

**Seminary Hill Association, Inc.
Board of Directors Minutes,**

December 9, 2003

The following SHA 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
Lillian S. Patterson, Area 1
Tom Kerester, Area 2
Richard Hobson, Area 3
Jack Hersey, Area 4
Dick Hayes, Area 5
Pat Liddy, Area 7
Bob Coulter, Area 9
Bruce McCarthy, At- Large
Nell Vetter, At-Large
Charles Ablard, At-Large
Joe Fischer, At-Large
Mary Lewis Hix, Virginia Theological Seminary
Bill Dickinson, Past President

Administrative Matters

Jack Hersey nominated by Dick Hobson as Area 4 Rep.

Treasurer's Report

Jack Sullivan not present to report.
Frank Putzu reported that the annual meeting resulted in a significant number of new memberships.

Police Report

Sergeant Bartlett reported.
Sergeant Bartlett had no more to report about the Nancy Dunning murder beyond what has appeared in the Post.
Lynn House fire being investigated by the Arson Task Force. Sergeant Bartlett made suggestions for protecting our homes from arson (i.e.. motion lights).
Cindy Gurne inquired about about frequency of car accidents on Duke Street.

Area Reports

Area 1: TC Williams HS planning commission meeting scheduled for January 6.
Projected completion 2007. Concerns that an Arlington HS renovation cost \$40 million

less for a comparable project. Lillian Patterson to follow-up. Hammond MS renovation concerns discussed. Hammond MS back on track for completion

Area 2: Tom Kerester reported no new activity.

Area 3: Dick Hobson reported on the Quaker Ridge (on Duke Street across from Sunrise) townhouse development. Dick Hobson successfully gathered enough signatures from the neighbors surrounding the proposed development that a super majority was required for the development to proceed. City council approved the development 6-1, despite the super majority petition.

Quaker View (at corner of Quaker Lane and Duke Street) scheduled for Planning Commission on January 6.

Gregory Tate of Alexandria Department of Planing and Zoning present.

Battery Heights clean-up opportunity discussed raised by Bill Dickinson. Cindy Gurne will support effort to publicize the event.

Area 4: Jack Hersey reported no new activity.

Area 5: Dick Hayes reported no new activity.

Area 6: Carol Maxwell not present to report.

Area 7: Pat Liddy reported Lynn House assumed leadership in pulling together neighbors to learn about how to protect against arson. Lynn House confirmed to be related to the series of arson attacks.

Area 9: Bob Coulter reported no new activity.

Episcopal High School: Laura Vetter reported no new activity.

Virginia Theological Seminary: Mary Hix reported no new activity.

Mark Center/Winkler

Dick Hobson recused himself from this issue because his firm represents the Mark Winkler company.

A presentation was made by Randy Kell of the Mark Winkler Company.

Randy Kell began with a history of the Mark Center. Mark Winkler bought 350 acres in the 1930's and 40's for mixed use development. The property has always been zoned and planned for mixed use development. Until 1993, the property was zoned for highest density level allowed in the city of Alexandria. In 1992, Coordinated Development District zone was assigned to the property, resulting in down zoning of the property to 2 FAR. One site left is left for development on Seminary Road, which is the development in question (called Plaza 1). A plan was approved in 1997, which allowed for the construction of two 18 story buildings. The Winkler Center's client requests four smaller buildings, with same the same density levels. The 1997 plan calls for

transportation improvements as required by the city, including a clover leaf at Seminary Road and Beauregard, but this plan faces local opposition. On the other hand, according to Randy Kell, community consensus supports adding turn lane from Westbound Seminary onto Beauregard and adding a left turn lane onto Beauregard southbound into the Mark Center. Randy Kell stated that these changes should absorb all additional traffic at full build out. Randy Kell mentioned the proposed fly over into the Mark Center, which city requested. Randy Kell believed that this is not approvable. He stated that the city lost interest in fly over after studying the issue. According to Kell, Mark Center traffic is primarily direct from I-395. Therefore, traffic to the Mark Center does not cut through neighborhoods. Questions were posed by SHA members regarding the following issues: pedestrians, lane movement continuing West on Seminary Road, transportation within Mark Center (i.e.. pedestrian overpasses). According to Kell, the existing lanes will be narrowed at the city's request to 11 or 11.5 feet for pedestrian safety to create a pedestrian haven.

The Winkler Center will be adding pedestrian crosswalks with the current plan.

Cindy Gurne complimented the Winkler Company for its development.

Board Discussion ensued.

