LANDMARK MALL REDEVELOPMENT

PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: NOVEMBER, 2021

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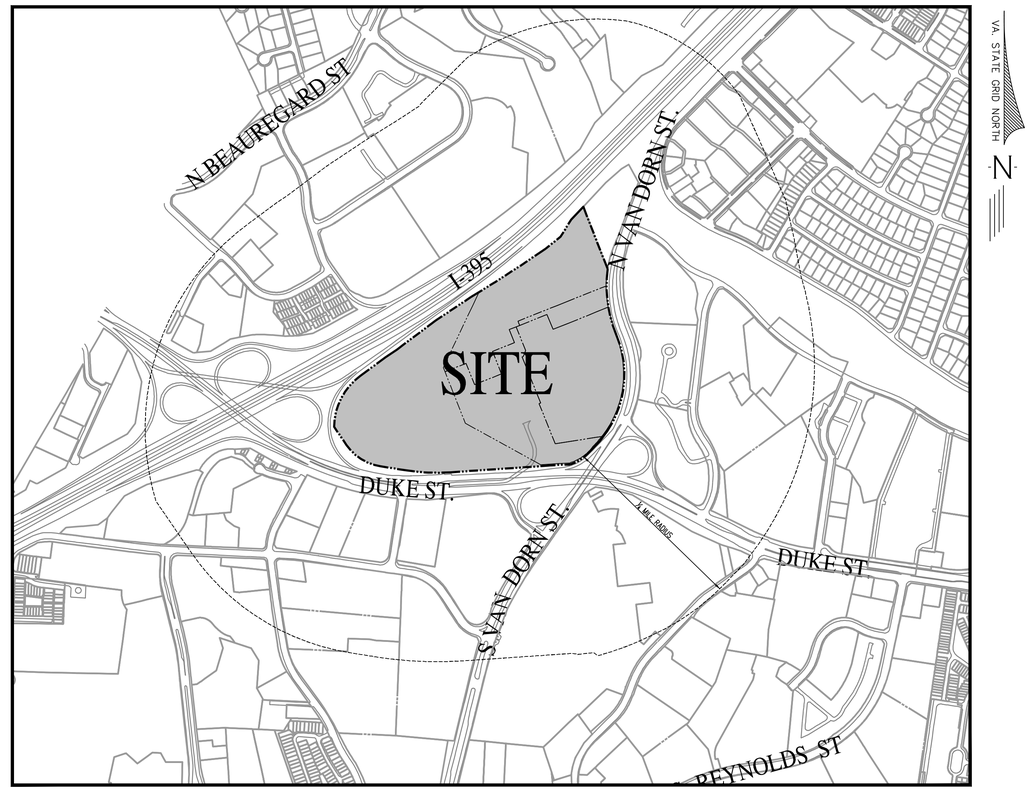

VICINITY MAP
SCALE: 1"=500'

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APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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SITE TABULATIONS

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys	Block A Floor Area	Block A Units	Block B Floor Area	Block B Units	Block C Floor Area	Block C Units	Block D Floor Area	Block D Units	Block E Floor Area	Block E Units	Block G Floor Area	Block G Units	Block H Floor Area	Block H Units	Block I Floor Area	Block I Units	Block J Floor Area	Block J Units	Block K Floor Area	Block K Units	Block L Floor Area	Block L Units	Blocks M Floor Area	Blocks M Units
Hospital	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	131,497			-	-	-	-	-	-	-	-	131,497	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	861,344	784 units		-	-	-	-	-	-	-	-	196,568	172	257,441	222	-	-	407,335	390	-	-	-	-	-	-	-	-
Affordable Multifamily	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Housing (AL/IL)	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condo Flats	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-		0 keys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	95,433			-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,433	-	-	-	-	-	-	-	-	-
Grocer	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**1,088,274**	**784 units**	**0 keys**	-	-	-	-	-	-	-	-	**328,065**	**172**	**257,441**	**222**	-	-	**502,768**	**390**	-	-	-	-	-	-	-	-
FAR over Gross Land Area	**0.4851**																										

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	Block A REQUIRED	Block A PROPOSED	Block B REQUIRED	Block B PROPOSED	Block C REQUIRED	Block C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
PARKING RATES																										
Hospital			1,520	554	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	3.2 / 1,000 GSF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	3.8 / 1,000 GSF		-				-	-				478														
Multifamily	1.3 / unit		-	-	-	-	-	-	-	-	-	209	-	288	-	-	-	510	-	-	-	-	-	-	-	-
Affordable Multifamily	0.8 / unit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Housing (AL/IL)	0.7 / unit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	2.0 / unit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	2.0 / unit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condo Flats	1.3 / unit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	0.7 / key		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	4.0 / 1,000 GSF		-	-	-	-	-	-	-	-	-	218	-	114	-	-	-	330	-	-	-	-	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																										
STANDARD PARKING SPACES			-	256	-	-	-	-	-	-	-	405	-	127	-	-	-	137	-	-	-	-	-	-	-	-
COMPACT PARKING SPACES			-	285	-	-	-	-	-	-	-	462	-	260	-	-	-	683	-	-	-	-	-	-	-	-
HANDICAP PARKING SPACES (NON-VAN)			-	11	-	-	-	-	-	-	-	30	-	10	-	-	-	19	-	-	-	-	-	-	-	-
HANDICAP PARKING SPACES (VAN)				2	-	-	-	-	-	-	-	8	-	5	-	-	-	1	-	-	-	-	-	-	-	-
TOTAL PARKING PROVIDED:		**2,701**	-	554	-	-	-	-	-	-	-	905	-	402	-	-	-	840	-	-	-	-	-	-	-	-
PARKING PROVIDED IN EXISTING GARAGE			-	554	-	-	-	-	-	-	-	905	-	402	-	-	-	840	-	-	-	-	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LOADING SPACES																										
BICYCLE PARKING																										

ZONING TABULATIONS

Zoning Requirement	Block A REQUIRED	Block A PROPOSED	Block B REQUIRED	Block B PROPOSED	Block C REQUIRED	Block C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
LOT AREA (SQ. FT.)	-	-	-	-	-	-	-	-	-	100,225	-	56,428	-	-	-	112,495	-	-	-	-	-	-	-	-
LOT WIDTH (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	-	-	-	-	-	-	-	-	-	328,065	-	257,441	-	-	-	502,768	-	-	-	-	-	-	-	-
FAR (PER LOT)	-	-	-	-	-	-	-	-	-	3.27	-	4.56	-	-	-	4.47	-	-	-	-	-	-	-	-
OPEN SPACE (SF / %)	-	-	-	-	-	-	-	-	-	34.17%	-	25.30%	-	-	-	31.30%	-	-	-	-	-	-	-	-
GROUND FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,245	-	-	-	-	-	-	-	-
ABOVE GROUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,034	-	-	-	-	-	-	-	-
TOTAL OPEN SPACE	-	-	-	-	-	-	-	-	-	34,111	-	14,113	-	-	-	35,279	-	-	-	-	-	-	-	-
AVERAGE FINISHED GRADE (FT.)	-	-	-	-	-	-	-	-	-	200.55	-	198.58	-	-	-	193.50	-	-	-	-	-	-	-	-
MAX. BUILDING HEIGHT	-	-	-	-	-	-	-	-	-	98 / 85	-	85	-	-	-	85	-	-	-	-	-	-	-	-
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling Unit Summary	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	-
STUDIO UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	-
ONE BEDROOM UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	-
ONE BEDROOM DEN UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	-
TWO BEDROOM UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	-
TWO BEDROOM DEN UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	-
LOADING SPACES	-	-	-	-	-	-	-	-	-	3	-	2	-	-	-	3	-	-	-	-	-	-	-	-
TRIP GENERATION (ADT)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PROJECT NARRATIVE:

DESCRIPTION OF DEVELOPMENT:

THE OVERALL LANDMARK PARCEL IS BORDERED TO THE NORTH BY HENRY G. SHIRLEY MEMORIAL HWY (I-395), TO THE SOUTHEAST BY DUKE STREET, AND TO THE EAST BY VAN DORN STREET. SPECIFIC TO THIS SITE, BLOCKS E & G ARE BORDERED TO THE NORTH BY THE EXISTING PARKING GARAGE, TO THE SOUTHWEST BY FUTURE BLOCK A, B AND Q, TO THE SOUTHEAST BY FUTURE BLOCKS F AND N, AND TO THE EAST BY FUTURE BLOCK I.

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCKS E & G IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL, MEDICAL CARE FACILITY, OFFICE (INCLUDING MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE), AND RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE.

SPECIAL AMENITIES:

AS PART OF THE OVERALL PROPOSED DEVELOPMENT FOR THE SITE, THE APPLICANT PROPOSES TO PROVIDE SPECIAL AMENITIES INCLUDING A MINIMUM 3.5 ACRES OF OPEN SPACE NETWORK TO INCLUDE A CENTRAL PARK, PASEO, AND TERRACE PARK, AS WELL AS NEIGHBORHOOD PARKS. COLLECTIVELY, THESE PARKS WILL PROVIDE A MIX OF ACTIVE AND PASSIVE USES, AS WELL AS A COMBINATION OF LANDSCAPE AND HARDSCAPE AREAS, FOR RESIDENTS AND VISITORS ALIKE.

IN ADDITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENTS AND THE SURROUNDING COMMUNITY.

THE CDD CONDITIONS OUTLINED THE AMENITIES REQUIRED WITH THE INFRASTRUCTURE PLAN. THOSE AMENITIES HAVE BEEN PROVIDED HEREIN.

ADJACENT PROPERTIES:

OVERALL, ANY ADJACENT PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTICIPATE ADVERSE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.

ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADVERSE EFFECTS VIA STANDARD EROSION AND SEDIMENT CONTROL MEASURES, ALONGSIDE EFFORTS TO REDUCE THE OVERALL RUNOFF FROM THE SITE. IN ADDITION, BOTH ON AND OFFSITE IMPROVEMENTS MITIGATING THE IMPACT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE DSUP PHASES OF DEVELOPMENT, AND AS DETERMINED BY TRIGGERS PROVIDED IN THE TRAFFIC STUDY.

PRIMARY ACCESS TO THE SITE WILL BE FROM SIGNALIZED INTERSECTIONS ON DUKE AND VAN DORN STREETS.

