

# Welcome!

Eisenhower West/Landmark Van Dorn Implementation Advisory Group

9.22.22

Meeting and Webinar will begin at 7:00 p.m.

*All online participants should remain on mute unless speaking*



# Tonight's Agenda

**1. Welcome, Introductions & Overview (5 min.)**

*Mindy Lyle, Planning Commissioner & Advisory Group Chair  
Planning & Zoning Staff*

**2. AlexWest Small Area Plan Pre-launch Intro (10 min.)**

*Jose Carlos Ayala, Principal Planner, Department of Planning & Zoning*

**3. Development Updates (30 minutes)**

*Applicants*

- Landmark Mall
- Edgewood (Stevenson) Townhomes
- Restaurant Depot

*Planning & Zoning Staff*

- Landmark Overlook
- Victory Center

**4. Additional Questions (15 min.)**

# EWLVD Advisory Group Members

- Mindy Lyle, Chair (*Planning Commission*)
- **Felicia Brewster** (***Alexandria Housing Affordability Advisory Committee***)
- Barbara Marvin (*Park & Recreation Commission*)
- Casey Kane (*Transportation Commission*)
- **Cynthia Elliott** (***Environmental Policy Commission***)
- Manny Cohan (*Resident Representative*)
- Jim Durham (*Resident Representative*)
- Arthur “Sash” Impastato (*Resident Representative*)
- Claudette McBeth (*Resident Representative*)
- Agnes Artemel (*Business Representative*)
- Allen Brooks (*Business Representative*)
- Emmanuel Obe (*Business Representative*)
- Ken Wire (*Business Representative*)
- Joel Bernstein (*West End Business Coalition*)
- Vacant (*Resident Representative*)

