

Welcome!

Eisenhower West/Landmark Van Dorn Implementation Advisory Group
9.29.2025

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

The meeting will be recorded and posted on the project webpage.

Meeting Considerations

- Treat speakers and each other with respect.
- Only one person speaks at a time.
- Give everyone a chance to participate equally.
- Listen as an ally, not an adversary; all should feel comfortable expressing opinions regardless of differences.



EWLVD Advisory Group Members

- Vivian Ramirez, Chair (*Planning Commission*)*
- Felicia Brewster (*Alexandria Housing Affordability Advisory Committee*)
- Casey Kane (*Transportation Commission*)
- Manny Cohan (*Resident Representative*)
- Jim Durham (*Resident Representative*)
- Arthur “Sash” Impastato (*Resident Representative*)
- Claudette McBeth (*Resident Representative*)
- Mary Ann Burstein (*Resident Representative*)*
- Emmanuel Obe (*Business Representative*)
- Ken Wire (*Business Representative*)
- Amber Bryson (*Business Representative*)*
- Mindy Lyle (*Business Representative*)
- Paul Friedman (*West End Business Association*)*

**New member of the group!*

Tonight's Agenda

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

*Vivian Ramirez, Planning Commissioner & Advisory Group Chair
Planning & Zoning Staff*

2. VDH's Community Health Improvement Plan Update (15 minutes)

Sean Curry, MPH, Public Health Planner, Virginia Department of Health

3. Landmark Mall I-395 Ramp Improvements (15 minutes)

Ryan Knight, P.E., Transportation & Environmental Services

4. Development Updates (20 min.)

Ken Wire, Wire Gill, Attorney

- WestEnd/Block D (former Landmark Mall)
- 5001 Eisenhower Avenue (Victory Center)
- Vulcan Site Redevelopment

5. Additional Questions (5 min.)

VDH's Community Health Improvement Plan Update

Alexandria's State of Health: Making Impactful Change

Alexandria Health Department

Fall 2025



How's Our Health?

Conducted a 3-part health assessment:

1. Resident survey
2. Health data analysis
3. Community Voices- Walk & Talks, Photo Album

Showed large differences in health outcomes between our neighborhoods.

**Let's work together and
with the people most
impacted to move the
needle on
health outcomes.**

What's Next?

Building a plan for a healthier community

WHO: Alexandria community members, businesses, non-profits, and other community organizations

HOW: 3 coalitions

- **Landmark/Van Dorn**
- Arlandria
- Mental Wellness (city-wide)

WHAT: Coalitions will meet monthly over the next several months to create plans and determine:

- Focus Areas
- Methods
- Metrics

WHEN?

WHY: Hear from the people impacted to make sustainable, equitable change

Why Join?

- Create change in your neighborhood, you know your community best!
- Inform coalitions of your activities
- Use coalition work to inform your work!
- Improve health for future generations



Where do I sign up?

- Please share your number/email and indicate which coalition(s) you'd like to participate in.
- You will receive updates on when and where meeting are.
- Upcoming meetings:
 - **Landmark/Van Dorn – Nov. 5th**
 - Arlandria
 - Mental Wellness – Oct. 29th



