LANDMARK MALL REDEVELOPMENT
COORDINATED DEVELOPMENT DISTRICT (CDD#2020-00007)

CITY OF ALEXANDRIA, VIRGINIA

DATE: MARCH 5, 2021

NARRATIVES

EXISTING FAR UNDER EXISTING SITE AREA: 047.02-03-05 - 380,320 S.F. OR 8.7309 AC. (LANDMARK-VAN DORN SAP)

EXISTING USE: SHOPPING CENTER

MAXIMUM FAR (CR-ZONE): 1.0 + ADDITIONAL 0.25 (RETAIL USE)

EXISTING ZONE: CR/COMMERCIAL REGIONAL AND CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE

EXISTING AREA COMPARED TO THE NET SITE AREA AFTER THE GARAGE AREA IS DEDUCTED. THE APPLICANT LANDMARK/VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET A MORE STRINGENT STORMWATER DETENTION FACILITIES. THE 2 AND 10 YEAR STORM EVENTS WILL BE CONTROLLED IN THE DETENTION FACILITIES GARBAGE AREAS TREATED (LANDMARK MALL) WILL BE PRO-RATED AMONGST THE LANDBAYS BASED ON A PERCENTAGE BASIS OF THE CURRENT LOAD (LANDMARK MALL) RESULTS IN A TOTAL LOAD REDUCTION OF 42.44 LBS/YEAR PER THE CITY OF ALEXANDRIA INFRASTRUCTURE CAPACITY IS NOT EXCEEDED.

APPROXIMATE TOTAL GROSS AREA PROPOSED: 4,200,000 SF

MAXIMUM FAR FOR LANDMARK MALL AREA: 1.0

MAXIMUM FAR FOR LANDMARK VAN DORN AREA: 1.0

ALOOG AREA PROPOSED: 1,885,377.2 SF

PROPOSED OPEN SPACE: MINIMUM 152,500 SF (OR 3.5 ACRES)

DEVELOPMENT BY USE AND BLOCK

| URBAN, LTD. | FOULGER-PRATT DEVELOPMENT, LLC | CONTACT: ROBERT SCHIESEL, P.E. | CONTACT: JONATHAN RAK | CONTACT: CLAYTON TUCKER, P.E. | CONTACT: ABBEY OLRK, AIA | TRAFFIC ENGINEER | LANDSCAPE ARCHITECT |
| 12435 PARK POTOMAC AVE | 1230 CONNECTICUT AVE, NW | SUITE 200 | SUITE 1800 | 1170 S WASHINGTON ST | 1201 GALE NATHAN ST | 3333 CONNECTICUT AVE, NW | 1515 CONNECTICUT AVE, NW |
| LANDSCAPE ARCHITECT | CONTACT: RICHARD SCHIELER, P.E. | CONTACT: DON HOOPER | LANDSCAPE ARCHITECT | COOPER CARY | SHEET INDEX | LANDSCAPE ARCHITECT | LANDSCAPE ARCHITECT |

01