

**Seminary Hill Association
Board of Directors Minutes**

October 19, 2004

The following Officers and Directors were present:

Frank Putzu, President
Joe Gerard, Vice President
Jack Sullivan, Treasurer
Laura Vetter (for Maggie Melson) Episcopal High School and Secretary
Tom Kerester, Area 2
Richard Hobson, Area 3
Damon Wright, Area 4
Bob Coulter, Area 9
Bruce McCarthy, At-Large

Treasurer's Report

Jack Sullivan reported \$60 was deposited last month. The current balance is \$20,775.50
A \$30 check was written for website expenses

Area Reports

Area 2

Tom Kerester reported on the effort to compile a list of houses which are older than 50 and 100 years. The list was compiled by zip code. According to Tom Kerester, before 1899, there were six homes in the 22304 area. According to Tom Kerester, a database of this information can be purchased for \$300.

Area 4

Damon Wright introduced Ray Traughott, who just moved to Fort Williams Parkway. The issue of traffic calming on Fort Williams Parkway was raised. A meeting of the Alexandria Parking and Traffic Board has been scheduled for October 25 and he encourages neighbors to attend. Fort Williams Parkway met the criteria for traffic calming. Tom Kerester suggested circulating a petition to demonstrate neighborhood support of this issue. Bob Coulter explained that the October 25 meeting is to determine which streets get funding for traffic calming. Bob Coulter suggested SHA write a letter of support for traffic calming for Fort Williams Parkway, Fort Worth and Colonel Ellis. This is only a recommendation from SHA to the city and is not binding. According to Bob Coulter, there is some opposition to traffic calming in this area. According to Bob Coulter, the city will not put speed bumps or tables on a down hill slope. Joe Gerard clarified the required neighborhood approval of 65% of the affected neighbors and 100%

of the directly affected neighbors. Frank Putzu will put this issue out on the SHA list serve. A discussion ensued of whether Seminary Road would be included or not, because it is an arterial. Frank will clarify this issue with Paul DeMaio.

Area 9

Bob Coulter reported that the Seminary Ridge Association had its annual meeting and Bob Coulter has been re-elected as president.

Alexandria Common

This issue refers to the strip mall on Duke with the Giant grocery store. Frank Putzu reported that he received a call from the owner of the shopping center saying that they need more parking (40 more spaces). They want to add the spots in the northwest area behind Panera, which was originally designed as a buffer. Dick Hobson's partner represented the applicant when Panera Bread was added, but his partner is not involved in this issue, so Dick Hobson will be involved and opposes any reduction of the buffer.

Smucker Property

This issue refers to a proposed subdivision of a Quaker Lane property with frontage also on Tupelo Place. Duncan Blair made a presentation on this issue. The plan is to subdivide this lot, so that the owner's son Phillip can build a house on the to be newly created lot. John and Lousia Smucker own the lot.

Duncan Blair explained this is called a family subdivision. The application is before the Planning Commission. In other areas of Virginia, a family subdivision can be achieved by right. The Smuckers plan to use the Tupelo frontage to create vehicular access to their home and the new lot. A 10 foot gravel driveway is proposed to access both homes.

According to Duncan Blair, steps will be taken to prevent the new driveway from becoming a cut through for other traffic. The Smuckers seek the Tupelo access, because of the problems of access from Quaker Lane. The Smuckers intend to heavily landscape the new driveway, which will also include some grading. The city is seeking a tree preserved area. There is also talk of restricting the possibility of adding an additional lot by future subdivision. The current Smucker driveway circles around out to Dawson Lane. The plan includes making improvements to Dawson Lane to improve emergency vehicle access. This application will go before the Planning Commission on November 4th.

Chris and Tom Clark were present, because they oppose the cut-through/new driveway. The Phieffers, who also live on Tupelo Place also oppose the proposed access. Two concerns were expressed: the possibility of connecting vehicular access from Tupelo Place to Quaker Lane and the creation of a driveway through the pipe stem. The Clarks want to maintain the cul-de-sac on Tupelo and are concerned that this plan compromises Tupelo Place's status as a cul-de-sac. The Clarks also worry that the proposed 10 foot access could be widened in the future. They expressed concerns about tree loss, as well. The Clarks have no issues with the actual subdivision, just the pipe stem cut-through. According to Duncan Blair, a conscience decision was made by the city to offer this property Tupelo Place access in 1954, during a previous subdivision of the Cooper Dawson property.

