VAN DORN VISION – LANDMARK MALL
City of Alexandria, Planning & Zoning
June 16th, 2008

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS
Summary diagram from May 3rd community design workshop
Big ideas from May 31st 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 2 – A green link, that addresses concerns for stormwater treatment

USES
• Cultural – performing arts venue
• Hotels – would be one of the taller buildings
• Residential – above office, lower scale along Van Dorn
• Retail – prominent & visually attractive at Duke & Van Don
• Green & community spaces
• Central active open space
• Storm water quality pond at lower spot on site
• Create a green system that links to Holmes Run
• Possible pedestrian bridge above Duke
Group 3 – A signature development at Landmark, accessible from Duke Street

GRID
• Draw reference from the “Big Dig” – Duke to become a tunnel under Van Dorn
• Create a green traffic circle above Van Dorn
• Transit Center – locate near Duke and Van Dorn
• Possible rapid bus connecting Duke to Pentagon
• Potential access to mall from the slope at north of Van Dorn near Holmes Run
• Multiple open spaces
• A central “wow”
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
Articulating your ideas

- 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

Housing

Retail, mixed use frontage streets

Metro

340'
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
Model
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
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
Landmark Mall Area – heights concept
Landmark Mall Area – heights concept
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
• 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 3rd and May 31st work sessions will be used to develop land use and urban design options for the June 30th, 2008 meeting.