



SEMINARY RIDGE CIVIC ASSOCIATION, INC.

MINUTES

SRCA BOARD MEETING

February 2, 2023 – 7:00-8:00 PM by Zoom Conference Call

In attendance:

Richie Weiblinger, President; Krista Poretz, First Vice President; Karen Meade, Secretary; Scott Sutherland, Treasurer; David Pritzker, Parliamentarian; Mike Brookbank, Historian; Sergeant Tony Moore, Alexandria City Police Department (ACPD); Jeremy Flachs, Beth El Liaison; Residents: Harriett McCune, Antonio Longo; Jim (last name unknown)

1. Welcome and President's Report – Richie Weiblinger

1.1. Welcome to SRCA Board Members and SR Residents Joining Meeting: Weiblinger called the meeting to order at 7:01 pm and welcomed those in attendance via Zoom.

1.1.1 Questions/Concerns from SR Residents – “Open Mic”: No issues were raised.

1.2. Priority Areas for Tonight's Meeting: Status update and possible dates for SRCA Spring Community Party:

The Wainsteins have agreed to host a Spring party in place of the Winter party that had to be postponed due to COVID.

1.3. Brief Recap on Addressing conditions of Ft. Williams Parkway and Ft. Worth Avenue Medians

Weiblinger worked with a couple of departments within the City to coordinate this effort. T&ES does the leaf vacuuming, but usually not on the medians. Parks and Recreation maintains all of the medians for mowing. The challenge is that they stop mowing around Oct 31 each year. Unfortunately, the leaves continue to fall well into November and early December after they stop mowing, so all leaves that fall don't get mulched up, and instead remain there and kill the grass. It was TE&S that agreed to use the vacuuming trucks to remove the layer of leaves from the medians. They were great

and TD&S ended up being the ones who completed the work all along Fort Williams Parkway.

1.4. Consideration of Guest Speaker for Future SRCA Board Meeting – Jim Parajon, City Manager

If folks are interested, we can invite Mr. Parajon to one of our regular meetings or we can schedule a separate meeting to host him.

Poretz noted that Mr. Parajon was a guest speaker at the AFCA meeting on 30 November. Please refer to the approved SRCA minutes from December 2022 for Poretz' notes regarding topics addressed and Mr. Parajon's remarks. Should we decide to invite Mr. Parajon to speak at a future SRCA Board Meeting, Poretz recommended we send questions and topics in advance to Mr. Parajon.

1.5. Reports from SRCA's ACPD Liaison/Alexandria's Sheriff's Liaison

Officer Moore sent the crime report to Weiblinger; Weiblinger will distribute it to the group, but nothing jumped out at him as being out of the ordinary. Officer Moore shared that there is a new Assistant Chief being sworn in tomorrow. He'll oversee all control functions and Officer Moore will let us know when the new Chief can make it to a future SRCA meeting to tell us about his plans for the city.

The ACPD has received complaints around the Alexandria Commons center regarding disorderly conduct, loitering, reckless behavior, etc.

One Board member asked about the recent uptick in shootings. Officer Moore responded that they're working to try and combat them. He noted they're still short officers and special units, so they're trying to come up with initiatives and plans to get ahead of these shootings. The Chief is trying to address these issues as well. Weiblinger mentioned there was a lot of coverage about the recent shooting near Doyle's. Officer Moore explained that the incident involved two groups of teenagers that escalated into a physical altercation and one teenager opened fire. They're still investigating the matter to see if there are any ties to gangs, but as of now it seems to just be a case of some individuals being upset that they weren't invited to a party.

2. Second Vice President's Report – SRCA Events – Katie Dominick

2.1. Upcoming Events/Activities – SRCA Spring Community Party (Updates/Planning Needs/Budget)

- On January 7 the Wainsteins emailed the Board and generously offered to host an SRCA Spring Community Party in April or May. Late May/June is not convenient for them to host.
- Spring break is the first part of April for most families, so date options for the community's and the Wainstein's consideration are: 21, 22, 28, 29 April or early May dates. One Board Member asked if Sunday evenings could also be an option. Poretz

agreed to email the Wainsteins with some proposed dates that will include Sundays as well.

- The Wainsteins also offered an idea for consideration, which was to host an indoor/outdoor party so that children could attend as well. They recognize that there are a lot of young families in the neighborhood now and that getting babysitters can be hard, but also understand if parents prefer to leave their children at home. A discussion followed and the Board decided this party should remain as an “adults only” party due to the fact that there will be alcohol served, and that including kids would significantly change the planning and budget scope. Additionally, the annual SRCA picnic offers the opportunity for both adults and children to join.
- We will need to rebook food (Bittersweet) and event support staff (The Wright People). They are on standby for us to rebook with them. We’ll also want to check with Reid regarding his availability and willingness to provide the wine.
- Poretz is currently storing, at her home, all of the party supplies that Katie thoughtfully purchased (sodas, napkins, plates, host gift, service tip, etc.)

