



# VAN DORN VISION – LANDMARK MALL

City of Alexandria, Planning & Zoning

June 16th, 2008



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# Summary diagram from May 3<sup>rd</sup> community design workshop



## CONNECTIONS

Green linkages and open space

Convenient, multi-modal access to mall site

Transit center

Improved street grid

Integration of Duke Street and mall sites

## USES

Vibrant, mixed use center

Upscale housing

Major offices, regional and local retail development

## CHARACTER

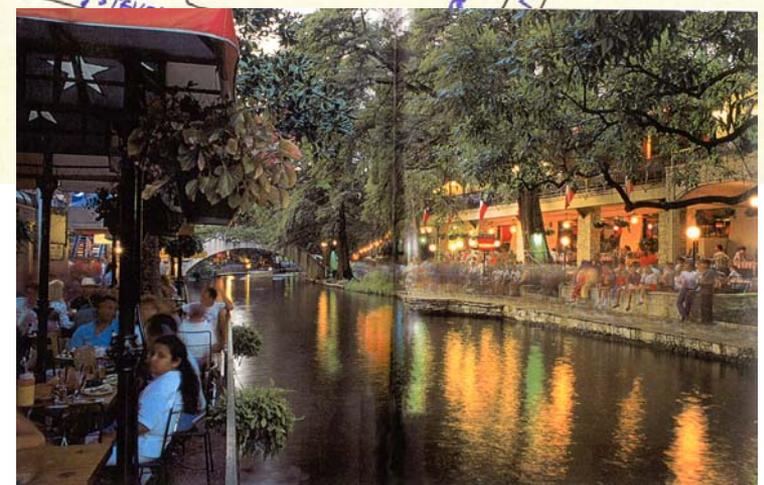
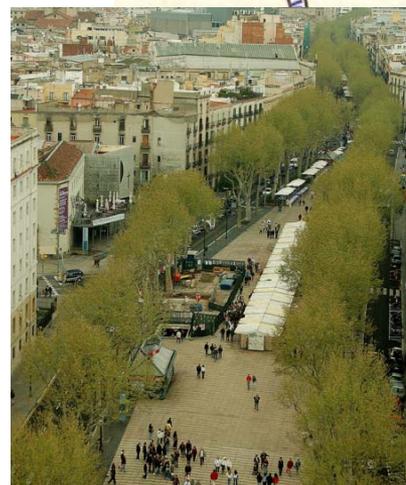
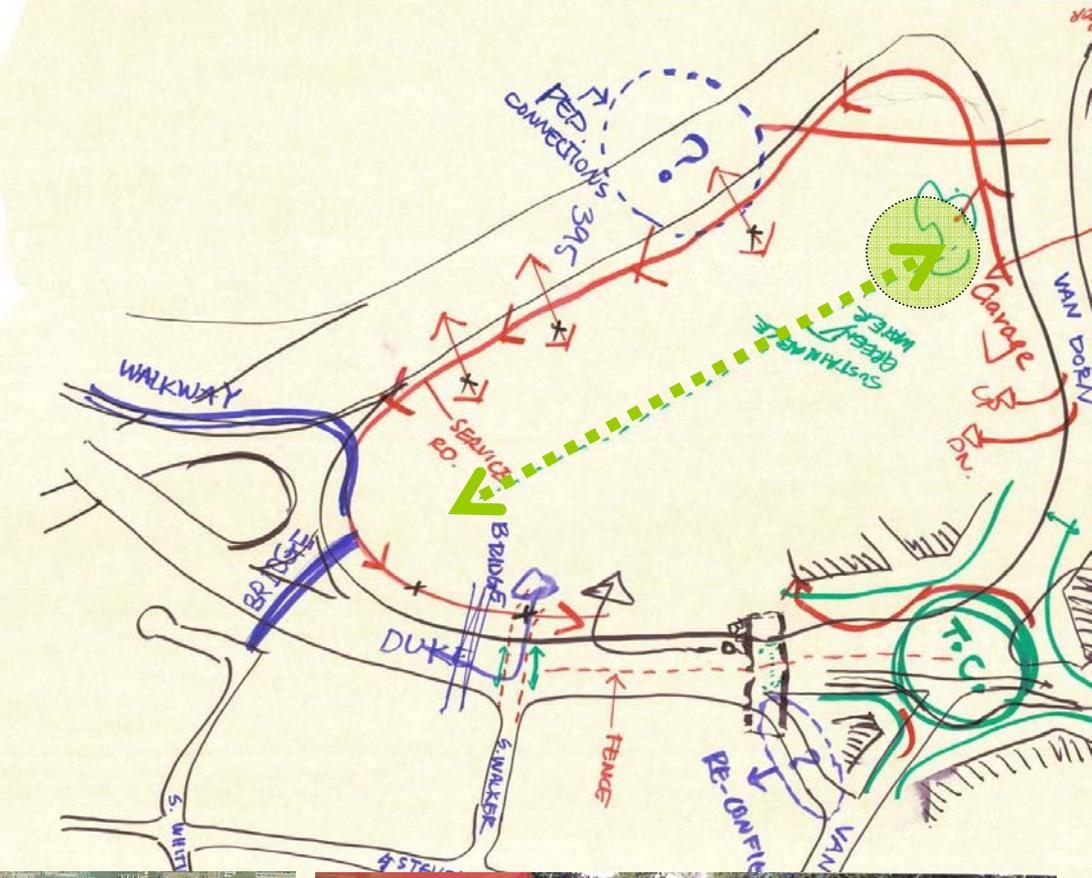
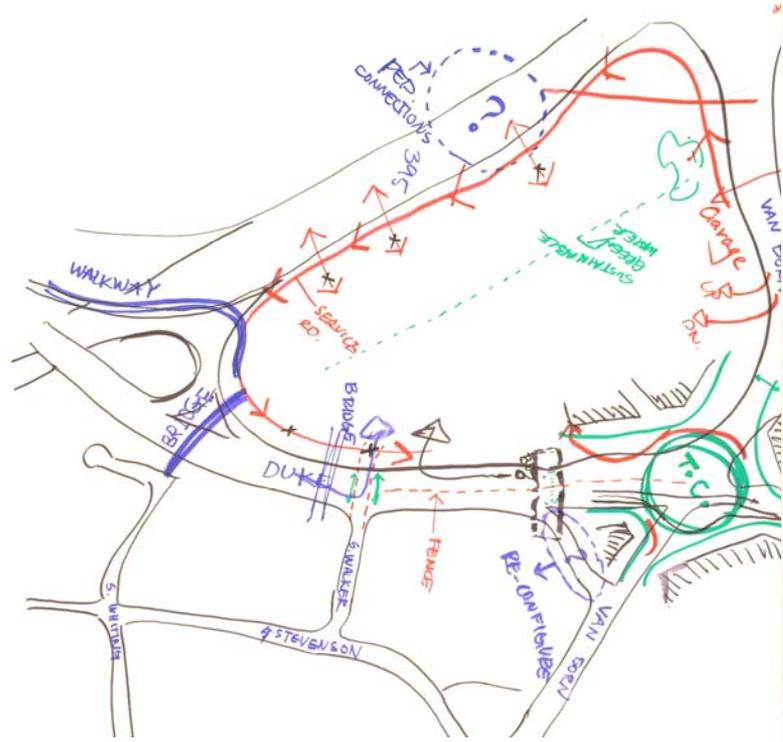
Signature development/ Alexandria gateway

