

July 2021

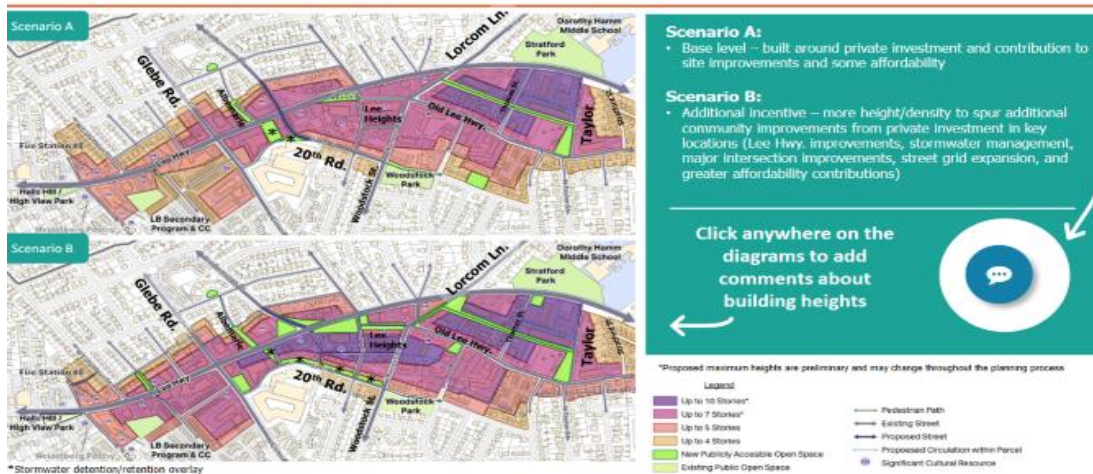
PLAN LEE HIGHWAY: SHORT SUMMARY OF THE INS AND OUTS

Specifics of the Plan Lee Highway Vision:

Among other changes, the plans for Lee Highway will bring:

- 10-story buildings at Lee Heights Shopping Center (not counting bonus density for adding affordable units or environmental building design at the LEED gold standard or higher, etc.)
- A 15-story complex on the west side of Spout Run Pkwy at the Giant/Italian Store, adding numerous new residents where we now have only commercial buildings (see [analysis of impact on school enrollment](#))
- 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 in what is now RA 6-15 zoning district, where multifamily units and townhomes are currently capped at a maximum of 6 stories. [See slide 17 of Area 5 PLH briefing](#) for this and the bullet above.
- 5-7 story buildings at Lee Highway and Glebe Rd., transitioning to the east (toward Lee Heights Shopping Center) to 10 stories. Anyone who transits this busy area today knows it is a transportation nightmare. [See slide 37 of Area 3-4 brief](#).

Area 3: Building heights



- 5-7 story buildings along a 10-block stretch straddling Lee Hwy and Harrison Street. [See slide 24 of Area 2 slide deck](#)
- A focus on bikes and pedestrians that is laudable but ignores consequences of adding car commuters into the equation, especially one that narrows Lee Highway. Even PLH officials have admitted that it is highly unlikely that the Virginia DOT will agree to "calming" the corridor. Steps to create a "parallel road network" involve taking private homes, and plans for added Micro-transit and bus rapid transit are poorly defined.
- Undergrounding and reducing parking without adding adequate mass transit will choke off local retail. New construction will also raise rents and crowd out locally-owned businesses already hurt by Covid.
- Extensive lot consolidation that allows maximum lot coverage with very few trees/open space.
- Displacement of renters who live in garden complexes, as new density incentivizes redevelopment for owners.
- Introducing missing middle zoning in "residential edges" provides a "zoning subsidy" for families earning 80-100% of Area Median Income, even while the latest housing trend for Arlington shows 30-60% as the neediest and largest-growing demographic. These Coupled with previous item, and recent evidence that the county is aggressively pushing upzoning while ignoring or delaying priorities for lower-income residents s our highest need demographic, PLH reveals a clear gentrification agenda.
- Adding 4-7-story buildings to encircle Halls Hill and Highview Park that is now seeing projects at Virginia Hospital Center, Fire Station 8, Glebe Elementary, etc.

(To wit, [Slide 37 of Area 3-4 slide deck](#) shows 5-story buildings at Columbus Street and [slide 24 of Area 2 slide deck](#) shows 4 to 7 stories along Lee Highway.)

The County Has NOT Addressed:

- How it will pay for new schools/school sites, parks, affordable housing and what tax implications will be.
- Where it will put new schools and parks, beyond small park areas that come with new stormwater detention structures.
- How the county can remove a lane from a Homeland Security Evacuation Route.
- How the county can narrow a road that is part of the U.S. Highway system.
- How it will preserve or expand the [21% and 39% tree canopy in the core and larger planning areas?](#) (Slide 22)