LIST OF EXISTING APPROVALS:

- CDD CONCEPTUAL DESIGN PLAN #2020-00007
- DSP #2021-00014

TRIP GENERATION:

BLOCK E

Land Use	ITE Code	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Total External Residential Trips	221	13	37	50	33	21	54	699
Total External Retail Trips	820	17	8	26	53	56	109	2,235
Total External Medical Trips	720	196	52	248	115	302	417	4,548
OVERALL NON-AUTO MODE TRIPS		-59	-52	-111	-94	-118	-212	-3,006
OVERALL DEVELOPMENT TRIPS		**226**	**97**	**324**	**201**	**380**	**581**	**7,482**

BLOCK G

Land Use	ITE Code	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Total External Residential Trips	221	10	29	40	26	17	43	546
Total External Retail Trips	820	10	5	14	30	32	62	1,527
OVERALL NON-AUTO MODE TRIPS		-17	-32	-50	-49	-41	-91	-1,574
OVERALL DEVELOPMENT TRIPS		**21**	**34**	**54**	**56**	**49**	**105**	**2,073**

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 11-19-2021

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
11/19/2021
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV. 2021

SHEET 02 OF 18

FILE No. RZ-1877

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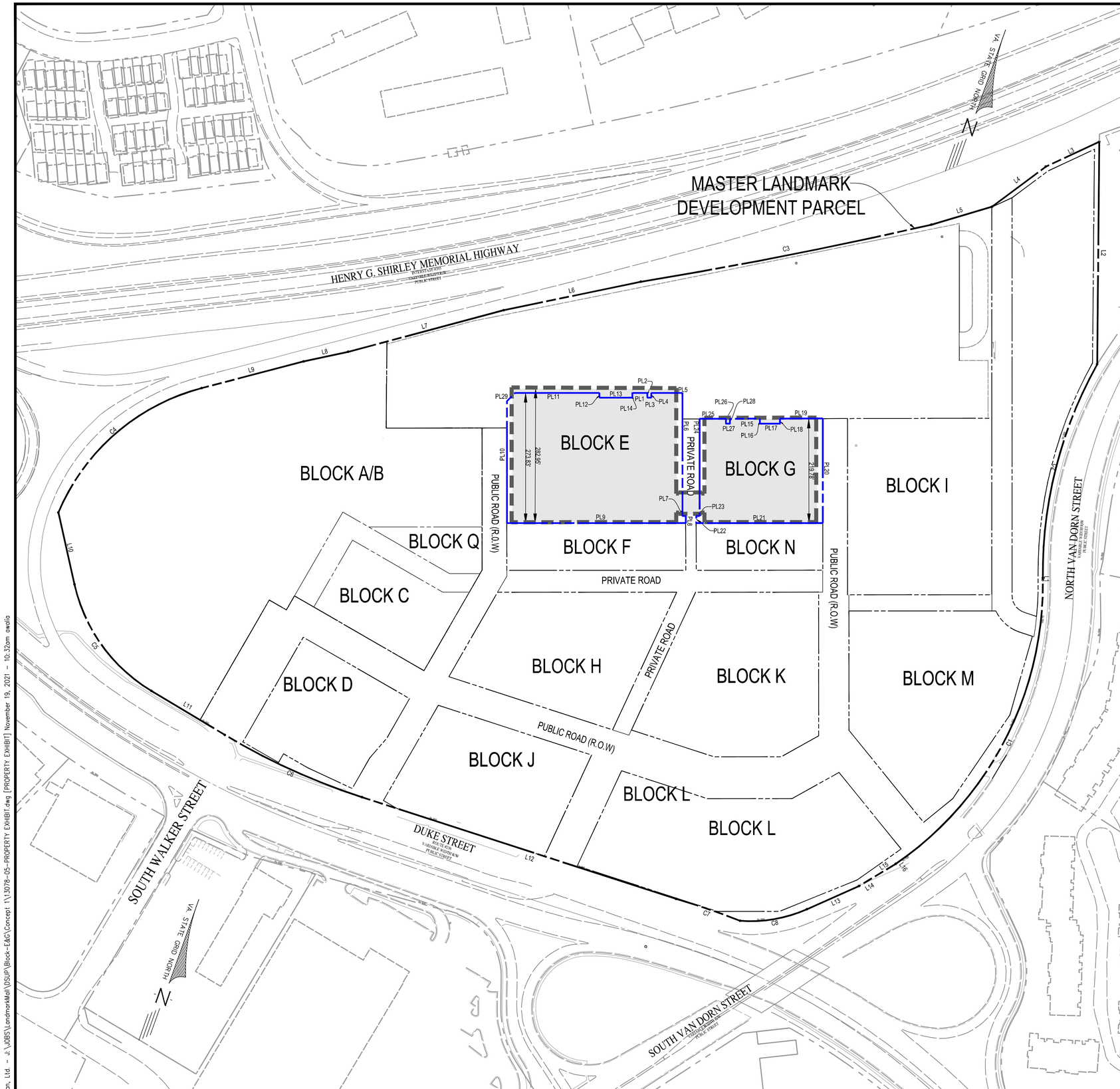

LINE AND CURVE TABLE FOR MASTER LANDMARK PARCEL

LINE	BEARING	DISTANCE
L1	N 22°31'14" W	4.34'
L2	N 21°18'19" W	467.89'
L3	S 43°10'11" W	124.06'
L4	S 31°28'43" W	140.72'
L5	S 51°36'25" W	133.19'
L6	S 56°26'03" W	294.13'
L7	S 53°09'18" W	338.60'
L8	S 56°03'08" W	95.82'
L9	S 53°28'53" W	221.61'
L10	S 34°28'32" E	154.97'
L11	S 80°55'52" E	180.07'
L12	N 86°05'08" E	694.45'
L13	N 44°09'27" E	119.69'
L14	N 37°04'34" E	27.45'
L15	N 37°04'34" E	62.71'
L16	S 54°49'53" E	0.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	699.67'	714.22'	56°07'44"	N 05°32'41" E	672.03'	380.79'
C2	468.83'	898.89'	29°53'01"	N 07°34'42" W	463.54'	239.88'
C3	622.78'	10000.00'	3°34'06"	S 57°02'00" W	622.68'	311.49'
C4	413.23'	450.00'	52°36'49"	S 27°10'28" W	398.86'	222.47'
C5	283.79'	350.00'	46°27'26"	S 57°42'15" E	276.08'	150.22'
C6	317.24'	1400.00'	12°58'59"	S 87°25'22" E	316.56'	159.30'
C7	141.68'	1512.69'	5°21'59"	N 87°02'47" E	141.63'	70.89'
C8	144.40'	291.56'	28°22'37"	N 58°20'45" E	142.93'	73.71'

LINE TABLE FOR BLOCK E & G LOTS

LINE	BEARING	DISTANCE
PL1	N 68°08'38" E	31.50'
PL2	S 21°51'22" E	10.00'
PL3	N 68°08'38" E	8.33'
PL4	N 21°51'22" W	10.00'
PL5	N 68°08'38" E	65.50'
PL6	S 21°51'22" E	258.83'
PL7	N 68°08'38" E	7.00'
PL8	S 21°51'22" E	15.00'
PL9	S 68°08'38" W	376.00'
PL10	N 21°51'22" W	256.22'
PL11	N 68°08'38" E	194.55'
PL12	S 21°51'22" E	10.00'
PL13	N 68°08'38" E	69.12'
PL14	N 21°51'22" W	10.00'
PL15	N 68°01'20" E	62.97'
PL16	S 21°51'22" E	10.73'
PL17	N 68°08'38" E	42.40'
PL18	N 21°51'22" W	10.82'
PL19	N 68°01'20" E	89.80'
PL20	S 21°51'22" E	219.84'
PL21	S 68°08'38" W	266.00'
PL22	N 21°51'22" W	15.00'
PL23	N 68°08'38" E	7.00'
PL24	N 21°51'22" W	204.29'
PL25	N 68°01'20" E	55.50'
PL26	S 21°51'22" E	10.58'
PL27	N 68°08'38" E	8.33'
PL28	N 21°51'22" W	10.59'
PL29	N 22°08'56" E	24.45'

LOT AREAS

BLOCK E: 2.30 AC. (100,225 SF)
BLOCK G: 1.29 AC. (56,428 SF)

LEGEND

LOT LINES
DSUP APPLICATION AREA

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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No.	DATE	DESCRIPTION

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PLAN DATE 11-19-2021

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CLAYTON C. TOCK
Lic. No. 036790
11/19/2021
PROFESSIONAL ENGINEER

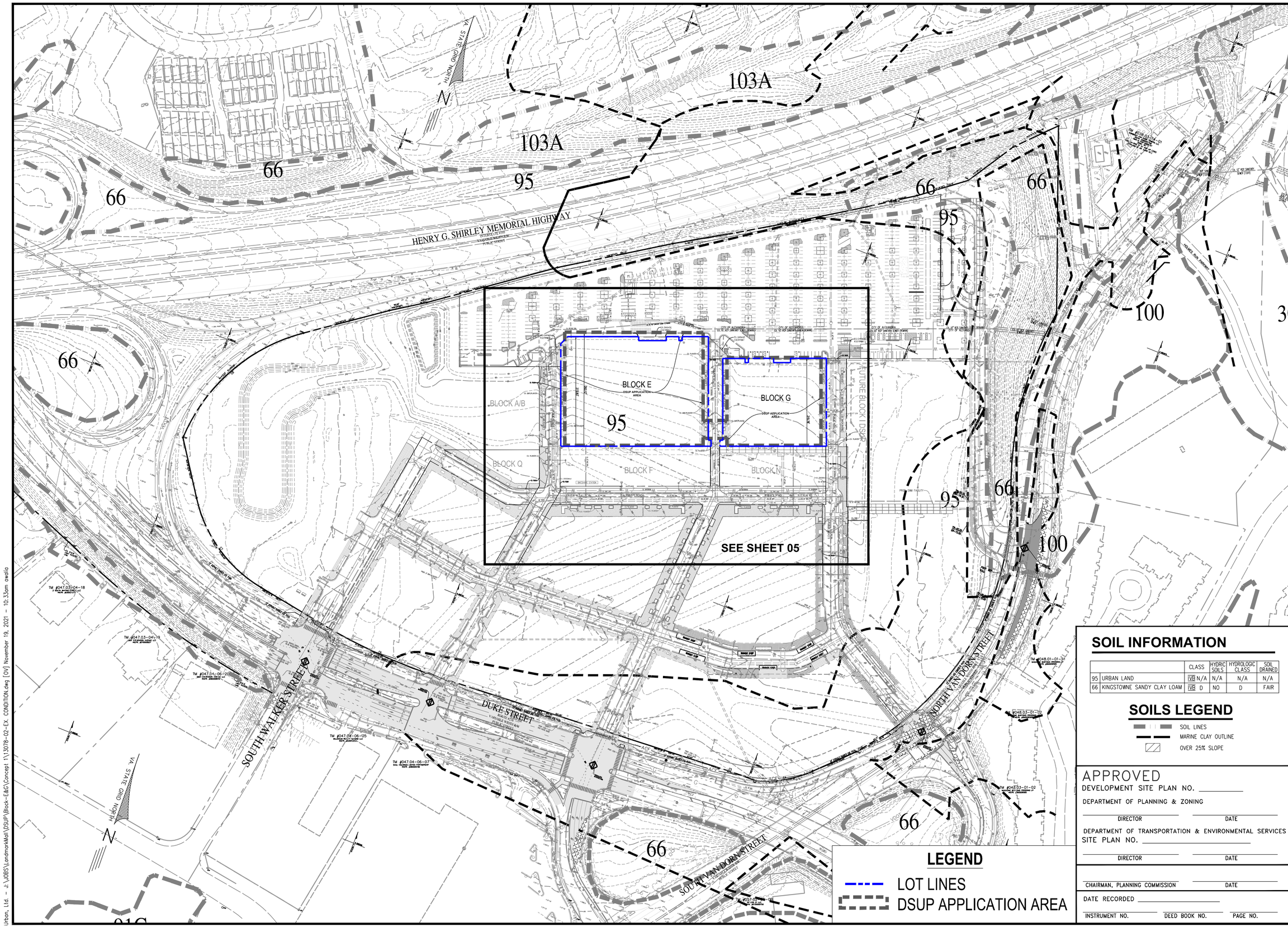
PROPERTY EXHIBIT
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=N/A DATE: NOV. 2021

