



Save The Date

NOTICE Annual Meeting

NOVEMBER 20, 2014

7:30 p.m. (Registration + refreshments at 7:00)

Best Western Old Colony

1101 North Washington Street

ELECTION OF 2015

Board of Directors

INFORMATION and

DISCUSSION of issues

facing North Old Town in the coming year, including the Dominion power line, the power plant site, parking, police compensation, future redevelopment potential, and the small area plan. Bring your questions and concerns for further discussion.

Editor's Note:

by Christa Watters

Above is a save-the-date announcement for our meeting on November 20. Please come, and if you aren't a current member of NOTICE, please join. NOTICE works to keep you informed of the issues that affect our City and particularly, our neighborhood. This past summer's survey of our residents' opinions on future development gives us a strong base for planning, but we need to pay attention to each new project.

As we told the city last year when we advocated for revising the Old Town North Small Area Plan this year, our neighborhood is in rapid transition, with a lot of redevelopment in process and more coming soon. Yet our area's plan was postponed to be reconsidered in the 2015 Fiscal Year.

Dominion Proposal for 230KV Power Line by Tom Soapes

Dominion is proposing construction of a 230KV (kilovolt) electric transmission power line in Alexandria. The formal proposal will be submitted to the State Corporation Commission (SCC). At the time of this writing, Dominion had just announced that it will delay filing while it reevaluates trends in power demand. They will likely file a proposal in early 2015. Until the proposal is submitted we will not know the route of the line or other important details, but what follows is a summary of what we do know.

Federal regulators have expressed concern over the reliability of the electrical system in this area because of the growing power demand in Northern Virginia. These regulators have set reliability standards public utilities must meet. The purpose of these standards is to maintain stable voltage, even in cases of major line outages, so that there are no cascading outages, as occurred some years ago throughout the northeast United States. These are not outages caused by storms, but region-wide outages caused by overload. Compliance with these standards is mandatory, and the utility companies are subject to fines for failing to meet the standards. Northern Virginia is a major consumer of power, not a major generator of power. Thus, transmission is a major factor in providing reliable electric power. Demand-side solutions (e.g., time-usage metering; load-curtailment rates) are already in place and have a limited effect on reliability. There is no authority to mandate construction of new generation facilities. That said, Dominion has not provided detailed technical information proving either the need for or the efficacy of their plan, despite repeated requests to do so from the city, NOTICE, and others in the community.

The principal solution that has been discussed is construction of a 230KV line from the Glebe Road generating station in Arlington to a new transmission station in Alexandria adjacent to the existing transmission station on the grounds of the now-decommissioned NRG electric generating station. The site and the transmission station are owned by PEPCO. Dominion is proposing construction of similar lines in other parts of Virginia.

The City of Alexandria has hired outside legal counsel and technical experts to assist in evaluation of the proposal. The city also appointed a citizen working group to address community concerns. Elizabeth Chimento represents North Old Town on that group. That group has reviewed a large number of routes that Dominion has suggested between the Glebe and PEPCO sites. At its October 23rd meeting, the working group discussed the impact these routes would have on the community, both in the construction of the line and after the line is installed. They agreed that several proposed routes along the CSX railroad tracks and the George Washington Memorial Parkway, as well as a route in the Potomac River to Four Mile Run and another along Potomac Avenue to Four Mile Run would have the least impact on the community. None of these routes is considered desirable; they are considered less objectionable than other routes, such as overhead lines or routes along or under the recently-reconstructed Route 1 and the express bus lanes. The latter seems to be Dominion's preferred route because it is the shortest of those considered.

In addition to the disruption caused by the construction of the line, which requires a 30-foot-wide trench, possible uses of the area directly over the line are strictly limited. No large trees could be planted, for example, nor could buildings be constructed. The line could significantly alter plans for the redevelopment of the land traversed by that line, with possible adverse effects on city tax revenues.