Landmark Mall I-395 Ramp Improvements



I-395/Duke St Ramp Improvement Project

September 29, 2025

**Presented By:
Ryan Knight, P.E.
Transportation Engineering
Division Chief**

Agenda



Project Purpose/ Intent

Project Roadmap/ Schedule

Project Recap

- Development
- Public Private Partnership

Traffic Study

- VDOT's Review

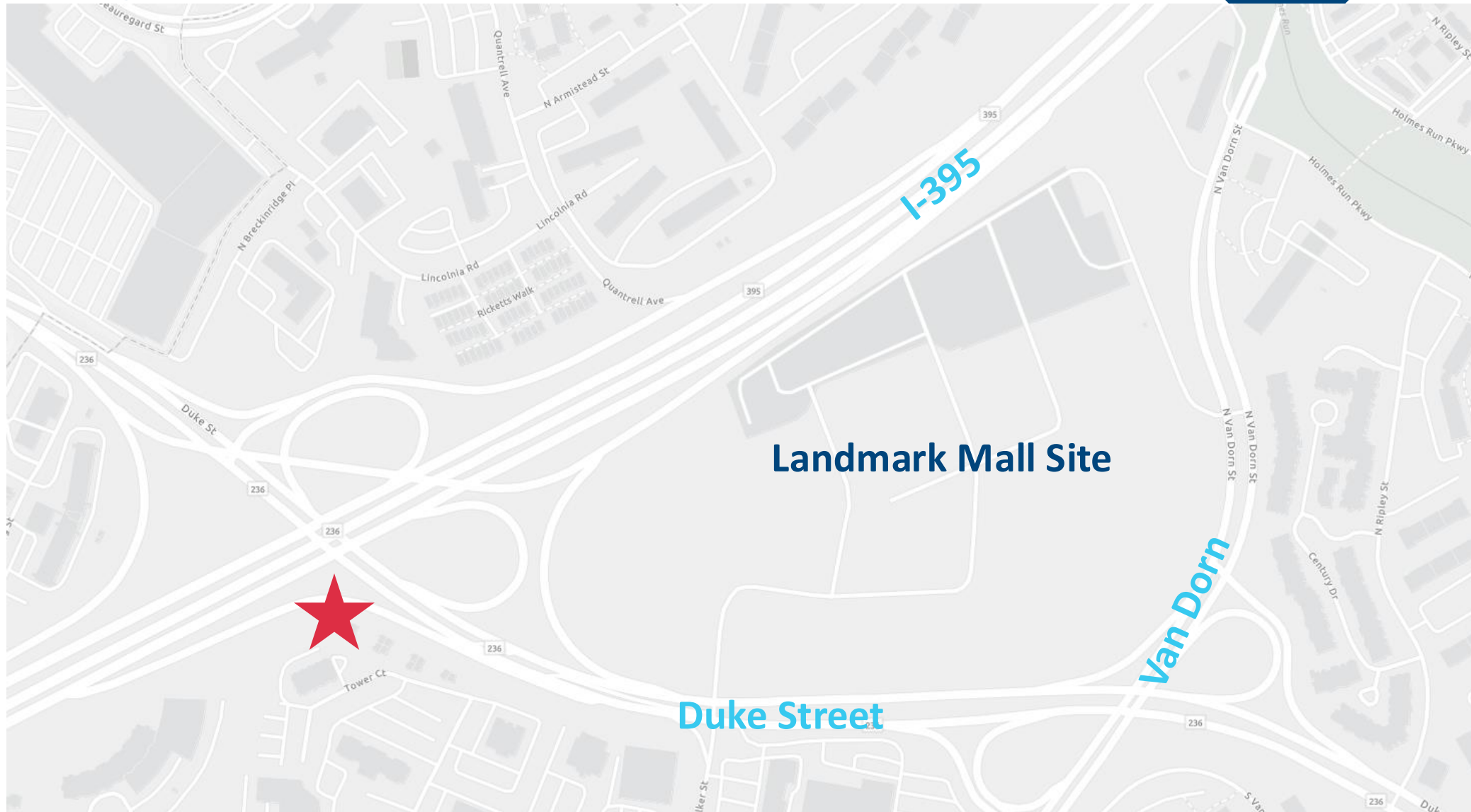
Design Phase

- City and VDOT's Review

Next Steps

- Complete Design
- Construction
- Q/A

Project Location



Project Purpose/ Intent



Reduce conflict between drivers on Duke Street and drivers coming from I-395

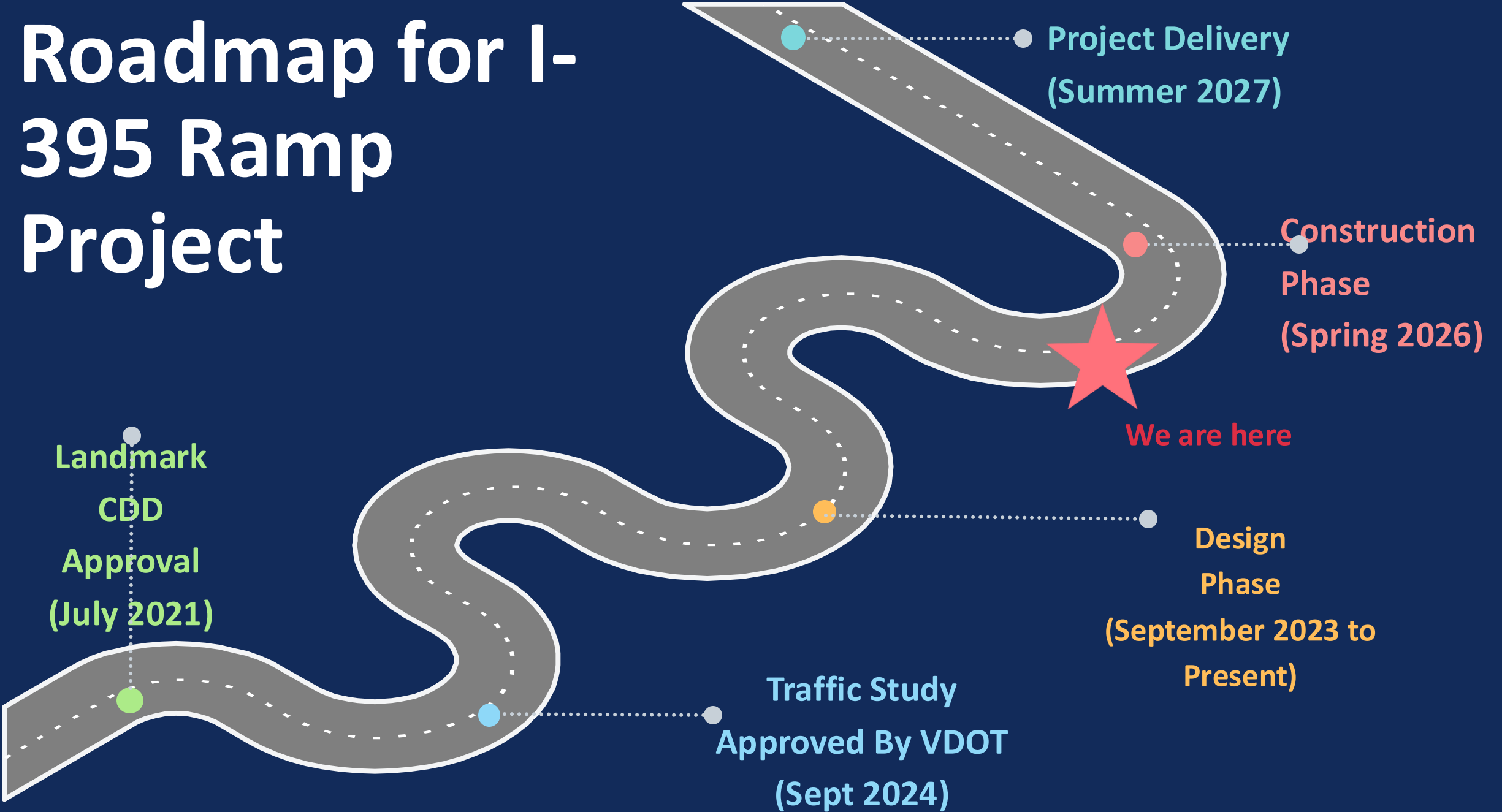


Provide direct access to the proposed INOVA Hospital site from northbound I-395 via the eastbound Duke Street ramp.



Improve overall travel safety on Duke Street

Roadmap for I-395 Ramp Project





Project Origin/ Recap

What led us to this project- Landmark CDD Approval in Summer 2021



CDD Traffic Study
recommended
improvement to the
ramp



CDD included a Public
Private Partnership
Agreement (3P)



Agreement stated the
City will deliver
improvement by
January 2028

I-395/Duke Street Ramp Traffic Study



Operational and Safety Analysis Report (OSAR)

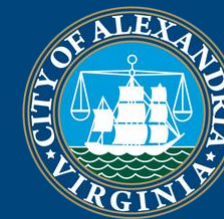
- The purpose: to ensure the recommended design does not have significant impacts to the safety and operation of the interstate
- Analyzed Existing and Future Conditions
- Concept Validation

OSAR Results:

- No significant back ups or safety issue on the interstate
- Does create direct access to the proposed INOVA site
- Reduces merge conflicts

