

ARLINGTON RIDGE

Neighborhood Conservation Plan



*Arlington Historical Museum
Arlington, Virginia*

The Hume School is the oldest remaining school building in Arlington County

21 January 2013

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ACKNOWLEDGEMENTS

The Arlington Ridge Civic Association (ARCA) thanks those neighbors who have given their valuable time and effort to formulate the ARCA Neighborhood Conservation Plan, especially Kit Whitely and Elaine Woods for their tremendous dedication, and a special thanks to our present and past civic association presidents for their contributions. ARCA also wishes to acknowledge the Arlington County staff planners who assisted us with this plan, especially Katie Brown-Henry and Tim McIntosh.

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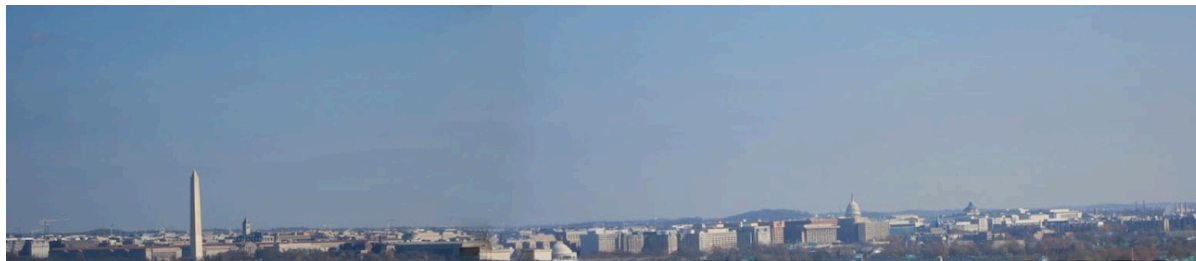
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EXECUTIVE SUMMARY



View of Washington, D.C. from The Representative (photo courtesy of Peter Amato)

Today, the overall top concerns of the individual homeowners are pedestrian safety, traffic controls and ease of transportation while preserving a quiet single-family residential character and enhancing the quality of life of the neighborhood. We make several urgent recommendations that will satisfy our most controversial issue in the survey—pedestrian safety concerns, namely for speeding, cut-through traffic, high-volume traffic and dangerous traffic intersections and stretches of road.

Our broader neighborhood, in the 22202 zip code area, grew to a population of 22,543 in 2010 from 16,389 in 2000, a population increase of 6,154, or 37.5 percent. That increase, including many more young children, has impacted our area in several ways, affecting traffic, school capacity, infrastructure, and park use.

The Arlington Ridge Civic Association (ARCA) published its Neighborhood Conservation (NC) Plan on 5 June 1973. ARCA had a complete survey in 1997 that was summarized for the membership in its newsletter and served as a guideline for addressing vital community issues, and another survey in 2011, which had over 400 responses. The current NC Plan, which was submitted to Arlington County on 21 January 2013, is the first complete revision of the NC Plan in almost 40 years, drawn extensively from the results of the 2011 survey, which describes new and ongoing activities and improvements that support our goals. The plan was unanimously accepted at the 21 March 2013 ARCA membership meeting.

Following the neighborhood survey, we produced a new and revised plan that includes pressing recommendations in all of these categories (at the end of each section):

Traffic and Transportation: To proactively limit and manage traffic to maintain and improve the livability and quality of life for residents in the ARCA and neighboring areas.

Public Safety and Community Services: To improve public safety and Emergency Preparedness, an ARCA “Safety Coordinator” should work with the County preparedness team; to reduce the misery of electrical outages, the County and Dominion Power should work together to remove excessive tree foliage overhanging power lines; and lastly, to maintain and upgrade the Aurora Hills Library and Community Center as the ARCA area’s “cultural hub,” the County should allocate funds for the expansion and renovation of this vital community resource.

Infrastructure (sidewalks, street lighting and curbs/gutters): To complete and repair a network of sidewalks to ensure pedestrian safety (see Arlington County’s Neighborhood Infrastructure Report), a top priority; maintain and upgrade streetlights; and provide proper street lighting.

Land Use, Zoning, Development and Housing: To “freeze” zoning within and outside the ARCA area until the full impact of present development plans in areas adjacent to us can be fully assessed in order ultimately to conserve the peaceful single-family character of our neighborhood and protect our quality of life and the air we breathe.

Urban Forestry: To increase tree canopy, promote the use of native trees and retain native tree species from the original forest as much as possible, identify and preserve open space and develop long-term invasive plant removal strategy.

Parks, Recreation and Beautification: To maintain and upgrade our nine neighborhood parks.

The recommendations are grouped in each section, including suggested priority projects, for Arlington County’s consideration to initiate action.

The NC Plan includes approximately 80 recommendations, 70 for the County and Schools and 10 for the neighborhood.

1: INTRODUCTION TO ARLINGTON RIDGE

Arlington Ridge is a narrow rise of land extending from Rosslyn to Four Mile Run. It included land that was leveled to build Shirley Highway. In South Arlington, it is the name of the main road running atop this rise from Prospect Hill Park, overlooking the Pentagon, to South Glebe Road. Arlington Ridge not only provides views of Washington, D.C. to the north and east but also gives its name to our immediate community and its civic association. (See map in Appendix F.)

The Arlington Ridge Civic Association (ARCA) area is bordered by the Pentagon and the Henry G. Shirley Memorial Highway, or Interstate 395 (I-395), to the north and west; South Joyce, South 26th, and South Grant Streets to the east; and South 24th Street, South Lang Street, and South Glebe Road and Four-Mile Run to the south; an area of 0.815 square miles. In addition to I-395, it adjoins the Army-Navy Country Club, Virginia Highlands Park and the Aurora Highlands neighborhood, the Long Branch Civic Association area, and Gunston Middle School and grounds. Within its boundaries lie the Hume School, built in 1891 and the present site of the Arlington County Historical Society and Museum, Oakridge Elementary School, one church, a real estate office, and several small parks. The largest and most notable park is Fort Scott Park, named after the 1861 fort that formed part of the defenses of Washington during the Civil War and of which the present park is but a small reminder. ARCA is bisected by Arlington Ridge Road and South 23rd Street, heavily residential arterials that also carry considerable commuter traffic to and from I-395, Alexandria, the Pentagon, Pentagon City and Crystal City. South 23rd Street has a “Main Street” role for ARCA and Aurora Highlands, given its five churches with 14 congregations; five privately run facilities for day-care, pre-school and school; an employment center for developmentally disabled adults; and two blocks containing service and restaurant businesses.

The 2010 census shows Arlington Ridge populated by 6,324 people. The median age was nearly 37 years and the median household income for 2009 was \$95,509. The median rent paid was \$1,657. Renter-occupied housing units comprised 52.9 percent of the total housing stock; owner-occupied housing 41.6 percent; thus 94.5 percent of the available housing was occupied and 5.5

percent vacant.

The ARCA neighborhood community possesses many special qualities. Its residents are highly educated, many with advanced degrees. Adults are executives, managers, top military personnel, professors, lawyers, doctors, communications professionals, and analysts. Residents work on the Hill and in other Federal government offices, as well as in private sector, downtown offices. There is even a Supreme Court Justice here. This unique population is almost equally divided between males and females, with slightly more females, and the average household size is 1.8 people. Among all households, 31.5 percent are married-couple families and of these 7.3 percent have children.

The ARCA area is an exceptionally attractive and convenient neighborhood in which to live. Many, if not most residents were originally drawn to the area because in all of northern Virginia, it is the closest residential neighborhood to downtown Washington, D.C.—an oasis near a big city. Besides its proximity to the District of Columbia (District), it adjoins Alexandria, is next door to the Pentagon, and close to the many shops and restaurants of Pentagon City and Crystal City. It is a long-established, fully built-out community with hilly, winding streets and many large canopy trees, a distinctive residential character, and fine schools.

Pleasing, architecturally diverse, single-family homes predominate and occupy approximately 80 percent of the land area, which includes “Forest Hills,” the only townhouse community. Apartment and condominium complexes occupy the remaining 20 percent of land area (located at the northern end of Arlington Ridge and adjacent to Pentagon City). Residents in these complexes live within walking distance of the Pentagon City Metro and many walk there. They also drive to destinations not easily accessible by Metro. Residents who live in the single-family residences are considerably less inclined to walk as Metro is neither convenient nor efficient, especially where young children or seniors are involved, and ART bus transportation is not always reliable or often-times overcrowded during rush hour. Of those responding to the neighborhood survey, 28.7 percent indicated that they were retired. Among **all** of the respondents, 70 percent indicated that they drive to work “often” or “sometimes,” and 93 percent use a car for shopping and leisure activities.

Arlington County appears poised to approve massive new office development in Pentagon and Crystal Cities in the coming years. Residents are concerned that the County has failed to take into account the unique geographic characteristics of Zip Code 22202 and the Jefferson-Davis (JD) Corridor, of which the ARCA area is a part. Geographically the area is a basin that collects and holds pollutants and noise. And, most importantly, it is surrounded by the equivalent of a nearly impenetrable moat: the railroad and the Potomac River on the east, Shirley Highway (I-395) to the north and west, and Four Mile Run to the south. Automobiles can access the area only via a very limited number of “gateways” through which all commuter traffic must flow. ARCA area residents, dependent upon their automobiles for driving to work, reaching doctors' appointments, or taking children to sports or other special events (i.e., for meeting daily life commitments) need to be able to move freely upon their local neighborhood streets as well as to be able to pass through the very same gateways that are now regularly clogged during rush hours. As a consequence, for more than 69 percent of the respondents to the neighborhood survey, traffic was the overwhelming concern about any major new development in the “Cities” in the basin.

Residents are currently beset by the noise, pollution, and traffic congestion occasioned by existing development in Pentagon City and Crystal City. Commuters who cut through the neighborhood to reach I-395 or Route 1 and those who use these two highways as migration routes to and from the District cause significant health and safety issues. Massive new office development in Pentagon City and Crystal City will only add to the existing traffic congestion, noise, pollution, and safety hazards currently experienced by ARCA area residents. Residents' concern for maintaining their present quality of life and property values are heightened by the huge increases in density and attendant vehicular traffic proposed for these adjacent areas. The existence of the Pentagon City/Crystal City metro corridor does not justify the “taking” of the health, safety, welfare—the quality of life—and the economic value of this pre-existing, long-established, stable residential neighborhood.

2: HISTORY

Long before the English arrived in Virginia, woodland Native American Indian tribes flourished along the Potomac River and its many small tributaries. Native Americans were skilled boat builders and fishermen as well as hunters and agriculturists growing corn, pumpkins, beans, and other crops. In 1608, Captain John Smith sailed up the Potomac as far as Little Falls and described his experiences and the area in detail. Frontier settlements followed, as did wars with the Indians. Although these uprisings deterred development in the westernmost part of the Northern Neck, the lure of land accessible from the Rappahannock and Potomac rivers led to population growth and the creation of successive county governments beginning at the eastern tip of the peninsula and spreading ever westward. Northumberland County, formed in 1648 and extending from the tip to the sources of the two rivers, was split repeatedly to create Westmoreland County, 1653; Stafford County, 1664; Prince William County, 1730; and Fairfax County, in 1742. The colonizers of the land were largely tenant farmers brought from England to fulfill the obligation of a large patent or land grant holder to settle his grant. Until 1801, this area (Arlington County) was part of Fairfax County.

In 1669, John Alexander purchased a royal patent for a parcel of land along the Potomac River from Captain Robert Howson. In 1746, a survey by Daniel Jenkins revealed that the patent encompassed 8,000 acres. Alexander's great grandson Gerrard owned a house north of Four Mile Creek, according to the survey. In 1930, a fire destroyed a house on the site that was named Abingdon. Destroyed by a fire in 1930, a house on the site that was named Abingdon is identified by a plaque at the National Airport near the south exit toward Alexandria.

George Washington, the first President of the United States, was a non-resident landowner of Arlington land. In 1775, he bought over 1,000 acres along Four Mile Run from grants dated in 1724 and 1730. The first grant covered land about one-half mile above Chubb's mill, i.e., about where Arlington Ridge Road crosses the creek and becomes Mount Vernon Avenue.

In the 1700's, the valley floor on the west side of the ridge, now Army-Navy Drive, formed part

of the Alexandria-Georgetown Road. One of the oldest roads in Arlington, it is depicted on a 1746 survey of the area. In 1781, American and French troops under the command of Generals Washington and Rochambeau used this road en route to Yorktown and the decisive battle leading to the end of the Revolutionary War. Washington later took the Alexandria-Georgetown Road to commute from Mount Vernon to supervise initial efforts to construct the new nation's capital. The course of the road from Alexandria to the ferry that once carried travelers from Rosslyn into Georgetown has changed considerably at both ends, and the middle portion was destroyed by the construction of Shirley Highway (now I-395).

Following the ratification of the U.S. Constitution, a new Federal District formed from the states of Maryland and Virginia came into being. Virginia's contribution was carved from Fairfax County. Within the District, in 1801, this land was designated as Alexandria County and included the town of Alexandria. Arlington, as part of Alexandria County, was retroceded to Virginia in 1846. Arlington was known as “the country part of the county.” Not until 1920 was the name “Arlington” chosen to distinguish the County from the town of Alexandria.

Several notable landed estates encompassed portions of the ARCA neighborhood. In 1778, John Parke Custis (son of Martha Washington and foster son of George Washington) purchased land from two sons of Gerrard Alexander. From Gerrard's son Gerrard, he acquired the 1,100 acres that became the “Arlington” plantation. From Robert Alexander he became owner of Abingdon and 904 acres. The latter property was mortgaged to the Alexander family who reclaimed it following John Parke Custis' death and the remarriage of his widow to Dr. David Stuart in 1783.

The son of John Parke Custis and the grandson of Martha Washington, George Washington Parke (G.W.P.) Custis inherited the 1,000 + acres purchased by his father from Gerrard Alexander as well as 1,200 acres along Four Mile Run from George Washington. Much of this tract lay in Fairfax County. With Martha Washington's death in 1802, G.W.P. Custis needed a place to live and began construction of the Greek Revival mansion he eventually called “Arlington.” The place was habitable in mid-1804 when he arrived with his new wife to live in one wing of the house, but the mansion was not fully completed until 1818.

George Washington Parke Custis was the most influential resident of Alexandria County until his death in 1857. He engaged in scientific farming and encouraged the expansion of dairying and truck gardening to feed growing Alexandria and Washington markets. He entertained freely and often—relatives, friends, and dignitaries—all the notables of his time. The Marquis de Lafayette stayed at Arlington House during his visit to the United States in 1824. Mary Anne Randolph Custis married Lieutenant Robert Edward Lee in the mansion in 1831.

At the outbreak of the American Civil War, the Custis-Lee plantation was a danger to Washington. Union troops seized Arlington in May, occupying the house, the outbuildings, and the land. During the course of the war, the buildings were variously used as a military headquarters, hospital, and convalescent camp.

In addition, wooden barracks and officers' cottages were constructed to house those garrisoned on the plantation's grounds. Fort Whipple, today Fort Myer, was built in 1863. Freedman's Village, housing for freed slaves moved from the District, and a military cemetery were established on the land. Arlington became Federal government property when it was bought at a forced auction in 1864. The Custis-Lee mansion, Arlington House, is the oldest surviving major structure in Arlington.

Green Valley formed the third large plantation in south Arlington. The land was owned by Anthony Fraser who acquired about 1,000 acres on both sides of the Alexandria-Georgetown Road. Around 1821, he built "Green Valley Manor" where the Forest Hills townhouse development now sits. The manor house burned down in 1924. Oakridge Elementary School, Gunston Middle School, and the Army-Navy Country Club all exist on land that once belonged to Fraser's Green Valley estate. During the Civil War, the estate served as an emergency hospital center following the First Battle of Manassas and later as a convalescent camp. The property was largely destroyed by such usage.

Although not a plantation, James Roach inherited extensive land from his father Philip in 1838. The area had once been part of the Alexander estate, and Philip and James Roach ran a brickyard

using clay from their land by the river. They supplied most of the brick and stone used to build the Aqueduct Bridge and the Alexandria Canal. About 1841, a “new graveled road” was built along the top of Arlington Ridge and James Roach erected a Federal-style mansion, “Prospect Hill”, on the ridge's highpoint. On his considerable acreage, in addition to his brick plant and masonry business, Roach operated two mills and farmed.

In 1861, Union soldiers seized Prospect Hill. They ruined Roach's estate by building two forts on his land—Fort Albany on the ridge near the mansion and Fort Runyon on the Potomac. Fort Albany was “a bastioned earthwork built in May 1861, to command the approach to the Long Bridge by way of the Columbia Turnpike. It had a perimeter of 429 yards and emplacements for 12 guns. ...The ground on which the Fort stood was cut away during the construction of the Henry G. Shirley Memorial Highway, in 1942” (as quoted in Wikipedia from the sign commemorating the Fort). The site is a designated County historic site.

