

Minutes
Fairlington Citizens Association Executive Board Meeting
Fairlington Community Center
3308 S Stafford Street
Arlington, Virginia
November 9, 2011, as approved

Board Members Present:

President Rosiland Jordan
Vice President Bryan Pettigrew
Secretary Carol Dabbs
Treasurer Ed Hilz
Director Kent Duffy
Director Mark Jones
Director Brenda Kriegel

Board Member Absent:

Director Guy Land

PART ONE -- REAL ESTATE/DEVELOPMENT FORUM (7:05 pm-8:15pm)

(35+ people in attendance)

-- Welcome

President Jordan welcomed community members to this meeting, and presented a very brief tribute to former President Franklin, who died over Labor Day weekend.

-- Board presentations.

(Materials submitted regarding presentations are attached as noted at the end of these minutes.)

- **Safeway**—Treasurer Hilz
 - Proposal is for a “Lifestyle Safeway,” like the stores in Bethesda and Georgetown.
 - FCA President testified at Nov 1 Alexandria Planning Commission hearing.
 - Safeway had not contacted FCA for input; and
 - There are concerns about how the proposal would affect traffic at the Braddock/King/Quaker Lane intersection and at the entrance to the Bradlee Shopping Center.
 - Planning Commission voted to defer action on proposal until Dec 6
 - Safeway was instructed to provide information to FCA
 - Safeway representatives will make a presentation to FCA on Nov 16
 - FCA can give additional testimony at the Dec 6 meeting
 - Size of new Safeway
 - 52% larger
 - new Safeway will be 64,100 square feet including the 3,100 square foot retail building, compared to current building, which is 42,000 square feet

Parking

- 201 current spaces
- zoning requires 338 spaces
- proposal is for 228 spaces which is a 68% reduction from zoning requirements

Traffic

- 381 additional daily trips are projected
 - 54 additional trips during AM peak hour
 - 161 additional trips during PM peak hour
 - 166 additional trips during weekend peak hour
- traffic will increase at the entrance to the Bradlee Shopping Center
- no new entrances to the site from King Street

- **Walmart**, Vice President Pettigrew and Director Kriegel

Richard Tucker of Arlington County Planning and Zoning reported that the Realty Development firm that works for WalMart was asking questions about the old Rosenthal overflow lot--it hit the blogs and neighbors got upset and contacted the county. That property has been on sale for years. This land was zoned "industrial" without restrictions on development. On 10/15/11, the County Board reacted to neighborhood concern by passing a more restrictive amendment to zoning regulations that would require the County to study the traffic impact and allow impacted residents respond to any development proposal, which will apply to any retail space of more than 50,000 sq. ft. at any level, or stores with more than 200 parking spaces, to determine suitability for the environment. Car dealers are exempt. Because a Special Exception permit is now required, we will have lots of notice re: such developments. But no one had inquired again about the property as of date of our meeting.

- **BRAC** – Director Jones

See attached Powerpoint presentation for summary.

- **Beauregard St. renovations**—Director Land

No presentation on this tonight; there will be a public meeting Monday Nov 21st at the John Adams school in Alexandria, which will be on our webpage calendar. The meeting will include information on roadwork and construction.

- **HOT Lanes/Transportation**—Director Duffy

Director Duffy explained the concept of HOT lanes, and indicated that there are two separate projects:

- Beltway, Springfield to Tysons, open late 2012, and
- 95/395 corridor, now slated to end at Edsall Road/Duke Street.

The environmental study for the latter has just been released.

- **Shirlington** – Secretary Dabbs

See attached Powerpoint presentation for summary.

