

PROPOSED
CONSERVATION PROGRAM
ARLINGTON VIEW CIVIC ASSOCIATION

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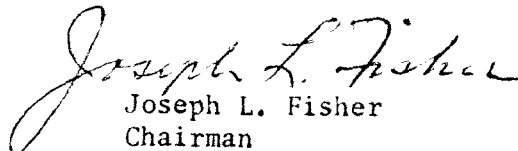
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To the Citizens of Arlington County:

The Arlington County Board is proud to publish the first Neighborhood Conservation Plan conceived and developed under the criteria approved on July 25, 1964. The Neighborhood Plan submitted by the citizens of Arlington View was approved by the County Board on February 27, 1965. The plan is sound. It attempts to solve a gnawing problem, conservation of older residential neighborhoods. Further, the plan is a consensus of the citizens of the neighborhood, the people who are most concerned and knowledgeable about the local conditions, problems, and aspirations.

Because of this neighborhood effort, the County Board designated Arlington View as a "Residential Conservation Area". This designation makes Arlington View eligible for County assistance to improve deteriorating streets, rectify incompatible zoning and encourage property improvements. The publication of the Arlington View Plan may encourage other older neighborhoods toward similar action.

The County Board expresses its gratitude to the organizations which made this first Neighborhood Conservation Plan possible: The Arlington Committee for Conservation of Residential Areas, a citizen group appointed by the Planning Commission, was tireless in its efforts to develop the criteria recommended for the Neighborhood Conservation Program: The Planning Commission encouraged and guided the Arlington View Civic Association's preparation of the Plan; the leaders and citizens of Arlington View deserve much credit for their vision and perseverance which made this neighborhood proposal a reality.


Joseph L. Fisher
Chairman



A FEW WORDS ABOUT ARLINGTON COUNTY

Arlington County, Virginia is a suburban residential community across the Potomac River from the District of Columbia. From 1789 until 1846 Arlington was a part of the District of Columbia and then was retroceded to Virginia, to become known as Alexandria County. In 1920 the name of the County was changed to end the confusion between the City of Alexandria and Alexandria County. "Arlington" was chosen because Arlington was the historical name of the home of the Custis and Lee Families, and was the home of General Robert E. Lee before his decision to lead the Southern forces in the War Between the States. Arlington House is located within Arlington County on the grounds of the Arlington National Cemetery.

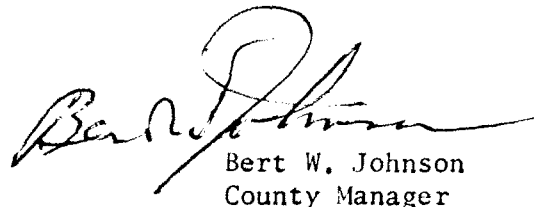
Arlington County is one of the Nation's smallest counties: 25.5 square miles. The Federal Government owns 4.6 square miles, or 18 per cent, of the County's land area. The population of Arlington is estimated at 181,500. Between 1930 and 1950 Arlington was the fastest growing county in the United States. Rapid growth changed the complexion of Arlington from farmland and summer homes to highly developed residential and commercial areas.

There are no incorporated cities or towns within Arlington; the County serves as the local government. The County legislative and policy-making body is the County Board, composed of five members elected at large. The County Board appoints the County Manager, who is chief executive of the County. The Manager is responsible for carrying out the policies of the County Board.

A five-member School Board is appointed by the County Board. The School Board determines school policy and appoints the Superintendent of Schools, who is the administrative officer for the school system. A single tax rate, including taxes for schools, is set each year by the County Board.

Community planning began before the 1930 Zoning Ordinance. In 1961, the County Board completed adoption of a master plan to serve as a guide for the County. This plan set out goals for land use, water distribution, sanitary sewerage service, storm water drainage, and transportation.

In 1963 the Arlington County Planning Commission created a special committee to study the problem of conserving values found in residential neighborhoods. As a result of this study and numerous conferences between the County Board, the Planning Commission and interested neighborhood groups, the County Board established a program for neighborhood conservation.