James Roach, his wife, and his daughter died at Prospect Hill during the war. Prospect Hill, however, survived until 1965 when the house was torn down to make way for a condominium apartment building, The Representative.

Today, a plaque at the northern end of Arlington Ridge Road memorializes James Roach and his mansion, Prospect Hill. The site is an Arlington County historic site and a popular place from which to take pictures of the Pentagon and the Washington, D.C. skyline. Following the September 11, 2001 attack on that building, the Pentagon's smoldering side was easily photographed from Prospect Hill, and a temporary memorial quickly appeared on the Hill in mourning for the destruction and in memory of those killed.

Fort Scott was another of the May 1861 fortifications built for the defense of Washington. Constructed on the highest point of the ridge, it was perfectly sited to help protect the city and Long Bridge (14th Street Bridge) from cannon fire. Fort Scott was named after General Winfield Scott, General-in-Chief of the U.S. Army in May 1861. The fort was built as a lunette with two faces and two parallel flanks. It had a perimeter of 313 yards and emplacements for eight guns. The former access road to the fort is now known as Fort Scott Drive. During World War II, the

site was reactivated and used for an anti-aircraft battery. Today, Fort Scott is designated as an Historic District.

Another historic place in the ARCA neighborhood is the Hume School, which is pictured on this Plan's cover. Built in 1891, it is named after Frank Hume who donated the land for the school's playground to the County. It contained two first floor classrooms, one for grades 1-4 and the other for grades 5-8. Classes ran there continuously until December 1956. In 1960, the County deeded the building to the Arlington Historical Society. It is the oldest remaining school building in Arlington County and was placed on the National Register of Historic Places in 1979. At least one former pupil still resides in the neighborhood.

In 1900, subdivisions with streets were laid out. The subdivision called Addison Heights on Arlington Ridge appeared in that year. It was named after the Addison house that appeared on maps dated 1864 and 1878. The house was located on the southeast corner of Arlington Ridge Road and what is today's South 20th Street. However, the area was still primarily agricultural until the 1920's. A 1926 map of the area shows six houses between the Hume School and 20th Street. One more house existed between the school and Prospect Hill, one on the west side of the road, and a few more at the base of the Ridge on Old Georgetown Road.

From 1920 until 1963, 1301 Arlington Ridge Road was widely known as the location of the Little Tea House Restaurant. Eleanor Roosevelt, Amelia Earhart, and Oliver Wendell Holmes were among the famous people who came there to eat. The restaurant was known for its fine gardens and views as well as its food. It was also one of the first places in Arlington to welcome racially mixed groups. The teahouse was demolished in 1963 to make way for The Ridge House apartment building. The small stone tower at the intersection of Arlington Ridge Road and South Lynn Street is the only remaining visible remnant of the restaurant.

World War II changed everything. Washington was inundated with military and civilian personnel all seeking housing. Homes sprang up throughout the area—most of those on the west side of the Ridge and south of 23rd Street on the east side were built in the 1950's and 60's. The Federal government subsidized the construction of many brick, garden-style apartment

complexes including that of Arna Valley on the southern end of Army-Navy Drive at Glebe Road. After the war, this development devolved into low-cost housing and was destroyed in the year 2000 to make room for Avalon at Arlington Square.

The construction of the Pentagon and affiliated roads to service the complex led to the building of Virginia's first limited access highway, the Henry B. Shirley Memorial Highway. The highway was built parallel to Army-Navy Drive and cut through Arlington Ridge just north of Prospect Hill. In the 1970's, Shirley Highway was widened and became I-95 and eventually I-395, part of the Interstate road system. Access to the ARCA neighborhood was obtained by a ramp from the highway onto Arlington Ridge Road. That ramp has provided the means for an unending stream of car-driving commuters to clog the Ridge all the way to and from the Alexandria boundary line or to South 23rd Street and Crystal City. In an effort to slow traffic and provide greater safety to pedestrians, in the 1980's, Arlington Ridge was reduced from four lanes to two and the previous lane space used to install 4-foot sidewalks and grass easements. Traffic was further slowed in 2011 by the removal of a bus cutout on the northeast corner of Arlington Ridge Road and 23rd Street and a reconfiguration of that intersection in a way that affected left-turn and through traffic.

Crystal City commuter parking overran the residential streets in the Arlington Ridge and Aurora Highlands civic association areas. As early as 1968, the two associations petitioned the County for relief from the daily flood of commuters. The County responded with a zoned parking ordinance intended to reduce hazardous traffic conditions in areas zoned for residential parking, to preserve and protect residents from the impacts associated with intrusive commuting, to promote efficiency in the maintenance of the neighborhood streets, and to maintain the character and value of those residential neighborhoods. Crystal City successfully fought the restrictions on commuter parking for many years, but in 1977 the issue reached the U.S. Supreme Court. The landmark ruling in *Arlington County Board v. Richards*, 1977, No.76-1418, gave communities nationwide the right to preserve the peace and tranquility of their own neighborhoods.

In 1974, in order to house its staff members, East Germany built an apartment complex across Arlington Ridge Road and to the south of the small stone tower marking the former site of the

Little Tea House Restaurant. After Germany's reunification, the building was sold and turned into a new condominium development, The Pentagon Ridge Condominiums.

The 1987 movie, *No Way Out*, opened with an aerial view panning from the National Mall, over the Pentagon, and down Arlington Ridge Road to a white frame house on the southeast corner of Arlington Ridge Road and South 20th Street, possibly the original Addison House. Hume School is clearly visible in the sequence. The frame house was shortly thereafter torn down and replaced by the existing large brick house.

ARCA residents have long been active in efforts to preserve the single-family dwelling and residential nature of their neighborhood. Population pressure following World War II and the need to finance various infrastructure improvements to accommodate the increased numbers of people led the County to devise a General Land Use Plan (GLUP) in 1960 and to make sweeping changes in its restrictive zoning ordinance in 1962. The resultant intense building boom, magnified by the establishment of a Metro system and the creation of Metro corridors, led to an extensive urbanization of the County. “Smart growth” around Metro stations caused land values to soar in and around the stations in Pentagon City and Crystal City. Residents' efforts to preserve historic sites such as the ante-bellum home, Prospect Hill; the Little Tea House; and the remaining green space from the Fraser estate, the Sickles Tract, for use as a park all failed in the light of development pressures. On the other hand, ARCA efforts helped to prevent the establishment of a football stadium or a baseball stadium at the base of the hill in the Pentagon City area. In negotiating with the County Board and the developer for the creation of Pentagon City, the community secured an 11-acre addition to an existing park and a community center as well as a nursing home and 300 units of subsidized elderly housing, all clearly benefits to the area.

The ARCA community area has long provided a home for high achievers—military, government, and civilian leaders. Vice President Gore lived in the neighborhood while his new home on the Naval Observatory's grounds was undergoing renovation. Other high-ranking officials in law, politics, the military, and academia live here now. The ARCA area was, and is, a neighborhood rich in tradition, history, and promise.

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3: PUBLIC SAFETY AND COMMUNITY SERVICES

A major goal of ARCA is to improve safety and Arlington County services for citizens of the area. To promote this goal, ARCA works closely with its membership and with County public services. The ARCA membership greatly appreciates the outstanding cooperation and assistance received from County services in making progress toward this goal.

Public Safety

Over 90 percent of survey respondents agreed that ARCA residents live in a safe neighborhood. And, according to the 2011 survey, about 80 percent of respondents felt that Police and Fire and Rescue were adequately responsive, while about 20 percent expressed no opinion.

But, population numbers and density are poised to increase dramatically in areas adjacent to the ARCA area. Recent population increases have brought more crime to the area. These incidents, including personal assaults and a wide array of thefts, pose a serious threat to ARCA residents who have sought and previously enjoyed a relatively safe neighborhood. Data, provided by the Arlington County Police Department (courtesy of Captain Penn) for the Crystal City/Pentagon Area, cited below illustrate the magnitude of threats to public safety in the area.

Crime Incidents for the Crystal City/Pentagon Area

Type of Incident	2005	2011	2011 vs. 2005
Homicide	1	0	down
Abduction	3	0	down
Forcible Rape	3	3	same
Robbery	31	14	down
Aggravated Assault	29	23	down
Burglary	56	59	up

Larceny from Auto	176	242	up
Shoplifting	298	459	up
Larceny from Building	395	276	down
All Other Larceny	116	75	down
Vehicle Theft	83	64	down
Total	1,191	1,215	up

These data show significant reductions in seven of eleven crime incidents in the area for 2011 compared with those in 2005. Much of the credit for these reductions goes to the Arlington Police Department that has worked very closely with community associations in the area. The quarterly meetings of the Police with citizens of the area are an example of the cooperative efforts that have reduced the level of these crime incidents.

The categories of criminal activity that have increased since 2005 are various forms of larceny. This increase can be attributed largely to petty criminals or gangs from other areas of our metropolis commuting by Metro to Pentagon City and Crystal City. These criminal activities pose serious threats, both to personal safety and the security of homes and vehicles in the area.

Minimizing these violations of public safety is a joint responsibility of citizens of the area and the Arlington County Police. Residents can take greater precautions to ensure the safety of their property and promptly alert the police of suspicious activity and criminal incidents. As Police Captain Penn once explained, each Police Officer brings only one pair of eyes and one pair of ears to detect safety problems. At the same time, within several blocks of most crime incidents, there may be 10, 15 or 20 pairs of eyes and ears. Therefore, alert, responsive citizens can assist the Arlington County Police tremendously by promptly reporting early signals of trouble through available websites or by telephone. Three convenient numbers are:

703-558-2222 Any suspicious activity

703-228-4057 Report an abandoned bike

703-228-4144 Report an abandoned auto

In the case of inadequately lighted areas prone to crime, ARCA and the County should work together to provide proper street lighting.

Preparation of ARCA residents for special emergencies is another worthy goal. For such emergencies, the County now has a special website, www.arlingtonalert.com, to provide prompt notices of special alerts. Citizens who have smart phones can now download a mobile preparedness app, “Arlington Alert.” For radios, citizens can tune to 1700 AM for emergency information 24/7 from the County. Citizens can get further details for preparing for emergencies from the Arlington Office of Emergency Management. It is important that the County periodically remind citizens of these notification services.

Other Public Services

In 2011, ARCA conducted a survey among its members to evaluate the quality of 13 community services, from trash collection to speed limit enforcement. Some 360 members responded, rating each service *Good*, *Fair*, *Poor*, and *Don’t Know*, with relative percentages (totaling 100 percent) among the four levels of satisfaction. Trash Collection received the highest percentage of *Good* ratings at 87 percent.

Data for the services with ratings less than 50 percent *Good* identify six in need of improvement:

Service	Percent Receiving <i>Good</i> Evaluations
Snow removal	41.3
Parking enforcement	41.1
Pest control	38.0
Street/sidewalk maintenance	34.9
Code enforcement	26.8

Speed limit enforcement

23.7

Among a rather large list of public services, those cited above deserve special efforts by the County for improvements. Stronger, more effective “speed limit enforcement” would materially contribute to fewer personal injuries and greater traffic safety while enhancing the neighborhood’s livability.

An extremely important public service problem in recent years has been the increasing frequency and duration of electrical power outages. These outages play havoc with personal safety and the wellbeing and physical comfort of ARCA residents, imposing periods of absolute misery on many.

The principal cause of these miserable periods of electrical power outages is the excessive mass of tree limbs above power lines. To improve safety and reduce the misery caused by such outages, ARCA recommends that the County develop a joint project with Dominion Power to remove excess tree mass overhanging power lines.

Although in its early stages, another community service is the “village,” a recently launched pilot framework in the ARCA and AHCA areas to create an aging-in-place village. Building upon the village concept that currently exists in neighboring jurisdictions, the volunteer network program—the first of its kind in Arlington—looks at ways to work cooperatively with the County and provide community services to enable seniors to remain comfortably in their own homes as a viable alternative to institutional care.

Aurora Hills Library and Community Center



Aurora Hills Library and Community Center (photo courtesy of Peter Amato)

In ARCA's 2011 Neighborhood Conservation Program Survey, one third of the respondents identified the Aurora Hills Library and Community Center as one of the top priorities for improvement to help these facilities become a "cultural heart" of the ARCA community. The list of recommended improvements to the Library is long...extended hours, more books, more computer terminals, more DVDs, etc. The Community Center, as the central hub for community interaction and a vital asset and much-needed space for all age groups, also received a long list of suggested improvements. Leading this list is a significant expansion of the facility to include group exercise, computer classes, and enrichment programs for children.

Recommendations

1. Provide expanded multi-use space and activities to serve the needs of every age group in the existing community, which has grown substantially in the last several decades and is projected to continue to grow.

2. Upgrade the meeting space with microphones, lighting, proper heating and air-conditioning.
3. Provide tables and chairs on the library front patio for Wi-Fi users.
4. Expand the adjoining parking lot.
5. Comply with Americans with Disabilities Act (ADA) regulations.

Alternatives for obtaining additional space to enlarge the Community Center include removing the logistics facility from the adjoining Fire Station, as well as moving this station to another location.

Schools

ARCA members are comfortable with current leadership and management of the two neighborhood schools, Oakridge Elementary School and Gunston Middle School. Recognizing the value of planning ahead for these facilities in light of projected student enrollments in overcrowded schools, and recognizing that there are always opportunities to improve programs, ARCA recommends that for each of these schools the County school staff and student parent representatives identify modifications and additions of facilities and programs that will materially improve educational results at these schools. These recommendations should be submitted prior to school opening in 2015.

Recommendations

1. With public safety being a joint responsibility of the County and its citizens, ARCA should designate a member as a Safety Coordinator to work with the County and ARCA residents for two tasks: to achieve improvements in public safety, and to coordinate efforts of the County and the citizens for Emergency Preparedness.
2. Continue the “Quarterly Meetings” where The Second District Police Team and residents can discuss current safety problems and means for correcting them.

3. Encourage ARCA residents to sign up for the Arlington Alert website and, for those with smart phones, to download the mobile emergency “app.”
4. Encourage the County and Dominion Power to undertake a joint effort to identify and proactively remove excessive tree mass overhanging power lines to prevent power outages in the ARCA area. Power outages are a major concern during intense storms and other violent weather events. The loss of electrical power—especially heating or air conditioning—detrimentally affects individuals’ well being and may cause significant health problems.
5. Expand the Aurora Hills Library and Community Center to create a hub for community interaction by providing additional space for group exercise, computer classes, and enrichment programs for children and adults, together with additional parking.
6. The County school staff members, together with representatives from parents of Oakridge Elementary School and Gunston Middle School students, should develop recommendations to improve programs and facilities that will materially improve educational results at each school. The deadline for submitting to the community these modifications is prior to school opening 2015.

