

2007 Leeway Overlee Civic Association Survey

April 12, 2007

Dear Leeway Overlee Neighbor:

The Leeway Overlee Civic Association is embarking on the process of updating its 1993 Neighborhood Conservation Plan. Arlington County spends over \$2.5 million a year on capital improvements in neighborhoods that have approved plans. In order to receive a reasonable portion of this funding for capital improvement projects within the Leeway Overlee area, we need to update our current plan. This survey is the first step in rewriting our plan. We need your input to be sure that our survey results reflect the views of the neighborhood.

The conservation plan allows our community to evaluate existing conditions, establish goals, make recommendations to the County Board, and develop guidance for protecting and improving the quality of life in our neighborhood. The plan is a document that will serve as a blueprint for managing development of the neighborhood for years to come.

For the plan to succeed and represent the total neighborhood, ***we need everyone's participation.*** This effort affects you and the quality of life in your immediate neighborhood. Your responses to this survey are strictly confidential—individual respondents are unable to be identified.

Please take a few moments to complete the attached survey (one survey per household, please). The survey is also available on the Leeway Overlee Civic Association's website (www.leewayoverlee.org). (If you are a tenant and do not care to fill out the survey, please forward it to the property owner.)

After completing the survey, please return it using one of the following mechanisms:

- fold the survey along the line on the back page and tape or staple it closed. Affix 63 cents in postage, and mail the survey to the address on the back; or
- drop it off at the home of a committee member (names and addresses are attached to this letter).

After the survey data are tabulated, a summary of the survey results will be available on the Leeway Overlee Civic Association's web site. Based on the survey results and other data collected, we will draft our new Neighborhood Conservation Plan. After the plan is accepted by the Leeway Overlee Civic Association membership, the association will submit it to the Arlington County Board for adoption. Information from the survey and the new conservation plan will guide the Department of Housing and Community Affairs and the County in making decisions on matters affecting our neighborhood.

If you are interested in participating in the development of our Neighborhood Conservation Plan or if you have any questions, please contact Cathy Mercil at (703) 534-9730.

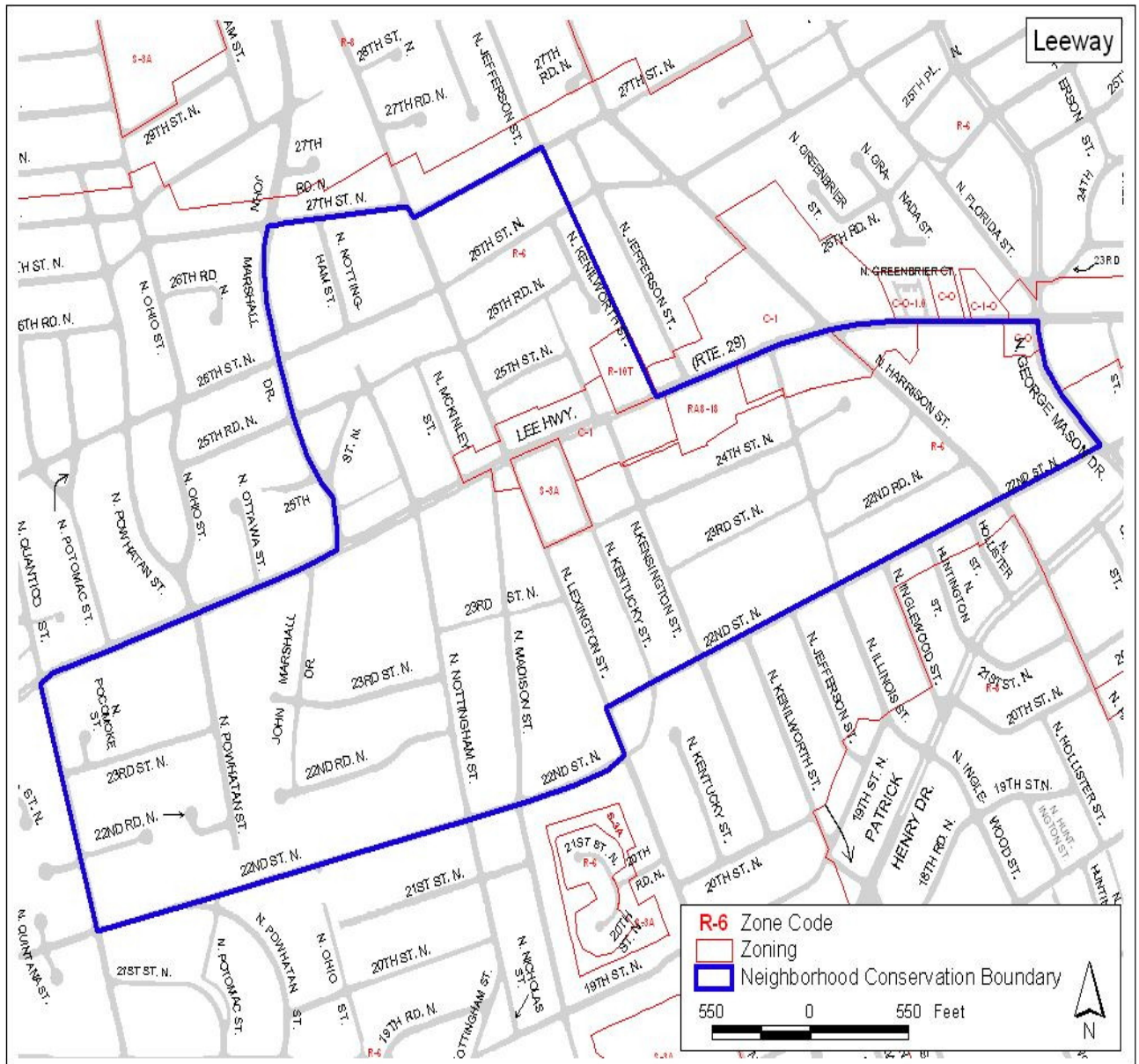
(For your information a map of the Leeway Overlee Conservation area is on the back of this page.)

