

**Plan Lee Highway
Community Forum Meeting
November 2, 2019
Meeting Notes (Summary of Questions and Comments)**

Agenda:

- Welcome and Project Update
- Existing Conditions Analysis Presentation and Discussion Part 1
- Existing Conditions Analysis Presentation and Discussion Part 2
- Discussion of Key Findings, Overarching Messages and Relationship to Goals
- Overview of Follow-up CF Small Group Sessions and Public Workshop Activities

Welcome and Project Update

- The Existing Conditions Analysis Report is a reference document and will be a resource for the planning process moving forward.
- The goal today is to start discussions about the content of the Existing Conditions Analysis Report.
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- We'll be holding Community Forum Follow-up Group Sessions in November and December to continue the discussions on the content of the Existing Conditions Analysis Report. We hope to hold a larger public workshop in late-January or early-February 2020 to present the report to the broader public.

Existing Conditions Analysis Presentation and Discussion Part 1

- Land Use
 - Q: Can you talk a little more about discrepancies related to land use and zoning?
 - A: They're mainly related to discrepancies between what is currently permitted by zoning and what is on the General Land Use Plan.
 - C: In the upcoming Follow-up Group Sessions, I'd like to hear about where have seen some successful examples of transitions between residential and mixed-use development
 - C: Are we thinking ahead enough – if we want a plan for the future, should we focus less on the need for parking?
- Transportation and Connectivity
 - C: I'd like to talk more about north-south connections across the highway
 - C: I think we need to emphasize the point about the population increasing and traffic volumes decreasing and biking increasing.
 - C: I think we should talk about ART bus quality of service moving forward.
 - C: I think we should talk about bus priority lanes along Lee Highway.
 - C: It would be interesting to discuss what other innovative transportation solutions are being used in other parts of the County.

- C: Capital Bikeshare should be within the public transit part of the presentation, not combined with privately-owned e-scooters.
- C: E-scooters and e-mobility should be part of transportation presentation for workshop
- C: I'm concerned about bus access outside of the corridor and the County (e.g., District of Columbia, Falls Church, Fairfax County, etc.).
- C: We should be thinking about how transportation systems in the west (near employment centers) can be better integrated with Arlington's transportation systems.
- Urban Design and Building Form
 - C: Width of sidewalks is extremely important – for sidewalk seating, street trees, etc.
 - Q: Are you working with VDOT to decrease traffic speeds and/or allow for on-street parking on Lee Highway; strategies like that could help enhance the pedestrian experience and encourage walkability.
 - A: Discussions with VDOT will take place to identify, based on preliminary plan goals and key considerations, areas where additional flexibility is needed and strategies to achieve goals
 - C: 10th and Fillmore in Clarendon is a good example of transition from a multifamily building to a single-family neighborhood.
 - C: The traffic speed on Lee Highway feels a lot faster than what it actually is, which is not comfortable for a pedestrian or cyclist.
 - C: On building form, I like looking at different examples in the County or outside the County.
 - C: It's important to remember that different types of building forms may be appropriate for different neighborhoods on Lee Highway.
 - C: The Residential Parking Permit program; it might be good to work with them and make it so that non- Arlington County registered vehicles are restricted from parking on residential streets for certain hours of the day (like in DC).
- Public Schools, Facilities and Spaces
 - Q: Will PLH identify locations for future school sites?
 - A: We've talked with APS staff about the importance of "swing spaces" to help facilitate those if existing school sites need to be redeveloped to allow for larger schools. Planning process will test impact on student enrollment for new residential development arising from land use scenarios. Additional discussions will take place to identify opportunities for acquisition, expansion, co-location of uses.
 - C: PLH should look at the possibility for more urban schools.
 - C: We should be having discussions about different forms of schools, including those that could be located in commercial corridors.
 - C: You might want to update the statistics about schools, as they've been updated since 2018.

