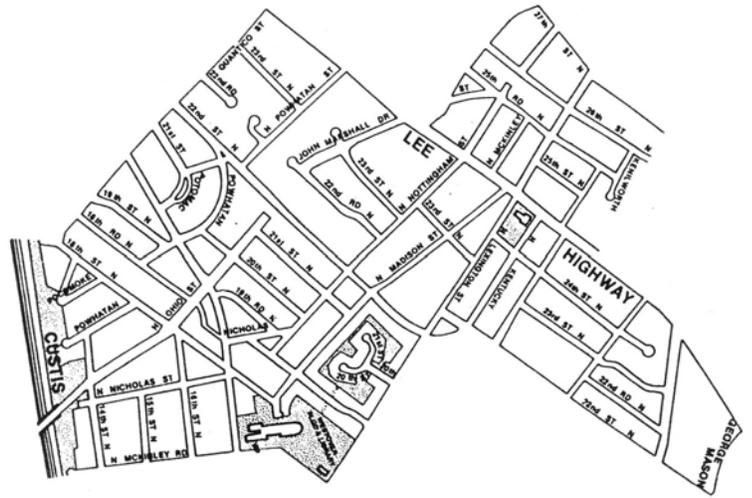


# The Leeway Overlee Leader

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



VOLUME 24, NUMBER 2

MAY 2002

## General Membership Meeting

Thursday, May 30, 2002  
7:30 p.m. Reed School Multipurpose Room  
N. McKinley Road at N. Washington Blvd.

### Residential Real Estate Assessments

*Featured Speakers:*

**Tommy Rice, Director, Real Estate Appraisal**  
**Amy Applebaum, Board of Equalization**

*Door prize provided by: \*Taste of Europe\**

## Election Of Officers Set For May Meeting

The community will select new officers and also representatives to the Neighborhood Conservation Advisory Committee and the Arlington Civic Federation at its meeting May 30. A full slate of officers has been proposed by the Nominating Committee (see separate article on p. 2).

The featured topic for the meeting is the recent large increase in residential home values in Arlington. Tommy Rice, who is head of the County's Real Estate Appraisal Office, will explain how these high home values were determined and how they related to the increased real estate tax bills that homeowners recently received. The second speaker is Amy Applebaum, a local Leeway Overlee resident and member of the County's Board of Equalization. That board hears appeals from homeowners who believe their home value assessments are too high. She can explain how the Board works and some of the criteria that it relies upon in rendering its judgments.

## Community Day/Yard Sale Scheduled June 1

The 24<sup>th</sup> annual Leeway Community Day and Yard Sale will take place along the John Marshall Drive/Ohio Street greenway on Saturday, June 1 from 9 a.m. until 1 p.m. The community will be out in force to exchange information and greetings, sell unneeded household items, and pick up a few bargains. Live entertainment will be provided by local resident Mike O'Malley and fellow musicians. Since the County's Backyard Jammin' program was not funded this year, the civic association will pick up the cost of this year's music.

About 100 families set up tables for the event, which takes place along the greenway between Lee Highway and Washington Blvd. Vehicle traffic will be restricted on the affected parts of N. Ohio Street during the event. Residents who have not sold in the past are encouraged to

(See **Yard Sale**, page 2, col. 2)



The 2001 Neighborhood Day drew a large crowd of shoppers.

# Nominating Committee Report

The Leeway Overlee Nominating Committee, led by Bill Ross and Amy Appelbaum, is proposing a solid slate of candidates as officers for the civic association for next year (June 2002 to May 2003). New officers will be elected during the May 30 meeting. The slate proposed by the Nominating Committee is:

- President – Steve Compton (N. 21st Street)**
- Vice President - Kristin Kelly (N. 22nd Street)**
- Secretary – Vicki Howard (N. Lexington Street)**
- Treasurer – Karen Norrell (N. 20th Street)**

Other nominations can be made from the floor at the meeting.

