

Dominion Hills NCP Editing Committee Doc. 2004/N2 REV

Comments submitted on the 25 August 2003 version of the Dominion Hills Neighborhood Conservation Plan

Note: This document contains comments submitted on the 25 August 2003 draft from residents of Dominion Hills and the responses of the editing committee. The page and line numbers in the 2nd and 3rd column of the table following, refer to that draft as presented in doc. 2004/N1. Comments attributed to "Arlington County" were submitted by Adam Denton on behalf of various county departments. The changed text appears in the 8 February 2004 draft NCP.

Commenter	Page	Line	Comment	Proposed resolution	Editing committee response
1. Resident comment			<p>I would like to compliment the other authors for all their research and hard work and the editors for pulling together a document that reads very well. This is a nice piece of work that involved many people in this community. I really appreciate the time that was invested by so many. I thought the history and background information was most informative and interesting in particular.</p> <p>My main concern is a general comment regarding the use (or lack thereof) of the numbers from the neighborhood survey in this version of the document. I think that this version goes too far in removing those numbers (seen in an earlier version) in order to make the document more readable. I think we need to move back toward the middle ground and use the numbers where they shed light on the discussion. Some examples are provided on the attached document. [ed. Note--in the following comments.]</p>		Comment noted. See subsequent comments for the response to suggestions to restore specific numbers or data from the survey to the text of the plan

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2. Resident comment			The word "albeit" is overused throughout the document.		Comment noted. Possible superfluous use of albeit will be considered by the editors in finalizing the text.
3. Resident comment			One final, passing thought: I am a bit concerned that an outsider reading the document may get an inaccurate impression of DH (crime, cars racing through streets, rats, parking problems, etc.). By its very nature, this type of document tends to focus on issues of concern to neighbors. Maybe some additional language at the front end would help to soften this impression for readers not familiar with the many benefits of living here?		Accepted in principle. When preparing the introduction, positive text about Dominion Hills will be included to set the tone of the plan. Also, see the section on <i>Neighborhood Characteristics</i> .
4. Resident comment	1	11	These reported number of homeowners is different than the number of homes. We need to clarify this discrepancy.		In response to this comment, members of the drafting counted houses using both an aerial photographs and a ground-truth assessment. The number of houses in the Neighborhood is 611. This number will be used, except with regard to the Census statistics which apparently follow slightly different boundaries than the official Arlington County Boundaries for the neighborhood. See page 7 of 25 August draft. A note will be added to page 7, explaining the discrepancy.
5. Resident comment	1	33	Add "repair of specific in-street gutters as the first item in this list.	See comment.	Accepted with modifications. Change beginning of the sentence as follows: "Increase the attractiveness of Dominion Hills through <u>the installation of gateway signs and</u> through infrastructure <u>improvements</u> , such as <u>repair of poorly-designed in-street gutters</u> , elimination of street-side utility poles, burial..." Delete second sentence which is now redundant.

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6. Resident comment	5	158	"Fine" has a certain connotation when connected with the word "restaurant" and I don't think most of the Westover eateries would really be considered "fine" in that sense.	Change "fine restaurants" to "good restaurants."	The modifier will be deleted so that it just says "restaurants."
7. Resident comment	5	171	"built in 1946". 1946 was the start of this construction which took place over a few years	Change to "built beginning in 1946" or "built from 1946-194X."	Accepted. Use "built beginning in 1946..."
8. Resident comment	8-10		At the quarterly meeting of the Dominion Hills Civic Association on Wednesday, September 3, it was noted that Dominion Hills had long been a neighborhood of persons with moderate incomes, but that today it had become a neighborhood where it is impossible for moderate income folks to purchase a home. There was support for revising the draft Plan to address this problem so that Dominion Hills can meet the purpose of the Neighborhood Conservation Program: achieve an improved neighborhood and fulfill a broader vision of the modern 'urban village'.	See Attachment A.	<p>Not accepted. While the affordability of housing in Arlington is a concern shared by many, affordable housing issues are not normally addressed in Neighborhood Conservation Plans. Given that the survey overwhelmingly indicated (96%) that residents want Dominion Hills to remain "an area of mostly single-family detached homes", the NCP should not adopt recommendations contrary to this desire. Note that the first of the goals listed in the plan, is to "Preserve the low-density, residential character of the neighborhood."</p> <p>Current housing prices notwithstanding, Dominion Hills remains an economically and ethnically diverse neighborhood. In fact, recent Census figures show that Dominion Hills is becoming more ethnically diverse.</p> <p>Our diversity should be highlighted in the NCP and changes have been made to the "Population" section of the plan which highlight the continuing social diversity and increasing ethnic heterogeneity of Dominion Hills.</p> <p>See Attachment B for responses to the specific recommendations advocated in Attachment A.</p>

