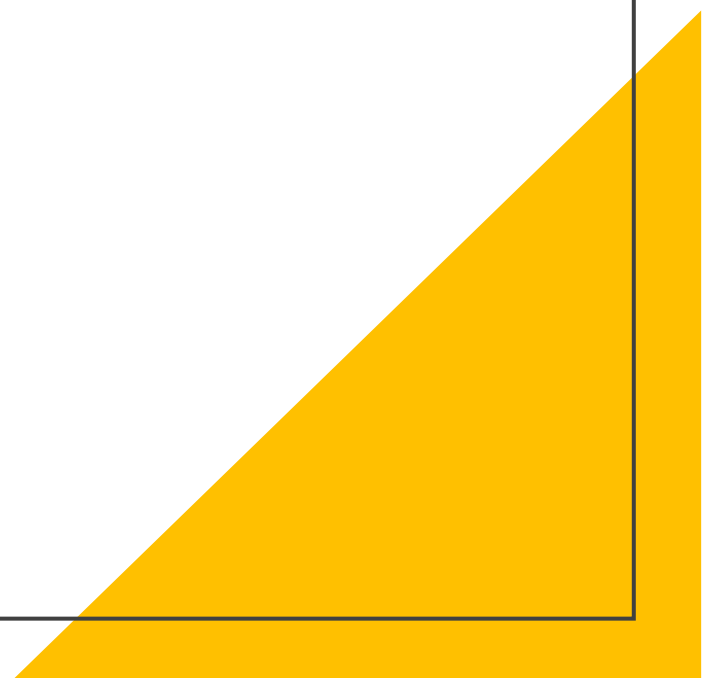


Welcome!

The Eisenhower West Landmark Van Dorn
Implementation Advisory Group Meeting
will begin at 6:30 pm



Agenda & Presenters

1. **Introductions (5 min)**
2. **Vulcan Site Redevelopment (20 min)**
3. **Landmark Mall Redevelopment (20 min.)**
4. **Development Project Updates (10 min)**
5. **Advisory Group Discussion/ Community Q&A (15 min.)**

Staff:

- *Maya Contreras, Principal Planner, COA Dept. of Planning & Zoning*
- *Jared Alves, AICP, Urban Planner, COA Dept. of Planning & Zoning*

Applicants:

- *Ken Wire, Wire Gill, LLP, Attorney*
- *Jay Kelly, Vice President, Foulger-Pratt*

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





Vulcan Site

Eisenhower West/Landmark Van Dorn Implementation
Advisory Group

April 27, 2022

Aerial



S Pickett St
Fleet Transportation

S Pickett St

Public Storage

Victory Van Corporation

Alexandria
Waste Recovery

Union 206 Studio

Backlick Run

Courtney Ave

Courtney Ave

Courtney Ave

Virginia Signs
And Lighting Co

S Van Dorn St

Courtney Ave

Courtney Ave

Ram Tool Construction
Supply Co

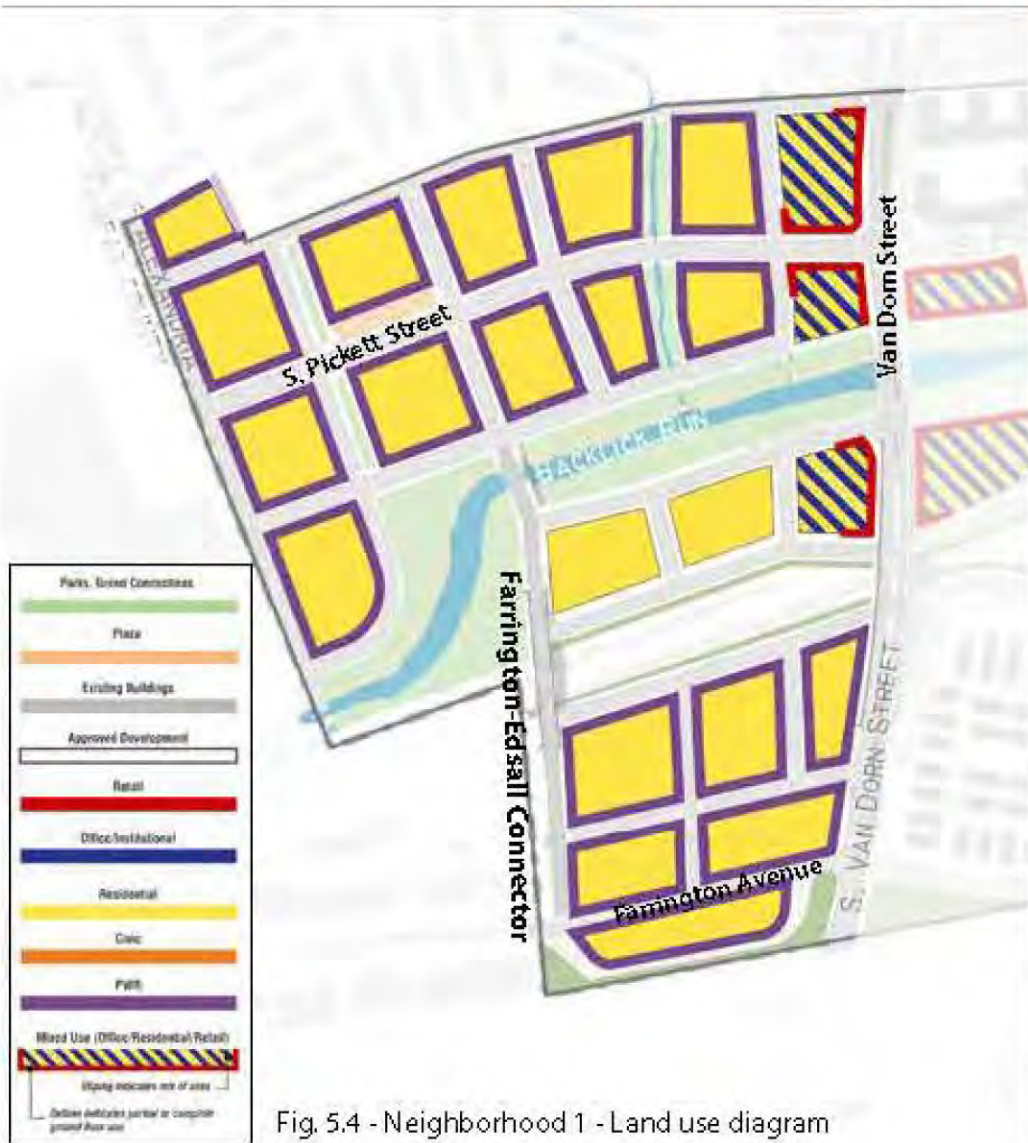
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Harrison Cir

