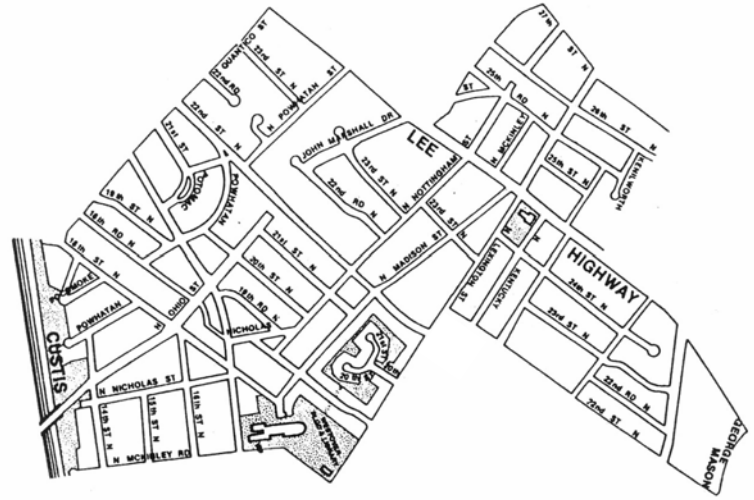


# The Leeway Overlee Leader

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Civic Association  
<http://www.leewayoverlee.org/>



VOLUME 28, NUMBER 4

JANUARY 2007

## General Membership Meeting

Wednesday, January 10, 2007  
7:30 p.m. - - Lee Recreation Center  
5722 Lee Highway

### Where Will Our Children Attend School? New WAVA Broadcast Tower

*Featured Speakers:*

**Meg Tucillo, Ass't Superintendent, County Schools**  
**Jill Griffen, County Use Permit Coordinator**  
**WAVA Building Ltd. Partnership Representative**

*Refreshments provided*

## Two Topics Will Be Discussed At January Meeting

Major issues concerning schools our children will attend and a new radio tower are the two main topics at our January meeting. Citizen input and involvement are needed.

The School Board is considering changing elementary school boundary lines in our neighborhood. Will your children continue going to their current schools? Will current preschoolers be required to go to different schools than their older siblings? What are the options here, and what input do parents have?

The owners of the narrow, tall broadcast tower near N. George Mason Drive and Lee Highway have applied to have it replaced with a new, broader structure. But local residents complain of radio signal interference problems that have not yet been addressed by the applicant (see adjacent article). What should Leeway Overlee's position be regarding the new use permit?

## WAVA Tower Request Uncovers Problems With Broadcast Interference

WAVA Building Limited Partnership (WAVA BLP) applied to the County in mid September for replacement of its 22-year-old radio tower at 5232 Lee Highway. In place of the guy wire-supported thin tower, the owners have proposed a self-supporting tower of the same height (426 feet). After the civic association received notice



Leeway Overlee officers and neighbors  
examine the WAVA tower site.

from the County of the use permit application, association officers and some residents living near the structure met on October 25<sup>th</sup> with WAVA BLP representatives.

What became apparent at the meeting was that

there are serious signal interference issues with the existing tower that have plagued local residents for years. Though the tower representatives indicated a willingness to work with nearby residents to address individual signal problems, some citizens attending noted that their complaints in the past have yielded little or no response from either the tower owners or the radio station. As of mid December, the applicant has not gotten back with the

See **WAVA TOWER**, page 3, col. 2

### Another discussion item at the meeting:

*Pending application for new construction and increased density in the Westover apartments near the library. See page 4.*

# Civic Association Dues Increase Announced

The civic association's Executive Committee has increased in the annual dues of the association. Expenses have been rising. Chief among these are the newsletter printing bills, the costs of the association's listserv ([leewayoverlee@hotmail.com](mailto:leewayoverlee@hotmail.com)) and web site (<http://www.leewayoverlee.org/>), and entertainment expenses for the annual early June community day & yard sale on the John Marshall greenway. Dues will rise to \$5.00 per adult and \$25 per organization effective January 1. The previous annual dues rate of \$2/adult had been in place since the late 1970s. Thus an increase is long overdue!

