEHOLD.	
Under 5	10
5-12	16
13-17	8
18-24	5
25-34	33
35-54	86
55-64	26
65-74	8
75 or older	11

HOW MANY YEARS HAVE YOU LIVED IN ARLINGTON HEIGHTS?

0-1	6
1-10	34
11-20	19
21-30	16
31-40	7
41-50	4

51-60	5
-------	---

IF YOU HAVE ELEMENTARY, MIDDLE- OR HIGH SCHOOL-AGED CHILDREN, WHAT TYPE OF SCHOOL DO THEY ATTEND?	
Public	10
Private	7
Home school	0
Other	0

### SUMMARY OF WRITTEN COMMENTS

SOME OF THE ADVANTAGES OF LIVING IN THE NEIGHBORHOOD ARE:

- Proximity to the facilities at Thomas Jefferson
- The generally good quality of the neighborhood infrastructure
- Wide streets
- Trees
- Well maintained homes
- Quiet
- Residential character of the neighborhood
- Close to schools and houses of worship
- Quality of County services
- Location
- Can walk to restaurants and stores
- Bus service
- Quality of life
- Social activities
- Feeling of an isolated island community
- Excellent local businesses and restaurants
- Public transportation
- Diversity
- Stability
- The small park at 9<sup>th</sup> and Irving
- The Columbia Pike farmers market

SOME OF THE DISADVANTAGES OF LIVING IN THE NEIGHBORHOOD ARE:

- Noise
- Traffic
- Low SOL scores in the schools

- Number of rental properties
- No bike path
- Distance to the Metro
- Slow development and improvement on Columbia Pike
- The distinction between North and South Arlington
- Cut through traffic
- Speeding
- Ignored by the County government
- Traffic noise
- Congestion and rising density
- Lack of sidewalks and poor sidewalk maintenance
- Litter
- Rising real estate taxes
- Hard to cross Highway 50
- Too many subsidized houses
- Unlicensed, inappropriate businesses such as car repair run from homes
- Vagrants in our neighborhood
- Poor enforcement of parking laws
- Poor maintenance of Highway 50
- Noise from fire engines and trucks
- People use TJ grounds as a dog run
- Proximity to the Free Clinic
- Break-ins and car damage
- Street parking for large events at TJ
- 

THE SURVEY ASKED NEIGHBORS TO IDENTIFY SPECIFIC IMPROVEMENTS THAT THEY THOUGHT WOULD BENEFIT OUR NEIGHBORHOOD. SOME OF THE RESPONSES WERE:

- Beautification of the Fillmore side of the Library
- Underground utilities
- Better maintain 1<sup>st</sup> Road S.
- Rock climbing wall at TJ
- Complete survey and systematic program of sidewalk, curb, and gutter replacements
- Beautification and better maintenance of Highway 50 streetscape
- Swimming pool
- Beautify the Career Center
- Fix up appearance of Strayer University and its parking lot
- Better litter clean up at TJ
- More on- site parking at TJ
- Improve drainage at 300 blocks of S. Garfield and Irving and on 600-900 blocks of S. Irving
- Improve lighting on the outdoor tract at TJ
- Develop "Main Street" concept on Columbia Pike
- Resurface and illuminate the paths off 5<sup>th</sup> and Garfield
- New playground equipment at TJ
- Block access to Highway 50 from minor streets
- Better snow removal

- Improve crosswalks along Glebe
- Install distance markers on the outdoor track at TJ
- Need a neighborhood playground
- Need zoned parking
- Clean up school and Metro bus stops
- Install sidewalks on S. Highland
- Improve traffic calming near the schools
- Better upkeep of rental homes
- Dog owners clean up after their pets
- Properly resurface roads after utility work
- Limit growth of multi-family housing in adjacent neighborhoods
- Remove abandoned vehicles
- Create safer way for pedestrians to walk across and alongside Highway 50
- Improve lighting on Highway 50 bike paths and pedestrian overpass
- Plant more trees on 3600 block of Arlington Blvd.
- Install 4-way stop signs to slow traffic
- Enforce dog leash laws



# Appendix IV: Commercial Establishments (as of October 2006)

On or near S. Walter Reed Dr.:

1. 900 - AT&T
2. 922 - La Cabana Restaurant (703-553-0363)
3. 926 - same as above
4. 930 - Classique Image (703-920-2254)
5. 932 - [Columbia Pike Artist Studio] (703-486-9368)
6. 932 - U.S. Tae Kwon Do College (703-521-8100)

On or near S. Glebe Rd.:

1. 201 - 7-Eleven Food Store & Gas Station (703-271-0646)
2. 301 - Town Car Auto Repair (703-920-7887)
3. 325 - Dominion Arms Barbershop (703-486-9004)
4. 333 - Dominion Arms Apartments (703-979-4500)
5. 401 - vacant
6. 403 - Drake Hearing Aid Centers (703-512-1404)
7. 405 - Arlington County Republican HQ (703-685-2488)
8. 407 - Samaris Hair Salon (703-521-4525)
9. 409 - Dr. Robert E. Holland, Chiropractor (703-979-3677)
10. 411 - Dominion Dry Cleaners (703-892-0767)
11. 413 - State Farm Insurance, Joseph Tabora (703-920-5012)
12. 415 - Internet & Information Solutions, Inc. (703-920-2004)
13. 3411 5th St. S. - Video Warehouse (703-521-6512)

On Columbia Pike:

1. 2901 - Venus Stereo & TV (703-685-5311)
2. 2903 - Arlington Cinema 'n' Drafthouse (703-486-2345)
3. 2911 - My Family's Cafe
4. 2915 - Matuba Japanese Restaurant (703-521-2811)
5. 2919 - Bangkok 54 Restaurant (703-521-4070)
6. 2921 - vacant
7. 2927 - Bangkok 54 Market (703-521-4207)
8. 3003 - 7-Eleven Food Store (703-769-3760)
9. 3005 - Abi Azteca Grill (703-979-3579)
10. 3007 - El Puerto Seafood House (703-271-8100)
11. 3013 - McDonalds (703-920-0440)
12. 3045 - Subway Sandwiches & Salads (703-892-9191)
13. 3045 - [Formerly Strayer University, now vacant (703-892-5100)]
14. 3045A - Arlington Pediatric Center (703-271-8800)

