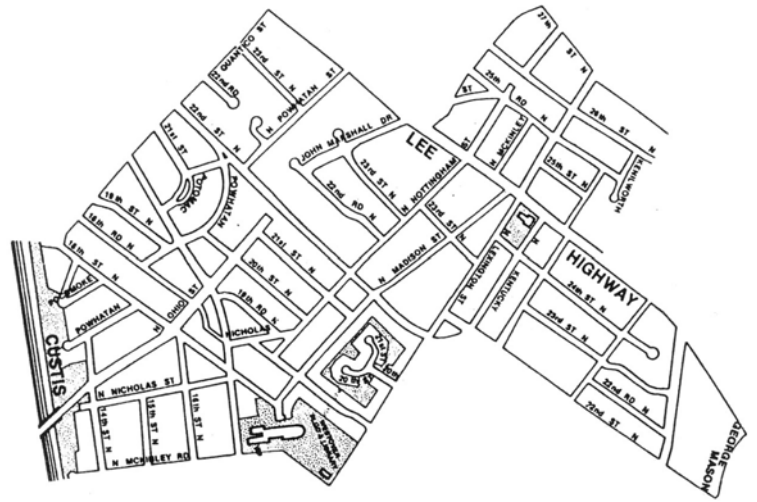


The Leeway Overlee Leader

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



VOLUME 24 NUMBER 1

MARCH 2002

General Membership Meeting

Wednesday, March 13, 2002
7:30 p.m. — Rivendell School
5700 Lee Highway
(enter from Kensington St. side)

Westover Library/Reed School Project

Featured Speakers:

Steve Larsen, Arlington County Schools
Dave Alberts, Arlington County

Refreshments provided
Door Prize courtesy of Taste of Europe

Reed School/Westover Library Master Planning Accelerated

The County's school and library plans for the public land near Washington Boulevard and N. McKinley Road will be determined on a tight schedule this spring. (See related article on p. 3.) Mr. Steve Larsen is the facility planner for the Arlington Public Schools; Mr. Dave Alberts does planning for other County buildings, such as the Westover Branch Library. They will advise the community on progress to date to size the future school buildings and the educational functions that they will house. It is important for the community to provide feedback on the developing school and library building plans. Come join us and ask any questions of concern.

Other Agenda Action Item for the Meeting

Prioritization of Neighborhood Conservation Projects,
p. 4

Plebiscite Sought To Resolve Overlee Area Civic Representation

Most residents in the area represented by the Leeway Overlee Civic Association (see masthead map) are aware of the long-standing dispute between this civic association and a separate group (the HPOK Civic Association) as to which one should be the civic voice for residents south of N. 22nd Street. The disagreement extends back to the late 1970s. It now appears headed for a resolution.

At the February meeting of the Civic Federation, both Leeway Overlee and HPOK offered resolutions regarding how the matter should be resolved. These were referred to the ACCF Executive Committee for consideration.

That body in late February recommended to the full ACCF that the status quo be maintained as regards civic association boundaries for these two member organizations. This recommendation, if approved by the full Civic Federation at its March 5 meeting, would mean that the HPOK group would continue to be the official area representative, notwithstanding the vote of no confidence in HPOK at the November 29 meeting.

The Leeway Overlee leadership and residents of the disputed area opposing the Federation's position will recommend to the Federation delegates on March 5 that rather than accepting the status quo recommendation, a plebiscite be held to determine the official civic association for the area. This appears to be the only fair and neutral way to determine the will of the majority of the residents in the area between N. 22nd Street and I-66. (See box on p. 5 for a link to results of this meeting.)

Both Leeway Overlee and HPOK have claimed that they should represent before the County the residents living south of 22nd St.

(see **Representation Dispute**, p. 7, col. 1)

Harris Teeter to Open— Westover Market Closes

The new 37,000 square foot Harris Teeter supermarket on N. Harrison Street is due to open this spring. The current estimated opening date is April 1. This is an event the community has been waiting for since the Superfresh supermarket closed two years ago. The new grocery store will offer shopping on two levels—a design seen in other Harris Teeter stores in this area. In addition the new building has 102 parking spaces under it that the public is encouraged to use. Access to the underground parking will be from the Lee Highway side of the building.

