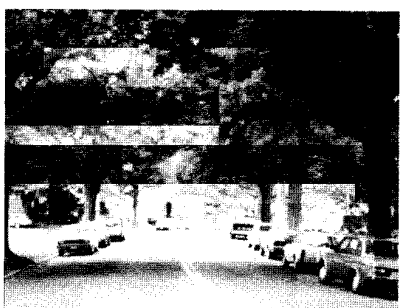
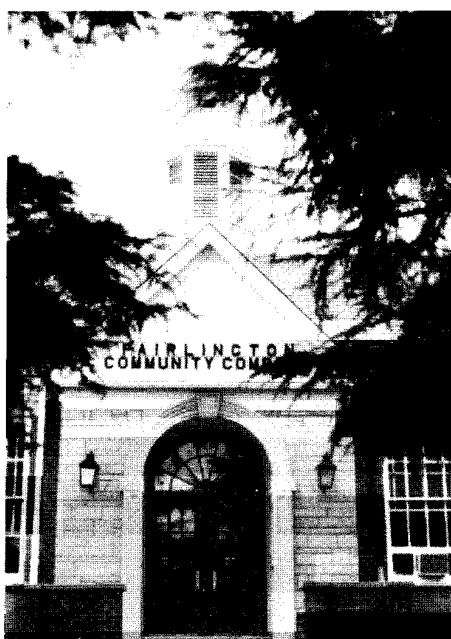
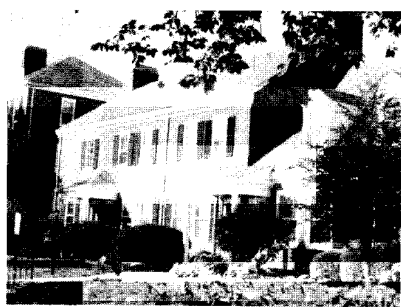
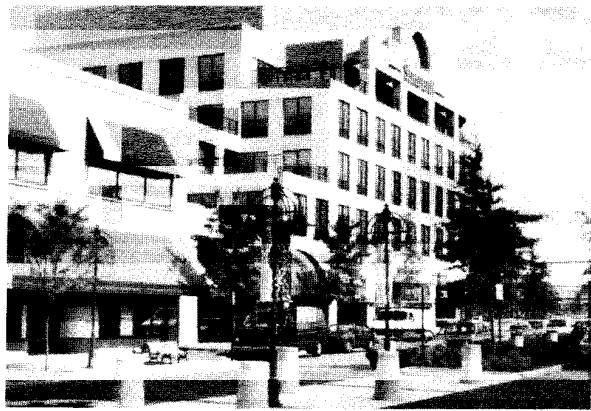


Fairlington-Shirlington

Neighborhood Conservation Plan



May, 1987

Arlington, Virginia

FAIRLINGTON - SHIRLINGTON NEIGHBORHOOD CONSERVATION PLAN

Acknowledgements

Ed Hilz, Chairman, NCAC Representative
Brenda Barrett
Tony Barrett, NCAC Representative
Herb Cantor
Bob Gray
Jean Harrett
Cheryl Hollins
Debbie Hove
Rick Kelly
Charles Mooar
Amy Plevin
Patricia Rehill
Nancy Sabanosh
Robert Shroy
Charlotte Staelin
Joe Vasapoli
Julia Welch

Adopted May 1987

PREFACE

WE, the residents of Fairlington and Shirlington, take great pleasure in presenting this Neighborhood Conservation Plan to the Arlington County Board for its review and approval. Our land has a rich tradition that dates back to the beginning of our country. However, our neighborhood's true character was established in the 1940's when both Fairlington and Shirlington came into being. Many changes have occurred in and around us since then, but over the past ten years, a great deal of work has been done to restore and maintain that character. We see the ongoing Shirlington redevelopment as yet another step in that direction. We feel that character - its open ambience, tree lined roadways, friendly village spirit, and safe climate - is worth preserving.

TABLE OF CONTENTS

| | <u>Page</u> |
|--|-------------|
| Introduction | 1 |
| Description of the Neighborhood | 3 |
| History | 4 |
| Neighborhood Profile | 10 |
| A. Employment Patterns | 10 |
| B. Ownership and Longevity | 10 |
| C. Household Demographics | 11 |
| D. Transportation and Shopping Characteristics | 11 |
| E. Usage of Local Facilities | 12 |
| Areas of General Concern | 13 |
| A. Overall Community Characteristics | 13 |
| B. County Services | 13 |
| C. Other Special Services | 14 |
| Areas of Specific Concern | 15 |
| A. Traffic Management and Street Improvements | |
| 1. Inventory of Streets and Traffic Control Devices | 15 |
| 2. Congestion | 16 |
| 3. Right-of-Way | 19 |
| 4. Speeding | 21 |
| 5. Street Conditions | 23 |
| 6. Shirlington Redevelopment | 24 |
| B. Education | |
| 1. Inventory of Current Educational Facilities | 25 |
| 2. Problems | 26 |
| 3. Recommendations | 26 |
| C. Storm Drainage | |
| 1. Inventory of Current Facilities | 26 |
| 2. Problems | 27 |
| 3. Recommendations | 27 |
| D. Sanitary Sewers | |
| 1. Inventory of Current Sanitary Sewers | 29 |
| 2. Problems | 29 |
| 3. Recommendations | 29 |
| E. Curbs, Gutters and Sidewalks | |
| 1. Inventory of Current Curbs, Gutters and Sidewalks | 31 |
| 2. Handicapped Access | 31 |

| | <u>Page</u> |
|---|-------------|
| 3. Problems | 32 |
| 4. Recommendations | 32 |
| F. Lighting | |
| 1. Inventory of Current Lighting | 33 |
| 2. Problems | 33 |
| 3. Recommendations | 35 |
| G. Parks and Recreation | |
| 1. Inventory of Current Facilities | 35 |
| 2. Problems | 36 |
| 3. Recommendations | 39 |
| H. Land Use and Zoning | |
| 1. Description | 40 |
| 2. Problems | 40 |
| 3. Recommendations | 40 |
| I. Neighborhood Character and Landscaping | |
| 1. Description | 43 |
| 2. Problems | 44 |
| 3. Recommendations | 45 |
| J. Other Public Properties and Services | |
| 1. Description | 45 |
| 2. Problems | 46 |
| 3. Recommendations | 47 |
| K. Pollution | |
| 1. Description of Current Conditions | 47 |
| 2. Problems | 47 |
| 3. Recommendations | 47 |
| Summary of Recommendations | |
| A. Increased Services Required | 48 |
| B. Improvements or Repairs to Existing Facilities | 49 |
| C. Major Capital Investments.. | 52 |
| D. Studies to Determine Future Actions Required | 53 |
| Appendices | |
| A. Letter of Commitment to Membership in the NC Program | 55 |
| B. Survey 1 | 57 |
| C. Survey 2 | 59 |
| D. Chronology of Events | 73 |



ARLINGTON COUNTY, VIRGINIA

OFFICE OF THE COUNTY BOARD

#1 COURTHOUSE PLAZA
SUITE 300
2100 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201



CLERK TO THE COUNTY BOARD
PHONE 358-3130

MEMBERS
ELLEN M. BOZMAN
CHAIRMAN
ALBERT C. EISENBERG
VICE CHAIRMAN
JOHN G. MILLIKEN
WILLIAM T. NEWMAN, JR.
MARY MARGARET WHIPPLE

To the Citizens of Arlington County:

It is with considerable pride that the County Board publishes the Fairlington-Shirlington Neighborhood Conservation Plan, the nineteenth such publication since the inception of the program in 1964. This Plan was adopted in general principle by the County Board on May 16, 1987.

Fairlington-Shirlington is the first multifamily community to complete a Neighborhood Conservation Plan. The Plan speaks to the challenges and opportunities of being a multifamily community experiencing the rebirth of a neighborhood commercial center, The Village at Shirlington.

One of the many accomplishments of this Plan is the building of a coalition and consensus among more than 4300 households, represented by seven condominium associations and two apartment complexes. The residents ability to do this is a clear demonstration of their commitment to the future of their neighborhood and Arlington as a whole.

The County Board commends the Fairlington-Shirlington citizens for their creative efforts, dedication and hard work.

Sincerely,

Ellen M. Bozman
Chairman

INTRODUCTION

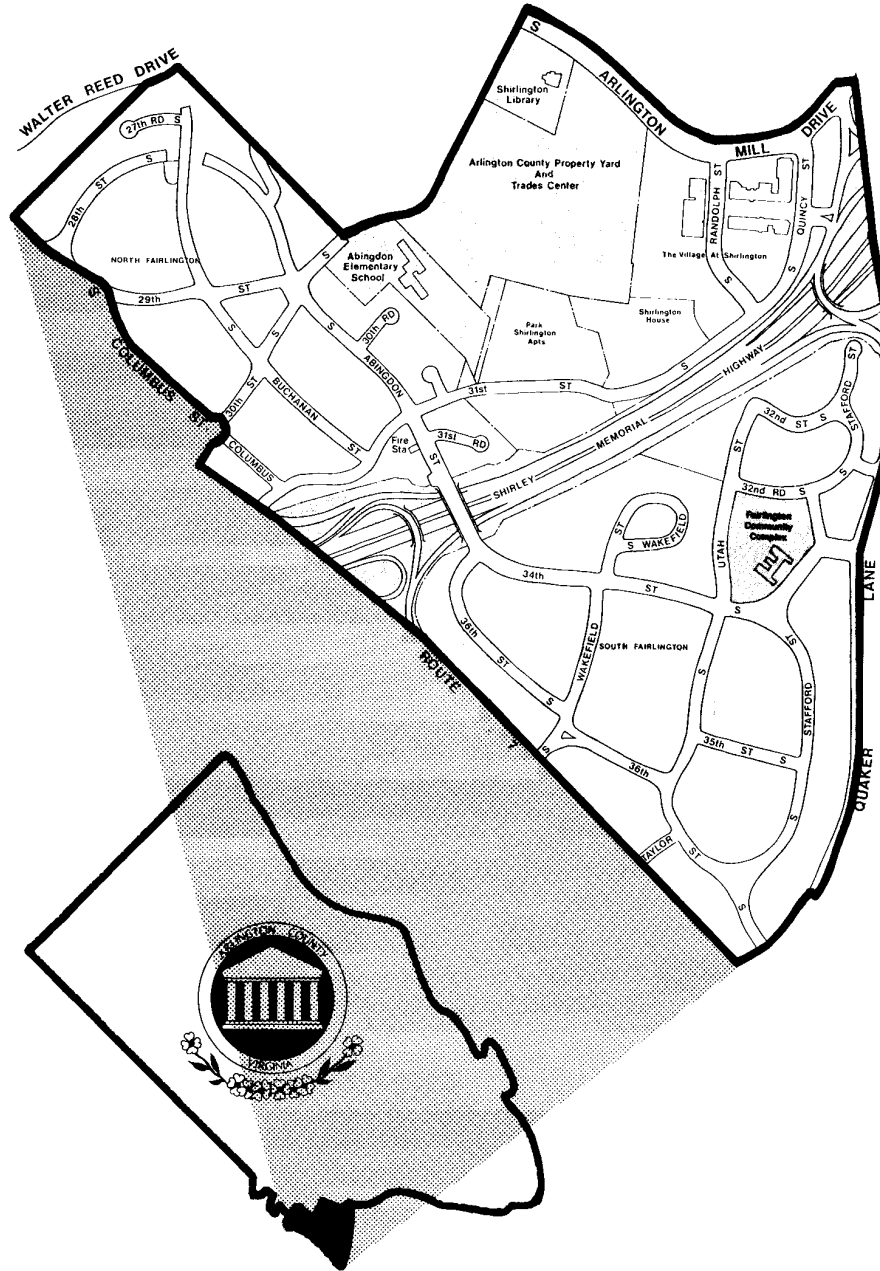
ON October 3, 1984, the Fairlington Citizens Association (FCA) instructed its Board of Directors to seek membership in the County's Neighborhood Conservation Program. This decision was the culmination of a series of discussions between County professionals and FCA Board members. At about the same time, the FCA Board chartered a special Neighborhood Conservation Committee to meet the criteria for full participation in the program. Members of this committee were Herb Cantor, Jim Goetz, Bob Gray, Ed Hilz, Charles Mooar, Amy Plevin, Charlotte Staelin and Joe Vasapoli.

The first step toward full participation was taken by formally applying for membership on the Neighborhood Conservation Advisory Committee (Appendix A). The second step was regular attendance and participation in the Neighborhood Conservation Advisory Committee meetings beginning in May, 1985. This Neighborhood Conservation (NC) Plan represents the next, and perhaps, most critical step.

The Plan took a little over one year to develop. The special committee met monthly and set out to identify areas of neighborhood concern, problems within those areas, and potential solutions appropriate for the Neighborhood Conservation Program. The areas of concern identified were: (1) traffic management and street improvements; (2) education; (3) storm drainage; (4) sanitary sewers; (5) curbs, gutters and sidewalks; (6) lighting; (7) parks and recreation; (8) land use and zoning; (9) neighborhood character and landscaping; (10) other public properties and services; and (11) pollution. Members of the committee inventoried each of these areas and assessed the current state of affairs within each. In addition, two separate surveys were conducted to identify problems and solutions and to obtain broad based citizen input. The first survey (Appendix B) was "open ended" and was circulated to certain civic groups such as the Abingdon School PTA, the Fair Golds (a senior citizens group), two babysitting co-ops, and each of the seven condominium boards in Fairlington.

The results of the first survey were used to develop a second, more definitive survey (Appendix C). This second survey was made available to all residents within the neighborhood's boundaries. In June 1985, about 3,875 surveys were distributed in Park Shirlington and Fairlington. About 545 households or 14% responded. Survey instruments also were made available to Shirlington House through the rental office; however, they were not distributed individually to each apartment and there was almost no response from these residents. Therefore, the results of the survey quoted within predominantly reflect the views and characteristics of Fairlington and Park Shirlington only. The recommendations which appear in this Plan are based on these surveys, inventories conducted by individual committee members and neighborhood meetings. A full chronology of the Plan's development, review and approval appears in Appendix D.

FAIRLINGTON - SHIRLINGTON



MAP 1

DESCRIPTION OF THE NEIGHBORHOOD

THE boundaries of the Fairlington-Shirlington Neighborhood Conservation (NC) Area are shown on Map 1. Located in the far southeast corner of Arlington County, it is bounded on the south by King Street and the City of Alexandria; on the east by Quaker Lane and Alexandria; on the north by Four Mile Run; and on the west by the Animal Shelter (29th Street South), South Abingdon Street, 27th Road South, and 28th Street South.

Fairlington-Shirlington includes three large residential developments: the Fairlington Condominiums, Park Shirlington Apartments and Shirlington House Apartments. These three developments comprise about 4311 dwelling units. Fairlington Condominiums is by far the largest complex, with 3,538 homes subdivided into seven separate governing condominiums (six in South Fairlington and one in North Fairlington). There are 336 apartments in Park Shirlington and 437 units in Shirlington House.

The neighborhood also includes the Shirlington Shopping Center, which is now undergoing a major redevelopment; the Arlington County Property Yard; the Fairlington Station Firehouse; the Abingdon Elementary School; the Fairlington Community Complex; the Shirlington Branch of the Arlington County Library; the Animal Shelter; Utah Field; and part of Shirlington Park. It is bisected by Shirley Highway (I-395).

The shared boundaries between the Fairlington-Shirlington NC Area and the City of Alexandria give this neighborhood certain jurisdictional problems that are unique among Arlington's neighborhoods. This is particularly true in North Fairlington, where some units between South Columbus Street and Route 7 actually are in Alexandria. Throughout this Plan, a number of problems have been addressed that can be solved only by, or in partnership with the City of Alexandria. These issues should be dealt with as Fairlington-Shirlington residents pursue the implementation of this Plan.

HISTORY

Early Days

LOCATED at the southeast boundary of Arlington County, Fairlington-Shirlington rests on land with traditions dating back to the Country's origins. Originally part of a land patent granted in 1705 to William Strutfield by Lord Fairfax, the area also was owned by John Carlyle (builder of the Carlyle House in Alexandria), and bordered upon land owned by George Washington. Most of it was in the hands of Carlyle's descendants well into the 1800's and was known as "MORVIN". One of those descendants, Carlyle Whiting, built the area's first permanent structure - a large white frame house located on the knoll overlooking today's I-395 where 31st Street South dead ends at Route 7.

Fairlington-Shirlington lies within the original ten mile square set aside in 1789 to form the District of Columbia. A series of boundary markers spaced at one mile intervals marked the border of this Federal enclave. Many of these markers are still in place. One can be seen today on the southern boundary of South Fairlington along Route 7 near South Wakefield Street. When the Virginia portion of the District was returned in 1846, this area became part of the County of Alexandria (since renamed Arlington).

The Civil War

Basically a heavily wooded, rural estate outside of Alexandria, the area took on added significance with the outbreak of the Civil War. In 1861, an earthen redoubt, known as Fort Reynolds, was constructed by German-American troops under Brigadier General Louis Blenker. This fort had a perimeter of 360 yards and emplacements for 12 guns, and was meant to block any approach to Washington from the Four Mile Run River Valley. It was part of a series of fortifications from Spout Run Parkway to Alexandria (the next of which is Fort Ward, still preserved as a park in Alexandria). Fort Reynolds existed in as good or better shape than Fort Ward until 1955, when it was demolished to make way for the Park Shirlington Apartments.

In early 1863, an artillery redoubt called Battery Garesche was constructed to protect the flank of Fort Reynolds. With a perimeter of 166 yards and emplacements for eight guns, it was located near today's South Abingdon Street between 30th and 31st Streets in North Fairlington. Historical signs now mark both its location and that of Fort Reynolds.

While there was little if any fighting in the area, these two fortifications and constant expansions to each gave the area much of its character well into the 20th Century.

Post War Period

In 1870 John Carlyle's heirs sold much of their land to Courtland Smith, a kinsman of Robert E. Lee. Smith named his estate "HAMPTON" and remodeled the old Whiting Mansion as its centerpiece. HAMPTON was owned by Courtland Smith and his son, Courtland Smith II, until 1926. During that time, it became one of America's premier horse farms for breeding hunters, steeple chasers and show horses. The estate's stables stood where the Fairlington Firehouse is now located. Courtland Smith II moved to the Warrenton-Middleburg area in 1908 and HAMPTON eventually was broken into a number of smaller estates. The mansion existed until the 1940's when it was torn down to make room for Fairlington's water tower, now also removed. It is said that parts of the mansion's foundation were still visible when Shirley Highway was widened in 1968.

Originally the land was mostly wooded except for parts of the Four Mile Run Valley, which was swampy, and a meadow which lay parallel to Route 7 in South Fairlington. In 1931 this meadow was turned into a private air field with a flying school; in 1934 a fatal crash caused the field to be closed at the insistence of residents on nearby Seminary Ridge. Into the 1940's there were no significant residential housing or buildings in the area. In fact, Quaker Lane, then named Seminary Road, was just a dirt road running from the Episcopal Seminary to Four Mile Run, where it intersected Glebe Road.

