Welcome!

The Eisenhower West Landmark Van Dorn Implementation Advisory Group Meeting on the Landmark Redevelopment will begin shortly at 6 pm.
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

Agenda

Speaking: Commissioner Mindy Lyle (AG Chair)

1. **Ground Rules & Process (5 min)**
   Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning

2. **Land Use & Fire Station (15 min)**
   Ashley Labadie
   Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning
   Chief Michael Cross, Assistant Fire Chief, Alexandria Fire Department
   Erika Gulick, Director of Capital Programs, Planning & Design, ACPS
   Brigg Bunker, Managing Partner & COO, Fauiger-Pratt
   Jonathan Rok, Partner, McGuire Woods

3. **Advisory Group Discussion/ Community Q&A (15 min.)**

4. **Open Space (20 min)**
   Jeff Farner
   Jack Browand, Division Chief, COA Recreation, Parks & Cultural Activities
   Jonathan Rok
   Don Hoover, Principal, Oculus
   Tom Wang, Design Partner, Ennead Architects

5. **Advisory Group Discussion (15 min.)
   Community Q&A (20 min.)**

7. **Next Steps**
   Ashley Labadie
Meeting Ground Rules

• Treat each other with respect

• Only one person speaks at a time

• Give everyone a chance to participate equally; avoid dominating

• Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences

• Ask for clarification; don’t assume you know what someone means

• Don’t characterize other people’s views in or outside a group’s meetings

• Mute yourself if you are not speaking
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Entitlement Process

CDD/Rezoning Schedule

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<tbody>
<tr>
<td>Applicant Submissions/Staff Review</td>
<td>AG/Community Meeting Feb. 22</td>
<td>AG/Community Meeting Mar. 25</td>
<td>AG/Community Meeting Apr. 28</td>
<td>PC &amp; CC Public Hearings June</td>
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Community Engagement

AG = Eisenhower West/Landmark Van Dorn Advisory Group
CC = City Council
PC = Planning Commission
Land Use: Plan Recommendations

- Intent: simple core framework with flexibility to encourage redevelopment
- 5.6M sq. ft. maximum development\(^1\)
- Uses:
  - Minimum 20% non-residential
  - Mixed-use: Office, retail, hospital, personal service, hotel, & community facilities
- Ground Floor Retail:
  - Intent: activated, lively street frontage leading to and within central core
  - Mandatory ground-floor retail core
  - Preferred retail fronting Duke St.

\(^1\) Excludes community facilities and existing parking structure
Fire Station

- Relocating Station 208 on Paxton St. to Landmark
- Colocation:
  - Fire station and affordable housing
  - Integrated parking
  - Example: Station at Potomac Yard and stations in the region
- Access:
  - Sited along Duke Street
  - New intersection at Duke Street, between Walker and Van Dorn
  - Priority signalization
- Noise:
  - Building construction
Student Generation

- Calculation based on:
  - LREFMP student generation rates (2019)
  - Unit type and amount

- Considerations:
  - Development phasing (± 13 years)
  - Student absorption and grade levels
  - General unit breakdown with precise unit count provided with future DSUPs
  - Student generation reviewed, again, with each future DSUP
  - Capacity currently being evaluated and considered as part of ACPS's 10-year CIP

<table>
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<tr>
<th>Year</th>
<th>Approximate Student Range</th>
<th>SG Units</th>
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<tr>
<td>2024</td>
<td>18-37</td>
<td>409</td>
</tr>
<tr>
<td>2025</td>
<td>3-6</td>
<td>57</td>
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<td>2026</td>
<td>24-28</td>
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<td>71-78</td>
<td>214</td>
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<td>2032</td>
<td>10-22</td>
<td>240</td>
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<tr>
<td>Total</td>
<td>139-200</td>
<td>1346</td>
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Notes:
1. SG Units = Student Generating Units (Does not consider non-student generating units, like senior housing)

LREFMP = Long Range Educational Facilities Master Plan
DSUP = Development Special Use Permit
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Land Use: Programming & Uses

A **catalyst** for the West End, and **gathering place** for all

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**Revitalization** of 52-acre unoccupied mall site to a mixed-use, walkable urban village

- **≈ 4 million square feet**, anchored by a world-class 1+ million-SF Inova Alexandria Hospital
- **Diverse offering of rental and for-sale housing opportunities** – including affordable housing, senior housing, market-rate apartments, condos, and townhouses
- **Complementary mix** of retail, commercial, and entertainment offerings – integrated into a cohesive neighborhood

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*For illustrative purposes only*

**Speaking: Brigg Bunker**
Consistent with Small Area Plan

- Max 4.2 million SF development density
- Min 20% of development is non-residential uses
- Provided required and preferred ground floor active uses
- Complementary mix of uses
- Fire station (co-located with affordable housing)
- Building heights for non-Inova blocks are lower than the maximums portrayed in the Small Area Plan
Potential Residential Uses

For-Rent
✓ Multifamily (Market-Rate)
✓ Multifamily (Affordable)
✓ Senior Housing (AL / IL)
✓ Active Adult Community (AAC)

For-Sale
✓ Townhomes (Traditional)
✓ Stacked Townhomes (2-over-2)
✓ Condo Flats
Advisory Group Discussion

15 minutes
General public may post questions in the “Q&A” function
Open Space: Plan Recommendations

- Minimum 3.5-acres of publicly accessible at-grade open space:
  - **Central Plaza**: (0.45+ acres) gathering area, programmed events, retail frontage

