

ARLINGTON COUNTY VIRGINIA



Prepared and maintained by the
Alcova Heights Citizens Association

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Alcova Heights

Neighborhood Conservation Plan

Original Plan 1968

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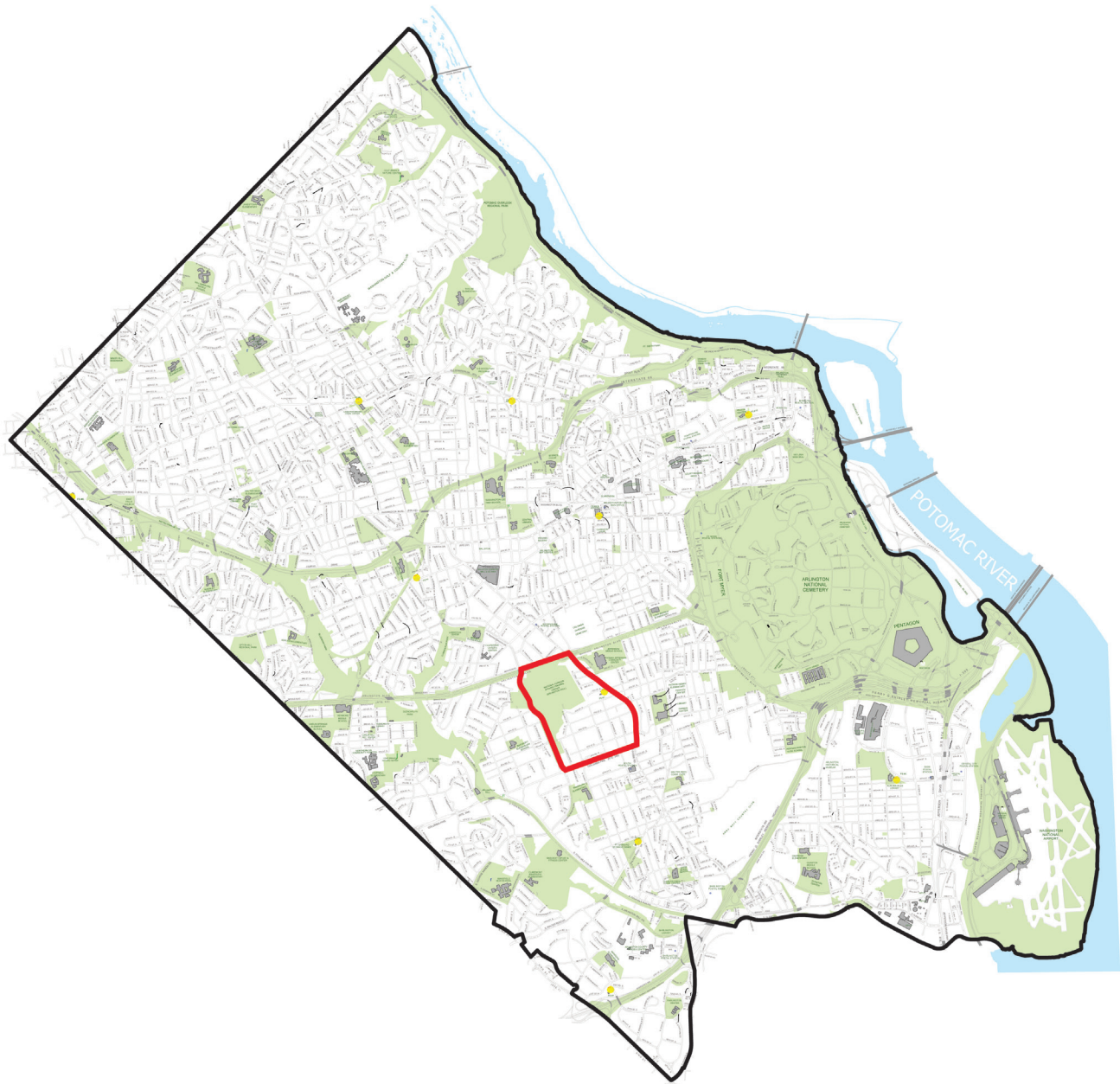
The Alcova Heights Citizens Association (AHCA) would like to thank all of the Alcova Heights residents who contributed their time and talents to this project. We would also like to acknowledge Kelly Bulliner Holly for her extraordinary efforts in authoring the plan, and Marie Van Ness for her leadership in seeing it through to completion.

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EXECUTIVE SUMMARY

Nestled in the heart of Arlington County, Alcova Heights epitomizes the unique balance of metropolitan D.C. vitality and quiet Virginia charm that makes Northern Virginia such a desirable place to live. Easy commuter access to the District and a friendly suburban lifestyle have made this neighborhood attractive to young families and long-time residents alike.

The low hum of lawnmowers and distant chiming church bells are hallmarks of a typical Alcova Heights afternoon. Neighbors walk their dogs, jog, bike, and chat over their fences. Lush, green Alcova Heights Park bristles with activity. The smoky scent of birthday picnic barbeques permeates the park and drifts into the neighborhood. The chatter of children — swinging, climbing, running, exploring, and clamoring for the ice cream truck — fills the air.

Centrally located and bounded on all sides by major area arteries, convenience abounds in Alcova Heights. Groceries, gas, restaurants, entertainment, and quick, easy access to the most popular spots in Arlington and D.C. are a given.

As surrounding commercial clusters and corridors develop and modernize, Alcova Heights remains firmly anchored to its historical character. Ninety years after its founding, it is still green; home to a delightful variety of wildlife; safe and peaceful; and an active, diverse, and engaged community.

Neighborhood Goals:

- Preserve the character of the neighborhood — primarily single-family homes bordered by commercial and institutional development.
- Preserve the open nature of the neighborhood by discouraging in-fill and pipe-stem development.
- Protect the neighborhood from cut-through traffic and speeding while maintaining convenient access to and across major arterial streets and to adjacent retail centers.
- Promote pedestrian safety by completing the neighborhood's sidewalks, curbs, and gutters;

improving the maintenance of the sidewalks now in place; and improving street lighting where it is inadequate.

- Work with residents and businesses to improve the appearance of the neighborhood.
- Improve the appearance of the streetscape at specific locations with additional landscaping or street improvements.
- Improve the appearance of the entire neighborhood by encouraging residents and owners to maintain and improve their homes.
- Maintain and improve the condition of Alcovia Heights Park, recognizing the heavy use it gets from citizens from the neighborhood and the wider community.

History

Alcovia Heights has a rich history in Northern Virginia. The residents and Alcovia Heights Citizens Association (AHCA) seek to maintain a safe, peaceful, and pleasant neighborhood consistent with that history.

Neighborhood Characteristics

Alcovia Heights is diverse in terms of its residents, housing, and land use. While largely a residential neighborhood, there are also churches, businesses, parks, and a fire station located within the boundaries. Bounded by four of Arlington's major thoroughfares, it is a neighborhood that exhibits both small town and more urban characteristics.

Land Use and Zoning

Residents have generally sought to retain the existing character of the neighborhood, which is predominantly residential with lower density housing (single family, duplexes, apartments, and townhouses). As such, in the past the AHCA has supported maintaining existing zoning designations and has generally taken positions against changes in zoning when that would result in higher density or have negative consequences on the neighborhood's environment.

Infrastructure and Capital Improvements

The neighborhood values its residential character, and residents have supported joint efforts to improve common spaces, e.g. streets, sidewalks, and parks. Where neighborhood improvements are desired, property owners wish to continue to work closely with the AHCA to advance these through County procedures in line with this Neighborhood Conservation Plan. Residents have expressed that they want to be included in all phases of decision-making whenever there are modifications to the neighborhood infrastructure or issues that would impact public or private property in the neighborhood.

Traffic Management

Alcovia Heights is a quiet residential community with streets designed in a grid pattern. Major arteries Arlington Boulevard (Route 50), Columbia Pike, Glebe Road, and George Mason Drive surround Alcovia Heights on all four sides and have a substantial impact on the neighborhood: Columbia Pike is the most important artery to Alcovia

Heights residents, providing the nearest route to Washington, D.C., other arteries, restaurants, entertainment, supplies, and services. Thus developments on Columbia Pike remain a major concern for residents in terms of traffic, as well as the broader implications to real estate values and the general quality of life in Alcovia Heights.

Residents and the AHCA continue to have significant concerns with traffic on these major arteries. There is a direct connection between these roads and traffic in the Alcovia Heights neighborhood in the form of cut-through traffic, volume, and speeding. Residents are concerned about safety of pedestrians and drivers caused by these traffic problems. In recent years, the neighborhood has been affected by increasing rush-hour traffic volume and backups, particularly on Columbia Pike, George Mason Drive, and Glebe Road. Alcovia Heights residents want continued attention to be paid to these traffic issues so that neighborhood streets can be both safe and functional.

Parks and Recreation

Alcovia Heights is fortunate to have three parks/recreation areas in the neighborhood: Alcovia Heights Park, the Arlington Hall recreation area, and S. Oakland Street. Residents and the AHCA recognize that our public areas must be maintained to provide a safe and clean environment. The central location of Alcovia Heights combined with a stream, picnic areas, basketball court and small baseball field provides a haven for all Arlingtonians. Given the loss of green space and woodland areas around Arlington Hall in recent years, preservation of remaining flora in public areas, particularly in Alcovia Heights Park, remains a concern of the neighborhood.

Early Alcovia Heights. Alcovia Heights occupies historic land dating back to the 19th century. This part of Arlington County was a rural hinterland to the City of Alexandria and formed part of Alexandria County. The scattered residents of this quiet landscape engaged mainly in agriculture, sending tobacco, fruits, vegetables, dairy products, and livestock to the bustling markets of Washington, D.C. and Alexandria. In 1810, Congress authorized a company to begin construction of Columbia Turnpike, along with a number of other turnpikes. Benjamin Henry Latrobe, known as the father of American architecture and the designer of the U.S. Capitol building, was also a principal designer of the Columbia Turnpike. Columbia Turnpike was built between 1812 and 1815 at a cost of about \$40,000. Tolls were charged for transport and passenger vehicles, pack animals, and livestock. Once the investors recouped the cost of the road in tolls, with interest, the road became free to all users. While the precursor to Glebe Road connected the community to Alexandria, the construction of Columbia Turnpike opened up the markets of Washington to the region. The intersection of these thoroughfares was known by its most prominent landmark — Hunter's Chapel, which was built in 1859, and was located near the intersection of present-day Glebe Road and Columbia Pike.





