**Minutes of the Monthly Board Meeting**   
**of Seminary Hill Association, Inc.**

**June 14, 2001**

**The monthly meeting of Seminary Hill Association, Inc. was held on June 14, 2001 at the Immanuel Church-On-The-Hill, Alexandria, Virginia.**

**The following SHA officers were present:**

**Bill Dickinson, President Jack Sullivan, Treasurer**   
**R. Mark Quave, Secretary Frank Putzu, Area 8**   
**Nell Vetter, At Large Director Pat Liddy, Area 7**   
**Dick Hobson, Area 3 Dan Kelly, Area 4**   
**Dick Hayes, Area 5 Tom Kerester, Area 2**   
**Bill Coates, Area 9**

**Officers absent:**

**Joe Gerard, Vice President**   
**Lillian Patterson, Area 1**

**Bill Dickinson, President, called the meeting to order at 8:00 pm. Approximately 100 persons were present. Mr. Dickinson advised that non-members would have to leave the meeting following the presentations by the guest speakers to allow members and the Board to have an open and free flowing conversation and to conduct SHA business. This was so noted in the printed agenda.**

**Kenneth Kozloff, Vice President of INOVA Health System and Administrator of the INOVA Alexandria Hospital, and M. Brown, M.D, Emergency Room Department Head at INOVA Alexandria Hospital, made presentations on the need for a much-enlarged emergency room and more hospital rooms. The expansion would add 45,000 square feet to the hospital, add a new two-level parking garage and cost $54 million. The INOVA Health Systems Board of Trustees approved the plan in May 2001. Mr. Kozloff stated that the following steps would be taken: (1) obtain a certificate of need from the State, (2) obtain rezoning and a special use permit from the City by mid summer 2001, and (3) present their case in State and City public hearings in the Fall. The INOVA guests responded to questions and concerns from the audience, including an explanation from Bill Dickerson on the terms of the Special Use Permit of 1987. This permit, essentially an agreement between local residents and Alexandria Hospital, allowed the Hospital to relocate to the residential Seminary Hill location in 1987, but set restrictions on future growth. Mr. Dickerson said he would post the document on the SHA web site. Mr. Kozloff said that the hospital expansion plans were in compliance with the 1987 agreement.**

**Richard Baier, Director of Alexandria’s Transportation and Environmental Services, made a presentation on traffic and transportation issues facing our neighborhoods and the City. A task force composed of members selected by City Council has been formed to study an Eisenhower Connector option. The connector would connect Eisenhower Road to Duke Street. This connection was a condition set by the State in funding the construction of the Eisenhower exit on I-495. If the connector is not built, the City will need to reimburse the State for the construction costs of the exit, said Mr. Baier. The task force will re-examine some 15 options that had been considered in the past. One option is not to build the connector. On a different subject, Mr. Baier said that he is opposed to the construction of an HOV exit from I-395 to Seminary Road and has so advised the Virginia Department of Transportation (VDOT). He estimated that such an exit would increase daily traffic flow on that street by an estimated 2,000 cars. He further stated that VDOT prefers Seminary Road to the other options, Duke or King Streets, because it would cost less to construct.**

**Thomas Davis of 1601 Chapel Road addressed the SHA next, requesting that the association not oppose his request to the City to vacate him some land in front of this newly purchased house. The vacation is required, he said, in order to obtain the necessary FAR (floor-to-area ratio) for the construction of an addition to his house. Rick Baier presented the City’s rationale for opposing Mr. Davis’ request, i.e., the City generally does not vacate land to citizens as a rule, and such a vacation would negatively impact state maintenance funding for Chapel Road.**

**Non-SHA members vacated the SHA board meeting at the conclusion of Mr. Davis’ presentation.**

**The Board approved the Minutes from the May 2001 SHA Board Meeting.**

**There was no police report this meeting due to the absence of our liaison officer.**

**Jack Sullivan, Treasurer, reported that there is $4,280 in the SHA checking account and $4,980 in the SHA savings account. The Board approved the Treasurer’s report.**

**In the absence of any objection and due to the lateness of the hour, the Board agreed to dispense with the Area and Committee Reports.**

**Old Business:**

**Inova Hospital**

**Bill Dickinson directed the establishment of a SHA task force to objectively investigate the hospital expansion plans. Mr. Dickinson indicated that Joseph Fischer head a task force that would be composed of SHA Board Members Bill O’Neill, Jack Sullivan, Richard Hayes, and Nell Vetter, as well as several residents of the neighborhoods near the hospital who were not on the Board. The task force would report to the SHA Board by September 15, 2001. No motion was necessary given that establishing such a task force is the prerogative of the President.**

**Mr. Davis Vacation Request**

**The Board passed a motion to support the City’s position as expressed by Rich Baier.**

**Francis Hammond Parkway Development:**

**This concerns a re-subdivision of two lots now zoned R-12 into approximately equal sized lots on Francis Hammond Parkway, located at the end of Key Drive. Art Meushaw, the contract developer, proposes to construct two almost 5,000 sq. foot residences on these lots. The issue is that all the surrounding property lots are R-20 and on most are structures considerably smaller than are being proposed for the re-subdivided lots. Compatibility of these structures with the surrounding homes is the issue. The City’s staff report does not reveal how these lots ever came to be zoned R-12 – and oddity given the surrounding lots. Planning Commission must approve re-subdivision. Construction of the homes – albeit large – is not reviewable, provided that the builder adheres to lot setbacks, etc. The contractor has met with nearby neighbors twice.**

**Charles Ablard presented his view that the development in question may be stopped or delayed by the argument that a "water way" on the property should be subject to the Chesapeake Bay Protection Act (CBPA). The Board passed a motion to request the City to postpone the hearing on this development until further investigation could occur. This postponement would allow the immediate neighbors on Key Drive and SHA time to consider the practicality and ramifications of presenting the CBPA argument to the City and the developer.**

**Pornography Sites**

**Frank Putzu reported that the Mayor of Alexandria acknowledged receipt of the SHA letter. The letter requests that the City consider means to prohibit pornographic businesses in the vicinity of public schools. In his acknowledgement, the Mayor said he would have the City Attorney look into the SHA request.**

**Burke Library**

**Susan Dressner, head of Friends of Burke Library group, indicated that the City Librarian would provide Mr. Dickinson with a list of books needed for the library. The list will be placed onto the SHA web site. Mrs. Dressner is organizing a new Friends of Burke Library group.**

**Dartmouth Place Development**

**Occupancy Permits still have not been granted to Equity Homes, reported Richard Hobson. The Permits were withheld in response to citizen complaints, supported by SHA, that detailed landscaping and drainage problems.**

**New Business:**

**PTO Development**

**The Board passed a motion to correspond with the City in support of the Caryle-Eisenhower Civic Association. A draft letter to the City written by Mr. Dickinson was approved. The Caryle-Eisenhower Association is concerned that despite agreements with the City Council, LCOR, the PTO developer and operator, will not provide suitable amenities in the areas surrounding the new development.**

**The June Board Meeting was adjourned at 10:45 pm.**

**Respectfully Submitted:**   
**R. Mark Quave, Secretary**