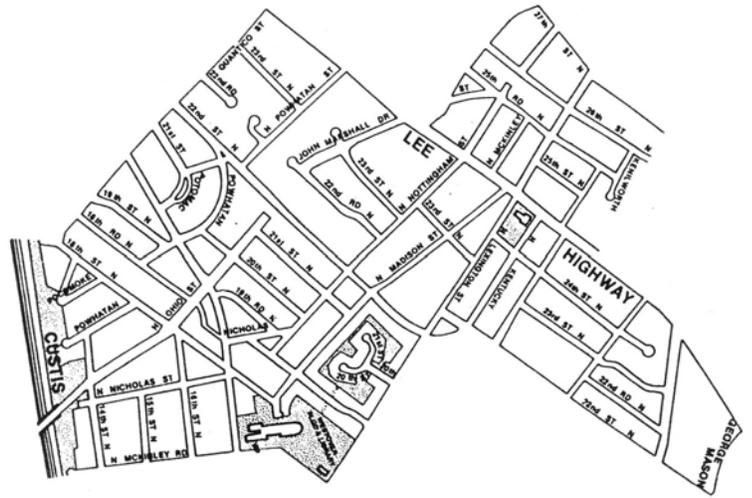


# The Leeway Overlee Leader

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



VOLUME 24, NUMBER 3

SEPTEMBER 2002

## General Membership Meeting

Wednesday, October 9, 2002  
7:30 p.m. Lee Center, Room 202  
5722 Lee Highway

### County Manager Form of Government

*Featured Speaker:*

**Mr. Ron Carlee, Arlington County Manager**

*Door prize provided by Scoop Beauregard's*

## County Manager to Speak at October Meeting

Arlington County Manager Ron Carlee will be the main speaker at the October 9 meeting of the Leeway Overlee Civic Association. Since ascending to the County's top appointive position over a year ago, Mr. Carlee has impressed Arlington citizens with his comprehensive grasp of County affairs, his wit, and his engaging manner in dealing with a wide range of local groups.

Mr. Carlee will explain the "County Manager form of government" under which Arlington operates and some of the initiatives that have been launched since he took office. Questions will be taken from the audience.

At the meeting the residents of the civic association who live north of N. 22<sup>nd</sup> Street will also prioritize their yet-unfunded neighborhood conservation projects. See related article, p. 5.

## Candidates Night Set for October 30

### Transportation Tax Forum Included

The civic association will again join other civic groups in northwest Arlington to sponsor a Candidates Night on October 30 beginning at 7:30 p.m. All the local races on the November 5 ballot will be included. This year the event will be held in the Reed School multipurpose room which is located at the back of the school at the intersection of N. Madison Street & N. 18<sup>th</sup> Street. There is a parking lot adjacent to the room.

The evening will include a panel discussion on the proposed ½ cent increase in the Virginia sales tax to help fund a wide range of transportation projects in the Northern Virginia area. This is a complex issue, and many organizations have come out for or against the proposed tax increase.

Refreshments at the Candidates Night will be provided by the sponsoring civic associations.

The candidates invited to participate are:

#### U.S. House of Representatives, 8<sup>th</sup> District of Virginia

Mr. Ronald Crickenberger, Independent  
Mr. James Moran, Jr., Democrat (incumbent)  
Mr. Scott Tate, Republican

#### Arlington County Board

Mr. Michael Clancy, Republican  
Mr. Christopher Zimmerman, Democrat (incumbent)

#### Arlington School Board

Ms. Mary Hines, Independent (incumbent)  
Ms. Beth Wolfe, Independent



**Vote!**

# Volunteer Snowman Group Seeks Additional Volunteers

For the past two years the residents of Leeway Overlee have been spearheading a County-supported initiative to help neighborhoods cope better with winter snowstorms. When a big snowstorm hits, County crews must concentrate on clearing local streets. There is not enough employee manpower to clear snow from sidewalks except around County-owned facilities.



