



# The Lee Highway Corridor – Planning for the Future

Presentation to  
Civic Federation  
June 4, 2019



# Arlington's Neighborhood Conservation Program Sparked the Grassroots Lee Highway Process - 2011

- Waverly Hills Civic Association was doing a NC Plan.
- The NC program empowers citizens to think about the future of their neighborhoods
- The program provides funding for a variety of projects
- Lee Highway was one of the boundaries of Waverly Hills

# Background

- **2012 Lee Highway Alliance (LHA) established (Initially called the Lee Highway Presidents' Breakfasts**
- **2012 – 2016 Early Community Engagement and Visioning Process**
  - Presentations to Civic Associations (CA)
  - Breakfast meetings with CA Presidents
  - Walking tours
  - Spearheading Community Visioning Process
    - **2015 Community Visioning Charrette**
    - **2016 Visioning Study Report**
- **2017 – 2018 Pre-Planning Effort:** Staff undertook a pre-planning effort to develop a scope and process for the formal planning study with community input.
  - **2016 Community Open Houses (November)**
  - **2017 Refined Scope**
  - **2018 Request for Proposals Issued**



# 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?**

# LHA Mission

- The Lee Highway Alliance was formed to create a joint community vision for a more economically vibrant, walkable, attractive Lee Highway corridor – one that benefits neighborhoods and the business community.

■ ■ ■ PLAN ■ ■ ■

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# LEE HIGHWAY

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# ■ ■ ■ 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:

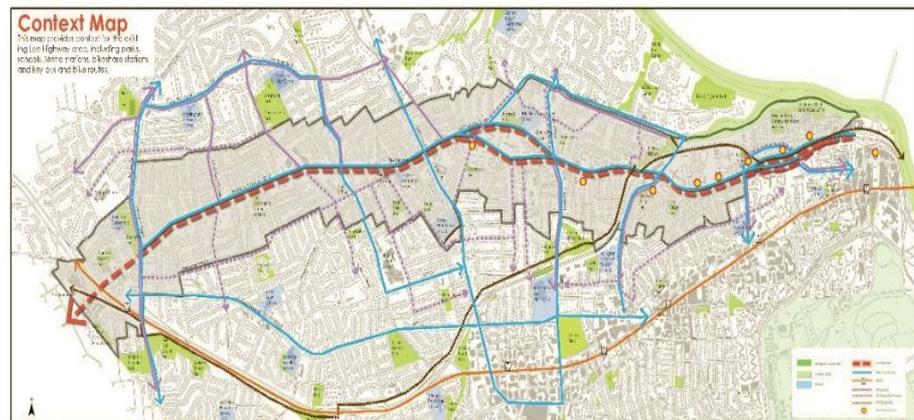
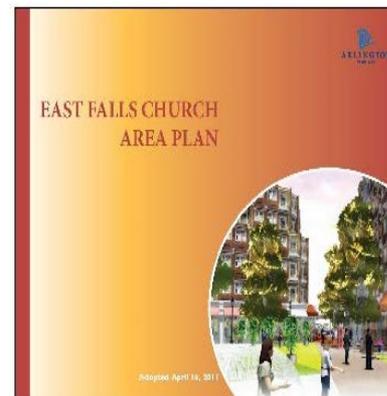
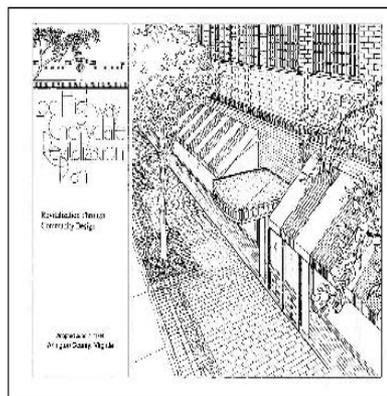
- Builds off the work of the community on the **Visioning Study**
- Provides a general vision with goals, objectives, and recommendations for **land use, height and form**, general **open space** locations, and **transportation/connectivity** improvements for the corridor
- Identifies **implementation 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.*