REFERENCES

1. 2011 Neighborhood Conservation Survey.
2. Crystal City/Pentagon City Areas - Crime Statistics for the 4th Quarter of 2011, augmented with previous data supplied by the Arlington County Police Department.
3. Second District Monthly Crime Report (South), August 8 – September 20, 2012

Final V.3.3

4: LAND USE, ZONING, DEVELOPMENT AND HOUSING



View of Pentagon Row from The Representative (photo courtesy of Peter Amato)

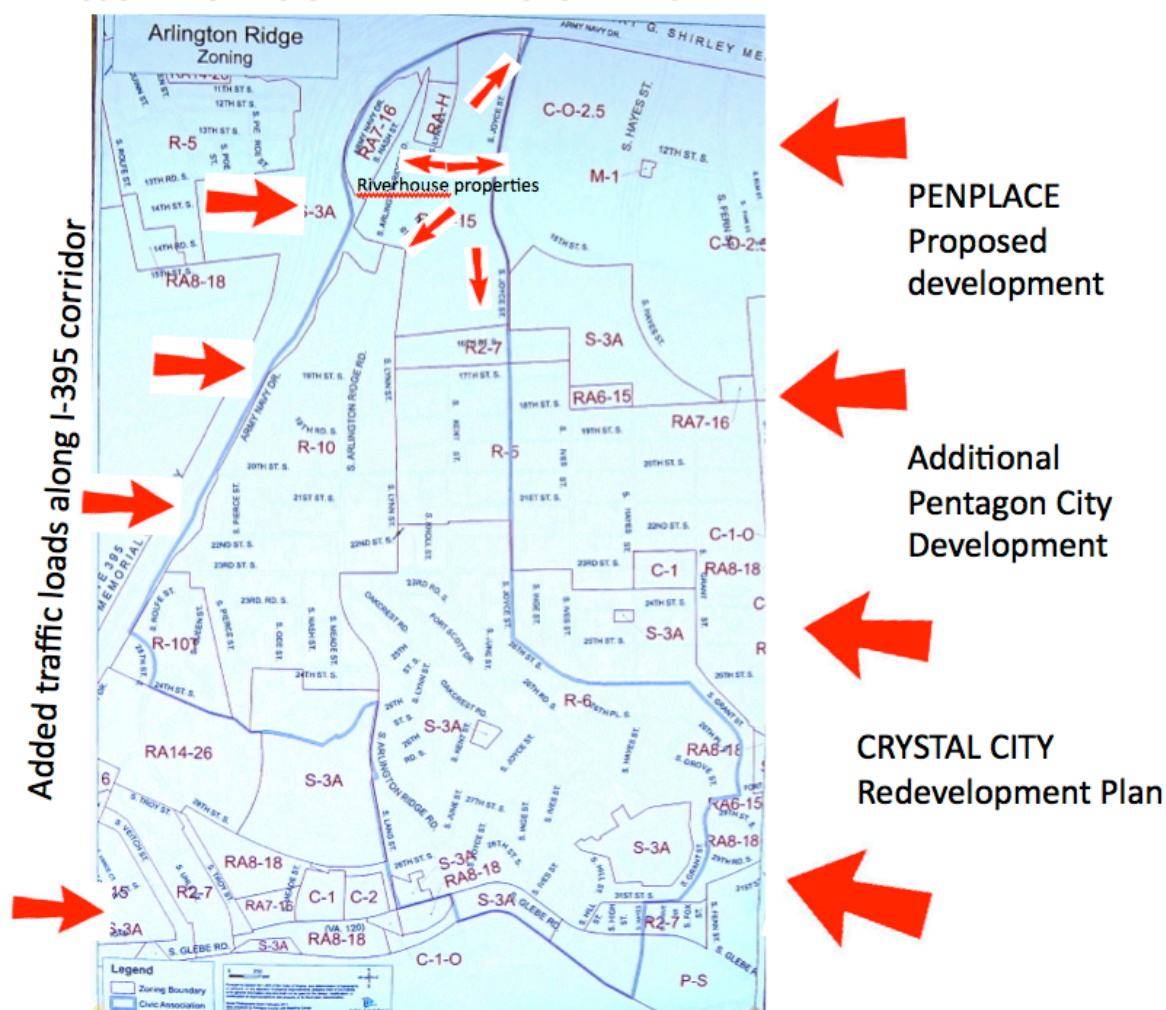
In considering local land use and zoning issues, the goal of ARCA residents is to preserve, enhance, protect, maintain and stabilize the ARCA area as well as the nearby surrounding areas on the edge of the neighborhood.

The Arlington Ridge community is unique because it is surrounded by a combination of conditions that together have a profound impact on its residents' quality of life. On one side, we have 10 lanes of I-395 with no sound walls and within 30 feet of a single-family neighborhood. Another part of our community is adjacent to the I-395 mixing bowl with several more traffic lanes. To the east are the Pentagon City and Crystal City tracts. Portions of Glebe Road as well as the sewage plant also lie within our boundary area. The North Tract containing the Boeing site and Arlington Potomac Yards are nearby. Recent development just to the south in Alexandria will continue to impact us. We are also close to the Pentagon with its approximately 3,700,000 square feet of office, 6,500,000 square feet total, and 31,000 personnel who are either military, civilian, or civilian support. Of course, National Airport impacts us as well. (See maps in Appendix G.)

Clearly, Land Use and Zoning matters are crucial to the ARCA area because land use decisions are determinative of what happens to our community. Residents are surrounded by pressure points both within and outside the civic association boundaries (see County map):

These pressure points generally occur at zoning and land use boundaries. Residents are concerned about the cumulative effect of these many pressure points on the area and the precedent set when a developer obtains increased density, which may undermine the conservation of adjacent properties with less density.

PRESSURE POINTS ON THE ARLINGTON RIDGE AREA



Other Pressure Points: North Tract Special Planning District; Potomac Yards PDSP; Columbia Pike Corridor; Pentagon; Reagan National Airport; Advanced Waste Treatment Plant; Metro Bus Barn and facility; ART (Arlington Transit) Bus Barn and facility.

In addition to these outside pressures, ARCA residents are concerned about the internal pressures such as the nature and extent of potential infill as well as possible “Edge Development.” They worry that the edge lines at Eads and Fern Streets will be crossed with development “creep.” They are also concerned about the adverse impact of vast volumes of traffic through and on ARCA streets and on the I-395 fringe, which produces intolerable congestion, noise and pollution that destabilize the neighborhood from a zoning perspective and negatively impacts its character and value.

Major bus barns for Metro and ART buses bring extra noise, pollution and heavy bus traffic through our community. Arlington County is proposing permanently to park up to 24 ART buses immediately next to single-family homes on empty green space within our area. The sewage treatment plant just to our south produces noxious and potentially hazardous odors and noise, as well as degrading aesthetics that are difficult to conceal. This plant, which is partly in our neighborhood conservation area, further detracts from our quality of life and “weakens” the fringe area of our neighborhood. These conditions may encourage less strict interpretation of the zoning law and land use policy in the future, thereby reducing community zoning protections.

Many residents see these factors, both individually and in combination with one another as a threat to our quality of life, our health and welfare, and the livability and property values of the neighborhood.

This Land Use and Zoning discussion will consider the following: Existing Land Use, County Policy Guidance for Future Land development, Existing Zoning; and Community Development Potential.

Existing Land Use Within ARCA Boundaries

Existing land use within ARCA boundaries includes residential (single family, two family, townhouses, apartments, condominiums) and public (school, parks). Most of the land area consists of single-family homes and falls within the General Land Use Plan (GLUP) of “Low Residential” 1-10 units per acre. The apartments and condominiums at ARCA’s north end are listed as “Medium Residential” on the GLUP. A less dense condominium at Arlington Ridge Road and Lynn Street is low- medium residential on the GLUP.

The parks within the ARCA boundaries include several, and Fort Scott Park is the largest in the area. Smaller parks include Oakcrest Park, adjacent to Oakcrest Road, commonly known as “The Pit,” and Haley Park at 24th Street and Arlington Ridge Road, near Oakridge Elementary School. Fraser Park on Army-Navy Drive and 28th Street provides a spot of green space for the southwest area of the neighborhood. Another park is Four Mile Run Park and at the northern tip of the community is tiny Prospect Park that overlooks the Pentagon and many of the District’s landmarks (see Parks and Recreation section of this plan for further details). The neighborhood vegetable garden is also considered a park. A County wooded area behind Ives Street, Fort Scott Drive, and part of Joyce Street is known as Parcel A.

The neighborhood has one primary non-conforming use, a very small, freestanding real-estate office on a tiny lot at the corner of 23rd Street and Arlington Ridge Road. This office is operating under a “grandfather clause.” Some other lots in the neighborhood are built with single-family homes on lots smaller than the required size. These were primarily built prior to the establishment of the zoning code.

County Policy Guidance for Future Land Development

The stated County goal in the GLUP of preserving and enhancing single family neighborhoods (Goal #4) frequently conflicts with the County goal of encouraging high density development in the metro areas (Goal #1). The negative impact of adjacent density undermines the conservation goal of neighborhood preservation.

The current GLUP with amendments through 11 December 2011 sets forth Arlington County policy and tells residents and developers what they can expect. That information summarizes the County's policy guidance within the neighborhood and outside the ARCA boundaries. In the most recent GLUP, the area south of I-395 is considered part of the JD Corridor.

Other information in the GLUP relating to land adjacent to ARCA is also of vital importance. Residents are concerned that the GLUP can easily be changed or not faithfully observed. For example, the GLUP applicable to the Pentagon City tract designates high medium residential— $\frac{3}{4}$ and office, apartment, hotel— $\frac{1}{4}$. However, this policy appears to be currently violated and would definitely be violated by the proposed PenPlace development. The Crystal City Sector

Plan with its unique features and ability to significantly increase density, virtually doubling it, over the GLUP base line, also concerns residents.

Five “Special Planning Areas” outlined in the GLUP could also negatively impact our neighborhood with additional traffic, noise and air pollution. While there may be some positive impacts, many residents believe that the potential negative effects will outweigh the positive.

The JD Corridor description refers to the area south of I-395 and includes several special “Planning Districts:

- Pentagon City, with a Coordinated Development District and Phased-Development Site Plan
- Crystal City, with a Coordinated Redevelopment District and Crystal City Sector Plan
- North Tract Special Planning District
- Potomac Yard Phased Development Site Plan
- Columbia Pike Corridor

Other corridor facilities include

- Advanced Waste Treatment Plant
- Metro Bus barn facilities
- ART bus barn facilities
- Trolley maintenance facility, potentially

Two other nearby landmark facilities that significantly impact the JD Corridor are

- Reagan National Airport
- Pentagon

The airport brings pollution and noise and the Pentagon brings heavy traffic to our area with its approximately 3,700,000 square feet of office space and 6,500,000 square feet total space.

Adding to this “mix” are ten lanes of I-395 highway with no sound walls directly adjacent to our community. They increase by several more lanes at the I-395 “mixing bowl” producing noise and air pollution. The Arlington Ridge Road and 23rd Street arterials bisect our community and

create high levels of traffic congestion during commuting hours. Residents are becoming “trapped” in their streets during peak hours (see Transportation and Traffic section of this plan).

The external and internal pressure points on the ARCA area are numerous and many feel they impact the quality of life. To further understand the situation, the Land Use and Zoning NC Committee is working on obtaining information on the existing, approved and build out zoning and Phased Development Site Plan (PDSP) numbers for the Jefferson Davis Corridor. These numbers will include information on office, commercial, and residential densities, and heights.

The following are existing, approved and build-out densities/uses for these districts:

Existing Zoning

The existing zoning in the ARCA district is primarily residential with nine different residential zoning districts within its boundaries. Residents want to preserve the primarily single family residential character of the neighborhood which takes up the overwhelming majority of the land area. Apartments and condominiums occupy the remaining area at the northern end of the ARCA boundary, and they should be preserved as well.

The districts are as follows:

RA 6-15 Section 15 Apartment dwelling districts; RA-H Section 17 RA-H Hotel district; RA 7-16 Section 14; RA7-16 Apartment dwelling districts; R 2-7 Section 11 R 2-7 Two-family and town-house dwelling districts; R-10 Section 6 One family dwelling districts; R-5 Section 10 R-5 One-family, restricted two-family dwelling; R-10T Section 7 R-10T One-family residential—town-house dwelling; R-6 Sections 9 One-family dwelling districts; S-3A section 3 S-3A Special districts; P-S. Public service.

A zoning map specifies the exact district boundaries. Appearing below is a brief description of the district locations:

RA-6-15 Section 15, RA-H Section 17, RA 7-16 Section 14 are all at the north end of ARCA boundaries. (These are apartments and condominiums.)

R-2-7 Section 11 is at the boundary of RA-6-15 at 16th Street between Joyce and Lynn Streets. This is clearly a transition from the nearby apartments. (These are 1-2 family dwelling units.)

R-10 Section 6 lies partly between Lynn and Army-Navy Drive, which touches 23rd Street, Arlington Ridge Road, 24th Street and ends at South Pierce Street. Generally, lot sizes are 10,000 square feet. However, several lots are non-conforming partly because they were created before zoning existed. One cluster development at Arlington Ridge Road and 19th Street has some smaller lots because some open space exists from the development. This space originally was to be a County park area; however, in the 1980's it was conveyed to the residents and was then referred to as the Lost Park. (These are individual home lots.)

R-5 Section 10 lies between Joyce Street, 21st Street, Lynn Street and are generally 5,000 square feet. (These are individual lots with some connected houses.)

R-10 T Section 7 refers to the Forest Hills townhouses.

R-6 Section 9 One-family dwelling district covers much of the eastern part of ARCA and lots must be 6,000 square feet minimum.

S 3-A Section 3 Special Districts covers parks previously mentioned under existing zoning.

P-S Stands for Public Service and denotes part of the Advanced Waste Treatment Plant (Sewage treatment plant) that is within the ARCA boundary (much more of the plant is within the Aurora Highlands Civic Association [AHCA] boundary).

Community Development Potential

ARCA residents would like their neighborhood to remain with the current single-family homes, townhouses, condominiums, and some rentals. ARCA's neighborhood includes many positive attributes previously mentioned, and residents want to retain those good qualities. Our vision includes having little or no negative impacts from current or potential development outside and inside our boundaries. We do not want precedents set that will create more urban growth. Since extensive commercial spaces and office areas surround the boundaries adjacent to the ARCA area, ARCA does not seek those zonings within our boundaries. Because land is not available

within our boundaries to meet all of our needs, we are dependent on areas outside our borders to meet those needs. One critical void is the absence of virtually any medical facility and doctors' offices within the JD Corridor. This serious piece of missing infrastructure must be rectified. Day care and school facilities are also highly limited, and space for schools needs planning without taking current County space used for other community needs (*i.e.*, the Community Center). Many people who are not local residents are utilizing our parks, contributing to the need for more parks. The JD Corridor's planned future population growth will absolutely require the provision and enhancement of medical centers, schools, day care, community rooms/spaces, open space, and parks.

Because of our many concerns and needs in this community, and in order to make recommendations, actual and planned development outside ARCA's boundaries must be considered. The vast increases in densities and building heights contemplated by the Crystal City Sector Plan, the proposed PenPlace development plan, as well as other existing and planned development noted elsewhere, will have a significant impact on the livability and character of ARCA's neighborhood. The neighborhood is populated largely by professionals, many with families. Retirees and singles who mostly live in the northern condominium and apartment zone adjacent to Pentagon City. As a high quality, residential neighborhood, residents desire and expect low traffic volume on its narrow residential streets, minimal noise pollution, negligible air pollution, as well as excellent aesthetics necessary to maintain property values, livability and quality of life.

Until the full impact of the present development plans in areas adjacent to our neighborhood can be fully assessed, "freezing" zoning within and outside the ARCA area is appropriate. Once the impact is known, we can judge whether additional zoning is warranted.

- Completely separating transportation from land use and zoning is inadvisable because the 10+ lanes of I-395 serve as the northern and western boundaries of the ARCA area, as well as walling us off from the rest of the County. Two primary residential streets within our neighborhood also parallel I-395 and carry significant overflow traffic: Army-Navy Drive and Arlington Ridge Road. Southbound traffic on I-395 has a direct exit onto Arlington Ridge Road which becomes congested with huge backups during evening

commuter hours. Army-Navy Drive also carries significant commuter traffic. Under normal circumstances, these streets are unattractive alternate routes to I-395. But, when the transportation network is under any stress, these major residential streets have become attractive alternative routes.

- A limited number of vehicular gateways enter the JD Corridor, and particularly the ARCA area. The major entrances are basically only I-395 exits at the northern end, U.S. Route 1 / Virginia State Route 110, Arlington Ridge Road and Glebe Road. From these gateways, traffic is funneled onto just seven local roadways. Given its location and demographic character, many ARCA residents will always need to be able to drive their automobiles as their primary means of transportation. Seniors need automobiles to go shopping and to access health care facilities, and families need cars for the same reasons, as well as to transport children to various activities. Thus, the ARCA area must always remain vehicle access-friendly for its residents. Moreover, automobile mobility within, as well as into and out of our neighborhood must be a priority for all hours of the day and not just during non-rush hour periods.
- In addition to the many problems with traffic and pollution noted above, there are also aesthetic problems associated with aggressive development strategies. Excessive building heights (*e.g.*, the 291 ft. building heights plus mechanical penthouses proposed in the PenPlace development plan and similar heights in the Crystal City Sector Plan) result in a financial taking from the owners of residences and condo units who frequently have dramatic views of Washington, D.C. to the north and eastward. Indeed, Arlington County tax assessors implicitly recognize that aesthetics translate into property value. (On tax assessments of The Representative Condominium, one will find an \$11,000 premium per floor for floors 5-11 on the 2011 tax assessments.) Thus, building heights that exceed those that already exist and would block existing views would have a detrimental effect on property values within the ARCA area.
- In considering other development issues, particular attention needs to be paid to the River House Apartment parcel, located at the northeast boundary of the ARCA area. The recent change in ownership of that parcel and the history of the new owner with a

propensity to develop its holdings far more densely than allowed by current zoning and the GLUP, has caused great concern among ARCA residents. The present River House parcel has already been developed to nearly the allowable density permitted under the RA6-15 zoning. Considering the proposed and already approved additional development in Pentagon City and the excessive traffic and its associated increase in air pollution, noise, and safety problems, allowing higher densities or building heights on the River House parcel is highly inadvisable. Thus, the River House parcel has been given special attention in the recommendations that follow. In addition, the existing condominium units and apartments in the ARCA northern zone should not be rezoned to permit redevelopment with taller or denser buildings or to take away existing green space.

