

**Fairlington Citizens Association
Executive Board Meeting Minutes
Fairlington Community Center
3308 S Stafford St
03/08/17, as approved**

Board Members Present

President Guy Land
Vice President Jonathan Ansley
Treasurer Ed Hilz
Secretary Lindsay Willmann
Director Hugh Baumgardner
Director Jen Davies
Director Chris Weathers

Board Members Absent

Director Kent Duffy
Director Evan Harvey

Call to Order

The Executive Board meeting was called to order at 8:20. President Land presided and noted the presence of a quorum.

Approval of Agenda

There was unanimous consent to approve the agenda distributed by President Land by email and hard copy.

Approval of Minutes

There was unanimous consent to approve the minutes of the meeting of February 7, distributed by email March 5.

Officer Reports

President

Defer

Vice President

Defer

Treasurer

Defer

Secretary

Defer

Unfinished Business

None

New Business

Fairlington 5K

Director Davies is following up with Joe Reed to confirm the starting point, and she will then communicate this with Courtbridge. They have received all required permits. She will also communicate with Courtbridge to figure out the best method of contact to keep them informed as plans develop.

Fairlington Historical Society Request

The Historical Society has asked to be given a Home and Garden Tour an insert in the AFB. President Land has not committed to this yet, and asks the Board for their thoughts. It is more expensive than just a page, as a page costs nothing but an insert is costly. Director Baumgardner and Treasurer Hilz suggested offering them the page advertisement to support them, and see what their response is. Other Board members agreed, and President Land noted he would go back to them with the one-page ad offer.

Arlington County Civic Federation Banquet

The Board will pay for any Board member's ticket that wants to go, but members will pay for any guest tickets. Treasurer Hilz is collecting RSVPs via email (if you are attending, please also indicate your meal choice). If a Board member commits to attending and then backs out, they must reimburse the Board the \$40.

GMG Advertising

President Land forwarded Jeff Kost's email about GMG failing to pay the second half of their Farmer's Market sponsorship (and the fact that they are still listing themselves as sponsors of the Market) to the Board earlier in the week. He asked for Board members' input on how to handle the situation, and noted that Beth will take action if she has the Board's backing. Director Weathers observed that it is an ad in our bulletin that we produce, and we should require integrity of all advertisers. Board members agreed that an email be sent telling them to remove the logo (claiming they're sponsors of the Market) or the ad will be pulled from the AFB. Beth will send the initial message which will be followed by one from President Land before the ad is pulled if they do not comply with the request.

Shirlington Dog Park

President Land mentioned there is an informal request for representation from area civic associations on a Board (for Dog Park activities). This seems to be an effort to coordinate future planning and could lead to requests for monetary support in the future. This does not seem to be an advocacy effort, but a plan to get additional input from local communities. After discussion on the purpose, the Board felt unclear on the mission of this proposed Board. President Land will seek clarification before a collective decision is made on whether or not to get involved. He feels comfortable saying we agree, in concept, to having a couple of representatives on the committee in an information-gathering capacity. However, we are not taking an advocacy role without approval from the Board (to take a position on something or not). President Land will also put out a notice to gather interested candidates for representation.

Home Improvement Seminar Retrospective

The Board applauds Director Weathers efforts at coordinating the event. It went very well, and felt much more organized this year. Board members agree the format was better, but Director Weathers would prefer room 100 for the contractor stations next year. The start time seemed appropriate, but would shorten the length next year.

Adjourn

President Land motioned to adjourn, which was seconded and passed unanimously at 9:00 pm.

Respectfully submitted,
Lindsay Willmann, Secretary

Appendix I to 03/08/17 FCA Executive Board Meeting Minutes
Notes
Fairlington Citizens' Association Presentation by
Brian Mountcastle, Weingarten Realty, Alexandria Gateway
03/08/17
Fairlington Community Center 3308 S Stafford St

Brian Mountcastle, Weingarten Realty

President Land began the meeting by introducing the other members of the Board. After giving a brief overview of upcoming events, he introduced Brian Mountcastle from Weingarten Realty as our guest speaker. Mr. Mountcastle is prepared to share information on the Alexandria Gateway construction beginning at the corner of King Street and Beauregard.

Mr. Mountcastle gave a little background on Weingarten Realty, which he called a one-stop shop for real estate development. They emphasized their ongoing management of their projects, and their commitment to addressing community issues throughout the project. He went on to explain that he is managing the Alexandria Gateway development full-time along with a couple of other local projects.

Permits have been secured for all the environmental factors. They are in the process of removing asbestos from the existing building, and clearing the area for preliminary construction. They are currently looking for a place for 295,000 yards of dirt as they are digging down four stories for the underground parking deck (which will cover all 5 acres). Over the next few months, they will be digging and moving soil, but are taking measures to work in the dugout area to avoid dust and debris blowing onto adjacent properties.

Traffic is a big concern. They have rented a parking deck at the community college, and shuttle workers over to avoid congesting roadways. They are not allowing major deliveries over time or the stacking of materials as they need the space for parking garage construction.

They are in the final stages of interior design and selecting exterior fixtures. They are bringing in art that they've worked with Alexandria on. There are a few major areas where the art will be placed. They shared a site plan that offered a bird's eye view of the public plaza, the anchor of the project (Harris Teeter), and the landscaping layout that gave residents a good idea of what the project will look like. He explained that the developers are spending a lot of time selecting art (working with local programs like that of Howard University), and planning the layout of the plaza to ensure it is accessible to all in the area.

The plaza will feature about a mile of open space with lights, signage, and landscaping that can be used for classes, concerts, and other outdoor activities.