3. Secretary’s Report – Karen Meade

3.1. Approve meeting minutes from the December 8, 2022 Monthly Board Meeting:

Meade distributed the draft minutes for the December 8 SRCA meeting to the Board via email and no changes were received. Weinstein moved to approve the minutes; Poretz seconded. The minutes were unanimously approved.

3.2. Final decision on printed vs. electronic SRCA Community Directory

Former SRCA Secretary and Communications Chair, Susan Clark-Sestak, has the new SRCA Directory almost complete and shared the file with some of the current Board members. Jacob and Pritzker are currently reviewing the alphabetical listings to see if anything was missed or entered incorrectly. Clark-Sestak will incorporate their changes as soon as they are complete but pointed out a few things for our consideration:

- There are a few Covenant houses for which there is no information on who is now living there. Clark-Sestak suggested that perhaps Hennigan could do a quick check in terms of recent sales and might be able to add in at least the new people’s names. (Note: refer to the street-by-street listing and you will see where the blanks are. I think 4012 North Garland has NOT sold, but I do know the Glocks no longer live there, so probably best to just leave that listing blank.)
- There are a number of Non Covenant households who were listed in the previous Directory and/or provided their contact information since the 2021 was published, but they have not paid their dues. When the 2021 Directory was being prepared, it was decided to include those who had paid dues either that year or the year prior. In the alphabetical listing, Clark-Sestak bolded those who have not paid dues this year (based on info Sutherland provided to her). In the street-by-street listing, they are shown in red. It will be up to the Board to decide how to handle these people – whether to include them regardless, to at least contact those who haven’t paid and explain a new Directory is coming out and

that, to be included, they need to join (this would be an accurate approach because we do NOT list people who live on these streets but have never shown an interest in SRCA...), or... some other approach?

- The map still needs to be inserted at the beginning of the Directory and the revised Constitution, bylaws, and deeds and restrictions need to be added at the back (which Pritzker has typed up), and the form for request to make exterior modifications needs to be added as App C. Clark-Sestak did not want to try to insert the map or App C until everything else is finalized, and I'm sure it will not be a problem for Meade or Karner to insert these two pages.
- As a general comment: Clark-Sestak prepared all of this as a simple Word document and inserted tables to make the various "charts." This will make it very easy to keep the document updated from here on out. (In contrast, the printed version we had, which alternated grey and white background for the alphabetical listings inserted those backgrounds MANUALLY. The file was such a mess, she never used any of what the printer created – all has been retyped.)

A discussion followed about the preferred format of the next directory. One Board member felt strongly that we should produce one more version in printed format since we need to distribute the updated bylaws anyway, and there's been a huge turnover in the past two years with a lot of new families moving into the neighborhood. Another Board member recommended we take the draft directory to the printer to get an estimate before deciding. Jacob noted that the cost of the directories should be less than in prior years, because last year a lot of the cost was attributed to the formatting of the directory by the print shop, but that will no longer be a factor since Sestak-Clark completely reformatted the directory into a simple Word document with tables. This year we should only be charged printing and binding fees. Weiblinger nor any other Board member had any major concerns with producing another printed version, so this final decision was made. Jacob noted that the directory is about a month or two away from being considered complete, however, as she and Pritzker are still re-checking the info, need to re-confirm with all Block Captains that they're still willing to take on that responsibility, and more.

4. Treasurer's Report – Scott Sutherland:

4.1. Status of dues

Through January 26, 2023, 151 of our neighbors have paid their SRCA dues. Deposits to the account totaled \$539.05 over the last month. Our bank account balance as of February 2 was \$17,471.12

4.2. Updates on any outstanding reimbursements:

There were three payments made this month totaling \$781.11 to reimburse: Katie Dominick for the expenses incurred to prepare for the holiday party, Karen Meade for printing flyers regarding the holiday party (prior to cancellation) and Susan Clark-Sestak for the Association's access to the Zoom program.

5. First Vice President's Report – Key Updates from Partner Associations/Coalitions – Krista Poretz

5.1. Seminary Hill Civic Association (SHA) Report:

SHA meets every second Thursday at Immanuel on the Hill beginning at 7pm. Poretz attended **the December and January SHA meetings** in person at the Immanuel Church on the Hill. Jeanne Jacob and Frank Gerry were also present, in person, at the January SHA meeting.

