

**Seminary Hill Association
Board of Directors Minutes**

February 11, 2004

The following Officers and Directors were present:

Frank Putzu, 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
Pat Lidy, Area 7
Don Fullerton, Area 8
Bob Coulter, Area 9
Nell Vetter, At-Large
Joe Fischer, At-Large
Mary Lewis Hix, Virginia Theological Seminary
Bill Dickinson, Past President

January 2004 minutes approved with Dick Hobson's changes.

Treasurer's Report

Executive Committee approved moving account from BB&T to Burke & Herbert.
Account will be consolidated
Jack Sullivan reported
\$21,216.34 total cash on hand
Approximately \$200 to be deposited.
Motion to accept report. Motion carried

Police Report

Sargeant Bartlett reported crime down 12%. Nancy Dunning case reward capped at \$100,000.

Area Reports

Area 1:

Lillian Patterson not present to report.

Area 2:

Tom Kerester not present to report.

Area 3:

Dick Hobson reported on the Quaker View application, which is on the Planning Commission docket for March. Cooper Dawson property and Quaker View developments are on the agenda.

Area 4:

Cindy Gurne reported.

Area 5:

Dick Hayes reported nothing new to report.

Area 6:

Carol Maxwell not present to report.

Area 7:

Pat Liddy reported on a neighborhood meeting at Lynn House to discuss crime. According to Liddy, the meeting served as a good community building exercise

Area 8:

Dan Fullerton reported

Area 9:

Bob Coulter reported on traffic calming, which is on the agenda

Virginia Theological Seminary:

Mary Lewis Hix reported nothing new to report.

Episcopal High School:

Laura Vetter reported nothing new to report.

2nd Presbyterian Property

A community meeting will be held on Feb 25 at Bishop Ireton School at 7:30PM.

Joe Fischer prepared fact sheet about the property.

A formal application has been filed with the city.

The application will go before the April 6 Planning Commission meeting.

SHA will take a position at its March meeting.

Jim Perry of Elm Street Development made a presentation about the proposed development.

Facts about property are available on the fact sheet.

8 lots proposed

The existing structures will be razed.

There will be a public park of just over one acre for open space on the corner of Janneys and Quaker Lanes.

There will be single access from Janneys Lane at the existing Janney's Lane access.

The fronts of the houses will be visible from the street.

The traffic studies project less rush traffic compared to current use.

21 existing large trees will be retained. 2 historic large oaks will also be preserved.

19th century artifacts were found during the archeological study.

Storm water runoff will decrease because the impervious surface will be decreased by proposed development.

The groundwater geotechnical investigation showed a layer of clay. The water will be drained into a storm drain system, which should decrease ground water.

This is a by-right application, which does not require rezoning or SUP.

Question and Answer Session:

Frank Putzu asked if a staff report will be prepared. Yes, a staff report will be prepared.

Jo Ann asked for specifics about traffic volume and stacking distance between Janney's Lane access and Quaker Lane.

No parking facilities will be available at the park.

The street will be public with parking.

No pedestrian access to Cathedral, but developer is not opposed to providing access.

57 existing trees - 21 will remain.

There will be no recontouring of the grade line.

One person asked, if any thought had been given to restoring the existing house. The developer said that the house is in a significant state of disrepair. Questioner suggested that the house may be older than 1910, but two independent sources reported that the house is not older than 1910 according to the developer.

Judy Durand challenged the claim that traffic would be improved. She also challenged the quality of the open space.

Frank Putzu requested to see a copy of the traffic study.

Jim Perry responded that the corner of Janneys and Quaker Lanes feels like open space and defended the traffic study.

Bob Coulter asked about the house structures. According to the developers, they will be 2 stories of 5-6,000 square feet. Brick and stone on all four sides.

41 children are currently enrolled in the daycare center. There was disagreement about whether the daycare center uses the bus to bring the children to and from the daycare center.

Judy Durand expressed concerns about turning left from Janneys onto Quaker Lane.

Jo Ann asked about garage size. The houses will have 3 car garages.

There will be a different facade for each house.

Bill Dickinson expressed concern about the sight line at Quaker and Janneys in relation to the vegetation at corner.

The Alexandria Fire Department has been supplied with a report on fire hydrant coverage.

Discussion ensued.

Joe Fisher created a fact sheet on this property and the proposed development.

Bill Dickinson's point about access to Cathedral was pursued with a representative from Cathedral. The representative from Cathedral does not think pedestrian access is necessary.

Cindy Gurne commented on the fact sheet saying that the water issues need to be further explored.

Judy Durand strongly objected the fact sheet calling it "pro-development." She specifically challenged the water and traffic issues.

Jack Sullivan motioned to approve SHA's 2nd Presbyterian Fact sheet and to send it to the SHA membership. Bruce McCarthy opposed. Dick Hobson abstained. The motion passed.