The Harrison Street Shopping Center was purchased several years ago by the A.J. Dvoskin company, which is based in Fairfax. The company has invested \$3.5 million in improvements to the shopping center above and beyond the Harris Teeter building itself. An enlarged promenade has been built the full length of the shopping center with an outside seating area near the Starbucks Coffee shop. Extensive planting has been done near the stores to enhance the pedestrian experience. The Rite Aide drug store at the north end of the center closed the end of January. The owner is seeking two or three smaller “community oriented” stores to occupy that space.

In the Westover area, the Westover Market has closed its doors after decades of business in the community. The market had been struggling financially for over a year, as was evident by the sparse offering of goods in recent months. The building owner, the George H. Rucker Realty Corp., would like to find another grocery to lease the spot. But that will not be easy given the small size (7,000 sq. ft.) of the store and the fierce competition offered by the nearby giants, Safeway and (soon) Harris Teeter. Thus another type of tenant (or tenants) may ultimately occupy the space. It is hoped that the new businesses will continue to attract local residents to this charming, commercial jewel of a location on Washington Boulevard.



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Officers

President:	Chips Johnson	703-532-5831
Vice-President:	Kristin Kelly	703-532-4274
Secretary:	Karen Lindquist	703-534-2493
Treasurer:	Joe Smith	703-536-9814

Neighborhood Conservation Advisory Committee

Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	Amy Applebaum	703-241-8446

Highland Park/Overlee Knolls

Representative:	TBD	
Alternate:	TBD	
Alternate:	Michelle Maynard	703-533-5574

Arlington County Civic Federation

Delegates: Chips Johnson, Jerry Auten, Kristen Kelly, Ed Robinson
 Alternates: Ray Koch, Amy Applebaum, Rob Swennes, Michelle Maynard

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. 22nd St. 22205) or sent by email (kswen@juno.com).

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County Establishes Westover Library-Reed School Project Planning Team

The Arlington School Board and the Arlington County Board have established a Project Planning Team (PPT) to develop a concept plan for the joint Westover Library/school system structure at the corner of Washington Blvd. and North McKinley Road. The PPT is made up of representatives of civic associations abutting the library/school property, county and school departments, the Children's School, and the Friends of the Library.



The PPT's first task will be to make a preliminary determination of what will likely be included in the Phase 1 library/school system structure. This will allow

the school staff to present the School Board with a cost estimate by March 6. Size of the building, placement, number of stories, and proposed parking arrangement will be the basis of the estimate.

An all-day planning charrette on March 2 will produce this preliminary determination. A 15,000 square foot library with a possible second floor school system facility has been broadly discussed in the past. At the Leeway Overlee Civic Association's September 25, 2001 general membership meeting, county library director Ann Friedman discussed in detail the justification for a new branch library of that size.

In a second step, the team will produce a concept plan for the entire parcel of land on which the current library and school are located. The work of the PPT is an extension of the work of last year's Task Force, which selected the location of the facility.

At the PPT's first meeting on February 12th, school staff repeated previously mentioned possible uses of a 15,000 sq. ft. educational facility above the library. Staff also discussed a possible Phase 2 building to be constructed in the same general area as the current school building. Suggested uses of the space above the library in the Phase 1 building include:

1. staff functions
2. a professional development library
3. a software demonstration lab for teachers.

Any Phase 2 building will likely include:

1. expansion of the Children's School,
2. expansion of the Integration Station (a small, special-needs program)

3. expansion of pre-school programs
4. relocation to Reed of the school system's teen parenting program.

The size of this Phase 2 building may be about 50,000 square feet.

The PPT will meet periodically throughout March and April; meetings are open to the public. The library/school system concept plan and master planning documents will be completed by April 26 for delivery to both the School Board and County Board for review during May and June. Construction of the Phase 1 facility is planned to begin in the fall of 2003.

