

Version 1.0

North Highlands Citizens' Association

Neighborhood Plan

Goals

Safe

Green

Friendly

Smart Development



Our Purpose

The North Highlands Citizens' Association is a community organization that plays a vital role in local governance and community engagement, consisting of residents who come together to discuss, advocate for, and address issues affecting our neighborhood.

This is NHCA's 2025 Version 1.0 Neighborhood Plan. It is NHCA's first plan. Creating the plan was a journey of discovery for everyone involved. Along the way, neighborhood volunteers acted together to address immediate needs and built stronger relationships.

This plan is a snapshot of NHCA in the Spring of 2025. It is the best information gathered so far about what the neighbors think, feel and want for their community. Once approved by the Arlington Neighborhood Program and the County Board, this Plan will be a vehicle to take further action to strengthen the sense of community, identity and visibility of one of the most beautiful and least known neighborhoods in Arlington County.

On May 28, 2025, NHCA reviewed and discussed this Neighborhood Plan Version 1.0 Plan at its community meeting and agreed to submit it to the Arlington Neighborhood Program (ANP). NHCA will use this plan going forward as the foundation for further community engagement and discussion about future needs and priorities for the people who live, work and play in NHCA.

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The Dawson Terrace Community Center and Park are in the heart of NHCA and the site of NHCA community meetings and social events. The site offers easy access to the Palisades Park Trail.



Over the years, public and private efforts, in parks and private gardens, have preserved and improved the beautiful green spaces of NHCA.



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Figure 4 - Custis Trail

The Custis Trail enters NHCA from the east at Colonial Run. It is the main pedestrian and cycling route for commuting and recreation. It extends through the length of NHCA past the Lyon Village Shopping Center in the west. Langston Boulevard both borders and connects NHCA. In the map above, the green line is the Custis Trail. The red diamonds are bike-sharing stations. The map was developed as part of Arlington County's Custis Trail Needs Assessment & Priority Improvement Project.

As seen in the County bus route map below, most of NHCA is within walking distance of the Rosslyn and Courthouse Metro stations and is served by bus routes along Langston Boulevard. (The bus icons indicate bus stops.) The 3Y bus route will no longer run after June 2025, though the ART bus #55 will continue to serve NHCA.

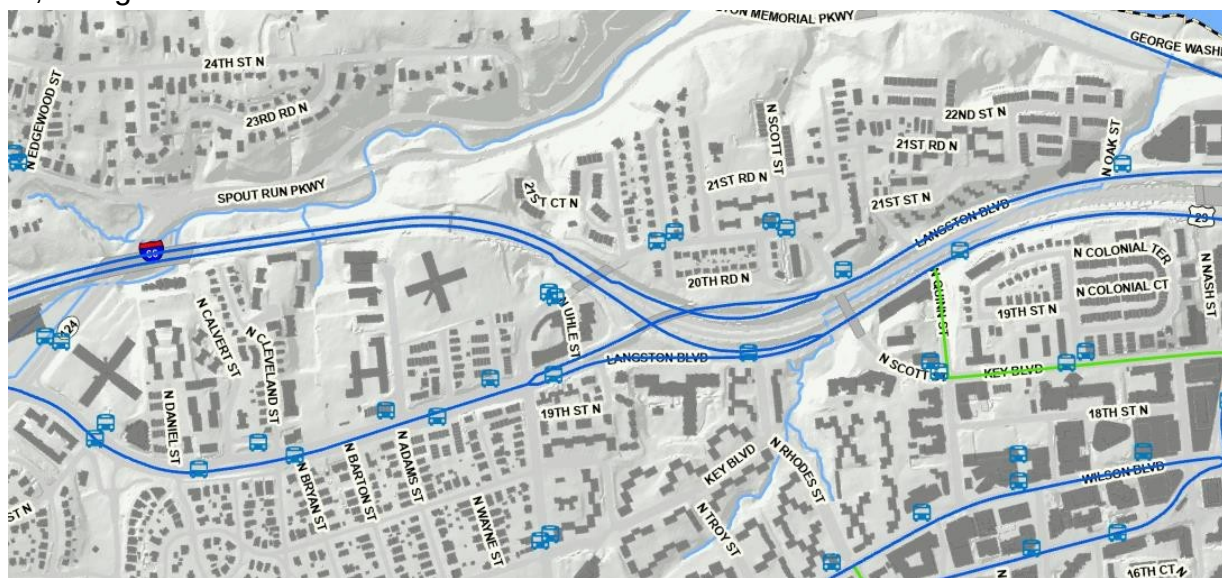


Figure 5 - Bus Stops

Everyone who lives in NHCA enters and exits their neighborhood from Langston Boulevard. Therefore, the effects of the Langston Boulevard Plan and new development matter to NHCA residents in terms of safety, walkability, livability and environmental concerns. It is one of the reasons NHCA guards against any additional traffic or negative effects of development. We want to increase green space and improve safety—for individuals and for any mode of transportation.

In 2019 the boundaries of North Highlands were



expanded by approximately one-sixth, incorporating new areas and residents. This enlargement presents both opportunities and challenges—such as the need to foster a shared neighborhood identity among residents, many of whom do not realize they are part of “North Highlands.”

The Lyon Village Shopping Center, which was part of this expansion of North Highlands, is a retail hub and important resource for the neighborhood. The CVS Pharmacy, High-Hat Cleaners, BGR, the Italian Store, Starbucks, and the Bike Store have all been serving NHCA neighbors for many years. Cold Stone Creamery and Corcoran McEneaney real estate are recent additions. A Sprouts Farmers Market grocery is slated to open in 2026.

In keeping with the county’s Langston Boulevard Plan, a safety improvement project is now underway at the crosswalk from Cardinal House to the Lyon Village Shopping Center. Pedestrians will be able to activate a flashing light that signals cars to stop for pedestrians in the crosswalk across Spout Run to the Lyon Village Shopping Center.

Since October 2024, businesses at the Lyon Village Shopping center, along with Mom’s Organic Market, MuMu’s, Burger7 and the 7-Eleven on Langston Boulevard have supported NHCA’s outreach efforts to engage neighbors



Figure 7 - Crosswalk from Cardinal House to Lyon Village Shopping Center

NHCA is a member of the Langston Boulevard Alliance (LBA). NHCA works with LBA, other civic associations, and the County to address the opportunities and challenges presented by Langston Boulevard today, and as it is developed in the future.

Who We Are

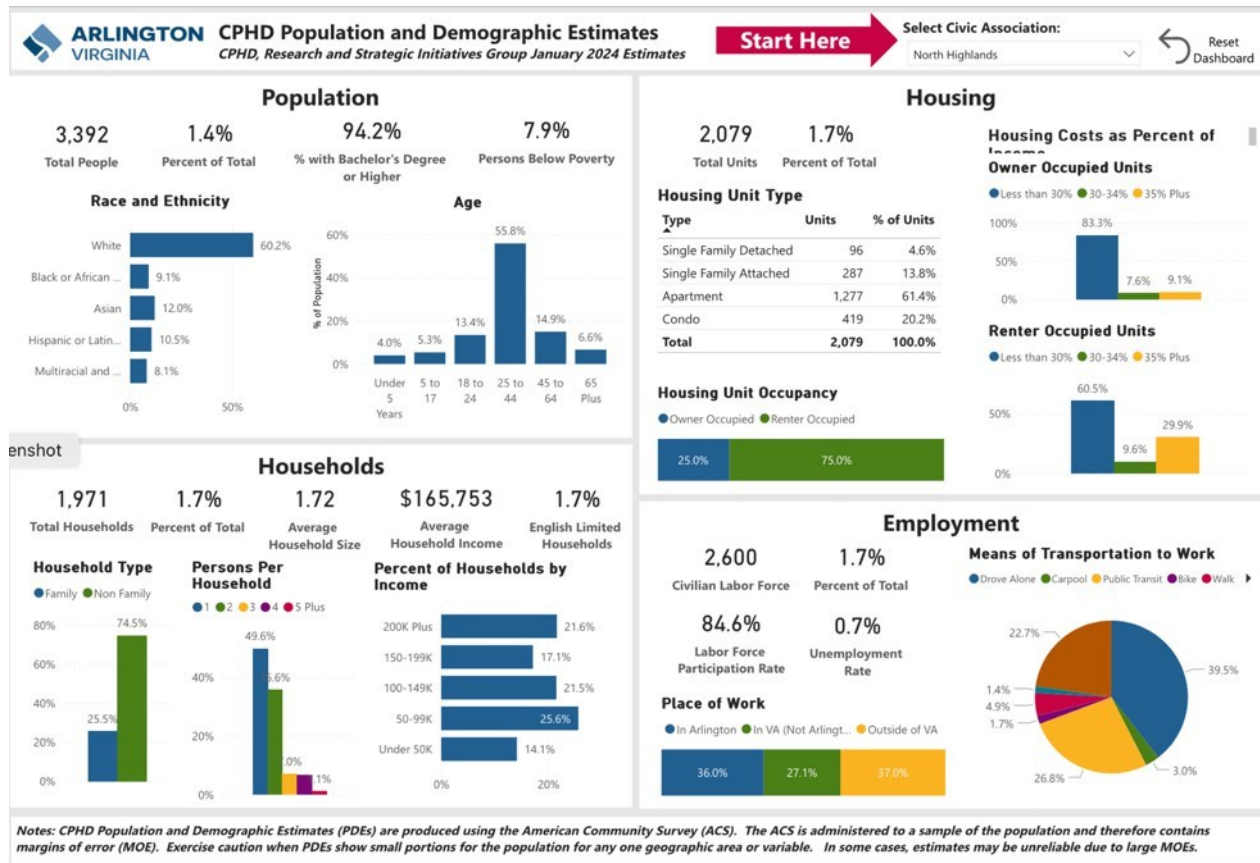


Figure 8 - CPHD Dashboard for NHCA

As of 2025, NHCA is home to over 3,300 people living in single-family homes, townhomes, condominiums and apartments. Over 70% of NHCA neighbors are renters, many living in high-rises west of N. Uhle Street, including the Park Adams Apartments, the Potomac Towers and Verde Point and large low-rise apartment complexes such as Fort Strong in the west and Park Georgetown in the east. Many of the low-rise apartment rental options are comparatively affordable for Arlington.