The community will also select its delegates and alternates to the Arlington County Civic Federation and representatives to the Neighborhood Conservation Advisory Committee for the Leeway neighborhood conservation area. Several of those currently serving in these positions are expected to continue. But there are always some vacancies, so if interested, come and consider running.

## LEEWAY OVERLEE CIVIC ASSOCIATION

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

\*Elected by the Highland Park/Overlee Knolls Civic Assn.

### Arlington County Civic Federation

Delegates:	Chips Johnson, Jerry Auten, Kristin 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. 22<sup>nd</sup> St. 22205) or sent by email (kswen@juno.com).

## HOME IMPROVEMENT



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## Yard Sale...from page 1

set up between Lee Highway and N. 22<sup>nd</sup> St. **Please show consideration to nearby homeowners and do not set up before 7 a.m.** The sale will be advertised in *The Washington Post*.

During the event a civic association representative will come by to collect \$3.00 from each seller to help defray the costs of the newspaper advertisement and the musicians. Buyers and sellers are asked to be considerate of neighborhood residents when parking for the yard sale. **Rain date is Saturday, June 8.**



Please leave your dogs at home. The civic association has received complaints about situations which arise due to the presence of pets in the crowds.

For more information, call the Schneiders at 703-533-0748 or the Swenneses at 703-532-6101. This is your opportunity to have a sale and leave the advertising to us! Come and join in the fun.

# Reed/Westover Master Plan Completed; School Board Public Meeting To Be Held at Reed School

On Tuesday, May 28, at 7 p.m. , the community is invited to Reed School to meet with the Arlington County School Board for discussions regarding the Master Plan for the Reed Educational Center and Westover Library. At 6:30 PM, a pre-meeting tour of the Reed site will be held.

Earlier this year, Arlington County Board and Arlington County Public Schools (ACPS) established a Project Planning Team (PPT) consisting of county staff, community members, and building tenants to draw up a recommended master plan for the Reed School-Library tract. The PPT was also asked to identify a site for the new Westover Library. The PPT has completed its tasks, and its recommendations have been presented to the School Board and the County Board.

The new library should be located on the site of the present two-story section of Reed School, angled toward the Washington Blvd./McKinley Rd. intersection. It would wrap around a public plaza. On the second floor, above the 15,000 square foot library, would be an ACPS professional development facility for county teachers. Approximately 55 parking spaces would be constructed under the structure, and approximately 45 surface parking spaces would be located along the McKinley Rd./18<sup>th</sup> Street frontage of the property. The current Reed School multipurpose room and the single story classroom wing, including the "Round," will not be affected by the library construction.

A proposed second phase of development of the site, which is subject to ACPS capital improvement decisions and funding, would consist of removing the multi-purpose room and classrooms and constructing new classroom space in the cleared areas that could initially be used for expansion of the Children's School and associated programs, and relocation to Reed of the school system's teenage mothers program. It is intended that the interior of the structure be convertible to standard classrooms should the need arise. The currently proposed

Fiscal Year (FY) 2003-2008 ACPS Capital Improvement Plan shows \$9,563,000 for the proposed Phase II construction in FY06. As a result of the master planning effort, a number of alternative building configurations could be considered for this second phase that would not impact the rear green space, blacktop areas, sledding hill, ball field or other green space. It is expected that the existing library will be removed, and no construction on that land is being considered.

The two boards will consider the recommendations and initiate their separate public meeting processes before acting on the recommendations. With favorable action by the boards on the first phase of the project (new library and teacher development space), detailed architectural and construction planning will begin. The demolition of the two-story Reed structure should occur next summer, followed by library construction. The community will have opportunities to provide input during the detailed design stage of Phase 1.



At *The Leeway Overlee Leader* press time, the County Board's schedule for considering and acting on the project is uncertain. However, the county web site for the project is [www.co.Arlington.va.us/forums](http://www.co.Arlington.va.us/forums) and has a convenient e-mail link to county staff.

