

**Seminary Hill Association  
Board of Directors Minutes**

June 16, 2004

The following Officers and Directors were present:

Frank Putzu, President  
Joe Gerard, Vice President  
Jack Sullivan, Treasurer  
Cindy Gurne, Communications Officer  
Laura Vetter (for Maggie Melson) Episcopal High School and Secretary  
Tom Kerester, Area 2  
Richard Hobson, Area 3  
Jack Hersey, Area 4  
Dick Hayes, Area 5  
Pat Lidy, Area 7  
Don Fullerton Area 8  
Bob Coulter, Area 9  
Bruce McCarthy, At-Large  
Charles Ablard, At-Large  
Joe Fischer, At-Large  
Mary Lewis Hix, Virginia Theological Seminary  
Bill Dickinson, Past President

**May Minutes**

May minutes approved with changes.

**Treasurer's Report**

Jack Sullivan reported \$20,845.70. One new \$20 membership last month. Jack discussed new bill for website support for \$95.20. Cindy Gurne clarified the bill and said that the services had been provided. The bill will be paid.

**Police Report**

Sargeant Bartlett not present to report. Report on robberies in Alexandria from Dick Hayes, particularly in old town.

**Area Reports**

Area 1:

Lillian Patterson not present. According to Frank she is preparing a report for August about the TC Williams High School renovation.

Area 2:

Tom Kerester reported on the local real estate market.

Area 3:

Dick Hobson reported Quaker View on the agenda

Area 4:

Cindy Gunne raised the issue on finding a new Area 4 representative. Bob Coulter suggested Mr. Lent. Jack Hersey will be asked to resign. Bill Dickinson commended Cindy Gunne for clean-up work on Saturday at Battery Heights. Colonial Heights sent a letter to neighbors, because their parking lot is being paved and the residents will need to park on Fort Williams Parkway. The neighbors were initially gracious, but Cindy Gunne feels that the residents on Fort Williams Parkway were taken advantage of. Frank suggested that SHA contact the head of the Colonial Heights Association about this issue. Bill Dickinson suggested talking to someone on city staff to explore the available options. Frank Putzu will contact Alex Duvres of Colonial Heights. Cindy reported on new CERTS trained volunteers.

Area 5:

Dick Hayes reported Wilson University is on the market and under contract. According to Bill, the various owners have attempted to add an additional house on the site.

Area 6:

Carol Maxwell not present to report.

Area 7:

Pat Liddy reported Ivor Lane on agenda.

Area 8:

Don Fullerton reported cabs are parking on Pickett Street again in the areas without restrictions, because the apartment complex does not residents to park their cabs in the apartment parking lot. Solicitors are coming through the neighborhood. Bill Dickinson raised the issue of street solicitors at Quaker Lane and Braddock Road and King Street intersection. The principal of Hammond Middle School notifies Frank Putzu, when there will be a parking issue at Hammond Middle School. The issue stems mostly from churches renting the school facility. Someone asked what is the rental fee for Hammond Middle School. It appears that the church has outgrown the facility. The traffic light in front of Hammond Middle School is not working.

Area 9:

Bob Coulter reported Fort Williams and St. Stephen's traffic calming data collection is complete. Cindy Gunne asked about the Seminary Ridge yard sale and combining a Seminary Ridge and SHA yard sale next year.

Virginia Theological Seminary:

Mary Lewis Hix reported nothing new to report.

Episcopal High School:

Laura Vetter reported nothing new to report.

### **Alexandria Hospital Expansion**

Jack Sullivan reported that the garage has been built, but the rest of the expansion is on hold. The hospital vetted a new plan with the neighbors on May 18 for a \$40 million. Cardiology and Radiology expansion. The emergency room and surgery center will be expanded. The psychiatric unit will be reduced to a single room and bed. Only half of the previously approved FAR will be used and the footprint will not be expanded as much as previously approved. Jack Sullivan is comfortable with this. There were no objections from the neighbors. The helicopter pad will remain on the ground and the 40 critical care beds will not be added. The old plan was not pursued, because they could not raise the money. The hospital thinks that this revised plan will not require a new SUP.

### **Historical Properties**

Charles Ablard reported that a partial \$7500 grant application has been approved. Frank Putzu says that someone has prepared a book about the history of the Cooper Dawson property. Cindy Gurne would like to publicize SHA's successful pursuit of this grant. Bill Dickinson reported that North Ridge prepared a book about the history of their community. Discussion ensued of depositing the grant money in a separate account.

### **Open Space Policy Issues**

On June 21 there will be meeting and report of the open space steering committee prior to the June 22 vote.

### **Quaker View**

Bill Dickinson said that this site was not identified on the Open Space Committee's list, but he said that does not mean that this property could not be added to the open space list. Dick Hobson suggested that SHA contact the Open Space Committee by June 21. He also suggested consulting with the church. Bill Dickinson said that a portion of the open space fund will be set aside specifically for pocket parks. Frank Putzu will draft a letter stating that SHA voted for the city to purchase this site for open space acquisition for a pocket park with historical interpretation. Bill Dickinson mentioned the historical vistas from this site, so he suggested an interpretive site. Jack Sullivan explained that the process for resolving the differing opinions on the value of the property in response to Laura Vetter's question about determining fair market value in cases such as this one.

