

**Alexandria Federation of Civic Associations (AFCA)**  
**Regular Meeting Minutes**  
**City Hall, Room 2000**  
**March 27, 2019**

Jeff Lipsky called the meeting to order soon after 7:00 p.m. Jeff decided to re-arrange the agenda for this evening only by asking the guests from Alexandria City to speak first and the business meeting followed their presentations.

**Guest Speaker**

Mr. Karl Moritz, the Director of City Planning presented information on City-Citizen Engagement. (His slides are appended). Highlights of the presentation were Small Area Plans that are to be reviewed during 2019, Long Range Planning including the Sanitary Sewer Master Plan in 2020 and the beginning (March 2019) of the Duke Street Transit Way Environmental Planning and Concept; Policy initiatives in the environment and housing; small cell facilities, smart mobility initiations, the Census 2020, and the Waterfront history implantation plan; zoning text amendments, rezoning and development. Mr. Moritz reiterated the need for citizens to become involved by alerting your associates to the project and to decisions that are made by the city. The city would like citizens to engage on general engagement strategies, policy initiatives, accessory dwelling units and the Census.

Mr. Richard Lawrence, Planner and Current Fellow in the City Manager's Office.

Mr. Lawrence spoke to the group about the city's need to enhance current 4G and prepare for 5G technologies through small cell towers that are low power wireless installations. With 5G, the benefits are increased density (# users), speed (of information passing), and bandwidth (how much information passed instantaneously). This infrastructure will be the building block for wireless phones, driverless cars, and IoT (Internet of Things) technology. The concerns center on pressure to greatly increase the number of equipment mounted on existing poles as well as increased number of poles needed as 5G proliferates. Carriers may prefer to own or operate their own poles or co-locate on existing Utility or City poles. There have been changes in federal and state laws regarding small cell zoning and the FCC issued two orders preempting local authority over wireless facilities. Special rules now apply for facilities to be installed at or below 50 feet. The City will be responsible for pole replacement and zoning ordinance regulations will have to be updated to conform with new state laws and FCC rules for the facilities. Key points for the city are that each carrier and infrastructure provider has an independent right to facilities under VA law and FCC rules and that both current (4G) and future 5G equipment will supplement rather than replace existing networks. More information can be found from Mr. Lawrence's slides that are included at the end of these minutes.

There were questions from AFCA members inquiring if some of the infrastructure will be underground, requiring Alexandria to dig up more streets. Additional questions centered on health concerns for citizens with surrounding electromagnetic towers being plentiful around the city.

**Planning & Zoning:** Rob Kearns presented the three-month development schedule of events.

April:

- Del Ray Gardens: 1000 ft. eatery on Mt Vernon, w/outdoor dining, cooking, TV and speakers
- Landmark Mall plan was adopted in April by the Planning Department and City Council; Alexandria hospital will eventually be relocated there
- Task force on green building space policy has been meeting since January 2019.

May:

- Monday Properties Amendment: 3<sup>rd</sup> amendment to replace the existing office building with 292 unit multifamily dwelling and above ground parking structure. Final approvals expected by end of year for construction to begin early next year
- Silver Diner is going to be coming to King and Beauregard Street, with indoor and outdoor seating. It will include parking in a “massive garage so that parking is internalized”
- Episcopal High School Athletic Field & campus Plan: No changes since last briefed; concentrating on managing tree loss
- Towne Motel Expansion: located at 800 N Washington

Spring 2019:

- Open Space presentation #3: Expect discussion on environmental action plan coordination and its impact in landscape guidelines.
- Greenhill South CDD: located on Pickett and Backlick; it is increasing in development intensity

AFCA members asked Rob Kerns questions about Seminary Road bike lanes, green building initiatives, open space and development efforts around King and Washington Streets. The latter issue is being slowed down due to Amazon development and how that is going to possibly determine some of that re-development. The expansion of Seminary Road to include bike lanes and cutting car lanes from four to two lanes is currently being raised as a concern for AFCA members. Rob Kearns encouraged AFCA members to meet and forward issues to the planning department.

