EISENHOWER WEST/
LANDMARK VAN DORN
IMPLEMENTATION
Advisory Group

17 September 2018
Agenda

• Air Quality Analysis Update
• Development Updates
• Transportation Improvements
• Developer Contributions
• Landmark Mall Re-planning Process
• Questions & Next Steps
Air Quality Analysis Update
Air Quality Modeling Study

Modeling study examined plan approved building heights within ½ mile radius of Van Dorn Metro Station
Findings

• Covanta and Virginia Paving operations do not cause any air quality issue for all existing surrounding land uses

• For future proposed buildings in the Eisenhower West & Landmark/Van Dorn Small Area Plans
  – Tested Virginia Paving at maximum theoretical production levels and state emissions limit. At this level, Virginia Paving could potentially exceed air quality standard at some locations.
  – However, Virginia Paving plant production does not reach this maximum theoretical production level by a large margin
  – August 2018 stack test data (obtained by a third-party consultant) concluded Virginia Paving normal operations will not exceed air quality standard
    • to be verified by forthcoming analysis
Development Updates
Development Updates

A. Virginia Paving SUP
   • Condition #75 review
   • SUP scheduled for public hearings in Spring 2019

B. Cameron Park
   • Brandywine open; townhouses under construction; Building A construction started in July

C. Edsall Shell
   • Final Site Plan approval pending
Development Updates

D. Greenhill Coordinated Development District (CDD)

- CDD request is distinct from a Development Special Use Permit
- Project has been divided into two CDD requests given that two SAPs are involved (D-1 and D-2)
- Submission recently reviewed for the northern portion - within Landmark-Van Dorn
- Up to approx. two million square feet
- Request may be heard at December public hearings
Development Updates

E. Public Storage/BoatUS

- CDD, Development Special Use Permit, Master Plan Amendment (MPA) and other land-use requests
- Six-story self-storage building with ground-level commercial/"maker" space
- Future multifamily residential to the south
- Open space dedication
- Verification of Completeness submission reviewed
- Request anticipated to be heard at November public hearings
Infrastructure Plan Update

Roadway Infrastructure
West End Transportation Improvements

• West End Transitway
• Backlick Run Multi-use Trail
• Landmark Mall Re-planning
• Spot Improvements
• Roadway Infrastructure Plan
  – Multimodal Bridge
  – Eisenhower Avenue straightening
  – Development of key grid of streets
West End Transit Way

- Transportation System Management Costs $70 million

Benefits of the Transitway
- Improve connectivity and increase access for residents, visitors and employees to major transit and employment centers
- Improve travel time reliability for transit users
- Improve the safety of the transportation network
Backlick Run Multi-use Trail

- Length: Approximately 2,300 feet (15 feet wide)
- Stream restoration along Backlick Run
- Received $7,162,783 in SmartScale Funds for design and construction

**LEGEND**

- Orange Line: West Backlick Run Trail
- Red Line: East Backlick Run Trail
Landmark Mall Re-planning

- The City has Applied for SmartScale Funds to implement transit access, pedestrian and bicycle improvements
- Total amount requested: $10 million
- New and improved sidewalks, safe crossings & pedestrian islands
- Increase permeability and provide access to adjacent properties and neighborhoods
Initial Spot Improvements

1. Van Dorn/Eisenhower Avenue
2. Van Dorn/Edsall Road – Minimal
3. Van Dorn/Pickett – Minimal
4. Pickett/Edsall – Minimal
5. Van Dorn/ Main (not in map)
6. Costs for all spot improvements: $2.5 million
Roadway Infrastructure Plan

DRAFT COST ESTIMATES:

• Draft concept design for Multimodal Bridge: $151 Million.

• Does not include cost escalation to future build year

Constraints:

• Trends in construction costs

• Design constraints given railroad facilities
Developer Contributions
EW-LVD Projects & Estimated Costs
(2018)

$20,000,000
$40,000,000
$60,000,000
$80,000,000
$100,000,000
$120,000,000
$140,000,000
$160,000,000
$180,000,000
$200,000,000

Implementation
Regional Funding
Future Phases

$151.2 M Multimodal Bridge
$70 M Transit Way
$50 M High Street Bridge*

$183.8 M

*To be discussed as part of Landmark Mall Re-planning Process
Developer Contributions

- $3/ Square Foot = Catalyst Phase
  - +/- 3,000,000 SF of development

- $7/ Square Foot = Non-Catalyst Phase

- City Contributions: 20% Incremental Tax
Developer Responsibilities

• All on-site streets required by the Small Area Plan (SAP)
• All on-site open space required by the SAP
• Rezoning/ development requirements
• Developer contributions
Contributions – Funding (10-15 yrs)

Assumes: 3 M sq. ft. (Catalyst) and 6 M sq. ft. (Non-catalyst)
Next Steps

1. Continue discussion with property owners and representatives
2. November PC/CC Hearings on Developer Contributions Policy
Landmark Mall
Re-planning Process
Why Re-planning Now?

- Refine mall site framework plan
  - Ownership/ acquisition changes
  - Shifting market
  - Builds on previous community engagement processes and approved Small Area Plan
  - Master Plan Amendment to Landmark/ Van Dorn Corridor Plan
Background

1963 – Open-air Mall built (51 ac)

1989 – Renovated & enclosed

2006 – General Growth Properties (former owner) announces plan to convert to open air mall; *never realized*
Background

2009 – Howard Hughes Corporation (HHC) acquires central portion of Mall; Landmark/Van Dorn Corridor Plan adopted
Background

2013 – HHC’s phased redevelopment and mixed-use proposal for central portion of Mall approved

2015 – Approval for additional residential & flex space; now expired
Background

2016 – HHC acquires Macy’s store & adjacent parking

2017 – Carpenter’s Shelter moves temporarily into former Macy’s

2018 – Wonder Woman filmed
Building from LVD Corridor Plan

- Previous community input
- Development intensity
- Heights
- Multimodal transit
- Urban mixed-use neighborhood

Refining:
- Framework Streets
- Circulation/Connectivity
- Land Uses
- Open Spaces
Re-Planning Process


Info Gathering, Coordination & Community Engagement Prep

Community Engagement & Framework Development

EWLVD AG Meeting Sept. 17

AG/Community Meeting #1 Nov.
AG/Community Open House Dec.
AG/Community Meeting #2 Jan.
AG/Community Meeting #3 Feb.

PC & CC Hearings April
AG Members

• Resolution 2843 approved by City Council Sept. 11 adds 2 new members
  – West End Business Association (WEBA)
  – Howard Hughes Corporation

• New EPC Representative appointed Sept. 26

• Open Call for 1 Vacated AG member Position:
  – Business Representative
Questions & Next Steps

• Landmark Mall Re-Planning Process
  AG/Community Meeting #1 – 2nd Week in November (date/time TBD)