

Alexandria Federation of Civic Associations  
Meeting Minutes  
January 7, 2019

**Call to Order**

Jeff Lipsky convened the meeting at 7:30 p.m.

**Business Meeting**

There were no corrections to the minutes. Minutes from November 2018 were approved.

**AFCA Committee Reports**

- Treasurer Report
  - Joanne reported for Judy, who was absent, that there was a \$136.00 expense for P.O. Box and no new memberships during the last month.
- Engagement Committee
  - Van was absent. Dave Olinger reported on the following:
    - Based on the Chatham Square DSUP, the Committee wants to recommend to Council establishing a policy structure for modification of existing DSUPs. They will present at the next meeting
    - Suggested relooking at City Board/Committee/Commission representation. Instead of having AFCA representative on it, ask all AFCA associations what members are interested in serving and/or are serving. We could use them as a conduit for information.
  - AFCA Co-chairs reached out to City Council with an open invite to attend any of our meetings. Additionally, AFCA Co-Chairs will start scheduling 1 on 1 sessions with Council to orient them on what AFCA does/understand their priorities and focus areas better.

**Action plan.**

- 1) Committee will draft DSUP policy memo
  - 2) Committee will draft letter to Association president's seeking volunteers interested in City Board/Committee/Commission representation
- Communications Committee
    - Roy Byrd reported that he is still trying to work out some glitches with the software for the website. Anne White-Olson asked why the search results for AFCA brought AFCA-Park Fairfax as the first result in the list of AFCA search results. Roy responded that he continues to work on this. He recommended AFCA members continue to search for "alexafca.org" – the more it's searched the more it increases it's visibility during a browser search.
  - Membership Committee
    - Pete and Rebecca met and are working on a video that will be embedded on the website. They believe that a brochure is not as effective as a video and is more expensive. Jeff raised, that while marketing is important, we need to ensure we identify our 'value proposition' – why they should be interested in joining. This was captured during the Membership Strategy discussion last Fall. Pete believed

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that in addition to the video, a “calling” card with AFCA’s name, URL, logo, could provide that information, with the card directing the public to the website for more information. Pete asked if this committee could get assistance from the Communications Committee in developing cards and/or a brochure.

- Pete mentioned that he and Rebecca need more help to conduct this type of outreach. Jeff volunteered to help in any capacity needed and encouraged others.
- Pete highlighted that while the Committee will still concentrate on civic associations first, they will identify those associations who were previous member. Anyone can participate in developing business cards.

**Action plan.**

- 1) Committee will develop a brochure/business card and present it to the Communications Committee for review. It will then be presented to the Board for approval (to include any expenses)
- 2) Committee will identify the list of previous members they will engage on first

**Guest Speaker**

**River Renew Presentation**

- Liliana Maldonado, P.E. B.E.E. presented information to the group about the sewer outfall project that is ongoing in Alexandria for the next 5 years. She distributed a packet slides, outlining the next steps in the project. River Renew was selected by the city, but independent of the city. Currently, they are waiting on the National Park Service to conduct and produce an environmental impact statement. This is due in March.
- The City created a stakeholder group which will begin meeting in February to advise River Renew and the City about what citizens desire as the project goes along. The presentation was similar to “teach ins” that River Renew has been conducting around the city since last summer. They will continue to conduct meetings to inform the public over the next months. This is the most expensive undertaking that Alexandria has undertaken in its history.
- A copy of the brief was distributed, via softcopy, to AFCA members.
- Some questions and answers
  - **Question:** What will the increase be to the water/sewer bills?
  - **Answer:** 65% increase.
  - **Question:** How long are the citizens of Alexandria going to have to pay for this project?
  - **Answer:** Thirty years

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**Planning and Zoning**

**Rob Kearns & Tony LaColla from the Planning Commission**

- Development Update on the following:
  - January 2019
    - 1201 N Royal Street – Braddock Site with continued discussion on amendment to zoning map and a special use permit to construct multifamily units (increasing floor area ratio and using 30 percent density bonus including a 12 ft height increase).
    - Zoning Ordinance Practical Updates Text Amendments-definitions, home based business, permitted location of accessory structures. Etc. A review of “Attic”, Bay Window” and “Trellis” definitions was presented.
  - February 2019
    - Landscape Guidelines – this will set revised policy
    - Bus Barn – In Old Town, there will be a bonus density for affordable housing. *Members asked for information on the Community Outreach plan.*
    - Open Space Presentation - Best Practices for Open Space in Private Development. It is expected to be presented in Feb, Mar and Apr.
    - Building Height and Blockface Determination and Text Amendments - will review ceiling height, trusses and parapet walls
    - South Patrick Street – Residential Multi-Family Zone Text Amendments – this is a proposed Zoning Ordinance text amendment for a new residential zone that incentivizes the preservation of long-term housing affordability. This zone is anticipated for initial implementation as part of the South Patrick Street Housing Affordability Strategy and may also be used in other areas of the city. *Members asked for information on the Community Outreach plan.*
  - March 2019
    - Episcopal High School Athletic Field - moving athletic field location which impacts road and building access. Expect trees/wooded area to be impacted as well.
    - Public Storage (Boat USA) – ongoing discussion between West End citizens and developers to ensure project aligns to the Eisenhower West Small Area Plan. Issue is whether it aligns to mixed use, per area plan, or whether it makes the area too industrial focused. It was pulled from an earlier session for more discussion.
    - Residential Reuse Text Amendment - Re-definition of some codes, such as new buildings and how far they are from the street. Also covers conversion from commercial to residential without special use permit.

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**Member Association Hot Topics:** Jeff asked if there was anyone who wanted to report on Association business.

- Bryan Kirkes spoke about Potomac Yard Commons and how Metro is going to declare eminent domain and take out a playground, tennis courts and dog park during the rebuild period of the extension of Metro.
- Tom Walczykowski and Roy Byrd discussed recent gas leaks in vicinity of Clover College. Mayor has energized gas company discussion for root cause analysis. One potential cause discussed was increased demand driving increased pressure in the gas lines.
- Jeff brought up Seminary Hill's monitoring of City's proposed noise ordinance proposal. Recent community involvement has caused the City to pull this from near dockets in an apparent quest to review citizen's concerns.

The meeting concluded at 9:30 pm.

**The next Federation meeting is January 30 at 7:00 pm**

**Attendees:** Jeff Lipsky (FPCA), Bryan Kirkes (OTCA), Roy Byrd (CCPCA), Bob Gronenborg (Parkfairfax), Pete Benavage (SWCA), Art Impastato (CSCA), Rebecca Hierholzer (SWCA), Tom Walczykowski (CCPA), David Olinger (OTCA), Heidi Ford (WOTCA), Joanne Lepanto (SHA), Joanne Bump (Potomac Yard), Carter Flemming (SHA), Anne White-Olson (NOTICE)

**Minutes submitted by Anne White-Olson, Secretary for AFCA**