Information on the Westover Library-Reed School planning effort can be found at the County's website - <http://www.co.arlington.va.us/forums/westover/index.htm>. You may pass along your comments or questions on the proposed facilities to Chips Johnson, Leeway Overlee's representative to the PPT, at cpekjohnson@cs.com, or call him at (703) 532-5831.

Recycle Bicycles and Eyeglasses At Gunston Middle School

The Gunston Middle School PTA is sponsoring a student service project to collect used bicycles and eyeglasses for Pedals for Progress on Saturday, April 20 from 9 a.m. to 3 p.m. The project is being held in conjunction with the Arlington County Household Hazardous Waste Collection and Computer Recycling Event.

The collection and event will take place in the Gunston Middle School parking lot, 2700 S. Lang St. in Arlington. A \$10 donation is suggested with each bike to defray shipping to overseas charity partners. A receipt will be provided for all material and cash donations.

For bike and eyeglass collection info, call 703-525-7417 or send an email to koberg@bellatlantic.net.



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Neighborhood Conservation Projects Need Prioritization

Each spring and fall 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 June and December for possible funding.

The popular NC program has a backlog of about 90 unfunded projects across the County. Several are in the Leeway Overlee area. These must be ranked at the upcoming March 13 meeting in order to meet the County deadline for prioritizing projects.

The Leeway Overlee Civic Association currently embraces two neighborhood conservation areas. N. 22nd Street is the dividing line between them. The residents of each area must vote separately on prioritizing the projects for the neighborhood in which they live.

The eligible projects are listed below. Each includes a description of (1) the basic capital improvement involved, (2) the County's estimated cost of the work (if available), (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 has in recent years used 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. All projects recommended for funding at the December NC meeting had point scores of 45 points or above.

The bracketed point assessments below are based upon the currently adopted points criteria. You can contact one of 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. 22nd Street northward)

N. Kensington Street (Lee Hwy. to N. 25th Rd.) – install curb and gutter on both sides and sidewalk on the west side of the roadway. Install new Carlyle streetlights. \$213,000. (Oct. 4, 2000) Jill Rabach, 703-532-3444 [50 points]

N. 22nd Street (John Marshall/Ohio 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 [50 points]

N. Nottingham Street (Lee Hwy. to N. 22nd Rd) – install sidewalk on the west side of the street. (unpriced). (Dec. 12, 2001) Ann Tierney, 703-534-1284 [40 points]

N. 22nd 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 [40 points]

Highland Park/Overlee Knolls area (N. 22nd Street southward)

N. 22nd 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 & 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-foot street width from Powhatan to the John Marshall/Ohio greenway. Installation of missing sidewalk links from the greenway to N. Madison St. \$275,000 (Dec. 13, 2000) Ms. Michelle Maynard, 703-533-5574 [50 points]

N. 18th 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. Pocomoke Sts. (N. 18th 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. 22nd Street (John Marshall/Ohio greenway to N. Powhatan St.) – final phase of earlier project. Uniform adjustment of roadway width to 32 feet from Powhatan to John Marshall/Ohio greenway & establishment of tree planting strip. Replacement of existing curb, gutter & 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) Ms. Michelle Maynard, 703-533-5574 [45 points]

N. Nottingham Street and N. 19th Street (Washington Blvd. to N. 20th St. & N. Madison St.) -- Install curb and gutter from Washington Blvd. up to beyond the curve in Nottingham St. at N. 20th St. and also on N. 19th St. from Nottingham to N. Madison St. Install sidewalk on the north west 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]

Leeway Area Conservation Plan To Be Revised and Updated

In December the civic association submitted a letter of commitment to develop a new neighborhood conservation plan for the Leeway area. This is the part of the civic association area that lies north of N. 22nd Street. The current Leeway neighborhood conservation plan was approved by the County Board in 1993. That plan took over a decade to develop, but neighborhood conservation advocates in the area believe a new plan can be put into place much more quickly.

Several local residents have agreed to help with the plan rewrite thus far. They include Amy Appelbaum, Willie Packard, Paul Sale, Rob Swennes, Ann & Chris Tierney, and Steve and Missy Schukraft. To volunteer or learn more about the process, please contact Rob Swennes (703-532-6101).