NEIGHBORHOOD HISTORY

Alcova House

A historic landmark in Alcova Heights is a home known as the Alcova House. The oldest part of the Alcova House may date from 1836, when John M. Young, a Washington wheelwright and carriage maker, purchased the farm from Thomas Hodges, planted a

large orchard and used the place as a summer home. By the time the Civil War broke out in 1861, there were two farms on the land that would become Alcova Heights: Spring Hill Farm owned by Young and a farmstead owned by the Gibson family. The Gibson farmstead, which Young purchased



Alcova House

in 1868, is believed to have had a barn, a carriage house, an overseer's house, and a dairy shed. Union soldiers occupied the Alcova House during the War and tore down the fences and burned the main house. In 1878, the government awarded \$3,198 in damages to Young. Having undergone many renovations and additions, it remains a family residence today.

In 1915, Young sold his lands to Joseph Cloyd Byars, a former Virginia state senator from Bristol who was president of a land company. At that time, Arlington County was still a part of Alexandria, not becoming incorporated as Arlington until 1920. Byars saw the potential to make money by subdividing farmland into home plots. Byars moved into the main house on Spring Hill Farm and began to expand it. At some point, he named the house Alcova, an abbreviation for ALEXANDRIA COUNTY VIRGINIA. In 1921, the Alcova Improvement Company, headed by Byars, set about to transform the fields and orchards into a grid of streets and alleyways. When the home sites were laid out, most lots were about 50 feet



Isaac Home, S. 9th and S. Quincy St. circa 1920.

wide, and were initially sold for five cents per square foot, so a 5,000 square foot lot would cost \$250. Some people purchased two or more lots. A promotional brochure

for Alcova Heights from those first days touted the new neighborhood as only 3½ miles from the White House.

Architecture

While many homes were built between 1921 and 1950, architecturally, there is a mix of Colonials, bungalows, Cape Cods, Tudors, farmhouses, and modern styles. There are at least two Sears houses in the community as well. The Dundree Knolls townhouse community was added to the neighborhood in the 1980s, and in 2006, the Alcova Row townhouse complex was completed. The neighborhood has seen significant construction of larger homes over the last 15 years.

Street Names

A county-wide project to rename many Arlington County streets was completed in July of 1935 to assist postal delivery and aid travel. The original street names were Brook Dell Avenue (now S. 6th Street), Alcova Avenue (now S. 7th Street), Marconi Avenue (now S. 8th Street), Deepwood Avenue (now S. 9th Street), Azalea Street (now S. Quincy Street), Linden Avenue (now S. Oakland Street), Virginia Avenue (now S. Monroe Street) and Springhill Street (now S. Lincoln Street).

Schools

In the early 1920s, the closest elementary school to Alcova Heights was Columbia Elementary School near the intersection of Columbia Pike and Walter Reed Drive. Thomas Jefferson Junior High School (the site of the current Patrick Henry Elementary School) and Washington-Lee High School opened in 1925. Prior to that, students needed to travel into the District for higher education. In the 1920s a select girls'

school, Swidells Junior College, was built on what is now Arlington Hall. Before World War II, however, it went bankrupt.

Arlington Hall

With the onset of World War II, the War Department took over Arlington Hall and it was used by the U.S. Army Signals Intelligence Service as the location where enemy messages were decoded. Around this time, S.



Arlington Hall circa 1930.

6th Street was paved to accommodate the heavy equipment using the street to access Arlington Hall. During the Cold War, personnel at Arlington Hall turned to decoding Soviet messages. The facility was turned over to the U.S. Army Intelligence Center in 1977. In 1989, Arlington Hall became the State Department's National Foreign Affairs Training Center (NFATC). Foreign languages, diplomacy, and other skills important to carrying out the U.S. foreign policy missions are studied there. Another portion of the land of Arlington Hall has been used since 2006 for the Army National Guard Readiness Center (ANGRC). Both the NFATC and ANGR have undergone major construction in the past five years.

Famous Residents

Around 1950, Alcova Heights became home to some literary lights of national

renown when the Alcova House property was purchased by John Douglas Wallop III and his wife, Lucille Fletcher, a year after their marriage. Douglas Wallop wrote "The Year the Yankees Lost the Pennant," a novel published in 1954, which formed the basis for the successful Broadway musical and then the 1958 motion picture, "Damned Yankees." Lucille Fletcher, who used her maiden name professionally, had a long career as a writer. She is best known for her radio play, "Sorry, Wrong Number," which was made into a motion picture starring Barbara Stanwyck and was nominated for an Academy Award. In addition to many radio plays, including the classic, "The Hitch-Hiker" (made into a film in 1953), Fletcher wrote nine novels, the last titled "Mirror Image" published in 1988. During the couple's time at Alcova House, they added brick sidewalks, a garage, a wrought iron fence and a formal garden. They moved to Maryland in the early 1960s.

Alcova Heights Park

Alcova Heights Park is a pleasant green space bordering the neighborhood's southwest side. It is one of the County's most popular parks, used by residents from Alcova Heights and adjacent neighborhoods. Set astride Doctors Run, a small stream that flows into Four Mile Run, the park features a number of popular facilities. Parents with small children enjoy visiting the playground. Older kids can play basketball, volleyball, or baseball. And the sheltered picnic areas have been the site of many birthday parties, school outings, company picnics, and neighborhood gatherings. It also shelters a variety of wildlife including foxes, squirrels, possum, owls, hawks, and many songbirds.





NEIGHBORHOOD CHARACTERISTICS

Demographics

According to the 2010 Census, the total population of Alcova Heights is 1,900 persons residing in 745 households. This population includes households in the two Stratton House condominium apartments (60 units each) as well as three apartment houses (four units each). The population is varied and reflects the rich diversity found throughout the South Arlington area. Recent years have seen a significant growth in the number of young families who have decided to make their home in Alcova Heights.

Age	Persons	% of Population
Under 5	142	7.5%
5-17	220	11.6%
18-24	149	7.8%
25-34	390	20.5%
35-44	321	16.9%
45-54	310	16.3%
55-64	230	12.1%
65-74	90	4.7%
75-85	37	1.9%
85 and older	11	0.6%

Race	Persons	% of Population
White alone	1,105	58.2%
Total Hispanic or Latino	455	23.9%
Black or African American alone	89	4.7%
American Indian or Alaska Native alone	5	0.3%
Asian alone	185	9.7%
Native Hawaiian or Pacific Islander	0	0.0%
Two or more races	56	2.9%
Some other race alone	5	0.3 %

Housing

Alcova Heights remains largely made up of single-family owner-occupied homes. Almost 70 percent of the households are owner occupied. Rentals comprise 25 percent, and 5 percent are currently vacant homes. With the rising cost of housing in the metropolitan area, it has been common and often more economical for many homeowners to add on to their existing

residence rather than sell and move to a larger unit. This in turn has helped contribute to the rising values of housing in the neighborhood.

Household Size	Households	% of Households
1 person	207	27.8%
2 persons	253	34.0%
3 persons	125	16.8%
4 persons	70	10.6%
5 persons	48	6.4%
6 persons	14	1.9%
7 or more	19	2.6%

Household Type	Households	% of Households
Family households	452	58.0%
Husband/wife family	353	47.4%
Male household — no wife present	22	3.0%
Female household — no husband present	57	7.7%
Non-family households	313	42.0%
Householder living alone	207	27.5%
Householder not living alone	106	14.2%

The median construction date for homes is 1954. Before 1940, 131 homes were built. Around 34 percent of homes were built between 1940 and 1960. The rate of homebuilding growth stagnated from 1960 to 1985, when only 141 units were built, matching the pace of construction from the previous 25 years. Dundree Knolls added 96 townhouse units to

the community in the 1980s. By 1999, seven new detached homes were built on S. 5th Street behind the fire station. In 2006, 22 additional townhouses were built along Columbia Pike and S. Randolph Street, an area known as Alcova Row. There have been a number of new single-family houses built during the last 10 years. Some of these have been built on some of the few remaining empty lots in the neighborhood, but in other cases existing smaller houses were torn down and replaced with new construction.

Community Spirit

An attractive aspect for residents is the sense of community that is evident throughout Alcova Heights. New and old residents often mention the friendly and welcoming presence as what they most treasure about life here. There is a neighborliness reflected in the willingness to help one another out in times of need — from illness, to a new baby, to flooded basements, to finding and returning lost pets. People form babysitting co-ops, prepare meals for the sick, and lend a tool or chairs for a party. It is a neighborhood where people know and care about their neighbors.

Alcova Heights Citizens Association

The Alcova Heights Citizens Association (AHCA), established on January 21, 1966, serves as a forum for community activism, decision-making, and social life. Annual AHCA dues of \$10 help defray the costs of several neighborhood traditions, including a Halloween parade that each October brings neighbors of all ages in their costumed finery down S. 8th Street to the park, escorted by a fire truck from the nearby fire station.



The Association also organizes annual block parties, neighborhood yard sales, Christmas caroling, and sporting events. For more than a decade, AHCA has done an annual park clean-up for Alcov Heights Park. Bi-monthly Association meetings provide an opportunity for the neighbors to discuss neighborhood improvement, social events, safety, traffic-calming, and other developments in South Arlington that affect and concern residents. The AHCA also meets with County and Federal agencies on matters that affect the neighborhood. A neighborhood newsletter to keep residents apprised of local goings-on is published six times per year and delivered to every household in the neighborhood. In 2012, the association began posting an online version of the newsletter and allowed neighbors to opt out of receiving paper copies. An Alcov Heights website (alcovheights.com) serves as a repository of archived newsletters, photos, and important resources.

The Digital Back Fence

The community listserve, Alcov Heights@yahoo.com, is a buzzing hive of community information and announcements, serving as a digital back fence over which neighbors can lean and handily ask about bor-

rowing a wheelbarrow, finding a babysitter, or collecting clothing for a family in need.

Commercial Development

Alcov Heights is surrounded by commercial and institutional development on all four sides of its borders. Approximately 30 retail establishments border the neighborhood, along with professional and other offices housed in buildings on Glebe Road and Columbia Pike.

To the north, Alcov Heights is bounded by Route 50 and three institutional properties: a Masonic Lodge, the State Department's National Foreign Affairs Training Center (NFATC), and the Army National Guard Readiness Center (ANGRC). The latter two institutions have undergone expansions that have impacted the neighborhood.

Columbia Pike, on the south side of the neighborhood, has the most commercial development and continues to undergo major revitalization. The Columbia Pike Revitalization Organization, composed of businesses, community organizations, and residents, has worked with Arlington County to implement the form-based code and to bring new small businesses, apartments, and family-owned restaurants. Alcov Heights residents have participated in meetings and committees to influence the changes on Columbia Pike.

