



Health Department Site Development Approved

At its June 25 meeting, City Council unanimously approved moving forward with the proposal from developer Y-12 Investments for the sale and redevelopment of the old Health Department building at 509 North Saint Asaph Street and adjoining lots at 511, 513, and 515 Oronoco Street. The project retains most of the architectural features of the façade of the current building. The plan would divide the building into nine townhomes, adding rooftop terraces on the north and south wings, and construct seven additional homes on the Pitt and Oronoco parts of the lot.

Council expressed satisfaction with the quality of the project and also felt the City received a fair offer price. Still to come is the City's 9.06 process authorizing the change in land use from public to private, as well as the normal development approval process. These processes will allow opportunities for the public to comment on the project as more details are worked out.

*Old Town
Farmers Market*

**Saturdays
7am-NOON**

Market square at 301 King Street
www.farmersmarketoldtown.com

A Park for the Power Plant Site *By Ernie Lehmann*

"A park? Really a park?" That's what one Alexandrian said when informed about a proposal for the 25-acre waterfront site where the NRG (formerly GenOn) coal fired power plant now stands vacant and idle. Astonishment followed by wonder followed by, "What a great idea!" was the common reaction from almost all who heard the idea.

The NOTICE Board voted unanimously at its 12 June 2013 meeting to endorse changing the zoning designation of this site to allow a public park to be established. This was followed up by my presentation to the Alexandria City Council on June 15, 2013.

Alexandria is one of the most densely populated communities in Virginia. An average of 9,314 persons lives in every square mile. As the City continues extensive development and redevelopment projects, adding another park will help relieve the sense that our city is so densely congested.

Establishing this park would offer the Mayor and City Council a historic opportunity. Another 25-acre waterfront

parcel will surely never again be available for such a project in our city. City leaders have a chance to be visionary, courageous, and bold. Creating a park here on the northern waterfront would allow the City to take pride in being a model for every community and would attest to the Council's commitment to green open space, renewable energy, and sustainability. Any park facilities requiring heating or cooling could be met using geothermal, solar and wind energy. Any hard surfaces should be pervious. Banks of solar panels would be placed in the PEPCO sub-station area and on any building in the park, enabling it to be an energy producer. The park could generate funds to meet its needs and establish an endowment fund for future care, maintenance and operation, making it energy and cost neutral. Land acquisition can be accomplished in a number of creative ways using private, federal, state, and committed funds.

This park could become a worldwide model for clean, sustainable development of open space. Let's do it.

Council Delays North Old Town Small Area Plan *By Tom Soapes*

On May 28, Alexandria City Council voted to change the work plan proposed by the Department of Planning and Zoning. This change delays revision of the Old Town North Small Area Plan until a similar plan is completed for the Eisenhower West area. Only councilman Paul Smedberg voted to keep the Old Town North Plan in the priority position.

Small area plans are important, for they set rules by which new development may occur. With numerous opportunities for redevelopment around us, many in North Old Town believe it is essential that this area have an updated plan. Thus, we are deeply disappointed in council's action, which appears driven by a desire to jump-start development in the West Eisenhower area near the Van Dorn metro stop.

NOTICE will continue pressing for development consistent with the vision statement we distributed in early May and discussed at the May member meeting. At its June meeting, the NOTICE board endorsed a proposal that the NRG power plant site be rezoned for a public park. While this proposal will require considerable work and creativity to achieve, we are committed to actively pursuing this goal. Further, this

A Metro Stop in the Wetlands *By Sally Ann Greer*

Beginning in 2011 The Potomac Yard Metrorail Implementation Work Group (PYMIG), a city-appointed citizen group working under the Alexandria City Planning Department, began exploration of the cost, location, and feasibility of building a Metro station to serve the citizens within the western part of Alexandria's Northeast area.

During 2012-13 meetings were held to present and discuss the four options that have been delineated. At a public meeting held Monday, June 10, 2013, the following alternatives were discussed: 1) No Build; 2) Alternative D, which places the Metro station structure west of existing tracks, between the tracks and Potomac Avenue behind the Target Store; 3) Alternative A, which places the structure facing eastward between the tracks and the completely residential area of Potomac Greens Drive; and 4) Alternative B, which is parallel to existing tracks, between the tracks and the George Washington Memorial Parkway. This alternative, which is touted as the least expensive because the developer owns some of the land, would create a major impact on the wetlands park area that is an amenity for and frequented by residents of Potomac Greens. An environmental impact statement now underway will be issued in the fall.

Information concerning ingress-egress for both vehicles and pedestrians planning to use the Metro stop was not available at this time.

For continuing and additional information: www.potomacyardmetro.com; susangyi@alexandriava.gov; to offer comments: comments@potomacyardmetro.com.

Council Delays North Old Town Small Area Plan... *Continued*

proposal puts us on record favoring a concept that would enhance and better define our community.

The NOTICe Zoning and Land Use committee is also working to further define our goals for North Old Town. Since a revised small area plan is several years away and development proposals are likely to appear sooner than the revised plan, we must flesh out the vision statement and show how it can best be implemented. We know that the existing plan from 1992 has had spot rezoning over the years, often with little or no community input. We will continue working with city planners and other experts in this process and welcome input from all residents of this area. You may contact us through our website: www.notice-alexandria.org.

Correction

The May-June NOTICe newsletter failed to correctly attribute the information in the "Power Plant Update" to Elizabeth Chimento. We thank her for contributing that information and apologize for our error. *Tom Soapes*

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, email and our website.*

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: _____

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Mail this form and payment to:

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

Events

264th Alexandria Birthday Celebration

July 13, 7-10 p.m.

Oronoco Bay Park Children's activities and other entertainment, exhibits by community groups and food booths. Birthday cake distribution, musical performances followed by fireworks. Free!

4th Annual Sidewalk Sale

Aug 10-11

Throughout Old Town and Del Rey

Over 60 businesses will be hosting unique promotional events and clearance sales

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What did we miss?

Email us your suggestions on articles, links, or subjects you would find interesting to you.

Greg@Notice-Alexandria.org

Contact NOTICe

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