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9. Resident comment	8	194	Do you really want to use the phrase "in the midst of suburbia?" The use of "suburbia" conjures up images that I think most of us would rather avoid.	"...surrounded by significant open spaces in an urban setting."	Accepted with modifications. Delete "in the midst of suburbia" and insert "suburban" after "residential"
10. J Resident comment	8	194	The number is actually 95.7% and should be rounded up.	Change as follows: "Ninety- five six...."	Accepted.
11. Resident comment	8	194	I would support language here to indicate that neighbors would be open to some other than single family homes (e.g., duplexes, small townhouse developments) if it would provide some opportunity for affordable housing in DH. I would, however, suggest that the survey is clear that virtually no one wants high density, high rise development in the area.	I will leave it to the housing experts to suggest specific ways in which we could encourage that, because I think it will be difficult given market forces.	Not accepted. The evidence from the survey (96% favor DH remaining a neighborhood of "mostly single family homes") does not support the including of such language here. See also the response to comment 8.
12. Resident comment	8	202-204	"Dominion Hills has no townhouses, apartments, or other multifamily housing units, Similarly, it has not churches, schools, or public or industrial buildings." While technically correct, this gives an incorrect impression. All of these structures (except industrial buildings) are found immediately adjacent to the neighborhoods formal boundaries.	Delete sentences.	Comment withdrawn by commenter.
13. Resident comment	8	216-217	We should not include the name of the owners of the Dominion Hills Centre.	Delete sentence starting with "The Centre is co-owned by...."	Accepted.
14. Resident comment	8	223	How do we know that the local market is "underserved"?	End sentence after "...community needs."	Accepted.
15. Resident comment	9	257-258	Note in recommendation that the undeveloped properties are county-owned.	Change as follows: "The county should evaluate the <u>county-owned</u> undeveloped properties along Four Mile Run,,,"	Accepted.

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16. Resident comment	10	277	"Most" is too vague here. Does it mean 51% or 93% or something in between?	Input actual survey results on this item.	Not accepted. This statement is based on extensive discussion with residents and within the drafting committees. There were no questions in the survey that provide data or numbers that can be used here.
17. Resident comment	10	299-300	How can mini-mansions exceed height restrictions? The County Board made a famous example of a developer who did that near Jefferson St and had to shave several feet off the top of his "completed" property.	Mini-mansions, which often don't fit into the character of the neighborhood,...	Accepted, however, keep recommendation 6 as is. See response to comment 18, below for further rationale.
18. Arlington County	10	308-310	<p><u>Recommendation # 7</u></p> <p>Approval of pipestem residential infill lots is no longer allowed administratively as a matter of right. On March 18, 2003, the County Board amended the Zoning Ordinance to allow for the approval of pipestem lots only through Use Permits under the provisions for Unified Residential Development. Such approvals can now only be made by the County Board.</p> <p>Other residential infill development such as the resubdivision of large tracts of land into additional lots can still be done as a matter of right, as long as such approvals do not require any exception or variance to existing applicable Zoning Ordinance or Subdivision Ordinance regulations. Staff routinely encourages owners of such large properties to consider developing such sites as Unified Residential Developments (URD's). URD's allow certain incentives to developers such as more flexibility in site design and lesser development costs, while allowing community participation in the approval of such development.</p>		<p>Noted, with thanks for the information provided by County staff.</p> <p>Although pipestem and infill development may no longer be allowed as a matter of right, we are concerned that exceptions might be made to this policy or variances might be granted. As such, the plan should retain recommendation 7 as drafted in the NCP.</p>