# AlexWest Small Area Plan Pre-launch



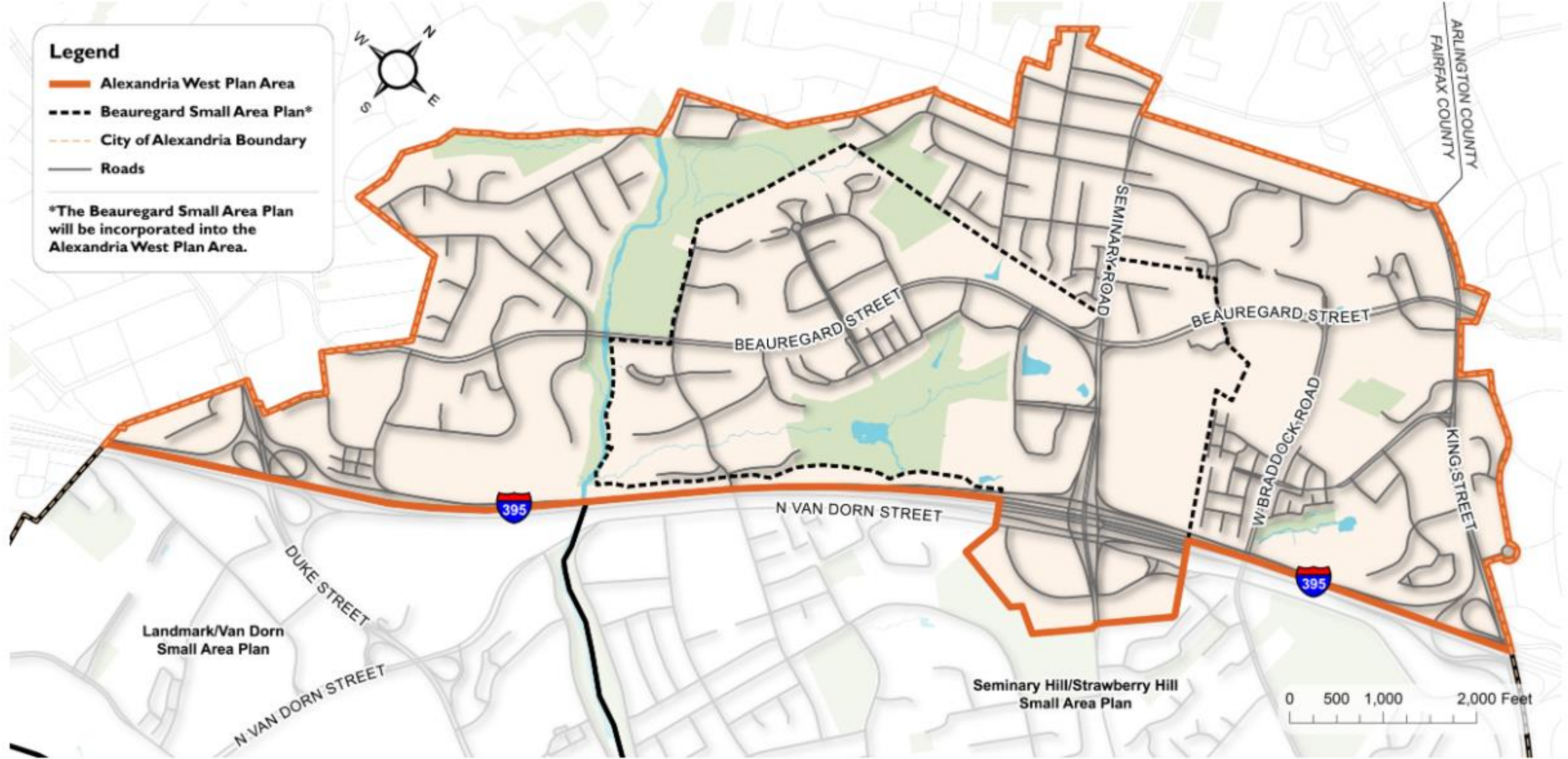
# Alex**WEST**

09.22.2022 EWLVD Advisory Group

**Legend**

- Alexandria West Plan Area
- - - Beauregard Small Area Plan\*
- - - City of Alexandria Boundary
- Roads

\*The Beauregard Small Area Plan will be incorporated into the Alexandria West Plan Area.

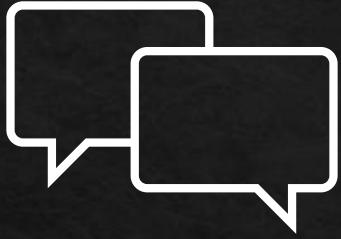




# Pre-Plan Outreach

- ◇ Inform stakeholders of the upcoming process
- ◇ Listen for guidance on how best to engage all stakeholders
- ◇ Emphasize equity and cultural awareness goals for planning process
- ◇ Build/enhance partnerships with community based organizations, multifamily property managers and others to help communicate with residents
- ◇ Ensure stakeholders know how to reach us and get involved

# Pre-Plan Outreach



- Webpage in 4 languages
- WhatsApp group
- Citywide eNews
- Social media
- Emails



- Community + Business Associations, Community Groups/Leaders, Faith-based communities; City appointed groups
- Multifamily property owners + managers
- Commercial property owners/managers
- ACPS, NVCC
- Arlington and Fairfax Planning



# Q+A

QR Code  
to Join WhatsApp Group:

Project Webpage:

<https://www.alexandriava.gov/AlexandriaWest>



Jose Carlos Ayala, Project Manager

703-746-3820 (Direct)

571-358-7569 (Cell)

[jose.ayala@alexandriava.gov](mailto:jose.ayala@alexandriava.gov)