Amy Jackson and Kirk McPike attended the 12 January SHA meeting and listened to citizens' concerns regarding: zoning for housing, Duke Street plans, public drinking and trash concerns at Hammond middle school sports fields, lack of public support for renaming streets, and lack of transparency and time to comment on City initiatives.

Please see attached published letter written by Bill Rossello, SHA President, in January to the Alexandria Times on zoning issues. Bill Rossello also sent a letter about incorrect/misconstrued data used to claim a successful Seminary Road diet project to the City Manager. The medians on Seminary Road have been destroyed eight times and lack of lights in damaged sections make the road unsafe at night.

Duke Street sections that impact SRCA directly are segments 2A and 2B. There is a concern that the City does not have the bus fleet funding that would be needed to marry with the grant plans in order for the Duke Street vision/project to be executed as currently planned. Unclear if riding the bus will continue to be free to riders.

There is a dog park at Seminary Hill and this is open to our community according to the Virginia Theological Seminary (VTS) representative that was present at the meeting. Also, VTS will be celebrating 200 years since its founding and a celebration is planned for October 2023. The pub and restaurant that is on the campus, called 1823, is open to the public. "We welcome our neighbors in the community, as well as students, faculty, and staff." Current days open are Wednesday, Thursday, Friday, and Saturday from 5-10pm.

Should any member of SRCA desire a FOIA request, SHA has a FOIA budget. We can ask the SHA to consider the submission of a FOIA request.

Poretz encourages our SRCA community to send her announcements, items of interest or concern, feedback or any matters our neighborhood association wishes to be addressed in the context of our larger Seminary Hill community or City.

Anyone is welcome to attend the SHA meetings in person or via zoom (need to request link from Bill Rossello or Poretz). Meetings are held the second Thursday of every month beginning at 7pm.

SHA meeting minutes for the 8 December 2022 meeting are approved and included as an attachment.

5.2. West End Coalition (WEC) Report:

Alexandria West

The City is currently engaging the community in development plans for the West End. All engagement materials and feedback are posted to the [project website](#) and shared with the community. In addition to engaging individual stakeholders through the options discussed above, Staff is also contacting all civic, business, non-profit and community organizations and agencies to gather feedback and guidance. To request a meeting, information, provide suggestions or be placed on our distribution list, please contact José DelCid at jose.delcid@alexandriava.gov.

For more information, visit alexandriava.gov/AlexandriaWest or contact Jose Carlos Ayala, Principal Planner, Department of Planning and Zoning, 703.746.3820, or connect through WhatsApp text messenger 571.358.7569. *For reasonable disability accommodation, contact Lisa Chase, 703.746.3831, Virginia Relay 711.*

The City will send a representative to speak about the Alexandria West project at the March 4, 2023 WEC meeting. The next meeting is March 4 at 10:00 AM with Amy Jackson as the guest speaker. Please see attached letter that the Seminary West Civic Association sent to the City in December on concerns regarding Alexandria West.

Per WEC President, Arthur “Sash” Impastato on Feb 1: “Please send this to your associations and make sure they comment online on the Washington Council of Government’s (COG) “fair” housing plan that will exponentially increase density and eventually lead to eliminating single family and townhouse zoning like is happening in Arlington.” The survey is open until March 31, 2023.

The link to provide comments is as follows:

<https://www.mwcog.org/community/planning-areas/housing-and-homelessness/regional-fair-housing-plan-comment-form/>

Below are the “Action Items” from the December 10, 2022 meeting. The WEC does not take “minutes” – only Action Items. “Accordingly, those of you who are interested in what transpires at the meetings need to show up to them or invite a delegate if you are unavailable. Anyone wishing to add comments about the meeting, please always feel free to also so.”

West End Coalition 12/10/22 Action Items

1. Presentation on Foulger-Pratts plans on Landmark Mall: We got an abbreviated version of Foulger-Pratt’s November 16, 2022 presentation which can be found at:

<https://static1.squarespace.com/static/61e057a96a6ff36002b46695/t/637be0f757623a41f454c298/1669062909369/2022+11+16+West+End+Public+Meeting.pdf>

2. Discussion With City Councilwoman Kirk McPike: Headway seemed to be made with McPike on both the Duke Street Transitway and Zoning for Housing. Among the many other additional issues covered by or with him were certain items in the recent City budget, The Office of Climate Change, Dash bus expanded service on Duke Street, abatement of the car tax, speed cameras near schools and construction sites, the need to build more schools, and working with McPike to build up the importance of the West End with City Council.

