

## D. Arlington District

### ***District Context***

The Arlington District consists of the area easterly of Harrison Street to Jackson Street (Figure 3.5). This District includes a portion of the Arlington neighborhood, which originated in 1868. The Arlington District is one of the two oldest communities located on the original Magnolia corridor, the second one being Magnolia Heritage. At one time, the Arlington neighborhood was a distinct and geographically separate village, but has since been enveloped in the outward expansion of the surrounding City.

The Arlington District is characterized by a concentration of one- and two-story, pre-1950's retail buildings surrounded by a stable single-family neighborhood. The land use mix consists of retail commercial and office uses, the historic Arlington Branch Public Library and a small amount of multi-family housing. There are many outdated and marginalized uses, price-sensitive tenants on small parcels, and under-utilized retail buildings. All of the Arlington District falls within the Arlington's Redevelopment Project Area, as illustrated in Figure 1.2 in Chapter 1 of this Specific Plan.

The intersection of Magnolia Avenue and Van Buren Boulevard is the district's epicenter, referred to as Arlington Village, where local-serving "mom and pop" retail uses are concentrated. Arlington Village has the infrastructure and history of a cohesive, pedestrian-scaled, village environment with storefronts that face the street, with wide sidewalks and on-street parking. Several factors have diminished its pedestrian quality over time, including drive-through uses and vacant storefronts. The planned widening of Van Buren Boulevard at Magnolia Avenue will further weaken the pedestrian environment. Therefore, significant enhancements to this intersection should accompany the widening to reduce its impact on the area.

Recent streetscape improvements have been made to the Arlington District in accordance with the Arlington Village Street Improvement Plan. These improvements extend from Harrison Avenue to Castleman Street and include benches, trash receptacles, pedestrian lighting, new sidewalks, improved driveway approaches, wheelchair ramps, tree wells, and planter areas.

Arlington Park fronts on Van Buren Boulevard and is essentially hidden from Magnolia Avenue. Arlington Park could be greatly enhanced as a major community asset, as well as contribute to the aesthetics of the District if it extends out to Magnolia Avenue and has a significant presence along the corridor. This expansion



*Arlington Village consists of pedestrian-scaled buildings with storefronts that face the street, a wide sidewalk, and on-street parking.*

would not only significantly strengthen the heart of the Arlington District as a pedestrian-oriented neighborhood center with a meaningful community gathering space, but also contribute greatly to the parkway concept for Magnolia Avenue.

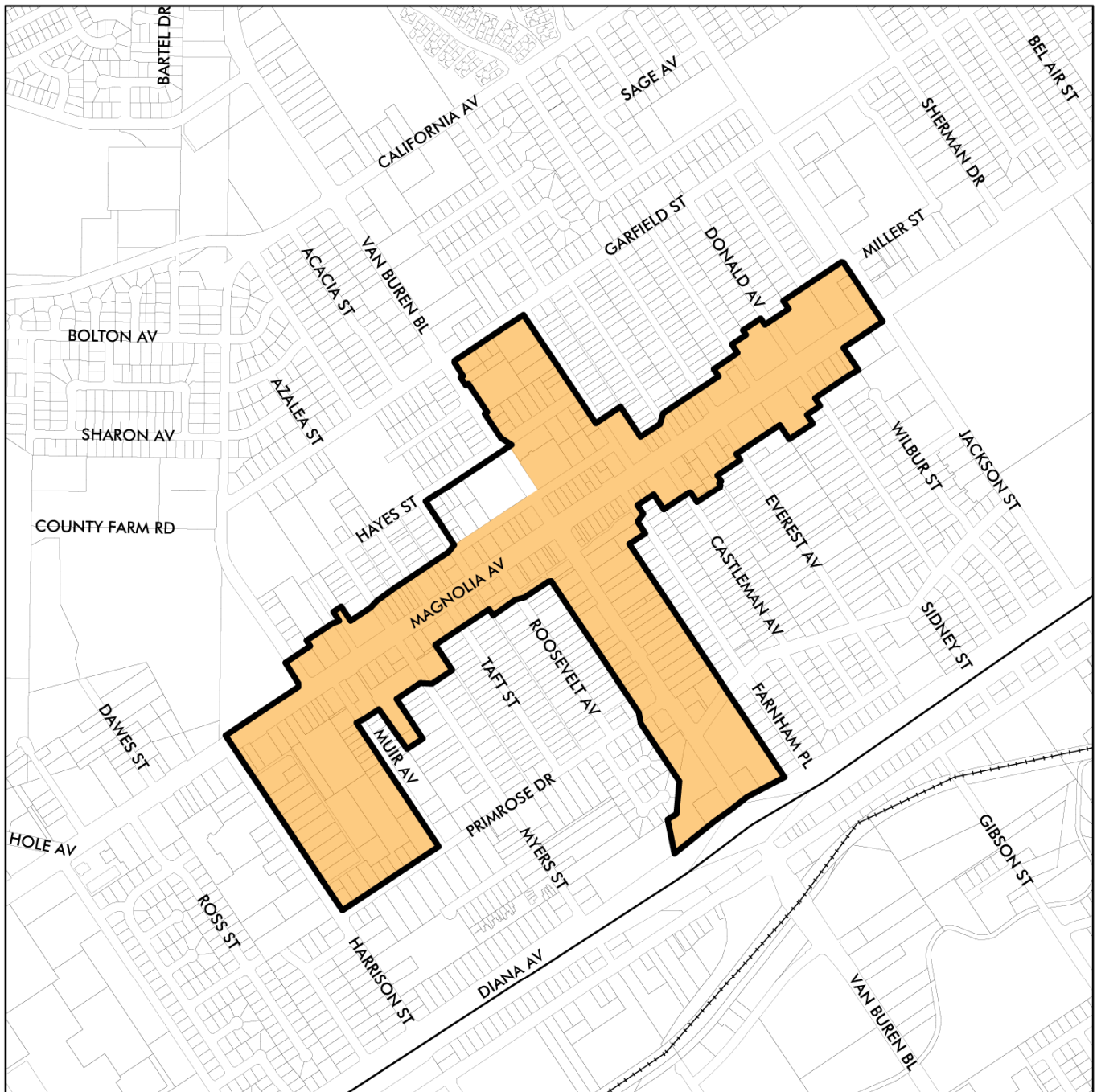
Throughout most of the Arlington District, small lot sizes hinder new development projects. Lot assembly, driveway consolidation and shared parking arrangements are all necessary for meaningful, coordinated, infill commercial and mixed use projects to occur. In addition, alley closures should be considered in some locations to expand site size for new projects. At the western end of the District, generally bounded by Magnolia Avenue, Harrison Street, Primrose Drive, and Muir Avenue, there is opportunity for lot consolidation to allow for residential or a viable mixed use project. Alley vacations could also help implement this concept.

### ***Arlington District Objective and Policies***

The objective and policies set forth the framework for realizing the vision for this District, while providing guidelines for decision making, and direction for future development.


#### **Objective 1: Maintain Arlington's sense of community through careful and coordinated planning that builds upon the neighborhood's key assets and reinforces its historic development patterns. (General Plan Objective LU-35)**

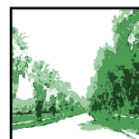
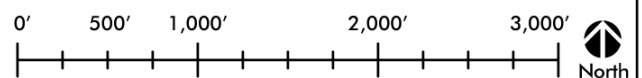
- Policy 1.1: Restore, strengthen and maintain the unique community character and identity of the Arlington District. (General Plan Objective LU-36)
- Policy 1.2: Focus commercial development in the Arlington Village, discouraging "strip" commercial development. (General Plan Policy LU-35.1)
- Policy 1.3: Aggressively pursue economic revitalization, while preserving and restoring Arlington's historic village-like character and pedestrian scale. (General Plan Policy LU-37.1)
- Policy 1.4: Encourage a strong, cooperative working relationship between the City and the Arlington business community. (General Plan Policy LU-37.2)
- Policy 1.5: Take a leadership role in helping Arlington maintain a business improvement district. (General Plan Policy LU-37.3)



**Figure 3.5**  
**ARLINGTON DISTRICT**

**LEGEND**

-  District Boundary
-  Properties Designated Mixed Use-Village in General Plan 2025



**Magnolia Avenue  
Specific Plan**

- Policy 1.6: Encourage lot consolidation, driveway consolidation, shared parking, and frontage on Magnolia Avenue for meaningful, coordinated mixed-use and commercial projects that contribute to an attractive streetscape. (General Plan Policy LU-36.3)
- Policy 1.7: Enhance appearance of the Arlington District at the intersection of Van Buren Boulevard and the 91 Freeway. (General Plan Policy LU-36.4)
- Policy 1.8: Balance the traffic carrying function of Van Buren Boulevard with goals to enhance neighborhood aesthetics, pedestrian/bicycle safety, and the historic environment of Arlington Village. (General Plan Policy LU-15.3)
- Policy 1.9: Provide sufficient parking, while also maintaining the pedestrian environment. (General Plan Policy LU-36.5)
- Policy 1.10: Expand and improve Arlington Park to create a major public space in the Arlington District. (General Plan Policy LU-36.6)
- Policy 1.11: Except as superceded by the policies in General Plan 2025, the Zoning Code and this Specific Plan, the design guidelines in the 2001 Arlington Community Plan remain applicable and can now be found in Chapter 4 of this Specific Plan. (General Plan Policy LU-36.7)

### ***General Plan 2025 Land Use Designations***

The District's objective and policies directly support the land use designations of the General Plan 2025. The General Plan land use designations in the Arlington District are listed in Table 3.3 below:

**Table 3.3: General Plan Use Designations in the Arlington District**

<b>General Plan Land Use Designations</b>	<b>Location</b>
Mixed Use Village (MU-V)	- Majority of the District
Public Park (P)	- Arlington Park bounded by Van Buren Boulevard, Miller, Hayes and Roosevelt Streets



As illustrated in Figure 3.5 of this Chapter, the MU-V Land Use Designation occurs in the majority of the Arlington District along Magnolia Avenue, where pedestrian-oriented activity centers are focused. Mixed use development will have the greatest impact in the Arlington District, as it often includes moderate to high density residential uses and community serving retail and service uses at the street level to facilitate a pedestrian environment. The intent of the MU-V designation in the Arlington District is to preserve and strengthen Arlington's pedestrian-oriented urban village qualities.