# AlexWEST

# Development Updates

# Landmark Mall

# WEST END

EWLVD Advisory Group  
September 22<sup>nd</sup>, 2022

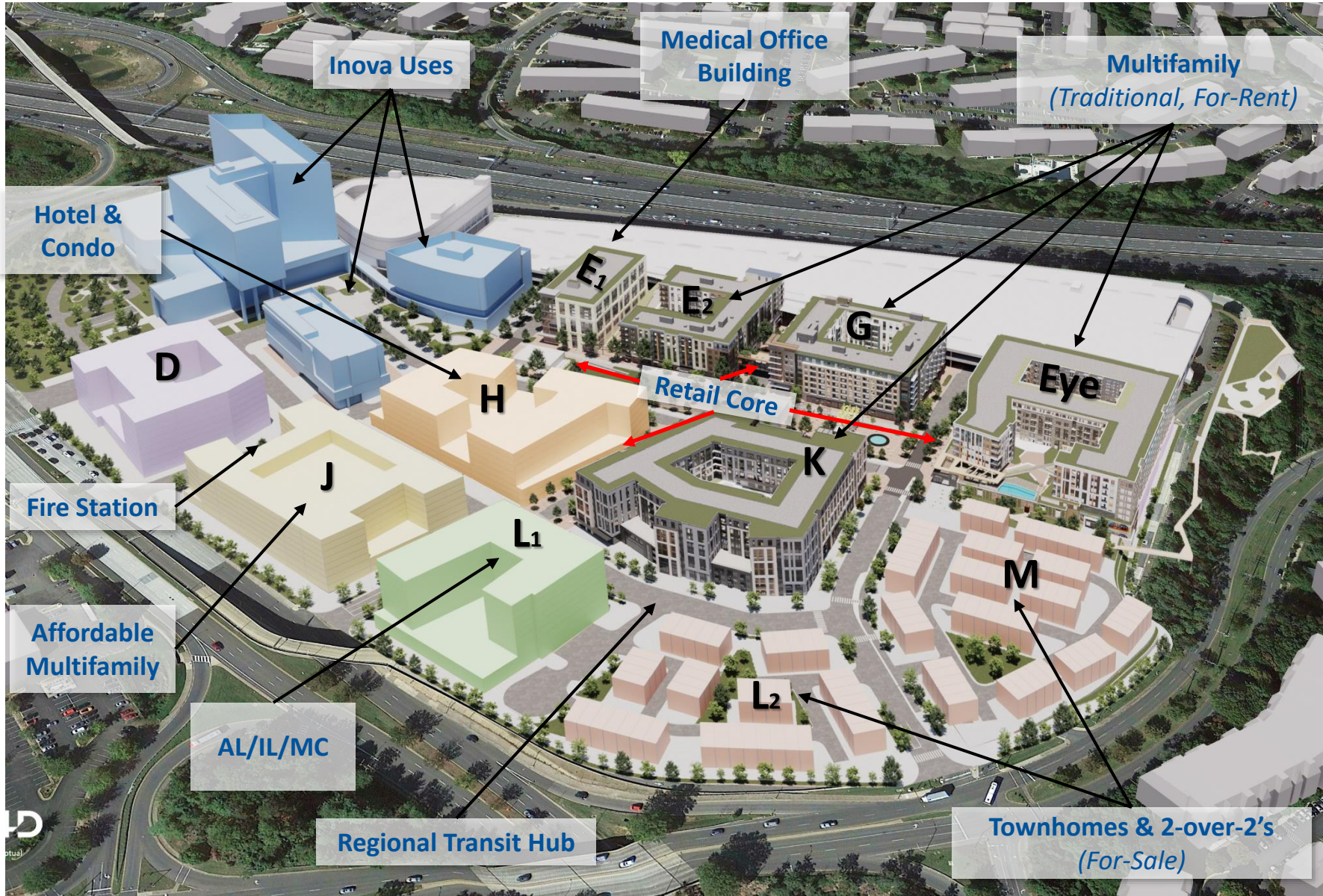


STUDIO4D

Client: Peter Pratt  
Project: Landmark  
Date: 2022  
View: Cam02\_Aerial\_view  
Round: 02

# WESTEND

## Master Redevelopment Site Plan & Programming



# WESTEND

## Demolition Update - Before

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# WESTEND

## Demolition Update - Current

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# WESTEND

## Rendering





# WESTEND

## Block E & G: Aspect



aspect



- **BLOCK E.1: 146 UNITS**
- **BLOCK G: 244 UNITS**
- **400,000 RESIDENTIAL SQUARE FEET**
- **70,000 RETAIL SQUARE FEET**

# WESTEND

## Block Eye: **The Brightly**



- **390 UNITS**
- **400,000 RESIDENTIAL SQUARE FEET**
- **100,000 SQUARE FEET OF IN-LINE AND BIG BOX RETAIL (WITH AN ADDITIONAL 50,000 SF BELOW GRADE SPACE FOR RETAIL BACK OF HOUSE USE).**

**WESTEND**  
**Block K: Thrive**

THRIVE



- **337 UNITS**
- **360,000 RESIDENTIAL SQUARE FEET**
- **30,000 RETAIL SQUARE FEET**

# WESTEND

## Block E & G (MOB)



- **125,000 GROSS SQUARE FEET**

# WESTEND

## Upcoming Milestones

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- September - EWLVD Advisory Group Meeting <- Today (9/22/2022)
- October, 2022 – Public Meeting regarding DSUP for Block E/G, Eye, and K
- November, 2022 – Horizontal Infrastructure Work begins
- December, 2022 – Planning Commission & City Council Hearing for Block E/G, Eye, and K
- January 2024 – Vertical construction of first Phase begins
- 3Q25 – Infrastructure Complete
- 4Q25 – Vertical Buildings Complete

