

Leeway Overlee (LO) Civic Association (CA)
Minutes of General Membership Meeting
Wednesday October 25, 2017 - 7:30pm at Resurrection Lutheran Church

1. CA President Kim Klingler called the meeting to order, welcomed all present, and reviewed the agenda, which was distributed in hard copy: 1.) Welcome & Introductions; 2.) Approval of Minutes; 3.) Treasurer's Report; 4.) Reed School Status & Discussion; and 5) Updates & Announcements.

Ms. Klingler shared the news that, while she still co-owned a townhouse unit in the Leeway Overlee area, she had recently moved to Shirlington. She asked if anyone objected to her remaining as CA President given that she was no longer a resident (although she remains a homeowner); no one did.

2. CA Secretary Ladd Connell summarized the Minutes from the June 29 meeting, which took place at the Lee Center butterfly garden. He noted the main topics were 1) Civic Association Elections, 2) Little Ambassadors Academy's request for a special use permit for a new facility at 5801& 5901 Lee Highway, presented by its Executive Director, Lauren Harris, and 3) a briefing on "Plants for Pollinators" by Alonso Abugattas, Arlington Natural Resources Manager. The Minutes were approved as summarized.

3. CA Treasurer Jenni Michener reported a starting balance of \$1,040.44 in December 2016 and an ending balance as of October 25, 2017, of \$781.87, reflecting income from Yard sale fees and member dues, which were exceeded by expenses, primarily printing of newsletters. She encouraged residents who had not paid dues to do so.

Reed School Status & Discussion

4. CA Neighborhood Conservation (NC) Representative Rob Swennes spoke on the Reed School re-development. He noted that the Building Level Planning Committee (BLPC) was meeting for the first time that evening, and that Leeway Overlee's BLPC representative, Vanessa Guest, was at that meeting. What will happen in the BLPC is a quick process to decide what Reed School, re-developed, will look like. The Arlington School Board has a good estimate of the number of seats needed, and knows that they need a minimum 725-seat elementary school by 2021. The BLPC will have a concept design approved by March 2018, and a second-level design by June.

To create a new elementary school, the County requires that Arlington Public Schools (APS) apply for a special exception use permit. The budget for the school is \$49 million. This is relatively cheap for a new school, because the Children's School, already on site, is equivalent to roughly half an elementary school, Mr. Swennes explained. Also, when Reed was re-built, with the Westover Library on its south, it was built to hold a second floor. This allows the school to expand without necessarily having a larger footprint. Some elements, currently missing, that will be added include a cafeteria, assembly room, administrative offices, and more classrooms.

5. The Community has already voiced views, Mr. Swennes observed. The biggest concern is whether Reed will be a neighborhood school or a focus school. It was a neighborhood school from its construction in 1938 to 1984. The School Board has indicated it will be a neighborhood school, in large measure because of traffic concerns that arise because a focus school requires more buses, etc., to bring children from all parts of the County. Another concern the community has expressed is to maintain green space, including the softball field, the playground, the basketball court, and soccer field. Another possibility that had been discussed was HB Woodlawn High School moving to the Reed School site, but other plans have since been chosen for HB. One item in that plan was an underground auditorium, which is one way to maintain green space. Underground facilities also reduce noise that can impact the neighborhood, but underground construction is expensive. For those

who want to get more involved, BLPC and Public Facilities Review Committee (PRFC) meetings are open to the public, Mr. Swennes concluded, before taking questions.

6. One questioner noted that parking is also an issue. Mr. Swennes agreed; the hope is that APS would build a multi-deck facility, perhaps where the current lot is on the back side of the current building. Another option is for below ground parking to be added at 18th & McKinley. Since teachers come in and out only once a day, the disruption to normal flow would not be too significant. The existing lot has 20 or so spots, “all full, all the time.” It is not anticipated that parents would park, only drop off and pick up. McKinley Rd. would likely be the location for the drop-off. Planners might add a turn-in lane on Lexington St. The need would be similar to Nottingham Elementary, but Reed has the abutting commercial area. Re-establishing Reed as a neighborhood school should not be an issue for businesses at Westover, though. On preserving the green space around the school, a nice aspect is that APS can build up—indeed, APS may have to, since APS does not own all the park land around the school. Asked about the definition of a neighborhood school, Mr. Swennes stated that ideally, all students could walk to school. But the process of designing the building is not tied to the setting of boundaries of the elementary school district. One resident observed that many Arlington school renovations hadn’t added classrooms. Mr. Swennes re-assured her that Reed is going to get new classrooms because APS knows it has to add seats. Reed closed in 1980s because it was not needed for elementary students at that time, but Arlington’s student population has since grown substantially and will continue to grow. Asked who residents could talk to, Mr. Swennes noted that John Chadwick (john.chadwick@apsva.us) is the APS Asst. Superintendent for [Facilities and Operations](#).