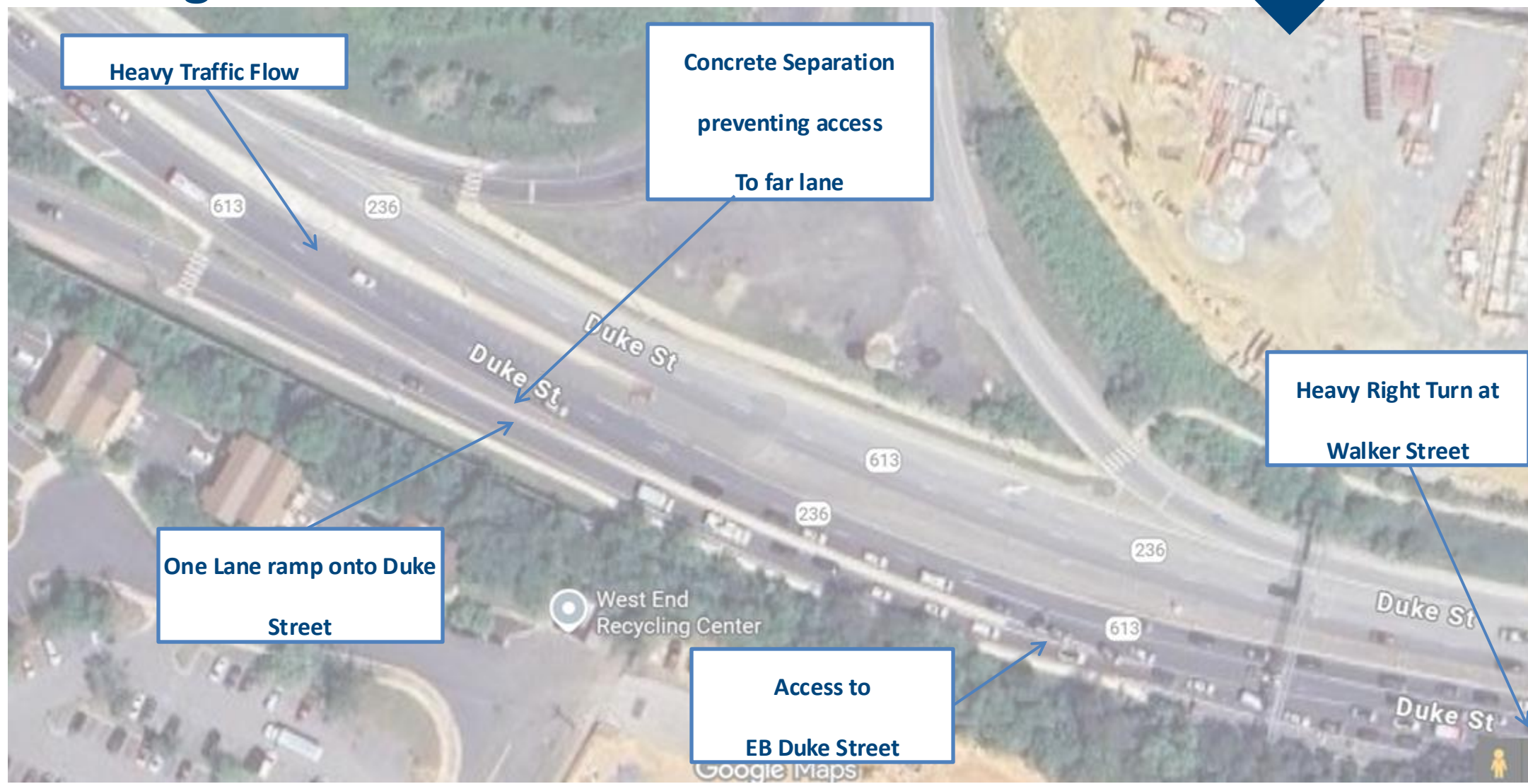


Approved by VDOT September 2024

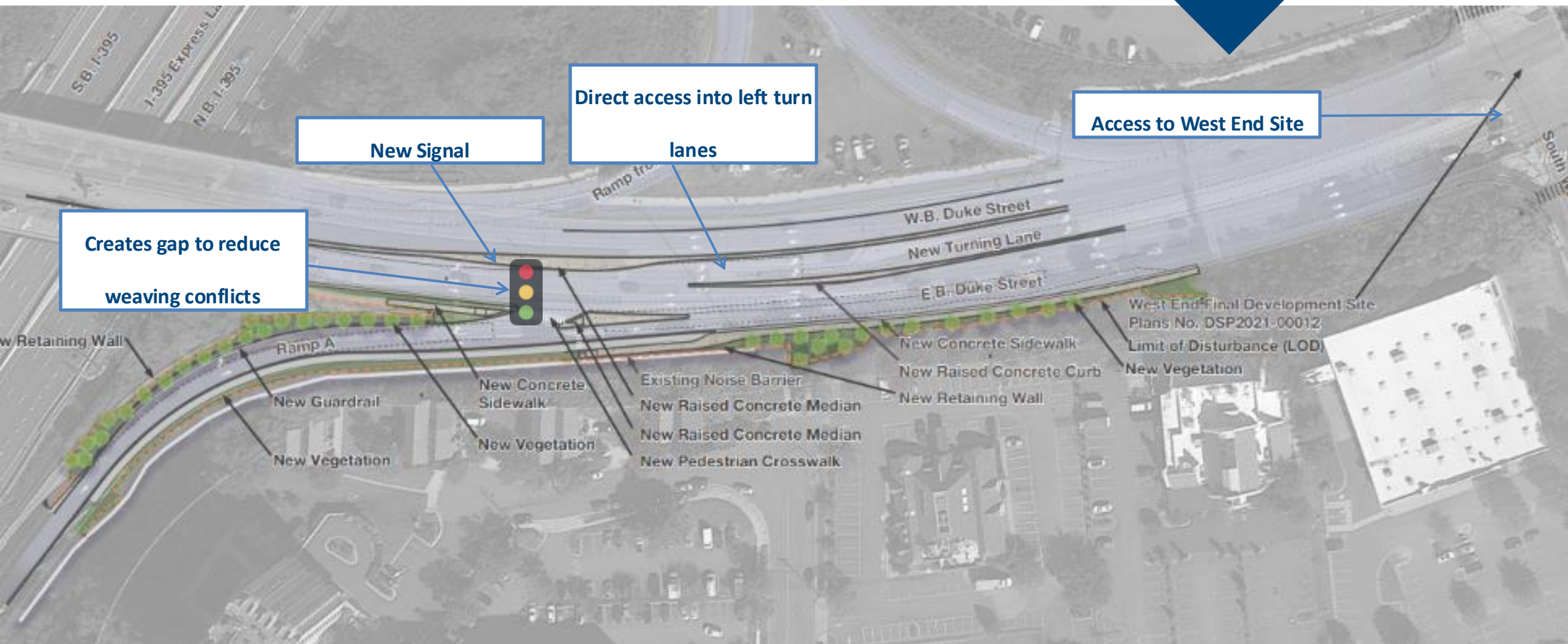


I-395/Duke Street Ramp- Design Phase

Existing Conditions



I-395/Duke Street Ramp- Design Phase Improvement





I-395/Duke Street Ramp- Design Phase



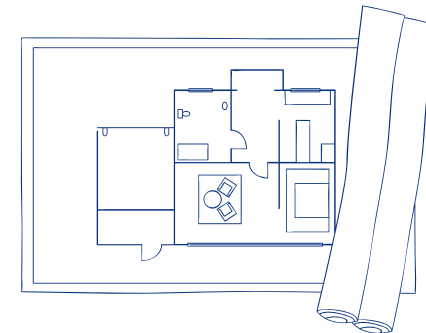
Important to Note:

- Requires VDOT Approval Since it is within VDOT R/W
 - Design to VDOT standards and guidance
- Required Coordination with Landmark Design team
- Biggest Challenge:
 - City Design Standard vs VDOT Design Standards
 - Maintenance Understanding
- Submitted 100% Design Plans to VDOT this week. Expect approval by End of October