# Edgewood (Stevenson) Townhomes



# Edgewood Towns

## 6336 Stevenson Ave.

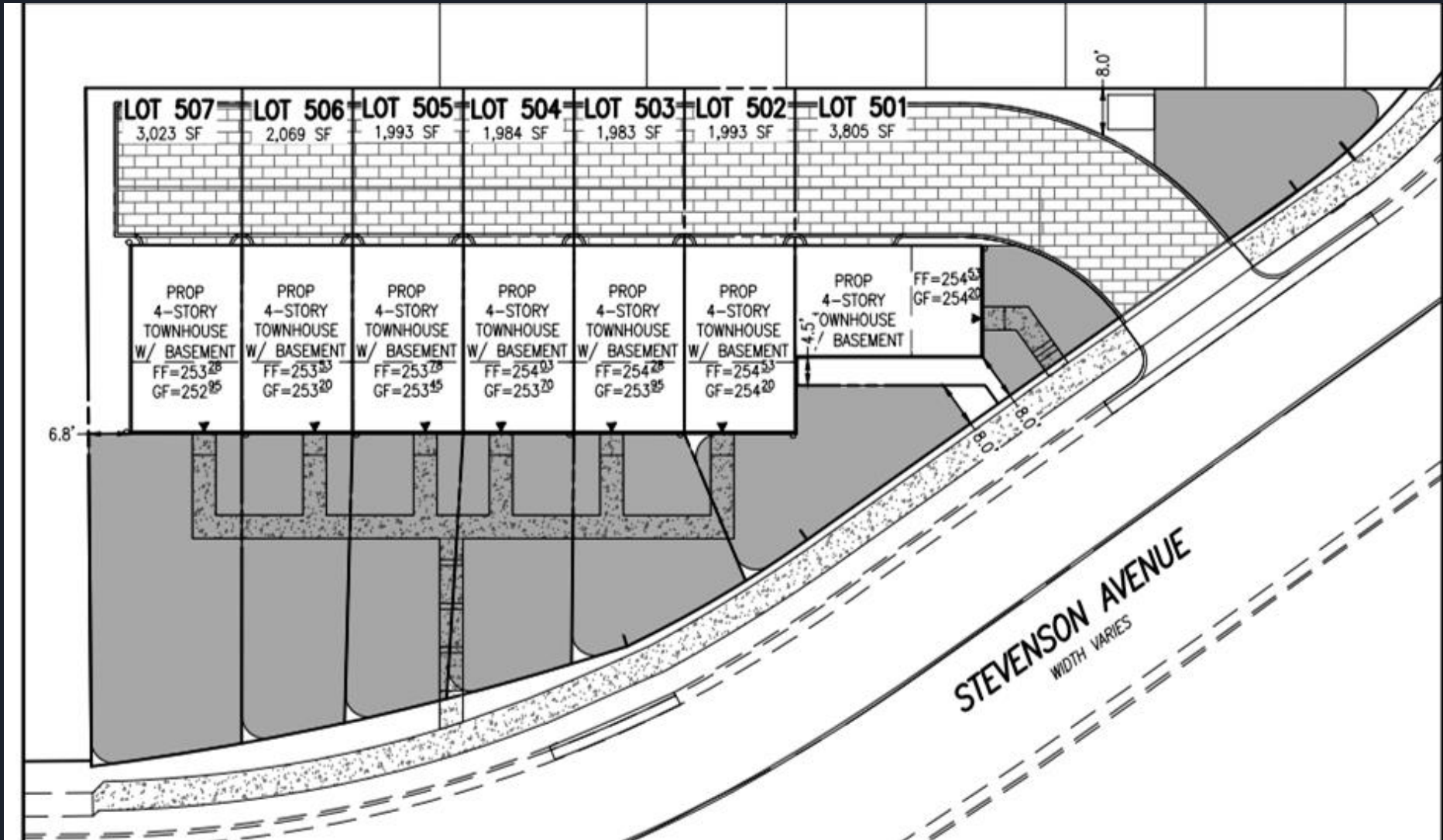
