Welcome

Due to the COVID-19 Pandemic emergency, the March 25, 2021 meeting of the Eisenhower West Landmark Van Dorn Implementation Advisory Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the Advisory Group and staff are participating from remote locations through a Zoom Webinar.

Welcome!

The Eisenhower West Landmark Van Dorn Implementation Advisory Group Meeting on the Landmark Redevelopment will begin shortly at 6 pm
1. **Ground Rules & Process** *(5 min)*  
   Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning

2. **Transit & Helipad** *(20 min)*  
   Mark Schnaufer, Bus Rapid Transit Program Manager, COA Dept. of T&ES  
   Nick Beeson, Director of Acquisitions, Foulger-Pratt  
   Jonathan Rak, Partner, McGuire Woods  
   Cathy Puskar, Partner, Walsh Colucci Lubeley & Walsh

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

4. **Affordable Housing** *(15 min)*  
   Helen McIlvaine, Director, COA Office of Housing  
   Feras Qumseya, Vice President, Foulger-Pratt

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

6. **Next Steps**  
   Ashley Labadie

COA = City of Alexandria
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
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT
Entitlement Process

Landmark CDD/Rezoning Schedule

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Applicant Submissions/Staff Review
Community Engagement

Topics:
- Land Use
- Fire Station
- Open Space
- Transit
- Helipad
- Affordable Housing
- Traffic Analysis
- Bicycle & Pedestrian Connections
- Sustainability
- Follow-up on outstanding issues

AG = Eisenhower West/Landmark Van Dorn Advisory Group
CC = City Council
PC = Planning Commission
Previously Approved Planning Efforts

- **2008 Transportation Master Plan Transit Corridors**
  - **Adopted:** City Council, Planning Commission and Transportation Commission

- **2012 Transit Feasibility Study Recommendations**
  - **Adopted:** City Council, Planning Commission and Transportation Commission

- **2022/2030 Alexandria Transit Vision Plan**
  - **Adopted:** DASH Board Dec 2019
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT
Transit: Corridor C

Corridor C: West End Transitway

- East-West BRT corridor with several "Hubs"
  - Van Dorn Metrorail
  - Landmark Mall
  - Mark Center
  - Southern Towers
  - Shirlington Station
  - Pentagon Metrorail
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

Transit: BRT Corridor Study Area

BRT Corridor Study Area 2021
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

Transit: Existing Service & 2030 Transit Vision

**Existing Service**
- Transfer points for several Dash and WMATA Routes
- E-W service from Van Dorn to Mark Center
- AT-8 service to King Street
- WMATA service to Fairfax

**2030 Transit Vision**
- 2 BRT Routes (N3 and N9)
- WMATA service to Fairfax
- Additional E-W service- WMATA and Dash
- More frequent service
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT
Transit: Existing Conditions & Plan Recommendations

Existing Conditions
- Regionally & locally serving
- Located in rear of site
- Outdated design

Plan Recommendations
- Remain regionally & locally serving
- Centrally located for increased accessibility
- Integrated design with parallel bays
Proposed Transit Hub

✓ Transit hub located on Road 2 between Roads 4 and 5
✓ Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
✓ Three stops on each side, parallel to the street
✓ One stop on each side will fit articulated buses

Plan Recommendations

• Remain regionally & locally serving
• Centrally located for increased accessibility
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EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

Transit: Proposed Transit Hub with Development Land Uses

**Proposed Transit Hub**
- Transit hub located on Road 2 between Roads 4 and 5
- Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
- Three stops on each side, parallel to the street
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Transit: Inova Helipad

Inova Alexandria at Landmark Helipad Neighborhood Site Plan

APPROVAL PROCESS

Discretionary

Inova intends to submit to FAA & VDOT for review and recommendation prior to commencement of construction

FAA typically applies a fly friendly approach to its recommendations that avoids neighborhoods and schools

Typical review period is 3-6 months

FLIGHT PATHS

Inova employs Phi Air Medical to provide medical evacuation services and to coordinate helipad activity with the hospital.

Phi Air Medical pilots comply with FAA recommendations, respect Fly Friendly neighborhoods, and use Helicopter Route Charts unless weather or other life safety considerations warrant alternative routes.
Inova Alexandria at Landmark

**Helipad Site Plan**

**HISTORIC AND PROJECTED FREQUENCY**

- **2019**: 14 Total trips, 4 Arrivals, 10 departures
- **2020**: 19 Total trips, 7 Arrivals, 12 departures
- **2030 Estimate**: 20-24 total trips

Fairfax hospital handles, and will continue to handle, the majority of helicopter flights in the Inova system.

The majority of current outbound Alexandria hospital flights are trauma patients being flown to trauma centers, including Fairfax.

The new hospital at Landmark will have a level II trauma designation, thereby reducing outbound flights as more patients will be treated on site.

The new Springfield hospital will also include a helipad.

As a result, no major increase in the number of flights to or from Alexandria is anticipated with the new hospital.
**EWLVD IAG MEETING: LANDMARK REDEVELOPMENT**

**Transit: Inova Helipad**

Inova Alexandria at Landmark

**Helipad Aerial**

**REQUIRED LIGHTS**
Obstruction lights at building edges, helipad perimeter lights, and illuminated windcone for navigation.

