



March 9, 2007

To the Arlington Heights Community:

I am very pleased to announce the public comment period for the attached draft updated Neighborhood Conservation Plan, which is meant to replace a plan dating to 1980. The draft plan is the fruit of much labor, representing hundreds of hours of work undertaken exclusively by volunteers. The neighborhood association's Executive Committee and Neighborhood Conservation Committee have reviewed the draft, and welcome your comments at this time.

The primary reason for the plan update is to offer a vision for the neighborhood, while addressing concerns that have arisen over the past twenty-seven years. Another important reason is to give our neighborhood projects a higher likelihood of being funded in the next two years by the county's Neighborhood Conservation Advisory Committee (NCAC). More information about the NCAC process will be presented during the special AHCA meeting scheduled for March 30, 2007, 7-9 p.m., at the Patrick Henry Elementary School library. Prior notice of the meeting and public comment was posted at:

<http://www.ahca.info/planning/2007/special-meeting-notice#neighborhood-conservation>

As with any planning document, the draft plan may contain inaccuracies or fail to address issues that are important to members of the Arlington Heights community. I encourage you to comment on any inaccuracies in the document, in addition to making any substantive comments. Some of the maps in the document were generated by Arlington County, using the GIS system. If there are mistakes in these maps, please bring them to our attention so we can inform the county about any needed changes.

The public comment period runs from today, **March 9, 2007 through March 30, 2007**. The draft plan can be reviewed, and commented upon, at www.ahca.info. A hard copy of the draft plan can also be viewed in the reference section of the Columbia Pike library. For those who do not wish to make web-based public comment, you may submit comments, in writing, to Lynn Michaels, 102 S. Garfield St., Arlington, VA 22204. Ms. Michaels can also provide a hard copy, upon request.

Since the public comment version of this document is in .pdf format, web links that are in the document are inactive. These links provide information that may be of interest, so a full list of these links is attached to this letter.

Thank you in advance for your time in reviewing this important planning document.

Kind regards,

/s/

Juliet Hiznay
Neighborhood Conservation Representative
AHCA

LIST OF LINKS IN THE DRAFT PLAN:

Arlington Heights Neighborhood Conservation Plan (1980)

<http://www.ahca.info/planning/1980/neighborhood-conservation-plan>

Columbia Pike Revitalization District Form Based Code

<http://www.arlingtonva.us/Departments/CPHD/Forums/columbia/current/CPHDForumsColumbiaCurrentCurrentStatus.aspx>

AHCA Pedestrian Safety Committee Motion

<http://www.ahca.info/planning/2001/pedestrian-safety>

Career Center Public Comment to Multi-Site Study Committee from January 29, 2007

<http://www.arlington.k12.va.us/facilities/planning/PublicMeetingNotes.pdf>

Career Center Public Comment to Multi-Site Study Committee from February 26, 2007

<http://www.ahca.info/planning/2007/letter-to-mss-from-jim-gill>

<http://www.ahca.info/planning/2007/letter-to-mss-from-officers>

Arlington County Pedestrian Transportation Plan (1997)

<http://www.arlingtonva.us/Departments/EnvironmentalServices/dot/planning/mplan/ped/images/ACpedplan97.pdf>

Arlington Heights 2000 Census Data

http://www.arlingtonva.us/departments/CPHD/planning/data_maps/Census/civic/CensusCivicArlheights.aspx

2007

PUBLIC COMMENT DRAFT

Arlington Heights Civic Association Neighborhood Conservation Plan



Neighborhood Conservation Committee

Arlington Heights Civic Association

March 8, 2007

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Acknowledgements

Arlington Heights Civic Association (AHCA) would like to thank the many volunteers, and their spouses and partners, who have made this plan update possible, including Adam Crosswell, Anthony Halloin, Carole Lieber, Sean McNamara, Lynn Michaels, Kenneth Poole, David Reidy, Betty Siegel, Kimberly Sumner, and Jay Jacob Wind. Special thanks go to Jim Gill, Juliet Hiznay, and Richard Bullington McGuire. Jim prepared and carried out the neighborhood survey. Juliet coordinated and copyedited the plan update. Richard provided web-based technical support and graphic design. Juliet and Richard together finalized the draft. AHCA also thanks Jill Lewis of the Columbia Heights neighborhood for taking and donating photographs for the plan. Finally, AHCA thanks all Arlington County staffers who assisted with the collection of information, maps, and photographs, but especially Tim McIntosh, Jennifer Fioretti, Lisa Grandle, and Denise Marshall-Roller.

Executive Summary

[TODO: The executive summary will be written when the draft is complete.]

