LANDMARK MALL REDEVELOPMENT
CONCEPT 2 - BLOCK I
CITY OF ALEXANDRIA, VIRGINIA
DATE: APRIL 8, 2022

PROJECT TEAM
APPLICANT
FOULDER PARTNERS DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD 20854
TEL. 240-499-9864
CONTACT: JAY KELLY

CIVIL ENGINEER
URBAN LTD
42850 TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL. 703-376-4221
CONTACT: CLAYTON TOCK, P.E.

TRAFFIC ENGINEER
CHANCELLOR PLANNERS
225 RENDERSGATE LANE
SUITE 750
ALEXANDRIA, VA 22314
TEL. 202-540-1926
CONTACT: ROBERT SCHIESEL, P.E.

UTILITY ENGINEER
DAVIS UTILITY CONSULTING, LLC
3075 FAIR RIDGE DRIVE
SUITE 125-SOUTH
FAIRFAX, VA 22033
TEL. 703-945-9606

ARCHITECT
STARR ARCHITRAVE, AIA

ATTORNEY
WIRE GILL LLP
590 NORTH FAIRFAX STREET
SUITE 851
ALEXANDRIA, VA 22314
TE. 703-677-3129
CONTACT: KENNETH WIRE

AREA TABULATIONS:

<table>
<thead>
<tr>
<th>Description</th>
<th>ROW</th>
<th>CT</th>
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ZONING TABULATIONS:

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PARKING TABULATIONS:

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<tr>
<th>Parking Type</th>
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<tr>
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TRIP GENERATION:

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<tr>
<td>Mixed Use</td>
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</table>

PROJECT NARRATIVE:

DESCRIPTION OF DEVELOPMENT:

The redevelopment of Landmark Mall is a significant project that aims to revitalize the area, providing new commercial, retail, and residential spaces. The site is located in the center of Alexandria, Virginia, and is accessible via I-395, I-95, and Route 1. The site is currently home to five multi-story buildings for commercial/retail/mixed use, an existing parking garage, and an associated infrastructure.

EXISTING SITE CONDITIONS:

The existing site contains a mixed-use development with a variety of uses, including commercial, retail, and residential. The site is generally sloped from west to east, with above-ground and below-ground utilities, and associated infrastructure contained within the site.

DESCRIPTION OF DEVELOPMENT:

The purpose of the redevelopment for Block I is to allow for a building with a range of uses across the site. These uses would include commercial retail, supermarket, office, and residential. These uses may be implemented anywhere on the site, subject to capacity of the site.

SPECIAL AMENITIES:

The CDD conditions outlined the amenities required with the infrastructure plan. Those amenities include a downtown transit hub to provide bus transit services to both residents and the surrounding community. In addition to the parks, the site shall also feature a fire station and a centrally located transit center.

DESCRIPTION OF DEVELOPMENT:

The redevelopment for Block I is for the on-site and off-site infrastructure necessary to support the redevelopment of the site. The applicant proposes to provide special amenities including a minimum 3.5 acres of open space network to include a central park, pedestrian-friendly streets, and public space. The project is not a federal undertaking or involves the use of any federal funding, in compliance with federal preservation laws, in particular Section 106 of the National Environmental Policy Act.

LIST OF REQUESTED APPROVALS:

GREEN BUILDING POLICY STATEMENT:

The redevelopment of the site, under the above mentioned green building policy at the time of CSW approval, requires the submission and review of individual plans.

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### SITE TABULATIONS

#### DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>Building A</th>
<th>Building B</th>
<th>Building C</th>
<th>Building D</th>
<th>Building E</th>
<th>Building F</th>
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<tbody>
<tr>
<td>Lot A</td>
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<td>Lot D</td>
<td>Lot E</td>
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#### PARKING TABULATIONS

**PARKING REQUIREMENTS**

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**ZONE TABULATIONS**

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</table>
EX. BULK FEEDER TERMINAL POLE TO BE RELOCATED

RELOCATED BULK FEEDER TERMINAL POLE

EX. SWITCH POLE TO REMAIN

RELOCATED BULK FEEDER TERMINAL POLE

RELOCATED OH BULK FEEDER

LIMITS OF DISTURBANCE

LEGEND

LOT LINES

LIMITS OF DISTURBANCE

NOTE: EXISTING CONDITIONS REFLECT WORK PERFORMED UNDER THE PROPOSED DSP PLAN.

EXISTING CONDITIONS REFLECT WORK PERFORMED UNDER THE PROPOSED DSP PLAN.