**HELIPAD LOCATION**
Prevailing wind conditions identified a preferred southern approach and the required obstruction free zone of the helipad made the south tower the logical location for the helipad.

**FLIGHT TAKEOFF, LANDING**
Primarily from southwest and southeast per local wind conditions

**ESTIMATED NOISE LEVEL**
"Helicopters noise levels are difficult to measure and frequently vary given site features, adjacent buildings, weather, etc. It’s fair to say the average hospital helicopter 160’ in the air would measure at 85 decibels at the ground level. For the pedestrians on ground level, this would be comparable to hearing a lawn mower that is 100’ away."

- FEC Heliports
Advisory Group Discussion

15 minutes

General public may post questions in the “Q&A” function
2013 Affordable Housing Master Plan

- Housing options at all incomes, life stages, and abilities
- Citywide distribution of affordable units to promote diversity and mixed-income communities
- Emphasis on housing opportunities in higher-density areas with access to transit and amenities
- Housing/Jobs balance key to Alexandria’s economic growth and competitiveness

Goal: 2,000 units with new affordability by 2025
On Track

In March 2020, City Council endorsed COG’s Regional Housing Initiative, including Alexandria’s target to add +2,250 affordable and workforce housing units by 2030.
Alexandria Housing Affordability Gap

In 2019,
14,500 households earning less than $75k/year paid more than 30% of income on rental housing

6,600 households earning less than $50k/year paid more than 50% of income on rental housing

Cost of average 1-bd apartment: $1,920
Wage needed for avg. 1-bd apartment: $36.88/hour or $76,710/year

2000-2020 Income vs Housing Trends
Potential Jobs at Landmark

**Leisure & Hospitality**
- Food Prep Worker – 30% AMI
- Fitness Instructor – 55% AMI

**Education & Health Services**
- Pharmacy Technician – 50% AMI
- Firefighter – 60% AMI

**Construction**
- Equipment Operator – 60% AMI
- Carpenter – 70% AMI

**Retail & Entertainment**
- Cashier – 30% AMI
- Retail Manager – 60% AMI

**Office**
- Janitor – 30% AMI
- Receptionist – 40% AMI

**Personal Services & Transportation**
- Home Health Aide – 35% AMI
- Delivery Truck Driver – 50% AMI

Projected local job growth in lower-wage sectors (2014-2024)

- Food Services Jobs: 15%
- Construction Jobs: 15%
- Health Care and Social Assistance Jobs: 27%

AMI = Area Median Income
2019 LVD Corridor Plan Affordable Housing Recommendations

- **Housing to support anticipated jobs at Landmark**

- **Housing mix:**
  - Ownership and rental options for households at 30-80% AMI (Rentals for households up to 50% AMI)
  - Levels of affordability largely determined by unit type (condos, townhomes, apartments, etc.) and tenure (ownership/rental)

- **How:**
  - Convert monetary contribution to on-site units
  - Some mandatory units in Continuum of Care Facilities
  - Establish targets for new committed & workforce units to be developed above fire station and across residential neighborhoods
  - Collaborate with Landmark partners, including their non-profit entities, to leverage third party resources for maximum housing affordability

AMI = Area Median Income  
CDD = Coordinated Development District
Applicant Approach

✓ Proposal to use monetary contributions to create affordable housing on-site.
✓ Leverage low-income housing tax credits ("LIHTC") and other sources of funds to maximize number of affordable units created.

Affordable Housing Monetary Contribution

≈ $13.8 million

- Provision of on-site affordable housing units within project
- Public Private Partnership to fund and develop a LIHTC project

✓ Aspirational target of ≈10% of residential units
✓ Exceeds what is anticipated by Small Area Plan based on proposed density
✓ Also exploring options for affordable / workforce for-sale housing (ownership) component
Block J Proposal: LIHTC Project & Fire Station Co-Location

✓ Approximately 200 affordable rental apartments co-located on block with new fire station
✓ Use low-income housing tax credits ("LIHTC") and other secondary public and private sources of funding
✓ Timing of construction of the fire station will be provided by City CIP funding (2024), the affordable housing will be based on state tax credit allocations, and other secondary public sources of funding.

Additional Affordable Rental Units (included in Market Rate Projects)

✓ An additional 45 affordable units to be provided as a component of market-rate rental multifamily programming.
✓ Units can be in one or more mixed-use, residential blocks

Senior Housing (Assisted Living / Independent Living)

If Continuum of Care Facilities are constructed, the programming will include 2% of units at Auxiliary Grant-level or equivalent

Note: Building the LIHTC project as currently programmed — including the fire station and the affordable housing program — is dependent on the City of Alexandria’s funding of the fire station, the project’s ability to apply for and receive Low-Income Housing Tax-Credits, and additional affordable housing subsidies from the City of Alexandria.
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
EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

Closing: Process, Next Steps, Contact Info

Landmark CDD/Rezoning Schedule

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Next Meeting
Next Event:
April 28 @ 6 pm: EWLVD Advisory Group Virtual Meeting

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