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19. Resident comment	11	318-347	This section needs editing.	The second sentence (starting with "Many streets are.." is out of place and should come at the end of the section. Recommendation 9 is redundant. Recommendation 10 should follow the last paragraph	Accepted. See text for these and additional editorial changes.
20. Arlington County	11	336-334	<u>Recommendation # 9</u> The residents of Dominion Hills should develop a list of locations of broken pavement; cracks in concrete gutters including valley gutter's that need repair and submit that information to DPW Water Sewer Street for follow-up.		Accepted in part. Recommendation 9 was somewhat redundant with recommendations 8 and 10. These have been revised to add specificity and recommendation 9 has been deleted. The former Recommendation 10 is now recommendation 9 and subsequent recommendations have been renumbered.
21. Arlington County	11	342-343	<u>Recommendation # 10</u> The residents of Dominion Hills should develop a list of pothole locations that need repair and submit that information to DPW Water Sewer Street for follow-up. The emergency number to report potholes is 703-228-6485.		Not accepted with regard to inclusion of a list in the NCP. This is an ongoing problem and potholes and cracking continue to occur. A listing the specific locations of cracking and potholes would become quickly dated. The NPC is intended as a statement of principle. We appreciate the information about how to contact the DPW to report potholes and agree that a neighborhood pothole inventory should be prepared and submitted the DPW, although not as part of the NCP.
22. Resident comment	12	350	The text states that the sewers are of "significant concern" to "some residents", that "many" support the relocation of the lines, and that "some oppose such a plan." I could have told you that before we started the NC process.	Use the numbers in the survey to shed a little more light on this discussion.	Accepted. See revised text.

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23. Arlington County	12	356-358	<p><u>Recommendation # 11:</u> Public funds cannot be spent to benefit individuals. When a property owner wants to add an addition or construct an improvement to their property, they must bear the cost of adjustment and relocation of existing utilities. If a particular section of sanitary sewer line fails or somehow becomes a maintenance problem, engineers routinely evaluate the cost and benefit of repair options, including relocating or replacing the line. However, sanitary sewer lines, which traverse private property, are never relocated at public expense just to free up a backyard for a possible addition. It is inappropriate to spend public funds as the NC plan proposes and staff does not recommend that any study be preformed.</p>		<p>Not accepted. We are not talking about actions to benefit particular individuals, but a bad situation created by a poor and inappropriate decision to allow sewer lines to be located in the back yards of houses on several streets when the neighborhood was developed. This problem was compounded when additions were permitted on the sewer lines easement, because the County did not have these easements marked on plats or maps of Dominion Hills properties. These lines are now over 50 years old and at some point will have to be replaced or extensively repaired. Several of these lines likely cannot be replaced or extensively repaired where they currently lie.</p> <p>The County should begin consideration of this issue now so that when a major sewer line failure occurs, county officials have a long term plan that will ensure that appropriate cost-effective actions are taken.</p> <p>We note that last winter a major backyard storm sewer failed. The repair action taken by county workers (completely filling and blocking the storm sewer with gravel) was improper and caused extensive flooding and damage to houses on Patrick Henry and North Lebanon Street. The costs to the county to ameliorate the situation created were quite high as was the costs to individuals who had to repair flood damage to their houses. In this case, private individuals bore the costs associated with poor planning by the county and unwise actions by county workers.</p>

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					The recommendation (now recommendation 10) has, however, been edited.
24. Resident comment	12	361	This is an example of a good clear and appropriate use of the statistics: "More than two thirds of DH residents considered street lighting to be adequate..."		Noted. Thank you.
25. Arlington County	12	373-377	<p><u>Recommendation # 12</u></p> <p>The neighborhood has been surveyed and found that most of it has minimum lighting levels with nearly 95 % of all existing cobra lights working. If any improvements are to be considered for more cobra light and/ or Carlyle lights, the following areas may be considered:</p> <ul style="list-style-type: none"> • N. Lebanon St. near Wilson Blvd. for one block. • N. Montana St. from 9th St. towards N. McKinley St. • N. Larrimore St. one block at the Cul Desac. • East side of N. Patrick Henry Dr. from Wilson Blvd. to 10th Road N. 		Noted. While we accept that the county does not need to do an overall survey, we do not have the data to allow us to specify all locations where lighting should be installed. The recommendation, therefore, has been divided into 2 separate recommendations. The first (# 11) notes specific locations that have been identified as requiring additional lighting. The second (#12) states that pedestrian lighting should be installed in other parts of the neighbor "as desired and qualified by residents through the established petition process."
26. Arlington County	13	404-406	<p><u>Recommendation # 13</u></p> <p>Dominion Hills has over 44,000 feet of street centerline. Our general budget estimator for undergrounding along roadways is \$1,500 per foot. So a ballpark number for undergrounding the whole community is \$66M.</p>		Noted. We accept that undergrounding of all overhead wiring at this time is not feasible. At the same time, the neighborhood believes that the eventual undergrounding of wiring should be a long-term goal for Arlington County. Therefore, this recommendation has been revised to state "The undergrounding of utility wires should proceed as resources allow."
27. Arlington County	13	408-410	<p><u>Recommendation # 14</u></p> <p>NTC projects may require capital improvements such as new curb and gutter and the installation of speed and pedestrian signs. Beautification projects and plantings are not generally part of the County NTC program.</p>		Not accepted. Whatever the current practice, beautification should be considered whenever such capital improvements are being planned. However, see editorial changes to the recommendation.

