

Minutes of the Leeway Overlee Civic Association meeting on Wednesday,
April 21, 2010

1. This general membership meeting took place in the multipurpose room at Reed School, beginning at 7:30 p.m. Jennifer Michener, association president, opened the meeting. Since the civic association secretary was out of town, reading and approval of the minutes from the previous meeting on January 20th were waived. Approximately 20 people were present for this meeting. Karla Brown, the association treasurer, handed around a report on the civic association's finances. There has been little net change since the association's January meeting. The Leeway Overlee's total assets stand at \$4322.54, which consist of a checking account and a certificate of deposit. She noted that the association Executive Committee may choose to move the account(s) to the new TD Bank.

2. Ms. Michener advised that the association will make a \$100 contribution to the Yorktown Boat Party held each year for graduating seniors at the high school. Leeway-Overlee has made a similar donation toward this graduation-night event for many years.

3. Rob Swennes gave a short description of the upcoming Leeway Overlee Community Day and Yard Sale scheduled for Saturday, June 5th. This will be the 32nd annual occurrence of this event. Those attending were encouraged to participate either as sellers or shoppers or simply to socialize with their neighbors. Rain date is Saturday, June 12th.

4. A representative from TD Bank, which is opening a branch office on Lee Highway at N. Illinois Street, was given the floor for a minute to invite people to the grand opening of the branch. That event will take place on Saturday, May 1st. The bank looks forward to being an active member of the community.

5. Bob Moore was invited up to give those present an update regarding the County planning going on for future redevelopment in the East Falls Church area of Arlington. The study recommendations are being presented to the community for public comment over the next few weeks. He noted that it was only recently learned that N. Sycamore Street north of Lee Highway is being considered for narrowing from four full lanes to two motor vehicle lanes plus bike lanes. It is unclear whether this roadway proposal is directly

linked to the redevelopment proposal. As regards possible redevelopment of the Metro parking lot at the East Falls Church station, the apparent plan now is to have all building placed on that property be residential rather than a mix of residential and office buildings. Ground-floor retail is expected, which has been site plan requirement in Arlington for many years. The County will be hosting two public forums on the proposal on April 29th (Thursday) and on May 4th (Tuesday). Both forums will take place at Tuckahoe Elementary School, 6550 N. 26th Street in Arlington, from 7 – 9 p.m. Leeway Overlee residents are encouraged to attend one of those fora if they have opinions they wish to share regarding the proposed development. It was noted that if the County Board ultimately adopts the study results, the General Land Use Plan of the County will change to allow denser zoning and future development for all of the commercial parcels within the study area. A motion was made and approved to have Ms. Michener, as the association president, consult with her counterparts in other neighboring civic groups to see if they can come up with a common set of comments to be provided to the County. Mr. Moore handed around a draft community alternative plan for future redevelopment of the commercial sites in the East Falls Church area. He also distributed for review and comment a draft East Falls Church area plan issue matrix.

6. Ms. Michener explained that unless there was an objection, the association intends to report to the County our first priority project for December in a way that adheres to the Civic Association votes at the April 2009 general membership meeting. If the Nottingham Street project is funded this June, the N. Illinois/N. 24th Street project would be our first priority project for the December funding round. If Nottingham is not funded in June, it would remain Leeway's first priority project in December. No objection was made to that course of action.

7 Cathy Mercil gave a short description of the Leeway Neighborhood Conservation Plan rewrite effort over the past year and more. It was moved, seconded and approved unanimously that the community supports the draft new neighborhood conservation plan. The chapters for the new plan have been available on the Leeway Overlee web site for some time.

8. At 8:10 the floor was turned over to Ms. Monika Szczepaniec of the design and construction department of the Arlington Public Schools. As promised, she gave a broad description of the Yorktown High School renovation project. The renovations are scheduled to be completed in the

fall of 2013. Currently they are in the first phase of three phases of the work. The work on Phase I borders Yorktown Boulevard. This phase is scheduled to finish in December 2011. A new swimming pool facility will be built into the high school structure in Phase II. The pool complex is to have 7 swimming lanes and a diving area. The swimming facility will be somewhat smaller than the one recently constructed at W&L High School. In Phase III the old swim pool at Yorktown will be demolished, as well as the old gym and the Greenbrier annex. A new gym on the grounds will already have been built by then. A new large parking lot will be built at the eastern end of the block near where the new swimming pool complex will be.

9. The renovated school is expected to handle a student body of 1600 students. Projections are for the high school population to rise beyond that number fairly quickly. Ms. Szczepaniec was not sure what the future expansion plans are for the high school if its enrolment continues to grow. Yorktown is to be Leeds Silver certified. Washington & Lee is gold certified. Yorktown will be the first public school in Arlington to have a large water cistern for collection and reuse of rainwater collected at the high school. The water is scheduled to be used for the toilets in the school and swimming facility. The new building will include an internal courtyard open to the elements. When finished, the school will appear to be one large building rather than a collection of smaller buildings as it is at present. Hess Construction is the builder. That company also rebuilt W&L. The cost for Yorktown's reconstruction will be about \$76 million, compared to over \$100 million for W&L a couple of years ago. When soliciting bids for the Yorktown work, the County clearly benefited from the national economic downturn and the pressures on construction companies to secure work in very competitive times. Lower raw materials costs also reduced the bid prices. The new swim complex is due to open in December 2011.

The meeting adjourned at 8:40 p.m.

Robert Swennes
Acting Secretary