Another aspect of the project that will be considered in the coming months is the construction of the transmission station, which will likely be placed next to the existing PEPCO station adjacent to the GW Parkway and Slaters Lane. The likely reason for choosing this location is Federal Energy Regulatory Commission Order 1000, requiring regional and interregional planning between utilities. There are incentives for the utilities to interconnect their transmission systems, enhancing their reliability, and this location allows Dominion and PEPCO to connect their transmission systems. If constructed here,



Dominion continued... the station will take the entire area that now serves as a parking lot on the west side of the site, committing more than 6 acres of the 25-acre site to power transmission. This will have a major impact on the development potential of this riverfront property. Some of the site is located in the Historic District; so the design of the station will be subject to review by the Alexandria Board of Architectural Review (BAR). PEPCO must also submit a site plan to the Planning Commission. PEPCO says they will have a plan ready for review late this year. Dominion has not named any other sites under serious consideration.

The City of Alexandria has limited authority in this matter. Once Dominion submits its proposal to the SCC, that body will control the approval process, which usually takes 12 to 18 months. Other than the limited reviews by the local BAR and Planning Commission noted above, the city can only submit information and requests to the SCC. If the SCC approves Dominion's proposal, that decision will be final. Citizens can make comments directly to the SCC, which will consider costs that will be passed on to rate payers and disruption to a community in evaluating a proposal. Elizabeth Chimento and NOTICE will continue working on this issue and keep you informed of developments.

Harris Teeter opens in North Old Town *By Fran Zorn*

The new Harris Teeter grocery store at Madison and St. Asaph streets officially opened for business October 22, but City officials, store managers, and other VIPs cut the opening ribbon at 5:30 p.m. on October 21 in the presence of a large crowd of invited neighbors and shoppers. The grocery store is located on the ground floor of the new Kingsley Building, which occupies most of the block bounded by Madison, St. Asaph, Pitt, and Wythe Streets.

The store, which includes a pharmacy and cafe, is open 24 hours a day every day. This differs from what was approved in the Development Special Use Permit. City Council and staff approved hours of operation from 7 a.m. to 11 p.m. daily, with the store open to employees during the night for store stocking purposes only. There is a clear record of their intention to be open from 7 to 11 both on the written application and in the discussion before City Council when the DSUP was approved in June 2011. But Harris Teeter hired staff and planned operations for 24-hour retail use. When the City learned this prior to opening, Harris Teeter was allowed to file an amended SUP requesting round-the-clock operations. This amended request will likely be on the City Council docket in December. In the meantime, the store will be open 24 hours a day. In their memo to the Mayor and Council, City staff said the open period would provide useful information on the impact on the neighborhood of the night-time operation for consideration in deciding whether to approve or deny the amended SUP.

Editors note continued... Without a strong, updated, and relevant underlying plan, every major redevelopment is up for grabs as new special use permits are considered. Because the existing plan is old, developers think they need not measure their plans against what they consider obsolete standards. Often the City's desire for new tax revenue conflicts with residents' vision of a livable neighborhood. It takes vigilance and work to keep that balance. We must remind the mayor and council during the upcoming budget process to fund the Old Town North Small Area Plan in the coming fiscal year.

NOTICE needs your presence and interest, your time, and your energy. Come on November 20, and consider running for our board (floor nominations accepted) or volunteering to work on a committee (Land Use, Newsletter, publicity distribution, meeting logistics, annual party)

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

Events

Mount Vernon by Candlelight

Nov 29-Dec 21

Saturday 10am-7pm

Enchanting evening candlelight tours of Mount Vernon including caroling and festive treats.

44th Annual Campagna Center Scottish Walk

December 6

11am

Free

Christmas walk and parade along King Street.

Waterskiing Santa Comes to Old Town

December 24

1pm

Free

Gather along Alexandria's Potomac waterfront to see waterskiing Santa, wakeboarding reindeer, flying elves and more!

NOTICE Board

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What did we miss?

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

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