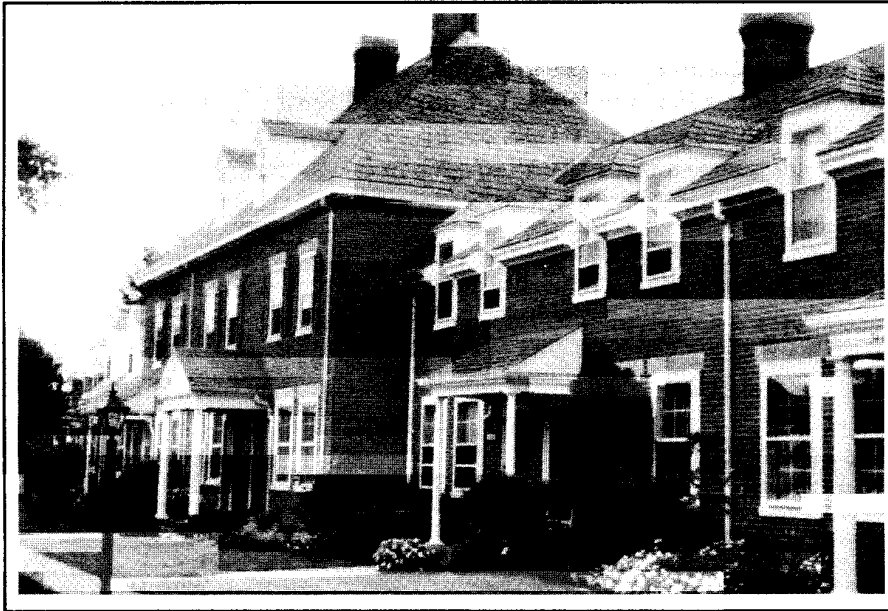
World War II and the Coming of Fairlington

With the advent of World War II, two major events changed the character of the whole area. One was the development of Henry G. Shirley Memorial Highway for the area south of Washington. Started in the early 1940's, Shirley Highway did not pass through the area until about 1943 when Fairlington was under construction. The highway not only made Washington accessible from the countryside, but also made the countryside accessible from the city.

The second event was the building of the Pentagon. The manpower needed to staff this mammoth office building far exceeded the available housing. So, in early 1941, the White House convinced the Metropolitan Life Insurance Company to underwrite PARK-FAIRFAX, a 1700-unit garden style apartment complex just off Shirley Highway in then Fairfax County (now Alexandria). Even before PARK-FAIRFAX was complete, it was recognized that Park-Fairfax would not provide enough housing.

In 1940, the Defense Homes Corporation (DHC) was organized by the Federal government to build more homes for defense workers. In February, 1942, DHC acquired a 342 acre tract in Arlington County across from PARK-FAIRFAX. Unit construction began at the site in the south and proceeded north. At the time, The Seminary Ridge Project, as Fairlington was then called, was the largest housing project in the United States. Thompson Starrett Company was the prime contractor and Kenneth Franzheim was the chief architect. The

subcontractor responsible for Fairlington's "Williamsburg-style" brickwork was a Mr. Jack Kelly from Philadelphia, who would occasionally travel to the work site with his young daughter, Grace.



Fairlington's "Williamsburg-style" Brickwork

The project's guiding angel was George Bassett Williams, executive director of the DHC. He named it by combining the names of the two counties in which it resided, Fairfax (which lost its section to Alexandria in 1951) and Arlington. Under his direction, some say with White House backing, Fairlington and its sister project in Washington, McLean GARDENS, received top notch materials in spite of the war. Because of this, the average construction cost of a Fairlington unit was twice the national average.

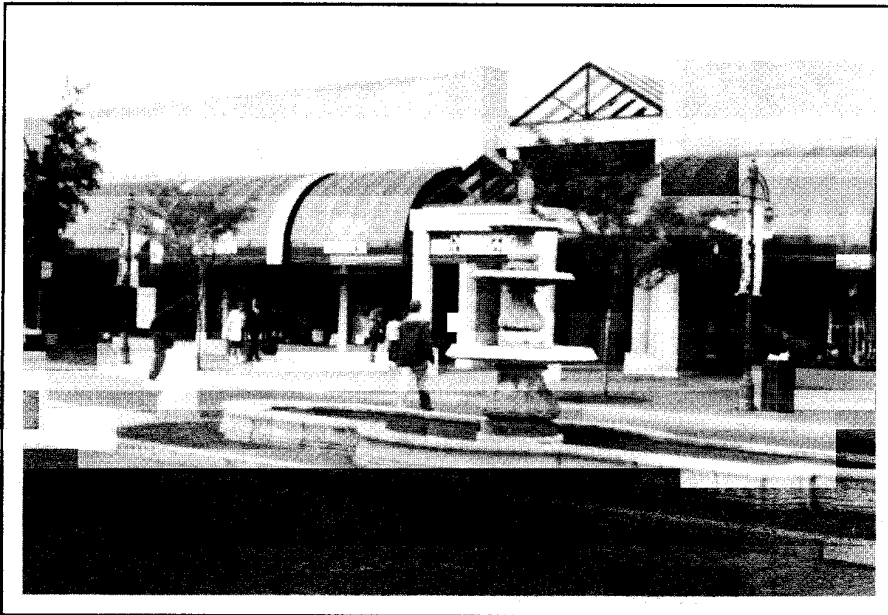
In May, 1943, Fairlington welcomed its first renter, and by August 1000 units were rented. For these first inhabitants, conditions were somewhat primitive by today's standards-no paved roads, no grass, and no sidewalks. Construction was underway all over - in Fairlington, in Park Fairfax, on Shirley Highway, at the Pentagon - and the combination of dust and the Washington summer heat was suffocating. There was no public transportation and almost all shopping had to be done in Washington or downtown Alexandria.

Shirlington

By the Spring of 1944, things began to look up. Shirley Highway was completed and bus service into Washington started. A number of churches and the Fairlington Elementary School (January 3, 1944) had opened. To provide shopping for the growing carless population, "Uncle" Joe Cherner began construction of the Shirlington Shopping Center on December 6, 1943. It covered almost 31 acres in Four Mile Run Valley, and was carved from a heavily timbered and somewhat swampy tract, requiring substantial investment in site preparation before construction could begin.

The first store opened in June, 1944. Shirlington was considered a major innovative center when it first opened. It served a local population in Park Fairfax and Fairlington who could reach it by walking. Not long after its construction, the automobile changed the nature of shopping in America. Shirlington grew for a time with these changes and, in 1959, a huge Lansburgh's Department Store (now Best Products, Inc.) was added. Sales increased steadily until 1965 when the Landmark Shopping Center opened in Alexandria.

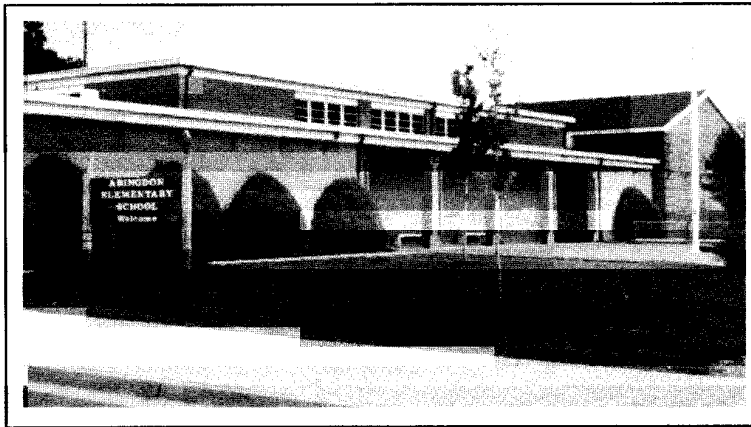
Today Shirlington is undergoing a major redevelopment. Ironically, the face lift returns the Shopping Center to much of the local focus it had in the 1940's. In fact, the developer, Oliver T. Carr, has named it "The Village at Shirlington". This focus recognizes the presence of viable communities within five miles of Shirlington.



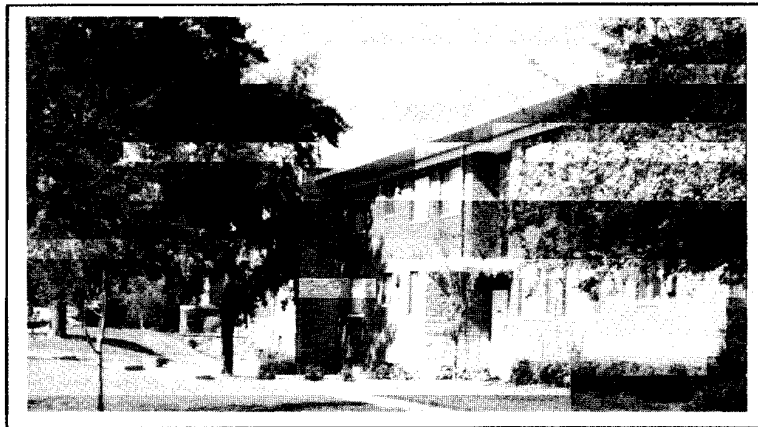
The Village at Shirlington Today

Since the War

In 1947, the DHC sold Fairlington to a partnership, FAIRMAC, which took its name from its two largest properties - Fairlington and McLean Gardens. The social life continued to revolve around organizations like the PTA, Boy Scouts and the churches. In 1950, to cope with the baby boom, FAIRMAC deeded some unused land to the County to build Abingdon School in North Fairlington. As years progressed, two other housing developments were initiated in the neighborhood. The Park Shirlington Apartments were built in 1955 on the site of old Fort Reynolds, and Shirlington House was built in 1964 next to the Shirlington Shopping Center. Meanwhile, Fairlington began to decline as it became more expensive to maintain and its tax advantages began to expire. These factors, coupled with a highly transient population, led to a slow physical and social deterioration. By the late 1960s, Fairlington was losing its reputation as a pleasant place to live.



Abingdon Elementary School
in North Fairlington



Park Shirlington Apartments
Built in 1955

In 1972, Walter Hodges of FAIRMAC announced plans to renovate Fairlington rental units for sale as condominiums. The \$100 million conversion was completed in July, 1977. By this time it had become the hottest, largest and most ambitious condominium conversion in the country. Much of the work restored the ambience of the 1940's, and the effort was recognized in numerous publications for its scale and quality. It was the first major conversion of rental units to ownership in Arlington.

On the Fairlington south side, six independent condominium villages were created. The north side however, was not divided because of the problems envisioned in managing a community center and the central tennis courts, both now owned by North Fairlington.

The Fairlington conversions and the Shirlington Redevelopment have brought the community almost full circle to where it began in 1943 - a highly talented population in an open, friendly and beautiful community worth savoring and saving.



The Washington Monuments are Visible from Shirlington House

NEIGHBORHOOD PROFILE

A. Employment Patterns

The community wide survey (Appendix C) revealed that 86% of the Fairlington households responding to the survey have full-time working adults. Sixty-two percent of this group have one adult employed, 36% have two employed and 2% have three working full-time. Another 10% reported part-time employment. Sixty-eight percent of the Fairlington respondents reported an individual working in D.C. Fifty-two percent reported employment in Virginia and 6%, in Maryland.

Park Shirlington residents responding to the survey reported only 62% of their households with full-time working adults. Compared to Fairlington households, a higher percentage indicated working near home in Virginia and a lower percentage working in D.C.

| Household income | Fairlington | Park Shirlington | Overall |
|------------------------------|-------------|------------------|---------|
| Greater than \$50,000 | 40% | 5% | 39% |
| \$31,000 to 50,000 | 46% | 45% | 46% |
| \$16,000 to 30,999 | 13% | 40% | 14% |
| \$7,000 to 15,999 | 1% | 10% | 1% |
| Employment categories | | | |
| White Collar | 54% | 17% | 53% |
| Government/Military | 37% | 26% | 37% |
| Secretarial/Clerical | 7% | 17% | 7% |
| Blue Collar | 0.2% | 18% | 1% |
| Other | 1% | 22% | 2% |

B. Ownership and Longevity

Fairlington residents responding to the survey reported a 75% level of ownership of their units. Of the Fairlington owners, 39% have resided here from seven to ten years; 29%, from one to three years; 22%, from four to six years; 9%, over ten years; and 8%, less than one year. This pattern of residential stability is not as strong among Fairlington renters, with 48% of the survey respondents living here three years or less, and 23%, for four or more years. All residents of Park Shirlington and Shirlington House rent their units. Park Shirlington renters are much more stable, with 24% of

the survey respondents having rented their units for more than ten years, 53% for four to ten years, and 19% for three years or less.

C. Household Demographics

Survey results showed that households with two adults make up 51% of all our residents, with one-adult households next at 44%. Households with three or more adults comprise about 5% of the population. An estimated 22% of all residents reported having children under the age of 18; two-thirds of these households have one child; and 31% have two. Only 8% of the Fairlington households have retirees, while 38% of the Park Shirlington households do.

D. Transportation and Shopping Characteristics

The survey showed that residents rely strongly on their automobiles. Fifty-four percent of the respondents have one car, about 31% have two cars, and 3% have three cars. Less than 10% reported owning motorcycles, campers, trailers, vans or trucks.

About 75% of the respondents reported commuting to work in a car. However, the reported usage levels of Metro (39%) and bus service (36%) indicate some multiple modes of transportation. Another 14% reported using vanpools, and 5% reported using taxis.

Shopping involves a heavy use of cars (88%) and walking (28%), with Metro (6%), bus (5%) and bicycling (5%) far behind. General travel parallels the usage pattern of shopping, except that bicycles (15%), Metro (11%) and taxis (8%) are used slightly more.

| Shopping patterns: | <u>Frequently</u> | <u>Infrequently</u> |
|---------------------------|-------------------|---------------------|
| Bradlee | 81% | 10% |
| Shirlington | 59% | 17% |
| Landmark | 42% | 39% |
| Baileys Cross Roads | 37% | 38% |
| Seven Corners | 27% | 49% |
| Old Town Alexandria | 27% | 49% |

Residents clearly shop in a variety of areas, but primarily in Virginia suburbs rather than D.C. or Maryland.

E. Local Facilities

Other local facilities most frequently used are the Metro/bus system (33% use often) and the Shirlington Library (30% use often). The Fairlington Community Complex is used quite often by 18% of the Fairlington residents responding to the survey, but less than 10% of the Park Shirlington residents reported any use. This could indicate a belief that the complex belongs to Fairlington. Low usage levels by all residents were reported for Abingdon School, Utah Field and the Animal Shelter.

AREAS OF GENERAL CONCERN

A. Overall Community Characteristics

When asked to describe the characteristics of this community that were important to them, more than 90% of the Fairlington-Shirlington respondents to the survey emphasized these characteristics:

- physical appearance;
- neighborhood stability;
- access to work;
- access to shopping;
- resident stability;
- access to transportation;
- kind of people in the community; and
- location in general.

Somewhat less important, but still above 75% on the list, were local recreational activities, local educational facilities and community activities.

In responses to a question about things liked least, three problems clearly stood out:

- parking - i.e., not enough space or the need for parking control;
- traffic volume and the related noise and speeding; and
- too many renters or transients - clearly a "gripe" more prevalent in Fairlington than in Shirlington.

Other frequently mentioned dislikes were bus services (low frequency, lack of direct downtown routes) and dogs (leash laws and poop pickup laws not enforced).

B. County Services

Residents also were asked to rate available Arlington County services. Most respondents rated the quality of services either "excellent" or "good". When these two ratings are combined, two services score over 80%: fire protection (84%) and traffic light/sign maintenance (83%).

Seven services were rated either good or excellent by over 70% of the respondents: police services (77%); water and sewer service (76%); recreational services and facilities (74%); street lighting (74%); ambulance/rescue squad service (72%); adult/continuing education (70%); and community information (70%).

Four services received combined good/excellent ratings in the 60% respondent range: local schools (67%); public transportation (64%); local library (63%); and storm drainage (62%).

Street and road maintenance (58%) and human services (59%) received the lowest combined scores.

While the percentages above denote all resident opinions, Park Shirlington respondents rated three services much lower than their Fairlington neighbors: community information (48% vs. 70%); human services (43% vs. 59%); and recreational services and facilities (43% vs. 75%).

If looked at from a negative perspective, the services which received the largest overall poor or fair ratings were: public transportation (24%); storm drainage (20%); local library (17%); adult/continuing education (11%); and local schools (10%).

C. Other Special Services

"Needed special services" for various citizen groups was another area where citizens were asked to express an opinion. The strongest set of needs identified were for the elderly, the handicapped and new citizens. In each case, the general needs identified were for human services and recreation. Educational and recreational needs of teenagers, elementary school and Pre-School age groups were the next strongest set of needs. The strongest need for the adult age group was recreation.

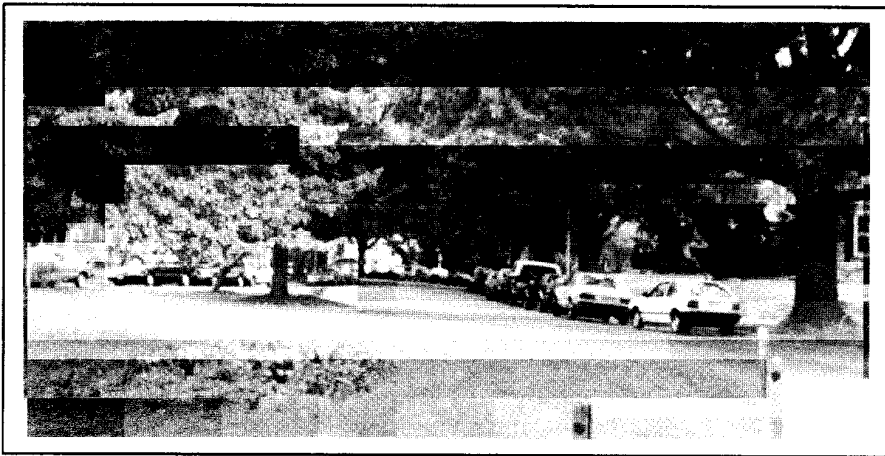
AREAS OF SPECIFIC CONCERN

A. Traffic Management and Street Improvements

1. Inventory of Streets and Traffic Control Devices

The Fairlington and Park Shirlington portions of the neighborhood are served by a network of local roads generally wide enough to provide two-way traffic and parking on both sides. Paved width (curb to curb) generally is 36 feet, with certain sections being 46 to 48 feet. As of January, 1985, the Arlington County Public Works Department reported the condition of most of these streets as having "cracks, either laterally or longitudinally". A substantial portion of the pavement was characterized as "having many patches" or in some cases "in need of retreating".

A walk-through inspection of the streets in Fairlington indicated that noticeable cracks (and occasionally potholes) exist on most streets. Recent efforts (1984 and 1985) to patch or slurry seal have not been very effective.



Landscaped Traffic Islands and Medians
Direct Traffic through Fairlington

Streets in the Shirlington Shopping Center, including Arlington Mill Road, are currently in a state of disrepair reflecting the ongoing Shirlington redevelopment. It is much too early to assess needs associated with these streets.

Throughout the neighborhood there are numerous traffic control devices, most often "STOP" signs (Map 2). None of the controlled intersections have four-way stops.

There are two traffic lights within the Shirlington shopping area, both originally fully functioning traffic lights. However, since the Shirlington redevelopment began, the light at South Quincy Street and 28th Street South has become a blinking yellow light. Traffic lights also are located at 32nd Road South and South Quaker Lane, South Taylor and King Streets, South Wakefield and King Streets, and 28th Street South and South King Street.

2. Congestion

Congestion is the foremost traffic problem in the neighborhood at the present time. This problem will be exacerbated by the Shirlington redevelopment and the building of a new high-rise office building in Alexandria at the northern boundary of the neighborhood. Analysis of survey results bears out this concern. More than 70% of the citizens expressing an opinion identified these problems:

- insufficient off-street resident parking;
- potential traffic congestion from drivers accessing Shirlington via Fairlington streets;
- daily parking of nonresident commuters;
- too many cars driving through Fairlington;
- excessive traffic on 34th and 36th Streets South - both used frequently to avoid King Street, Quaker Lane and Braddock Road intersection and lights; and
- firelanes at all apartment and courtyard entrances not clearly marked (Map 3).

