



# The Future of Lee Highway

PLH Update  
Community Forum Meetings  
Jan. 27 and 28, 2021

# ■ ■ ■ Meeting Agenda

- Welcome and Roll Call
- Project Overview and Status Update
- Phase 2 Timeline
- Draft Bold Vision
- Discussion of Key Issues
- CF Member Roles and Responsibilities
- March Neighborhood Meetings



[arlingtonva.us/leehighway](https://arlingtonva.us/leehighway)

## The Future of Lee Highway

PLH Update  
Community Forum Meetings  
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# Planning Process - Milestones



# Phase 1 Accomplishments

## Deliverables:

- Existing Conditions Analysis Report
- Historic and Cultural Resources Survey Report (HCR)
- Neighborhood Inspiration Report (NIR)

## Community Engagement:

- **Project Kick-off (Community Meeting)** – February 2019
- **Numerous stakeholder, developer and property owner interviews** – February 2019
- **Neighborhood Focus Group meetings** – April 2019
- **Educational Forum on Land Use and HCD** – June 2019
- **Online Survey** – November 2019
- **Design Studios** - Bi-weekly at Lee Highway Alliance office
- **Working Group meetings** – March thru December 2019
- **Community Forum meetings** – January, November and December 2019
- **Public Workshop to present Existing Conditions Analysis** – Jan 31 and Feb 1, 2020





# ■ ■ ■ Phase 2 Deliverables



## **Land Use Scenario Analysis (LUSA): *In Progress***

- Evaluate:
  - different land use mixes and intensities within activity nodes (in core study area and residential edges)
  - strategic combinations for public open spaces or other amenities
  - street and transit access improvements
- Identify specific outcomes for each scenario
- Provide feedback on land use and mobility alternatives to rank and compare land use scenarios
- Identify challenges and opportunities for achieving community goals
- Highlight how well scenarios balance nodal and corridor-wide priorities
- Draft Bold Vision

## **Preliminary Concept Plan (PCP):**

- Summary of Community feedback on LUSA
- Corridor-wide land use scenario incorporating preferred land use scenario for core study areas/residential edges
- Preferred locations for public open spaces or other amenities
- Preferred transportation strategies
- Refined analysis of key planning elements, including refined vision principles and goals
- Recommendations for changes to land use and zoning
- Anticipated phasing of development, based on understanding of market conditions
- Anticipated outcomes and impacts of proposed development

# Phase 2 Timeline

- Oct - Dec 2020: Property Owner Interviews
- **Sep 2020 - February 2021: Development of Land Use Scenarios and Analysis (LUSA)**
- Jan 2021: Community Forum Meetings
- Feb 2021: Joint PLH Working Group Meeting and LHA Planning Committee (LUSA)
- Mar 2021: Virtual Neighborhood Meetings ROUND 1 followed by virtual feedback (LUSA)
- Mar or April 2021: LHA Planning Committee/CAC Meeting and Walking Tours (LUSA)
- **April – July 2021: Development of Preliminary Concept Plan (PCP)**
- Sep 2021: Virtual Neighborhood Meetings ROUND 2 followed by virtual feedback
- **Oct 2021 – Dec 2021: Phase 3 – AECOM Drafts Plan (Schedule and Community Engagement TBD)**
- Jan 2022 – Mar 2022: County/VDOT Review Plan (Schedule and Community Engagement TBD)
- April 2022 – June 2022: Phase 4 – Commission Review and County Adopts Plan (Schedule and Community Engagement TBD)

 Deliverables

 Community Engagement

*\* Schedule of tasks shown are subject to change as progress is realized. Please check project website for dates on future meetings and public input opportunities.*

## **BOLDLY PLANNING FOR PEOPLE & POWER OF PLACE 2050: Resilient, Renewable, Re-energized**

*By 2050, Lee Highway will become a "Green Main Street" of vibrant neighborhoods, linking iconic local businesses, mixed-use activity nodes, sufficient and mixed housing supply and signature public spaces. Lee Highway will become a place that:*

- Invites and enables safe and equitable access for all users, including pedestrians, bicyclists, transit riders, and motorists of all ages;*
- Provides a diverse housing supply that enables equitable access for people of all ages and income levels;*
- Builds environmental sustainability and resiliency: manages stormwater effectively; reduces energy demand in buildings; promotes mass transit and walkability; and achieves carbon neutrality in support of County policies;*
- Promotes development that enhances the economic well being of the corridor through investments, jobs and a larger tax base;*
- Provides community facilities and gathering spaces for all ages and income levels;*
- Features inspiring architecture and landscapes designed and constructed to last for generations; and*
- Celebrates, honors, and acknowledges its past, present, and future through vibrant public spaces, art, and culture.*