### ***Framing the Vision***

Area generally between Roosevelt Street and Castleman Street:

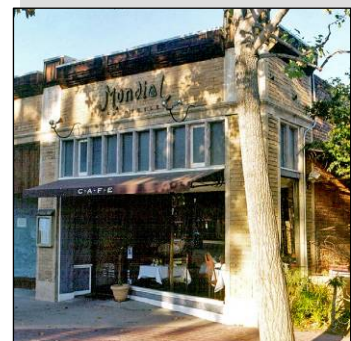
- This area is the heart of the Arlington District, where local-serving retail and service uses should be focused at the street level to maintain a pedestrian-oriented environment.
- Neighborhood convenience shopping, specialty retail and restaurants/cafes with outdoor dining are strongly encouraged. Through Mixed Use-Village (MU-V) Zoning, second-story residential and office uses are permitted, which will also contribute to the village-like character of the area.
- Adaptive reuse of historic buildings is strongly encouraged to maintain the essential character of the Arlington District.
- The formation of a Parking District, possibly through the Arlington Business District, is strongly recommended to provide conveniently located shared parking while maintaining the walkable quality of the area.

Riverside County Lumber on Van Buren Boulevard:

- This site is of an appropriate size and location for new moderate density residential or mixed use development, especially if the development could be linked to the Magnolia Avenue frontage. Multi-family residential at this location would help bring activity to the village core, and compliment Arlington Park across the street.

Arlington Park – Van Buren Boulevard/Magnolia Avenue Intersection:

- There is a major opportunity to create more public open space in this District by extending the southeasterly side of Arlington Park along Miller Street to Magnolia Avenue. The park extension would provide a monumental window onto the corridor. The park extension could be designed, as shown, so that the park fronts Magnolia Avenue across from the expanded and help engage park users with the Arlington Branch Public Library, located across the street.



*Examples of projects that illustrate Mixed Use-Village densities.*

- Another design alternative would be to extend the park to the Magnolia Avenue/Van Buren Boulevard intersection, where the gas station is currently located. Either design would greatly enhance Arlington Park as a major community asset, provide a meaningful public gathering space in the heart of the Arlington District, and compliment the parkway concept for Magnolia Avenue by providing more “green” along the corridor.

Magnolia Avenue/Van Buren Boulevard Intersection:

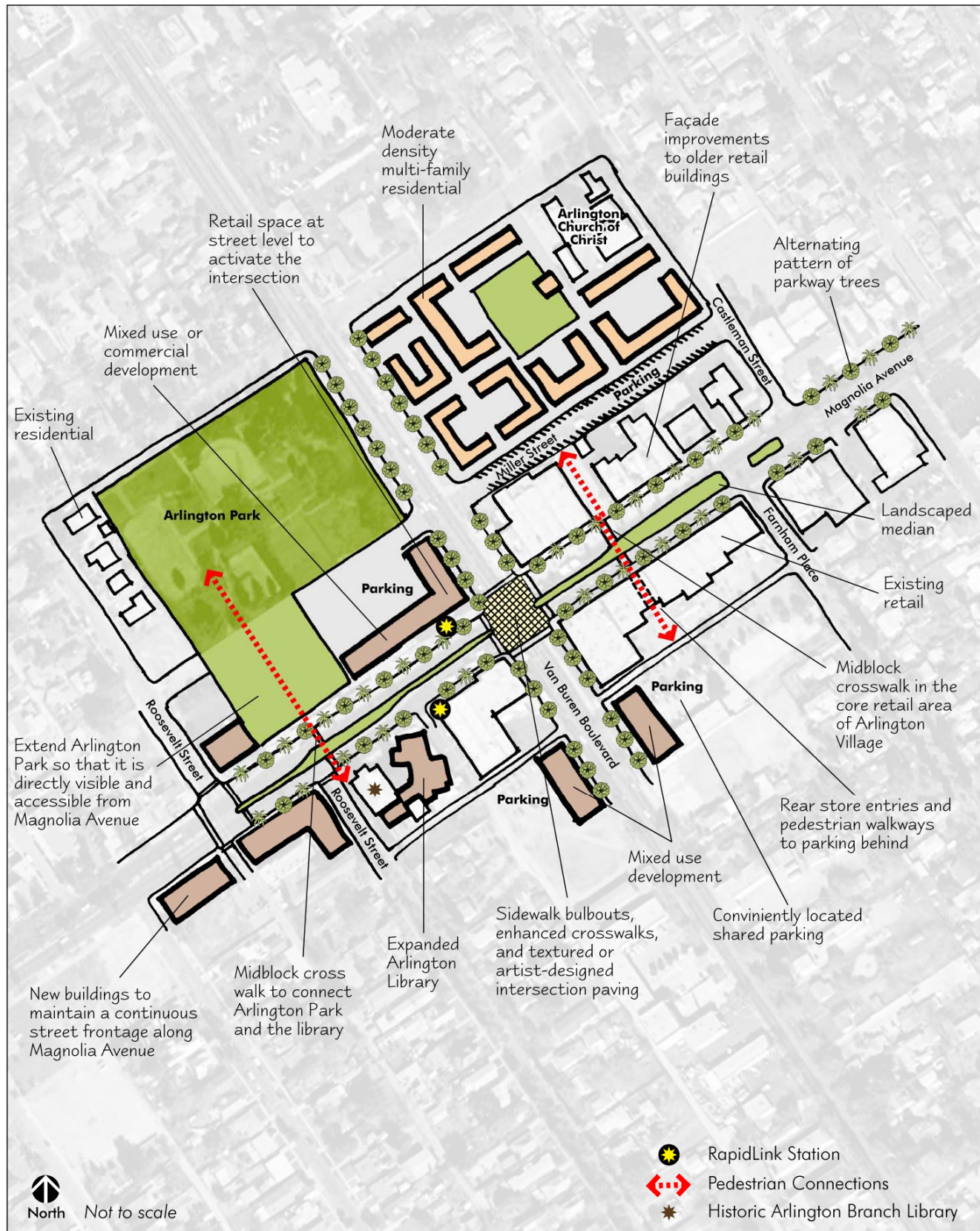
- Pedestrian improvements to this intersection are crucial to Arlington Village with the planned widening of Van Buren Boulevard. Sidewalks, bulbouts, enhanced crosswalks, pedestrian-scaled lighting, and textured or artist-designed intersection paving will help make pedestrian crossings more comfortable at this newly-widened intersection and enhance the identity of the Arlington District.
- In addition, midblock crosswalks may be considered in this District to improve pedestrian connections in the core retail area and to link Arlington Park with the Arlington Branch Public Library. The new library expansion will give this historic civic building more prominence in the heart of the District and compliment the pedestrian focus of the area.
- Pedestrian-oriented retail and service uses should be focused at the Magnolia Avenue/Van Buren Boulevard intersection, as this would help preserve the heart of Arlington as a walkable, local-serving village. Infill residential and mixed use projects will further contribute to the village-like character of the District.

Figure 3.6 illustrates a conceptual site plan for the area generally between Roosevelt Street and Castleman Street if it is developed under the MU-V Zone. This is not a recommendation but rather one idea of how this important corner can be developed with a mixed use project.



**Figure 3.6: Conceptual Plan for the Magnolia Avenue/Van Buren Boulevard Intersection Area**

*Note: This drawing is conceptual and shows one way this area could be developed per Mixed Use-Village Zoning. It is not intended to illustrate the exact layout nor the replacement of specific buildings.*



## **ADDENDUM TO CHAPTER 4 – ARLINGTON DESIGN GUIDELINES**

As part of the General Plan 2025 process, the Community Plans of the 1994 General Plan were replaced by Neighborhood Plans and are no longer applicable. However, the still-relevant objectives and policies from those Community Plans are included in the General Plan 2025, and are also included in Chapter 3 of this Specific Plan where applicable.

The Arlington Community Plan was prepared in 2001 by the Riverside Planning Division with significant community involvement. It was strongly embraced by the Arlington community. Although this Community Plan is no longer applicable, the intent, spirit and vision of this plan are still relevant and are, therefore, reflected in the district objective, vision and development standards for this District. In addition, the specific Design Guidelines from this Plan are incorporated herein to ensure the desired development of this community effort.

### **Design Guidelines from the Arlington Community Plan**

Every neighborhood or district has a character that can be described. This “character” typically consists of a number of factors that make the district distinctive from other nearby areas. This section explores the “character defining elements” that make Arlington unique. It also establishes the “design guidelines” essential to maintaining that character. In keeping with the organization of the study area, character defining elements and design guidelines are divided between those that pertain to the Village of Arlington and those relating to the portal areas (Figure 4.1).

Generally, the challenge in the Village of Arlington is to preserve its original character. For the portal areas, the challenge is different. The portal areas lack the cohesiveness and well-defined character of the Village. For the portal areas, there are two basic design challenges. One challenge is to bring more of a sense of cohesiveness and character to these areas than they presently have; the second challenge is to make them more a part of Arlington’s original fabric. If these design guidelines are successful, there will eventually be a sense of coordination between the Village of Arlington and its portal areas. In this regard, it is the intent of the design guidelines for the portal areas to provide a sense of entry to the Village, offering automobile oriented uses that compliment the Village’s more pedestrian oriented uses. With regard to the Village area it is the intent of the guidelines to strengthen and reinforce Arlington’s sense of identity and serve as a focal point for social interaction.



The following design guidelines build on the vision for the area and are meant to be used whenever new construction or remodel work is proposed in the Arlington District. The guidelines establish policies that should be applied consistently, but which may also be subject to alteration from time to time. These guidelines address items that are unique to Arlington and are not comprehensive.

### **1. Building Placement and Orientation**

**Village:** Village buildings should be placed at the property line along all public streets (Figure 4.2).

**Portal Areas:** Except where the zoning code requires a greater setback, portal buildings should be placed no more than five to 15 feet from Van Buren Boulevard or Magnolia Avenue. The entire space between the building and the street should be landscaped or developed as a plaza (Figure 4.4).

### **2. Building Spacing**

**Village:** Village buildings should be situated immediately adjacent to each other (Figure 4.2). Larger buildings should be broken into pedestrian scale storefronts (Figure 4.3).

**Portal Areas:** Portal buildings should be placed as close to each other as possible. Separations for the purpose of required side yards, driveways, parking, plazas, and the like are acceptable (Figure 4.4).

### **3. Parking**

**Village:** Off-street parking in the Village of Arlington should be placed to the rear of the buildings it serves. There should be no off street parking to the fronts or sides of Village buildings (Figure 4.2).

