

## **GWCA Membership Meeting – Tuesday, September 18, 2018**

Larry opened the meeting at 7:28.

Agenda:

- Welcome to all.
- Treasurer's Report: Larry reviewed the report with the membership. The complete report is available upon request.
- Larry stated that Nextdoor has been a big success. Please join if you haven't yet. The website is [www.Nextdoor.com](http://www.Nextdoor.com). This is a great tool for keeping in touch regarding many subjects, from reports of crime in the area, to various items for sale, requests for referrals for various contractors, etc.
- Next meeting has been scheduled from November to October 16, to avoid conflicting with Thanksgiving.
- Guest Speaker: Justin Johnson from Combined Properties. Justin provided an update on the South Alex development. General details of his presentation are below:
  - Grocer will be Aldi. Aldi tries to be value-oriented while offering healthy options.
  - In process of closing construction loan. Hope to close in November and start construction soon after.
  - Goal is to begin renting apts in 2020; retail should begin opening in early 2021 (this includes Aldi). There will be 8,000 square feet of restaurant space. Combined would like to have a café and/or a pub.
  - Townhouses: those that are currently under construction should be complete by December 2018.
  - Construction will begin on the remaining townhouses once they have presold 14 of them.

Q&A:

- Street parking: Shelby residents do this and block the street. Will the owners of the new development be able to prevent any of this? No. The only answer is to request permit parking by the county. However, a member pointed out that residents of both the Shelby and the new apartments would be eligible to apply for those permits.
- A resident asked that Combined keep the sidewalk along the construction site Kings Highway clear for walkers and bikers. She was hit by the tarp on a windy evening while biking past, and reminded Justin that there are many pedestrians, particularly children walking to the nearby elementary school. Also, she requested plenty of covered bike parking in the new development. Justin made a note and agreed with her request.

- What will the hours be of the retail? It doesn't seem like a 24-hour area. Justin agreed, but he also stated that area residents have indicated interest in a restaurant or a pub. However, there is a need to be cognizant of the residents living there in terms of hours and noise. Combined has put a lot of money in the budget for decent retail, so they want to bring in nice establishments.
- How will residents be kept from parking long term in the retail parking? Justin replied that there will be two-hour timers on the spaces that the person parking will be required to start. Having to restart the timer every two hours will be a disincentive to part there long-term.
- How big will apartments be? Most will be one- and two-bedrooms, some with dens. They will have an average of under two spaces allotted per apartment. Studies have indicated that people are driving and owning cars less and using public transportation and ride sharing.
- Where will guests park? Justin replied that they will get a guest pass and park on the top of the parking garage.
- A discussion followed about parking demand and whether there will be enough parking for the residents and guests. Justin stated that determining parking spaces requires a lot of study and finessing but that it is an imperfect science.
- How many spaces are there? About 600.
- Green space: are the dog park and playground completed? The drop outside the fence is quite high, and the fence is not high enough yet. Justin responded that it is not completed yet; however, the fence height does meet code. But he made a note to look into that.
- Rose Hill Shopping Center: a member asked about future plans for this shopping center. Why is it so horrible? Why doesn't Combined put any money in it? Justin said he'd have to get back to us about that.

Thank you to Combined for their presentation.

Andrew Goldberg, resident of Old Telegraph Road, came to talk about the project there. It's part of an emergency project that will be complete around the end of the year. The second phase will last around eighteen months.

Phase One: Old Telegraph Rd. is being shored up.

Phase Two: cut down all trees between Old Telegraph and Telegraph Roads to redirect the stream along this entire area. Residents are concerned about the impact of this: aesthetics, environment, noise, ecology, home values, etc. The county and VDOT have not communicated well.

There will be a meeting with Jeff McKay in early October. Please send an email to Andrew if you are interested in attending. His e-mail is [andrewgoldberg@gmail.com](mailto:andrewgoldberg@gmail.com).

There will be opportunity for public comment on Thursday, October 11, 2018 7:00 at Mark Twain Middle School. The second phase will not begin until after this meeting.

State Delegate Mark Sickles attended the meeting and said that he had only just heard about this issue. He first asked if anyone in the room had contacted him and not received a response, which didn't seem

to be the case. He will go contact people in Richmond about it and will stay in touch with Larry and Andrew.

More from our President:

- Wilton Woods Memorial Garden badly needs maintenance, particularly weeding. GWWCA is in discussions with Shadow Walk HOA to come up with a plan.
- The GWWCA sign at the intersection of Marl Pat Drive and Telegraph Road disappeared. Does anyone know where it is? If so, please contact Larry.
- Suggestions of future speakers and topics? GWWCA always wants community input. Contact Larry at [gwwca.president@gmail.com](mailto:gwwca.president@gmail.com) with your ideas and suggestions.
- Larry went over the crime report. They ranged from assault to theft from buildings and vehicles to vandalism.
- Contact [gwwca.president@gmail.com](mailto:gwwca.president@gmail.com) if you have any questions about GWWCA.

The next meeting will be on Tuesday, October 16, at 7:00. The FCPD will give a presentation on scams.