## **Ivor Lane**

Frank Putzu's draft letter on this issue was circulated with the minutes. The Ivor Lane plan has been deferred. Pat Lidy reported that 2 developers would like to build homes, which requires subdividing the lot, but this plan has been deferred. Bill Dickinson revised Frank Putzu's letter based on this deferral. Frank asked Bill about an open space acquisition (4500 Braddock Road) item on the docket of the upcoming city council meeting. According to Bill this potential acquisition is the buffer area (6-7 acres) of the Seminary Hill Apartments. According to Bill Dickinson, the neighborhood insists that the city develop a plan for this site and not just leave it as is. Ivor Lane would have to be widened, if the Ivor Lane lots are to be subdivided. The Seminary Forest Apartments are 40 years old and are not very attractive and are attracting lower end renters and therefore adolescents from the apartments are hanging out in the buffer area and the police have had to respond to incidents. Bill Dickinson says that the goal is to implement a plan to put in a trail and park, because the current situation is not acceptable. Dick Hobson raised the issue that Bill's plan could accelerate pace of development. Dick Hobson believes that Bill's plan is appropriate land use, but could have unforeseen consequences for the neighbors. Don Fullerton expressed concern about a potential road between Braddock and Seminary Road by endorsing this plan. Don Fullerton opposes the letter. The proposed road was removed from the city maps, due to SHA. Bill Dickinson suggested that we explicitly state that there be no connection for motor vehicle traffic. Don Fullerton's concern is that such a plan from the city could accelerate development. Joe Gerard suggested that we identify the issues of greatest concern on this matter. Pat Lidy hopes that such a plan would eliminate the negative activities going on in this site. Dick Hobson suggested an SHA sponsored neighborhood meeting on this issue. There are concerns that the Seminary Forest Apartments buffer zone may be restricted from future development. Bill Dickinson said that according to the city, there are no restrictions on use of the Seminary Forest Buffer zone. Discussion of the letter ensued. Bill Dickinson suggested that SHA need not take a position particularly, if the 6-7 acres are purchased. Dick Hobson suggested contacting Eileen Fogarty about city staff researching potential restrictions on the Seminary Hill Apartments buffer zone, so the letter will be written by Don Fullerton. Frank Putzu would like to receive the letter by COB Friday to forward to the city. Bill Dickinson feels that this letter should go out soon.

## **Second Presbyterian Update**

Frank discussed a potential conflict of interest based on his role on ASG. Should a conflict arise, Frank will represent SHA and Frank completely supports SHA's position. Frank sent an email to the board clarifying this today.

An appeal of the site plan is set for a vote on June 22 based on Judy Durand's concern about storm water.

According to Bill Dickinson, the biggest issue presented by ASG is that the city is obligated to purchase this property by adopting the open space plan. Bill is concerned about the differing positions between ASG and SHA. The city has concluded that this

plan will not aggravate storm water issues. Bill Dickinson wants Frank to disinvolve himself with ASG on this issue. Joe Gerard made the point that SHA has successfully partnered with ASG in the past. Frank intends to recuse himself from ASG on this issue. Don Fullerton raised the point of who should sign the current letter to the mayor on this issue. Bill Dickinson said that SHA's ideal of the city buying an additional lot is dead. Bill has stated that the SHA position is consistent with the city's open space plan. Bob Coulter raised concern there may be confusion over SHA's position. Frank contacted all the members of city council to clarify SHA's position. Judy Durand did engage an engineer to study the water issues related to this site. Bill believes that this development will improve water issues. Joyce Woodson proposed a five year bond to address any water issues that may develop as result of the development. There was also a suggestion at the city council meeting to replace any lost trees with comparably sized trees. Also, concerns were raised about maintenance of the open space on the corner. Additionally, the residents on Cathedral want the manse (the existing home) torn down immediately. This development is consistent with the open space plan. Bill Dickinson shared the points that he made on this issue at the last City Council Meeting and the board accepted them. The Lubbovich Synagogue, which currently meets at the corner of Seminary Road and Howard Steet, is interested in purchasing the property. The synagogue's purchase seems like a long shot according to Frank Putzu. Motion to table Frank Putzu's letter. The motion passed.

## **General Open Space Issues**

### **Open Space Steering Committee**

#### **Bond Issues**

City Council deferred this issue until the fall. According to Frank Putzu, SHA needs to start thinking about how much SHA would support issuing open space bonds. Bill Dickinson believes \$15 million in bonds is plenty.

#### **SHA Executive Board Meeting**

Cindy Gurne sent out an email about holding an executive board meeting to discuss issues such as strategic planning and committees. Joe Gerard sees this an opportunity for organizing and proactive planning. Motion to hold meeting put forward and seconded. Joe Fisher offered to host at his house.

#### **Miscellaneous**

Bob Coulter reported that the Citizen Input/Strategic Planning meeting was painfully boring and was attended by special interest people (ie. business, arts, bike trails). The report is posted online. Bob felt that the meeting had no relevance to SHA. According to Bob the term "gateway" is now being used, instead of "connector." Frank Putzu

commended Cindy Gurne and Bill Dickinson for their work last weekend to remove invasive species.

Dick Hayes mentioned the PTO tunnel will be open on July 17 according to a news broadcast tonight. Dick Hayes does not understand the All Sports Complex. According to Frank Putzu , the complex is supported by Mayor Euille and Rob Krupricka. The primary issues are where will it be located, who will pay for it (privately funded), and will not be owned by the schools, as well as who will use it.

#### Adjournment

There being no further business, the meeting adjourned at 10:20 PM.

Respectfully Submitted,  
Laura F. Vetter, Secretary