**Portal Areas:** Parking in portal areas may occur to the sides or rears of the buildings it serves. There should be no off street parking to the front of buildings in the portal areas (Figure 4.4).

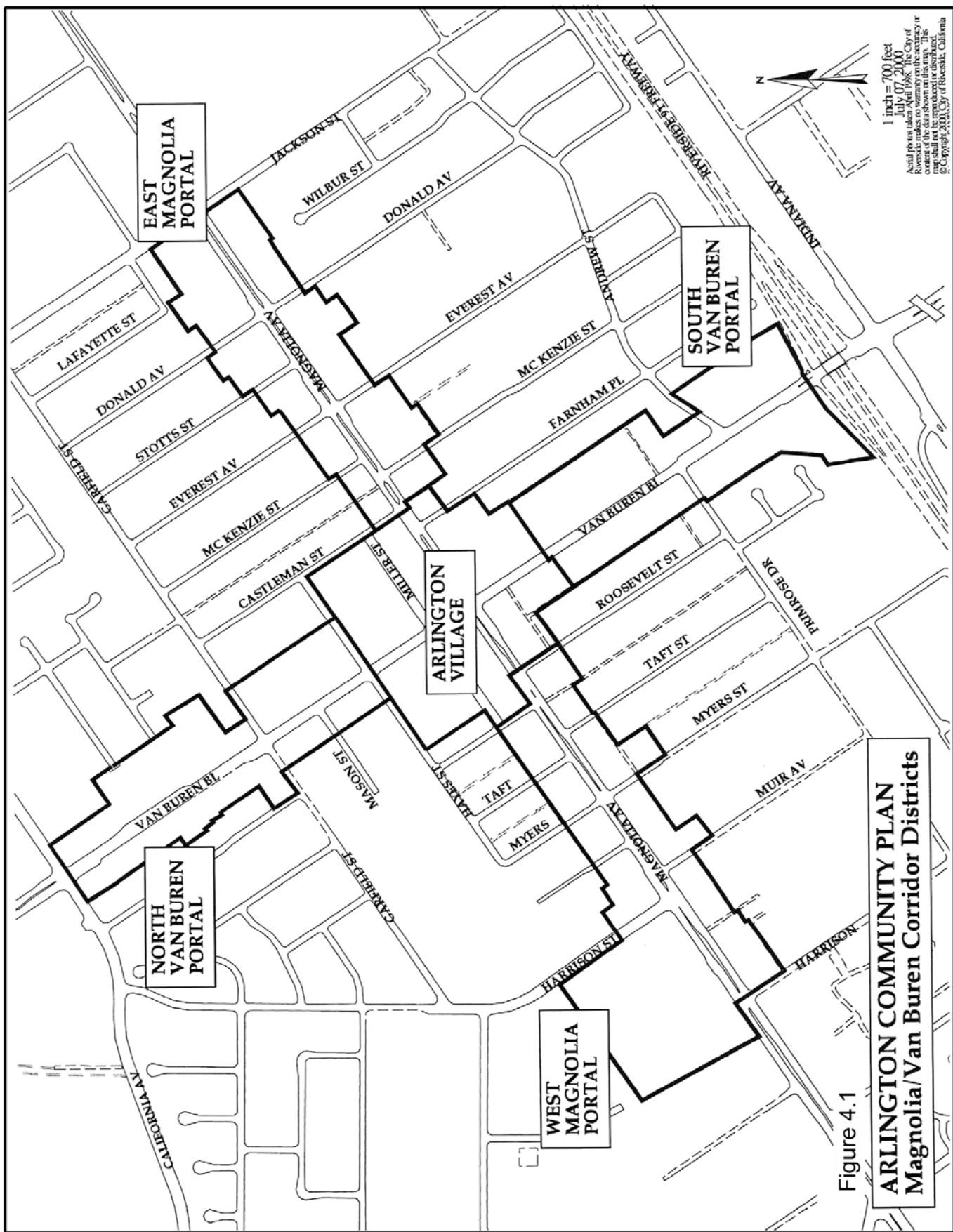


Figure 4.1

**ARLINGTON COMMUNITY PLAN  
Magnolia/Van Buren Corridor Districts**

1 inch = 700 feet  
 July 07, 2000  
 Aerial photo taken April 1988. The City of  
 Riverside makes no warranty as to the accuracy or  
 completeness of this map. The map should not be  
 used for any purpose other than that for which  
 it was prepared.  
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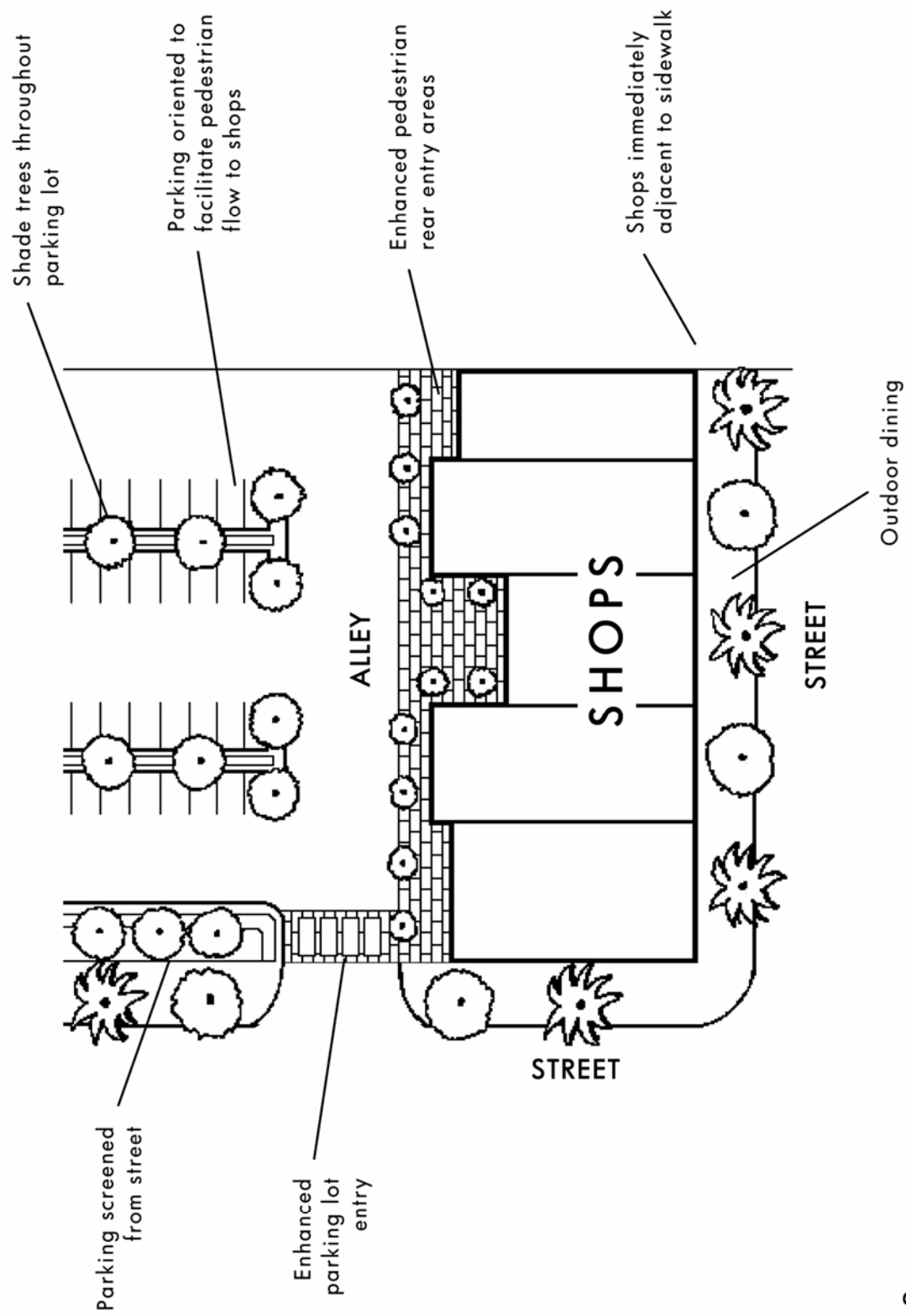