Existing Conditions

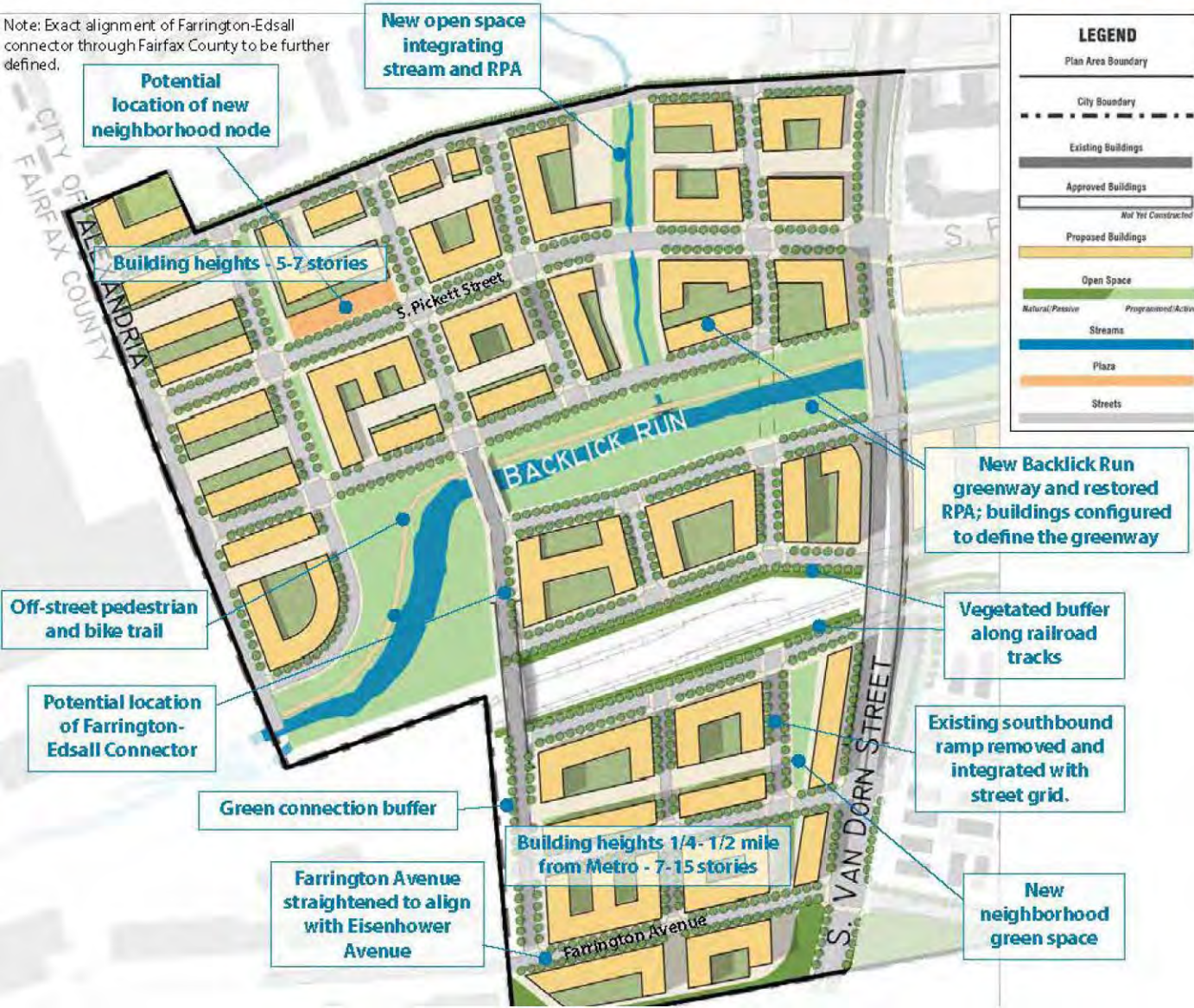


EW SAP Guidance: Van Dorn Innovation District



- Overall: Redevelopment from warehouse space to residential and commercial development fronting on Backlick Run greenway
- Residential Use for interior blocks
- Mixed Use and retail for east block at Van Dorn St.
- Improve and protect Backlick Run
- High quality public realm with ped/bike connectivity
- Buildings are to be 5-15 stories in height & variety of heights

EW SAP Guidance: Van Dorn Innovation District



- Establish a grid of streets
- Farrington Connector
- Primary front facing Backlick Run
- 30% Open Space
- Bike/ped trail along Backlick Run

LEGEND

- HOTEL
- CONDO FLATS
- 2 - OVER - 2S
- TOWNHOMES

Site Plan

DETAIL PLAN: BACK LICK RUN PARK (WEST)

DETAIL PLAN: BACK LICK RUN PARK (NORTH)

DETAIL PLAN: HOTEL



BACK LICK RUN

BACK LICK RUN

VAN DORN STREET

BLDG F
CONDO FLATS
(34 D.U.)

BLDG E
CONDO FLATS
(34 D.U.)

BLDG D
CONDO FLATS
(34 D.U.)

BLDG C
CONDO FLATS
(34 D.U.)

BLDG B
CONDO FLATS
(34 D.U.)

BLDG A
CONDO FLATS
(34 D.U.)

