



LEE HIGHWAY VISIONING STUDY

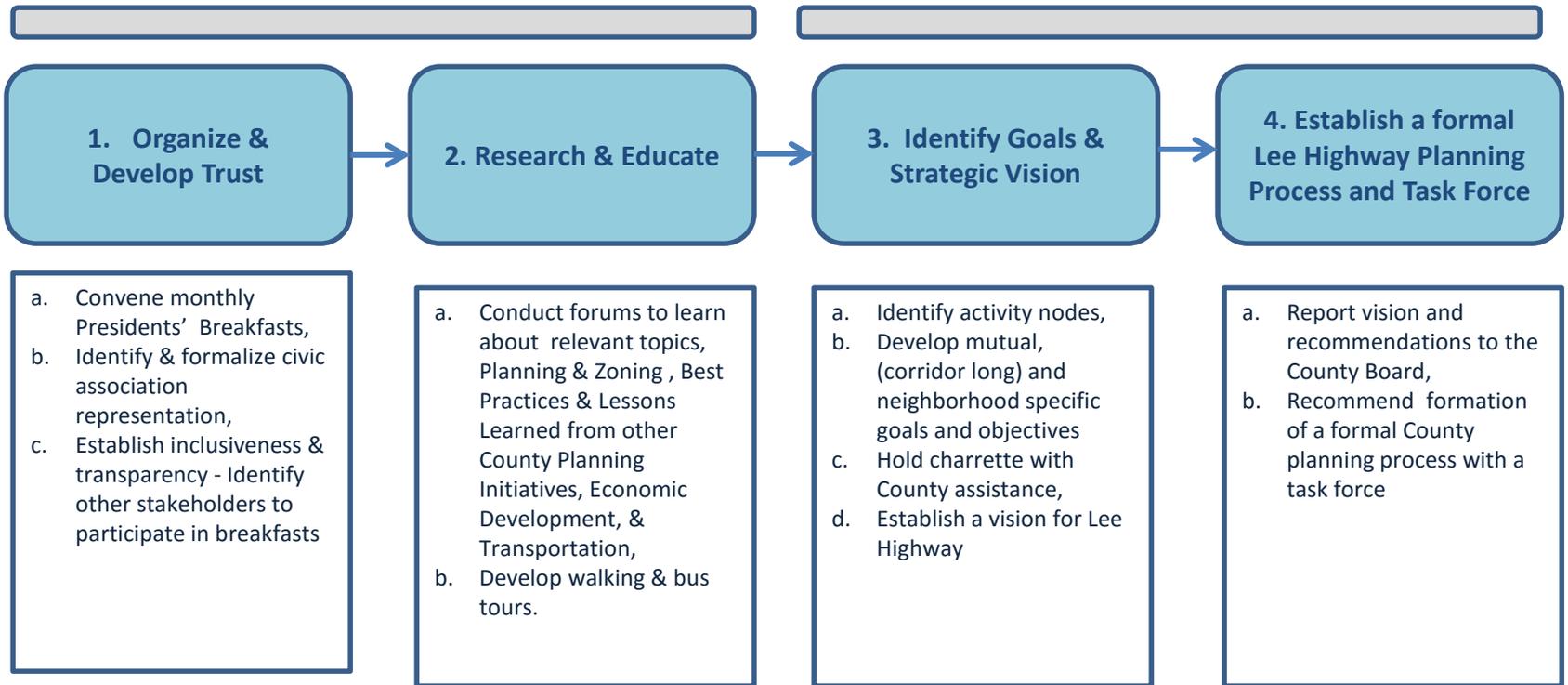
Civic Federation – June 7, 2016

Over 3 Years of Successful Grassroots Community Organizing

Lee Highway Corridor – Learning and Planning Together

Goals: To develop shared goals and objectives and a strategic vision for the Lee Highway corridor through organization, education, and partnering.