Please complete and return the survey by April 30, 2007

Thank you for your participation in this neighborhood-building effort!

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Below is a map of the Leeway Overlee conservation area within the Leeway Overlee Civic Association catchment area: all households within the blue boundary received this survey.



Thank you for your participation in this neighborhood-building effort!

2007 Leeway Overlee Civic Association Survey

Your completed survey may be dropped off at the houses of any of the following individuals:

Name	Address
Amy Applebaum	6019 N. 22nd Road
Carolyn Connell	6113 N. 22nd Street
Vicki Howard	2308 N. Lexington Street
Susan Knight	5604 N. 23 rd Street
Cathy Mercil	5512 N. 24th Street
Frank Petho	5804 N. 25th Road

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I. BACKGROUND INFORMATION

1. Which category below best describes the type of housing in which you live? (Choose one)

- Single-family, detached
- Single-family, attached (also townhouse or duplex)
- Condominium
- Apartment
- Other (please specify): _____

2. Approximately how long have you lived within the Leeway Overlee conservation area?

- 1 – 5 years
- 6 – 10 years
- 11 – 15 years
- 16 – 20 years
- Greater than 20 years

II. GENERAL NEIGHBORHOOD CONDITIONS

3. How would you rank the general physical condition of your neighborhood (including the state of streets, sidewalks, houses, public property and private property)?

Poor Condition 1 2 3 4 5 Excellent Condition

4. Do you consider street parking to be a problem in your neighborhood?

- Yes
- No
- Don't Know

5. If you consider parking in your neighborhood to be a problem, what are the causes?
(Check all that apply)

- Commuters from outside the neighborhood
- Residents do not use their driveways
- Lack of residents-only parking restrictions
- Too many cars for one household
- Group houses/Boarding houses
- Overflow parking from parks and public spaces
- Overflow parking from businesses, apartment buildings, schools
- Parking of commercial vehicles such as taxis, trucks, etc.
- Too many parking restrictions (specify nature/location of restriction(s): _____

- Other (specify) _____

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6. What areas of our neighborhood conservation district need improvements?

In the table below, identify the block and “hundred” number, as well as cross streets. For example: “5900 block of N. 23rd Road (N. Nottingham St. to N. Madison St.)”. For each location, indicate the specific problem area/s with a check mark.

Block Number/ Cross Streets	Curb/ gutter problems	Sidewalk problems	Street lighting problems	Septic sewer integrity/ storm sewer problems	Other (please specify)

7. Are there any properties in the Leeway Overlee conservation area that you consider in disrepair or could be a health or safety problem?

	Specify the Address/es	Specify the Problem/s
Structures or land in disrepair:		

8. What other improvements do you think are needed—or desired—in the Leeway Overlee neighborhood conservation area?

III. LAND USE AND ZONING

Most of the Leeway Overlee area is zoned R-6, which means that most property consists of single-family home lots, each with a size of at least 6,000 square feet. The commercially zoned property is along the Lee Highway corridor, as are all apartments and town houses in the neighborhood conservation area.

9. Do you favor the Leeway Overlee area remaining neighborhoods of mostly single-family detached homes (versus allowing building of higher density residential or commercial properties)?

Yes
 No
 Don't know

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10. In the future, if zoning changes to our neighborhood area are proposed by property owners, please indicate your preferences below.