### Alexandria, VA 22304

# Existing Property





# Proposed Site Plan



# Proposed Front Elevation



# Restaurant Depot



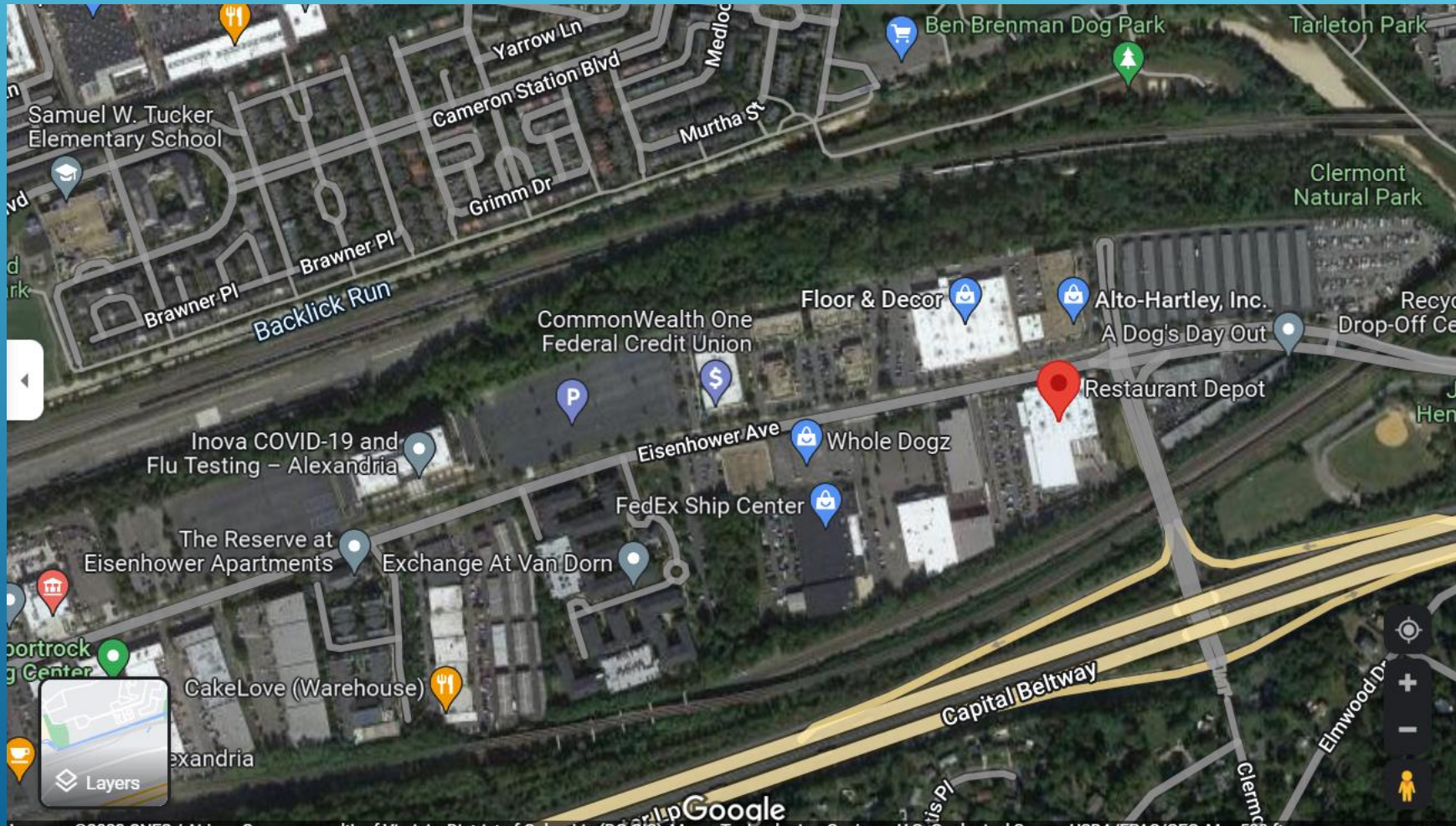