15. 3045B - Mancini de Paris Hair, Nails, and Skin Care (703-920-4699)
16. 901 S. Highland St. – ECDC (703-685-0510)
17. 3101 - Mrs. Chen's Kitchen (703-920-3199)
18. 3111 - Lalibela II Ethiopian Restaurant (703-920-9500)
19. 3201 #2- Interamerica Express (703-486-0410, fax 703-486-0412)
20. 3201 #1- Itek Construction (703-521-6821)
21. 3203 – Honduras Super Market INC (703-920-2178)
22. 3205-7 - Pines of Naples Ristorante Italiano (703-524-4969)
23. 3205B - La Paz Travel (703-271-4590)
24. 3205A -
25. 3207 - Panda Bowl Chinese Restaurant Carry Out (703-271-9881/9882)
26. 3209 - Good Fortune Food To Go (703-642-0699)
27. 3211 - Hair Cattery (703-486-9075)
28. 3213 - Medical Building (for sale or rent - 703-790-9400)
29. 3213 #102 - vacant
30. 3213 #202 - Ulrich B. Prinz MD (703-920-8820)
31. 3215 #100 - Tax Service?
32. 3215 #101 - Palm Reader Advisor (703-553-4431)
33. 3215 #103 - Siphath Chrea, M.D. (703-486-0716)
34. 3215 #201 - Keepsake Tattoo (703-920-0032)
35. 3215 #202 - AA Grupo Resurrection
36. 3215 #203 - Group Travel Services (703-486-1600)
37. 3217 - Thai Square Restaurant (703-685-7040/7189)
38. 3219 #B-2 - Sysnet (703-486-8846, 703-593-9437)
39. 3219 #B-3 - Villeda Express International Courier (703-271-6190)
40. 3219 #101 – Mundos Travel and Wireless (703-271-4358)
41. 3219 #103 - Accfitax (703-979-1716)???
42. 3219 #200 - First Columbia Corporation Insurance (703-920-3100)
43. 3219 #200 - Adams & Reeves Realtors (703-920-3100) (inactive)
44. 3219 #201 - Tax & General Services (703-979-3700)
45. 3219 #303 - First Metropolitan Services
46. 3219 #304 - CESR
47. 3219 #302 - ABC Driving School (703-685-2569)
48. 3219 #400 - La Emisora Unida (703-271-4330)
49. 3219 #400 - Metropolitan Financial Services (703-271-0715)
50. 3219A - Capital Jewelers (703-892-1778)

At Westmont Shopping Center on Columbia Pike:

1. 3233B- Eagle Communications (703-979-1848)
2. 3233A - Papa John's Pizza (703-271-8000)
3. 3233 - Boston Market (703-685-7400)
4. 3235 - Dave's Seafood and Subs (703-553-4020/1)
5. 3241 - Carquest Auto Parts (703-920-6050)
6. 3245 - Mattress Discounters (703-685-0131)
7. 3249 - Sports House Grill Restaurant (703-892-7040)

8. 3253 - vacant
9. 3255 - Mom's Pizza House & Restaurant (703-920-7789)
10. 3257 - Liya's Hair & Nail Salon (703-920-4638)
11. 3259 - Super Dollar (703-236-0546)
12. 3263 - Hollywood Video (703-920-1578)

# Appendix V: Arlington Heights Housing Stock

According to the 2000 census there were 1,047 households in Arlington Heights. These fall into four broad categories:

**Single-Family:** There are about 489 single-family detached homes in the neighborhood. These houses consist of a variety of architectural styles, but most have brick veneer, are 2 stories high and have basements. Many have small amounts of composite siding on ells and additions. The vast majority of single-family homes in Arlington Heights were built between 1935 and 1970.

**Duplexes:** There are about 200 semi-detached 2-story brick duplexes in the neighborhood, built around 1945. Approximately 180 units are clustered in the Westmont section of Arlington Heights at the southern end of our neighborhood near Columbia Pike. Another 20 duplexes are located in the northwest corner of the neighborhood along 1st Rd. S.

**Townhouses:** There are 56 townhouse units in the neighborhood. The Dominion Square complex, built in 1981, has 48 units between 2nd St. S. and 5th St. S., just west of S. Jackson St. Another 8 townhouse units were built at the corner of S. Glebe Rd. and 5th St. S. in 1999, on the site of a former state Department of Motor Vehicles office.

**Apartments/Condominiums:** Two apartment/condominium complexes in the neighborhood have 302 housing units. The Arbors of Arlington condominium is a set of five 4-story brick veneer buildings with 114 garden-apartment style units. The Arbors is located in the extreme northwest corner of our neighborhood, near the intersection of S. Glebe Rd. and Arlington Blvd. Originally built in 1942 as Highland Hall Apartments, the buildings were renovated and converted to condominiums in 1982. Dominion Arms is a high-rise building along S. Glebe Rd., with 188 apartments. The Dominion Arms building was erected in the early 1960s.

