

Alexandria Federation of Civic Associations, Inc.
Meeting Minutes, October 29, 2014

The meeting was called to order by Co-Chair Lynn Bostain at 7 PM and those present introduced themselves.

Minutes. The minutes of the September 24, 2014 meeting of the Federation were accepted on a motion by Andi Dies and seconded by Poul Hertel and approved.

Nominating Committee Report. Poul Hertel submitted the report of the Nominating Committee for Officers and Board members for the calendar year 2014-15:

Co-Chairs Ali Ahmad (Wakefield-Tarleton Civic Association) and
 Katy Cannady (Rosemont Civic Association)

Vice Chair Townsend Van Fleet (Old Town Civic Association, Inc.)

Secretary Converse West (Holmes Run Park Committee)

Treasurer Judy Cooper (Brookville-Seminary Valley Civic Assoc.)

Board Members

Art Impastato (Cameron Station Civic Association, LLC)

Michael Hobbs (Old Town Civic Association, Inc.)

Joanne Lepanto (Seminary Hill Association, Inc.)

Dave Olinger (Old Town Civic Association, Inc.)

Frank Putzu (Seminary Hill Association, Inc.)

Tom Soapes (NOTICE)

Roger Waud (NOTICE)

Immediate Past Co-Chairs

Lynn Bostain (Seminary West Civic Association) and
Poul Hertel (NorthEast Citizens' Association, Inc.)

Mr. Hertel said the floor was open for more nominations. When none were heard, Hertel said the nominations were closed and would be voted on at the next meeting.

Because the November meeting would fall on the day before Thanksgiving, after discussion, a date of Wednesday, December 3rd was tentatively set for the November Federation meeting.

Parking Standards for New Development Projects. Faye Dastgheib presented a power point describing the study the City had made of parking requirements for new developments. She noted that for 2011-2013 there were 66 DSUP (Development Special Use Permit) requests of which 14 had applied for parking reductions which were approved.

Ms. Dastgheib pointed out that current parking standards had been significantly unchanged since the 1960's and that many public and private resources were directed at requesting and responding to Parking Reduction Special Use Permits. She noted that additional costs to development projects impact other community benefits and there is community concern.

There was a lengthy discussion of the methodology used in the study that was undertaken.

Ms. Dastgheib listed the factors impacting public demand: distance from Metro stations; walkability of the neighborhood; proximity to

neighborhood services; car ownership rates; number of bus routes servicing the area; fees for on-site parking; number of bedrooms; and on-street parking availability.

Poul Hertel said that walkability is affected by factors like Route 1 being a “gate” that residents will not cross. He thinks more of a safety margin should be included in the calculations.

Ms. Lepanto was concerned about the overflow of cars from development projects into residential areas.

Michael Hobbs urged caution noting that what affects one development will affect adjoining neighborhoods. We must consider the future effect on the neighborhood. He would like more information on when and where public input into the proposed changes will occur. The patterns of on-street parking are bearing the burden of the parking reductions offered to the developers.

Mr. Hobbs went on to say that Old Town is founded on a precise balance between residents and merchants. With resident-only parking, you will lose out on the historic ambiance of the area. We should not reduce the amount of on-street parking.

Van Van Fleet disagreed with the proposed “2 on 2” Council presentations. He felt that all meetings and workshops should be public and should be televised.

Ms. Bostain said we have to keep in mind quality of life. It seems that decisions are always being made in a “rush” Time should be taken to properly consider the issue.

She thanked the City employees for their presentation and participation in the discussion.

Planning Commission Docket for November 6. Alex Dambach discussed the following items on the Planning Commission docket:

1309 King St. – Greenleaf Juicing Co. Request for restaurant with 15 seats to feature juices and fruits in combination with other “fitness” oriented businesses in the block.

2016 Mt. Vernon Ave. – Seva Café Request to add full restaurant menu to coffee shop. Would include limited live entertainment and on-premises alcohol. Nine parking spaces would be provided.

442 N. Henry St. – Liberty Gas Station Request for gas station change of ownership and extension of hours of operation to midnight.

200-212 Lloyd’s Lane Request to sub-divide two lots into three at the corner of Russell Rd. and Lloyd’s Lane. Staff recommends denial due to the inconsistency with the surrounding lots.

100-120 E. Windsor Ave. Del Ray Montessori School Request an increase from 50 to 64 students and to establish Saturday morning parent-child classes.

424 N. Fayette St. Request for parking reduction from two regular spaces to one regular and one compact space in order to preserve an architecturally unique existing garage structure.

201 Cambridge Rd. – Bishop Ireton High School request for new sign (size 11’ 6” x 4’).

Rob Kerns discussed the following new development projects:

906 First St. – Old Town Commons Encroachment into the public right-of-way.

Part of porches for some units protrudes into the public right-of-way. Staff believes then encroachment does not interfere with pedestrian traffic.

5001 Eisenhower Ave. – Victory Center Request to convert 10,000 sq. ft. of office space to retail. This would meet the minimum retail requirement for a possible relocation of the TSA to this site.

5651 Rayburn Ave. – John Adams School Request to add 28 parking spaces to the parking lot.

1701 Duke St. – Edmonson Plaza Request to allow real estate offices to be counted as retail on the ground floor level.

100 South Pickett St. = Pickett's Place Request to build 48 town house style units with four affordable 3-bedroom units. The units facing Pickett St. will be stacked town houses with those adjoining Cameron Station will be standard town houses.

301-315 Stovall St. – Hoffman Block 2 Lot between Eisenhower Ave. and telegraph Rd. Request to allow 660,000 sq. ft. office space which requires transfer of 300,000 sq. ft. of density from other Hoffman blocks. Request also to increase height limit from 210 to 260 feet.

Ms. Bostain thanked Messrs. Dambach and Kerns for their presentations.

The meeting adjourned at 9:45 PM.

Respectfully Submitted,

Converse West, Secretary

In attendance at the meeting were Co-Chairs Lynn Bostain and Poul Hertel and from the City of Alexandria Brandi Collins, Alex Dambach, Faye Dastgheib and Rob kerns from the Planning & Zoning Department.

Others attending:

Ray Byre	Clover/College Pk.	Michael Mayes	Cameron Statio
Judy Cooper	Brookville/Seminary	Dave Olinger	Old Town
Andi Dies	Fairlington	Lisa Quandt	Del Ray
Jim Durham	Seminary Hill	Rob Rapanut	Sentinel/Lndmk
John Gosling	Old Town	Tom Soapes	NOTICE
Michael Hobbs	Old Town	Van Van Fleet	Old Town
Joanne Lepanto	Seminary Hill	Roger Waud	NOTICE
Dave Levy	Holmes Run	Connie West	Holmes Run
Jeff Lipsky	Founder's Park	Elizabeth Wright	Holmes Run