**Business Meeting:** There was not a quorum so minutes from the last two meetings could not be approved. It will be placed on the April meeting agenda. Jeff mentioned that our focus areas have not changed, but rather the efforts aligned to the focus areas have been updated. Under ‘Transparency’ Focus Area, our effort will be supporting the City’s review of Boards, Committees, and Commissions. Under ‘City Planning’ Focus Area, our efforts will be DSUP Policy Memo, Parking Reduction efforts (Old Town Parking Plan), Small Cell Towers and Dockless Mobility (Scooters). Under ‘Fiduciary Responsibility’ Focus Area, our effort will be the City Budget.

## **AFCA Committee Reports**

**Co-Chair Report:** Jeff Lipsky reported that he and Tom Walczykowski met with Councilman Seifeldein to discuss City-AFCA collaboration. He also asked for the AFCA Board's approval of the Nominating Committee comprised of Heidi Ford, Joanne Lepanto, Pete Benavage, Roy Byrd and Jeff Lipsky. Their purpose is to identify next year's board nominees. A majority of the board was present and approved the formation.

**Engagement Committee** Van Fleet reported that Yon Lambert (Director, T&ES) will talk to AFCA members at the April 24<sup>th</sup> meeting about AFCA- T&ES collaboration. Van and Dave are going to talk to T&ES POC, before the next meeting, about the emerging scooter policy/guidelines.

**Communications Committee:** Roy Byrd reported that more people are using the website and staying on the site for average of 3 minutes. During the last month he made some minor adjustments to the website.

### **Membership Committee:**

Rebecca Hierholzer reported the Membership Committee continues to send out postcards to associations and following up via phone call. There has been some good response, indicative of Seminary Civic Association representatives in attendance tonight. Pete Benevage and Joanne Bump will follow-up with additional outreach during the next 6 months. Additionally, AFCA members now have nametags for meetings and name tents will be provided at the next meeting.

## **City Committee Reports**

**Emergency Medical Services Council :** Rebecca Hierholzer reported that EMS and fire department officers are underpaid in Alexandria. She distributed materials on how to recognize signs of a stroke, and Smart 911 information.

**Beauregard Design Advisory Group:** Pete Benevage took the opportunity to raise the issue of Seminary Road traffic again. Vehicle traffic will be at a standstill during rush hours with the additions of bike lanes. A recent meeting about this was held and 80% of the citizens who attended (100-200 citizens attended) the meeting were against the bike lane additions. He suggested more research is required before progressing with a solution.

**Member Association Hot Topics:** Rebecca Hierholzer stressed a lot of discussion on the West End regarding Seminary Road going down to two lanes. She suggested representation on the Traffic and Parking Committee, however, a City Ordinance is required for new representation. Jeff Lipsky suggested there could be an opportunity during the City's review of its Boards, Committees and Commissions.

The meeting adjourned at 9:30. The next meeting is April 24.

**Attendees:** Pete Benevage (SWCA), Roy Byrd (CCPCA), Dino Drudi (WOTCA), Rebecca Hierholzer (SWCA), Bryan Kirkes (OTCA), Bob Gronenberg (Parkfairfax), Joanne Lepanto (SHSA), Jeff Lipsky (FPCA), Robert May (OTCA) David Olinger (OTCA), Calvin Terrell (SCA), Frances Terrell (SCA), Van Van Fleet, (OTCA), and Tom Walczykowski (CCPCA)

**Guests from the City:** Rob Kearns (Planner, City) Tony LaColla (Planner, Zoning) Karl Moritz (Head, Planning, City), Cynthia Pols (ITCity, DC) Catherine Rice (ITCSA), Richard Lawrence (Planner, City).

Minutes submitted by Anne White-Olson, Secretary