Great, distinctive design

Cultural/ recreational facilities

Taller buildings along I-395

# Group 1 – A “green link” that connects through the site



# Group 1 – Frequent, convenient access across Duke Street

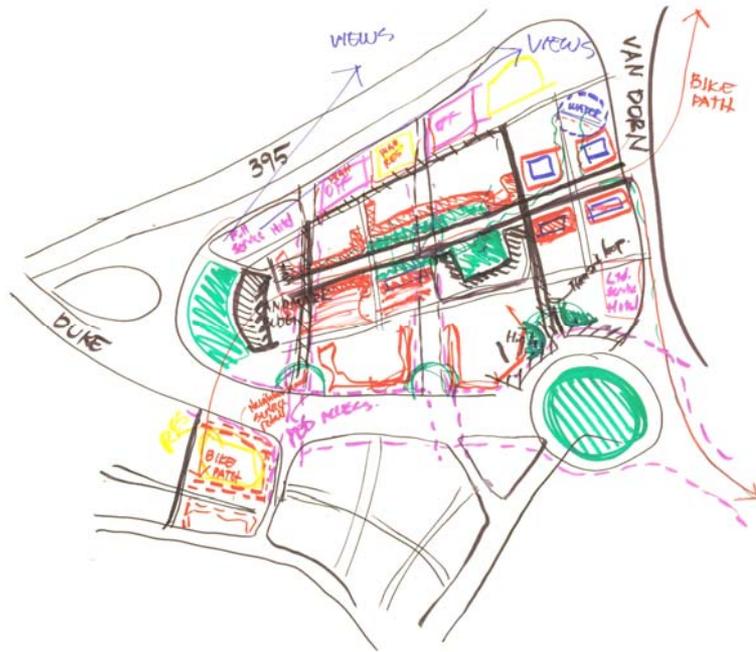


## GRID

- Pedestrian connections to the Mall – tunnels and bridges
- Multiple levels of connections
- Traffic Circle at Van Dorn & Duke
- Service road from Van Dorn around site to Duke
- Opportunity for underground garage based on topography
- Possibly two accesses along Duke to Mall
- Major transit node – locate around Duke & Van Dorn
- Signature “visual” landmark – Gateway from I-395
- Create bike path through mall site



# Group 1 – A vibrant, mixed-use district

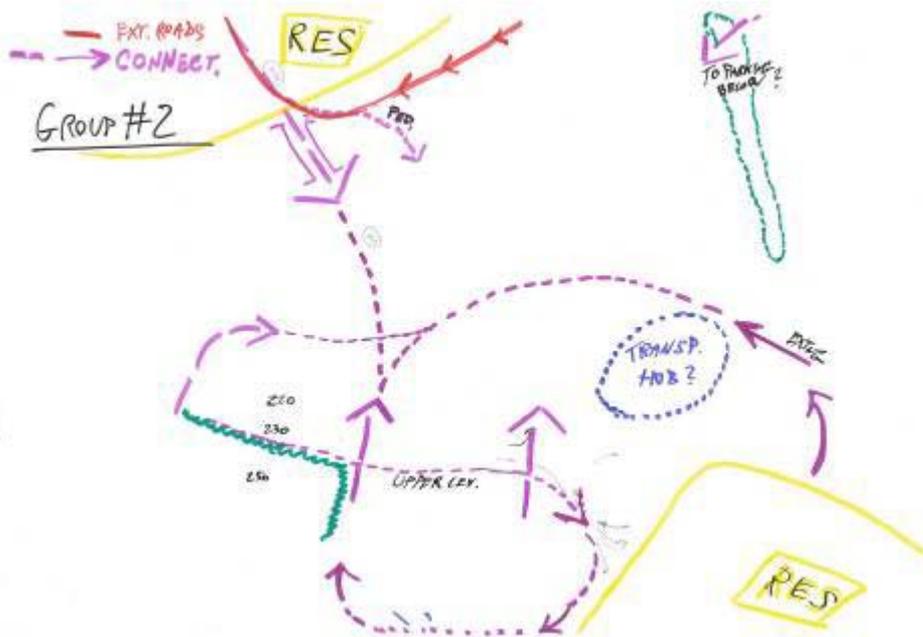


## USES

- Churches – multiuse, community
- Entertainment – Movie theater, recreation center, dinner theaters
- Children's discovery center
- Performing arts
- Ground floor retail in every building
- Supermarket
- Hotel – full service, conference center
- Residential – high-rise, garden apartments
- Town center
- Farmer's market – possibly permanent
- Night activities – nightclubs, bars



# Group 2 – Multi modal access, including transit, at multiple levels



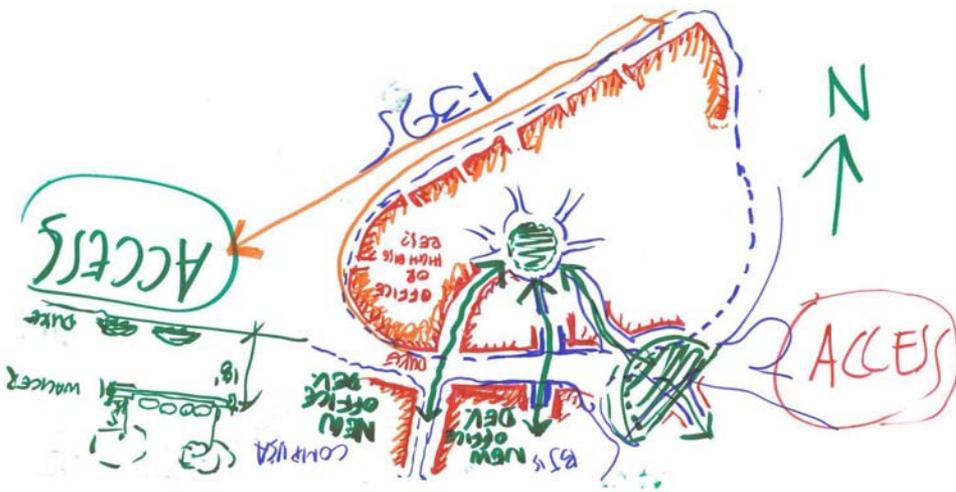
## GRID

- Transit connectivity: metro to mall to neighborhood and back
- Consider two-level access along Duke
- Maintain flow along Duke and Van Dorn
- Locate transit facility near Duke & Van Dorn
- Separate local, pedestrian and bike from through traffic
- Introduce a higher level circle above Duke





# Group 3 – Access from Walker Street

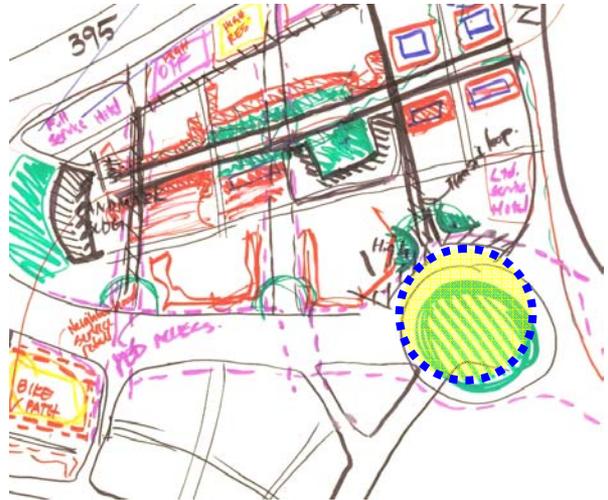


## USES

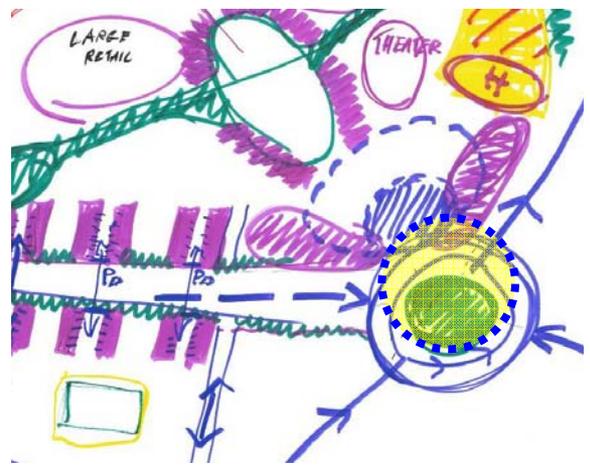
- Retail – walkable, concentrate around a circle
- Ground floor retail is critical
- Major uses & anchors away from center – hotel, residential, office
- Housing – variety, upscale at Landmark, most housing along Van Dorn
- Flexibility of uses – markets change



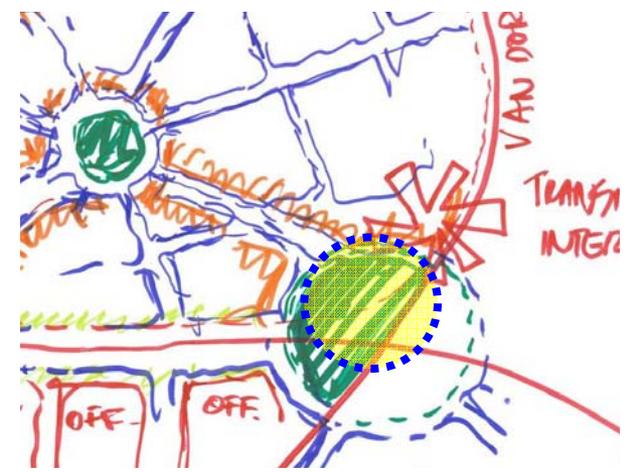
# All Groups – Convenient access across Van Dorn and Duke Street



