Landmark Redevelopment

Agenda

Staff:
• Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning
• Jack Browand, Division Chief, COA Recreation, Parks & Cultural Activities

Applicant:
• Nick Beeson, Director of Acquisitions, Foulger-Pratt
• Jonathan Rak, McGuireWoods, Attorney for Foulger-Pratt
• Don Hoover, Principal, Oculus
• Cathy Puskar, Walsh Colucci Lubeley Walsh, Attorney for Inova
• Dave Sittler, President, Sittler Development Associates LLC

Agenda:
1. Overall Redevelopment Process
2. Current CDD/Rezoning Process
3. 2019 Landmark Van Dorn Corridor Plan Recommendations
4. Applicant Proposal To-Date
5. Next Steps and Questions
**Steps in the Landmark Redevelopment Process**

**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

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

CDD = Coordinated Development District  |  MPA = Master Plan Amendment  |  DSUP = Development Special Use Permit
Open Space: 2019 Plan Recommendations

GOAL: Provide Parks and Open Space for All

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

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

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- Plus, per development block:
  - **25% at- or above-grade**
  - CDD will establish percentage requirements for at-grade open space
  - Required open space may be transferred between blocks, if provided at-grade and publicly accessible

- Explore recreation space on top of existing garage

**GOAL: Provide Parks and Open Space for All**
**Applicant Proposal**

- **Max. 4.2 million SF** development density
  - Hospital (blocks A/B and C) approx. 1 million SF
  - Maximum units = 2,500 (includes affordable housing, senior housing, multifamily, townhouse)
- **Min. 20%** of development is non-residential uses
- Required and preferred ground floor active uses along main streets and central open space
- Providing **min. 3.5 acres** of publicly accessible ground-level open space
- Reduction in individual block open space requirement for Inova development blocks
- Open space per block to be provided with future DSUPs
- Fire station (co-located with affordable housing)
- Building heights for non-Inova blocks lower than the maximums portrayed in the Small Area Plan
- Transit hub in Plan recommended location
Applicant Proposal

Connected Open Space System

- Physical and visual green connection throughout the site
- Connection to Holmes Run Stream Valley Parks and Trails
Applicant Proposal

Publicly Accessible Open Space

- **Min 3.5 acres** of publicly accessible at-grade open space; excess to count towards additional open space requirements per block, if needed, as per the Plan

- Comprised of:
  - the Central Plaza (Q, F, N);
  - the Terrace Park (P); and,
  - Neighborhood Park / Paseo (R)

- Physically and visually connected by **Road 1**, functioning as a “green street”, as per the Plan
Applicant Proposal

- Privately owned and maintained parks and open spaces with public access easements
- Park designs with future DSUPs
Applicant Proposal

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.
Applicant Proposal

Campus Commons & Urban Plaza

An urban plaza at the hospital entry and drop off engages with the campus commons and lobby.
Activated by Inova’s multi-purpose pavilion, the community green is a welcoming element at the neighborhood entrance.
Questions & Comments

Visit the Website!
Alexandriava.gov/Landmark
• Previous event materials
• Applicant submission materials
• Links to previous planning process

Additional Questions:
• Ashley.Labadie@alexandriava.gov
• Ashley’s direct line: 703.746.3801
• Jack.Browand@alexandriava.gov