Activities to Meet Our Goals -



Lee Highway Alliance **GUIDING PRINCIPLES**

- 1. Establish a Welcoming, Vibrant, & Attractive Corridor of Neighborhood Places**
- 2. Provide a Complete Street Safe for Everyone – Walking, Riding, Biking, Driving**
- 3. Enhance Character through Open Space & Community Gathering Places**
- 4. Develop a Low to Medium Mixed Use Character**
- 5. Encourage Economic Vitality & Sustainability**
- 6. Encourage a Range of Housing Choices & Staying in Place**
- 7. Promote Environmental Sustainability & Conservation**
- 8. Encourage & Support Historic Preservation**
- 9. Maintain & Promote the Corridor**

what do YOU think?

Dover, Kohl & Partners

town planning, urban design & community engagement

Hall Planning & Engineering

complete Streets transportation planning

AECOM

landscape architecture & open space planning

Ferrell Madden

urban design

Partners for Economic Solutions

economics

Purpose of the Visioning Charrette

November 6 – 9, 2015

- Confirm the Guiding Principles
- Identify the locations of the Activity Nodes
- Explore street design ideas & future character of development
- Identify future transportation needs and open space improvements



Lee Highway will contain a series of unique neighborhoods centered on mixed-use “activity nodes” of varying scale and character that line the corridor and are based on existing commercial patterns.



- East Falls Church
- Lee Highway at Harrison / Lee Highway at George Mason
- Glebe Road/GlebeWood and Lee Heights/Waverly Hills
- Cherrydale/Maywood
- North Highlands /Lyon Village at Spout Run

Key ingredients identified by the Consultant from the Charrette Process

1. Neighborhood Character, Building Design, & Historic Preservation
2. Street Design & Transportation Improvements
3. Community Open Spaces & Gathering Places
4. Mix of Housing Choices, Affordable Commerce & Economic Vitality

Sharing the Vision Report with a Broad Group of Stakeholders

- The LHA to date has given 12 presentations to civic associations and business groups.
- The LHA has held 12 meetings with individual landowners.
- The LHA's Community Advisory Group (CAG) has carefully reviewed the public comments collected by the County (that is in the Appendix).

Community Advisory Group & Community Response - Consensus Views

The Vision Study:

- Well documented the charrette process
- Verified the Guiding Principles
- Identified the need for enhanced streetscaping, undergrounding utilities, desire for more open space, improved parking, enhanced bus transit, affordable housing and commerce
- Identified structural problems to be addressed through comprehensive planning and perhaps revising the zoning ordinance
- High cost of approval process could exclude small, property owners from more organic, less dense development
- A reasonable increase in density may be needed within the mixed use villages to meet the goals of a more economically vibrant, walkable, attractive, livable Lee Highway corridor for all ages

Community Advisory Group & Community Response – Broad Concerns that Need Additional Consideration

Six major messages were heard through public feedback:

- Lee Highway is different than the RB Corridor (ex. Retail parking)
- Lee Highway should not be less than 2 lanes in each direction
- Schools are overcrowded and this needs to be addressed in the future scoping.
- Fire Station 8 is an important historic, African American site.
- A robust and honest conversation needs to be had about how to move towards the AHMP goal of 2500 units and address aging in place along the corridor.
- A more innovative conversation needs to begin about how Lee Highway fits into the County's economic development plan.

Revised Lee Highway Vision Report

The revised Lee Highway Vision Report dated May 11th, 2016 includes much of the community's response.

Important Examples of Future Conversations with the Community

- Clearly define borders of the study area including the mixed use activity nodes
- Revisions to the GLUP and zoning to result in positive place-making
- Design Standards including building height, effective signage, housing for all ages, making complete streets a reality
- Opportunities for historic preservation
- TDR's & other incentives to maintain small businesses and create economic innovation and walkability

Next Steps

- Scoping and best practices
- Work with various stakeholders to establish a working relationship with VDOT in order to discuss multimodal system design guidelines and urban standards
- Decide on type of task force – possibly working group with plenary group
- Develop a plan consistent with the Vision
- Develop tools & incentives for implementation

Thank you – are there any questions?