In your opinion, whenever possible, the Arlington County Board should vote to:

a) Limit the expansion of commercial property into residential neighborhoods

- Agree
- Disagree
- Don't know

b) Maintain or lessen the current population density

- Agree
- Disagree
- Don't know

IV. TRAFFIC, TRANSPORTATION and PARKING

11. Like many Arlington neighborhoods, the Leeway Overlee area has substantial traffic, particularly on its arterial roads such as Lee Highway. Based upon road conditions as they exist now what additional improvements would you recommend for the roads in our area:

Road / Intersection	Problem and/or Suggested Improvement

12. The widths of neighborhood streets in the area vary considerably—from as little as 26 feet to 46 feet wide. Wider streets generally encourage faster vehicle speeds, while narrower streets are considered safer but may be more difficult for maneuvering vehicles. In general, which of the following most closely reflects your view? (Check one)

- I am in favor of wider neighborhood streets to allow faster movement of cars
- I am in favor of narrower neighborhood streets to keep motor vehicle traffic slower
- I am in favor of keeping neighborhood streets at their current widths

13. If you work outside the home, how far do you commute to your place of business? (Choose one)

- | | |
|---|---|
| <p>Resident #1</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 – 5 miles <input type="checkbox"/> 6 – 10 miles <input type="checkbox"/> 11 – 15 miles <input type="checkbox"/> 16 – 20 miles <input type="checkbox"/> 21 miles or more <input type="checkbox"/> Not Applicable | <p>Resident #2</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 – 5 miles <input type="checkbox"/> 6 – 10 miles <input type="checkbox"/> 11 – 15 miles <input type="checkbox"/> 16 – 20 miles <input type="checkbox"/> 21 miles or more <input type="checkbox"/> Not Applicable |
|---|---|

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14. If you work outside the home, please indicate the types of transportation you commonly use when you commute to work: (Check all that apply)

- | | |
|---|---|
| <p>Resident #1</p> <p><input type="checkbox"/> Car or motorcycle</p> <p><input type="checkbox"/> Bicycle</p> <p><input type="checkbox"/> Bus</p> <p><input type="checkbox"/> Metro train</p> <p><input type="checkbox"/> Walk/run</p> <p><input type="checkbox"/> Other</p> | <p>Resident #2</p> <p><input type="checkbox"/> Car or motorcycle</p> <p><input type="checkbox"/> Bicycle</p> <p><input type="checkbox"/> Bus</p> <p><input type="checkbox"/> Metro train</p> <p><input type="checkbox"/> Walk/run</p> <p><input type="checkbox"/> Other</p> |
|---|---|

15. If you travel the neighborhood conservation area on foot or by bike for any reason, please note below any areas of particular concern to you from that perspective:

V. PUBLIC FACILITIES AND SERVICES

PARKS, RECREATION AND BEAUTIFICATION

There is no County park within the Leeway Overlee neighborhood conservation district, though the area contains two open spaces / facilities that serve much the same function. Please evaluate these spaces in terms of meeting your needs.

16. Please rank how often you use each of the two public spaces within our neighborhood in good weather: (Check one box for each location)

Location of Public Space:	Average Frequency of Use:		
	Several times per month (or more)	Several times per year	Rarely or Never
a. Greenway strip from Lee Highway to Washington Blvd, adjacent to John Marshall Drive and Ohio Street:			
b. Lee Recreation and Visual Arts Center:			
c. Lee Center grounds (outside facilities):			

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For the public spaces in our conservation area that you use, please evaluate how they meet your needs:

Location of Public Space	Adequate Size?	Adequate Open Space?	Adequate Tree Coverage and Shade?	Adequate Maintenance by County?	Adequate Access?	Adequate Facilities (including seating, trash cans, picnic tables, etc.)?	Adequate Lighting?	Adequate Safety?
17. Greenway from Lee Highway to Washington Blvd	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No
Comments:								
18. Lee Center and Grounds	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No
Comments:								

19. Are there any parcels of public land in our neighborhood conservation district that could benefit from beautification?

- Yes
 No
 Don't know

If yes, where? _____

20. Should the County consider purchasing privately owned land for use as "tot-lots", parkland and other recreation needs?

- Yes
 No
 Don't know

ARLINGTON COUNTY PUBLIC SERVICES

21. Do you think that crime is a problem in the Leeway Overlee area?

If yes, please describe: _____

- Yes
 No
 Don't know

22. Is there a sufficient police presence in your neighborhood?

- Yes
 No
 Don't know

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23. Please rank how safe you feel when walking in our neighborhood streets at night:

Very Unsafe 1 2 3 4 5 Very Safe

24. Please rank your satisfaction with the following Arlington County services (if you were not in need of the service, circle N/A):

	Very Satisfied			Very Dissatisfied		
	1	2	3	4	5	
a. Trash collection services	1	2	3	4	5	
b. Recycling services	1	2	3	4	5	
c. Waste processing (sewer) services	1	2	3	4	5	
d. Availability of child care services	1	2	3	4	5	N/A
f. Availability of special services for the elderly	1	2	3	4	5	N/A
g. Availability of special services for the handicapped	1	2	3	4	5	N/A
h. Library services	1	2	3	4	5	N/A

25. Please identify any special needs you have that have not been met by Arlington County:

VI. Commercial/Business Area

The Leeway Overlee conservation area borders a major commercial corridor in Arlington: Lee Highway. Please provide your opinion on how living close to the businesses on Lee Highway impacts your quality of life.