NOTE:

CITY OF ALEXANDRIA, VIRGINIA

1"=30'

2'

APRIL 8, 2022

07 51

DSUP-13079

04/08/2022

4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888

Urbancation, Ltd.

www.urban-ltd.com

EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT

CONCEPT 2 - BLOCK I

Planners  Engineers  Landscape Architects  Land Surveyors

UNIVERSAL

NOTE:

EXISTING CONDITIONS REFLECT WORK PERFORMED UNDER THE PROPOSED DSP PLAN.
OPEN SPACE PLAN
LANDMARK VAIL REDEVELOPMENT
CONCEPT 2 - BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

1"=30'
APRIL 8, 2022

OPEN SPACE CALCULATION:
BLOCK I SITE AREA: 112,806 SF OR 2.57 AC.
OPEN SPACE REQUIRED: 28,017 SF OR 0.64 AC. (25% OF DEVELOPMENT AREA)
OPEN SPACE PROVIDED:
AT-GRADE OPEN SPACE: 6,123 SF OR 0.14 AC.
ABOVE-GRADE OPEN SPACE: 33,017 SF OR 0.76 AC.
TOTAL OPEN SPACE PROVIDED: 39,140 SF OR 0.90 AC. (34.93%)
STUDY POINT 1 SWM FLOWS

1 Year Flow Calculations
Inflow Area = 1,549,865 ft², 45.22% Impervious, Inflow Depth > 1.44" for 1-yr event
Inflow = 66.27 cfs @ 12.10 hrs, Volume = 186,226 cf, Atten = 0%, Lag = 0.0 min
Primary = Inflow, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs

2 Year Flow Calculations
Inflow Area = 1,549,865 ft², 45.22% Impervious, Inflow Depth > 1.86" for 2-yr event
Inflow = 84.95 cfs @ 12.10 hrs, Volume = 240,188 cf, Atten = 0%, Lag = 0.0 min
Primary = Inflow, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs

10 Year Flow Calculations
Inflow Area = 1,549,865 ft², 45.22% Impervious, Inflow Depth > 3.60" for 10-yr event
Inflow = 145.10 cfs @ 12.10 hrs, Volume = 465,520 cf, Atten = 0%, Lag = 0.0 min
Primary = Inflow, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs

PRE-DEVELOPMENT HYDROCAD MODEL - Study Point "1"
### Curve Number Calculations

**Landmark Mall 24-hr S1 10-yr Rainfall = 5.20"**

- Depth $> = 57,678$ cf
- Volume $= @ 4.36", \text{ Depth} > @ 7.95 \text{ cfs}$

**Landmark Mall 24-hr S1 2-yr Rainfall = 3.20"**

- Depth $> = 18,675$ cf
- Volume $= @ 6.87 \text{ cfs}$

**Landmark Mall 24-hr S1 1-yr Rainfall = 2.70"**

- Depth $> = 9,559$ cf
- Volume $= @ 3.52 \text{ cfs}$

### Time of Concentration Calculations

- **1 Year Flow Calculations**
  - Runoff $= 6.06$ cfs
  - Runoff $= 4.35$ cfs
  - Runoff $= 2.50$ cfs

- **2 Year Flow Calculations**
  - Runoff $= 2.30$ cfs

- **10 Year Flow Calculations**
  - Runoff $= 2.03$ cfs

### Direct Entry

- **Velocity (ft/sec)**
  - **Length (feet)**
  - **Tc**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (ac)</th>
<th>CN</th>
<th>Curve Number Calculations</th>
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</thead>
<tbody>
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<td>Urban commercial, 85% imp, HSG D</td>
<td>95</td>
<td>85.00% Impervious Area</td>
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<tr>
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<td>15.00% Pervious Area</td>
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### SWMP POST - Study Point "1"

- **Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST OFFSITE Undetained Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST ONSITE Block I DETAINED (VAULT #2) Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST ONSITE Block G DETAINED (VAULT #2) Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST ONSITE Block E DETAINED (VAULT #2) Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST ONSITE Block H DETAINED (VAULT #2) Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST ONSITE Block K DETAINED (VAULT #2) Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs

- **SWM POST ONSITE Parks, Roads, SW attn. DETAINED (VAULT #2) Runoff Calculations**
  - Runoff $= 6.06$ cgs
  - Runoff $= 4.35$ cgs
  - Runoff $= 2.50$ cgs
## PROPOSED BMP COMPUTATIONS

