



Small Area Plan Processes *By Tom Soapes*

Revision of the Old Town North Small Area Plan continues. A min-charrette in late June yielded many insightful comments from the community. These comments gave guidance to city staff as they work through the major plan categories: Economic Development; Planning, Land Use and Design; Housing; Open Space, Recreation, and Cultural Facilities; and Historic Preservation.

Staff drafted policy statements for each plan category that include:

- Maintain retail focus areas and floor area ratio incentives and establish retail corridors to connect these areas.
- Determine the feasibility of an art and cultural district.
- Provide community cultural/meeting/performance spaces somewhere in the new or redeveloped sites.
- Expand amenities to support both daytime and nighttime population.
- Further promote a balanced mix of land uses within the plan area.
- Pursue implementation of possible new regulatory initiatives in the plan area to achieve plan goals.
- Power plant site should be considered for a major innovative use and for spin-off entrepreneurial uses that contribute to the creative economy of Old Town North.
- East-West views to and from the Waterfront should be maximized, and the street grid should be extended into the Power Plant site to the extent it is feasible and useful.
- Provide for ground level open spaces and public amenities

on the site as guided by the illustrative design in the plan.

- Mixed income housing development should be a priority in the plan area to provide opportunities for a range of households, ages, and income groups.
- Ensure that quality design of all buildings, including housing developments, follows the Old Town North Urban Design Standards and Guidelines.
- Leverage the city's Neighborhood Park Improvement Plan and related community recommendations for enhancements to Montgomery Park.
- Support enhanced tree canopy throughout Old Town North.
- All DSP and DSUP projects should include a historic interpretation component.

Numerous additional policy statements for each category are available at: www.alexandriava.gov.

A sub-committee of the citizens' advisory group met with staff on August 29, reviewing these statements and suggesting revisions. These statements will be submitted to the full advisory group on September 29.

Traffic, parking, eco-district, and sewer management studies are underway, as is a study of Royal Street improvements. One of the proposals coming out of the City planning process and charrettes was for a sculpture garden in the Alexandria House Park; the board of Alexandria House and the Alexandria Art League are in early stages of discussing the proposal, but no decision has been reached. Community meetings to discuss the plan are tentatively scheduled for October 18 and November 29 (locations TBD). Community meetings and advisory group meetings are open to all.

Mark Your Calendar NOTICE Community Meeting

Thursday, September 22

Old Colony Best
Western Hotel
1101 N. Washington Street
Alexandria, VA 22314

Free Parking Available

7 p.m. Sign-in and social
7:30 Meeting Begins

Featured Speaker: Virginia
Delegate Mark Levine

Motorcoach Task Force Update

By Anne White-Olson, North Old Town Representative to the Task Force

At the most recent Alexandria Motor Coach Task Force meeting on July 11, Doug Campbell from the City's Department of Emergency Communications presented information on how his group addresses motorcoach complaints from citizens and business owners. He said that calls about motorcoach violations are considered "low priority" and that motorcoach violations are not categorized separately from other parking violations, hence there is no way to count how many are reported per year short of manually going through and reading all the documented parking violations. The primary respondents to such complaints are parking enforcement officers. Discussion included using the City's existing Call-Click-Connect complaint system for citizens to report motorcoach violations. Other discussion centered on doing better outreach to motor coach companies and linking Alexandria's motorcoach Web site information with Arlington County and DDOT sites as well as reaching out to businesses centered at National Harbor.

Planning and Zoning staffer Patrick Reed and Stephen Klejst, chair of the Task Force, continued discussions from previous meetings regarding their current data collection program and



Airport Noise Working Group by Clarence Tong

Since November 2015, the City of Alexandria's Representatives to the MWAAs Reagan National Airport Community Working Group (Steve Thayer and alternate Clarence Tong) have been advocating for "south flow" departure flight path modifications to reduce noise from aircraft over Alexandria communities. On August 11, 2016 the Working Group passed a recommendation that FAA modify flight paths and make other modifications along south flow departure routes from Reagan National Airport with the goal of maximizing the time aircraft spend flying directly over the Potomac River and minimizing the time aircraft spend flying over land in communities south of the airport (such as neighborhoods in Alexandria), as a way to mitigate the impact of aircraft noise.

FAA will examine the feasibility of implementing this route modification which has two components: 1) moving the south flow route away from the Alexandria shoreline, further towards the center of the Potomac and 2) moving the turn almost 4 miles south of its current position, moving overland flow further down river at higher altitudes than the flow currently allows. On June 27 the FAA committed to a 9-12 month feasibility review, a process which will include public meetings to meet with residents of affected communities. Other factors the group is asking the FAA and airlines to address include air traffic control diversions, reduction of older/louder aircraft usage by major carriers at DCA, and an earlier departure time for a scheduled 10 p.m. flight.

MetroStage Launches New Season

MetroStage, North Old Town's own professional theater, has launched the 2016-17 season with the opening of *Blackberry Daze*, a new musical based on Ruth P. Watson's 2012 novel, *Blackberry Days of Summer*, adapted by Thomas W. Jones II and Watson. The drama, directed by Jones, takes place in a small Virginia town in the wake of "the Great War," and features TC Carson, Roz White, Ayanna Reed, Duane Richards II, Nia Harris, Yvette Spears, and Duyen Washington. The plot centers on a gambler who seduces and betrays three women. Alexandria's William Knowles composed the period score, which he performs on piano, joined by David Cole on guitar. The show runs through October 9 at MetroStage, 1201 N. Royal Street, Wednesdays through Sundays. Call 703-548-9044 for details.

Dominion Power Announces Power Line Route

Dominion Virginia Power announced in 2014 that it would build a 230 kilovolt Transmission line between its Glebe Road substation in Arlington and the Potomac River substation on the PEPCO site in North Old Town adjacent to the now-closed Potomac River Generating Station. According to the City's Web site, Dominion recently advised the City that they are continuing to work on the SCC submission package and "that they are planning to file with the SCC in the fourth quarter of 2016. They have sent a letter to the City summarizing the need for the project and provided a summary of the power flow modeling results." According to The Washington Post's Patricia Sullivan, the letter outlines a possible route along the CSX railway lines crossing the George Washington Memorial Parkway underground near the power plant site.

Motorcoach Task Force Update

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future motor coach parking locations. Other topics included the problem of idling buses, crowded loading locations, turns on narrow streets, and blocked traffic. The discussion will continue and final recommendations will be drafted in September and October. The next meetings of the task force are scheduled for September 15 and October 4, time and location to be announced. The public is invited to attend and present comments. For detailed minutes of all past meetings of the Task Force, please refer to:

<https://www.alexandriava.gov/MotorcoachTaskForce>.

Bike Share Expanding in North Old Town

The city of Alexandria is planning to open another Bikeshare station in our neighborhood. Transportation & Environmental Services staff are working with the United Way headquarters on North Fairfax Street to obtain an easement to locate the station on the Madison Street side of their property, perhaps even prior to the end of summer.

This station is part of a federal grant that the City uses to purchase Bikeshare stations and bikes and was part of the FY 2016 order placed last December. The station is part of a five-year plan that will continue to expand Bikeshare to the north.

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