Restaurant Depot  
4600 Eisenhower Ave.

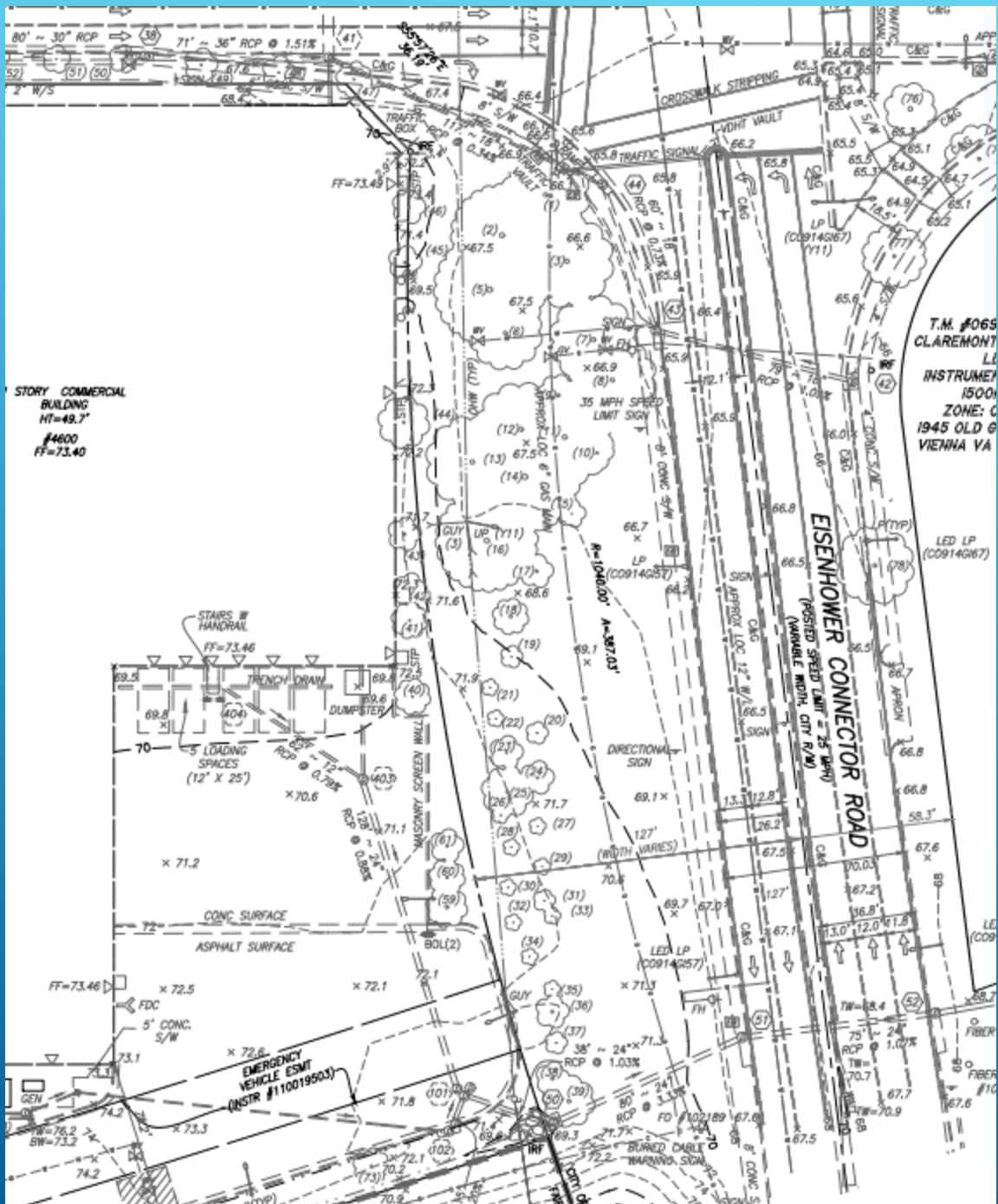
Eisenhower  
West/LandmarkVanDorn AG  
Meeting