Bert W. Johnson
County Manager

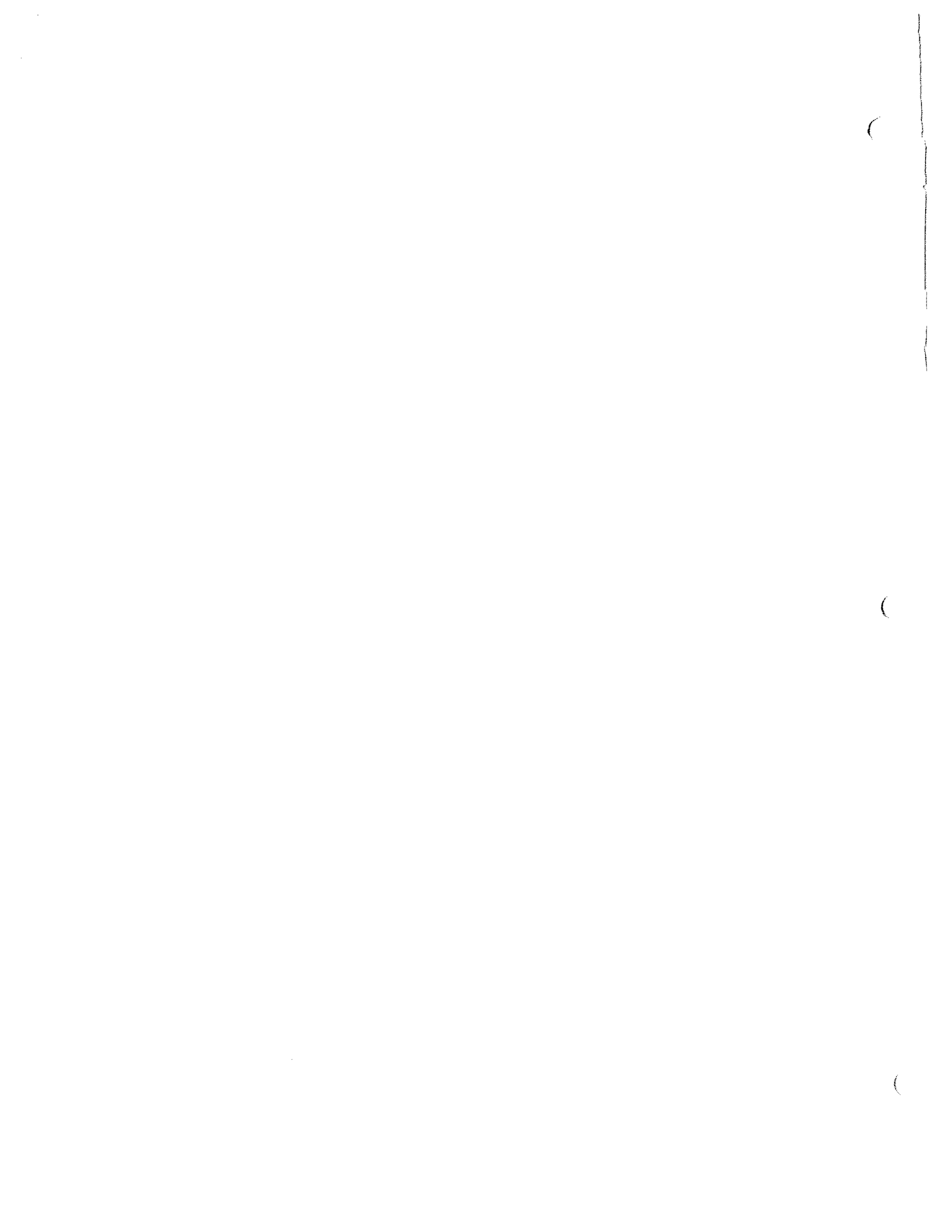


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OPENING STATEMENT BY JAMES W. FREEMAN, PRESIDENT

ARLINGTON VIEW CIVIC ASSOCIATION

* * * *

Mr. Chairman, members of the County Board:

For several months, we in the Arlington View Community have been working on a Community Conservation Program: a program initiated by the residents of our community designed to up-grade and improve the area. We have spent many days, weeks and months in research, planning, doing statistical analysis, consulting with various departments at the County Court House, holding meeting after meeting and too, gathering bit by bit information here and there through talking with older residents and former residents of our community. Through these various media of obtaining information, we are able to make this report for your consideration.

In connection with this report it is appropriate that we mention the names of our very capable committee who worked untiringly on this community effort:

Mr. George M. Richardson, Chairman, Mrs. Jessie T. Syphax, Mrs. Grace Horton, Mrs. Arianna Jones, Mr. Gray Gillem, Mr. Everett Stewart, Mr. Ronda Gilliam and Mr. William T. Syphax, Mrs. Emma Brown.

Additionally, we are indebted to the "Block Captains" who gave so much of their valuable time and worked so unselfishly going from door to door, making telephone calls, delivering and collecting information sheets: Rev. Spicer Peterson, Mrs. Louise Gray, Mrs. Hattie Brown, Mrs. Martha Gillem, Mr. William Newman, Mr. James Cook, Mr. John Moody, Mrs. Naomi McLaurin, Mrs. Ouna Patterson, Sgt. James Greene, Mr. Rudolph Jackson, Mrs. Carrie Townes, Mr. Archie Syphax, Mr. Samuel Latney, Mrs. Lucy McCauley, Mr. Richard Smith, Mr. Ronda Gilliam, Rev. Aaron Mackley, Mr. Marvin Butler, Mr. Jesse Pollard, Mr. Willis Alexander, Mr. Everett Stewart, Mrs. Arianna Jones, Mrs. Jessie T. Syphax, Mrs. Vashti Moore, Mrs. Alice Fleet, Mr. Alfred Reed and Mrs. Florence Ross, Mrs. Emma Brown, Mrs. Oline M. Richardson, Mrs. Thelma Hill.

Respectfully submitted,

THE ARLINGTON VIEW CIVIC ASSOCIATION

/s/ Mr. James W. Freeman

Mr. James W. Freeman, President

NEIGHBORHOOD INVENTORY

ACTIVE ORGANIZATIONS IN THE NEIGHBORHOOD

1. One church
2. The Arlington View Civic Association
3. Senior Citizens' Associations
4. Two Parent-Teachers' Associations
5. Carver Homes Cooperative Apartment
6. Boy Scouts
7. Girl Scouts
8. Mason and Elks Fraternal Orders
9. Eastern Star
10. Odd Fellows
11. American Legion

That portion of the Arlington View Plan which involved the largest numbers of people was the Neighborhood Inventory. Results of much of this work, such as use of land, street conditions and community progress, are reflected in "Existing Conditions". This phase of the plan preparation did much to develop a consensus in the neighborhood. Solutions which appeared obvious on paper, took on a different light when viewed on the ground and related to the people most closely affected. Through the interviewing process, a better understanding of individual problems was uncovered and in many cases a compromise consensus developed. Neighbors became better acquainted. In a sense, one of the most difficult of community efforts - involvement of people - resulted in the greatest reward.

Tabulations were prepared by the neighborhood, based on U. S. census reports and updated by inspection interview. For brevity in published form the essence of these tabulations follows:

