

Highland Park Overlee Knolls



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Neighborhood News

Highland Park – Overlee Knolls Civic Association

April 2005

www.hp-ok.org

Message from the President

HP-OK volunteers are striving to provide a forum for community discussion, to provide communication between Arlington County and neighborhood households, and to help foster a sense of community through events like Neighborhood Day and the Halloween Parade. To the extent we succeed, our neighborhood can be a more satisfying place to live. The more you get involved, the closer we come to the “urban village” where friendship and solidarity between neighbors is the foundation of a strong community. Thank you for your dues (\$5 per year), which enable the civic association to continue working on your behalf, to pay for publishing this newsletter four times a year, and sponsoring the many activities listed here. An envelope for mailing in dues for the April '05 - March '06 dues period is attached to this newsletter. But the most important things you can do are to come to a meeting, or donate your time, talent and energy to HP-OK activities.

Bill Hemphill
President

HP-OK General Meeting — Wednesday, April 27

Reed School Multi-Purpose Room, 7:30pm

Residential Redevelopment/Lot Coverage, Neighborhood Conservation Projects, Westover Library Update

Lot Coverage Focus of “McMansion” Debate, April 27

A proposal to limit residential lot coverage, in the making for five years, will finally reach the Arlington County Board on May 7. HP-OK Civic Association will discuss the proposal at its April 27 General Meeting. Recent articles in the Washington Post have highlighted the “mansionization” phenomenon with headlines reading “As Massive Houses Prompt Protests, Arlington Proposes Limits.” New homes are invariably larger to take advantage of higher land values and homeowner desires for additional space. The biggest backlash comes from massive homes that are out of scale and incompatible with a neighborhood’s character. Other impacts include loss of trees, conversion of open space, and consequent problems with runoff into adjacent homes.

The Zoning Ordinance Review Committee (ZORC) proposal seeks to address these concerns by reducing lot coverage. Lot coverage is simply the ratio of the occupied area (buildings and driveways) to the total area of a lot. Under the current zoning ordinance, lot coverage can reach 56%. Most redevelopment by builders or homeowners occurs “by-right,” in other words, in compliance with the 56% requirement so that no variances or notice to the community are required. The ZORC proposal seeks to establish coverage limits that would still allow reasonably sized houses but protect neighborhoods from bulkier, visually jarring homes. It would reduce lot coverage in R-6 zoned areas (including HP-OK) to 40%. Another 3% coverage would be allowed for front porches to encourage this architectural style. Another 5% additional coverage would be allowed for detached garages located in rear yards. Thus, total lot coverage may reach 48%. Some features are totally exempt from the limits, including decks, on-ground patios, walkout steps, deck steps, stoops, and A/C units. Existing homes would be “grandfathered” into compliance with the new limits.

How would the new limits affect your home and your ability to add on? There would be no impact as long as the size (footprint) of your home, including the addition, does not exceed the proposed new maximum coverage limit. You can determine your lot coverage simply by measuring the footprint of your home, driveway, garage, and accessory building such as sheds, and dividing the total by your lot area. For example, if the footprint area is 2,400 sq.ft. and the total lot area is 6,000 sq. ft., your coverage would be equal to 40%. Obviously, these limits only go so far in preventing “McMansions.” Apart from encouraging front porches and rear garages, the lot coverage limitation would not require builders to design homes with architectural styles that are compatible with other neighborhood homes. However, it is an attempt to prevent the largest, out-of-scale construction from radically changing a neighborhood’s character.

Which Association is Official? Why Should I Care?

If you received a copy of this newsletter at your home, you live within the boundaries of Highland Park-Overlee Knolls (HP-OK) Civic Association. Notwithstanding the official Arlington neighborhood map, you may also have received newsletters from the Leeway-Overlee Civic Association. However, the correct boundaries are clear: HP-OK is the ONLY civic association recognized by Arlington County to represent the neighborhood. HP-OK Civic Association bylaws and boundaries are consistent with the County map, while Leeway-Overlee’s are not. See www.arlingtonva.us/departments/EnvironmentalServices/dot/planning/civmap/civiclst.htm and page 2 of this newsletter for the correct depiction of neighborhood boundaries.

Why are these boundaries important? Official neighborhood representation makes a big difference in how Arlington makes decisions that affect our quality of life. For example, HP-OK Civic Association represents you on

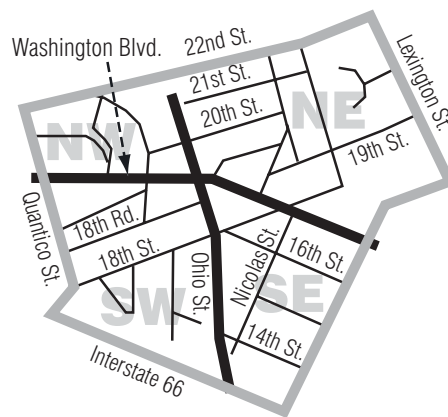
Highland Park – Overlee Knolls Civic Association Officers 2004-2005