Tom Culpepper of the City of Alexandria Transportation and Environmental Service stated that the city places a high priority on a pedestrian refuge. He also said that a straight through lane on Westbound Seminary Road without merge is not possible. Bill Dickinson inquired about Fairfax County's plans for Skyline. Fairfax County has none. Concerns were expressed by Judy Durand for the three dedicated turn lanes.

Frank Putzu praised the Winkler Company, but expressed concerns about the three left turn lanes from Seminary West onto Beauregard Southbound. Cindy Gurne suggested an incremental approach. Randy Kell said an incremental approach is not feasible. Joe Gerard suggested that the city defer this issue for further review. Randy Kell wants to proceed in January and offered additional meetings to discuss SHA concerns. Frank Putzu said that SHA is not prepared to take a stand on this issue. Frank Putzu will prepare a letter expressing SHA's concerns, but stating that SHA is neutral and commending Winkler for being a good neighbor. Joe Gerard made a motion that Frank Putzu prepare the letter. Bill Dickinson amended the motion so that the letter be circulated among SHA first. Bill Dickinson's amendment passed.

The Mark Center plan is scheduled for the January 6 Planning Commission and the January 20 City Council meeting.

Transportation Commission

Bill Dickinson reported that the Transportation Commission appeared on the City Council Docket without hearings, but was later removed from the docket. The city has proposed a Transportation Commission task force composed of two City Council members, two Planning Commission representatives and Katie Kennedy of the Federation of Civic Associations to consider whether a Transportation Commission should be formed. Bill Dickinson believes that a Transportation Commission should be under the Planning Commission. Rob Krupricka agrees. Concerns were expressed that this new commission would separate transportation from planning. Bill Dickinson is

comfortable with the people appointed to the task force. The first meeting is scheduled for _____.

Infill Studies

Frank Putzu will gather more information about this issue and circulate it to the board.

Open Space plan/fund

The open space should accumulate \$2 million this year. \$200,000 was transferred from the, previously accumulated, \$1.8 million open space fund for recreation center renovations and the balance of \$1.6 million has been zeroed out.

Update on 2nd Presbyterian Church

Frank Putzu proposed slowing down the 2nd Presbyterian Church property development process until the Infill Study is complete and the unaccounted \$1.6 million open space fund is settled. Frank Putzu also called for an independent assessment of the water issues. Cindy Gurne stated that she wants to see this issue proceed and is against pursuing delay after delay. Bill Dickinson is on the city's Open Space Committee and will learn more about the Open Space Fund at their next meeting. The \$1.6 million may be available to purchase some of the 2nd Presbyterian Church property for open space. Judy Durand (1431 Janney's Lane) expressed concerns about water issues related to 2nd Presbyterian property. Discussion of the possibility of underground streams ensued. Frank Putzu motioned that Bill Dickinson be authorized to represent SHA at the upcoming Open Space Fund Meeting and that Bill Dickinson request money to purchase open space at 2nd Presbyterian property. The motion passed. Joe Gerard motioned Frank write a letter expressing water concerns and calling for independent hydraulic study. This motion passed.

PTO Pedestrian Tunnel

Certificate Occupancy issued despite lack of tunnel. City Manager relinquished the City's right to deny future certificates of occupancy, if the developer fails to meet pedestrian tunnel benchmarks.

Motion for Frank Putzu to write a letter to the City Council calling for an investigation - Motion passed.

Traffic Calming and Janney's Lane Update

Chicanes on Janney's Lane are a dead issue according to Judy Durand. Concerns were expressed about the relationship between traffic calming and a future Eisenhower Connector. Frank Putzu wants an SHA representative at the January 14 meeting with Paul DeMayo to discuss traffic calming on Janneys Lane.

Quaker Ridge

Dick Hobson reported that the petition opposing rezoning went to City Council. City Council voted 6-1 in favor of the rezoning for a townhouse development. Only Andrew MacDonald voted against the rezoning.

Nancy Dunning Fund

Bill Dickinson added this issue to the agenda. Bill Dickinson proposed SHA make a \$1000 donation to the fund. If the funds go unused, the \$1000 would go to three local charities: the Alexandria Scholarship Fund, Catholic Charities for local Alexandria causes, and Bill Dickinson could not remember the 3rd group. Dick Hayes opposed. Joe Gerard opposed, but encouraged personal donations to the fund.

Adjournment

There being no further business, the meeting adjourned at 10:25 PM.

Respectfully submitted,
Laura F. Vetter, Secretary