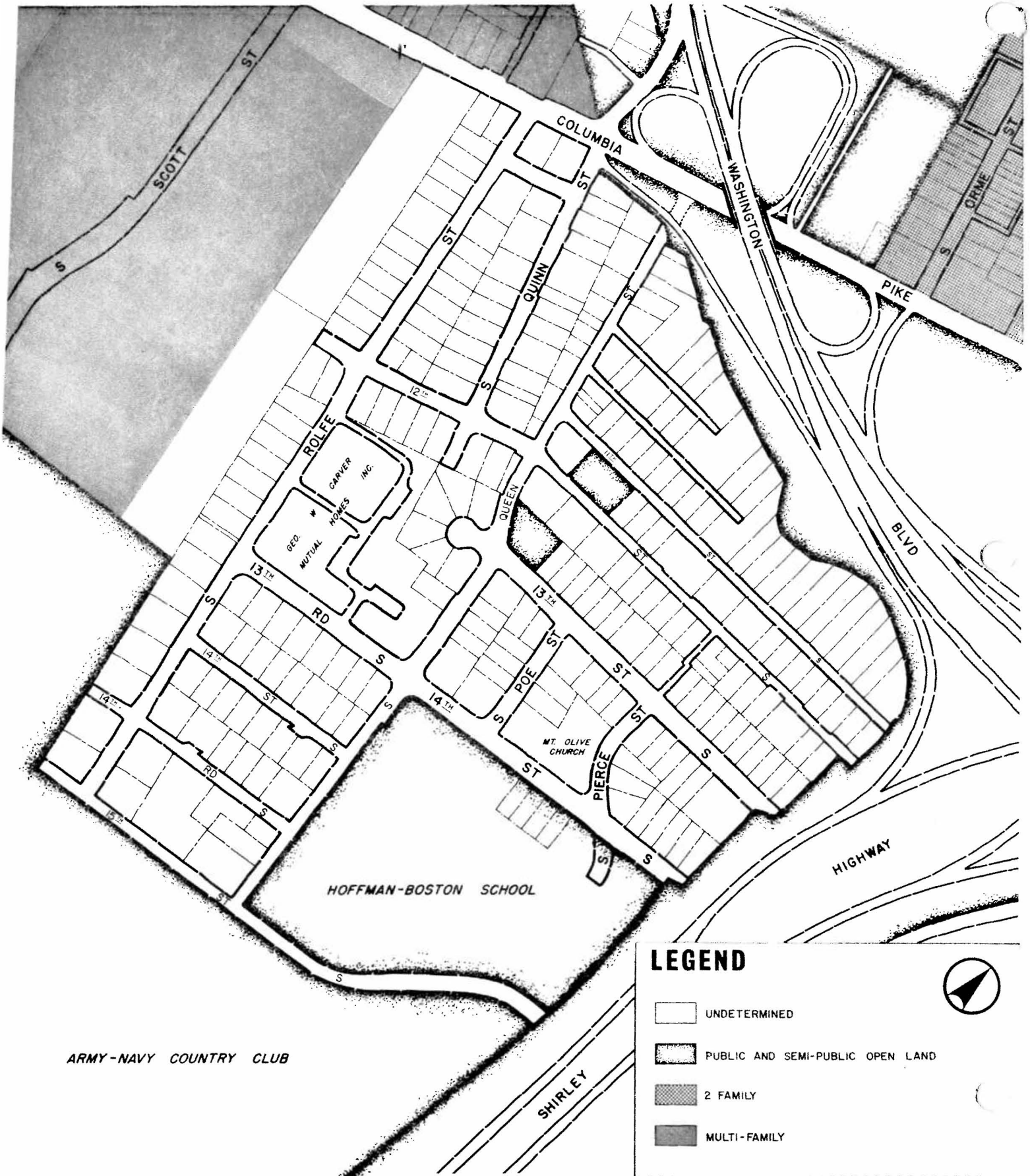
Dwelling units: Of the 233 housing units listed in the 1960 census, 171 were owner-occupied, 59 were rented, 3 were vacant; 199 were sound, 31 were deteriorating and 3 were dilapidated. The median value of owner-occupied homes was \$13,800 and the largest percentage of renters paid less than \$100 per month. Most recent surveys indicate that there are now 311 dwelling units in the area and that the median value of owner-occupied homes has increased to \$15,000.

Population: The estimated 1964 population is 1116. Three hundred and twenty-six of these are under 18 years of age and 199 attend school (8 in college). Of the 501 persons over 25 years of age, 8 have had no schooling, 246 have finished from 4 to 8 grades, 184 completed all or part of high school, and 63 have attended college of which 55 (1963 figure) have completed four or more years.

Employment income: Currently only 3.7% of the male labor force is unemployed; 53% of the female population work and contribute to the median family income of \$5,000. Forty families earn less than \$3,000 per year, 92 earn between \$3,000 and \$6,000 and 71 earn between \$6,000 and \$25,000. A majority of the workers are privately employed.

GENERAL LAND USE PLAN

Adopted Aug. 12, 1961



ARMY-NAVY COUNTRY CLUB

LEGEND

- UNDETERMINED
- PUBLIC AND SEMI-PUBLIC OPEN LAND
- 2 FAMILY
- MULTI-FAMILY



INTRODUCTION

OBJECTIVE

It is our considered opinion that effective responsible community progress relies heavily upon two factors - physical environment and human resources; and that one contributes to the other. The impetus for this project for community improvement derives from the citizens' objective to create a physical environment conducive to the development of a citizenry capable of making significant contributions to the County as a whole. The endeavors toward physical improvement are predicated upon the belief that a wholesome and attractive physical environment is essential to any program designed to raise the educational, occupational, and economic horizons of our citizens, particularly our children and young adults. Another paramount concern regarding improved physical environment recognizes the significance of this factor in attracting more capable leaders and contributing citizens into the residential area.

GENERAL

Arlington View is bounded by Columbia Pike and Washington Boulevard on the north, Shirley Highway on the east, Army-Navy Country Club on the south, and recently constructed high-rise apartments on the west.

It encompasses 62 acres, approximately 1116 people, and 311 dwelling units. It represents an area of contrasts. Although most of the houses in the higher portion of the area are in sound condition, a few are in need of repair. It is a mixed neighborhood of one and two-family dwelling units and medium-high density apartment houses. Family incomes range from less than \$1,000 per family to more than \$20,000.

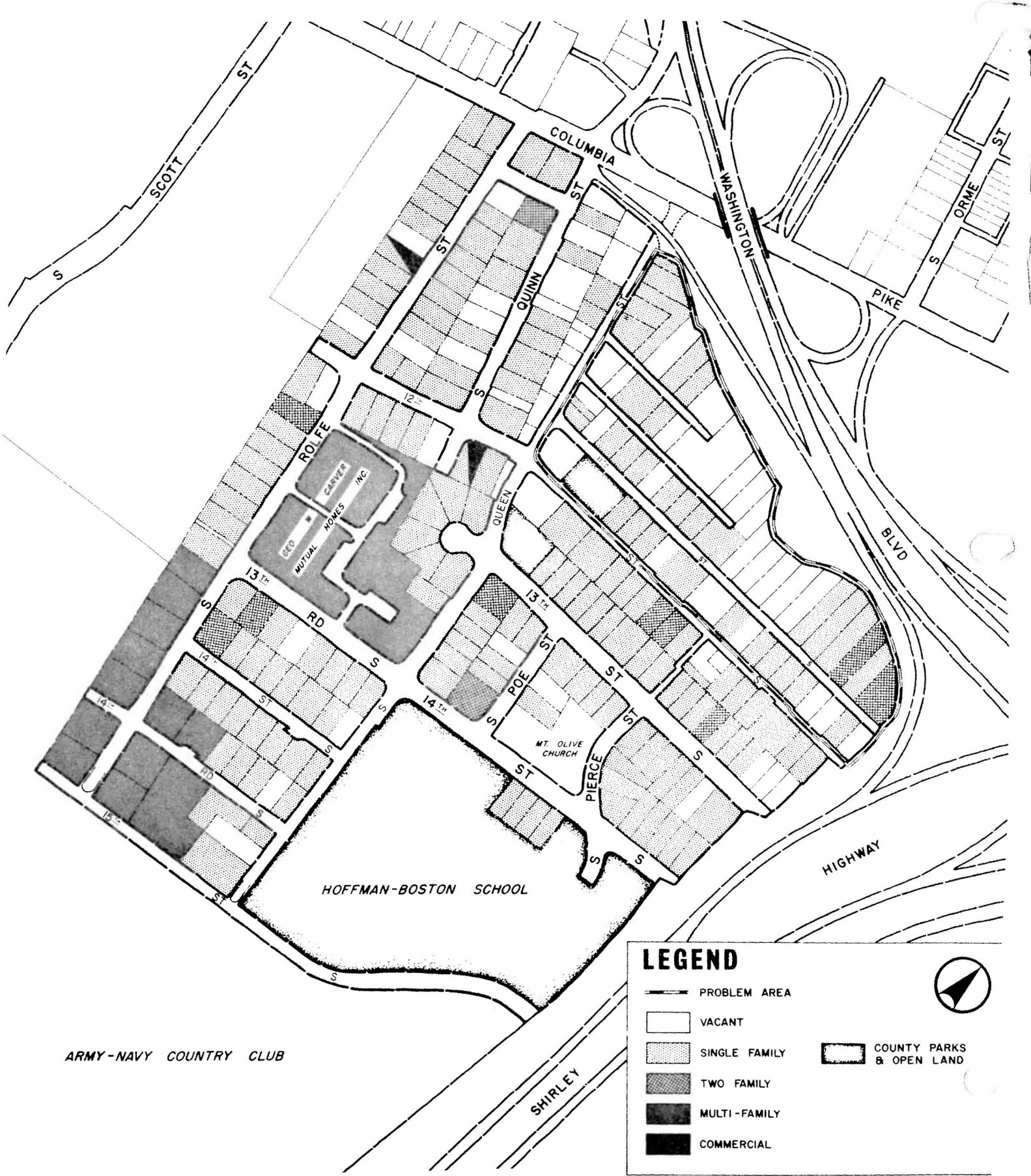
As will be noted on the map on the opposite page, the entire area, excepting the Hoffman-Boston School, has been left undetermined on the General Land Use Plan.