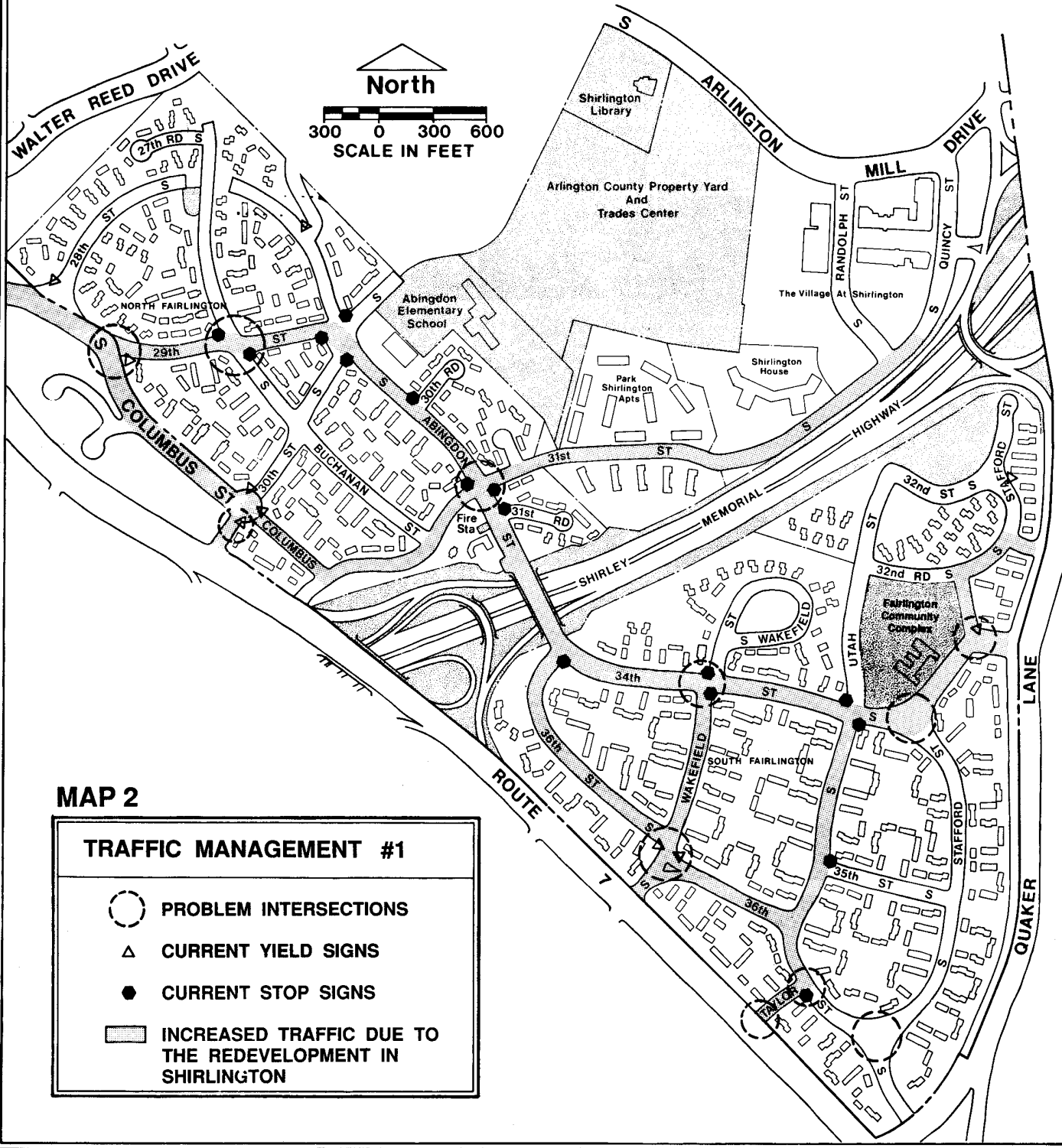
As noted above, lack of parking space is a major problem, especially in Fairlington. It is particularly acute on South Stafford and South Utah Streets. Vehicles parked there frequently extend beyond the end of the curb and partially block the entrances to the cul-de-sacs. This also reduces the necessary space for firetruck entry.

Recommendations (numbers are keyed to those in **Summary of Recommendations** section)

- Increase enforcement of parking infractions. (1)
- Study and propose methods for implementing resident-only parking permits. (36)
- Study and propose methods for limiting traffic on 34th and 36th Streets South and avoiding the Quaker Lane/Braddock Road/King Street intersection. (38)
- Clearly mark with signs all firelanes to courtyards, especially along 29th Street South, 31st Street South, 34th Street South, 36th Street South, South Abingdon Street, South Stafford Street, South Utah Street and South Wakefield Street.(15)¹

¹ The County Board determined that "NO PARKING" signs are warranted at entrances where additional enforcement is needed.

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area

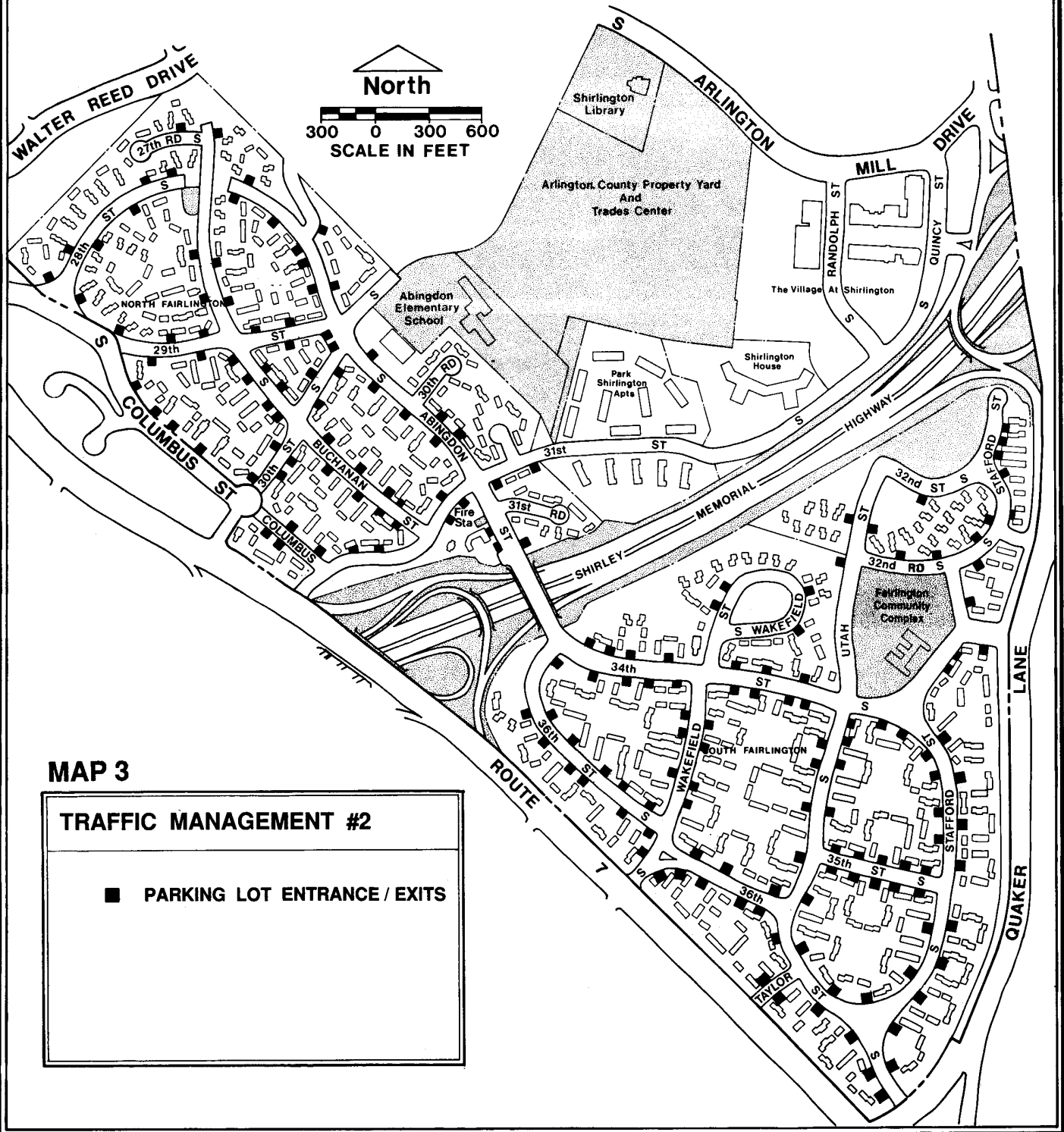


MAP 2

TRAFFIC MANAGEMENT #1

- PROBLEM INTERSECTIONS
- △ CURRENT YIELD SIGNS
- CURRENT STOP SIGNS
- INCREASED TRAFFIC DUE TO THE REDEVELOPMENT IN SHIRLINGTON

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



3. Right-of-Way

The need to control traffic right-of-way is also a great concern of Fairlington-Shirlington residents. Particular streets, circles, and intersections were mentioned repeatedly in both surveys. Among the many difficult intersections, two were highlighted as being the biggest problems.

- The intersection of Quaker Lane and the I-395 Shirlington Traffic Loop. This is a very busy intersection, especially during the early morning rush hour. Cars travelling along the Shirlington traffic loop have the right-of-way when approaching the entrance ramp to I-395 even though they encroach on the natural road bed of Quaker Lane extended. Complicating this hazard is the presence of a "YIELD" sign on the left side of Quaker Lane in such a position that it is not readily clear which route should yield. Yet another complication occurs in the loop itself when cars desiring to exit south toward Quaker Lane cross two lanes of traffic to do so.
- 31st Street South and South Abingdon Street. This intersection is complicated by at least two factors. First, it has the only "STOP" sign along the South Abingdon Street/ 34th Street South roadway. Second, it occurs just before the crest of a hill on 31st Street South. Cars approaching this intersection from Shirlington have the right-of-way but often expect to stop, causing confusion at all corners.

The surveys also noted a need for additional "STOP" signs or control devices along:

- South Buchanan Street at 29th and 30th Streets South. The problem at these two South Buchanan Street intersections begins with their unique nature. 29th Street South is an extremely wide road that crosses South Buchanan Street on a hill. Visually it seems to widen at the intersection. Vehicles on South Buchanan Street often have to pull out into the intersection to see cross traffic in both directions before turning. 30th Street South, does not cross South Buchanan Street at right angles. These two intersections are further complicated by inconsistent right-of-way rules. At the 30th Street South intersection, cars on South Buchanan Street have the right-of-way, while at the 29th Street South intersection, cars on 29th Street South do.
- South Wakefield Street at 34th and 36th Streets South. The problems along South Wakefield Street are somewhat different than those along South Buchanan Street. At the 34th Street South intersection, a limited view is available to drivers on South Wakefield Street attempting to turn onto 34th Street South. Cars often advance slightly onto 34th Street South before two-way vision is possible. This creates a dangerous situation with cars on 34th Street South. The intersection at 36th Street South, on the other hand, is probably the most confusing in Fairlington, especially at night. Failure of traffic on 36th Street South to yield to vehicles on South Wakefield Street is common. This intersection also is hazardous for pedestrians.

In addition to the problem intersections highlighted by the surveys, the Fairlington Neighborhood Conservation committee identified other intersections where a failure to yield the right-of-way is more the rule than the exception.

- The traffic circle at South Columbus Street and 30th Street South, just off the 30th Street South entrance into North Fairlington from King Street. Vehicles entering this circle from 30th Street South frequently fail to observe the "YIELD" sign at the corner of 30th Street South and South Columbus Street. The sign's visibility is partially obstructed by parked cars on 30th Street South. This situation is exacerbated by drivers entering Fairlington from Route 7 (King Street) and approaching this circle at the highway speeds at which they were moving a short time before. This intersection is in Alexandria and not addressable by this Plan.
- South Stafford Street at 32nd Road South and 33rd Street South. Here, traffic on 32nd Road South and 33rd Street South often fails to yield to traffic on South Stafford Street. Although the angle at these intersections is approximately 45 degrees, there are "YIELD" signs rather than "STOP" signs at both intersections.²
- South Columbus Street and 29th Street South. Vehicles coming down the hill on South Columbus Street sometimes do not "YIELD" to right-of-way traffic on 29th Street South. Again, there is a "YIELD", not a "STOP" sign here. Part of this intersection is also in Alexandria.
- The circles at 36th Street South and South Stafford Street, and at 34th Street South and South Stafford Street. Here, there are no signs of any kind.
- South Taylor and King Streets. This is a heavily used intersection for both vehicles and pedestrians. Bradlee Shopping Center is across King Street from Fairlington at this point. Many residents of Fairlington walk to the Shopping Center from their homes and could benefit greatly from a pedestrian overpass or a pedestrian control signal since the light at this intersection does not allow enough time for safe pedestrian crossing. This problem appears to fall within the jurisdiction of Alexandria and therefore will not be pursued in this Plan.
- South Quincy Street and Arlington Mill Drive. This intersection is one of the most heavily used in the neighborhood. When approaching from the I-395 exit ramp, the driver often is unable to decide whether traffic moving in the opposite direction is turning or proceeding. This problem may change after the Shirlington redevelopment is completed.

² After a comprehensive review of these intersections, and a resident survey in May 1988, the neighborhood decided against changing the "YIELD" signs to "STOP" signs.

Recommendations

- Study and propose methods for increasing safety of traffic merges at the Shirlington traffic circle, with specific attention to the intersection with Quaker Lane as entering I-395. (39)³
- Place new or more traffic control devices at these intersections (Map 2):
 - South Abingdon Street/31st Street South⁴;
 - South Buchanan Street/29th Street South;
 - South Buchanan Street/30th Street South;
 - South Stafford Street/32nd Road South;
 - South Stafford Street/33rd Street South;
 - South Stafford Street/34th Street South (circle);
 - South Stafford Street/36th Street South (circle);
 - South Wakefield Street/34th Street South; and
 - South Wakefield Street/36th Street South.⁴(16)

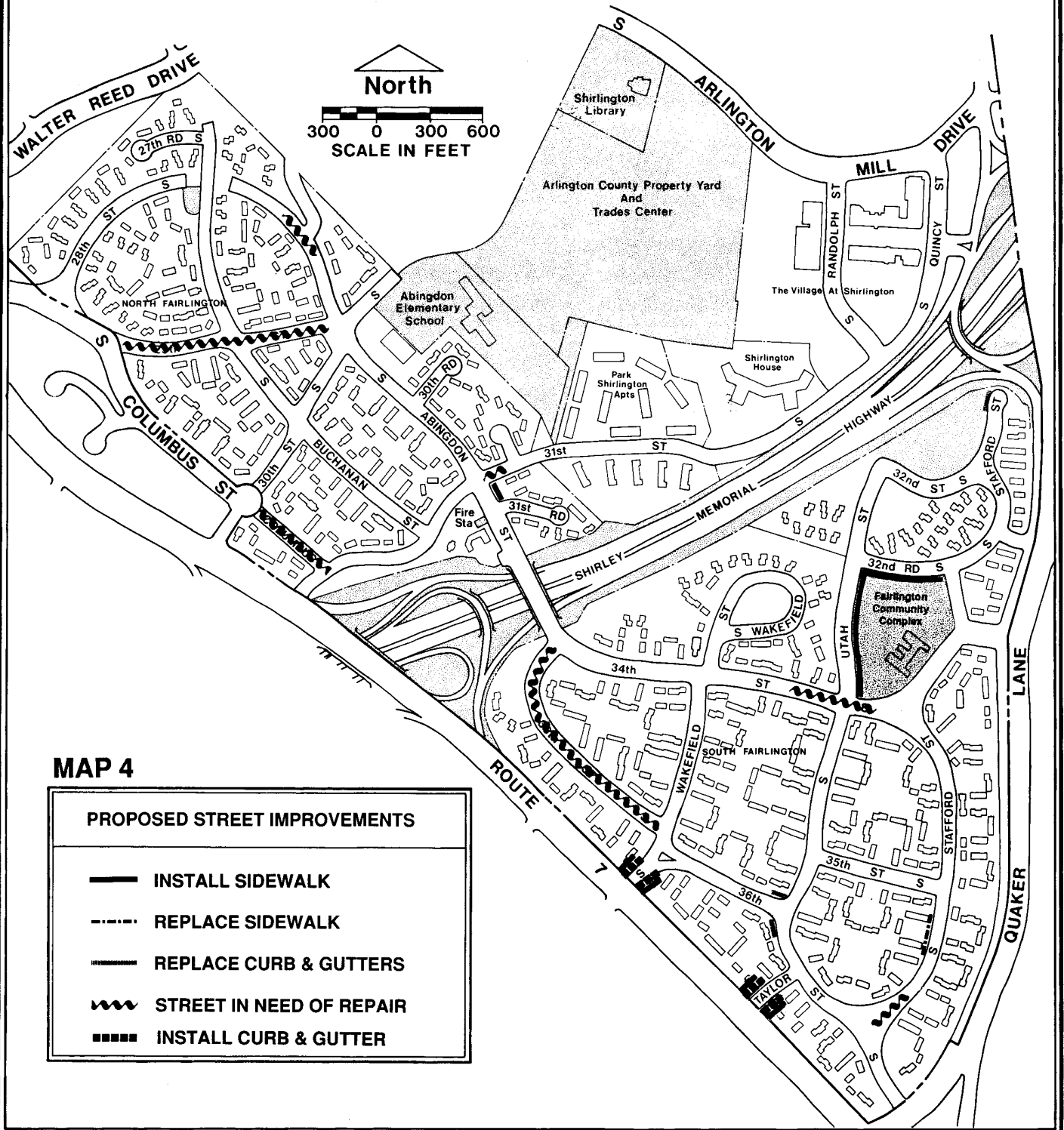
4. Speeding

The surveys identified speeding as a particular concern or problem along South Stafford Street, 36th Street South, South Abingdon Street, 34th Street South. The problem on South Stafford Street, between 34th and 36th Streets, in some cases is due to the narrowness of the roadway (because of parked vehicles) and the reduced view of drivers attempting to turn onto South Stafford Street from courtyard entrances (also because of the parked vehicles). These "cramped" conditions magnify the danger posed by vehicles traveling even slightly faster than the speed limit. The problem with 34th and South Abingdon Street South is precisely the opposite. This roadway is wide and seems to encourage substantially excessive speeds.

³ The Virginia Department of Transportation (VDOT) is responsible for the maintenance and repair of Shirlington Circle, and a portion of the circle is located in Alexandria. Any proposed improvements must be approved by VDOT and Alexandria.

⁴ After a comprehensive review and a resident survey on these intersections in May 1988, the neighborhood decided against relocating the two "STOP" signs from Abingdon Street to 31st Street; changing the "YIELD" sign to a "STOP" sign for east-bound 36th Street traffic; and constructing nubs at Abingdon and 31st Streets, at 34th and 36th Street, and at 36th and Wakefield Streets to decrease a moderate speeding problem.

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



Recommendations

- Study and propose methods for decreasing speeding on:
 - South Abingdon Street;
 - 34th Street South;
 - Stafford Street South; and
 - 36th Street South.(40)⁴

5. Street Conditions

As stated earlier, many of the streets in Fairlington-Shirlington are uneven, bumpy and deteriorating to the point of being dilapidated (Map 4). 34th Street South, near South Utah Street, needs resurfacing. South Stafford Street, near 36th South Street, is very bumpy, as are South Abingdon Street near 28th Road South, and 36th Street South between 34th Street South and South Wakefield Street. The 36th Street South problem was caused by the repair of sanitary sewers several years ago. Bumpy conditions also prevail on South Columbus Street, particularly between 30th and 31st Streets South, and on 29th Street South. The traffic circle at South Columbus Street and 30th Street South contains severe undulations. There is also a serious undulation where South Columbus Street runs into 31st Street South. Another area in the need of resurfacing is at the intersection of 36th Street South and South Utah Street.

In Shirlington, street conditions are more difficult to assess because of the ongoing redevelopment. The survey indicated that more than 80% of those expressing an opinion favored resurfacing and landscaping Arlington Mill Drive. That appears to be the County's current intent.