BLDG Q

BLDG R

BLDG S

BLDG T

BLDG O

BLDG N

BLDG M

BLDG L

BLDG K

BLDG J

BLDG I

BLDG H

BLDG G

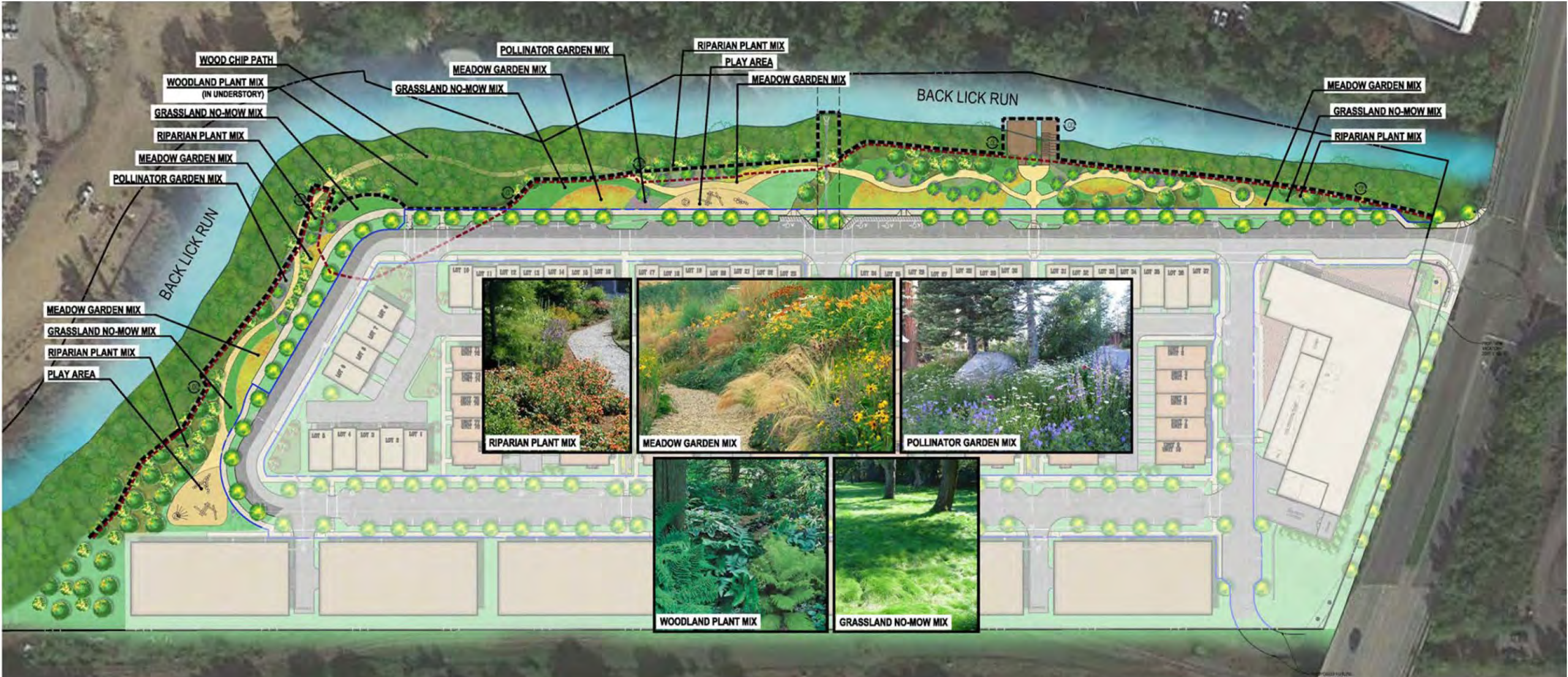
BLDG U

EX. RAILROAD

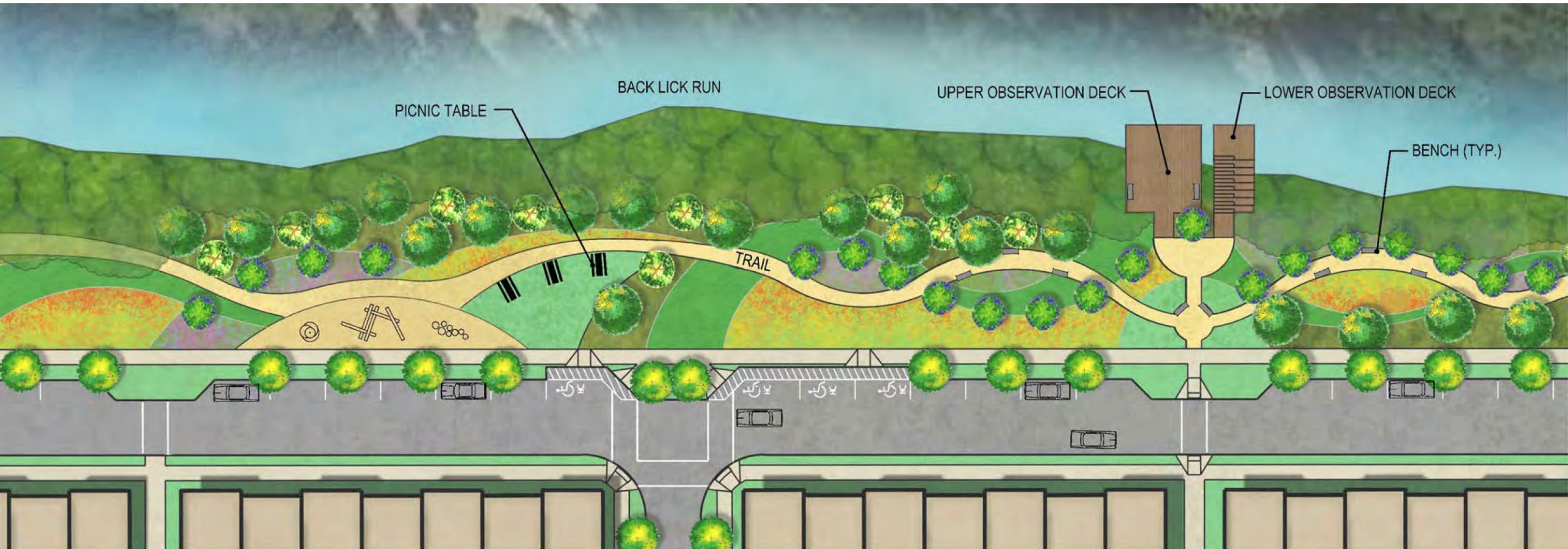
Project Facts

- Proposed Zoning: CDD #26
- Total Site Area: 773,808 SF (17.76 AC)
- Total Floor Area: 713,043 or 0.92 FAR
- Retail: 5,560 SF
- Unit Types:
 - 37 Town Houses;
 - 80 Two-over-twos
 - 204 Condos;
 - 256 room Hotel
- Building Heights:
 - 45' Town Houses (3/4 stories);
 - 50' two-over-twos (4 stories);
 - 60' Condo Flats (5 stories); &
 - 129' Hotel (currently 11 stories)
- Open Space: 46%
- Parking Provided: Meet Zoning Ordinance for hotel, TH and 2/2s
- Parking Reduction for Condo Flats of 127 (115 on-street parking provided)
- 6-acre dedication of Backlick Park

Backlick Park



Backlick Park

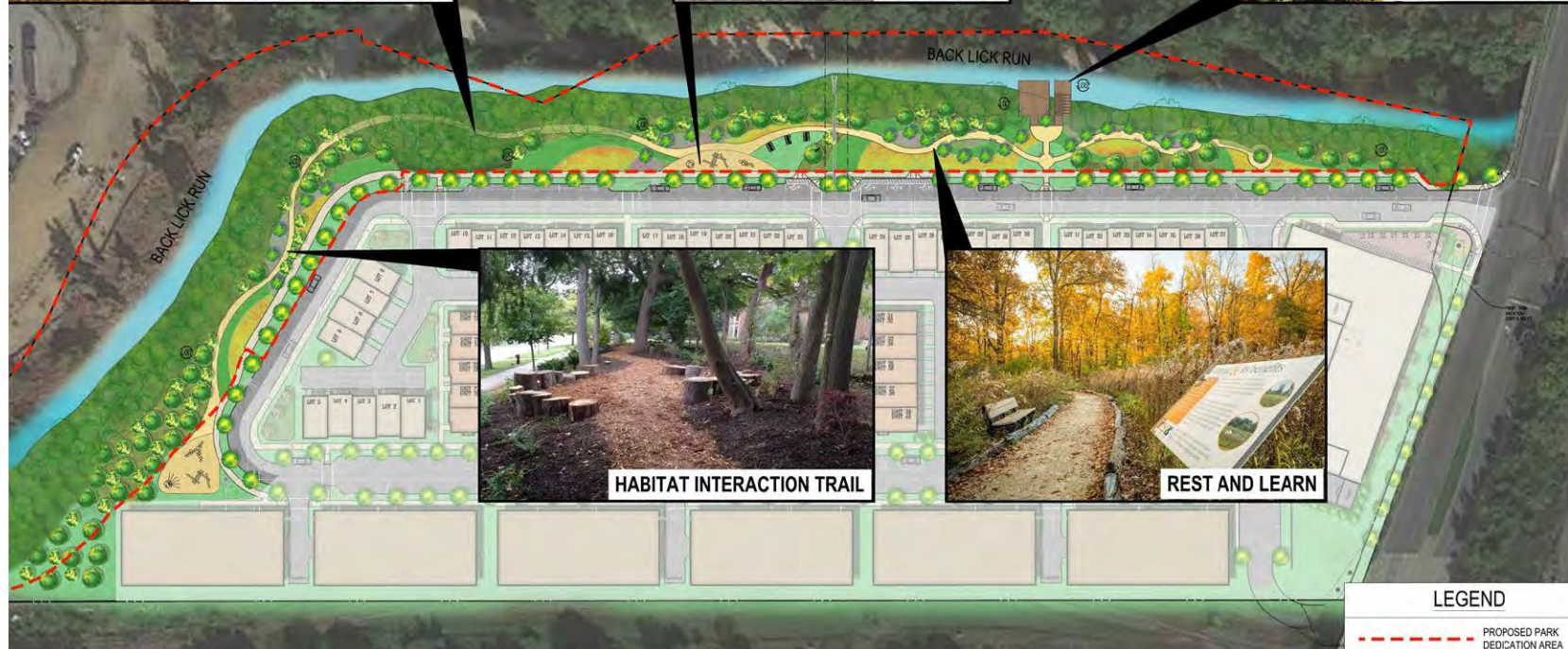


DETAIL PLAN: BACKLICK RUN PARK (NORTH)

Backlick Park



BACKLICK RUN PARK: WEST



Hotel Landscaping



Architecture: Two Over Twos



Architecture: Two Over Twos



Architecture: Town Houses



Architecture: Condo Flats



Architecture: Hotel Van Dorn Street Elevation

(3 5/8" x 7 5/8" bricks for Hotel 1)
Sits back from Tan Brick

Signage. Final brands to be selected. This corner can be seen from I-495 when traveling West

ROOF
+227.0'

11TH FLOOR (GR)
+216.0'

10TH FLOOR (GR)
+206.0'

9TH FLOOR (GR)
+196.0'

8TH FLOOR (GR)
+186.0'

7TH FLOOR (GR)
+176.0'

6TH FLOOR (GR)
+166.0'

5TH FLOOR (GR)
+156.0'

4TH FLOOR (GR)
+146.0'

3RD FLOOR (LOBBY)
+129.0'

2ND FLOOR (PARKING + RETAIL)
+115.0'

1ST FLOOR (PARKING)
+105.0'

Tan Brick
(3 5/8" x 7 5/8" bricks)

Final tree placement by Civil, shown for reference.



