



## NOTICE Annual Meeting

The City of Alexandria will hold

### Waterfront Community Meeting No. 4

Thursday, March 6, 2014,  
6:30 - 9:00 p.m.  
United Way Worldwide  
Mary Gates Center  
701 N. Fairfax Street

As part of Alexandria's Waterfront Landscape and Flood Mitigation Design Project, a composite design for the Core Area extending from Duke to Queen Street will be shared for community input.

Also for community input will be information related to flood mitigation and common elements such as lighting, furnishings, and materials. There will be more discussion related to art and history.

## Volunteers Needed

Our webmaster of the past year has had to resign because of professional commitments. We need a volunteer to maintain and host the existing NOTICE Web site. This would not be terribly time-consuming and it would be a great help to our association. To volunteer, contact Tom Soapes at tsoapes45@verizon.net.

## North Old Town Looks to the Future

By Tom Soapes

Our part of town is facing redevelopment of considerable portions of our land area, and as we look to the future, we want to make sure that development maintains and improves the neighborhood we care about. Recognizing that the applicable Old Town North Small Area Plan dates back to 1992, NOTICE has taken the initiative to formulate a vision statement that will guide our evaluation of development proposals for this area as they are presented in the interim between now and whenever a new small area plan is implemented.

The NOTICE board has approved the following vision statement for North Old Town. This statement has been sent to City officials to make clear our hopes for this part of the City. It will also establish the broad guidelines for the Old Town North Small Area Plan when it is revised.

NOTICE developed this vision statement through its Zoning and Land Use Committee and through comments received from its members.

### VISION STATEMENT FOR OLD TOWN NORTH SMALL AREA PLAN

Old Town North is the gateway to historic Alexandria. Future development of this keystone neighborhood between Old Town, the Potomac River, and the George Washington Memorial Parkway must foster its connection to those places and to increasingly populated areas such as Northeast, Potomac Greens, and Potomac Yard.

Critical factors in evaluating future uses of this extraordinary location along the northern waterfront of Alexandria include:

#### I. CREATING A SENSE OF PLACE WITH INNOVATIVE ARCHITECTURE, DESIGN, AND OPEN SPACES

- The building matrix should form a coherent tapestry rather than a disconnected, uncoordinated array. All new buildings should reflect superior architectural design and be constructed with environmentally-friendly materials, designs, and equipment.

- Structures should not create canyon-like appearances such as that created by stilt buildings or tall buildings with surface parking lots.
  - Open spaces should create focal points for the community and include a focal point within each open space.
  - The space should be designed for Old Town North residents and businesses and create places to which people want to come.
- #### 2. MAINTAINING WATER VIEWS AND PUBLIC ACCESS TO MARITIME USES
- The power plant site shall make full use of the waterfront in regard to design, activities, and view.
  - The shoreline should be hospitable to individual activities and to small boats.
  - All East-West streets should end in open access and open views to the river.
  - Structures should have a significant setback from the riverbank and ensure access and open views to the water.
  - All plans should ensure that a continuous public easement is created and preserved along the entire length of the river's edge connecting the heart of Old Town and Daingerfield Island.
- #### 3. RESPECTING EXISTING RESIDENTIAL NEIGHBORHOODS
- The primary purpose of any future development should be to enhance the life of the people who live and work in Old Town North.
  - Design of new development for mixed use shall keep the area alive and active at night and on weekends.
  - New structures shall be compatible with existing structures in scale and architecture.
  - New businesses and retail establishments shall be compatible with existing businesses and residences of Old Town North in both building design and



business function and provide services needed by the residents.

- Residential units should be priced to provide opportunities for a wide range of people to live in the area.

- No structures shall resemble large box stores or industrial-type buildings nor attract large crowds that regularly disrupt the routines of residents and neighborhood businesses.

#### 4. CONTRIBUTING TO A CULTURAL MILIEU HOSPITABLE TO MUSEUM AND PERFORMANCE SPACES THAT ALSO SERVE AS COMMUNITY MEETING PLACES

- Spaces will afford activity but not require activity.

- Designs will incorporate sites for both indoor and outdoor activities and both formal and informal community meeting space.

- Activities could include performing arts, museums, libraries, restaurants and cafes, and public meetings.

#### 5. PRESERVING WALKABILITY AND ACCESSIBILITY THROUGH MULTIPLE TRANSPORTATION MODES WITHOUT CREATING CONGESTION

A. Structure and design shall promote activities that:

- Bring people to the area at all times of day and on weekends

- Are enjoyed by a wide variety of people and produce a sense of safety.

- Do not attract large volumes of vehicular traffic.

B. Any future development must include planning for public transportation and enhanced use of existing access routes and infrastructure, including old train tracks, expansion of Old Town Trolley routes, and improved access to present and future Metro stations.

## Thank You!

Thanks to all who attended the NOTICe Winter Party on February 21. We enjoyed an evening of conversation with our North Old Town neighbors plus a visit from Mayor Bill Euille. Fueled by delicious food and drink catered by board member Fran Zorn, attendees participated in a competitive silent auction. The annual Winter Party is a major fundraiser for NOTICe, supporting our civic association and its programs, including this newsletter.

## Farmers' Market

Make sure you stop by to support our local farmers.

### Saturdays

**7 a.m.-noon**

Located in the market square at 301 King Street.

## New developments coming to North Old Town

Several properties in our area will undergo major changes in the coming months and years. The Washington Metropolitan Area Transit Authority (WMATA) will issue a request for proposals (RFP) later this year for developing the site of METRO's **Royal Street Bus Garage**, which is moving to Fairfax County. The City recently appointed an ad hoc advisory committee to provide redevelopment parameters and design standards for the RFP. NOTICe President Tom Soapes represents NOTICe on the committee, which first met on February 8. The next meeting, March 12 at 6:00 p.m. at City Hall, is open to the public. Committee recommendations are due in June.

The **Alexandria Redevelopment and Housing Authority (ARHA)** has issued an RFP for redevelopment of all of its remaining properties. Several of these properties fall within North Old Town's boundaries, including the ARHA headquarters building, the Ladrey Senior High-Rise Building at 300 Wythe Street, and the remaining portion of the Berg. NOTICe will be monitoring this process.

South Carolina developer Edens has purchased the site of the **Giant grocery store** on First Street and has a contract to buy the **Virginia ABC store** on the adjacent lot in the same block. The company says it is planning a mixed use development. Stay tuned.

## NOTICe Board

*President:* Tom Soapes

*Vice President:*

Sally Ann Greer

*Secretary:* Ann Kaupp

*Treasurer:* Frances Zorn

*Newsletter Editor:*

Christa Watters

*At Large:*

Ernest Lehmann

Howard Middleton

Roger Waud

## 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: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**Mail this form and payment to:**

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

## What did we miss?

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

christa@notice.org

## Contact NOTICe

703-684-1547

contact@notice-alexandria.org