Figure 4.2

ARLINGTON COMMUNITY PLAN  
Village Site Design Guidelines



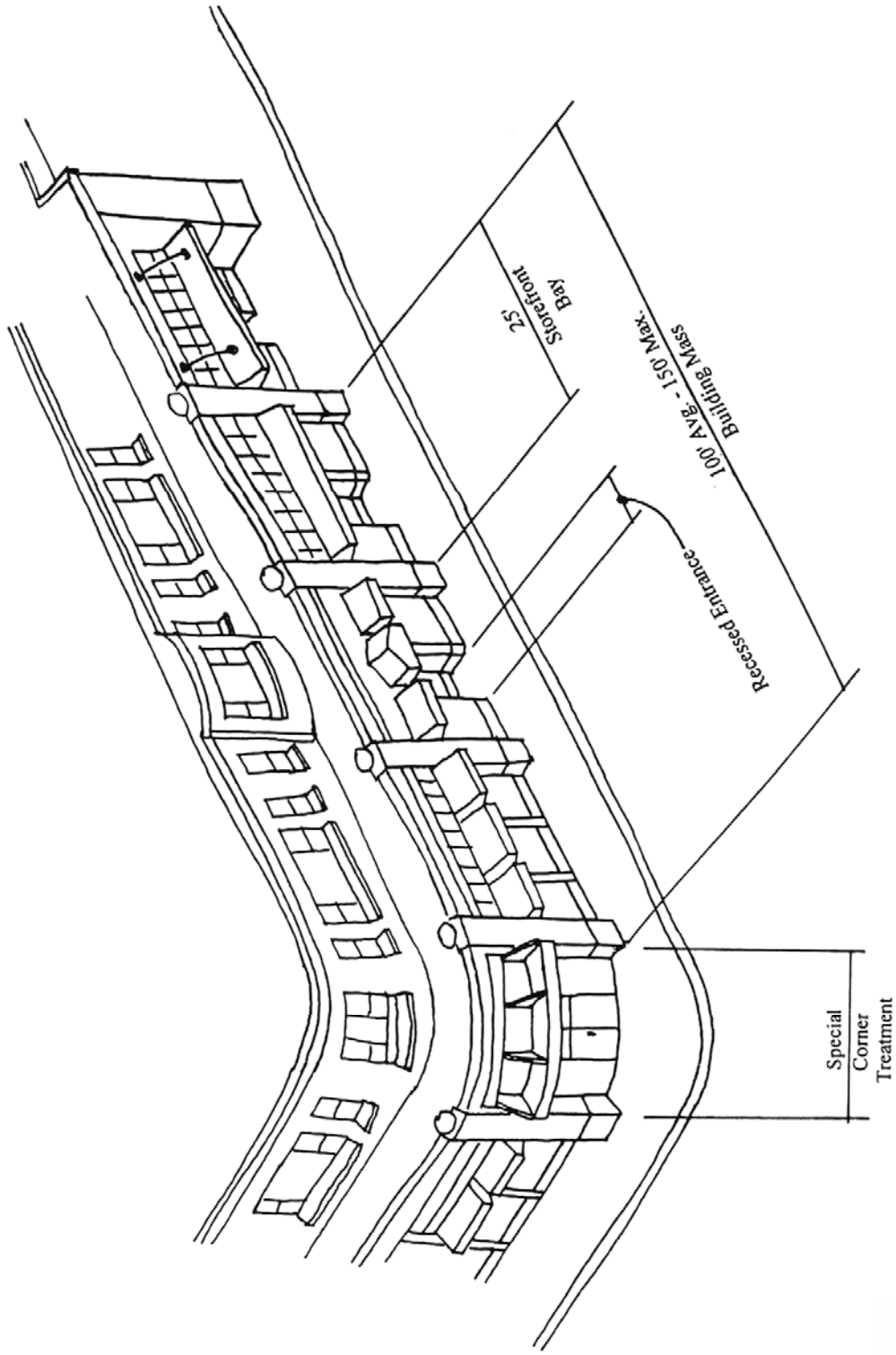


Figure 4.3

ARLINGTON COMMUNITY PLAN  
Creating Pedestrian Scale for Larger Buildings

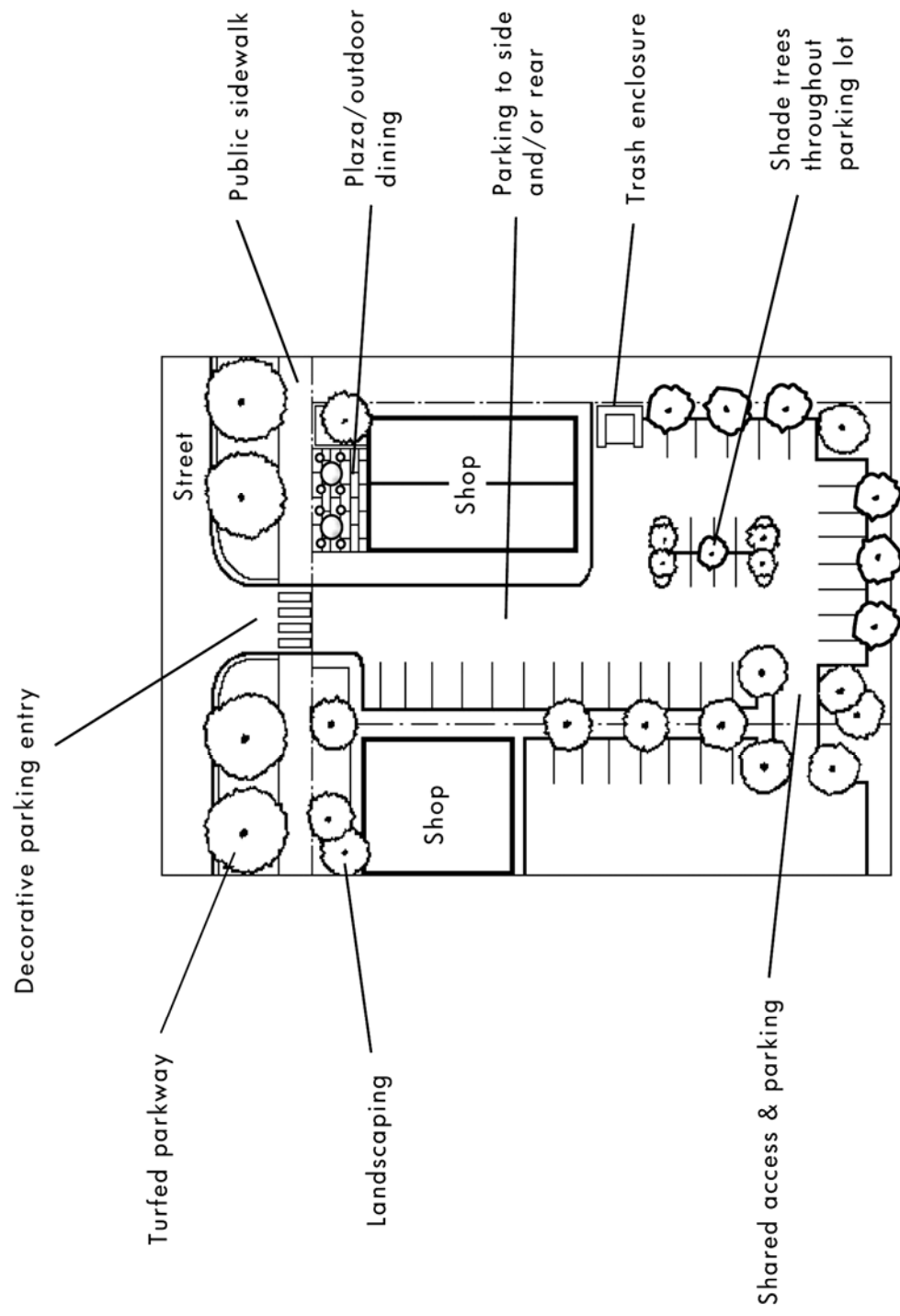


Figure 4.4

ARLINGTON COMMUNITY PLAN  
Portal Area Site Design Guidelines

#### **4. Building Design**

**Village:** The general architecture of Village commercial/office buildings should reflect the styles of commercial/office buildings of the 1900s through 1930s (Figure 4.5). Historic photographs should be used as a guide to new construction and building renovations. Franchise architecture is not acceptable.

**Portal Areas:** A variety of architectural styles is acceptable in the portal areas. The main concern should be that buildings be designed to be compatible with existing buildings in the overall area (Figure 4.6). Franchise architecture is not acceptable.

#### **5. Residential Conversions**

**Village and Portal Areas:** Residences proposed to be converted to office or commercial uses, should retain the original residential character and style. Parking should always be placed in the rear yard and the front setback should be lawn-based landscaping. Signing should be low key and integrated into the architecture and/or landscaping. Handicapped access should be hidden from view or integrated into the site or architecture. Residences proposed to be replaced with new construction should be evaluated for historic/architectural significance and, if possible, relocated to vacant properties in the Arlington area.

#### **6. Height**

**Village and Portal Areas:** Village and portal buildings should be one or two stories (Figures 4.5 and 4.6).

#### **7. Roofline/Cornice Area**

**Village:** All Village buildings should have “flat” roofs with parapets extending a sufficient distance upward to screen mechanical equipment. The parapet shape should be a simple, angular design emphasizing a horizontal orientation. At the top of the parapet should be a cornice that provides a plane change. The design of Village cornices should be simple (Figure 4.5).

**Portal Areas:** The guide for roof style in the portal areas should be in character with the surrounding area. Pitched roofs are acceptable in the portal areas and for these types of buildings a cornice is not appropriate (Figure 4.6). Buildings with flat roofs should have a simple cornice consistent with the guidelines for Village buildings.



## **8. Upper Building Facade**

**Village:** The upper building facade of Village buildings should be a simple minimally decorated space to be used for signage (Figure 4.5).

**Portal Buildings:** To the extent that portal buildings have upper building facades, they should also be simple, uncluttered spaces for signage.

## **9. Storefront**

**Village:** Figure 4.5 shows the essential elements of a Village Arlington building. Working from top to bottom, the storefront area of Village buildings should consist of a transom window area, storefront glass/entry area, and a bulkhead area. The transom should be made of glass, framed in wood or lead came. If a transom was not part of the original design of a building, it may be omitted. The storefront should be made of clear, untinted glass offering an unobstructed view into the space within. Window framing should be wood or the thinnest possible metal. Standard aluminum storefront framing is not appropriate. The bulkhead should be 24 to 30 inches high and made of glossy tile or glass in a rich, deep color, such as dark green, burgundy, dark blue, or black. Contrasting designs should be non-existent or minimal in these tile areas. The storefront entry should be set back from the front building line; the deeper the entry inset, the better. The entry door should consist of a large pane of clear glass, framed in wood. Hardware should be brass or chrome plated metal designed for a 1920s through 1940s look.

**Portal Areas:** The same guidelines that apply to Village building storefronts apply to portal area storefronts, except that more modern materials, such as standard aluminum storefront mullions, may be used. Many portal buildings will also not have a transom area. Bulkheads will also sometimes be absent (see Figure 4.6).