Unless sidewalks are properly cleared, they can remain snow and ice covered for a week or more after a major snowstorm. This is both inconvenient and dangerous for local residents, particularly the elderly. Some local Leeway Overlee adults have banded together as “volunteer snowmen” to clear our key neighborhood sidewalks of snow when a significant snowfall occurs. They are trained in the late fall using County-provided snow blowers that are the right size for walkways. Three snow blowers and bags of snowmelt chemicals are stored in the Leeway Overlee area for the winter.

More volunteers are needed to help with this program. State law requires that volunteers be formally trained before using the equipment. The training takes an hour and is arranged locally. If you are interested in volunteering (and helping to ensure that your street’s sidewalks are cleared), call Rob Swennes at 703-532-6101.

## LEEWAY OVERLEE CIVIC ASSOCIATION

### Officers

President:	Steve Compton	703-533-2857
Vice-President:	Kristin Kelly	703-532-4274
Secretary:	Vicki Howard	703-304-4487
Treasurer:	Karen Norrell	703-533-1538

### Neighborhood Conservation Advisory Committee

#### Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	Larry Moyer	703-237-7299

#### Highland Park/Overlee Knolls\*

Representative:	Cliff McCreedy	703-538-4568
Alternate:	Roger Morton	703-536-7233

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

### Arlington County Civic Federation

Delegates:	Steve Compton, Jerry Auten, Kristin Kelly, Ed Robinson
Alternates:	Amy Applebaum, Rob Swennes, Christie Compton

*The Leeway Overlee Leader* is edited by Rob and Kathee Swennes (703-532-6101); distribution coordinator is Amy Appelbaum (703-241-8446). 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).

## Executive Committee Meetings Are Open to All

The Leeway Overlee Civic Association holds four general membership meetings each year, usually in September/October, December, March and May. However, a month before each of those meetings the association’s Executive Committee meets to plan the meeting and review issues in the community. Those meetings are open to the public. If you are interested in attending, please notify the association President (see p. 2) so he can give you advanced notice of the time and place. The next Executive Committee meeting is tentatively set for November 6.

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# Candidates Night — Oct. 30

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Ellen Holland - Nicholson

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# Palmer Property Set for Townhouse Development

A large piece of undeveloped property near the East Falls Church Metro station has been rezoned for a proposed townhouse cluster. The 1.6-acre site across Washington Boulevard from the Metro station has served for decades as a fruit and vegetable stand owned by Jimmy Palmer. In recent years—much to the chagrin of some County officials—the property has also doubled as an overflow Metro parking area. The area lies within the Arlington-East Falls Church Civic Association, but it is a nearby property of interest to Leeway Overlee residents.

The rezoning proposal was approved by the County Board on September 14. It changes the zoning on the underlying property from R-6 to RA15-30T. Most of the single-family home lots in this part of Arlington are zoned R-6. RA15-30T zoning allows 15 to 30 townhomes to be built on an acre of property.

In 1998 Mr. Palmer and an earlier developer attempted to have the property rezoned to permit even denser development. That effort was opposed by a coalition of civic groups in northwest Arlington who argued that the proposal was contrary to the long-term land use plans of the County for this area. Local residents prevailed when the matter came before the County Board for a decision.

This time the new developer (Madison Homes, Inc. of McLean, Virginia) has worked closely with the Arlington-East Falls Church Civic Association to achieve a development proposal that meets neighborhood concerns. That effort succeeded. The development proposal that went to the County Board called for the construction of the minimum number of townhouse units that would normally be expected under R15-30T zoning. Thus the complex will consist of 23 townhomes (15 per acre). Although each unit will have only a small rear yard, the local betting is that they will be priced—and sell—for roughly a half-million dollars each.



