

**Fairlington Citizens Association
Executive Board Meeting
July 11, 2018
7pm**

Board Members Present

- Guy Land
- Chris Weathers
- Lindsey Willman
- Jen Davies
- Ed Hilz
- Kent Duffy
- Rebecca Sayres
- Evan Harvey

Board Members Absent

- Hugh Baumgardner

Quorum Present?

- Yes (8)

7:00pm-8:00pm

Opening remarks: Guy Land

- No formal program for August meeting
- September meeting will feature ACFD
- September Family Movie Night
- 75th Anniversary celebration

Special Presentation: Park Center Development Update

- Mark Rivers, Executive Vice President, Lowe Enterprises
- Maya Contreras, Principal Planner, Alexandria Department of Planning and Zoning
- Sara Brandt-Vorel, Urban Planner, Alexandria Department of Planning and Zoning

Mark Rivers:

Lowe Enterprises acquired property in December 2017, closed in 2018

Ideas for Mark Center development

Development consists of three buildings King Street and Park Center Drive

Former XSport Fitness, 3101 Park Center (currently USDA), 4401 Ford Ave (66% occupied)

(2) 14-story twin office buildings

Dwindling demand for office space in 395 corridor

Lowe will convert buildings to multi-family residences

Other office buildings in the zone have converted to residential

Timing is still uncertain

Concept plans shared:

- Green up the space, eliminate concrete, more leisure and recreation spaces
- Playground and play zone
- Rooftop decks and patios
- Maintain precast structure, but change out windows (more light) / less landfill
- Sample floor plan ideas / leasing center / lobby / amenities

2 phases of construction

Lowe has done this kind of residential conversation before

Price point on rents will be top end of workforce housing (local residents?)

400 units +/- when complete

Resident Questions:

How will traffic be affected?

- Better! Lower traffic than current commercial, less garage space needed

When will you start?

- Expect to start phase 1 (first tower) in late 2019

What does "top of workforce" rate mean?

- Percentage of DC Area median income \$80k-\$120k (fam of 4)
- Upper middle tier, compared to other properties

How will unit sizes/types be divided?

- Equal mix of many sizes

Will there be street surface or light surfacing changes?

- Maya: Yes, AC will consider after construction
- King Street will always have traffic priority

Will there be a shuttle bus?

- Yes, Metro shuttle will be continued
- In addition, Capitol Bikeshare will be offered

Maya Contreras:

Overview of the public hearing and review process

"The greenest building is the building already built"

"Excited to work with Lowe on this project"

Bus pull-off will likely be eliminated

Q: Any plan for retail?

MC: Permitted for use, but nothing planned at the moment

MR: "We would love to have restaurants and retail

MC: And there is additional retail coming to Alexandria Gateway (Harris Teeter) ... will also include some office and affordable housing in same space; still one year away

8:00pm-9:00pm

Call to Order: Guy Land

- Residents Present for FCA meeting?
 - Yes
- Resident comments for FCA
 - Jim Hrbaz
 - Concern with local overdevelopment
 - Toxic plume meeting, dry cleaning, in advance of development
- Approval of Agenda?
 - Yes
- Approval of June 2018 meeting Minutes?
 - Yes, subject to subsequent review
- **Officer Reports**
 - President's Report
 - None
 - Vice President's Report
 - None
 - Treasurer's Report
 - Circulated to FCA Board by email
 - Comfort level with budget improving
 - Secretary's Report
 - None
- **Unfinished Business**
 - Electronic payment options
 - Lindsay: Better CSR with PayPal vs. Square
 - PayPal / 3 readers vs. 1 reader
 - PayPal seems to be leading candidate
 - Is there any personal financial liability?
 - Would treasurer (Ed) assume that role?
 - Are there transaction limits?
 - What is the timeline to market?
 - What about disputes, refunds?
 - Lindsey will investigate all and respond
 - Board tentatively approves PayPal, pending investigation
 - Family Movie Night
 - Set for Friday September 7
 - Abingdon Elementary Field
 - Is there an electric outlet available
 - Moana, Coco, The Goonies (Evan to confirm)
 - Need ACPR permission to access school bathrooms

- Facebook options
 - Section 230 of the CDA
 - Limited admin liability
 - Explicit defamation, or violation of federal law
 - FB: Difficulty transitioning away from original creator
 - Board vote to vitiate June 2018 vote to kill FB
 - Unanimously affirmed by 5 votes
- King and Wakefield Intersection
- 36th & Quaker Lane Intersection
- **New Business**
 - July Fourth Event Assessment
 - 75th Anniversary Activities
 - Guy: FCA budget had earmarked \$1k for “event”
 - Board approval of \$1k
 - Proposal: Guy
 - Second: Jen
 - Vote: 8-0
 - Joint Solicitation between FCA & FHS for additional funds?
 - General board agreement
 - Newsletter Editor Compensation
 - 2018 Budget Update
 - Shirlington/Nauck Developer Contribution
 - T-shirt reorder
 - Community-wide Survey

Adjourn

Submitted by Evan Harvey, Board Secretary

New Business

July Fourth Event Assessment

75th Anniversary Activities

Newsletter Editor Compensation

2018 Budget Update

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Adjourn