An early step in this process is the solicitation of neighborhood opinion on matters such as land use, zoning, traffic issues, and beautification. This is done through a neighborhood-wide questionnaire. A draft of the proposed questionnaire for the Leeway area is being prepared.

This neighborhood conservation plan update is separate from that covering the southern half of the civic association. This neighborhood extends from N. 22nd Street down to Four Mile Run (I-66). A letter of commitment to develop a new plan for this area was submitted to the County earlier last year. Volunteers interested in working on the neighborhood conservation plan for the southern area should contact Chips Johnson (703-532-5831).

What Did the Civic Federation Decide on March 5?

For a post-meeting report, check the Leeway Overlee web site (<http://www.leewayoverlee.org/>). Residents who have already signed up on the civic association's listserv will automatically be sent an update. If you are not yet a subscriber, send an email message to leewayoverlee@hotmail.com and ask to be added. Don't be left in the dark on important

Nominating Committee Seeks Candidates

Amy Appelbaum and Bill Ross will serve as this year's Nominating Committee to recommend individuals to serve as Leeway Overlee Civic Association officers. The election of officers will be held at the late May general membership meeting. A list of the officer positions is on page 2 of the newsletter.

At the May meeting the community will also select representatives to the Neighborhood Conservation Advisory Committee and delegates to the Arlington County Civic Federation. If interested in any of those positions, please contact Amy at 703-241-8446 or Bill at 703-237-0357.



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**LEEWAY OVERLEE CIVIC ASSOCIATION'S
1998 GUIDANCE AND PLANNING PRINCIPLES
FOR ANY REDEVELOPMENT OF THE
WESTOVER LIBRARY AND REED SCHOOL
SITE**

Note: These principles are being printed as a reminder of what the association's guidelines are for this site as the project moves into the master planning stage.

PLANNING PRINCIPLES

- ◆ Support integrated library and Reed School planning
- ◆ Protect quality of life and property values
- ◆ Minimize noise, air quality, light and traffic impacts
- ◆ Coordinate planning with plans/design of shopping area
- ◆ Ensure multi-agency and broad community participation
- ◆ Include Lee Center and other public facilities in developing scope of area needs
- ◆ Centralize parking near the business center and away from residential areas
- ◆ Encourage walking by including paths through the site
- ◆ Utilize the site grade of Washington Blvd. for multilevel entrances to library and or school

SCHOOL/LIBRARY

- ◆ Ensure no irreversible use of Reed or site which would preclude future use as a public school
- ◆ Continue Public School control of school/site and presence of educational programs
- ◆ Minimize land devoted to library (build vertically instead of horizontally)
- ◆ Minimize surface parking area
- ◆ Cluster or combine buildings to make open space contiguous and usable
- ◆ Insist on high architectural and landscape standards
- ◆ Consider "choice" program at Reed (e.g. science focus school model) as well as neighborhood school
- ◆ Consider possible low intensity, structured educational/recreational use of site, such as urban environmental center to complement outdoor education center

PARK AND RECREATION

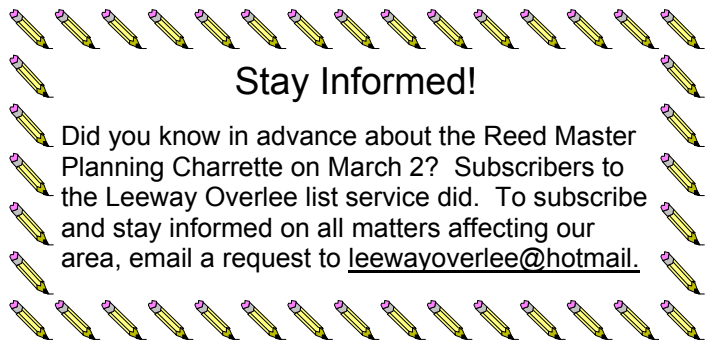
- ◆ Accommodate the present informal community use of the fields and blacktop
- ◆ Minimize encroachment on present blacktop, fields and "sledding" hill
- ◆ Consider gym in school plans, especially for

**Parkhurst Park Dogs
Need Closer Supervision**

Dog poop; loose, out-of-control dogs; thin, fragile turf; dog fights; hyper-happy pooches; angry dog walkers; children at risk; barking; fear of walking own dog. These are concerns of some of the residents with property backing onto Parkhurst Park.