Throughout NHCA there are condominiums such as The Residences at Lyon Hill and Cardinal House, many town home communities such as Palisades Park and Hillcrest and many single-family homes, some dating from the 1900s and others built as recently as 2025. NHCA's combination of housing options holds value yet also creates challenges in terms of neighborhood cohesiveness and engagement in civic affairs.

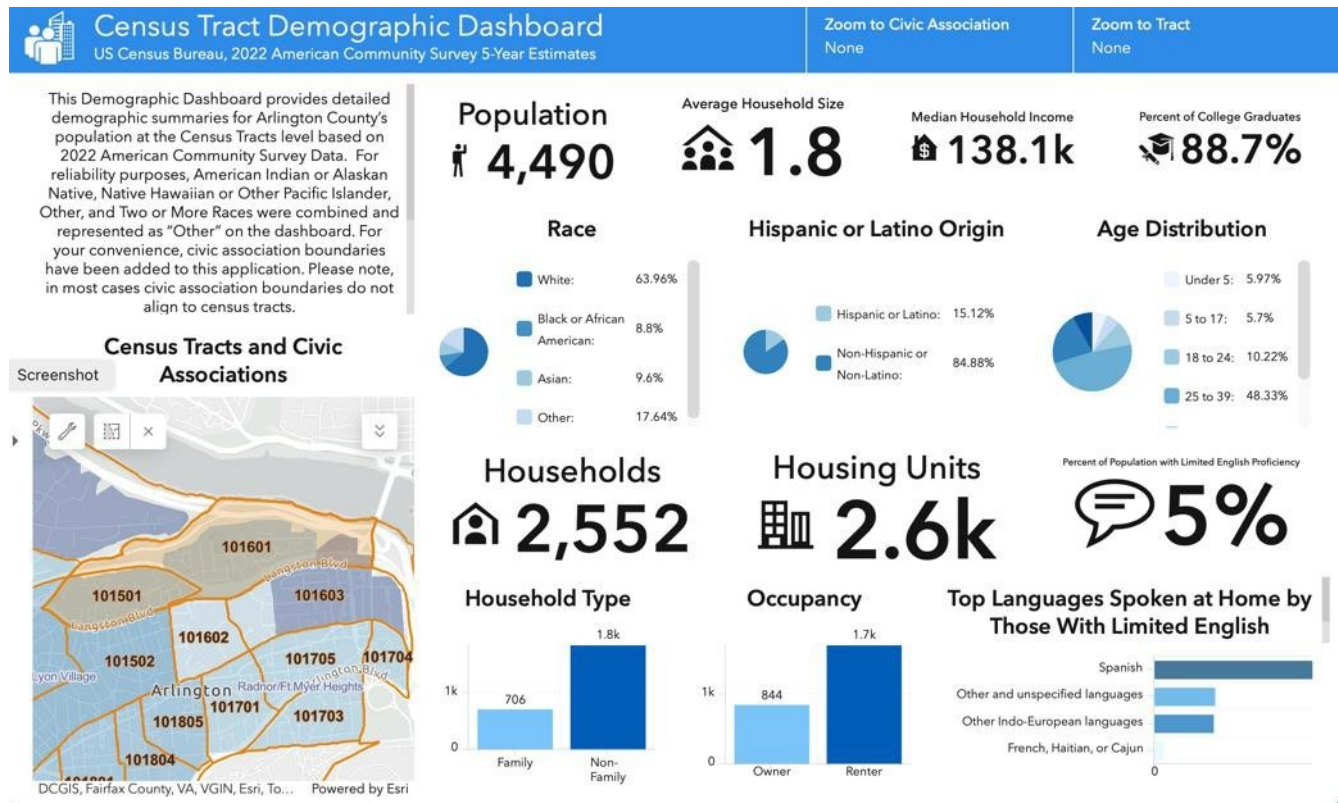


Figure 9 - Census Tract Dashboard for NHCA

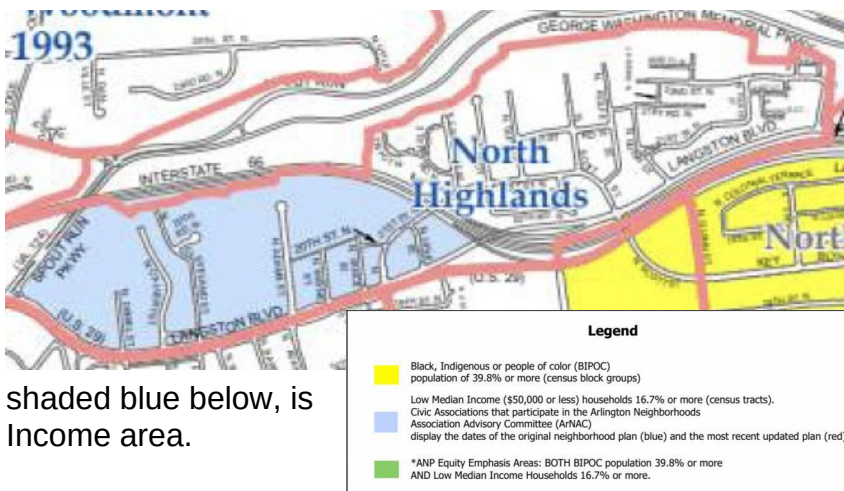


Figure 10 - NHCA Equity Emphasis

NHCA is a neighborhood where people young and old, from all walks of life, the newly arrived and the long-term residents enjoy the beauty of this enclave. NHCA is home to individuals and families of all different income levels as shown in the Arlington Neighborhood Program's Equity Emphasis map below. The Census tract 101501 in NHCA, designated as a Low Median

North Highlands Neighborhood History

The North Highlands neighborhood has evolved over the past four decades. Historically a quiet residential enclave with pockets of industrial sites, it has grown into a vibrant community at the edge of Rosslyn, while still preserving its small-town character.

The Dawson Terrace Community Center incorporates the oldest stone structure in Arlington, the Dawson-Bailey House. It is the only building still standing that was within Arlington's many Civil War fortifications. Fort Bennet was constructed on a portion of the Dawson-Bailey Estate (Rio Vista). Nearby is the Dawson-Bailey Spring House, which has been



Figure 11 - Dawson-Bailey House and Spring Site

preserved and connects NHCA's present to its past. Some of these signs that share the story of North Highlands have recently been removed. It is important to the neighborhood that they be restored. They include: The Dawson-Bailey Spring Site, the Bay-Eva Castle Site, and the Tulip Poplar along the Fort Bennet Park Palisades Trail.

North Highlands' history includes that of native peoples who likely hunted and fished along the banks of the Potomac. Though there is conflicting information about which tribes may have been part of North Highlands history, the following is one summary:

The Virginia Room at the Arlington library had maps and articles from the 1950s and earlier that indicated the location of the Namoraughquend village near Roosevelt Island and mentioned the Necostins lived on both sides of the river as a means of controlling access to the waterway and to defend their settlements (and those settlements often moved).

In October 1989, the Arlington Historical Society led a "tour of North Highlands," visiting fifteen sites of historical interest. The manuscript for the tour prepared by Bruce Gregory McCoy, Dorothy E. Abbott and Bettie Keiger is available on the NHCA website. One of the sites (#11) was the location of a 1988 archeological dig that found evidence of a Native American campsite from the Early Woodland period.

(11) Native-American Campsite

A few yards above the gold mine to the northwest, on the crest of the hill, an American University archeological team in 1988 found the remains of a Native-American site which they determined to be from the end of the Late Archaic period or the beginning of the Early Woodland period (about 2,000 to 4,000



years ago)...

The 1989 tour also included the sites of many of the defensive fortifications built to protect Washington DC during the Civil War. Markers for these Civil War sites can be found throughout North Highlands today.