HISTORY

From its genesis as a small Negro settlement facing the diversities of limited area for expansion because of peripheral geographic and physical boundaries, and equally limited human community resources, Arlington View has developed into a stable residential area characterized by a high degree of civic initiative and pride, evident in cooperative community planning and redevelopment.








Being one of the older residential areas in the County, the neighborhood had badly deteriorated by World War II. Augmented by the relocation of people and the installation of temporary housing (including the short-lived trailer camp), as a result of Federal confiscation of land to build the Pentagon and other government agencies, the decline of the neighborhood was pronounced, both in terms of physical aspects and its human potential for rehabilitation. In the post-war period, however, particularly the last decade, the area has experienced a renaissance in new construction, renovation, and the development and utilization of community leadership.

EXISTING USE OF LAND



ARMY-NAVY COUNTRY CLUB

LEGEND

-  PROBLEM AREA
-  VACANT
-  SINGLE FAMILY
-  TWO FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  COUNTY PARKS & OPEN LAND



EXISTING CONDITIONS

USE OF LAND

	ACRES	PERCENT
Street Right-of-Way	8.92	14.4
Commercial	0.30	.5
Church	0.75	1.2
County-owned lot	0.28	
Community Center	0.28	.9
Hoffman-Boston	9.26	15.5
Apartments	3.58	
Carver Cooperative	3.37	11.2
Residential	25.00 est.	40.2
Problem Area	<u>10.00 est.</u>	<u>16.1</u>
Total	61.74	100.0%

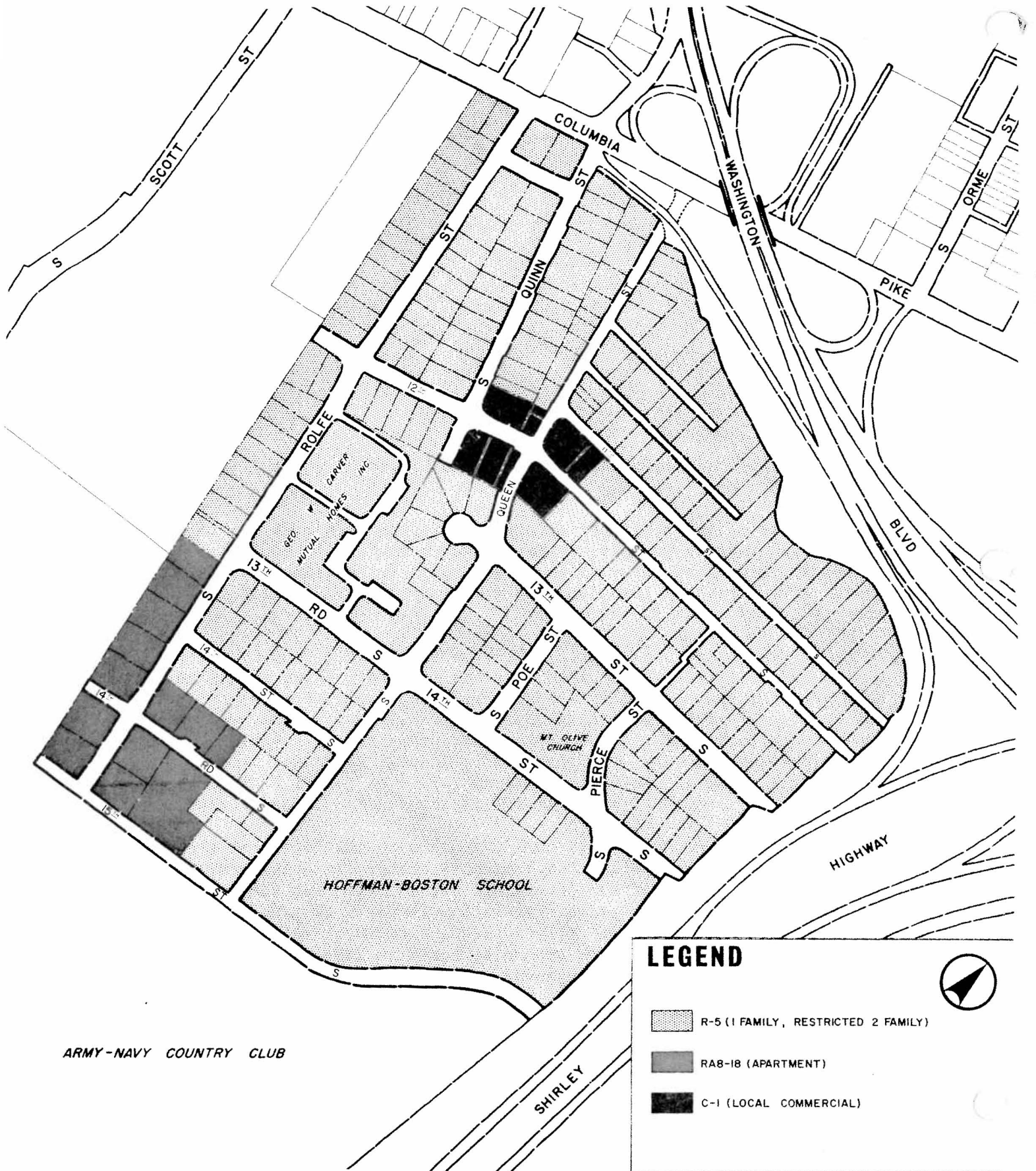
The commercial uses existing in the community are so insignificant as to be disregarded.

