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Planning for Fall

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 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.

“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’s mixing in compost and soil so the plants’ roots can grab a hold of the soil with...”

See Planting, Page 7
The 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 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 variety 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.

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**Oronoco Condos Almost Sold Out**

Size matters in 60-unit residences with panoramic views.

**By Veronica Bruno**

**Gazette Packet**

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The spaciously designed homes include up to 1,000 square feet of patios and terraces as well as river and cityline views.

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The spacious residences include up to 1,000 square feet of patios and terraces as well as river and cityline views.
2014 Alexandria Beautification Awards


The 2014 awards include: Farm Market Food Waste Recovery Program, The Asher Apartments, 1201 Colonial Ave., 910 Green St.; Jason Point Park, 223 Orroon St.; 5200 Cameron Mills Road, 1355 Darnmouth Road, Fire Station #209; 103 West Linden St.; 310 Mansion Drive, 120 West Maple St.; 563 East Nelson St.; Potomac Yard Park, 30 Roosevelt Ave.; 2 Washington Circle, 720 North Ashton St.; 4801 Ford Ave.; 4032 Fox Haven Lane; 49 South French St.; 4928 Mason Ave.; 5569 Rayburn Ave.; and 2307 North Sibley St.

The Commission sponsors the Alexandria Beautification Awards each year, recognizing community members' efforts to contribute to the beautification of their neighborhoods and public spaces with landscaping and overall aesthetic design. Nominations are made by members of the Commission and the community and are judged by members on the use of plants, colors, and 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 appointed by the City Council for two-year 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 AlexandriaTalkCurtin@gmail.com.

Home LifeStyle

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November 1 (Sun and Nov.)
December 6 (Sun and Nov.)

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SUNDAY 1–4
720 North Ashton Street
4801 Ford Avenue
4032 Fox Haven Lane
49 South French Street
5637 Taney Avenue
30 Rosecrest Avenue
2 Washington Circle

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# Alexandria REAL ESTATE

## Top Sales in August, 2014

In August 2014, 213 Alexandria homes sold between $3,195,000-$120,000.

<table>
<thead>
<tr>
<th>Address</th>
<th>BR FB HB</th>
<th>Postal City</th>
<th>Sold Price</th>
<th>Type</th>
<th>Lot AC</th>
<th>PostalCode</th>
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Photos by Veronica Bruno/The Gazette
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., recommends.

“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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