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: 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

According to the Arlington Historical Society, Arlington Heights is the county's oldest named community. The neighborhood was included, along with the rest of Arlington County, in the 10-square mile 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. The Custis estate originally stretched from present-day Arlington Cemetery west to Barcroft.

Arlington Heights was also the name of the tract of land overlooking the Custis-Lee mansion, known as Arlington House. The 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 was subdivided and developed, with various sections being renamed, such as Penrose, which was platted and subdivided in 1882. Of the local neighborhoods that were once included in the Custis estate, only the Arlington Heights neighborhood retains the old name of the property. Today, the neighborhood includes the area 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.

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

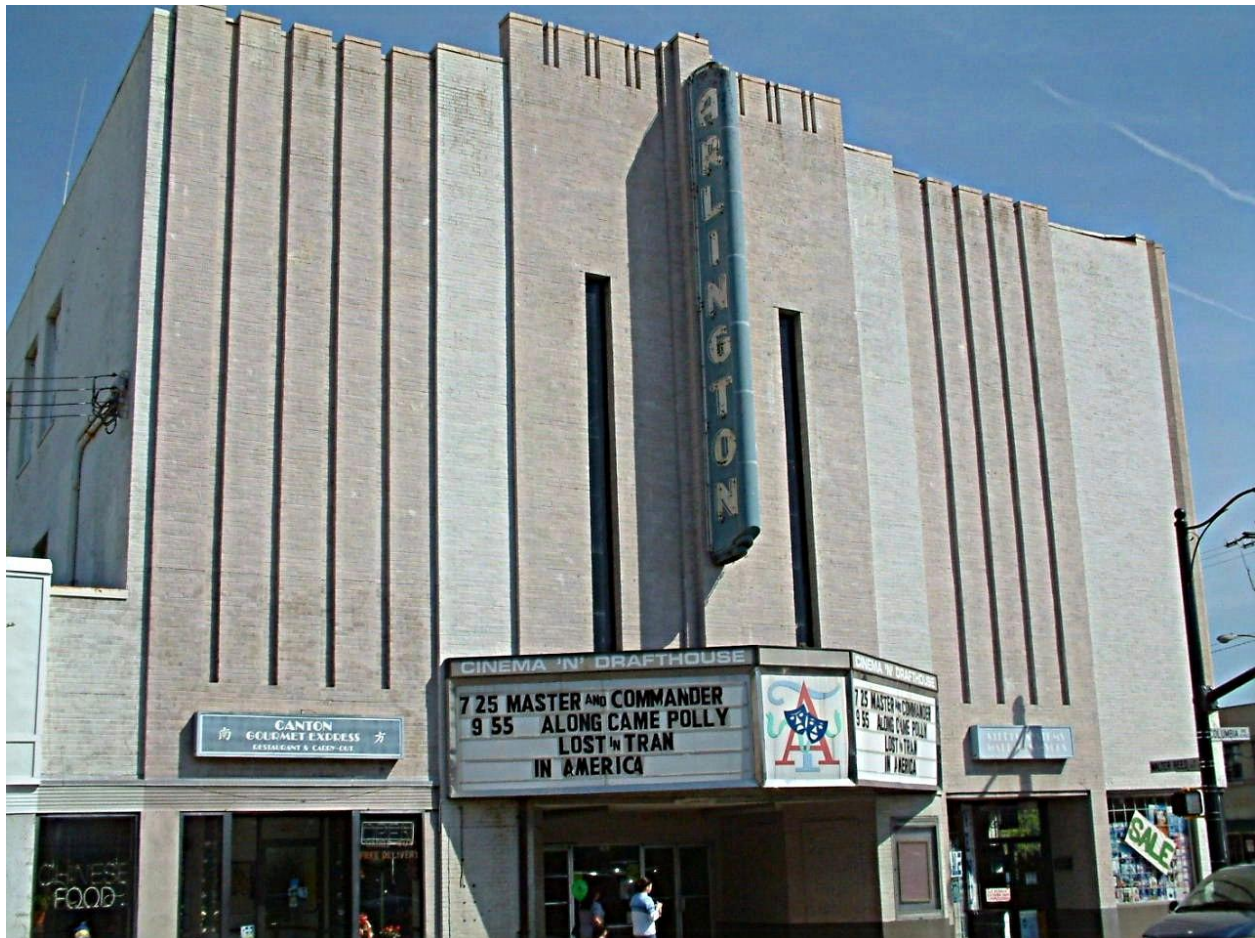


Photo Credit: Jill Lewis

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 Columbia School, 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. Today, the school serves over 400 elementary school children. 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. However, it might be explained by the tremendous growth in the number of residents aged 45-64 years. Individuals aged 45-64 are in their prime earning years; some may have established themselves professionally before graduate education became considered necessary to a professional career.