# Appendix VI: Arlington Heights Census Data

## Demographic Profile Arlington Heights Civic Association

	1990		2000		Change 1990-2000	% Change 1990-2000
	Number	% of Total Population	Number	% of Total Population		
<b>TOTAL POPULATION</b>	<b>2,250</b>	<b>100.0%</b>	<b>2,433</b>	<b>100.0%</b>	183	8.1%
<b>TOTAL NON-HISPANIC OR LATINO</b>	2,005	89.1%	1,915	78.7%	-90	-4.5%
<b>Population of One Race</b>	n/a	n/a	1,863	76.6%	n/a	n/a
White alone	1,587	70.5%	1,411	58.0%	-176	-11.1%
Black or African-American alone	211	9.4%	181	7.4%	-30	-14.2%
American Indian or Alaska Native alone	0	0.0%	11	0.5%	11	-
Asian or Other Pacific Islander alone	202	9.0%	252	10.4%	50	24.8%
Some Other Race alone	5	0.2%	8	0.3%	3	60.0%
<b>Population of Two or More Races</b>	n/a	n/a	52	2.1%	n/a	n/a
<b>TOTAL HISPANIC OR LATINO</b>	245	10.9%	518	21.3%	273	111.4%
<b>AGE DISTRIBUTION</b>						
Under 5 years old	140	6.2%	140	5.8%	0	0.0%
5-17 years old	220	9.8%	289	11.9%	69	31.4%
18-24 years old	221	9.8%	183	7.5%	-38	-17.2%
25-34 years old	552	24.5%	575	23.6%	23	4.2%
35-44 years old	551	24.5%	465	19.1%	-86	-15.6%
45-54 years old	255	11.3%	382	15.7%	127	49.8%
55-64 years old	105	4.7%	210	8.6%	105	100.0%
65-74 years old	133	5.9%	95	3.9%	-38	-28.6%
75-84 years old	65	2.9%	64	2.6%	-1	-1.5%
85 years and older	8	0.4%	30	1.2%	22	275.0%
<b>SEX</b>						
Male	1,149	51.1%	1,252	51.5%	103	9.0%
Female	1,101	48.9%	1,181	48.5%	80	7.3%
	1990		2000		Change 1990-2000	% Change 1990-2000
	Number	% of Total Households	Number	% of Total Households		
<b>TOTAL HOUSEHOLDS</b>	<b>1,023</b>	<b>100.0%</b>	<b>1,047</b>	<b>100.0%</b>	24	2.3%
<b>Family Households</b>	526	51.4%	529	50.5%	3	0.6%
Married Couples with Children	149	14.6%	172	16.4%	23	15.4%
Married Couples without Children	269	26.3%	233	22.3%	-36	-13.4%
Female Single Parent Households	47	4.6%	27	2.6%	-20	-42.6%
Other Family Households	61	6.0%	97	9.3%	36	59.0%
<b>Non-Family Households</b>	497	48.6%	518	49.5%	21	4.2%
<b>HOUSEHOLD SIZE*</b>						
1-Person Households	360	36.6%	391	37.3%	31	8.6%
2-Person Households	338	34.3%	338	32.3%	0	0.0%
3-Person Households	124	12.6%	139	13.3%	15	12.1%
4+ Person Households	162	16.5%	179	17.1%	17	10.5%
	1990		2000		Change 1990-2000	% Change 1990-2000
	Number	% of Total Housing Units	Number	% of Total Housing Units		
<b>TOTAL HOUSING UNITS*</b>	<b>1,026</b>	<b>100.0%</b>	<b>1,067</b>	<b>100.0%</b>	41	4.0%
<b>Occupied Housing Units</b>	984	95.9%	1,047	98.1%	63	6.4%
Owner-Occupied	627	61.1%	624	58.5%	-3	-0.5%
Renter-Occupied	357	34.8%	423	39.6%	66	18.5%
<b>Vacant Housing Units</b>	42	4.1%	20	1.9%	-22	-52.4%

Source: U.S. Census Bureau, 1990 and 2000 Census of Population and Housing (SF1). Tabulated by Lisa Fowler, Arlington County CPHD - Planning Research and Analysis Team and Shirley Grant, Arlington County CPHD - Neighborhood Services.

\* 1990 household data are from the 1990 sample data (SF3).



# Appendix VII: Excerpt from Arlington County Historical Document

## SUMMARY DESCRIPTION

Located approximately four miles west of Washington, D.C., Arlington Heights is a residential neighborhood comprised of 177.125 acres in central Arlington County, Virginia. Arlington Heights is surrounded by residential and commercial development. The automobile thoroughfares of Arlington Boulevard to the north and Columbia Pike to the south physically bound the neighborhood. Other boundaries include South Fillmore Street, South Walter Reed Drive, and South Highland Street from South 7<sup>th</sup> Street to Columbia Pike on the east and South Glebe Road on the west. Arlington Heights formed from the integration of twenty-five subdivisions platted between 1909 and 1978, with initial improvements in the form of modest single-family residences. These buildings collectively display architectural elements that reflect the neighborhood's entire period of development. The domestic buildings, constructed of both wood frame and masonry, are primarily set back from the road with wide sidewalks buffering them from the paved public roadways. Many properties incorporate driveways and freestanding garages. The residential lots vary in size, with the standard lot measuring approximately fifty feet by one hundred feet. The streets run in a slightly irregular grid pattern between Arlington Boulevard, Columbia Pike, South Walter Reed Drive, South Fillmore Street, and South Glebe Road. Because the neighborhood developed over time through an amalgamation of multiple subdivisions, there are slight variations in the streetscapes and lot configurations. Mature shade trees line many of the streets. Arlington Heights, while primarily a single-family residential neighborhood with a number of twin dwellings, is also home to garden apartments, one high-rise apartment building, a commercial building along South Glebe Road, a synagogue, a parsonage, a middle school with community center, and two landscaped parks.

The initial development in the farming community that became Arlington Heights consisted of multiple parcels that were subdivided between 1909 and 1935, as documented by historic maps. Of the pre-existing dwellings and those constructed during this period, approximately fifty remain standing today. An additional fifteen dwellings in the neighborhood date to 1936 and are oriented to Arlington Boulevard. These modest dwellings, located primarily in the B. M. Smith, Dye and Gloth, Sarah Bailey, and Arlington Plateau subdivisions and along Arlington Boulevard in the Robert Dye subdivision, were not constructed as part of a planned residential community. The slow development on small land tracts, primarily less than ten acres in size, accelerated as World War II (1941–1945) ushered in an unprecedented need for housing surrounding the nation's capital. Several subdivisions were platted prior to and following World War II to meet these housing needs. Subdivisions platted in the late 1930s expanded the neighborhood to its current boundaries. After World War II, subdivisions were platted to fill empty tracts between existing subdivisions or re-subdivided existing lots. Re-subdivision occurred as late as 1963 and 1978. Thus, Arlington Heights is characterized by two phases of suburban development, one before and one after World War II, spurred by the influx of middle-class residents.