### Project Description

**Development** or **Redevelopment**

<table>
<thead>
<tr>
<th>Drainage Area</th>
<th>Impervious</th>
<th>Pervious</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>47.75 ACRES</td>
<td>47.75 ACRES</td>
<td>95.50 ACRES</td>
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<tr>
<td>On-Site Treated</td>
<td>2.92 ACRES</td>
<td>2.92 ACRES</td>
<td>5.84 ACRES</td>
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<tr>
<td>Off-Site Treated</td>
<td>0 ACRES</td>
<td>0 ACRES</td>
<td>0 ACRES</td>
</tr>
<tr>
<td>Total Treated</td>
<td>29.82 ACRES</td>
<td>29.82 ACRES</td>
<td>59.64 ACRES</td>
</tr>
</tbody>
</table>

Any On-Site Disconnected by a Vegetated Buffer (25 ft):
- Total On-Site Treated or Disconnected: 0 ACRES
- Total Disconnected: 29.82 ACRES

### Water Treatment on site

<table>
<thead>
<tr>
<th>BMP Type</th>
<th>Area treated by BMP (acres)</th>
<th>Impervious area treated by BMP (acres)</th>
<th>BMP efficiency (%)</th>
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</thead>
<tbody>
<tr>
<td>SAND FILTER</td>
<td>8.06 ACRES</td>
<td>8.06 ACRES</td>
<td>60%</td>
</tr>
<tr>
<td>TRENCH</td>
<td>4.79 ACRES</td>
<td>4.79 ACRES</td>
<td>60%</td>
</tr>
<tr>
<td>GREEN ROOF</td>
<td>17.02 ACRES</td>
<td>17.02 ACRES</td>
<td>60%</td>
</tr>
</tbody>
</table>

### Miscellaneous

- Total WQV treated: YES
- Detention on site: NO
- Project is within which watershed? HOLMES RUN WATERSHED
- Project discharges to which body of water? HOLMES RUN

## ACTUAL BMP COMPUTATIONS

### Project Description

**Development** or **Redevelopment**

<table>
<thead>
<tr>
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- Project is within which watershed? HOLMES RUN WATERSHED
- Project discharges to which body of water? HOLMES RUN
### Sanitary Sewer Computations

**Landmark Mall Redevelopment Concept 2 - Block I**

**City of Alexandria, Virginia**

**File No.: 23-51**

**Date: April 8, 2022**

**Planners: Urban, Ltd.**

**TM Website:** www.urban-ltd.com

**Address:**

4200 D Technology Ct.
CHANTILLY, VA 20151

**Phone:** 703.642.2306

**Fax:** 703.378.7888

### Existing Sanitary Sewer Design Computations

<table>
<thead>
<tr>
<th>Pipe No.</th>
<th>Size (In.)</th>
<th>Length (Feet)</th>
<th>Material</th>
<th>Slope</th>
<th>Flow (GPM)</th>
<th>Calculation Method</th>
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### Proposed Sanitary Sewer Design Computations

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### Revisions

- DSUP-13079

**Description:**

- Landmark Mall Block I made by: [Company Name]

**Schedule:**

- Project Date: [Projected Date]

- Revised: [Revised Date]

- Approved: [Approved Date]
WB-67 VEHICLE LOADING DOCK MANEUVER

LEGEND
- LOT LINES
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<th>TREE #</th>
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<th>LOCATION</th>
<th>CURRENTS</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>001</td>
<td>Acer platanoides</td>
<td>American Elm</td>
<td>L</td>
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<td>002</td>
<td>Quercus rubra</td>
<td>White Oak</td>
<td>M</td>
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<tr>
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<td>Ulmus americana</td>
<td>American Elm</td>
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<td>Healthy</td>
<td>Site C</td>
<td>1.5</td>
<td>None</td>
</tr>
<tr>
<td>004</td>
<td>Prunus serotina</td>
<td>Black Cherry</td>
<td>M</td>
<td>Healthy</td>
<td>Site D</td>
<td>1.5</td>
<td>None</td>
</tr>
<tr>
<td>005</td>
<td>Tilia americana</td>
<td>American Basswood</td>
<td>L</td>
<td>Healthy</td>
<td>Site E</td>
<td>1.5</td>
<td>None</td>
</tr>
</tbody>
</table>

**FILE No.:** N/A  
**DATE:** N/A  
**SCALE:** N/A  
**PLAN DATE:** April 8, 2022  
**DESCRIPTION:** Landmark Mall Redevelopment - Concept 2 - Block 1  
**FOR INFORMATIONAL PURPOSES ONLY:** NOT IN APPLICATION AREA.
LANDMARK MALL REDEVELOPMENT
CONCEPT 2 - BLOCK I
CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL PLANS

DSUP-13079
04/08/2022

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LANDMARK MALL REDEVELOPMENT
CONCEPT 2 - BLOCK I

B4 OVERALL ELEVATION - WEST

A4 3D VIEW - WEST
B4 OVERALL ELEVATION - NORTH

A4 3D VIEW - NORTH