Recommendations

- Repair these streets or parts of streets:
 - South Columbus Street between 30th and 31st Streets South, including the intersection with 31st Street South (Parts of this may be in Alexandria);
 - 36th Street South between 34th Street South and South Wakefield Street;
 - South Stafford Street near 36th Street South;
 - 34th Street South near South Utah Street;
 - South Abingdon Street near 28th Road South; and
 - 29th Street South. (10)

⁴ After a comprehensive review and a resident survey on these intersections in May 1988, the neighborhood decided against relocating the two "STOP" signs from Abingdon Street to 31st Street; changing the "YIELD" sign to a "STOP" sign for east-bound 36th Street traffic; and constructing nubs at Abingdon and 31st Streets, at 34th and 36th Street, and at 36th and Wakefield Streets to decrease a moderate speeding problem.

6. Shirlington Redevelopment

The redevelopment of the Shirlington commercial area into a major commercial, residential and business center, known as "The Village at Shirlington", poses more potential traffic management problems for the existing neighborhood. Specifically, there is the concern that Fairlington and Shirlington streets will be used even more as thoroughfares for drivers using 31st Street South to and from The Village at Shirlington. Other Fairlington neighborhood streets would be impacted as well, since they lead into 31st Street South. For traffic on King Street, there are four Fairlington streets which could be used to get to or from 31st Street South: South Taylor Street, South Wakefield Street, and 30th and 28th Streets South. From Quaker Lane, there are three more streets: 36th Street South, 33rd Street South and 32nd Road South. Use of any of these streets also could involve use of 34th Street South and South Abingdon Street to reach 31st Street South (Map 2).

A large traffic increase in these areas would exacerbate many of the problems identified in this section. There is great concern that this traffic would increase the speeding problems already noted for 34th Street South and South Stafford Streets, and further complicate the problem intersections. Furthermore, heavy traffic volume could destroy the character of the current neighborhood environment -- a place for walkers, joggers, bicyclists, and small children.

The neighborhood also is concerned about the appearance of new high-rise buildings in the Shirlington area. The first has already been built. After the surveys were taken and most of this Plan written, a yet unoccupied building was erected at the northeast border of the neighborhood in Alexandria. High-rise offices, apartments and hotels also appear in later phases of the Shirlington Redevelopment Plan.

Such high-rises pose many potential problems. First, they increase the number of cars and traffic. It is difficult to believe that the existing roadways to and from Shirlington can handle a large number of cars especially during rush-hour. Location of the new Alexandria building at the intersection of Arlington Mill Drive and Shirlington Road poses potential problems for traffic exiting Shirley Highway from the north (also at that intersection).

Second, high-rises reduce the amount of open space and hurt physical appearance. These are continuing concerns among neighborhood residents. Physical appearance was the number one important characteristic selected on the surveys; and the desire to increase open space was a key element in the Fairlington condominium conversion Project. Already it is predictable that some of the proposed high-rises in later phases of the Shirlington redevelopment plan will block views from Shirlington House. Since the full impact of the Shirlington redevelopment is not yet known, the neighborhood also felt that slow evolutionary implementation of all phases would then enable an assessment of the impacts.

Recommendations

- Study and propose methods for limiting pass-through traffic, especially accessing the Shirlington commercial area via Fairlington-Shirlington neighborhood streets. As a first step, measure the traffic flow at the South Abingdon Street/31st Street South intersection prior to the reopening of Shirlington, and then monitor the increase at that intersection regularly thereafter. (37)
- Slow the implementation of later phases of the Shirlington Redevelopment Plan so that impacts of prior phases can be studied before proceeding. (46)⁵
- Study and propose additional measures for limiting the impact on Shirlington House Apartments of high-rises proposed in later phases of the Redevelopment Plan. (44)⁵

B. Education

1. Inventory of Current Educational Facilities

Until 1950, the Fairlington Elementary School (now the Fairlington Community Complex) was the only school in the community. In 1947, when the Fairlington School no longer had the space to accept more children, Fairlington citizens conducted a poll to find out whether the community preferred an addition to the Fairlington School or the building of a new school in North Fairlington. The results of the poll indicated strong support for a second elementary school. The original plan for the new school provided for only six rooms. Through the combined efforts of the PTA and the Civic Association, the community was able to demonstrate the need for additional capacity, and four more rooms were added to the plan. In September 1950, Abingdon Elementary School was opened for the children of the Fairlington and Claremont communities. The School was named after the Alexander-Custis estate of "Abingdon".

When the school opened in 1950, enrollment was 384 and only grades one to three were taught. In 1959, the building was expanded to add grades four to six. In 1965, kindergarten was added. A second addition to the building was completed in 1971. With the closing of Fairlington School in 1979, Abingdon School became the only school within the neighborhood boundaries.

The current multi-cultural enrollment at Abingdon School is over 500, encompassing 34 classes. The native language of approximately 30 percent of the children is something other than English. The students attending Abingdon come from the

⁵ The longer periods of time between implementation of each phase of development, than originally anticipated, should provide an opportunity to assess any impacts of completed phases. Traffic volume counts were taken at locations identified by the neighborhood prior to Phase 1 implementation. Future counts will be included in the neighborhood's comprehensive traffic management study.

Fairlington Condominiums, Claremont and Nauck neighborhoods, the Park Shirlington Apartments and the Shirlington House Apartments.

In addition to the kindergarten through sixth grade instructional program, other programs at Abingdon School include: ESOL/HILT, Chapter 1 Reading, Pre-School Handicapped, Special Education, Gifted & Talented, Instrumental Music, Art, Vocal Music, Speech, Occupational Therapy, and Basic Skills.

In the Spring of 1985, a very large and dynamic playground, designed by architect Robert Leathers, was built with the assistance of over 450 neighborhood volunteers.

2. Problems

Problems in the area of education or educational facilities were not among the most pressing concerns of citizens responding to the survey. To education related questions, between 60% and 80% of the respondents to the survey expressed "no opinion". This may reflect a satisfaction with the status quo or, more likely, the small percentage of people (22%) in the neighborhood having school aged children. Of those who expressed an opinion, the following problems were highlighted:

- overcrowding at Abingdon School;
- clouded plexiglass windows at Abingdon School;
- lack of adult school crossing guards at 34th Street South/South Utah Street and at 36th Street South/South Wakefield Street; and
- insufficient services for the special needs of limited English speaking children.

3. Recommendations

- Study and propose methods for relieving crowding at Abingdon School. (42)
- Replace clouded windows at Abingdon School with clear windows. (19)
- Study and propose methods for increasing services to limited English speaking children at Abingdon School. (43)

C. Storm Drainage

1. Inventory of Current Facilities

Storm drainage facilities (curbs, gutters, appropriate grading, catch basins, and separate storm sewers) have been installed throughout the Fairlington portion of the neighborhood and appear to function adequately during design conditions, although some members of the community have noticed pooling of storm water at certain inlet points during storms. At this time, there are no plans for improving storm water drainage in Fairlington.

In the Shirlington redevelopment portion of the neighborhood, the proposed Master Utility Plan (August 30, 1982) indicates that an existing 84 inch storm sewer (and

existing outfall discharging to Four Mile Run) will remain in place (31st Street South to South Quincy Street to Four Mile Run). Existing storm sewers (15 inch, 18 inch, and 24 inch, in place between South Quincy and South Randolph Streets (and the respective outfalls to Four Mile Run) also will be retained. Some modification and relocation of the existing South Randolph Street storm sewer (24 inch) will be required to accommodate the relocation of South Randolph Street in the southern most portions of the Shirlington Redevelopment site. The South Randolph Street storm sewer will continue to discharge storm water to Four Mile Run through the existing outfall. A major storm drain system (36 inch and 24 inch pipes) serving the BEST Company parking lot, which connects to a 42 inch outfall to Four Mile Run, also will be relocated according to the proposed Utility Plan.

2. Problems

Both the committee and the surveys indicated some problems with storm drainage in the neighborhood (Map 5). Those areas considered problems by more than 75% of the people expressing an opinion on the survey were:

- 36th Street South at South Stafford Street;
- 34th Street South at South Stafford Street; and
- traffic triangle at South Utah Street and 36th Street South.

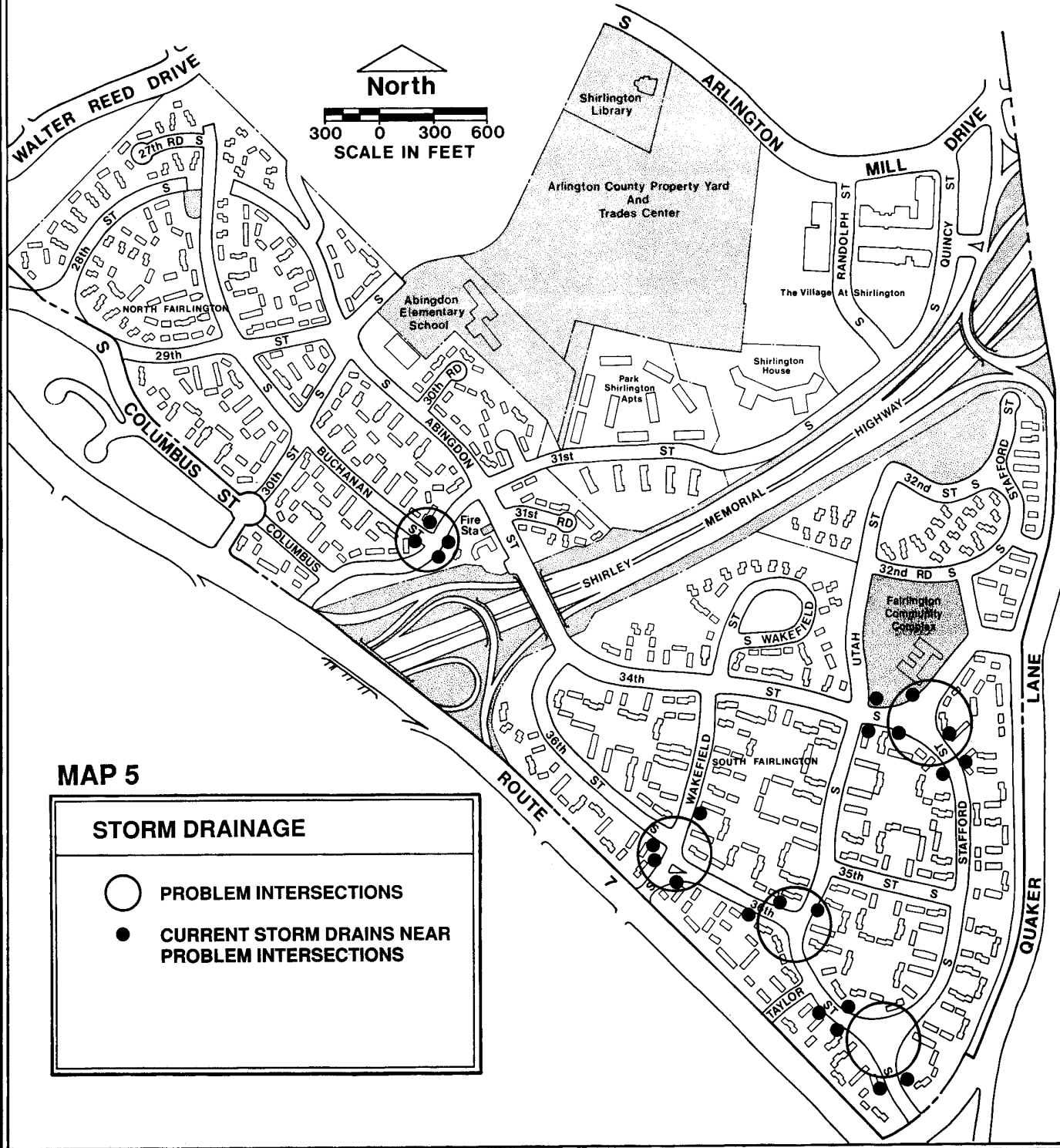
The committee also noted problems at South Wakefield Street/36th Street South and South Buchanan Street/31st Street South. In addition, the build-up of successive layers of asphalt from street repavement has brought the street level close to the curb height and significantly reduced effective storm drainage in a limited number of places throughout the area. The neighborhood felt that certain problems could occur in Shirlington if storm drainage is not adequately addressed.

3. Recommendations

- Take action to reduce water flows to Four Mile Run when designing parking areas and other impervious surfaces that are part of the Shirlington Redevelopment Plan. Any interconnections between the storm and sanitary sewers that may exist should be eliminated as redevelopment occurs. (28)
- Study and propose methods for solving storm drainage problems at:
 - 36th Street South/South Stafford Street;
 - 34th Street South/South Stafford Street;
 - 36th Street South/South Utah Street (Triangle);
 - 36th Street South/South Wakefield Street; and
 - 31st Street South/South Buchanan Street.⁶ (44)

⁶ When the County Board adopted this NC Plan there was some evidence of a drainage problem only at the 36th Street and Utah Street triangle.

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



D. Sanitary Sewers

1. Inventory of Current Sanitary Sewers

Both Fairlington and Shirlington are serviced by a complete sanitary sewer system, which is currently functioning efficiently (Map 6). The County has no plans for improvements at this time. County maintenance records indicate that the Fairlington community has experienced some sewage stoppages since 1945. However, problems have been localized in few areas, and have been confined primarily to clogging of house laterals that convey sewage from individual units in the common area of condominium land to sewers located in public rights-of-way and easements.

In response to complaints of stoppages, the County has routinely performed snaking and brushing, flushing, and lamping of the publicly owned sewers. Stoppages were most commonly caused by obstructions due to grease, rags and roots. The sewers also were affected by clogging due to dirt, mud, construction debris, bricks, paints, plaster and sticks. These problems appear to have occurred primarily during Fairlington condominium conversion in the 1970's. The most notable recent problem in Fairlington was the clogging of the sanitary sewers adjacent to 36th Street South. The problem, which was attributed to grease and rags, was corrected by the County.

Clogging of Fairlington house laterals is most frequently attributed to the intrusion of tree roots at joints in the pipes (or weak spots where corrosion has occurred). Since the house laterals are located outside public easements or right-of-way, the responsibility for routine maintenance and replacement rests with each Fairlington condominium association, and thus is outside the scope of this Plan.

The Shirlington Redevelopment Plan requires a number of improvements in the sanitary sewers serving Shirlington to respond to the increased density planned for the site. County plans (received October 1985) indicate that improvements reflected in the Redevelopment Plan (dated August 1982) already have been made. (Map 6)

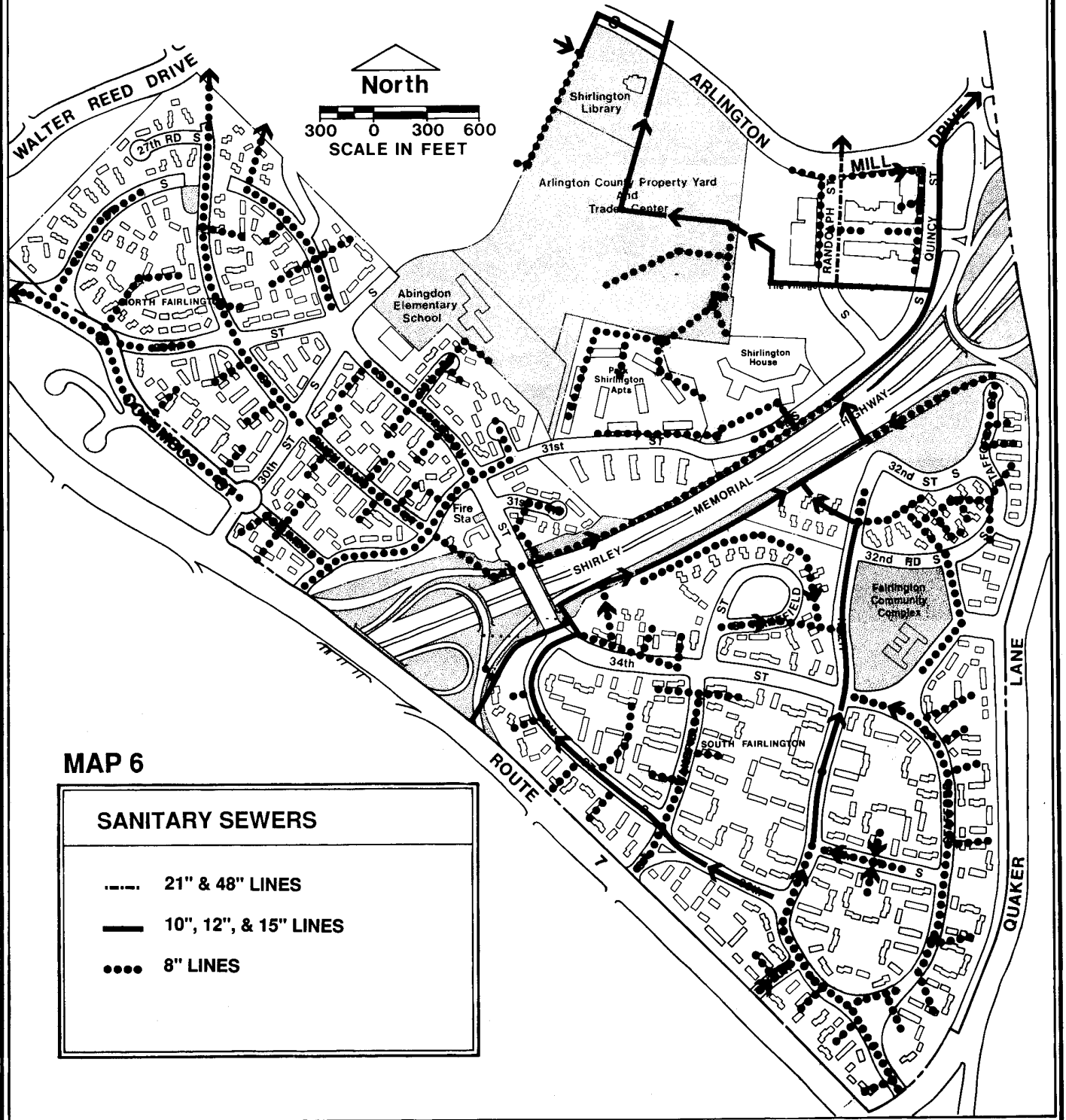
2. Problems

Most of the problems with sanitary sewers in the Fairlington part of the neighborhood are the result of the clogging of house laterals. As noted earlier, these are on private, not public, land and outside the scope of this plan. On the other hand, almost 95% of the citizens expressing an opinion felt the need for improving the maintenance of storm sewers and street sewers to avoid damage to Fairlington sewer lateral drains. This overwhelming preference may reflect the continuing frustration felt by Fairlington residents with sewers in general, and not necessarily direct dissatisfaction with or knowledge of improper County maintenance practices.

3. Recommendations

None.

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



E. Curbs, Gutters and Sidewalks

1. Inventory of Current Curbs, Gutters and Sidewalks.

Most of the Fairlington and Park Shirlington sections of the neighborhood have been developed fully with the necessary curbs, gutters and sidewalks. Key exceptions include: (1) the lack of standard curb, gutter, and sidewalk adjacent to the State right-of-way on Route 7 (King Street) at South Taylor and at South Wakefield Streets; (2) the lack of a complete sidewalk on the east side of South Abingdon Street between 31st Road South and 31st Street South opposite the Fire House; (3) the lack of sidewalks on the east side of South Utah Street, between 32nd Road South and 34th Street South; and (4) the lack of sidewalks on the south side of 32nd Road South, between South Stafford and South Utah Streets.

Generally, the condition of existing curbs, gutters, and sidewalks appears to be adequate. There are a few sections of sidewalk, and to a lesser extent curbs and gutters, that have minor breaks, heaves, and other problems caused by tree roots, weathering and other damage. In a limited number of places throughout the area, the build up of successive layers of asphalt from street repavement has brought the street level close to the curb height and significantly reduced effective storm drainage.