SHEET 03 OF 18

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-05-PROPERTY EXHIBIT.dwg [PROPERTY EXHIBIT] November 19, 2021 - 10:32am awalia



SOIL INFORMATION

		CLASS	HYDRIC SOILS	HYDROLOGIC CLASS	SOIL DRAINED
95	URBAN LAND	IVB N/A	N/A	N/A	N/A
66	KINGSTOWNE SANDY CLAY LOAM	IVB D	NO	D	FAIR

SOILS LEGEND

SOIL LINES

MARINE CLAY OUTLINE

OVER 25% SLOPE

LEGEND

LOT LINES

DSUP APPLICATION AREA

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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OVERALL EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

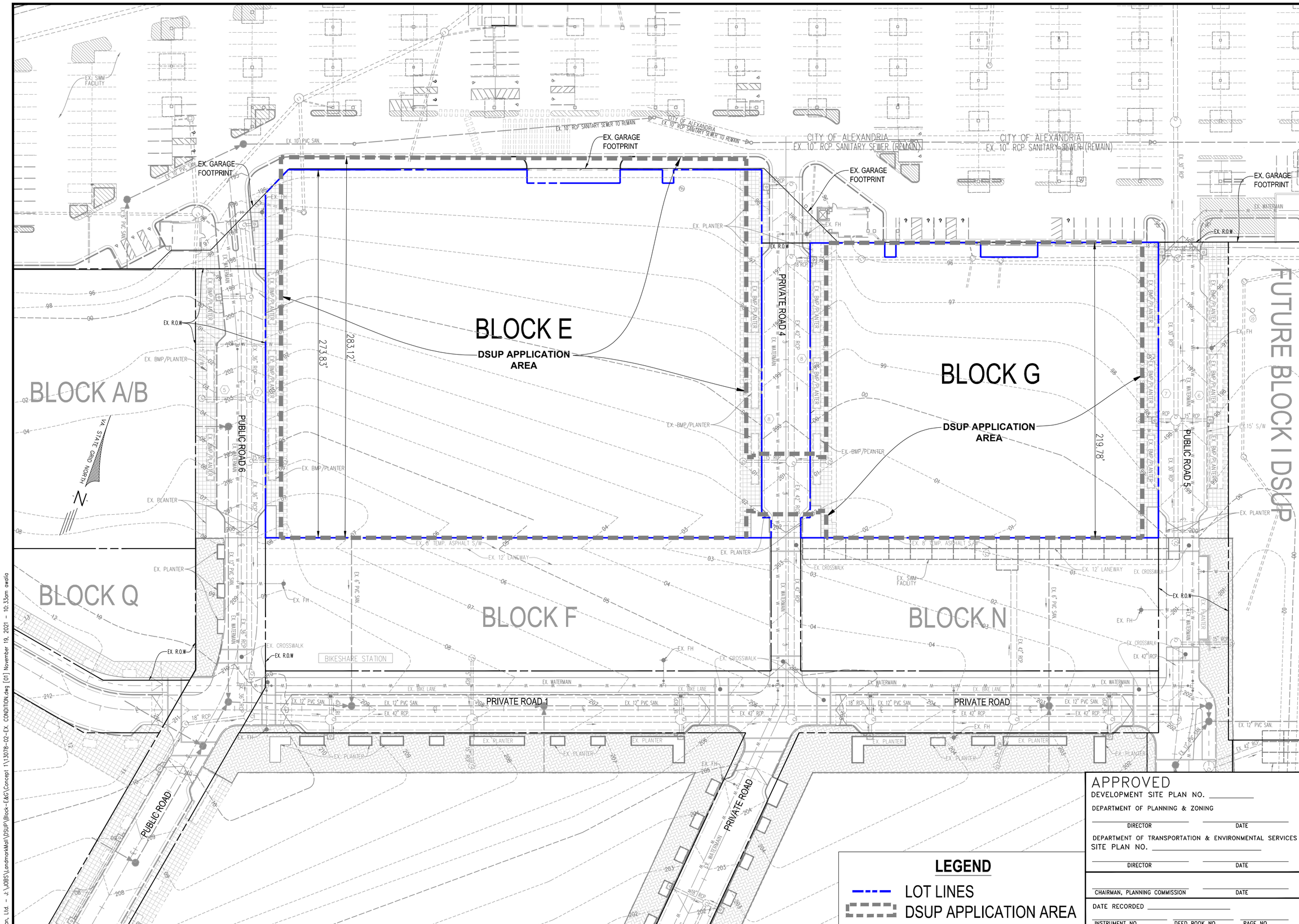
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=2' DATE: NOV. 2021

SHEET 04 OF 18

FILE No. RZ-1877

Urban, Ltd. – J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-02-EX. CONDITION.dwg [OV] November 19, 2021 – 10:33am awalia



LEGEND

- LOT LINES
- DSUP APPLICATION AREA

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK E&G

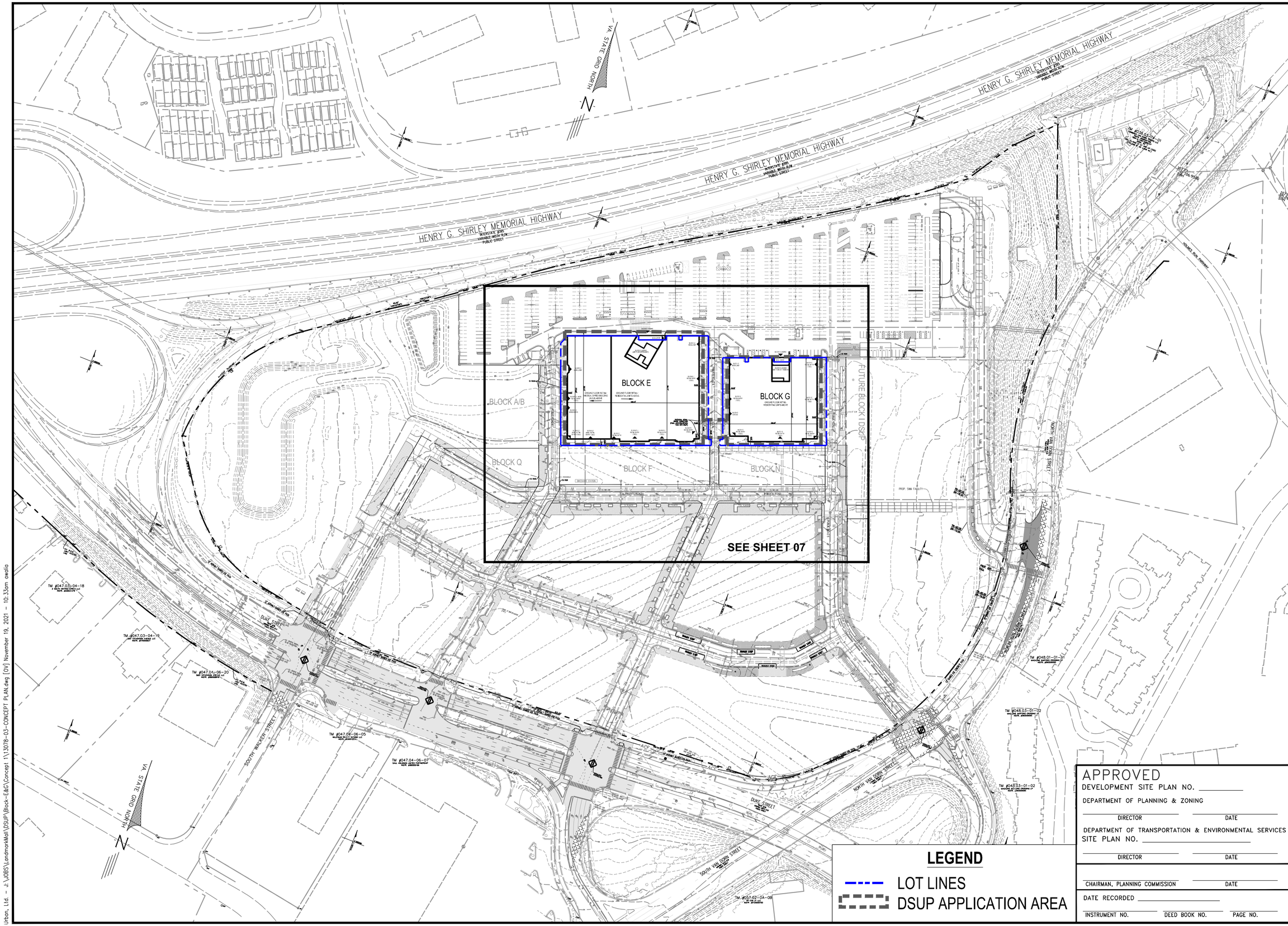
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: NOV. 2021

SHEET 05 OF 18

FILE No. RZ-1877

Urban, Ltd. – J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-02-EX. CONDITION.dwg [01] November 19, 2021 – 10:33am awalia



LEGEND

- LOT LINES
- DSUP APPLICATION AREA

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

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OVERALL CONCEPT PLAN

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=2' DATE: NOV. 2021

SHEET 06 OF 18

FILE No. RZ-1877

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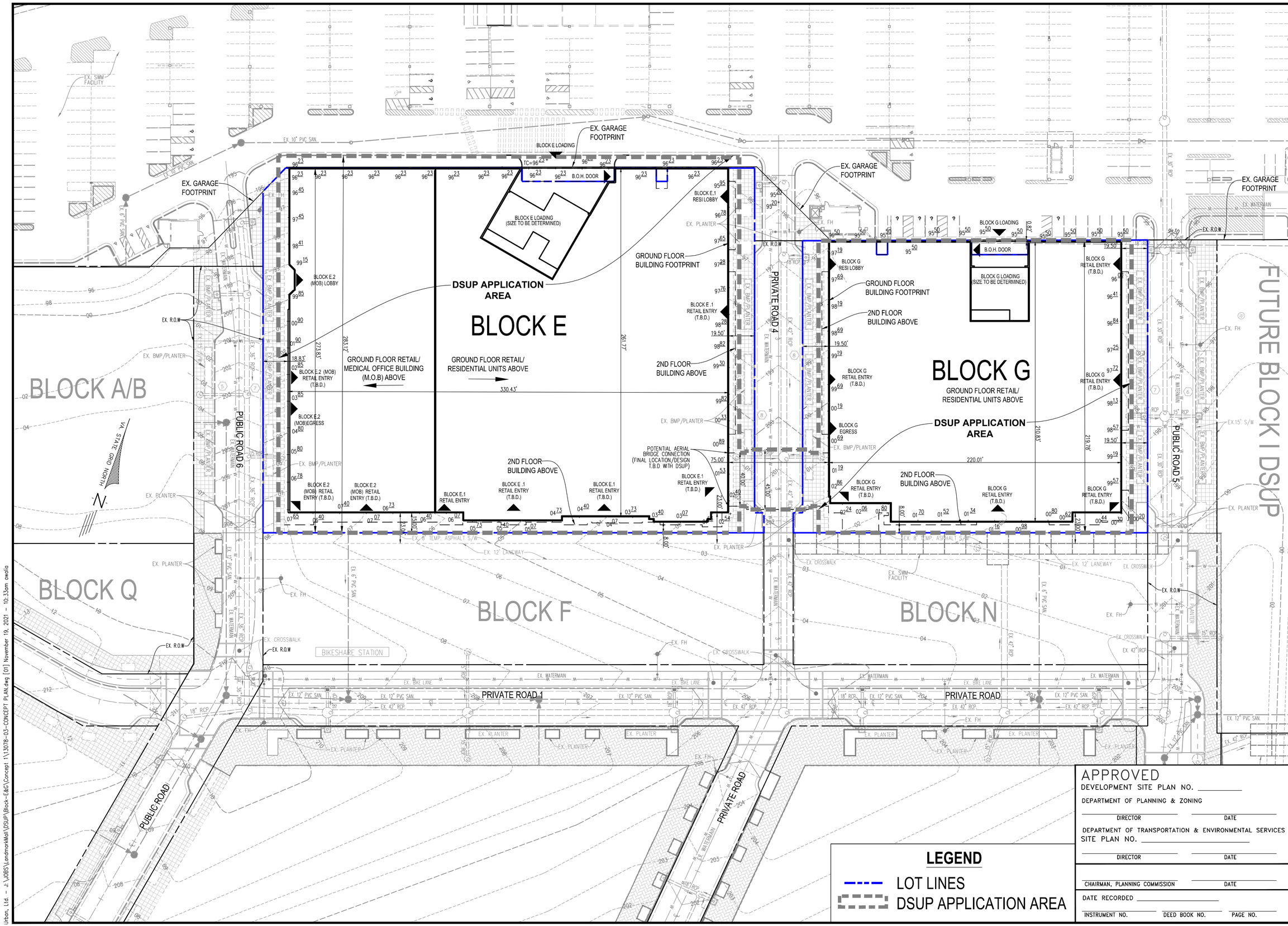