Executive Committee

President: William Hemphill
 1516 North McKinley Road / 237-9528
 Vice President: Dennis Dineen
 1424 North McKinley Road / 538-2246
 Treasurer: Steve Rentner
 6122 Washington Boulevard / 533-0285
 Secretary: Jim Burkholder
 1321 North Powhatan Street / 536-6187
 Neighborhood Conservation Representative: Cliff
 McCreedy
 6204 North 18th Street / 538-4568

Neighborhood Quadrant Representatives

NW Quadrant Representative: Kate Kirkpatrick
 6136 North 22nd Street / 534-0103
 NE Quadrant Representative: Rosie McCabe
 5907 North 18th Street / 241-9412
 SE Quadrant Representative: Jeff McLellan
 1520 North McKinley Road / 624-0645
 SW Quadrant Representative: Bill Bissell
 1915 North Quantico Street / 237-1165
 NOTE: Washington Boulevard and Ohio Street divide the community into four quadrants. Quadrant representatives coordinate activities and issues in their respective areas.



Neighborhood E-mail List Keep up with community news and share your opinions with neighbors via e-mail on the HP-OK list serve. To join, send an email to hp-ok-subscribe@yahoogroups.com. Questions about the list? Send an e-mail to hp-ok-owner@yahoogroups.com

the countywide Neighborhood Conservation Advisory Committee (NC). HP-OK officers and residents work on these NC-funded projects that improve our streets, parks, and community assets. Every neighborhood is defined by location, location, location. The Highland Park – Overlee Knolls neighborhood includes, among many unique features, Parkhurst Park, Reed School/Westover Library, the historic Fostoria subdivision, I-66, and Washington Boulevard, all of which feature prominently in HP-OK Civic Association affairs. On the other hand, the Leeway neighborhood extends five blocks north of Lee Highway and east to George Mason Drive, with its own separate issues.

More than three years ago, the Arlington County Civic Federation rejected a proposal by Leeway – Overlee Civic Association to hold a neighborhood “plebiscite” on changing representation of the HP-OK neighborhood to Leeway – Overlee. We provide this notice to clarify any confusion about which civic association is officially recognized by Arlington County to represent the neighborhood known as Highland Park – Overlee Knolls. And we intend to continue cooperating cordially with all our adjacent civic associations on matters of mutual concern that straddle neighborhood boundaries.

Celebrate the Neighborhood, Saturday, May 21

HP-OK Neighborhood Day is coming back on Saturday, May 21. Expect fun, prizes, and action-packed activities for children of all ages. Once again, HP-OK Civic Association will bring back the Falls Church Fire Department with their popular ladder truck and safety demonstration, Arlington police department safety demonstration, games, food, and many surprises, in combination with the Children’s School Spring Fair. If you have a raffle item, an idea, or would like to volunteer, please call Barb McCreedy at (703) 538-4568 or barbmccreedy@aol.com. See you at

Reed School, 10am – 12pm on Saturday, May 21. (NOTE: This year’s HP-OK Neighborhood Day is occurring one week later than the countywide observance on May 14.)

Neighborhood Conservation Prioritization, April 27

Every six months, HP-OK and other neighborhoods must submit their prioritization of projects to the Neighborhood Conservation Advisory Committee (NCAC) for possible funding. At the HP-OK Civic Association April meeting, the neighborhood will consider two eligible projects, the North Ohio Street enhancement (Phase II), and the Parkhurst Park renovation. The NCAC has already approved the first phase (\$304,000 of estimated cost of \$607,400) of the Ohio Street project, which includes a center traffic median, streetlights, and other improvements. Parkhurst Park (aka “Horseshoe Park”) includes landscaping, play equipment, drainage and other improvements, with matching funding available from the Arlington Parks Department. Residents of the HP-OK neighborhood need not be paid members of the Civic Association to vote on NC issues. For more information on NC improvements, contact Cliff McCreedy at 703-538-4568 or cgmccreedy@aol.com

Donations for Yard Sale Requested

The Leeway - Overlee Civic Association will hold its annual Community Day and Yard Sale along the John Marshall Drive/Ohio Street greenway on Saturday, June 4th. HP-OK Civic Association will have a table to raise funds for HP-OK. If you are interested in donating items, contact Steve Renter at 703-533-0285 or SRENTNER0285@comcast.net.

Join HP-OK Civic Association

Name _____
 Address _____
 Phone _____ email _____
 Quadrant NW SW NE SE
 I am interested in volunteering for _____ committee.
 I am available to help distribute newsletters

Membership dues is \$5 per person.
 Attached is my dues payment for this year.
 Please make checks payable to **HP-OK Civic Association**.
 Please drop this form off at 6122 N. Washington Blvd.

Do you have an article or an idea for the newsletter?
 Email your contributions to president@hp-ok.org

Comments or suggestions for HP-OK activities:

