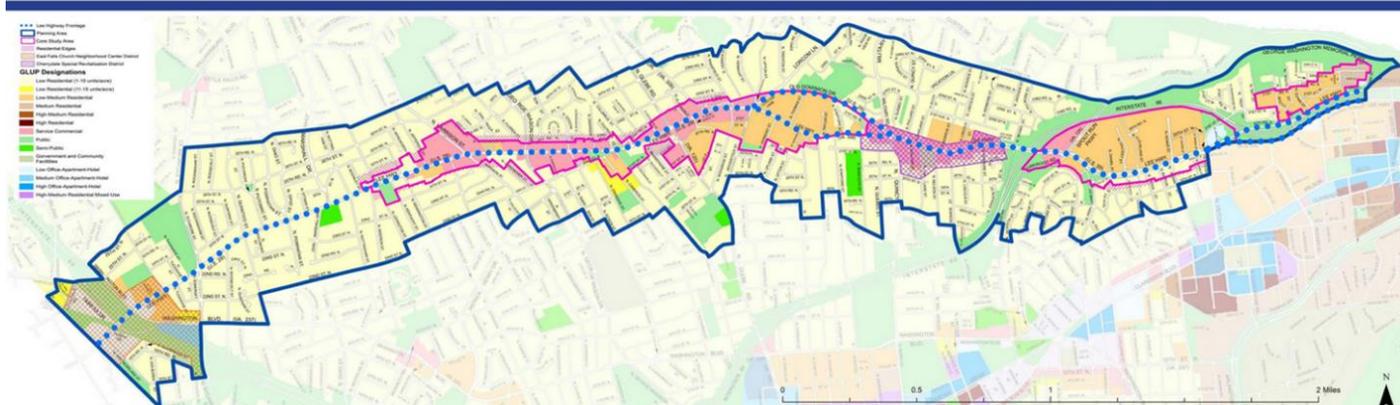


During May-June 2021, Arlington County's Plan Lee Highway (PLH) staff and the affiliated non-profit Lee Highway Alliance (LHA) briefed civic associations that border Lee Highway regarding **major increases in density that would transform the area**. They outlined two alternate scenarios for new land use, traffic management, open space, and stormwater management. The county also conducted a feedback survey through July 2 to elicit residents' views of the newly-released planning documents.

The **plans are very detailed and span the corridor from Rosslyn to the Falls Church line**. They grew out of a community "visioning" process that dates from 2016 and a scope of work from 2018.

Lee Highway Study Area Map



The map shows *Residential Edges* defined as "single-family areas approx 250ft from Lee Hwy and other arterial streets."

Vision Specifics

- ⇒ 10-story buildings at Lee Heights Shopping Center
- ⇒ A 15-story complex on the west side of Spout Run Pkwy at the Giant/Italian Store shopping center,
- ⇒ 7-, 10- and 15-story buildings on the east side of Spout Run Pkwy, between Lee Highway and I-66 in Lyon Village to replace mostly multifamily housing
- ⇒ 5-7 story buildings at Lee Highway and Glebe Rd., transitioning to the east toward Lee Heights Center to 10 stories.
- ⇒ 5-7 story buildings along a 10-block stretch straddling Lee Hwy and Harrison Street.
- ⇒ Transportation changes for new bike trails, no new major roads or mass transit, narrowing of Lee Highway, underground and reduced parking, and new roads parallel to Lee Highway that cut through neighborhoods.
- ⇒ Extensive lot consolidation that allows max lot coverage

Time to Weigh In

Both the briefings and the survey revealed stiff opposition from residents. As a result, the county has advised that residents provide additional feedback to Natasha Alfonso-Ahmed, Principal Planner and Plan Lee Highway Project Manager nalfonso-ahmed@arlingtonva.us. Additionally, ASF suggests you write:

- Matt de Ferranti, Chairman of the Arlington County Board: mdeferranti@arlingtonva.us
- Arlington County Board at countyboard@arlingtonva.us
- Paul Holland, Chair of the Plan Lee Highway Community Forum: paul.alexander.holland@gmail.com
- Sandi Chesrown, Vice Chair of the Plan Lee Highway Community Forum: sandrachestrown07@verizon.net

Resident Comments

"These builder-negotiated "benefits" are not capturing the costs of development with the result they are shifting to taxpayers, and the process obscures the costs until it is too late for residents to weigh in."

"LHA was a neighborhood advocate when LHA was going to improve Lee Hwy and keep small business, neighborhood character, art, parks, etc. New housing was envisioned but not anywhere near the extent the county is proposing now. The high-rise concept was NEVER part of the conversation. The extreme density, the lot consolidation, etc. This is not what Lee Highway was sold to be."

"The proposed entrance from Spout Run Parkway to this unneeded costly street is in a Watershed Resource Protected Area (RPA)."

It is a lack of proper planning to encourage increased density along with NARROWING of roads and not expect long-term traffic nightmares."

"Another potential impact that should be studied is the loss of commercial—especially small—businesses along Lee Hwy. that would be displaced by redevelopment."

"There are also no sites for elementary, middle, or high school options that are already bursting to support this type of growth."

"Stormwater runoff is sure to increase with all of this intensified, increasingly dense redevelopment. Where will all of the additional runoff go?"

Background

The county began engaging residents in a "vision" process for Lee Highway in 2016, and produced a study scope and charge in 2018 to "develop a comprehensive vision and policy framework for the proposed study area through County Board adoption of a County plan." Both PLH and LHA have indicated that these changes to the General Land Use Plans (GLUP) do not represent new zoning, even while they contradict that by stating this process offers alternatives to by-right zoning. Let's be clear: GLUP is a prerequisite to new zoning, and the scoping



PLH and LHA, (which supports PLH recommendations thus far) are briefing residents on Scenarios A and B, both which reflect significant increases in density, expand land use options and bring substantial consequences for traffic, trees/greenspace, stormwater, and school needs across 16 civic associations.

Resources and Links - Learn More

[Arlington County Charge and Scope of Work, Plan Lee Highway, Sept 2018](#)

[Slides on Areas 1 and 5, including modeling, building heights, roads, public spaces](#)

[Slides on Area 2, including modeling, building heights, roads, public spaces](#)

[Slides on Areas 3 and 4, including modeling, building heights, roads, public spaces](#)

[ASF Plan Lee Highway webpage, www.asf-virginia.org/plan-lee-highway](http://www.asf-virginia.org/plan-lee-highway)

[Resident Testimony Expressing Concerns over Plan Lee Highway, July 17, 2021](#)

[Concerns Grow Over Increasing Urbanization of Rt. 29 Corridor, Sun Gazette, July 19, 2021](#)

Online version of this flyer is posted to the ASF Plan Lee Highway page cited above!