Glebe Road borders the east side of the neighborhood and has a mix of commercial, residential, and institutional uses. Businesses are clustered at the northern and southern section of Glebe as it runs along Alcov Heights. Residences alternate with two churches and the local fire station.

George Mason Drive borders the western edge of the neighborhood with a mix of residential, parkland, and small businesses, as well as entrances to the ANGRC, NFATC, and the Masonic Lodge.

Community Facilities

Three schools serve the Alcovia Heights area: Barcroft Elementary School, Thomas Jefferson Middle School, and Wakefield High School. Alcovia Heights residents are actively involved in supporting all three schools. Barcroft is a year-round school, thus parents also have the option of sending their children to Randolph Elementary or participating in a lottery to send their children to other elementary schools in Arlington County. Alternative school options are also available for middle and high schools. In addition children in the neighborhood attend St. Thomas More School, the Arlington alternative schools, and other educational facilities. Younger children may receive enrichment at the preschools at the Methodist and Presbyterian Churches as well as a number of in-home childcare providers. The Columbia Pike Library is located a short walk from our neighborhood near the Career Center and Columbia Pike. Alcovia Heights has a fire station located on Glebe Road. The fire station staff are invited to and participate in the Alcovia Heights neighborhood picnic and Halloween Parade.

Churches

Alcovia Heights is enriched by several religious institutions, landmarks that are beacons of welcome to both residents and commuters. The neighborhood has a United Methodist Church, a Presbyterian Church, a Seventh-Day Adventist Church,

a Baptist Church and the Salvation Army as well as Asian and Hispanic congregations that share these houses of worship. The churches provide important assets to the community including worship services, social activities, youth programs, and charitable activities such as a clothing bank and a food bank.

Many of these churches have made their facilities available to the Alcovia Heights community allowing us to hold meetings and activities. Their grounds also provide valuable green space. On the eastern boundary on S. Glebe Road is the United Methodist Church and the Salvation Army. Arlington Presbyterian Church is located on the north side of Columbia Pike at S. Lincoln Street. One block north of Columbia Pike and one block west of S. Glebe Road, at the corner of S. Lincoln St. and S. 9th St., is the house of worship of the Seventh-Day Adventist Congregation. The Arlington Baptist Church, bounded on the north by S. 7th St., on the east by S. Monroe St., and on the south by S. 8th Street is centrally located and sponsors many outreach activities including, for many years, hosting the meetings and special activities of the Alcovia Heights Citizens Association. The community recognizes and encourages preservation of these existing religious amenities that provide a unique contribution to the cultural and social nature of Alcovia Heights.

Recommendations:

- The community recognizes and encourages preservation of these existing religious amenities that provide a unique contribution to the cultural and social nature of Alcovia Heights.



LAND USE AND ZONING

Summary of Neighborhood Views on Land Use and Zoning

Residents have generally sought to preserve the existing character of the neighborhood, which is predominantly residential with low-density housing (single family, duplexes, and townhouses). As such, in the past the Alcova Heights Citizens Association (AHCA) has supported maintaining existing zoning designations and has generally taken positions against changes in zoning when that would result in higher density or would significantly impact the character of the neighborhood.

Overview of Current Land Use and Zoning

Alcova Heights now contains a mixture of land use and zoning designations. Most of the neighborhood is zoned for residential housing. The 2010 Census indicates that 1,900 persons reside in Alcova Heights, an increase of 14 percent in the past 10 years.

Residential Land Use & Zoning

Most of the land between S. 6th Street and S. 9th Street is single family housing,

having the R-6 designation. Other residential areas of the neighborhood allow for single-family and two-family dwellings (R2-7 designation). This higher density housing can be found along Glebe Road from 3rd Street to 1st Road where the housing is mostly duplexes. The R-5 designation (one-family and restricted two-family) applies to part of S. 5th Street, to Glebe Road south of 5th Street, and to the south side of S. 9th Street (from south Glebe Road to S. Oakland Street). While higher density housing is permitted here, most housing on Glebe Road and S. 9th Street remains single family.

In addition to single-family housing, Alcova Heights has two townhouse developments that are located on Columbia Pike: Dundree Knolls and Alcova Row. Dundree Knolls, which was completed in the 1980s, contains 96 units and has an owner's association. Although it contains townhouses, it is zoned for either townhouses or apartments (RA14-26). Alcova Row has 22 townhouses and was completed in 2006 and is zoned only for townhouse development (RA15-30T). There is one multi-story

housing complex in the neighborhood, Stratton House, located on S. 5th Street. It contains 122 condominium units in two five-story buildings. It is the only area of the neighborhood currently zoned RA8-18, which permits large apartment buildings.

The remaining residential area in the neighborhood is a historic district that covers the property where the Alcovia House stands.

Commercial Land Use and Zoning

Alcovia Heights also has three areas that are zoned for commercial activity (C-1 and C-2). These are located at the northeast, southeast, and southwest corners of the neighborhood. There is also one block on Columbia Pike that is zoned for a commercial office building (C-O), the Littman Building, at the corner of S. Oakland Street and Columbia Pike.

Commercial areas now have a mix of small retail businesses, restaurants (predominantly fast food), banks, professional offices, used car sales, and one gas station. The largest commercial building is located at the corner of Glebe and Columbia Pike, which contains a bank and professional offices. All of the commercial areas along Columbia Pike are also incorporated into the Columbia Pike master plan for development and thus the form-based code.

Public Land Use and Zoning

A large part of the Alcovia Heights area is occupied by public lands designated as zone S-3A. This includes the National Foreign Affairs Training Center (NFATC) and the Army National Guard Readiness Center (ANGRC) that are adjacently located in the northwest quadrant of the neighborhood. This area, also known as Arlington Hall, is

adjacent to Alcovia Heights Park, part of the western border of the neighborhood. There is also a small public park space that was created between S. 9th Street and Columbia Pike, to close off access from S. 9th Street to Columbia Pike. The other area that is designated for a public purpose is Arlington Fire Station No.1 located on S. Glebe Road, which includes a small strip of wooded land that runs adjacent to the backyards of homes on S. 6th Street through the 3600 block.

There are also five places of worship in the neighborhood — Arlington Baptist Church, Arlington Presbyterian Church, Arlington Seventh-Day Adventist Church, Arlington United Methodist Church and the Salvation Army. All of the churches except Arlington Presbyterian Church are in areas zoned for residential purposes.

Specific Land Use and Development Concerns

Columbia Pike Redevelopment. Residents are mindful that development is occurring on Columbia Pike and that this will likely result in increased density and commercial activity adjacent to our neighborhood. All residents continue to be concerned about the effect of Columbia Pike redevelopment. Residents who live along S. 9th Street in particular are concerned about development occurring in their backyards. Residents and the AHCA have been active participants in the Columbia Pike Redevelopment Organization and with other planning activities for Columbia Pike, and will continue to play an active role in discussions on the redevelopment of Columbia Pike. Alcovia Heights residents seek approaches to development on Columbia Pike that do not

detract from the existing quality of life of neighborhood residents.

Commercial Development

There have been ongoing concerns by residents over commercial activities and operations. Alcovia Heights residents value most those businesses and services which exist to meet the needs of residents, such as restaurants, banks, professional, and other services. At the same time, commercial activity can, and has, created problems in the neighborhood in terms of increased traffic, trash, noise, and in some cases, crime. If, as seems likely, commercial activity continues to expand in the future, residents and the AHCA would like to see new businesses that add value to the neighborhood. At the same time, residents wish to see all businesses show greater responsibility in terms of maintaining their properties, respecting their neighbors, and addressing any negative impacts mentioned.

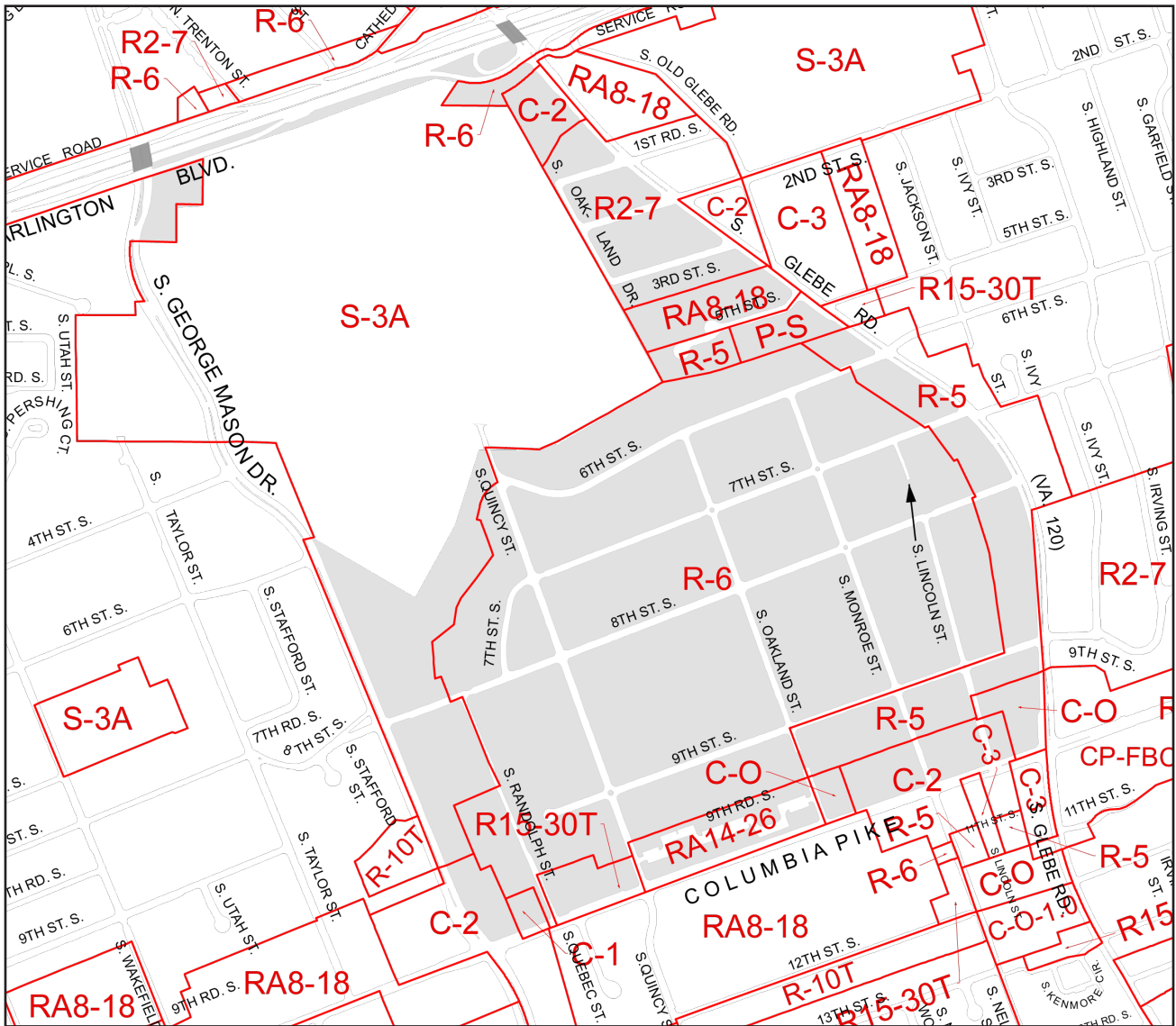
National Foreign Affairs Training Center (NFATC) and the Army National Guard Readiness Center (ANGRC)