# Property Owner Interviews



## INTERVIEWS





# Housing



## Diverse Housing Options



ARL Mills

**SKINNY HOUSES**

**ACCESSORY DWELLINGS**

**FOUR-PLEX**

**COTTAGE HOUSES**

**DUPLEXES**

**MANSION HOUSE APARTMENTS**

Missing Middle



Mixed size units



Micro Units

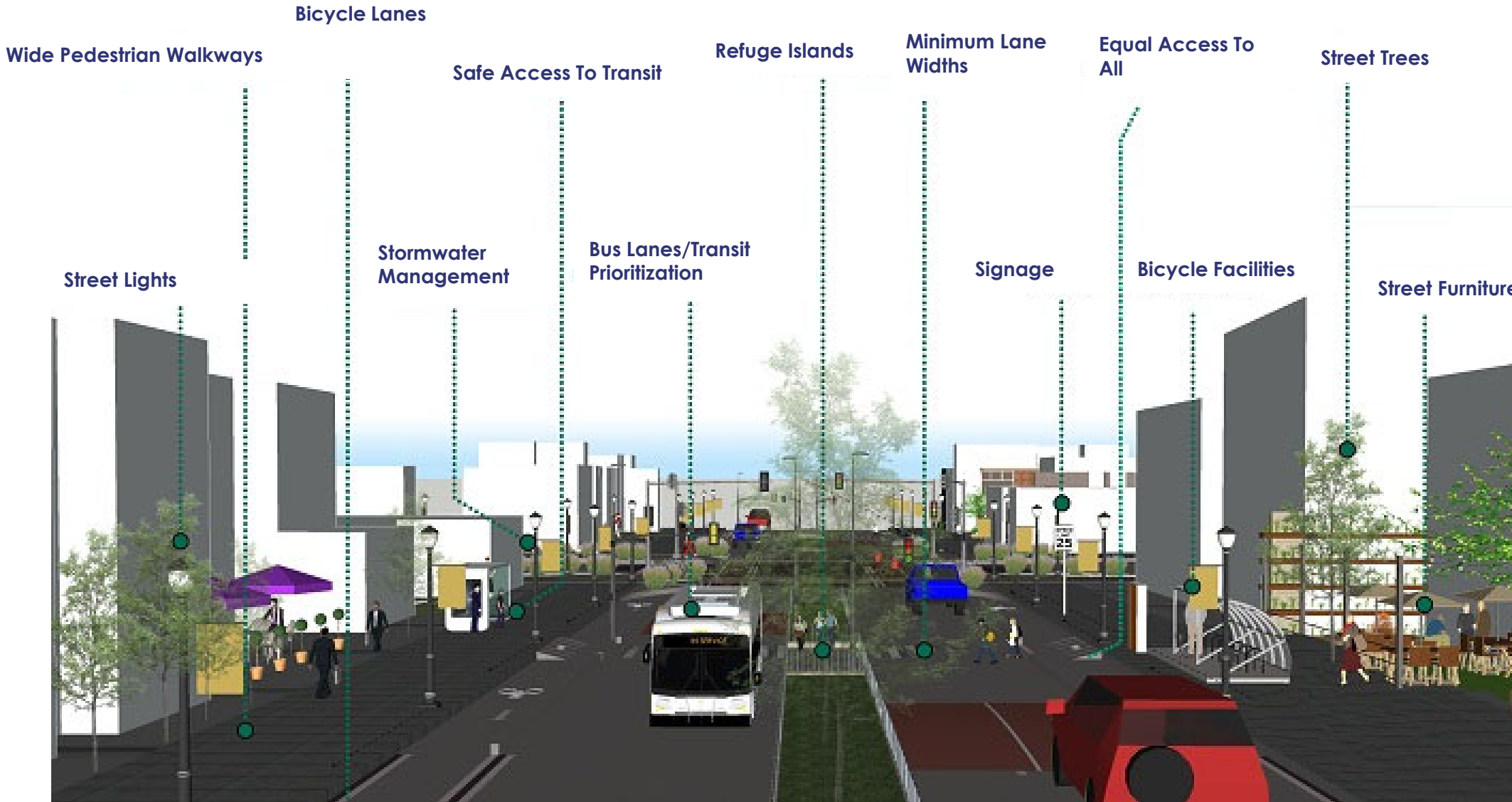




# Transportation



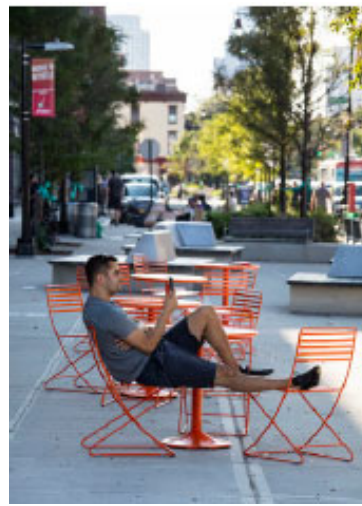
## Solutions for Road Design from Highway to Main Street & Transportation Choice



Join the County  
for a Virtual  
Q&A Session on  
February 11 to  
Learn More!



# ■ ■ ■ Livable Built Environment



Public Schools, Facilities and Open Spaces; Streetscapes as public spaces; Public art; History and culture





# Architectural Excellence & Urban Design



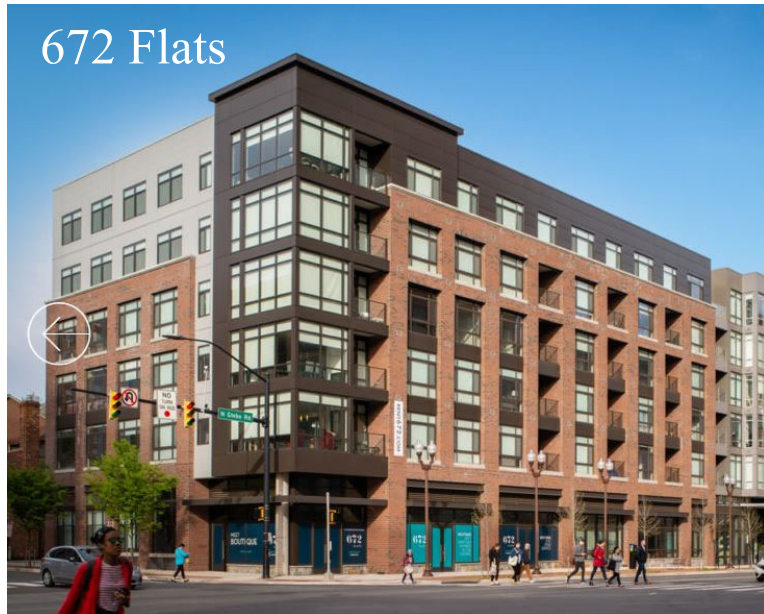
Pike 3400



American Legion Site Redevelopment



Loft Office at MARKET COMMON