3. Discussion of West End Issues: We discussed the gross lack of meaningful public participation in the Alexandria West Plan process and the need for the Federation to step in to address this gap. City staff is running the whole show with no citizen advisory group/steering committee formed and without any consultation with members of the Beauregard Design Advisory Committee who have expertise with much of the area covered in the Alexandria West Plan. Also discussed were various BRT issues involving the Northern Virginia Transportation Authority.

4. Increasing Membership & Attendance: Bill Rossello to provide Sash with contact info for Joanne Walsh of Cameron Park.

5. Date for Next Quarterly Meeting: The next quarterly virtual meeting of the WEC will be **Saturday, March 4, 2023 at 10:00 AM**. We agreed to invite Councilwoman Jackson as our guest speaker and, if she is not available, we will invite Councilman Chapman.

5.3. Alexandria Federation of Civic Associations (AFCA) Report:

Carter Flemming is the new President of AFCA. Ms. Flemming was previously the President of the Seminary Hill Association and she continues to serve on the SHA Board as the previous President.

The next AFCA meeting will be Wednesday, February 22, 2023. AFCA's website is www.alexafca.org if you wish to listen to a recording of meetings. Requested website for SRCA be updated on the AFCA website. Helen McIlvaine, Director of our Housing Office will be the speaker at the February meeting. A City representative for the Alexandria West Plan will also present to us at that meeting. What questions do you have for Poretz to bring to the next meetings? Kristamludwig@gmail.com or text 571.214.0621 mobile.

6. Communications – Stephanie Clements Karner

Karner was unable to attend the meeting.

7. City of Alexandria Projects – Poretz/Sutherland/Jacob

7.1. Duke Street-in-Motion Update – Sutherland:

At the December 15, 2022 meeting the Duke Street Transitway Advisory Group gave direction to the Project Team (consisting of city staff and hired consultants) to advance the following options for bus rapid transit lanes along Duke Street for further design and analysis that can be implemented nearer-term:

- Segment 1 (Ripley to Jordan): Center and Curb Running
- Segment 2A (Jordan to Wheeler): Hybrid and Mixed Traffic
- Segment 2B (Wheeler to Roth): Bidirectional and Mixed Traffic
- Segment 3: Center and Curb Running

Center Running will still be considered in the long-term for Segment 2.

The above statement may hint that Center Running BRT lanes could be the group's preferred outcome for Segments 1 and 3 and they are putting a marker down that would allow for Center Running lanes along the entire stretch in the future.

There was no Advisory Group meeting in January.

The next Duke Street Transitway Advisory Group meeting will take place on Thursday, February 16, 2023 at 6:30 PM at 3000 Business Center Drive (DASH Facility) to discuss curb features. Meeting materials are to become available by February 13, 2023 at the Duke Street in Motion website. Look for "Advisory Group Meeting #8".

7.2. Inova Hospital Project Update – Poretz:

The Inova Hospital Project is moving forward at the Landmark site and is planned for opening in 2028. For details on the design plans, schedule, and construction of the Landmark site, please visit [Inova Alexandria Hospital at Landmark | Inova](#) and [Landmark/Van Dorn Area Planning | City of Alexandria, VA \(alexandriava.gov\)](#). The goal is to start construction by 2023 and have the new hospital open by 2028. Construction at the Seminary Road site would begin soon after that happens.

The current Inova Hospital site on Seminary Road is currently zoned for low density development (i.e. single-family home and townhome construction), however, if a prospective buyer/developer petitions the City to have a high density plan considered, the City could accept this petition and change the zoning. Our community should continue to stay close to this and work with our elected officials to monitor and participate in the zoning process. For more information on Seminary Road Rezoning associated with this project, please visit: [Seminary Road Property Rezoning | Inova](#).

7.3. New Item: Renaming of Streets named after Confederate General

8. Parliamentary Report – David Pritzker:

8.1. Updates on SRCA Constitution and bylaws:

Prizker will work with Jacob on formatting the new constitution and bylaws into the new Word version of the directory that Sestak-Clark created.

9. SSSAS (St. Stephens & St. Agnes School) Liaison – Beth Chase

9.1. SSSAS Updates: Chase was not able to attend but provided the following notes:

Spring Musical Mamma Mia!

Friday, March 3rd 7:00 pm Opening Night

Saturday, March 4th 2:00 Matinee

Friday, March 10th 7:00

Saturday, March 11th 2:00

The community can go to the school website and reserve tickets if they would like to attend.