The main problems seem to be loose dogs and owners not cleaning up after their dogs. There are signs that some of the walkers are trying to address the nearby residents' concerns. We encourage all dog walkers to be courteous to your neighbors by keeping your dogs on a leash and cleaning up after them. The closest "free-run" dog park is located off N. Sycamore Street, just south of the Metro station.

For residents wishing to report a problem, Animal Control can be reached at 703-931-9241.



Stay Informed!

Did you know in advance about the Reed Master Planning Charrette on March 2? Subscribers to the Leeway Overlee list service did. To subscribe and stay informed on all matters affecting our area, email a request to leewayoverlee@hotmail.com.

**LEEWAY OVERLEE CIVIC ASSOCIATION
2002 MEMBERSHIP APPLICATION**

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Snowmen Ready – And Waiting

The Leeway Overlee Volunteer Snowmen have put in their second winter season prepared to clean neighborhood sidewalks in the event of snow. But at this point there has been virtually no snow this winter. There was only one snow last winter that required their labor.

But as with volunteer firemen, the key point is that they are ready and able to assist the neighborhood in the event they are needed. The County has provided several snow blowers and melting salts for the volunteers to use, plus training on how to use the equipment. The County requires retraining of the volunteer corps every two years.

Those who have served this season as volunteer snowmen are Deane Bergsrud, Bob Bragdon, Richard Cornelius, David Falksen, Doug Harmon, Tom Hester, Joe Kitts, Bob Moore, Ralph Oser, Bill Ross, Imelda Rowe, Alan Schneider, Joe Smith, Mike Strand, Matt Sunter, Rob Swennes, and Ed Weiler. They have our thanks—and we hope they will serve again next winter season. One of these years, the “big snow storm” will come!

Representation Dispute...from p. 1, col. 2

The genesis of this dispute was chronicled in the September 2001 *Leeway Overlee Leader*, which can be read on the civic association’s web site (<http://www.leewayoverlee.org/>). The Arlington County Civic Federation (ACCF) attempted to resolve this representation issue by a special meeting held at Resurrection Lutheran Church on November 29, 2001.

At that meeting, residents of the disputed area rejected by a vote of 65 to 102 a motion to reaffirm that the HPOK group should represent the area. However, a follow-on motion that would have allowed a vote on whether to confirm the Leeway Overlee Civic Association as representing the area was not held because of a procedural move. Thus the ACCF was left uncertain as to which civic group it should recognize as representing the Overlee area.

The question of which civic group represents the Overlee area is a critical one with significant long-range consequences for both that neighborhood and for the Leeway area to the north. Thus residents of the area in dispute are encouraged to do whatever they can to ensure that this almost quarter-century struggle is settled in a fair and democratic manner.

Vote Scheduled on Proposed Four-Way Stop At Illinois St. and N. 22nd Street Intersection

At the March 13 meeting, local residents will be asked to vote on whether the current two-way stop at the intersection of N. Illinois Street and N. 22nd Street should be converted to a four-way stop. A local resident requested the County to convert this intersection to an all-way stop one. The County investigated the intersection and determined



that it qualifies for multi-way stop treatment under the adopted warrants approved several years ago by the County Board. Under these procedures, the applicable civic association(s) must advertise the proposal and secure the approval of a majority of the local residents attending a public meeting. Since the Leeway Overlee Civic Association and the Tara-Leeway Heights Civic Association border the intersection, each must advertise and gain local resident approval for the multiway stop

Community Day/Yard Sale Date Set

When winter is past, it is time to think of spring cleaning and the annual Leeway Overlee Community Day and Yard Sale. Saturday June 1, is the date of the year’s neighborhood yard sale sponsored by the civic association. For over 20 years the community has gathered along the John Marshall Drive/Ohio Street greenway to sell, exchange, and purchase furniture, tools, clothes, games, toys and other “treasures”.