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28. Resident comment	14	431-433	We should mention that the excessively-wide lanes on the Patrick Henry and McKinley-Ohio Street Bridges encourage speeding for cars entering the neighborhood	Change as follows "Southbound traffic entering the neighborhood across the Patrick Henry overpass is additionally prone to acceleration because of the <u>excessively wide traffic lanes on these bridges and, for the Patrick Henry overpass, by the steep downgrade in this direction.</u> "	Accepted with modifications: Southbound traffic entering the neighborhood across the Patrick Henry overpass is additionally prone to acceleration because of the <u>excessively wide traffic lanes on these bridges and, for the Patrick Henry overpass, because of the steep downgrade in this direction.</u> "
29. Resident comment	14	443	The last sentence of this paragraph can be read to imply that that the identification of these streets as having speeding problems came out as a result of the survey. In fact, these were identified during discussion within task groups and with other residents of the neighborhood. Also, Livingston and Madison should be added to the list.	Revise sentence to read: "Finally, residents have identified Larrimore, Livingston and Madison as streets where excessive speeding is a problem.	Accepted.
30. Arlington County	14-15	453-458	<u>Recommendation # 15</u> The Arterial Traffic Management (ATM) Study is currently looking at measures that could be used to address traffic concerns, such as speeding problems on roadways such as Patrick Henry Drive, Mckinley Road, North Ohio Street, and Wilson Blvd. An expected outcome of the ATM Study is the development of a toolbox of measures that can be applied to arterial streets throughout the County. The study should be completed in spring of 2004.		Noted. The recommendation has been revised to note the need to coordinate traffic -calming measures with adjacent communities.

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			<p>Neighborhood streets are the focus of the Neighborhood Traffic Calming Program. The neighborhood should communicate the problem streets to the Neighborhood Traffic Calming team. NTC staff will collect data on neighborhood streets to serve as a baseline for traffic calming projects. Data will be evaluated and ranked based on neighborhood traffic calming criteria. Traffic calming, or mitigation measure may be appropriate based upon speeds and changes in traffic pattern.</p>		
31. Resident comment	14	455-456	<p>"...utilizing up-to-date traffic -calming measures that are acceptable to the largest percentage of neighborhood residents and aesthetically pleasing."</p> <p>I'm afraid that this --by implying that the survey results should govern in every case--could, tie the hands of those who might propose specific traffic solutions in the future. While the survey results are good guides, the solution to a situation might include traffic -calming methods that residents oppose generally, but might find acceptable or even desirable in a specific case.</p> <p>For example, the intersection at N. 10th Road and Patrick Henry has been identified as the site of several problems (speeding, difficulty in pedestrian crossing, obstructed views for traffic). We may, at some point, want to propose changes to this intersection that include physical changes such as traffic-nubs that did not receive majority support in response to the survey. While residents may oppose the installation of traffic nubs throughout the neighborhood, they might find them acceptable or even desirable at this one location. (Please note that I am not proposing traffic nubs at this location—I am only giving a</p>	<p>Change as follows:</p> <p>"...utilizing up-to-date,¹ acceptable traffic-calming measures that are acceptable to the largest percentage of neighborhood residents and aesthetically pleasing"</p>	Accepted with modifications. See revised text.

