

Take

NOTIC_e

North Old Town Independent Citizens' Association

Summer 2020

INSIGHTS ON SITES

COVID-19 has not stopped development and redevelopment in North Old Town. Here's what's under construction, approved and on the horizon.

Under Construction

Work continues on the former **Crowne Plaza** tower and parking garage. **The Venue** sales office is slated to open this summer. We look forward to welcoming them to the neighborhood!

The site excavation at the old **Bus Barn**, begun in January, is ongoing and the site has almost been emptied of dirt. Heavy dump truck traffic in early June was necessary to remove the soil.

The existing buildings at **1201 N. Royal** were demolished and site work is ongoing

Nineteen townhouses, the **Towns of Abingdon Place**, continue rising in place of the **Old Colony Inn**. Walls are up, a model home is being built and sales are expected to begin in late summer.

Development Approvals

A previous office-to-residential conversion approval for **801 N. Fairfax Street** has expired. But a new contract purchaser is on the scene and intends to provide 54 dwelling units, compared to 32 in the previous project. This density increase is allowed by zoning and no UDAC review is required.

The contract purchaser of three office buildings at **Transpotomac Plaza** on N. Fairfax Street is proceeding with plans to revitalize the site. **Community Three** would comprise a condominium building and two rental buildings by adaptively reusing the existing structures.

Potential Development

There is a proposal to convert the office buildings at **625 and 635 Slaters Lane** to residential use, called **Towngate**. No additions to floor area are requested, although there may be some exterior changes. The Alexandria Board of Architectural Review considered the project on June 17.

A contract purchaser for the **Gen On** site has emerged. The developer will have to start a community engagement process, likely this fall, to obtain a Coordinated Development District (CDD) permit. This CDD permit will define the land uses permitted on the site, as well as

general layouts for roads, paths and green spaces. The CDD process is followed by detailed site development applications, which given the size of the site, may come parcel-by-parcel from different developers. NOTICE continued to be actively engaged with known parties and will be a key player in the CDD process.

MEET THE BOARD: VICE PRESIDENT, KAREN BRANDING

1) *What role do you play for NOTICE?*

I'm the Vice President and Membership Chair. I lead the rare meeting when Mary is unavailable and work to increase membership while at the same time keeping our membership rolls up to date. I also helped chair our March Neighborhood Party with Trevor Riley.

2) *What dish can you make from memory that everyone loves?* Italian beef

3) *What fictional character would you most want to have dinner with?* Hermione Granger

4) *What is your favorite part about North Old Town?* I love my neighbors and being able to walk to restaurants, grocery stores and the Mount Vernon Trail.

5) *What subject was your worst in grade school?* Handwriting

6) *What are you reading/watching/playing/doing to get through COVID19 social distancing?*

I am taking long walks, checking in on friends and listening to books on tape and podcasts.

7) *What does your COVID mask look like?*

I purchased one at an OTN dry cleaners; it is white with lime green polka dots. A friend in our neighborhood just gave me another that's pink gingham for my birthday!

COMMENTS SUBMITTED ON AT-4 ELIMINATION

In the May newsletter, we noted that the Alexandria Transit Company Board was considering a service reduction on the AT-4 Bus Route, from Braddock Road Metro Station to City Hall. The effort was to reduce the City's subsidy to DASH.

After comments from NOTICE members, we wrote to the City opposing this change. NOTICE reasoned that this was unfortunate and in the wrong direction, but **since it is only for the coming fiscal year**, COVID-19 has reduced demand, and several of our buildings are empty or still under construction, this may be the time to save money.

However, we strongly underscored the importance of frequent transit service in Old Town North and conditioned our agreement on implementation of an Old Town Circulator service as part of the 2022 Alexandria Transit Vision Network.

As a reminder, NOTICE is here to represent our community's voice on these issues. Be sure to alert us to emerging issues and/or share your feedback!

CENSUS 2020 REMINDER:

If you haven't already, be sure to complete the U.S. Census at 2020census.gov. Our city and neighborhood lose thousands for every single person not counted. You matter so be counted!

IN MEMORIAM

Longtime NOTICE member and former Alexandria Planning Director, Engin Artemel passed peacefully on June 17, 2020 at his home in North Old Town. He is survived by his wife and NOTICE Board Member, **Agnès Artemel**; children, Steve Lollman, Suzan Saracoglu (Ugur), Deniz Artemel (Stephen Morgan), Sibel (Recep), and Ali John Pierre Artemel; and grandchildren Necati and Jenna.

Engin was born in Ankara, Turkey on July 31, 1938 to parents Mehmet Ali Artemel and Fatma Belkis (Osten) Artemel. He graduated from Istanbul's Galatasaray High School, Turkey's oldest private school, before moving to California in 1959. He attended Santa Ana College, studied architecture at Cal Poly in San Luis Obispo, and earned master's degrees in urban planning and civil engineering at the University of Kansas in Lawrence. Engin met his first wife, Janice (Finch) Artemel, while at KU; they married in 1964. After completing their studies, the family moved back to Istanbul, where Engin fulfilled his Turkish military service as a naval officer.

He began his career with the City of Alexandria shortly after returning to the United States in 1973. The marriage ended in divorce in 1983. He married Agnes (Jaffe) Artemel in 1989. Engin served in the City of Alexandria Department of Planning for 10 years; he was Planning Director from 1977-1984. One of his most notable contributions to the City of Alexandria was the opening of the Alexandria waterfront to residents and the general public, planned through careful attention to historical precedent and in close collaboration with community leaders. He also led the revitalization of lower King Street.

Engin continued to be involved in urban planning and development locally after entering the private sector. He later founded the consultancy Artemel International, where he advised municipal governments in the Middle East, Eastern Europe, and across the former Soviet Union on urban planning issues, including waterfront design, tourism, and infrastructure development.

He served on the North Old Town UDAC and participated in the Advisory Group for the Old Town North Small Area Plan. He was named a Living Legend of Alexandria in 2009. Engin will be greatly missed by the NOTICE family. We encourage you take a stroll and enjoy his beloved Old Town Alexandria waterfront in his memory.

MARK YOUR CALENDAR – NOTICE MEMBER MEETING

NOTICE will hold a DIGITAL member meeting on Thursday, September 17th, 2020 at 7:30p. The event will focus on experiences and adventures the members can have within walking distance of their front door!

We are working to arrange a top caliber panel but if you have recommendations or suggestions of things to be included on the list, let us know at notice.communications@gmail.com.

GET CHARGED IN NORTH OLD TOWN

Did you know that North Old Town is home to FOUR public electric vehicle charging stations? [Find a station](#), if your car needs a charge.

THANK YOU!

The NOTICe Board would like to shout out the partners and sponsors of our 2020 Neighborhood Party:

Old Town North Alliance
Old Town North Community Partnership
Gables Old Town North
The Klemmt Family
The O'Toole Family
The Waud Family
The Willett Family

We appreciate your continued support!

RENEW YOUR NOTICe MEMBERSHIP:

Have you and your family renewed your NOTICe membership? Our annual year runs November to November. If you didn't renew at the Annual Meeting or Neighborhood Party, email Vice President, Karen Branding at notice.communications@gmail.com to renew right away!

THE 2019-2020 NOTICe BOARD:

Mary Harris, <i>President</i>	Agnès Artemel
Karen Branding, <i>Vice President</i>	Mace Carpenter
James Lewis, <i>Secretary</i>	Serge Duss
Mike Kenny, <i>Treasurer</i>	Eleanor Quigley
	Trevor Riley

Have suggestions, comments, recommendations for Take NOTICe? Email us at notice.communications@gmail.com.