As with the growth of commercial activity, Alcovia Heights continues to watch closely the expansion of the two large federal facilities adjacent to the neighborhood, the NFATC and ANGR. Their rapid growth over the past few years has had substantial impact on the neighborhood. First, the construction of the expanded facilities themselves has affected the quality of life in both the neighborhood and Alcovia Heights Park. Land originally set aside for public use has been eliminated, and the construction of

new facilities resulted in the destruction of woodlands and increased trash and pollution into the watershed (Doctors Run). Second, Alcovia Heights is coping with several thousand additional employees commuting to and from these facilities daily. Already, residents have observed noticeable effects from the increased flow of commuters, such as more trash, increased cut-through traffic, government shuttle-buses using residential streets, and more on-street parking by commuters. AHCA and residents will continue to engage with the federal agencies involved and County officials to find ways to limit further negative impact on the neighborhood and seek to limit further encroachment on the neighborhood by these federal facilities.

Private Development

As property values have increased significantly since the adoption of the previous Conservation Plan, the neighborhood has seen most of the remaining vacant lots developed and in many cases old houses replaced with new and significantly larger ones. Residents have also increasingly undertaken remodeling and improvements to existing structures. In terms of this type of residential development, the AHCA has generally not taken any positions in regard to requests for zoning variances by individual homeowners. The exception has been zoning variances or requests for zoning changes for "in-fill" development within existing street blocks (e.g. splitting an existing block) or unusual land division (e.g. pipe-stem development). Residents and the AHCA will continue to oppose these types of changes or exceptions to zoning when they would substantially detract from the quality of life of the neighborhood as a whole.



Recommendations:

- AHCA supports maintaining the characteristics of the neighborhood by abiding by existing land use and zoning regulations for the neighborhood.
- AHCA should continue to be consulted and included in County decision-making related to development on Columbia Pike that has an impact on Alcovca Heights.
- AHCA will continue to seek County assistance to help mitigate and limit the negative effects of expansion of the Arlington Hall facility.
- AHCA will continue to encourage the County to support the development of commercial businesses that meet the needs of the residents, and that businesses operate in a clean and safe manner, respectful of residents.



INFRASTRUCTURE AND CAPITAL IMPROVEMENT

Residents have supported joint efforts to improve common spaces, e.g. streets, sidewalks, and parks. Where neighborhood improvements are desired, property owners wish to continue to work closely with the Alcova Heights Citizens Association (AHCA) to advance these through County procedures in line with this Neighborhood Conservation Plan. Residents have expressed that they want to be included in all phases of decision-making whenever there are modifications to the neighborhood infrastructure that would impact public or private property in the neighborhood.

Alleys

The alleys of Alcova Heights lend character and a sense of history to our neighborhood. Residents use open alleyways for vehicular access to off-street garages. Pedestrians frequently use them as safe, low-traffic walking areas. The status of alleys within Alcova Heights depends on decisions by the Department of Public Works, the needs of utilities companies, and the consensus of residents. The Department of Public Works has designated and maintains some alleys as “through” alleys. Individual residents maintain many alleys for garage

access. Other alleyways have reverted to grass and/or have been blocked to varying degrees. Residents have indicated their preference for the retention and County maintenance of all alleys that historically have been used by residents, utilities, or others. While there is not a common agreement among all residents as to what maintenance entails, there is agreement that residents should continue to assist in ensuring alleys are clean and safe.

Should the County propose to abandon the maintenance or ownership of any alleyway, it should present the proposed change to AHCA for consideration before it takes any action.

Residents have expressed the desire for the County to provide advance notice to residents when maintenance to public grounds will be performed near their property. The AHCA requests the County identify and notify adjacent residents of any encroachments on the alley so as to provide a reasonable opportunity for residents to clear fences or other obstacles.

Drainage

Residents and the AHCA encourage adequate drainage for all properties in the

neighborhood. While drainage is sound in most residential areas, concerns remain in a number of yards and basements that have drainage issues. AHCA welcomes discussions with the County concerning areas with drainage problems and drainage improvement proposals from the County, as appropriate. It is noted that some drainage issues are related to public alleys. AHCA encourages the County to enforce regulations that address storm water drainage when new homes are constructed or alleys modified to ensure that surrounding properties are not adversely impacted.

Trash

AHCA encourages the County to consider providing public trash containers (such as those installed on Glebe Road at S. 5th Street) at other key intersections throughout the neighborhood.

Sidewalks, Curbs, and Gutters

Residents and AHCA support the County's effort to install curbs and gutters throughout Alcova Heights and are encouraged by the significant progress in providing at least one sidewalk on each block of the neighborhood. The County completed sidewalks on the north and south sides of S. 7th Street between S. Quincy Street and S. Oakland Street in 2009. More recently, the County approved, funded and has nearly completed construction of sidewalks on the north side of S. 8th Street, which will provide a continuous pedestrian walkway between Glebe Road and George Mason Drive. AHCA recognizes that sidewalks, curbs, and gutters offer safety to vehicular and pedestrian traffic throughout the neighborhood. AHCA will work with residents to submit requests for new sidewalks or for sidewalk "gap" completion for inclusion

in the Neighborhood Conservation funding process.

Existing sidewalks, curbs, and gutters are generally in good condition. At certain locations, however, the County should consider making minor repairs to cracked or uneven



sidewalks, public stairs, curbs, and gutters, and clear debris or bushes blocking sidewalks and the public stairs (located between S. Randolph and 9th Streets). AHCA will continue to bring these and other pedestrian safety issues to the County's attention.

Street Lighting

Adequate street lighting is a proven deterrent to crimes, such as burglary and vandalism, and is an important factor in pedestrian and vehicular safety on the neighborhood streets. Attractive street lighting also enhances the residential character of our neighborhood. Residents and the AHCA encourage the County to consider converting existing street lighting to energy-efficient and light-pollution-avoiding alternatives.

Residents also generally support the installation of energy-efficient streetlights and light pollution shields. Use of systems that modify light intensity based on time can significantly cut electric costs. Duplicate coverage with Dominion Virginia Power should be eliminated. The County should install additional

lighting on streets and public walkways and install light shields on existing lighting at the request of residents through AHCA. Where lighting is detrimental, residents are encouraged to notify the County directly.

Streets

The appearance of our neighborhood is linked to the quality of its street surfaces. Residents are generally satisfied with the quality of the streets and the adequacy of County maintenance. AHCA encourages residents to bring potholes, paving, and other maintenance issues to the attention of the County on an as-needed basis.

Street Signs

Streets signs within the neighborhood are visible and provide adequate information. AHCA notes that trees, bushes, and other signs obstruct street signs at certain locations. Residents are encouraged to refer maintenance issues to the County as these issues arise. AHCA will communicate to the County where it feels signage may improve traffic problems. AHCA notes, however, that signage is not fully effective in controlling traffic and speeding.

Neighborhood Signs

AHCA has installed, and will continue to maintain, signs identifying the neighborhood boundaries. This signage identifies our neighborhood and encourages pride among the residents. There is no signage provided for the northern border of the neighborhood, as exists for adjacent neighborhoods along Arlington Boulevard. Providing such a sign would help to better unify those parts of Alcovia Heights with the rest of the neighborhood.

Utility Lines

The elimination of electric, telephone, and cable lines and poles would improve the appearance of the Alcovia Heights streetscape more than any other action. While we understand that such projects are very expensive, AHCA supports burying all utility lines underground in connection with all new neighborhood construction and in connection with redevelopment along Columbia Pike.

Where there are utility lines dangling low or in disrepair, residents should notify the utility companies to request servicing. Most Alcovia Heights residents use high-speed, broadband Internet services throughout the neighborhood. Some Internet Service Providers have placed junction boxes for fiber connectivity on utility poles, but residents have concerns about the security of these boxes. Often these junction boxes are left open to weather and potential vandalism that place residents at risk for having no telephone service during an emergency. AHCA requests the County work with the utility companies and other public service providers to ensure the poles, utility lines, and other equipment are maintained and do not pose a safety hazard.

Trees

Residents and AHCA support the preservation and enhancement of the neighborhood's tree canopy. AHCA will continue to encourage residents to participate in the *Arlington County Parks and Natural Resources Division's* annual free distribution of trees.

Arlington Hall

As noted, the expansion of the NFATC and ANGRG facilities has put stress on the environment and infrastructure of the

neighborhood. The AHCA, neighboring Barcroft School, and Barcroft Civic League were heavily involved in the environmental impact plans. We were pleased that one of the two civic associations' strongest recommendations was implemented— completion of a parking garage initially planned for completion in 2014 (three years after the employees transitioned) prior to the transition. The garage was completed in 2011.

Additionally, expansion of the ANGRC and NFATC has required ongoing communication on a variety of issues among the two federal installations, Rep. Jim Moran's congressional office, the county BRAC liaison, and the two civic associations. Issues for discussion include traffic management, shuttle and local transit bus service, and parking on residential streets. AHCA remains actively involved in the communications and seeks to ensure that current issues of concern are addressed and that there is careful coordination before any further expansion.

Residents and the AHCA note with particular concern that the boundary between the Arlington Hall property and Alcova Heights Park is not well demarcated and that the area is overgrown, collects trash, and has steep slopes. Lack of maintenance has made the area a breeding ground for invasive plants that are migrating into the park.

Recommendations:

- At certain locations the County should consider making minor repairs to cracked or uneven sidewalks, public stairs, curbs, and gutters, and clear debris or bushes blocking sidewalks and the public stairs (located between S. Randolph and S. 9th Streets. AHCA will continue to bring these

and other pedestrian safety issues to the County's attention as we become aware of them.