- **Battery at Fairlington**—President Jordan

Summary

- commercial project still in planning stages, basic web presence established (thebatteryatfairlington.com); the owners of the property, Corinthian Contractors, have representatives present tonight to assist with questions.
- existing buildings housing Frosty's and Sure Shot would be torn down, and buildings of approximately 37,000 sq. feet in two levels for office space and retail businesses would be constructed. (Corinthian calls this a trend in commercial real estate.) Architecture would be in Williamsburg style, in keeping with the Fairlington look and historic character, and would meet Arlington County height and occupancy standards, as well as ADA standards.
- all offices and retail space would be owned as condominium units (providing accountability by owners) and built out by new tenants once Corinthian completes new building, or shell; all permits and building plans for both the new building and individual spaces would have to be approved by Arlington County; assumption is that ownership will make people more accountable to the community.
- vision: two-level office condo/retail on nearly one acre of land abutting I-395; two below-ground parking levels with 136 spaces, with access via private road parallel to I-395 (the existing driveway behind the building, currently maintained by Corinthian), as well as a small number of parking spaces out front and on adjoining streets (based on current parking rules)
- current zoning is C-1, meaning the property can host a mix of offices, medical offices, bakery, restaurant with outdoor seating, small retail shops, dry cleaners or cobbler, bank branch; two retail stores could be out front, with rest sitting behind them. A nice lobby for them is envisioned.
- Owners of property: Corinthian Contractors, which would continue to have its offices on site
- Frosty's and Sure Shot Video Productions would be likely to stay at this location.
- no other confirmed businesses at this time; Corinthian is still gauging local interest in having the Battery as an option for small business owners, has yet to pull permits to start process.

Roadblock: the ongoing economy -- both Corinthian and Abingdon Partners have to be sure they could make money on the project; otherwise, there is no compelling reason for them to go forward.

Timeline: if they decide to go ahead, project could start in mid-2012 and take about 12 to 18 months to finish (end of 2013?)

Issues:

Engine #7 Firehouse -- no impact, would stay unless County moved to close it.

Parking -- vast majority provided off-street, though no current barriers to on-street parking; Corinthian expects much of Battery traffic to be related to the businesses operating from 9-5.

Noise -- construction work would be governed by County requirements; if a restaurant or cafe comes in, County rules and enforcement would apply. (It is assumed that hearings would need to be held for outdoor seating, music, etc.)

Trash -- dumpsters in back of property, near delivery docks (as is the current situation).

Community input: not clear if this is just a Fairlington Villages issue or an FCA issue; President Jordan recommends both organizations get involved in the planning and review process and solicit as much community input as possible.

Historic designation: according to the 1999 documents which accompanied Fairlington's listing on the National Register of Historic Places, there is no barrier to homeowners renovating their homes. However, given that this is a condominium community, FVCA does have jurisdiction over residential property renovations and changes. It may not have any jurisdiction over privately-held property, as is the Battery site. (A representative of the Fairlington Historical Society present indicated that the buildings proposed to be torn down are not historically designated.)

Q&A Session:

On Battery:

- Fairlington Glen—sees the Battery as affecting So Fairlington.
- Community input for Battery? Ed understands that this would be a “by right” development. Correct—Cathy Miller, Corinthian—but would continue to consult.
- Fairlington Court—concerned about Battery development in their back yard. What kinds of communications should be opened up? Maybe a specific meeting about the Battery, maybe in January, after the holidays. Support from Fairlington Villages (Terry Placek is the President). Building is not part of what has historic designation. President Jordan committed to organizing a meeting, Corinthian agreed, and the date is to be determined.
- Battery—no storefronts? None.
- Study required? No.
- What types of retail being considered? Wineshop, bookstore, self-service laundry, with the rear offices perhaps occupied by lawyers. Corinthian needs about 5,000 of the 2nd floor 15,000 sq ft. So perhaps only 1-2 more tenants.

On Beauregard St re-development:

Donna Fossen, planning commissioner from Alexandria, indicated that she could speak to the Beauregard plans. There will be a special informational meeting on November 14 on this subject at Courtyard Marriott, starting at 6:30 pm; all are urged to attend. Multiple developers have uniquely joined together to plan for the 395 acres in the plot. 322 acres are proposed for re-development. The proposals from six developers will be discussed at that meeting.

On November 21st, there will be a city meeting on this subject at the John Adams school library—bucket list to be revealed. There is currently no fire station west of 395 in Alexandria. Asking for 12 million sq ft, current regs allow 10 million sq ft. Transit also on bucket list. One third of the Hamlets are in a flood plain. <http://sites.google.com/site/bcsgalex> has the information about this process. The Van Dorn metro station would serve this re-development.

