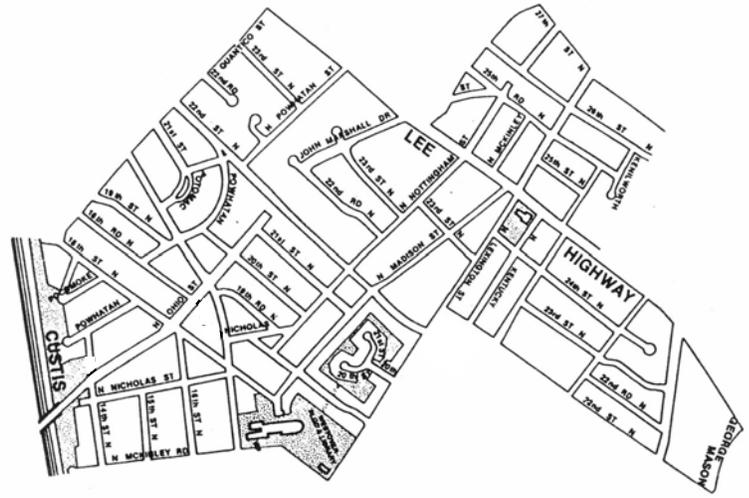


# The Leeway Overlee Leader

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Civic Association  
<http://www.leewayoverlee.org/>



VOLUME 31, NUMBER 2

JUNE 2009

## General Membership Meeting

Thursday, June 25, 2009  
7:30 p.m. -- Lee Recreation Center  
5722 Lee Highway, Room 201

### Lee Highway Communications Tower -- Toxic or Just Nonconforming Use?

*Featured Speakers*

**American Tower agent**  
**Crest Development agent**

*Refreshments provided*

## Tower in the Spotlight

Residents who live within sight of the American Tower communications facility between N. Harrison Street and N. George Mason Drive should have noticed shrouded work on the tower during the past few weeks. Still in court is a lawsuit between the developer of the residential lots just south of the tower and the tower owner. At the June meeting representatives from each group will try to allay—or confirm—the concerns of nearby residents regarding the tower’s condition and future.

**Other items on the agenda** include further discussion of East Falls Church redevelopment proposals (article on page 3) and the annual election of officers and other representatives for the civic association (article on page 2).

## Companies Dispute Safety of Lead Paint Used on Tower

As reported in the April issue of *The Leeway Overlee Leader*, Crest Development, LLC filed suit in the spring



against American Tower Management, Inc. regarding site conditions surrounding the communications tower on the former AT&T property.

Crest Development has alleged in its lawsuit against American Tower that the shredding of lead-based paint chips from the structure “severely reduces ... the marketability of the lots.” The complaint additionally suggests that the dispersion of the shedding paint from the tower could be adversely affecting existing homes in

the neighborhood. American Tower, on the other hand, has written to the civic association refuting the allegations stating that lead-based paint “remains a preferred paint for commercial, exterior structures because of its durability. The presence of lead-based paint is not a hazard or a violation of state or federal law.”

Crest Development, a company established by residential builder Jimmy Audia, purchased the property surrounding the tower from AT&T Long Lines over a year ago and gained site plan approval for construction of 16 homes on the large tract. The long-term lease over the

See **Tower Dispute**, page 3, col. 2

# Nominating Committee Proposes Slate of Officers

The Leeway Overlee Nominating Committee, led by Amy Appelbaum and Chips Johnson, has developed a slate of candidates to serve as officers of the civic association for the next year (June 2009 – May 2010). The new officers will be elected at the June 25th meeting. The slate proposed by the Nominating Committee addresses the four officers of the association:

- President – Jennifer Michener (N. Illinois Street)**
- Vice President – Pierre Boyer (N. Nottingham Street)**
- Secretary – Ladd Connell (N. 22<sup>nd</sup> Street)**
- Treasurer – Karla Brown (N. Nottingham Street)**

Other nominations can be made from the floor at the meeting.

The community will also select its delegates and alternates to the Arlington County Civic Federation and its representatives to the Neighborhood Conservation Advisory Committee for the Leeway neighborhood conservation area. Several people currently serving in those positions would like to continue. But there may be some spots available for residents interested in greater civic involvement. In interested, contact a member of the Nominating Committee or come to the meeting and volunteer.

## LEEWAY OVERLEE CIVIC ASSOCIATION

### Officers

President:	Jennifer Michener	703-533-0754
Vice-President:	Pierre Boyer	703-532-1868
Secretary:	Ladd Connell	703-241-2422
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:	Ed Robinson, 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. 22<sup>nd</sup> St. 22205) or sent by email (kswen@juno.com).

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## 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. 22<sup>nd</sup> St., Arlington, VA 22205.**

