

**Leeway Overlee Civic Association  
Minutes of General Membership Meeting  
Wednesday, April 13, 2011 at Westover Library (Conference Room)**

1. Civic Association President Karla Brown opened the meeting at 7:30 p.m. and requested reports from officers. Treasurer Jenni Michener reported that the Civic Association's net assets stood at \$3,930.97 as of 4/13/2011, reflecting income of \$135 in dues and \$60 for newsletter ads, while paying \$582.75 to Welsh for newsletter printing, and \$150 to Westover Civic Association to support the Easter Egg Hunt (moon bounce and other scheduled activities). Ms. Michener noted that in past years Leeway Overlee had donated for the Yorktown High School graduation night cruise. A donation of \$100 for this was proposed to the general membership and unanimously approved. Ms. Brown then asked the Secretary to summarize the minutes of the prior meeting, at which Pat Shapiro, Chair of Overlee Community Association's Board and Chris Tai, former Overlee Board President spoke on the Overlee Community Association pool renovation. The minutes as summarized were duly approved.

2. Turning to **old business**, Ms. Brown reported on the Leeway Overlee discussion listserv. She explained that this was moving forward and would be moderated *post hoc*; in other words, listserv members would be responsible for their own posts; however, if the moderator(s) found inappropriate posts, these would be removed.

-- Neighborhood Conservation Advisory Committee representative Rob Swennes reported on the progress toward establishing a farmers' market on the plaza in front of the Westover library. While a non-profit corporation has been formed and the County has been supportive—in fact, the County Manager's staff is excited by the idea-- the library and land around it is zoned S3a, like Lee Community Center. This category does not allow for open air markets. Accordingly, County staff are considering modification of the zoning category or of conditional uses under the category so the market can be held at this location. The zoning amendment will take time, however, so the market's launch is more likely to occur by next spring than in 2011. The non-profit corporation needs a board of directors, so any members who like farmers markets and want to be in on it are encouraged to join. As for parking, the farm trucks will likely be in back of the library. Patrons can park on the street or around Westover shopping center.

-- Concerning the Westover Market beer garden, Mr. Swennes reported that Westover Village Civic Association (CA) was to vote on April 26 on whether to support its use permit application to allow live music, etc. That application would go to County Board on May 14. The use permit would allow outdoor live music Wednesday and Thursday evenings from 7-9, and Friday and Saturday evenings from 6 to 10. Westover Market had committed, as a condition of the use, to erecting a sound barrier between it and the nearest residential properties. The Market is hoping for Board support after CA endorsement, and is looking for neighboring CAs' support as well. Member Doug Watson reported that he had attended the last meeting between Westover CA and Market representatives. While some neighbors expressed concerns, the residents' sentiment was overwhelmingly positive toward the beer garden. Discussion ensued on reactions to the beer garden and how Leeway Overlee could weigh in. Civic Federation Delegate Ed Robinson noted that it seemed like a pleasant amenity, but one that warranted reasonable restrictions; it would be worth supporting if such restrictions were in place. Ms. Brown

asked for the sense of the meeting. All seemed to be in favor, and Ms. Brown suggested the Executive Committee could send a letter of support.

-- Turning to County-supported micro-projects, Ms. Brown advised that the Civic Association had submitted an application for up to \$10,000 for upgrading the former Westover Library site. Funds would be used for park benches, picnic tables, concrete walkways, grading, and a fence and storm drain. Ms. Brown encouraged members with ideas for projects to send them to the Executive Committee.

-- Concerning East Falls Church re-development, Mr. Swennes advised that the County Board would make a decision on the commercially zoned property around the Metro station, following discussion of the annual budget, on Sat., April 23.<sup>1</sup> Members who wanted to speak on it were encouraged to go to the Board meeting in the afternoon, although the proposal was likely to be approved regardless.

-- As for Neighborhood Conservation projects, Mr. Swennes noted that N. 22nd St. is ongoing, under construction. As for N. Nottingham St., Ms. Brown advised that the final design meeting with neighbors was planned for April 23. For Illinois St., a formal block meeting had been held last Monday, and the block would vote within two weeks for referral to the NCAC. If the Illinois St. project was funded in June, then the Civic Association would be in position to discuss proposals to determine what would be second in priority. N. 24th St. [between Kensington & Illinois] had already received preliminary block approval with over 60% voting in favor.