**GROUP 1**



**GROUP 2**



**GROUP 3**



- **LEARNING FROM DUPONT CIRCLE**
- **CONNECTING ACROSS DUKE STREET**
- **TRANSIT CENTER**
- **GRADE ISSUES**
- **CONNECTING TO NATURAL ASSETS**
- **LAND USE CONCEPTS**
- **HEIGHT CONCEPTS**

# Learning from Dupont Circle



# Grade at Van Dorn - Connect at 210 grade to create new "frontage streets"



# Options: Duke & Van Dorn

Circle Option



# Options: Duke & Van Dorn

Oval Option

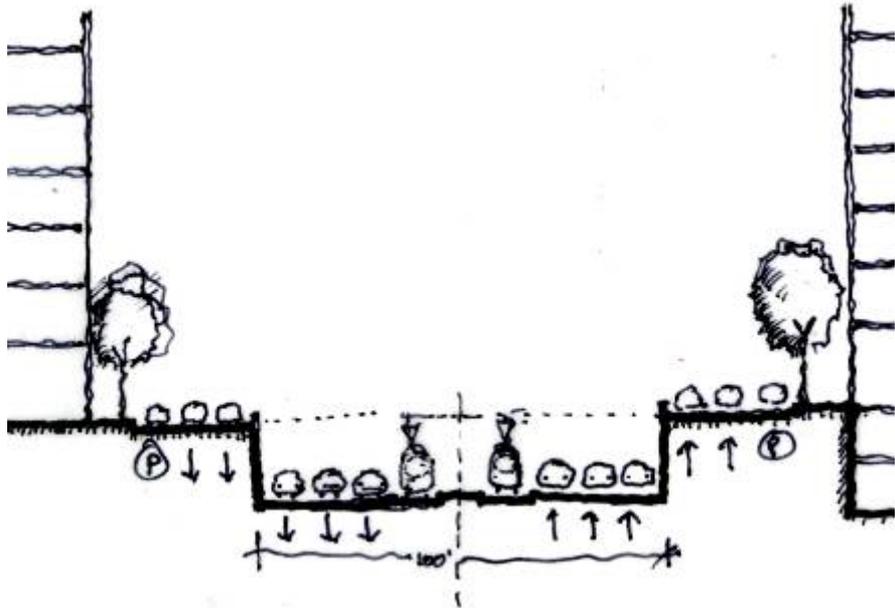


# Options: Duke & Van Dorn

Typical Intersection Option

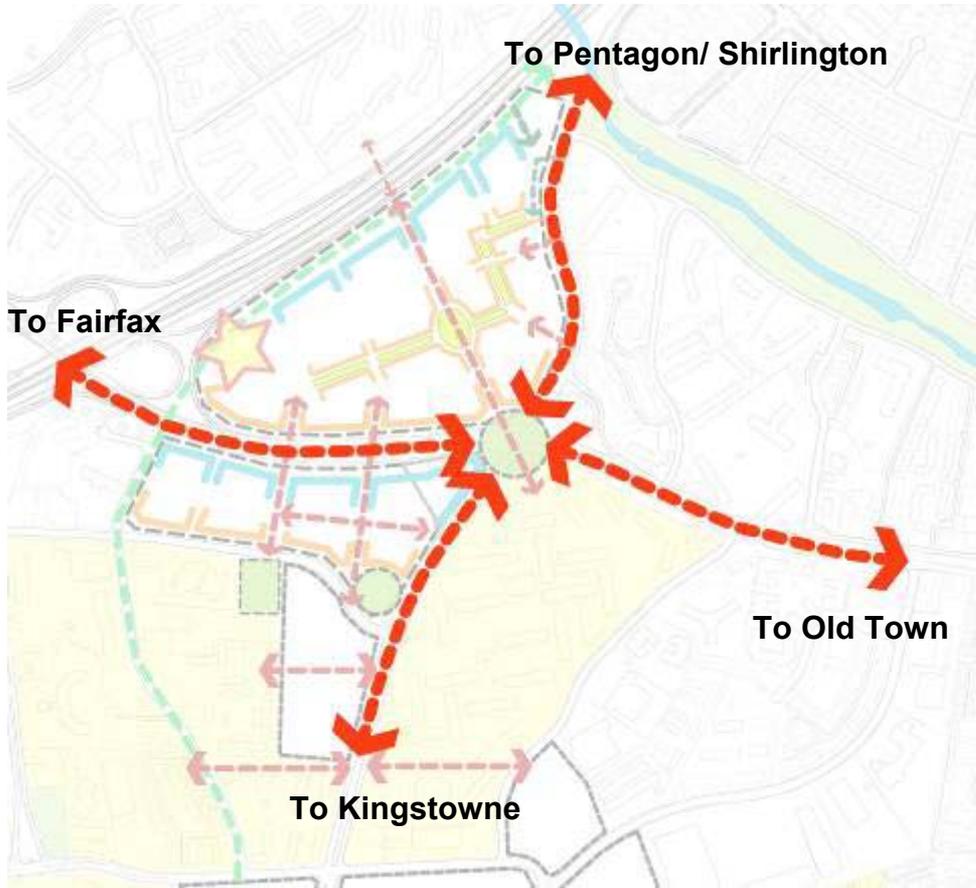