It also included a rendering of what Dawson Terrace might have looked like in 1784. The North Highlands Historical Tour manuscript contains oral family

history of the events of the Civil War. The conference room of the Dawson Terrace Community Center was the site of a double wedding, when the daughters of the family fell in love with and married the wounded Union soldiers they had nursed back to health when the “old stone house” was the site of a Union field hospital



Figure 12 - Markers for Civil War Forts

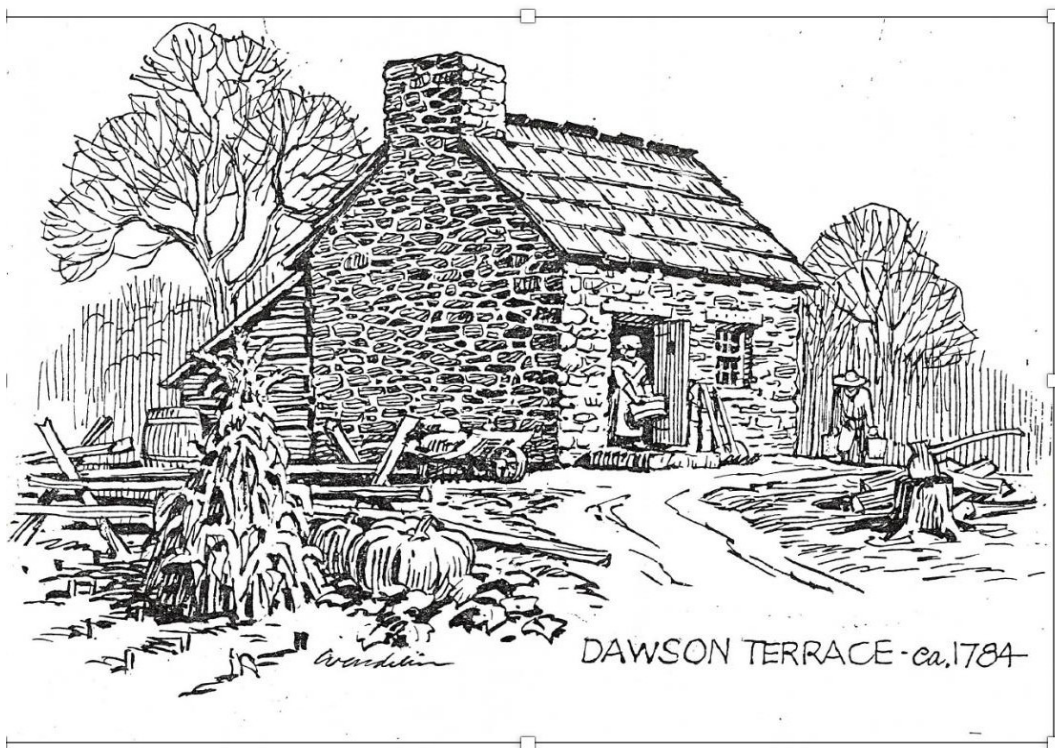


Figure 13 - Rendering of Dawson Terrace ca 1784

As part of the Arlington County “Stumbling Stones” project NHCA intends to work with the

Arlington Historical Society to document and preserve in collective memory “the names and life details of the enslaved people” who are part of the history of NHCA..

NHCA Plan Goals

NHCA Community Dialogues provided neighbors an opportunity to share what they value about their neighborhood, their concerns and where they would like to see improvements. Beginning with the first Community Dialogue in October 2024, strong themes have emerged.

One of the most important themes is safety. Safety for children walking to the bus stop, safety for commuters walking home from the Metro at night, safety for pedestrians especially at intersections and in unlighted areas. Another common theme was preservation and improvement of the green environment, undergrounding of electrical wires, and stormwater management.

For many, especially those coming to an NHCA meeting for the first time, getting to know their neighbors and participating in community social events was their motivation for attending. Everyone agreed they wanted to NHCA to be a friendly, welcoming neighborhood.

Lastly, and most pressing, all the discussions raised concerns about the development occurring and planned both within NHCA and in the areas adjacent. This development, spurred by the county's Langston Boulevard Plan, brings opportunities but also challenges for improving the quality of life in the neighborhood. NHCA neighbors are clear that they want to be informed early and involved in the decisions about their neighborhood to achieve the goal of smart development.

Safe: Streets, Sidewalks, Lights

Safety is a priority for the neighborhood. From survey responses and in-person meetings, residents cited inadequate lighting, missing sidewalks, dangerous intersections, poor signage, lack of signage, and speeding bikers among their concerns. One specific concern is bikers who fail to stop per posted stop signs and do not give advance warning to pedestrians.

Other priorities include safer pedestrian and intersection crossings and better connectivity to Langston Boulevard and the Custis Trail. NHCA has already advocated for improvements at the dangerous intersections along Langston Boulevard where numerous pedestrian, cyclist and automotive accidents occur.

At NHCA's November 2024 Community Dialogue, the concerns about safety were explored with two of Arlington's community police officers. The interest in improving safety is a key goal of the NHCA plan and a prime motivation for people's support of the plan. It is also likely to emerge in any discussions connected to development related to the county's Langston Boulevard Plan.

The following map is from the Arlington County Police Department dashboard.

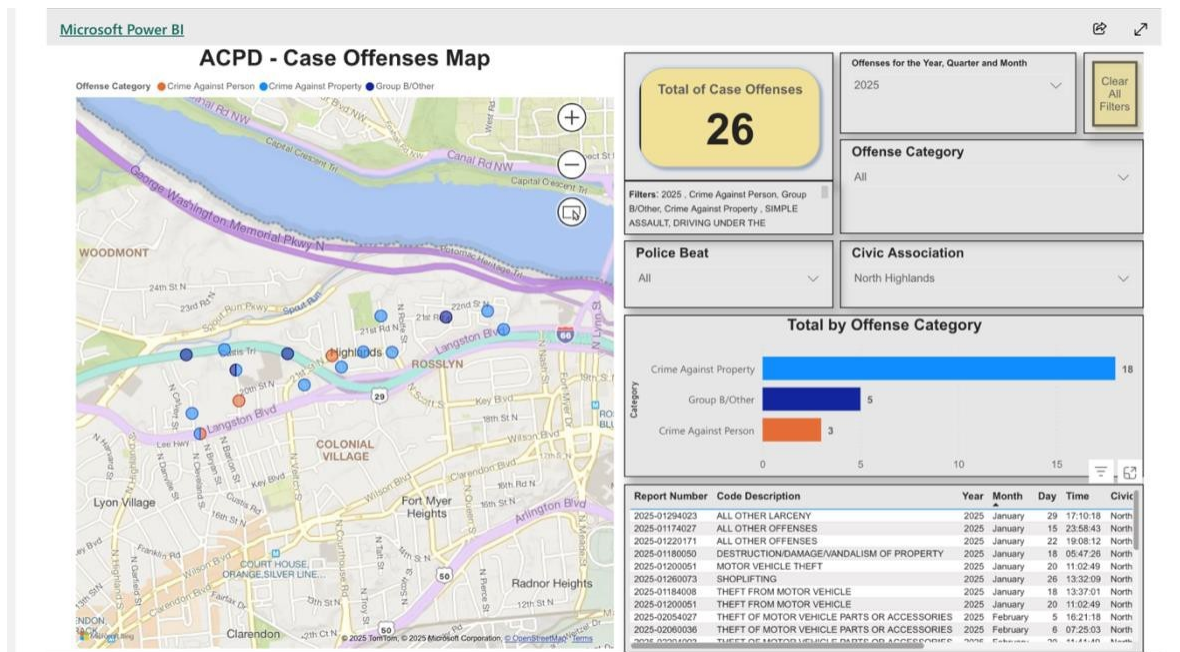


Figure 14 - ACPD Case Offense Map

Sidewalks are also a concern for NHCA neighbors since many of the streets do not meet the complete street criteria for safety.



Figure 15 - Sidewalk Map

Street lighting is a major safety issue for NHCA neighbors. Neighbors have raised concerns about street lighting at every community dialogue, and it is a high priority for those who live or travel through blocks with inadequate lighting. These concerns range from inadequate street

lighting creating dark and dangerous blocks, to misplaced light poles that block sidewalks, to dangerous and unsightly overhead power lines.

The following are the County Street light maps for NHCA, the first map shows the eastern portion of NHCA and the second the western portion. The blue dots are Dominion lights, the red and yellow dots are traffic control lights, and the black dots are single head lights, and the black and yellow dots are double head lights. Each map shows half of NHCA's area.

The east map below illuminates that 21st Road N. between N. Scott Street and N. Taft Street is a particularly dark area at night. This block is the path to both Dawson Terrace where NHCA meetings currently held and the First Church of the Nazarene, which graciously hosted NHCA meetings in 2024 and early 2025. The experience of walking through the dark to NHCA meetings highlighted the need for additional streetlights in certain areas of NHCA, while other areas such as 22nd Street N. between N. Oak and N. Queen are well lit.



Figure 16 - County Street Light Map - NHCA East




Figure 17 - County Street Light Map - NHCA West

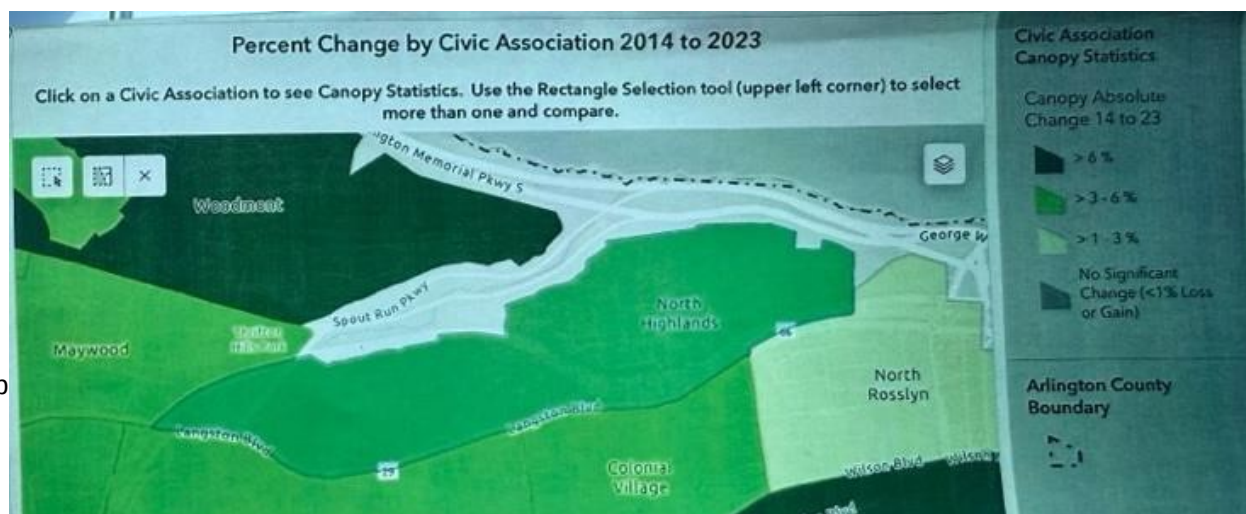
In May 2025 NHCA completed an initial inventory of the current condition of streets, streetlights, sidewalks, greenspace and parks. This inventory (Appendix D) also included information related to each of NHCA plan goals: Safe, Green, Friendly and Smart Development.