672 Flats



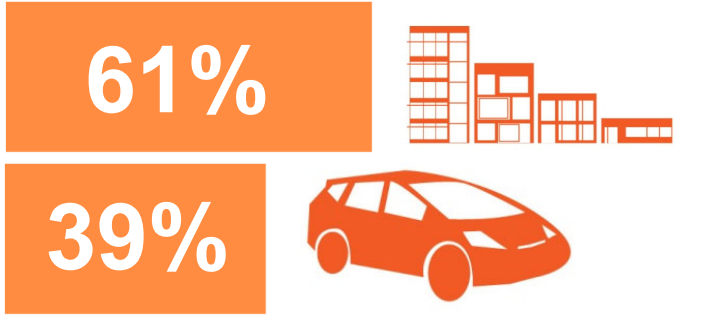
Village at Shirlington



Falls Church City



# Climate Change



Multi-layered strategies are needed in combination to achieve County's ambitious energy emissions goal;

## carbon neutrality by 2050

### Building Retrofits + Low Energy New Buildings



### Additional Retrofits + Electrification of Vehicles



### Decarbonizing Electricity



Energy Usage and Emissions

# ■ ■ ■ Stormwater Management



**Woodstock Park  
Stormwater Detention Vault**

Flooding is occurring outside of flood plains and is brought on by intense storms, structures built over former streams and aging infrastructure



# ■ ■ ■ Building Resiliency



## Stormwater Mitigation

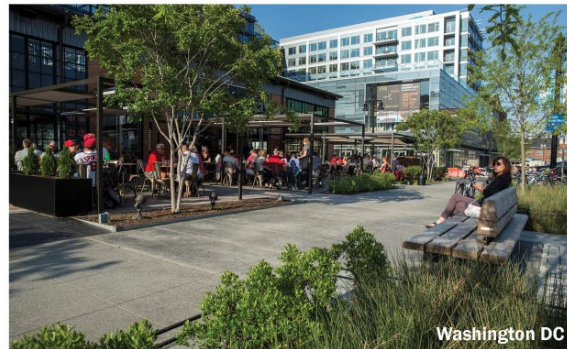
**BIORETENTION** areas use special soils and plants to intercept, store, filter and infiltrate stormwater run-off.