Terra Cotta Brick
(3 5/8" x 7 5/8" bricks for Hotel 2)
Sits back from Tan Brick

Metal copings to closely match adjacent brick

Signage. Final brands to be selected.

Clear Anodized Aluminum (silver color) window frames with LoE insulated glazing. (Window glazing color is not shown, as this represents how most glass will reflect the sky)

Pre-Cast Water Table Band

Metal Suspended Canopy, w/clear or frosted glass, metal, or similar covering

Pre-Cast or Stone or similar, base building material. (i.e. Arnschaft, Perdiema, and other similar brands)

Exit doors to match adjacent materials

Proposed Grade, see Civil

Freestanding Stone planters within the 25' setback

Architecture: Hotel Courtney Ave. Elevation



Courtney Avenue

Master Plan Amendments

- Building heights of 5 – 15 stories w/in half-mile of Metro (p.52)
- Variety of Building heights between 5 – 15 stories (p.74)
 - “Buildings between $\frac{1}{4}$ a and $\frac{1}{2}$ mile of Metro will be a min. of 7 stories and maximum of 15 stories.”
- 30' active use screening for above grade garage (p.37)
 - Above grade garages permitted along railroad

Community Benefits

- Affordable Housing Plan
- Green Building Policy
- Site Compaction (Industrial to development-ready site)
- 6-acre dedication of Backlick park
- Park improvements: access points, trails, benches, features
- Three housing types at differing price points
- Contribution to the EW Implementation Fund
- Other transportation improvements: public street dedications, bike share, reservation of land for pedestrian bridge; etc.

Next Steps

- Timeline: Four (4) Concept Plans Submitted
 - Concept 1: April 2019
 - Concept 1A: August 2019
 - Concept 2: February 2020
 - Concept 3: October 2021
- Pending Concept 4 Submission:
 - Condo building design
 - Address parking garage design and configuration for condos
- Site Preparation: 1 year process

LANDMARK

MIXED-USE MASTER REDEVELOPMENT

APRIL 27TH, 2022



EWLVD IAG UPDATE

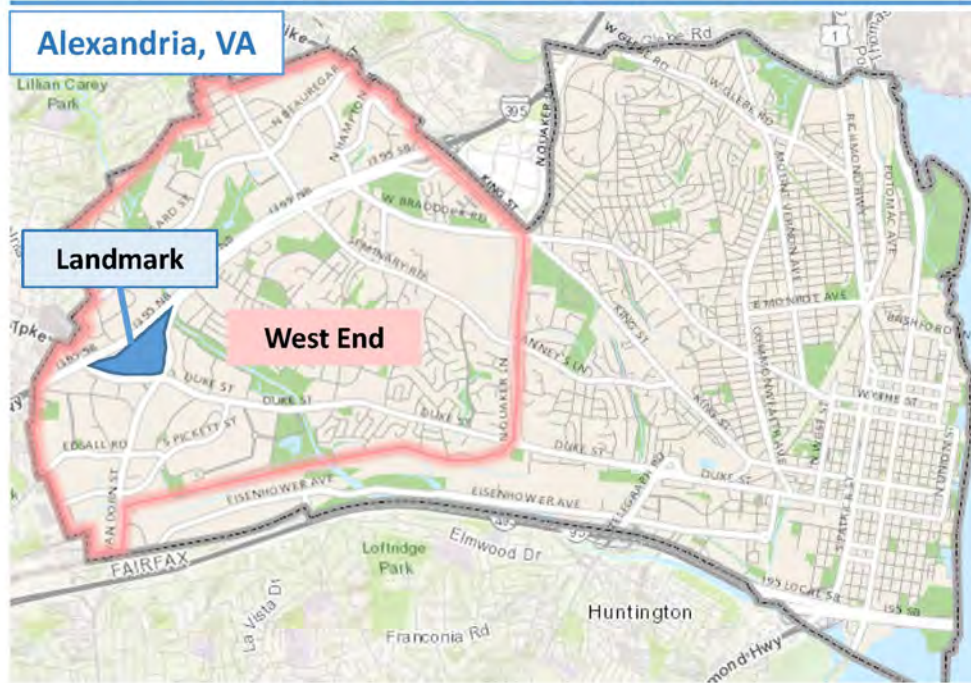
Agenda

- Current Project Timeline
- Infrastructure Entitlement Process
- Demolition Update
- Parks Update
- Q&A

