

**Seminary Hill Association
Board of Directors Minutes**

January 14, 2004

The following Officers and Directors were present:

Frank Putzu, President
Joe Gerard, Vice President
Cindy Gurne, Communications Officer
Laura Vetter (for Maggie Melson) Episcopal High School and Secretary
Tom Kerester, Area 2
Richard Hobson, Area 3
Dick Hayes, Area 5
Carol Maxwell, Area 6
Area 8
Charles Ablard, At-Large

Administrative Matters

Treasurer's Report

Jack Sullivan not present to report.

Frank Putzu reported \$4544 increase in account balance since annual meeting.

\$7921.61 checking

\$13, 872.26 savings

\$21,794.21 total cash on hand

Accounts will be consolidated and moved to Burke & Herbert.

Motion to accept report. Motion carried.

Police Report

Sergeant Bartlett reported crime down in the city. Nothing new to report regarding Lynn House fire or Nancy Dunning murder.

Area Reports

Area 1:

Lillian Patterson not present to report.

Area 2:

Tom Kerester reported concerns workers of a developer on Kingston using abusive language, etc.

Area 3:

Dick Hobson reported Quaker View deferred on Jan 6. planning commission meeting. Cooper Dawson property on the agenda. Equity Homes problem obtaining enforcement of plantings and fence as required.

Area 4:

Cindy Gurne reported that a cul-de-sac off Duke Street would like to join SHA. Cindy Gurne reported that she is concerned about the tree removal on Fort Williams Parkway.

Mr. Smucker expressed concern about speeding by St. Stephen's students at Fort Williams and Tupelo. Cindy Gurne stated that the police do not have the resources for enforcement. She has pursued other measures for traffic calming. It was stated that St. Stephen's/St. Agnes School is very responsive when complaints are issued regarding speeding.

Area 5:

Dick Hayes not present to report.

Area 6:

Carol Maxwell not present to report.

Area 7:

Pat Liddy not present to report.

Area 8:

Don Fullerton reported a meeting will be held about building two additional homes at Buzzards Gap.

Frank reported on discussions with the Principal of Hammond MS regarding parking concerns due to churches using the school facilities outside of school hours. The school will encourage parking on school property by opening access from the school's back parking lot. The principal of Hammond MS is an SHA member.

Area 9:

Bob Coulter reported a resident has been in communication with VA Dominion Power regarding restoration of power after last fall's hurricane. VA Dominion Power would be willing to make a presentation before SHA. Dick Hobson reported deregulation issues are before this session of the VA Assembly with consumer concerns about deregulation in mind.

Bob Coulter also mentioned traffic calming, which will be discussed as an agenda item.

Virginia Theological Seminary:

Mary Lewis Hix not present to report.

Episcopal High School:

Laura Vetter reported nothing new to report. Frank Putzu mentioned city concerns about open space.

Cooper Dawson Property

Dick Hobson reported. Mr. Tate of Alexandria Planning, Duncan Blair and Bob Calhoun were welcomed. The plan calls for an outlot subdivision. A SUP is required for the two new lots to be built. A SUP is required because the lots will not be accessible by existing streets. The proposed subdivision is consistent with the existing neighborhood and efforts have been made to preserve trees. Penalties will imposed, if designated trees are lost. The two new houses will be behind the existing house. An eighty foot conservation easement on the front of the property has been proposed. A plaque will installed recognizing a visit by Robert E. Lee to the property. RJ Keller of the civil engineering firm for the developer.

Duncan Blair reported on the conservation easement and storm water. A discussion of the road ensued. The road will remain a private road according to Duncan Blair. The road will be widened to 22 feet (18 feet paved) to accommodate emergency vehicles. No parking will be allowed on the road. The homeowners will continue to be responsible for snow removal. Judy Henrickson (151 N. Quaker Lane) expressed concerns about the maintenance of the berm area, such as mowing the slope. Supposedly, Cooper Dawson had an informal arrangement for the city to maintain the berm.

Frank Putzu suggested that we be proactive and address these issues (i.e. berm maintenance) in an SUP.

The builder speculated that the new houses will sell for between \$1 and 2 million.

Jim Henriksen (151 Quaker Lane) expressed concern about conservation easements.

Duncan Blair said that the existing house will be renovated an addition will be made to the rear of the house.