-- CA Vice President Pierre Boyer noted that the Overlee Pool had offered at the prior CA meeting to appoint a liaison with the Civic Association, for concerns that might arise

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<sup>1</sup> The Board's vote on the plan was 5 to 0 in favor. According to the County summary posted April 27, height limits were included in the plan. It limits building heights to four stories in areas adjacent to single-family development. Heights will rise to five to six stories along Lee Highway adjacent to Washington Boulevard. Along Lee Highway south of I-66, building heights would range from five to eight stories. On the Metrorail Park & Ride site, building heights will taper down from a maximum height of nine stories along the Interstate 66 right-of-way to six stories in the middle of the site and to three stories along the Washington Boulevard street frontage. Other highlights of the plan include:

- Replacing the surface parking lot with a mixed-use development that will include ground floor retail, shared public parking, a public open space, and continuation of existing bus operations.
- Creating three new public open spaces: adjacent to the station, and two sites located on either side of Lee Highway adjacent to the W&OD Trail.
- Building a new west entrance to the East Falls Church Metrorail station, making it easier to get to and from proposed development along Lee Highway in Arlington and Washington Street in the City of Falls Church.
- Redesigning Lee Highway, Washington Boulevard and Sycamore Street, to include new lane configurations, on-street bicycle lanes, on-street parking, better pedestrian safety at intersections and more street tree planting areas.
- Generating 100-250 units of committed affordable housing in the greater East Falls Church area by applying the County's "Affordable Housing Ordinance" on future Site Plan projects, through the potential conversion of market affordable housing units to committed affordable units, and through coordinating with WMATA on the future development of the Park & Ride site.

in particular during its upcoming (re-)construction project after the summer swimming season. Ms. Brown said she would ask them.

3. **New Business:** Ms. Brown announced the 33<sup>rd</sup> (!) annual community day & yard sale would take place Sat., June 4; this was an opportunity to see neighbors as well as buy and sell household items.

-- She also announced the elections for Civic Association officers would take place at the next general membership meeting; anyone interested in serving or proposing candidates should advise the Nominating Committee, composed of Pierre Boyer and Chips Johnson.

-- Residents were also advised about the opportunity to receive a canopy tree. This contrasts to the usual spring tree distribution in one gallon containers. These are big trees with burlap-covered root balls, installed by county contractors. The trees are offered from a separate fund through Arlingtonians for a Clean Environment (ACE) and fewer will be offered than in the other program. Those interested should send an e-mail to lo@hotmail.com. The normal price for such trees is \$100+; in this case, the County is paying, but residents need to have space for planting such a tree.

-- Member Doug Watson raised one other issue: the hazard of vehicles and pedestrian traffic on McKinley St. north of Washington Blvd., given the curve of the road and the fact that not everyone crosses at crosswalks, combined with traffic around the bank, school buses, etc.—it seemed to be accident waiting to happen. Ms. Brown expressed appreciation for the concern but noted the street was not within Leeway-Overlee boundaries.

#### Arlington Public Schools (APS) Enrollment Projections

4. Ms. Brown then introduced Dr. Alison Denton, Facilities Planner for Arlington Public Schools (APS) [[adenton@arlington.k12.va.us](mailto:adenton@arlington.k12.va.us)]. Dr. Denton explained that Arlington Public Schools had experienced extraordinary growth over the past five years, and APS was facing a capacity problem. Based on County demographics and related trends, they expected increases in student population of 4% per year to 2016. The upshot is that APS expects to be short 834 seats in 2013-14, and 1,600 seats by 2016-17. In addition to the shortage, there is an imbalance of seats around the County. The most immediate need for capacity is at the Elementary (ES) level. For the 2013-14 school year, the shortage is primarily in ES, with high schools short 105 seats; by 2016-17, middle schools will be short 921 seats and high schools 857 seats. Looking at the overall/long-term trends, Arlington's student population had bottomed out at 15,000 students in early 1980s, rebounded in the 1990s, and in 2004-05 began a further increase. The school system projects enrollment will increase from some 21,000 students now to 26,700 students in 2016, just below the peak enrollment record set in 1963. In the fall of 2010, Arlington Public Schools' student capacity was 22,762 seats. Over the decades, APS had worked with the County to consolidate its property/facilities: in 1961, APS had 42 school buildings; in 2010, it has 33 school buildings. Over the same period, APS had added programs for special education, foreign language speakers, etc.<sup>2</sup>

<sup>2</sup> More information and statistics are available online: see [Capacity Crisis Looming for Arlington Public Schools](http://www.arlnow.com/2011/01/21/capacity-crisis-looming-for-arlington-public-schools/) (<http://www.arlnow.com/2011/01/21/capacity-crisis-looming-for-arlington-public-schools/>) and a January 2011 presentation to the County Board: [https://www.boarddocs.com/vsba/arlington/Board.nsf/files/8D4SSE710F65/\\$file/D-2%20AFSAP.pdf](https://www.boarddocs.com/vsba/arlington/Board.nsf/files/8D4SSE710F65/$file/D-2%20AFSAP.pdf).

### Enrollment Demographics

5. Responding to questions about specific schools, Dr. Denton reported that Nottingham ES enrollment had gone up 57% in five years; the only ES with a decline in this period was Hoffman-Boston. A lot of schools are over-capacity—Tuckahoe, for example, is at 120% of capacity—but this doesn't count re-locatable facilities, i.e. temporary classrooms. Projections are based on a percentage of children born to Arlington residents attending Arlington schools. Roughly 2,700 children are being born per year to Arlington residents, based on data both for Arlington and for neighboring jurisdictions in which hospitals share birth data. This has gone up by 7% per year recently. Another surprising trend is that APS had been getting 55-60% of Arlington residents' children as APS students; now APS is receiving 70% of these children. [This is referred to as the "capture rate," defined as the number of children showing for kindergarten divided by the number of children born to Arlington residents five years earlier.]