Updates: Civic Federation, NC Priority Projects

7. There being no further questions about Reed, Ms. Klingler thanked Mr. Swennes and turned to Updates & Announcements:

- a.) Civic Federationⁱ Delegates/Alternatesⁱⁱ: Ms. Klingler asked if anyone present had attended the most recent (Tuesday, 3 October 2017) Civic Federation meeting; no one had. She noted that Leeway Overlee now had a full slate of delegates and alternates. The [Civic Federation](#) includes all 56 or so CAs plus other officials and is open to residents.
- b.) NC Priority Projects, First & Second: Mr. Swennes explained that NC “priority” projects refers to projects that have not yet been funded. We have under construction an NC project on 24th St. between Illinois and Kensington, which has been torn up. Once the contractors started work, they took off the whole asphalt cover, rather than waiting till the end, as is standard practice, with the result that the street has been a rough dirt road for several months. The 2nd one funded is on Illinois St. between 24th St. and 23rd St. Leeway Overlee’s 1st priority (unfunded) NC project is for curb and gutter on John Marshall between 22nd Rd. and 23rd St. We have not selected a 2nd priority project yet, since it is better to select a new project once the current priority is funded.

A resident asked whether there was a moratorium on funding new NC projects. Mr. Swennes stated that the NC program developed a backlog on projects, which meant communities had to wait, and then found that due to inflation, they had to allocate more funds to previously approved projects. Thus the NC program has foregone 2 funding rounds in the NC Advisory Committee. No projects have been dropped, but they are waiting to get existing ones through the pipeline. The bids coming in are really expensive. For 24th St., to accommodate the new sidewalk, they had to narrow the street from 36 feet to 28 feet. Project on 24th Street was for new curb & gutter, have infrastructure under the street, then the County decided to upgrade sewer and water lines. Current price for block of sidewalk is \$1.2 M. A lot of NC projects are now at this level.

Lee Highway Alliance

- c.) Lee Highway Alliance (LHA)ⁱⁱⁱ: Ms. Klingler invited Tom Wolfe, a resident of Leeway Overlee who has been appointed as non-voting member of LHA, to speak. Mr. Wolfe explained that LHA has 18 members and 2 non-voting members. It met on September 28. LHA has a new office at 4620 Lee Highway, a website <http://www.leehighwayalliance.com/>, and Lucia deCordre as Executive Director. LHA was incorporated in January this year, was provided \$60.5K from the County for FY 2018. Its most important role is planning for re-development along the 5.2 miles of Lee Highway from Key Bridge to Falls Church. Christian Dorsey is the County Board member liaison for this planning process. The County still needs to determine parameters of the Lee Highway planning task force, which will have eight people to meet with a County team, and will include LHA and Civic Associations that are along Lee Highway. Planning by the County is the major activity now. A current item is the proposed pedestrian overpass for the intersection of Lee Hwy with Washington Blvd. and the W&OD bike path.

Answering questions, Mr. Wolfe noted that for 6711 Lee Hwy., a permit had been issued for the Sun Trust bank property (just east of the ExxonMobil station, on the opposite side) to become a townhouse development. Another question concerned the vacant/abandoned property nearby; it was noted that the Arlington's East Falls Church General Land Use Plan does cover that area. The townhouse development is consistent with the EFC GLUP. The County did undertake some infrastructure upgrades that allow new construction, including possible upzoning in line with the GLUP. Ms. Klingler noted the County is looking for additional folks to be members of Lee Hwy. working groups.