10. BEHC Update – Jeremy Flachs:

The bridge was repaired in the chapel in the woods which is good news. It was damaged due to strong winds and took about six months to repair. There have been a few bumps in the road with Karig Estates. They were performing loud work during weekend services which was disruptive, and there were some issues with cables but our president has resolved those issues. We're probably going to lose about four or five mature trees, which is frustrating. There's not much Beth El can do about the loss of those trees, but we're hoping some of them survive. Otherwise it's a wait and watch.

Sutherland noticed that Karig Estates signage changed on Seminary Rd. Initially they had grand pictures and referenced homes would be offered for \$2.8 million but there's no longer mention of the price, and he wondered why this was the case. Weiblinger noticed one lot in the back has a sold sign on it now. Hennigan provided more details about this in her Home Sales report below.

Regarding the Strawberry Run and Taylor Run projects, Flachs sits on the stakeholder group for Taylor Run. It's a work in progress and with the new City Manager, the city is considering a minimal impact resolution, which is what most citizens have been advocating. It looks like they will take a very serious look at that type of approach, which includes keeping heavy equipment out of these areas while still controlling erosion. They're still in the early phases of discussion.

Jacob asked whether in Flachs' group they brought forth the minimal intervention option (using mostly wood) to reduce stormwater damage in Strawberry and Taylor Runs and Flachs indicated they had. Flachs stated that the expert on this, John Field, gave a full presentation this week and provided a lot of detail about how they would use wood to create walls and masses to slow the water and what they would do with the outtake. The city staff engineers aren't fully sold on all of this, but a lot of really good ideas were brought

forth and will be discussed in the coming months. At some point the two stakeholder groups will be reunited, but for now they meet separately.

11. Home Sales in Seminary Ridge – Kate Hennigan:

In our immediate neighborhood we had one recent home sale on 3905 Colonel Ellis, which closed in January for \$1,302,500. We're expecting sales to pick back up this Spring. Interest rates came down a little bit, but inventory is still low. We've seen a lot of turnover in the last 2 years with a rush of new residents and families, but Hennigan thinks that will slow a little bit.

Regarding Karig Estates, as is typical with new construction, they list homes in phases. 1200 Karig Place was listed in December as 6 br, 5 full baths and 2 partial baths, and sold in one day (pending construction) for \$3,099,900. A second one, 1206 Karig Place has been on the market at \$2,899,900. The remainder of homes will come on the market as they sell.

12. Welcome Committee for New Residents – Kate Hennigan:

Hennigan plans to deliver a welcome basket to the new residents at 3905 Colonel Ellis tomorrow.

13. SRCA Historian – Mike Brookbank:

Brookbank indicated that we're losing the ability to retain some of the original Pulte records. If anyone has any brochures from when you originally bought your home, those would be nice for the archives. Brookbank found a copy of the brochure for his style of residence but it's the only one he has.

Jacob pointed out that an original Pulte plaque is located in the driveway of one residence on N Garland St and noted that if/when residents redo their driveways, we ought to see if we can save those or at least capture a photo of them. Pritzker stated that when his driveway had to be redone, he saved the Pulte plaque and would be happy to donate it to the archive.

14. Any Additional Old Business – Weiblinger: There was no old business to report.

15. New Business – Weiblinger

15.1. Next SRCA Board Meeting - **Thursday, March 2, 2023 at 7:30pm**

16. Continued "Open Mic" for SRCA Community – Weiblinger

Jacob would like to add the topic of the future renaming of Hardee Place to next month's agenda for further discussion. The Mayor is enforcing the renaming of various streets throughout the city that have ties to the Confederacy. Hardee Place was named after a Confederate General. Even if we were to request that just one letter be changed (to Hardie

Place for example), folks who live on that street would still have to change their address on all of their documents.

Prizker noted that a water company performed some digging and repairs on St. Stephens which caused a pretty big bump in the road. Weiblinger was not certain whether they plan to come back to perform repairs but we can monitor.

Jacob noted that Verizon was doing work late at night to change from 4G to 5G, which is causing disruptions to peoples phones, and it's happening all over the city, not just in our neighborhood.

17. Adjournment of SRCA Board Meeting – Weiblinger: Weiblinger adjourned the meeting at 8:16 pm.

SRCA Association is inviting you to a scheduled Zoom meeting.

To Join Zoom Meeting:

Time: February 2, 2023 - 7:00-8:30 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/83515392098?pwd=bnh2R0g5L0FSVWIDTXVxQzFRUmhEQT09>

Meeting ID: 835 1539 2098

Passcode: 477746

One tap mobile

+13126266799,,83515392098#,,,,*477746# US (Chicago)

+16465588656,,83515392098#,,,,*477746# US (New York)

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