



Demolition to begin on Giant/ABC Site

Edens developers, Gables Construction, announced recently that they have put up a construction fence to secure the Giant/ABC site and are beginning preliminary work to prepare the existing structures for demolition. They anticipate demolition to start approximately February 27. Excavation, sheeting/shoring, including pile driving, is expected to begin approximately March 23. In between those dates, there may be some limited site work in preparation for those larger activities (note: dates listed are subject to change, but should be a close approximation to the start of those specific activities).

The company will send via certified mail to those residents and commercial buildings directly across the street from the site additional information on a preconstruction survey to document the buildings and residences prior to any pile driving activities beginning. "While we do not anticipate any damage occurring during these construction activities, the preconstruction survey will serve as a baseline report for all parties to reference," they said, adding that they are committed to a close relationship with residents, neighbors, and the surrounding community. Questions should be addressed to John Bedenbaugh, project manager for Gables Construction, at 703-918-2538 or by e-mail at jbedenbaugh@gables.com.

Virginia Senate Calls for 2025 Deadline for Alexandria to Address CSO

By Adam Ebbin, Virginia State Senator, District 30

The General Assembly has advanced legislation establishing an aggressive timeline for Alexandria to address its Combined Sewer Overflow (CSO).

Alexandria is currently working on the three CSO outfalls that discharge into Little Hunting Creek. Work on the Oronoco Bay Outfall #1, which discharges into the Potomac, was to begin after this project's completion. Last fall, Alexandria voluntarily accelerated the timeline for Outfall #1 by 14 years. I proposed legislation advancing it an additional six.

The daunting infrastructure upgrade at Oronoco Bay requires complex solutions that could range from multi-million gallon holding tanks to ten-foot-wide holding pipes. Cost estimates range

from \$150-\$200 million in addition to the \$188 million already slated for Little Hunting Creek.

Legislation proposed by Senator Stuart (R-Stafford) (SB898), would have required Alexandria to remedy Outfall #1 by 2020—an impossible deadline of three years, or the City would have lost all its state funding (\$115 million/year). Similar CSO projects in Richmond and Lynchburg have taken in excess of 25 years and benefit from \$118 million (Richmond) and \$246 million (Lynchburg) in state and federally supported funding. Engineers estimate the Oronoco Bay project will take 9–12 years. Despite serving as an unfunded mandate and defying engineering realities, the proposal passed committee overwhelmingly, 10–3.

I advocated for a more realistic solution and negotiated an improved bill that would still impose an onerous 2025 deadline. It is a step forward, however, averting the potential loss of state funds. I will continue working to improve the legislation as it moves through the General Assembly.

Robinson Terminal North Update *By Christa Watters*

Kenneth Wire, attorney for City Interests, the developer of the Robinson Terminal North project, briefed the Waterfront Commission on January 17. He said the original plan has to be modified because it did not work out in terms of finding financing or major non-residential tenants. He said the project's construction costs proved much higher than expected since local materials prices were pushed up by construction from the MGM hotel and DC waterfront construction. He said hotels have been interested in the RTN location but not at a price point that would cover current construction costs. The owners expect costs will drop and are planning for a 3-year search with AEDP for non-residential tenants for the east side.

Their current idea is to request a modified DSUP that allows a hotel, a museum and public uses supported by the community on the east side and a separate modified DSUP for the west side. The owners intend to move forward with the west side construction sooner than the east side of Union Street. Plans for the west side would most likely be for residential condominiums.

Height limitations throughout the site will remain as specified by the zoning. Wire did not present a formal revision in writing, but raised the possibility of demolishing the building on the east side at the same time as that on the west side. They would proceed with some east side grading improvements at that time and leave the riverside space an open, grassy area until further development becomes feasible. Wire said he thought it unlikely Council could approve a modified DSUP before fall 2017, at the earliest, because the plan is neither firm nor detailed at this point. We will know more when they are ready to present a revision to the City. He assured the Commission he would keep them informed.

North End News Notes

Please Come!

NOTICE ANNUAL WINTER PARTY

Thursday, February 23, 2017

Kingsley Party Room
500 Madison Street, 5th floor

7:00 – 9:00 p.m.

Fun, food and drink, silent auction

Contribution: Members \$15/person, \$25/couple

Non-members: \$20/person

New member deal:

\$25 membership and entry, \$45/couple.

For more information, call 703-684-1547

Policy Committee Participants Wanted

NOTICE will be forming a new Policy Committee to research, educate, and advocate around issues of concern to our community. For example, one of the most pressing environmental issues in North Old Town is the Oronoco Bay CSO. This issue is currently a matter before the City Council and Virginia General Assembly. Please contact Clarence Tong (clarence.tong@gmail.com) if you are interested in joining the Policy Committee.

OTN Small Area Plan Advisory Group Meeting #13

The OTN SAP Advisory Group's first meeting in 2017 is scheduled for Wednesday, February 22, 2017, 7:00 – 9:00 PM, Crowne Plaza Hotel, 901 N. Fairfax Street. Urban Planner Heba ElGawish will serve as the new liaison to our group. Nancy Williams, who has led the process for the past year, was promoted to Deputy Director of Planning in the fall. You may contact Heba at 703-746-3851 or Heba.ElGawish@alexandriava.gov

West Elm Coming to North Old Town

Washington Business Journal reported February 7 that West Elm, a national home goods store with two other DC-area locations, will be taking a 12,000-square foot space at the 530 First Street development that replaces the old Giant/ABC store location. Groundbreaking is expected soon. West Elm sells its own products and those of local makers, WBJ reported.

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

Alexandria Restaurant Week

From February 17 to 26, 2017, seventy Alexandria restaurants throughout the city, including North Old Town, Old Town, Del Ray, Carlyle and the West End will feature a \$35 three-course dinner for one or a \$35 dinner for two during Alexandria Winter Restaurant Week. More than 30 restaurants will also offer lunch deals at \$10, \$15 or \$20 per person in addition to the dinner specials.

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What did we miss?

Email us your suggestions for articles, links, or subjects of interest to Christa Watters at wattrledge@aol.com

Contact NOTICE

703-684-1547

contact@notice-alexandria.org