They are building hundreds of new condos designed to draw more residents from the millennial generation into the area. They will also add 75 affordable housing units, with the intention of marketing to those in a more modest income bracket (Mr. Mountcastle cited teachers and police officers as examples).

To account for the 72,000 cars that pass through that intersection a day, they are adding two turn lanes. Amenities like an enclosed play area, dog park, and swimming pool will be added to account for some of the other local needs. They are building in a lot of natural areas as a trade off for taking a lot of green space for the project.

There will be two points of access: a full lighted intersection to be added on Beauregard (which will also be the Harris Teeter truck entrance) and another right off of King Street (which will be a right in/right out only not a full intersection).

A street corner view (from the corner of King Street and Beauregard) of the plan showed a window-lined, multi-story building. Mr. Mountcastle noted that the buildings are matched to the height of local buildings, and are actually shorter than most in the area. The design also accounts for the terrain, as buildings drop from 6 stories, to 4 stories to 3 stories as you move toward the middle of the intersection. Mr. Mountcastle took questions at the end of his presentation.

Q&A

Q: What retail besides Harris Teeter will be on the site?

A: It's going to take two years to build this development, so we have not begun marketing the other units yet. Given the current retail climate, we want to wait to make sure we are getting the right tenants for the location. All retail spaces will face King and Beauregard or the new road they are creating. The back side of the project has no retail.

Q: Will restaurant's also be included?

A: We are allotted 20,000 square feet of restaurant space (a typical restaurant takes up about 7-9,000 square feet). Grease traps will be built into the parking garage to ensure the area is walker friendly.

Q: Have you been studying the Shirlington situation and the issues they're facing with turnover of shops and restaurants?

A: The hardest thing we have in this market is buying stuff - retail is also designed as an afterthought. This leads to incompatible space and retailer needs, and high turnover because of inconvenience and expense. We're making sure that other than Harris Teeter allows for one large anchor store or a handful of smaller stores. This is what makes us different, because we are retail first.

Q: What will the impact of the construction phase be? The 28th Street exit is paramount to Fairlington residents - was any thought given to bringing construction down Beauregard?

A: The existing road is not designed to withstand multiple truck trips, but King Street is. We're given the directive to use this road from the state to the city levels.

Q: Will the City go ahead and put a temporary stop light so you can turn before you get to the major intersection?

A: I wish they would allow us to do that, but we are not.

Q: What is the planning for reinforcing the hole given the marine soil on the site?

A: Second week of excavation we're going to bring sheeting and shoring down to ensure the safety of the hole. As soon as we hit bottom, the concrete will be put down. Spread footings will be placed within the hole (as it goes from property line to property line). The driving of the sheeting will be 7-8 weeks, and it is loud.

Q: What is the timeline to begin excavation?

A: It's about six weeks from right now given the removal of existing structures. We will start on the backside of the property and come down toward King Street.

Lisa Jaatinen, City of Alexandria Department of Transportation and Environmental Services

Nathan Imm, City of Alexandria Department of Planning & Zoning

Tafesse Gyes, City of Alexandria, Project Manager

Following the questions, Lisa Jaatinen and Nathan Imm from the City of Alexandria Department of Transportation addressed the meeting. Ms. Jaatinen spoke about the background of the Alexandria Gateway project, explaining that the City was given the project in the early 2000's though they are still subject to VDOT and federal processes (and the required approval at all levels).

Since 2005, they've done environmental analysis, collected citizen surveys and comments, and received City Council approval for all aspects of the project. After several levels of review over the course of many years, construction plans were adjusted to meet the demands of the area and rising costs.

Ms. Jaatinen explained that Weingarten is building some of the roadways and sidewalks as well as installing utilities in the area to account for a scaling back of the City's portion of the project. This will include the addition of a left turn lane on King Street and improved 6 foot sidewalks with bumper strips on King Street and Beauregard. A full lighted intersection is to be added on Beauregard (which will also be the Harris Teeter truck entrance) and another right off of King Street (which will be a right in/right out only not a full intersection).

Q&A

Q: Will the signal on the left side of the property be installed to account for construction traffic?

A: The current plan is that it will be installed at the end of the project.

Q: The rehabilitation of the King Street bridge, which will take place at the same time, is going to cause a significant increase in traffic. Have you worked with VDOT to coordinate timelines on this?

A: Yes, we've been working with VDOT to ensure they are given input during the permitting phase. Mr. Mountcastle noted that it is Weingarten's plan to have the trucks out of there after the hole is dug (which should take about 7 months). They are working to get this done before the bridge construction commences.

Q: How many hours a day/days a week will the digging happen?

A: The hours of construction are typically 7am to 6pm. They are limited to weekdays (and need permits for the weekends). They may have to work some weekends to meet deadlines (depending on weather and other extenuating circumstances). We try to work 10 hour days so Fridays can be used to make up for some of those unforeseen delays, but this does not mean weekend work will never happen. (Hours are 9am to 5pm on the weekends.)

Q: There will also be roadwork on Arlington Mill during this time? Are you coordinating with them as well?

A: We will try to make contact with them and make sure we are coordinating our time frames as best as possible.

Q: How will we cut down cut through traffic on 30th Street once construction begins?

A: We will have to coordinate with Arlington to get permits discuss traffic management to ensure this doesn't become a major issue.

Q: Can the city leverage this project to straighten out King Street (where lines are very curvy)?

A: Not at this time, but that was discussed at one point and was nixed because of lack of funding. We're hoping to get funding in the future, possible from VDOT.