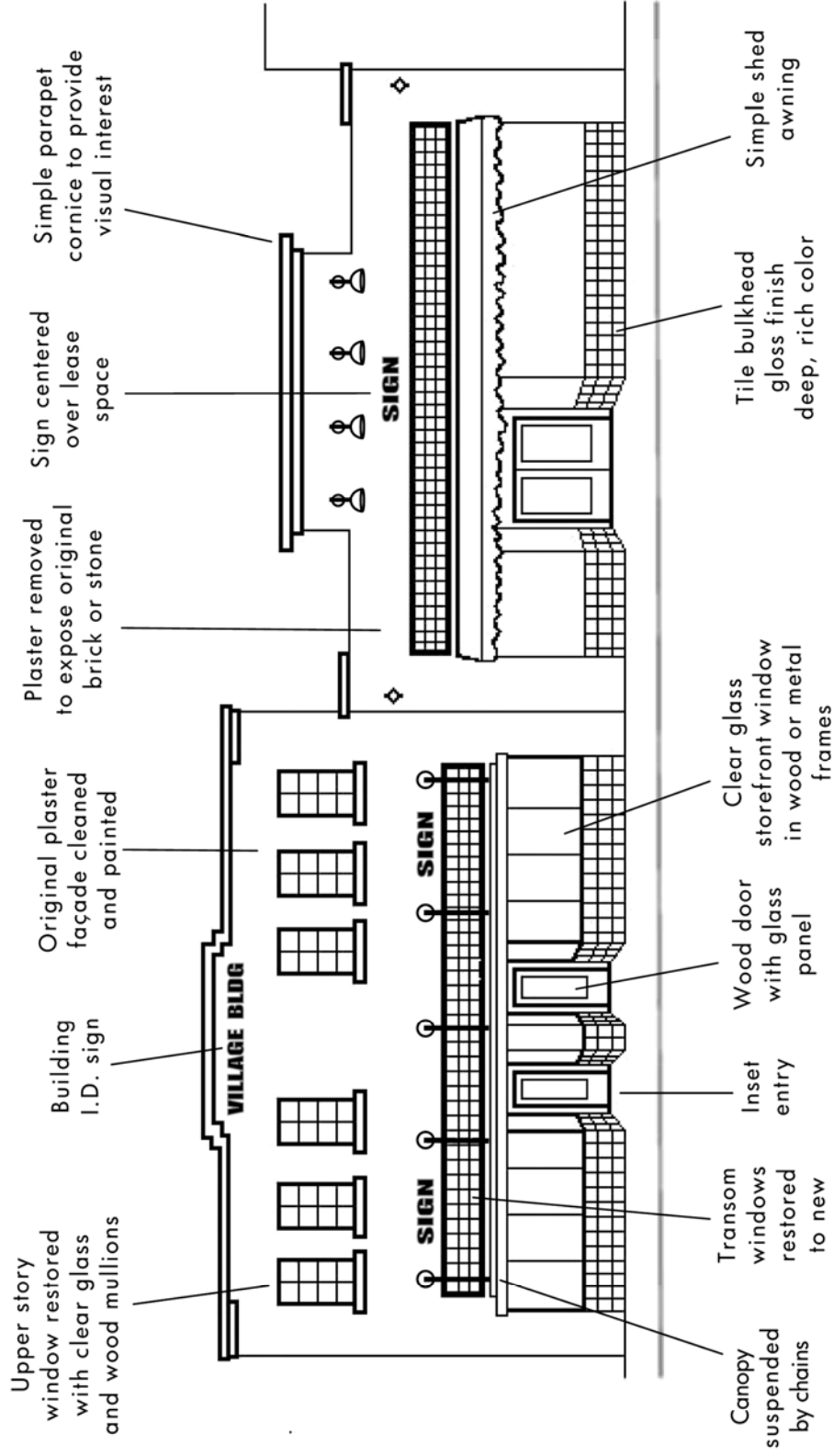


Figure 4.5

ARLINGTON COMMUNITY PLAN  
Village Building Design Guidelines

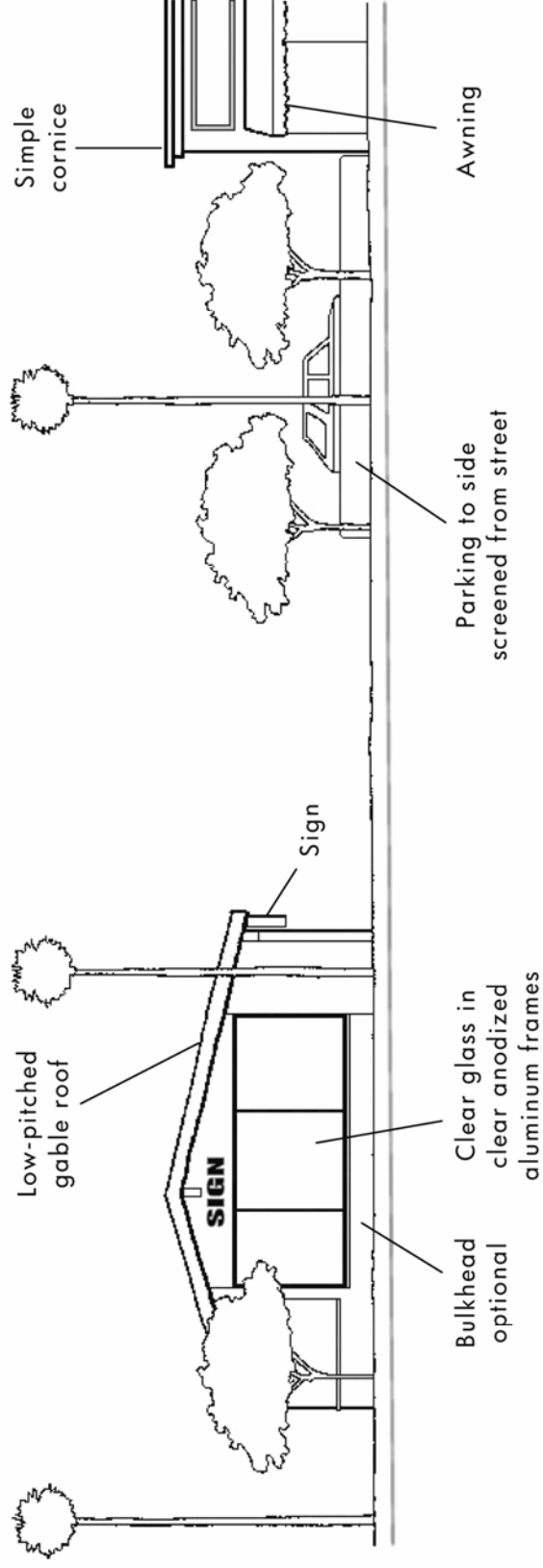


Figure 4.6

ARLINGTON COMMUNITY PLAN  
Portal Area Building Design Guidelines



## **10. Backs of Buildings**

**Village:** Most rear building rears will only need a “clean-up, fix-up” approach to improvement. This would consist of concealing mechanical equipment and wiring, cleaning brick, (no sandblasting), and installing signing, plantings and the like to project a welcoming appearance. To further enhance a welcoming appearance doors and windows should be made transparent through the use of clear glass (see Figure 4.7).

**Portal Areas:** To the extent that rear elevations are visible on portal buildings, the main approach should be to break large wall masses with architectural features appropriate to the main design of the building.

## **11. Awnings and Canopies**

**Village Awnings:** Awnings can help enhance the architecture of a building, but they can also clash with a building. Village of Arlington awnings should:

- Be of a simple standard or “shed” design consistent with designs typically in use in early Arlington (see Figure 4.8).
- Be made of cotton duck fabric with a solid muted color or striped design complimentary to the building colors.
- Be used as a shading device, not a source of (no back lighting).
- Be as unobtrusive as possible, maintaining the view to as much of the building’s architecture as possible.
- Fit the size and shape of each window area to be shaded.

**Portal Awnings:** In portal areas the same guidelines apply except greater flexibility can be used regarding awning shapes (Figure 4.9). The main criterion should be that the awning compliment the architecture.

**Village and Portal Canopies:** Unlike awnings, which are typically cloth, canopies are made of more durable materials, intended to last the life of the building. Canopies should:

- Be fixed immediately above the storefront glass.
- Be unobtrusive and sized in proportion to the building.
- Include detailing in the fascia area that compliments the detailing on the remainder of the building.

Place all overhead utilities underground or concealed from view

Place all overhead utilities underground or concealed from view

Place all exposed utilities in metal cabinet.

Air conditioning unit should be placed within utility cabinet or behind rooftop parapet wall.

Replace solid door with security glass door

Replace solid door with security glass door

Place all utility meters in metal cabinet

Remove existing window grills in favor of security glass or interior security device less visible

Place 3' wall cabinet in front of utilities

Replace solid door with security glass door

Raised planter

Asphalt removed and replaced with accent concrete at entry

PIEL CANELA

SIGN BOARD

SIGN BOARD

Clean and repair brick facade(remove white paint)

Replace solid door with security glass door

Place all overhead utilities underground or concealed from view

Add awning on second floor windows

Figure 4.7

ARLINGTON COMMUNITY PLAN  
Typical Improved Village Rear Facade

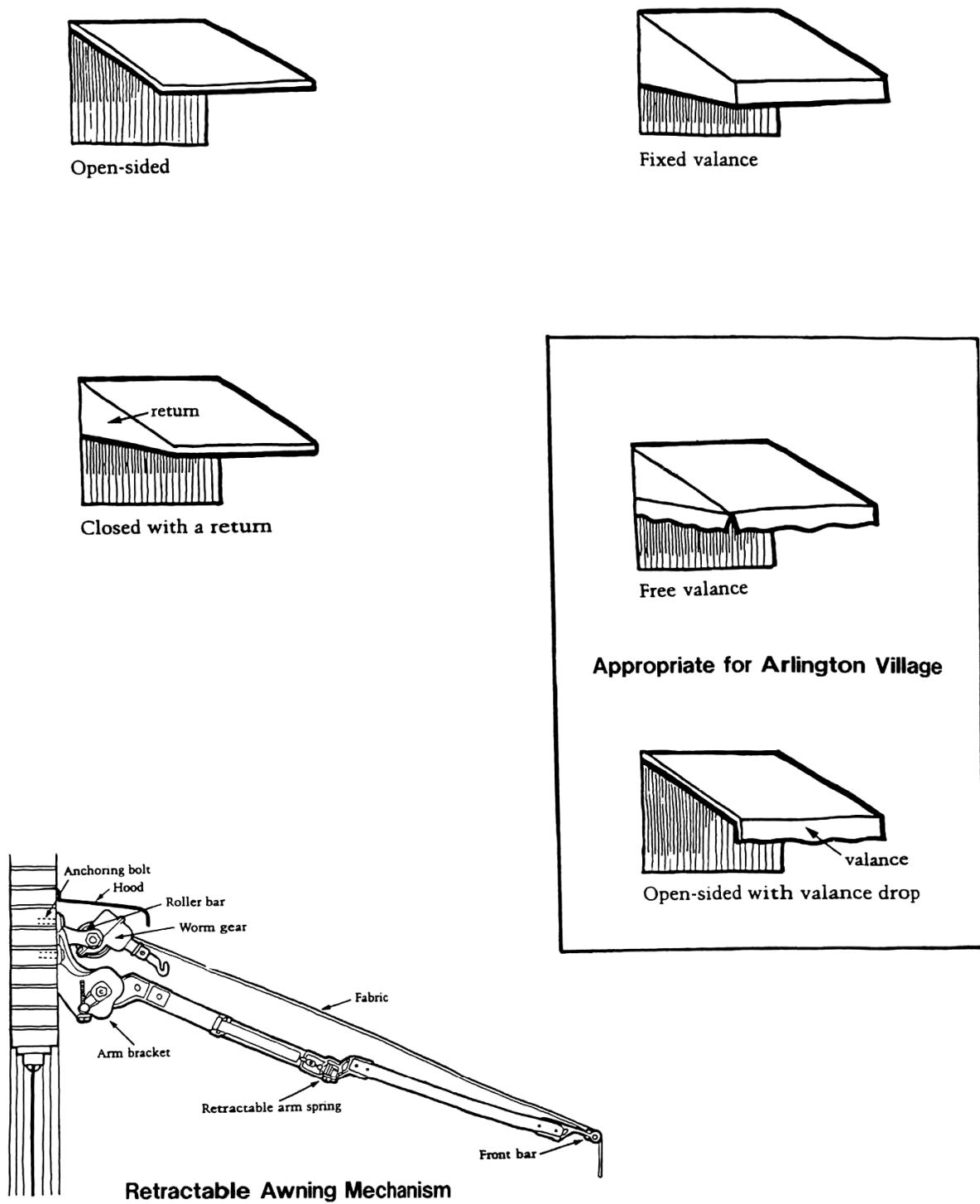
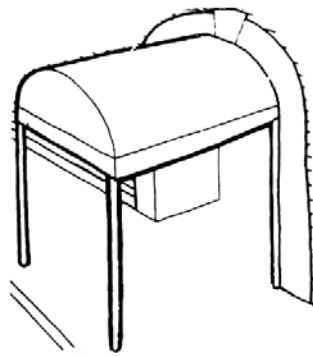


