



## Announcements:

### New Service for Seniors Opens

AHA! At Home in Alexandria's official launch: Friday, April 15 at 10 a.m. in Christ Church 118 North Washington St. Following the ceremony AHA! will be open for business, providing services to its members. Information: [www.athomeinalexandria.org](http://www.athomeinalexandria.org)

### Volunteer Needed

ALIVE! needs a volunteer to store the small, collapsible wheeled wagons that are used to deliver food to the apartments of many residents of Ladrey House senior residence once a month. Ladrey House cannot store the wagons, so someone needs to bring them to Ladrey on the last Saturday of each month. Ladrey House is one of three food distribution sites run by ALIVE! For details or to volunteer, call Jean Moore, Food Committee Chair, at 703-370-4627.



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### Harris Teeter Coming to Town?

By Christa Watters

For years, the 700 block of North St. Asaph and North Pitt Streets has been home to a cluster of small buildings, often vacant and indifferently maintained, and vacant space sometimes used for rental parking. Now, landowner Theo Androus and developer Buchanan Partners are proposing to redevelop most of the block, bringing a Harris Teeter grocery store, including a pharmacy, to the street level, with four levels of 1- and 2-bedroom rental apartments above.

Developers and staff from Rust Orling Architecture presented the proposed plan to the board of NOTICE at its February 14 meeting, showing architectural drawings and answering questions about the proposed new building on the site, which would take up

much of the 700 block of North St. Asaph and North Pitt streets between Madison and Wythe streets. The relatively new office complex on the southern (Wythe Street) end of the site would remain.

The proposed structure is a 5 story U-shaped building abutting the sidewalk on the Pitt, Madison and St. Asaph Street sides, with two levels of parking underneath. The whole first floor, except for a small section of 2-story apartments built to look like townhouses, would be taken up by the Harris Teeter store fronting on St. Asaph Street. The upper 4 stories and the section looking like townhouses would comprise 175 residential rental apartments of no more than 2 bedrooms. The facades that do not resemble townhouses would have a Victorian-era commercial look with variations of façade and roofline, and a cupola at one corner.

...Continued



Illustration/Courtesy Rust Orling Architecture

### City's Waterfront Development

By Greg Ogden

The City of Alexandria has spent nearly 2 years developing the newly released Draft Alexandria Waterfront Small Area Plan. The planning process has been open to citizen and association input (formal and informal) throughout. Current projected costs are approximately \$30-\$42 million over 15 years.

Among the chief long-term goals is public access to the entire length of the waterfront, with an emphasis on pedestrian connectivity and a bike path. The planned Waterfront is to be sustainable economically, environmentally and operationally. It plans to incorporate historical and art elements and more usable green space.

The current design proposes 2-3 hotels, several restaurants, residential, and retail development and seeks to emphasize the waterfront's evolution from pre-history through its time as an active port in the 18th and 19th centuries, with the accompanying industrial uses, up to its present configuration as a more resident- and visitor-friendly area.

The plan preserves the Torpedo Factory and the dock area, including a renovated Food Court. It features two long piers near the base of King Street, adding a significant amount of dock space. It posits a land swap with the Boat Club, which if achieved would gain open space at the location of their present parking lot. The plan would add two acres of green space, reuse structures of historical significance and include flood control measures.



## Harris Teeter...Continued

The Harris Teeter store entrance would be on St. Asaph Street at the corner with Madison Street (NW corner). The 2-bay loading dock is completely recessed into the building on Pitt at the southeast end. The store will occupy 55,000 square feet and one full level of parking with 150 spaces a half level below grade. Residential parking will share the same entrance as store parking next to the loading dock at the southeast corner, and will be on the second level down, with 175 spaces protected by card access.

The project anticipates 14-foot wide sidewalks, and at a proposed height of 62 feet would be 15 feet below the 77-foot limit for the location. To balance the cost of building the underground parking garage, the developer is requesting an FAR of 3.0 in a location zoned for 2.5. Open space would be an internal rooftop plaza for residents' use. The developers hope to go before City Council with the proposal in June. More community-input meetings are planned. The plan will require a Special Use Permit (SUP).

## Gadsby's Tavern Museum

By Tom Soapes

The two historic structures of Gadsby's Tavern Museum and Restaurant at 134 N. Royal Street were constructed circa 1785 and 1792, respectively. The buildings are named for John Gadsby, an English immigrant who was the most famous of the area's tavern keepers. In the 18th century, the tavern provided food and drink, hotel services, and a place for community social events and meetings. Patrons included the first five presidents. Thomas Jefferson celebrated his first inauguration at a banquet, and George Washington twice observed his birthday there. On the northeast corner of the building is the original underground ice well. In the 1930s, the buildings were rescued by the American Legion Post that now occupies the rear wing along Cameron Street. Today, the museum, owned and operated by the city of Alexandria, offers tours (fee charged) and operates a gift shop. Hours of the museum vary seasonally; the restaurant is open daily.

## Upcoming Events:

### Saturdays Market Square Farmer's Market

The nation's oldest farmers market offering a variety of vendors. 5 am - 10 am.

### March 5th St Patrick's Day Parade

Throughout Old Town. Includes a classic car competition (10:00 am) along King Street, dog show (10:30 am), and the parade (12:30 pm). Free

### April 10th American Institute of Architect's Annual Walking Tour

Two-hour tour through Old Town. 1 pm to 3 pm, free, reservations required. 703-549-9747

### April 16th 78th Annual Historic Garden Tour of Alexandria

Rare opportunity to see some of Old Town's finest private homes and gardens. 10 am - 4 pm. Tickets required. 703-746-3301

## City's Waterfront Development Plan ...Continued

**Specific Issues:** Possibly contentious issues include parking, disruptions to traffic, hotel and restaurant space planned and flood management costs. Legal matters still unresolved (the boat club, permission to build piers) could complicate, delay, or even prevent implementation of parts of the plan. Funding the projected costs to the City and balancing them against projected new revenues from hotel and restaurant taxes is another issue.

To learn more or read the complete plan: <http://www.alexandriava.gov/Waterfront>  
To read a more detailed version of this article: [www.notice-alexandria.org](http://www.notice-alexandria.org)  
We hope you will participate in the following meetings (planned but subject to change, check website beforehand):

Planning Commission public hearing: Tuesday, April 5, 7:30 p.m.  
City Council public hearing: Saturday, April 16, 9:30 a.m.

*This article only intends to summarize the issues of City planning to develop the Alexandria waterfront. It is not a NOTICE position on issues raised.*

## NOTICE is for you

**We Inquire:** *Staying connected with changes and issues that affect North Old Town.*

**We Inform:** *Circulate information to our members through newsletters and circulars enabling you to be heard.*

**We are Open:** *Welcoming varying views of our role in North Old Town.*

**We Discuss:** *Remaining involved in finding alternative solutions and being tolerant of our neighbor's perspectives.*

**We Meet:** *Membership meeting three times a year, and a winter party in February.*

## Membership - Join NOTICE

Single \$15, Family \$25, Sponsor \$50, Angel \$150+

NOTICE is a 501-C3 organization. Dues are tax deductible to the extent permitted by law.

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## Thank you to all 'Take NOTICE' contributors!

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## Contact NOTICE

703-838-7603  
contact@notice-alexandria.org

## Become a member

Keep up-to-date on what's going on in the neighborhood!  
[www.notice-alexandria.org](http://www.notice-alexandria.org)