**IMPERVIOUS COVER REMOVAL**, previously constructed roadway infrastructure can offer opportunities to replace excess impervious surfaces with permeable planted areas.



**GREEN ROOFS** capture run-off temporarily and filter it through roof top vegetation and soils, slowing the flow of run-off and reducing negative impacts on local waterways.



**PERMEABLE PAVEMENT** maintains a resilient surface, but allows a portion of stormwater run-off to flow through and be harvested.



# ■ ■ ■ Interweaving Equity



## **Process for Renaming Lee Highway**

- Under LHA, a Working Group and four Advisory Groups were appointed and met during fall of 2020
- WG agreed on preferred name and four alternatives

## **Preferred Name - Mildred & Richard Loving Avenue**

The landmark Loving Supreme Court case literally changed the United States. The case brought an end to the separate and unequal, yet legally sanctioned, way of life in America. It allowed multi-racial families, and it supported the June 2015 ruling that legalized same sex marriage. The name Loving offers both state and national significance, and it encompasses justice. However, early this year, the Loving family in Caroline County requested that the Loving name not be used.

## **Alternative Names Being Vetted:**

- John M. Langston Boulevard
- Ella Baker Boulevard
- Edward T. Morton (Avenue/Blvd)
- Main Street

## **Legislation**

Legislation – In January, Del. Rip Sullivan introduced a bill to allow the Arl. County Board to rename without going to the Commonwealth Transportation Board or General Assembly. It has passed the Transportation Committee, and will be heard by the General Assembly in the coming week. If it is approved by the legislature, Arl. County could re-name Lee H. as early as July of 2021.



# CF Member Roles and Responsibilities

## ***Roles and Responsibilities:***

- *Champion the future of Lee Highway through the Planning Study*
- *Facilitate broader community engagement*







# March Neighborhood Meetings (LUSA)



## Delineation of Neighborhood Areas

The Planning Study Area is divided into five smaller geographies in order to explore the variations in urban character along the corridor and to better understand community priorities and preferences of specific neighborhoods. The delineation of these areas also allows for the recommendations of previously approved plans in Cherrydale and East Falls Church to be incorporated into the analysis.

