

# Plan Lee Highway (PLH) Working Group (WG) Meeting Summary

July 10, 2019; 8:30 to 10:30 am

2100 Clarendon Boulevard, Room 715

## **Subject: Existing Conditions Analysis**

WG Members in attendance: Paul Holland (Chair), Sandra Chesrown, Richard Price, Scott Pedowitz, Ginger Brown, Saundra Green, Jim Lantelme

Staff Team Members in attendance: Heidi Mitter, Joan Kelsch Zach Larnard, Gladis Bourdouane, Tim Murphy, Richard Best, Lorin Farris, Kris Krider, Laura Schaub, Irena Lazic, Leon Vignes, Jennifer Smith, Kellie Brown, and Natasha Alfonso-Ahmed

## **Meeting Overview**

- Agenda
- Welcome and opening remarks provided by WG Chair.
- The Plan Lee Highway consultants (AECOM) presented and facilitated discussion on parts of the Existing Conditions analysis related to Schools, Community Facilities, Social Infrastructure, Sustainability, Resiliency and Public Space,

## **Discussion Topics and Comments/Questions**

**Schools, Community Facilities and Social Infrastructure:** The presentation focused on the following key considerations, which were based on community feedback: current school capacity and enrollment, enrollment projections and how student generation rates are calculated, and existing APS and County needs. The presentation also highlighted where new school construction and/or improvements to provide additional seats are planned, as well as, other processes that may impact the planning area including future school boundary adjustments and the APS and County Capital Improvement Plans. The presentation identified the locations of existing public assets (land and buildings)) as well as the programs and services they provide and next steps in the analysis.

- Student generation rates are calculated for each housing type and affordability level and may be different for each school boundary area. It will be important to find a clear, concise way to communicate these differences to the public.
- When schools are rebuilt on existing school property in the future, it will be critical to find locations for temporary schools during construction.
- An education session on the Capital Improvement Plan Process and the development process for public facilities would be valuable.

**Sustainability and Resiliency:** The presentation focused on the following key considerations, which were based on community feedback: sustainable water management, energy management, and strengthening of connections to nature. It highlighted the existing impervious surface areas and locations of floodplains, to understand constraints and challenges with run-off and flooding. It also highlighted the existing tree canopy coverage and provided examples of how other communities

enhanced their connections with nature, while addressing similar challenges with flooding, through improvements in the right-of-way. The presentation provided an overview of the draft 2019 Community Energy Plan, including the County's trends in emissions reduction and goal for 2050, along with strategies for reaching the County's emission goals. Lastly, the presentation provided an overview of the next steps in analysis.

- The area around Lyon Village Shopping Center is especially susceptible to flooding. The Washington-Kirkwood project will impact water flow to the intersection at Lee Highway and Spout Run.
- It is important to think about the types of infrastructure improvements needed for water management and which improvements will need to be achieved with public investments and which will result as part of new development projects. It is also important to plan for how new development should reduce impacts to areas lower in topography.
- Where is the funding for bioretention projects? Understood that there is dedicated funding to replace aging infrastructure, but more information and analysis is needed to understand what the current infrastructure conditions are, if and where implementing bioretention is feasible, how to implement bioretention and if additional funding is needed.
- Appropriate locations for charging stations will need to be evaluated.
- Potential for autonomous vehicles should be given consideration, recognizing however that the future for autonomous vehicles is still uncertain. Nevertheless, we need to make sure we are not precluding potential future modes of travel in our analysis. While we will not spend a lot of time analyzing this, we need to understand what it might mean in future land use scenarios in terms of parking and usage of the road.

**Public Spaces:** The presentation focused on the following key considerations, which were based on community feedback: better connections to existing public spaces, more places to gather with neighbors, greening the highway and incorporating public art. It provided an overview of the Public Spaces Master Plan's (PSMP): definition, recommendations and vision for public spaces; access analysis for certain amenities within the planning study area; and vision for connecting N. Arlington to existing trails. It also provided an analysis of the existing public space network in and adjacent to the planning study area, as well as, existing barriers and gaps in connectivity between neighborhoods and existing public spaces. The presentation highlighted preliminary key connections to enhance or create, as well as, preliminary key locations for additional gathering places. In terms of greening the corridor, the presentation provided examples of streetscapes in local communities that act as public spaces and incorporate green infrastructure. Lastly, the presentation provided examples of gathering places and how public art has been implemented in the County and locally for placemaking as well as the next steps in analysis.

- The map of the existing public space network should show trails as part of the larger green spaces they sit on, not just as linear connections. The map should also distinguish private open spaces without public access from private open spaces with public access.
- The Five-Points intersection should be added as a preliminary key location for an additional gathering place.
- It would be interesting to consider allowing commercial uses/activities to parks in some areas to help activate those public spaces.

- The plan should have a focus on improving existing gathering places.
- The plan should think about how to provide better access for preschool children, as a growing daytime demographic on the corridor, to playgrounds

#### **Other Comments and Scheduling of Next Steps**

- Upcoming community engagement sessions should include short talks on “Common Myths”, such as misconception about who lives in affordable housing, what is missing middle housing, rise of traffic, the CIP process, by-right development vs. site plan development.
- The next CF meeting is planned for the fall to prepare for the public workshop. This meeting date and time will be confirmed.