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ALEXANDRIA OKS ZONING FOR TOWNHOUSE PROJECT

(By Joy Aschenbach, Star staff writer)

Alexandria City Council last night approved rezoning for a \$4.5 million townhouse complex to be built along the waterfront.

The rezoning of 3.8 acres of industrial land, west of North Union Street, between Queen and Oronoco Streets, will permit the construction of 86 three-story townhouses.

The rezoning was requested as an emergency measure so that financing and construction of the complex would not be delayed by the City Council's summer recess, William G. Thomas, attorney for the developer said. Construction is expected to begin in September.

City Manager Albert M. Hair, Jr., said the townhouse complex will be "the first major implementation of the city's waterfront design," which calls for expansion of residential units in the area and some commercial development.

Creation of a new waterfront zoning classification, which would execute the city's plans for the area on a large scale, is still being studied by the city planning commission.

The proposed 86-unit complex will include two- and three-bedroom townhouses, to sell for an estimated \$50,000 to \$60,000.

Fifty-six of the 86 houses will be located within the block bounded by Queen, Princess, North Lee and North Union Streets. The remainder will be built on an L-shaped parcel fronting on Princess, North Lee and North Union Streets. North Union Street runs directly along the waterfront.

The developer, Lawrence N. Brandt, has built similar houses in the Georgetown, Foggy Bottom, and Capitol Hill sections of Washington.

In other action, the council agreed to delete a portion of South Union Street, between King and Franklin Streets, from its Major Thoroughfare Plan.

Old Town residents opposed the plan, which would have meant widening South Union from the present 50 feet to 80 feet, because they believed it would become an expressway. The council voted to widen the street to 66 feet, the normal width of Old Town streets.

Mr. McCLOSKEY. Mr. Black, one final area of questioning here. This 1958 act was set up to vest in the Department of Interior the clear duty of protecting conservation interests in filling of waterways of the United States. I would like to ask you a few questions about that, whether in your opinion that law is presently strong enough to protect the conservation interests.

Mr. BLACK. Which law is this?

Mr. McCLOSKEY. I am referring to the——

Mr. BLACK. Fish and Wildlife Coordination?

Mr. McCLOSKEY. Fish and Wildlife Coordination Act of 1958, and precisely to 16 United States Code, sections 662 (a) and (b). First of all, those sections do apply to this permit application, do they not?

Mr. BLACK. Yes, sir; I would expect that they would, so far as fish and wildlife considerations are concerned.

Mr. McCLOSKEY. Mr. Black, as an eminent lawyer in your own right, reading section 662(a), you would concede, would you not, that that section specifically requires that the procedure outlined in the section be carried on with a view to the conservation of wildlife resources, preventing loss of and damage to such resources, would you not?

Mr. BLACK. Yes, sir.

Mr. McCLOSKEY. And, further, that if there is to be an intrusion on those resources it will be on a recommendation from the Secretary of the Interior, based on surveys and investigations conducted by the U.S. Fish and Wildlife Service, will it not?

Mr. BLACK. Yes, sir.