Of the gross 62 acres, 19 acres in the Arlington View area are in public ownership in schools, streets, and community center. This leaves a net area of about 43 acres available for residential development. At the present time, about 7 acres, or 16% of the 43 acre net area is in multi-family use.

It is the community desire that Arlington View remain fundamentally a single-family residential area. If the 10 acre problem area were developed for apartments, it would increase the multi-family use in the area to 17 acres, or nearly 40% of privately owned land, an inordinate percentage for the type community this report envisions. At the present time the Arlington County General Land Use Plan shows Arlington View in an undetermined category. A neighborhood request to change the Land Use Plan is stated in the section under "Proposals."




The neighborhood would like to call attention to the fact that the recreational playgrounds and the community center are scattered in three different areas of the community. It is felt that the existing condition of these recreational facilities in terms of architectural and landscape design do not reflect the same cultural values and goals of the community; further the community house is inadequate in terms of size of facilities and playground area.

EXISTING ZONING



ARMY-NAVY COUNTRY CLUB

LEGEND

-  R-5 (1 FAMILY, RESTRICTED 2 FAMILY)
-  R-8-18 (APARTMENT)
-  C-1 (LOCAL COMMERCIAL)



EXISTING CONDITIONS

ZONING

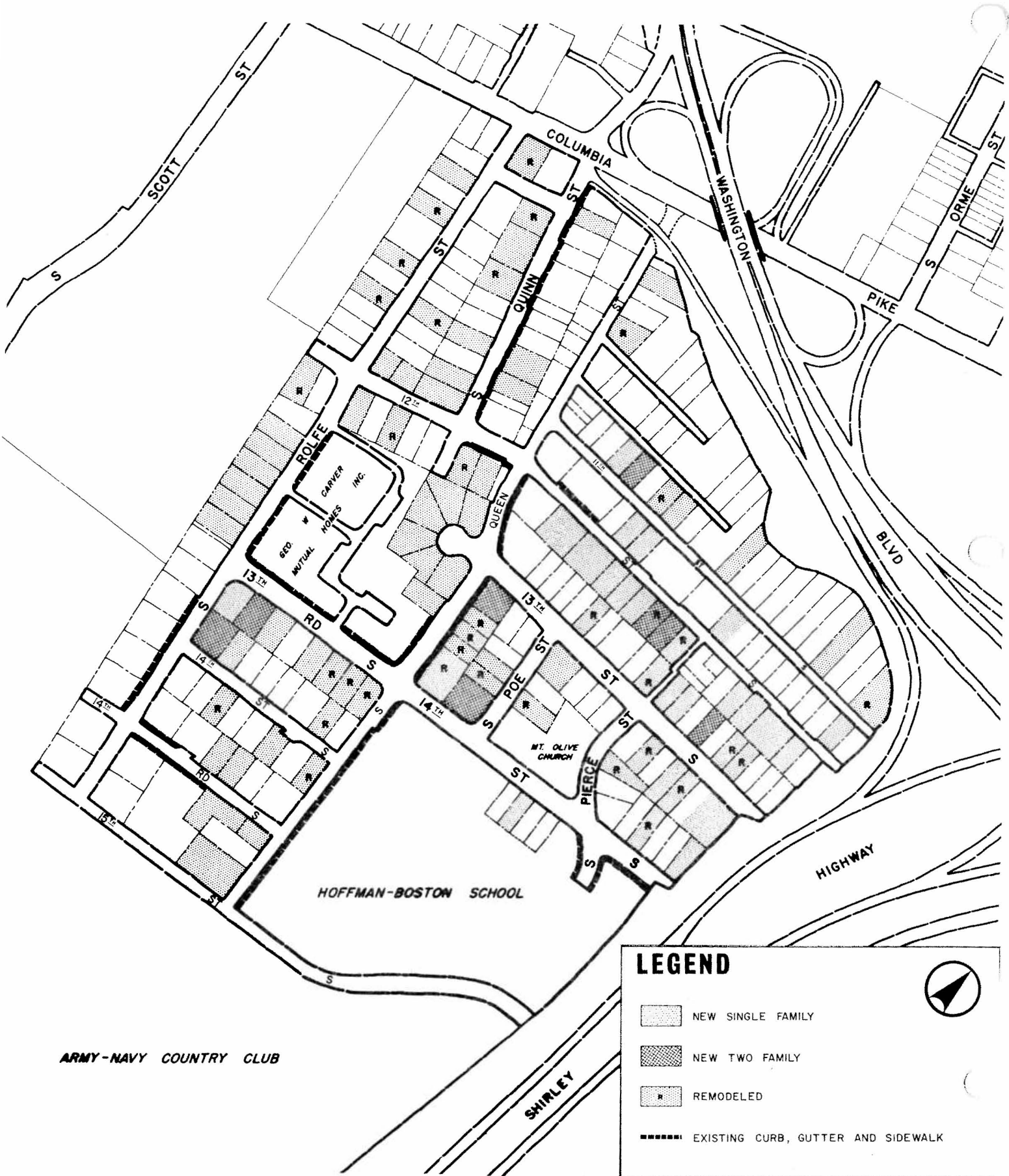
The Arlington View neighborhood is not disturbed by the existing zoning in the area, though some refinements will be recommended in our proposals. The main concern is that future rezoning actions, particularly in the problem area adjacent to Washington Boulevard, may increase the density and affect the living environment of our community. Our recommendation to alleviate this concern will be made as a general land use change.

Fifty-eight acres of Arlington View's 62 acres are presently zoned "R-5", Single Family. Included in this are the Hoffman-Boston School site and the County-owned recreation sites. There are only two acres in other than single-family classifications; the four corners at the intersection of South Queen Street and 12th Street, South (0.5 acres) which is zoned "C-1", Local Commercial, and three and one-half acres at the southwest corner of the community which is zoned "RA8-18" for apartments.