September 22, 2022

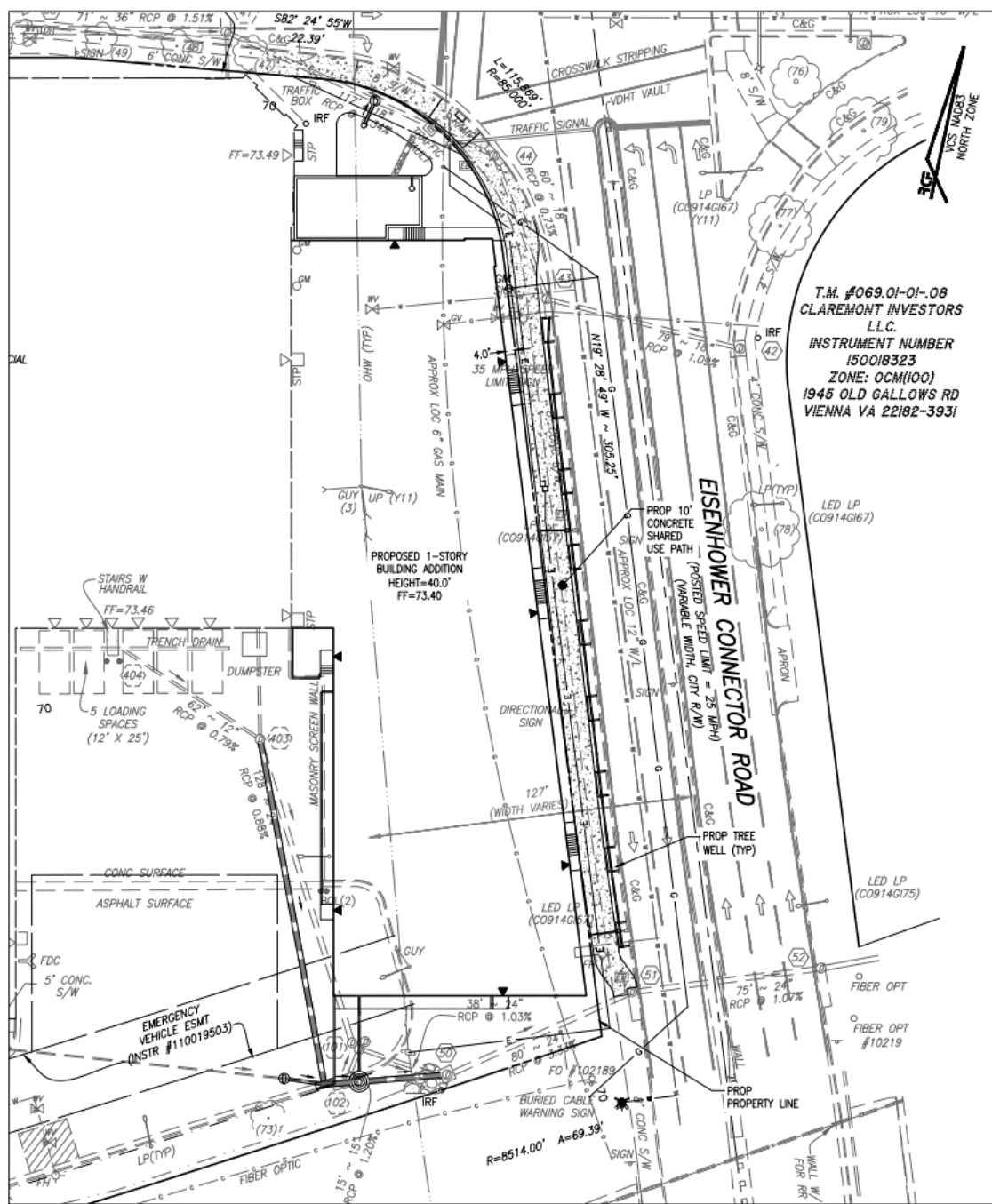


# Where We Are: 4600 Eisenhower Ave.





# Existing Condition



# Proposed Vacation of ROW and Expansion

# Massing Diagram of Proposed Expansion:

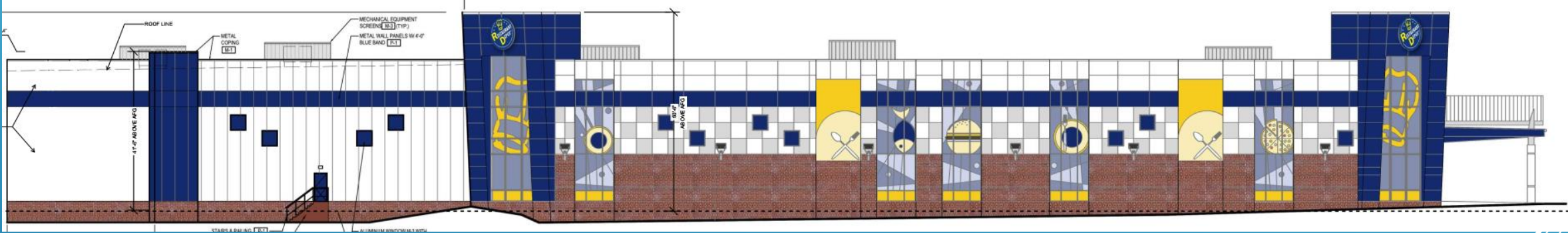


MASSING ILLUSTRATION

SCALE: N.T.S.

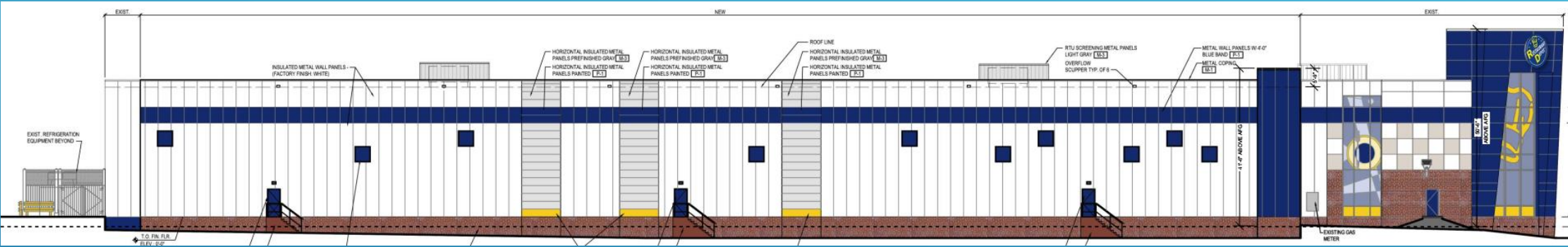


# ELEVATIONS



Eisenhower Ave. Elevation

# ELEVATIONS



Clermont Ave. Elevation

# Next Steps:

- Virtual Community Meeting – October 13. 6:30 p.m. (link to be provided early next week)
- Planning Commission Meeting – November 1, 7 p.m.
- City Council Meeting – November 12, 2022, 9:30 a.m.