The information in the inventory can inform future community priorities that may identify projects appropriate for funding by the Arlington Neighborhood Project, Vision Zero, Complete Streets and/or the Missing Link programs.

Below is one of the many examples of safety improvements identified in the inventory process. In addition, in addition, the survey responses included many suggestions for safety improvements.

Goal: Safe	Location: Langston Blvd	Improvement: Better protect bike lane. Current bike lane is very narrow and odd, as it is only for a few blocks on one side of the street	
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Green: Parks and Forests



Preserving and improving the tree canopy in the forests, parks and on private property is important to the community. Since the county's Langston Boulevard Plan calls for 35% tree canopy coverage in any new development, NHCA will be monitoring any new development proposals closely to ensure compliance. NHCA does not want additional density without the livability and environmental benefits that have been promised.



Figure 19 - Champion Tree

NHCA is blessed to have some tree canopy, but further improvement is needed. North Highlands also has trees of significance including magnificent tulip poplars in Fort Bennet Park that will need to be preserved.

At its eastern boundary adjacent to the Fort Bennet Forest, NHCA has a unique water feature: Colonial Run, a stream that runs through county and state parkland, into the Potomac. It is a secluded forest sanctuary, with a waterfall and beautiful rock formations, all within sight of the tall towers Rosslyn.

For more than 20 years, the neighbors of NHCA have been clearing invasives and preserving the natural beauty of Fort Bennet Park and the Palisades Trail. In cooperation with county staff, progress has been made all along the trail at the Bay Eva clearing.

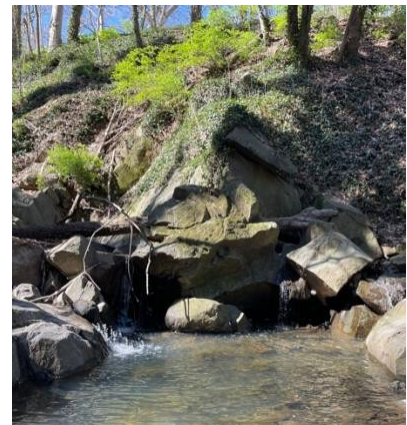


Figure 20 - Colonial Run

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NHCA is surrounded on two sides by a combination of county and National Park Service land. Over the years, neighbors have coordinated with the staff of both the county and National Park Service to keep the forests and streams clear of trash and debris.

In addition, due to a combination of public and private efforts, stormwater management projects have been implemented over the years in NHCA. For example, there are two stormwater management projects that were implemented by the Palisades Park Owners Association over 30 years ago and are still maintained by the Association today. These stormwater projects maintain old tree growth on private land and support the preservation of the green space of Fort Bennet Park. More recently the County implemented a stormwater



management project in McCoy Park and worked in coordination with neighbors to install storm drains to improve safety and walkability of the neighborhood.

The photo (left) shows where the county cleared invasive bamboo and then planted trees in parkland situated between a single-family

home and townhomes. Some of the neighbors regretted the loss of the green screen of full-grown bamboo, however, with care this small park area will become a flourishing greenspace in the years to come.


The photos below are volunteers learning about ephemerals while clearing invasives and removing detritus from Fort Bennet Park. Tires and other heavier materials were piled up along the path for disposal by County staff.

Trash pickup from the households and businesses in NHCA is handled by a combination county services and private services. Currently, neighbors have raised no issues about trash removal.

The partnership between county staff and neighborhood volunteers has been invaluable. NHCA hopes to strengthen these partnerships and involve additional neighbors in these efforts



of

Goal: Green	Location: Corner 21 st N. and N. Troy	Improvement: Unnar Pocket Park in need repair a picnic bench with warped boards; install a sign naming the park and setting park rules for use.	<div>Figure 22 - Volunteers Working in the Park</div> 
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Friendly: Community Engagement

Many of the people who participate in NHCA dialogues and meetings do so because they want to connect with their neighbors and build relationships and community. At every community dialogue, neighbors made suggestions about how to engage more people, especially those who were not coming to the meetings or were not receiving information about NHCA.



Figure 23 - May 30 NHCA Neighborhood Plan committee meeting in Dawson Terrace Community Center conference room. (Ben Keeney, President; Aaron Roberts, Planning & Zoning Chair; Robert Middleton, webmaster).

This commitment to community-building that reaches more neighbors in NHCA is highlighted in the Community Dialogue Results Section of this plan.

Many of the strategies are already being carried out by volunteers, such as the development of NHCA website, the use of the Dawson Terrace Community Center as a meeting place and communication hub, engaging neighbors in McCoy Park on weekends and the placement of signs along Langston Boulevard. Other engagement activities, such as the Ice Cream Social and the Fall Picnic, are in the planning stage.

NHCA is grateful for the support from County staff in helping to make the Dawson Terrace Community Center a “friendship hub” for the neighborhood and the McCoy Park and Fort Bennet Park beautiful gathering places. Many friendships form as people and their pets meet and greet each other as the walk trails and sidewalks of NHCA. A testament to these friendships is this lovely memorial by the side of the Palisades Trail.



Figure 24 - Dawson Terrace Community Center Message Board with NHCA Notices posted.



Figure 25 - Pet Memorial on Palisades Trail.

One improvement that we would like to make is a prominent message board along the Custis Trail and 20th Road North. This would give a highly visible and central location for neighborhood news that would encourage and sustain community engagement. Being next to the Custis Trail which ties the neighborhood together this will be a valuable addition to the “welcome to North Highlands sign” that we are proposing

and the Dawson Community Center Message board that we are already using. We imagine that this message board would be similar to that pictured below at the Custis Trail and Washington Boulevard in the Waycroft-Woodlawn Neighborhood.



Figure 26 Message Board on Custis Trail

Smart Development: Planning and Zoning

NHCA participated in the Langston Boulevard Alliance and county-sponsored design sessions that led to the County Board's adoption of the Langston Boulevard Plan

in


2023. NHCA is actively participating in providing feedback and community reactions to the early development projects. The NHCA Planning and Zoning Committee is one of the most active, indicative of the concern that neighbors have about the development occurring both within NHCA and adjacent to NHCA.

NHCA is active in the review of the first Langston Boulevard Plan development projects. NHCA will remain engaged as the Langston Boulevard Plan guides development along Langston Boulevard and will also be engaged when many of the older multi-unit and single-family dwellings that are not within the Langston Boulevard Planning area undergo redevelopment.

At the same time, the General Land Use Plan (GLUP) and county zoning reflect the mixture of housing types that make North Highlands so challenging in terms of balancing the needs for improving the infrastructure, preserving the green environment, enhancing the quality of life and supporting growth and development. Achieving that balance of smart development under the county's Langston Boulevard Plan benefits from the engagement of NHCA but also needs county support (funding, mailings, attention, expertise) to ensure robust community engagement.

Smart Development for NHCA is achieved by embodying in the physical and built environment on or more of the top three goals of NHCA: safe, green and friendly. Below is one example

from the inventory of how smart development is also safe development.

Goal: Safe / Smart Development	Location: N Daniel, N Calvert, N Cleveland, et al.	Improvement: Multiple streets within the NHCA do not connect to other streets. The Langston Blvd Plan recommended a “proposed street” to connect these areas together however residents expressed concern that it would promote additional vehicular activity within the neighborhood (and could be taken advantage of by out-of-town commuters).	
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NHCA Neighborhood Plan V. 1.0- Frist Rough Draft/Outline—051025--