## Community News Via E-Mail

Do you want a day-in-advance reminder of civic association meetings? How about prompt notice of other local community issues that arise between newsletters? Your address is not displayed to others when messages are sent. To be added to the addressee list, send your e-mail address to:



[leewayoverlee@hotmail.com](mailto:leewayoverlee@hotmail.com)



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## LEEWAY OVERLEE CIVIC ASSOCIATION

### Officers

President:	Suzanne Idziak	703-538-5288
Vice-President:	Jennifer Michener	703-533-0754
Secretary:	Ladd Connell	703-241-2422
Treasurer:	Carolyn Connell	703-241-2422

### Neighborhood Conservation Advisory Committee

#### Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	Michael O'Connor	703-237-5432

#### Highland Park/Overlee Knolls\*

Representative:	Ed Weiler	703-241-8798
Alternate:	Cliff McCreedy	703-538-4568

\*The HPOK NC representatives are elected by the HPOK Civic Association.

### Arlington County Civic Federation

Delegates: Vicki Howard, Jerry Auten, Suzanne Idziak, Jennifer Michener  
Alternates: Amy Appelbaum, Carolyn Connell, Rob Swennes

*The Leeway Overlee Leader* is edited by Rob and Kathee Swennes (703-532-6101); distribution coordinator is Amy Appelbaum (703-241-8446). The association webmaster is Jim Mountain (703-536-4082). 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](mailto:kswen@juno.com)).

## LEEWAY OVERLEE CIVIC ASSOCIATION 2007 MEMBERSHIP APPLICATION

Please complete this form and mail it with a check for \$5.00 per adult to Carolyn Connell, 6113 N. 22<sup>nd</sup> St., Arlington, VA 22205.

Make check payable to:

**LEEWAY OVERLEE CIVIC ASSOCIATION**

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

\_\_\_\_ Check if you are willing to help with the distribution of **THE LEEWAY OVERLEE LEADER**.

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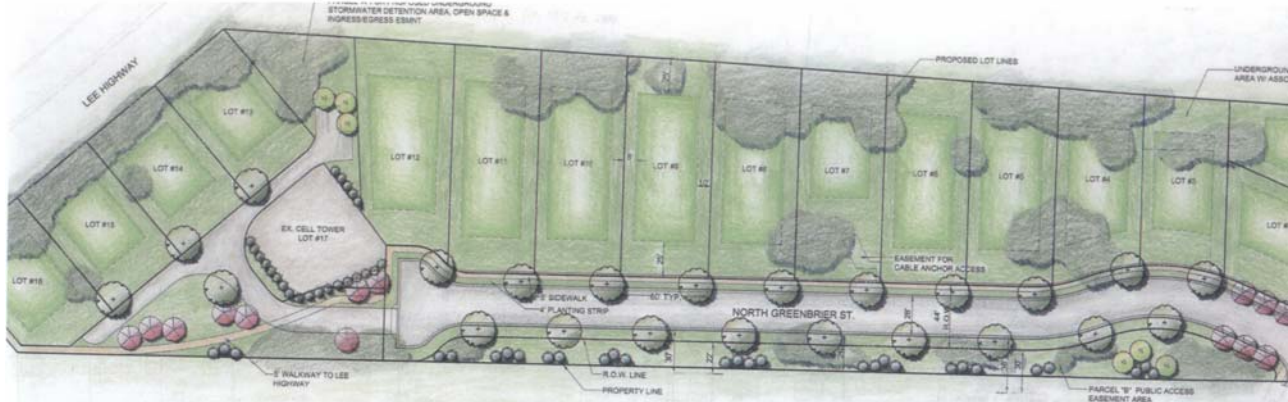
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*Thanks for your support!*

# Large Subdivision Approved for AT&T Site



Arlington County has approved a by-right site plan for one of the last large pieces of developable land within the civic association. Altus Realty Partners, LLC, the contract purchaser of the 5-acre site, intends to subdivide the parcel and build 16 homes. The development will stretch from N. 22<sup>nd</sup> Street to Lee Highway and will include a new dead-end street segment designated N. Greenbrier Street. The image above shows the more northern end of the long land parcel. The existing AT&T Long Lines radio tower will remain on the property.

Residential development will be through a joint venture with Crest Development. Jim Audia of Crest is reported to be a well-respected builder in Northern Virginia. The date for start of construction is not known.