- While we understand that such actions are very expensive, AHCA supports burying all utility lines underground in connection with all new neighborhood construction and in connection with redevelopment along Columbia Pike.
- AHCA requests the County work with the utility companies and other public service providers to ensure poles, utility lines, and other equipment are maintained and do not pose a safety hazard.
- Residents and the AHCA encourage the County to consider converting to energy-efficient and light-pollution-avoiding street light alternatives.
- AHCA would like to see the fencing to Arlington Hall, especially the closed gate at the end of S. Quincy Street, be made more attractive and secure.
- AHCA requests that Arlington County consider adding trash and recycling cans at the entrances of Alcova Heights Park.
- AHCA requests the County and Federal Government consider coordinating the removal of trash and debris from the gully between Arlington Hall and the Park.
- AHCA requests Arlington County and/or Federal Government consider stabilizing the inclines, removing invasive plants, and actively conserving the wetlands area in that part of Doctors Run.



TRAFFIC MANAGEMENT

Alcova Heights is a quiet residential community with streets designed in a grid pattern. Major arteries, however, surround Alcova Heights on all four sides and have a substantial impact on the neighborhood: Arlington Boulevard (Route 50), Columbia Pike, Glebe Road, and George Mason Drive. Columbia Pike is the most important artery to Alcova Heights residents, providing the nearest route to Washington, D.C., other arteries, restaurants, entertainment, consumer goods, and services. The condition of this corridor significantly impacts the quality of life and the real estate values within the neighborhood.

Residents and the Alcova Heights Citizens Association (AHCA) continue to have significant concerns with traffic on the arteries and traffic in the Alcova Heights neighborhood: cut-through traffic, volume, and speeding. Contributing to these challenges are high rush-hour traffic volume and backups, particularly on Columbia Pike, George Mason Drive, and Glebe Road. We look forward to working with the County to address these concerns through a combination of enforcement and traffic-calming methods

with the goal of developing a traffic management plan for our neighborhood.

Traffic Management Efforts

The primary goal of traffic management for Alcova Heights residents is to keep the heavy volume of traffic moving efficiently on the major arteries and off of residential streets. A secondary goal is to control and slow the speed of the traffic that does travel through our neighborhood. Thus far, a combination of traffic calming additions within Alcova Heights (four-way stops, speed humps, circles, and street narrowing) have improved but not deterred or eliminated the increasing volume of cut-through traffic. These additions have also not eliminated speeding and aggressive driving.

While Alcova Heights residents have differing ideas of how or where to control traffic, they are clear about wanting to have a voice in the decisions made and propose AHCA have an opportunity to approve all proposed changes to streets and/or sidewalks. Residents are concerned that current County practice of soliciting input only from residents on the blocks where such changes are

proposed has led merely to moving traffic problems to other areas of the community. Many residents would like to see the County expeditiously propose a comprehensive neighborhood traffic management plan with community input and participation.

Safety Concerns

As the density surrounding our neighborhood has increased, traffic volume on Glebe Road, George Mason Drive, and Columbia Pike has also increased. Most intersections within Alcova Heights have become busier, making them more hazardous to drivers and pedestrians. As the number of families with young children in the neighborhood has increased, it heightens the need to have streets that are safe to cross. Jefferson Middle School students who live in Alcova Heights must cross Glebe Road during peak morning rush-hour traffic. AHCA requests the County consider providing a crossing guard at the intersection of S. 5th Street and Glebe Road. We recognize that Glebe Road is overseen by the State of Virginia and request that Arlington County work with the State to consider installing an on-call flashing pedestrian light at Glebe Road and S. 5th Street.

Residents and AHCA continue to have concerns about vehicles failing to stop at traffic lights on Glebe Road, particularly at the intersections of S. 5th Street and Glebe Road and S. 7th Street and Glebe Road. Additionally, residents observe that the curve of the road seems to make it difficult to see traffic waiting to turn into the neighborhood at intersections from S. 6th to S. 8th streets and has caused numerous accidents. The AHCA requests the County work with the State to study the traffic flow and accident reports between S. 1st and S. 9th Streets on Glebe

Road with the goal of proposing measures that would make these intersections safer to drivers and pedestrians.

Parking

With the increase in personnel assigned to the State Department's National Foreign Affairs Training Center (NFATC) and the Army National Guard Readiness Center (ANGRC), AHCA will watch carefully for increases in traffic through the community and commuter parking in the neighborhood. Some residents near these facilities do not have any off-street parking (driveways and garages), exacerbating the challenges that commuters parking in the neighborhood poses.



Also, increased density of both office and residential spaces at the perimeters of our community are a growing concern. Proposed development along Columbia Pike may increase the use of adjacent neighborhood streets for parking thus reducing available street parking for residents even further.

There is consensus among residents that there must be adequate and convenient street parking for neighborhood residents and their guests. The residents, through AHCA, will continue to make this a priority and work with the County to preserve adequate street parking for the neighborhood.

Streetcar Proposal

Residents of Alcovia Heights have varying opinions on the proposal of a streetcar for Columbia Pike. Those in favor of the streetcar see the potential for decreasing congestion and pollution and increasing home values by providing additional transportation options. Those opposed to the streetcar are concerned about potential congestion on Columbia Pike and the possibility of increasing vehicles that cut through the neighborhood posing safety and health concerns for the community. They also fear that any gain in property value afforded by adding this transportation option may be greatly reduced or eliminated by tax increases to cover the cost of construction or maintenance.

Recommendations:

- AHCA encourages Arlington County to work with AHCA to study traffic in and around the neighborhood with the goal of identifying proposals that may decrease cut-through traffic and calm that which cannot be eliminated.
 - Residents seek solutions, perhaps through signage or other deterrence options, to address cut-through traffic and protect the safety of

our residents, particularly children, pedestrians, and elderly residents.

- AHCA encourages Arlington County to identify and pursue multiple strategies for improving traffic flow on Columbia Pike for pedestrians, bikes, vehicles, and public transportation.
- AHCA welcomes Columbia Pike redevelopment and remains committed to actively participating in efforts to coordinate redevelopment in ways that are consistent with this Conservation Plan.
- AHCA recommends Arlington County explore installing four-way stop signs at the corner of S. Quincy Street and S. 7th Street, installing speed bumps on S. 7th Street, lowering the speed limits in the neighborhood, placing "children playing" signs on certain neighborhood streets, and monitoring the parking situation on S. Randolph Street and S. 8th Street at the Alcovia Heights Park during work hours.
- The AHCA requests the County work with the State to study the traffic flow and accident reports between S. 1st and S. 9th Streets on Glebe Road with the goal of proposing measures that would make these intersections safer to drivers and pedestrians.



PARKS AND RECREATION AREAS

Alcova Heights is fortunate to have three parks/recreation areas in the neighborhood: Alcova Heights Park, the Arlington Hall recreation area, and S. Oakland Street Park. Residents and the AHCA recognize that our public areas must be maintained

to provide a safe and clean environment. Our central location combined with a stream, picnic areas, basketball court, and small baseball field provides a haven for all Arlingtonians. Given the loss of green space and woodland in Arlington Hall and



in private lands in recent years, preservation of the remaining flora in public areas, particularly in Alcovia Heights Park, remains a concern of the neighborhood. Residents value the parks, recognizing their benefit as a refuge from our urban environment and as an important wildlife habitat for native and migratory animals.

Alcovia Heights Park

Residents from all over Arlington use the 14-acre Alcovia Heights Park located at the intersection of George Mason Drive and S. 8th Street along the western boundary of Alcovia Heights. Mature stands of native trees and Doctors Run create a woodland atmosphere in an otherwise urban setting. The south side of the Park (the play areas) offers baseball, basketball, picnic areas, a comfort station, and a playground. The picnic area on the north side of S. 8th Street holds three pavilions, picnic tables, and grills which draw many people from the wider community. Residents and the AHCA are concerned, however, about the safety of persons using the Park due to vehicular traffic on S. 8th Street, which connects George Mason Drive and Glebe Road, and separates the picnic and play areas.

There is an ongoing concern regarding the spread of invasive species that endangers the tree canopy. Each year the Alcovia Heights community, with assistance from the County, conducts a park cleanup in the spring. Residents and the AHCA remain committed to working with the County to keep the park clean, free of invasive species, and to keep playground equipment in good repair.

S. Oakland Street Park

This park is located at Oakland Street between 9th Street and Columbia Pike. While the Park is intended to be a haven, the area could be improved to provide more shade and privacy to make the area attractive for quiet repose or picnicking.

Recommendations:

- AHCA encourages the County to consider developing a long-range plan for both the Alcovia Heights Park and the S. Oakland Street Park. The goal of this plan would be to guide immediate and long-term improvements, including safety, playground equipment, sports usage, maintenance and trash control, invasive plant control, maintenance of paths and bridges, erosion control, and stream cleanup.
- AHCA requests the County regularly inspect the playground and equipment to make sure that they meet current safety standards and are structurally sound.
- AHCA requests to be consulted and coordinated regarding equipment that is added to or removed from the parks.
- AHCA applauds the inclusion of recycling containers in the park and hopes this will continue and possibly expand.



**Department of Community Planning,
Housing, and Development**

Office of Neighborhood Services
Neighborhood Conservation Program

2100 Clarendon Boulevard
Arlington, Virginia 22201

703-228-3820
703-228-3834 fax

**Alcova Heights Neighborhood Conservation Plan Update Recommendations
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Page #	Citizens Association Recommendation	Comment
General		
12	The community recognizes and encourages preservation of these existing religious amenities that provide a unique contribution to the cultural and social nature of Alcova Heights.	<p>In Fall 2013, the County received two separate requests from citizens to study the Arlington Presbyterian Church, located at 3507 Columbia Pike, for potential local historic district designation. After substantial study was completed, the Historical Affairs and Landmark Review Board (HALRB) held an official public hearing on the proposal on January 22, 2014.</p> <p>The HALRB determined that the Arlington Presbyterian Church has some historic value and meets four eligibility criteria for local historic district designation as stated in Section 11.3.4.A of the Arlington County Zoning Ordinance. However, a majority of the HALRB voted to not send the designation request forward to the County Board for its consideration, thereby concluding the historic designation process for this site. If redevelopment of the Arlington Presbyterian Church property or other religious sites in the neighborhood occurs in the future, the neighborhood will be notified, encouraged to participate, and given the opportunity to provide feedback as part of the community processes for such proposals.</p>
Land Use and Zoning		
16	AHCA supports maintaining the characteristics of the neighborhood by abiding by existing land use and zoning regulations for the neighborhood.	Staff supports this recommendation.
16	AHCA should continue to be consulted and included in County decision-making related to development on Columbia Pike that has an impact on Alcova Heights.	Staff supports this recommendation.
16	AHCA will continue to seek County assistance to help mitigate and limit the negative effects of expansion of the Arlington Hall facility.	<p>The expansion mentioned in the Alcova Heights Neighborhood Conservation Plan is the 2005 Base Realignment and Closure (BRAC) action at the National Guard Bureau in 2009-10 and the simultaneous expansion at the Foreign Affairs Training Center. To date, there are no plans to expand further. Arlington County's BRAC Coordinator along with staff from the County's Transportation, Planning, and Environmental Services staff met quarterly with Alcova Heights - along with representatives from the National Guard Bureau and the Training Center - from 2008-2011 and the County's BRAC Coordinator continues to liaise between these parties to communicate information and to resolve any issues.</p>