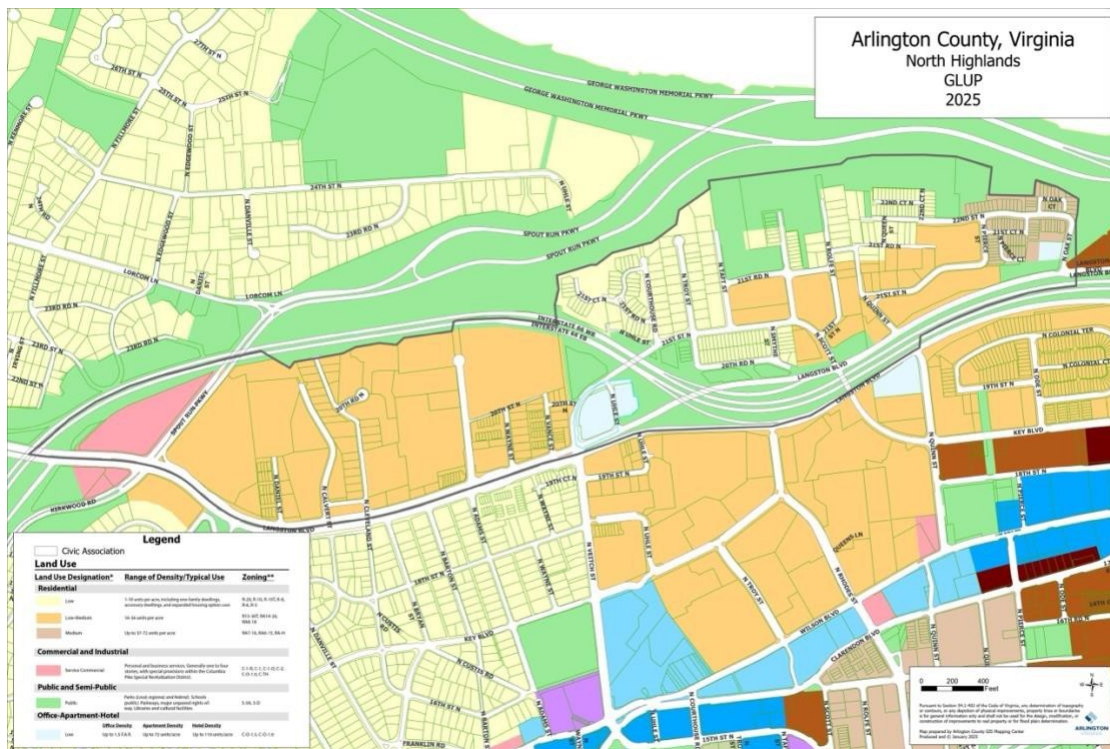


Figure 27 - NHCA GLUP Map

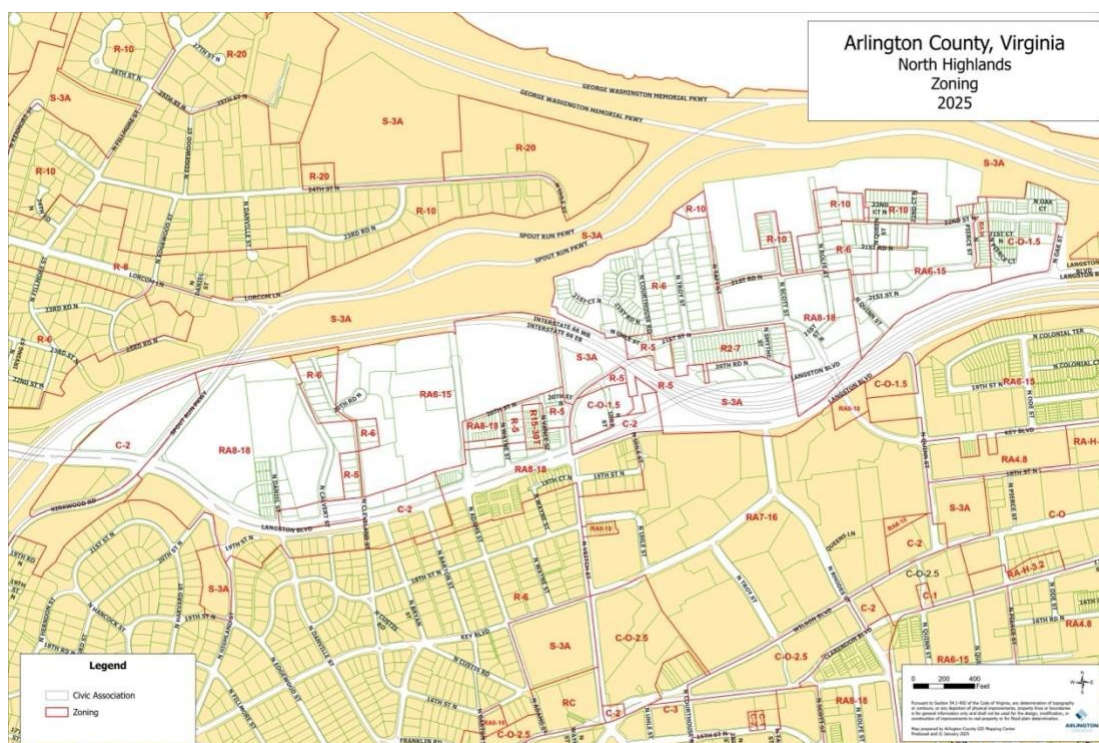


Figure 28 - NHCA Zoning Map

When early visioning was done in 2015-16 for transforming Langston Boulevard (then Lee Highway), participants in one survey highlighted their key issues in Area 5 (North Highlands, Spout Run, Lyon Village):

“Lee Highway is a true highway in this area, and walkability is consequently unpleasant.”

Common themes included:

- Not walkable
- Feels like a highway, not a neighborhood
- Many apartments are dated
- Big parking lots and enough green space
- I-66 is a barrier.

Reference: Page 20 Lee Highway Vision report 2016-2024.

This assessment has changed little in the past decade. The Langston Boulevard Plan, approved by the Arlington County Board in 2023, may hold some hope—depending on how thoughtfully any new developments adhere to the Plan’s recommendations for safety, walkability, tree coverage, transportation improvements and environmental concerns (such as making improvements to prevent stormwater problems).

What NHCA wanted and still wants is for the Langston Boulevard Plan to include a wide east-west walking/bike path safely connecting the neighborhood to Spout Run. What NHCA does not want is any cut-through road that would increase traffic and diminish pedestrian/cyclist safety and impair walkability and quality of life.

Priority One: Establishing Neighborhood Identity and Connection

One of NHCA's founding goals is to create a shared sense of community and belonging across the entire North Highlands neighborhood. As a newly defined area with expanded boundaries, many residents are still unfamiliar with the "North Highlands" name and concept. Fostering a strong and inclusive neighborhood identity is essential to uniting long-term and new residents alike.

To this end, NHCA's first strategic priority is to strengthen neighborhood identity and foster meaningful connections among residents. Actions under consideration include participating in the Neighborhood Sign Program available as a project through Arlington County Neighborhood Program.

Most neighbors in NHCA do not know they are part of the North Highlands neighborhood. The idea of having neighborhood signs was greeted with enthusiasm at the March Community Dialogue with Naudy Martinez of the Arlington Neighborhood Program.

Once the NHCA V.1.0 Plan is approved a priority proposal to the Arlington Neighborhood Program is the creation and installation of neighborhood signs welcoming people to North Highlands.

Neighborhood Sign Conceptual Design:

- Design Theme: Tree + Hill + River logo motif with modern typography; use NHCA colors (green, blue, orange, black)
- Draft Messaging: "Welcome to North Highlands – A Connected Community"
- Suggested locations:
 - o Langston Boulevard & N. Oak
 - o Langston Boulevard & N. Quinn St
 - o Langston Boulevard & N. Veitch St
 - o Entrance to Fort Bennett Park
 - o Corner of Langston Boulevard and Spout Run (Lyon Village Shopping Center)

Participating in the Neighborhood Sign Program will help to create visibility, belonging, and community connection in North Highlands.

Summary of Progress: 2024/25

In the summer of 2024, after a hiatus during the pandemic, NHCA rejoined the Civic Federation and by October of that year had elected a Board and established a Social Committee and a Planning & Zoning committee. Key accomplishments are:

1. Distributed 1,000 flyers to every accessible home in October, November and March.
2. Received approval from the County to use Dawson Terrace Community Center for NHCA committee meetings and Community Dialogues.
3. Held Community Dialogues in November 2024, January and March 2025.
4. Established a Neighborhood Planning Committee in January 2025 and adopted four goals (Safe, Green, Friendly, Smart Development) for the NHCA Plan.
5. Began a community survey process in March 2025.
6. Partnered with the Langston Boulevard Alliance to develop a mini-grant proposal to strengthen community connection.
7. Volunteer developed and supported NHCA website that went live in April 2024.
8. Participated in the LBA Community Center Committee and the Arlington County Digital Equity Alliance.
9. Hosted Community Service Police Officers and staff from the Arlington Neighborhood Program at Community Dialogues.
10. Scheduled a July 13th Ice Cream Social and a September 13th Fall Festival at Dawson Park Community Center and playing fields.

Appendix A: Community Dialogue Results

Here is a synthesis of the themes from four community dialogues held between October 2024 and March 2025. Each dialogue had between 23 and 32 attendees.