# Options: Section through Duke Street

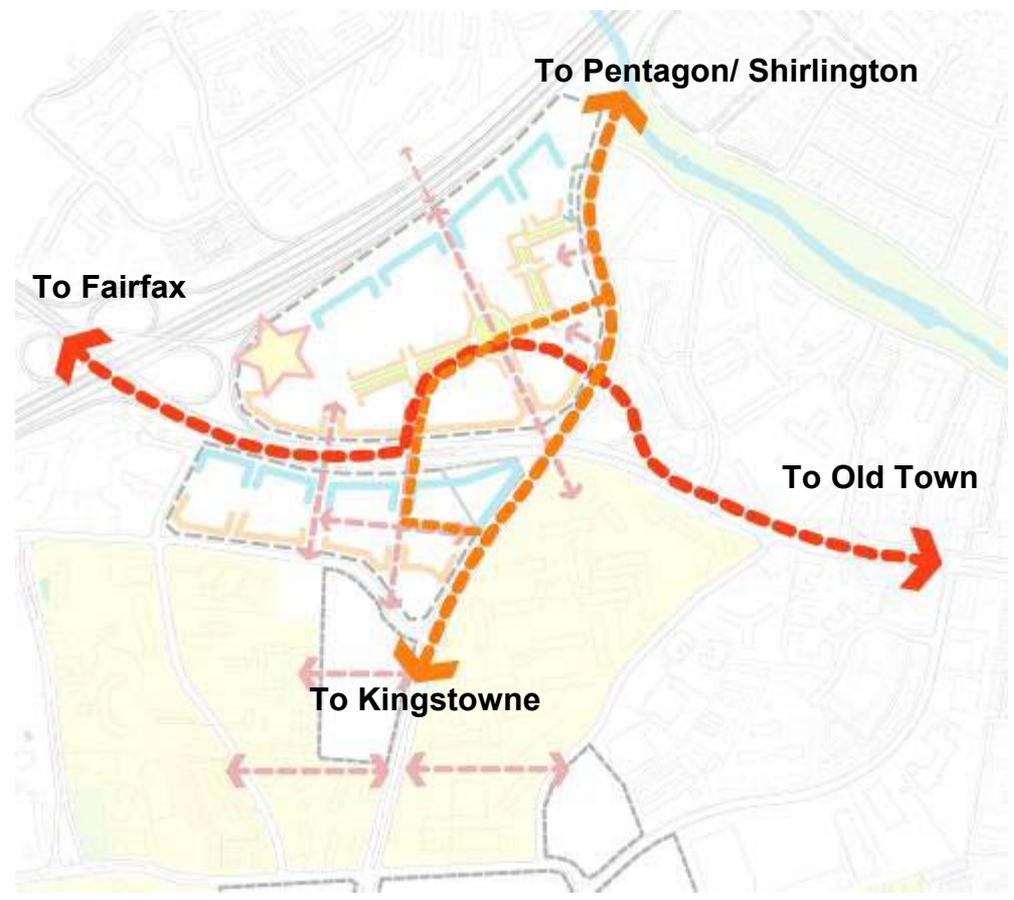




# Transit integrated with a major civic space – at Van Dorn/ Duke



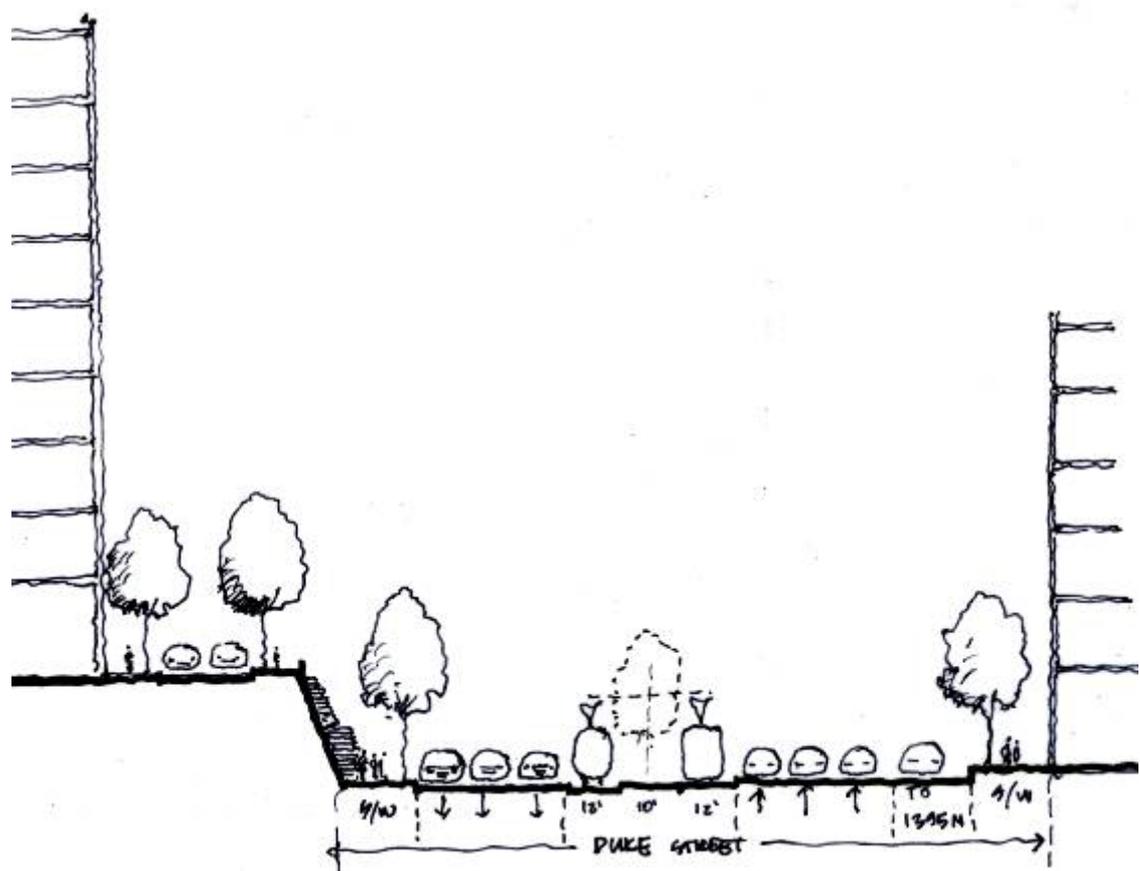
# Transit integrated with a major civic space – within Landmark mall site



# Preserve, and enhance green edge conditions



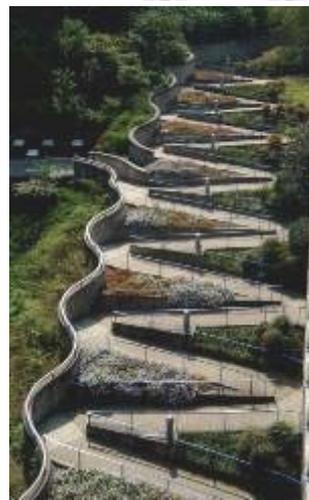
# Illustrative Section



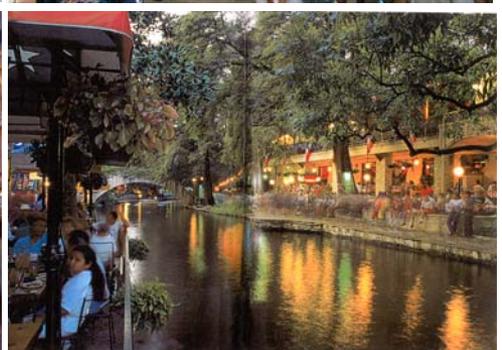
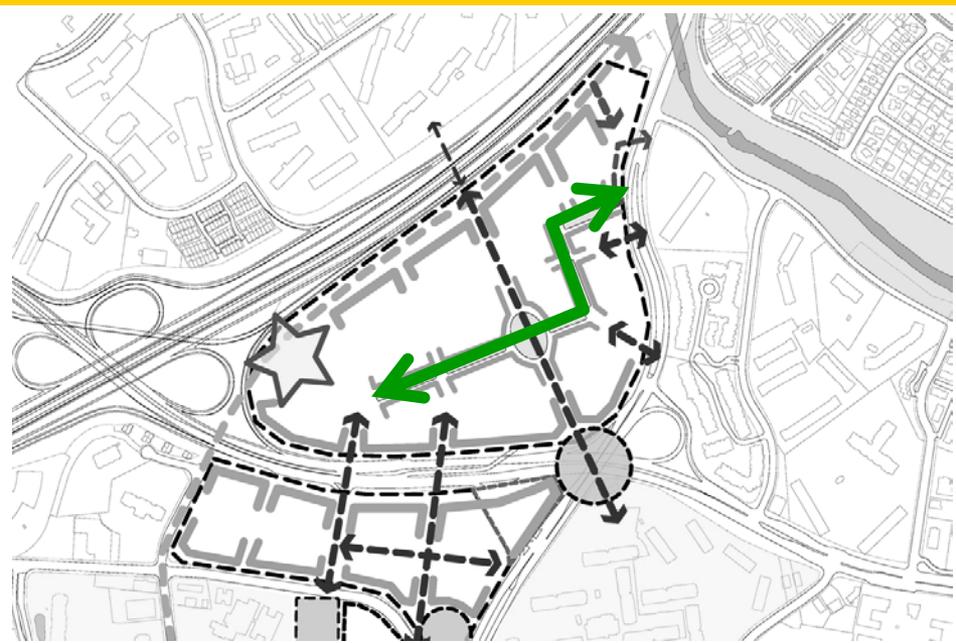
# Landmark Mall – Access from Walker Street



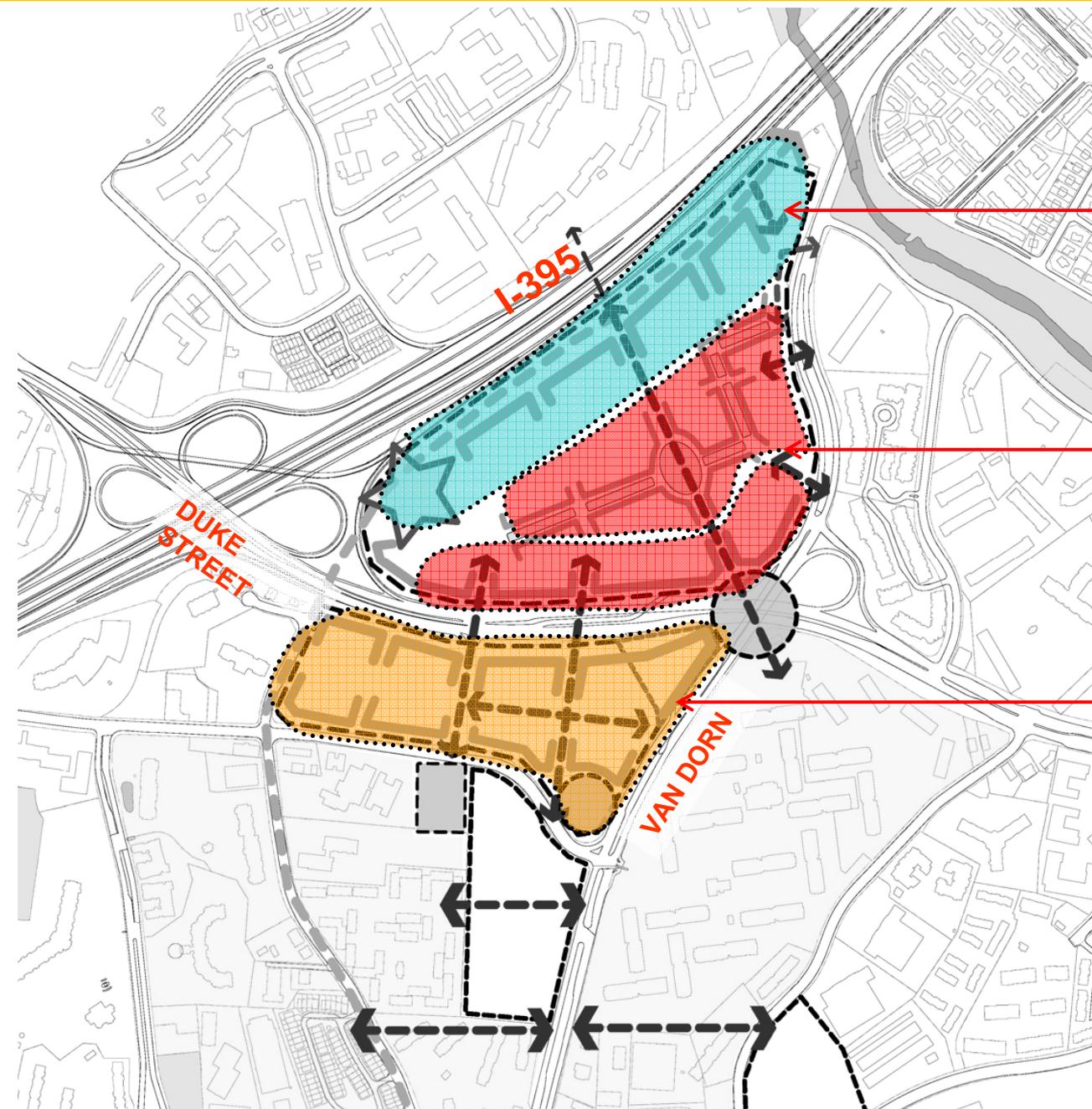
# Landmark Mall – connections to existing natural assets



