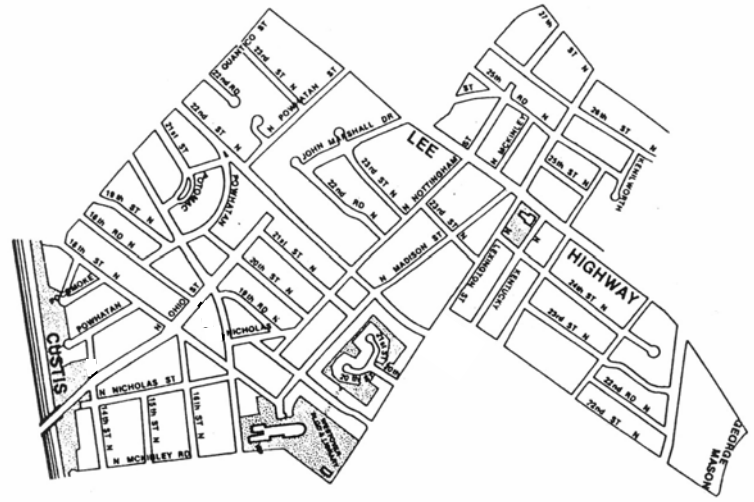


The Leeway Overlee Leader

Published by the Leeway Overlee
Civic Association
<http://www.leewayoverlee.org/>



VOLUME 30, NUMBER 4

JANUARY 2009

General Membership Meeting

Thursday, January 29, 2009
7:30 p.m. - - Lee Recreation Center, Room 202
5722 Lee Highway

East Falls Church Redevelopment

Featured Speakers

Mr. Michael Nardolili,
President, AEFC Civic Association
Mr. Richard Tucker
Planning Staff, Arlington County

Refreshments provided

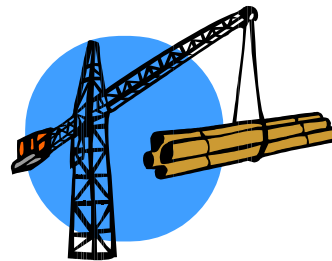
What are the Long Term Plans For Nearby East Falls Church?

Express Your Support/Concerns

The winter meeting of the civic association will focus on the long-term plans now being crafted for redevelopment of segments of that part of Arlington lying between our neighborhood and the Falls Church line to the west. For over a year, a County-appointed committee, headed by Mike Nardolili of the Arlington-East Falls Church Civic Association, has been exploring options for transformation of that area. He and the staff advisor to the committee have been asked to come and brief us on the range of options being considered—and their possible long-term impact on Leeway Overlee. If you have concerns, this is the time to express them—when the limits on future development are being set. When the bulldozers arrive, it is too late!

How Would Redevelopment Of East Falls Church Affect Leeway Overlee?

The East Falls Church Metro station has long been an anomaly among the mass transit stations in Arlington. Unlike any other (except for the Arlington National



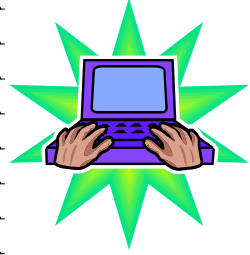
Cemetery station) the land surrounding it is designated on the County's General Land Use Plan (GLUP) as intended for low density development. (The GLUP including related land use categories can be found on line at [http://](http://magellan.co.arlington.va.us/Maps/Standard_Maps/Planning_Maps/GLUP.pdf)

magellan.co.arlington.va.us/Maps/Standard_Maps/Planning_Maps/GLUP.pdf) The designation as a low density area has been used in the past by local civic associations to prevent proposed developments that exceeded the low density plan. Any upgrade in the development density permitted in this area will set the limits on future redevelopment in this western corner of Arlington for decades to come. Whether the proposed changes in density and land usage now under discussion will benefit the area overall is the key question. One issue of concern is whether—and to what degree—any land use changes proposed will directly affect the future of the single-family residential areas surrounding the Metro station. Even if any changes to future land use are limited to non-residential lots in the study area, what is built on those lots can have an indirect adverse impact on nearby homes in terms of traffic, pollution, crowding, reduction in open space, and the like. On the other hand, a well-designed redevelopment plan can yield amenities such as restaurants, local businesses and service providers, and public meeting spaces that positively impact nearby neighborhoods. To which of these visions does the

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Vice-President:	Pierre Boyer	703-532-1868
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Treasurer:	Carolyn Connell	703-241-2422

Neighborhood Conservation Advisory Committee

Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	Michael O'Connor	703-237-5432

Highland Park/Overlee Knolls*

Representative:	Bill Hamilton	703-531-0566
Alternate:		

*The HPOK NC representatives are elected by the HPOK Civic Association.

Arlington County Civic Federation

Delegates: Vicki Howard, Jerry Auten, Pierre Boyer,
Jennifer Michener
Alternates: Amy Appelbaum, Carolyn Connell, Rob
Swennes, Suzanne Idziak

The Leeway Overlee Leader is edited by Rob and Kathee Swennes (703-532-6101); distribution coordinator is Amy Appelbaum (703-241-8446). The association webmaster is Jim Mountain (703-536-4082). Articles and other news items can be mailed to the editors (6101 N. 22nd St. 22205) or sent by email (kswen@juno.com).

LEEWAY OVERLEE CIVIC ASSOCIATION 2009 MEMBERSHIP APPLICATION

Please complete this form and mail it with a check for \$5.00 per adult to Carolyn Connell, 6113 N. 22nd St., Arlington, VA 22205.