LEGEND

- LOT LINES
- DSUP APPLICATION AREA

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
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CONCEPT PLAN
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: NOV. 2021

SHEET 07 OF 18

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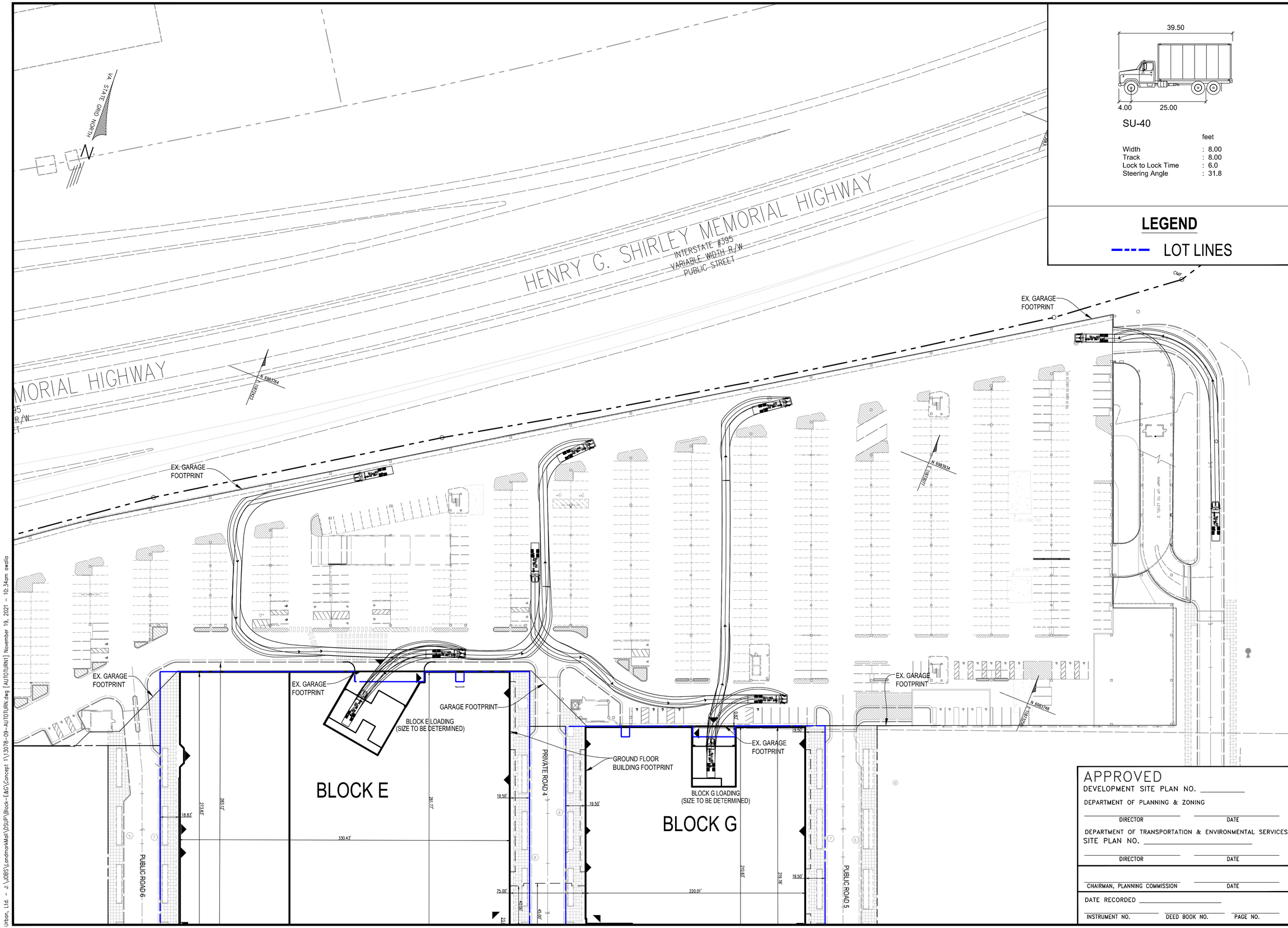

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AUTOTURN EXHIBIT

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=40' C.I.= N/A DATE: NOV, 2021

SHEET 08 OF 18

FILE No. RZ-1877

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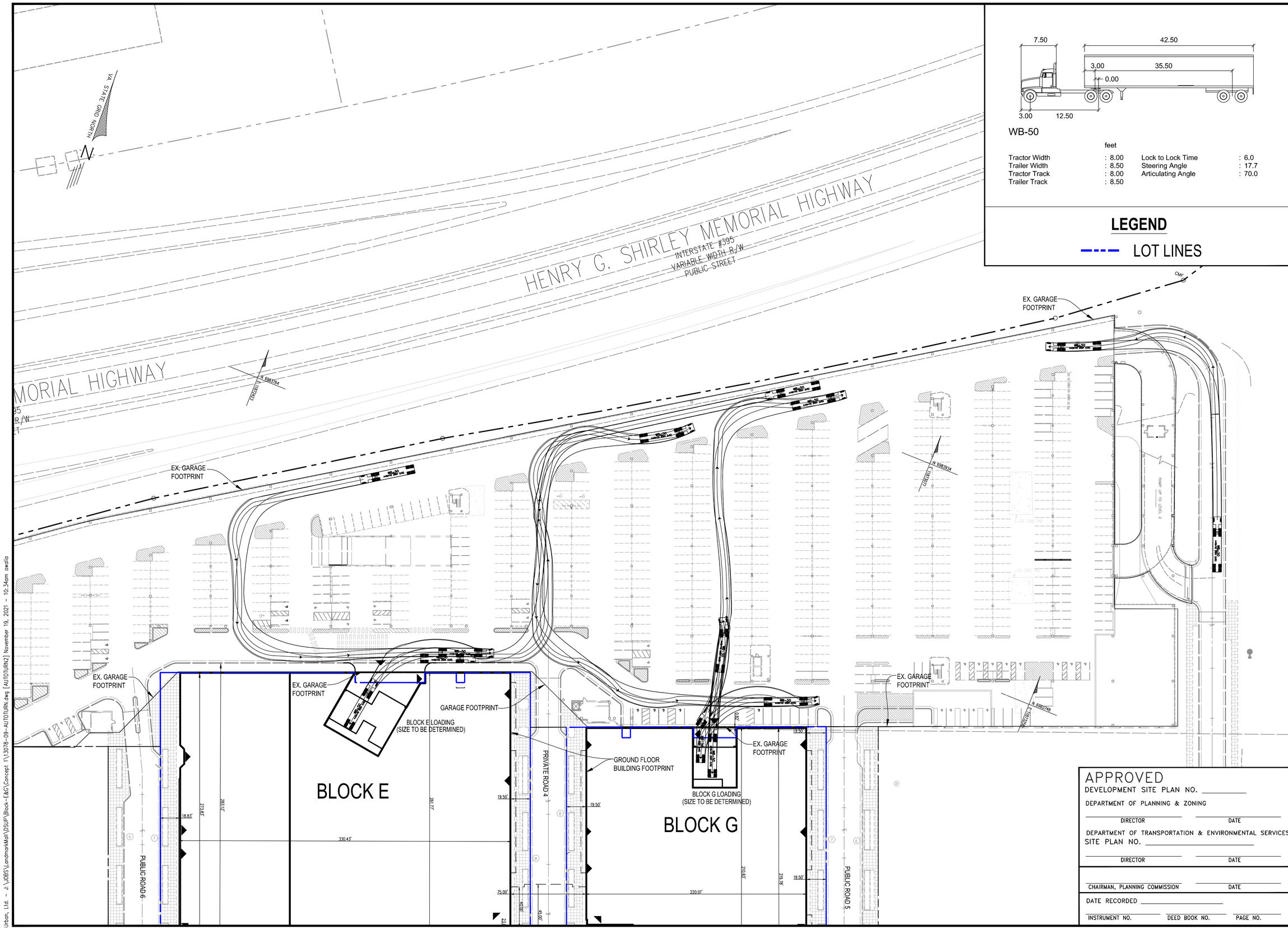
VA STATE GRID NORTH
HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET
MORIAL HIGHWAY
EX. GARAGE FOOTPRINT
GARAGE FOOTPRINT
BLOCK E LOADING (SIZE TO BE DETERMINED)
GROUND FLOOR BUILDING FOOTPRINT
BLOCK G LOADING (SIZE TO BE DETERMINED)
BLOCK E
BLOCK G
PRIVATE ROAD 4
PUBLIC ROAD 6
PUBLIC ROAD 5
RAMP UP TO LEVEL 2
330.43'
220.01'
213.8'
281.17'
210.8'
219.78'
19.50'
75.00'
WB-50
7.50
42.50
3.00
35.50
0.00
3.00
12.50
feet
Tractor Width : 8.00
Trailer Width : 8.50
Tractor Track : 8.00
Trailer Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 17.7
Articulating Angle : 70.0
LEGEND
LOT LINES
APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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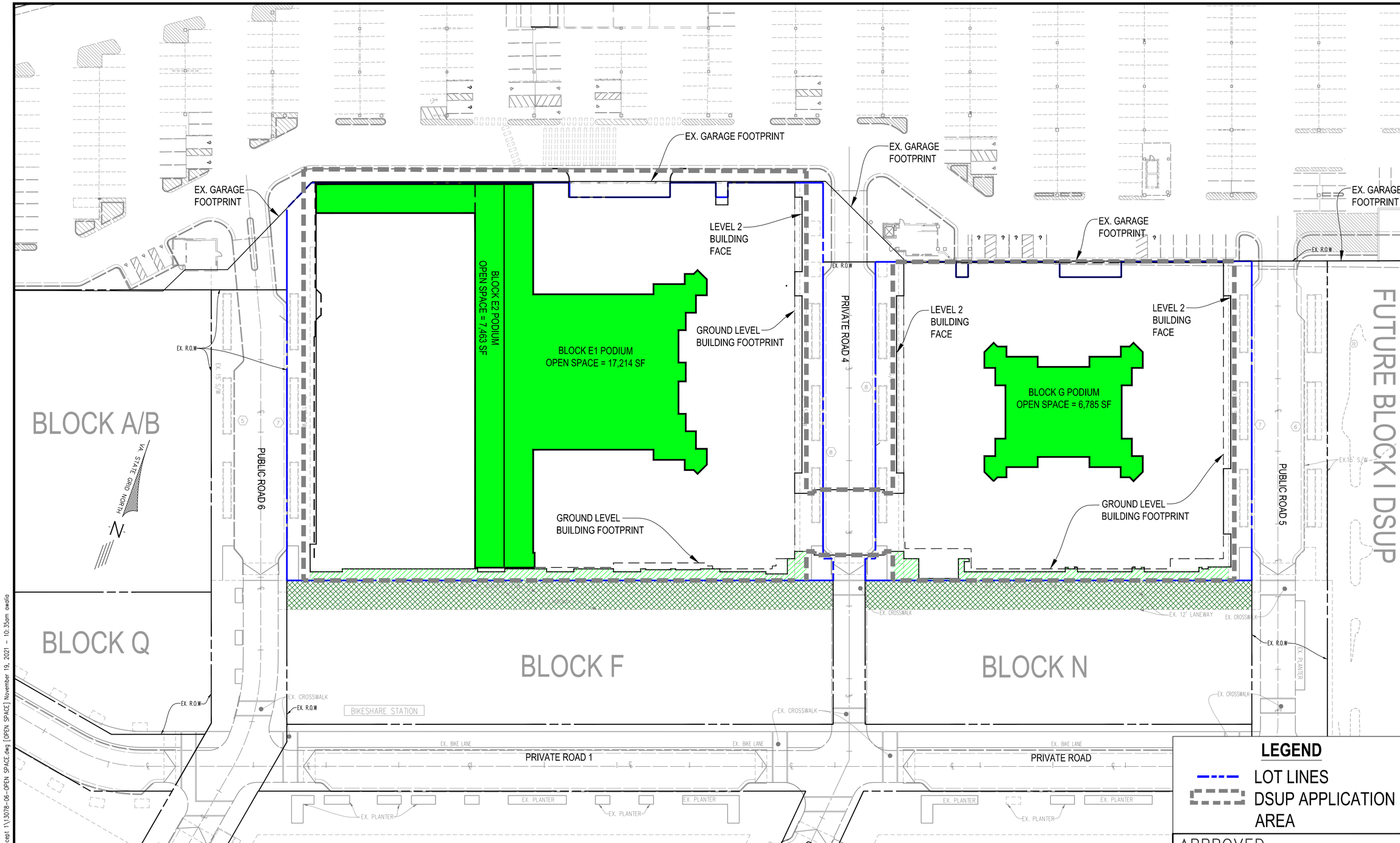
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=40'
C.I.= N/A
DATE: NOV. 2021
SHEET 09 OF 18
FILE No. RZ-1877
Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-09-AUTOTURN.dwg [AUTOTURN2] November 19, 2021 - 10:34am awalo