Today, Arlington Heights contains a variety of architectural styles, building types and forms, which are primarily domestic buildings. Architectural styles include late-nineteenth-century Colonial Revival and early-twentieth-century Colonial Revival, Craftsman, Tudor Revival, and International. The early- to mid-twentieth-century buildings often exhibit vernacular, less detailed interpretations of the fashionable styles becoming popular throughout the nation, while the later more modest development reflects the solid middle-class nature of the commuter suburb. Typical forms include American Foursquares, Cape Cods, and ranch houses. Arlington Heights contains three dwellings that have been positively identified as prefabricated kit or mail-order houses. Building types include single dwellings, twin dwellings, garden apartments, a high-rise apartment building, religious buildings, an education building, and a commercial building. Although a number of the dwellings have replacement materials and/or small additions, the overall integrity of the neighborhood remains intact. The area making up the present-day Arlington Heights neighborhood consists of 610 properties, including single dwellings, multiple dwellings, a commercial building, a synagogue, a parsonage, a middle school/community center, and two parks that have remained a centerpiece of the neighborhood, visually as well as socially. Additionally there are 290 secondary resources, which include sheds, garages, gazebos, and basketball and tennis courts. There are 738 contributing resources and 162 non-contributing resources.

# Appendix VIII: Comments on Multi-Site Study-January 29, 2007

Remarks at the January 29, 2007 public comment session on the Multi-Site Study

My name is Jim Gill, and I am the President of the Arlington Heights Civic Association.

Thank you for the opportunity to make comments on the Multi-Site study this evening.

Arlington Heights is bounded on the north by Arlington Boulevard, on the south by Columbia Pike, on the east by Fillmore Street, and on the west by Glebe Road. It houses Patrick Henry Elementary School, Thomas Jefferson Middle School, and the Career Center.

The Arlington Heights Civic Association received a briefing on the Multi-Site Study at its January 23, 2007 meeting. We recognize that the County school infrastructure must be improved, and we understand that this will be a multi-step, multi-year process. Since the outcome of this process will affect every aspect of life in Arlington Heights, we would like to participate in it, in a meaningful way, continuously, from the beginning to the end. We are asking your support for this objective.

The Association will meet in late February to develop a formal position on the study. In the meantime we offer the following informal comments:

1. The options and plans presented to us on January 23 were not detailed enough for us to understand their implications. We request another public comment and review opportunity when more detail is available and before the final report is published.
2. The options under consideration are being filtered through a set of criteria that includes the effect on educational programs. We believe that the filtering criteria should also include the impacts on the quality of life in the neighborhoods that host the schools infrastructure. To that end, we recommend that the study be informed by the Columbia Pike Form Based Code and the Arlington Heights Neighborhood Conservation Plan.
3. The Neighborhood and the County have worked together to provide traffic calming measures and sidewalks to protect Patrick Henry Elementary School students. Uses for the Career Center site should not increase vehicle traffic and risk to these children.
4. The South Arlington school facilities form one coherent and complimentary whole. Improvements to one should not be at the expense of another.
5. Finally, we would like our informal comments to be a part of the record of this and any other public comment meetings and our formal comments on the report to be included in the report itself.

If there are no questions, I thank you for your time.

Jim Gill  
President

# Appendix IX: Comments on the Multi-Site Study – February 26, 2007

Good evening.

My name is Jim Gill, and I am the President of the Arlington Heights Civic Association.

Arlington Heights is home to Patrick Henry Elementary School, Thomas Jefferson Middle School, and the Career Center.

My remarks will be in two parts. First, I will discuss the general themes and ideas that the Civic Association asked me to bring forward. Second, I will discuss some of the weaknesses that we noted in the draft report itself. These weaknesses confused our discussions and working through them consumed Civic Association time better spent on substantive issues. They are important, because unless they are corrected, the report is vulnerable to gross misinterpretation.

## The General Themes and Ideas

- Property owned by the School Board should remain in public hands until it is clear that neither the School Board nor the County Government has any use for it. If the School Board finds that it owns real estate it does not need, it should offer it to the County before it sells, ground leases, or enters into public-private partnerships to develop it.

It makes little sense for the School Board to absorb commissions and other optional real estate transfer costs to sell at the same time that the County Government is absorbing them to buy if the school property can meet county needs.

We recognize that the School Board and the County Board are different entities, but the same electorate chooses them, the same taxpaying base funds their work, and the same geographic boundaries define their jurisdictions. We trust that they can work out a fair and equitable value for any real estate that passes between them.

- The Columbia Pike Branch Library should remain within Arlington Heights. This means that general assumption that “The library at the Career Center is included in space allocations for new construction scenarios, both at the Career Center or elsewhere.” is unacceptable, because the study does not propose any new construction scenarios in Arlington Heights or within walking distance of Arlington Heights except at the Career Center.
- If the Career Center site is redesigned or rebuilt, trucks must enter or exit the new facility from either Walter Reed Drive or South 9th Street. Routine truck traffic is incompatible with the residential nature of South Highland Street and the safety requirements for Patrick Henry Elementary School.

- For the same reasons, reconstruction or improvements on the Career Center site must not increase traffic on South Highland Street.
- Reconstruction or improvements on the Career Center Site must be built in place. This preserves the safety buffer between the construction process and Patrick Henry Elementary School. This buffer should be maintained as green space.

#### Some of the Weaknesses in the Draft Report

- The cost estimate for Scenario 1, the baseline case, includes the costs to maintain the existing facilities for 25 years. The cost estimates for the competing scenarios do not include 25 year maintenance costs. This makes financial comparison between the baseline and alternative cases impossible.
- The area identified as “Public Amenities / Open Space” in the scenario descriptions includes parks, open space, affordable housing, and historic preservation. These are not equivalent uses. Parks have a different purpose and feel than parking lots, although both are open space and available to the public at large. Affordable housing is a public good, but affordable housing units are private residences. It is impossible to understand what is meant by “historic preservation” in this context, and how it fits into the land use trade space.

The final report should differentiate between these uses, so that the neighborhoods can understand how the scenarios will affect them.

- The amplifying remarks for Scenario 4 state that the area remaining in the Career Center site after construction for school system use will be ground leased to a private developer. This is inconsistent with the accompanying pie chart that states that 40% of the site will be set aside for public amenities unless the private developer is going to provide them. If this is the case, the report should specify what amenities the developer is expected to provide.

Thank you for this opportunity to comment on your draft report. We look forward to commenting on the smooth.

Jim Gill  
President

# Appendix X: Letter to MSS from AHCA Neighborhood Activists – February 26, 2007

Members of the Multi-Site Study Committee:

Thank you for holding this additional public comment meeting. It has provided the Arlington Heights neighborhood with an opportunity to schedule a special meeting that was held February 22, 2007, and present a unified voice regarding future plans for the Career Center.