Make check payable to:

LEEWAY OVERLEE CIVIC ASSOCIATION

_____ Check if you wish a receipt. Enclose a self-addressed, stamped envelope.

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Thanks for your support!

Scope of East Falls Church Planning Study

The present planning study began formally in the fall of 2007. Under the updated timeline for the redevelopment study, available on line at <http://www.arlingtonva.us/departments/CPHD/forums/columbia/current/CPHDForumsEastFallsChurch.aspx>), the County Board will review and probably adopt some or all of the study's recommendations in late summer or early fall of this year. Input from nearby civic associations is an important element in the review process.

The web site identified above includes a map showing the study area. It encompasses an area stretching from N. Sycamore Street in Arlington to Broad Street (Route 7) in Falls Church. This is a joint study by those two jurisdictions. Many but not all of the properties under examination by the committee lie within a half-mile radius of the East Falls Church Metro station.

The overall purpose of the East Falls Church Planning Study is to generate a vision for transit-oriented development in this area of Arlington County. The vision is to take the form of a concept plan with a policy framework (i.e., potential zoning and land use changes) that focuses on targeted sites, including the East Falls Church Metro parking lot and other sites that are likely to redevelop. The study is to address key planning issues including height, density, use mix, urban design, affordable housing, and environmental sustainability. A major component of the Study will be a comprehensive transportation analysis for the East Falls Church area, including a portion of the City of Falls Church. The scope of the transportation analysis includes both jurisdictions.

Metro Parking Lot Redevelopment

The largest and most valuable parcel under study for new development by the task force is the East Falls Church Metro station parking lot. The Washington Metropolitan Area Transit Authority (WMATA) is a member of the study group. A consultant to WAMATA has put forth thus far three alternatives for development on its parking lot property. These vary between low, medium and high density rebuilding on the land. **Of particular interest is the concept that redevelopment could include retention of 100% of the current number of public parking spaces—or possibly retention of none.** The task force members have not yet expressed their views on the WMATA scenarios.

Input from nearby civic associations is an important element in the review process.

The monthly meetings of the study committee since the fall of 2007 have yielded several visionary concepts for redevelopment, particularly near the Metro station. One proposal is for reuse of the large parking lot adjacent to the Metro station. (See separate article.) A second concept is for a pedestrian deck to be constructed over a portion of I-66. Two preliminary designs for the deck have been discussed. The less ambitious model (Phase I) would provide pedestrian and bicycle access across I-66 and would be linked to a new western entrance to the East Falls Church Metro platform. The more expansive and expensive model (Phase II) would deck over the entire space between the Lee Highway and Washington Boulevard bridges (approx. 3.5 acres) and create a large open space that could be programmed for public events. Most of this development would be along the existing curved ramp over I-66 that runs from Lee Highway down to the intersection of Washington Boulevard and N. Sycamore Street.

Staff has presented redevelopment concepts for other commercially-zoned parcels in the study area that are not owned by VDOT or WMATA. The building heights under these concepts vary from 3 to 6 stories (but up to 8 stories on one site) due to their close proximity to single-family neighborhoods.

Task Force Meetings

The County-appointed study group meets monthly at Fire Station #6 on the Arlington/Falls Church line (on Lee Hwy at Gresham Place) from 7-9 p.m. Next meeting is January 28th. Contact Richard Tucker, Arlington staff liaison (Rtucker@arlingtonva.us 703-228-0069) for the dates of future meetings.



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Community Notes

N. 22nd Street Improvements

Most work on this neighborhood conservation project between the John Marshall/Ohio greenway and the Powhatan Street triangle area has now been completed. New Carlyle street lights are installed on the south side of the street in the new street tree planting strip. Due to a cable problem, Dominion Virginia Power may not switch on the lights until late February. Many of the new street trees have been installed. The new sidewalk configuration at Powhatan has created an unexpected new amenity for young children—a triangular course for tykes on tricycles around the large new open green space. The civic association is working to address a mix-up regarding the stop signage installed for Powhatan and Potomac streets in this area. Take particular care till the historic signage pattern is reinstalled.

Neighborhood Conservation Survey Data Collated

Over a year ago the residents of the association north of N. 22nd Street were provided a questionnaire as the first step in revising the 1993 Leeway Neighborhood Conservation plan for the area. Volunteers have assembled the data from the surveys, and the rough results have been distributed for comment to the larger committee that will be working to rework the plan. As plan chapters are updated, they will be shared in draft form with the community and discussed and voted on at general meetings of the civic association. If you live within the study area and would like to take part, please email Cathy Mercil at cathymercil@comcast.net. The distributed questionnaire is available on the civic association web site (<http://www.leewayoverlee.org/>) through the hot link Other Documents.

Snowmen Ready

This winter season a dozen neighborhood volunteers are ready to assist in cleaning public sidewalks in the event of a major snowstorm. Sidewalk cleaning is a responsibility of each resident, but some may be out of town or physically unable to clean the sidewalk in front of their homes. The volunteer “Snowmen” have been trained by the County, and several County snow blowers have been provided to assist in this effort.



Keeping open pedestrian routes to the Metro station and to the Westover shopping area are local priorities in the event of significant snow. To assist in this community effort in the future, call 703-532-6101.

Request Environmental Services Online

If you want to get a new recycling bin, a new refuse can, request a special pickup for brush or metal, order mulch, or report a missed recycling pickup, you can do it all at one Arlington County site : <http://www.arlingtonva.us/EnvironmentalServices/login.aspx>

Westover/Reed Project Progresses

Below is a picture of the site of the new Westover Library/ Reed School project. The brick building to the right is the part of the old Reed School that will be incorporated into the new complex. Completion date for the project is Fall 2009.





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