OPEN SPACE CALCULATION:

BLOCK E SITE AREA: 2.30 AC.
AT-GRADE OPEN SPACE : 2,570 SF
ABOVE-GRADE OPEN SPACE : 24,677 SF
OFF-SITE NEIGHBORHOOD PARKS AND/OR GREEN STREET CONNECTION: 7,520 SF
TOTAL OPEN SPACE PROVIDED: .79 AC. OR 34,767 SF (34.7%)

BLOCK G SITE AREA: 1.29 AC.
AT-GRADE OPEN SPACE: 1,645 SF
ABOVE-GRADE OPEN SPACE: 6,785 SF
OFF-SITE NEIGHBORHOOD PARKS AND/OR GREEN STREET CONNECTION: 5,320 SF
TOTAL OPEN SPACE PROVIDED: .31 AC. OR 13,750 SF (24.4%)

LEGEND

LOT LINES
DSUP APPLICATION AREA

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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PROFESSIONAL ENGINEER

OPEN SPACE PLAN
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOV. 2021
SCALE: 1"=30'
C.I.= N/A

SHEET 10 OF 18

FILE No. RZ-1877

Urban, Ltd. – J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-06-OPEN SPACE.dwg [OPEN SPACE] November 19, 2021 – 10:35am availa

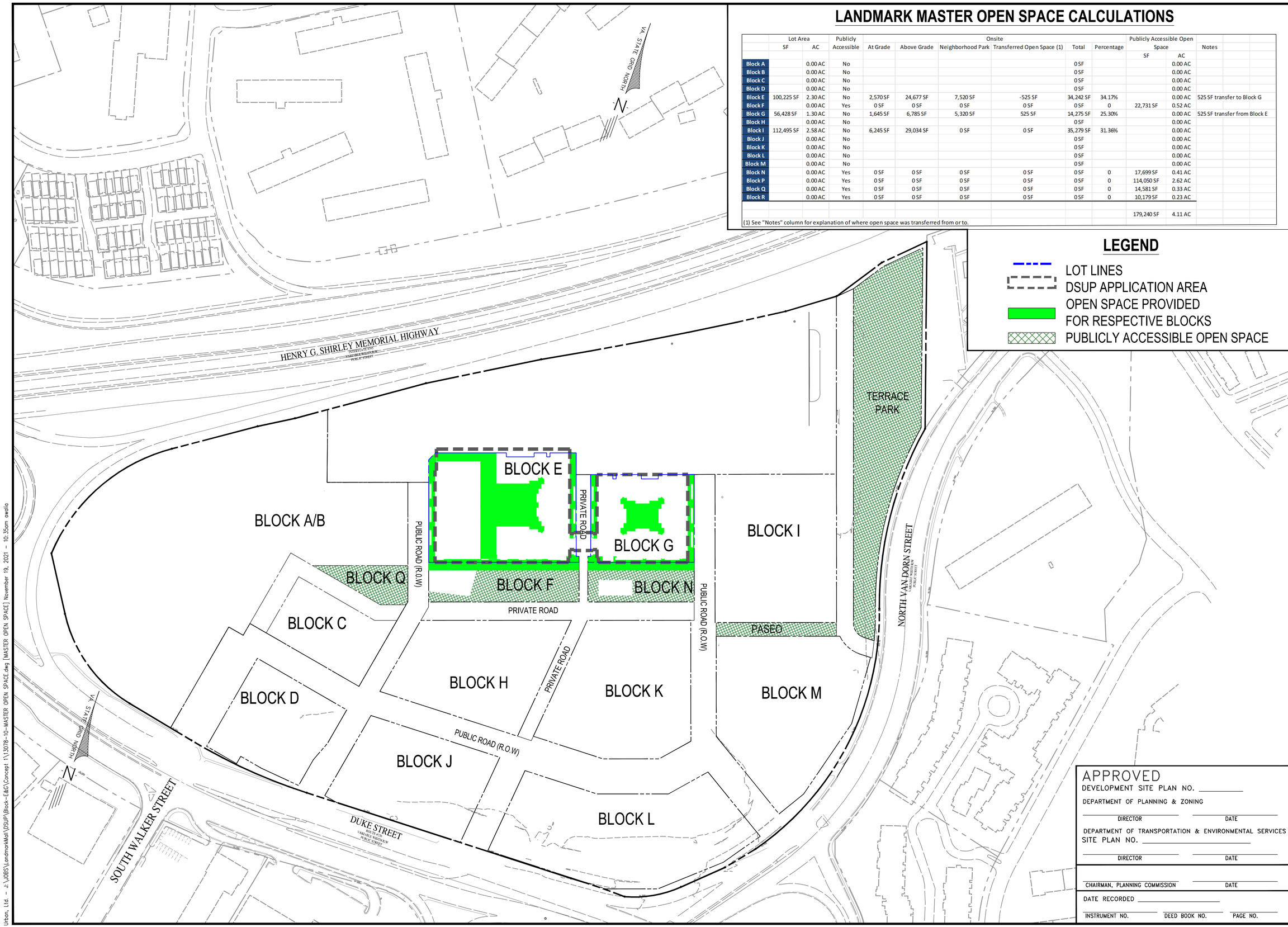
LANDMARK MASTER OPEN SPACE CALCULATIONS

	Lot Area		Publicly	Onsite						Publicly Accessible Open Space		
	SF	AC	Accessible	At Grade	Above Grade	Neighborhood Park	Transferred Open Space (1)	Total	Percentage	SF	AC	Notes
Block A		0.00 AC	No					0 SF			0.00 AC	
Block B		0.00 AC	No					0 SF			0.00 AC	
Block C		0.00 AC	No					0 SF			0.00 AC	
Block D		0.00 AC	No					0 SF			0.00 AC	
Block E	100,225 SF	2.30 AC	No	2,570 SF	24,677 SF	7,520 SF	-525 SF	34,242 SF	34.17%		0.00 AC	525 SF transfer to Block G
Block F		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	22,731 SF	0.52 AC	
Block G	56,428 SF	1.30 AC	No	1,645 SF	6,785 SF	5,320 SF	525 SF	14,275 SF	25.30%		0.00 AC	525 SF transfer from Block E
Block H		0.00 AC	No					0 SF			0.00 AC	
Block I	112,495 SF	2.58 AC	No	6,245 SF	29,034 SF	0 SF	0 SF	35,279 SF	31.36%		0.00 AC	
Block J		0.00 AC	No					0 SF			0.00 AC	
Block K		0.00 AC	No					0 SF			0.00 AC	
Block L		0.00 AC	No					0 SF			0.00 AC	
Block M		0.00 AC	No					0 SF			0.00 AC	
Block N		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	17,699 SF	0.41 AC	
Block P		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	114,050 SF	2.62 AC	
Block Q		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	14,581 SF	0.33 AC	
Block R		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	10,179 SF	0.23 AC	
										179,240 SF	4.11 AC	

(1) See "Notes" column for explanation of where open space was transferred from or to.

