

Fall 2014  
**HomeLifeStyle**

COURTESY OF LOUISE KRAFFT

**Alexandria**  
**Gazette Packet**

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## Home LifeStyle

# Planting for Fall

BY MARILYN CAMPBELL  
THE CONNECTION

As the first few weeks of fall unfold, carrying with them the promise of rich and vibrant colors, many local residents are starting to plan their fall gardens, both ornamental and edible. Pruning and overall garden cleanup will make way for fall plants. In fact, this is the perfect time to clear away summer foliage and plant, horticulture gurus said.

## Planning your autumn garden and yard.

“Because the ground is still warm and air is cool, there is less transplant shock for plants when you take them out of the container to plant them,” said Kelly Grimes of Good Earth Garden Market in Potomac, Md. “Now is a great time to put in a landscape.”

The first step is preparing the ground. “You have to amend the soil; that is mixing in compost and soil so the plants’ roots can grab a hold of the soil with

SEE PLANTING, PAGE 7

# October is FREE WINDOWS MONTH at Renewal by Andersen.<sup>1</sup>



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# HomeLifeStyle

## Oronoco Condos Almost Sold Out

Size matters in 60-unit residences with panoramic views.

BY VERONICA BRUNO  
GAZETTE PACKET

**T**he Oronoco Waterfront Residences, condominiums at 601 N. Fairfax St., are almost completely sold out. Only six units are left and sales began in May. Panoramic views of Oronoco Park, Old Town and the Potomac River as well as expansive city skyline views, are at least part of the reason. Then there is sheer size.

“Nowhere else in Old Town are one level condos available up to 3,500 square feet,” said Preston Innerst, Vice President of Sales and Marketing for EYA, a leading developer of urban and transit-oriented properties. “Ample outdoor space up to 1,000 square feet provide a relaxing retreat. Ample amenities and concierge service provide a hotel-like atmosphere.”

The stunning views aside, there are plenty of luxury features that set apart the new addition along the Old Town waterfront, which completed construction just this past summer. It is the first major addition of waterfront housing in Old Town in a dozen years, according to EYA. The 60 two- and three-bedroom units include interior 10-foot ceilings with wall-to-wall soundproof windows overlooking the Potomac, hardwood flooring throughout the units, multiple fireplaces, wet bars, wine coolers, advanced home automation systems, recessed lighting, quartz kitchen countertops, Bosch dishwashers, spacious walk-in closets, and walk-in showers and soaking tubs. Floor plans include libraries for some units and go up to 3,500 square feet for the penthouse residences. Also incorporated into penthouse suites are outdoor terraces up to 1,000 square feet.

The Oronoco was developed from the former Sheet Metal Workers International Association Building. The building has been



PHOTO BY THOMASARLEDGE.COM

**The spacious residences include up to 1,000 square feet of patios and terraces as well as river and cityline views.**

adapted according to LEED for New Construction standards set by the U.S. Green Building Council and has retained much of the original parking space. Each unit includes two garage spaces and a private storage room.

**“THE CHALLENGE WAS** that the floor plans and designs were driven by an existing footprint and shape of the building,” said Innerst. “Residences were designed to maximize views in living area, so utility spaces are thoughtfully tucked along corridor walls.”

The building includes 41 different floor plans to allow for different needs. “We understand that purchasers will have a vari-

ety of space needs, such as needing guest space or living quarters for live-in help, or desiring the owner’s suite to be in a separate wing of the home,” Innerst said. “In some cases, units offer formal and informal living spaces.”

The on-site workout area includes a yoga room and additional meticulous perks include a children’s playroom, a dog-washing station as well as 24-hour security. The outdoor heated pool area also integrates a private clubhouse with a kitchen. A concierge desk is located in the two-story lobby.

Several of the Oronoco condos have been the top sales in the Old Town Alexandria area since they went to market. In the month of August alone, several units sold

with the top price being \$3.2 million.

The amenities of the City of Alexandria itself help explain why 90 percent of the condos are sold, Innerst said. “Old Town Alexandria is a vibrant community offering shopping, dining, the Torpedo Arts Center, spas and athletic clubs, a waterfront promenade, immediate access to the Mount Vernon trail for bikers, runners and walkers, Metro access to downtown DC and Reagan National on the Yellow line, and a water taxi to points on the DC waterfront. All are in walking distance and reflect EYA’s mantra ‘life within a walking distance.’”

Prices range from \$1.59 to \$4.49 million.