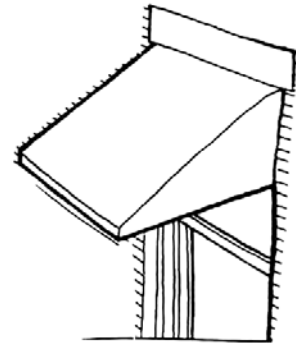
Figure 4.8

ARLINGTON COMMUNITY PLAN  
Standard "Shed" Style Awning

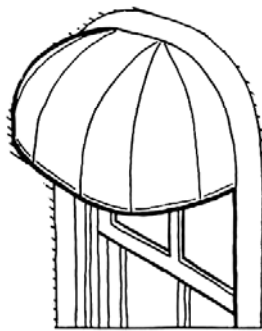




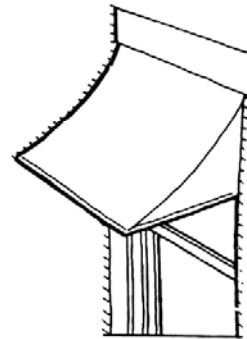
Marquee



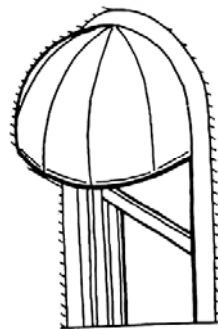
Standard



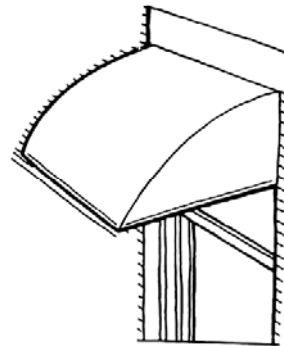
Bullnose



Concave



Dome



Convex

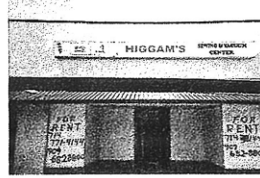
Figure 4.9

ARLINGTON COMMUNITY PLAN  
Various Types of Awnings

## EXAMPLES OF INAPPROPRIATE TYPES OF SIGNS



PLASTIC FACED LETERS

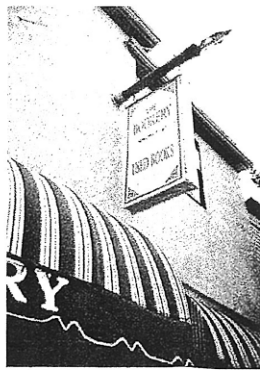


PLASTIC FACED CANS



FREESTANDING SIGNS

## EXAMPLES OF APPROPRIATE TYPES OF SIGNS



PERIOD STYLE  
PROJECTING SIGNS



PAINTED AWNING SIGNS



WOOD/METAL LETTERS



PAINTED WOOD PANEL



PAINTED ON BUILDING



CARVED, PAINTED WOOD



NEON OVER PAINTED  
WALL SIGN



UNDER-CANOPY  
HANGING SIGNS



VINTAGE NEON CANISTER

Figure 4.10

ARLINGTON COMMUNITY PLAN  
Appropriate & Inappropriate Signs for the Village of Arlington

### **13. Streetscape**

#### *a. Private Uses of Sidewalk Areas*

Village: Figures 4.11 through 4.14 shows various views of a Village sidewalk scene as envisioned in this plan. Restaurants are encouraged to use eight to twelve feet of the sidewalk adjacent to the storefront for outdoor dining. A minimum six foot clear walking path needs to be maintained adjacent to the dining area.

Portal Areas: Because of the narrower sidewalk, it would not be appropriate to extend private uses onto the public sidewalk areas of the portal areas. Restaurants are encouraged, however, to have outdoor dining within the private setback area immediately adjacent to the sidewalk.

#### *b. Street Lights*

Village: Historically, the Village of Arlington was lighted with street lights having Corinthian style “Marbelite” concrete poles and acorn style globes (Figure 4.15). These have given way to standard “cobra” style lights which are taller and arch over the street. The existing cobra style lights all have relatively attractive Marbelite poles with decorative arms. In other areas of the City, where shorter historic street lights have been introduced, it has been City policy to retain the taller cobra style lights and intersperse historic lights so as to maintain adequate street lighting. Figure 4.13 shows this concept of interspersing street lights.

Portal Areas: In the portal areas, standard cobra style street lights should be used with Marbelite style poles.

#### *c. Street Lights*

Village and Portal Areas: As shown in Figure 4.16, vertical pole banners will be allowed, per city rules, between Jackson and Harrison Streets on Magnolia Avenue, and between the 91 Freeway and Hayes Street on Van Buren Boulevard.

#### *d. Street Name Signs*

Village and Portal Areas: A unique street name sign, as recommended in the Magnolia/Market Corridor Study should be designed and installed in Arlington.

#### *e. Street Name and Traffic Regulation Sign Poles*

Village and Portal Areas: Modern street name and traffic regulation signs are typically supported by universal “erector set” style poles with holes or blanks extending the full length of the pole. These would not be appropriate for Arlington. Historically, Arlington’s sign poles were 4x4 wooden posts, with the exposed lower 12 to 18 inches painted black, and the remainder painted white. The City has begun using a black powder coated square metal posts for community entry signs and Victoria Avenue street signs. If this same type of post, with a 4” cross section, powder coated to match the historic posts, were used in Arlington, it would resemble the wooden poles once used in Arlington. Existing street name and traffic regulation posts should be replaced with this type of post.

*f. Benches*

Village and Portal Areas: Many reproduction vintage style benches are now available. Figure 4.16 shows an appropriate bench consisting of wood slats with cast iron or aluminum supports in a vintage style.

*g. Tree Well Grates*

Village: Cast iron tree well grates expand the walkable area of a public sidewalk and provide protection from soil compaction in the root area of a street tree. Cast iron tree well grates should be used for all pedestrian level canopy street trees. If feasible, similar cast iron grates should be used for palm trees. The palm tree well openings may need to be modified for this purpose (Figure 4.16).

Portal Areas: Street trees in the portal areas should be planted in turfed parkways and, therefore, tree well grates are not applicable.

*h. Tree Trunk Guards*

Village: Black iron trunk guards, as depicted in Figure 4.16, would protect the trunks of Village street trees and eliminate the need for less attractive wooden supports. They would be appropriate for the pedestrian level canopy street trees, but not for the palm trees.

Portal Areas: Tree trunk guards are more of an “urban” improvement and would not be appropriate in the portal areas.

*i. Trash Receptacles*

**Village:** Figure 4.16 shows black iron receptacles complimentary to the street tree trunk guards. These should be placed every 100 to 200 feet in the Village.

**Portal Areas:** The same black iron style of trash receptacles as are used in the Village should be used at bus stops and at other appropriate locations in the portal areas.

*j. Planter Pots*

**Village:** Movable planters, as shown in Figure 4.16 should be placed at strategic locations to break up the mass of the sidewalk area and provide greenery and color near the ground plane. They should be equipped with automatic irrigation and maintained by an association of business owners.

**Portal Areas:** Planter pots are encouraged on private property, but are not appropriate for the rights-of-way in the portal areas.-

## **14. Parking**

The largest concentration of public parking presently exists in a large lot east of Van Buren , south of Magnolia. This parking area is conveniently located, but its landscaping is stunted, it is poorly laid out, and it lacks a sense of entry. A small public parking lot also exists behind the Arlington Branch Library. While attractively landscaped and well maintained, it is too small to serve much more than the library. Miller Street has the potential to be a significant source of angle parking, both east and west of Van Buren Boulevard. Unfortunately, it has a neglected “back-alley” look with faded striping, and the unattractive backs of commercial buildings facing its south edge.

If the Village of Arlington is to be successful, its parking must be convenient, attractive, and well identified from the street. Figure 4.18 shows how a more attractive parking entry might appear. Figure 4.19 shows what could be done with Miller Street to maximize its parking yield while giving it an attractive appearance. There is also a need for more public parking in the area west of Van Buren, south of Magnolia. This would be a good place for more public parking.



## 15. Gateways

The City presently has a community signing program consisting of three levels of signing. The first level consists of large City entry signs set in landscaping at prominent entries to the City. The second level consists of 30" x 30" community entry signs mounted on metal poles at the main entry points to identified communities in the City. The third level consists of 24" x 24" signs for historic districts. While Arlington is presently identified by a set of community entry signs, something more prominent is needed to denote entry into Arlington along the Magnolia and Van Buren corridors.

In the past, there were attractive community entry signs more in the scale of what is needed to announce entry into Arlington today. Hanging above Magnolia Avenue between Tyler Street and Polk Avenue was a large neon sign proclaiming:

WELCOME TO  
**RIVERSIDE**  
VIA ARLINGTON

It is unknown when this sign was installed or removed. At the southeast corner of Magnolia Avenue and Van Buren Boulevard was a sign supported by two poles with the inscription:

ORANGE BELT OF RIVERSIDE  
**ARLINGTON**

This sign was installed in the 1920s and removed in 1967 in the course of some roadwork. To help set the stage for entry into a revitalized Arlington, entry signing, such as the signs described above, should be installed. The copy should reflect a theme appropriate to Arlington.