- The southern end of the ARCA area also faces potential pressure from the commercial strip located on Glebe Road. That strip includes the Giant grocery store. In recent years, new commercial development in the parking lot has increased the strip's density. Since this parcel has single-family dwellings located to the east, any pressure to extend commercial development or storefronts in that direction would negatively affect the residents in that neighborhood. The green strips around two sides of the shopping center are intended to deter any such potential development and to protect the neighborhood. The strips also indicate intent to prevent storefronts facing single-family homes or the school.
- There is no strong edge boundary between the single-family neighborhood and the light industrial area along the eastern boundary of our neighborhood. This includes the location of ART and Metro bus barns as well as other commercial areas. This light industrial area is basically incompatible with the single-family homes.

Housing

The housing stock in the ARCA area neighborhoods of Aurora Hills, Oakcrest, the top of Arlington Ridge Road and other locations largely consist of single-family detached homes constructed in the 1940's concurrent with the development around the Pentagon. A few homes date back to the early 1900's and there were some pockets of development in the 1950's and late

1980's, which added some homes to the Arlington Ridge Road area. Forest Hills is our only townhouse community with 130 luxury residences built in the late 1970's.

The predominant style of home in the neighborhood is a brick, center hall colonial. There are also cape cods, tudors, mid-century modern, and ranch style homes with even a few contemporaries.

Many homes have had extensive renovations over the years to modernize and upgrade and add on to the footprint of the original home. The overwhelming majority of our neighborhood is beautiful and well maintained with mature trees and lush gardens. The neighborhood is a highly desirable place in which to live due to its proximity to the District, public transportation, National Airport, and because it is within walking distance to numerous shops and restaurants. Residents also walk to the local elementary school, Oakridge, as well as to Gunston Middle School and several churches.

Of late, due to the scarcity of land, the low turnover ratio of the existing housing stock and the desirability of the neighborhood, new homes in the neighborhood consist almost exclusively of in-fill single-family units built on subdivided lots or teardowns of existing residential structures. This is typical for Arlington County as a whole.

There are approximately 700+ condominiums in the ARCA area including The Representative, Horizon House, Ridge House, The River House, The Cavendish, and Pentagon Ridge.

The River House complex, which includes three high-rise buildings (The James, The Ashley and The Potomac) are the primary source of rental apartments within the boundary of the ARCA area neighborhood. They provide 1,630 total rental apartments from studio to three-bedroom models. Other rental availability is sourced through private investors who own in the neighborhood.

There are approximately 1,200 single-family homes in the ARCA area neighborhood.

Nestled in the neighborhood is the Hume School, a former school building and the oldest school building in Arlington County. It was listed on the National Register of Historic Places in 1979 and is also the home of the Arlington Historical Society. It is currently operated as a museum.

Recommendations

1. Develop a new comprehensive Master Plan that would take into consideration all planned development in the southern portion of Arlington County in its entirety, since vast changes are likely to occur in land usage in the vicinity of Pentagon City, Crystal City and other major developments in the neighborhood. In order to have "smart" development, it will be necessary to have a comprehensive overview of all planned development and its impact on all County services and its effect on the livability issues developed herein concerning this aggressive development strategy. At a minimum, the items to be studied should include the following:
 - a. The environmental impact of the present development and future development (under full build-out) within the GLUP, zoning, and potential bonus density.
 - b. Projected peak traffic volumes for all streets under full build-out under the GLUP, zoning and bonuses.
 - c. Cost of projected infrastructure requirements under full build-out under the GLUP, zoning, Sector Plan or Phased Development Site Plans as applicable. (e.g., streets, water supply, sewers, electricity, schools, emergency services, parks and recreation).
 - d. *Demographic assessment of the area under full build-out under the GLUP and other above mentioned planning documents.*
 - e. A complete fiscal analysis of proposed major developments, including excursions of various scenarios.
2. Halt any changes to the zoning or GLUP applicable to the ARCA area unless the zoning is decreased. *This recommendation should apply to single-family parcels as well as multi-family parcels. To be specific, if present zoning permits "by right" subdivision, then there should be no waivers under "by right." Thus, a parcel of otherwise suitable size should be granted no waivers, no variances to lot coverage, or setbacks and no exceptions to this policy.*
3. No up-zoning, particularly as it applies to the most intensive land usage in the ARCA neighborhood, namely the parcel that is the River House Apartment. Currently, it is nearly

developed to the limit of its RA6-15 zoning. Moreover, no County approval should be granted to permit any increased densities or building heights under any “special exceptions” provisions. *Current density and building height restrictions should be maintained for this property.* Other properties in the northern end of ARCA in the condo/apartment area should retain their present use of the land and not expand, even if the current zoning might allow such expansion.

4. Retain residential zoning for the parcel on the northeast corner of the Arlington Ridge and 23rd Street intersection. While presently being used as a real-estate office with the “grandfather” clause, its commercial usage should not be granted into perpetuity.
5. Maintain single-family zoning along the southeastern ARCA boundary across South Eads Street from Arlington's and Metro's Bus Barn. South Eads Street can be made to more visually define that boundary by adding more “nubs,” green space, and by narrowing the street. Light industry or bus facilities should not cross South Eads Street. Commercial properties on the residential side of South Eads Street should be considered for down zoning. The South Eads Street line should be maintained as the edge. The commercial large lot near Fort Scott Drive on the west side of South Eads Street should not be allowed to have big box stores on its property.
6. Park Land and Facilities:
 - a. Change the GLUP and zoning for Grace Hopper Park to public space for parks.
 - b. Change the GLUP and zoning at Linden Resources on 23rd Street to reflect the existing green park and playground areas (appropriate zoning would be for parkland across the street from the residential neighborhood, and parkland where the playground is located; this important facility is close to our ARCA boundary).
 - c. Relocate the fire department logistics facility in keeping with the spirit of the S-3A zoning at the Community Center, and make that space available for the Community Center.
 - d. Turn the tiny green space at 22nd Street and Army-Navy Drive into a mini park.

7. Giant Shopping Center near the ARCA boundary:

Enforce parking restrictions around this center and the school grounds. Tour buses, trucks and large vans should not park there. The green strips around the outside of the center should be zoned for “Green space” next to Lang and 28th Street to protect the neighborhood, and the green strip should also be protected next to Meade Street).

8. Consider underground wiring, particularly on Arlington Ridge Road and 23rd Street to preserve and enhance the neighborhood as well as to aid in preventing electricity power outages.
9. Monitor air pollution on a continuous and intensive basis. Air quality monitors need to be placed adjacent to the highways, especially I-395 and Route 1, and on arterials in ARCA’s residential neighborhoods to monitor hydrocarbons, carbon monoxide, nitrous oxides, ozone, and particulates. The data should be made publicly available on a website and analyzed by staff on a periodic basis, which will augment the air pollution monitoring at the Community Center.
10. Conduct noise monitoring in neighborhoods adjacent to I-395, Route 1, and Glebe Road, as well as at Gunston Middle School during large outdoor events and at Long Bridge Park, which is under a flight path.
11. Infill Development and Other Green Space Issues:

Limit new housing to detached single-family homes in the single-family zoned districts. Site plan approval for cluster or URD units generally should not be considered. ARCA supports strict enforcement of zoning regulations and does not support variations to setbacks, lot size, coverage, minimum street footage and height. Variances should not be granted after something has been constructed. The Board of Zoning Appeals should also adhere to this policy when owners are applying for additions to their homes. The Board of Zoning Appeals should adhere to all parts of this policy. Consideration should be given to increasing the required green space on a lot. Required lot coverage should be enforced.

ARCA's experience with a cluster development has been rather unsuitable because variances were requested following approval of the cluster. Moreover, the County did not challenge a major change to the cluster site plan after the plan had been approved. (The homeowner just built it.) Finally, a public park given for extra considerations was never made public, and the land was eventually given to the cluster owners for \$1.00. Maintaining that “park” and nearby land became an issue.

ARCA generally does not endorse urban residential development (“URD”) clustering. In particular, some large vacant land areas exist behind homes on Army-Navy Drive. If developed, only single-family homes should be allowed. The land behind these homes has been taxed at a lower rate and often is not a “true” build-able lot. Some land is not taxed at all and/or is a right-of-way (ROW). Undeveloped land in this category should not be developed. Years ago, ARCA voted against a cluster proposal on a large property on and behind Army-Navy Drive. These heavily wooded areas should remain wooded to protect the historic Arlington Ridge line and neighborhood and to buffer residents from some of the noise generated by I-395. There are also some large lots off Fort Scott Drive and behind the Oakcrest “Pit Park” in heavily wooded areas. These should remain single-family home areas developed as “by-right” only. The County should appropriately discourage development at greater densities, and to the extent possible, development of the wooded areas. Any wooded or non-County owned land should be utilized for some kind of parkland because this area has so little parkland.

Any infill development should be appropriately compatible with the surrounding neighborhood. It should be an asset with good construction. New home construction has sometimes created homes that are much larger than existing homes. Some individuals are concerned that they do not always suitably “fit” within the neighborhood, and could change the character of the community. Some are concerned about increased lot coverage. Developing “style guides” as has been used with some neighborhoods may be appropriate in the ARCA area. As with other neighborhoods, the infill issue has incurred “mixed reviews.”

ARCA has various County right-of-ways within its boundaries. These right-of-ways in the form of paths or paper streets, or “right-of-ways” should not be used to expand or create

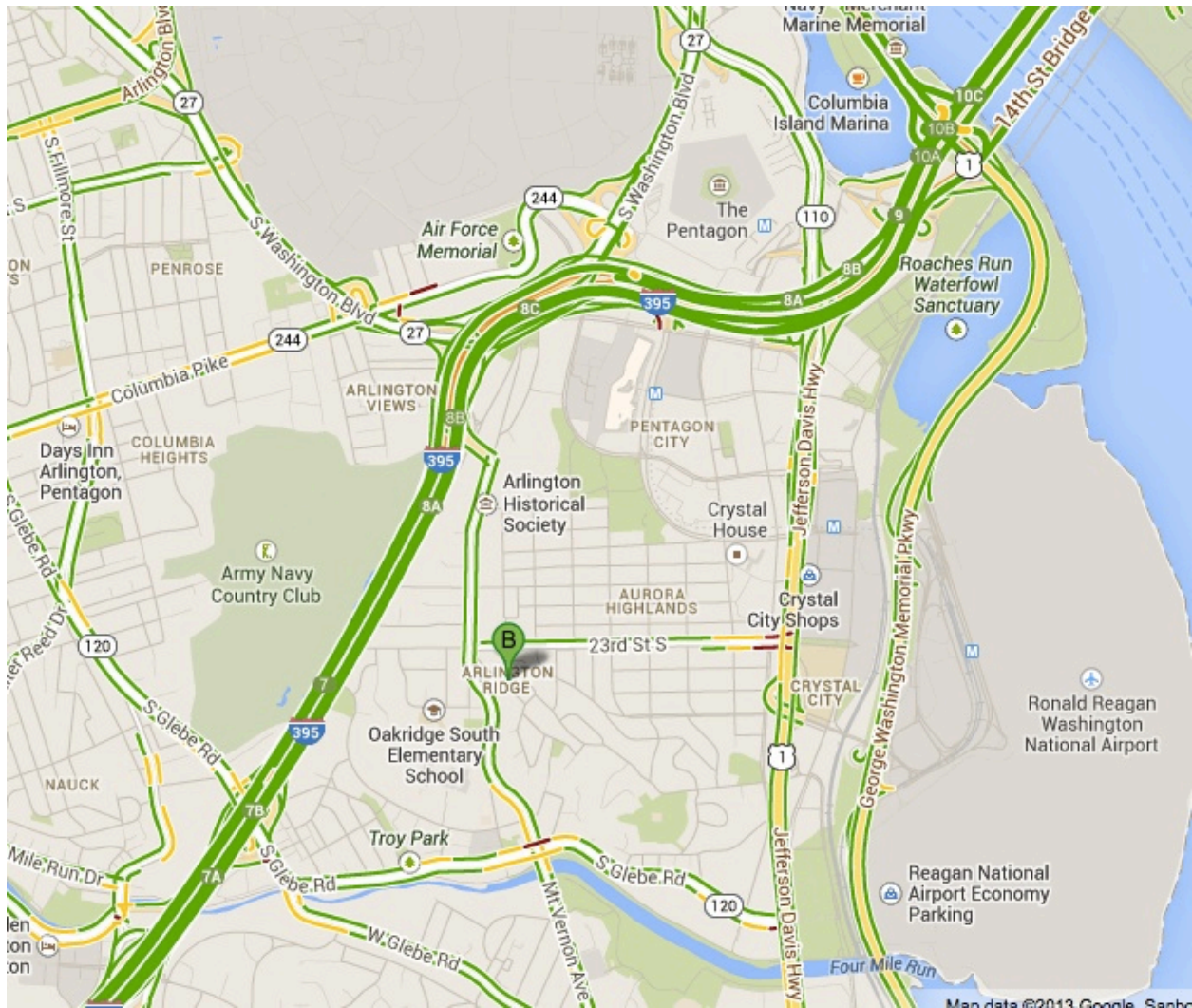
buildable lots. They should not be “abandoned” to nearby owners to enlarge their lots nor should they be turned into roads. Rather, they should be preserved as paths and open space.

Similarly, County property listed on the GLUP as public, should remain available to the “public” rather than converted to another use. *Most importantly, Arlington needs to actively seek open space and maintain it rather than take steps to eliminate green areas.*

12. Edge Development Adjacent to Single-Family Home Areas:

Maintain and stabilize the fringe or the edge of the general neighborhood, which has always been of crucial importance. In the ARCA area or nearby, a precarious edge exists between high-density areas and the single-family neighborhood. Between 18th and 23rd Streets on Fern Street, ample green space should be maintained at the Crystal City apartment complexes to act as a buffer for the community. No zoning changes should occur west of Fern Street. The edge between 23rd and 31st Streets on South Eads Street has been previously discussed. The edge lines must not erode.

5: TRAFFIC AND TRANSPORTATION



Live view of fast traffic (in green) on Google maps

<https://maps.google.com/maps?hl=en&q=google+maps+22202&ie=UTF8&hq=&hnear=Arlington,+Virginia+22202&gl=us&ll=38.866043,-77.048407&spn=0.015137,0.041585&t=h&z=15&vpsrc=6>

Goals

Our Goals for traffic and transportation within ARCA and the contiguous areas of Aurora Highlands, Crystal City, and Pentagon City (aka Jefferson Davis or “JD” Corridor) are to:

- a. Preserve and enhance a quiet residential community atmosphere, where pedestrians—including elderly and children—can feel comfortable and safe crossing our neighborhood streets and arterials, with high confidence that drivers will yield the right-of-way.
- b. Keep vehicle traffic moving at calm, moderate speed that leaves residents, pedestrians and bicyclists confident of their ability to safely enjoy their yards, sidewalks and streets.
- c. Work with the County to proactively limit and manage traffic to maintain and improve the livability and quality of life for Arlington Ridge residents.

Transportation Network

The ARCA area is part of the burgeoning JD Corridor, which includes neighboring Aurora Highlands, Crystal City and Pentagon City. This Corridor is the economic engine for Arlington County and will be undergoing significant new development in the coming decades. Over the next 30 years, the County projects that the JD Corridor will absorb 71 percent of growth in Arlington’s housing units, 64 percent of its increase in population, and 45 percent of its employment increase—mostly due to new density in Crystal City and Pentagon City. The County acknowledged the validity of residents’ concerns that development will bring new traffic congestion, when it stated a challenging goal, in the Crystal City Sector Plan, of limiting traffic growth to 5 percent— even in the face of an approximate doubling of density.

Our greater neighborhood is enclosed by major State-operated arterials—Route 1, South Glebe Road, and I-395—and is crisscrossed by lesser County arterials—Arlington Ridge Road, South 23rd Street, Army-Navy Drive, South Eads Street, and urban portions of South Fern Street, South 15th Street, South 18th Street, and South Hayes Street. These arterials are themselves connected by through streets—South Joyce Street, South 20th Street, Fort Scott Drive, South 26th Street. This road network is one of the major attractions for the employment and retail centers of the JD Corridor in Crystal City and Pentagon City. These arterials are a pathway for both regional and local commuters to the District as well as to JD Corridor destinations.



I-395 over Army-Navy Drive (photo courtesy of Peter Amato)

Our two central arterials – Arlington Ridge Road and South 23rd Street – carry large volumes of commuter traffic into the District of Columbia and Crystal City, while also serving as key walk-to-school routes, and a center of neighborhood services. Schoolchildren from both Oakridge Elementary and Gunston Middle Schools must use and cross these heavily travelled roads. South 23rd Street serves as the “Main Street” for both the ARCA and AHCA neighborhoods, with 2 preschools, 2 daycare facilities, a private school, 5 churches housing 14 congregations, and two commercial blocks providing services and restaurants.

