



Around Town

"Vinyl is vintage and the future", according to CNBC's Natalia Wojcik, and Crooked Beat Records, the small, community, destination store at 802 North Fairfax Street, is here to support the growing new generation of vintage and new vinyl record lovers. Since September 2016, fans have been stopping in to visit owner Bill Daly, listen to local artists, search for indie hits, and stay to talk about music.

"This is a cool little record store... They have new vinyl & used vinyl... rock, pop, jazz, urban, and comedy albums. They have a small section of 45s too... Nice to see a funky record shop in Old Town."
Stacy H of Alexandria on YELP



Update on Potomac Avenue Underground Power Line

Dominion Energy notified the City on September 21 that it would not build the underground electric line to the substation in the NRG power plant site. Load forecasts showed that Alexandria would not need the 230kV line for at least 15-20 years.

Message from Clarence Tong, President of NOTICE

On September 20, we held our quarterly meeting, attended by over 60 neighbors! Louise and Mike Kenny, representing OneVirginia2021, and Delegate Mark Levine kicked off the meeting with a short presentation about gerrymandering in Virginia and the need for nonpartisan redistricting reform. The City Planning staff then presented a thorough update of ongoing development projects in Old Town North, including 1201 North Royal Street and the Bus Barn.

At our annual meeting on November 15, we will be holding board elections. We hope you

will join us. As an all-volunteer organization, we encourage those interested in serving the community to apply! If you are interested in applying, please send an email to notice.announcements@gmail.com with a short bio by Thursday, October 25.

Finally, it has been an honor to serve as NOTICE President. However, after four years serving on the board, I have decided to step down. I am very proud of our NOTICE team, events we have organized, and advocacy for issues important to our community. Thank you for your support of NOTICE!

What Will Become of the Bus Barn? UDAC Review

The Urban Design Advisory Committee for North Old Town (UDAC) met September 12, 2018 to consider the proposed design for 600 North Royal Street, the project name for the block commonly called the Bus Barn. The developer of the block, Trammell Crow Residential, proposes a multifamily residential structure with 288 units.

UDAC is a five-member committee appointed by City Council that reviews development plans for compliance with the Urban Design Guidelines of Old Town North (OTN). They provide comments to applicants and city staff, and ultimately make a recommendation to the Planning Commission and City Council. The five members include two residents and two business members from OTN, and an architect. They use the Urban Design Standards and Guidelines for OTN adopted as part of the Small Area Plan process as standards for review of proposals. Their meetings are public, are announced on the city's web site, and provide an opportunity for residents to comment on the proposals.

The design principles for this site were developed through an advisory committee consisting of OTN residents and business owners and other interested parties in 2014, and were adopted as part of the Small Area Plan process. Those standards provide for

varying maximum height limits of 50 to 70 feet; adequate transitions and building step-backs to maintain a pedestrian-oriented streetscape, adequate sidewalks, and tree canopy; connection to the Potomac River; and a variety of architectural elevations, quality architectural details and materials, and articulation of the wall plane.

The design under review requests Special Use Permits for bonus density for the provision of affordable housing, and an increased Floor Area Ratio (a measure of housing density) to a maximum of 2.5.

At the meeting, the developer responded to a memo from City staff that indicated the proposal generally met the urban design standards and requirements of the Small Area Plan, but staff made several suggestions to improve the design. Included were suggestions to break the design into more distinct components, to increase the variation in color and form of the smaller buildings, and other items to reduce the appearance of the mass of the building. They also encouraged increased site porosity (visual and pedestrian openness) by asking for a public connection through the block.

The developer responded positively to all suggestions except the last, citing the slope of the property



What Will Become of the Bus Barn? *Continued....*

...and the structure of the underground garage as an impediment.

Although ecological remediation will be necessary before the project starts, UDAC's charter does not address those issues. There will be future opportunities in the planning process to address those questions.

The overall schedule for this project anticipates planning throughout the fall and winter of 2018-19, and consideration by the Planning Commission and City Council in the Spring of 2019.

RiverRenew: Cleaning up the Potomac *by Erik D. Olson*

Alexandria recently unveiled details for "RiverRenew," a massive new project to clean up the city's combined sewer overflows. The plan will capture 96 percent of these current discharges into the Potomac and local waterways. Combined sewer overflows occur more than 60 times per year during storms in Alexandria, when raw sewage from homes and businesses in Old Town mixes with storm water, overloading our wastewater treatment plant. This forces the discharge of the sewage into the Potomac and other local streams.

The RiverRenew project could have big implications for Oronoco Bay Park. The good news is that it would substantially reduce sewage discharges from "outfall 001" located at the park's southern tip—reducing the number of overflow events there from about 37 per year to two. However, under one option, the park could be the staging ground for construction for several years, and then could serve as the location of some of the above-ground and underground infrastructure after project completion. An alternative option, favored by many local residents, would use the abandoned warehouses at Robinson Terminal North (just south of the park) as a staging ground and for the infrastructure.

The new project, projected to cost between \$350 million and \$550 million dollars, and slated for completion by 2025, was reviewed at a community listening session on September 17, 2018. It would bore a two-mile-long tunnel about 100 feet below the surface to capture combined sewage after storms, and store it until the upgraded wastewater treatment plant is able to treat it.

Another major question is whether this tunnel should be bored under the Potomac along the city shoreline, or farther west under Union Street or Lee Street, and whether it should be located at the south end of Old Town under Green Street or under Church Street. There are 422 structures, including 84 historic buildings, in the so-called "buffer zone" above the Lee Street-Green Street option, whereas there are only 58 structures and 4 historic buildings in the buffer zone above the Potomac River-Church Street option. Many Old Town residents at the community listening session voiced support for the River-Church Street option as being less likely to be disruptive to the community.

Details are available at riverrenew.com/wp-content/uploads/2018/09/RiverRenew-Community-Listening-Sessions-Boards.pdf. Comments can be posted at RiverRenew.com/comments. Comments are due by October 25, 2018. NOTICE, which served on an advisory panel for planning the project, likely will be filing comments on the proposal.

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

DOGTOBERFEST in
Montgomery Park
Throughout October
pet-focused activities
Visit www.oldtownnorth.org

ELECTION DAY
Tuesday, November 6
Elections will be held for:
U.S. Senate
U.S. House, 8th CD
Mayor
City Council (Six At-Large seats)
School Board
Visit
www.alexandriava.gov/Elections

**ANNUAL MEMBERSHIP
MEETING**
Thursday, November 15
NOTICE Board Elections

NOTICE Board 2018

President

Clarence Tong

Vice President

Frances Zorn

Treasurer

Matthew Hennesey

Secretary

Anne White-Olson

At Large

Agnès Artemel

Mary Harris

Penny Laporte

Howard Middleton

Kim L. Pettig

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