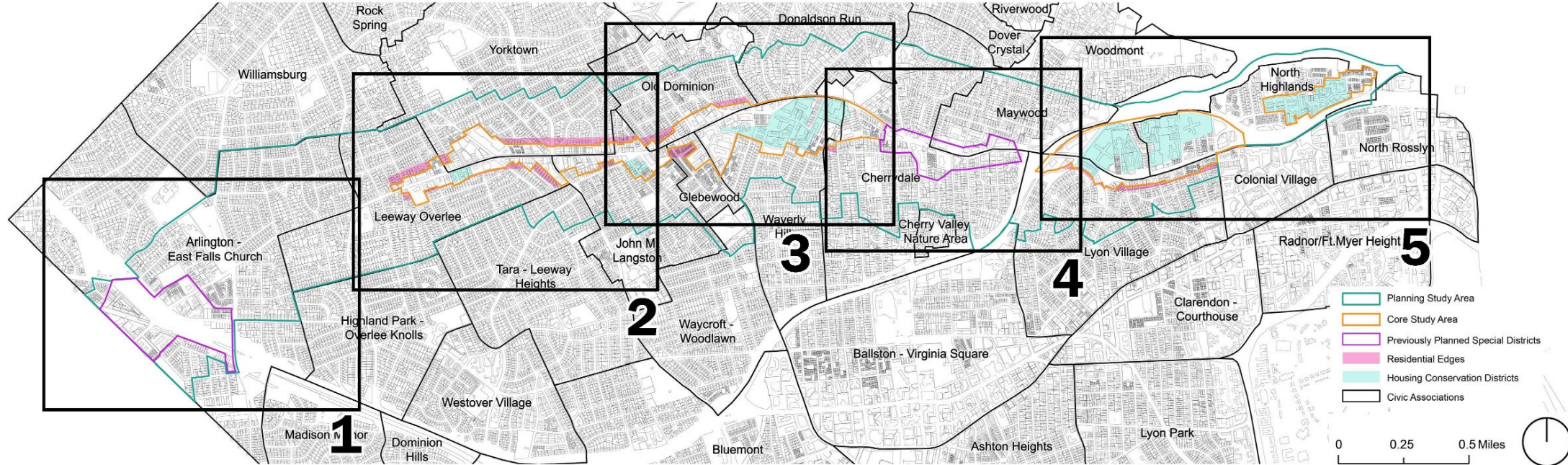
**Tentative Dates (to be confirmed)**

**3/4: Post LUSA for public preview**

**3/4: Area 2**

**3/11: Area 3 and 4**

**3/18: Area 1 and 5**



**Area 1**  
Arlington - East Falls Church

**Area 2**  
John M. Langston  
Yorktown  
Tara Leeway Heights  
Leeway Overlee

**Area 3**  
Waverly Hills  
Donaldson Run  
Old Dominion  
Glebewood  
Waycroft Woodlawn

**Area 4**  
Cherrydale  
Maywood

**Area 5**  
North Highlands  
Lyon Village



# ■ ■ ■ March Neighborhood Meetings (LUSA)



## Meeting Objectives

- *Inform the community on results of land use scenario analysis (LUSA);*
- *Explain specific outcomes for each scenario; and*
- *Review and discuss the land use concepts and transportation strategies at smaller geographies and identify preferences.*

## Meeting Agenda

- *Welcome (Meeting logistics overview and Participant Survey)*
- *Introduction (Purpose of Study, Phases, Community Engagement, Meeting Objectives, Message from Chair)*
- *Scenario Discussion:*
  - *Corridorwide Bold Vision and Survey*
  - *Key Planning Elements Analysis*
  - *Neighborhood Area Scenarios*
- *Q&A*
- *Wrap-Up and Next Steps (Digital Survey of Scenarios)*

# How to Stay Involved and Up to Date

## Share Project Information with your neighbors

[https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2018/11/LeeHighway\\_StudyOverview.pdf](https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2018/11/LeeHighway_StudyOverview.pdf)

Visit the project website <https://projects.arlingtonva.us/plans-studies/land-use/lee-highway/> to:

- Subscribe to receive project updates and newsletters
- Learn about upcoming meeting and event dates
- Obtain meeting information and materials

## Contact County Staff

[planleehighway@arlingtonva.us](mailto:planleehighway@arlingtonva.us) or

Project Manager: Natasha Alfonso-Ahmed [nalfonso-ahmed@arlingtonva.us](mailto:nalfonso-ahmed@arlingtonva.us)

## Check us out on Social Media:

<https://twitter.com/planArlingtonVA>

<https://www.facebook.com/planArlingtonVA/>



■ ■ ■ PLAN ■ ■ ■  
LEE HIGHWAY  
local ideas ■ livable future

[arlingtonva.us/leehighway](https://arlingtonva.us/leehighway)

*Project Contact:*  
Natasha Alfonso-Ahmed  
nalfonso-ahmed@arlingtonva.us

# ■ ■ ■ Meeting Objectives



## The objective today is to...

- welcome current and new CF members;
- review purpose of study, phase 1 accomplishments and status update on Phase 2 – Developing Ideas;
- share draft Bold Vision statement;
- discuss key issues in housing, transportation, sustainability and resiliency, improving post COVID public health and economy, neighborhood improvements, architectural excellence and urban design;
- provide information on upcoming virtual neighborhood meetings and ways you can help us prepare; and
- hear from you – any concerns in your community or advisory group.

# ■ ■ ■ Purpose of Study



To develop an Area Plan - a **comprehensive, high-level vision** for the corridor to guide long-term public and private investment that:

- Builds off the work of the community on the **Visioning Study**
- Provides a general vision with goals, objectives, and recommendations for **9 Key Planning Elements** including **land use**, building **height and form**, general **open space** locations, and **transportation/connectivity** improvements for the corridor
- Identifies **implementation tools** (e.g., short-term wins, land use policies and zoning ordinance amendments, or where needed, recommendations for further study of a particular area)

*...with a goal to create a **renewed sense of place, improve walkability, promote and strengthen retail and other businesses, and recognize the historically significant community resources** found within the Lee Highway Corridor.*

# Participants

