Planning Element: Land Use

Vision Principle:
Series of mixed-use activity nodes of varying scale and character.

Vision Recommendations:
- Establish location and boundary of multiple mixed use centers/hubs of activity
- Identify where mixed use is desired/required versus allowed
- Define centers, edges and sensitive transition areas in each node
- Establish great destinations to enhance walkability
- Create opportunities for increased residential, office, and commercial uses
- Identify potential redevelopment sites

Preliminary Aspirational Goal: A Starting Point For Discussion
Transform Lee Highway into a walkable, main street corridor, with a wide range of housing types, retail, services, and other uses that serve the diverse needs of nearby communities.
Vision Principle:

Improve appearance, functionality and affordability.

Vision Recommendations:

- Increase residential variety to include multifamily apartment homes, duplexes, townhouses and accessory units
- Promote development of housing types that allow people to stay on corridor or “age-in-place”
- Enable development of housing for the elderly
- Inform residents of available tools
- Identify potential development sites for affordable and/or mixed-income housing and evaluate feasibility
- Evaluate potential for increased density to enhance development feasibility
- Evaluate potential affordability requirement on all new developments
- Evaluate potential additional affordable units (AHMP goal of 2,500 units by 2040 on corridor)

Preliminary Aspirational Goal: A Starting Point For Discussion

Expand housing options to achieve a diverse mix of types, affordability, and tenure. Strive to achieve the goals set forth in the Affordable Housing Master Plan and ongoing County housing studies, to the extent they have been adopted by the County Board during the Lee Highway planning study (i.e. Housing Conservation District Policy Framework and Missing Middle Study), including achieving 2,500 committed affordable rental units (CAFs) at 60% of the area median income (AMI). At present, there are 266 CAFs and 126 market rate affordable units (MARKs) in the study area that are affordable to households earning up to 60% AMI. An additional 1,466 existing MARKs in the study area are affordable to households earning up to 80% AMI. Explore opportunities to achieve housing for middle-income households (i.e. those earning generally between 80% and 120% of the Area Median Income and coined as the “missing middle”), and to accommodate residents who want to age in the Lee Highway community.
Planning Element: Transportation

Vision Principle:
Be ‘Complete’, with safe access for pedestrians, cyclists, transit riders, and drivers, as well as improved streetscape design.

Vision Recommendations:
- Establish working relationship with VDOT
- Pursue street design standards for walkable contexts
- Balance the needs of all modes
- Analyze feasibility of dedicated bus/bike lane east of I-66 on Lee Highway
- Improve traffic flow
- Enhance walkability through continuous connections
- Reduce reliance on single occupancy vehicles
- Reduce travel speed and calm traffic
- Enhance cycling routes - either on or parallel to Lee Highway
- Enhance transit service, improve bus stops, increase frequency, add routes
- Add additional streets where feasible

Preliminary Aspirational Goal: A Starting Point For Discussion
In close coordination with VDOT, redesign Lee Highway into a complete street that better serves all modes of travel, while recognizing its continued role as a commuter corridor. Strive to achieve a multi-modal corridor that encourages bus ridership through land use recommendations and transit-oriented urban design principles. Improve walkways and overall pedestrian and bicycle connectivity throughout the study area. Examine ways to right-size parking, improve transit access, and promote alternative modes of travel. Enhance safe routes to school and access to public space.
Vision Principle:
Provide new community open spaces and gathering places that are integrated with walk/bike networks.

Vision Recommendations:
- Create a walkable/bikeable network of new and existing neighborhood open spaces and social gathering places
- Provide new open spaces at each node
- Refresh and connect existing destinations (i.e. recreation facilities, schools, natural areas etc.)
- Provide art in public spaces
- Provide spaces for active and passive recreation serving a range of age groups and families
- Strive to achieve goals of POPs plan
- Embrace streetscape as an important element of public space

Preliminary Aspirational Goal: A Starting Point For Discussion
Ensure that the Lee Highway community is connected to and well served by a diverse mix of public spaces that balance community needs. Embrace streetscapes as an important element of public space. Strive to achieve the goals and recommendations of the in-progress update to the County’s Public Spaces Master Plan (“POPS”).
Planning Element: Building Form, Height and Urban Design

**Vision Principle:**
Unique neighborhoods with unique architectural character and public space activities, and sensitive transitions.