Unfortunately, due to the compressed schedule of this process, there were items that were not voted upon for lack of meeting time. Many leaders in Arlington Heights believe that two of these items are crucial information for the Committee.

Therefore, in addition to the public comments submitted by President Jim Gill relating votes by AHCA at its February 22 meeting, we, the undersigned, wish to supplement the public record with the following critical items that we believe have the general support of the neighborhood.

- Any new construction at the Career Center site should design parking to minimize parking on neighborhood streets. Parking is already an issue of concern to neighbors living near the Career Center.
- The kitchen and loading dock facing Second St. South at the Thomas Jefferson complex should be relocated off the Thomas Jefferson site. This would permit a design of the Thomas Jefferson site that would improve entry to the building.

We ask that due consideration be given to these points in any recommendations made by the Multi-Site Study Committee, and that this letter be included as part of the public record.

Sincerely yours,

Jim Gill, President, AHCA /s/

Juliet Hiznay, Neighborhood Conservation Delegate and 1st Vice President, AHCA /s/

Jay Wind, past President and Civic Federation Delegate, AHCA /s/

Richard Bullington-McGuire, AHCA Neighborhood Conservation Committee /s/

Catherine Camp, past Civic Federation Delegate, AHCA /s/

Jason Torchinsky, Treasurer, AHCA /s/

Adam Croswell, past President and Civic Federation Delegate, AHCA /s/

Kimberly Sumner, 2nd Vice-President, AHCA /s/



# Appendix XI: Arlington Heights NC Plan Staff Comments

Land Use and Zoning			
Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
1	Page 23	Ensure that future residential development is of the same character, with consistent density standards.	By-right and Special Exception projects may generate higher densities than currently exist. The Zoning Ordinance provides specific regulations for how development can occur on any property, particularly for by-right projects. Any Special Exception proposal would have to be evaluated on a case-by-case basis for its appropriateness and compatibility with surrounding development. –Community Planning, Housing and Development (CPHD)
2	Page 23	All commercial development, large apartment complexes and schools should continue to be located on the periphery of the neighborhood, and the interior areas should continue to be zoned exclusively for single-family homes.	The General Land Use Plan is generally consistent with this statement. (CPHD)
3	Page 23	Replacement of single-family housing in areas zoned R-6 should be replaced only with single-family housing, or be acquired by the county for parkland use. For example, “Fourth of July” Park at the corner of S. Garfield St. and Arlington Blvd. was converted from an empty lot to parkland.	The property at the corner of S. Garfield St. and Arlington Blvd. was purchased by the county for another purpose and is now being used as park land. Staff has reiterated that this area will remain a park. Staff does not support a drinking fountain in this area at this time. Staff also confirmed that any future park acquisitions will be consistent with the criteria of the Public Spaces Master Plan. –Parks, Recreation and Cultural Resources (PRCR)

4	Page 23	Renovations and any 'infill' development should be consistent with the existing architecture and scale of nearby homes.	Similar to Recommendation #1, the Zoning Ordinance would regulate By-right development. For Special Exception projects, staff generally agree with this statement that new infill development should be compatible with adjacent uses/development. (CPHD)
5	Page 23	No habitable housing should be lost from family-type housing stock for reasons of commercial development, upzoning or apartments, or to create or widen roadways.	Any proposal would have to be analyzed and evaluated on a case-by-case basis. (CPHD)
6	Page 23	The GLUP map for Arlington Heights should be revised to reflect the existing use of all residences on 9th St. S., which is Low Residential (11-15 units/acre), rather than service commercial.	The GLUP designation lines are general; however staff would interpret the GLUP designation of "Service Commercial" in this area to apply to properties with Columbia Pike frontage and "Low" Residential to apply to residential properties along 9 <sup>th</sup> St. Staff can make a technical adjustment to the GLUP that would refine the line placement during the next reprinting cycle of the GLUP. (CPHD)

**Code Enforcement**

<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
10	Page 23	County ordinances relating to maintenance of property should be strictly enforced. This is particularly important in cases of absentee landlords/owners for both residential and commercial properties.	Currently over sixty-seven percent (67%) of property maintenance investigation cases, within the purview of the Office of Community Code Enforcement and located within the Arlington Heights community, are identified through proactive surveys conducted by Staff. Code Enforcement has reinforced its standards of comprehensive and equitable enforcement throughout the County and strives to partner with Arlington Heights civic leaders, community boards and groups to educate about its standards, procedures and processes. (CPHD)

**Commercial Improvements on Columbia Pike**

<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
1	Page 24	Emphasize the strengths of Columbia Pike: its vibrancy, live music, diversity, self-sufficiency, and pedestrian convenience.	<p>This is currently done through staff efforts and partnership with the Columbia Pike Revitalization Organization (CPRO). –Arlington Economic Development (AED).</p> <p>Recommendations 1-9, 11-12 and 14 on pages 24 and 25 are generally consistent with the Columbia Pike Initiative plans, including the Form Based Code which collectively seek to revitalize the Columbia Pike corridor. (CPHD)</p>

2	Page 24	Establish a signature concept to support live arts and entertainment on Columbia Pike.	Staff is leading the Penrose Square master planning and design process consistent with the Columbia Pike Plan to create an outdoor plaza space that could be used for live arts and other forms of entertainment. The future plans for Columbia Pike include two other similar outdoor areas that would also be available for live arts. Live arts and entertainment such as 'Arts al Fresco' are coordinated by the county but funded by businesses. (PRCR)
6	Page 24	Bury utility lines and improve road surfaces, curbs, gutters and sidewalks.	Current projects are between South Garfield Street and South Oakland Street; between S. Wakefield and Four Mile Run, and between S. Quinn and S. Orme Streets. –Department of Environmental Services (DES)
7	Page 24	Make commercial areas more pedestrian-friendly.	Making areas more pedestrian friendly along Columbia Pike is currently required for all Form Based Code compliant projects. (AED)  In the long term, the County intends to implement a street space plan that improves transit, bikes, pedestrian amenities and parking. (DES)
11	Page 25	Support projects aimed at reducing traffic congestion	The proposed five-lane section west of S. Highland Street and better transit are intended to reduce congestion. (DES)
12	Page 25	Expand transportation options, such as mass transit.	The proposed Master Transportation Plan has the Pike (with streetcar) and Glebe Road as Primary Transit Network corridors with frequency of 15 minutes or better for 18 hours per day, 7 days per week. (DES)
17	Page 25	Shore up exposed wiring at former street-lighting base at northeast corner of Columbia Pike and S. Highland.	The exposed wiring base is on private property and will be removed during the construction of the forth-coming streetscape project. (DES)