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			hypothetical example!)		
32. Resident comment	15	460	The language should match the numbers generated by the survey. The paragraph on cut-through traffic states that it is "another concern for some. In our survey, nearly half..." "Some" seems like a lot less than "nearly half."	Input actual survey results if available	Accepted. See changes to text.
33. Resident comment	16	460-462	<p>Cut-through traffic Lines above <u>Recommendation # 16</u></p> <p>I believe these lines should include Patrick Henry and McKinley as they are mentioned in the survey; and as the recommendation # 16 states “The issue of cut-through traffic should be addressed in a communitywide traffic-management plan.”. Although an argument could be made that they are meant to carry the neighborhood(primarily our DH neighborhood) traffic, a larger argument could be made that we want the County to know that we do not want all of Arlington County’s traffic cutting through on Patrick Henry and McKinley. Please find the section below with the only changes being the addition of words Patrick Henry and McKinley. Also get rid of the wording at the end (according to empirical observation).</p>	<p>Redone wording</p> <p>Cut-through traffic is another concern for some. In our survey, nearly half of the respondents identified this as a problem. Streets of concern include Patrick Henry, McKinley, Larrimore, 10th Road, Madison, and Livingston.</p>	<p>Not accepted. While the editing committee is sympathetic with the comment, the fact remains that McKinley and Patrick Henry are designed and classified as neighborhood arterial roads by Arlington County. Arlington County would not support any action intended to limit or restrict the number of cars traveling these streets.</p> <p>For those other identified streets, there is a strong possibility that DH will be able to make progress in addressing cut-through traffic and Madison, Larrimore, N. 10th Road and Livingston will be specifically noted in the recommendation concerning the cut-through traffic problem .</p>
34. Resident comment	15	462	Last phrase of this paragraph is unnecessary.	Delete "according to empirical observation."	Accepted.
35. Arlington County	15	464-467	<p><u>Recommendation # 16</u></p> <p>The Neighborhood Traffic Calming Program deals primarily with speed, but proposed revisions to the program will also address cut-through traffic. The program emphasis is on street by street rather than neighborhood wide. The neighborhood should identify streets with speeding and cut through issues and communicate those problem streets to DPW staff for action. NTC staff will collect data on neighborhood streets to serve as a baseline for</p>		Noted. Thank you.

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			<p>traffic calming projects. Data will be evaluated and ranked based on neighborhood traffic calming criteria. Traffic calming or mitigation measure may be appropriate based upon speeds and changes in traffic pattern.</p> <p>The neighborhood should communicate the problem streets, and addresses where low-hanging vegetation creates blind spots or restrict sight to the DPW staff for action.</p>		
36. Arlington County	15	475-476	<p><u>Recommendation # 17</u></p> <p>It is County practice to maintain street trees and other vegetation on County property so that they do not obstruct visibility and safety. Since trees and vegetation can grow quickly, it would be helpful if the community identified specific problems for County attention.</p>		Regrettably, we do not have a list of such locations prepared for inclusion in the plan.
37. Resident comment	15-16	478-524	<p>I live on Patrick Henry Drive and have 2 small children. We are very concerned about the speeding/cut-through traffic on our road (as we expressed in the survey). Our main concern is for next year when our son begins school. We live close enough to both McKinley and Swanson to be classified as "walkers". However, there is no adequate place to cross Patrick Henry for either school.</p>	<p>My suggestion would be to add a stop sign at 9th Rd (for McKinley walkers) and at 10th Rd (for Swanson walkers and users of the bike trail). Since there are already stop signs at 9th and 10th to get onto Patrick Henry, this would make those intersections four-way stops.</p>	<p>The editing committee agrees that this issue needs to be emphasized and that crosswalks at the areas indicated are needed. A four-way stop at the intersection of 10th Road and Patrick Henry is an option that should also be considered as a <i>possible</i> element of any proposal to address the numerous problems with this intersection.</p> <p>The text has been changed to emphasize the need to improve pedestrian safety for those crossing Patrick Henry. In particular, text pointing out the many problems at the Patrick Henry, N. 10th Road Intersection has been included as boxed text.</p>
38. Resident comment	15	490-495	<p>The lack of crosswalks on arterial roads (N. 10th, Patrick Henry, McKinley, Wilson) is a characteristic that also works against traffic safety. Although this is discussed elsewhere, it should be included in this summary list.</p>	<p>Add a bullet as follows:</p> <ul style="list-style-type: none"> • No or insufficient pedestrian crossings on major roads 	Accepted.

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39. Arlington County	16	521-524	<p><u>Recommendation # 18</u></p> <p>DPW staff is interested in working with the neighborhood to address pedestrian concerns on Wilson Boulevard and elsewhere in the neighborhood. The neighborhood should work with County staff to ensure that their concerns are raised as part of the Wilson Boulevard ATM Study.</p> <p>In the past year, bicycle lanes were installed on Patrick Henry Drive and North Ohio Street, and between Wilson Blvd and Washington Blvd. In addition a speed-sensitive traffic signal has been installed at the crossing of Wilson Blvd in Bluemont Park. All these changes should help to reduce motorist speeding and improve pedestrian crossing safety. Crosswalks were installed last year to address the residents request for additional safe crossings at 9th Road North and where the Four-Mile Run Trail crosses Ohio on the south side of interstate 66 bridge.</p> <p>NTC staff will collect data on neighborhood streets to serve as a baseline for traffic calming services. Data will be evaluated and ranked based on neighborhood traffic calming criteria. Traffic calming or mitigation measure may be appropriate based upon speeds and changes in traffic pattern.</p>		Noted. Thank you.
40. Arlington County	16	544-546	<p><u>Recommendation #19</u></p> <p>Issues regarding bicycle safety and access should be brought to the attention of the Arlington Bicycle Coordinator in the Department of Public Works.</p>		Noted. Thank you.