26. Rank the degree to which you experience problems with the following in the Lee Highway commercial area:

	No Problem			Big Problem		
	1	2	3	4	5	
a. Noise	1	2	3	4	5	
b. Traffic	1	2	3	4	5	
c. Bright Lights	1	2	3	4	5	
d. Trash	1	2	3	4	5	
e. Safety while walking	1	2	3	4	5	
f. Safety while driving	1	2	3	4	5	
g. Parking availability at stores	1	2	3	4	5	
h. Commercial parking overflow into your neighborhood	1	2	3	4	5	
i. General appearance of commercial area	1	2	3	4	5	
j. Level of upkeep of commercial area	1	2	3	4	5	
k. Ease of use (traffic, parking, walkability etc.)	1	2	3	4	5	

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27. If there are particular businesses of concern, please state their names and the problems:

28. What kind of businesses would you like to see added to the Lee Highway shopping area?

29. Most of the commercial/business area along Lee Highway was built between the 1940s and 1960s. Many of these areas lack of parking, pedestrian-friendly sidewalks, lighting, landscaping, etc. The County has plans to redevelop other commercial corridors in Arlington to ensure an environment more suited to urban living (such as the Clarendon, Columbia Pike and Cherrydale commercial zones). The County Board has yet to initiate plans to redevelop the Lee Highway commercial corridor adjacent to the Leeway Overlee area into a more user-friendly shopping area. Should the County develop a long-term plan for redevelopment of commercial property along Lee Highway?

- Yes
 No
 Don't know

30. Should developers of new commercial projects be required to make financial contributions to a fund for traffic calming and pedestrian safety projects in the neighborhood?

- Yes
 No
 Don't know

VII. Neighborhood/Historic Preservation

Driven by the increase in property values and more intensive development in our neighborhood conservation area, we are experiencing many neighborhood changes. Please indicate the degree to which the following have impacted you or are of concern to you: (Circle one number for each item)

	No Problem			Big Problem	
31. Impact on privacy	1	2	3	4	5
32. Changing character of neighborhood	1	2	3	4	5
33. Parking / traffic issues	1	2	3	4	5
34. Loss of trees and natural landscape	1	2	3	4	5
35. Increasing taxes	1	2	3	4	5
36. Quality of life	1	2	3	4	5
37. Loss of diversity in our neighborhoods	1	2	3	4	5
38. Affordability	1	2	3	4	5
39. Water runoff / soil erosion	1	2	3	4	5

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VIII. Urban Forestry

The tree cover in Arlington is being reduced for several reasons. Most residential streets in the County were not planned with curbside tree planting areas—as are common in many District of Columbia and Maryland neighborhoods. Now the County is more aggressively planting trees along transportation corridors in both commercial and residential districts. The street trees planted along John Marshall Drive (next to the Overlee Community Association) are a good example of how street trees can be incorporated into the public right of way along a neighborhood street to beautify its appearance.

40. In general, should trees be planted on our streets whenever adequate tree-planting space exists or can be created within the public right-of-way? Yes
 No
 Don't know
41. Do you favor a program that provides incentives for businesses to plant trees and add other landscaping? Yes
 No
 Don't know
42. Do you favor requirements for developers to replace the tree canopy that is destroyed with development projects? Yes
 No
 Don't know

IX. Your Comments

Please indicate below any other local issues that you believe the Leeway Overlee Neighborhood Conservation Committee should consider in drafting its update to the current neighborhood conservation plan.

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Thank you for taking the time to complete this neighborhood survey!

To return your survey by mail, simply fold it with the address on the outside.

Tape the sides and affix 63 cents in postage to the back.

Or, drop it off at one of the following locations:

Name	Address
Amy Applebaum	6019 N. 22nd Road
Carolyn Connell	6113 N. 22nd Street
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Cathy Mercil	5512 N. 24th Street
Frank Petho	5804 N. 25th Road

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Affix
63 ¢
in postage

Cathy Mercil
Chairperson, Leeway Overlee Conservation Plan
Update Committee
5512 N. 24th Street
Arlington, VA 22205

Thank you for your participation in this neighborhood-building effort!

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