



LEE HIGHWAY VISIONING STUDY

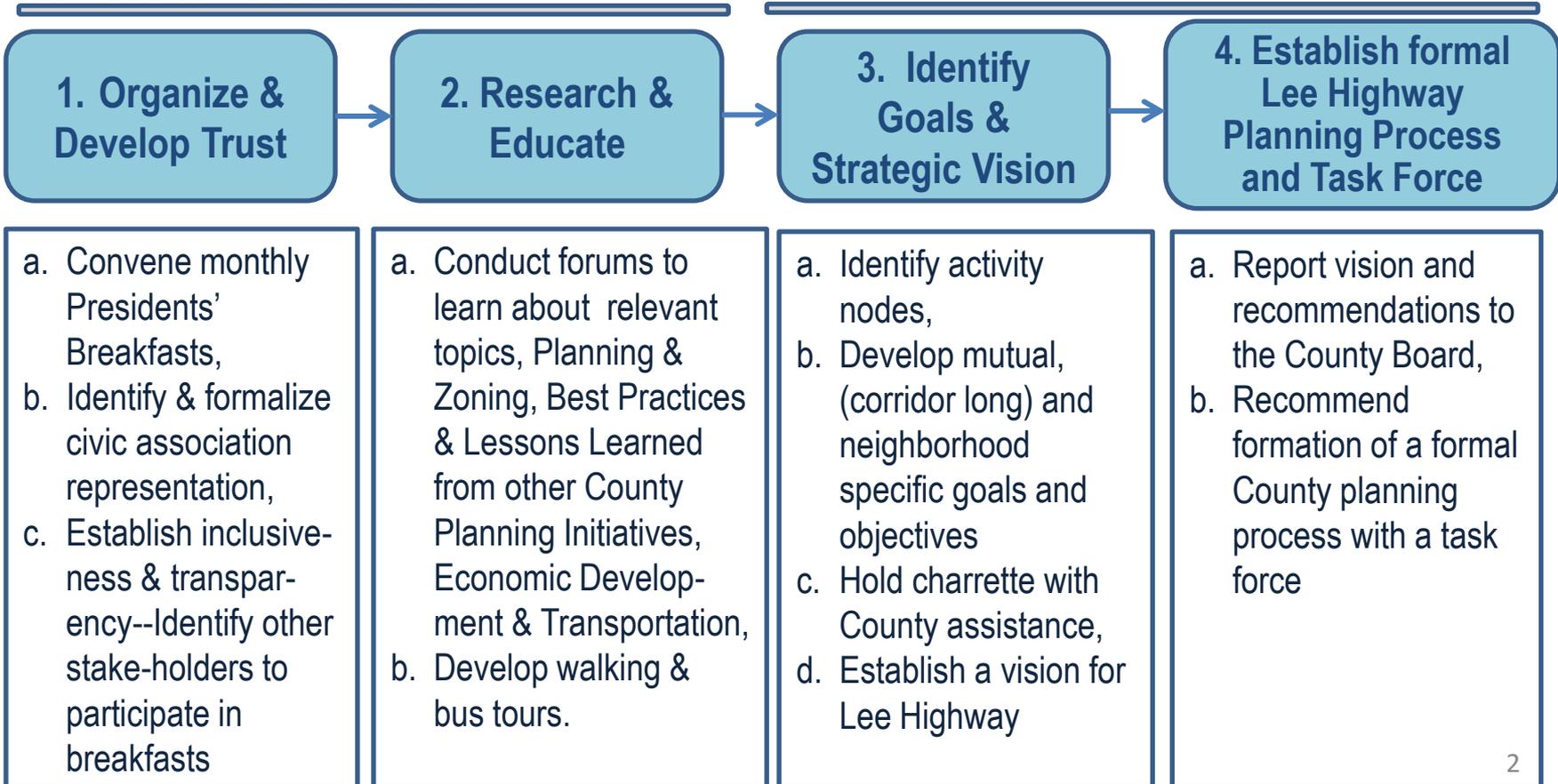
Alliance for Housing Solutions – May 25, 2016

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

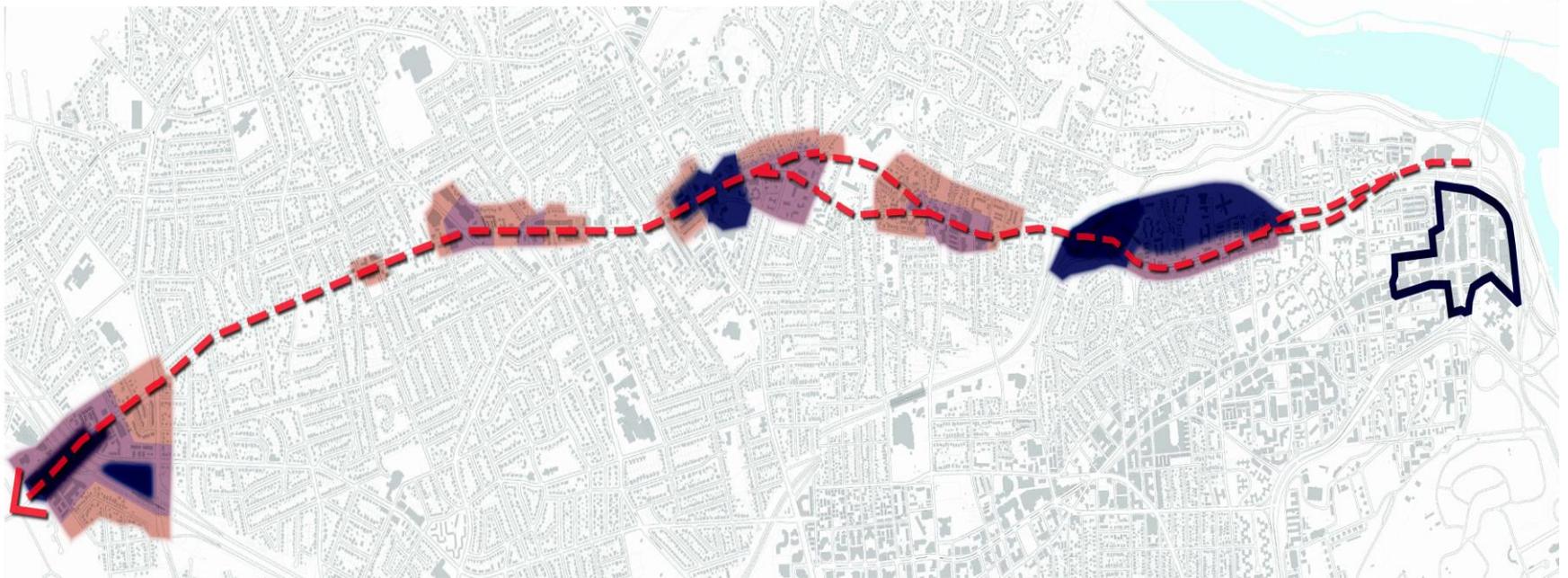
Purpose of the Visioning Charrette

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
- 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 more innovative conversation needs to begin about how Lee Highway fits into the County's economic development plan.
- 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.

Affordable Housing Questions

- What are the opportunities for preservation?
- What do our non-profit providers already own?
- What is the role of the faith community?
- How will we use the existing tools?
- How will we develop the new tools available in the AHMP?

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?