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:

Occupation Reported by Arlington Heights Residents	Percentage
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 adds newer 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.

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 & Drafthouse is a draw to the neighborhood because it offers something special: second run films and live entertainment can be viewed while you eat and drink. Columbia Pike has become a center for live entertainment. Two annual street festivals hosted in the neighborhood, the Columbia Pike Blues Festival and the Columbia Pike Arts and Jazz Festival, add 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 Penrose Square, a mixed-use development approved by the County Board in 2006, will stimulate growth in the neighborhood. Long-term commitment from the County will be needed to stimulate growth while balancing the needs of the neighborhood.

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 Candidate 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, 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.

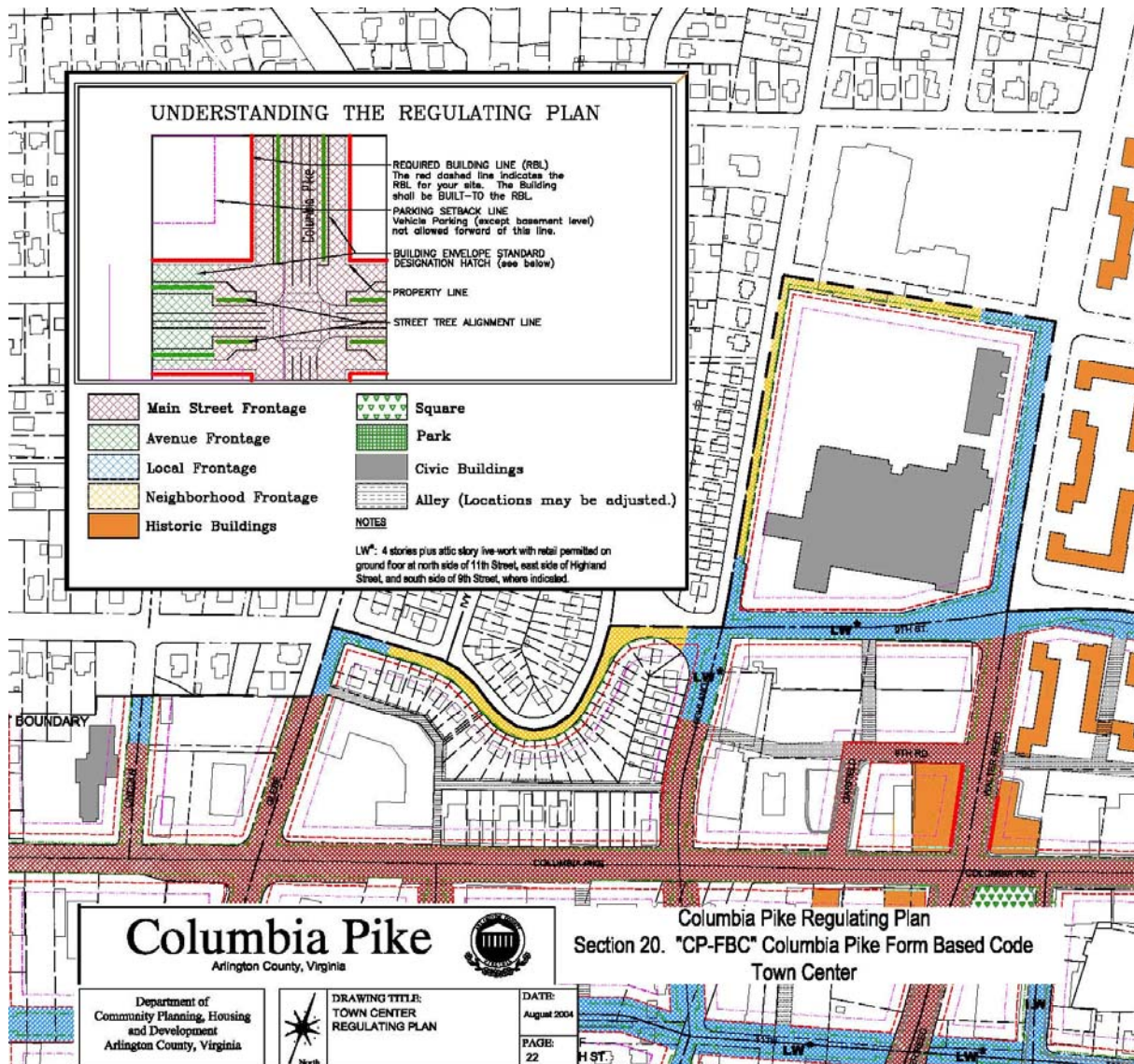
Houses of Worship

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

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.

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. 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.

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.