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41. Arlington County	17	569-572	<u>Recommendation #20</u> County staff has proposed additional ART services from Dominion Hills to the East Falls Church Metro Station for implementation in upcoming years. Staff is looking for opportunities to improve transit services for Dominion Hills residents.		Noted. Thank you.
42. Arlington County	17	574-576	<u>Recommendation # 21</u> The Transit Coordinator will forward the neighborhoods issues to Metro supervisors. The request will ask that drivers pay more attention to posted speeds signs within the Dominion Hills neighborhood and especially on North Livingston and also on 10th Road North.		Noted. Thank you.
43. Arlington County	18	592-593	<u>Recommendation #22</u> Department of Public Works, Traffic Engineering Department staff conducted parking surveys on the 5800 block of N. 9th Road, and the 900 block of N. Arlington Mill Drive in May 2003. Based on the survey results, this section of Arlington Mill Drive from 9th Road to Wilson Blvd did not meet the qualifications for residential zone permit parking. In conjunction to the survey, staff contacted the Parks and Recreation Sports Division to request stricter enforcement of possible unauthorized use of the field near the park.		Noted. Thank you. We believe, however, that the assessment protocols used do not take into account the almost complete lack of off street parking on this section of Arlington Mill Blvd. We will continue to advocate the extension of Zone 12 parking to include the section of Arlington Mill Drive from North 9 th Road to Wilson Boulevard.
44. Resident comment	18	605-606	Recommendation #23 has lost so much wording that it does not address neighborhood feeling towards the unsightly conditions especially on McKinley Madison. Some of the McKinley issues are noted in text above the recommendation. There is neighborhood consensus McKinley has a problem, and this recommendation should specifically address at least McKinley parking conditions. Please find proposed wording, below.	<u>Recommendation #23</u> The county should create a restricted parking zone on Madison from Wilson to 9th Street. Arlington County should work with Dominion Hills to address and ameliorate unsightly parking conditions on McKinley, Wilson, and Madison	Accepted . The southern end of N. Madison Street near Wilson and that section of Wilson (northern side) running from N. 9 th Street (or Patrick Henry?) to McKinley does suffer from parking problems, parking-related littering and the use of the street parking for extensive automotive repairs. The text of the recommendation has been changed to

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			<p>The first sentence is the same and a second sentence is appended. McKinley should certainly be included and Wilson and Madison are less critical.</p>		<p>text of the recommendation has been changed to emphasize the need to address these problems.</p>
<p>45. Arlington County</p>	<p>18</p>	<p>605-606</p>	<p><u>Recommendation #23</u></p> <p>The Residential Parking Zone Program is a community-driven program created to enable Arlington County residents to park on streets in their neighborhoods by restricting parking by outside users, primarily commuters. From the initial request to the final implementation of particular restrictions, residents are involved in the process of creating a program that will best suit the needs of their neighborhood. Permit parking is instituted on a block-by-block basis. An engineering study which consists of parking surveys are taken to determine if a particular block consistently meets the qualifications set forth by the zoning ordinance for permit parking. Those conditions are a) at least 75 % of the total spaces must be occupied, and b) vehicles that are out-of-county (commuters, shoppers, or students) must occupy at least 25 % of the total number of available spaces.</p> <p>If the qualifications are met, someone who lives on that particular block circulates a petition among the residents of the affected block stating that a request to institute permit parking on the block has been received, asking the resident to vote in favor of or against instituting permit parking. If 60 % is in favor, the block becomes a permit parking area. A notice is sent to each household explaining all the rules and regulations. Signs are posted restricting parking to vehicles displaying an Arlington County decal with a zone indicator. Further information on the procedures and ordinances behind permit parking can be found on</p>		<p>Noted. Thank you.</p>