No recent zoning actions have taken place within the study area, although there has been some indication of interest in rezoning the problem area to an apartment classification.

It is the concensus of the Arlington View neighborhood that the designation of this area as "undetermined" on the Land Use Plan has encouraged detrimental speculative activity within the neighborhood.

STREET AND COMMUNITY PROGRESS



LEGEND

-  NEW SINGLE FAMILY
-  NEW TWO FAMILY
-  REMODELED
-  EXISTING CURB, GUTTER AND SIDEWALK



ARMY-NAVY COUNTRY CLUB

EXISTING CONDITIONS

STREETS, CURBS, GUTTERS, AND SIDEWALKS

There is a great need for capital improvements in curbs, gutters, and sidewalks, street widening, and vehicular circulation. Approximately 80% of the existing street frontage has no curb or gutter. There are eight dead-end streets with no turn-around facilities and some streets are so narrow that passing is extremely difficult.

The problem area, running from 12th Street to Washington Boulevard, has four streets which, in addition to being unduly narrow and dead-ending without a turn-around, have only one lot depth between them.

Outside the problem area there are several unusual problems which are worthy of mention:

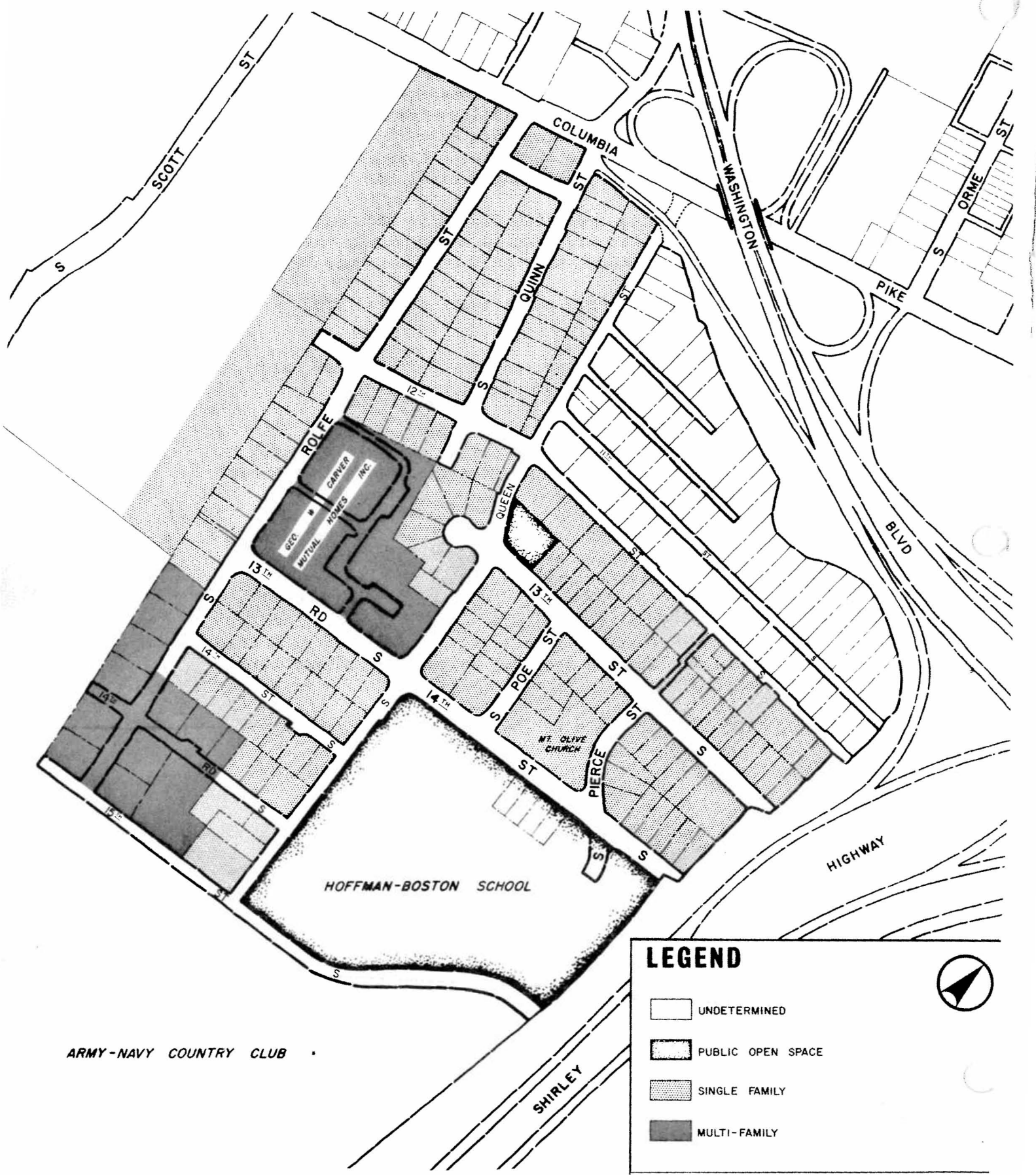
- (1) 13th Road and the east section of 14th Street are actually one continuous street.
- (2) The unpaved portion of Quinn Street, south of 12th Street, serves no purpose except to act as a guide for auto access across private property into the back of Carver Homes, Inc.
- (3) 15th Street, South does not exist on the ground except for a short portion east of South Rolfe Street which serves an apartment parking lot.
- (4) Proposed highway plans anticipate eliminating South Queen Street access to Washington Boulevard as a result of Shirley Highway widening which would affect this intersection.

Street lighting is inadequate in the entire Arlington View area.

COMMUNITY PROGRESS

Construction of new homes is perhaps one of the most readily discernible aspects of community efforts toward improvement. Of the 311 housing units, 65 are new single-family homes which have been built in the last 12 years and 77 apartment units have been constructed. In addition, residential rehabilitation is evident in a sizable number of older homes which have been remodeled in recent years. Considerable renovation has been completed on the Carver Homes Cooperative Apartments to the degree that these dwellings have little resemblance to their original construction as temporary housing built for relocated citizens during World War II.


- PROPOSALS -
LAND USE PLAN



ARMY-NAVY COUNTRY CLUB

LEGEND

- UNDETERMINED
- PUBLIC OPEN SPACE
- SINGLE FAMILY
- MULTI-FAMILY



LAND USE

The preparation of the proposals of the Arlington View neighborhood involved many conferences with County staff members and numerous presentations and hearings before the Committee for Conservation of Residential Areas and the Planning Commission.