6. Arlington School Board member Sally Baird, the other invited guest for the meeting, noted that this change was very significant. The uptick had begun in 2007, and the School Board saw now that it was more than a blip; something fundamentally had changed in APS enrollments. By comparison, Fairfax is closer to 80%, so this rate could keep going up. APS projections are based on existing data from resident births and the capture rate. A question was asked about the impact of adoptees. Dr. Denton admitted that APS didn't know how to capture that data; APS doesn't receive it from the state. Ms. Baird noted that APS also got information from and about other schools, apartment complexes, etc. Some data, such as turnover of original owners, is hard to track. One trend that has increased student population is that in the past APS had a decline in capture rate upper grades, but that's no longer the case. How private schools are affecting trends not known precisely, but about 8-10% of County children are going to private school. Ms. Baird noted that families are making different choices in where they live and raise children; more families with children are living in apartments. Still, over half of APS students (55%) come from single family homes, 22% from garden apartments, and 9% from elevator apartments.

### APS Responses: Mostly Additions

7. Ms. Baird explained that APS is taking measures apart from construction to relieve crowding: increased enrollment at County-wide schools such as Spanish immersion programs; HB Woodlawn is admitting three more students for each grade level. (HB uses a County-wide lottery system that draws from neighborhood schools.) The APS planners consider limits for each program and apply different planning factors for each grade level, e.g. 23 to 24 for a kindergarten class; this will likely increase. Another change is a move toward laptops than desktop computers for computer labs. As for re-locatables, APS can add 30 re-locatable classrooms on APS property, a 50% increase. Additions in 2011-12 would not include Tuckahoe or Taylor next year. APS's capital strategy, however, was to build more capacity/seats, including consideration of non-school sites which could accommodate new elementary schools, and building additions at existing elementary or middle schools. Asked about Rosslyn, Dr. Denton said that the

County had not begun the process of planning a new school with the Rosslyn community; it was not a given that the civic association there would welcome a new school.

8. Ms. Baird underscored that APS and the School Board have many options moving on parallel tracks. The Wilson Blvd. site is an option in the long-term, but not in the next couple of years. Dr. Denton said that to meet the need for 1,600 ES seats in five years, the planning staff was looking mostly at additions, and mostly nodular ones, as they save time & efficiency. Planning would continue progressively with immediate, medium-, and long-term plans. APS would unveil a new strategic plan, aligning with APS objectives, and seek funding for building through school bonds. The most recent bond passed was for reconstruction of Wakefield HS; APS won't have other capital funds until January 2013. This budget would need to be integrated with the County's capital improvement plan (CIP). APS would lay out options, including cost-benefit analyses, by the end of the calendar year, Dr. Denton said.

9. Responding to further questions, Dr. Denton clarified that Arlington high schools are not currently over-capacity, but are projected to need 120 additional seats for 2013-14 and 857 seats for 2016-17. Ms. Baird mentioned other options, such as making the school day longer, that would actually give students more flexibility. She acknowledged that school boundaries always come up, and that this would add complexity to any solution that involved adding a new school. As for Wakefield's reconstruction plan, this would change, going from 1,600 to 1,850 student capacity. Another HS solution being pursued was dual enrollment with Northern Virginia Community College (NOVA).

10. For elementary schools, new buildings could be an option on parcels APS owns, but this would take a minimum of three years from the decision to build. As for moving the Arlington Traditional School (ATS) to Hoffman-Boston, since the latter is under-utilized, Ms. Baird said discussion of such program or boundary changes gets overly focused on that; the Board is seeking system-wide solutions. This comes down to figuring out the cost per extra seat and what fits with overall priorities, which could also depend on funding. That analysis is underway. Joint use of some land with County parks & recreation was also being considered, but the County Board has control over parks re-allocation and faces a lot of pressure on use of fields. Asked about Reed School, Dr. Denton noted that it is "on the table," but so are many options. Reed would need a gym, a cafeteria, and classrooms; what would it cost?

11. Summing up, Dr. Denton explained that all options are on the table. The School and County Boards have joint meetings to discuss these. APS's CIP had followed a plan, beginning with refurbishing elementary schools in the 1980s, then the middle schools, and now was finishing the high schools. So the good news was that all the schools are in pretty good shape; on the other hand, rebuilding Wakefield would take up most of APS's debt capacity. For County residents who want to offer input, Ms. Baird suggested that since APS gets its funding from the County, they need to keep the issue before the County Board. She noted that 87% of residents don't have children in an APS school, but that having quality schools is a community issue, whether you have kids in school or not.

12. The meeting concluded at approximately 9 p.m.