Our area transportation options include two Metrorail stations in Pentagon City and Crystal City, and two more distant stations at the Pentagon and at National Airport. Virginia Railway Express trains serve Crystal City. We have a number of Metrobus routes, as well as the more recent ART bus service. Reagan National Airport is a short cab ride, and we have good highway access to the two other regional airports, and both will have rail access in the near future. More personalized transportation options are also excellent. We have good local cab service, are served by Zipcar, and now have Capital Bikeshare locations. Nearly one in five Arlington households does not own a car.

Location and Geography

The major arterials surrounding Arlington Ridge carry traffic into, out of and through the JD Corridor. The Federal Government cites the 14th Street Bridge Corridor as the most congested



Traffic entering Arlington Ridge Road from I-395 off-ramp (photo courtesy of Susan English)

corridor in the region during morning and evening rush hours. As the major arterials become more congested, residents are concerned about overflow onto neighborhood streets. Residents observe traffic growth on Arlington Ridge Road, and on South Eads Street bordering the neighborhood, as drivers seek alternatives to I-395 and the failing section of Route 1 at South 23rd Street.

Our namesake geographical feature—the Ridge—largely dictates our street network. As a result, our streets often have: hills; blind curves and crossings; odd-angled and non-standard intersections; dips and cul-de-sacs. One marvelous stretch of Fort Scott Drive has a dip at an oblique intersection, a blind intersection, multiple curves, and a blind hill at a blind curve directly adjacent to a public park and playground crossing. Our internal streets are often narrow “yield” streets reflecting the humble trolley era when they were built. As a result, there are unique design and traffic control challenges to achieving a greater sense of safety among residents.



Evening rush-hour traffic on Arlington Ridge Road backed up for half mile from S. 23rd Street intersection to I-395 off-ramp (photo courtesy of Susan English)

Survey Shows Widespread Concern Over Traffic and Pedestrian Safety

Survey responses identified traffic safety issues as residents’ top concern impacting quality-of-life in the neighborhood. Of 327 respondents on our question about traffic issues:

- 76.2% cited speeding;
- 70.2% cited cut through traffic;

- 66.6% cited high volume traffic; and
- 66% cited dangerous intersection or stretch of road.

Just over 50 percent of respondents indicated pedestrian crossings in the neighborhood were not adequate and safe, while 41 percent said they were. Compounding pedestrian challenges, between 31 and 36 percent of respondents cited problems with missing sidewalks, sidewalk disrepair, or overgrowth and blockage of sidewalks. Just over 31 percent saw no problems. (See section on Street Conditions.)

Overwhelmingly, the top concern with new development around the neighborhood was “Traffic”—with 76 percent of respondents on this question (258/339) rating traffic and pedestrian safety as a top concern. Finally, by a wide margin, respondents gave “Traffic Control/Pedestrian Safety” projects the highest priority for future ARCA improvement projects. The second and third priorities were closely related—sidewalks and street lighting. Clearly, respondents find the current traffic congestion a problem and consider traffic and pedestrian safety deficient. They fear both will get worse with pending development.

Controlling the speed and volume of traffic cutting through the neighborhood is a major concern of ARCA, and of the AHCA, which shares the same neighborhood streets. Both Associations continue to work to prevent any new cut-through streets to arterials like Route 1, while seeking design and enforcement solutions to calm traffic on existing streets. ARCA participated in the development of the Traffic section of AHCA’s 2008 NC Plan, and supports the recommendations for neighborhood streets in that Plan.

Parking

Issues with commuter or commercial parking were cited by 36 percent of respondents. Parking of large commercial vehicles in free parking zones also is a recurring issue in several locations. Additionally, parts of the neighborhood are inundated at times with users of playing fields, or patrons of restaurants and shopping. Finally, parked vehicles were noted as limiting visibility and reducing safety at many intersections and locations around the neighborhood.

Commuter Parking

The County currently permits unrestricted free commuter parking, or 12-hour metered parking, at multiple locations in ARCA, AHCA and Crystal City, which obstructs local uses that would benefit residents and businesses. (Locations are noted in Appendix I.)

Allowing commuter parking on neighborhood streets is inconsistent with the County's pledge to manage traffic growth. It also seems to violate the spirit of the County's landmark campaign – reaching the U.S. Supreme Court – to preserve neighborhood streets for the benefit of residents through the use of Zoned Permit Parking.

Since employment and retail centers within the JD Corridor generally have adequate parking, those using free or 12-hour parking in residential areas are commuters or employees of businesses. This adds unnecessarily to the traffic into the neighborhood, in addition to barring uses that would benefit local merchants and residents. Additionally, commuters are often less concerned about the quality of life in our neighborhood and too often leave litter behind, as residents who pick up after them are all too aware. Known commuter parking issues exist around South Eads Park, South Lynn Street, South 31st Street, Army-Navy Drive, Arlington Ridge Road, South 28th Street, South Nash Street, and at South 35th Street, South Bell Street and Potomac Avenue.

The County prohibits parking of commercial vehicles in residential areas, except while in the process of providing their service. However, large flatbed trailer trucks or shuttle buses continuously park overnight in the ARCA area (*e.g.*, near Fraser Park, along Army-Navy Drive, and on South 28th Street) for extended periods of time.

Traffic and Noise

ARCA has fielded complaints about traffic noise from I-395 for decades and in recent years has fielded complaints about the increasing volume of noisy truck traffic on Arlington Ridge Road. With projected development in Potomac Yards, Crystal City, and Pentagon City, the truck problem will likely grow and extend to other neighborhood roads.

The community campaigned unsuccessfully in the 1970's to obtain a sound wall between Army-Navy Drive and I-395. Today, there is a technology **for transparent sound walls**—in use near National Harbor on the Woodrow Wilson Bridge—that may have promise of a cost-effective solution that also preserves a sense of openness and light; objectives that residents along Army-Navy Drive have expressed interest in preserving.

Recommendations

In support of ARCA's goal—jointly held with AHCA, and Crystal City residents—of managing traffic to provide comfort and safety for our residents, the following recommendations are offered:

1. Establish a uniform speed limit on all arterials within the JD Corridor of 25 mph, with the exceptions of Route 1 and South Glebe Road.
2. Increase speed enforcement, and find ways to enforce speed limits at thresholds much lower than current ticketing policies allow. This includes enforcement on the several steep hills within the ARCA area.
3. Seek authorization at the State level to permit more cost-effective enforcement using speed cameras.
4. Improve signage, cross walks, and other safety features on particularly challenging streets, intersections and pedestrian crossings. Standardize crosswalks for arterials as “ladder type” paint scheme (for example, place crosswalks at all bus stops).
5. Eliminate daily, overnight, or extended, nonresident parking on neighborhood streets.
6. Prohibit parking within 25 feet of intersections and mid-block crossings via improved pavement marking, signage, and enforcement. Prohibit parking within 15 feet of driveway entrances to retail shopping and commercial parking.
7. Evaluate problematic intersections for redesign—especially intersections with slip lanes and significant pedestrian and vehicular traffic.
8. As progress in technology and costs allow, establish real-time, continuous measurement of traffic volumes and speeds on arterials and at-risk neighborhood cut-through streets.
9. Measure traffic growth on neighborhood streets to ensure the growth rate is not exceeding the 5 percent goal.

10. Work with the County, VDOT, and State Legislators to obtain a sound barrier between I-395 and Army-Navy Drive. Evaluate technology and costs for a transparent barrier.

Suggested Priority Projects

- a. **Develop a comprehensive safety plan for Fort Scott Drive.** Fort Scott Drive provides an easy connection between South 23rd Street, Arlington Ridge Road and South Eads Street and Route 1. Thus, it is a target for cut-through traffic, especially from people unfamiliar with its terrain and peculiar configuration and unaware of its 2 public parks. For example, traveling west up the hill from South Eads Street, there is no sign warning of the crosswalk across from Fort Scott Park and it is invisible due to the hill.

The neighborhood proposes to work with the County to develop a comprehensive safety plan that addresses speed limits, improved and additional crosswalks, better signage, and design evaluation of difficult intersections (*e.g.*, South June Street, South Grant Street).

- b. **Develop a comprehensive safety plan for Army-Navy Drive.** Army-Navy Drive is commercial at one end and residential at the other. It varies from 8 lanes to 2. It presents a great temptation for commuters to use as a cut through and to park due to recent County policies allowing free parking by Horizon House. The neighborhood and County need to take a fresh look at speeds along the length of Army-Navy Drive. We need better strategies than allowing free commuter parking to slow traffic. We suggest adding short-term metered parking, crosswalks at bus stops, and improved signage around blind curves.
- c. **Redesign configuration and/or controls of high-priority slip lane intersections.**
 - o I-395 exit onto Arlington Ridge Road – work with VDOT to find a way to force traffic turning south to travel below the 25 mph zone they are entering and eliminate the confusion between the “Yield” and “Stop” signs.

- Arlington Ridge Road and South Lynn Street intersection – eliminate the high-speed right turn northbound via redesign or controls; provide a crosswalk that is not hidden from northbound traffic and provides safe crossing distance.
- Arlington Ridge Road and South Lang Street, by Gunston Middle School— eliminate the high-speed right turn southbound onto South Lang Street, per County’s 2004 Arterial Transportation Management Study. Add a stoplight with pedestrian actuation, and review signs and markings for this school zone intersection, per ARCA’s May 2006 report on South Arlington Ridge Road.

6: STREET CONDITIONS

The majority of the area within this Civic Association's boundaries contains single-family dwellings located on neighborhood streets. Nevertheless, a considerable proportion of the residents occupy condominium or apartment-house dwellings in high-rise buildings. These buildings are concentrated in the northern part of the Association area, primarily along Army-Navy Drive, where it parallels I-395; South Joyce Street, where the three River House buildings are located; and the northernmost blocks (1200-1300) of Arlington Ridge Road. These streets, together with Glebe Road between South Hayes and South Lang Streets, comprise an approximate boundary of the ARCA area.

Besides partially defining the borders of the Association, Army-Navy Drive and Joyce Street serve the neighborhood as arterial routes to/from other parts of the County. Glebe Road is a Virginia State route that connects ramps of I-395 to the Jefferson-Davis Highway. Arlington Ridge Road is nearly unique in that it is a residential street that receives traffic directly from an interstate highway via a ramp from southbound I-395. This road bears considerable through traffic because its southern terminus at Glebe Road feeds directly onto Mount Vernon Avenue, a busy commercial street that extends from Arlington into the Del Ray district of Alexandria.

Aside from these highways and arterial routes, the streets in the ARCA area serve the residents as access to their neighborhood. ARCA, along with its adjoining AHCA, was developed as a "bedroom suburb" of Washington, D.C. As people settled into the area and built homes, the County designed and constructed streets as the need arose. Most of these dwellings were put up in the years between the mid-1920's and the mid-1950's, with a few high-density condominiums and high-rise buildings coming along in the 1960's.

Due to the progressive nature of this residential development, the streets in ARCA's area reflect varying building codes in force over the extended time that single residences, or small tracts, were being constructed. A tour of the neighborhood reveals blocks with curbs, storm sewers, sidewalks, planting strips, and streetlights that meet the most modern requirements. But these can be close by blocks with poor street drainage, no curbs or gutters, intermittent sidewalks or none at all, and poorly maintained trees that defeat the purpose of the few streetlights that are there, by shading the ground area the lights are meant to illuminate. The state highway and the Interstate

route that comprise part of ARCA's boundary contribute to street problems by creating confusion as to whether a given street or intersection is under the jurisdiction of Arlington County or the Virginia Department of Transportation (VDOT). In one case, however, this confluence of responsibilities worked well, as ARCA was able to work through County staff to correct a dangerous sidewalk situation on Glebe Road. The County staff, when notified of the condition, served as contact with VDOT, which surveyed the uneven sidewalk and replaced several sections.

In preparation for producing this new NC Plan, ARCA conducted a survey of its area residents. The survey was circulated as a paper copy with the newsletter that is periodically distributed to most of the households in the neighborhood. In addition, those with Internet access were able to submit their responses to the survey via their computer connections. Over 400 households responded, thereby providing an area-wide look at how the residents perceive their streets and sidewalks. These responses have called attention to several streets in the ARCA area that have deficiencies ranging from nuisance level to serious hazards, primarily for pedestrians.

Streets, Curbs and Gutters

In the survey mentioned above, just over 35 percent of respondents reported problems with streets, curbs, and gutters. In the past, ARCA has received complaints about specific areas that have problematic street grading, or that lack curbs and gutters, so that storm-water runoff overflows onto lawns, driveways, or front walks. Also, poor drainage leads to additional hazards during cold weather, when ice covers streets or walks. An example of such a street is South Lynn between 16th and 20th Streets. Another is 31st Street from South Grant Street to its cul-de-sac just beyond Hill Street, as well as Grant Street, which runs between Fort Scott Drive and 31st Street in the same neighborhood. These latter two streets lack sidewalks and they are a serious problem for schoolchildren who are obliged to use them to walk to Gunston Middle School due to new rules regarding eligibility for school busing. Unless there are curbs and gutters there can be no sidewalks, resulting in safety issues for pedestrians. This matter will be discussed in another section dedicated to pedestrian safety.

Recommendations

1. Provide grading, curbs, and sidewalks for 31st Street, from South Grant Street to Hill Street and Grant Street, and from Fort Scott Drive to 31st Street.
2. Correct poor grading that allows rainwater accumulation in the mid-block areas of Lynn Street from 16th Street to 20th Streets by building curbs and gutters on the east side.
3. Repair curbs, gutters, and sidewalks on Kent Street from 16th to 20th Streets.
4. Provide curbs, gutters, and sidewalks on north side of 23rd Street from Nash Street to Army-Navy Drive.
5. Provide curbs and gutters on 26th Street from June Street to Joyce Street.

Sidewalks

Combining survey responses regarding missing sidewalks, sidewalks with overgrowth or other blockage, sidewalks broken or otherwise in disrepair, and sidewalks with poor drainage, nearly 70 percent of respondents noted problems with sidewalks in the ARCA area. The two streets cited in item 1 of the Recommendations section above are examples of missing sidewalks, but the neighborhood has many examples throughout of “missing links” where stretches of one to three houses have never had a sidewalk. The piecemeal nature of neighborhood development cited in the introduction above is responsible for many of the missing links. Large trees in substandard planting strips have resulted in sidewalks being heaved and broken.

Examples of raised and broken sidewalks can be found scattered throughout ARCA’s area. Many of these have the resulting “steps” between adjacent sidewalk blocks faired with asphalt patches. Different problems affecting sidewalk usage can be found along the east side of Arlington Ridge Road between 23rd Street and Glebe Road. This long stretch has much encroaching vegetation, including poison ivy, as well as ongoing problems with debris. In addition, parts of the planting strip are eroded to create an abrupt drop from the sidewalk. An egregious missing link is at the southwest corner of 23rd and Joyce Streets where the sidewalk stops several feet before the curb that rounds the corner from 23rd into Joyce Street. As mentioned above, several of the routes

through the ARCA area are arterial and carry significant vehicular traffic. Therefore, missing or substandard sidewalks constitute a pedestrian safety issue.

Finally, the nature of the neighborhood streets creates some issues of responsibility for sidewalk maintenance. At least one major route, Glebe Road, is a state highway, and therefore the Virginia Department of Transportation (VDOT) is responsible for its maintenance. VDOT's jurisdiction also holds over certain ramps to limited access highways that adjoin ARCA's area. On a smaller scale, some sidewalks adjoin property where the residence faces another street or property that is not developed, resulting in a sidewalk that becomes overgrown with vegetation, littered with debris, or remains obstructed after a snowstorm.

To report Street, Sidewalk and Curb Maintenance concerns, see the County website:
<http://www.arlington.va.us/departments/EnvironmentalServices/dot/StreetMaintenance.aspx>

Recommendations

Entire ARCA Area:

1. Design a campaign to publicize the provisions of the County code for maintenance and clearing of sidewalks of grass, weed, shrub, and tree overgrowth, making sidewalks impassible (*e.g.*, Grant Street and Hayes Street) and, in problem cases, inform property owners of their responsibilities.
2. Make complete sidewalks on at least one side of the street a top priority under the Capital Improvement Plan.
3. Follow recommendations regarding trees and sidewalks in the Urban Forestry section of this plan, especially the strong need for tree cover on the 1400 block of 22nd Street on the north side of the street.
4. Fix crowns in the road, especially from 1315 20th Street to 1405 20th Street on the south side; from 1322 20th Street to 1416 20th Street; and 28th Street near the Giant Shopping Center.