Little Ambassadors Academy, Westover Beer Garden

- d.) Little Ambassadors Academy^{iv}: Ms. Klingler reported that Lauren Harris, the Academy's Executive Director, had planned to attend the CA meeting to provide an update on plans for their new facility, but had been advised by her attorney not to do so since a lawsuit had been filed regarding it. Instead, Ms. Klingler read a note from Ms. Harris expressing hope to work with CA. Chris Langelo, a resident who lives near the proposed new Little Ambassadors' facility, noted that the special use permit was discussed at the County Board. He asked to discuss the vote in favor of the Academy's request that took place at the last CA meeting and the process for the CA issuing a letter of support for the Academy's permit request. Ms. Klingler said that those issues could be discussed at the end of the meeting since several other agenda items also needed to be addressed.
- e.) Westover Beer Garden^v: Ms. Klingler noted that the County has an ordinance stating that a facility cannot have more outdoor seating than indoor seating. However, outdoor seating at Westover Beer Garden exceeds the number of indoor seats. There is an informal petition to allow the Beer Garden to maintain its number of outdoor seats. Noting that we as a CA can weigh in, she asked for views. Residents expressed general support for allowing the status quo to continue.
- f.) Other:
- i. Topics for Winter 2018 Meeting: Ms. Klingler asked for suggestions for topics for the next (quarterly) CA general membership meeting. It was agreed that the issues around Little Ambassadors and the CA process for expressing views on special use permits should be a part of the agenda.
 - ii. Crosswalk Removed: Mr. Swennes noted that the raised cross-walk formerly at the corner of Lexington & 18th St. had been removed without notice from the County. He had written to Mike O'Malley, who coordinates with the three other CAs in Greater Westover, to suggest a coordinated inquiry. The CAs were informed that the County

removed it because it didn't meet ADA standards, and was confusing people because 18th St. has a stop sign, but the crosswalk had forced cars on Lexington, which has no stop sign, to come to a near-stop. Mr. Swennes suggested that the CAs seek a solution since a cross-walk would likely be more important with the construction of Reed Elementary.

Special Use Permits and CA Processes; Working Group Formation

iii. Revisiting Bylaws/Processes:

Ms. Klingler said she understood people were upset with the process for the CA issuing a letter regarding special use permits, in this case, in favor of Little Ambassadors' request. Discussion followed. Mr. Langelo said that neighbors didn't get hard copies of the CA newsletter before the meeting, so nobody was aware that Little Ambassadors' request would be discussed. Mr. Langelo proposed that the CA amend its by-laws, first, so that when a group comes to the CA for a special exception use permit, they should have the burden to put the word out, i.e. to provide written notice, to a radius of one block or as defined by the CA, whether by mail or hand delivered; second, when somebody has such a proposal [for a use permit], the CA should defer a vote until the next meeting. These proposals were duly seconded and discussion opened.

Other residents who said they live very close to the proposed facility also reported that they received no notice. Residents supported the idea that the burden of notice should be on the requester, and more than just tacking a notice on the telephone poles—each household should receive a notice. Others commented that they did not understand how the County Board found only six opposed to the permit application when everybody on the street had written a letter. It seemed that only folks who had supported it had their input taken into account. Mr. Swennes noted that a County staff member (Adam) told him that the Board had 155 positive comments, with only eight opposed. He agreed that a more extended CA process could be appropriate for special exception use permits, but not for a variance. Others noted that while all support daycare, the space is not adequate for 155 children, and the location on Lee Highway will not work. A resident asked whether the CA could organize more meetings for specific requests like this. Mr. Swennes noted that four meetings/year was the maximum the CA could do, given cost and logistics of the newsletter, etc. A resident suggested the CA get a copy of the complaint/lawsuit that was filed. Ms. Klingler noted that she had spoken with County staff already regarding this, and the County would only confirm that a lawsuit had been filed, but would not provide further information on it for now. Ms. Michener noted that she had had daughters who attended Little Ambassadors at its location on Lee Highway off of George Mason, and traffic wasn't a problem, since drop-offs and pick-ups each span 3 hours/day. It was decided that a working group would examine the by-laws, sections 10 and 11, to determine amendments for incorporating the two proposals into the by-laws.^{vi} Mr. Langelo said that he would like to participate in the working group.

Report: Reed School BLPC

8. Vanessa Guest, the CA representative for the Reed School BLPC, offered a brief report from the meeting she had just attended, which had mostly been comprised of slide presentations.

Outstanding issues/points of interest were: 1) survey work on the site has started; and 2) how to provide parking is undecided, but APS will start transportation & parking studies soon. The BLPC will meet every two weeks.

9. Ms. Klingler, summarizing discussion, said that the CA would have the issues around Little Ambassadors on the future agenda, and has multiple ways for residents to get CA information. In addition to paper newsletters, Leeway Overlee has a [website](#) where the CA has information and has two different listservs that people can join to be aware when meetings are and what's on the agenda.

Ms. Klingler also advised that residents can join the Leeway Overlee Facebook group. Ms. Appelbaum, who coordinates newsletter distribution, apologized for residents not receiving their newsletters in timely fashion, and said she would look into what had happened.