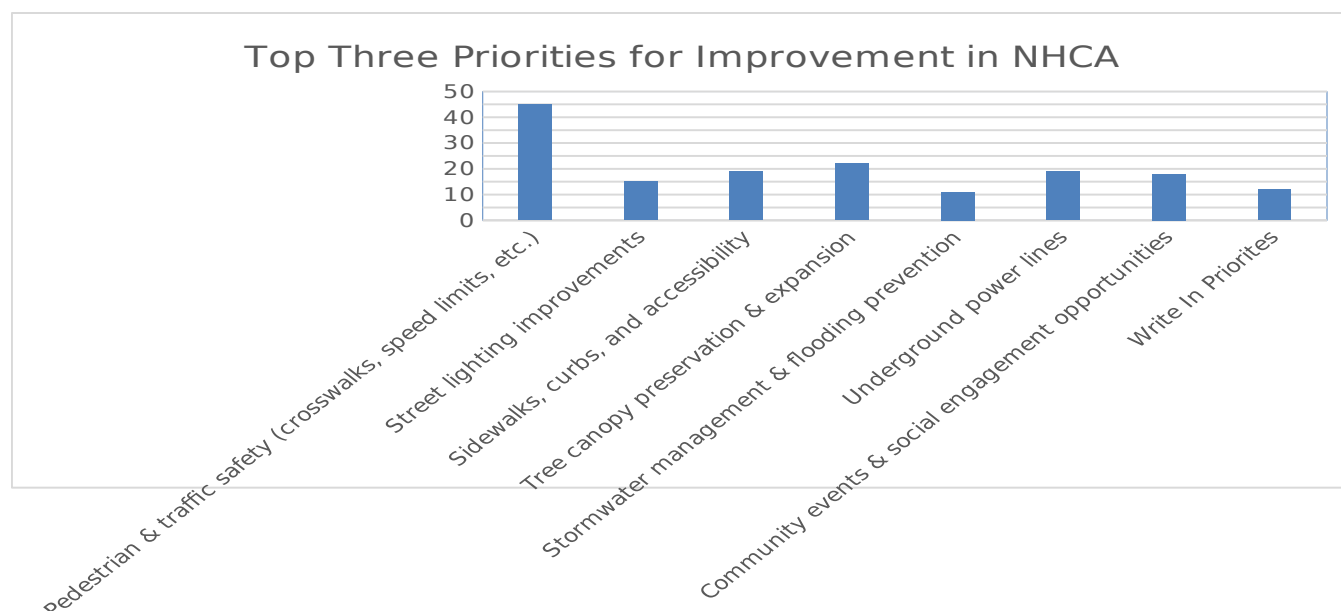
Improvements Needed	Priority & Strategy	Purview	Cost/Difficulty
Safety: better street lighting needed and safer crossings and safe sidewalks	Top concern from surveys and always mentioned in all community dialogues.	Initially: Complete Streets, Missing Link, Vision Zero and participation in SPRC process for planned developments. Over the next few years: ArNAC project.	Varies, from lower cost solutions for traffic calming to higher cost solutions for building sidewalks and installing lights.
Investments to improve the neighborhood	Mentioned at all community dialogues.	Multiple depending on nature of the project.	From low cost to high cost.
Strategy for engaging neighbors in NHCA, especially those who live in areas not represented at the meetings (Calvert, people in large apartment complexes). Have more people involved in the neighborhood	Mentioned at every community dialogue. Strategies: <ul style="list-style-type: none"> • Door to door. • Dawson Terrace Message Board; Signs at the entrance of the large apartment buildings. • signs along LB. • music and social events in the park. • Messages at bus stops, • Pooch parade • signs when Dawson Terrace used as a polling place. • Post card mailing to all neighbors who have not responded to prior flyers or survey. 	NHCA in partnership with: <ul style="list-style-type: none"> • Apartment managers, • residents of large apartment complexes, • LB Alliance. • local Businesses such as Mom's that have volunteer programs. 	Low/cost or No cost: <ul style="list-style-type: none"> • Dawson Terrace message board. • Door to Door. • Signs at bus stops, entrances, etc. • Signs at Businesses. Medium Cost
Know what going on in neighborhood NHCA website	Mentioned at every community dialogue.	NHCA neighbor volunteered to create and launch website providing initial web-host service and domain name.	Low-cost start-up and funds sought for maintenance in Mini grant.
A neighborhood association that works	Mentioned at three community dialogues.	NHCA, volunteers, neighbors and county.	Priceless.
Ability to meet at Dawson Terrace Community Center	Mentioned at first two community dialogues.	NHCA received approval for use of the Center from Parks and Rec. by March 2025.	No cost
Social Events at Dawson Park <ul style="list-style-type: none"> • Nature walks • Summer Ice cream social Fall Picnic	Mentioned at two community dialogues. <ul style="list-style-type: none"> • NHCA has confirmed with Parks and Rec. Dept July 13th Ice Cream Social and Sept. 13th Fall Picnic. 	NHCA VP Mary McCutcheon and Steward of the forest may schedule nature walks. The NHCA Social and Events Committee is taking the lead in implementing the Ice Cream Social and Fall Picnic.	Low cost: Ice Cream Social Medium to High Cost: Fall Picnic with Music (?) will include cost in mini-grant proposal.
Preserve the neighborhood-this is a great place to live	Mentioned in two community dialogues.	NHCA interacting with LBA and the County.	?
Underground utility wires	Mentioned in two community dialogues.	Dominion Energy	High cost.
Remove invasives near bus stop	Mentioned in two community dialogues.	NHCA volunteers.	No cost.
Support for elders living alone	Mentioned at one community dialogue.	NHCA volunteers in partnership with County.	?
No whining- encourage a positive attitude about the neighborhood.	Mentioned at one community dialogue.	Everyone:)	No cost.
Location of power pole blocks in middle of sidewalk	Mentioned in one community dialogue	Dominion Energy	It is difficult to partner with Dominion Energy. ANP projects can address lighting as part of larger infra-structure redesign.
Protect the grass and trees from developers	Mentioned in one community dialogue.	NHCA interacting with LBA and the County	?

Appendix B: Survey Results

Updated May 25, 2025

As of May 25, 2025, NHCA received 64 surveys. In reviewing the survey responses, it is useful to keep in mind that there are many smaller neighborhoods within the larger neighborhood of NHCA.

The chart below shows responses to the question: “What are your top three priorities for improvement in NHCA?” Respondents could choose from a list of six standard items or add other priorities.



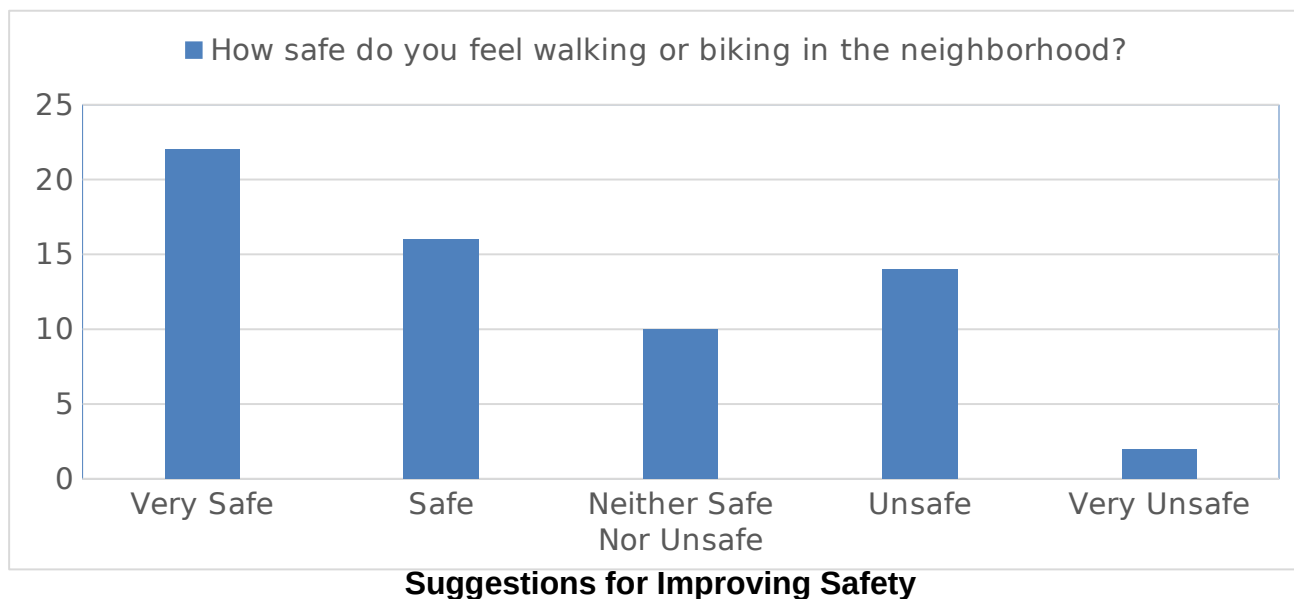
The Write in Priorities:

1. NOISE
2. Air traffic noise
3. Indoor kid friendly gathering spaces
4. Fort Bennett Park trail maintenance
5. Snow removal
6. Noise pollution coming from mound car engine noises on the highway (by 66/Langston Blvd.)
7. Housing and aid for unhoused people
8. More parking provided by developers
9. Having affordable groceries nearby, encouraging small businesses like La Union, not another chain corporation like Giant
10. Air quality
11. Traffic congestion
12. Bike lanes (protected)

Safe:

The phenomenon, of neighborhoods within a neighborhood, can lead to seemingly contradictory survey responses.

For example, while many people feel safe walking or biking in the neighborhood, the number one priority for people is improving safety. This is understandable since the condition of the streets and sidewalks can vary dramatically from block to block. Depending on the time of day and year, or the path taken when on the way to work or school, strolling for recreation, walking their dog or biking – an individual’s experience of safety will vary considerably.



More lighting:

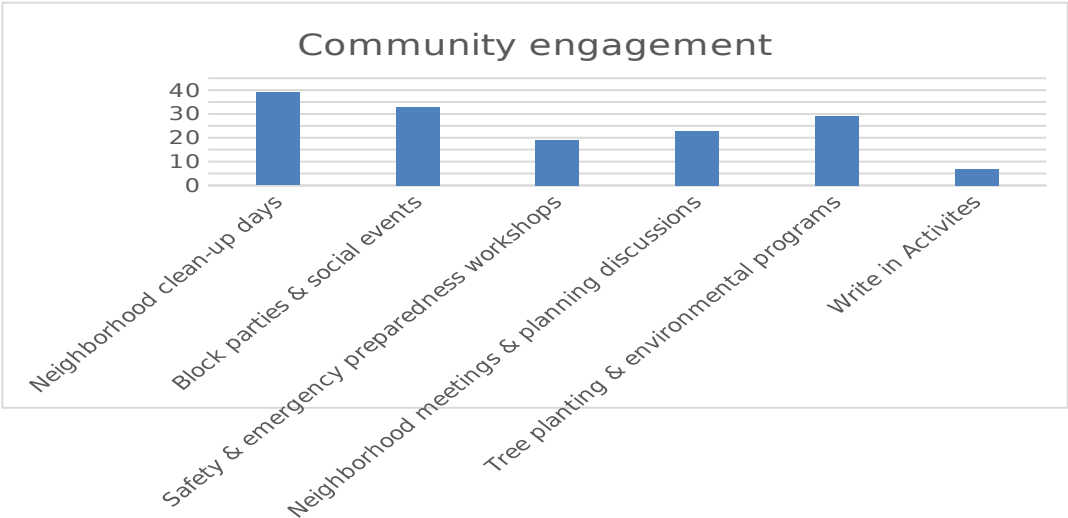
- Better lighting in some darker areas
- Smoother path and intersection with sight lines.
- Better sidewalks
- There’s not much traffic due to how the neighborhood is laid out, so I don’t think any improvements need to be made
- Bikes and cars respecting pedestrian safety rules
- Metro areas require more enforcement
- Bikes in the path are out of control at intersections. I love bikes. But everyone needs to be safe!