Website:

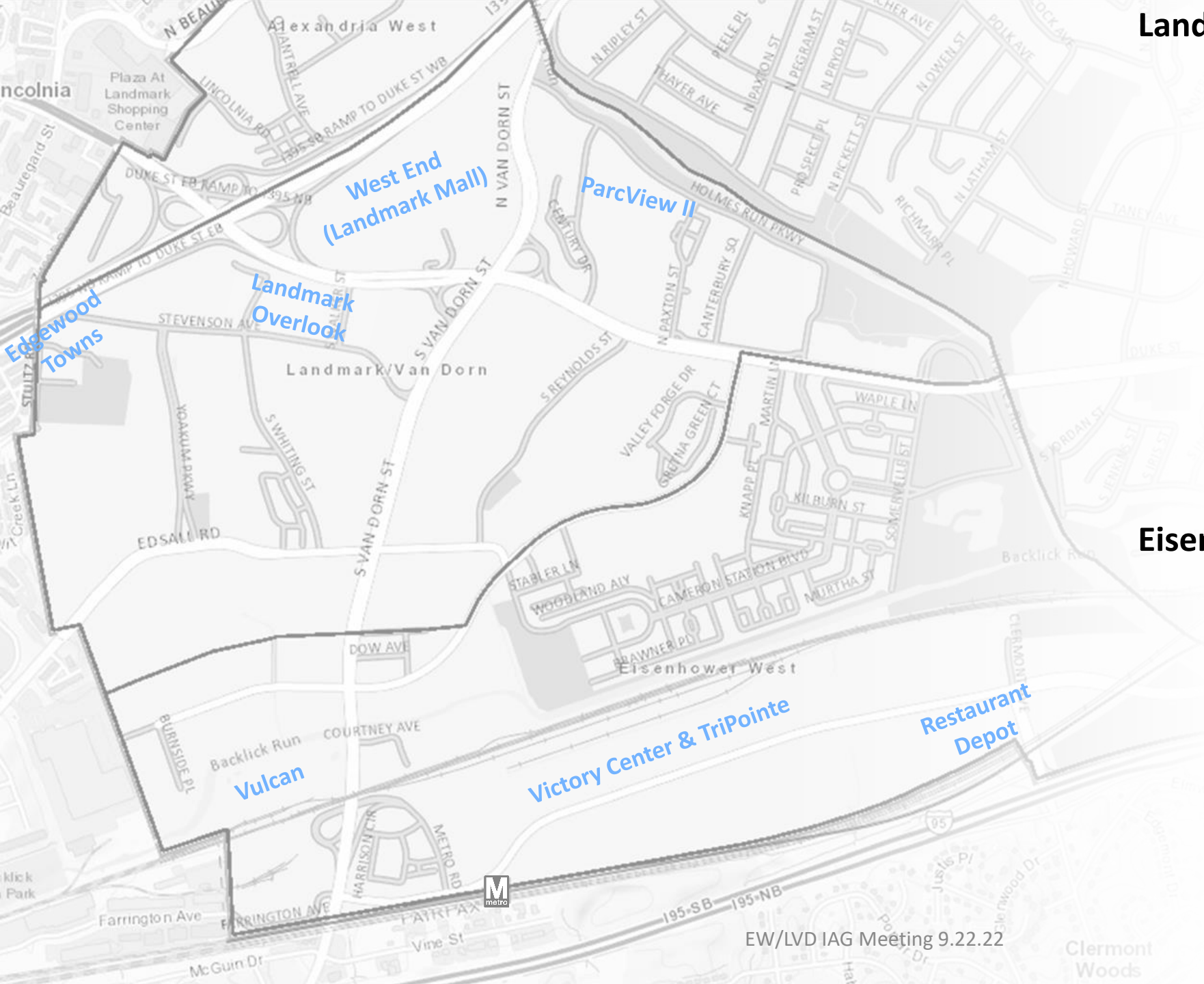
<https://www.restaurantdepot.com/restaurant-depot>

# DISCUSSION

Questions/Comments



# Development Updates - Staff



## Landmark/Van Dorn

- Landmark Overlook
  - 88 stacked townhomes & 362 multifamily units
  - [Approved February 2022](#)
  - Construction anticipated late winter 2022
- ParcView II
  - 373 multifamily units [Approved February 2022](#)
- West End (Landmark Mall)
  - Site under construction
  - Three buildings anticipated for Dec hearing
  - <https://www.alexandriava.gov/Landmark>
- Edgewood Towns
  - Proposal to build 7 townhomes

## Eisenhower West

- TriPointe at Victory Center
  - 64 "back-to-back" units & 75 townhouses
  - [Approved March 2021](#)
  - Under construction
- Victory Center
  - Applicant exploring redevelopment options
- Vulcan Materials Redevelopment
  - Mixed-use development with townhomes, condo units, and hotel with retail
- Restaurant Depot expansion
  - 27,000 SF addition to existing business
  - November public hearing

**Questions?  
Thank you!**

# Next Steps



**Visit [alexandriava.gov/90965](https://alexandriava.gov/90965)**

Recording of the meeting

PDF Presentations

Previous meeting materials



**Questions?**

[Melissa.Symmes@alexandriava.gov](mailto:Melissa.Symmes@alexandriava.gov)



**Next Meeting Q1 2023  
(quarterly meetings)**