Figure 4.11

ARLINGTON COMMUNITY PLAN  
Perspective of Village Streetscape

May 10, 1998

**SUISMAN**  
urban design

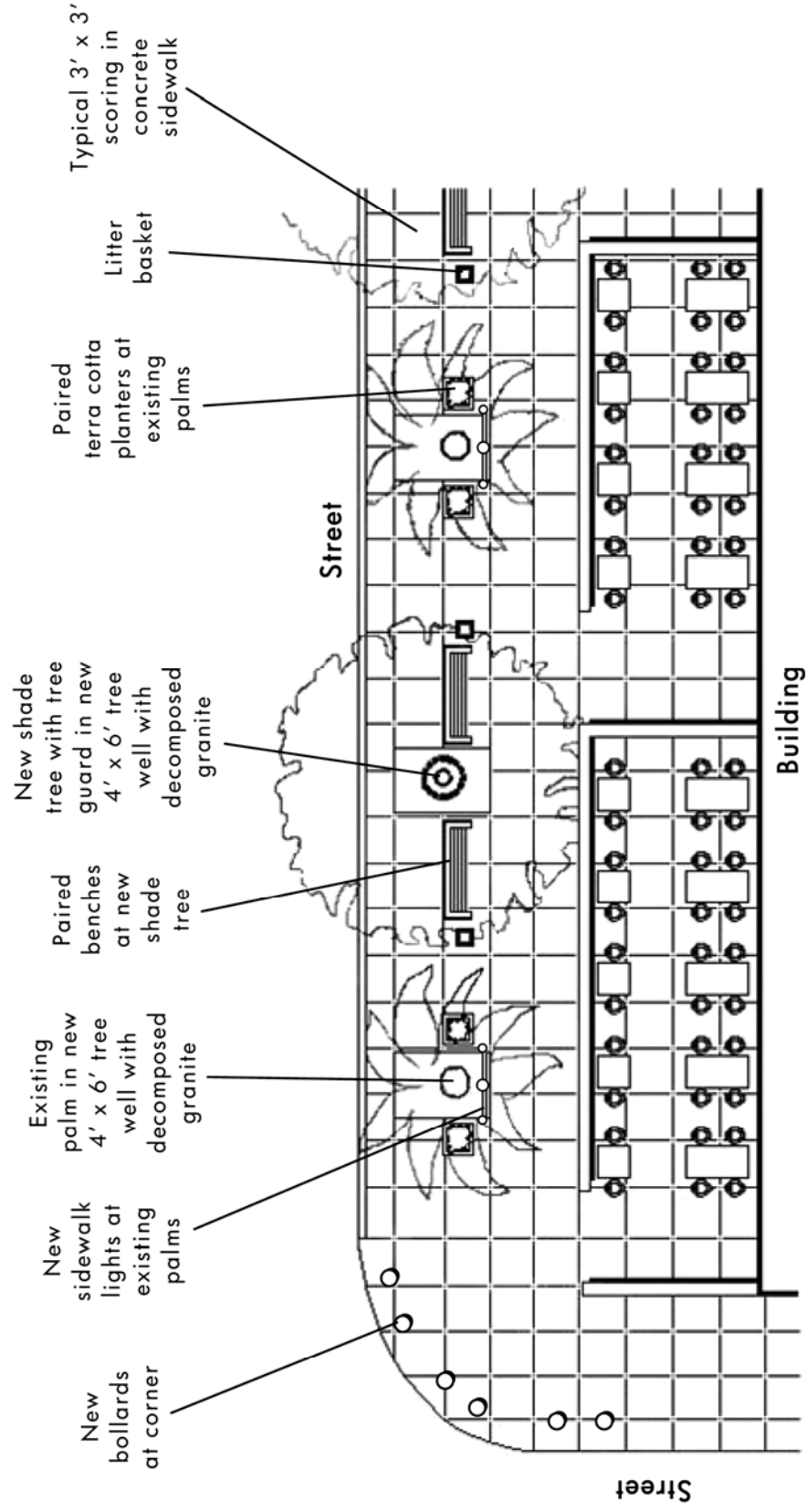


Figure 4.12

ARLINGTON COMMUNITY PLAN  
Plan of Typical Sidewalk Layout in the Village





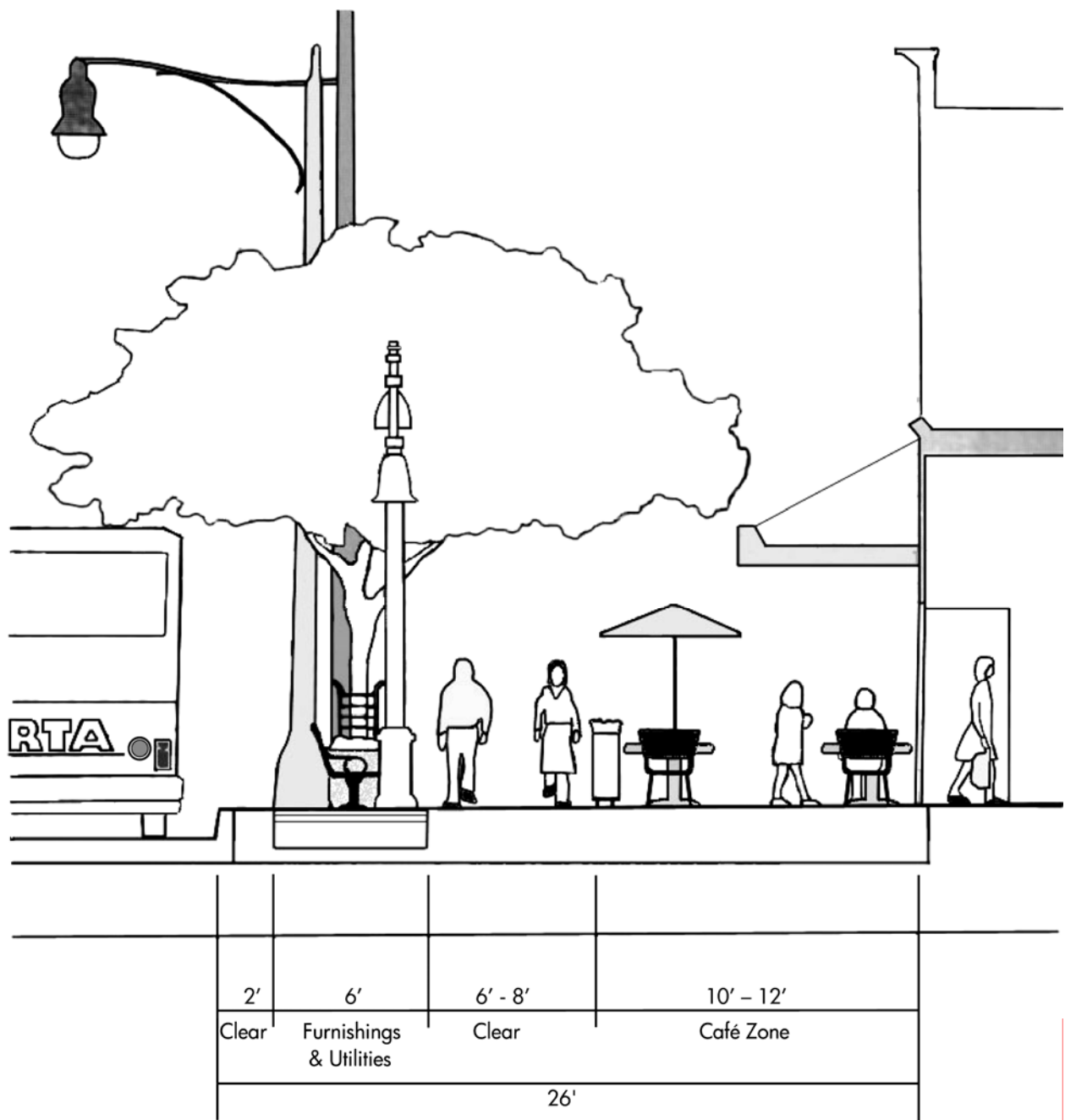


Figure 4.14

ARLINGTON COMMUNITY PLAN  
Cross-Section of Sidewalk in the Village



## DETAILS FOR POST TOP STREET LIGHT

NO SCALE

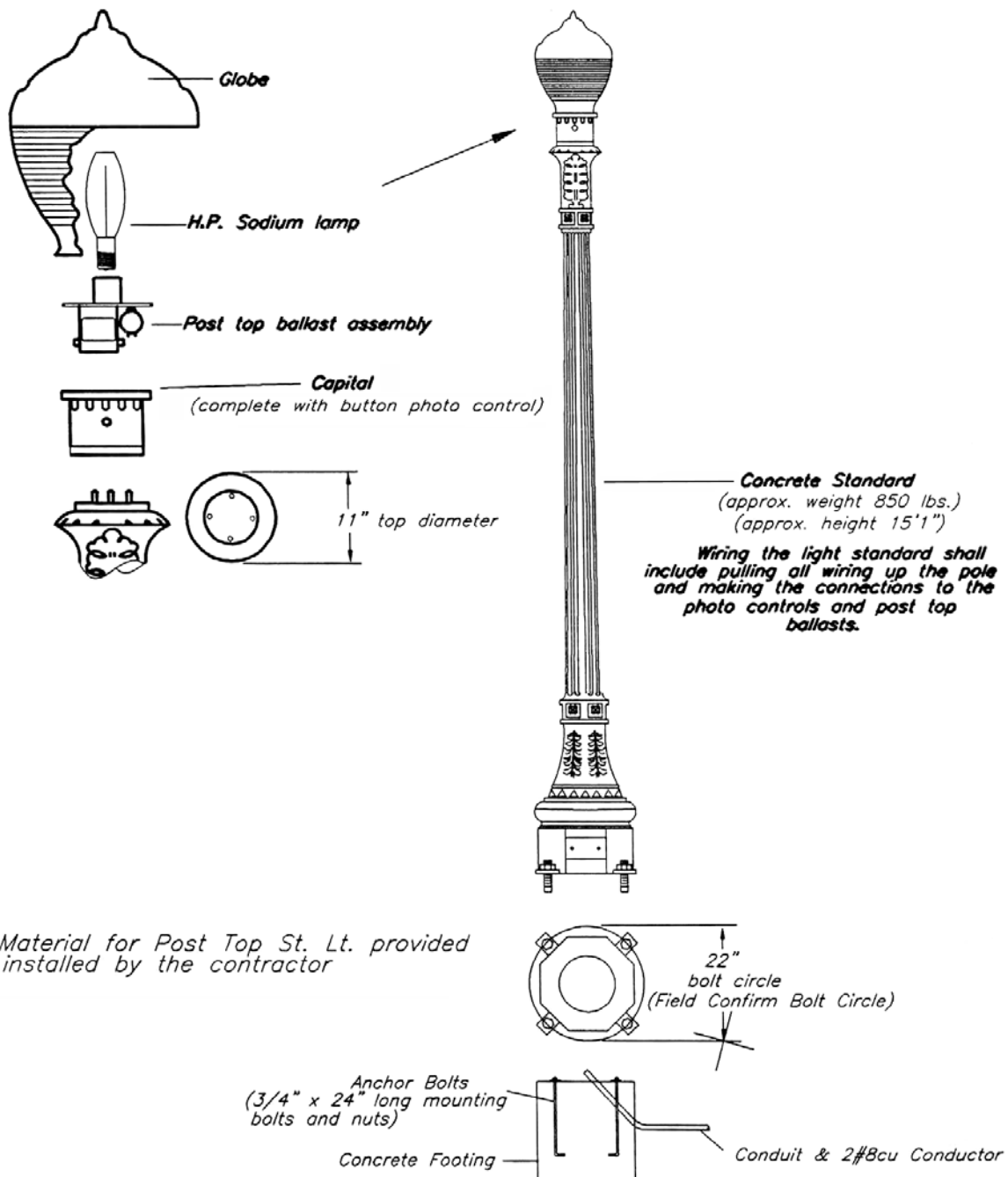
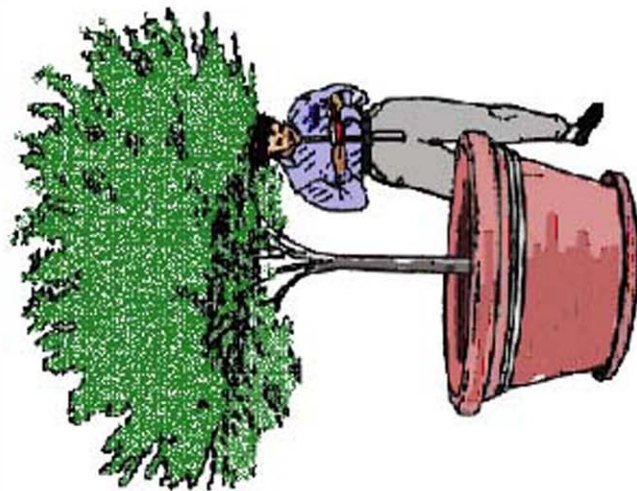
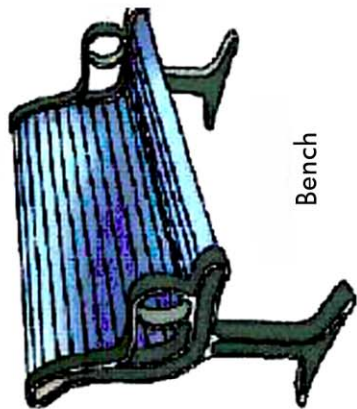


