



Meetings:

Harris Teeter Development Proposal Community Meeting - Thursday, May 5, 2011 7:00 p.m.

Members of the public are invited to a presentation and discussion of a proposal to build a Harris Teeter Grocery Store and 175 apartments at 735 North St. Asaph Street. Representatives of both Buchanan Partners (developer) and Harris Teeter will be in attendance. The meeting will be held Thursday, May 5, 2011 at 7:00pm in the Sister Cities Conference Room, First Floor, City Hall. For more information, contact City Planners Dirk Geratz (dirk.geratz@alexandriava.gov) or Colleen Willger (colleen.willger@alexandriava.gov) 703-746-4666.

Upcoming Events:

Mother's Day May 8th

Old Town locations offering free admission for tours to mothers when accompanied by their family:

- **Gadsby's Tavern**
1-5pm
- **Stabler-Leadbeater**
Apothecary
12-5pm
- **Lee-Fendall house**
1-3pm

Waterfront Plan Update

By Ginny Hines Parry

On April 5, 2011, the Planning Commission heard 35 citizens testify on the draft plan for Alexandria's Waterfront. Several spoke in favor, praising the increased open space, connectivity along the waterfront, the building of a new history museum and the inclusion of an art walk. Yet, two of these favorable speakers cautioned that there were not enough funds allocated for maintenance of the new parks and recreational areas. The CEO of the Chamber of Commerce endorsed the plan for expanding the city's tax base.

The majority of the speakers were opposed to the plan. They criticized the process for community input and said the proposed development was too dense, would overload the sewer systems, and lead to increased parking problems. Some had issues with flood mitigation planning and said the plan fails to address financing of implementation. The matter of unresolved legal issues was highlighted; for example, how the City would

acquire the parking lot at the foot of King Street owned by the Old Dominion Boat Club. However, it was later reported in the media that the City's planning staff and boat club officials have discussed relocating the parking lot. At this time, no decision has been announced.

Many speakers were against the 5-story hotels proposed where the two Robinson terminals are presently located on North and South Union Streets. Speakers said these "massive" hotels were out of character with Old Town. Furthermore, they said such hotels would require too much parking in an already constrained area.

At the end, the Commissioners requested reports for many of the questions posed by the public as well as different financial scenarios if hotel rooms were reduced or eliminated from the plan.

The next meeting of the Planning Commission will be Tuesday, May 3rd at 7:30 p.m. in Council Chambers at City Hall, 301 King Street.

GenOn Power Plant Update

By Lalit Sharma

Office of Environmental Quality, City of Alexandria

One of the key goals of the agreement between the City of Alexandria and GenOn (formerly Mirant) is to install bag house technology (Phase II) to control particulate emissions from the stacks. City staff, in coordination with the independent Project Engineer and GenOn staff, has completed a detailed engineering evaluation leading to a determination that bag house retrofit is a viable technology for this facility. This was followed by the development of engineering specifications and inviting bids from EPC (Engineer, Procure, Construct) contractors to implement the Phase II project. GenOn has since received proposals from five bidders.

Staff believes that the City's objective of having three bag house conversions – on units No. 3, 4 and 5—as well as hot ESP control upgrades on units No. 1 and 2, can be achieved with the funds from the settlement agreement.

A detailed analysis to evaluate these proposals has begun. Negotiations to ascertain the final price and contractor will follow. As soon as a contract is executed with the successful bidder, staff will inform city officials of the final outcome and schedule a meeting of the Mirant Community Monitoring Group (MCMG) to share this information with the community.

Please contact me (703-746-4072) or Bill Skrabak, Deputy Director, Transportation and Environmental Quality (703-746-4065) if you have questions.



Transit And Density In North Old Town *By Poul Hertel*

TRANSIT: Thanks to \$8.5 million in stimulus money, dedicated lanes for bus rapid transit (BRT) will be constructed for buses in the median along Jefferson Davis Highway from the Monroe Street Bridge to the entrance of Potomac Yard Center by 2013. These dedicated bus lanes make transit operate more efficiently outside of regular traffic gridlock. The Arlington County Board in September approved a sweeping new master plan for Crystal City that includes a policy of moving toward streetcars instead of BRT.

This issue may be of concern to citizens in North Old Town because street car routes into Old Town could traverse North Old Town. Accommodating dedicated lanes would impact parking and require overhead wires. The high-capacity transit committee that will recommend the routes to City Council is currently working on BRT and streetcar options in the Beauregard corridor, but will turn their attention to the North End in late spring. So stay tuned.

ZONING: City has adopted a spot zoning policy that allows individual property owners to seek higher density without having to go through a small area plan review if the proposal complies with all city policies other than the land use specified by the Master Plan. Proximity to mass transit corridor, which light rail would be, is specifically mentioned as a reason for being able to use this new zoning regulation.

Since 1926, when the Supreme Court allowed local jurisdictions to use small area plans to organize themselves, they have been the central precept to the preservation of neighborhoods. Some in our community fear that the possible introduction of spot zoning would undermine the intended tenor of our neighborhood, set by the 1992 Old Town North Small Area Plan.

A high capacity light-rail transit corridor in North Old Town might encourage landowners to seek higher densities. It may be time to ask for a comprehensive small area plan review predicated on ensuring that the ambience around our historic buildings, such as the Lee Boyhood home, the Lee Fendall House, and the Edmund Downham House, would not be put at risk by denser future piecemeal development.

Freedom House Museum *By Tom Soapes*

Freedom House Museum, 1315 Duke St., was the headquarters of Franklin, Armfield & Co., one of the nation's largest slave trading companies from the late 1820s to 1861. At its peak, over 1,000 people were sold from this location each year. Protection of the slave trade was a major factor in the movement to cede Alexandria back to Virginia from D.C. in 1847 as many anticipated outlawing that trade in D.C. – which happened in 1850. During the Civil War, the site was a prison holding captured Confederate soldiers and former slaves who fled to Union lines. Today's museum features exhibits describing all aspects of slavery from capture and sale to transport and work as well as cotton production. Operated by the Northern Virginia Urban League, open Monday–Friday, 9–5, free, donations accepted. Guided tours by appointment only. www.freedomhousemuseum.org

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.

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

Mail this form and payment to:

NOTICE; P.O. Box 25571; Alexandria, VA 22313

Upcoming Events:

Saturdays

Market Square Farmer's Market

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

May 21st

150th Anniversary of Alexandria's Occupation by Union Troops

Living history event showing life in Alexandria during the Civil War.

Opening ceremony, music by the Federal City Brass Band, portrayal of Robert E. Lee, Union and Confederate soldiers, African American civilian impressions, Victorian dance ensemble and more at the Market Square and Royal Street.

2-5pm Free

June 18th + 19th

Old Town Arts & Crafts Festival

Artists, musicians and food vendors take over King Street for the summer fair. Volunteers also welcome.

703-836-2176

Thank you to all 'Take NOTICE' contributors!

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Become a member

Keep up-to-date on what's going on in the neighborhood!

www.notice-alexandria.org