# Landmark Mall – a “green” connection that addresses stormwater



# Landmark Mall area land use concept



**Mixed use**

**Major Office**

**Hotel**

**Residential**

**Retail**

**Residential**

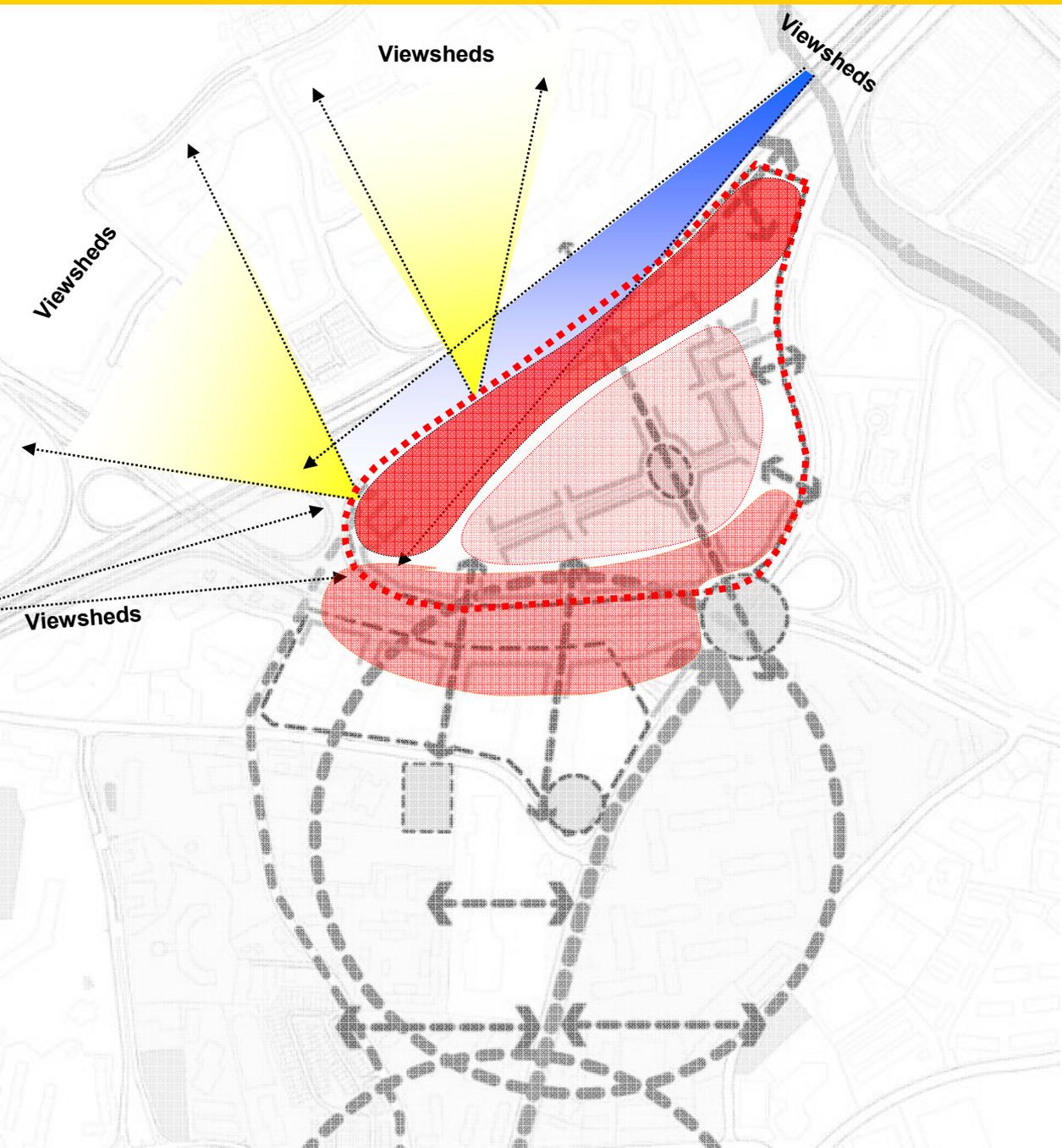
**Civic**

**Office**

**Residential**

**retail**

# Landmark Mall Area – heights concept

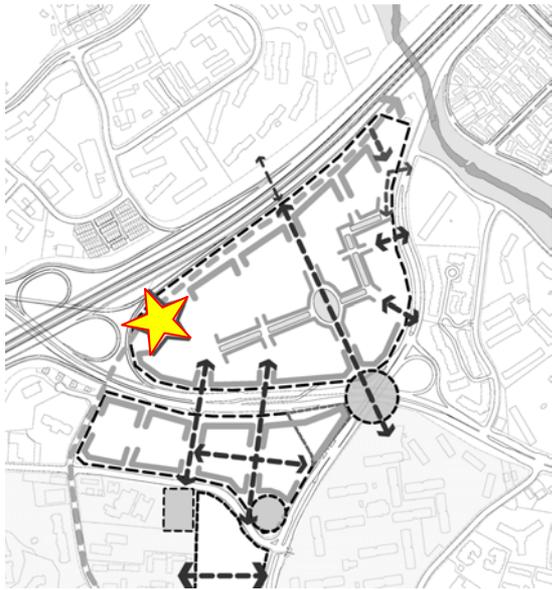


- High-rise (15-20 stories)
- Mid-rise (8-12 stories)
- Low-rise (3-6 stories)

