

## JMCA General Meeting Minutes - July 27, 2017

Submitted by Jim Martin, Vice President

Thirty or so Manorites turned out to hear updates on JMCA's plans for the future, a presentation on Neighborhood Watch/national Night Out, and a discussion of Huntington Club Condominium's plans for renovation/expansion. Fairfax County Police Crime Prevention Officer Robert Urps led off by talking about the Neighborhood Watch Program, a national program that relies on the eyes and ears of neighborhood volunteers to help police detect and deter crimes. He stressed that this is not a "patrol"-type program. It relies on a passive approach – just keep your eyes open when you are out walking the dog, for example, and call the non-emergency police number if you see something that doesn't look right. Officer Urps noted that he often provides information on crime and policing events via NextDoor, and you can also subscribe to Fairfax County e-mail alerts about security issues/event. He also urged people to come out for National Night Out, held annually across the nation on the first Tuesday in August, which helps neighbors and the police that protect them get to know each other. Derek Cole, a Manorite, mentioned his interested in revitalizing the Neighborhood Watch in Jefferson Manor, and is looking for other volunteers.

Officials and developers of the Huntington Club Condominium (on the right side of N. Kings Hwy as you head towards the beltway, just past the metro) then talked about their plans to redevelop. Built in 1977, the condo consists of 10 two-story buildings containing 364 apartment units. The condo owners have been talking about redeveloping since 2009, encouraged by Fairfax County's plans for high-density, transit-oriented development around metro stations. Now that they have achieved agreement of 80% of the homeowners, Huntington Club is moving ahead to the development stage. The plan is to redevelop from the current configuration to one that would include a high-rise rental/retail building close to Huntington Avenue, a commercial

building (possibly with a hotel) right next to the Metro on N. Kings Hwy, townhouses, and 4-5 story condo units on North Kings Hwy. The plot would be developed in stages with the Huntington Avenue high-rise first and the N. Kings Hwy parts last. The developers plan to take advantage of the slope of the plot downhill from N. Kings Highway, reducing the visible footprint, with the taller buildings at the bottom of the hill. Following another condo owners' vote to approve the plan, the developers estimate it will take 18 months to get zoning approval, then another 24-30 months from approval to shovel-ready, with the first phase taking two-three years, and the whole process ten years.

In response to questions from the audience, the speakers said that when completed there will be a total of 1600 living units, of which 200-300 would be classified as "affordable" and "workforce" housing. Parking for all units would be on-site. There would be limited entry-exit on North King's Hwy (probably only right in/right out). Residents who do not want to move out while the work is being done can stay in/move into buildings yet to be renovated, and those who do not want to buy into the new condominium will be offered buy-outs at for more than the units' current market value, according to the speakers.

In other business, President Alexis Glenn urged attendees to come to National Night out on August 1, announced plans for a JMCA block party on September 23, and noted the need for a volunteer to replace newsletter editor Kyla Lupo, who is moving out of town.