LEGEND

- LOT LINES
- DSUP APPLICATION AREA
- OPEN SPACE PROVIDED FOR RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE



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DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PROFESSIONAL ENGINEER

MASTER OPEN SPACE PLAN

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=N/A DATE: NOV. 2021

SHEET 11 OF 18

FILE No. RZ-1877

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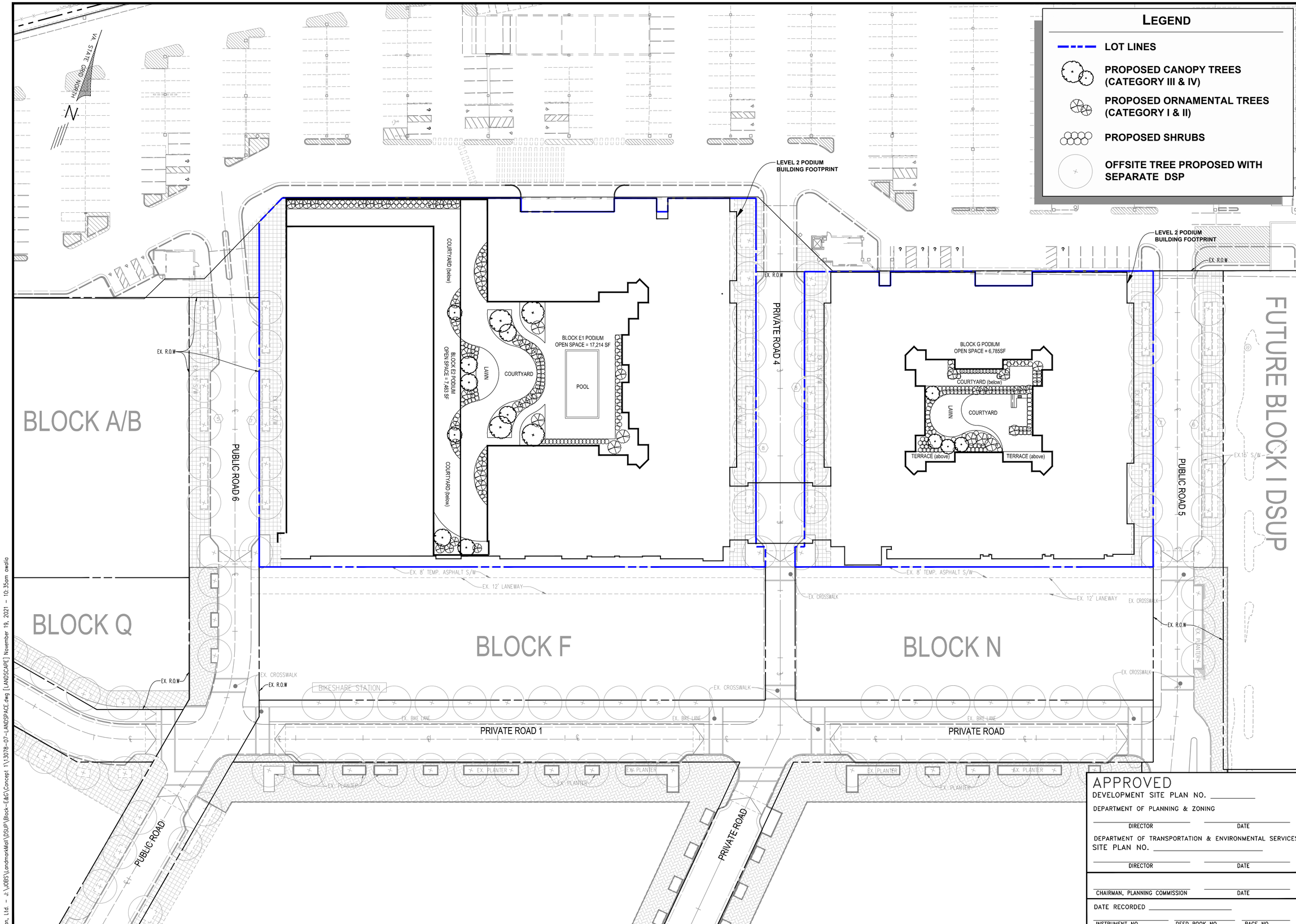

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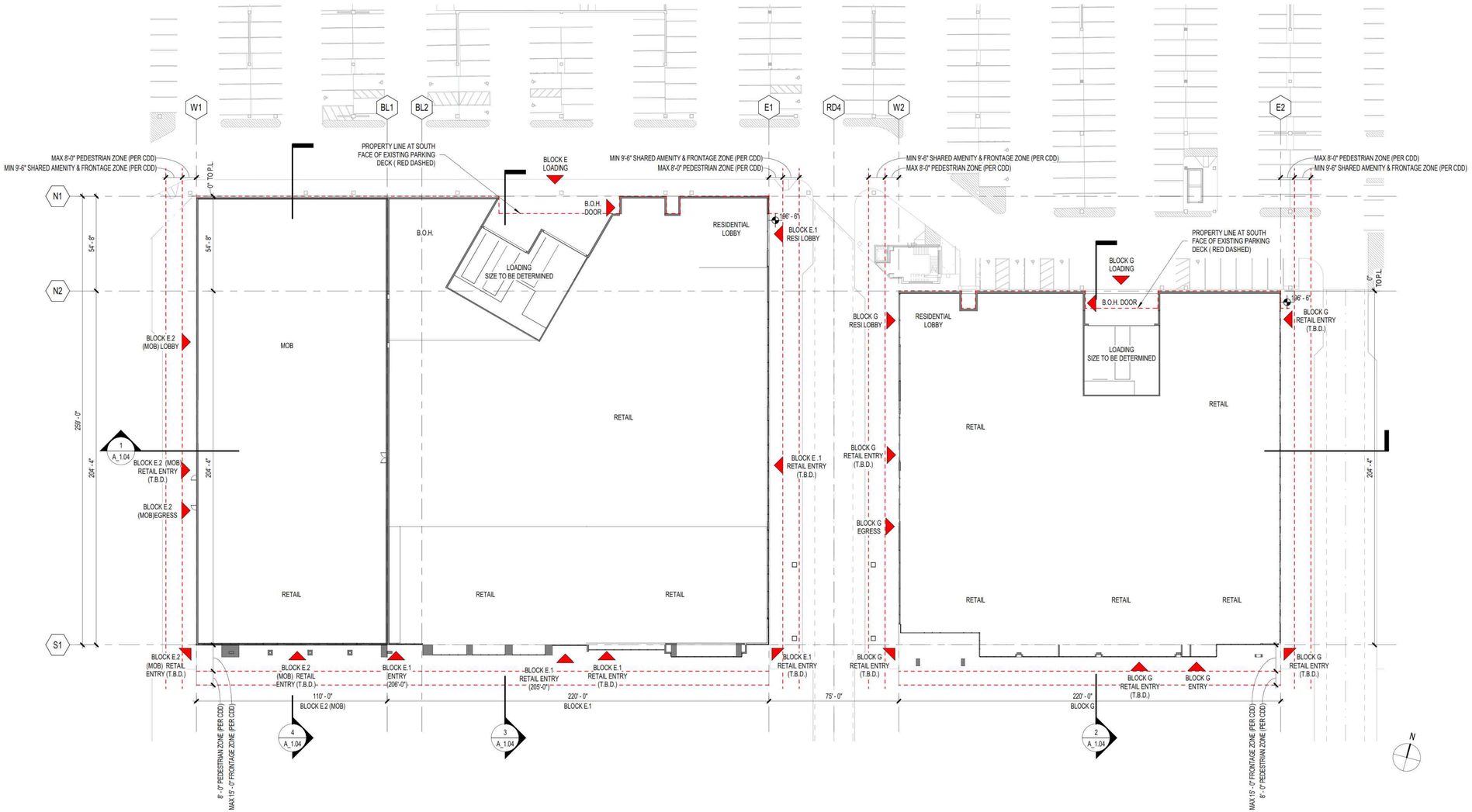
LANDSCAPE PLAN
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA

DATE: NOV. 2021
SCALE: 1"=30'
C.I.= N/A

SHEET 12 OF 18

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-07-LANDSPACE.dwg [LANDSCAPE] November 19, 2021 - 10:35am awalia



1 A_1.01 PLAN - LEVEL 01, RETAIL
SCALE: 1/32" = 1'-0"

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DIRECTOR DATE
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ARCHITECTURAL ELEVATIONS

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

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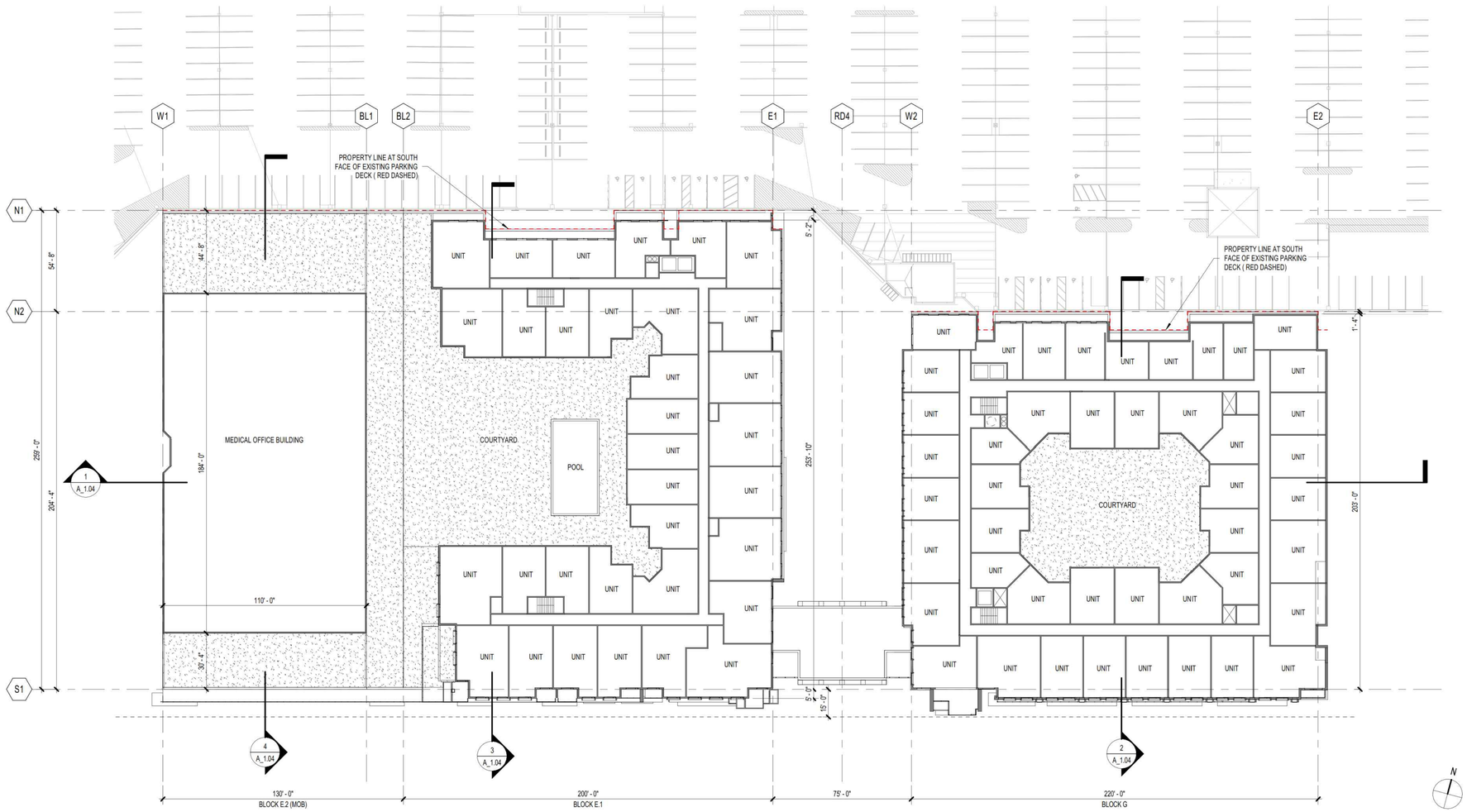
SCALE: AS NOTED
C.I.= N/A
DATE: NOV. 2021