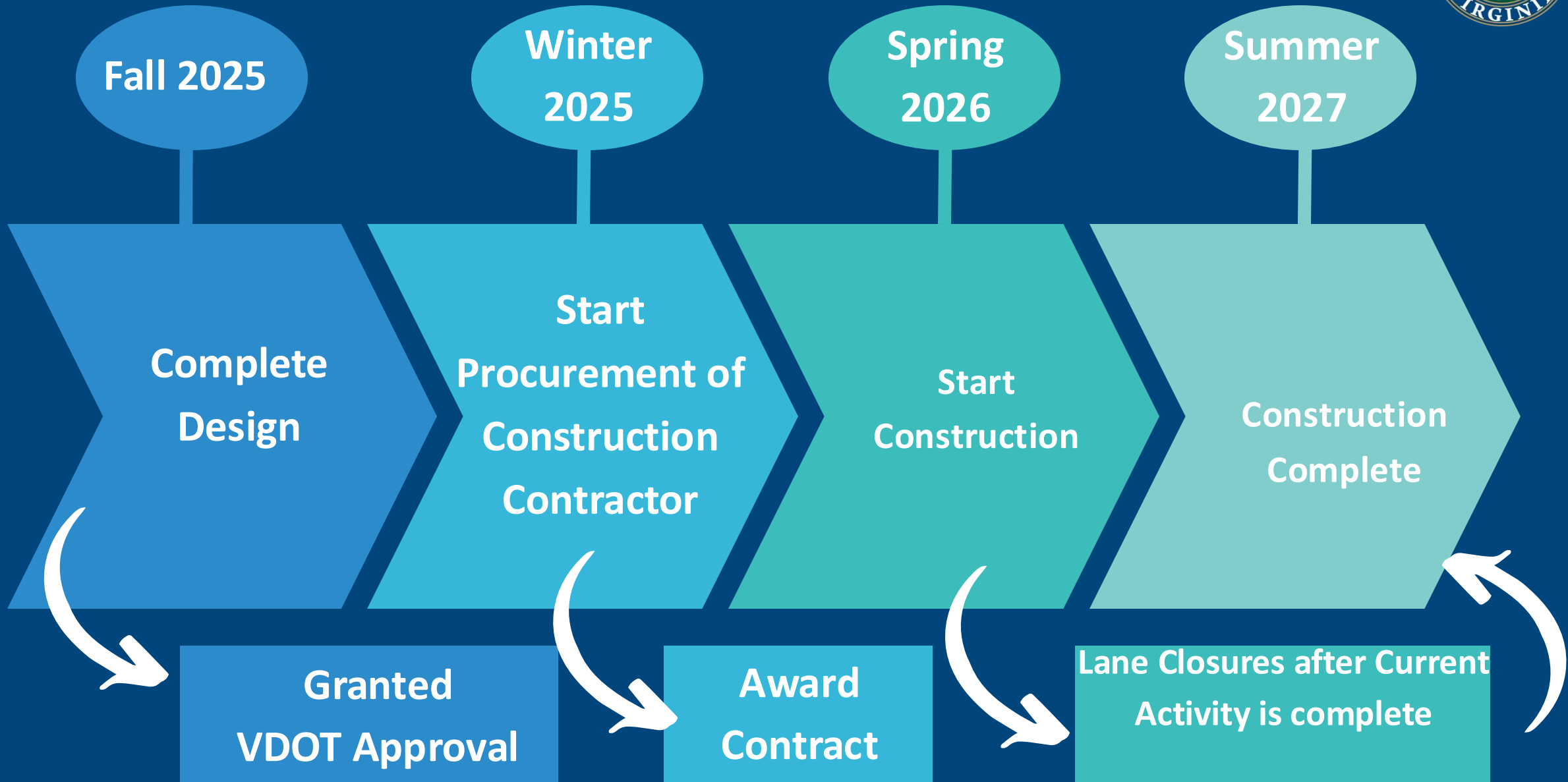
I-395/Duke Street Ramp - Funding Information

Total Project Cost: App. \$9M

- Local Funds
- Up to \$2M In Developer Contributions



Next Steps





QUESTIONS?

THANK YOU!!!

Contact and Project Information



Project Webpage

<https://www.alexandriava.gov/capital-projects/project/landmark-mall-i-395-ramp-improvements>

Project Team:

- Department of Project Implementation Project Manager
 - Demond Frazier, P.E. - Demond.Frazier@alexandriava.gov
- Transportation and Environmental Services Project Manager
 - Ryan Knight, P.E. - Ryan.Knight@alexandriava.gov

Development Updates

WestEnd/Block D

WESTEND

QUARTERLY CONSTRUCTION UPDATE
09.29.2025



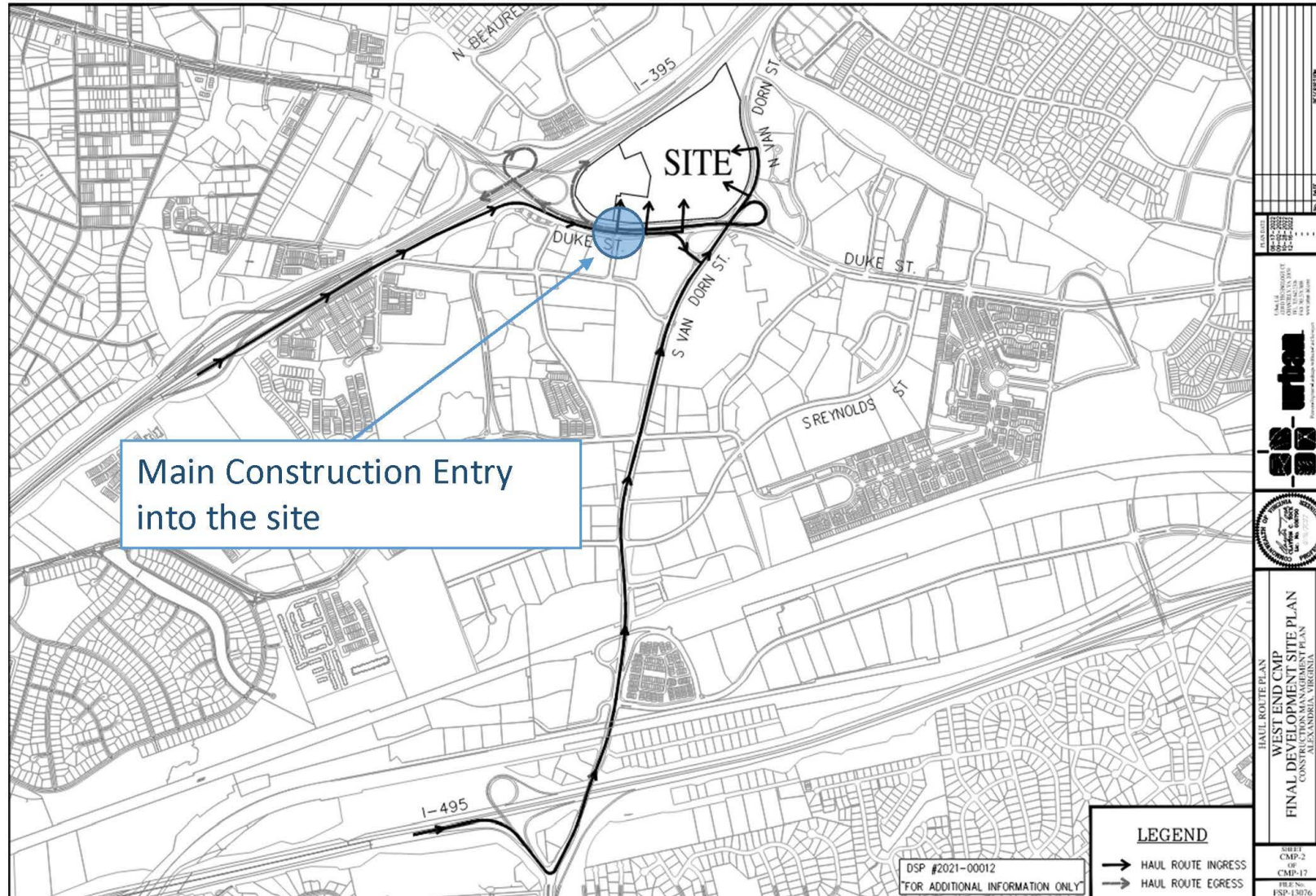
WESTEND

Now



WEST END

Hauling Route



WESTEND

Construction

Construction Activities over the next 3 months:

On-Site

- Transition current Transit Center in the garage to the permanent location on Hecht Ave

Off-Site

- Opening of the Van Dorn/Duke St Ramps
- Median work and utility installation in Duke St
- Opening of Alex Way and Duke St. Intersection

QUESTIONS

WEBSITE: WESTENDVA.COM

EMAIL: WESTEND@FOULGERPRATT.COM





City of Alexandria

Block D Landmark WestEnd DSUP#2025-10020

Planning Commission

October 9, 2025





Summary

Request

- DSUP for new multi-unit building with 275 units; 3% crown coverage modification (22% vs 25%) and a parking reduction

Action

- Planning Commission recommendation of approval

Key Elements

- High-quality architecture at a prominent location
- 80% of units will be rent-restricted between 80-120% AMI
- Consistency with CDD #29



Project Location



Zone:

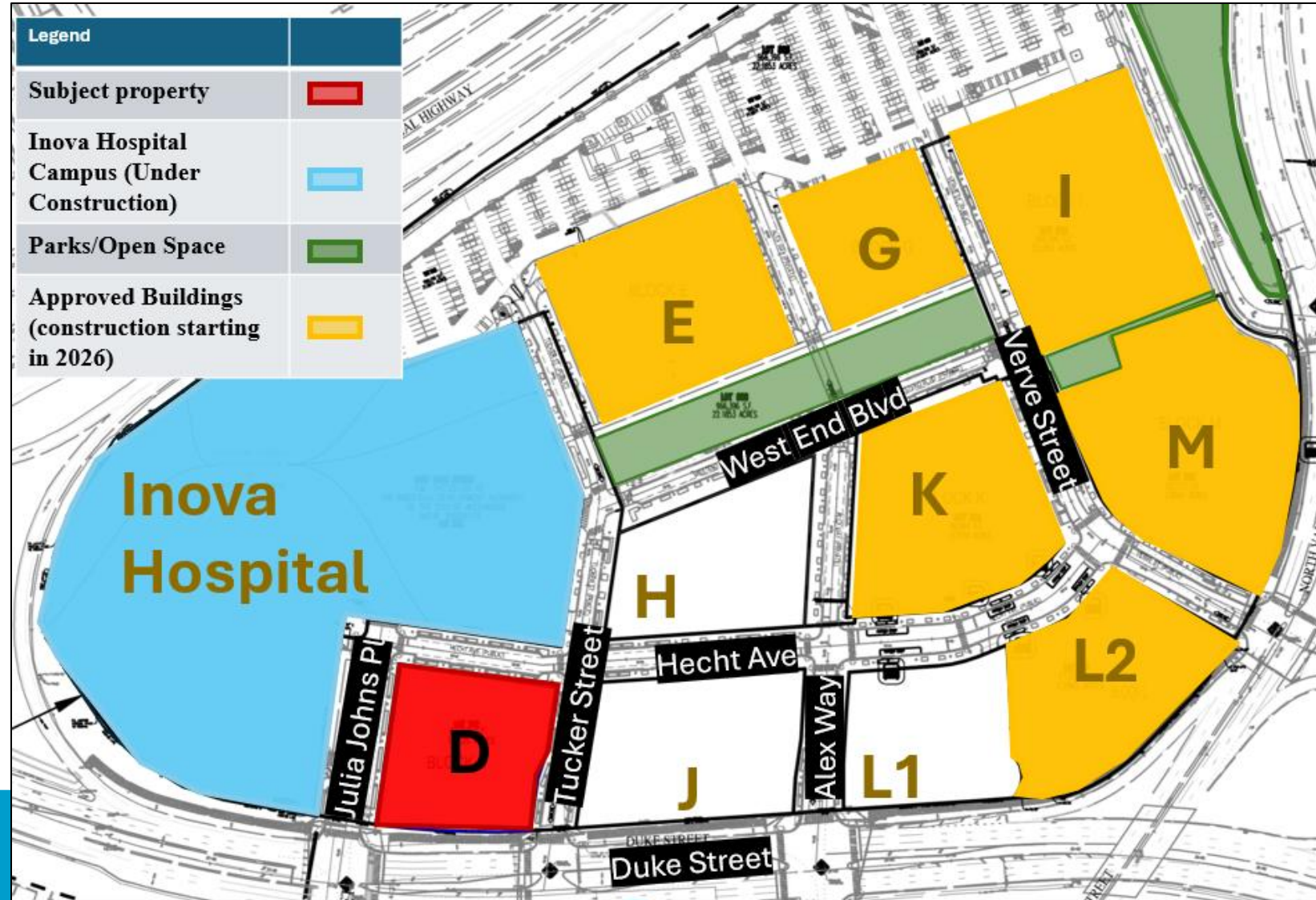
- CDD #29

Small Area Plan:

- Landmark VanDorn

Surrounding Uses:

- Mixed-use, residential (townhouses and multi-unit), hospital, future fire station





Land Use Requests

Previous Approvals:

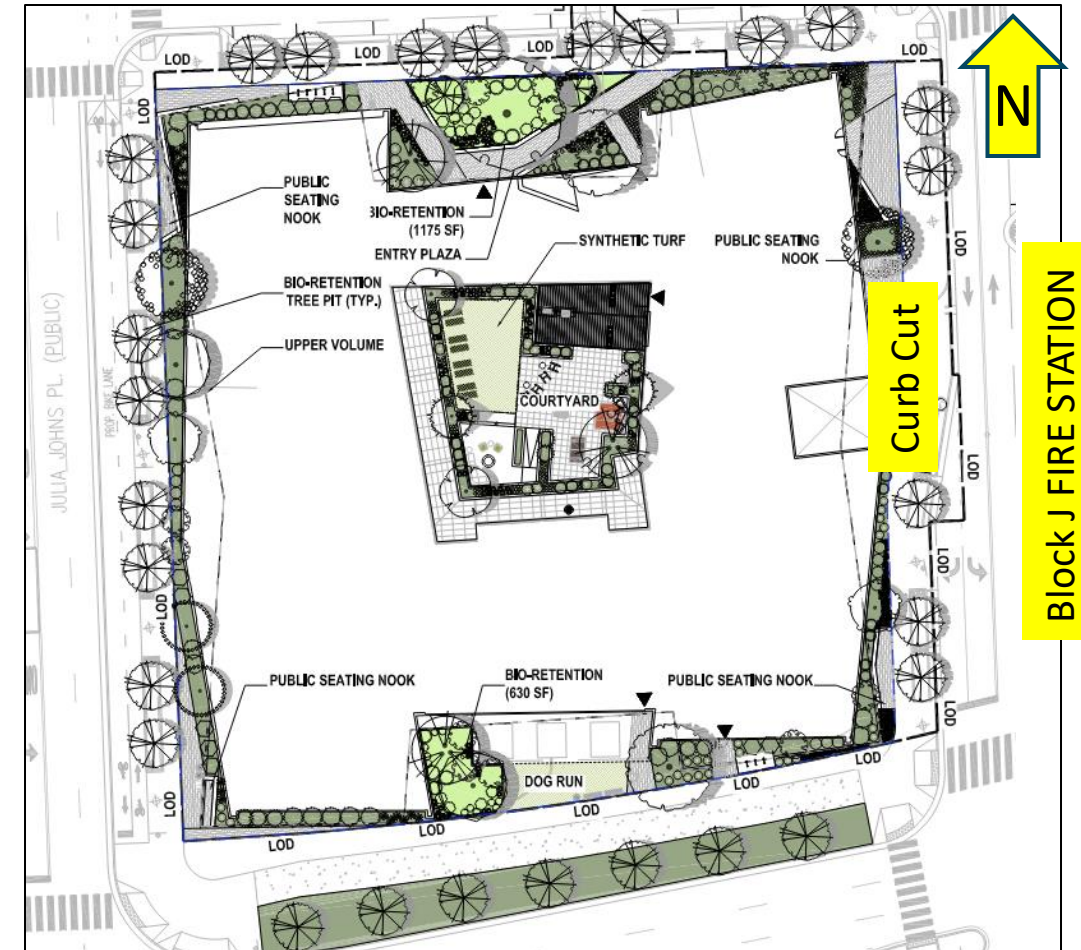
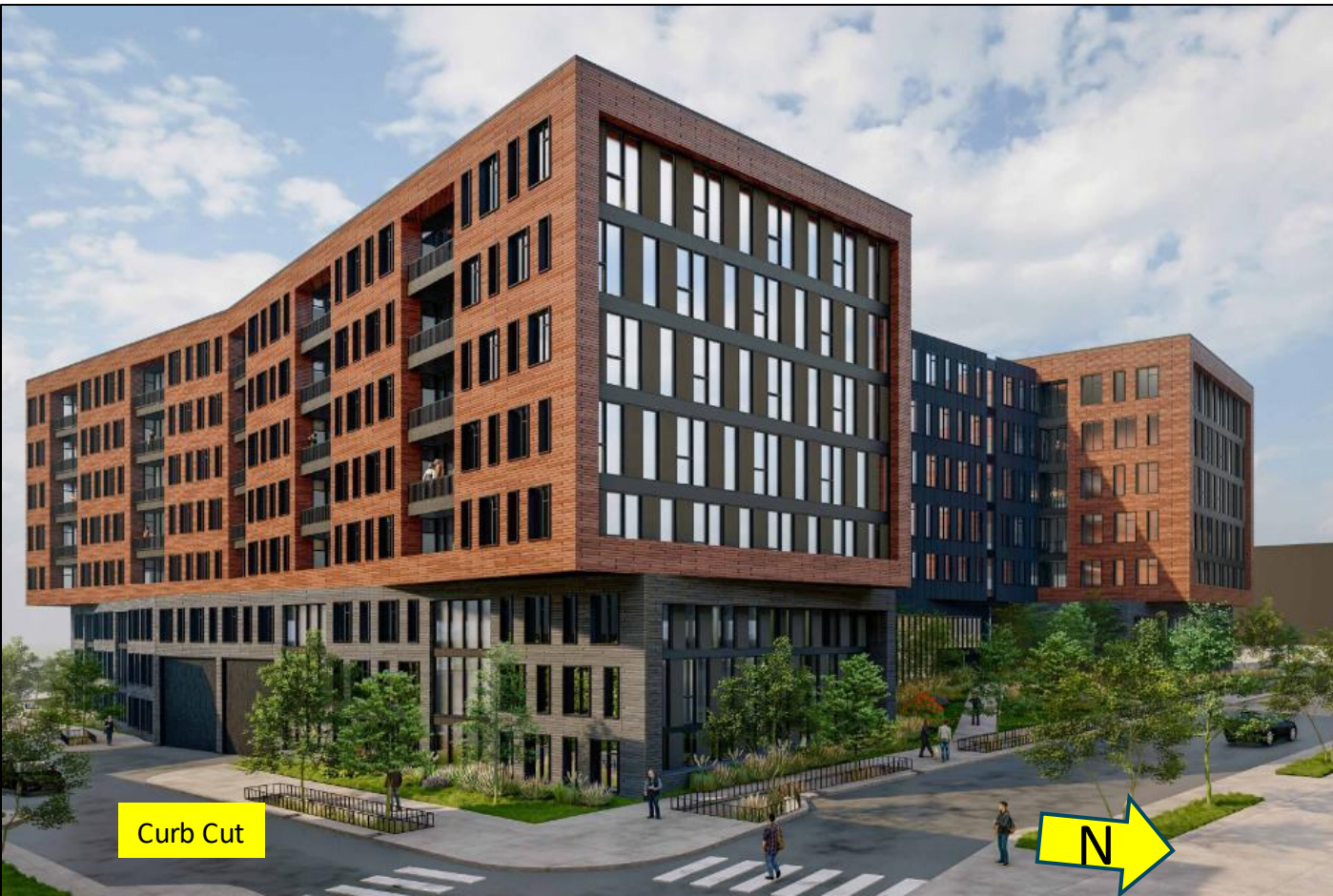
- CDD Concept Plan 2020-00007; Stormwater Master Plan DSP2021-00017; Infrastructure Plan DSP2021-00012

Current Requests:

- **DSUP** Construct a new multi-unit residential building with 275 dwelling units
- **SUP** Parking reduction | 0.76 spaces/unit
- **Modification** Crown Coverage provided = 22%, required 25%



Site Plan and Architecture



Block D WestEnd
DSUP2025-10020



Highlights & Benefits

Highlights

- **Schools:** 11 new students
- **Stormwater management:** 30% reduction of phosphorous (55.5% more than required)

Benefits

- 275 new apartments incl. 220 rent-restricted units
- \$30K Capital Bikeshare contribution
- \$75K Public Art contribution (or on-site equivalent)



Community

Landmark WestEnd CDD Meetings

- 16 meetings were held in 2021

Block D Community Meetings

- June 18, 2025 (applicant led virtual meeting)
- September 2, 2025 (P&Z virtual meeting)
- September 29, 2025 EW/LVD IAG