**Vision Recommendations:**
- Encourage high level of activity and visual appeal at ground level
- Define levels of intensity and specific building height parameters along corridor (i.e. Allow higher density and height on east end at Spout Run and low to medium at other key intersections)
- Smooth height transitions between commercial and residential uses
- Promote distinct neighborhood character through architectural design
- Specify building placement, building separations, step backs and other standards for new buildings
- Maintain existing residential character in residential sections along corridor, as well as, areas adjacent to residential neighborhoods
- Develop and implement “tactical urbanism” temporary demonstration projects, where appropriate
- Create ample sidewalks, high quality landscaping and intuitive wayfinding
- Separate pedestrian space from cars by trees or on-street parking
- Consider alternative parking solutions (on-street, rear, shared, public, structured)
- Evaluate parking requirements
- Evaluate design alternatives and standards for auto-oriented uses (car dealerships, drive-thrus etc.)

**Preliminary Aspirational Goal: A Starting Point For Discussion**
Promote a walkable environment with context-sensitive buildings that engage with streets and transition in scale, height and character appropriately to adjacent neighborhoods. Encourage high-quality architecture that reflects the local historic character where appropriate and place-making through conscientious urban design.
Vision Principle:
Maintain a unique sense of place through preservation of sites of historic significance.

Vision Recommendations:
- Cultural resources will inform the planning of destinations and amenities
- Preserve and celebrate historic and cultural resources and neighborhoods by:
  - Continuing current preservation procedures
  - Organizing events, tours and activities that educate about heritage
  - Explore TDR tools and expansion of local historic designations
  - Preserve and integrate historic buildings and sites into future development as a coordinated part of planning
  - Incorporate historic buildings or commemorative art into design of new community open spaces
- Draw design inspiration from significant sites, structures, and stories
- Identify architectural and other elements that comprise the character and make of the corridor

Preliminary Aspirational Goal: A Starting Point For Discussion
Identify and support preservation of historic resources that increase public understanding and appreciation for the corridor’s architectural and cultural history consistent with the policies of the Historic Preservation Master Plan and the Historic Resources Inventory. Increase awareness of and enhance arts, public art, and cultural activities in the corridor.
Planning Element: Economic Vitality

Vision Principle:
Maintain economic vitality by encouraging a diverse mix of services and destinations, and by utilizing innovative economic development strategies.

Vision Recommendations:
- Define the economic role of the corridor within county and region
- Identify strategies to retain and attract variety of local businesses
- Encourage reinvestment in corridor
- Encourage entrepreneurship
- Evaluate opportunities to encourage leasing to local businesses in new developments
- Identify opportunities for public/private parking
- Start a Shop Local Campaign
- Evaluate TDRs for small businesses
- Identify infrastructure investments needed to support mixed use (i.e. parking, public open space)
- Identify opportunities for business financing and other incentives (i.e. façade improvements)
- Identify opportunities for a public/private partnership (i.e. BIDs)
- Reduce regulatory barriers

Preliminary Aspirational Goal: A Starting Point For Discussion
Support retailers, restaurant owners, and other commercial business owners through strategic measures consistent with the Arlington County Retail Plan to ensure that Lee Highway continues to be a prosperous corridor. Identify opportunities to preserve or develop complementary land uses, such as residential, office, and public spaces that meet daily community needs and boost synergies among different land uses. Seek opportunities to promote and strengthen a diverse commercial base, while recognizing that Lee Highway is not a major employment market like the Rosslyn-Ballston and Jefferson-Davis Corridors.

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Planning Element: Sustainability

Vision Principle:
‘Green’ the corridor by incorporating street trees and improved landscaping in public spaces and sustainable design techniques in new construction.

Vision Recommendations:
- Continue to conduct educational forums on urban/sustainable design techniques
- Specify standards for sustainable design in new construction (i.e. high-efficiency and/or high-productivity energy and water solutions)

Preliminary Aspirational Goal: A Starting Point For Discussion
Design and construct buildings, street improvements, and park projects using environmentally sustainable and energy efficient practices. Make the Lee Highway frontage more comfortable and attractive with less impervious surfaces and more “green” features (trees, stormwater management, gathering spaces).
Planning Element: Public Facilities

Vision Principle:
Align new public facilities and services with corridor growth and preserve/enhance existing amenities.

Vision Recommendations:
- Continue to pursue joint County/Community Studies of potential future use of Fire Station 8
- Monitor growth to assess and adequately plan for future schools and other public facilities, including core support services

Preliminary Aspirational Goal: A Starting Point For Discussion
Ensure that public facilities meet the needs of the County and the Lee Highway community. Monitor growth along the Lee Highway corridor to assess and adequately plan for future public facility needs. Identify areas that may be appropriate for future County-wide public facility needs, including core support services, while recognizing that this process will not replace siting or use determination processes to locate specific uses.

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