The civic association has raised with the developer the question of whether single-family home construction adjacent to Lee Highway is an appropriate use of that

frontage in this day and age. All earlier single-family homes in this stretch of Lee Highway have been torn down or converted for other use in the past few decades. It might be more appropriate and of greater benefit to the community to have the several building lots touching on Lee Highway redeveloped with mixed residential and commercial usage under a new zoning category. Residents with an interest in this parcel adjacent to Lee Highway are asked to voice their views and concerns as soon as possible to the civic association leadership.

## WAVA Tower, from p. 1

civic association to discuss the mitigation measures initially agreed to in October.

We have learned that the WAVA tower owners have been sued in Virginia by the contract developers of the 5 acre-plus property to the west of the tower. The tower owners have a set of supporting guy wires anchored on this property that is scheduled for construction of 16 new single-family homes. WAVA BLP also had a set of AM radio signal wires radiating underground from the tower into the adjacent properties. Due to a state court order in recent weeks, those AM radio wires have now been severed. Local citizens have also been advised that WAVA BLP has been sued for millions of dollars by the WAVA radio station owners due to the tower owners' inability to meet the terms of their long-term lease with the radio station.

Notwithstanding all these problems, WAVA BLP is pressing ahead with its use permit request for a new tower, now scheduled to be heard by the County Board in late January. Any local residents with radio interference problems at home are urged to attend the meeting to find out what—if anything—can be done to resolve this problem. At its January meeting, the civic association may well adopt a formal position regarding the use permit now being sought by WAVA BLP for a new transmission tower.

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## Community Notes

### Civic Groups Brace for Review of Planned Westover High Rise

The Leeway Overlee Civic Association and three other nearby civic groups have been coordinating their response to the proposed 5-story apartment building just east of the Westover shopping area. Several meetings with the proposed developer, AHC, Inc., have failed to resolve neighborhood concerns. These include building height, increased neighborhood density, traffic volume problems, more school-age children for nearby overcrowded schools, on-street parking impact, and whether this building would be an unfortunate precedent for future redevelopment in the Westover area. The developer's proposed increase in the number of affordable-rent apartments in the area is the one bright aspect of the development plan. The dates for public review of the AHC site plan have not yet been announced.

### Graffiti Problems Continue

The graffiti that has plagued the neighborhood for the past several years has not abated. Whether it is getting worse is a matter of opinion. Recently there have been a number of homes damaged through egging or through spray painted symbols and words. This damage can be expensive to remove. If you notice a problem, please let the owner know right away. Tagging of street signs with spray paint continues, which is a sign of gang activity. YOU need to take the initiative to report public property graffiti to the County. To report signs in need of clean up or replacement, call the police non-emergency number, 703-558-2222. If the problem is not addressed in a few days, report it again. If the graffiti is not then removed within a week, complain to the County Manager's office, 703-228-3120. If you have an idea who the taggers may be, call the Arlington police department at 703-558-2222.

### Candidates Night a Success

At least 60 residents attended the candidates forum cosponsored by the civic association on October 26<sup>th</sup> in the Reed School multipurpose room. All the local candidates for School Board, County Board and the House of Representatives attended and answered questions provided by the citizens attending. This annual event is always marked by spirited debate. Thanks to all the cosponsoring civic groups who helped to make it a success!

### Westover Library Design Advances

The County committee in charge of planning the new Westover Library has selected a building design. The overall concept for the library and the Reed School complex (two buildings in one) minimizes the structure footprint, thus sparing most of the green area used for local recreation. The new library will incorporate the exterior walls of the original Reed School that face N. McKinley Road. On December 19<sup>th</sup> the committee presented at Reed more details on the building's design, especially exterior design features. For additional information, contact Chips Johnson at 703-532-5831.

### County to Sponsor Money Talk: A Financial Course for Women

Women have unique financial needs. Some never marry, some see their marriages end in divorce, and many outlive their husbands. This course's 5 classes will provide women with information to take charge of their financial futures. Class dates are as follows:

**January 16 Financial Basics, January 23 Insurance Basics, January 30 Investing Basics, February 6 Investing for Retirement, and February 13 Planning for Future Life Events**

Classes will be held from 7:00-9:00 p.m. in the auditorium at the Arlington Central Library, 1015 N Quincy Street. Cost: \$20 (for the accompanying textbook). To register, call (703) 228-6417. Sponsored by Virginia Cooperative Extension and the Arlington Department of Libraries.



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