More sidewalks:

- Improved, wider, walkways, traffic lights, overpasses if possible
- Slowing down traffic on Langston Boulevard
- It’s a relatively safe area but its proximity to the metro brings property crime. For instance, my car was broken into last week and my credit card was used in DC.
- The Custis Trail is dark in some places and narrow which can be a risk factor for accidents.

- Less density
- Better lighting
- Less traffic
- marked bike lanes
- Visibility mirrors on blind, hedge-blocked turns, fewer delivery vehicles blocking traffic, drivers off their phones.

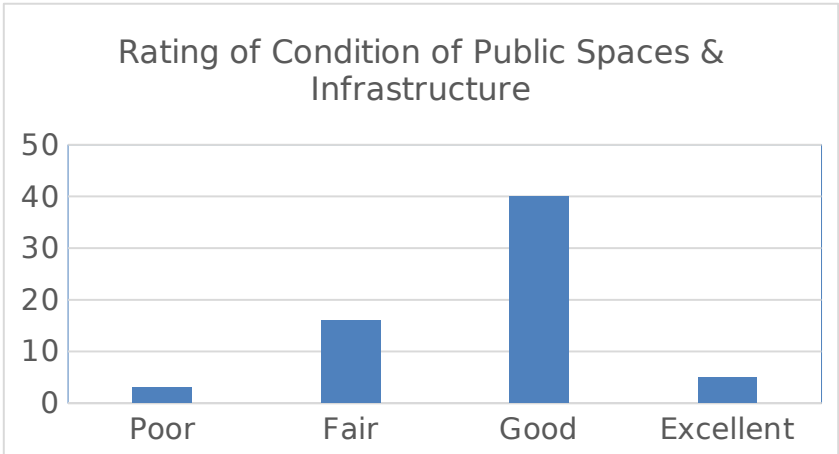
Friendly



Write in activities:

1. Kid friendly options
2. More activities at Dawson Terrace such as Pilates, not just judo
3. “Not sure “or “none”
4. Digital literacy workshop STD prevention seminar
5. “These activates are a distraction from the issues I raise”
6. Offer to help if County has a deer hunting program
7. Offer to help develop EMS trainings

Smart Development

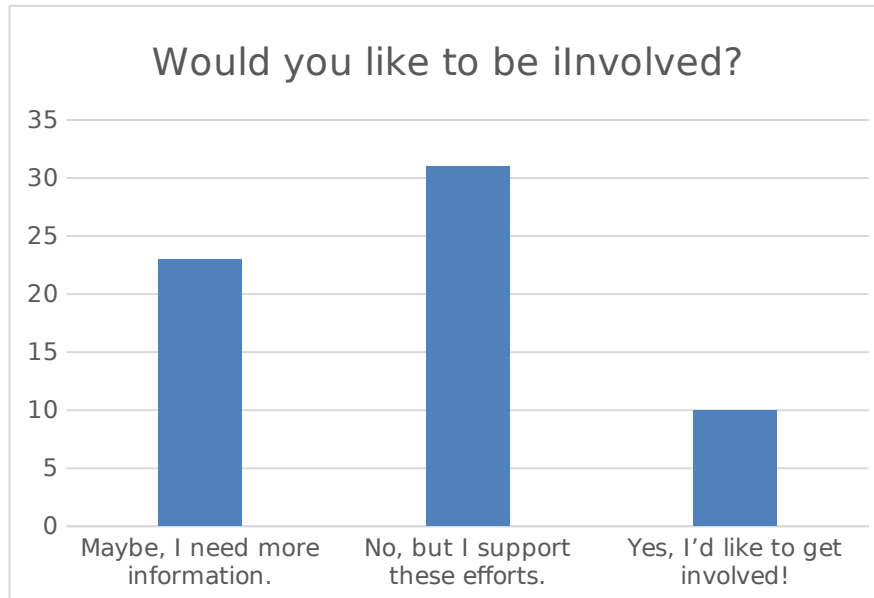


Suggestions for Improvement:

- More sidewalks where there are none
- A big problem is the air traffic noise. It really makes me consider moving elsewhere.
- A golf course.
- A number of public spaces and infrastructure are nice to have; they require more timely maintenance and constant upkeep. Numerous public spaces are 'tired' and need attention
- Better traffic control at the corner of Rolfe and 21st Rd N
- Bury poles that are obstructing sidewalks (21 road especially)
- Clean up parts of McCoy Park that border the highway.
- Cutting the bamboo without prior consultation with the neighbors in the area behind N. Scott street presented a big issue for the neighbors. The area has not been replanted and has encouraged unsolicited visitors walking their pets in the watershed area. Over three years later, we have not recovered the tree canopy/shade the bamboo had provided for us and it is a big loss for all of us involved.
- Drainage on Troy Street could be better
- Expand and improve Dawson Terrace so it provides comparable amenities to what residents in other parts of the county receive. Increase green space and reduce density. Build wider walking paths to create a less intense urban, crowded environment.
- I am not prepared to address air quality, traffic density and noise (from cars and motorcycles and trucks) with redesign improvements.
- I think the needs of the Western and Eastern part of North Highlands differ so can only speak to the eastern part. We need to ensure people in the Western portion contribute to the plan.
- I think there could be a bit more lighting in the area!
- I want more food trucks
- If there's something we can do about noise pollution enforcement /fines for the people drag racing on 66 (southern edge of neighborhood)
- Improved sidewalks; traffic management infrastructure improvements; better connectivity of The civic association area by walking trails in lieu of relying on Langston Boulevard sidewalk system or the Custis trail.
- Insect mitigation strategies close to parks and GW Parkway
- Install an outdoor pullup bar or two in northern Arlington. Like the one near Thomas Jefferson High School. I've been wanting that for years! It's a great, free way to encourage exercise, health, and enjoy the outdoors. I imagine installing a couple at a few parks across Arlington wouldn't cost a whole lot. On Old Dominion Drive from Arlington to McLean, make a bike trail or bike lane on the portions for which there are none. I work in McLean, and have to bike in the 1-lane road for a bit of the journey for which there are no trail/sidewalk/bike lane, and it is dangerous because cars which by within inches, they take daring chances around blind corners, and I've also been honked at and yelled at numerous time, and I do feel bad when I inevitably hold up a line of cars because there's no bike lane.
- More and brighter, lights, as well as increased presence to ensure pedestrian safety.
- More food trucks
- More frequent garbage pick-up by the dog park.
- More lighting.
- More park maintenance
- More parks please
- More streetlights along trails
- None, we have enough, it's time to focus on giving to surrounding communities or to a shelter for people unhoused in this area
- Parking restrictions. With RTO more commuters are parking and ditching through neighborhood fast.
- Remove obstructions from sidewalks
- Sidewalks and path are uneven, poorly lighted and have no sightlines.
- smoother streets
- Speed bumps on N Wayne, and 20th st between N Wayne and N Vance being one way
- Stop "domesticating" the Palisades trail and park with lawn grass in open areas and use of leaf blowers and wood chips on the trail.

- Storm drains can't handle large quantities of water.
- The 20th Rd. asphalt driveway has lots of patches looks bad. It needs to be redone.
- The speed cameras light is blinding
- Underground power lines, add sidewalks and add lighting in some areas
- We may want to get the streets repaved soon.
- We're missing sidewalks. Do people want them? Some intersections are terrible. More underground utilities.
- Wider sidewalks, improved street/highway noise blocking structures