Why hold an individual yard sale at home when you can join with your neighbors and friends to make it a truly awesome event? Each year over 100 families take part in this community day effort. Delicious food and County-provided music have become part of the tradition. Thousands of shoppers attend. Mark your calendars now for this year’s Community Day on the morning of June 1.



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Community Notes

Neighborhood Traffic Calming under Review

This spring the County will be conducting a full review of the Neighborhood Traffic Calming Program. The program has been active for two years. This “mid-course” review was planned when the program was first approved in 2000. You can get a copy of the booklet which describes the neighborhood traffic calming (NTC) process, criteria and measures by calling the County at 703-228-3202. Or the booklet can be accessed on line as a .pdf file on the County’s web site (<http://www.co.arlington.va.us/dpw/planning/ntc/guide/images/ntc2000.pdf>). Comments on the NTC process can be emailed to Jeff Sikes of the Department of Public Works (jsikes@co.arlington.va.us).

Tuckahoe House and Garden Tour 2000

On Saturday, April 27, the second annual Tuckahoe School House and Garden Tour will take place between 11 a.m. and 2 p.m. The tour includes six area homes and yards that have undergone renovation to address “typical Arlington challenges”. Funds from the tour will be used to complete construction of some Discovery Schoolyard projects at the elementary school. Only 200 tickets will be sold for the tours. Tickets are \$15 in advance and, if available, \$20 on the tour date. To order, contact Jessica Leslie (cheetah99@erols.com), Christine Frias (momfrias@yahoo.com), or Beth Reese (Breese218@aol.com).

	<p>Rene and Jhosie Soriano</p> <p>5137 Lee Highway Arlington, VA. 22207 Tel: (703) 841-0700 Fax: (703) 536-0452 Cel: (703) 568-1183 E-mail: IPRINT@AOL.COM <i>Hours:</i> M-F 10 - 7 SAT.: 10 - 4</p>
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<p>The Alexander School www.alexanderschool.net</p> <p>MUSIC LESSONS</p> <p>5852 Washington Boulevard</p> <p>703-536-8200</p>	
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Lexington Sidewalk Installed – and Traffic Calming Funded

In February the County poured concrete for the missing segments of sidewalk along the west side of N. Lexington Street between N. 20th Street and N. 22nd Street. This capital improvement was funded by the neighborhood conservation program. Area residents approved the project at the October 4, 2000 meeting of the Leeway Overlee Civic Association. The sidewalk project was subsequently recommended for funding by the Neighborhood Conservation Advisory Committee. In a related development, the County Board has funded the traffic-calming improvements approved by local residents on and near N. Lexington Street during the fall. Over 80 percent of the residents in the affected area supported the measures. The curb nubs, raised crosswalks and other measures financed should be installed within the next two years.

Washington Boulevard Shade Trees Planted

The civic association has been working with the County to have appropriate shade trees installed in the public right of way on the north side of Washington Boulevard. The recent installation of curb, gutter and sidewalk in this area has created the opportunity for the tree plantings. A variety of trees has been installed: 9 lindens, 3 sycamores, 2 London plane trees, and 1 Trident maple. Only one resident abutting the planting area opted out of the tree-planting program. Residents living near the new trees are encouraged to give them several deep waterings during the growing seasons through 2004. The current dry conditions in the region make supplemental watering essential if the trees are to survive and thrive.

Mulch Orders

This is the time to order leaf mulch and wood chips from Arlington County for your outdoor gardening. To order, call 703-228-3636. A copy of the order form can be sent to you along with the delivery rules. For quicker service, download the relevant form from the proper page on the County’s web site (<http://www.co.arlington.va.us/des/swd/cmm.htm>). It can then be completed and faxed or mailed in to the servicing office. The cost of mulch and wood chip orders can be added to your quarterly utility service bills if the appropriate account information is provided with your application.