**Alcova Heights Neighborhood Conservation Plan Update Recommendations
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Page #	Citizens Association Recommendation	Comment
Land Use and Zoning (continued)		
16	AHCA will continue to encourage the County to support the development of commercial businesses that meet the needs of the residents, and that businesses operate in a clean and safe manner, respectful of residents.	The County supports this recommendation. Arlington's BizLaunch program works with commercial businesses – including assistance with business plans; finding a location; marketing techniques; and networking opportunities to best capture customer needs. Once a space has been identified, the BizTeam program assists the businesses through the permitting process as they build out the space. Both programs stress the importance of building and maintaining connections with the neighborhood as it is where the closest customers live.
Infrastructure and Capital Improvement		
20	At certain locations the County should consider making minor repairs to cracked or uneven sidewalks, public stairs, curbs, and gutters, and clear debris or bushes blocking sidewalks and the public stairs (located between S. Randolph and S. 9th Streets. AHCA will continue to bring these and other pedestrian safety issues to the County's attention as we become aware of them.	County staff encourages the community to notify the Department of Environmental Services (DES) Water, Sewer & Streets Division of any damaged sidewalk or stairs that could pose a safety hazard for pedestrians. Overgrown vegetation is best addressed by the adjacent property owner that has responsibility for maintaining their landscaping. Repair of minor cracks to sidewalks that do not pose a safety concern as well as damaged curb and gutter is typically coordinated with asphalt repaving on the street. Concerns regarding the conditions of streets, sidewalks and curbs can be reported to the Department of Environmental Services by calling 703-228-6570 or using the County website http://www.arlingtonva.us/departments/EnvironmentalServices/dot/StreetMaintenance.aspx
	While we understand that such actions are very expensive, AHCA supports burying all utility lines underground in connection with all new neighborhood construction and in connection with redevelopment along Columbia Pike.	Arlington has a County Board adopted utility undergrounding plan that designates priority areas for utility undergrounding. The Columbia Pike Corridor is a designated priority area and utilities are undergrounded as a condition of private site plan/use permit development approvals or as County Capital Improvement Program (CIP) projects.
20	AHCA requests the County work with the utility companies and other public service providers to ensure poles, utility lines, and other equipment are maintained and do not pose a safety hazard.	Arlington maintains ongoing contacts with all of the major utility companies with facilities or projects in the County and notifies the companies of known safety hazards.
20	Residents and the AHCA encourage the County to consider converting to energy- efficient and light-pollution- avoiding street light alternatives.	Over 75% of the 6,200 County- owned streetlights have been converted to energy efficient LED luminaries with dimming capability reducing energy consumption by up to 80%.

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Infrastructure and Capital Improvement (continued)		
20	(continued)	from standard High Pressure Sodium fixtures. The County has a program to continue converting remaining lights into LED as well.
20	AHCA would like to see the fencing to Arlington Hall, especially the closed gate at the end of S. Quincy Street, be made more attractive and secure.	County staff can bring this to the attention of Training Center staff as it is the Training Center's fence.
20	AHCA requests that Arlington County consider adding trash and recycling cans at the entrances of Alcova Heights Park.	The County's Department of Parks and Recreation (DPR) can look at re-locating some of the existing trash receptacles and recycling containers to the entrances. Residents may contact staff at 703-228-6525 for more information.
20	AHCA requests the County and federal Government consider coordinating the removal of trash and debris from the gully between Arlington Hall and the Park.	County staffs from several departments have worked with the neighborhood on this before and can coordinate again. Arlington County's Base Realignment and Closure (BRAC) Coordinator, has worked with staff in the Department of Environmental Services (DES) and the Department of Parks and Recreation. (DPR) to organize such cleaning. County staff has completed the removal in the past.
20	AHCA requests Arlington County and/or federal Government consider stabilizing the inclines, removing invasive plants, and actively conserving the wetlands area in that part of Doctors Run.	<p>The County's Department of Parks and Recreation (DPR) has currently funded the removal of invasive plants along 13 acres along Doctors Run in Alcova Heights Park.</p> <p>Resources to control the widespread problem of invasive plants in parks are very limited and must be confined to ecologically significant natural areas identified in the County's Natural Resources Management Plan (NRMP). Although the area in question was not identified as a high priority natural area for the use of County resources to treat invasive plants, DPR does provide educational information and training to volunteer groups who are interested in removing invasive plants. Residents may contact staff at 703-228-6525 for more information.</p> <p>County staff would welcome an opportunity to meet with Alcova Heights Civic Association (AHCA) residents and natural resources staff (and Arlington Hall staff as appropriate) to look at specific areas of concern/interest.</p>
Traffic Management		
23	AHCA encourages Arlington County to work with AHCA to study traffic in and around the	Arlington's Police Department has taken an active role in traffic calming through education and enforcement. The Third District and the

**Alcova Heights Neighborhood Conservation Plan Update Recommendations
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Traffic Management (continued)		
23	<p>(continued)</p> <p>neighborhood with the goal of identifying proposals that may decrease cut-through traffic and calm that which cannot be eliminated.</p> <p><i>Residents seek solutions, perhaps through signage or other deterrence options, to address cut-through traffic and protect the safety of our residents, particularly children, pedestrians, and elderly residents.</i></p>	<p>(continued)</p> <p>Special Operations Section (SOS) have partnered on many occasions to raise awareness in their neighborhood through initiatives such as: Back To School, Respect Red, Anti-Aggressive Driving campaigns, along with various speeding and pedestrian enforcement program. Arlington's Police Department staff has an excellent relationship with the Alcova Heights Civic Association (AHCA) and are extremely responsive to requests for various spot enforcements of intersections during peak rush hours. These initiatives are also worked by three patrol sections whose enforcement efforts are relayed to the community through the Third District Commander. County departments (Police and Department of Environmental Services (DES)) have consulted/worked on traffic related issues with the Alcova Heights Civic Association (AHCA), especially in regards to the overflow traffic and parking from the Army Readiness Center and the traffic along South George Mason Drive.</p> <p>Arlington County Transportation staff continues to explore ways to improve transportation operations and safety for all road users. The Neighborhood Traffic Calming Program (NTC) is currently under review and not taking on new projects at this time. Transportation staff members are investigating programmatic ways to encourage safe speeds and reinforce the residential nature of the neighborhood street. Measures such as traffic circles and curb extensions can be proposed as part of a Neighborhood Conservation (NC) project. AHCA should work with NC to select and prioritize specific locations for a transportation study. Once it is determined that a project is eligible for study and funding, transportation staff will work with NC to evaluate the options available to address the issues and will communicate the results to AHCA.</p>

**Alcova Heights Neighborhood Conservation Plan Update Recommendations
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Page #	Citizens Association Recommendation	Comment
Traffic Management (continued)		
23	AHCA encourages Arlington County to identify and pursue multiple strategies for improving traffic flow on Columbia Pike for pedestrians, bikes, vehicles, and public transportation.	The County will continue to evaluate ways to improve transportation operations and safety for all road users. Currently, several initiatives, including enhanced bus shelters, the Streetcar, Bike Boulevards, and a Complete Streets project along S George Mason Drive between Arlington Boulevard and Columbia Pike are underway. All of these projects have the same goal of improving access and mobility across several modes near and along the Columbia Pike Corridor.
23	AHCA welcomes Columbia Pike redevelopment and remains committed to actively participating in efforts to coordinate redevelopment in ways that are consistent with this Conservation Plan.	The County agrees that developments and improvements in Alcova Heights affect the entire neighborhood, not just isolated blocks, and will continue to engage the public and Alcova Heights Civic Association (AHCA) about proposed and upcoming projects.
23	AHCA recommends Arlington County explore installing four-way stop signs at the corner of S. Quincy Street and S. 7th Street, installing speed bumps on S. 7th Street, lowering the speed limits in the neighborhood, placing “children playing” signs on certain neighborhood streets, and monitoring the parking situation on S. Randolph Street and S. 8th Street at the Alcova Heights Park during work hours.	<p>The intersection of S. Quincy Street and 7th Street S was recently evaluated for an all-way stop and did not meet warrants. This intersection is not forecasted to meet warrants in the future, but can be re-evaluated next year. It is worth noting that stop signs are generally not an effective method of calming traffic since speeds only need to be reduced immediately in advance of the sign. The County supports methods that promote awareness of other modes and encourage motorists to decrease travel speed along the corridor. As previously stated, the Neighborhood Traffic Calming Program is currently under review and is not currently installing speed humps.</p> <p>The County supports a speed limit of 25 mph on residential streets and collectors with a modal split more representative of high pedestrian and cyclist traffic. Virginia law states that the speed limit is 25 mph unless otherwise posted, and this is typically applicable to neighborhood streets within the County. The speed limits along the arterials within Alcova Heights, however, have been set after evaluating the roadway conditions, collision history, and prevalent free-flow speeds. Studies have shown the collisions are reduced when the majority of vehicles are traveling within the same 10 MPH range of</p>

**Alcova Heights Neighborhood Conservation Plan Update Recommendations
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Page #	Citizens Association Recommendation	Comment
Traffic Management (continued)		
23	(continued)	<p>speed, and lowering the speed limit without carefully studying existing conditions could result in a broad range of travel speeds, increased violation of the speed limit and increased risk of collisions. The County will consider lowering the speed limit along arterials only after a speed study has been performed.</p> <p>Staff members are open to evaluating 7th Street S to recommend improvement measures pending an analysis of existing speeds on the roadway. Increased speeding enforcement by the Police Department may be sufficient to address the problem, so enforcement will be requested before transportation staff pursues data collection and/or evaluation.</p> <p>It is the policy of the County to install warning signage alerting motorists to the presence of children near playgrounds and schools, but not in residential neighborhoods. Pedestrian warning signage may also be installed at midblock crosswalks upon request and subsequent evaluation by transportation staff. While transportation staffs generally do not monitor parking near public parks, staff can evaluate the necessity of parking restrictions if a specific issue is identified and action is requested. Neighborhood streets can apply for the residential permit parking program to ensure parking availability for residents.</p>
23	The AHCA requests the County work with the State to study the traffic flow and accident reports between S. 1st and S. 9th Streets on Glebe Road with the goal of proposing measures that would make these intersections safer to drivers and pedestrians.	Staff currently reviews collision reports of incidents within the County to determine if there are historical trends that can be addressed with engineering measures, increased education, and/or enforcement. Arlington staff will work with Virginia Department of Transportation (VDOT) staff to identify any opportunities for improvement in safety for road users in this area since S. Glebe Road is state-owned and maintained. County staff is currently working with VDOT on the installation of a pedestrian traffic signal on S. Glebe Road at 9 th Street. The County does not currently have other improvements identified for this corridor but