Action on the School Board Capital Improvement Plan (CIP) is scheduled for June 6. School Board work sessions on the CIP have begun, but by newsletter press time it had not been determined whether independent action on the Reed master plan would be taken. The school CIP public hearing is scheduled for May 23, at 7:30 p.m. , Room 101-102 in the Education Center on N. Glebe Rd. (just south of I-66). The Board will be determining how large a bond package to present to the voters this fall. Information on how to convey comments to the Board can be obtained by calling ACPS or by viewing its web page: [www.arlington.k12.va.us](http://www.arlington.k12.va.us). Select: School Board, Current Issues, FY 2003 Budget for the e-mail link to school staff.

There are several other places to look for more information on the library/school project. Search past *Leeway Leader* articles at our web site [www.leewayoverlee.org](http://www.leewayoverlee.org), or contact either Chips Johnson (703-532-5831; [cpekjohnson@cs.com](mailto:cpekjohnson@cs.com)), Leeway Overlee's PPT member, or Rosie McCabe (703-241-9421; [Rmccabe@newskies.com](mailto:Rmccabe@newskies.com)), Highland Park Overlee Knolls Civic Association's PPT member.

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## Find Real Estate Information On the Web

Many Arlington residents are not aware that the County's valuations of all residential properties are public information. And in the Internet Age, this means that the valuations are available on line. Curious about what your neighbor's home is assessed at? Wonder what the new owners on the next block paid recently for a home you have always admired? All this data is available for free on the web.

All you need is a correct Arlington address to pull up real estate assessment and sales information on any property. Go the Property Search page (<http://www.co.arlington.va.us/REAssessments/Scripts/DreaDefault.asp>) hosted by the Department of Real Estate Assessments and enter the address data.

## Westover Market To Reopen

The neighborhood can look forward to the reopening of the Westover Market this summer. Rucker Realty, the property owner, has signed a 10-year lease with Mr. Ki Ok Kim and his son, Shawn Kim, to operate the neighborhood

grocery. The Kims have many years of experience operating food markets in the Washington area. They are planning a general food store similar to that run in the past in the Westover shopping area, but with an expanded deli section and some prepared, ready-to-eat meals for sale. Richfood is expected to be the general supplier of groceries.



The projected opening date is around July 4.

## Manager's Proposal Affects Neighborhood Conservation

Arlington's County Manager, Ron Carlee, has proposed changes to the popular Neighborhood Conservation (NC) program as part of his revised capital improvement plan. The Neighborhood Conservation Advisory Committee (NCAC) learned of the changes only this month and has major concerns about their impact upon the program.

The County's capital improvement program (CIP) is primarily funded by bond amounts approved by voters every two years. Capital improvements to roads, schools and neighborhood infrastructure are three areas funded largely with bond money. Though Mr. Carlee has proposed an increase in this year's NC bond, he is also recommending that several other smaller programs be folded into the NC program and their separate funding ended. Thus in the long run, it is not clear that any more money will be available for traditional NC projects, such as installation of curb, gutter and sidewalk on neighborhood streets that lack these basic improvements.

There is currently a 90-project backlog of unfunded NC projects. Neighborhoods around the County were counting on an increase in bond funding to help ease this logjam of projects. The Leeway and HPOK NC districts each have three or more approved but unfunded projects waiting in the queue.

The NCAC is also concerned about how it could administer the current County programs that the Manager proposes to fold into NC. Some of these programs focus on neighborhoods that do not qualify for NC funding. It is feared that some of these worthwhile programs will simply disappear if forced into the NC structure.

The NCAC and individual neighborhoods will be urging the County Board to defer for the present the Manager's consolidation proposal so that its likely impacts can be evaluated. However, the over 40 NC districts in the County will request that a larger bond proposal be placed before the voters in November.