AHAAC

- September 4, 2025





Staff recommend Planning Commission recommend approval of DSUP2025-10020



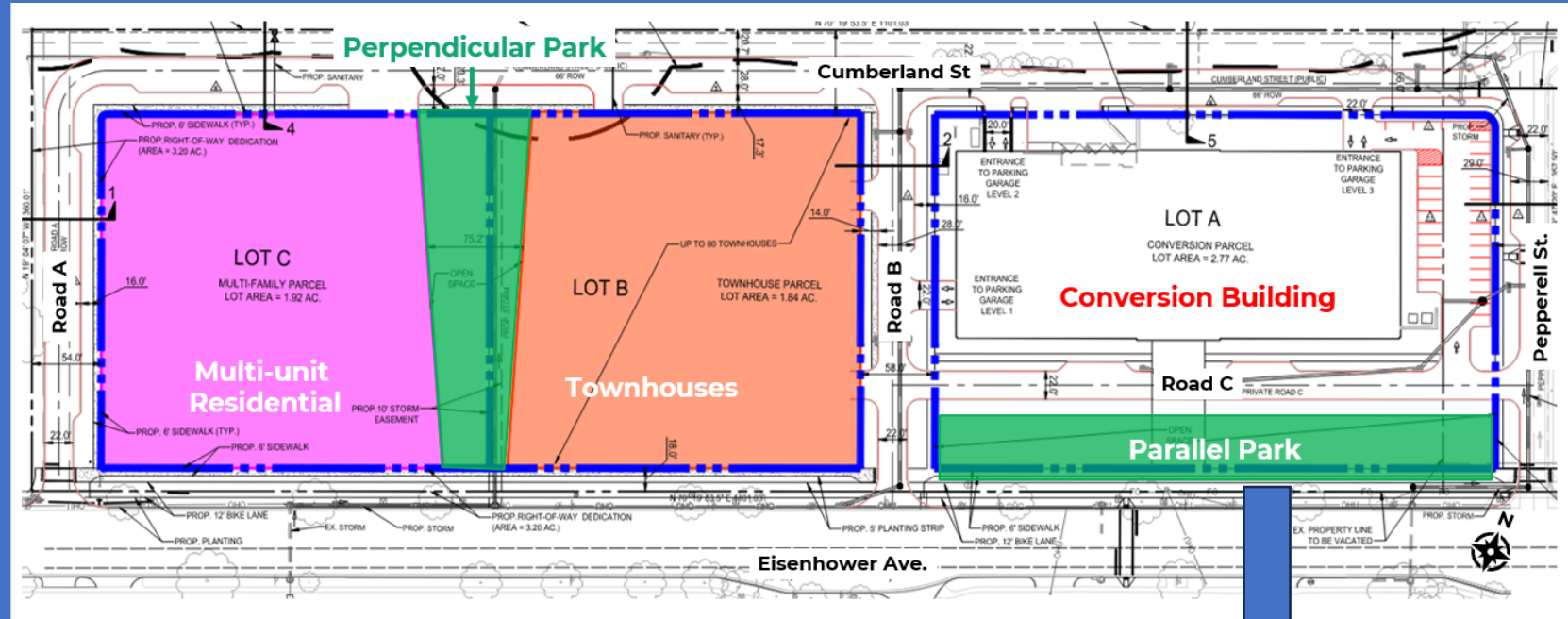
4991 & 5001 Eisenhower Avenue - Victory Center



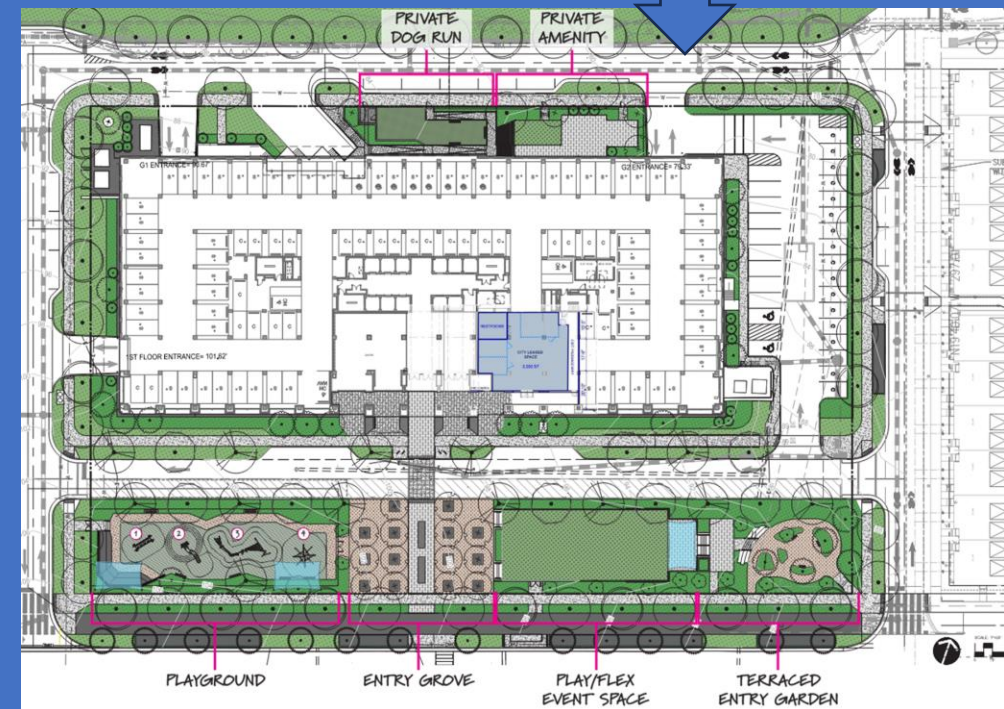
Approved December 14, 2024
([staff report](#))

- convert an existing office building to a 400-unit multi-unit residential building
- 377 committed affordable & rent-controlled units (50-100% AMI)
- 1.06-acre open space
- 2,000 SF community room (City use)
- Enhanced streetscape along Eisenhower Ave
- Right-of-way dedication & new public and private street improvements, per the Eisenhower West Small Area Plan

Master Plan Amendment #2023-00001
Rezoning #2023-00007
Text Amendment #2024-00001
Coordinated Development District #2023-00002
Development Special Use Permit #2023-10019
Subdivision #2023-00005



Exterior work anticipated to begin on the conversion in December 2025/January 2026



Vulcan Site Redevelopment

701 S Van Dorn Ave



Approved April 13, 2024
(staff report)

- 256-room dual-branded hotel with 5,400 sf of ground-floor retail
- 323 residences
 - 14 townhouse & stacked townhouse “sticks” with 119 units
 - 6 condo buildings with 204 units
- Approx. \$2.6M in-kind contribution toward constructing a new 4.4-acre Backlick Run Park