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*Thanks for your support!*



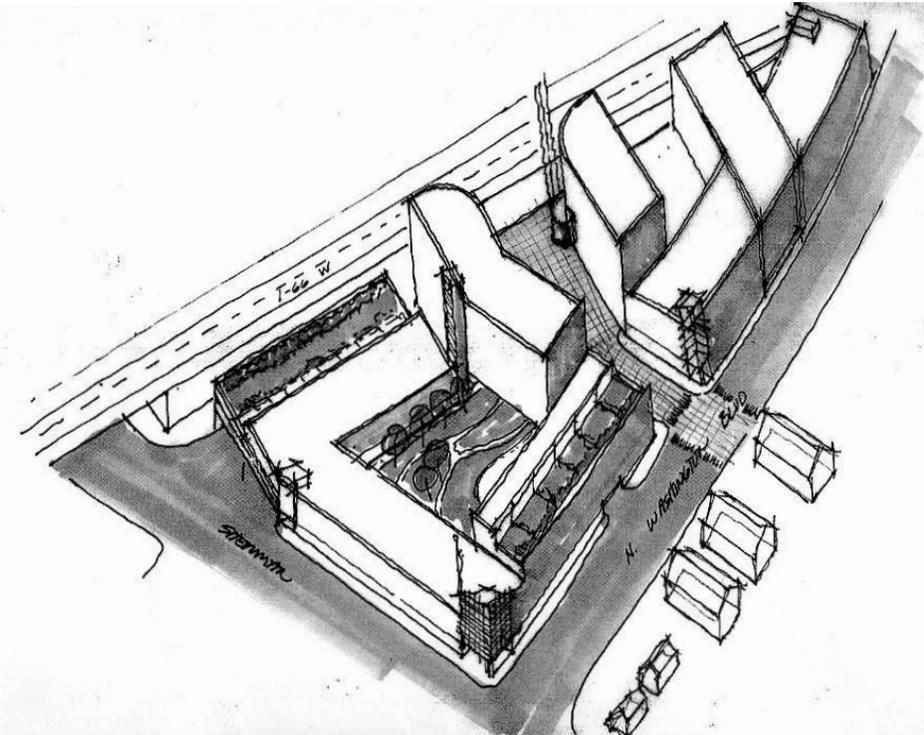
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# East Falls Church Redevelopment Moves toward a Decision

The County-appointed task force investigating land use around the East Falls Church Metro station is inching toward a recommendation to the County Board. The monthly meetings of the task force have been going on for over a year. Some issues regarding the impact of future population density in that area have been resolved; others remain to be settled.



Schematic of possible development over the site of the current East Falls Church parking lot at Sycamore St. and N. Washington Blvd.

This spring Leeway Overlee formally requested that the County appoint a representative from this civic association to serve as a task force member. Thus far no response has been received. Some local residents are attending the monthly meetings as observers.

The construction underway in recent years near Lee Highway on the Falls Church side of I-66 is a good example of the level of development likely to occur near the Metro station. Thus far only non-residential properties have been considered for zoning upgrade. The construction of large buildings on the Metro lot and other nearby commercial properties could have a long-term adverse impact on single-family homes near N. Sycamore St. and Washington Boulevard. Thus far the task force has not proposed any “buffer zoning” around the target commercial sites to transition from higher to lower density. Severe reductions in motor vehicle parking near the station are also possible.

The current schedule of the task force calls for draft recommendations to be circulated in August. Over the fall the plan will be discussed in a number of forums, and some revisions may be made. County Board action is expected as soon as December or early in 2010. For more information, call Bob Moore at 703-532-5091 or Jerry Auten at 703-536-5365.

## Community News Via E-Mail

Do you want a day-in-advance reminder of civic association meetings? How about prompt notice of other local community issues that arise between newsletters? Your address is not displayed to others when messages are sent. To be added to the addressee list, send your

name and e-mail address to:

[leewayoverlee@hotmail.com](mailto:leewayoverlee@hotmail.com)

## Tower...from page 1

tower's site and the nonconforming use permit allowing the tower were part of the property conveyance.

The defendant subsequently had the lawsuit transferred from the local Virginia court system to federal court in Alexandria.

Civic association representatives met with two members of the Arlington County Board on March 31<sup>st</sup> to discuss the tower issue. Relevant County staff members also attended. The County subsequently issued a citation regarding the tower's deteriorated appearance. County employees may be available at the June meeting as resources to facilitate discussion.

The facility's use permit was granted by the County Board decades ago allowing this special use for the residentially zoned land.

# Community Notes

## Westover Library Update

The Westover Library will not close for three months beginning on July 1<sup>st</sup>. This proposal was not accepted by the County Board at its budget hearing. However, the library will close for approximately one month in order to facilitate the move to the new Westover Reed complex. No date has yet been set for the closure, but it is not expected to occur before August 15. The children's summer reading program will go on as usual and will finish before the month-long library closing. The County Board also decided to keep current library hours at Aurora Hills and to reduce Glencarlyn and Cherrydale library hours by one day per week.

## Community Day and Yard Sale a Great Success

Despite the four days of rain that preceded it, the civic association's 31<sup>st</sup> annual community event along the John Marshall/Ohio greenway proved to be a great hit. Soggy ground did not prevent over 100 families and organizations from coming out to sell items and chat with a lot of neighbors. Close to two thousand people strolled by enjoying the linear market atmosphere and the live combo group that played near the midpoint. The cloudy skies kept the temperatures mild. Thanks to all who contributed their time to make the event run so smoothly.

## Residents Receive Free Trees

In May Arlington County distributed many native trees in conjunction with Neighborhood Day. This year's available tree species were bur oak and American hazelnut. Local residents within Leeway Overlee signed up for these trees through a notice sent out on the civic association's announcement listserv. Some additional people were added to the list due to a note in the April newsletter. But not all requesters received a tree due to the large demand. To maximize your chance for these free trees in the future, subscribe to the listserv. Instructions are in this newsletter.

## Newsletter Deliverers Needed

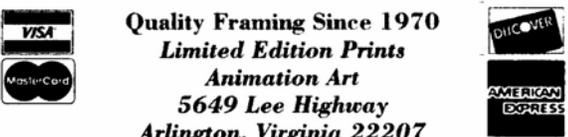
Volunteers are need to help distribute the civic association newsletter four times each year. We have a dedicated group now, but they could use some additional help. If you are able to help out, please contact Amy Appelbaum at 703-241-8446. We'd also like someone to look at the current routes and see if they can be adjusted so that their sizes are fairly even. Contact Amy if you are interested in taking on this task. Thanks.



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