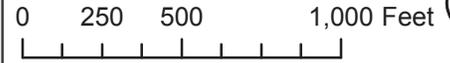


# OLD TOWN NORTH

## SELF-GUIDED TOUR

November 12, 2015



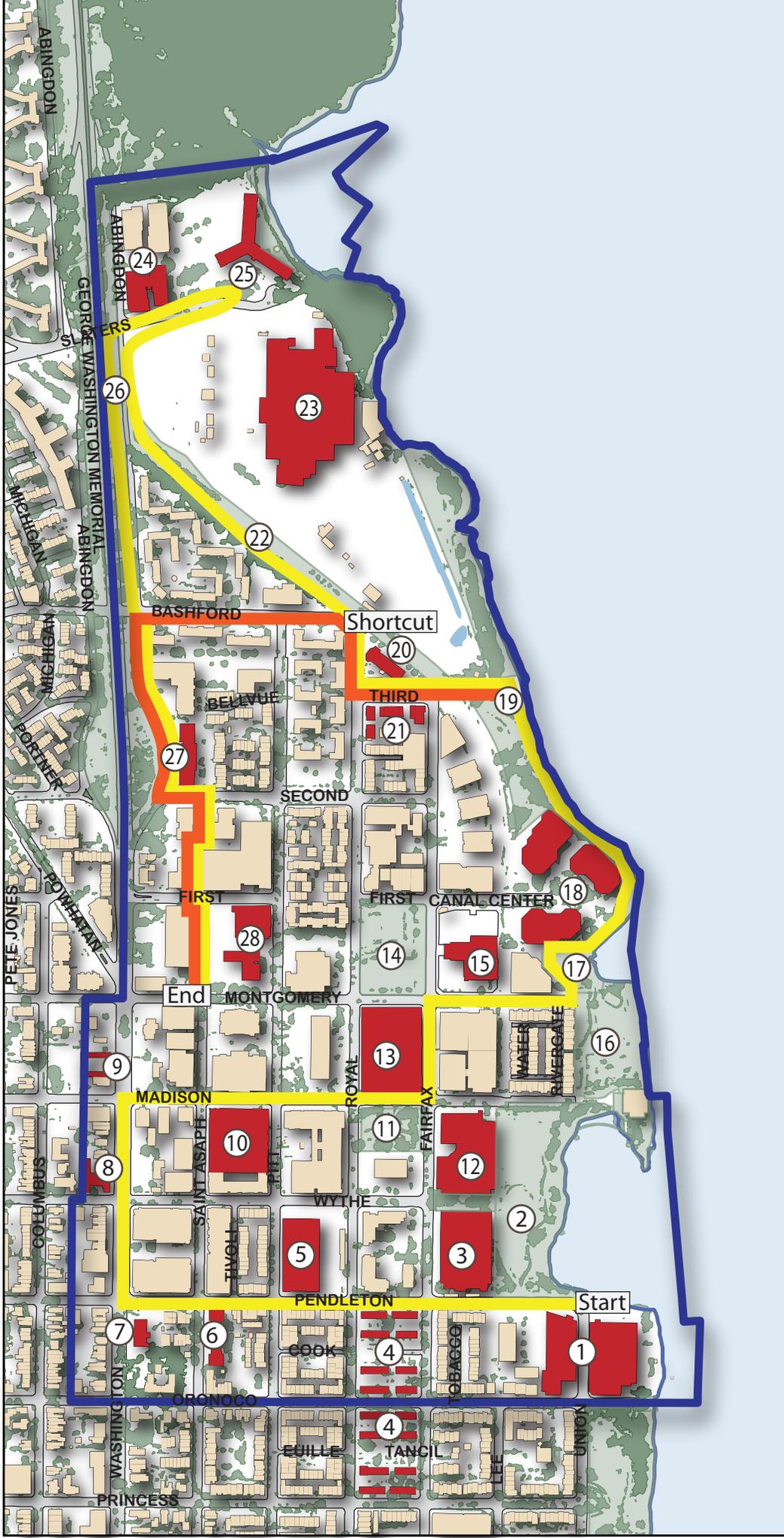
### LEGEND

- Long Route (2.4 mi)
- Short Route (1.9 mi)
- Old Town North SAP Boundary

Old Town North includes many points of interest. This tour highlights some of the points of interest from south to north.