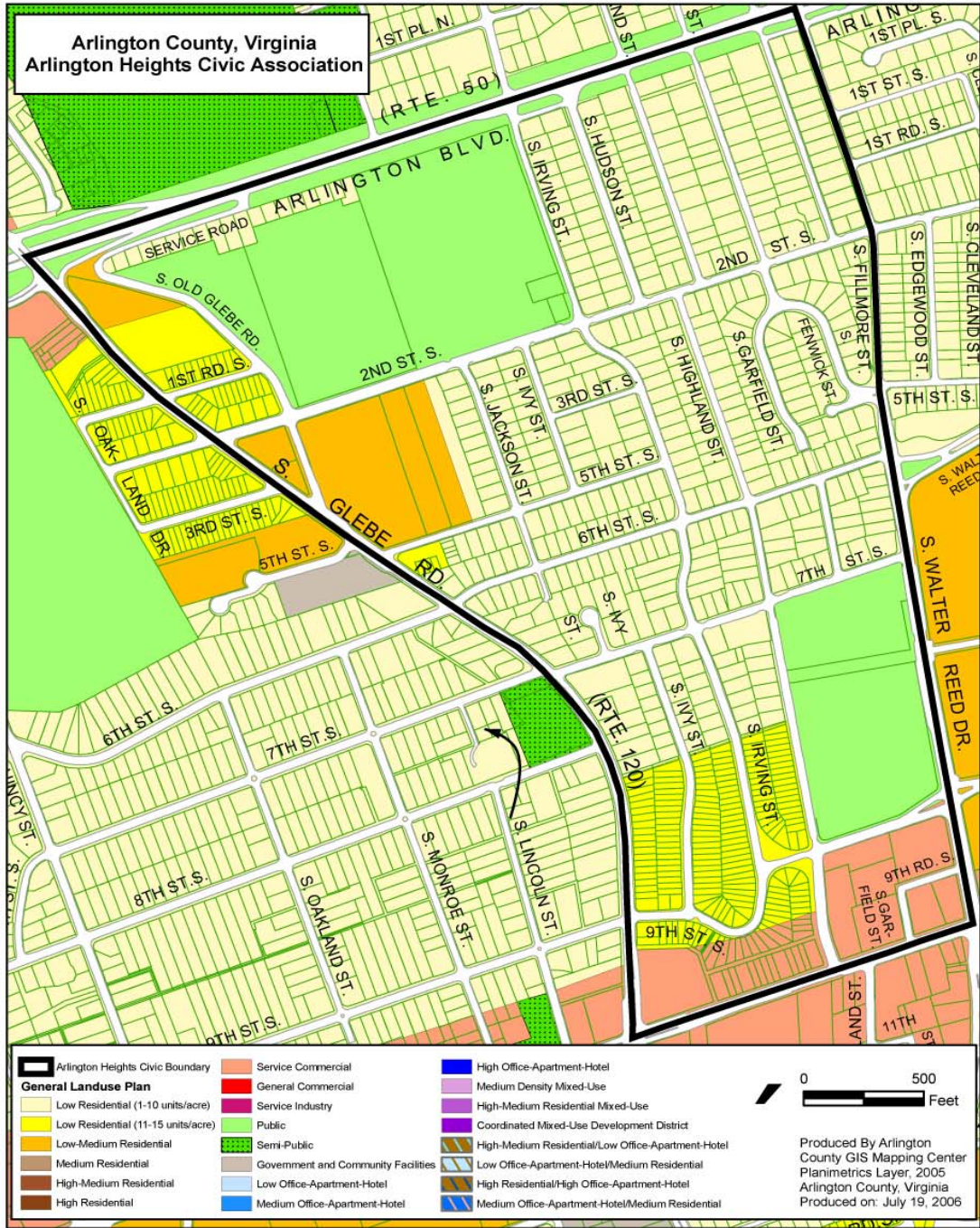
Zoning and Land Use

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.



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

On the initiative of Arlington County, Arlington Heights was surveyed during 2006 for possible federal historic preservation designation. No proposals based upon this survey have been presented to the neighborhood. Residents will want to carefully assess any aspects of federal historic preservation that would restrict the ability to improve homes.

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, known as "COPA," which stands for Columbia Pike Arts.
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 tangible 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 construct a county-owned free or metered three-level parking ramp on the empty lot at the northwest corner of 9th Rd. and S. Garfield St., co-planar and connected to the existing underused parking ramp at the southeast corner of 9th St. and S. Highland St., 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.