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			<p>our webpage at www.co.arlington.va.us/dpw/traffic/parking/zone.htm</p>		
46. Arlington County	18	614-616	<p><u>Recommendation # 24</u> County staff in the past have worked with the administration of Mckinley School to address pedestrian safety concerns. The Department of Public Works continues to address such issues as part of the Safe Routes to Schools program. Staff invites residents, parents and school officials to bring any lingering concerns to the head of the Traffic Engineering Section.</p>		Noted. Thank you.
47. Resident comment	18	614-616	<p>Given that the parking problems at McKinley are already evident and that there is ample room in front of the school to increase the currently undersized lot, should we recommend that this be considered?</p>	<p>Change the recommendation as follows</p> <p>"....to develop a comprehensive traffic flow and pedestrian safety plan for McKinley Elementary School <u>and consider expansion of the existing parking lot.</u></p>	Not accepted. This recommendation is too specific and this is not the correct forum for this proposal.
48. Resident comment	19	632-633 (Box text)	<p>Many people like access to I-66. I'm not sure that the negatives outweighed the positives.</p>	<p>Change second sentence as follows:</p> <p>The completion of this highway in 1983 had an overall negative impact on Dominion Hills, including altering the previously secluded character of the neighborhood.</p>	Accepted.

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49. Arlington County	21	720-723	<p><u>Recommendation # 28</u> County staff are working with NVRPA to identify the location for a new trail to link the Upton Hills Park to Bluemont Park and soon to be constructed Powhatan Springs Park.</p>		Noted. Thank you.
50. Resident comment	23	829-832	<p>"The community would be concerned with any residential or commercial development of the upper portion of the property, but would support its further utilization for recreational purposes by DHARA or, if the Association decides to sell the property, by Arlington County."</p> <p>I don't think it is appropriate for us to tell DHARA that residential or commercial development of the upper part of the Inscoc property is inappropriate. DHARA invested in the property decades ago and should be allowed to use it as its membership deems appropriate.</p> <p>I don't know what was in the mind of the person who drafted this recommendation!☺</p>	<p>Suggest changing sentence to"</p> <p>"The community would be concerned with any residential or commercial development of the upper portion of the property, but would support its the further utilization of the upper part of the <u>property</u> for recreational purposes by DHARA or, if the Association decides to sell the property, by Arlington County."</p>	Accepted.

Commenter	Page	Line	Comment	Proposed resolution	Editing committee response
51. Resident comment	24	836-838	<p>Did these 14 crimes actually occur in Dominion Hills or are these the figures for the entire 22205 zip code? I thought that the robbery on Wilson and the assaults on the bike trails took place outside the formal boundaries of Dominion Hills.</p> <p>We should confirm the locations of these crimes and, if necessary correct the statement.</p>	<p>If a correction is needed and the numbers of crimes (and the implications with regard to the relative crime rate) can be precisely determined, make sure to put those numbers in the plan. An alternative (if these 14 crimes represent the total for the 22205 zip code) is to indicate this as follows:</p> <p>"Arlington County Police report that only 14 index crimes occurred in the <u>2005 zip code, which includes the Dominion Hills neighborhood,</u> during the six-month period of December 2002 to May 2003."</p>	<p>Not accepted. According to the Arlington County Police Department, these crimes occurred within the formal boundaries of Dominion Hills.</p>

ATTACHMENT A—See comment # 8

Today's Housing Problem

Dominion Hills was built as an exclusive subdivision during 1945-1955 with a covenant that excluded all persons of color. Throughout most of its history Dominion Hills' residents were primarily moderate- and lower middle-income who could afford to buy houses in the neighborhood. Many were teachers, firefighters, police officers and Federal government employees. Most of those who have lived here for years could not buy a house today.

There is a great shortage of housing in Arlington, especially for households with moderate and low incomes. [Source: Future Housing Supply and Demand Analysis for the Greater Washington Area; John McClain, AICP, Senior Fellow and Stephen S. Fuller, PhD, Director, The Center for Regional Analysis; School of Public Policy, George Mason University, 2002] Only 40% of Arlington's teachers live in the County.

Improvements to the houses and high demand by upper middle-income persons, however, have increased their value to close to \$500,000, making it impossible for persons with moderate incomes to become residents. (If the value of the \$8,500 Dominion Hills house in 1945 had increased at only the rate of inflation, its value in 2000 would be \$81,317. [Source: <http://www.minneapolisfed.org/Research/data/us/calc/>])

For the past 10-15 years the salaries of teachers, police officers, firefighters and other Arlington County public servants have not enabled them to buy homes in Dominion Hills. Many young professionals are unable to afford housing here. No service workers can afford Dominion Hills houses.