Existing Conditions Analysis Presentation and Discussion Part 2

- Historic Preservation and Cultural Resources

- C: I would want to see the history and legacy of punk music in Arlington kept in mind moving forward.
- C: I think it's important to better explain and understand the differences between the different types of historic districts.
- C: The places and people that are related to the past are also important to examine as part of this planning element.
- C: There should be a discussion with the High View Park neighborhood to highlight its relationship to Lee Highway and its historic and cultural impact on the corridor.
- Economic Vitality
 - C: Discussion on signage; businesses are some of our best places, we want to make sure signage is easy to do and attractive
 - C: It was interesting to highlight the death of office space on Lee Highway, and the differences in competition for neighborhood-serving businesses and the destination businesses.
 - C: If there are secondary businesses that come to Arlington as a result of Amazon, it would be good to see how Lee Highway could serve as a location for them.
 - C: Most business owners don't know how customers arrive at their store. All don't arrive by car, some arrive by bus. It's important to keep that in mind as we think about parking and easy access by car and not to assert that this is the most important thing to address.
 - C: I don't think the retail will ever succeed unless there's a better job base.
 - C: In regard to tradeoffs, I hope you'll talk about opportunities for consolidation of small lots.
 - C: Light industry can be easily pushed to the edges when mixed-use development is a goal, so it's important to think about its relationship and inclusion in the planning process.
 - C: The plan needs to think about residents, but also those who work and travel on Lee Highway, especially service workers.
 - C: Most of the small businesses are being displaced, so there should be some thought dedicated to affordability for small businesses.
 - C: I'd be interested in more discussion being dedicated to commercial nodes.
- Housing
 - Q: What are residential edges in the Existing Conditions Analysis Report?
 - A: Those are the single family residential areas adjacent to the core area (commercial and multi-family) where we'll need to think about transitions to the single-family neighborhoods in terms of mass and height.
 - C: Moving forward, it's really important to talk about where could missing middle housing be located: is it in the core area, is it in the core area and residential edges, is it the entire planning area? I hope it could be something that is more-broadly available than just the core area and residential edges.
 - C: I'd like to see a slide about aging-in-community and aging-in-place moving forward in discussions with the community.
 - C: It could be important to think about missing middle housing being allowed in a lot of areas, rather than taller, higher-density buildings.

- C: I think that confining missing middle housing along Lee Highway is a little too-focused, and we need to think about expanding along connections to other neighborhoods.
- C: If missing middle housing is only conjuring up ideas of duplexes and triplexes, we need to be talking about missing middle housing throughout the planning area.
- C: I think it's important to frame this discussion around those who haven't been able to move to and live in the planning area, as well as those who can't afford to live there now, especially those who work on Lee Highway.
- C: I think it's helpful to provide visuals of missing middle housing to help provide better context to community members.
- C: I think people will react poorly to taller buildings and will be more open to lower, missing middle housing.
- C: I think it's important to remember that there may not be a one-size-fits-all strategy to missing middle housing across the County. It's important to be clear and provide consistent information moving forward during the planning process.
- C: I would be interested in thinking about exploring missing middle ideas in a little wider geography than just the Lee Highway corridor. "How we grow matters."
- C: It's important to note that a lot of the change being planned for won't be realized for decades.
- C: I'd like to see more discussion about why High View Park allows for multifamily housing. We're seeing the development of duplexes now; why does High View Park allow for that?
- Sustainability and Resiliency
 - C: It's important to note that the denser areas near the planning area like Colonial Village and Rosslyn didn't register many flooding calls on the flooding heat map.
 - C: One of the most difficult things with stormwater is securing easements for new stormwater infrastructure. It's going to take a lot of education through the planning process to help residents understand that access to these spaces will be necessary to effect change.
 - C: Waverly Hills was one of the hardest-hit neighborhoods from flooding, and the HCD there needs to be carefully considered to make sure nothing is codified that will prevent us from achieving improvements.
 - C: Two things we can influence are energy usage in buildings and transportation, so increasing density and reducing vehicle miles traveled will be key to advancing toward the County's climate goals.
 - Q: Do you think the County should incentivize small businesses to do stormwater retention and alternate forms of energy?
 - A: No, I didn't say that, but that we should think about lower impact development for all property owners.
 - C: I think there's a belief that all new buildings lead to increased flooding, which is not true. It's important to use best practices for stormwater mitigation.
 - C: I think it's very important that we provide clear education on stormwater infrastructure and its importance in new development.
 - C: Stormwater is a balance. Because the County decided to underground streams in the 1930s-1970s, now we need to think about the public and private responsibilities to

address these needs and the competition for funding. We need to keep in mind the equity issue of helping mitigate flooding as well as providing multifamily housing for those who need it.

- C: It would be helpful to explain and provide background on the Capital Improvement Program (CIP).
- Q: Are there any thoughts about closing parts of Lee Highway (for a couple of hours) to vehicles and opening it to bicycles and buses to help people see what we are talking about long term?
 - C: VDOT won't allow it, since it's a State-maintained road
- C: It might be important to think about the County purchasing Lee Highway from the state.

Discussion of Key Findings, Overarching Messages and Relationship to Goals

Overview of Follow-up CF Small Group Sessions and Public Workshop Activities

- We'll be asking you as Community Forum members to talk to your neighbors, keep them informed, and to highlight the upcoming public workshop in early 2020.