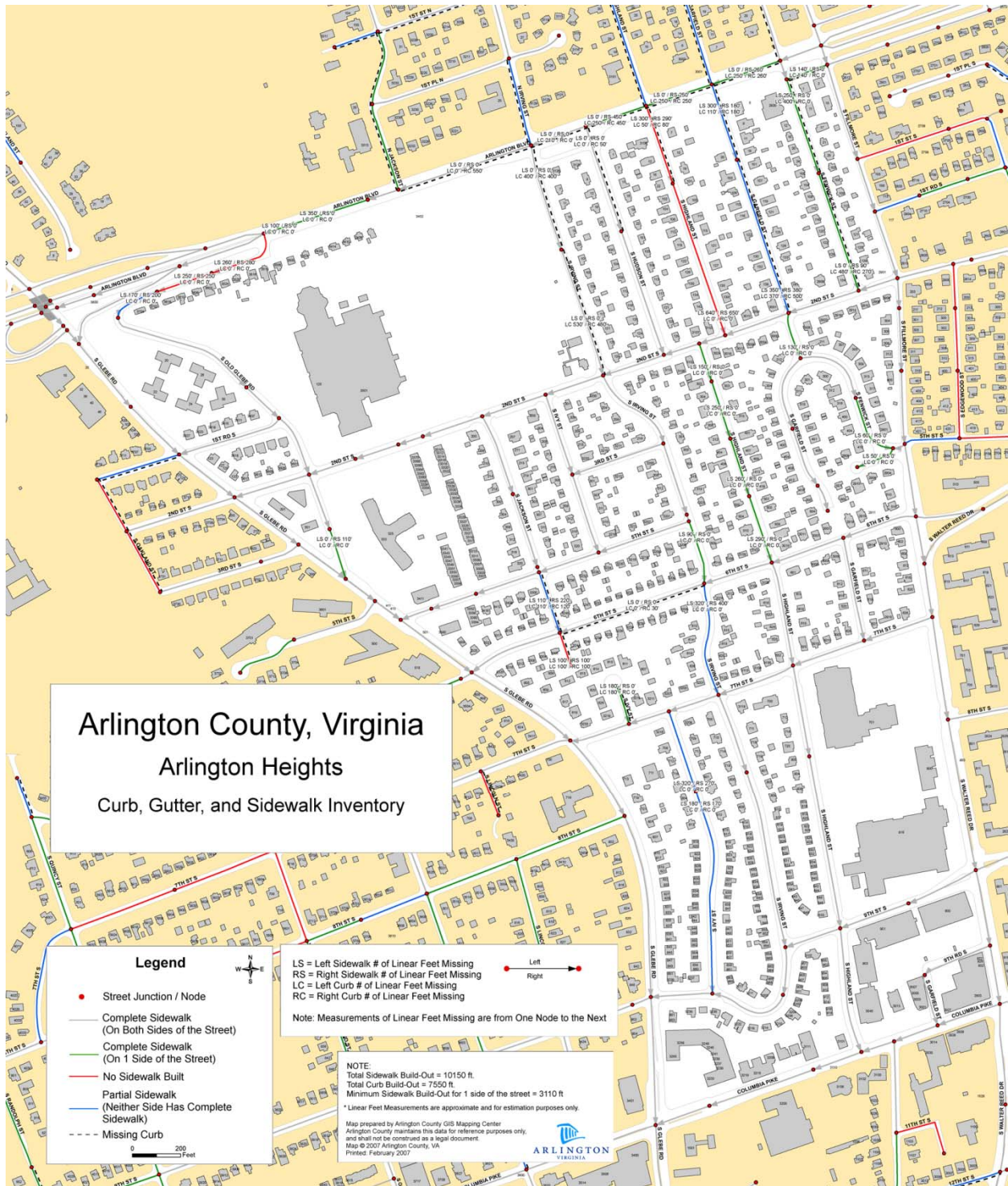
Neighborhood Infrastructure

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 three 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.:** The proposed project will include construction of new 4-foot wide concrete sidewalk, curb and gutter and a 1.5-foot utility strip on the west side (side opposite of the utility poles) of S. Garfield St. from Arlington Blvd to 2nd St. 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 28 feet and on-street parking will be allowed to continue on both sides of the street. 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. **S. 5th St.:** 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 the most heavily used recreation center in Arlington County, and to the Thomas Jefferson Middle School, yet there is no crosswalk of any kind and no signage.

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

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. [TODO: Photograph] 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 Route 50 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. The proposed NCAC project on S. Garfield St. (discussed in the streets, sidewalks, curbs and gutters section) should be funded and completed. This is the first priority NCAC project for the neighborhood. Drainage is a serious problem on this portion of S. Garfield.
3. Address drainage problems at Arlington Heights Park, which has become known by neighbors at S. Irving St. and 9th St. S. as "Lake Irving."
4. Address drainage problems at S. Walter Reed Dr. at the Department of Human Services and the Columbia Pike Library

5. Address drainage problems on the east sidewalk of Highland St., especially beside the Career Center.

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.