<b>Parking</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
2	Page 25	AHCA recommends that the county construct a county-owned free or metered three-level parking ramp on the empty lot (RPC # 25014002) at the northwest corner of 9th Rd. and S. Garfield St. If practical, this lot should be co-planar and connected to the existing underused parking ramp at the southeast corner of 9th St. and S. Highland St. (RPC #25014006), creating one easy-to-use parking area for all Columbia Pike businesses. The parking should be designed so adjacent businesses can take direct advantage of their proximity to newly created parking areas.	The County has developed policies, including the Columbia Pike Parking Strategy and new zoning tools in the FBC, to achieve more shared parking that can be used by the public along the Columbia Pike corridor. In accordance with the Parking Strategy, the County strives to partner with private developers to augment the amount of parking that would be built solely through private financing. The County has identified the block between Garfield and Highland Streets as a location where a public/private partnership would be sought, should redevelopment occur. (CPHD)
<b>Streets and Sidewalks</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
5	Page 29	Install vertical reflective tape on sign posts, such as stop signs and yield signs.	The County installs red reflective tape only on stop sign posts and only at locations where there have been problems, such as running of the stop signs. If a problem is perceived at a particular stop sign in the neighborhood please contact DES at 703-228-6570. (DES)
1	Page 30	Underground utilities whenever possible, especially in the revitalization district and along S. 2 <sup>nd</sup> Street.	While this is pursued in priority corridors such as Columbia Pike, and should occur gradually over many years, because of the great expense, this is unlikely in many areas such as along 2 <sup>nd</sup> Street. (DES)
<b>Streetlights</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
3	Page 32	Install pedestrian friendly lights along the entire length of the running trail at the Thomas Jefferson Community Center.	PRCR's standard policy is to light only those facilities that are open at night. While the athletic fields and portions of the trail to and around the athletic fields are lighted, the entire trail is not and therefore those portions are not open at night. Creating an entire trail that is open after dark and lit until the trail closes is an option that could be explored with the Master Plan for TJCC. (PRCR)

3	Page 32	Install pedestrian friendly lights at Thomas Jefferson Middle School in areas on Old S. Glebe Rd. and in dark areas to the north of the school building.	DES will work with Arlington Public Schools to identify locations near Thomas Jefferson MS in need of lighting improvements. For questions regarding lighting please contact 703-228-6511. (DES)
4	Page 32	Install pedestrian friendly lights along the bicycle path on Arlington Blvd.	DES should work with VDOT on lighting improvements for the bike path adjacent to Arlington Boulevard. Contact information for pedestrian lighting is 703-228-6511. (DES)

#### Drainage

Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
2	Page 32	Address drainage problems at Arlington Heights Park, which has become known by neighbors at S. Irving St. and 9th St. S. as "Lake Irving."	Due to the topography of area it would very difficult to correct. Any possible solutions would have major impacts on mature trees. However, Water, Sewer, and Streets (Department of Environmental Services) will go out and look at this area for possible drainage solutions. (PRCR and DES)
5	Page 33	Improve drainage on the Thomas Jefferson grounds, including the northeast field, south of the handball court (where a significant erosion problem exists), in the new park at South Irving and 2 <sup>nd</sup> Street, and in other areas where standing water or erosion are problems.	PRCR is in the process of improving the new portion of the TJCC complex where some settling has occurred on the old home sites. The fields are part of a storm water system that lies underneath of them and also drain to nearby catch basins. Drainage improvements to the fields will be looked at when a Master Plan for TJCC is developed. (PRCR)

#### Pedestrian and Bicycle

Recommendation No.	Location In Plan	Civic Association Recommendation	Comment (Department)
1	Page 34	County staff should report to Arlington Heights regarding the condition of the footbridge and the timing of any maintenance or replacement.	The bridge has been inspected and is structurally sound. The bridge is presently on the schedule for maintenance. We have now moved this structure to the top of the repair list. The bridge maintenance will be completed this calendar year. Work is anticipated to begin in summer of 2008. The present condition of the bridge is acceptable for regular use. Regular (biannual) bridge inspections are conducted on this structure to verify its condition. These inspections are conducted by professional engineers and the reports are sent to Arlington County and VDOT. (DES)