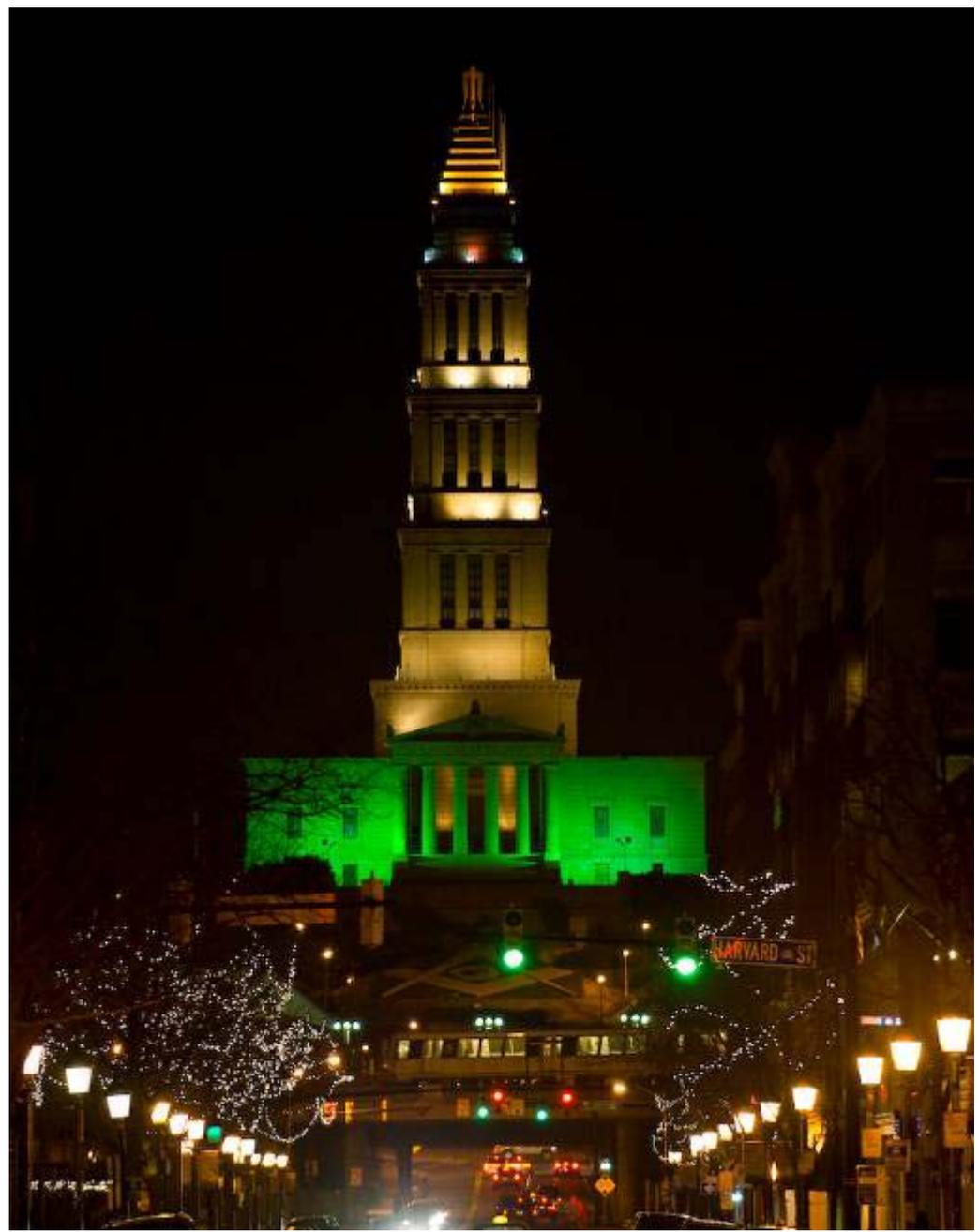
# Landmark Mall Area – heights concept



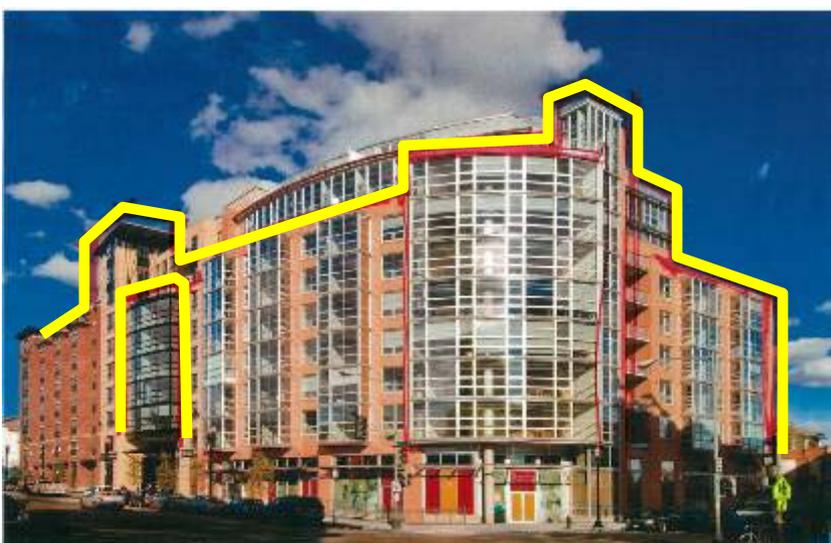
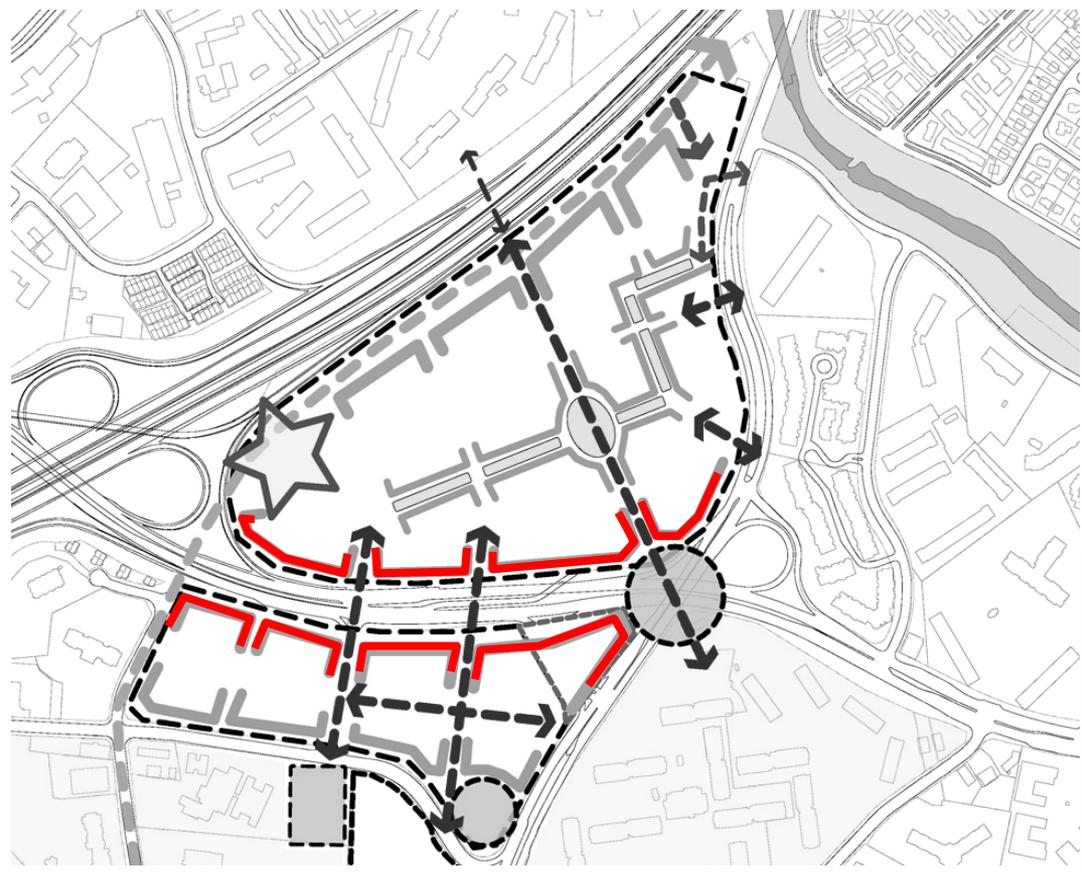
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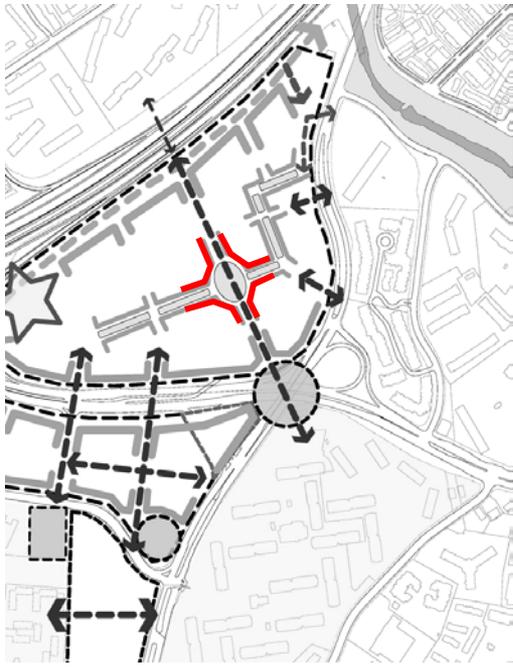