PHOTO BY THOMASARLEDGE.COM

**The u-shaped building provides for every unit to have ample natural light and great views.**



PHOTO BY THOMASARLEDGE.COM

**Bathrooms include large showers and soaking tubs.**

Alexandria  
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## Sunday Open Houses in Villamay

Dir.: G.W. Parkway South from Old Town, right on Tulane & follow Partners Signs.



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**Burtonwood Drive**  
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 Dir.: Rt. 7 North on Quaker Lane, Right on Gunston to 3274 on the Right top of the hill.

# Home LifeStyle

## 2014 Alexandria Beautification Awards

The Alexandria Beautification Commission announced the 2014 Alexandria Beautification Award winners in a ceremony held on Sept. 15, 2014 at the Little Theatre of Alexandria. The Commission, Vice Mayor Allison Silberberg and Councilman Paul Smedberg presented 25 awards.

The 2014 awardees include: Farmers Market Food Waste Recovery Program; The Asher Apartments; 1201 Colonial Ave.; 910 Green St.; Jones Point Park; 223 Oronoco St.; 3200 Cameron Mills Road; 1305 Dartmouth Road; Fire Station #209; 103 West Linden St.; 310 Mansion Drive; 120 West Maple St.; 563 East Nelson St.; Potomac Yard Park; 30 Rosecrest Ave.; 2 Washington Circle; 729 North Ashton St.; 4401 Ford Ave.; 4302 Fox Haven Lane; 49 South French St.; 4825 Maury Lane; 3912 Taney Ave.; 5337 Truman Ave.; 5669 Rayburn Ave.; and 2307 North Sibley St.

The Commission sponsors the Alexandria Beautification Awards each year, recognizing community member's efforts to contribute to the beautification of their neighborhoods and public vistas with landscaping and overall aesthetic design. Nominations



120 West Maple Street

are made by members of the Commission and the community and are judged by members on the use of plants, texture and color, neighborhood context, marked improvements, and overall appearance.

Winners are limited to properties visible from the public right of way. The Alexandria Beautification Commission is a 12-member volunteer board approved by the City Council for two-year



PHOTOS BY LOUISE KRAFFT/GAZETTE PACKET

terms. The Beautification Commission represents citizens' values in City beautification matters and coordinates projects to encourage and achieve beautification.

For more information about the Awards program email Cathleen Curtin, Commission Co-chairperson at AlexandriaBeautification@gmail.com.

### Beautification Winners

**Recycling**  
 Farmers Market Food Waste Recovery Program

**East Alexandria**  
 ♦ The Asher Apartments  
 ♦ 1201 Colonial Avenue  
 ♦ 910 Green Street  
 ♦ Jones Point Park  
 ♦ 223 Oronoco Street

**Central Alexandria**  
 ♦ 3200 Cameron Mills Road  
 ♦ 1305 Dartmouth Road  
 ♦ Fire Station #209  
 ♦ 103 West Linden Street  
 ♦ 310 Mansion Drive  
 ♦ 120 West Maple Street  
 ♦ 563 East Nelson Street  
 ♦ Potomac Yard Park  
 ♦ 30 Rosecrest Avenue  
 ♦ 2 Washington Circle

**West Alexandria**  
 ♦ 729 North Ashton Street  
 ♦ 4401 Ford Avenue  
 ♦ 4302 Fox Haven Lane  
 ♦ 49 South French Street  
 ♦ 4825 Maury Lane  
 ♦ 3912 Taney Avenue  
 ♦ 5337 Truman Avenue  
 ♦ 5669 Rayburn Avenue  
 ♦ 2307 North Sibley Street