Figure 4.15

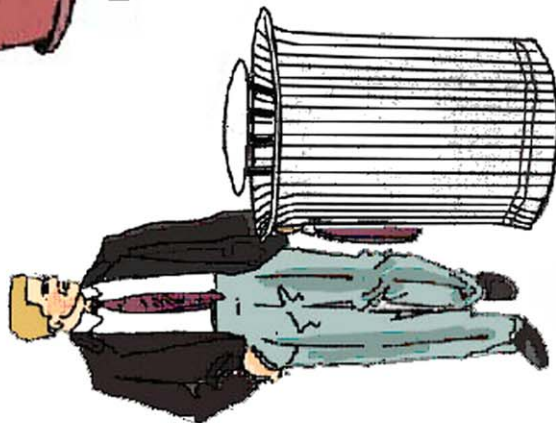
ARLINGTON COMMUNITY PLAN  
Historic Street Light Design



Planter Pot



Bench



Trash Receptacle



Tree Guard



Tree Grate



Banner

Figure 4.16

ARLINGTON COMMUNITY PLAN  
Street Furniture

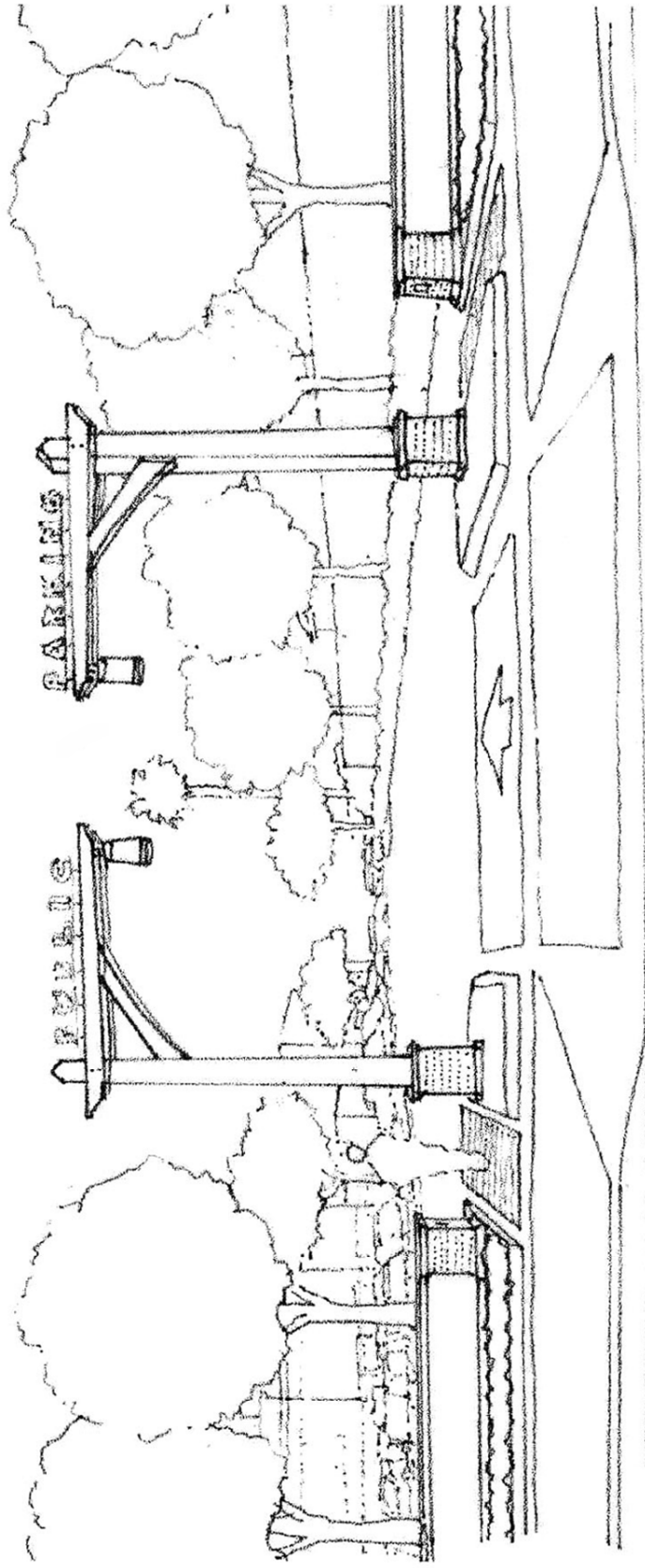


Figure 4.17

ARLINGTON COMMUNITY PLAN  
Parking Lot Entry Concept in the Village

May 10, 1998

**SUISMAN**  
urban design

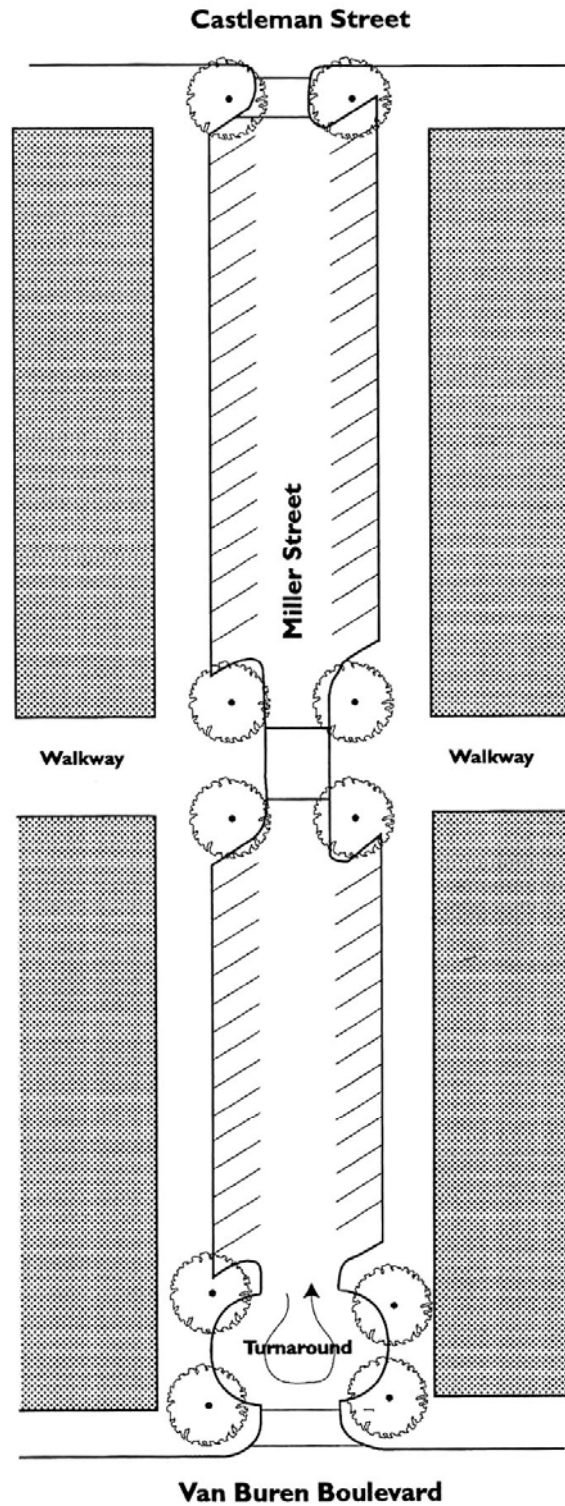


Figure 4.18

ARLINGTON COMMUNITY PLAN  
Miller Street Parking Concept