## 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 e-mail address to: [leewayoverlee@hotmail.com](mailto:leewayoverlee@hotmail.com)

## Preliminary Design for New Westover Library Underway

Preliminary design of the new Westover Branch Library to be located at the corner of Washington Boulevard and McKinley Street is well underway. This design effort will lead to a Design Concept which will initiate the County site plan review process. Site plan review could begin as soon as this November or December. Community, county agency and public comment will be formally sought during site plan review.

According to the present schedule, request for bids on the construction of the library could go out the Summer of 2003. During the current design phase, the only evidence on the site of the future development will be soil borings being taken to aid in the structural design of the building.

To prepare the preliminary design of the facility, the architect is working with a wide range of information collected during the planning stage, including library requirements, building codes, community input, site attributes, and the Arlington Public School (APS) planned use of the second floor for staff development.

Over the past two years, the County and APS staffs have actively sought community input through a number of public comment and planning sessions and community-based task forces. For additional information on the library project, contact the County's project manager, Dave Alberts (703-228- 4818; [dalber@co.arlington.va.us](mailto:dalber@co.arlington.va.us)) or the Leeway Overlee Civic Association point of contact Chips Johnson (703-532-5831; [cpekjohnson@cs.com](mailto:cpekjohnson@cs.com)). For past Leeway Overlee Leader articles discussing the proposed library, visit the association's web site, [leewayoverlee.org](http://leewayoverlee.org).

***Election Day is Tuesday,  
November 5. Don't forget to vote!***

# November Ballot Includes Local Bond Issues

Every two years the voters of Arlington County are asked to support a package of bond proposals put forward by the County Board. Most of the money generated by the bonds is used to improve the capital infrastructure of the County rather than pay salaries. Thus the bond-funded improvements add directly to the quality of life within the community.

The Community Conservation bond is of interest to members of the civic association since it is the source of almost all funding for the Neighborhood Conservation program. The Community Conservation bond (\$17.105 million) underwrites four discrete programs. The Neighborhood Conservation (NC) program is slated for increased bond support (\$9 million over two years) to help address the large backlog of neighborhood-approved, but as yet unfunded local NC projects. The Community Conservation bond also contains money destined to support the Neighborhood Traffic Calming program (\$ 2 million), the commercial revitalization program (\$ 5 million), and certain other community projects, such as pedestrian system improvements and block improvement grants (\$ 1.105 million).

Another stand-alone bond will be that for parks. A bond level of \$20,500,000 is proposed for parks. This is split among five different sub areas. The largest portion (\$8.5 million) would go for land and facility acquisition to purchase some critical properties with significant park potential when they come onto the market. Funds are also earmarked for recreation center development, athletic field improvements, park and open space development, and public art.

The other four non-school bonds that will be on the ballot cover public safety facilities (\$5.6 million) such as fire stations; pedestrian systems, streets, highways, and transit (\$10 million); Metro contributions (\$12.5 million); and storm drainage improvements (\$1.5 million).

The Arlington School Bond, maximum amount of \$78,996,000, would be used to fund the ongoing schools' capital improvement plan. It is intended to finance the following components of the schools' capital program: (1) reconstruction of a middle school; (2) construction of classrooms and other spaces needed due to crowding; (3) renewal and rehabilitation of existing space to preserve capital assets, meet changing program requirements, and provide for future sustainability; and (4) compliance with the Americans with Disabilities Act requirements.

## LEEWAY OVERLEE CIVIC ASSOCIATION 2002 MEMBERSHIP APPLICATION

**Please complete this form and mail it with a check for \$2.00 per adult to Karen Norrell, 6101 N. 20<sup>th</sup> St., Arlington, VA 22205.**

**Make check payable to:**

**LEEWAY OVERLEE CIVIC ASSOCIATION**

**\_\_\_\_\_ Check if you wish a receipt. Enclose a self-addressed, stamped envelope.**

**\_\_\_\_\_ Check if you are willing to help with the distribution of THE LEEWAY OVERLEE LEADER.**

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# Neighborhood Conservation Projects Must be Prioritized

Each fall and spring the community must prioritize its locally approved but not yet funded neighborhood conservation projects. This is so they can be considered by the Neighborhood Conservation Advisory Committee (NCAC) in December and June for possible funding. The civic association cannot wait until its regular December meeting to do this since the County program requires that priorities be set by an earlier date.