Street Lighting

The current stock of streetlights in the ARCA area includes a certain number of “Carlyle” style lights, primarily along more recently developed streets, and a greater area served by “Cobra” lights, which can be installed on utility poles and are mostly owned by Dominion Virginia Power. The Cobra lights suffer from maintenance problems, so that they often operate intermittently, or noisily, or not at all.

Among respondents to the community survey, 50 percent agreed that there were parts of the neighborhood that need additional street lighting. Arlington County does not have a lighting level standard for residential streets. Moreover, the County and Dominion Power share responsibility for the maintenance of streetlights. Also, installation and repair of streetlights are undertaken only when the need is reported, often resulting in long-term outage of equipment. In the middle of ongoing problems, new technology is resulting in new complaints about streetlights as some residents find that light-emitting-diode (LED) fixtures are too bright.

These three policy problems: lack of a light-level standard; divided responsibility for equipment; and installation or repair undertaken only upon request, often interact to result in a stalemate on street lighting action. This is problematic because adequate lighting, even on residential streets, is not just a matter of concern for residents but also a public good for the benefit of all who walk or drive on the streets in question. In the ideal case, a minimum standard for all neighborhood streets should be established and applied, and responsibility for maintenance should be clearly allocated. Adoption of new technology should take into account “Dark-Sky” standards and use equipment that directs light onto streets and sidewalks where it is needed, rather than upward or into residents’ windows.

Recommendations

For the entire ARCA area:

1. Task County staff with a project to research a state-of-the-art street lighting system and make recommendations for a standard street lighting solution for all new equipment to be procured and installed.

2. Encourage more frequent inspections of tree foliage growth under streetlights during the summer and engage in small pruning operations to forestall the need for major correction later. Streetlights encourage foliage growth in nearby trees. Such growth often results in shading the ground and pavement that the light is meant to illuminate.
3. Install lighting on the entrance underpass to the Army-Navy Country Club and on Army-Navy Drive heading north to the Horizon House.

7: URBAN FORESTRY

An Urban Forest is the combined public and private inventory of trees found in an urban setting. It includes trees in public rights-of-way and median strips; trees in underdeveloped natural areas; trees in parks and on other public lands; and trees on residents' private property.

Arlington Ridge is part of a ridge that extends from Arlington National Cemetery along the Potomac through the City of Alexandria. The elevation of the Ridge, plus the canopy of mature native trees which have been preserved in our neighborhood, make the area a visible green oasis from surrounding dense development.

Several of our original forest communities remain as remnants in our parks and backyards. The dry, weathered terraces along the upper parts of our ridge were vegetated by an “Oak-Heath Forest,” which includes Chestnut Oak (*Quercus montana*) and Mountain Laurel (*Kalmia latifolia*) “typically intermixed with White Oak (*Quercus alba*), Black Oak (*Quercus velutina*), Southern Red Oak (*Quercus falcata*), Scarlet Oak (*Quercus coccinea*), and occasionally Blackjack Oak (*Quercus marilandica*).” (From the Virginia Natural Heritage Program’s *Natural Communities Classification*.)



Mountain Laurel (photo courtesy of Julie Udani)



Bitternut Hickory (photo courtesy of Julie Udani)

Another common forest community type within the ARCA area is the “Acidic Oak-Hickory Forest,” usually on southwest facing slopes and uplands. This type of forest generally has a greater number of species of all of the upland oaks named above and Hickories (*Carya spp.*), which are prominent, often as understory trees. The understory also may include Dogwood (*Cornus florida*), Red Mulberry (*Morus rubra*), Hawthorne (*Crataegus spp.*), and other subcanopy trees; and shrubs such as Pinxterbloom Azalea (*Rhododendron periclymenoides*) and Deerberry (*Vaccinium stamineum*). Soils are generally not as dry or acidic as those of Oak-Heath Forest.

The best remaining examples of Acidic Oak-Hickory Forest include Fort Scott Park and Haley Park.

Finally, the lower, moister areas of ARCA contain trees from the Mesic Mixed Hardwood Forest community. Tulip Tree (*Liriodendron tulipifera*), Beech (*Fagus grandifolia*), White Oak, and Northern Red Oak are the dominant canopy trees of this type, along with lesser covers of Hickories, and other hardwoods.

While the trees were cut down during the Civil War for protection, the forest regenerated on its own, and most of the tree species are still present within the ARCA boundaries. Arlington County has a list of trees and other plants for Fort Scott Park as part of the Arlington County Flora list; and the Haley Park, Oakridge Elementary School, and Gunston Middle School areas also have a flora list developed by a volunteer who works at the U.S. Botanical Garden.



Satellite imagery from “Report on the County of Arlington’s Existing and Possible Urban Tree Canopy” by Virginia Tech, 24 September 2009

Trees have both environmental and economic benefits. They produce oxygen and absorb carbon dioxide and other pollutants, providing an estimated \$1.8 million annually in air pollution control for Arlington. They also reduce the air temperature and prevent storm water runoff and provide an estimated \$6.8 million annually in storm water control. For our homes and buildings, they can reduce heating and cooling costs, as well as add as much as 10 percent to our property values. They contribute valuable wildlife habitat and have irreplaceable value as part of the natural history of our area. Recent research by Dr. Bill Sullivan of the University of Illinois reveals that tree cover in a neighborhood actually increases social bonds between neighbors and reduces crime.

However, the ARCA area continues to lose trees to redevelopment, infill, remodeling, and tree fall. The residents of the area have expressed an interest in retaining the tree canopy of Arlington Ridge. A survey conducted in ARCA in January-March 2011 demonstrates this concern (for details, please see Appendix A).

Many people commented on the loss of mature trees in recent years and the need to replace them. The illustration on the previous page shows the percentage of tree canopy for our area based on a Virginia Tech satellite image from a study done in 2008 with the dark green areas having the most canopy and the dark red areas having the least. Since this analysis was done, the ARCA area has suffered significant canopy loss from the derecho storm in the summer of 2012 and Hurricane Sandy in the fall of 2012. *We highly recommend that the County update its tree canopy analysis to take these losses into account.*

Goals

1. Increase our beneficial tree canopy by 10 percent and retain as many of the native trees species from the original forest as much as possible.
2. Be consistent with the County's Natural Resources Management Plan—some of the objectives of Arlington County's Natural Resources Management Plan that we can adopt include
 - a. Halt the loss of County-owned natural lands.
 - b. Protect Natural Resource Conservation Areas (NRCA) since the ARCA area has no official NRCA's (*it does have a grove of state rare trees at Oakridge Elementary School and Haley Park*).
 - c. Identify and preserve additional open space through conservation easements, voluntary dedications, partnerships, and fee simple acquisition and make conservation of natural resources a high priority (areas with streams or green corridors between natural areas should also be considered).

ARCA strongly recommends that the existing natural areas around Oakridge Elementary School and Gunston Middle School be added to Haley Park through an arrangement with the County School System. ARCA and Oakridge Elementary are working collaboratively to preserve existing resources at the school and to increase the number and diversity of tree species on the campus. ARCA also supports the creation of a "green" wildlife corridor from Oakridge and Haley Park across Arlington Ridge Road through several

back yards and a County sewer right-of-way to Oakcrest Park. ARCA will encourage homeowners to look into opportunities for conservation easements and voluntary dedications where natural areas with tree canopy are on their property.

- d. Protect Resource Protection Areas, or RPAs, which are part of the Chesapeake Bay Agreement (information about the RPAs and 100-foot buffers along them can be found at <http://www.arlingtonva.us/departments/EnvironmentalServices/PermitsAndInspection/ChesBay/file85130.pdf>).

The ARCA area has three locations with RPAs, as shown on the County map. One is along Four Mile Run on the south side of Glebe Road. Another is a sliver of land along 28th Street beside Long Branch. The third is an area between Arlington Ridge Road, South Lang and 28th Streets. Land disturbance or development within these areas requires a Water Quality Impact Assessment.

- e. Promote the use of native plant species in plantings.
- f. Develop a long-term invasive plant removal strategy combining volunteers, County staff and contractors. One of the major problems in ARCA's natural areas is the infestation with invasive exotic plants including English ivy, Japanese honeysuckle bushes and vines, porcelain berry, ailanthus trees, and wisteria vines among others. Encourage efforts at removing these invasive species, which affect the indigenous vegetation and wildlife in the area.

The Haley Park, Oakridge Elementary School, and Gunston Middle School areas have an active group that has workdays every month, and The Hume School Group functions in a similar manner.

State Rare Trees

Oakridge Elementary School property contains a grove of rare Frosted Hawthorns (*Crataegus pruinosa*). They are designated S-3 by the Natural Heritage Program, Virginia Department of Conservation and Recreation, which means they are vulnerable to extirpation (see citation

below). ARCA should continue to support their protection in cooperation with the Oakridge Elementary School and the County School Board.



Oakridge Elementary School property (photo and illustration from naturalist Greg Zell, Arlington County Parks and Recreation)

REFERENCES

From the VASCULAR PLANT WATCH LIST, Natural Heritage Program, Virginia Department of Conservation and Recreation

Frosted Hawthorn *Crataegus pruinosa* (Wendl. f.) K. Koch A hawthorn

S3 = Vulnerable - At moderate risk of extirpation from the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

Natural Heritage Resources of Virginia: Rare Plants April 2009

Virginia Department of Conservation and Recreation, Division of Natural Heritage

3. Participate in the County's Urban Forestry Plan's programs and follow the plan's guidelines consistently.

Arlington County, with the help of its advisory commissions, has developed an Urban Forestry Master Plan. ARCA can take advantage of this plan by participating in the many programs that the County now offers to assist homeowners and neighborhoods in planting, preserving, and maintaining trees on their own property as well as on public property. These programs include

*“The benefits that urban trees provide are optimized with larger trees. Research has shown that larger trees have greater benefit to cost ratios.”
— from the Urban Forestry Master Plan*

the public tree-planning program; the champion tree, notable tree, specimen tree, and commemorative tree programs; the Tree Canopy Fund; the TreeStewards program; and the annual Civic Federation Neighborhood Day tree giveaway. (Further information on the tree programs can be found at

<http://www.arlingtonva.us/departments/ParksRecreation/scripts/parks/ParksRecreationScriptsParksTrees.aspx>.)

Participate in the Public Tree Planting Program

The Park and Natural Resource Division and the Beautification Committee take applications during the summer for the Public Tree Planting Program from civic associations, neighborhood groups, civic groups, PTA's and garden clubs for planting on public property such as parks and other public lands including Gunston Middle School and Oakridge Elementary School, Hume School Historic site, and street rights-of-way. ARCA has developed a list of areas where residents have indicated they would like trees planted. That list is included under Goals Four and Five. Every spring, ARCA should solicit additional suggestions from its membership on

where to plant trees. Based on this NCP, ARCA should then prioritize a list of recommended tree plantings before the summer submission.

Street trees can be planted where the planting strip between the street and sidewalk is four-feet wide. In areas without sidewalks, trees can be planted in the right-of-way if there are no future plans, or the likelihood, that a sidewalk will be installed. The size of the trees will be dependent on the presence of overhead wires.

ARCA should apply for trees following the guidelines and deadlines available on the County website. Because of limited funding, ARCA should prioritize requests.

Suggested Priority Projects

- a. Obtain a list of suggested street trees, which is available on the website.
- b. Endorse the projects through the Civic Association.
- c. Indicate who is responsible for maintenance (*e.g.*, weeding, watering, and mulching) whether a local organization (PTA, civic, service, garden club, or other), school maintenance crew or a County gardening tree crew (preference is given to those projects which can be maintained by the community).

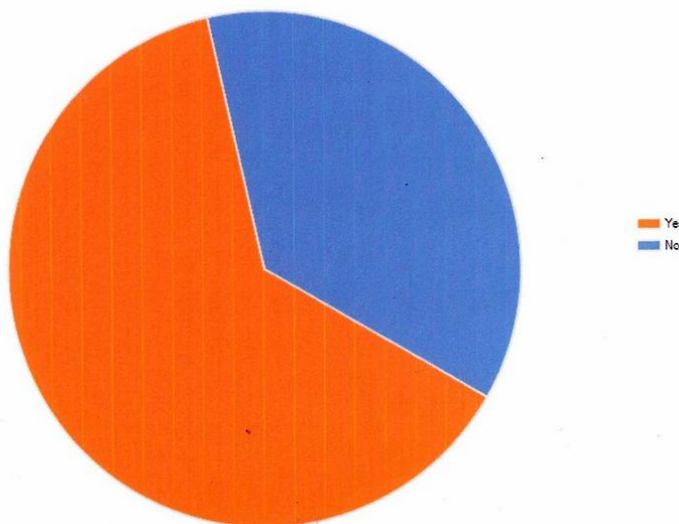
Support the Program for Champion Trees, Notable Trees, Specimen Trees, and Commemorative Trees

A champion White Oak (*Quercus alba*) is located at 830 23rd Street on the grounds of Our Lady of Lourdes Catholic Church. None of ARCA's trees are currently on the list of notable trees nominated by residents. Unfortunately, the "George Washington Tree," the County champion southern Red Oak (*Quercus falcata*) on the grounds of the Water Treatment Plant, believed to have been surveyed by George Washington himself, was severely damaged by the derecho storm of 2012; however, the County is trying to save it. We should encourage residents to apply for notable tree status and possible champion trees.

Although the "Notable Tree" designation does not give Arlington County any authority over trees on private property, the trees may be included in future civic association and neighborhood walking tours. Tree winners may be nominated based on size, age, species, historical interest or because they have a special significance to the neighborhood.

Arlington County has 10 champion trees that have been designated as Specimen Trees including one on private property. Those trees are offered special protection from removal or injury. None are in the ARCA area.

7b. Would you permit the County to plant trees on your property, and agree to care for and water them?



Commemorative trees may be planted on public property for a fee. A resident may select a tree for \$150 or \$200, which covers the cost incurred by the County to acquire and plant the tree. See County guidelines for additional information.

Participate in the Tree Canopy Fund (TCF) Program

The Tree Canopy Fund for planting trees to restore and increase Arlington County's tree cover began in 2009. TCF gives grants to community groups to plant and maintain trees on private property. The TCF is administered by Arlingtonians for a Clean Environment (ACE) and the Arlington County Urban Forestry Commission (UFC). ARCA has been consistent in successfully applying for this program and getting sizeable trees planted free on residents' properties, and ARCA should continue to do so.

As shown in the 2011 survey of ARCA residents, 63 percent of those who responded said they would permit the County to plant trees on their property.

Many of the recommendations for street trees contained in the 2011 ARCA survey cannot be accommodated because of very narrow planting strips. Residents in those areas should be encouraged by ARCA to obtain trees for their own property through the Tree Canopy Fund.

Priority areas in our neighborhood for the Tree Canopy Fund include those areas that may have limited space for street tree plantings, namely Arlington Ridge Road, Fort Scott Drive, 16th to 23rd Streets between Joyce and Lynn Streets, 18th Street, 23rd Street, Glebe Road, Grove Street, Joyce Street, and Lynn Street.

Support the TreeStewards Program

TreeStewards of Arlington and Alexandria are volunteers who take the lead within their communities to enhance a sustainable urban forest through volunteer activities and public education programs. Volunteers

- a. Plant, prune, mulch and water street, park and school trees.
- b. Staff informational booths at farmers' markets and local festivals.
- c. Lead neighborhood Tree Walks and speak at community gatherings.
- d. Advocate for trees wherever and whenever needed.

Many ARCA residents are TreeStewards and ARCA should continue to support this program.

Participate in the Neighborhood Day Tree Giveaway and Similar Programs

The Arlington Civic Federation and Arlington County Parks and Natural Resources Division co-sponsor the distribution of free trees during the annual Neighborhood Day in the spring. ARCA benefits from this program and should continue to participate.

In addition, Arlington County occasionally opens its nursery facility to residents for an open house and tree distribution with help from the TreeStewards. One of ARCA's TreeStewards could ensure we get notices of these opportunities.

Recommendations for Tree Planting in Parks and Historic Sites

This section of the NCP includes recommendations for tree planting resulting from the survey conducted in winter of 2011 and an analysis of ARCA's Forest Plan Committee.

4. Increase tree canopy in parks and other large public properties (Note: Every year, ARCA should prioritize its requests for tree planting in parks because of limited funding availability.)

Fort Scott Park

Fort Scott Park encompasses a total of 11.63 acres and has an extensive natural area with tree canopy over more than half the park area. It also includes an unusual glade, identified in the natural resources inventory. However, the park continues to be threatened by invasive exotic vines and shrubs. Their control should be a high priority. Consider projects to



Fort Scott Park (photo courtesy of Julie Udani)

- a. Remove English ivy from trees and eradicate it from the forest floor to re-establish natural vegetation.
- b. Control invasive exotic bushes and other invasive vines.
- c. Organize local residents to volunteer for clearing projects, request guidance from the Department of Parks and Recreation (DPR) Invasive Plant Removal Program staff members on best techniques and tools, plant identification, and monitoring progress. Get

staff suggestions for key items in the Capital Improvement Program (CIP) to watch; advocate for invasives removal funding.