Under the auspices of the Citizens Association, the neighborhood annually has undertaken a survey of street trees and sidewalks within the Fairlington part of the neighborhood to identify major deficiencies in the condition of sidewalks, curbs and gutters. The input from these surveys has been instrumental in identifying needed maintenance/replacement projects for inclusion in the annual County budget. Recent improvements have included the installation of new curb and gutter along South Utah Street, north of 34th Street South.

The Shirlington Redevelopment Plan indicates that extensive improvements will be made to improve pedestrian access, including the possible creation of a pedestrian mall along 28th Street South. Plans at this time are not detailed enough to determine if the site will be developed with adequate sidewalks on both sides of Arlington Mill Drive, and adequate connections to the bicycle/pedestrian bridge across Shirley Highway.

2. Handicapped Access

In the past two to three years, the County has been installing needed handicapped access ramps (curb cuts) at key locations throughout the neighborhood. At the present time, full progress is being made in completing needed work in the area. Areas that possibly lack adequate handicap access are primarily in the vicinity of the traffic circles: 36th Street South and South Wakefield Street; South Stafford Street and 36th Street South; South Stafford Street and 34th Street South; and South Columbus Street and 30th Street South.

3. Problems

Over 70% of the survey respondents having an opinion, pointed out the following as problem areas (Map 4):

- lack of sidewalk along South Abingdon Street between the I-395 bridge and 31st Street South, across from the fire station;
- lack of handicapped ramps at curbs on some corners;
- deteriorated curb and gutter at the South Utah Street and 34th Street South intersection; and
- deteriorated curb, gutter and sidewalk, on the 3500 block of South Stafford Street at 35th Street South.

Not unexpectedly, the latter two problems were of more concern to the residents of the immediate area than to the general neighborhood. (More than 70% of the people responding expressed no opinion on these issues.) The walking survey also identified deteriorated curbs and gutters at the South Utah Street/36th Street South intersection.

4. Recommendations

- Replace sidewalk on the 3500 block of South Stafford Street at 35th Street South. (10)
- Replace curb and gutter at the South Utah Street/36th Street South intersection. (11)
- Add handicapped access ramps in the vicinity of traffic circles or triangles at:
 - 36th Street South/South Wakefield Street;
 - 36th Street South/South Stafford Street;
 - 34th Street South/South Stafford Street; and
 - 30th Street South/South Columbus Street*. (12)
- Repair breaks in curbs, gutters and sidewalks at entrances/exits to Utah Field. (17)
- Install standard curbs, gutters and sidewalks on South Taylor Street and South Wakefield Street from Route 7 to midblock going northeast. (29)
- Study the impact on trees and the possibility of installing sidewalks along:
 - South Abingdon Street between I-395 bridge and 31st Street South, across from the Fire Station (steps could be installed to connect with an existing sidewalk); and

* This is in the City of Alexandria. Identify the need to Alexandria.

- South Utah Street between 34th Street South and 32nd Road South, on the south side; (45)

- Stabilize the hillside located along the south side of 32nd Road South, between South Utah and South Stafford Streets to address the erosion problem. (48)

F. Lighting

1. Inventory of Current Lighting

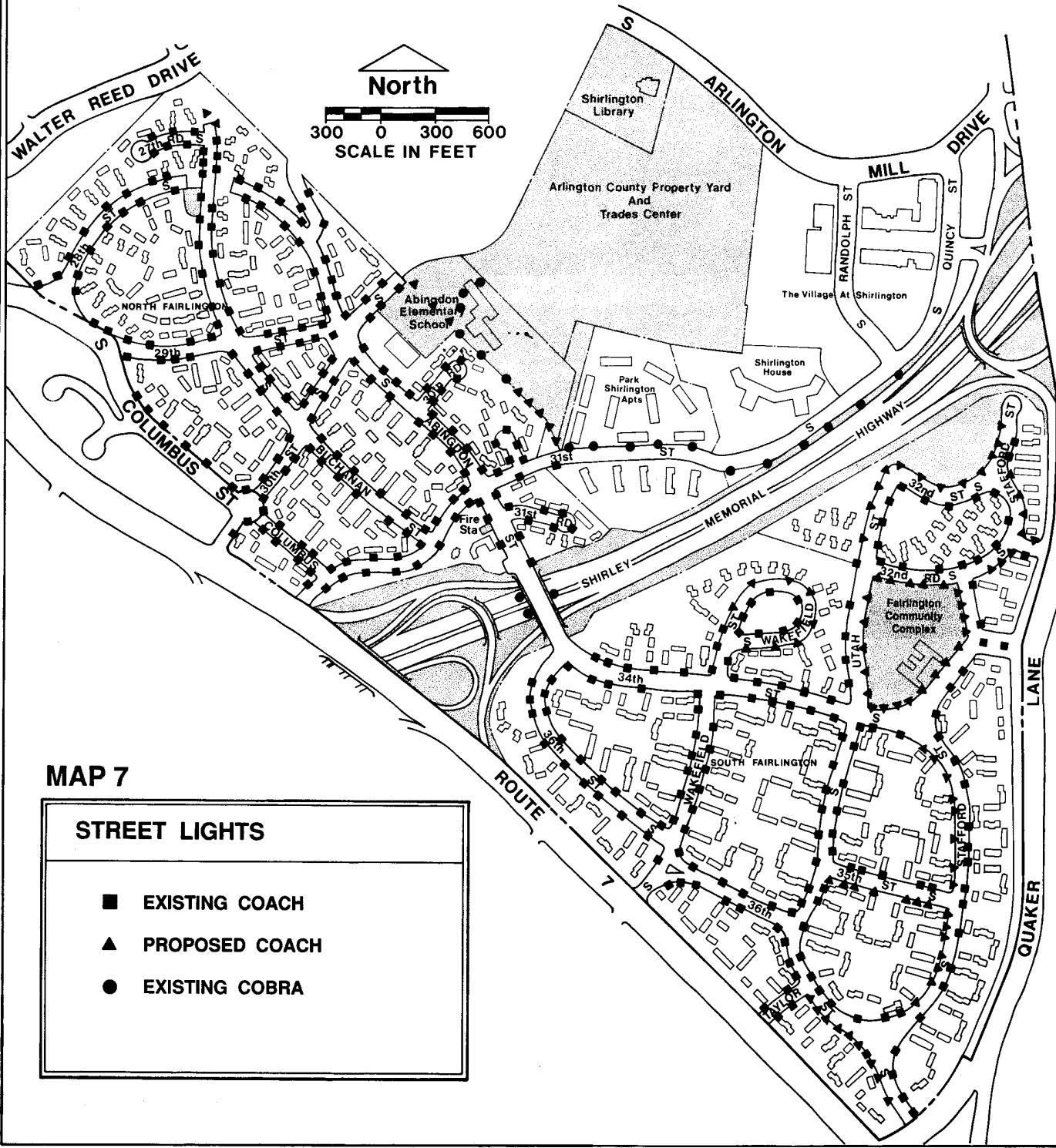
Two general types of street lights exist in the neighborhood (Map 7). In Fairlington, a coachman style lamp is used; the level of illumination is less than the cobra style lighting used in the Park Shirlington and Shirlington House sections of 31st Street South.

Although some site specific deficiencies were noted by residents, the street lighting along most streets is adequate. While some lights may require replacement, the walking survey indicated that most streets have adequately spaced street lights. There are some exceptions. For example, on South Stafford Street and 35th Street South, there only is lighting on one side of the street. This condition also exists on segments of South Wakefield Street, 32nd Road South, 36th Street South, 34th Street South, 32nd Street South, and South Utah Street. All other streets have lighting on both sides.

2. Problems

Two types of lighting problems were identified by the surveys: insufficient lighting and existing lights that are broken at various locations. Citizens felt additional lights were required near Abingdon School at or along the running track, the sidewalk between the parking lot and the new playground, and the driveway between the new playground and 31st Street South; and at the dead-end on South Buchanan Street and 27th Road South. Citizens also felt additional street lighting was needed at the 4800 block of 28th Street South.

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



3. Recommendations

- Add lighting:
 - Near Abingdon School at these locations:
 - the running track;
 - along the sidewalk between the parking lot and the new playground; and
 - along the sidewalk between the new playground and 31st Street South.
- At the dead-end on South Buchanan Street and 27th Road South.
- On both sides of:
 - South Stafford Street;
 - 35th Street South;
 - Segment of South Wakefield Street north of 34th Street South;
 - Segment of 32nd Road South between South Utah and South Stafford Streets;
 - Segment of 36th Street South between South Taylor Street and Quaker Lane;
 - Segment of 32nd Street South between South Utah Street and cul-de-sac;
 - Segment of South Utah Street between 34th Street South and 32nd Road South; and
 - Segment of 34th Street South between South Utah and South Stafford Streets. (20)
- On the 4800 block of 28th Street South. (22)

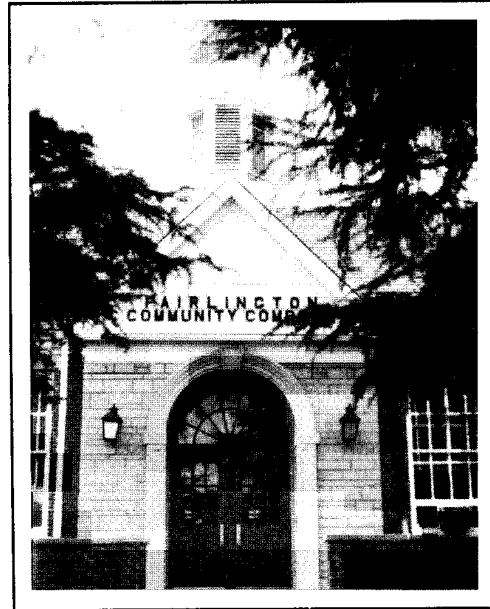
G. Parks and Recreation

1. Inventory of Current Facilities

Public recreation facilities are located at the Fairlington Community Complex at 3308 South Stafford Street and at Utah Field, which is located nearby. Private recreational facilities limited to tennis courts, swimming pools, basketball courts and playgrounds are located in the seven villages which make up Fairlington.

The Fairlington Community Complex building was built in the 1940's as the the original elementary school for the Fairlington community. In 1979, the school was closed. Due to the combined efforts of the Arlington County School Board, the Arlington County Recreation and Parks Divisions and the Fairlington Citizens Association, an operations arrangement was developed allowing the building to remain open for use by the community. The School Board provides custodial services for the building; the Recreation Division provides the Building Manager; and the Parks Division maintains the outside recreational areas, which include basketball courts, jogging trail, soccer/playing field, and playground area. Space in the building is leased to private organizations to produce funds to pay the operating expenses of the building.

Recreation classes are offered at the Fairlington Community Complex and the Abingdon Elementary School by the Arlington County Recreation Division in the evenings and on the weekends. In addition, a playschool program for Pre-School children is offered. Community groups use the Fairlington Community Complex for a parent operated playgroup program for Pre-School children, a senior group meeting place and other organizational meetings. The Visiting Nurses Association, Schefer Schools, and the South Fairlington Child Development Center also are based in the Center. In 1984, substantial improvements were made to the playground that included new equipment.



Fairlington Community Complex

In 1975, Utah Field was developed by the Arlington County Parks Division and became part of the County's park system. The area contains a lighted softball field, playground equipment, picnic shelter, and practice fields. The softball field is regularly used for league play.

The Shirlington Park, known locally as "Four Mile Run" Park, is located along Arlington Mill Drive. It contains a bike path, picnic tables and plantings. Future plans include more plantings and an exercise trail and station. The section of the park located in the neighborhood is next to the Shirlington Redevelopment Area.

2. Problems

A number of problems or potential improvements were identified by residents on the surveys. Some of these issues had to do with existing facilities within the neighborhood. Other residents recommended new facilities.

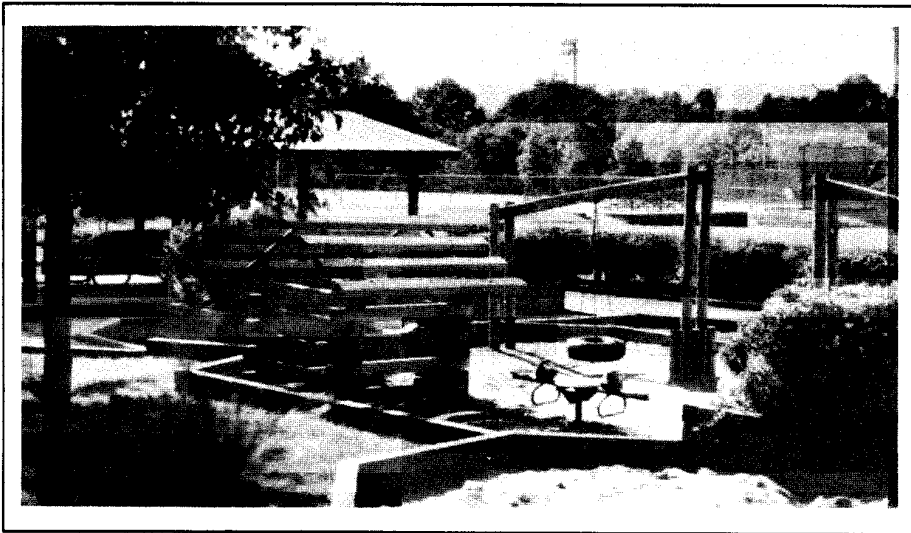
With respect to the Fairlington Community Complex, the survey identified the following problems:

- deteriorated gutters, inadequate parking and poor maintenance;
- unavailability of complex for afternoon and weekend workshops and programs (similar to those at Madison Center in North Arlington);

- inadequate air condition;
- parking and driving on the basketball court;
- insufficient children's activities; and
- lack of indoor swimming pool.

The first three of these problems were identified by over 80% of the survey respondents expressing an opinion, while the last three were recognized by more than 50%. The committee also noted the need for a sidewalk from the parking lot to the nearest side entrance (a foot path already has been worn there).

With respect to Utah Field, there are problems with the hours of operation (after 10:00), drinking, noise, lighting and litter. The problems are especially important to those people living near the field, and the residents of Park Shirlington, who live across I-395 and are susceptible to the effects of lights and noise. Use of the field after 10:00 p.m., especially by the County softball league, also tends to be a problem. The committee also noted a need for more parking areas at Utah Field.

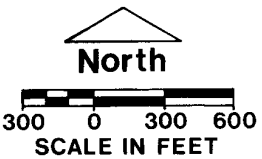
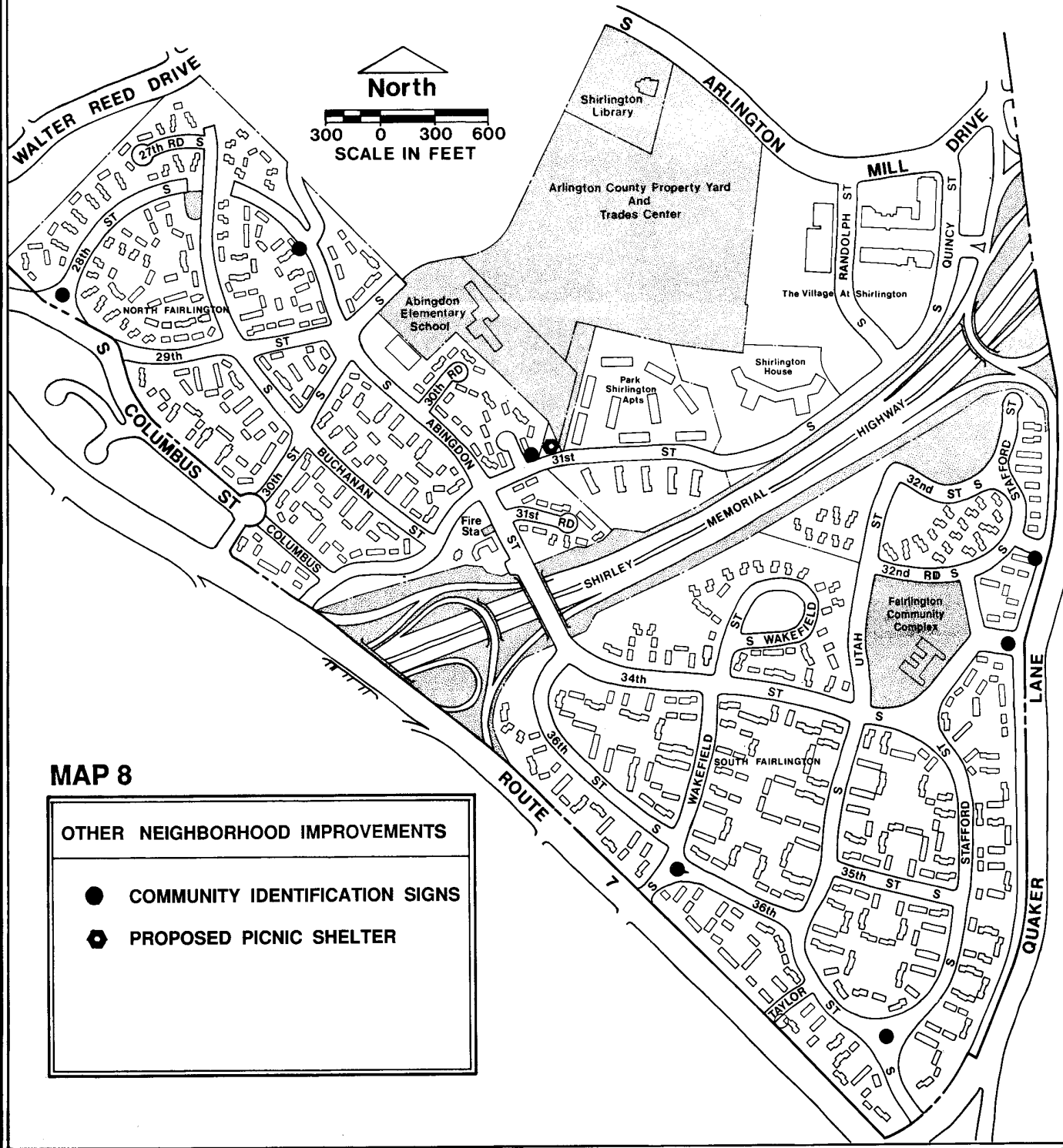


Utah Field Developed in 1975 by the Arlington County
Department of Parks, Recreation and Community Resources

With respect to other facilities the survey identified the following problems: (Map 8)

- lack of permanent community bulletin/notice boards at strategically selected locations;
- lack of a picnic shelter near the new Abingdon School playground; and
- unmarked bicycle and jogging routes.

FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



MAP 8

| OTHER NEIGHBORHOOD IMPROVEMENTS | |
|---------------------------------|--------------------------------|
| ● | COMMUNITY IDENTIFICATION SIGNS |
| ⬡ | PROPOSED PICNIC SHELTER |

3. Recommendations

- With respect to the Fairlington Community Complex:
 - Improve maintenance of the Complex. (3)
 - Make the Complex available for afternoon and weekend programs and workshops similar to those at Madison Center in North Arlington. (4)
 - Install a fence around the basketball court at the Complex to preclude parking/driving on the court's surface or adjacent areas. (13)
 - Increase the number of children's activities at the Complex. (5)
 - Repair parking areas at the Complex and install a sidewalk between the parking lot and the nearest side entrance. (14)
 - Install new gutters at the Complex; (This was completed in 1987). (21)
 - Increase air conditioning at the Complex. (30)
- With respect to Utah Field:
 - Implement control measures to reduce drinking, noise, and litter, and shield lighting associated with the use of Utah Field. In addition, steps should be taken to restrict use of the field after 10:00 p.m. (6)
 - Provide additional parking at Utah Field. This recommendation should be implemented in such a way that it does not exacerbate the problems discussed in Recommendation #6. Thus, this parking addition should be on the South Utah Street side of the field as opposed to the South Stafford Street side. (18)
- With respect to other facilities:
 - Mark all bicycle and jogging routes with additional signs to identify the name of the path(s) and include a directional map of the path(s). (23)
 - Build a picnic shelter near the new Abingdon School playground where a Virginia Power Company transformer was located. (Action will be needed to acquire Virginia Power Company land at the southeast corner of Abingdon School Playground, adjacent to 31st Street South.) (32)
 - Study places to build permanent community bulletin/notice boards throughout the community. (34)

H. Land Use and Zoning

1. Description

Map 9 shows the current zoning for the neighborhood. The neighborhood is predominantly divided into three zoning districts: residential in the south, commercial in the north, and government and community use in the northwest. Map 10 shows the land use planned for the neighborhood.