The popular NC program has a backlog of over 70 unfunded projects across the County. Several are in the Leeway Overlee area.

The Leeway Overlee Civic Association embraces two neighborhood conservation areas: The Leeway NC area and the Highland Park/Overlee Knolls NC area. N. 22<sup>nd</sup> Street is the dividing line between them. The residents of each area must vote separately on prioritizing the projects for that area. The Leeway residents will vote at the October 9 meeting. Pending projects in the area south of N. 22<sup>nd</sup> Street will be prioritized at a fall meeting of the HPOK Civic Association.

The eligible projects for both neighborhood conservation areas are listed below. Each includes a description of (1) the basic capital improvement involved, (2) the County's estimated cost of the work, (3) when the project was first approved by the community, (4) the primary block captain (with phone number) for the project, and (5) the maximum probable "points" that the project can garner if it is named the first priority project by residents of the NC area.

The latter point requires some explanation. To help it decide which of the many neighborhood conservation projects to fund, the NCAC uses as a guideline a points system that assigns various amounts of points to a particular project based on several criteria. The NCAC is not obliged to fund projects based upon their point rankings, but in most funding sessions the point rankings of the project are a key determinate in what gets funded. The reality is that no project gets funded unless it is the top priority for that conservation district, and only about half the top priority projects get funded each session.

The bracketed point assessments below are based upon the currently adopted points criteria. Contact your NC representatives (identified on page 2) if you wish more detailed information about the points system or any other aspect of the NC program.

## **Leeway NC area (N. 22<sup>nd</sup> Street northward)**

N. 22<sup>nd</sup> Street (Ohio St. greenway to N. Quantico St.) – install curb and gutter Powhatan to Quantico. Replace substandard width sidewalk in the same area. Install sidewalk Powhatan to John Marshall/Ohio greenway. \$105,000. (Dec. 13, 2000) Rob Swennes, 703-532-6101 [35 points]

N. Nottingham Street (Lee Hwy. to N. 22<sup>nd</sup> Rd) – install sidewalk on the west side of the street. (unpriced). (Dec. 12, 2001) Ann Tierney, 703-534-1284 [25 points]

N. 22<sup>nd</sup> Road (N. Harrison St. to N. Illinois St.) – install curb and gutter on both sides of the street to make a finished curb-to-curb street width of 26 feet. (unpriced) (Dec. 12, 2001) Paul Sale, 703-527-5100 [25 points]

## **Highland Park/Overlee Knolls area (N. 22<sup>nd</sup> Street southward)**

N. 22<sup>nd</sup> Street (N. Madison St. to N. Quantico St.) – installation of curb and gutter Powhatan to Quantico. Replacement of substandard sidewalk in same area. Uniform adjustment of roadway to 32 feet from Quantico to Powhatan intersection and establishment of tree planting strip. Planting of street trees and installation of Carlyle streetlights Powhatan to Quantico. Planning and design of pedestrian improvements to triangle area at Powhatan and a similar 32-ft. street width from Powhatan to the John Marshall/Ohio greenway. \$275,000 (Dec. 13, 2000) Rob Swennes, 703-532-6101 [50 points]

N. 18<sup>th</sup> Street (N. Madison St. to Washington Blvd.) – install curb and gutter and new Carlyle streetlights. \$135,000. (May 30, 2001) Marion Lynn Messmer, 703-536-4423 [35 points]

N. Potomac & N. Pokomoke Sts. (N. 18<sup>th</sup> St. to I-66) – install curb and gutter (creating 32-foot street width) and new Carlyle streetlights. \$168,000. (May 30, 2001) [35 points]

