

North Ridge Citizens Association  
Minutes for Monday, October 14, 2019 Meeting  
Beverley Hills Community United Methodist Church  
3512 Old Dominion Boulevard

Call to Order: 7:30 by Jeanne Snapp, Immediate Past President, filling in for President Kay Stimson who was travelling for business. The signup sheet showing those in attendance is attached.

There was no Treasurer's report as Amy Krafft could not attend the meeting.

There was no police report as Sgt. Ground could not attend the meeting.

Ms. Snapp reported that after an all-day hearing on Saturday, September 14, the City Council voted in favor of a road diet (lane reduction) for Seminary Road. Mayor Wilson, Vice-Mayor Bennett-Parker and Council members Pepper, and Aguirre voted for the road diet; Council members Chapman, Jackson and Seifeldein opposed the lane reductions. NRCA President Stimson spoke in opposition to the reductions at the hearing.

Jane Seward and Lynn Gass gave a brief report on the mission of Tree Stewards of Arlington and Alexandria. They stated that the organization is constantly involved in planting trees in those two communities and had just that morning planted thirty trees on the grounds of Polk Elementary. They also reported that nineteen trees had been ordered for the latest planting project in North Ridge and that they had gone to Merrifield Garden Center this afternoon to look at those trees. They are encouraging neighborhood churches to plant more trees.

Lyn Gubser reported on the establishment of a NRCA Taskforce for Infill, Teardown, and Environmental Decisions. The purpose of the task force is to look at the wide range of issues posed by requests for special use permits (SUPs) and the task force members are Mr. Gubser, John Fehrenbach and Glenn Thomas.

Mr. Gubser reported that he had spent much time over the last month on a proposal to divide a five acre wooded property on Mansion Road into three parcels and to build a large house on each of them. The neighbors opposed the proposal. Mr. Gubser found that there is a covenant on the property that forbids subdividing and the proponent of the proposal has withdrawn his proposal. Mr Gubser said that covenants are often not included on development proposals and are difficult to locate in the City records. He said that this was an issue the task force would look at.

Ms. Snapp reported that at its November meeting the Planning and Zoning Commission will be dealing the proposal of the Alexandria Presbyterian Church - located at the corner of Scroggins and Braddock - to significantly expand its

facilities. Though the expansion may quadruple the size of the church, current zoning permits that expansion.

Ms. Snapp, Ms. Stimson and Mr. Gubser have all been involved in considering how NRCA might respond to the expansion plans. On September Ms. Snapp attended a meeting of neighbors of the church who are concerned about the effect of the plans on traffic and water runoff and who have asked the church to redo its proposed design. Ms. Snapp circulated for Board consideration two letters she had prepared. The first would go to the Traffic and Parking Board and ask the City to consider certain steps that could be taken to mitigate the effects of the increased traffic that is expected to be generated by the church's expansion. The second would be to the Office of Environmental Quality and would discuss water run-off and drainage concerns.

Rich Weiblinger stated that he agreed with the intent of the letter raising traffic concerns but believed that specific elements of the letter should be given more consideration. He and Ms. Snapp will meet to develop a revised version of the letter.

Ryan Knight, a civil engineer with Alexandria's Department of Transportation and Environmental Services then addressed the meeting. Mr. Knight said that he was responsible for the City's review of the potential traffic effects of the church proposal. He said that most of the added traffic will be on Sunday when general traffic levels are lower and that the added traffic would be "acceptable" within City standards. Bruce Johnson asked Mr. Knight a series of questions about the City's methodology. Mr. Knight said that the City looks to see whether the projections submitted by the applicant are reasonable. This is done by comparing the projected numbers to the City's database of traffic generated by similar types of entities. Here, the church's projections were in line with the City's database numbers and thus, he again stated, were "acceptable" to the City. Mr. Ryan also noted that a number of years ago the City had conducted a study of whether a traffic light was warranted at the Braddock/Scroggins intersection and had concluded it was not. He said he believed the result would be the same today.

Mr. Johnson noted that he had some suggested changes to the draft water run-off letter. He and Ms. Snapp will develop a revised version of the letter.

Amy Burwell reported that she had been told by the chief of fire safety that the move-in date for the new fire house on Cameron Mills is expected to be November 5, the day after election day.

Ms. Burwell then introduced Erica Gulick, a senior planner with the Alexandria City Schools, to discuss the options that were being considered for providing high school education for Alexandria's students. Ms. Gulick said that the number of students in grades 9 to 12 in the public schools is projected to hit 5,000 in just a couple years. The school planners and School Board have examined several options for accommodating these students, including building a second high school. Ultimately

the School Board voted to keep a single high school but to build a new facility at Minnie Howard. The next step will be the development of the design. The target date for the new arrangement that will house all 5,000 students is 2024. There will be a public meeting at Minnie Howard this Saturday to consider options for student distribution during the development period as Minnie Howard is likely to be used for students in grades other than ninth during the transition period. T.C. Williams will shortly be the largest school in the state.

Amy Burwell reported that a fall festival will be held in the Lindsay Cadillac parking lot on Sunday, October 27, from 12 to 3. A number of businesses from the adjacent shopping strip will participate, including Baskin & Robbins and Reunions.

Bob Miller said that a neighbor had asked him whether the landscaping of the circle at Old Dominion and Chalfonte could be improved and that he would like to talk to the City staff about that. Ms. Snapp said to go ahead.

Bruce Johnson said that the Association's annual Christmas tree sale would be on a single weekend this year: December 6 to 8. He said the Gallery family that provides the trees is in "a transition period" and is hoping to have one of the sons do more. Mr. Johnson said he expected the sale to go ahead, but there are some "logistical issues" that need to be worked out.

The meeting was adjourned at 9pm sharp.

Russell Bailey, Scribe