2. Problems

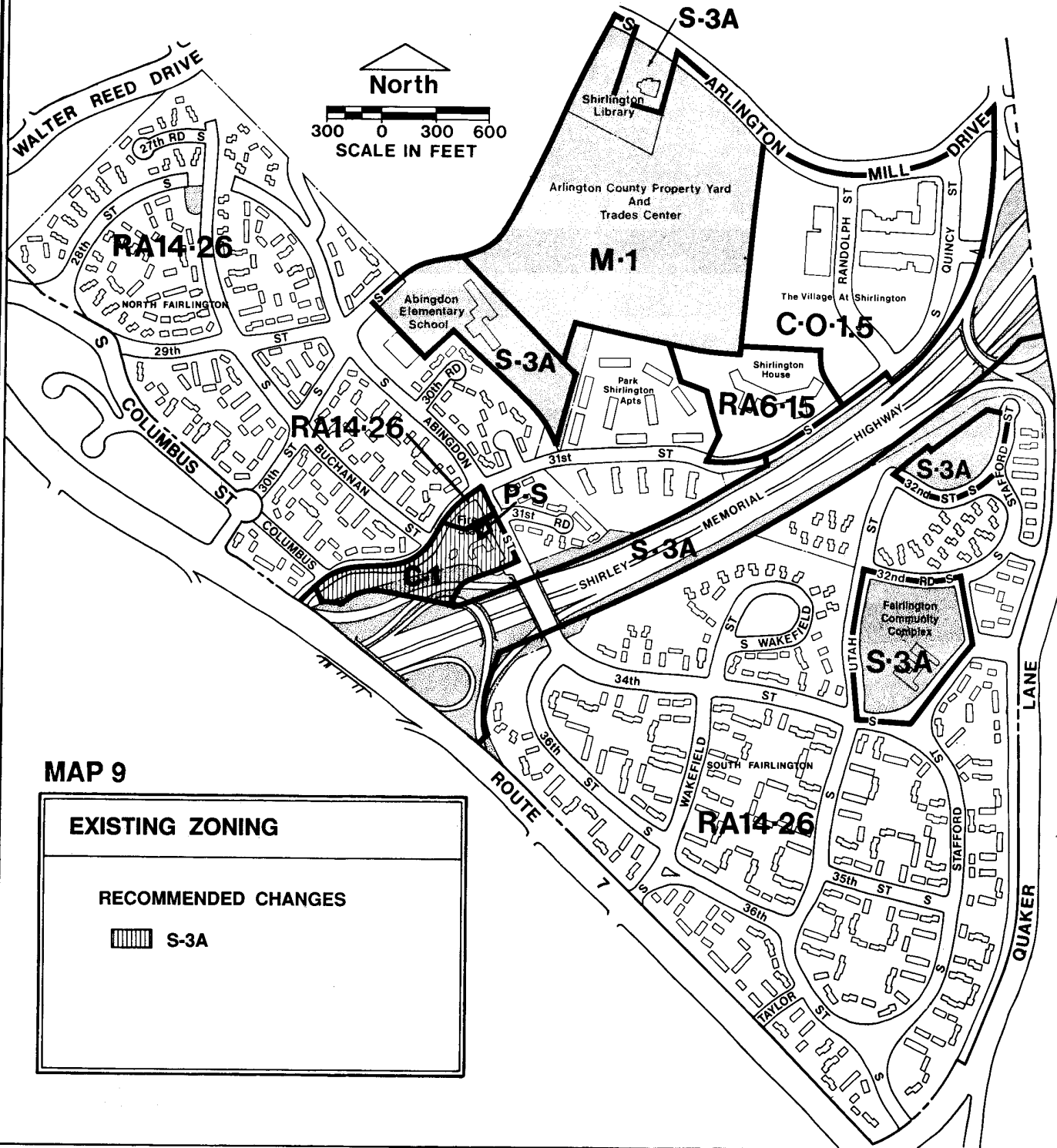
One problem area that has been identified with respect to land use or zoning is the property along 31st Street South, between South Abingdon and King Streets. This area has been the subject of several law suits between citizen action groups and FAIRMAC Corporation, the developers of Fairlington. Citizens have long sought to block FAIRMAC and its successor, Fairlington Properties, from further commercial development on the "C-1" zoned property. The surveys reinforced this history. Fully 85% of the people expressing an opinion on the survey felt this was a problem. In fact, 54% felt it was a major problem. In the late stages of the review of this Plan, the owner filed by-right site plans to build two office buildings on part of the site.

3. Recommendations


- With the exception of the recommendations below and the Shirlington redevelopment area, which the neighborhood is still trying to assess (see Recommendation #46), the recommendations in this NC Plan are consistent with the County's current zoning and General Land Use Plan (GLUP) for the Fairlington part of the neighborhood. The citizens of Fairlington-Shirlington endorse both the current zoning and GLUP, and thereby request that any changes to either not be made without due consideration of that endorsement. If for some reason the current public properties (such as the school, property yard, etc.) cease to function as public facilities, the land should continue to be zoned consistent with the desire of the community to preserve open space. (8)
- The Neighborhood prefers that all or part of the undeveloped land belonging to Fairlington Properties, along 31st Street South, between King Street and South Abingdon Street, be acquired by the County for the purpose of making it a park. Accordingly, the zoning would change from "C-1" to "S-3A" and the General Land Use Plan (GLUP) designation would change from "Low Medium" Residential to "Public".

However, the neighborhood is aware that such action would be difficult without first clarifying issues relating to this land. Specifically, the inconsistency between the current zoning ("C-1") and GLUP designations ("Low Medium" Residential) for this property should be addressed.

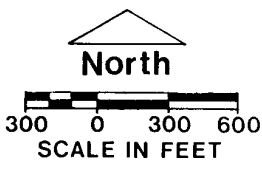
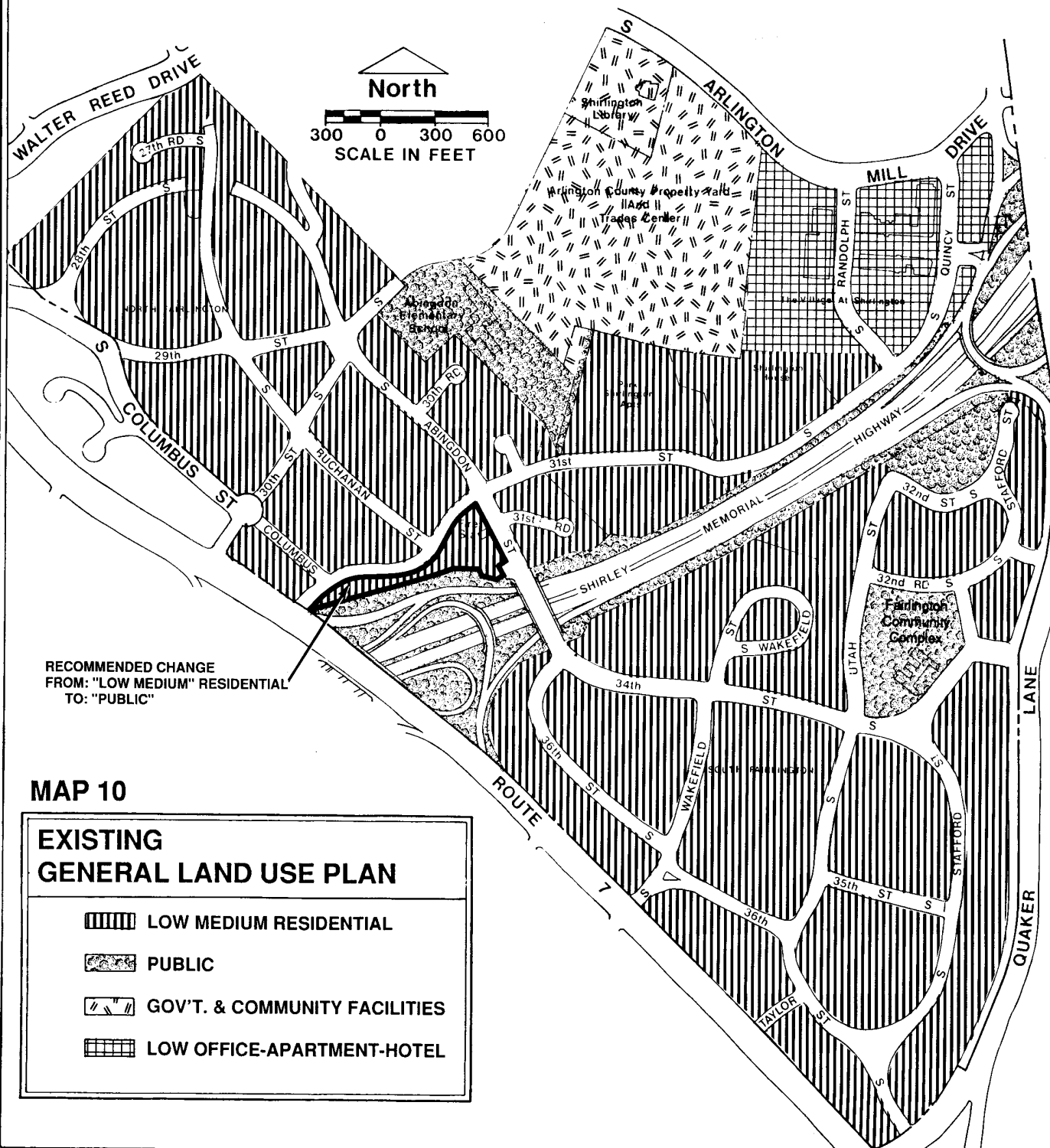
FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



MAP 9

| | |
|---|-------------|
| EXISTING ZONING | |
| RECOMMENDED CHANGES | |
|  | S-3A |





FAIRLINGTON-SHIRLINGTON Neighborhood Conservation Area



RECOMMENDED CHANGE
FROM: "LOW MEDIUM" RESIDENTIAL
TO: "PUBLIC"

MAP 10

**EXISTING
GENERAL LAND USE PLAN**

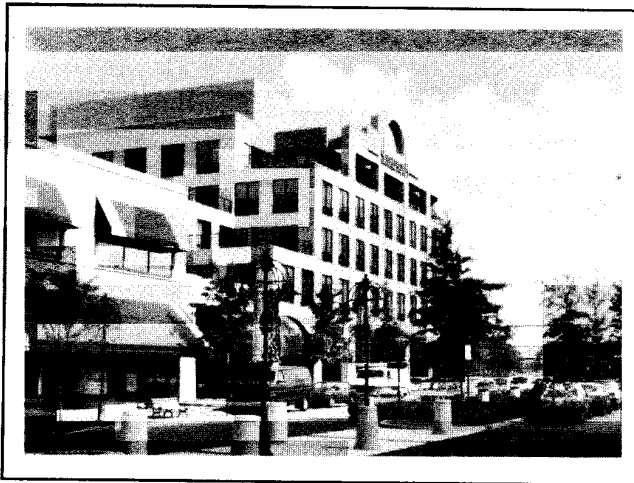
-  LOW MEDIUM RESIDENTIAL
-  PUBLIC
-  GOV'T. & COMMUNITY FACILITIES
-  LOW OFFICE-APARTMENT-HOTEL

Therefore, we recommend that the County Board direct staff to execute immediately a comprehensive study, to be completed within a specified time period, of all the zoning and land use options available for this property. With such information, the neighborhood and the County staff can then thoughtfully evaluate the alternatives and formulate well reasoned recommendations for presentation to the County Board. We further recommend that the County Board direct the Public Works staff to involve neighborhood representatives to the fullest extent feasible in assessing the safety and traffic impact of any development proposals, by-right or through site plan, filed for this land. (31)⁷

I. Neighborhood Character and Landscaping

1. Description

Two distinct architectural styles dominate the community. One is the Art Deco style of the Shirlington Shopping Center. This style is being preserved and continued by the current redevelopment. The other is the distinctive colonial brickwork of Fairlington. Both styles are important to preserving the neighborhood's traditional identity. Two other characteristics give the Fairlington neighborhood its distinctive character: (1) the absence of overhead telephone and power lines; and (2) the large population of Dutch Elm trees.



The Village at Shirlington's Art Deco Architectural Style

⁷ Following a comprehensive land use and zoning study, the County Board approved on August 13, 1988, a rezoning of a portion of the property located at 3120 South Abingdon Street and the 4700, 4800 and part of the 4900 Block of 31st Street South (east side), from "C-1" to "RA14-26". Where it is allowed within the Zoning Ordinance, staff will take into consideration the neighborhood's concerns about safety and traffic when reviewing by-right development proposals.



Fairlington's Colonial
Architectural Style

2. Problems

Citizens addressed two areas of concern in the survey. The first was preserving the character of the Fairlington Community, especially Fairlington's trees. More than 85% of those expressing an opinion identified:

- insufficient tree care to stop or control Dutch Elm disease, the principal attacker of Fairlington trees;
- insufficient care of street trees; and
- inadequate replacement of street trees removed by the County.

More than 70% wanted to add community identification structures at all Fairlington entrances (Map 8).

The second area of concern was the deteriorated or lack of landscaping throughout the area. Among the main places identified by the citizen survey were:

- Shirlington Library;
- Abingdon School - no fencing in the rear portion of the school grounds adjacent to the Park Shirlington Apartments, and excessive brush;
- Fairlington Community Complex;
- Utah Field; and
- all traffic circles and triangles.

3. Recommendations

- Increase care of street trees and eliminate Dutch Elm disease. (7)
- Replace sidewalk trees removed by the County. Consideration should be given to planting various species to avoid the impact of species specific disease such as Dutch Elm disease or Oak tree virus. (24)
- Upgrade landscaping at:
 - Shirlington Library;
 - Utah Field;
 - Fairlington Community Complex;
 - Abingdon School; and
 - all traffic circles and triangles.⁸(25)
- Fence in the rear portion of Abingdon School grounds adjacent to Park Shirlington apartments and clean out underbrush. (26)
- Build community identification structures at all Fairlington entrances. (33)

J. Other Public Properties and Services

1. Description

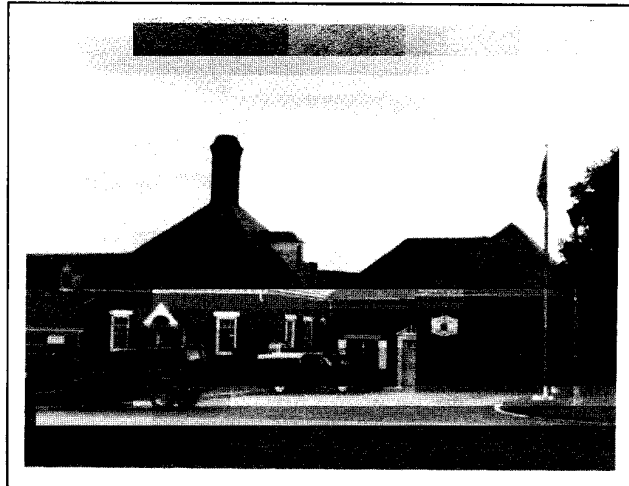
Arlington County Public Library, Shirlington Branch - located at 2700 South Arlington Mill Drive, across from the Animal Welfare League of Arlington. The library serves as a center of citizen activity and provides films, story times for children, records and tapes, as well as lending library services. Voter registration drives are regularly centered at the library.



Public Library Shirlington Branch

⁸ When the County Board adopted this NC Plan, additional landscaping at Abingdon School was planned, and the need for additional landscaping on traffic islands was questionable.

Firehouse, Arlington County Fire Department, Fairlington Station - located at the intersection of South Abingdon Street and 31st Street South. It serves the neighborhood and the surrounding Arlington area, and responds to nearby calls for assistance from Alexandria. The firehouse has one firetruck on call.



Fairlington Firehouse Station

Arlington County Property Yard - located on Arlington Mill Drive. The property yard provides storage and maintenance facilities for County school buses, police cars and maintenance vehicles. It is sheltered in the back by the natural topography of the land, and in the front and on both sides by planting and landscaping. While the property yard is large, the design and landscaping reduce its visibility to the surrounding neighborhood. Heavy vehicles using the property yard do not travel through residential neighborhoods.

Arlington County Police Services - The Neighborhood Watch Program is very active in the Fairlington section of the neighborhood with an ongoing program in many of the individual condominium courtyards. The program has not been implemented in either Park Shirlington or Shirlington House apartment complexes. Police action focuses on monitoring speeding on residential streets, protection from burglaries, etc.

Animal Welfare League of Arlington - located at 2650 South Arlington Mill Drive. The organization operates an animal shelter at this location. Small animals are made available for adoption. The League also serves as an information source for the proper care and treatment of animals.

2. Problems

Citizens identified some improvements that could be made to police services. More than 85% of those expressing an opinion felt that more frequent and more visible police patrols should be made throughout the neighborhood during the day and at night. In addition, 78% of those expressing an opinion felt that ticketing of illegally parked cars should be increased, especially at bus stops, corners, courtyard entrances and other "No Parking" areas.

3. Recommendations

- Increase enforcement of parking infractions. (1)
- Increase frequency of nighttime and daytime police patrols. (2)

K. Pollution

1. Description of Current Conditions

The citizen surveys showed a concern with both noise and visual pollution; smog also can be seen surrounding the area on any given day. These pollution conditions are related to Fairlington-Shirlington's close proximity to I-395, and characteristic of the neighborhood being a commuter route.

2. Problems

More than 50% of those expressing an opinion on the citizen surveys recommended actions to minimize noise from helicopter overflights, and traffic on I-395, King Street, and Quaker Lane. In addition, more than 75% of those expressing an opinion on the survey identified a need to screen or disguise garbage dumpsters at Abingdon School and Fairlington Community Complex.

3. Recommendations

- Screen garbage dumpsters at Fairlington Community Complex to remove eyesores. (27)
- Study and propose methods for reducing noise from:
 - I-395 traffic;
 - King Street;
 - Quaker Lane; and
 - Helicopter overflights. (35)

SUMMARY OF RECOMMENDATIONS

THE recommendations put forth by the Fairlington-Shirlington neighborhood in this Neighborhood Conservation Plan are summarized into four categories for future Arlington County action: increased services required; improvements or repairs to existing County property; major capital investments; and studies to determine future actions required. These recommendations follow and are numbered consecutively within these four categories.

A. Increased Services Required

- (1) Increase enforcement of parking infractions.
- (2) Increase frequency of nighttime and daytime police patrols.
- (3) Improve maintenance of Fairlington Community Complex.
- (4) Make Fairlington Community Complex available for afternoon and weekend programs and workshops similar to those at Madison Center in North Arlington.
- (5) Increase number of children's activities at Fairlington Community Complex.
- (6) Implement control measures to reduce drinking, noise and litter, and shield lighting associated with the use of Utah Field. In addition, steps should be taken to restrict use of the field after 10:00 p.m.
- (7) Increase care of street trees and eliminate Dutch Elm disease.
- (8) With the exception of recommendation #31 and the Shirlington redevelopment area, which the neighborhood is still trying to assess (see Recommendation #46), the recommendations in this Plan are consistent with the County's current zoning and General Land Use Plan (GLUP) for the Fairlington part of the neighborhood. The citizens of Fairlington-Shirlington endorse both the current zoning and GLUP, and thereby request that any changes to either not be made without due consideration of that endorsement. If for some reason the current public properties (such as the school, property yard, etc.) cease to function as public facilities, the land should continue to be zoned consistent with the desire of the community to preserve open space.