EWLVD IAG UPDATE

Rezoning Process – Infrastructure

Location & Background



Entitlement Process

CDD
Coordinated Development District
COMPLETE



DSP
Development Special Use Permits (Infrastructure & Blocks)
1 year

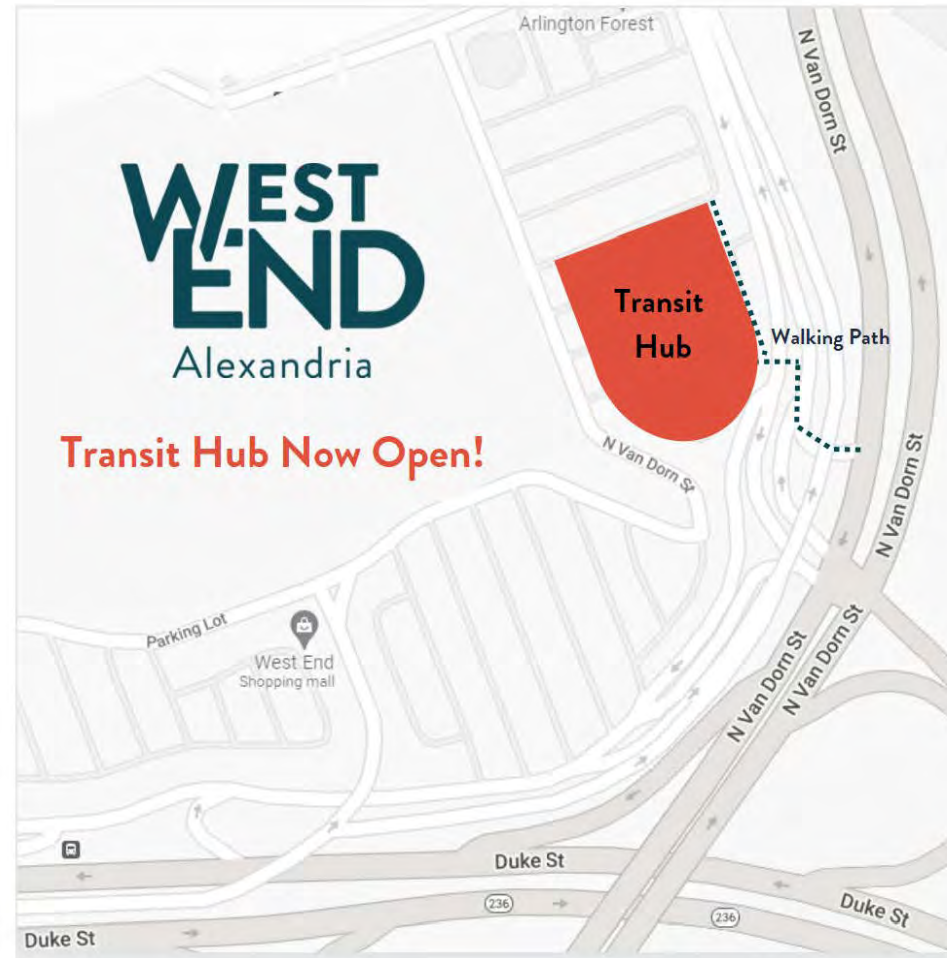


FSPs & Permits
Final Site Plans & Construction Permits
1-2 years



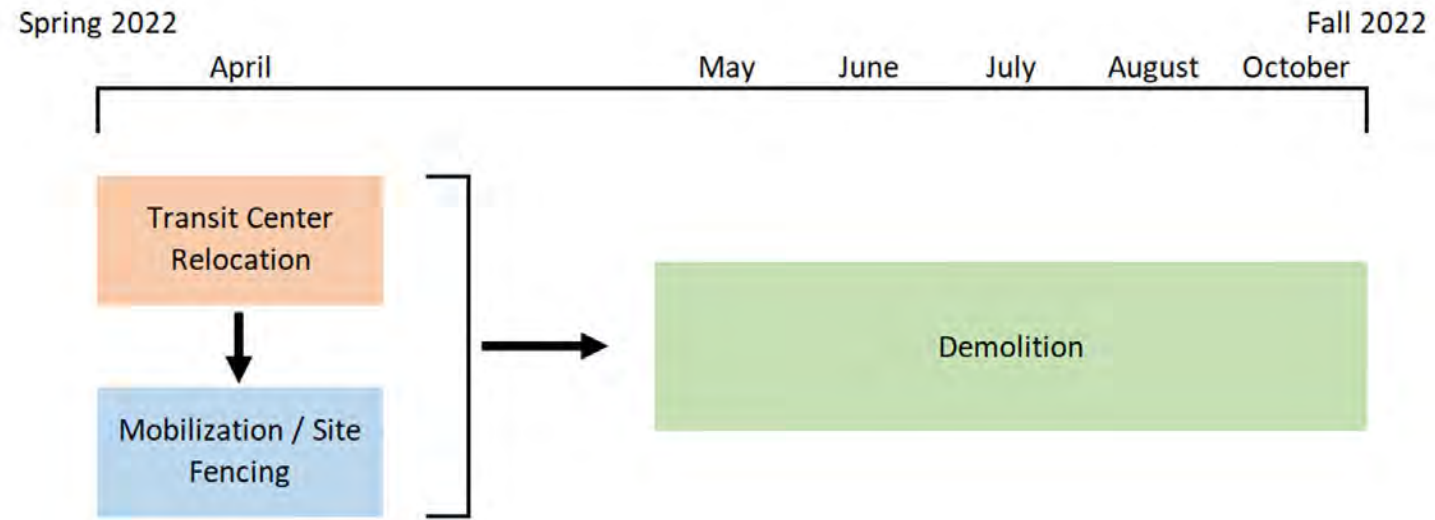
EWLVD IAG UPDATE

Demo – Transit Hub Relocation



EWLVD IAG UPDATE

Demo - Schedule



EWLVD IAG UPDATE

Demo - Scope of Work



Landmark Mall Infrastructure

4/12/2022

1. Demolition

Keynotes

1. Site Fence
2. Bus Transit Center
3. Recycled Concrete Stockpile
4. Demo Arlington Forest Garage
5. Demo Mall from East to West (incl. bridges and ramp to parking garage)
6. Demo Sears Service Center
7. Demo Existing Onsite Flyover (North Van Dorn St. Phase 1)
8. Demo SunTrust Bank Building
9. Close Right Lane of NVD toward Duke St. Demo existing Flyover Ramp which goes over Road 5

Duration: Approx. 6 Months

Legend

- Construction Roads
- Demolition Work
- ▲ Site Entrances
- Temporary Signalization Required



EWLVD IAG UPDATE

Demo - Haul Routes



Landmark Mall Infrastructure




4/12/2022

2. Haul Routes

Keynotes

1. Incoming construction traffic will access site via Duke St.
2. Outgoing construction traffic will exit the site at the existing signalized intersection of Duke St. and S. Walker St.

Legend

-  Site Entrances
-  Outgoing Construction Traffic
-  Incoming Construction Traffic



EWLVD IAG UPDATE

Demo - Work Hours / Methods

➤ Hours

- Monday – Friday
 - 7:00 AM – 6:00 PM
- Saturday
 - 9:00 AM – 6:00 PM

➤ Equipment

- Excavators with attachments
 - Munchers
 - Hoe Rams
 - Shears
- Loaders
- Concrete Crushers/Screeners



Parks DSUP Limits



ROAD 6

E

ROAD 4

G

ROAD 5

I

Q



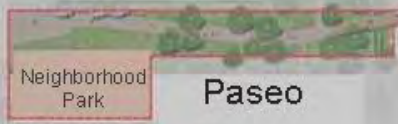
Central Park

ROAD 1

H

K

M



Neighborhood Park

Paseo

ROAD 7

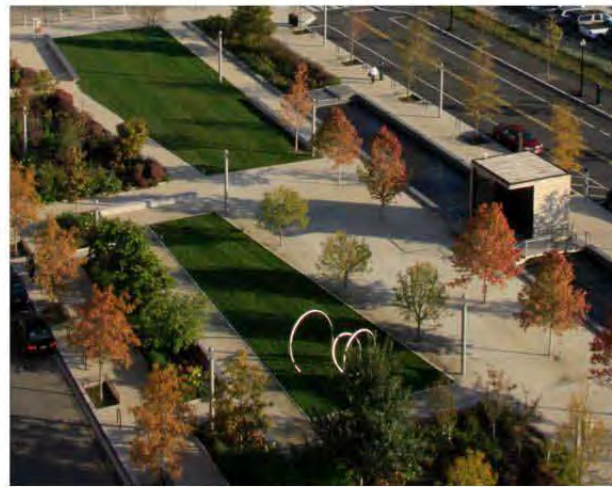
Terrace Park



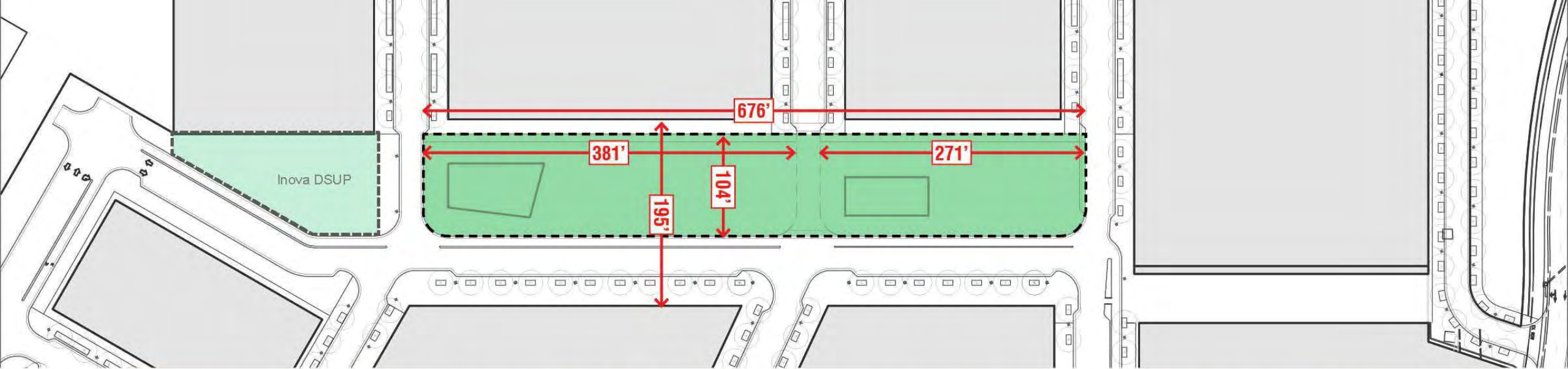
Publicly Accessible Open Space

Required: 3.5 ac.
Approved CDD: 3.78 ac.
Current Plan: 3.99 ac.