- d. Plant indigenous tree species (or appropriate, non-native, non-invasive species) in open areas around the ball field and around the playground to create more tree canopy, particularly in a “straight line from the parking lot to the shelter” to provide shade for ball players.

Fraser Park

Fraser Park is an open park area with picnic tables and open grassy areas. It lost trees to a tornado. It also is the place where Long Branch has been “daylighted” to run out in the open and then down through Troy Park, which is a part of the Long Branch Civic Association, to Four Mile Run. Long Branch is the only stream in the Four Mile Run Lower Mainstream watershed that still runs above ground and should be protected. Plant more native trees to increase the canopy in Fraser Park and remove the dead tree stumps on the west side of the park near the stream.

- a. Protect that section of Long Branch that has been “daylighted.”
- b. Plant more native trees.
- c. Remove dead tree stumps on the west side near the stream.

Haley Park/Oakridge/Gunston

These three areas combine to form a large continuous natural area containing much of the original forest community with some wildlife including foxes and an occasional deer.

Unfortunately, invasive exotic plants have degraded these areas. We commend the efforts of the HOG invasives removal group, which has developed an inventory of the flora (trees, shrubs, and plants) and has worked with the County to help eradicate invasive wisteria, porcelain berry and English ivy vines. Those invasives have killed several trees and smothered the understory. Ailanthus (Tree of Heaven) is also being controlled. The County should continue to aid in this effort.

- a. Plant native canopy trees and shrubs near Gunston and understory trees such as dogwood and redbud in the upper section of Haley Park; ARCA should support such an effort.
- b. Support the ARCA Urban Forestry Committee member who is working with Oakridge Elementary School on a landscaping plan that will help protect the Frosted Hawthorns.
- c. Plant appropriate native trees consistent with the natural forest community in that area.
- d. Better maintain existing trees on the school campuses.
- e. Plant trees along the two asphalt paths from 29th Street and Meade Street to Gunston Middle School to enlarge the tree canopy and eventually to shade spectators of games at the school.

Oakcrest Park

Oakcrest Park has lost much of its original tree canopy and could be planted with some indigenous species. The park trail leading down to June Street has an extensive canopy from the original forest and from neighboring back yards; however, Hurricane Sandy caused significant tree loss.

- a. Protect the existing tree canopy, a priority for ARCA.
- b. Continue to work on controlling invasives including English ivy vines, bamboo, honeysuckle bushes, and porcelainberry vines.
- c. Plant native canopy trees around the edges of the park and along some parts of the trail.
- d. Organize local residents to volunteer for clearing projects, request guidance from DPR Invasive Plant Removal Program staff members on best techniques and tools, plant identification, and monitoring progress. Get staff suggestions for key items in the C.I.P. to watch; advocate for invasives removal funding.

South Ives Street Park

South Ives Street Park is an extensive natural wooded area with limited County-owned access. The park is ill defined except where residents have put up fencing on their property lines. The access, which is between the rear of the house at 2746 Fort Scott Drive and the side of the house at 2618 South Ives Street is very difficult. Between 2724 Fort Scott Drive and 2716 Fort Scott Drive, there is a sewer or storm water easement with a couple of large manholes on a steep slope. Access is also complicated by loose rock and yard debris. Between 2746 Fort Scott Drive and 2618 South Ives Street, there is a steep drainage ditch overgrown with bamboo. Much of the park is steeply sloped and English Ivy is the predominant understory plant.

- a. Remove English ivy from the trees and eradicate it from the forest floor to re-establish natural vegetation.
- b. Have the County slash and spray the bamboo localized in the Ives Street access area.
- c. Remove the Burning Bush (*Euonymus alatus*) and Asian Wisteria. The forsythia there is not considered invasive.
- d. Cooperate with the County in efforts to remove invasive plants and protect our natural tree canopy. Because this is not a priority area in the ten-year plan of Arlington's Remove Invasives Plants (RiP) program, ARCA should consider applying for the Park Enhancement Grant (PEG) for the removal of invasives in the park.

Grace Murray Hopper Park

A small memorial park, located on South Joyce Street, that is named in honor of Rear Admiral Dr. Grace Hopper. She was a pioneering American computer scientist and U.S. Navy officer and one of the first computer programmers of the Harvard Mark I computer. The U.S. Navy guided missile destroyer USS *Hopper* (DDG-70) and the Hopper supercomputer (Cray XE6) at the National Energy Research Scientific Computing Center (NERSC) were named after her. The park needs the following special care: monitor carefully the health of the newly planted trees; plant additional native trees to increase the tree canopy.

19th Road South Park

This is an extensive natural area with no public access. Work with the County to identify ways to improve the land and remove invasive plants and protect the natural tree canopy.

Four Mile Run Park

The park is included in the Four Mile Run restoration master plan. Plant more native trees; be consistent with the current master plan for Four Mile Run restoration.

Prospect Hill Park

Replace any lost canopy trees with appropriate native trees; replace understory as a priority; remove the dead tree stump on the east side of the park; preserve the skyline view of the region's big Fourth of July Independence Day firework celebration on the National Mall.

Hume School Historic Site and Stairs

The now park-like area around and behind Hume School (also known as the Arlington Historical Museum) consists of parcels owned by the County, the Arlington Historical Society, the River House, and one residence. ARCA has worked with the Arlington Historical Society and County Parks to encourage County acquisition of the hillside plot behind Hume School since early 2010. The County has identified this potential acquisition in its October 2012 **Parkland/Open Space Acquisition Plan** [preliminary draft, p. 27]

Our eight-year effort to clear and restore the Hume stairs, grounds and surrounding parcels has been a joint effort with the County/Extension Service's Remove Invasive Plants (RiP) program, the Parks Forestry division, the Parks Maintenance division, and the Park Development Division's Park Enhancement Grant (PEG) Program. The initial clearing involved removing vines, bamboo and brush that had become impenetrable, then removing the dozen dead and fallen trees uncovered when brush was removed. Thereafter, the County Parks Forestry unit planted about two-dozen trees—mostly oak varieties—on the hillside parcels as well as on the upper Hume School grounds. The result is an informal, park-like environment, jointly maintained by neighborhood volunteers organized by ARCA, and by the County. Neighbors find the property an attractive place to give their dogs a run.

The Hume School stairs were the first clearing task ARCA undertook, over eight years ago. The stairs serve as a vital role in pedestrian connectivity, as they are the only pedestrian pathway between South 20th Street north to the stairs on South Lynn Street, which are approximately .6 miles from the top of Arlington Ridge Road to the neighborhood shopping area, restaurants and

Metro. Before ARCA organized the Friends of Hume School volunteers, these stairs were 70 percent blocked by invasive overgrowth, and were in dangerous disrepair at the top and bottom.

- a. County purchase of the hill behind Hume School, which contains the vital stairs, and is contiguous with the other three County plots to the north and east. Also vital is a permanent walking easement for pedestrians through the Hume School parking lot leading to the stairs. (Consider adding a handrail to the Hume School stairs.)
 - b. County should acquire the River House plot lying between the undeveloped South Lynn Street extension, and the River House tennis courts. County contractors already maintain this plot.
 - c. Plant additional trees in this entire area, especially some native evergreen trees.
 - d. Ensure the accessibility of vehicles used to maintain power lines, the Historical Society, County land, and private parcels through the undeveloped Lynn Street extension.
5. Increase the number of street trees and other tree planting in public rights of way. Arlington County's Urban Forestry Master plan contains certain guidelines related to the planting of street trees:
 - a. Increase planting strips on all new sidewalk projects to at least four feet where possible to provide sufficient room for street trees.
 - b. Add street trees to the neighborhood, including nubs and median strips.
 - c. Begin a program to remove overhead utility wires that obstruct street trees.
 - d. Replace appropriately all street trees that are removed.
 - e. Ensure tree species diversity with new planting.
6. Request the County to establish written protocols for tree conservation so that street repair crews do not damage or kill the existing trees. The County should more closely monitor the pruning of trees by utility crews or contractors.
7. The County should keep a record of the numbers of new street trees planted in each neighborhood (streets, parks, medians, others) and make those records available to the NC Program and participating Civic Associations.

Because of some of the above constraints, there are limits on where ARCA can recommend planting street trees and on the types of trees that can be planted. In many cases the planting strips are less than four-feet wide. In areas without sidewalks, trees can be planted in the right-of-way, but the County wants to be certain to the extent possible that it is unlikely that a sidewalk will ever be installed (see the Street Conditions section above). In many cases the only alternative to street trees will be for homeowners to apply to the Tree Canopy Fund for funding for a tree to plant on private property or to participate in the tree giveaway programs.

The recommendations on areas where street trees could be planted are based on the results of the survey of ARCA residents done in January, February and March of 2011. Since that time, however, changes have taken place in the tree canopy because of storms, construction, and the work of the power company so additional recommendations may be included.

Recommendations for the Tree Canopy Fund

ARCA should annually prioritize its recommendations on locations for street trees for submission to the County. All of the following are candidates for the Tree Canopy Fund.

1. **Priority areas** due to limited space for street trees include:

Arlington Ridge Road—many commented upon the loss of canopy here and the need to save the existing large trees. Because of the limited planting strip, in most cases increasing the canopy will involve homeowners.

Army-Navy Drive—many suggested street trees here as a buffer between I-395 and Army-Navy Drive. ARCA needs to work with the County to determine whether the land belongs to the County or to VDOT.

Fort Scott Drive—the street has suffered widespread canopy loss, losing seven major canopy trees during the summer of 2012 alone. The lack of planting strips may limit the possibility for adding trees.

South 16th to S. 23rd Streets between Joyce and Lynn Streets—the area lacks planting strips and has intermittent sidewalks; both pose problems for planting street trees. Trees can be planted in the right-of-way as long as there is little likelihood that sidewalks will be installed sometime in the future. **N.B.** South 18th and South 20th Streets (particularly the 1300 block) are included in this area. ARCA should poll area residents about sidewalks.

South 23rd Street—the street lacks planting strips and has an intermittent sidewalk, but trees can be planted in the County right-of-way. Between South Joyce and 26th Streets on the South side, “junk” trees should be replaced, and ARCA should work for the removal of the invasives English ivy and *Ailanthus altissima* (Tree of Heaven). Intermixed with the English Ivy behind the guardrail, Poison Ivy often grows out into the sidewalk. As County practice is to remove Poison Ivy within 10 feet of trails, ARCA should seek to have this ivy eliminated. Also, near the bus shelter, the Bradford Pear destroyed by Hurricane Sandy could be replaced with a more suitable tree.

On South 23rd Street between Fort Scott Drive and 26th and Kent Streets, the County right-of-way is wooded and covered with English Ivy especially on the South side. The Ivy extends into private property on 23rd Road to the South and S. Knoll Street on the North. ARCA should ask the County about ivy removal.

South Glebe Road—sidewalks next to the road and the lack of planting strips are problems.

South Joyce Street—there may be room in the street right-of-way for trees, but the street has little or no planting strips.

South Lynn Street—winter storms have destroyed many trees here. Between 16th and 22nd Streets, much of Lynn Street lacks sidewalks. Street trees can be planted in the right-of-way if the County is assured that there is little or no likelihood of a future sidewalk. ARCA should poll the residents on this street about sidewalks.

South Grove Street—the street has limited space for street tree plantings.

2. **Additional areas** where the tree canopy could be increased are the following:

Forest Hills area along Army-Navy Drive, South Grant, South 24th Streets, and the 1400 block of 22nd Street on the north side of the street.

South Nash Street and South Ives Streets have good planting strips for more street trees.

South 21st Street lacks sidewalks. Trees can be planted in the right-of-way if the County is certain, to the extent possible, that there is no desire for sidewalks sometime in the future. ARCA should poll the residents in this area.

South 28th Street at Meade Street, Gunston Middle School boundary—the hole in the line of trees on 28th Street could be filled with trees.

See attached Appendix J and a Summary of Goals and Planned Actions.

REFERENCES

Watershed Journal: Native Plants in the Woodlands, Wetlands, and Meadows of the Four Mile Run Lower Mainstem Watershed in Arlington, Virginia.

By Julie Udani 7/10/2011

Natural Communities Classification

Virginia Department of Conservation and Recreation, Division of Natural Heritage

Natural Heritage Resources of Virginia: Rare Plants April 2009

Virginia Department of Conservation and Recreation, Division of Natural Heritage

Casey Trees Tree Canopy Symposium, Washington, D.C. October 2012

8: PARKS AND RECREATION

Introduction

The Arlington Ridge community has over 19 acres in designated parkland, or a total of nine parks, and a 1.2-acre community garden. Several parks are along the periphery of the community, including a section of the 41.9-acre Four Mile Run Park, Fraser Park, Prospect Hill Park, and Grace Murray Hopper Park. The largest park in the ARCA area is Fort Scott, which includes 11.3 acres, or roughly half of the parkland in Arlington Ridge. Fort Scott Park is classified as the only “neighborhood” park in the community because it contains both passive and active recreational activities including a lighted basketball court, three tennis courts, a softball field, playground and public restrooms. The other parks, Haley Park and Oakcrest Park, are classified as mini parks and contain picnic areas and nature trails. Two parks within our community, 19th Road South Park and South Ives Street Park, have extremely limited or no public access but are still categorized as parks. Grace Murray Hopper Park is a private park and is not managed by Arlington County’s Department of Parks and Recreation (DPR), but the County does have a public easement on the park.



Grace Murray Hopper Park northwest view (photo courtesy of Peter Amato)

We worked to formulate the NC Plan based on the 2011 community survey, on interviews with active participants in recreational activities, through general observation, and through studying the overall Arlington County Open Spaces Master Plan and the Draft Land Acquisition and Preservation Policy (LAPP) Scope, dated May 3, 2010.

Goals

1. Maintain the current parks and recreational facilities that we have today. The majority of our parks are categorized as ‘mini’ parks or having only limited amenities, primarily walking trails. The focus for these parks should be on making the trails and natural surroundings as pleasant as possible for the community. Unfortunately, lack of maintenance of several of our parks with natural trails has allowed invasive plants to proliferate extensively. To address this issue, dedicated volunteers from the community meet the first Saturday of each month at Haley Park for “HOG Pulling” to rid the area of invasive plants. However, the community cannot maintain these natural parks alone. Special focus and commitment also needs to come from the County’s Department of Parks and Recreation not only to help clear away invasive plants, but also to repair trails, remove fallen trees and stumps, and cover holes from removed trees with soil.
2. Identify and create an official dog park within the ARCA area. As part of the NC Plan, we will work with the community and Arlington Parks and Recreation to identify and implement a neighborhood dog park, or as Arlington County calls them, Community Canine Areas (CCAs). Roughly two-thirds of the community survey respondents answered the question about wanting an official “dog park” within the neighborhood. Forty-nine percent of the respondents agree or strongly agree that there should be a dog park within the neighborhood and 33.9 percent of the respondents had no opinion one way or another about the topic. Understanding that options for a dog park are limited because of the general space constraints of our parks as well as potential parking issues within the neighborhood, special coordination and planning with the community will need to take place to identify an appropriate location for a dog park. Arlington County has set a standard size for CCAs at 10,000 square feet,

with the optimal at 30,000 square feet or greater. Sponsorship is required and the sponsoring organization is responsible for the overall monitoring, handling of neighborhood complaints, and coordinating maintenance and management. All but one dog park in Arlington County is fenced, and hours of operation vary. Outside of making one of our existing parks a dog park, we recommend looking at the County-owned property on 31st Street just east of Grant Street. This land was formerly an overflow parking lot and is now a fenced, grassy area next to the water treatment plant.

3. Bringing the community together. While there are various summer activities around the area for families and residents to enjoy, including concerts at Pentagon Row and at the Air Force Memorial, and movies in Crystal City, ARCA does not traditionally use its parks for public gatherings or generating a sense of community.

Gatherings in Fort Scott Park could include informal pick-up games of Frisbee or youth soccer, a concert from a local music ensemble, or maybe a dog event sponsored by a local kennel. Drop-in tennis clinics at Fort Scott on Saturday mornings may draw more people to the park and foster community interaction.

Fort Scott Park

Fort Scott Park is the largest park in the community and is classified as a Neighborhood Park according to the Land Acquisition & Preservation Policy (LAPP) since it is within a ½ mile of the community it serves and it contains both active and passive recreational activities. Fort Scott contains the following recreational activities:

Activity	Quantity	Surface	Fencing	Lighted
Tennis	3, 1 Backboard	Hard Court	Yes	Yes
Basketball	1	Blacktop	No	Yes
Baseball	1	Dirt/Grass	No	No
Walking Trails	East, South, West sides	Dirt	No	No

Picnic Pavilion	1	Concrete	No	No
Playground	2	Woodchips	Partial	No

Fort Scott Park has the following amenities to support the recreational activities: public bathrooms, drinking fountain, grills, recycling containers, park benches, trash cans, benches, and picnic tables.