B. Improvements or Repair to Existing Facilities

(9) Repair these streets or parts of streets:

- South Columbus Street between 30th and 31st Streets South, including the intersection with 31st Street (parts of this may be in Alexandria);
- 36th Street South between 34th Street South and South Wakefield Street;
- South Stafford Street near 36th Street South;
- 34th Street South near South Utah Street;
- South Abingdon Street near 28th Road South; and
- 29th Street South.

(10) Replace sidewalk on the 3500 block of South Stafford Street at 35th Street South.

(11) Replace curb and gutter at the 36th Street South/South Utah Street intersection.

***(12) Add handicapped access ramps in the vicinity of traffic circles or triangles at:**

- 36th Street South/South Wakefield Street;
- 36th Street South/South Stafford Street;
- 34th Street South/South Stafford Street; and
- 30th Street South/South Columbus Street (identify need to the city of Alexandria).

***+(13) Install a fence around the basketball court at Fairlington Community Complex to preclude parking/driving on the court's surface or adjacent areas.**

***+(14) Repair parking areas at Fairlington Community Complex and install a sidewalk between the parking lot and the nearest side entrance.**

(15) Clearly mark with signs all firelanes to courtyards, especially along 29th Street South, 31st Street South, 34th Street South, 36th Street South, South Abingdon Street, South Stafford Street, South Utah Street and South Wakefield Street.⁹

* The neighborhood plans to request Neighborhood Conservation funds for these recommendations.

+ These recommendations apply to the Fairlington Community Complex and will be proposed by the neighborhood as part of one or more Neighborhood Conservation improvement project.

⁹ The County Board determined that "NO PARKING" signs are warranted at entrances where additional enforcement is needed.

*+(16) Place new or more traffic control devices at these intersections:

- South Abingdon Street/31st Street South;¹⁰
- South Buchanan Street/29th Street South;
- South Buchanan Street/30th Street South;
- South Stafford Street/32nd Road South;
- South Stafford Street/33rd Street South;
- South Stafford Street/34th Street South (circle);
- South Stafford Street/36th Street South (circle);
- South Wakefield Street/34th Street South; and
- South Wakefield Street/36th Street South.¹⁰

(17) Repair breaks in curbs, gutters and sidewalks at entrances/exits to Utah Field.

*(18) Provide additional parking at Utah Field. This recommendation should be implemented in such a way that it does not exacerbate the problems discussed in Recommendation #6. Thus, this parking addition should be on the South Utah Street side of the field as opposed to the South Stafford Street side.

(19) Replace clouded windows at Abingdon School with clear windows.

*(20) Add lighting:

- Near Abingdon School at these locations:
 - the running track;
 - along the sidewalk between the parking lot and the new playground; and
 - along the sidewalk between the new playground and 31st Street South.
- At the dead-end on South Buchanan Street and 27th Road South.
- On both sides of:
 - South Stafford Street;
 - 35th Street South;
 - segment of South Wakefield Street north of 34th Street South;
 - segment of 32nd Road South between South Utah and South Stafford Streets;
 - segment of 36th Street South between South Taylor Street and Quaker Lane;

* The neighborhood plans to request Neighborhood Conservation funds for these projects.

+ These recommendations apply to the Fairlington Community Complex and will be proposed by the neighborhood as part of one or more Neighborhood Conservation improvement project.

¹⁰ Following a comprehensive review and resident survey on these intersections in May 1988, the neighborhood decided against relocating the two "STOP" signs from Abingdon Street to 31st Street; and changing the "YIELD" sign to a "STOP" sign for eastbound 36th Street traffic.

- segment of 32nd Street South between South Utah Street and cul-de-sac;
- segment of Utah Street South between 34th Street South and 32nd Road South; and
- segment of 34th Street South between South Utah and South Stafford Streets.

*+(21) Install new gutters at the Fairlington Community Complex.

(22) Install lights on the 4800 block of 28th Street South.

(23) Mark all bicycle and jogging routes with additional signs to identify the name of the path(s), and include a directional map of the path(s).

*(24) Replace sidewalk trees removed by the County. Consideration should be given to planting various species to avoid the impact of species - specific disease such as Dutch Elm disease or Oak Tree virus.

*(25) Upgrade landscaping at:

- Shirlington Library;
- Utah Field;
- + Fairlington Community Complex;
- Abingdon School; and
- all traffic circles and triangles.¹¹

(26) Fence in the rear portion of Abingdon School grounds adjacent to Park Shirlington Apartments, and clean out underbrush.

*+(27) Screen garbage dumpsters at the Fairlington Community Complex to remove eyesores.

(28) Take action to reduce water flows to Four Mile Run when designing parking areas and other impervious surfaces that are part of the Shirlington Redevelopment. Any interconnections between the storm and sanitary sewers that may exist should be eliminated as redevelopment occurs.

*(29) Install standard curbs, gutters and sidewalks on South Taylor Street and South Wakefield Street from Route 7 to mid block going northeast.

* The neighborhood plans to request Neighborhood Conservation funds for these projects.

+These recommendations apply to the Fairlington Community Complex and will be proposed by the neighborhood as part of one or more Neighborhood Conservation improvement project.

¹¹ When the County Board adopted this NC Plan, additional landscaping at Abingdon School was planned, and the need for additional landscaping on traffic islands was questionable.

*+(30) Increase air conditioning at Fairlington Community Complex.

C. Major Capital Investments

*(31) The Neighborhood prefers that all or part of the undeveloped land, belonging to Fairlington Properties, along 31st Street South, between King Street and South Abingdon Street, be acquired by the County for the purpose of making it a park. Accordingly, the zoning would change from "C-1" to "S-3A" and the General Land Use Plan (GLUP) designation would change from "Low Medium" Residential to "Public".

However, the neighborhood is aware that such action would be difficult without first clarifying issues relating to this land. Specifically, the inconsistency between the current zoning ("C-1") and GLUP ("Low-Medium" Residential) designations for this property should be addressed. Therefore, we recommend that the County Board direct staff to execute immediately a comprehensive study, to be completed within a specified time period, of all the zoning and land use options available for this property. With such information, the neighborhood and the County staff can then thoughtfully evaluate the alternatives and formulate well reasoned recommendations for presentation to the County Board. We further recommend that the County Board direct the Public Works staff to involve neighborhood representatives to the fullest extent feasible in assessing the safety and traffic impact of any development proposals, by-right or through site plan, filed for this land.¹²

(32) Build a picnic shelter near the new Abingdon Playground where a Virginia Power transformer was located. (Action will be needed to acquire this land located at southeast corner of Abingdon School playground adjacent to 31st Street from Virginia Power.)

*(33) Build community identification structures at all Fairlington entrances.

* The neighborhood plans to request Neighborhood Conservation funds for these projects.

+These recommendations apply to the Fairlington Community Complex and will be proposed by the neighborhood as part of one or more Neighborhood Conservation improvement project.

¹²Following a comprehensive land use and zoning study, the County Board approved on August 13, 1988, a rezoning of the property located at 3120 South Abingdon Street and the 4700, 4800 and part of the 4900 block of 31st Street South (east side) from "C-1" to "RA14-26". Where it is allowed within the Zoning Ordinance, staff will take into consideration the neighborhood's concerns about safety and traffic when reviewing by-right development proposals.

D. Studies to Determine Future Actions Required.

- ** (34)** Study places to build permanent community bulletin/notice boards throughout the community.
- ** (35)** Study and propose methods for reducing noise from:
- I-395 traffic;
 - King -Street;
 - Quaker Lane; and
 - Helicopter overflights.
- (36) Study and propose methods for implementing resident-only parking permits.
- ** (37)** Study and propose methods for limiting "pass-through" traffic, especially accessing the Shirlington commercial area via Fairlington-Shirlington neighborhood streets. As a first step, measure the traffic flow at the South Abingdon Street/31st Street South intersection prior to the reopening of Shirlington, and monitor the increase at that intersection regularly thereafter.
- ** (38)** Study and propose methods for limiting traffic on 34th Street South and 36th Street South and avoiding the Quaker Lane/Braddock Road/King Street intersection.
- ** (39)** Study and propose methods for increasing safety of traffic merges at the Shirlington traffic circle, with specific attention to the intersection with Quaker Lane as entering I-395.¹³
- ** (40)** Study and propose methods for decreasing speeding on:
- Abingdon Street South;
 - 34th Street South;
 - Stafford Street South; and
 - 36th Street South.¹⁴

****If these studies result in specific projects, Neighborhood Conservation funds will be sought.**

¹³ The Virginia Department of Transportation (VDOT) is responsible for the maintenance and repair of Shirlington Circle, and a portion of the circle is located in Alexandria. Any proposed improvements must be approved by VDOT and Alexandria.

¹⁴ After a comprehensive review and resident survey in May 1988, the neighborhood decided against constructing nubs at Abingdon and 31st Streets, at 34th and 36th Streets, and at 36th and Wakefield Streets.

- ****(41) Study and propose methods for increasing the safety of the South Quincy Street intersection with Arlington Mill Drive. (This intersection is currently undergoing some change related to the Shirlington Redevelopment Plan.)
- (42) Study and propose methods for relieving crowding at Abingdon School.
- (43) Study and propose methods for increasing services to limited English speaking children at Abingdon School.
- ****(44) Study and propose methods for solving storm drainage problems at:
- 36th Street South/South Stafford Street;
 - 34th Street South/South Stafford Street;
 - 36th Street South/South Utah Street (Triangle);
 - 36th Street South/South Wakefield Street; and
 - 31st Street South/South Buchanan Street.¹⁵
- ****(45) Study the impact on these and the possibility of installing sidewalks along:
- South Abingdon Street between I-395 bridge and 31st Street South, across from the Fire Station. (Steps could be installed to connect with an existing sidewalk); and
 - South Utah Street between 34th Street South and 32nd Road South on the south side.
- (46) Slow the implementation of later phases of the Shirlington Redevelopment Plan so that impacts of prior phases can be studied before proceeding.¹⁶
- (47) Study and propose additional measures for limiting the impact on Shirlington House Apartments of high-rises proposed in later phases of the Shirlington Redevelopment Plan.¹⁶
- (48) Stabilize the hillside located along the south side of 32nd Road South between South Utah and South Stafford Streets to address the erosion problem.

******If these studies result in specific projects, Neighborhood Conservation funds will be requested.

¹⁵ When the County Board adopted this NC Plan there was evidence of a drainage problem only at the 36th Street and Utah Street triangle.

¹⁶ The longer periods of time between implementation of phases of development than originally anticipated, should provide an opportunity to assess any impacts of completed phases. Traffic volume counts were taken at locations identified by the neighborhood, future counts will be included in neighborhood's comprehensive traffic management study.

APPENDIX A

Fairlington Citizens Association

ARLINGTON, VIRGINIA

February 7, 1985

Edward Knowles, Chairman
Neighborhood Conservation
Advisory Committee
1400 N. Courthouse Road
Arlington, Virginia 22201

Dear Mr. Knowles:

The Fairlington Citizens Association voted at its October 3, 1984 meeting to participate in the Neighborhood Conservation Program. This letter serves as our commitment to attending Neighborhood Conservation Advisory Council meeting and developing a Neighborhood Conservation Plan.

Currently, we are developing a series of questionnaires to determine the needs of the community. From the results of the questionnaire, we believe we can prepare a plan which best addresses the community's concern.

The boundaries for the Fairlington Neighborhood Conservation Area are marked on the attached map. Fairlington's representative to NCAC will be Bob Gray. Amy Plevin and Ed Hilz will serve as alternates. The Fairlington community looks forward to participating in the program.

Sincerely,

Amy Plevin

Amy Plevin
President, Fairlington
Citizens Association

APPENDIX B

Neighborhood Conservation Program - Survey #1

SOME GENERAL FACTS

- Neighborhood Conservation Program is a county financed effort established in 1964.
- Focus - Capital improvements and maintenance of environment suited to residents.
- Impetus - Rapid Growth
- Originally emphasized physical improvements - curbs, gutters, etc.
- Now, more oriented to traffic management and protection against hi-density undesirable effects.
- There are now 26 neighborhoods which make up the neighborhood Advisory Council - advisory to County Board.
- A neighborhood is at least 25 acres.
- Typical capital improvements funded: curb, gutters, sidewalks, traffic management devices (bumps, signs, etc.) street light, parks and recreational facilities, beautification projects, health, safety, litter and pollution.
- Neighborhood conservation Advisory Council also guides the County Board on:
 - General land use and zoning, use permits, site plans and variances, and,
 - All public improvements.
- From 1964 to 1984 - about \$7M has been funded - mostly by bonds.
- This year \$1,5M (part of \$6.8M community conservation Bond) voted in November to be split amount neighborhoods.
- In order to obtain funds, a neighborhood conservation plan must be approved by the County Board.

FAIRLINGTON PROGRAM

- Intent to gain membership approved at FCA general meeting in fall.
- Neighborhood currently includes North and South Fairlington, Shirlington Shopping Center, Property yard, Rental apartments on Quincy Street, Shirlington House.
- Committees organized to write a plan.
- Survey of Residents will be made.

BASIC QUESTIONS

1. What are your village's major specific capital improvement needs in the following areas?
 - Curbs, Gutters, Sidewalks;
 - Traffic Management (Flow, parking, control, safety);
 - Street lighting;
 - Parks and Recreational facilities;
 - Beautification Projects;
 - Health;
 - Safety;
 - Water;
 - Pollution; and
 - Education

2. What are the major problems or issues facing your village in the near term? Have you surfaced these problems with the County? With what response?

3. Are there other problems or issues which affect your village, but are not part of Fairlington Villages themselves (e.g., Shirlington, Route 7 development, Brad-Lee, Metro, Shirley Highway Metering System, Zoning, etc.)?

APPENDIX C

Fairlington-Shirlington Neighborhood Conservation Program - Survey #2

Q.1 Please rate each of the following Arlington County community services by checking a space to the right of each service:

| | Excellent | Good | Fair | Poor |
|--------------------------------------|-----------|----------|----------|----------|
| Traffic Light & Sign Maintenance | __ 1.1a | __ 1.1b | __ 1.1c | __ 1.1d |
| Police Services | __ 1.2a | __ 1.2b | __ 1.2c | __ 1.2d |
| Street Lighting | __ 1.3a | __ 1.3b | __ 1.3c | __ 1.3d |
| Fire Protection | __ 1.4a | __ 1.4b | __ 1.4c | __ 1.4d |
| Ambulance & Rescue Squad Service | __ 1.5a | __ 1.5b | __ 1.5c | __ 1.5d |
| Water & Sewer Service | __ 1.6a | __ 1.6b | __ 1.6c | __ 1.6d |
| Community Information & Publicity | __ 1.7a | __ 1.7b | __ 1.7c | __ 1.7d |
| Storm Drainage | __ 1.8a | __ 1.8b | __ 1.8c | __ 1.8d |
| Local Schools | __ 1.9a | __ 1.9b | __ 1.9c | __ 1.9d |
| Local Library | __ 1.10a | __ 1.10b | __ 1.10c | __ 1.10d |
| Recreation Service & Facilities | __ 1.11a | __ 1.11b | __ 1.11c | __ 1.11d |
| Human Services | __ 1.12a | __ 1.12b | __ 1.12c | __ 1.12d |
| Adult & Continuing Education | __ 1.13a | __ 1.13b | __ 1.13c | __ 1.13d |
| Public Transportation | __ 1.14a | __ 1.14b | __ 1.14c | __ 1.14d |
| Street & Road Maintenance | __ 1.15a | __ 1.15b | __ 1.15c | __ 1.15d |

Q.2 Every community has some combination of characteristics which make it a desirable place to live. These can be thought of as assets or positive features of a community. For the assets below, please indicate how important each is to you.

| | Very Important | Somewhat Important | Not At All Important |
|-------------------------------------|-------------------|-----------------------|-------------------------|
| The location in general | __ 2.1a | __ 2.1b | __ 2.1c |
| Neighborhood stability | __ 2.2a | __ 2.2b | __ 2.2c |
| Resident stability | __ 2.3a | __ 2.3b | __ 2.3c |
| Physical appearance of community | __ 2.4a | __ 2.4b | __ 2.4c |
| Local recreation facilities | __ 2.5a | __ 2.5b | __ 2.5c |
| Local education facilities | __ 2.6a | __ 2.6b | __ 2.6c |
| Access to transportation | __ 2.7a | __ 2.7b | __ 2.7c |
| Access to shopping | __ 2.8a | __ 2.8b | __ 2.8c |
| Access to work | __ 2.9a | __ 2.9b | __ 2.9c |
| Kind of people in community | __ 2.10a | __ 2.10b | __ 2.10c |
| Community activities | __ 2.11a | __ 2.11b | __ 2.11c |
| Other (specify) _____ | | | |

Q.3 What, if any, are the things you like least about the community. Please be as specific as possible, and list all items you feel are important.

Q.4 Listed below are some local facilities. Please indicate how often you make use of each.

| | Use Often | Use Seldom | Never Use |
|---|-----------|------------|-----------|
| Abingdon School | __ 4.1a | __ 4.1b | __ 4.1c |
| Fairlington Community Complex (on South Stafford Street) | __ 4.2a | __ 4.2b | __ 4.2c |

| | | | |
|---------------------|---------|---------|---------|
| Shirlington Library | __ 4.3a | __ 4.3b | __ 4.3c |
| Metro/Bus System | __ 4.4a | __ 4.4b | __ 4.4c |
| Animal Shelter | __ 4.5a | __ 4.5b | __ 4.5c |
| Utah Field | __ 4.6a | __ 4.6b | __ 4.6c |

Q.5 Listed below are various citizen groups, which may require special services. For each, please indicate the areas, if any, for which you feel the County should provide improved or expanded services.

| | Human Services | Education | Recreation |
|-----------------|-------------------|-----------|------------|
| Preschoolers | __ 5.1a | __ 5.1b | __ 5.1c |
| Elementary | __ 5.2a | __ 5.2b | __ 5.2c |
| High School | __ 5.3a | __ 5.3b | __ 5.3c |
| Adult | __ 5.4a | __ 5.4b | __ 5.4c |
| Senior Citizens | __ 5.5a | __ 5.5b | __ 5.5c |
| Handicapped | __ 5.6a | __ 5.6b | __ 5.6c |
| New Citizens | __ 5.7a | __ 5.7b | __ 5.7c |

Other (Specify) _____

Q.6 For each of the needs area you identified above, please provide specific recommendation(s) in the space below:

The next five questions include lists of specific needs which have been identified as being possible community concerns. For each item please indicate whether you think the item is a "major problem," a "minor problem," "not a problem," or "no opinion."