# Landmark Mall Area – height principles along Duke Street



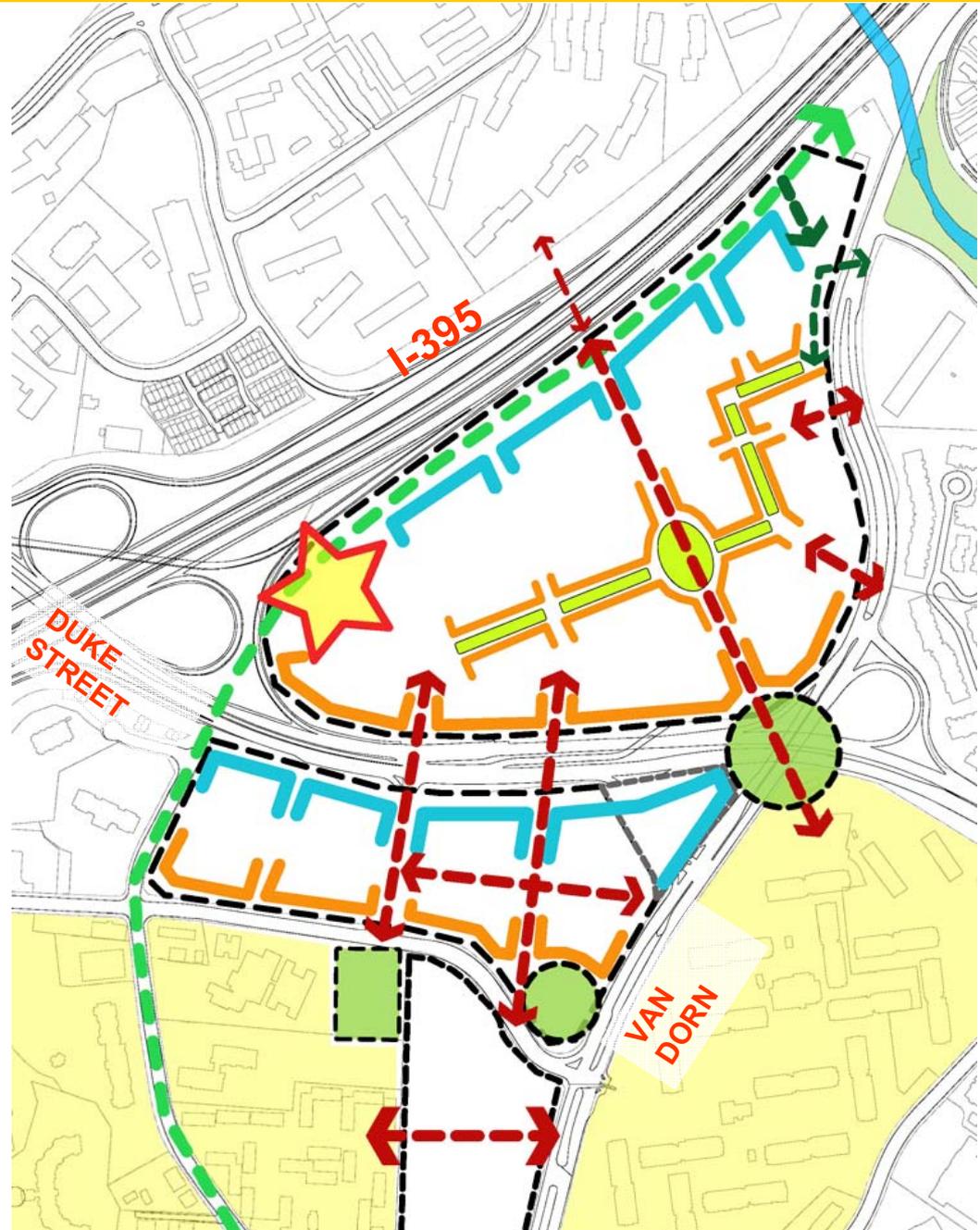
- Higher buildings adjacent to 395 – visual gateway
- Retail building edge along Duke – 8-12 stories
- Lower building heights towards center of site

# Landmark Mall- a central place, that is dynamic and active throughout the week



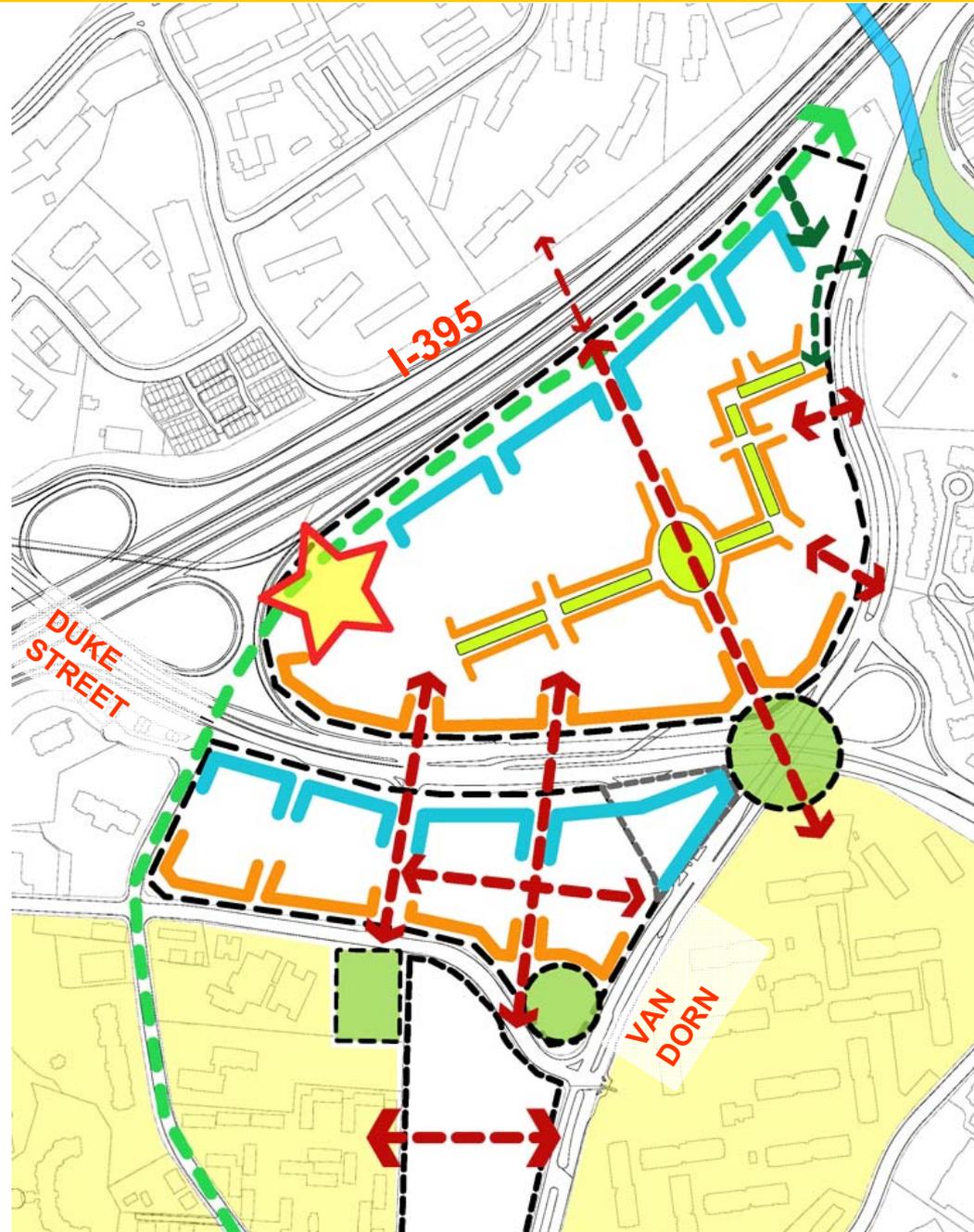
# Landmark Mall Area Summary

- Improve access to the Landmark mall site
- Create a framework of open spaces that includes parks, squares and natural features
- Integrate BJ's, CompUSA and Landmark mall sites across Duke Street
- Solve grade issues at Van Dorn and Duke Street, to create multi modal access at multiple levels
- Promote a variety of heights for the area