Dick Hobson asked if this pipe stem lot has adequate frontage for R-20 (60 feet). Duncan Blair said no (it has 22 feet). According to Duncan Blair, the city has asked for additional access into the Smucker property for emergency vehicles. Dick Hobson proposed a potential compromise of only access for one of the houses and to have some sort of barricade to prevent cut-through traffic through the property. Dick Hobson recommends that the Smuckers discuss some of these alternatives with Duncan Blair and the neighbors. Dick Hobson made the point that conditions can be enforced by covenants. Joe Gerard believes that it is premature for SHA to take a stand on this issue. Duncan Blair believes that these concerns can be addressed through enforceable mechanisms.

Alexandria Hospital Expansion

Jack Sullivan introduced Sharon Annear, President of the neighborhood association near the hospital. Sharon reported that the new parking structure is complete and is being used by the employees of the hospital. Hospital security has been enforcing not allowing the employees to park in the neighborhood. The hospital is now pursuing a revised, scaled down plan from the plan that had been approved before. The foot print will be smaller than the previously approved plan. Under the new plan, the hospital will not have used all of the available FAR under the previously approved plan. The laboratories will be moved to the basement of the addition. The second floor of the addition will be shell space for future use. Her committee feels pretty good about the new plan. She described the spaces, which will be added. The helipad will not be moved. A new sign will be placed at the corner of Seminary Road and Howard Street. Sharon discussed the hospital's disaster plan. There will be a disaster preparedness meeting at the hospital at 7:00 PM on October 27th, which the community is invited to attend. This meeting will be announced on the SHA website. Sharon and Jack Sullivan described the complications experienced by Alexandria Hospital on 9/11.

Traffic Calming

Frank reported that Laura Vetter will be the point of contact on this issue. This issue refers specifically to traffic calming efforts on Seminary Road. Rob Krupricka has been very supportive of this issue. Council members Gaines and MacDonald, as well as Mayor Euille, have been very supportive. The big issue is money. Janneys Lane will cost \$90K for medians and bulbouts. Rob Krupricka and Frank Putzu think it will take \$250,000 for traffic calming efforts for Seminary Road from Quaker Lane to Howard Street. Frank Putzu believes that this issue will proceed quickly. A discussion ensued of possible traffic calming measures. (ie. bike lanes, medians and crosswalks)

Mirant Power/OTCA

The concern is that the EPA is not taking action to improve older power plants like Mirant. Frank Putzu reported that the Old Town Civic Association is trying to raise \$3000 to hire an independent consultant to study this issue. Bill Dickinson believes SHA should donate some money to this issue. The Old Town Civic Association is taking the lead on this issue. Dick moved that Frank be authorized to hold vote on this issue despite the absence of a quorum. The motion was seconded and passed for SHA to contribute \$250.

Open Space

Quaker View

Dick Hobson passed on information about Cindy Gurne's efforts.

Ivor Lane

Frank Putzu reported that this property has been approved for purchase by the city. The question is now what will be done with property. Six acres were purchased for \$750,000. Joe Gerard has started the process of dialoguing with Seminary Forest.

SHA Annual Meeting

The SHA Annual meeting will be held on November 8th. A draft newsletter and membership drive materials were included with the minutes and agenda. Wilkoff of the School Board is confirmed to attend. Two other schoolboard members will probably attend, as well.

Dick Hobson reported on the nominating committee.

Jack Sullivan reported on a meeting with the Planning Director, regarding Landmark Mall and Potomac Yards. Dick Hobson believes that we should participate in the future Landmark Mall meetings. Jack Sullivan reported that there is no special study scheduled for West Eisenhower Valley, which Jack considers to be good news for the short term. Frank Putzu has been asked for potential questions for the City Manager position interviewees. Frank Putzu would like questions from the board.

Adjournment

There being no further business, the meeting adjourned at 9:43 PM.

Respectfully Submitted,
Laura F. Vetter, Secretary