2	Page 34	<p>Improve the appearance of the footbridge by sanding and painting it, or alternately, replacing the footbridge.</p>	<p>The main issue is that the bridge looks “rusted”. The bridge is made out of a material called weathering steel. Bridge engineers choose weathering steel for its performance, economical and environmental benefits. Weathering steels contain elements that allow them to form a protective coating patina or coating when properly exposed to the atmosphere. The use of uncoated weathering steel typically provides initial cost savings of 10 percent or more, and life cycle cost savings of at least 30 percent over the life of the structure. Initial cost savings are realized because weathering steels do not need to be painted. Life cycle cost savings are realized by the material’s durability. Inspections of bridges in service between 18 and 30 years show that weathering steel performs well in most environments. Weathering steels provide environmental benefits as well. They do not require initial painting, thereby reducing emissions of volatile organic compounds (VOC) when oil-based coatings are used. They do not require coating removal or disposal of contaminated blast debris over the life span of the structure, providing another significant environmental benefit.</p> <p>A contract for rehabilitation of the bridge has been awarded and work is expected to begin after Memorial Day of this year. The work is scheduled to take four months to complete with the following items to be done:</p> <ul style="list-style-type: none"> <li>• Painting of the bridge</li> <li>• Installation of a roof on the Arlington Boulevard portion of the bridge</li> <li>• 14 lights for pedestrians</li> <li>• ADA compliance with repairs and installation of new sections of the existing structural steel handrail</li> <li>• Replacement of the security fence on the sides of the bridge</li> <li>• Grout all concrete</li> <li>• Replacement of non-slip galvanized metal decking (DES)</li> </ul>
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3	Page 34	Install sidewalks at the North Jackson Street landing of the footbridge to improve pedestrian safety.	Staff is planning on adding an asphalt landing to the bottom of the stairs that will wrap around to the sidewalk. A project has been approved through Walk Arlington to install sidewalks on North Jackson Street. It is now in design and will begin when the design work is completed. The funding has been approved for this project and it has been sent to engineering for design. A kick off meeting was held in early August of 2007 for the project however, it will probably not go to construction for another 18 months. Staff has been working with the community and will present a draft of the plan to them once it is prepared (DES)
4	Page 34	Build a second pedestrian and bicycle overpass across Arlington Blvd., near Fillmore St. (Recommendation also appears in Transportation Section)	The County does not support the construction of a new pedestrian bridge across Arlington Boulevard near Fillmore Street. (DES)
<b>Thomas Jefferson Community Center</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
1	Page 37	Replace and upgrade the tot lot with a new playground for young children, relocated to another area of the Thomas Jefferson complex.	Replacing and/or upgrading the playgrounds are options that can be explored when the playgrounds are due to be replaced or with the Master Plan for TJCC. Most playgrounds have a life span of approximately 15 years. For safety reasons playgrounds cannot be in isolated areas, however all options can be explored to create playgrounds that suit different age groups without conflict between the two user groups. (PRCR)
1	Page 38	All athletic fields at TJ should be upgraded in order to eliminate the impact of dust and grit storms on residents, as well as on those using the fields and other outdoor portions of the TJ complex, and to permit more efficient use of the fields.	The upper athletic field is proposed to be irrigated and re-sodded as part of the FY09 PRCR Capital Maintenance Program. In the mean time, staff will continue to use water and wetting agents to keep the dust down on athletic fields. (PRCR)
2	Page 39	Replace field lighting with dark skies lighting, or equivalent technology that reduces light pollution.	Replacing lights with newer lighting fixtures that are designed to limit light pollution is an option that could be explored with the Master Plan for TJCC. Until that time, staff can adjust the current light fixtures to try to control some of the light pollution. (PRCR)

<b>Parks and Open Space</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
1	Page 41	The new green space at S. Irving St. and 2nd St., S. should be devoted to neighborhood park use, and should not be programmed by the county or Arlington Public Schools. Nor should it be used for the Arlington County Fair without the express agreement of the AHCA.	A design for this area will be explored with the Master Plan for TJCC. Staff will work with the neighborhood on the Master Plan. (PRCR)
3	Page 41	A drinking fountain should be installed at "Fourth of July" Park.	The park is seen as a passive park. Water fountains are typically placed in high activity areas such as playing fields and community centers. In addition to this, installation and maintenance costs would be high for this location since a water line would have to be brought in. (PRCR)
4	Page 41	"Fourth of July" Park should be formally named, and a small sign added to give it proper park status.	The Park and Recreation Commission has not made a recommendation to the County Board regarding the name 'Fourth of July' at this time. (PRCR)
6	Page 41	The county should improve landscaping buffers on public property between Arlington Blvd. and the neighborhood, working with VDOT as necessary.	The beautification and overall enhancement of Arlington Boulevard has long been sought by a significant number of residents and neighbors that border this major arterial route. A comprehensive plan is now being developed. The County will continue to locate tree planting areas and has done some planting within the right-of-way along Arlington Boulevard. Any future and major installations will need to be done under the directives set forth by the adopted comprehensive plan. (PRCR)
8	Page 41	Encourage planting of additional trees and plants on private land.	A program for planting trees on private property through a neighborhood grant program is currently being reviewed. Trees are also distributed to civic associations as part of Neighborhood Day. (PRCR)

2	Page 42	Establish a standing committee of the AHCA to liaison with the Fair Board and the Arlington County Police Department on suggestions for fair programming as well as traffic, parking, and litter management.	A member of the AHCA was voted to serve on the Fair Board in October 2006 as the liaison between the AHCA and the Fair. (PRCR)
6	Page 42	Explore with county staff and the Fair Board the possibility of increasing ride tickets to the fair in order to set aside funds for improvement of TJ grounds.	In the past few years the fair board has invested several thousands of dollars to upgrade water and electricity at TJ. These investments may or may not be effected by the renovations scheduled to be made to TJ in the next few years. The Fair has also increased its sponsorship program to generate revenue to cover increasing Fair programming costs. The current price of Midway tickets are within market and are already subject to citizen complaints as being "expensive". The Fair Board is also committed to maintaining the Free admission for Fair patrons. There is an MOU in place between the Fair and County outlining the County services paid for by the Fair and traded out for the County's display and participation in the Fair. (PRCR)
2	Page 42	The county should install additional trash canisters on the TJ grounds near the blue stone field, to the east of the baseball field, to the east of the small rectangular field, and by the par fitness course.	Several new trash cans have been added near the fields and the par fitness course. (PRCR)
3	Page 42	The county should invest in trash canisters that can be closed so that trash does not get blown out of the top of the canisters or through the canisters.	Staff has replaced the old wire mesh trash cans with new lidded cans. (PRCR)
4	Page 42	The county should enforce existing code relating to littering and dogs running off leash.	This is an issue in all parks, and staff (Rangers) have been working hard to enforce this code. With the minimal Ranger staff this continues to be a difficult task. Staff will continue to work on these issues. (PRCR)

<b>Parking At Thomas Jefferson</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
4	Page 43	The neighborhood should assess streets regularly to determine whether on street parking should be restricted to resident permits.	The Residential Permit Parking Program is the appropriate program to address the problem of non-resident parking. Details about the program can be obtained by calling the program coordinator at 703-228-7944. (DES)
<b>Renovation of Thomas Jefferson Middle School and the Career Center</b>			
<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
1	Page 44	Arlington Heights should be fully represented on any school committees that address the renovation of TJMS.	Arlington Heights is represented by two members on the Thomas Jefferson Middle School building level planning committee. In addition to representation on the building level planning committee, it is anticipated the neighborhood would be an active participant in review of the project by the Public Facilities Review Committee. –Arlington Public Schools (APS).
2	Page 44	Arlington Heights residents should be given full opportunity to provide public comment throughout the entire renovation process of TJMS, whether it is programmatic decisions, building design, or construction-related concerns.	Arlington Public Schools welcomes public comment from citizens in regards to design and construction of new and renovated schools at many points during the planning process. (APS)
3	Page 44	Due to the joint-use aspect of the site, APS should work closely with the County to ensure that disruption of county programming is minimized, and to ensure that County needs at the facility are being considered as part of the renovation process at TJ.	Arlington Public Schools welcomes and encourages full County engagement and works closely with its County colleagues in the planning of any renovation or reconstruction of joint-use facilities. (APS)
4	Page 44	Arlington Heights should be fully represented on any schools committees that address proposed redevelopment of the Career Center.	Arlington Heights is represented by two members on the Career Center building level planning committee. (APS)