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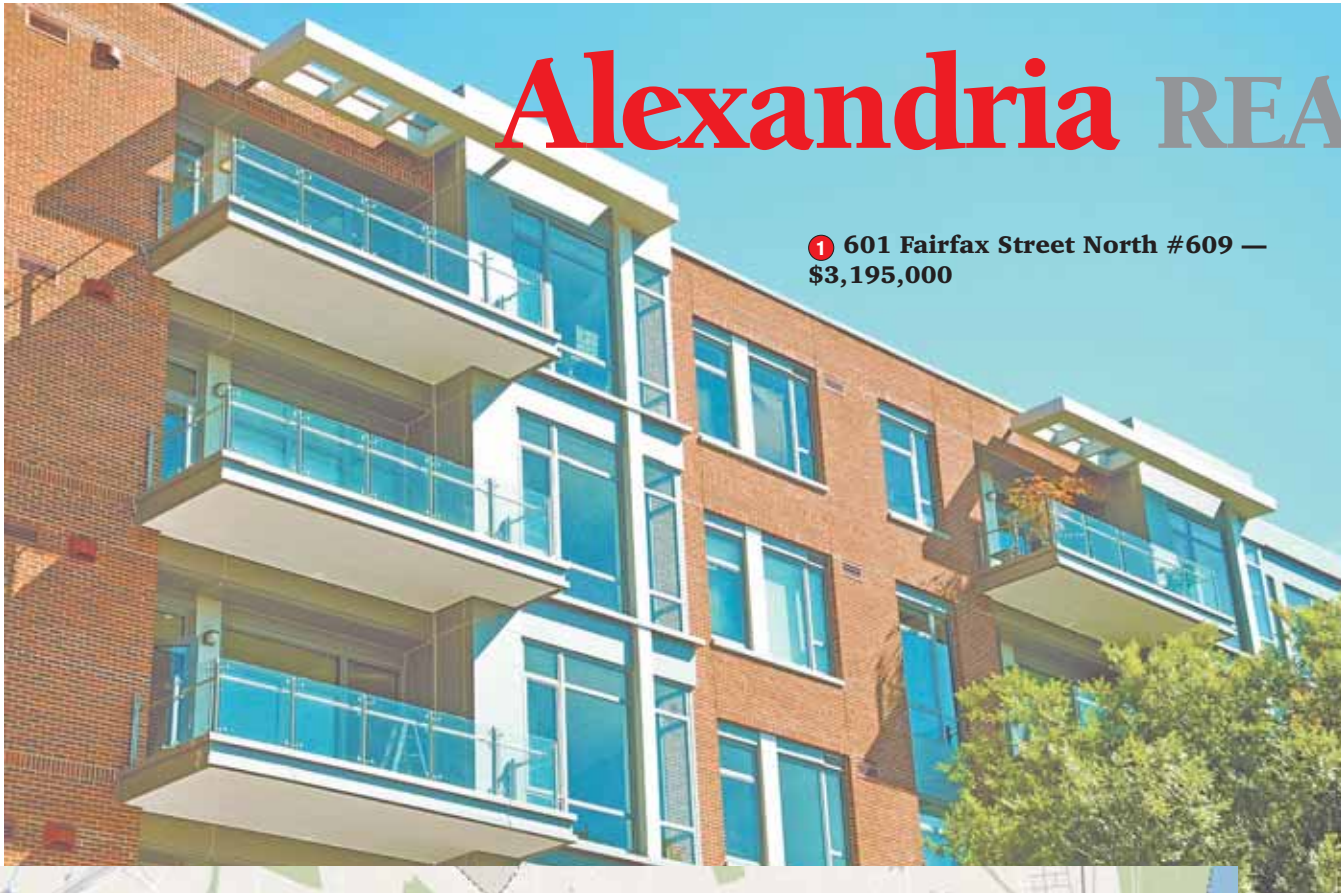
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# Alexandria REAL ESTATE



**1** 601 Fairfax Street North #609 — \$3,195,000

## Top Sales in August, 2014

IN AUGUST 2014,  
213 ALEXANDRIA HOMES SOLD BETWEEN  
\$3,195,000-\$120,000.



