Due to the COVID-19 Pandemic emergency, the May 24, 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 & Project Overview
2. Proposed Master Plan Amendments
3. Advisory Group Discussion/ Community Q&A
4. Next Steps

Staff:
- Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning
- Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning

Applicant:
- Jay Kelly, Vice President Development, Foulger-Pratt
- Jonathan Rak, Partner, McGuireWoods
- Tom McDuffie, President, Inova Realty
- Cathy Puskar, Partner, Walsh Colucci Lubeley & Walsh

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
### Landmark MPA/CDD/Rezoning Schedule

**Jan.**
- **AG/Community Meeting** Jan. 19
  - Topics: Process, 2019 Plan Recommendations, General Proposal

**Feb.**
- **AG/Community Meeting** Feb. 22
  - Topics: Land Use, Fire Station, Open Space

**Mar.**
- **AG/Community Meeting** Mar. 25
  - Topics: Transit, Helipad, Affordable Housing

**Apr.**
- **AG/Community Meeting** Apr. 28
  - Topics: Traffic Analysis, Bicycle & Pedestrian Connections, Sustainability

**May**
- **AG/Community Meeting** May 24
  - Topics: Master Plan Amendments, Follow-up on outstanding issues

**June**
- **AG/Community Meeting** May 13

**July**
- **PC Hearing** June 24
- **CC Hearing** July 6

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AG = Eisenhower West/Landmark Van Dorn Advisory Group  
CC = City Council  
PC = Planning Commission
**Steps in the Redevelopment Process**

Current Proposal Builds on Previous Planning Efforts, including the 2018-2019 Replanning Process:
- 4 community events
- Public hearings
- Background information at alexandriava.gov/landmark

**STEP 1**
- Coordinated Development District (CDD) Concept Plan, Rezoning & Master Plan Amendment (MPA) Approval

**STEP 2**
- Infrastructure Site Plan and Development Special Use Permits (DSUPs) by block

**STEP 3**
- Building Permits for Construction

CDD = Coordinated Development District | MPA = Master Plan Amendment | DSUP = Development Special Use Permit
Master Plan Amendments

- **Master Plan** = community vision for an area adopted by council (i.e., Landmark Van Dorn Corridor Plan) with guiding recommendations for future development, streets, infrastructure, open space, housing, and community amenities.

- **Master Plan Amendments** = acceptable changes to the Master Plan that uphold the intent of the original Plan. Examples:
  - Map updates
  - Identifiers/labels
  - Legends and notes
  - Text updates for consistency with graphics and others unaffiliated with graphics within the Plan narrative and recommendations
Revitalization of 52-acre unoccupied mall site into a mixed-use, walkable urban village

✓ ≈ 4 million square feet, anchored by a world-class 1+ million-SF Inova Hospital

✓ Diverse offering of rental and for-sale housing opportunities – including affordable housing, senior housing, market-rate apartments, condos, and townhouses

✓ Fire station with co-located affordable units.

✓ Complementary mix of vibrant and active retail, commercial, entertainment and green space offerings – integrated into a cohesive neighborhood

✓ Sustainable development & improved integration with adjacent neighborhood.
2019 Landmark Van Dorn Corridor Plan

2021 Proposed Amendments

Transit Hub

Enhanced Connection to/from I-395 (2)

Notes:
1. The proposed transit hub is for illustrative proposes only. Final location and coordination will be determined during the development review process.
2. Location of a potential connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.
Replace Note 1: The locations and sizes of Neighborhood Parks, with the exception of the paseo between Streets 5 and 7, will be determined as part of the development review process.

Add to Note 4: A hospital and affiliated hospital uses may provide a reduced percentage of open space as determined in the Coordinated Development District.

Add Note 5: Potential Active Recreation use can be provided to the extent parking is not needed.
Landmark Van Dorn Corridor Plan

Building Height

2019

2021 Proposed Amendments

Notes:
1. May include one-story accessory structures consistent with the intent of the park, if approved as part of the development review process.
Add Note 2: Streetwalls are shown for illustrative purposes only and will be determined during the development review process.
Proposed Text Change Topics

• Street Identifiers and Types throughout the Plan
• Edits to Legends
• Hospital Campus Open Space
• Above Grade Parking Garage Screening
• Ground Floor Height on Active/Retail Streets
Next Steps

• For the Advisory Group:
  • Prepare letter for Planning Commission and City Council regarding consistency of the CDD proposal with the intent of the Landmark Van Dorn Corridor Plan
  • Chair, Mindy Lyle, to prepare draft; Ashley Labadie to send to Advisory Group for comments
  • Advisory Group comments to Ashley: June 2

• Staff Report Published: June 11

• Planning Commission Hearing: June 24

• City Council Hearing: July 6

• Future Submissions:
  • Infrastructure Site Plan
  • Development Special Use Permits for individual blocks
Advisory Group Discussion

Community Q&A

General public may post questions in the “Q&A” function or use the “Raise Your Hand” feature to speak
Next Events:
June 24 Planning Commission
July 6 City Council

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