N. 22<sup>nd</sup> Street (John Marshall/Ohio greenway to N. Quantico St.) – final phase of earlier project. Uniform adjustment of roadway width to 32 feet from Powhatan to John Marshall/Ohio greenway and establishment of tree planting strip. Replacement of existing curb, gutter and sidewalk as needed. Construction of pedestrian improvements at Powhatan triangle area. Planting of street trees and installation of new Carlyle streetlights. \$245,000. (Dec. 13, 2000) Rob Swennes, 703-532-6101 [45 points]

N. Nottingham Street and N. 19<sup>th</sup> Street (Washington Blvd. to N. 20<sup>th</sup> St. & N. Madison St.) -- Install curb and gutter from Washington Blvd. up to beyond the curve in Nottingham St. at N. 20<sup>th</sup> St. and also on N. 19<sup>th</sup> St. from Nottingham to N. Madison St. Install sidewalk on the northwest side of Nottingham. A street width of 30 feet or less will be established. (unpriced) (Dec. 12, 2001) Shirah Cohen, 703-527-5100 [35 points]

## Community Notes

### Keep Our Sidewalks Free!

Arlington ordinances require that public sidewalks not be obstructed by overhanging tree branches or by hedges or other shrubs extending out from private property. The County standard for residential sidewalk width is four feet, thus permitting two adults to walk abreast. However, pedestrians are too often forced to walk single file or even to walk in the street when faced with untrimmed greenery. Abutting property owners are responsible for seeing that their bushes and trees are properly trimmed to permit full usage of the sidewalk width. Overgrown sidewalks can be reported to the Code Enforcement office in the County (703-228-3232) for corrective action. Be ready to give the house number of the problem property. Pedestrians should consider carrying along hand clippers to do minor trimming of overgrown vegetation on their walks. This is often the simpler solution. Homeowners (and renters) should check to ensure that sidewalks adjacent to their residences are free of obstructions. Sidewalks should never be blocked with materials or containers put out for trash pickup. Vehicles parked in driveways must not stick out and block a public sidewalk.

### Community Day/Yard Sale a Great Success

The Leeway Overlee community conducted its annual celebration along the John Marshall/Ohio greenway on Saturday, June 1. This was the 24<sup>th</sup> annual celebration and featured over 130 families participating in the community yard sale. Several thousand people attended. Fine instrumental music was provided by local musicians funded by the civic association. Local residents use the community day as a time to recycle no longer needed possessions and to meet neighbors in a festive atmosphere. Remember to save up your surplus household treasures for the next community day and yard sale the first Saturday in June, 2003. Special thanks to the Overlee Community Association for allowing public parking in its lot near Lee Highway for the neighborhood event.

### Neighborhood Conservation Project Funded

A street improvement project on N. Kensington Street between Lee Highway and N. 25<sup>th</sup> Road was recommended to the County Board for funding. The Neighborhood Conservation Advisory Committee (NCAC) voted in June to approve money for the capital improvements. Curb and gutter will be installed on both sides of the street and sidewalk on the west side. New Carlyle street lights are also part of the project. Jill Rabach is the block captain for this effort.

### Sidewalks a Critical Element of Neighborhood Conservation Projects

In June the NCAC declined to fund a street improvement project in the HPOK area due to the absence of a sidewalk element. The residents of that NC area had voted earlier in the spring to make the N. 18<sup>th</sup> Street project (see p. 5) their first priority in the spring funding round. The homeowners on the street were seeking curb and gutter and new street lights, but a majority had not supported installation of a sidewalk. The NCAC's action in declining to fund was a surprise to many. But it in fact reflects the strong bias of the County Board and County Manager to neighborhood improvements that include pedestrian safety features. The residents on the affected block of N. 18<sup>th</sup> Street are now considering whether to add a sidewalk to their project proposal.

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