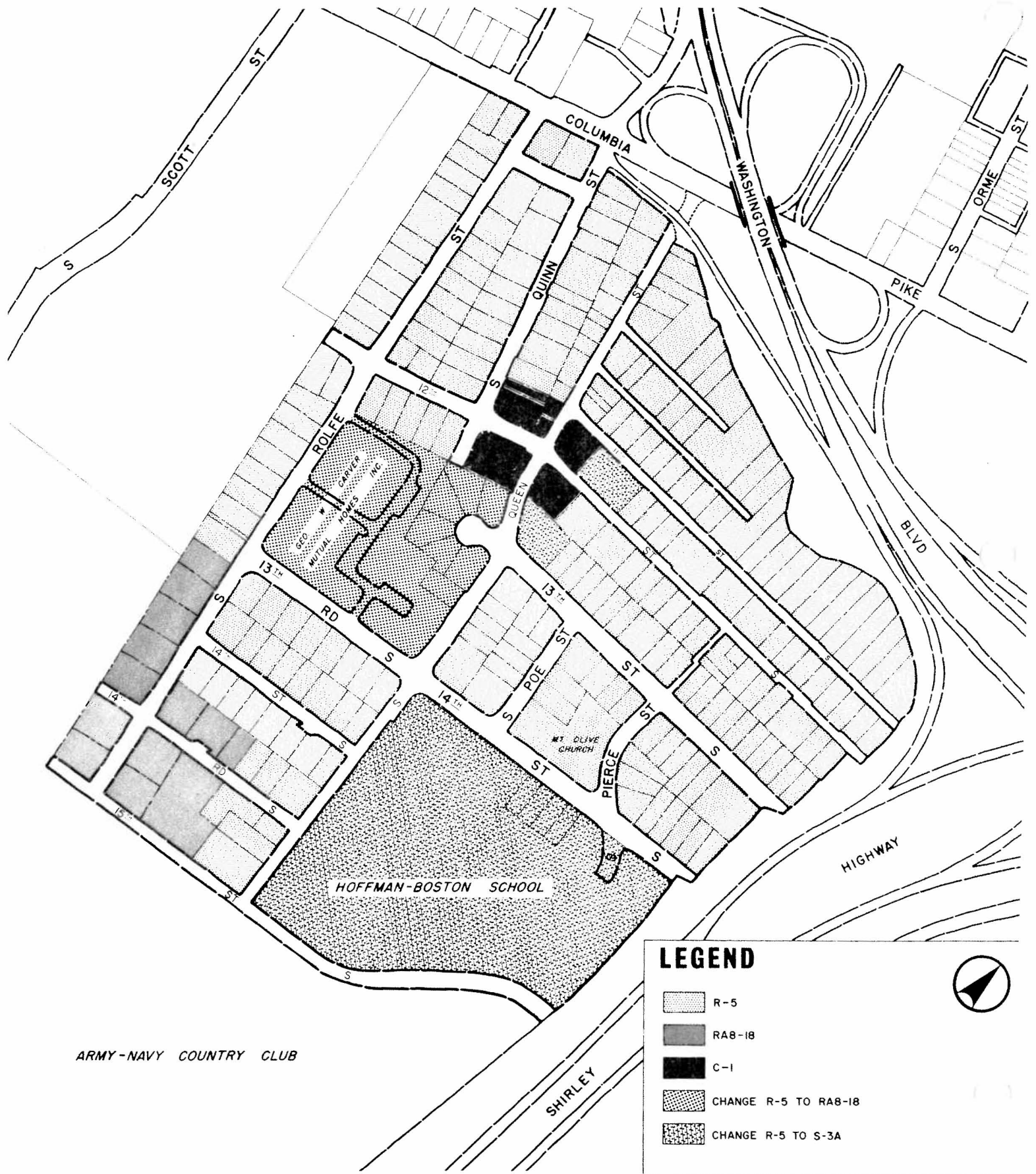
Paramount among the proposals is the community recommendation on land use in the area. Since the General Land Use Plan presently places practically all of Arlington View in an "undetermined" classification, it is the community view that a climate for speculation exists which is harmful to the best interests of the neighborhood.

Consequently, it is recommended that specific land use determinations be made as follows:

- (1) The land improved by the existing apartments in the Rolfe Street area including Carver Homes be designated for high-medium density. (Carver Homes excluded from County Board authorization*)
- (2) The Carver Recreation Center at 13th and Queen and the County-owned playground at 12th and Queen Streets be consolidated into one green area. (Playground at 12th and Queen excluded from County Board authorization*)
- (3) Until such time as there is some meeting of minds between the County and the community, the County Board leave the estimated ten acre "problem area" bounded by Washington Boulevard, Shirley Highway, 12th Street and Queen Street in an undetermined status. (General boundary limits authorized by the County Board*)
- (4) The balance of the community be designated as single-family residential. (Authorized by the County Board*)






*Staff Note: Arlington View's Conservation Plan and the County Board's development of Criteria for Neighborhood Programs were developing simultaneously. Consequently, the Arlington County Board considered and acted upon some of the neighborhood proposals at the same time they were presented.