Canal Park, Washington DC



Canal Park, Washington DC



Program Framework Diagram

Retail Pavilion

- Outdoor Café seating

Tree Grove

- Shaded seating area
- Interactive Placemakers
- Chess tables
- Fire Feature
- Range of seating types

Retail Pavilion

- Café seating
- Public art (pavilion)

Skate Shop (winter)

Retail Kiosk (summer)



Multi-Use Lawn

- Non-programed use space
- Yoga/Boot Camp
- Lawn games
- Lawn seating for events
- Seating at edges

Urban Plaza (winter)

- Ice skating rink
- Winter Display over water feature area
- Planter pots (location 2)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Urban Plaza (summer)

- Water feature
- Planter pots (location 1)
- Fixed public seating
- Fixed placemakers
- Festive lighting
- Pop-up elements
 - Ping pong
 - Corn hole
 - Moveable furniture
 - Fun seating

Summer

Retail Pavilion

- Outdoor Café seating

Tree Grove

- Shaded seating area
- Interactive Placemakers
- Chess tables
- Fire Feature
- Range of seating types

Retail Pavilion

- Café seating
- Public art (pavilion)

Skate Rental Shop (winter)

Retail Kiosk (summer)



Multi-Use Lawn

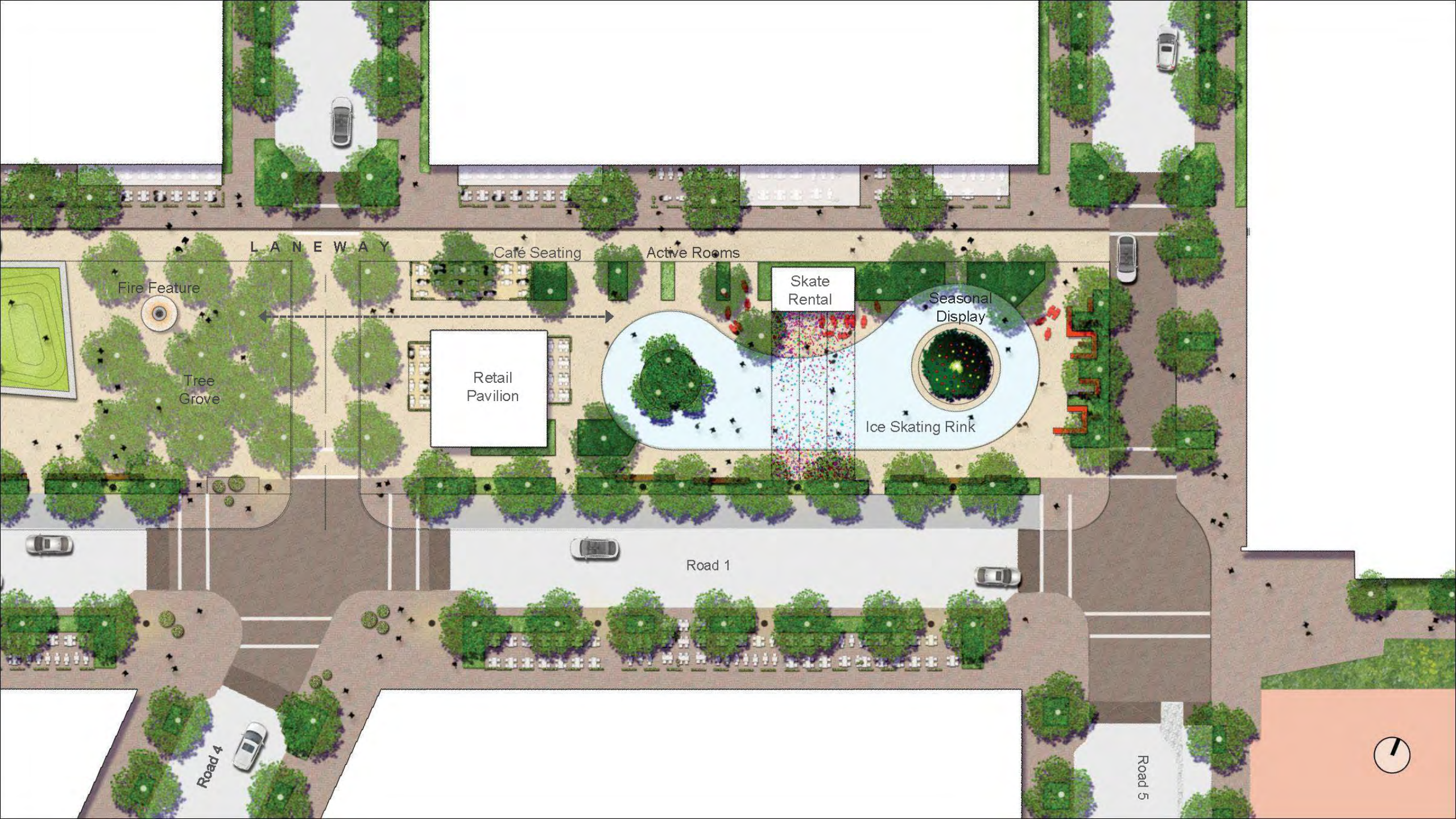
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- Planter pots (location 1)
- Fixed public seating
- Fixed placemakers
- Festive lighting
- Pop-up elements
 - Ping pong
 - Corn hole
 - Moveable furniture
 - Fun seating