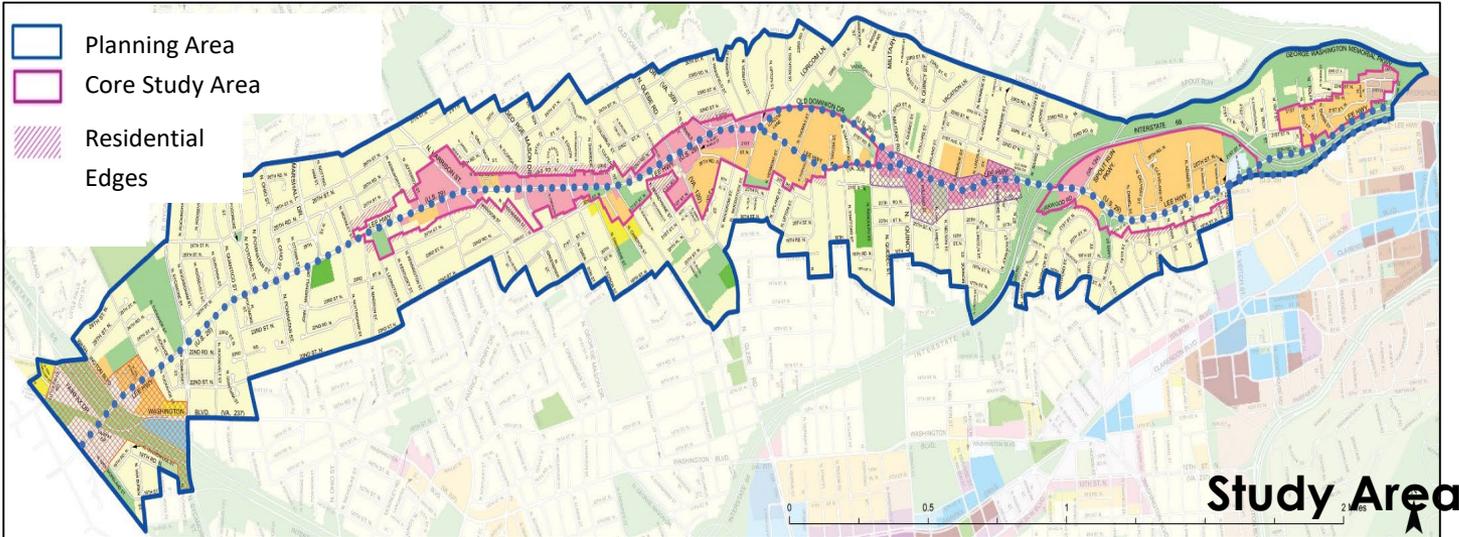


## Why Study the Lee Highway Corridor?

- Guide and influence change and development
- County does not have a comprehensive plan for the corridor
- Two areas previously studied: Cherrydale (1994) and East Falls Church (2011)
- Number of ongoing projects/processes (e.g., intersection improvements, I-66 corridor improvements, Fire Station #8, Stratford Middle School, Public Spaces Master Plan update, Public Art Master Plan Update, Master Transportation Plan Bicycle Element Update, HCD's)



# Study Area



## Key Planning Elements:

1. Land Use
2. Housing
3. Transportation
4. Public Spaces
5. Building Form, Height and Urban Design
6. History and Culture
7. Economic Vitality
8. Sustainability and Resiliency
9. Schools, Community Facilities and Social Infrastructure

### Planning Area: *areas within ¼ mile walking distance of corridor*

- Develop vision and recommendations for network-wide elements (i.e. transportation & open space)
- Includes Cherrydale Revitalization Area and East Falls Church Area (evaluate potential impacts from proposed adjacent development)