**13** 720 Union Street South — \$1,100,000



**11** 509 Princess Street — \$1,225,000



**4** 472 Union Street South — \$1,700,000



**15** 828 Slaters Lane #402 — \$1,034,000



**16** 106 Pommander Walk Street — \$1,019,000

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 601 FAIRFAX ST N #609	3	2	1	ALEXANDRIA	\$3,195,000	Mid-Rise 5-8 Floors	22314	THE ORONOCO	08/13/14		
2 601 FAIRFAX ST N #402	3	2	1	ALEXANDRIA	\$2,195,000	Mid-Rise 5-8 Floors	22314	THE ORONOCO	08/20/14		
3 628 LEE ST S	5	4	0	ALEXANDRIA	\$1,725,000	Semi-Detached 0.16	22314	OLD TOWN	08/19/14		
4 472 UNION ST S	4	4	1	ALEXANDRIA	\$1,700,000	Townhouse	22314	HARBORSIDE	08/04/14		
5 304 COLUMBIA RD	5	4	1	ALEXANDRIA	\$1,699,000	Detached	0.43	JEFFERSON PARK	08/08/14		
6 820 RAPIDAN CT	4	4	1	ALEXANDRIA	\$1,550,000	Detached	1.00	MOORE HILL ESTATES	08/15/14		
7 601 FAIRFAX ST N #215	2	2	1	ALEXANDRIA	\$1,525,000	Mid-Rise 5-8 Floors	22314	THE ORONOCO	08/18/14		
8 601 FAIRFAX ST N #410	2	2	1	ALEXANDRIA	\$1,395,000	Mid-Rise 5-8 Floors	22314	THE ORONOCO	08/04/14		
9 25 MAPLE ST E	4	3	1	ALEXANDRIA	\$1,305,000	Detached	0.11	ROSEMONT	08/07/14		
10 115 QUAY ST	3	2	1	ALEXANDRIA	\$1,227,000	Townhouse	0.05	BRANDT TOWNHOUSE	08/18/14		
11 509 PRINCESS ST	4	3	1	ALEXANDRIA	\$1,225,000	Townhouse	0.03	BULFINCH SQUARE	08/20/14		
12 908 BRADDOCK RD W	4	4	1	ALEXANDRIA	\$1,175,000	Detached	0.22	BRADDOCK HEIGHTS	08/12/14		
13 720 UNION ST S	3	3	1	ALEXANDRIA	\$1,100,000	Townhouse	0.05	FORDS LANDING	08/26/14		
14 610 HOWELL AVE	4	3	1	ALEXANDRIA	\$1,050,600	Townhouse	0.06	POTOMAC YARD	08/07/14		
15 828 SLATERS LN #402	2	3	1	ALEXANDRIA	\$1,034,000	Garden 1-4 Floors	22314	OLD TOWN CRESCENT	08/29/14		
16 106 POMMANDER WALK ST	3	3	0	ALEXANDRIA	\$1,019,000	Townhouse	0.03	POMMANDER	08/04/14		

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## Planting for Fall

FROM PAGE 2

compost," said Grimes. "That really helps any planting."

Katia Goffin of Katia Goffin Gardens in McLean, Va., likens planning a garden to putting together a puzzle. "Everything has to [look] like it belongs," she said. "It's about designing your bed line so it enhances your property, versus 'I stuck this in my garden and doesn't it look good?'"

Take a few minutes and actually plan out your garden because no matter what you decide to plant for fall, an aesthetically appealing garden starts with an effective strategy. "It is getting a good plan together," Goffin said. "It is a question of scale and putting it together right. You have to look at your plot of land and decide where you want plants to go and how you want it to look."

**FOR DECORATIVE GARDENS** and yards, mums and pansies are among fall's best flowering plants. "Mums need full sunlight to open and come in obvious, bold fall colors," said Grimes. "Pansies will take part sun, are a great color and will continue to bloom through spring."

Yarrow, asters, sedums, Lenten roses, and coral bells are among the fall plants that Jonathan Storvick, natural resource manager at the Office of Sustainability at George Mason University in Fairfax, Va., recom-

mends.

"Fall is a great time to plant larger-sized perennials and container shrubs," said Storvick. "It also happens to be the time of year when nurseries are trying to get rid of a lot of their stock, so you can find some great deals."

For example, said Joel Cook of Merrifield Garden Center, in Fairfax, Merrifield and Gainesville, Va., "Burning bushes have beautiful fall colors like orange and fire red. As far as trees, maples like Japanese maples, sugar maple or black gum maple have beautiful colors."




Another eye-catching option is the yellow twig dogwood. Its "bright yellow branches and twig color ... are also fantastic for winter," said Mark White of GardenWise in Arlington, Va. "This shrub develops in great clumps and is a wonderful contrast against any red twig. Oval-shaped green leaves turn to orange-red in fall, followed by white fruit tinged with green."


Grasses, added Katia Goffin, are ideal for fall and can be mixed with other foliage. "You can put evergreens in your yard and add some grasses. There are tons [of grasses] that are flowering and look [good] with evergreens."

Ornamental vegetable also work well in fall and beyond. "There is decorative cabbage and kale, which will grow anywhere and are deer resistant, which is a big factor these days," said Grimes.

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\*Offer valid on contracts written between October 1 and October 31, 2014. No adjustments on previous contracts. Some restrictions apply. Offer is valid on qualifying homes only that must settle on or before December 23, 2014. All lender allowable closing costs paid. 100% financing available for qualified buyers. This offer is not redeemable for cash or cash equivalent. Cannot be combined with other offers or discounts. Offer and prices subject to change at any time without notice. For specifics on the Best of Fall Sales Event, and individual community savings, see Sales Manager for details. 10/2014.