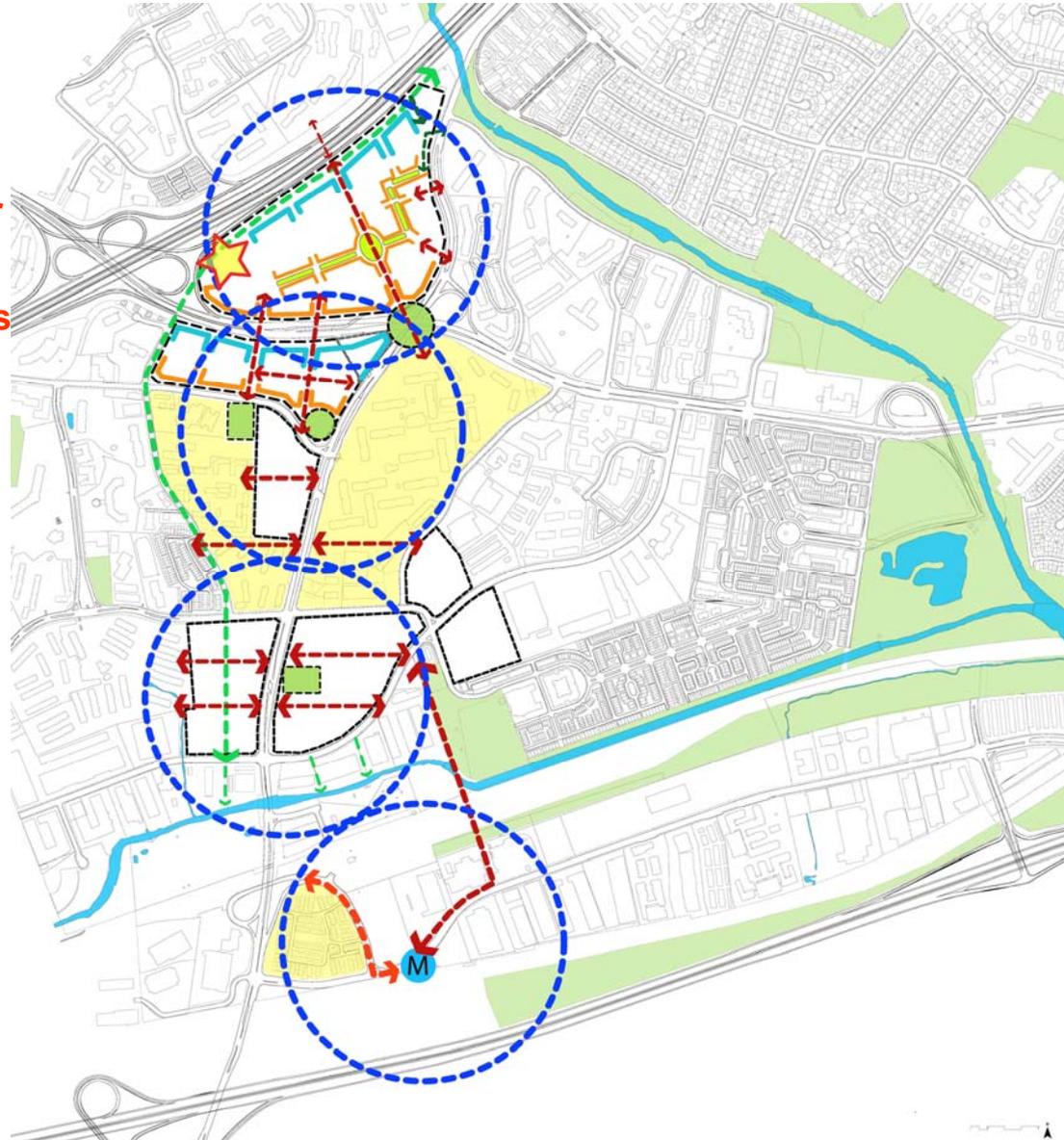
# Landmark Mall Area Summary

- Provide for a transit center
- Create a variety of “Places” that build on site specific characteristics to emphasize uniqueness of the area
- Design for distinct neighborhoods
- Provide a framework for future economic sustainability that includes office, retail, residential and commercial uses
- Improve general pedestrian access as areas are redeveloped



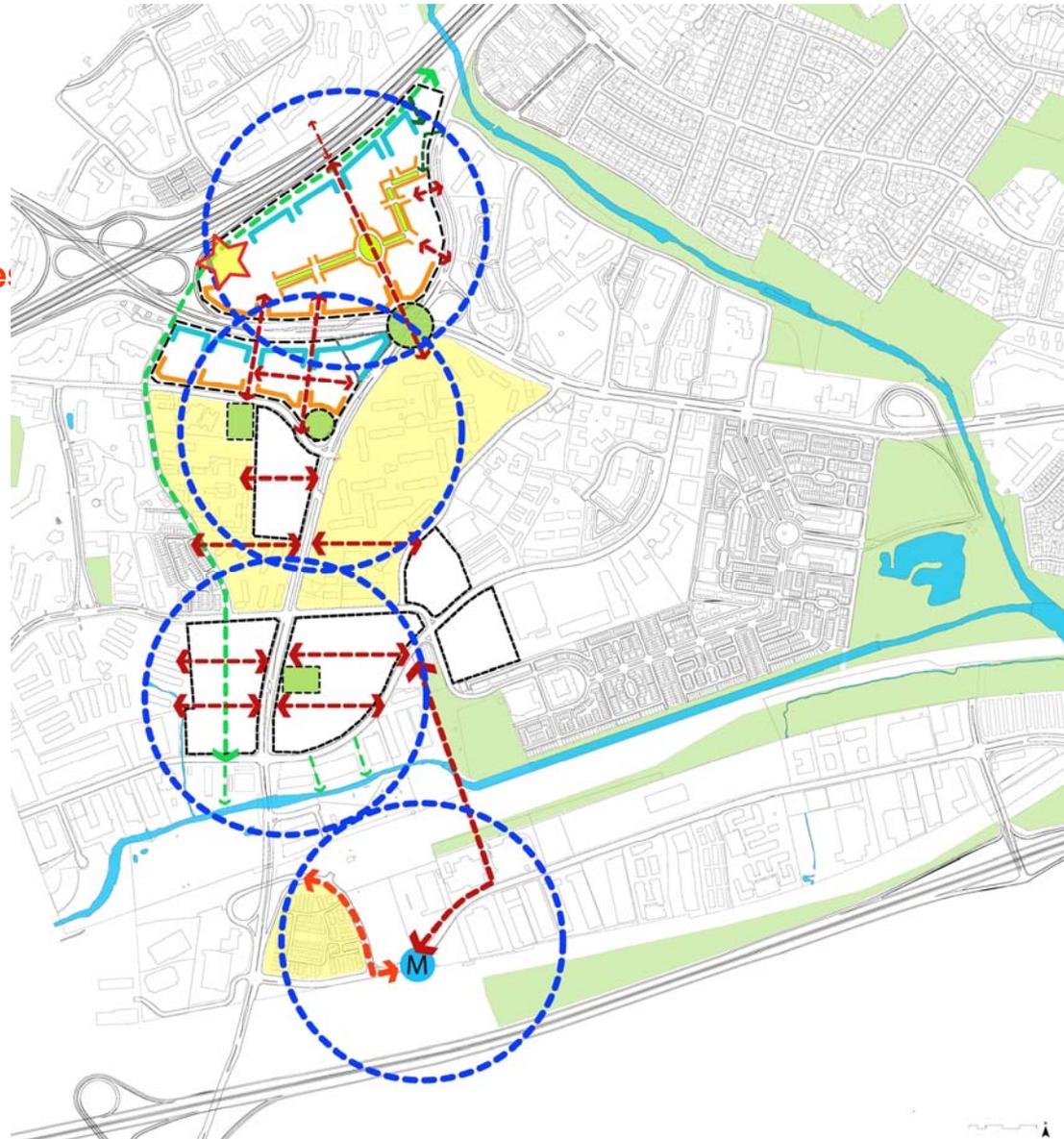
# Landmark and Van Dorn Summary

- An enhanced, walkable street grid
- Improved transit service, dedicated lanes, linkage between mall and Metro
- Gateway features and distinctive character
- Higher intensity development towards the north, that takes advantage of the large sites of BJ's, CompUSA and Landmark Mall
- Medium intensity mixed centers along Van Dorn Street south of Stevenson Avenue



# Landmark and Van Dorn Summary

- Neighborhood activity nodes at cross streets along Van Dorn Street
- Affordable and workforce housing
- Green connections to natural assets
- A framework for neighborhood open space
- Encourage Public art, cultural facilities, performing arts, and cultural celebrations
- Promote environmental and economic sustainability



# Next steps

The Goals and Principles from the May 3<sup>rd</sup> and May 31<sup>st</sup> work sessions will be used to develop land use and urban design options for the June 30<sup>th</sup>, 2008 meeting