GOAL: Provide Parks and Open Space for All
Open Space: Plan Recommendations

- Minimum 3.5-acres of publicly accessible at-grade open space:
  - **Central Plaza**: (0.45+ acres) gathering area, programmed events, retail frontage
  - **Terrace Park**: (2+ acres) active and passive recreation, trail connecting to Holmes Run

GOAL: Provide Parks and Open Space for All

Legend:
- Central Plaza (1)
- Terrace Park (1)
- Neighborhood Park (2)
- Green Street (Framework Street D)
- Potential Active Recreation
Open Space: Plan Recommendations

- **GOAL:** Provide Parks and Open Space for All

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  - **Neighborhood Parks:** (*remainder*) active and passive elements
  - Connect spaces via the green street
Open Space: Plan Recommendations

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  - Connect spaces via the green street

- Plus, per development block:
  - 25% at- or above-grade
  - As part of CDD, establish criteria to require a minimum at-grade open space
  - May transfer to other blocks if at-grade, publicly accessible

- Explore recreation space on top of existing garage
Publicly Accessible Open Space

- Min 3.5 acres of publicly accessible at-grade open space
- The open space will be physically and visually connected by Road 1, functioning as a “green street”
- Comprised of the Central Plaza, the Terrace Park (per nomenclature in Small Area Plan), and Neighborhood Parks.
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Open Space: Applicant Proposal

Connected Open Space System

Connection to Holmes Run
Stream Valley Parks and Trails
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Open Space: Applicant Proposal

Land Use / Open Space Relationships
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Open Space: Applicant Proposal

Activation Intensity
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Open Space: Applicant Proposal

Public Realm – Park Framework
Public Realm: a holistic approach to the design of our parks

**Anatomy of the Public Realm:** Spaces, structures, and objects that are physically and visually accessible to the public

- Public plazas, courtyards, parks and green spaces
- Streets, streetscapes, alleys, and laneways
- Retail, civic buildings, building lobbies, and lower levels of buildings

**Factors that influence the experience of the public realm**

- Ground level architecture (primary); Architecture of buildings above ground level (secondary)
- Materiality, color, texture, and scale
- Spatial relationships
- Views: distant, framed, glimpses and surprises
- Pinch points and expansive openings
- Environmental conditions such as sun/shade, noise, wind, etc.
- Place makers and activation elements
- Variety of public spaces: spaces for social interaction, intimate spaces, active spaces, passive spaces, natural spaces, urban spaces
- Choreographing the experience
- Outdoor space in the age of post Covid
Public Realm a holistic approach to the design of our parks

Public Realm Case Study - The Wharf: Experiencing the public realm at the Wharf is an exploration. It offers a carefully organized collection of outdoor rooms and spaces that are revealed bit by bit rather than all at once...glimpses and peek-a-boos, spatial pinch-points and openings, and a high-level of porosity allowing for pedestrian movement in unexpected places.
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Open Space: Applicant Proposal

Ground-Level Architecture

Relationship between building base and tower above

Innies, Outies, and Flat-Faced
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Open Space: Applicant Proposal

Ground-Level Architecture
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Laneway
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Multi-Use Lawn

Speaking: Don Hoover
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Open Space: Applicant Proposal

Urban Plaza

Speaking: Don Hoover
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Open Space: Applicant Proposal

Speaking: Don Hoover

Rain Garden
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Open Space: Applicant Proposal

Connectivity & Accessibility

Speaking: Don Hoover
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Open Space: Applicant Proposal

Hilltop Terraced Park

Dog Park

Children’s Play

Speaking: Don Hoover
Public Realm Park Framework

The Inova open space will be an active part of the open space system connecting Holmes Run to Duke Street & Walker Street.

Legend
- Landmark development blocks
- Inova blocks
- Park
- Open Space
- Open Space on Inova blocks
- Medical
- Retail Core

Retail Core
- Laneway – Retail-Focused
- Lawn
- Plaza
- Robust Streetscape – Retail-Focused

Park
- Children’s Play
- Dog Park

Paseo
- Rain Garden

Inova
- Blocks A, B, C

Open Space: Applicant Proposal – Inova Alexandria at Landmark

Speaking: Tom Wong
Open Space Types

- Healing Passive Garden
- Campus Commons & Urban Plaza
- Community Green
Healing Passive Garden

The park extending from the retail corridor to the front of the Cancer Center will be a soothing and reflective healing garden.
Campus Commons & Urban Plaza

An urban plaza at the hospital entry and drop off engages with the campus commons and lobby.
Community Green

Activated by Inova’s multi-purpose pavilion, the community green is a welcoming element at the neighborhood entrance.
Advisory Group Discussion

15 minutes

Community Q&A

20 minutes

General public may post questions in the “Q&A” function or use the “Raise Your Hand” feature to speak
Next AG Meeting – March

AG/LANDMARK REDEVELOPMENT
Closing: Process, Next Steps, Contact Info

Speaking: Ashley Labadie
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Closing: Process, Next Steps, Contact Info

Speaking: Ashley Labadie

Next Event:
EWLVD Advisory Group Virtual Meeting in March

Visit the Website!
Alexandriava.gov/Landmark
- Presentation & recording of this meeting
- Previous event materials
- Applicant submission materials
- Links to previous planning process

Sign up for eNews notifications
Alexandriava.gov/enews

Contact Ashley Labadie with Questions:
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- 703.746.3801