



Message from Clarence Tong, President of NOTICE

Neighbors and friends, thank you for supporting NOTICE! **We hope you will join us on Thursday, September 20, for our next Membership Meeting. It will be held from 7 to 9 p.m. at the Old Colony Inn, 1101 N. Washington Street.**

With all of the changes in our community, we have asked Jeffrey Farner, Deputy Director of Planning and Zoning, to provide a development update. This will include an update on the Old Town North Arts and Cultural District and development projects under review with the City. Please come with any questions about projects in the neighborhood.

And, with the upcoming Virginia elections (federal elections in November and state legislative elections in 2019), we wanted to let the community know about possible changes here in the Commonwealth. A recent Supreme Court decision has allowed the Commonwealth to redraw state legislative districts. OneVirginia 2021, a non-partisan group committed to opposing partisan gerrymandering, has also been invited to briefly share some information with you.

Looking forward to seeing you at our next meeting.

Farmers Market

Visit Old Town North Farmers Market.
Every Thursday. 4:00 to 8:00 pm
in Montgomery Park, 901 N.
Royal Street. More details at
<https://oldtownnorth.org/farmers-market/>

Development Speeds Up after Passage of the Old Town North SAP

The Old Town North Small Area Plan (SAP), approved by City Council in September 2017, presented a vision of the neighborhood that included creation of an arts district, more walkable streets, expansion of views and vistas, a healthy retail corridor, and expansion of housing types suitable to a range of income levels. A year later, two development projects are in the review stages by the Planning Department, and two have been approved.

1. Approved: Crowne Plaza - the 13-story Crowne Plaza hotel is to be replaced by multi-family units, with 41 townhouse style units built on its perimeter and an arts facility incorporated into the new development. Plans provide for the relocation of MetroStage to the arts section of the building. The project was approved in April 2018. (see map: 15)

2. Approved: Abingdon Place - This is a new proposal for 19 four-story townhouses to replace the current Old Colony Inn, superseding the previously approved expansion of the hotel. The townhouse proposal, a Development Site Plan, calls for improved streetscape and pedestrian access through the site. (see map: 20)

3. In review: 1201 N. Royal Street - the block occupied by MetroStage, and formerly Abaca Imports and Bastille Restaurant, is slated for redevelopment by Carr City Centers. The proposal includes both residential and arts spaces. Residential spaces include 99 one- and two-bedroom units and lofts. The arts space could include an art gallery and artist studios.

The proposal was reviewed by the Urban Design Advisory Committee in May, and is up for further discussion on August 8. The inclusion of the proposed arts space makes the project eligible for bonus density. (see map: 23)

4. In review: Royal Street Bus Garage - The site is owned by WMATA and was the subject of several Requests for Proposals for redevelopment; a vision for the site was elaborated on by an appointed Task Force. The proposed 280 residential units include affordable housing units, which makes the project eligible for bonus density. The development proposal is still at a very conceptual stage. (see map: 5)

In addition, several projects, separate from the Small Area Plan provisions, were approved nearby. One is under construction, and two are approved but not yet built.

A. Giant/ABC: The project developed by Edens and Gables to include rental units as well as stores and restaurants is under construction. (see map: block between 10 and 12).

B. Sunrise Senior Living: The site at 400 N. Washington Street has been approved for approximately 90 units of senior living, with a below grade garage. (off map)

C. 800 N. Washington Street: The existing hotel and vacant residential townhouse are approved for redevelopment into a five-story hotel with underground parking. The townhouse would remain on the site, but moved from its current location. (see map: 8)



Around Town: Wheel Nuts

Stop in and visit **Wheel Nuts Bike Shop** and say "hello" to Ron, Ray, Trina, Russell, Courtland, and Chris. They really are crazy about bikes, bikers and biking. Their Mission: "Happy Bikes, Happy Faces, Happy Butts, Happy Bodies, Happy Spirit."

Wheel Nuts is a full service bike shop (sales, service, and rental) located at 302 Montgomery Street, one block off the Mt. Vernon Bike Trail. In North Old Town since 1999, Wheel Nuts gets high ratings from locals and on-line reviewers for their excellent customer service, expert knowledge, and professional repairs. Check out their Facebook page (www.facebook.com/WheelNutsBikeShop) and website (<https://wheelnutsbikeshop.com/>) for upcoming rides and events.

MetroStage by Carolyn Griffin

MetroStage was recently designated the "Arts and Cultural Anchor" in the exciting new development plan for Old Town North. We have offered award-winning professional theater productions here in OTN since 2001 and are excited to announce our 2018-19 season will open with *The Painted Rocks at Revolver Creek* by iconic South African playwright Athol Fugard (Aug 30-Sept 30). Inspired by the life of outsider artist Nukian Mabuza, Fugard depicts apartheid in the 1980's, and the engrained patterns that have impacted the post-apartheid era in South Africa. MetroStage opened its first theater in 1987 with an Athol Fugard play, and this season we continue to pay tribute to this remarkable playwright with his most recent play. Visit <http://metrostage.org/>

Once Upon a Time...

...there was an Old Town North neighborhood known as The Cross Canal

The Cross Canal neighborhood, named for its position just across the Alexandria Canal at the northeast tip of the city, was a quiet rural area. From 1843 until the canal closed in 1886, barges transported grain, whiskey, lumber, and coal through the canal locks along First Street. The Cross Canal area centered around what is today the 800 block of North Fairfax Street between Montgomery and First Streets.

From 1901 to 1925, the 800-900 block of North Fairfax became home to the Old Dominion Glass Factory. Two hundred fifty factory workers – men, women, and children – worked the hot furnaces 24 hours a day. According to the Alexandria Times of June 24, 2010, "three brothers working there set a single workday record for blowing and packing 329 dozen plain beer bottles, surpassing the record of 309 dozen set by three workers in Ohio" in 1902! However, in his 1911 exposé of child labor, Lewis Hine exposed the factory's unlawful use of child labor, and a year later a \$25 fine was levied against Old Dominion Glass for violating child labor laws. The factory continued to function until 1925 when it was destroyed in a fire. None of the buildings from that time survive; however, a plaque at North Fairfax and Montgomery Streets commemorates the Cross Canal neighborhood. Today the Crowne Plaza Hotel stands on one of the Cross Canal-Glass Factory blocks, but not for long. Plans have been approved to convert the hotel into high-rise condominiums surrounded by town houses and a street level arts venue.

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

NOTICE Calendar

Thursday, September 20

Taste of Old Town North

Sample food from eight area restaurants, listen to music, and more.

5:00 p.m. to 7:00 p.m.

Montgomery Park
(901 N. Royal Street)

Thursday, September 20

Fall Membership Meeting

Guest: Jeffrey Farnier, Deputy Director of Planning and Zoning, City of Alexandria

Guest: OneVirginia 2021

7:00 p.m. to 9:00 p.m.

Old Colony Inn (1101 N. Washington St)

Thursday, November 15

Annual Membership

Meeting

NOTICE Board 2018

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Clarence Tong

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