### Core Study Area: *priority areas with most opportunity for change and in need of a vision*

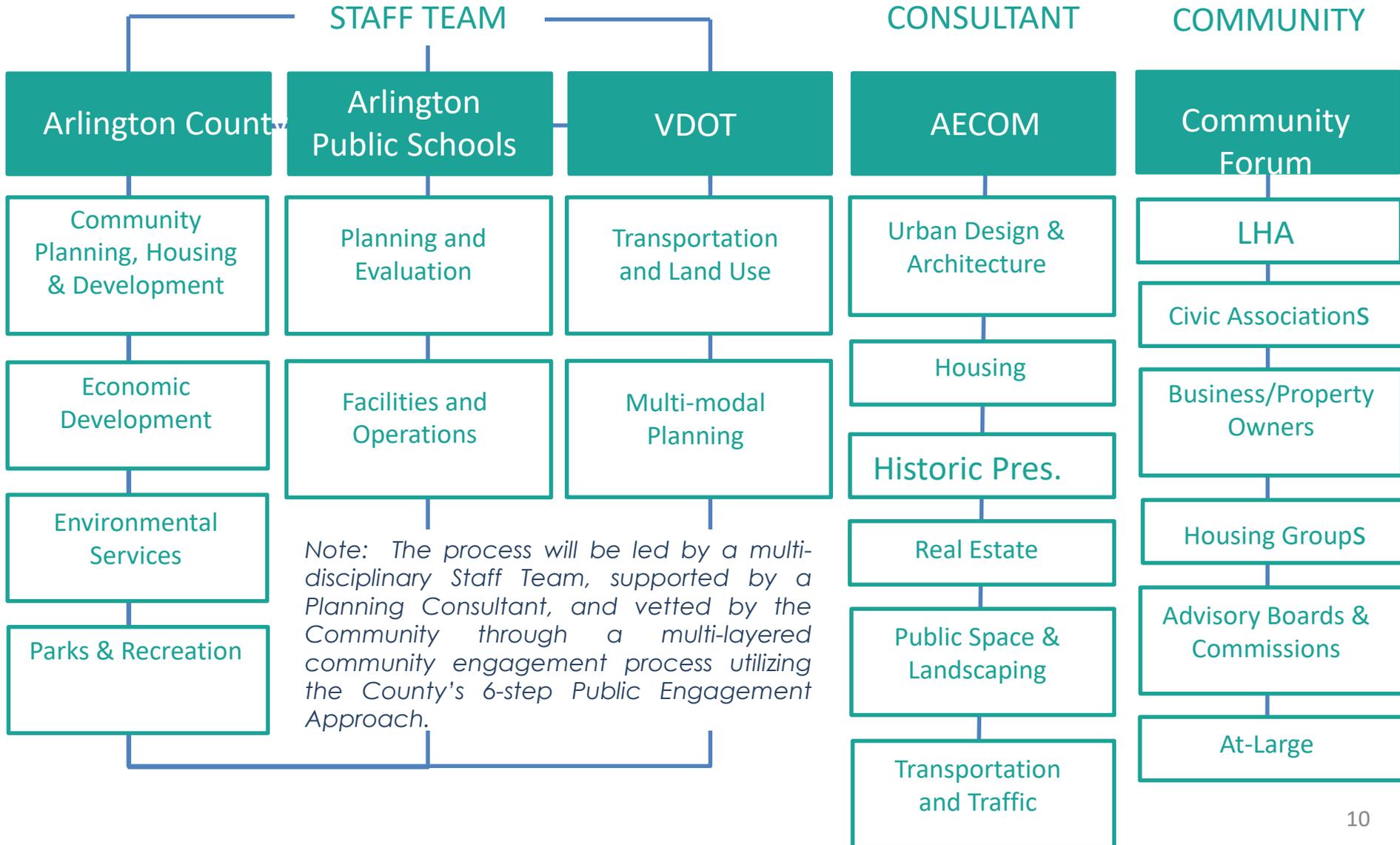
- No specific adopted policy guidance today
- Evaluate land use scenarios (ranging from small or limited infill to larger redevelopment)

### Residential Edges: *single-family areas adjacent to existing commercial development*

- Consider impacts from adjacent redevelopment and/or make redevelopment along Lee Highway frontage feasible



# Participants



# Community Engagement Approach

GROUP	COMMUNITY FORUM	WORKING GROUP	FOCUS GROUPS	GENERAL PUBLIC
Established by	County Manager in consultation with County Board liaison	County Manager in consultation with County Board liaison	Staff team	N/A
Membership	40-50 members, representing broad stakeholder membership	8 – 10 members, includes Community Forum Chair/VC	No established membership; attendees will be invited as needed, based on topic	N/A
Primary Role	Provides consistent, broad-based feedback on vision, analysis and recommendations	Work with staff to review analysis, prepare for public meetings; and act as sounding board for early recommendations	Targeted discussions to further develop ideas or discuss issues around specific topics / geographic areas	Provide additional feedback at key milestones; keep updated throughout the process
Frequency of Meetings	Periodic meetings (at major milestones)	Regular meetings (between milestones)	As needed; likely occur before/after Community Forum meetings	Key milestones identified in scope
Format of meetings / engagement	Structured meeting format, to be determined based on milestone; all meetings open to the public	Informal, working meetings	Structured meeting format, to be determined based on topic; all meetings open to the public	Workshops (e.g., education elements, breakout groups, hands-on exercises), open houses, and other engagement events/tools

← **Communicate / Consult / Involve / Collaborate** →

COMMUNITY FORUM
<p><b>Chair &amp; Vice Chair</b></p> <p><b>LHA Board</b></p> <p><b>Civic Associations (14)</b></p> <p><b>Business/Property Owners</b></p> <p><b>Housing groups</b> (renters/condo assoc.; non-profits; advocacy groups)</p> <p><b>Advisory Boards/Commissions</b> (Planning, Transportation, Housing, Park/Rec, HALRB, Urban Forestry, EDC, Arts, BAC, PAC, TAC, E2C2, JFAC, APS FAC, Aging, DAC)</p> <p><b>At-Large</b> (PTA, churches, community service org, private schools/pre-K, school/parent groups, etc)</p>
WORKING GROUP
<p><b>Community Forum Chair &amp; Vice Chair</b></p> <p><b>LHA Board rep</b></p> <p><b>Property owner/Business rep</b></p> <p><b>Planning Commission rep</b></p> <p><b>Transportation Commission rep</b></p> <p><b>Housing Commission rep</b></p> <p><b>Park/Rec Commission rep</b></p> <p><b>At-Large rep</b></p>



# Planning Process - Milestones



# Lee Highway Alliance Contact

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

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