**Alcova Heights Neighborhood Conservation Plan Update Recommendations
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Page #	Citizens Association Recommendation	Comment
Traffic Management		
23	(continued)	is willing to work with the community and VDOT to review any specific proposals.
Parks and Recreation Areas		
26	AHCA encourages the County to consider developing a long-range plan for both the Alcova Heights Park and the S. Oakland Street Park. The goal of this plan would be to guide immediate and long-term improvements, including safety, playground equipment, sports usage, maintenance and trash control, invasive plant control, maintenance of paths and bridges, erosion control and stream cleanup.	Arlington's Department of Parks and Recreation (DPR) does not normally undertake master plans for each individual park. However, if the neighborhood is interested in working on an NC project to identify long-term capital improvements at Alcova Heights and the park on S. Oakland Street, residents can contact staff at 703-228-3586 to discuss a project scope for consideration for future NC funding.
26	AHCA requests the County regularly inspect the playground and equipment to make sure that they meet current safety standards and are structurally sound.	The County's Department of Parks and Recreation (DPR) inspects all playgrounds quarterly. The inspection is done in accordance with the National Playground Safety Institute guidelines. The inspection is completed by a Certified Playground Safety Inspector. All issues are identified and corrected as soon as possible. Residents can contact staff at 703-228-6525 for more information.
26	AHCA requests to be consulted and coordinated regarding equipment that is added to or removed from the parks.	DPR does not normally contact the civic association for routine maintenance and repairs. However, when any major amenity such as a playground, a restroom or court is to be replaced, staff will notify Alcova Heights Civic Association (AHCA) before any improvements are made. Residents can contact staff at 703-228-6525 for more information.
26	AHCA applauds the inclusion of recycling containers in the park and hopes this will continue and possibly expand.	DPR will continue to support recycling in the parks. Recycle containers are included as a part of all new designs. Residents can contact staff at 703-228-6525 for more information.



ALCOVA HEIGHTS NEIGHBORHOOD SURVEY

INTRODUCTION

The Alcova Heights Citizens Association (AHCA) is updating its Neighborhood Conservation Plan. The purpose of this Neighborhood Survey is to gather information from all Alcova Heights (AH) neighbors, which we will use to update the Plan. We want your ideas on what is and is not working for you in the neighborhood or the County and what you would like to retain or see change in the future. The Neighborhood Conservation Plan will become our agreement with the County on how our area should be treated. Your responses and participation are very important.

Below are questions that should take no more than 20 minutes to complete. Where there are questions that require a longer response, write on the back of the page, adding the number of the question to your written answer. You may leave any question unanswered.

Once you have completed the survey please bring/mail it to:

Karl Veit, 3703 7th Street S. Please return this by August 8, 2009.

NEIGHBORHOOD GOALS

1. List three things that you like or consider advantages of living in Alcova Heights (AH)

2. List three things that you dislike or consider disadvantages of living in AH

STREETS & SIDEWALKS

3. Is there any pavement needing immediate repair? Y/N
Where? _____

4. Are there street hazards in AH? Y/N
What/Where? _____

5. Do you favor adding parking "nubs" on your block? Y/N
(Curbing at blocks' ends to protect parked cars)
6. Does your sidewalk/curb/gutter need immediate repair? Y/N
If yes, what/where? _____

7. Rank the importance of having *at least* one sidewalk on *each* block in AH:

() Very important
() Not important
() Not desirable
8. Are there hazards that make walking in AH difficult? Y/N
What/Where? _____

9. Should all requests for sidewalk and street changes in AH be voted on by AHCA?
Y/N

TRANSPORTATION AND TRAFFIC

10. How do those in your home get to work? Mark all that apply.

<u>Often</u>	<u>Sometimes</u>	<u>Never</u>
Auto _____	_____	_____
Carpool _____	_____	_____
Bus _____	_____	_____
Metrorail _____	_____	_____
Walk _____	_____	_____
Bicycle _____	_____	_____
Motorcycle/Scooter _____	_____	_____

11. On which arterial (main) route do you leave AH for work?

- Glebe Road Columbia Pike George Mason
 Other _____
 Don't commute

12. How concerned are you with cut-through traffic volume in AH?

- Very much
 Somewhat
 Not at all

13. Do you live on a street with regular cut-through traffic? Y/N

14. How concerned are you with traffic exceeding speed limits in AH? Y/N
If yes, check any that apply

- Not at all
 Somewhat
 Very much

15. County policy now permits narrower lanes around traffic circles (islands) to slow traffic.

Do you favor:

- Narrower traffic lanes Wider traffic lanes
 Larger traffic circles Small traffic circles

16. High traffic speed and volumes in AH are often from cut-through traffic. Do you have concern over high speed Y/N volume? Y/N

17. Do you favor any of the following to decrease cut-through:

- Add a switchable lane to the Pike for rush hour
 Increase use of dedicated right and left turn lanes
 Add bus pull-offs at stops to get them out of traffic lanes
 Eliminate street parking on the Pike
 Increase bus frequency on the Pike, Glebe, George Mason
 Build a Pike trolley on the current lanes
 Build a Pike trolley on expanded lanes
 Add bike lanes on the Pike, Glebe, George Mason
 Other (explain) _____

18. If the Board is unwilling to do any of the items in question #15, would you favor adding any of the following traffic calming measures? Y/N If yes, which?

- One-way streets (reverse/switchable lanes during rush hour)
 Stop stripes at intersections
 More police patrol and ticketing

19. Do you favor building a Pike trolley? Y/N If you do not favor a trolley on the Pike, mark any reasons why:

- Additional vehicle lane(s) is/are needed for a trolley
 Fairfax vehicle traffic cannot be diverted from the Pike
 I am unwilling to pay additional tax to support the construction and operation of a trolley
 Buses can provide the service cheaper
 My property assessments will increase
 The increased density it is to support is unwelcome
 Other (explain) _____

20. If the trolley is built, would you:

- Use it frequently for commuting
- Use it frequently for shopping/pleasure
- Continue to use the bus
- Continue to use bike/car/walk

21. If you now ride the bus, are there changes in the service you would like to see? Y/N
If yes, explain _____

22. Is there enough residential street parking on your block? Y/N
If no, explain _____

23. The government construction at the Foreign Affairs Training/National Guard Readiness site is likely to bring many new workers. If the on-site parking is inadequate for those workers and they park on AH streets, would you favor:

- Requiring permits for street parking (There would be a monthly fee for each permit)
- Signs restricting parking during certain times
- Meters on adjacent streets
- No action

24. Do you bike? Y/N If yes, are changes needed on streets for bikes? Y/N
Where/what? _____

COMMERCIAL/BUSINESS AREA

25. Should the current Pike main street-style commercial areas be replaced by the Ballston-style development? Y/N
26. Should commercial density be increased along the Pike without an equal increase in parking and vehicle access? Y/N
27. What types of new stores/services would you like the County to encourage along the Pike, if any? _____
28. What types of new commercial building should the County discourage on the Pike, if any? _____
29. Does AH need the County to control sources of litter from: (if yes, check any that apply)
- Fast food restaurants
 - Convenience stores
 - Free newspapers at bus stops/curbside
 - None

PARK, ENVIRONMENT AND BEAUTIFICATION

30. In AH Park, I *now* use (mark any)
- Playground equipment
 - Picnic areas
 - Volleyball court
 - Basketball court
 - Ball field
31. If added to AH Park, I would use:
- A lighted tennis court
 - A lighted tennis practice wall
 - A shuffleboard court
 - Horseshoe pits
 - A fenced dog play area
 - other _____

32. Is AH Park currently well maintained? Y/N
If no, what/where? _____
33. Are there other changes/additions you would like made to AH Park? Y/N
(If yes, explain) _____

34. Are there changes/additions you would like to make to the Oakland Street Park?
Y/N (If yes, explain) _____

35. Would you like to help improve the parks (e.g., remove trash, invasive plants,
annual stream clean-up)? If yes, please specify your interest.

36. Do like any of the following for beautifying AH?
() More trees
() Street gateways with colored/textured paving (e.g. red brick)
() Other _____
37. Burying utilities underground throughout the AH neighborhood is:
() High priority
() Low priority
() Not desired
38. Are there any public areas overgrown? Y/N Where? _____

39. Are more trash cans needed: (if yes, check any that apply)
() At bus stops Where? _____
() Along the Pike, Glebe, George Mason Where? _____
() In AH for vehicle and foot traffic Where? _____
40. Does AH have a problem with any of the following? Y/N
(If yes, check any that apply) What/Where? _____

() Signs () Dog waste left in yards () Vermin () Graffiti
() Other _____

41. Is the public lighting on your block:
 Too dim
 Just right
 Too bright
42. Do you think AH street sweeping is adequate? Y/N
43. Would like to see energy-efficient street lights that illuminate sidewalks and streets? Y/N If yes, with shields at the back to reduce light shining into homes? Y/N
44. Is there a regular noise problem Y/N (If yes, check what applies)
 Traffic Dogs Helicopters Construction
 Commercial Other _____
45. Do feel there are eyesores that AHCA should address? Y/N
 What/Where? _____
46. Is there a drainage problem in your yard? Y/N
 basement? Y/N (if yes, explain) _____
47. Do you know you can help replace our diminishing tree canopy, by planting trees that are given away each spring? Y/N

PUBLIC SAFETY

48. Are there specific areas that have a problem with vandalism or safety? Y/N
 What/where? _____

49. Does AH needs a neighborhood watch program? Y/N
50. Do you have sufficient information to access emergency and safety programs? Y/N
51. Would you like to get additional emergency and safety program information? Y/N
52. Are there any pressing safety issues in AH? Y/N
 If yes, what? _____

ZONING AND LAND USE

53. The County plan for renovating the Pike corridor includes replacing low rise commercial and dwelling buildings with higher buildings. Some of the implications are decreased openness, more traffic and congestion, and loss of low-cost housing. Does this concern you? Y/N
If yes, check below those that most concern you.
 Loss of openness
 Increasing height and density
 Increased traffic from high density
 Increased cut-through traffic in AH
 Loss of affordable housing
54. Do you favor zoning policies prohibiting changes in residential areas in AH? Y/N
55. Do you favor changes to zoning ordinances? Y/N? If yes, what changes do you favor? _____
56. The County owns many alley rights of way in AH. Some were open for public use, most were not. *Where they were open for public use and not abandoned by the County*, should the rights of way be: (mark one)
 Maintained by the County as a community resource for walkers, bikers, and vehicles
 Left to the discretion and maintenance of the adjacent property owners
 Totally abandoned by the County
57. Have you traveled an alley in AH in the last year? Y/N

HISTORIC PRESERVATION

The architecture of Alcova Heights was surveyed in 1997 during Phase 2 of the Countywide Historic Resources Survey, now in its final year. The County's Historic Preservation Program staff uses the survey data to determine if neighborhoods and/or individual buildings are eligible for listing in the National Register of Historic Places or as Arlington Historic Districts. To date, more than one dozen single-family neighborhoods in Arlington have achieved National Register status, including Arlington Heights, Aurora Highlands, Claremont, Columbia Forest, Glencarlyn, Penrose, and Virginia Heights. In addition to those National Register listings, there are currently 30 local Arlington Historic Districts, including the historic dwelling at 3435 8th Street South in Alcova Heights. Known as Alcova, this home was locally designated in 1978.