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. Build a second pedestrian and bicycle overpass across Arlington Blvd., just east of 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. [TODO: Photograph] 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. Further, as the result of a subdivision, there is now a vacant lot at the corner of S. Fillmore St. and 2nd St. S. 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. The county should work with the neighborhood to determine whether the empty lot at S. Fillmore St. and 2nd St. S. can be built upon, and if it cannot, determine options for beautifying the area.
3. 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 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 is 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:

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.

Lighting

There are two significant lighting issues relating to the Thomas Jefferson Community Center. One issue relates to do 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.

- County staff should work with adjacent neighbors to brainstorm ways to minimize the light pollution from high lights over the athletic fields.

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 schools 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 small parks, Arlington Heights Park and “Fourth of July” Park. 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. [TODO: Photograph] 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. [TODO: Photograph] 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.

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, and crime during the fair. However, 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. 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 encourage the use of public transportation and walking.
3. The neighborhood should assess streets regularly to determine whether on street parking should be restricted to resident permits.
4. 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.

Arlington Public Schools is studying the Career Center for possible sale or lease with a public private partnership. Due to its location on the Patrick Henry campus, the community is concerned about impacts redevelopment might have on the safety and well being of students. There are significant questions about the continuation of programming at the Career Center as this plan goes to print, including whether the Columbia Pike Library will remain on the site. No design or specification is available at this time. 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. 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.

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.

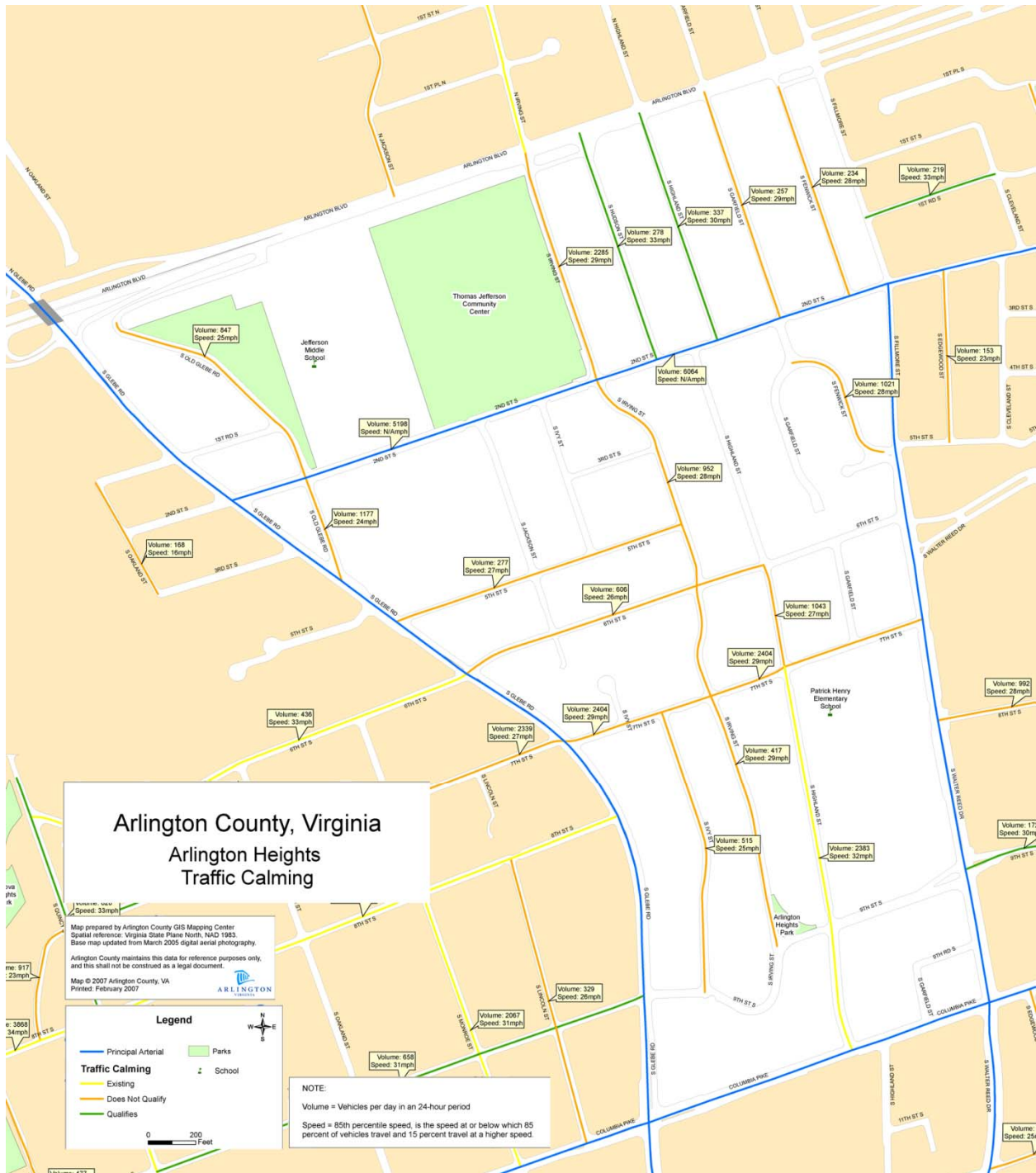
Highland and S. Irving streets are blind to westbound traffic stopped at the light at Fillmore St. Further, other than Fillmore, none of these intersections has a left turn lane for westbound traffic. At least one Arlington Heights resident has been killed in an accident at the intersection of S. Irving 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.

