

**There is growing desire within the Arlington community to improve Lee Highway.**

Redevelopment has begun in a few locations along this important east-west corridor, signaling the potential for additional change. Future development will benefit from a cohesive vision that reflects the Lee Highway community and broader Arlington community perspectives.

**We're leveraging local ideas to develop a long-term plan.**

The community has voiced many ideas for improvement, including:

- create a renewed sense of place
- improve walkability
- promote and strengthen retail and other businesses
- recognize historically significant community resources
- celebrate cultural resources
- identify diverse housing opportunities for all ages and incomes

The County-led Lee Highway Planning Study will:

- consider how development can happen in a positive, rather than reactive, manner
- build community consensus
- establish a high-level framework with vision, goals and objectives
- provide fundamental recommendations for key elements
- identify short and long-term strategies to achieve the vision and goals, including tools and areas needing additional study
- advance a multi-modal vision in partnership with VDOT, which owns and operates the right-of-way

**The plan will help us achieve a vibrant, livable future.**

The plan will describe what we want Lee Highway to be like 30 years in the future and outline how we'll get there. It will be a critical tool that includes a framework with strategies to guide things such as private development and Capital Improvement Plan decisions.

**Ready to help?**

- Visit the website to see [latest news, presentations and more](#)
- Subscribe to [study updates](#) in your inbox
- Participate in [future meetings](#)
- Contact us at [planleehighway@arlingtonva.us](mailto:planleehighway@arlingtonva.us)
- Find us on social media [@planArlingtonVA](#) #planleehwy

**PROCESS STEPS**

Phase

**1 Gathering Information**

- Analysis
- Education
- Validate/refine the vision

Phase

**2 Developing Ideas**

- Develop/ evaluate land use scenarios and network recommendations
- Refine goals

Phase

**3 Drafting the Plan**

- Draft the plan
- Review, feedback and refinements

Phase

**4 Refining & Plan Adoption**

- Presentation and adoption of final plan
- Final feedback and refinements

Approx. 25 months

Approx. 11 months

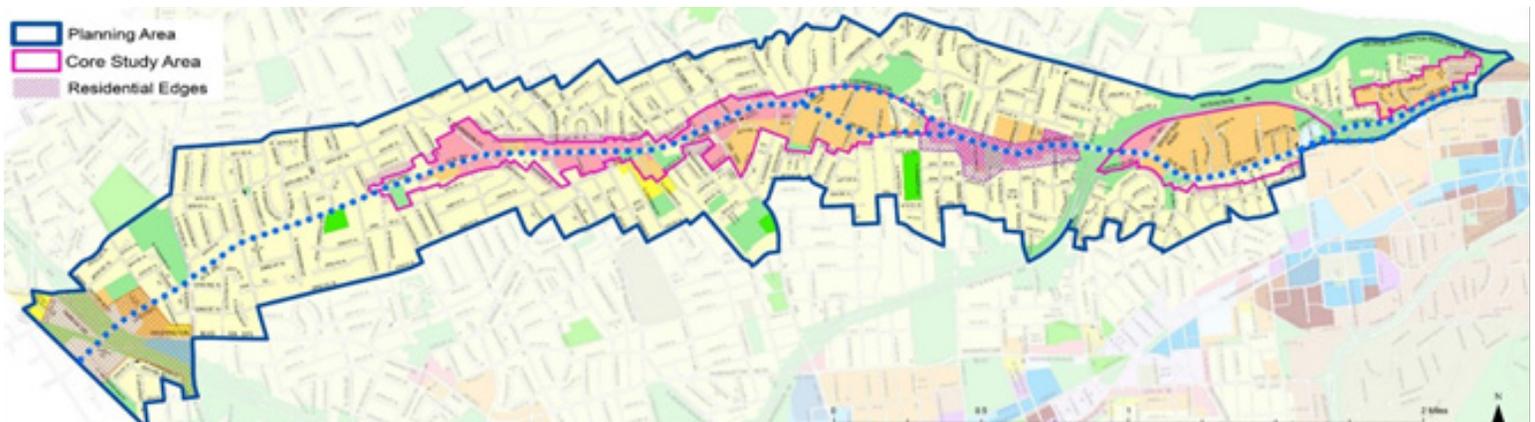
## Background

This will be the first comprehensive plan for Lee Highway and it represents an opportunity to update the 1960s vision for the corridor with new guidance to direct future growth and investment toward community goals. Previously, a grassroots community engagement effort, led by the Lee Highway Alliance (LHA), paved the way for a community-wide visioning process that was documented in the 2016 Lee Highway Visioning Study report. This compilation of ideas will provide great insight for the planning process to build upon.

## What is the study area?

The study area consists of three areas (see map and legend key noted below):

- Planning Area: areas within  $\frac{1}{4}$  mile walking distance to the north and south of Lee Highway. The overall research area and subject of vision and recommendations for network-wide elements, such as transportation and open space.
- Core Study Area: priority areas with most opportunity for change. Area will be studied to evaluate land use scenarios and develop land use and building form recommendations.
- Residential Edges: single-family areas adjacent to existing commercial development that may need to be considered in terms of impacts from adjacent redevelopment and/or to make redevelopment feasible on Lee Highway.



## What types of issues will be studied?

Staff expects to analyze existing conditions, establish the vision, and develop recommendations that are organized around nine key planning elements:

- Land use
- Housing
- Transportation
- Public spaces
- Building form, height and urban design
- Historic preservation and cultural resources
- Economic vitality
- Sustainability
- Public facilities

## Who is participating?

The County has designed a multi-layered engagement approach to communicate, consult, involve and collaborate with a broad set of stakeholders, led by a multi-disciplinary staff team, supported by a planning consultant. A Community Forum will serve as a consistent and balanced group convened at key milestones during the planning process. As a subcommittee of the Community Forum, a smaller Working Group will serve as a sounding board for staff at periodic check-ins between milestones. Focus groups will be organized when needed to address specific issues based on geography, neighborhoods or topic areas. The general public will be invited to attend Community Forum and Focus Group meetings. In addition, larger meetings and events will be convened at targeted milestones.