Inclusion in the National Register of Historic Places imposes no restrictions on property owners as it is simply an honorary and celebratory listing administered by the National Park Service. Yet it does provide the possibility of obtaining Virginia Rehabilitation Tax Credits for historically sympathetic improvements to historic buildings (this program allows property owners to claim credit on state income taxes of up to 25% of the value of the renovation).

In comparison, local designation as an Arlington Historic District offers a protective zoning overlay through Section 31A of the Arlington Zoning Ordinance. This would both limit what you, as a property owner, could do to the exterior of your property without County approval, but it would also limit the ability of developers to replace existing historic homes with large new houses or insensitive new construction without prior review by the County.

- 58. Should the Citizens Association work with the Historic Preservation Program staff to investigate whether or not AH is eligible for listing in the National Register of Historic Places? Y/N
Comments: _____

- 59. Should the Citizens Association work with the Historic Preservation Program staff to investigate whether or not AH is eligible for listing as an Arlington Historic District? Y/N
Comments: _____

- 60. Would you be interested in taking advantage of the Virginia Rehabilitation Tax Credit program? Y/N
Comments: _____

- 61. Are there individual buildings and/or sites in AH that should be considered for historic designation? If so, please provide the property name and address. Y/N
Comments: _____

- 62. Are there individual buildings and/or sites in AH that should be considered for a County historic marker? If so, please provide the property name and address.
Y/N
Comments: _____

- 63. Do you have any additional comments on historic preservation? _____

NEIGHBORHOOD DATA

64. Is your home: (circle one)

House Duplex Townhouse Apartment

65. Is your home: (circle one)

Owned Rented

66. How long have you lived in AH? (years) _____

67. Number living in your home/unit:

Adults _____ Children _____

68. Would you like to participate in a community group for: (if yes, check)

- Child care
- Transportation/traffic
- Property maintenance
- Community Activities
- Older Residents
- Recreation/Games/Hobbies
- Other (explain) _____

69. Do you have other neighborhood concerns, suggestions, or changes? _____

Thank you!

Alcova Heights

2010 Census (Summary File 1)

	Alcova Heights		Arlington	
	Number	Percent	Number	Percent
TOTAL POPULATION	1,900	100.0%	207,627	100.0%
Total Non-Hispanic or Latino	1,445	76.1%	176,245	84.9%
White alone	1,105	58.2%	132,961	64.0%
Black or African-American alone	89	4.7%	17,088	8.2%
American Indian or Alaska Native alone	5	0.3%	394	0.2%
Asian alone	185	9.7%	19,762	9.5%
Native Hawaiian or Pacific Islander Alone	-	0.0%	133	0.1%
Some other Race alone	5	0.3%	611	0.3%
Two or more Races	56	2.9%	5,296	2.6%
Total Hispanic or Latino	455	23.9%	31,382	15.1%
Age Distribution				
Under 5 years	142	7.5%	11,782	5.7%
5 to 17 years	220	11.6%	20,844	10.0%
18 to 24 years	149	7.8%	20,315	9.8%
25 to 34 years	390	20.5%	57,402	27.6%
35 to 44 years	321	16.9%	32,868	15.8%
45 to 54 years	310	16.3%	25,717	12.4%
55 to 64 years	230	12.1%	20,645	9.9%
65 to 74 years	90	4.7%	10,086	4.9%
75 to 84 years	37	1.9%	5,153	2.5%
85 years and over	11	0.6%	2,815	1.4%
Sex				
Male	931	49.0%	103,501	49.8%
Female	969	51.0%	104,126	50.2%
TOTAL HOUSEHOLDS	745	100.0%	98,050	100.0%
Household Type				
Family households:	432	58.0%	41,607	42.4%
Husband-wife family	353	47.4%	33,218	33.9%
Other family:	79	10.6%	8,389	8.6%
Male householder, no wife present	22	3.0%	2,623	2.7%
Female householder, no husband present	57	7.7%	5,766	5.9%
Nonfamily households:	313	42.0%	56,443	57.6%
Householder living alone	207	27.8%	40,516	41.3%
Householder not living alone	106	14.2%	15,927	16.2%
Household Size				
1-person household	207	27.8%	40,516	41.3%
2-person household	253	34.0%	31,738	32.4%
3-person household	125	16.8%	11,633	11.9%
4-person household	79	10.6%	8,793	9.0%
5-person household	48	6.4%	3,286	3.4%
6-person household	14	1.9%	1,203	1.2%
7-or-more-person household	19	2.6%	881	0.9%
TOTAL HOUSING UNITS	784	100.0%	105,404	100.0%
Occupied Housing Units	745	95.0%	98,050	93.0%
Owner-Occupied	546	69.6%	42,457	40.3%
Renter-Occupied	199	25.4%	55,593	52.7%
Vacant Housing Units	39	5.0%	7,354	7.0%

Notes: Civic association boundaries may not align to 2010 Census Block boundaries. This may cause the inclusion of additional population, households, and housing units for than represented by the civic association boundary.

ARLINGTON COUNTY, VA.

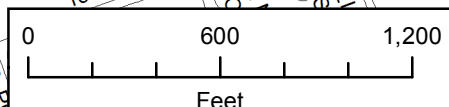
Alcova Heights

Civic Association

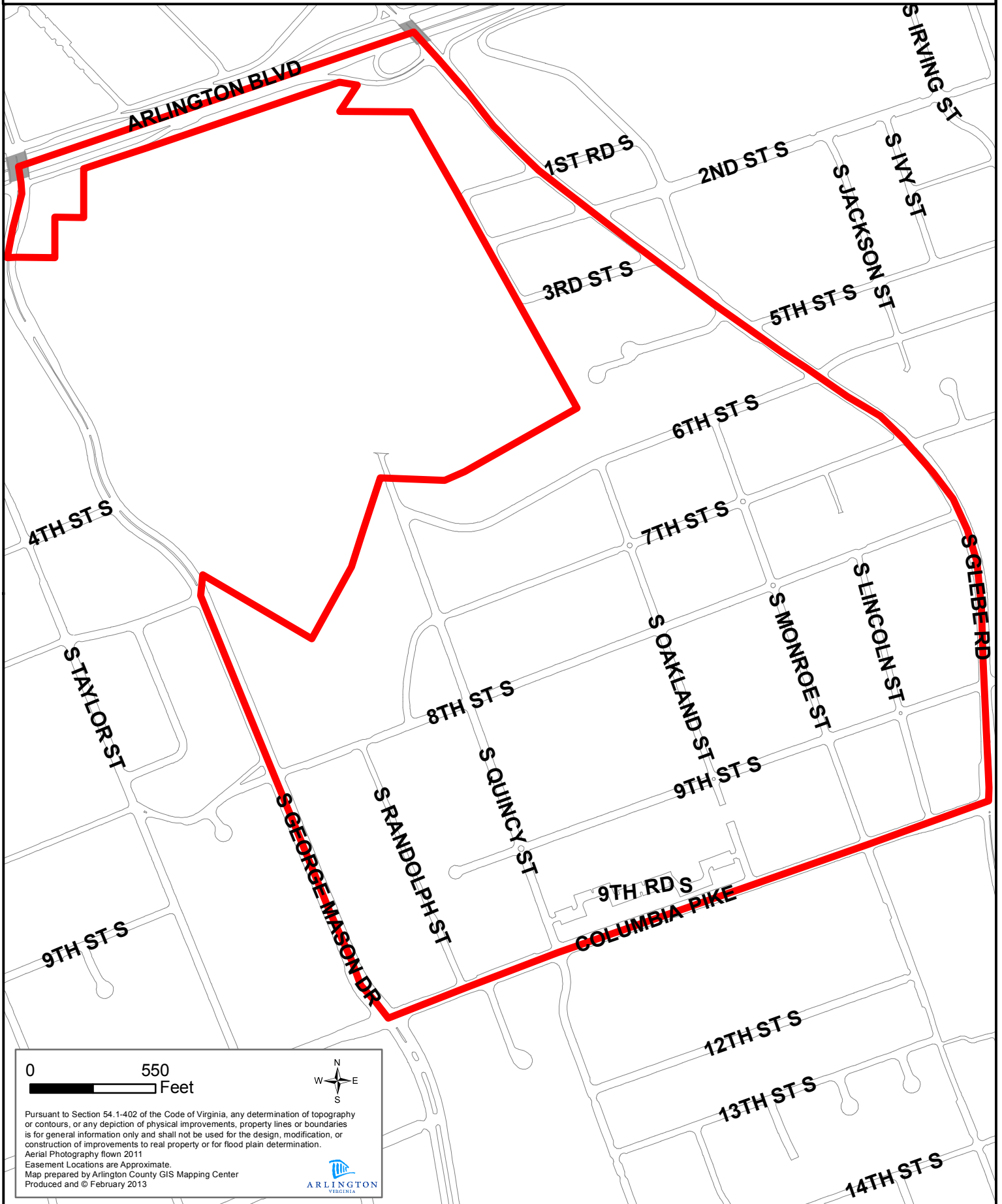


Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Map prepared by Arlington County GIS Mapping Center
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Alcova Heights Civic Association



0 550 Feet



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Aerial Photography flown 2011

Easement Locations are Approximate.

Map prepared by Arlington County GIS Mapping Center

Produced and © February 2013



Alcova Heights GLUP