Judy Durand made an out of order statement criticizing the Seminary Hill Association.

Buzzard Gap

2 houses are currently under construction. 2 more houses are proposed for the development. Don Fullerton reported on the community meeting on this subject. Some neighbors expressed concerns about the water issues. The city says there should be less water runoff because the water will be captured from the roofs of the houses.

Bill Dickinson commented that engineers for developers have studied the water issues. Bill Dickinson said the neighbors he spoke with seem pleased with how the water and open space issues have been addressed.

A total of 4 houses will be built on 4 acres.

Dick Hobson asked about access. The access will be from the north from Pickett Street. The application goes before council on the 23rd.

Cooper Dawson Property

Dick Hobson reported on the application to the Planning Commission to add 2 homes, which will be accessed from the existing private street, thus requiring a SUP. There were no objections from the planning commission. Dick Hobson represented SHA and wrote a letter, regarding conservation easement and maintenance of the road. The plan to allow the existing homeowners to join the homeowners association was not accepted by the Planning Commission.

Quaker View

Dick Hobson reported on a meeting between Ducnan Blair, city staff and Quaker Village homeowners. Dick suggested access only from the East. If not possible Dick recommends condemning the easement.

Egress from the east may change SHA's position. 8 townhouses are proposed.

SHA opposes the current application. SHA may reconsider this position, if access is only allowed from the east.

Cindy Gurne asked about appearance from Quaker Lane.

The proposal to remove the easement is dead.

Traffic Calming

\$90K is available for traffic calming on Janney's Lane.

Bill Robinson reported on the recent meetings about this subject.

Bulbouts cost about \$5000 each.

The median strips will be red.

60 concerned families, meaning their houses are only accessible by Janneys Lane, (65% of families must approve) for this to go forward.

Dick Hobson made the point that this is a real safety concern around MacArthur School. He is not sure whether this proposal would help or hurt.

Jo Ann calls this proposal visual pollution and would rather see more enforcement.

Discussion of the letter from Clover Park residents to increase speeding fine on Janneys to \$200.

Joe Fisher made the point that there are other areas of greater concern, such as Quaker Lane.

Bob Coulter said that the City of Alexandria has decided not to work on enforcement.

Discussion of traffic calming versus enforcement ensued.

Frank Putzu will draft a letter to the city requesting greater police presence on Janneys Lane and that the digital read-out signs be rotated onto Janneys Lane.

Bob Coulter reported on traffic calming on St. Stephens. The previously scheduled TE&S meeting was snowed out and has been rescheduled for Feb. 23rd.

Transportation Commission

Bill Dickinson reported on the proposal to establish a Transportation Commission, which would serve a parallel function to the Planning Commission. The Transportation Commission would be primarily staffed by traffic engineers, who represent developers.

Del Peper was adamant that Transportation Commission not be a stand alone committee.

The Transportation Commission will be a subgroup of the Planning Commission. Bill Dickinson favors this structure to address larger traffic issues i.e. public transportation and regional traffic issues.

Dick Hobson mentioned that the Federation of Civic Associations opposes it, but the issue is being reconsidered.

Frank Putzu feels that the critical issue is the composition of the commission.

Bill Dickinson agrees that it should be citizen driven.

Cindy Gurne proposed recruiting the SHA members who have expressed interest in traffic issues to get involved.

2900 Business Center Proposal

The City of Alexandria plans to purchase 43 acres of land behind Generous Georges at Roth Street for \$6 million for city office buildings or a sports complex. Del Peper asked Phil Sunderland, if this land is being purchased with intentions to build a connector road. Phil Sunderland said no. Frank will pursue a covenant that none of the land from the purchase of this property will be used for connector.

SUP Process

Frank reported that City Council has asked for the City Manager's thoughts on how the city can better enforce SUPs. The City Manager proposed increasing the fines from \$100 to \$500 and that there should be no public hearing if an agreement or understanding is reached between the City Manager and developer. Frank Putzu is concerned that the problems with the PTO Tunnel would not have become public knowledge, if City Manager's plan were implemented. Frank wants more teeth in this proposal. A discussion ensued of past SUP violations.

Frank will develop a position paper on the SUP process and circulate it to the board.
Jack Sullivan made point that SUPs should only be granted, because there is a greater good for the community.

Open Space

Bill Dickinson reported on the work of the Open Space Committee's (not affiliated with SHA) identification of properties of open space, which are at risk for development.

Dick Hobson reported on the annual report. Dick Hobson has it in the process.

Frank Putzu has been notified that assessments will increase 18.5% city wide. 25% on Seminary Hill.

Adjournment

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

Respectfully Submitted,
Laura F. Vetter, Secretary