### SITES

- ① Robinson Terminal North
- ② Oronoco Bay Park
- ③ The Oronoco Condominiums
- ④ Hopkins-Tancil Courts
- ⑤ Royal Street Bus Barn Site
- ⑥ Brightleaf and Cooper townhomes (former Health Department)
- ⑦ Cotton Mill Factory "The Mill"
- ⑧ Travelodge
- ⑨ Towne Motel
- ⑩ Kingsley/ Harris Teeter
- ⑪ Alexandria House Park
- ⑫ United Way Worldwide
- ⑬ Montgomery Center
- ⑭ Montgomery Park
- ⑮ Crowne Plaza Hotel
- ⑯ Rivergate City Park
- ⑰ Tide Lock Park
- ⑱ Canal Center Plaza
- ⑲ Mt Vernon Trail
- ⑳ MetroStage
- ㉑ Printers Row
- ㉒ Norfolk Southern Rail Tracks
- ㉓ Potomac River Generating Station
- ㉔ Salvation Army National Headquarters
- ㉕ Marina Towers
- ㉖ George Washington Memorial Parkway
- ㉗ Best Western Old Colony Inn
- ㉘ ABC/Giant Site





**CITY OF ALEXANDRIA, VA**  
**OLD TOWN NORTH SELF-GUIDED TOUR**

Created 11.12.2015

1. Start at the foot of Pendleton Street between **Robinson Terminal North (1) and Oronoco Bay Park (2)**
2. Head west on Pendleton Street passing by **The Oronoco Condominiums (3), Hopkins-Tancil Courts (4)** and the **Royal Street Bus Barn site (5)**
3. Continue on Pendleton Street towards Washington Street passing by the former **Health Department (6)** and the **Cotton Mill Factory “The Mill” (7)**
4. Head North on Washington Street towards Madison Street passing by the **Travelodge (8) and Towne Motel (9)**
5. Turn right on Madison Street towards N Fairfax Street passing by **The Kingsley/ Harris Teeter (10), Alexandria House Park (11) and United Way Worldwide (12)**
6. Turn left on N Fairfax Street heading north towards Montgomery Street passing by **Montgomery Center (13), Montgomery Park (14) and Crowne Plaza Hotel (15)**
7. Turn right on Montgomery Street towards **Rivergate City Park (16)**
8. Head North on Mount Vernon Trail towards **Tide Lock Park (17) and Canal Center Plaza (18)**
9. Continue north on **Mt Vernon Trail (19)** along the river towards Third Street.
10. Turn left on Third Street passing by **MetroStage (20) and Printers Row (21)** then turn right on Royal Street
11. Continue onto the Mt Vernon Trail along the **Norfolk Southern rail tracks (22)** fence line and passing by the **Potomac River Generating Station (23)**
12. Turn Right onto Slaters Lane towards the **Salvation Army National Headquarters (24)** and the **Marina Towers (25)**
13. Turn back on Slaters lane towards the **George Washington Memorial Parkway (26)** then head south on E Abingdon Drive towards Second Street.
14. Turn left on Second Street towards **Best Western Old Colony Inn (27)**
15. Turn right into the Liberty Row Condominiums public access walkway
16. Continue onto St Asaph Street toward the **ABC/Giant site (28)**

## SHORTCUT

1. Head north on **Mt Vernon Trail (19)** along the river towards Third Street
2. Turn Left on Third Street passing by **MetroStage (20)** and **Printers Row (21)**
3. Turn right on N Royal Street towards Bashford Lane by the **Norfolk Southern rail tracks (22)**
4. Turn left on Bashford Lane and head west towards **George Washington Memorial Parkway (26)**
5. Turn left on E Abingdon Drive heading south towards Second Street and passing by the **Best Western Old Colony Inn (27)**
6. Turn left on Second Street then take a right into the Liberty Row Condominiums public access walkway
7. Continue onto St Asaph Street toward the **ABC/Giant site (28)**

## SITE DESCRIPTIONS

### 1. **Robinson Terminal North**

City Interests has proposed a mixed-use development for Robinson Terminal North to include a hotel, retail, residential uses, new open space linking Founders Park to Oronoco Bay Park and the restoration of the pier for public use.

### 2. **Oronoco Bay Park**

Oronoco Bay Park is a 5.08 acre public park and is a popular location for picnicing, walking, biking, jogging, festivals and special events such as the USA - Alexandria Birthday Celebration.

### 3. **Oronoco Condominiums**

In fall 2012, EYA began conversion of this site from office to 60 condominium units. The building was previously owned by the Sheet Metal Workers' National Pension Fund. The conversion was completed in spring of 2014.

### 4. **Hopkins-Tancil Courts**

Hopkins-Tancil Courts is one of Alexandria Redevelopment and Housing Authority's (ARHA) five sites planned for redevelopment along with ARHA's former headquarter building at 600 N. Fairfax Street. Replacement of the existing residences will be executed at a one-for-one ratio as stated in City Council Resolution 830.

### 5. **Royal Street Bus Barn Site**

The Royal Street Bus Garage, vacated in August 2014, is the location of a former bus maintenance and storage facility. Washington Metropolitan Area Transit Authority Board (WMATA) has approved sale of the site for future redevelopment. In early 2014, the City established an Ad Hoc Advisory Committee which developed design principles to guide future redevelopment of the site.

### 6. **Brightleaf and Cooper Townhomes (former Health Department)**

In 2014, the City approved Y-12 Investments, LLC's proposal to convert the former City of Alexandria's Health Department building into nine townhouse dwellings, and construct seven new townhouse dwellings at 511 Oronoco Street parking lot.

### 7. **Cotton Mill Factory "The Mill"**

In 2015, the City approved Cas Riegler's proposal to convert the former Cotton Factory Building from its current commercial/ office use into multifamily residential, and construct a new adjacent building at the intersection of N. Washington and Pendleton Streets.