Q.7 TRAFFIC, TRANSPORTATION & PARKING

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|---|------------------|------------------|------------------|---------------|
| Too many cars driving through Fairlington | __ 7.1a | __ 7.1b | __ 7.1c | __ 7.1d |

Q.7 (Continued)

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|---|---------------|---------------|---------------|------------|
| Potential traffic congestion from drivers accessing Shirlington via Fairlington streets | __ 7.2a | __ 7.2b | __ 7.2c | __ 7.2d |
| Need for traffic light or signs at S. 31st St. & Abingdon St. | __ 7.3a | __ 7.3b | __ 7.3c | __ 1.3d |
| Need for traffic speed control or yield right of way devices at following locations: | | | | |
| South Abingdon Street | __ 7.4a | __ 7.4b | __ 7.4c | __ 7.4d |
| South Stafford Street | __ 7.5a | __ 7.5b | __ 7.5c | __ 7.5d |
| South 33rd Street | __ 7.6a | __ 7.6b | __ 7.6c | __ 7.6d |
| South 34th Street | __ 7.7a | __ 7.7b | __ 7.7c | __ 7.7d |
| South 35th Street | __ 7.8a | __ 7.8b | __ 7.8c | __ 7.8d |
| South 36th Street | __ 7.9a | __ 7.9b | __ 7.9c | __ 7.9d |
| Other (Specify) _____ | | | | |
| Need for additional stop signs or other traffic control devices at the following intersections: | | | | |
| S. Buchanan Street at South 29th | __ 7.10a | __ 7.10b | __ 7.10c | __ 7.10d |
| S. Buchanan Street at South 30th | __ 7.11a | __ 7.11b | __ 7.11c | __ 7.11d |
| S. 36th St. & S. Taylor | __ 7.12a | __ 7.12b | __ 7.12c | __ 7.12d |
| S. 36th St. & South Wakefield | __ 7.13a | __ 7.13b | __ 7.13c | __ 7.13d |
| S. 34th & S. Wakefield | __ 7.14a | __ 7.14b | __ 7.14c | __ 7.14d |
| S. 36th & South Utah triangle | __ 7.15a | __ 7.15b | __ 7.15c | __ 7.15d |
| Convergence of Quaker Lane & I-395 (Shirlington) traffic circle | __ 7.16a | __ 7.16b | __ 7.16c | __ 7.16d |
| Other (Specify) _____ | | | | |

Q.7 (Continued)

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|--|------------------|------------------|------------------|---------------|
| Need to have clearly-marked firelanes at all court-yard entrances and other necessary locations | __ 7.17a | __ 7.17b | __ 7.17c | __ 7.17d |
| Need to control daily parking of non-resident commuters throughout area | __ 7.18a | __ 7.18b | __ 7.18c | __ 7.18d |
| Need to limit traffic on South 34th St. and South 36th St. (being used to avoid King St., Quaker Ln., and Braddock Lane inter-section) | __ 7.19a | __ 7.19b | __ 7.19c | __ 7.19d |
| Evaluate effects on the following situations on local traffic: | | | | |
| - I-395 entrance metering system | __ 7.20a | __ 7.20b | __ 7.20c | __ 7.20d |
| - Shirlington redevelopment | __ 7.21a | __ 7.21b | __ 7.21c | __ 7.21d |
| Need for additional off-street parking for residents | __ 7.22a | __ 7.22b | __ 7.22c | __ 7.22d |
| Need for signs to identify location of facilities: | | | | |
| - Abingdon School | __ 7.23a | __ 7.23b | __ 7.23c | __ 7.23d |
| - Fairlington Community Complex (on S. Stafford St.) | __ 7.24a | __ 7.24b | __ 7.24c | __ 7.24d |
| - Utah Field | __ 7.25a | __ 7.25b | __ 7.25c | __ 7.25d |
| Expanded parking area for Shirlington Library | __ 7.26a | __ 7.26b | __ 7.26c | __ 7.26d |
| Need to ban parking and driving on basketball court behind Fairlington Community Complex | __ 7.27a | __ 7.27b | __ 7.27c | __ 7.27d |
| STREETS | | | | |
| Resurface and landscape Arlington Mill Drive | __ 8.1a | __ 8.1b | __ 8.1c | __ 8.1d |
| Need to mark bicycle and jogging routes for safety of users | __ 8.2a | __ 8.2b | __ 8.2c | __ 8.2d |

Q.8 STREETS, CURBS, GUTTERS, SIDEWALKS, SEWERS & LIGHTING

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|---|------------------|------------------|------------------|---------------|
| LIGHTS | | | | |
| Need for street light at dead-end on South Buchanan & 27th Rd. | __ 8.3a | __ 8.3b | __ 8.3c | __ 8.3d |
| Repair of damaged street lights at: | | | | |
| - 4800 S. 28th St. | __ 8.4a | __ 8.4b | __ 8.4c | __ 8.4d |
| - Other (Specify) _____ | | | | |
| Additional lighting near Abingdon School at: | | | | |
| - track | __ 8.5a | __ 8.5b | __ 8.5c | __ 8.5d |
| - sidewalk between parking lot and playground | __ 8.6a | __ 8.6b | __ 8.6c | __ 8.6d |
| - playground to South 31st St. | __ 8.7a | __ 8.7b | __ 8.7c | __ 8.7d |
| CURBS, GUTTERS, & SEWERS | | | | |
| Replace sidewalk, gutter & curbing at 3500 block of South Stafford St., at South 35th St. | __ 8.8a | __ 8.8b | __ 8.8c | __ 8.8d |
| Need to improve storm water drainage to: | | | | |
| - South 36th St. at South Stafford | __ 8.9a | __ 8.9b | __ 8.9c | __ 8.9d |
| - South 34th St. at South Stafford | __ 8.10a | __ 8.10b | __ 8.10c | __ 8.10d |
| Need to improve storm water drainage at: | | | | |
| - traffic triangle at South Utah & South 36th St. | __ 8.11a | __ 8.11b | __ 8.11c | __ 8.11d |
| Replace curb and gutter at South 34th St. & Utah | __ 8.12a | __ 8.12b | __ 8.12c | __ 8.12d |

Q.8 (Continued)

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|---|---------------|---------------|---------------|------------|
| Need for improved maintenance of storm sewers and street sewers, to avoid damage to condo sewer system lateral drains | __ 8.13a | __ 8.13b | __ 8.13c | __ 8.13d |

SIDEWALKS

| | | | | |
|--|----------|----------|----------|----------|
| Need for sidewalk along South Abingdon between I-395 bridge and South 31st St., across from fire station | __ 8.14a | __ 8.14b | __ 8.14c | __ 8.14d |
| Need for more handicapped ramps at curbs on corners | __ 8.15a | __ 8.15b | __ 8.15c | __ 8.15d |

Q.9 PARKS AND RECREATION

| | Major Problem | Minor Problem | Not A Problem | No Problem |
|--|---------------|---------------|---------------|------------|
| Need to adequately air condition the Fairlington Community Complex (on South Stafford St.) | __ 9.1a | __ 9.1b | __ 9.1c | __ 9.1d |
| Need for new gutters, painting & improved maintenance at FCC | __ 9.2a | __ 9.2b | __ 9.2c | __ 9.2d |
| Need for more tot lots | __ 9.3a | __ 9.3b | __ 9.3c | __ 9.3d |
| Need for more/improved playground equipment at: | | | | |
| - FCC | __ 9.4a | __ 9.4b | __ 9.4c | __ 9.4d |
| - Utah Field | __ 9.5a | __ 9.5b | __ 9.5c | __ 9.5d |
| Need for more playgrounds for children over 5 yrs. | __ 9.6a | __ 9.6b | __ 9.6c | __ 9.6d |
| Need for indoor swimming pool at FCC | __ 9.7a | __ 9.7b | __ 9.7c | __ 9.7d |
| Need for funds to improve maintenance of "pocket parks" | __ 9.8a | __ 9.8b | __ 9.8c | __ 9.8d |

Q.9 Continued)

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|--|---------------|---------------|---------------|------------|
| Need to control Utah Field use, and problem areas of drinking, noise, lighting and litter | __ 9.9a | __ 9.9b | __ 9.9c | __ 9.9d |
| Need to make FCC available for afternoon & weekend workshops or programs (similar to Madison Center in N. Arlington) | __ 9.10a | __ 9.10b | __ 9.10c | __ 9.10d |
| Need for more children's activities at FCC | __ 9.11a | __ 9.11b | __ 9.11c | __ 9.11d |
| Need for permanent community bulletin/notice boards at strategically selected location | __ 9.12a | __ 9.12b | __ 9.12c | __ 9.12d |

Q.10 COUNTY SERVICES

| | Major Problem | Minor Problem | Not A Problem | No Problem |
|---|---------------|---------------|---------------|------------|
| Need more frequent & visible police patrols through villages: | | | | |
| - daytime | __ 10.1a | __ 10.1b | __ 10.1c | __ 10.1d |
| - nighttime | __ 10.2a | __ 10.2b | __ 10.2c | __ 10.2d |
| Ticketing of illegal parkers at bus stops, corners, other "no parking" areas | __ 10.3a | __ 10.3b | __ 10.3c | __ 10.3d |
| Need to screen Abingdon School & Fairlington Community Center garbage dumpsters, for visual improvement | __ 10.4a | __ 10.4b | __ 10.4c | __ 10.4d |
| Replace clouded plexiglass windows in Abingdon School | __ 10.5a | __ 10.5b | __ 10.5c | __ 10.5d |

Q.10 (Continued)

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|---|---------------|---------------|---------------|------------|
| Need for adult school crossing guards at: | | | | |
| - S. 34th St. & S. Utah | __ 10.6a | __ 10.6b | __ 10.6c | __ 10.6d |
| - S. 36th St. & S. Wakefield | __ 10.7a | __ 10.7b | __ 10.7c | __ 10.7d |
| - Other (Specify) _____ | | | | |

| | | | | |
|---|----------|----------|----------|----------|
| Need to reduce overcrowding of Abingdon School (consider reopening S. Fairlington School for cooperative use as grade school and day care center) | __ 10.8a | __ 10.8b | __ 10.8c | __ 10.8d |
| Need to provide for special needs of foreign language children | __ 10.9a | __ 10.9b | __ 10.9c | __ 10.9d |

Q.11 LAND USE, ZONING, LANDSCAPING, ARCHITECTURE & VISUAL

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|--|---------------|---------------|---------------|------------|
| Landscaping of traffic circles and triangles | __ 11.1a | __ 11.1b | __ 11.1c | __ 11.1d |
| Picnic shelter near Abingdon Playground | __ 11.2a | __ 11.2b | __ 11.2c | __ 11.2d |
| Need to replace street trees removed by county | __ 11.3a | __ 11.3b | __ 11.3c | __ 11.3d |
| Need more care for sidewalk trees | __ 11.4a | __ 11.4b | __ 11.4c | __ 11.4d |
| Need for tree care to stop or control Dutch Elm disease (tree injection treatment) | __ 11.5a | __ 11.5b | __ 11.5c | __ 11.5d |
| Need to minimize noise pollution from the following sources: | | | | |
| - Helicopter overflight | __ 11.6a | __ 11.6b | __ 11.6c | __ 11.6d |
| - Washington National Airport | __ 11.7a | __ 11.7b | __ 11.7c | __ 11.7d |

Q.11 (Continued)

| | Major Problem | Minor Problem | Not A Problem | No Opinion |
|--|------------------|------------------|------------------|---------------|
| - I-395 traffic | __ 11.8a | __ 11.8b | __ 11.8c | __ 11.8d |
| - King Street Traffic | __ 11.9a | __ 11.9b | __ 11.9c | __ 11.9d |
| - Quaker Ln. Traffic | __ 11.10a | __ 11.10b | __ 11.10c | __ 11.10d |
| - 7-11 on Quaker Ln. | __ 11.11a | __ 11.11b | __ 11.11c | __ 11.11d |
| Need to rezone land at corner of S. 31st St. & Abingdon from "light commercial" to "residential" | __ 11.12a | __ 11.12b | __ 11.12c | __ 11.12d |
| Fence back of Abingdon School adjacent to apartments and clean out all brush | __ 11.13a | __ 11.13b | __ 11.13c | __ 11.13d |
| Upgrade landscaping at: | | | | |
| - Shirlington Library | __ 11.14a | __ 11.14b | __ 11.14c | __ 11.14d |
| - Abingdon School | __ 11.15a | __ 11.15b | __ 11.15c | __ 11.15d |
| - Fairlington Community Complex | __ 11.16a | __ 11.16b | __ 11.16c | __ 11.16d |
| - Utah Field | __ 11.17a | __ 11.17b | __ 11.17c | __ 11.17d |
| Add Community Identification Structures and landscaping at all Fairlington entrances | __ 11.18a | __ 11.18b | __ 11.18c | __ 11.18d |

Q.12 OTHER SPECIFIC PROBLEMS OR NEEDS. Please use the following space to specifically identify any significant problems or needs not listed in the preceding five questions. Provide as much detail as possible so that we can understand the problem or need. If you would like to discuss this problem or need with a member of the F.C.A., please write your name and home phone at the bottom of this question only.

Q.13 Listed below are current community-sponsored functions or activities. For each activity, please indicate how well you like each: or, indicate those you are not aware of, by checking the appropriate space to the right.

| | Excellent | Good | Not Fair | Poor | Aware |
|----------------------------|-----------|----------|----------|----------|----------|
| All-Fairlington Day | __ 13.1a | __ 13.1b | __ 13.1c | __ 13.1d | __ 13.1e |
| Fairlington Bulletin | __ 13.2a | __ 13.2b | __ 13.2c | __ 13.2d | __ 13.2e |
| Yard Sales | __ 13.3a | __ 13.3b | __ 13.3c | __ 13.3d | __ 13.3e |
| Candidates' Night | __ 13.4a | __ 13.4b | __ 13.4c | __ 13.4d | __ 13.4e |
| Patio Tour | __ 13.5a | __ 13.5b | __ 13.5c | __ 13.5d | __ 13.5e |
| Children's Halloween Party | __ 13.6a | __ 13.6b | __ 13.6c | __ 13.6d | __ 13.6e |
| N. Fairlington Happy Hour | __ 13.7a | __ 13.7b | __ 13.7c | __ 13.7d | __ 13.7e |
| Newspaper Collection | __ 13.8a | __ 13.8b | __ 13.8c | __ 13.8d | __ 13.8e |
| Aluminum Can Recycling | __ 13.9a | __ 13.9b | __ 13.9c | __ 13.9d | __ 13.9e |

Q.14 Are there other community-wide activities which you feel the Fairlington Citizens Association should sponsor? If so, please list them below. If you would like to discuss them with a member of the F.C.A., please write your name and telephone number at the bottom of this page only.

The following demographic questions are being asked to help us analyze the community's needs in terms of the characteristics of different groups of community residents. Since this questionnaire is anonymous, none of the following information can be linked to any individual or household.

Q.15 How many vehicles of each type belong to your household?

- Automobiles _____
- Motorcycles _____
- Trailers/Campers _____
- Vans/Trucks _____

Q.16 Which of the following method(s) do you generally use for each type of travel? If you use more than one method for a purpose, check all spaces that apply.

| | PURPOSE OF TRAVEL | | |
|---------------|-------------------|------------------|-----------|
| | To/From Work | General Shopping | Travel |
| Automobile | ___ 16.1a | ___ 16.1.b | ___ 16.1c |
| Motocycle | ___ 16.2a | ___ 16.2.b | ___ 16.2c |
| Carpool | ___ 16.3a | ___ 16.3.b | ___ 16.3c |
| Vanpool | ___ 16.4a | ___ 16.4.b | ___ 16.4c |
| Bus Service | ___ 16.5a | ___ 16.5.b | ___ 16.5c |
| METRO Service | ___ 16.6a | ___ 16.6.b | ___ 16.6c |
| Taxicab | ___ 16.7a | ___ 16.7.b | ___ 16.7c |
| Bicycle | ___ 16.8a | ___ 16.8.b | ___ 16.8c |
| Walk | ___ 16.9a | ___ 16.9.b | ___ 16.9c |

Q.17 Which of the following shopping areas do you use? Please indicate how often you use each by checking the appropriate space.

| | Frequently | Infrequently | Never Use |
|-----------------------------|------------|--------------|-----------|
| Bradlee Shopping Center | ___ 17.1a | ___ 17.1.b | ___ 17.1c |
| Skyline | ___ 17.2a | ___ 17.2.b | ___ 17.2c |
| Seven Corners | ___ 17.3a | ___ 17.3.b | ___ 17.3c |
| Bailey's Crossroads | ___ 17.4a | ___ 17.4.b | ___ 17.4c |
| Landmark Center | ___ 17.5a | ___ 17.5.b | ___ 17.5c |
| Tysons Corner | ___ 17.6a | ___ 17.6.b | ___ 17.6c |
| Springfield Mall | ___ 17.7a | ___ 17.7.b | ___ 17.7c |
| Old Town Alexandria | ___ 17.8a | ___ 17.8.b | ___ 17.8c |
| Shirlington (when reopened) | ___ 17.9a | ___ 17.9.b | ___ 17.9c |

Q.17 (Continued)

| | Frequently | Infrequently | Never Use |
|-----------------------|------------|--------------|-----------|
| Parkington | __ 17.10a | __ 17.10.b | __ 17.10c |
| South Route One | __ 17.11a | __ 17.11.b | __ 17.11c |
| Other (Specify) _____ | | | |

The following questions are to be used for the purpose of categorizing and analyzing responses by household characteristics. All data are strictly confidential and all responses are completely anonymous.

Q.18 Do you own or rent your unit?
 18.1a 18.1b

Q.19 Where do you live?

- North Fairlington __ 19.1a
- Commons - Village 1 __ 19.1b
- Green - Village 2 __ 19.1c
- Meadows - Village 3 __ 19.1d
- Glen - Village 4 __ 19.1e
- Arbor - Village 5 __ 19.1f
- Mews - Village 6 __ 19.1g
- Park Shirlington __ 19.1h
- Shirlington House __ 19.1i

Q.20 How long you have lived there? _____ years

Q.21 How many adults (over 18 years) live in your home? _____ # of adults

Q.22 How many children (less than 18 years) live in your home? _____ # of children

APPENDIX D

Chronology Of Events

- September 6, 1984 County NC staff briefing to FCA Board.
- September, 1984 FCA creates NC Committee to lead effort.
- October 3, 1984 FCA instructs its Board to seek membership in Neighborhood Conservation Program.
- February 7, 1985 Letter of Commitment sent to NCAC.
- January-March, 1985 Survey #1 sent to all Fairlington Condo Boards, Abingdon School PTA North and South Fairlington, Baby sitting Coops, Fair Golds (a senior citizen group), and Oliver T. Carr Corporation.
- May, 1985 First participation in NCAC meetings.
- July 1, 1985 Survey #2 sent to all Fairlington and Park Shirlington dwellings. Survey instruments also left with Shirlington House resident manager.
- August-October, 1985 545 surveys from Fairlington and Park Shirlington compiled and analyzed. Community inventories also performed by NC Committee.
- January 31, 1986 Long article detailing status in "North Fairlington News".
- February, 1986 Draft NC Plan sent to County staff.
- April, 1986 County staff review complete.
- May-June, 1986 Draft Plan sent to Fairlington Condo Boards, Civic groups, Park Shirlington Rental Office, and Shirlington House Management Office.
- May 14-27, 1986 Revised draft Plan made available to community at 4 central locations (North Fairlington Community Center, Fairlington Community Complex, Park Shirlington Rental Office, and Shirlington House Management Office). Notices placed in "North Fairlington News" and "All Fairlington Bulletin.
- May 28, 1986 Draft Plan reviewed at General FCA meeting (100+ people). Summary recommendations passed out and copies of Plan made available. Notification given that Plan to be presented to County if no objections made.

- August 5, 1986 Draft Plan presented to Shirlington House Tenants Association. Shirlington House Representative added to NC Committee.
- October 4, 1986. General notice distributed to all park Shirlington residents with Plan copies placed at Park Shirlington Rental Office for review by all residents.
- January 21, 1987 Plan partially reviewed at Fairlington General meeting (200+ people).
- February, 1987 "Feb 1987" draft sent to All Fairlington Condo Boards and Shirlington House Tenants Assoc. for final approval.
- March 1, 1987. Summary recommendations published in "All Fairlington Bulletin" distributed to Fairlington and Park Shirlington. General meeting announced.
- March 31, 1987. Plan presented at community-wide meeting (20+ people). Unanimous vote of approval given to proceed to County Board.
- March-April, 1987 Shirlington House Tenants Association and Fairlington Condo Boards review Plan.
- April 9, 1987. Presentation to Neighborhood Conservation Advisory Committee.
- May 11, 1987. Presentation to Planning Commission.
- May 16, 1987. County Board Adopted Plan.

In addition to these events, four other notices appeared in the "ALL FAIRLINGTON BULLETIN" asking for volunteers or noting progress. The FCA Committee has been meeting on a regular basis since October, 1984: on a monthly basis for the first year-and-a-half, and somewhat less frequently since then.