Landmark Mall has been sold, 12 million sq ft development has been approved for there.

Andy Dies indicated that the proposed new firestation would be on Sanger Avenue.

On BRAC:

Additional bus service was understood to be additions to the existing schedules and routes, not separate, dedicated buses to serve the BRAC building. Both AT1 and AT2 stop at BRAC building. Fossen illuminates—instead of a separate service, there are added express buses to BRAC from King St metro station, which anyone may ride. BRAC employees ride free, public pays regular rates.

On Beauregard and King

The latest sign was engineering work being done, including for the old Jefferson Hospital site. We'll get further information from Director Land later on. Treasurer Hilz understands that King Street from 28th Street to Dawes Avenue construction is slated for 2013.

Other:

President Jordan mentioned that she's received email from neighborhoods about dogs off leash, and reminded us that this breaks county ordinance.

Our Annual Meeting will be held on December 14th, and will include elections of officers and directors for 2012 and financial and activity reports on 2011. In the meantime, we'll be in touch on Facebook, our website, and can be reached through FCA President@gmail.com.

On Saturday, December 17th, Santa's coming to Fairlington, with stops here and at FVCC.

Adjournment

Part one of meeting was adjourned at 8:25 pm.

PART TWO – EXECUTIVE COMMITTEE BUSINESS MEETING

Call to Order:

President Jordan called the Executive Committee business meeting to order at 8:30 pm.

Minutes of Prior Meetings

It was moved, seconded, and passed 7-0 to approve minutes of 9/28 and 10/19 as circulated by email today.

Financial Report

There is both good and bad news this month. Treasurer Hilz presented the Financial Report, which shows that our cash balance is up over the prior month, as are pre-paid commercial ads, but the Profit and Loss statement shows that profit for the November 2011 issue was the lowest in 2 years. Perhaps this is an aberration, but we should watch it in future months. The List of Checks includes several non-recurring expenses. We had an issue with Global (the printer) this month—they didn't charge us for GMG insert, so we in turn didn't charge GMG for their ad, which had been wrongly put in the FV NL. We are holding the funds to pay for their next month's ad. GMG has reimbursed us for the check that had not been honored earlier, including the fees we'd incurred.

Fairlington Santa Visit, December 17th, 3-5 pm.

After discussion, consensus was to provide NLT 300 pieces of candy, costing NTE \$50. This is based on an estimate of 200 children participating, including some expected from Park Shirlington.

Publicity will include sign boards from us and Fairlington Villages, which they will prepare, set up, and take down. We will also include this on our bulletin board in the FCC, on our website, and on our Facebook site.

Plans for Special Community Meeting on Safeway plans—November 16th, 7 pm

The sign boards will be put out this Saturday, the 12th, by Director Jones and President Jordan. Unfortunately, Directors Kriegel and Land will not be here.

Agenda for Meeting:

- 30 minutes, Safeway Presentation by Avis xxx and Fred xxx from Safeway
- 60 minutes, Q&A from the floor
- 30 minutes, Executive Board Session re: sense of the board for presentation to the Alexandria Planning Commission by President Jordan.

Session with Alexandria Planning Commission, Saturday, November 12th, 10 am-noon

Vice President Pettigrew and Directors Jones, Kriegel, and Land will not be able to be present.

Special meeting with Representative Moran, November 28th at 7:30 pm

This meeting will start later than usual, due to Rep Moran's schedule. The sign boards will be put out before Thanksgiving for this; Director Jones and President Jordan will figure it out. We'll need microphones for this meeting.

Agenda:

- 30 minutes of community discussion;
- 30 minutes presentation by Moran; and
- 45 min Q&A from the audience.

Annual Meeting, Dec 14th, 7 pm

Signs will be put up the Thursday before the meeting

Other Issues

President Jordan advised us that Fairlington Arbor has petitioned Arlington County for permission to replace their parking lot and swimming pool signage. No reservations or objections were mentioned.

Adjournment

President Jordan adjourned the meeting at 8:57 pm.

Respectfully submitted,

Carol J. Dabbs, Secretary

Attached documents incorporated by reference:

11-11-09 Shirlington update

11-11-09 BRAC presentation