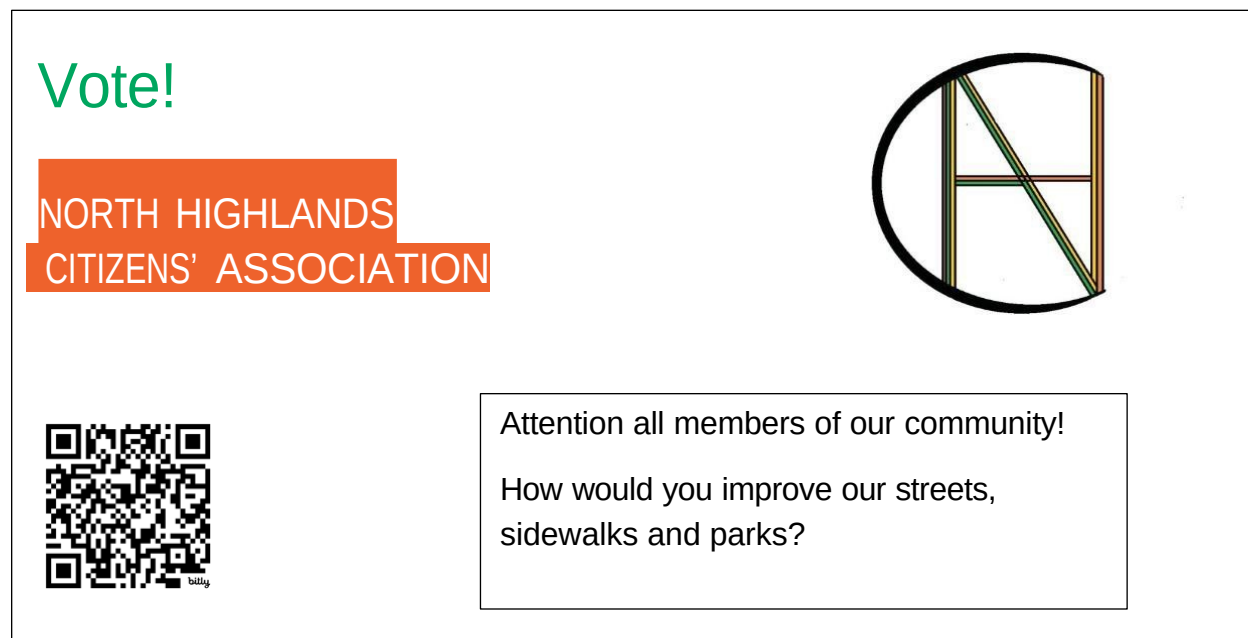
Involvement in NHCA



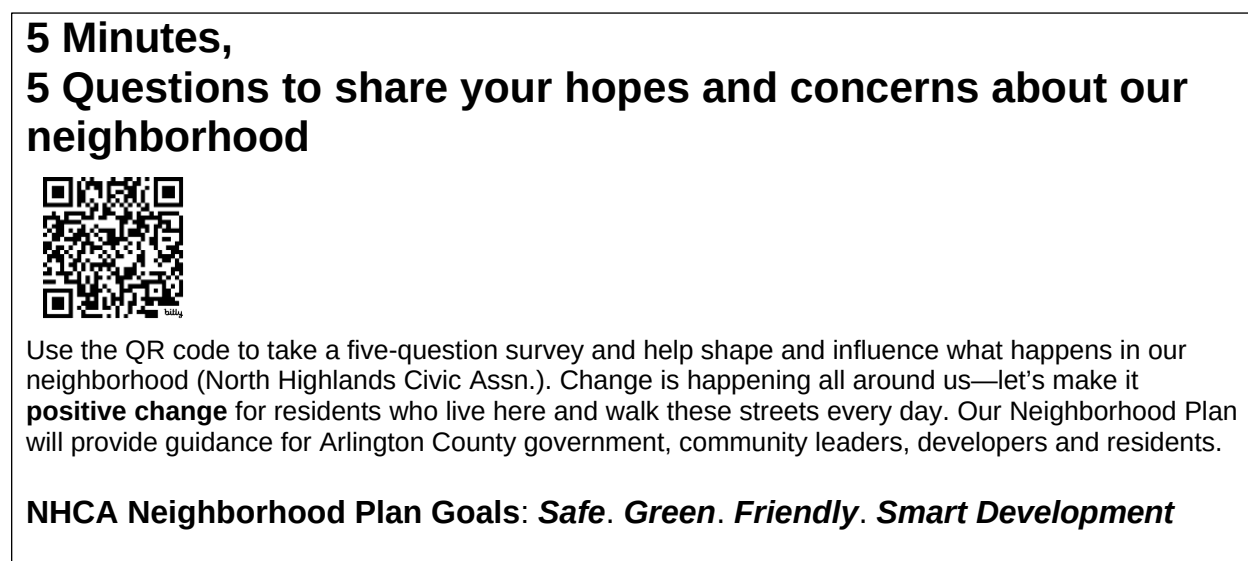
Appendix C: Survey Response Campaign

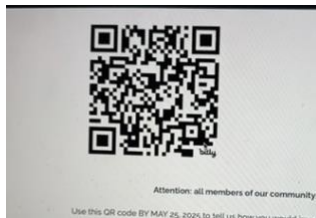
Neighbors have contributed in many ways to encourage the survey responses. Creating flyers, signs, postcards, and website materials all to encourage survey responses and participation in the NHCA Meeting, May 28, 2025. (See examples below.) Still, it is difficult to engage the hundreds of NHCA residents in apartments and high-rises without sustained (and expensive) mailings, ads and effective social media. This is a challenge for NHCA.

Post Card:



Flyer:





Website:

<https://www.nhca-arl.us>











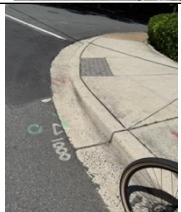
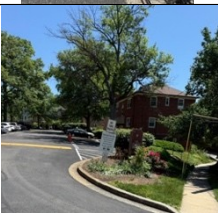

Appendix D: Inventory

NHCA is a very large area with many “neighborhoods within the neighborhood”. Each area may have

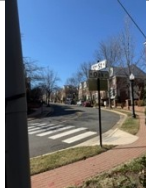






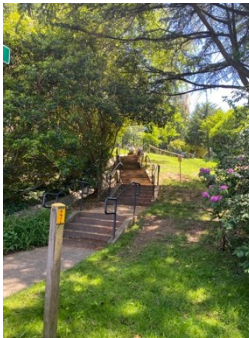




different needs and strengths. Therefore, the inventory was done by dividing NHCA into the three areas indicated on the map below as Area 1, 2 & 3. The inventory identified locations where there were opportunities for improvement in all four of NHCA's Goals: Safe, Green, Friendly and Smart Development. This is a first cut, NHCA's inventory will become more detailed and comprehensive as the community continues to identify and explore opportunities for improvement.



NHCA Area 3 Inventory				
Goal	Area	Street	Opportunity	Photo
Friendly	3	20 th Road N. and Custis Trail	Small County Park. Opportunity: for a welcome to the neighborhood sign and message board.	
Green	3	Corner 21 st N. and N. Troy	Unnamed Arlington County Pocket Park in need of care. Opportunity: repair a picnic bench with warped boards; install a sign naming the park and setting park rules for use.	
Safe	3	Corner of N. Oak and Langston Boulevard	Dangerous intersection. Obstructed view from Custis Trail. Opportunity for safety upgrades.	

Safe	3	N. Queen St.	No sidewalks. Opportunity for sidewalks.	
Safe	3	N. Rolfe Street	No sidewalks. Opportunity for sidewalks.	
Safe	3	N. Rolfe Street	Sidewalks on one side. Opportunity for sidewalks on two sides.	
Safe	3	N. Quinn Street	No sidewalks. Opportunity for sidewalks.	
Safe	3	22 nd St. N	No sidewalks. Opportunity for sidewalks.	
Safe	3	21 st St. N and Courthouse Road	Ramp in need of repair. Opportunity for repair. (This was reported through the portal on 5/15/25)	
Safe	3	N. Scott Street	Traffic calming features. Opportunity to explore where these features might be helpful elsewhere.	
Smart Development	3	21 st St. N	Bike Share Station. Opportunity to explore other locations for bikeshares.	

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Safe	3	21 st St. N and N. Oak	Complete street. Sidewalks on two sides, lights and pedestrian crossing. Opportunity to extend sidewalk towards Langston Boulevard on the east side.	
Goal	Area	Location	Opportunity	Photo
Smart Development	2	N. Scott & Langston Blvd	Bike Share Station. Opportunity to explore other locations for bikeshares.	
Smart Development	2	2133 N Taft St	Current community center is only used for special events or regularly scheduled classes.	
Safe	2	Langston Blvd	Better protect bike lane. Current bike lane is very narrow and odd, as it is only for a few blocks on one side of the street	
Safe	2	N. Veitch & Langston Blvd	Re-time signal light. Due to the long time of the light, drivers will sometimes turn off Langston before the light on N. Vance St to bypass the light.	
Safe	2	Custis Trail, approx. 20 th st	Roots have grown underneath the bike path, making it very bumpy	

Safe	2	Custis Trail @ N Adams St	Stairs make it difficult to take a bike down to the Custis trail from N. Adams St. A bike ramp would be useful here.	
Smart Development	2	McCoy Park	Bike Share Station. Opportunity to explore other locations for bikeshares.	
Smart Development	2	N Adams St	Bike Share Station. Opportunity to explore other locations for bikeshares.	
Safe	1	Spout Run & Langston Blvd	The intersection at Spout Run and Langston Blvd has over six primary lanes of traffic, turning lanes and a slip-lane. This area becomes congested with vehicular traffic and has back-ups leading towards Spout Run Parkway largely due to high volumes of commuter traffic turning left.	
Safe / Smart Development	1	N Daniel, N Calvert, N Cleveland, et al.	Multiple streets within the NHCA do not connect to other streets. The Langston Blvd Plan recommended a “proposed street” to connect these areas together	

			however residents expressed concern that it would promote additional vehicular activity within the neighborhood (and could be taken advantage of by out-of-town commuters).	
Smart Development	1	Cleveland and Calvert Streets	A small park-like space exists between Cleveland and Calvert Streets that could be enhanced. A small access road occurs on the north side of this area that does not have any sidewalks. The Langston Blvd frontage has bus stops for both APS and public transit (ID 6000705) as well as a Capital Bikeshare station.	
Safety	1	North Calvert Street at Custis Trail	Light on top of pole is hanging by the cord, having become unattached causing a hazard.	
Green	1	At the end of North Calvert Street and Custis Trail	An opportunity to open an old path giving improved access to Spout Run and to improve the green scape.	See picture above.