

**SEMINARY HILL ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES**

November 11, 2003

President Frank Putzu called the meeting to order at approximately 7:45 p.m. in the Parish Hall of Immanuel Church on the Hill.

The Following Officers and Directors were Present:

F. Putzu  
J. Gerard  
J. Sullivan  
R. Hobson  
P. Lidy  
R. Coulter  
C. Abland  
J. Fisher  
L. Vetter  
B. Dickinson

The Following Officers and Directors were Not Present:

C. Gurne  
G. Johnson  
L. Patterson  
T. Kerester  
D. Kelly  
D. Hayes  
M. Hix

1.     **Topic:**           Treasurer's Report

Jack Sullivan reported no significant change in the association checking and savings accounts other than the receipt of dues. A motion was made, seconded and carried that the Treasurer be permitted to move the association's bank accounts to Burke & Herbert Bank.

2.     **Topic:**           Police Report

Sgt. Bartlett of the Alexandria Police Department provided a brief summary of the police department crime report. There was a brief discussion of the speed limit on upper Quaker Lane at the Alexandria/Arlington border. There was a brief discussion of the issue of pan handling at the intersection of King Street and Quaker Lane. Sgt. Bartlett stated that it is against the law for pedestrians to walk in the street to solicit. He agreed to look into the matter.

3. **Topic:** Approval of Minutes from last Meeting.

The minutes of the SHA Board meeting on October 14, 2003 were approved as amended.

4. **Topic:** Area Reports

a. Area 3. Dick Hobson reported that Equity Homes has not completed the screening required by Special Use Permit issued to it by the City. Mr. Hobson had a discussion of this matter with a city official. This issue will remain open and subject to possible further action.

b. Area 9. Bob Coulter reported that the City completed its amended plan for traffic calming on St. Stephens Road. The local residents are in the process of gathering signatures for presentation to the City on or before October 21, 2003.

c. Episcopal High School. Laura Vetter reported that the City has approved the School's request for a special use permit for the construction of a new science building.

d. Area 7. Pat Lidy reported that the 4,000 square foot addition to Lynn House is proceeding. The plan is for construction of 6 additional units. The City's Planning Commission has recommended approval the proposed plan and it will likely go to before City Council on November 15, 2003. Nearby residents do not oppose the plan.

5. **Business:**

a. Quaker View. Dick Hobson reported that the application to rezone the property at the corner of Quake Lane and Duke Street for 7 townhomes received a denial recommendation by the Planning Commission with a vote of 6 to 1. City Council, in a vote of 5-2 sent the matter back to the Planning Commission for further consideration. Dick Hobson, on behalf of SHA and local residents submitted a written protest to the project. City Staff verified the protest as timely submitted and appropriate. As a result of the protest any future approval by the City Council must pass with a super majority (6 to 1) pursuant to the City Charter. Frank Putzu reported that he discussed the project with the developer's attorney, Duncan Blair, and voiced the Association's continued opposition to it.

b. Quaker Ridge Dick Hobson reported that the City Staff recommended approval of a zoning change to permit the construction of 28 townhomes across Duke Street from the Sunrise Assisted Living Facility. At the most recent Planning Commission meeting it recommended approval for 25 units. SHA is working with local residents to prepare a protest for submission to the City Council prior to this Saturday's public meeting. At the present time it does not appear that the protest has the signatures of the requisite 20% of the immediate land within 200 feet of the property, but that efforts in this regard were continuing. There was a general discussion of the project and the alternatives available to the Association.

- c. Traffic Calming. Bill Robinson and Joe Gerard reported on traffic calming on

Janeys Lane. Both attended an open meeting with the City staff (Paul Demao) on October 22, 2003. No written traffic calming plan has been set forth yet. Another public meeting is scheduled for November 12, 2003 at Douglas McArthur School. A general discussion occurred regarding traffic calming, the calming measures available and what the Board's position should be on this issue. President Putzu requested a proposal be set forth as to what action, if any, the SHA should take on this issue for consideration at the next meeting.

d. Second Presbyterian Church The developer claims to have reached an agreement with City Staff on the development of the property at the corner of Quaker Lane and Seminary Road/Janeys Lane. The developer has agreed to present its plans for development to SHA at its December meeting. President Putzu requested that residents on Janeys Lane be notified of this.

e. Annual Meeting The Annual Meeting is scheduled for November 18<sup>th</sup> at the Seminary. The Nomination Committee reported that Laura Vetter has agreed to stand for election as Secretary. It also reported that it has drafted a nomination slate and those proposed for nomination are being notified. Dick Hobson will prepare the written nomination slate. President Putzu reported that Eileen Fogerty has been confirmed as the guest speaker.

f. Cooper Dawson Property. Dick Hobson and Jack Sullivan reported about the proposed development of the Cooper Dawson property. Currently zoned as R-20, the proposal is to retain the R-20 zoning, but divide the property into two parcels. Dick Hobson expressed his belief that the proposal was an appropriate use of the property. No SHA action was taken or scheduled to be taken on this issue.

g. Weeking Property Dick Hobson reported on the proposed development of the Weeking Property, which is an extension of Arel Court off Duke Street. It is currently zoned R-12 and the proposal is to reduce the number of homes that can be built on the property from 6 to 4. This matter will be brought before the Planning Commission in the near future. No SHA action was taken or scheduled to be taken on this issue.

(i) Three Acres Behind Battery Heights. There exists three acres behind Battery Heights upon which a conservation easement has been granted to the Northern Virginia Conservation Trust. The Trust is seeking assistance in clearing out invasive species of plants from the property. There was general agreement that this would be a good project for SHA members and that it should be published to the membership either at the Annual Meeting or via E-mail.

(j) Council Retreat Bill Dickinson reported that he attended a portion of the City Council retreat last week. He observed that neighborhood preservation was a recurring theme at the retreat.

(k) PTO Tunnel Frank Putzu reported that he attended the public hearing on the PTO tunnel. He presented the SHA position that occupancy of the PTO should be denied until the tunnel is completed. Apparently, City Council has adopted a compromise interim position, allowing occupancy of approximately 1/3 of the complex, while construction of the tunnel begins.

The Associaton will continue to monitor this issue.

(1) T.C. Williams It appears that the City and the School is on the verge of entering into a memorandum of understanding with local residents. Carter Fleming reported that this issue will be presented to the SHA at the December meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Bob Coulter  
Acting Secretary