SHEET 13 OF 18

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-E&G\Concept 1\13078-08-ELEVATIONS.dwg [ELEVATION] November 19, 2021 - 10:35am owolo



1 A_1.02 BLOCKS E & G PLANS - TYPICAL ABOVE PODIUM
SCALE: 1/32" = 1'-0"

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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

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SHEET
14
OF
18

FILE No.
RZ-1877

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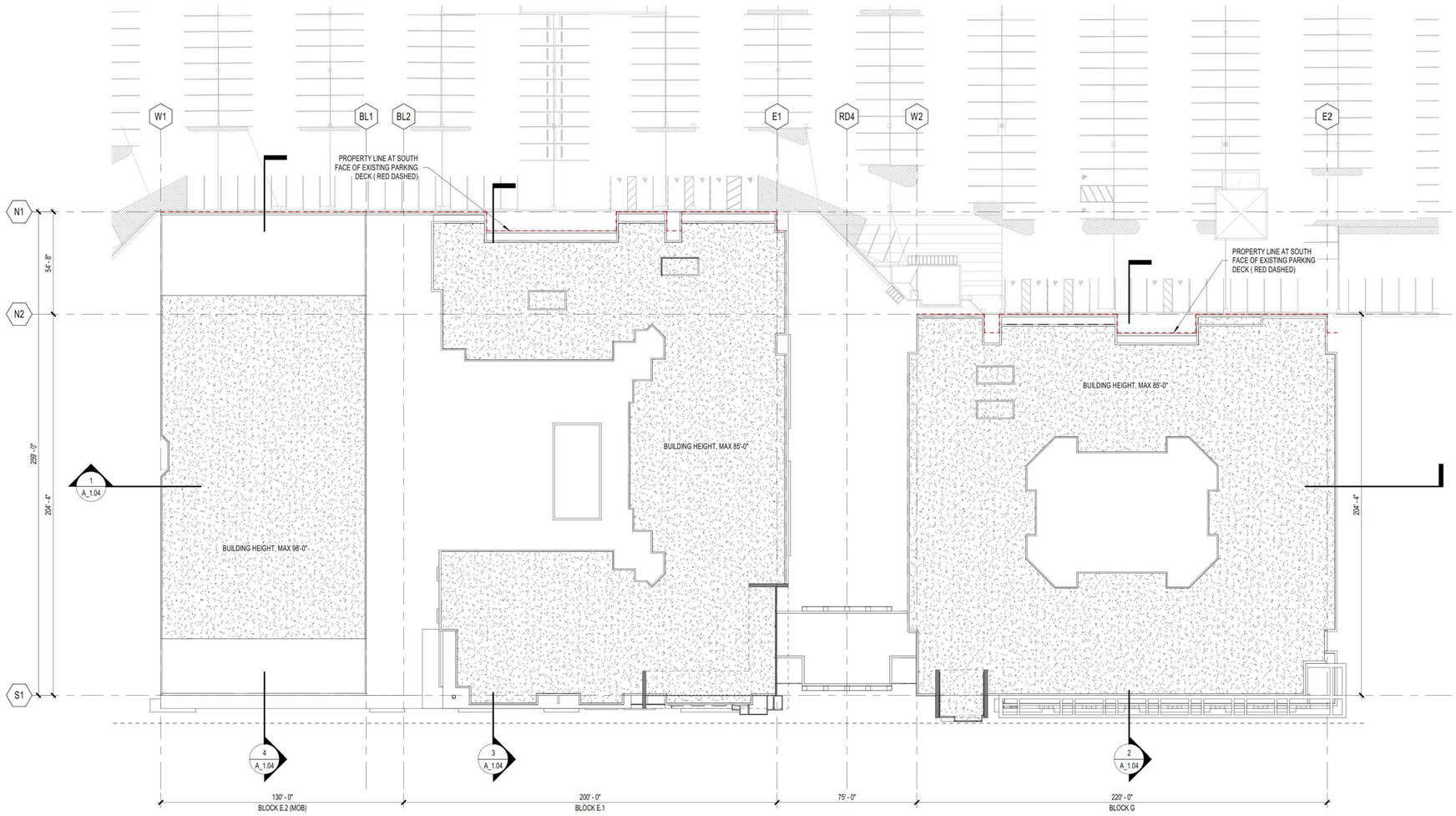

1 / A_1.03 BLOCKS E & G PLAN - ROOF
SCALE: 1/32" = 1'-0"

N

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
11/19/2021
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS NOTED
C.I.= N/A
DATE: NOV. 2021

SHEET
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FILE No.
RZ-1877

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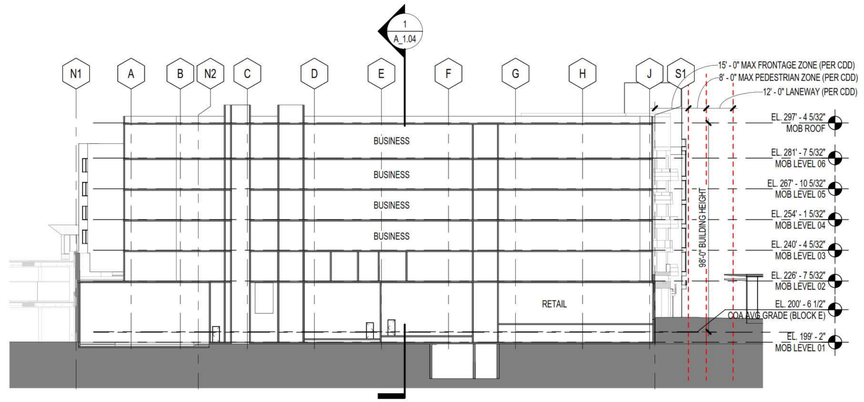
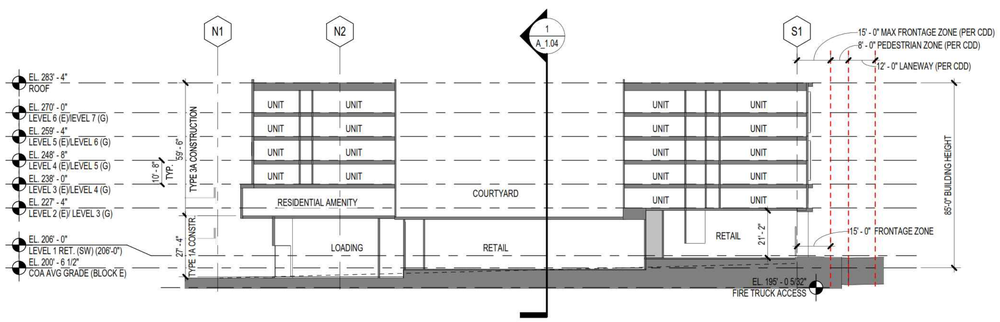
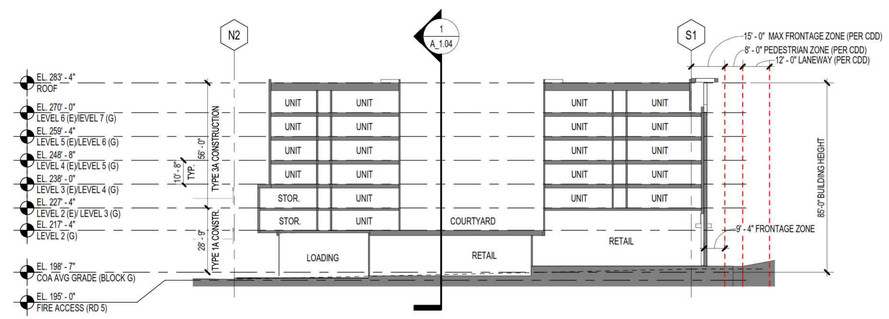


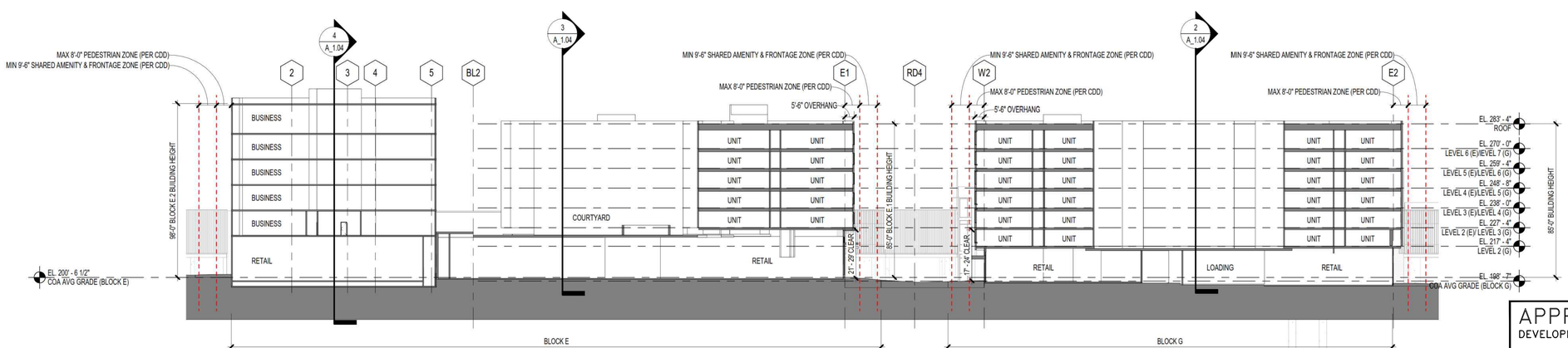
4 A_1.04 CONCEPT SECTION - NORTH SOUTH (MEDICAL OFFICE)
SCALE: 1/32" = 1'-0"



3 A_1.04 CONCEPT SECTION - NORTH SOUTH (BLOCK E.1)
SCALE: 1/32" = 1'-0"



2 A_1.04 CONCEPT SECTION - NORTH SOUTH (BLOCK G)
SCALE: 1/32" = 1'-0"



1 A_1.04 CONCEPT SECTION - EAST WEST
SCALE: 1/32" = 1'-0"

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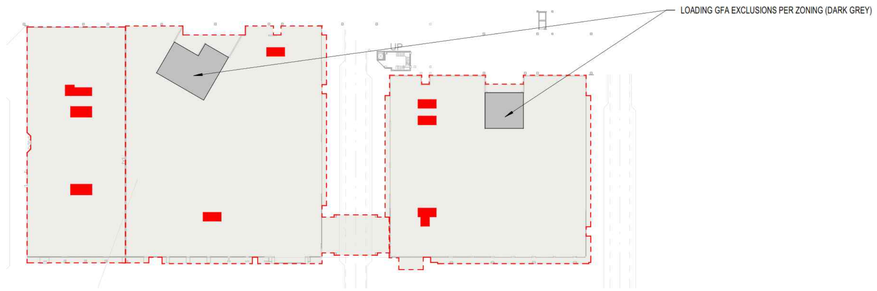
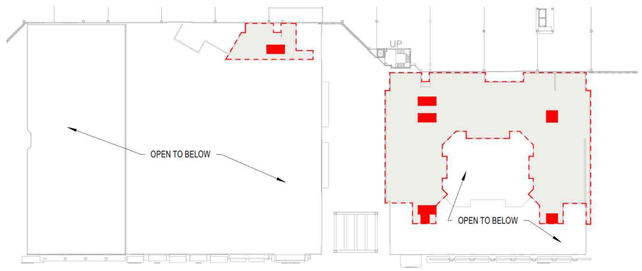
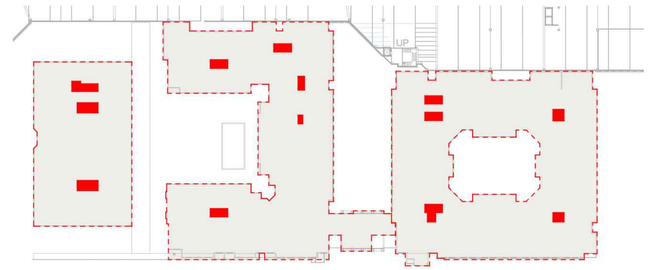