Submitted by:
Ladd Connell, Secretary

ⁱ <http://www.civfed.org/> NEXT GENERAL MEETING: Tuesday, November 14, 2017 at 7pm, main topic: Community Energy Plan. Also to be discussed: Proposed changes to single-family zoning. Members of the Civic Federation are concerned about a proposal to significantly liberalize the standards for accessory dwellings. Some of the proposed changes may be of interest and concern to some in our neighborhood. Ms. Klingler notes that she understands that the Board will vote to advertise these this Saturday and plan to vote on approval in November.

http://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=1105&meta_id=168025.

ⁱⁱ For reference, the LOCA Executive Committee (June 2017 – June 2018) is as follows:

Officers:

President - Kim Klingler
Vice President - Stu Nagurka
Secretary - Ladd Connell
Treasurer - Jenni Michener

Delegates:

1- Kim Klingler
2- Stu Nagurka
3- Jerry Auten
4- Marcela Maamari

Alternates:

1- Joan Porte
2- Jon Desenberg
3- Vanessa Guest
4- John Perry

Neighborhood Conservation:

Representative - Rob Swennes
Alternate - Jenni Michener

ⁱⁱⁱ <http://www.leehighwayalliance.com/> NEXT MEETING: November 4, Educational Forum on Planning and Zoning 10am-12pm, LHA Office, Suite 208, The Russell Building, 4620 Lee Highway

^{iv} http://arlington.granicus.com/MediaPlayer.php?view_id=2&clip_id=3421&meta_id=167358

APPROVED: The use permit for a child care center with up to 155 children at Little Ambassadors Academy at 5801 and 5901 Lee Highway, subject to the conditions of the staff report, and with a County Board review in one (1) year (September 2018). IN ADDITION: “The Applicant agrees to establish and maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of this child care center to encourage rideshare, transit, and other modes of transportation for use by employees of this child care center.” (86 Communications Received, 82 Supportive, 6 Opposed). SUMMARY: LOCA Meeting Publicized (June 9 – 29, 2017), LOCA Meeting & Approval (June 29, 2017), LOCA Support Letter Sent & Publicized (July 5 – 9, 2017), LHA Support Letter Sent & Publicized (July 30, 2017), County Publicized (August 22, 2017), County Board Approval (September 19, 2017), Lawsuit Filed (October 18, 2017). The County Board approved one additional condition to Little Ambassadors Academy’s use permit not shown in the staff report. That condition reads as follows: “The Applicant agrees to establish and maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of this child care center to encourage rideshare, transit, and other modes of transportation for use by employees of this child care center.”

^v <https://www.facebook.com/savethebeergarden/>
<https://www.arlnow.com/2017/05/24/westover-beer-garden-outdoor-seating-fight-may-prompt-changes-to-county-code/>
<https://www.arlnow.com/2017/10/23/board-to-discuss-outdoor-seating-changes-after-westover-beer-garden-troubles/>

^{vi} Following the meeting, Executive Committee members prepared the following draft Proposed Amendment to Leeway Overlee By-Laws, Article XI:

Section 6. Particular care must be taken in considering special exception use permit applications filed with the County and directly impacting the Leeway Overlee geographic area. Such use permits, if approved by the County Board, may result in serious impacts to traffic and parking in the adjacent residential areas. Any use permit applicant seeking the civic association's support must provide a plain English announcement explaining the purpose of the permit request (e.g., establishment of a day care center) and the number of people who will be brought into the neighborhood if the permit is approved. The permit applicant must distribute the hard copy announcement to each residential household within a one-block radius from the address stated in the use permit application. The civic association's Executive Committee must have reviewed and approved the text of the announcement before its door-to-door distribution. The announcement must include the contact information for the association's Executive Committee. The applicant must certify in writing to the Executive Committee when the announcement distribution has been done and who in fact delivered the copies to the affected households. Only then will the Executive Committee or the civic association as a whole through a general membership meeting consider whether the civic association should submit a letter of support for the requested use permit. For day care center use permit applications for the care of 15 children or less, the Executive Committee may determine whether to issue a letter of support for the applicant. For use permit applications seeking to care for more than 15 children, an affirmative vote of the general membership at a regularly scheduled meeting is required before any letter of support for the applicant. In the case of an existing use permit up for periodic County review, the association's Executive Committee shall determine whether the door-to-door announcement effort outlined above must be taken by the permit holder before any letter of support may be considered.