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Ellen Holland - Nicholson



# The Civic Association Situation

As most residents are aware, last September the Leeway Overlee Civic Association asked the County to amend its map of civic associations. The map currently shows the area south of N. 22<sup>nd</sup> Street as being represented by Highland Park/Overlee Knolls Civic Association. Our request was to revise the map to recognize that this association also represents the area, consistent with our long-standing bylaws. We felt that a map revision would clarify the situation. The County referred the matter over to the Arlington County Civic Federation for a recommendation. After considering issues and ultimately calling for a vote by the Federation's membership, the Federation recommend to the County that the map not be changed. The County has accepted this recommendation.

*...the (Civic) Federation recommended to the County that the map not be changed. The County has accepted this recommendation.*

Since the Civic Federation's decision, our two civic associations have made a conscious effort to work more closely together. The Highland Park/Overlee Knolls officers attended the March Leeway Overlee meeting, and there was a friendly exchange of views. Conversely, some Leeway Overlee supporters were at the April Highland Park/Overlee Knolls meeting, and the dialogue was most encouraging on both sides. The supporters and officers of both groups will continue to define and shape neighborhood participation in the community. We foresee continued success of the Leeway Overlee Community Day events on the Greenway each first Saturday in June, the Volunteer Snowmen program during the winter, and effective information sharing and civic representation.

Leeway Overlee and HPOK have similar views on many issues. The HPOK leadership is making efforts to address some of the long-held concerns that were raised during the recent debate regarding civic association

boundaries. We wish them well in this effort. We expect that some residents south of N. 22<sup>nd</sup> Street will continue to support the civic group they prefer while others may follow the efforts and activities of both civic groups. This active neighborhood interest and participation is a benefit and is welcome.

Through the recent months of discussion, it has been clarified that neighborhood conservation (NC) activities of the Highland Park/Overlee Knolls area will be managed through the HPOK Civic Association. The NC process is one way the community obtains County-funded neighborhood improvements. The HPOK president stated at the March Leeway Overlee meeting that all residents of that neighborhood conservation NC area will be entitled to fully participate in prioritizing projects and working on the new neighborhood conservation plan for the area, regardless whether they are members of that civic association. Thus all residents south of N. 22<sup>nd</sup> Street interested in any aspect of the NC process are encouraged to contact the HPOK leadership. We encourage anyone who has not yet completed and returned the HPOK neighborhood conservation questionnaire to do so. A copy is available on the HPOK web site (<http://www.hp-ok.org>).

We look forward to working more closely with the HPOK group on these and other matters.



5849 N. Washington Blvd.  
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(703) 536-7000

**Yard Sale -- June 1**



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## Community Notes

### Westover Community Seeks Swanson School Protection

Residents of the Westover area have been at odds with the School Board for some time regarding a proposed enlargement of the Swanson Middle School. The School Board tentatively approved a design of the school addition. Critics claim that the addition will compromise the architectural integrity of the distinctive school building. The Westover Civic Association has now requested that the Swanson School be designated a neighborhood, community and state historic landmark. The association's view is that the unique, historic nature of the original Swanson building, as it faces the community on Washington Boulevard, must be preserved.

### 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.

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### Water Trees on Public Right of Way

Residents are urged to periodically give a good soaking to any new trees and bushes planted on nearby County right of way within the past two years. It takes about two years for a newly planted tree to establish a strong enough root base to survive without regular watering. The drought conditions over the past year have particularly stressed local trees. If drought conditions recur this summer, even well established trees may need supplemental watering to remain healthy. The street and park trees near your home add to its market value. So protect your investment, and help to keep Arlington cool and green.

#### LEEWAY OVERLEE CIVIC ASSOCIATION 2002 MEMBERSHIP APPLICATION

**Please complete this form and mail it with a check for \$2.00 per adult to Joe Smith, 6016 N. 22<sup>nd</sup> St., Arlington, VA 22205.**

**Make check payable to:**

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

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