Landmark Mall Re-planning Process

Park and Recreation Commission - 02.21.2019

WHY PLAN NOW?
• Previously approved plans expired
• Entire site under coordinated ownership
• Market shifts since 2009
• Refine Plan, incorporate flexibility, enable redevelopment

FINAL PRODUCT:
• New chapter to 2009 Plan reflecting existing and new Draft Recommendations

BUILD ON ‘09 VISION:
• An attractive, mixed-use urban center with distinctive architecture, transit and community spaces that serves regional and neighborhood needs and provides walkable streets with access and connections to surrounding neighborhoods
FRAMEWORK STREETS & TRANSIT HUB

- **Existing Roads**
- **Primary Roads**
- **Secondary Roads**
- **Tertiary Roads**
- **Potential Future Streets**
- **Proposed Transit Hub**
- **Proposed Transit Stop**

*Potential for a connection to I-395 along the north side of the site (subject to VDOT coordination and approvals)*
PUBLIC ACCESS OPEN SPACE (Min. 3.5 AC. + 25% per Block)

Note: For illustrative purposes only. Exact locations, size and design to be determined with CDD and DSUP approvals.
WORKING DRAFT RECOMMENDATIONS

1. Provide a minimum 3.5 acres of public open space that is physically and visually connected and accessible from the green street, Framework Street D, as generally depicted in Figure X. The following public open spaces will be dedicated to the City or will include a perpetual public access easement:
   • Approximately 20,000 sq. ft. Central Plaza;
   • 2.5-acre Terrace Park; and
   • Neighborhood parks, which consist of the remaining acres of the 3.5 publicly accessible open space and should be consolidated to the extent feasible.

2. One story accessory structures may be provided with supporting uses in the Central Plaza if it meets the intent of the open space and is approved as part of development review process.

3. Provide a safe and well-lit trail connection through the Terrace Park to enhance access to and use of the Holmes Run Trail.

4. Provide active recreation space on the top level of the existing above-grade parking structure to the extent feasible.

5. In addition to the 3.5 acres of public open space outlined above, provide a minimum of 25% open space at- or above-grade per development block identified as part of the CDD. The 25% will be provided at-grade to the extent feasible. In the event that an individual block cannot provide the minimum 25% at- or above-grade open space, the applicant may combine this required open space with open space on another development block, as long as the total combined amount is provided as a consolidated, at-grade publicly accessible open space.

6. All publicly accessible at- or above-grade open space will be visible and easily accessible from adjacent public streets.
PATH TO REDEVELOPMENT

STEP 1
(general detail)
Re-planning/
Master Plan
Amendment

STEP 2
(more detail)
Concept Plan
(CDD)/
Rezoning
Approval

STEP 3
(more detail)
Development Special
Use Permits by Building
or Block

STEP 4
(most detail)
Building
Permits for
Construction

Community Engagement
### NEXT STEPS

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<tr>
<td></td>
<td>AG/ Community Meeting Nov. 14</td>
<td>AG/ Community Open House Dec. 12</td>
<td>AG/ Community Workshop Jan. 26</td>
<td>AG/ Community Meeting Feb. 27</td>
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- **New Uses**
- **Flexibility of Uses**
- **Access to & along site**
- **High Street Bridge**
- **Signature Buildings**

- **Informal Open House**
- **Anytime between 7 and 9 pm**
- **Recap of responses to Nov. 14 Meeting**

- **Re-cap**
- **Land Use**
- **Open Space**
- **Height**
- **Mobility**
- **Housing Affordability**
- **Draft Recommendations**

- **7-9 pm**
- **Re-cap**
- **Draft Recommendations**
- **AG Letter**

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**Next Event**

- **Planning Commission & City Council Public Hearings**
  - April 2 & 13

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**Questions/Comments:**

Visit alexandriava.gov/Landmark

Ashley.Labadie@alexandriava.gov

703.746.3801