



SEMINARY RIDGE CIVIC ASSOCIATION, INC.

7 February 2023

Hello Neighbors,

The SRCA Board covered a lot of topics in its February meeting, and highlights are included below.

Addressing Conditions of Ft. Williams Parkway and Ft. Worth Avenue Medians:

SRCA President, Richie Weiblinger, worked with a couple of departments within the City to coordinate the cleanup of the Ft. Williams Parkway and Ft. Worth Avenue medians. Thanks to Richie's efforts, T&ES agreed to use the vacuuming trucks to remove the layer of leaves from the medians.

Report from SRCA's Alexandria City Policy Department (ACPD) Liaison:

Sgt. Tony Moore shared that a new Assistant Chief is being sworn in who will oversee all control functions, and he will let us know when he can attend an upcoming meeting to tell us about his plans for the city. There has also been a recent uptick in shootings in the area. Officer Moore responded that the ACPD is working to try and combat them.

SRCA Spring Community Party:

SRCA is planning to hold a Spring party that will take the place of the Winter party that had to be cancelled due to COVID. More details to come soon!

Seminary Hill Civic Association (SHA) Report:

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.

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.

SRCA First Vice President, Krista 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 at the Immanuel Church on the Hill beginning at 7pm.

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.

The City will send a representative to speak about the Alexandria West project at the March WEC meeting. The next meeting is **March 4, 2023 at 10:00 AM** with Amy Jackson as the guest speaker.

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.

West End Coalition 12/10/22 Action Items

1. Presentation on Foulger-Pratts plans on Landmark Mall: We received 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.

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 Krista Poretz to bring to the next meetings? Kristamludwig@gmail.com or text 571.214.0621 mobile.

Duke Street-in-Motion Update:

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".

Inova Hospital Project Updates:

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](#).

SSSAS Updates:

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.

Beth El Hebrew Congregation (BEHC) Updates:

The bridge was repaired in the chapel in the woods. 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 those issues have since been resolved. BEHC may lose about four or five mature trees unfortunately, but are hoping some of them will survive.

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.

One Board member 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. 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.

Home Sales in Seminary Ridge:

Kate Hennigan reported that 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 two 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 the others sell.

Meeting Notes: At the February meeting, the minutes from the December meeting were approved and have been posted on seminaryridge.net.