5	Page 44	Arlington Heights residents should be provided an ongoing opportunity to comment publicly on any proposed changes to the Career Center site.	Arlington Public Schools welcomes public comment from citizens in regards to design and construction of new and renovated schools at many points during the planning process. Public comments may be given via the appointed representatives on the building level planning committee (BLPC), or through direct attendance at BLPC meetings, or at worksessions and School Board agenda items relating to the projects. (APS)
6	Page 44	The central kitchen at TJMS should be relocated off the middle school site to permit flexibility in the redesign and renovation of the middle school.	Arlington Public Schools plans to phase out the central kitchen at TJMS in time for any renovation of the middle school. (APS)

**Traffic Management**

<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
7	Page 48	Work with VDOT to place "No Left Turn" signs for westbound Arlington Blvd. traffic at S. Fenwick, S. Garfield, S. Highland, and S. Hudson streets.	<p>Like most major roads in Arlington, Arlington Boulevard was constructed in an era in which streets were intended for motor vehicles, with other modes and community compatibility given short shrift, if they were considered at all. Over the years, Arlington has invested much money to add sidewalks, bus stops and trails, but many of the roads remain auto-centric. In the past two decades, Arlington has begun to re-engineer a few roadway segments, but doing so on a widespread basis will require a much higher level of staffing and construction funding than have been available. Lee Highway in Cherrydale and sections of Columbia Pike are examples of what can be done with major efforts and multimillion-dollar investments over a period of years. The turn restrictions, and especially left-turn lane at Irving, service road and drainage improvements, that are recommended in this NC plan would require multi-neighborhood consideration, likely both south and north of Arlington Boulevard, and would be neither simple nor inexpensive to implement. Arlington Boulevard would benefit by a major planning and reconstruction effort but much remains to be done on Columbia Pike and there are many other deserving roadway segments about which Arlington residents have similar concerns about safety.</p> <p>Because of several VDOT bridge projects along Arlington Boulevard (at 10<sup>th</sup>/Courthouse, Glebe and (almost completed) Washington Boulevard)</p>

			and Arlington's project for a 9/11 Memorial Grove, Arlington has hired a consultant to help develop a vision from the Potomac to the Fairfax County line. Once that vision has been clarified, if Arlington Boulevard is determined to be a top priority so that staffing and funding can be attained, a major project could get underway here. (DES)
10	Page 48	Because of the large number of cars parked on Irving St., the AHCA endorses installing a "No Right Turn" sign on westbound 9th St. at S. Irving St. and a "No Left Turn" sign on southbound Irving St. at 9 <sup>th</sup> St. S. to keep cut-through traffic to a minimum. The County would determine the hours of these restrictions.	Restricting traffic by turn restrictions would inconvenience residents and likely shift traffic to other neighborhood streets. (DES)
11	Page 48	Explore traffic calming options for S. Hudson St. between Arlington Blvd. and 2nd St. S.	S. Hudson Street meets the criteria to participate in the NTC program. It has a problem severity ranking of 50, and currently there are about 15 streets ahead of it. Since the NTC program is not currently taking new projects because of funding constraints, funding for traffic calming could be pursued through the NC program. (DES)
12	Page 48	Install nubs on the east side of S. Irving St. at 6 <sup>th</sup> St. S. and 7 <sup>th</sup> St. S. where there are sidewalks.	S. Irving Street from 2 <sup>nd</sup> Street South to 6 <sup>th</sup> Street South qualifies for traffic calming, and a better alternative would be to study this segment of street for potential measures that would address both the speed of traffic and pedestrian safety, and to seek funding through the NC program. Staff has also collected traffic count data several times in the past few years on South Irving Street from 2nd Street to 7th Street South. The latest data were collected in March 2007 and indicated that the 85th percentile speed was 30 mph, which qualifies to participate in the NTC program. These data were collected after the NIP map was completed, so the most current information was not reflected on this map. We will make the change to the NIP map during the periodic updating process, which is yet to be resolved. (DES)



13	Page 48	To improve the safety of difficult crossings at Arlington Blvd. and S. Fillmore St. and Arlington Blvd. and S. Irving St: (a) Build a second pedestrian and bicycle overpass across Arlington Blvd., just east of Fillmore St.; (b) Place a stop sign on the bicycle path at S. Hudson St. for westbound bicycle traffic; (c) Add crosswalks at Arlington Blvd. and S. Hudson St., Arlington Blvd. and S. Irving St.; (d) Improve drainage along bicycle path between S. Irving St. and the N. Jackson St. footbridge to prevent deterioration of the path.	(C) There are no crosswalks at South Irving Street and Arlington Boulevard because of the bike trail crossing and the service drive. There is a stop line to indicate where motorists are to stop. Since there is curb, gutter and a sidewalk along the service drive, there are crosswalks across S. Hudson and S. Highland Streets. Pedestrian crosswalks have been painted on Old Glebe starting at 2 <sup>nd</sup> Street and going towards TJ. On 2 <sup>nd</sup> Street starting at Old Glebe, center lines and parking lanes were remarked. Stop bars were painted on South Irving and Highlands Streets as it approaches Arlington Boulevard. (DES)
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**Tree Preservation and Invasive Plant Species**

<b>Recommendation No.</b>	<b>Location In Plan</b>	<b>Civic Association Recommendation</b>	<b>Comment (Department)</b>
1	Page 49	Work with the county's urban forester to devise a plan that encourages planting of trees on private property.	A program for planting trees on private property through a neighborhood grant program is currently being reviewed. Trees are also distributed to Civic Associations as part of Neighborhood Day. Staff is available to work with residents to further encourage planting on private property. (PRCR)
2	Page 49	Plant more trees on public property.	The County plants +1,200 trees a year on public property. Planting public trees will continue on acceptable sites. PRCR will work with residents to identify additional planting sites. (PRCR)