The 2000 population of Dominion Hills was more than comfortable financially, with a median household income of \$89,551.

Dominion Hills' Vision of its Residents in the Future

Dominion Hills residents know that:

- o because Arlington housing is not affordable on public servants or young professionals' salaries, they are forced to make lengthy commutes. This makes it much more difficult for Arlington's schools, government and businesses to attract and retain high quality employees who connect with Arlington's communities;

- o inadequate housing supply results in diminished economic growth: jobs will be lost due to housing constraints by 2025 in the Metro area; housing costs will be exceeded only by New York City. [Source: John McClain; Senior Fellow, Center for Regional Analysis; <http://cra.gmu.edu>]

Dominion Hills current residents are Arlingtonians and subscribe to the County's vision of itself in the 21st century: "Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important." [<http://www.co.arlington.va.us/cbo/initiatives/vision.htm>] "Arlington will continue to be home to a multi-racial, multi-ethnic, multi-aged, and economically mixed population, with a range of housing options serving the needs of its entire population."

[http://www.co.arlington.va.us/cmo/tfvision/vision_task_force_section5.htm]

Dominion Hills residents know they must contribute to achieving and maintaining this vision. Dominion Hills' vision of its residents is that they will be more diverse in terms of family status, age, income, race/ethnicity and mental and physical ability, reflecting the population of Arlington and Northern Virginia.

NEW RECOMMENDATION

Without changing the fundamental character of the neighborhood--mostly single-family, detached homes--Dominion Hills residents will support efforts to provide its fair share of aesthetically compatible housing affordable for a range of income levels, including:

- modifying current commercially-zoned and some residentially- and special-zoned property for multi-unit use and/or other uses which would encourage the development of housing for a range of needs.
- using some single home, residential property;
- studying the feasibility of using I-66 air rights;
- using the 15 parcels of land on Wilson Blvd. Between McKinley Road and Madison Street for multi-unit use and
- incorporating the Patrick Henry Apartments into the Dominion Hills Civic Association area.

AFFECT ON CURRENT DRAFT RECOMMENDATIONS

This recommendation may have some effect on current draft recommendations 2, 4, 5 and 6.

ATTACHMENT B—Response to specific recommendations advocated in comment #8

NEW RECOMMENDATION

Without changing the fundamental character of the neighborhood--mostly single-family, detached homes--Dominion Hills residents will support efforts to provide its fair share of aesthetically compatible housing affordable for a range of income levels, including:

--modifying current commercially-zoned and some residentially- and special-zoned property for multi-unit use and/or other uses which would encourage the development of housing for a range of needs.

RESPONSE-- The above recommendation would directly contradict the results of the survey (which show that 96% of those responding to the survey support Dominion Hills remaining a neighborhood of mostly single-family homes) and the first goal, which is to "preserve the low-density, residential character of the neighborhood." Neighborhood residents would almost certainly oppose any zoning changes to allow multi-unit housing or denser development. Based on current housing developments in Arlington, it also is unlikely that any new housing would be even less affordable than the existing housing it would replace.

--using some single home, residential property;

RESPONSE—Which single home residential properties are being referenced here and in what way are they to be used? This is an issue that should be proposed and dealt with on a case-by-case basis by individual property owners and their affected neighbors, rather than by the NCP.

--studying the feasibility of using I-66 air rights;

RESPONSE—We are in no position to evaluate the feasibility or desirability of using I-66 air rights for housing, however on first glance, the possibility of such development being allowed or affordable seems slight.

Given the neighborhood's current opposition to widening I-66, the fact that I-66 is not within the boundaries of Dominion Hills and the lack of evidence that the neighborhood would support this proposal, it should not be included in the NCP.

--using the 15 parcels of land on Wilson Blvd. Between McKinley Road and Madison Street for multi-unit use and

RESPONSE—As indicated above, this is in conflict with the neighborhood's wishes as evidenced by the responses to the survey. It also conflicts with recommendations for the future use of this property made in the Chapter on Land Use. See recommendation number 5.

--incorporating the Patrick Henry Apartments into the Dominion Hills Civic Association area.

RESPONSE— No research has been done to determine whether or not Dominion Hills residents or Patrick Henry Apartment residents wish to have the Apartments incorporated into the Dominion Hills Civic Association boundary. It is not clear what the benefits to either group might be.