Master Plan Amendment
#2023-00007

Rezoning #2023-00005

Text Amendment #2023-00006

Coordinated Development
District #2023-00004

Vacation #2023-00005

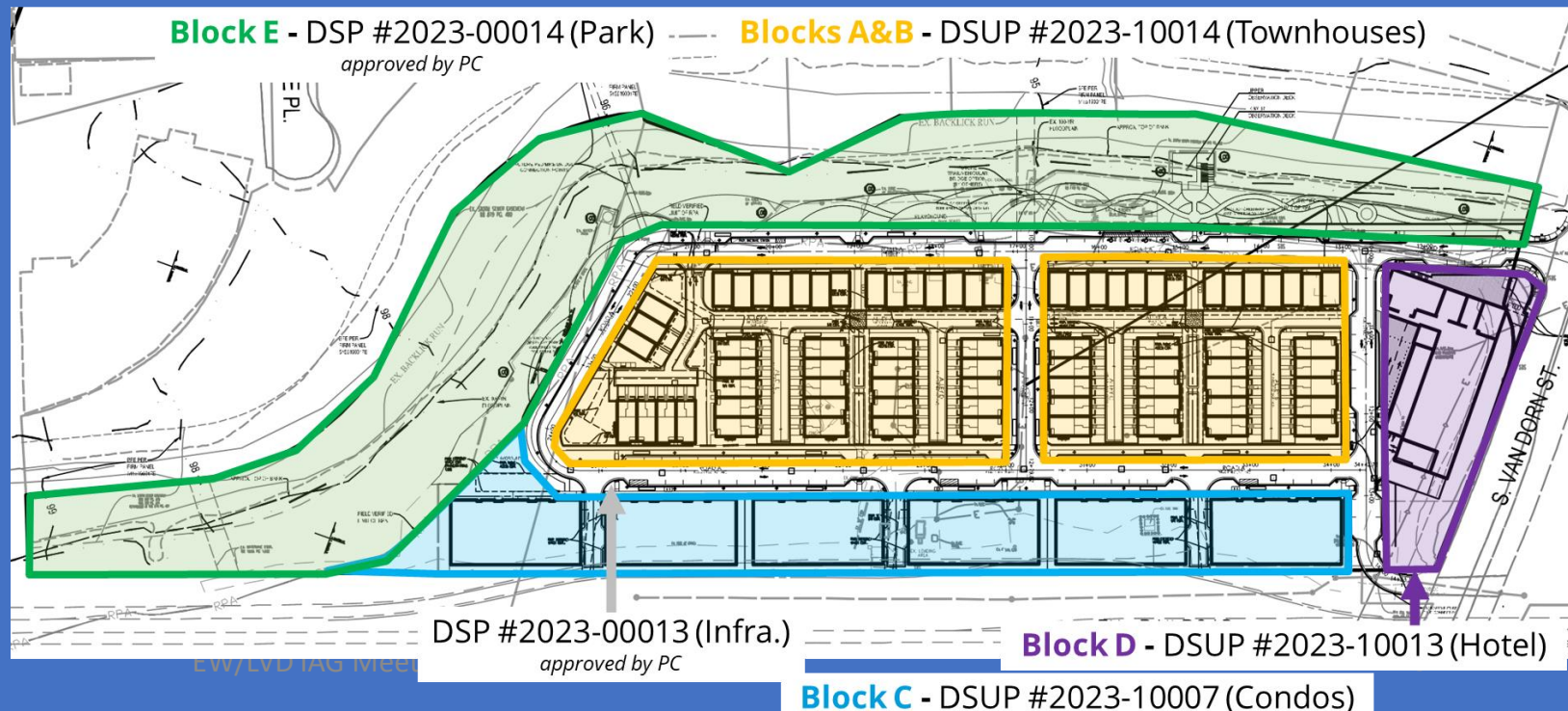
Development Special Use

Permit #2023-10007; #2023-10013;
#2023-10014

Special Use Permit #2023-00100



As of September 2025,
work completed includes
site demolition and
rough grading to allow
for a level site to
complete Deep Dynamic
Compaction work

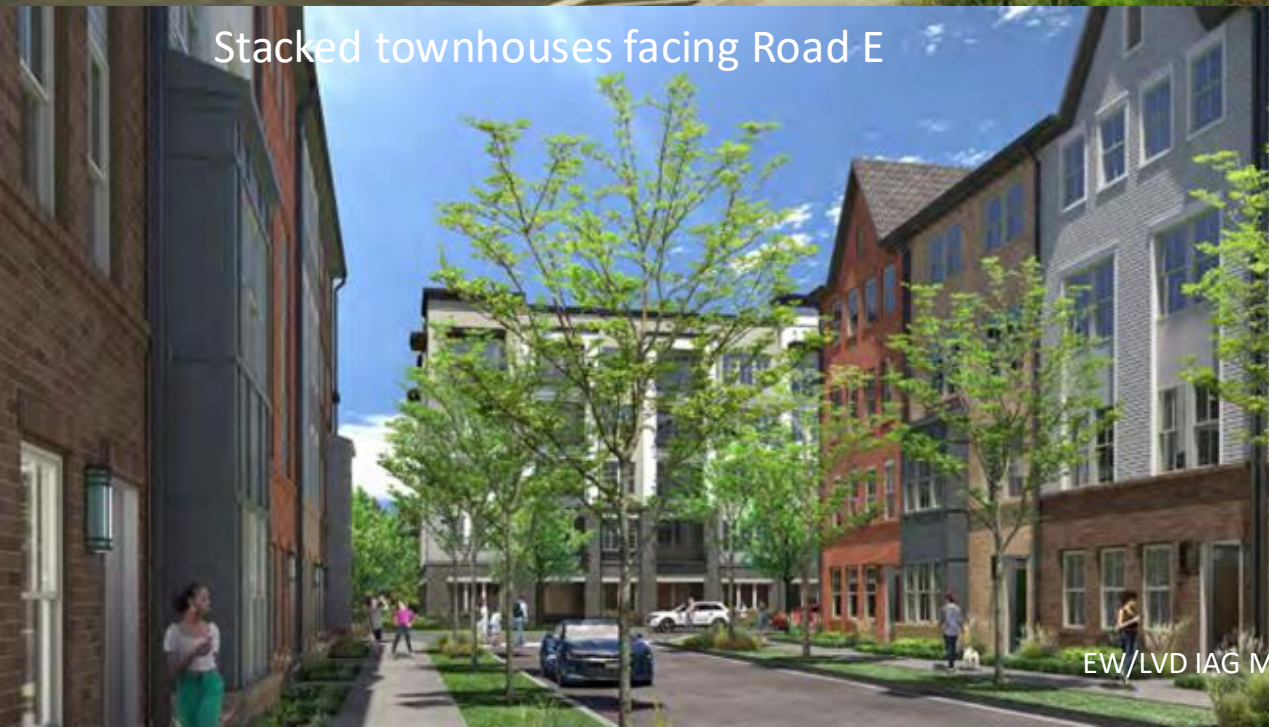




Townhouses facing Road D & public park



Hotel (view from S Van Dorn)



Stacked townhouses facing Road E



Condo flats facing Road G

Questions?
Thank you!

Next Steps



Visit alexandriava.gov

Recording of the meeting
PDF Presentations
Previous meeting materials



Questions?

Melissa.Symmes@alexandriava.gov



Next Meeting – TBD

(quarterly meetings)