**8. Travelodge**

In 2013, the City approved Mahmood Investment Corp's proposal of a new mixed-use building to replace the current Travelodge motel at 700 N. Washington Street and incorporate the adjacent townhouse at 701 N. Washington Street as part of the new building.

**9. Towne Motel**

The owner of this 2-story motel is currently exploring concepts for its redevelopment as a new hotel.

**10. Kingsley/ Harris Teeter**

In 2010, the City approved the construction of this mixed-use building developed by Buchanan Partners. The building includes 175 residential units and a 51,500 sf. Harris Teeter grocery store on the first floor. The building construction was completed in 2014.

**11. Alexandria House Park**

The Alexandria House Park is a one acre privately owned and maintained park that is publicly accessible.

**12. United Way Worldwide**

In 2010, United Way Worldwide opened the Mary M. Gates Learning Center which replaced their former recording facility in the south wing of the building. The Center received LEED Gold for Commercial Interiors certification through the use of sustainable strategies. The northern wing is currently near completion of interior renovations.

**13. Montgomery Center**

The Montgomery Center building, constructed in several phases beginning in the early 1950's, was originally built as warehouses. The Montgomery Center is a mixed-use complex with a range of uses including office, local retail and restaurants.

**14. Montgomery Park**

The 2 acre public park has a fenced dog run, four lighted tennis courts, parking, picnic tables, playground, shelter, and water fountain. Montgomery Park has been adopted by the Old Town North Community Association.

**15. Crowne Plaza Hotel**

Opened in 1972, the Crowne Plaza Hotel provides approximately 254 hotel rooms, and approximately 10,500 sf. of meeting and event space. The 12-story building is podium style with surface and garage parking.

**16. Rivergate City Park**

The 2.84 acre park features riverfront sitting, picnic areas, and a volleyball court. The majority of Rivergate Park is owned by the Rivergate Owners Association with permanent public access to the Waterfront park area. This park is part of a system of linear parks along Alexandria's Waterfront.

**17. Canal Center Plaza**

Built in 1987, Canal Center consists of four office buildings totaling 539,000 sf. The Waterfront complex includes Tide Lock Park, which features a restoration of Lift Lock No. 1 and an adjacent pool of the canal.

**18. Tide Lock Park**

Tide Lock Park is named for an old canal controlled by wooden locks that once existed on the Alexandria Waterfront. The canal was used to move goods and materials to and from sea going ships. Today, there is a replica of the lock and canal in the Park, which includes many of the original canal wall stones. This park is privately owned, but is part of the publicly accessible linear park system along Alexandria's Waterfront.

**19. Mt Vernon Trail**

The 18-mile Mount Vernon Trail starts in Washington DC and ends at George Washington's Estate in Mount Vernon. At the midpoint, the Mount Vernon Trail extends through Alexandria primarily along the Potomac River.

**20. MetroStage**

MetroStage is a professional non-profit theater company. The theater has been operating from its current location in Old Town North since 2001. The 130-seat theater is a converted lumber warehouse, the former home of Alexandria's Smoot Lumber Company.

**21. Printers Row**

Printers Row was approved as a 21 unit townhouse style condominium complex with approximately 2,000 sf. of ground floor retail. Snaidero Kitchens+Design currently occupies the ground floor retail at 1130 N. Fairfax. Street.

**22. Norfolk Southern Rail Tracks**

These tracks extend through part of Old Town North and are currently not operational. The rail tracks previously served the Potomac River Generating Station when it was operational and Robinson Terminal North when it operated as a warehouse for the Washington Post.

**23. Potomac River Generating Station**

The site is approximately 25 acres and houses a power plant which closed in December 2012. In 2014 The Virginia Department of Environmental Quality granted approval of the Corrective Action Plan (CAP) for remediation of two underground petroleum tanks. The CAP process is approximately four years.

**24. Salvation Army Headquarters**

Built in 1986, this 5 story building is the national headquarters for the Salvation Army and is part of a four building office complex located at the northern end of Old Town North and adjacent to the George Washington Memorial Parkway.

**25. Marina Towers**

Built in 1970, Marina Towers is a 13-story Y-shaped building with 283 condominium units. The property is located along the Potomac River at the base of Dangerfield Island.

**26. George Washington Memorial Parkway**

The George Washington Memorial Parkway was constructed by the federal government as a memorial to Washington on the bicentennial of his birth in 1932. The parkway's original name was the Mount Vernon Memorial Parkway but Congress renamed it the George Washington Memorial Parkway in 1929, and authorized its extension to McLean for a total of 25 miles starting at George Washington's Estate in Mount Vernon

**27. Best Western Old Colony Inn**

Built in 1967, the 2-story hotel currently has 49 rooms and the owner is proposing to double the number of floors and rooms and add a restaurant.

**28. ABC/ Giant Site**

EDENS the new owner of the site is proposing a mixed-use building with ground floor retail and residential floors above. Streetscape improvements, urban plazas and pocket parks are part of the proposed site redevelopment.