LANEWAY

Café Seating

Active Rooms

Fire Feature

Tree Grove

Retail Pavilion

Skate Rental

Seasonal Display

Ice Skating Rink

Road 1

Road 4

Road 5





Canal Park



Pentagon Row

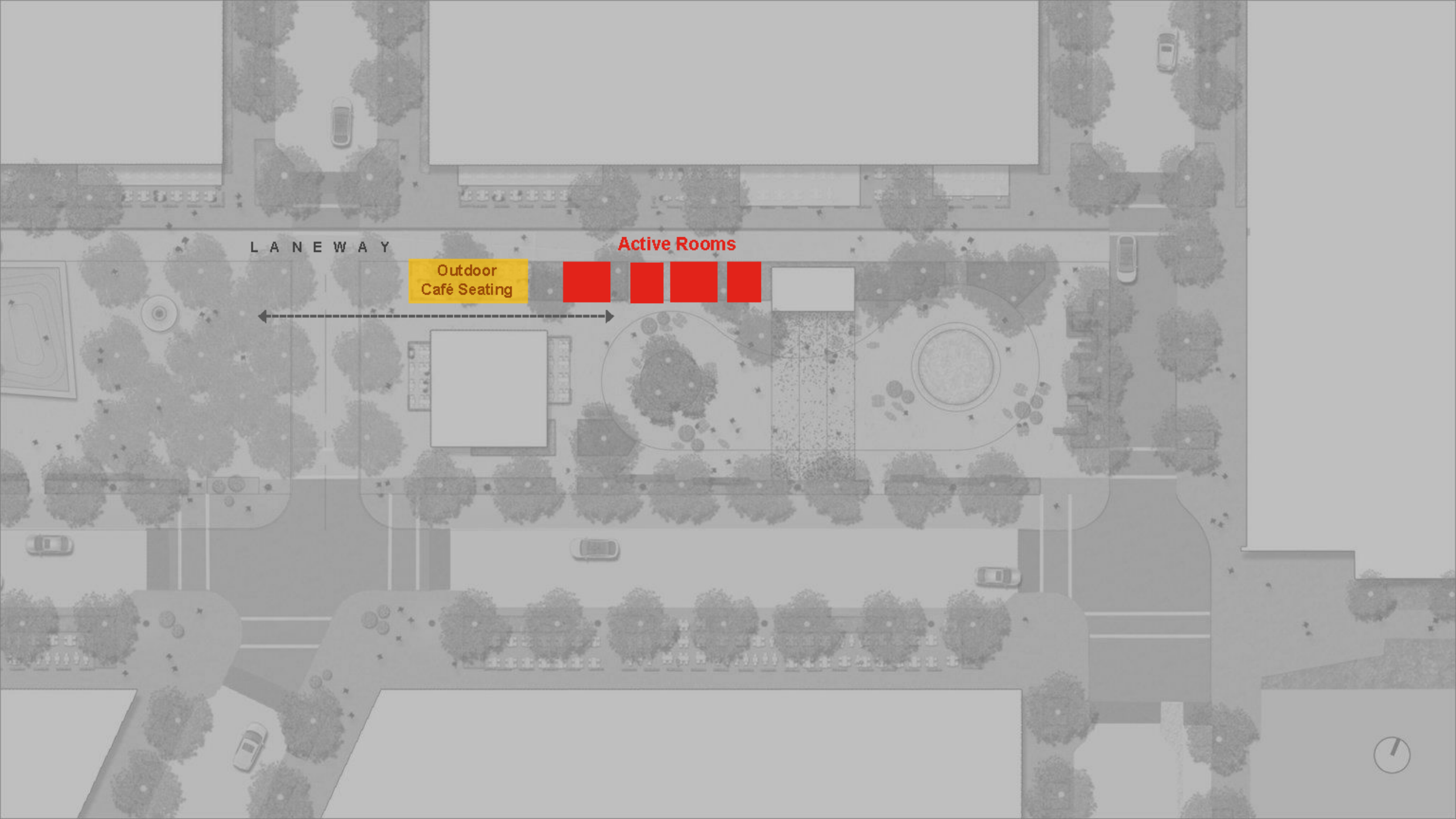


'Lazy River' Ice Skating Rink

L A N E W A Y

Active Rooms

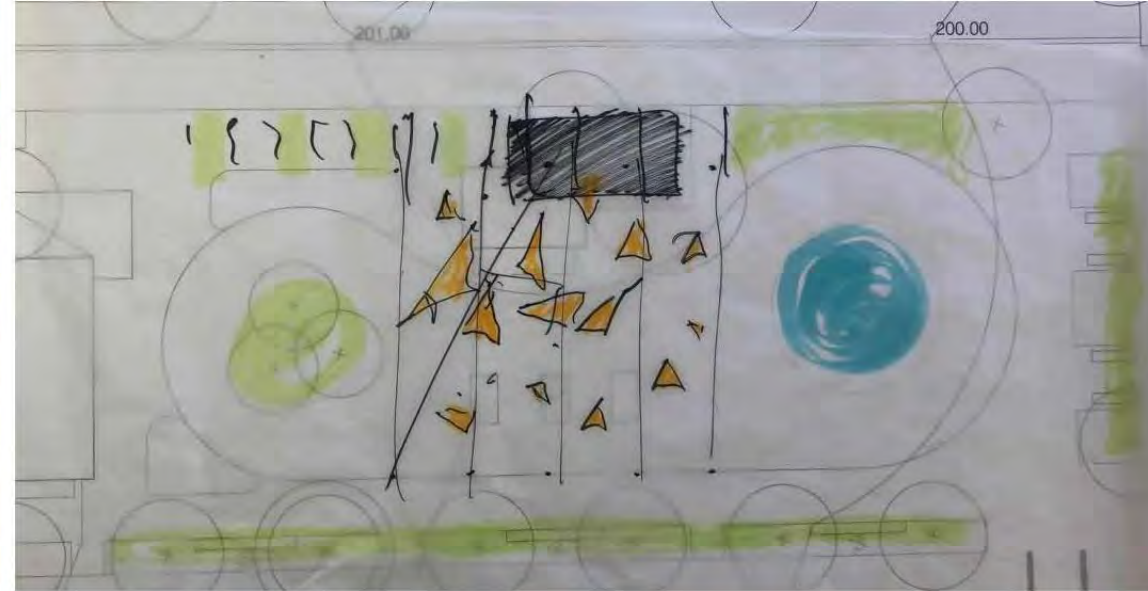
Outdoor
Café Seating





Active Rooms





Overhead Animation
Confetti and Lighting







I

K

M



Road 1

Road 5

Road 7

VAN DORN STREET

Paseo

Neighborhood Park
Playground

+20'

+0'