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 a series of nubs along 2nd St. S. at Old S. Glebe Rd., S. Highland St. and S. Garfield St., incorporating pedestrian 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 9th 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 6th St. S. and 7th 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., 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.

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 [TODO: Add when completed]
- Appendix II: Recommended Street Improvements
- Appendix III: Arlington Heights Survey Results
- Appendix IV: Commercial Establishments (As of October 2006)
- Appendix V: Commercial Establishments: Suggestions for Discussion with Staff
- Appendix VI: Arlington Heights Housing Stock
- Appendix VII: Arlington Heights Census Data (tabulated by county staff)

Appendix I: Arlington County Board Report

Appendix II: Street Improvements

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
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 st Rd. S. (at Old Glebe Rd.)		✓	✓				
1 st Rd. S. (at Glebe Rd.)			✓				Crosswalk on 1 st Rd South
2 nd St. S. (at Old Glebe Rd)		✓	✓	✓			Zebra lines at all 4 crosswalks; stop line on Old Glebe Rd.
2 nd St. S. (at S. Glebe Rd)		✓	✓	✓			Crosswalk across 2 nd St & South side of Glebe Rd.
2 nd St. S. (at S. Fenwick St.)		✓	✓				On S. Fenwick St.
2 nd St. S. (at S. Garfield St.)		✓	✓				On S. Garfield St.
2 nd St. S. (at S. Highland St.)		✓	✓				All three crosswalks; add pedestrian crossing sign
2 nd St. S. (at S. Hudson St.)		✓	✓				On S. Hudson St.
2 nd St. S. (at S. Irving St.)		✓	✓	✓			Zebra lines at all 4 crosswalks, stop line on S. Irving St.
2 nd St. S. (at S. Ivy St.)		✓	✓				On S. Ivy St.
2 nd St. S. (at S. Jackson St.)		✓	✓	✓			On S. Jackson St.
S. Garfield St. (at S. Fenwick St.)					✓		On S. Garfield and S. Fenwick
3 rd St. S. (at S. Irving St.)		✓	✓				
3 rd St. S. (at S. Ivy St.)		✓	✓				
5 th St. S. (at S. Fillmore St./S. Fenwick)		✓	✓				Pedestrian Crossings across S. Fenwick and S. Fillmore

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 th St. S. (at S. Irving St.)		✓	✓				Straighten Stop Sign
5 th St. S. (at S. Ivy St.)		✓	✓				On S. Ivy St.
5 th St. S. (at S. Jackson St.)		✓	✓				On S. Jackson St.
5 th St. S. (at Glebe Rd.)		✓	✓				
6 th St. S. (at S. Fillmore St.)		✓	✓				
6 th St. S. (at S. Highland St.)		✓	✓				Add pedestrian crossing sign
6 th St. S. (at S. Irving St.)		✓	✓				On S. Irving St. (after storm drain completed); add pedestrian crossing sign
6 th St. S. (at S. Jackson St.)		✓	✓				On S. Jackson St. (after storm drain completed)
6 th 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 th St. S. (at Walter Reed Dr.)			✓	✓			Install Flashing "School Zone" Sign for southbound traffic
7 th St. S. (at S. Garfield St.)		✓					
7 th St. S. (at S. Irving St.)		✓	✓				On S. Irving St.; pedestrian crossing sign
7 th St. S. (at S. Ivy St.)			✓		✓	✓	On S. Ivy St.
7 th St. S. (at S. Glebe Rd.)		✓	✓				
9 th St. S. (at Walter Reed Dr.)		✓			✓		Move stop sign closer to Walter Reed; yield westbound to 9 th St. Install Flashing "School Zone" sign for northbound traffic
9 th St. S. (at S. Highland)							Add curb cut SE corner; pedestrian crossing sign
9 th St. S. (at S. Irving St.)			✓			✓	
9 th St. S. at S. Ivy St.		✓	✓				On Ivy
9 th 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?					
	(Strongly favor-----Strongly oppose)				
	1	2	3	4	5
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.