Overall, Fort Scott is the highest utilized park within the ARCA area and is also used by people outside our area. Not only does the park have a large open space for recreational activity, a natural area also surrounds it on three sides.



Fort Scott Park (photo courtesy of Sheila Cole)

The playground equipment at Fort Scott Park is over ten years old and has been well maintained, and as parts break, they are replaced within a reasonable amount of time. The sand pit receives a fresh load of sand at least three times a year, and the new reservation system for the picnic pavilion seems to work well. Recent improvements within the park include a complete renovation of the public restroom facilities in 2011.

Because Fort Scott Park has the most potential for recreational activities, the community survey results indicated a strong desire to maximize the use of open space by improving the baseball field and surrounding area. Often following a rainstorm, water will pool in the outfield and around home plate, which hurts the grass, and leaves the area very muddy. Currently, there are no little league baseball fields in the neighborhood. With permanent bases, a pitcher's mound, and regular maintenance of the infield and outfield grass, the baseball field could serve the greater community with organized games and practices.

Eighty-eight percent of the respondents to the community survey stated that they use walking and biking trails now. Thirty-five percent of the respondents would like to see additional walking and biking trails created within the community. A consistent theme for this Conservation Plan is to preserve what we have and that is especially true with the natural areas surrounding Fort Scott. Invasive plants, vines, and fallen trees have disrupted the existing walking paths around Fort

Scott. Fallen trees and their stumps across trails should not only be chopped up, but they should also be removed from the trail areas, as appropriate, after consultation with a park naturalist.

In addition to cleaning up the walking trails at Fort Scott, plants should also be trimmed back on the border of the open space area on the east side next to the baseball field. New trees should be planted to help preserve our tree canopy in the neighborhood. These trees should be located in accordance with ARCA's Urban Forest recommendations.

With regard to the maintenance of physical structures, the one drinking fountain in the park and its surrounding foundation have not been draining properly for several years. The improper drainage creates a dangerous area as water pools around the drinking fountain, making the ground very muddy. The fountain is also too high for most children under the age of seven. A short, permanent stone step would facilitate the use of the drinking fountain for children.



(Photo courtesy of Sheila Cole)

In addition to fixing the fountain, the overall physical structures within Fort Scott should be monitored on a monthly basis, so repairs are not delayed for a long period of time.

As the County continues to promote bicycling within the community, installation of a couple of bike racks in the park would be beneficial as it would encourage people to ride their bikes and not have to worry about them while they enjoy their recreational activities. Often, bikes are locked on signs or left standing, which can pose a hazard to young children exploring the area.

Being the largest of the parks in Arlington Ridge, Fort Scott has the ability to draw the community for gatherings including concerts, movies, and drop-in sports games such as ultimate Frisbee, youth baseball, flag football, tennis lessons, and basketball games. While there are many options during the summer months for community members to enjoy concerts at Pentagon Row and the Air Force Memorial, and movie nights in Crystal City, community activities during the spring and fall months are limited. Arlington Ridge has not traditionally used its parks as a gathering location for the community. Community-wide picnics may foster a more inclusive neighborhood and community spirit.

Recommendations

1. Improve the baseball field – level the outfield, add permanent bases and a pitcher’s mound, provide additional seating around the ball field.
2. Fix drainage issue of the existing drinking fountain, which is non-ADA compliant.
3. Install bike racks.
4. Add concrete around the drinking fountain to prevent mud pools and enhance this area.
5. Maintain the field on an ongoing basis; monitor physical structures monthly.
6. Remove invasive plants, vines and fallen trees (see Urban Forestry section of plan).
7. Clear perimeter of open space to remove encroaching vegetation.
8. Plant additional trees around playground area in accordance with ARCA’s Urban Forest recommendations.
9. Add additional seating around park.

Fraser Park



(Photo courtesy of Natasha Pinol)

acres of land that is considered a “pearl in the oyster of Washington life.” The park services these residents as well as residents from the ARCA area and neighboring communities.

Fraser Park is mainly used for picnics and recreation for seniors, disabled, adults and children to gather and play and walk dogs. Residents can sit, read, walk or bird watch. The park is in need of repair and an upgrade from overuse and natural

Located in South Arlington along Army-Navy Drive and 28th Street, Fraser Park is 2.07 acres of open green space. The park is situated near a creek that runs out into the open and then down through Troy Park to Four Mile Run. Fraser Park is directly adjacent to Forest Hills, a luxury residential townhome community with some

130 homes on about 16



Fraser Park view toward creek (photo courtesy of Natasha Pinol)

degradation. To provide a safe environment in which to walk and play, dead trees and hazardous tree stumps need removal and soil needs to be placed in pits left by removed trees.



The Lower Long Branch Creek (photo courtesy of Natasha Pinol)

and wildlife habitat, install birdhouses. The birds will help to control the thriving insect population. Lastly, install Fido House stands with recyclable doggie bags to encourage a cleaner environment.

Access to the picnic tables, grills, and barbecues need to be made compliant with Americans with Disabilities Act (ADA) regulations. The County's Department of Parks and Recreation's website states that its parks promote wellness and vitality through...attractive public spaces. Fraser Park needs some work to become an attractive public place: upgrade the charcoal grills and fireplace, from their present poor condition; replace the worn, broken, and rusted benches and picnic tables; upgrade the trash cans and install recyclable bins. To promote the park and the nearby stream, the Lower Long Branch Creek, as an important native bird

Recommendations

1. Plant trees, remove old stumps and remove newly planted dead trees.
2. Upgrade the fireplace and charcoal grills.
3. Upgrade trash cans and install recyclable bins.
4. Install birdhouses and Fido House doggie bag stands.
5. Place gravel or install large paver to walk to trash bin located near the bus shelter on Army-Navy Drive.
6. Fix damaged newly installed concrete pathway.

Haley Park

Classified as a mini-park, Haley Park has a walking trail that connects South Meade Street to Oakridge Elementary School and the back parking lot of Gunston Middle School. Haley Park is a

total of 2.6 acres and is a natural park. Close to South Meade Street at the top of the hill, the park has a gazebo with picnic tables and charcoal grills. The park is primarily used for trail walkers and dog walkers.



(Photo courtesy of Maura McKinley Tull)

Organizers within ARCA have designated the first Saturday of each month as a time for volunteers to come out for the “Hog Pull” to remove invasive plants within the park. These volunteers have worked countless hours to help save the natural tree canopy and make the park enjoyable for the community.

Arlington County should continue to assist with the volunteer efforts as well as dedicate resources to clearing fallen trees and branches from the trails. In general, fallen trees have been cut up; however, their trunks remain to the side of the trail. A couple of other focus areas on the trail include improving the trail steps and replacing the north end fence. The steps, at the top leading from Oakridge going east and about half way down the trail, are in disrepair. There are old railroad ties broken off with nails exposed. This is a safety risk for park visitors and efforts should be made to either restore the original terrace or remove the railroad ties. On the north end of the park, bordering Oakridge Elementary School, there is a 4-foot, chain-linked fence that does not fit in with the natural park surroundings. That fence should be replaced with a natural split-rail type fence or something very similar.



(Photo courtesy of Maura McKinley Tull)

Recommendations

1. Actively work with the community to provide labor and resources to remove invasive plants on a monthly basis (see Urban Forestry section of this plan).
2. Clear fallen trees and branches on a regular basis after consultation with a forestry staff member (see Urban Forestry section of this plan).
3. Remove or replace the railroad ties.
4. Replace the chain link fence with a split rail fence or a fence similar to the one at the

entrance of the park on Meade Street.

5. Fix the split rail fence at Meade Street.

Oakcrest Park



(Photo courtesy of Maura McKinley Tull)

Nestled in a small ravine on 1020 South Oakcrest Road, this mini-park area is .2 acres and is primarily open space. Recognizing that the small path from South June Street that runs from the south end of the park to Oakcrest Road is not an official part of the park, this path remains an important link to the ARCA



(Photo courtesy Maura McKinley Tull)

community and is well maintained with blacktop and a handrail at the south end of the park. At some point in the future, it may be worth the effort to officially incorporate it into the park. On the north end of the park, a small open space is surrounded by vegetation covering the hill on the north, west, and east sides.

From a maintenance perspective, the vegetation surrounding the open space needs to be cleaned up. This includes several dead bamboo shoots on the east end of the park. The grass and blacktop are in very good condition. The two trash receptacle units in the park are open and allow wildlife to access them freely; such accessibility could result in trash sprinkled throughout

the park. These units should be replaced, and a dog bag receptacle should also be added.



(Photo courtesy Maura McKinley Tull)

A recent survey indicates the park is used heavily for walking dogs. The park is also used for impromptu touch football, baseball, and Frisbee games, picnics on the grass. Although its size is about 1300 square feet smaller than the minimum required size for a CCA, the space could hold approximately 9 dogs, assuming the open space is around .1 acres. While

this is less than ½ the size of the smallest dog park in Arlington, the size may be appropriate to meet the needs of the neighborhood. With very limited parking, the small park would encourage people to walk to the dog park.

To further enhance this park, we would like to see a few park benches around the park. This may also be a good place to put a couple of round iron tables to allow people to play chess, read a book or chat with neighbors at a table.

Recommendations

1. Clean up vegetation around the open space, including several dead bamboo shoots on the east end of the park.
2. Control erosion by planting native plants in areas where they can survive drought.
3. Add two or three trees in edge areas to replace trees lost from Hurricane Sandy.
4. Replace trash receptacles to minimize wildlife access to trash.
5. Add dog bag/waste basket.
6. Add park benches and round iron tables.

South Ives Street Park/19th Road South Park

As stated in Recommendation 2.3 of the 2008 Arlington County Public Spaces Master Plan Recommendations, “The County wants to preserve existing wooded parks and natural areas. Accordingly, these areas, whether forest or meadows, should not be viewed as ‘unused’ land available for active recreational facilities, but should be maintained as natural areas.” ARCA could not agree more, and this recommendation is especially true for the .6-acre 19th Road South Park and the 1.6-acre South Ives Street Park. With extremely limited public access, these two parks are still vital to the Arlington Ridge community by providing an important tree canopy, acting as a noise buffer, filtering storm water runoff, and supporting urban wildlife. ARCA would like to work with residents, stakeholders, property owners, and the County to ensure the safety of residents and the natural viability of the forested open space area that exists between 19th Road and 20th Street and Arlington Ridge Road and Army-Navy Drive and to ensure the

preservation of the land included in the South Ives Street Park. ARCA would also like to work in partnership with the County to facilitate the possible transfer of ownership of the uninhabited area immediately adjacent to the north of the 19th Road South Park from the 19th Road South Homeowners Association to a conservation organization.

Recommendations

1. Maintain areas as designated parks.
2. Ensure trees are examined by a forestry staff member and remove potentially dangerous trees.
3. Reduce invasive plants to protect natural tree canopy (see Urban Forestry section of this plan).

Prospect Hill Park



(Photo courtesy of Maura McKinley Tull)

At the northern terminus of the ARCA area lies Prospect Hill, an Arlington County historic site (see Introduction).

Prospect Hill's vantage immediately overlooking the Pentagon (and the Washington, D.C. skyline beyond) makes it a popular location

for photographers. After the [September 11 attacks](#), this spot offered a clear view of the Pentagon's damaged side. Many of the pictures that appeared around the world showing the still smoldering Pentagon were taken from this spot. Immediately after the disaster, a makeshift memorial consisting of wreaths and flowers was also established here.

While not included in the Public Sector Master Plan as a park within Arlington Ridge, Prospect Park is .4 acres and has an bird's eye view of Washington, D.C., Arlington Cemetery, and the Pentagon. Located at 1025 Arlington Ridge Road, Prospect Hill Park provides an historical



(Photo courtesy of Maura McKinley Tull)

framework for the community and a modern view of the present day. Used by residents throughout the year, it is most popular during the annual 4th of July celebration when thousands descend on the park to watch the national fireworks display.

As the main purpose of this mini-park is to provide visitors with a panoramic view, there are several park benches located in the park. Lights guide visitors up stairs from Army-Navy Drive and South Lynn Street, making it a comfortable walk up to Arlington Ridge Road in the day or night.

Over the past few years, a few trees have fallen within the park. There is a dead tree stump that needs to be removed on the east side of the park. In order to maintain shade for the visitors, several trees should be replanted based on the guidance of ARCA's Urban Forest Committee.

Recommendations

1. Remove dead tree stump.
2. Add additional trees.

Lang Street Community Garden

The Lang Street Community Garden, located at South Glebe and South Lang Streets, is a dues-paying garden site organized by Arlington's Community Garden Programs as an individual association with its own set of by-laws. For several years there has been a waiting list for space, so demand for the community garden continues to be strong.

Four Mile Run Park

The section of Four Mile Run Park included within our community is from Mount Vernon Avenue to South Eads Street. It has been identified in the 2006 Four Mile Run Master Plan as part of the first "demonstration project" or area to go through renewal at an approximate cost of \$116 Million. Currently, the project is in the design phase and is 90 percent complete. Construction was scheduled to start in 2013; however, a new requirement from the Army Corps

of Engineers has caused a delay in the project until a resolution can be found. ARCA has actively participated in the formation of the Four Mile Run Master Plan with representatives on the Joint Task Force Committee. In the future, ARCA should remain committed to the oversight of the design and implementation of the Master Plan to ensure the community benefits from the large investment made in improving the area.

Grace Murray Hopper Park



(Photo courtesy Maura McKinley Tull)

Grace Murray Hopper Park is located in front of the River House Apartment complex and straddles both Aurora Highlands and the Arlington Ridge neighborhoods. As a private park, it is very well maintained and offers visitors a lighted walking trail, large open space and several park benches around the open space.

Several people use this area to exercise their dogs. There are dog bag receptacles around the area.

The grass is well maintained and several trees have been planted throughout the park.

Recommendations

Special care should go into monitoring the health of the new trees and additional native trees should be planted based on ARCA's Urban Forest Committee's recommendations.

Since there are a large number of dog owners already exercising their dogs in this park, Grace Murray Hopper Park should also be on the list for

consideration for the dog park. Parking is plentiful and there are a large number of community members already socializing their dogs in the park.

Moving forward, ARCA should work directly with the private owner on further enhancements for the community.



(Photo courtesy of Maura McKinley Tull)

REFERENCES

Wikipedia: Arlington Ridge Civic Association Parks, Virginia

CONCLUSION

The ARCA area is not just any place—it is a vibrant, quaint, charming, lively, and attractive residential community that has become one of America’s most desirable places in which to live and visit. We need to appreciate the unique character of the homes here and the importance of our quality of life. Maintaining high-level and consistent style standards in housing construction and designing a model urban landscape and transport infrastructure with the wellbeing of our residents in mind are essential to the creation of a beautiful and inspiring place. Our community has a rich cultural heritage and stands together to play a vital role in preserving that sense of culture. ARCA also aspires to create a model eco-friendly and pedestrian-safe “destination” place in an increasingly fast-paced society.

Mayor Joseph P. Riley, Jr. of Charleston, South Carolina, a co-founder of the Mayor’s Institute for City Design, said the following at the 23rd Annual Nancy Hanks Lecture on Arts and Public Policy at The Kennedy Center in Washington, D.C. in April 2010:

“Let’s get everyone involved, every city, every governor, every state DOT, every school district, every corporation, everyone who has the opportunity to touch or to impact, to make a decision about the city, that they do it with the new understanding and appreciation that our nation’s success, cultural, social, and economic, depends on how great our towns and cities are.”

Many of our residents have an unending drive and passion for excellence to create a great model neighborhood and they play a vital role in any urban planning decisions that affect our area.

**“This City is what it is because our
citizens are what they are.” — *Plato***

APPENDICES

- A: 2011 Neighborhood Conservation Plan Survey and Summary of Results
- B: Summary of Sidewalk Location and Street Width Master Plan
- C: Arlington County Department Staff summary of Recommendations and Implementation Strategies (project & policy) on the ARCA NC Plan
- D: Arlington Ridge Civic Association 2000 & 2010 Census Blocks
- E: 2000 & 2010 Comparison of Demographics for Arlington Ridge, Aurora Highlands, & Zip Code 22202
- F: Arlington County, VA. Arlington Ridge Civic Association Map
- G: Arlington Ridge Civic Association General Land Use Plan (GLUP) Map; Arlington Ridge Zoning Boundary, Building, Property Line, Civic Association GLUP Map; and Arlington Ridge Zoning Map
- H: Arlington Ridge Parks Map
- I: County permit for unrestricted free commuter parking
- J: Parks