Making a playground with sculptural qualities





Road 1

Road 5

1

M

Road 7

Multiuse Lawn

Passive Use Space

Net Perch

Adventure Bridge

Stair Connection

Elevated Boardwalk

VAN DORN STREET

Terrace Park

1



Whiting Forest of Dow, MI



Elevated Boardwalk



Overlook / Respite

Observation
Viewer



Interpretive Signage



Stone Dust Paving



Passive Use Space





I

M

Multiuse Lawn

Passive Use Space

Net Perch

Adventure Bridge

Stair Connection

Elevated Boardwalk

VAN DORN STREET

Terrace Park



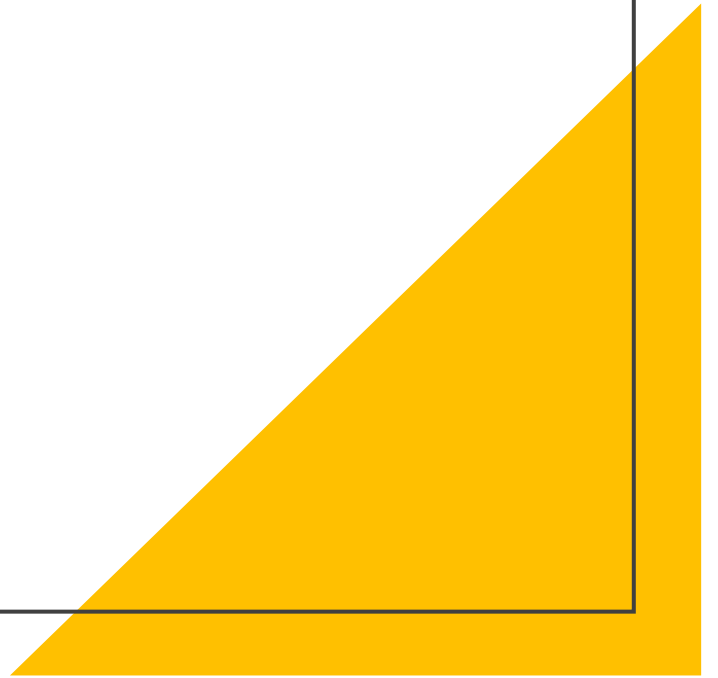


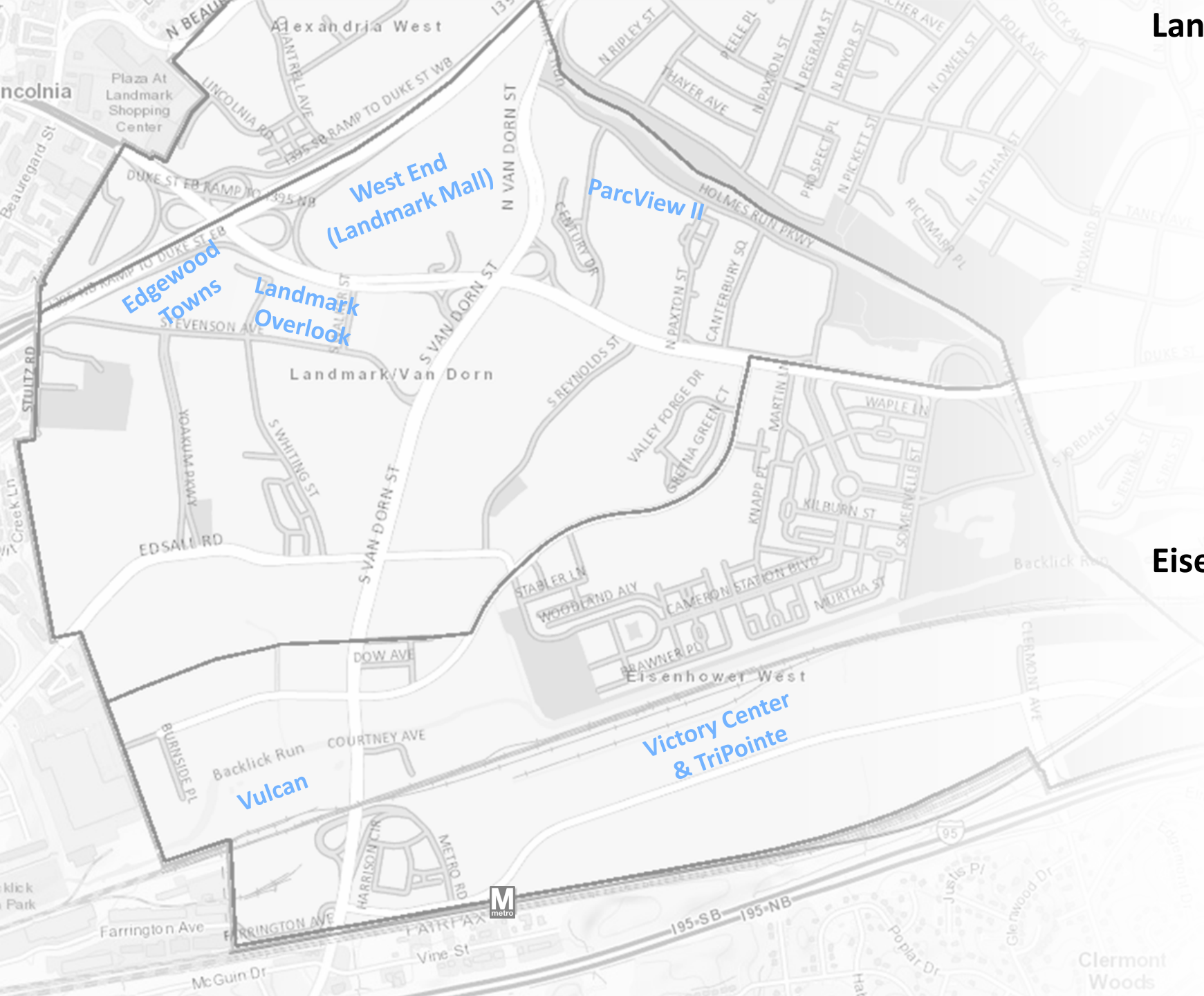
Net Perch



Adventure Swing Bridge

Development Updates





Landmark/Van Dorn

- Landmark Overlook
 - 88 stacked townhomes & 362 multifamily units
 - [Approved February 2022](#)
- ParcView II
 - 373 multifamily units
 - [Approved February 2022](#)
- West End (Landmark Mall)
 - Infrastructure Site Plan at [Planning Commission](#) June 7, 2022
 - <https://www.alexandriava.gov/Landmark>
- Edgewood Towns
 - 6 townhomes
 - Anticipated for September 2022 Planning Commission

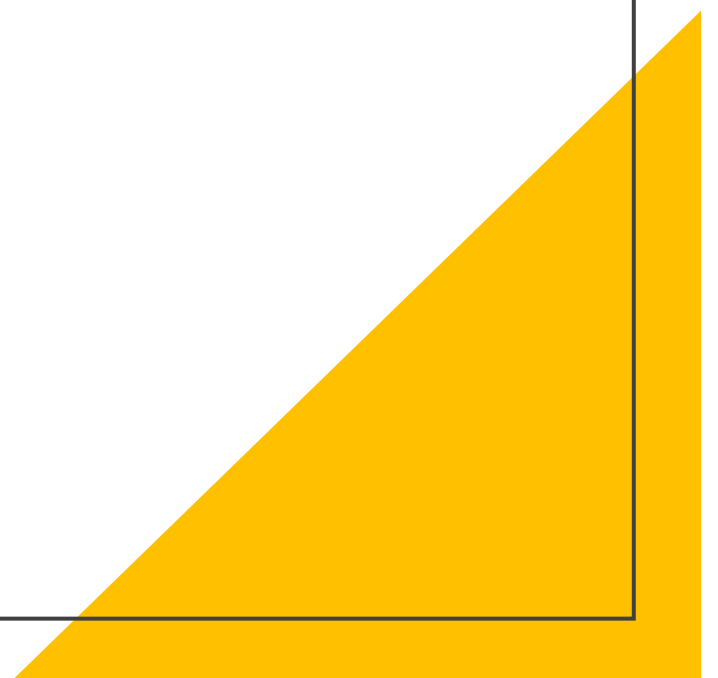
Eisenhower West

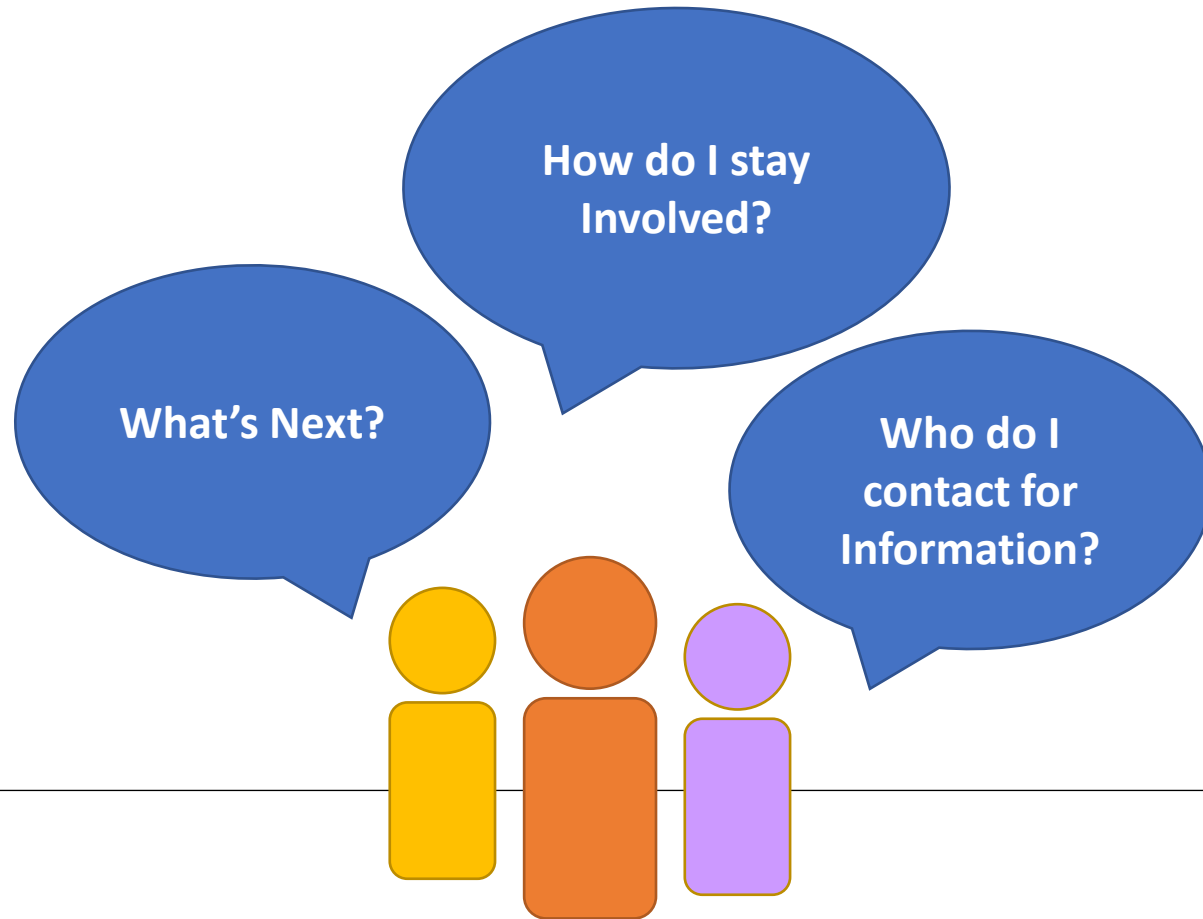
- TriPointe at Victory Center
 - 64 "back-to-back" units & 75 townhouses
 - [Approved March 2021](#)
 - Construction Spring 2022
- Vulcan Materials Redevelopment
 - 37 townhomes
 - 80 stacked townhomes
 - 204 multifamily condo units
 - 256-room hotel

Advisory Group Discussion

Community Q&A

15 minutes





Upcoming EW/LVD IAG Meetings

- July 2022
- October 2022

Sign up for eNews notifications

- Alexandriava.gov/enews

Contact Jared Alves with Questions:

- Jared.Alves@AlexandriaVA.gov
- 703.746.3812