Dick Hobson and Jack Sullivan met with Mr. Tate about the development a few months ago. Dick Hobson said this would be a by-right development, if not for the road. Dick Hobson does not foresee issues of concern with this development with exception of the road.

Dick Hobson moved that the chair appoint a committee to investigate potential issues and the conservation easement. Motioned seconded.

Ms. Diane Kain from Quaker Village expressed concerns with the underground springs in the area. According to the builder, the storm water will intercepted and piped to Quaker Lane to address surface run off. The homes will have full basements.

Dick Hobson's motion carried.

Barbara Hoffar expressed concern that builder should assume responsibility, since it is not clear who owns the road.

2nd Presbyterian Church/Open Space

Frank reported a call from Andrew MacDonald about a community meeting with Eileen Fogarty. Frank said SHA would be interested. Plan calls for eight homes and open space tax credits on the corner. At last night's meeting, Del Peper made a motion that a report be issued about the city's dealing with 2nd Presbyterian property and open space and the failure to pursue purchasing the property. Frank reported on the status of the open space fund. The \$1.6 million balance (was a projected, rather than an actual figure) from the old open space fund was zeroed out by the previous city council. Frank wants to push the city to dedicate some of the open space fund money to buy some of the property. Frank does not think the hydrological issues will stop the development. Board discussion

ensued about making sure competent studies are completed of the relevant issues (i.e. Traffic and hydraulics) with comments from Don Fullerton and Cindy Gurne. The developer wants to make a presentation to SHA or to a community meeting. Judy Durand criticized SHA for not taking a stronger stand against this developer. Frank Putzu explained that this is a by-right development and therefore our basis to oppose this development is limited. Dave Cavanaugh asked if SHA has taken position about the \$1.6 million open space money. Joe Gerard made a resolution for maintaining maximum open space and an independent hydrological study. This motion was seconded and passed. Dick Hobson abstained.

TC Williams Renovation

Frank Putzu reported the renovation has passed the planning commission. Field maintenance will be the responsibility of The Parks and Recreation Department. The Parks and Recreation Department balked at the requirements, but is required to meet the requirements. (See Lillian Paterson's email.)

Winkler Center

A community meeting will be held on Tuesday night. Bob Coulter recused himself. SHA does not take a position on this issue. Randy Kell of Winkler reported that the parking should be adequate for the new buildings. Randy Kell was concerned about what he perceived as inaccuracies in the letter from SHA to the membership on the Winkler development.

Randy Kell reported on the proposal to add a left turn lane from Seminary Road to Beauregard Southbound. He also stated that left turn movement into the hotel from I-395 will be prohibited. Such traffic must turn left into the hotel via Beauregard Street.

Traffic Calming

Bill Robinson reported on the Janney's Lane traffic calming meeting. The proposal calls for a raised, 2 inch red median and bulb-outs. Speed cushions or speed tables are not an option. Speeding on Janney's is acknowledged to be a problem, but SHA has concerns about the current proposal. The next step is for the neighborhood to initiate a petition for traffic calming. Bill Robinson does not think a petition will pass.

Parking Near Hammond School

All Sports Facility

Frank reported Rob Krupricka proposed an all sports facility near the Monroe Avenue bridge or in the Eisenhower Avenue and Van Dorn Street area. The All Sports facility is not proposed for the SHA area.

PTO Tunnel

Frank reported on last night's city council meeting. The certificates of occupancy will be issued for the next few buildings, but the situation will be revisited in June. The city manager, Phil Sunderland, no longer has the authority to negotiate directly with the developer on this issue. Future negotiations will include two city council members and the city manager. City council chose not to pursue the issue of the city manager's

insubordination and lack of authority to negotiate with the developer. Joe Gerard pointed out that this issue demonstrates the city's lack of oversight and enforcement of SUPs.

Dick Hobson reported that the Woodrow Wilson Bridge settlement design plan will include a connection between the Beltway West bound lanes and Eisenhower Avenue. The connection will be built in 2008. He also reported on a plan to induce people to take public transportation through the construction zone by paying \$50 a month to get people out of their cars. SHA had pressed for a full clover leaf connection between the Beltway and the Eisenhower Valley, as opposed to the proposed limited one way configuration

Adjournment

There being no further business, the meeting adjourned at 9:45 PM.

Respectfully Submitted,
Laura F. Vetter, Secretary