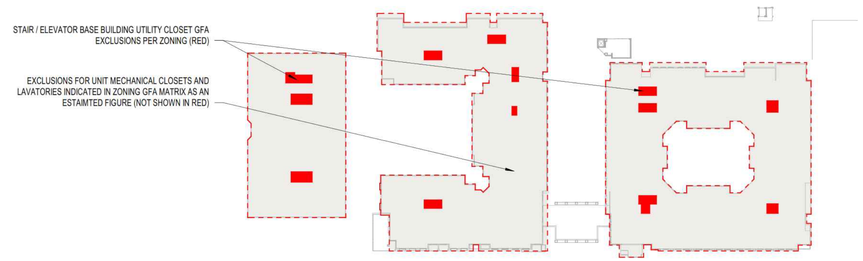
1 A_1.05 GFA (ZONING) PLAN - LEVEL 1 (E&G) RETAIL (202.50')
SCALE: 1" = 80'-0"



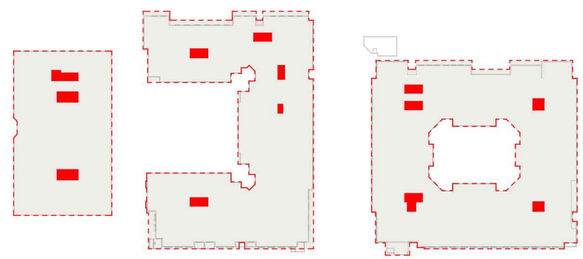
2 A_1.05 GFA (ZONING) PLAN - LEVEL 1.5 (E)/ LEVEL 2 (G)
SCALE: 1" = 80'-0"



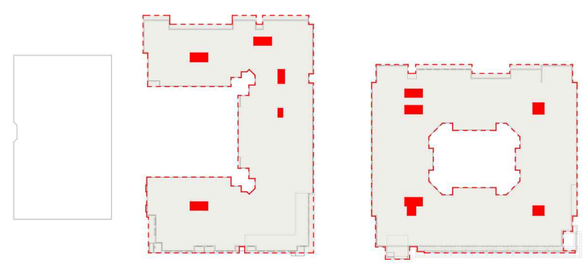
3 A_1.05 GFA (ZONING) PLAN - LEVEL 2 (E)/ LEVEL 3 (G)
SCALE: 1" = 80'-0"



4 A_1.05 GFA (ZONING) PLAN - LEVEL 3 (E)/LEVEL 4 (G)
SCALE: 1" = 80'-0"



5 A_1.05 GFA (ZONING) PLAN - LEVEL 4&5 (E)/ LEVEL 5&6 (G)
SCALE: 1" = 80'-0"



6 A_1.05 GFA (ZONING) PLAN - LEVEL 6 (E)/ LEVEL 7 (G)
SCALE: 1" = 80'-0"

	BLOCK E.2 (MOB)			BLOCK E.1 (RESI)			BLOCK G (RESI)		
	GROSS FLOOR AREA	NET DEDUCTION	GFA (ADJ.)	GROSS FLOOR AREA	NET DEDUCTION	GFA (ADJ.)	GROSS FLOOR AREA	NET DEDUCTION	GFA (ADJ.)
(STREET)	28,954	1,732	27,222	61,672	2,300	59,372	47,512	2,403	45,109
MEZZ (E) / 2 (G)	-	-	-	2,800	200	2,600	26,982	2,666	24,316
(E) / 3 (G)	20,166	882	19,284	39,655	2,803	36,852	40,874	3,778	37,096
(E) / 4 (G)	20,166	882	19,284	37,080	3,375	33,705	40,874	3,778	37,096
(E) / 5 (G)	20,166	882	19,284	37,360	3,375	33,985	40,874	3,778	37,096
(E) / 6 (G)	20,166	882	19,284	37,360	3,375	33,985	40,874	3,778	37,096
(E) / 7 (G)	-	-	-	37,360	3,375	33,985	40,597	3,778	36,819
	109,618	5,260	104,358	253,287	18,803	234,484	278,587	23,959	254,628
						338,842			**254,628**

CULATED PER CITY OF ALEXANDRIA ZONING ORDINANCE (SEE CORRESPONDING GFA (ZONING) PLAN SHEET):

1 ZONING GFA IS MEASURED TO FACE OF WALLS OR ROOF ABOVE.
2 FLOOR SPACE FOR STAIRS, RAMPS AND ELEVATORS IS EXCLUDED.
3 FLOOR SPACE USED FOR UTILITIES (MECHANICAL AND ELECTRICAL EQUIPMENT) IS EXCLUDED.
4 LAVATORIES (ONLY 50 SQUARE FEET OF EACH) ARE BE EXCLUDED UP TO A 10% MAXIMUM OF GFA.
5 ARCHITECTURAL FEATURES UP TO 30" BEYOND AN EXTERIOR FACE OF WALL OR COLUMN ARE EXCLUDED.
6 SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM DEPTH OF EIGHT FEET IS EXCLUDED.
7 LOADING SPACES (ONLY 850 SQUARE FEET FOR EACH REQUIRED LOADING SPACE) ARE EXCLUDED

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SHEET 17 OF 18

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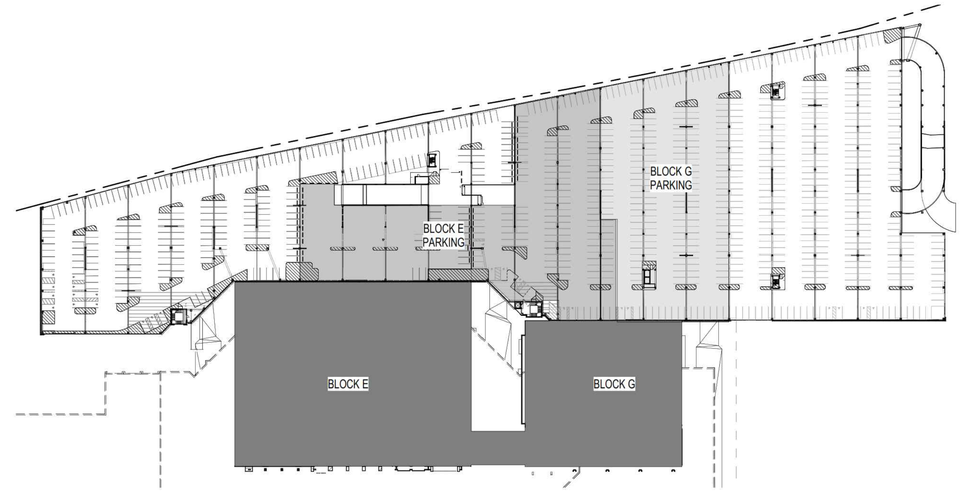
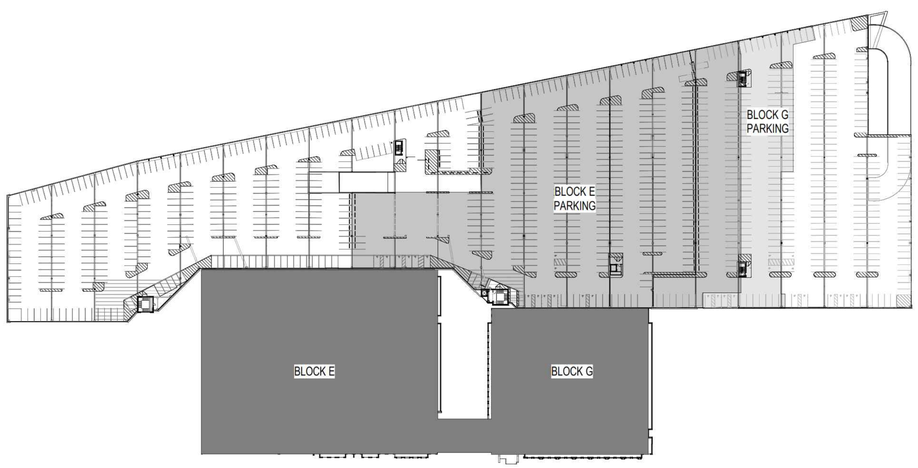
GARAGE PARKING MATRIX

BLOCK:	BLOCK E			BLOCK G	
	RETAIL	MOB	RESIDENTIAL	RETAIL	RESIDENTIAL
LEVEL 01	129	143	-	114	-
LEVEL 02	54	19	136	-	189
LEVEL 03	35	316	73	-	99
TOTAL	218	478	209	114	288

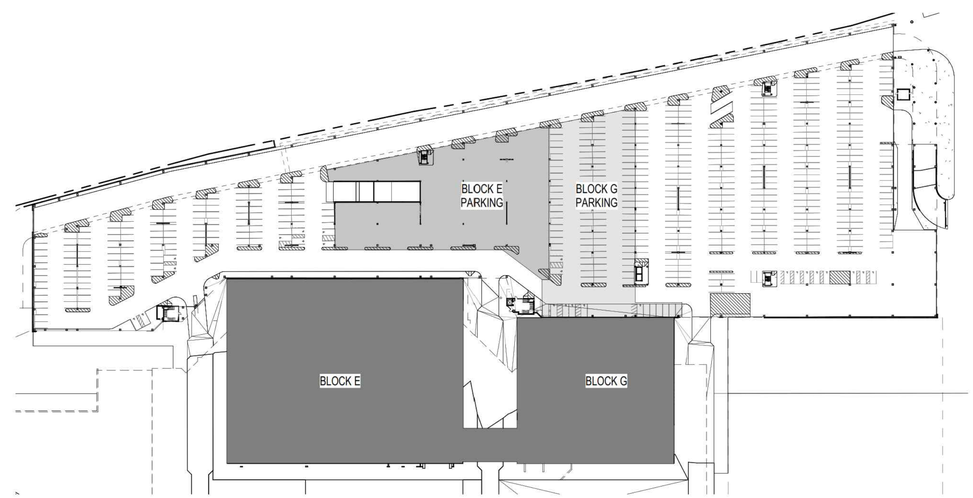
PARKING SPOT LOCATIONS, TOTALS AND ALLOCATIONS HAVE NOT BEEN FINALIZED AND WILL BE ADJUSTED WITHIN THE EXISTING GARAGE FOOTPRINT AS NEEDED TO ADDRESS THE CONCERNS.



2 / A_1.06 GARAGE LEVEL 2 - PARKING PLAN
SCALE: 1" = 100'-0"



3 / A_1.06 GARAGE LEVEL 3 - PARKING PLAN
SCALE: 1" = 100'-0"



1 / A_1.06 GARAGE LEVEL 1 - PARKING PLAN
SCALE: 1" = 100'-0"

N

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