- PROPOSALS - ZONING CHANGES



ARMY-NAVY COUNTRY CLUB

LEGEND

-  R-5
-  RA8-18
-  C-1
-  CHANGE R-5 TO RA8-18
-  CHANGE R-5 TO S-3A



ZONING

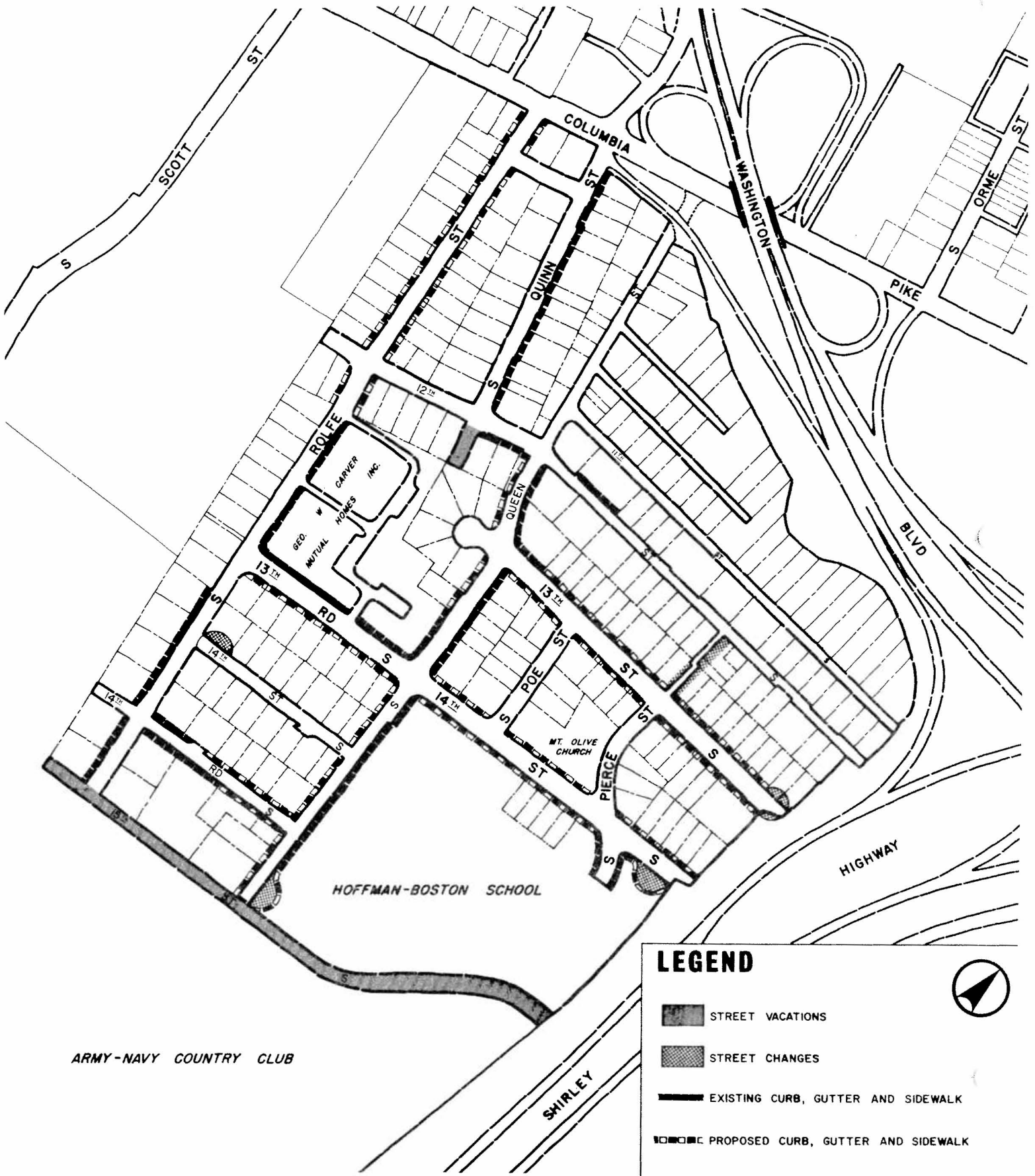
It is the community view that the zoning in our area should conform to our recommended land use designations as nearly as possible. We recognize that there are cases where this is infeasible since some land has been in its present zoning classification and use for many years. However, in consideration of the benefit to the entire community, it is our recommendation that, in addition to the more routine requests listed below, the present commercial area at 12th and Queen Streets be reduced in accordance with community needs. (Considered and no action by County Board*)

The following additional zoning changes are recommended:

- (1) The Carver Homes be rezoned from "R-5" to "RA8-18."
(Considered and no action by County Board*)
- (2) The Hoffman-Boston school grounds, the Carver Recreation Center and the County-owned playground be rezoned from "R-5" to "S-3A." (Approved by County Board*)
- (3) The balance of the area remain unchanged except that, in the area referred to as "the problem area" bounded by Washington Boulevard, Shirley Highway, 12th Street and Queen Street, the County Board refrain from any zoning changes until the neighborhood conservation program for the whole Arlington View has been formulated and approved. (No commitment from County Board*)

*Staff Note: Arlington View's Conservation Plan and the County Board's development of Criteria for Neighborhood Programs were developing simultaneously. Consequently, the Arlington County Board considered and acted upon some of the neighborhood proposals at the same time they were presented.

- PROPOSAL - STREETS, CURBS, GUTTERS AND SIDEWALK



ARMY-NAVY COUNTRY CLUB

STREETS, CURBS, GUTTERS, AND SIDEWALK PROPOSALS

This section of the neighborhood proposals deals with public improvements and involves expenditures of funds. Although no specific policy has been established on the proportion of costs to be allocated to the individual property owner, Arlington View is prepared to make a commitment that they will pay a share of these costs that would be deemed reasonable when compared with other similar County programs. Details of total estimated costs, prepared by the Arlington County Highway Division, are submitted under "Projects."

One element of the neighborhood proposal, a Queen Street entrance to Arlington View from Columbia Pike, cannot be delineated at this time since State and County Highway Plans in the area have not been fully developed. This omission is reflected in our land use proposal to leave a portion of our community in an undetermined category. The balance of the neighborhood proposals relating to sidewalk, curb, and gutter, street widening, new construction, and street vacation are shown on the map opposite this page.

ESTIMATED COST OF PROJECTS

Project #1 \$174,400.00

- S. Rolfe Street
Columbia Pike to 120 feet south of 12th Street, S.
860 feet - \$39,732.00
- S. Queen Street
190 feet south of 13th Street, S. to 220 feet north
410 feet - \$12,177.00
- S. Queen Street
13th Road, S. to end
700 feet - \$18,920.00
- 13th Road, S.
S. Rolfe Street to S. Queen Street
500 feet - \$16,225.00
- 13th Road, S. (14th Street S.)
S. Rolfe to S. Queen Streets
530 feet - \$23,320.00
- 13th Street, S.
S. Queen Street east to end
860 feet - \$44,721.00
- 14th Road, S.
S. Rolfe Street to S. Queen Street
450 feet - \$19,305.00

Project #2 \$160,154.50

- S. Pierce Street
13th Road, S. to 13th Street, S.
320 feet - \$23,138.50
- S. Poe Street
13th Road to 13th Street, S.
340 feet - \$13,992.00
- 20 foot alley
Between 12th Street, S. and 13th Street, S.
200 feet - \$ 7,040.00
- S. Quinn Street
12th Street, S. to 10th Street, S.
600 feet - \$15,840.00
- S. Rolfe Street (new alignment only)
120 feet south of 12th Street, S. to 13th Road, S.
450 feet - \$ 7,865.00
- S. Rolfe Street
13th Road, S. to 100 feet north of 14th Road, S.
350 feet - \$29,645.00
- 10th Street, S.
S. Rolfe Street to S. Quinn Street
200 feet - \$ 7,260.00
- 12th Street, S.
S. Queen Street
1,000 feet - \$33,200.00

PROJECTS #1 and #2 - TOTAL ESTIMATE - \$334,554.50