(Intact-----Disintegrating)				
1	2	3	4	5
37	23	3	1	10

IF YOU HAVE A CURB IN FRONT OF YOUR HOUSE, PLEASE RATE THE CONDITION.				
(Intact-----Disintegrating)				
1	2	3	4	5
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.				
(Strongly agree -----Strongly disagree)				
1	2	3	4	5
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				
(Not concerned at all-----Extremely concerned)				
1	2	3	4	5
1-4	2-5	3-18	4-17	5-44

b) VEHICLES EXCEEDING THE SPEED LIMITS IN THE NEIGHBORHOOD				
(Not concerned at all-----Extremely concerned)				
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 crosswalks	14	14	33	10	7
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:			
	Yes	Maybe	No
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?

1	Strongly favor
2	Favor
3	No opinion
4	Oppose
5	Strongly oppose

	1	2	3	4	5
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.					
	Excellent	Good	Fair	Poor	Not sure
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.					
	(Strongly support -Strongly oppose)				
	1	2	3	4	5
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 9th 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 1st 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 5th 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 Taborga (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 Cuttery (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: Commercial Establishments -- Suggestions for Discussion with County Staff

Residents wish to explore the feasibility of the following suggestions with appropriate staff.

1. Work with specific commercial property owners and managers to address areas of friction with the neighborhood.
 1. Encourage 7-Eleven and McDonalds stores to clean up all litter around their stores.
 2. Encourage Town Car Auto to beautify and landscape their property, especially to rebuild their trash enclosure, so they can obtain a three-year extension of their conditional use permit.
 3. Work with the owner of Westmont Shopping Center to enclose the open utility area on S. Glebe Rd. west of Hollywood Video and to keep the alleyway clean at all times. Also, encourage the owner to seek a parking arrangement with Bank of America across S. Glebe Rd., to reduce congestion in the 100-space Westmont parking lot. Work with the owner of Westmont Shopping Center and the county to eliminate predatory towing practices at the Westmont Shopping Center parking lot. [TODO: Add link to letter regarding predatory towing, when ready.]
 4. Encourage Mrs. Chen's Kitchen and Subway to improve their parking areas.
 5. Encourage Boston Market and Mrs. Chen's Kitchen to keep their trash containers closed, and to keep the alleyway clean at all times.
 6. Eliminate the bollards separating the two parking areas in front of Honduras Super Market Inc. on one side, and Pines of Naples, Panda Bowl, and Good Fortune on the other side, and level the two parking areas into one, allowing cars to enter from the east and exit to the west, ending the continual traffic jam in the two separate parking areas.
 7. Eliminate the abutments separating the two parking areas in front of Mrs. Chen's Kitchen on one side, and Lalibela II on the other side, and level the two parking areas into one, allowing cars to enter from the east and exit to the west, ending the continual traffic jam in the two separate parking areas.
2. Parking and Transportation Suggestions
 1. Provide an eight-passenger van shuttle from the parking ramp to commercial stops along Columbia Pike, for those unable to walk.

Appendix VI: 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 Route 50/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 VII: Arlington Heights Census Data

Arlington Heights census data tabulated by Arlington County (document attached).

DEPT. OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT

	1990		2000		Change	% Change
	Number	% of Total Population	Number	% of Total Population	1990-2000	1990-2000
TOTAL POPULATION	2,250	100.0%	2,433	100.0%	183	8.1%
TOTAL NON-HISPANIC OR LATINO	2,005	89.1%	1,915	78.7%	-90	-4.5%
Population of One Race	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%
Population of Two or More Races	n/a	n/a	52	2.1%	n/a	n/a
TOTAL HISPANIC OR LATINO	245	10.9%	518	21.3%	273	111.4%
AGE DISTRIBUTION						
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%
SEX						
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	% Change
	Number	% of Total Households	Number	% of Total Households	1990-2000	1990-2000
TOTAL HOUSEHOLDS	1,023	100.0%	1,047	100.0%	24	2.3%
	526	51.4%	529	50.5%	3	0.6%

Family Households

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%
Non-Family Households	497	48.6%	518	49.5%	21	4.2%

HOUSEHOLD SIZE*

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		
TOTAL HOUSING UNITS*	1,026	100.0%	1,067	100.0%	41	4.0%
Occupied Housing Units	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%
Vacant Housing Units	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).

n/a indicates data are not available for 1990.