LANDMARK MALL REDEVELOPMENT

PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

DATE: NOVEMBER, 2021

PROJECT TEAM

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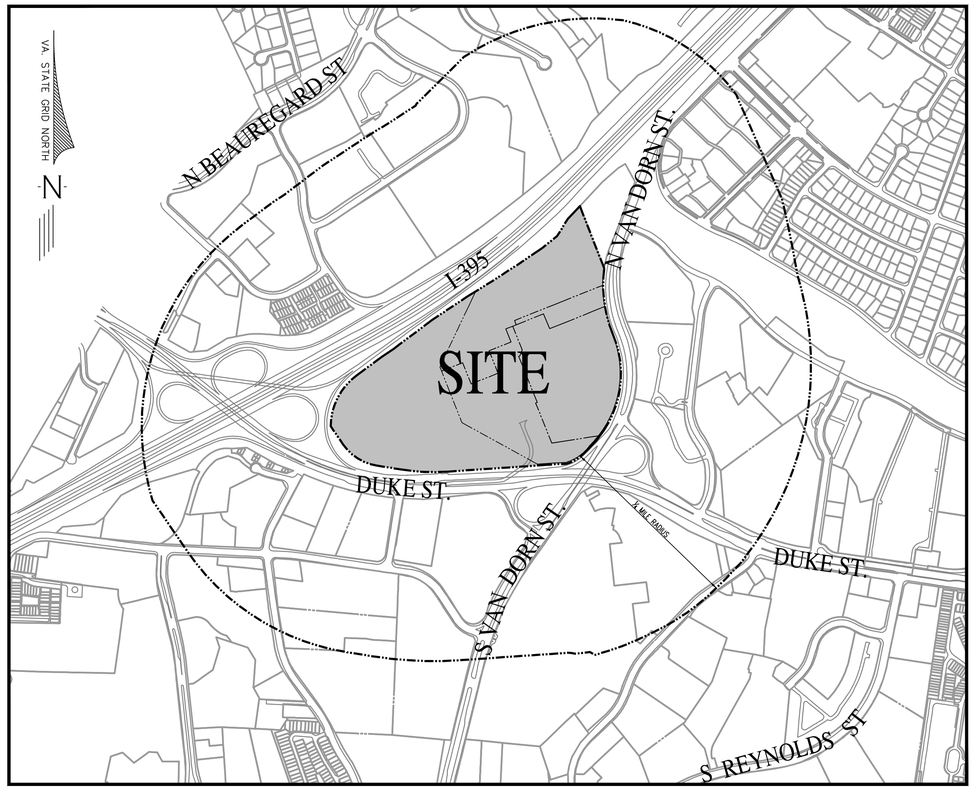

VICINITY MAP
SCALE: 1"=500'

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

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PLAN DATE
11-19-2021
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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. _____

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:

EXISTING SITE CONDITIONS:
THE EXISTING SITE CONTAINS FIVE MULTI-STORY BUILDINGS FOR COMMERCIAL/RETAIL/MIXED USE, AN ABOVE GROUND PARKING GARAGE, PARKING LOTS, AND INTERCONNECTING ROADWAYS. AN AREA TO THE EAST IS HEAVILY VEGETATED WITH STEEP SLOPES. THE MAJORITY OF THE SITE IS IMPERVIOUS AND GENERALLY SLOPES FROM WEST TO EAST. ABOVE GROUND AND BELOW GROUND UTILITIES, AND ASSOCIATED INFRASTRUCTURE ARE CONTAINED WITHIN THE SITE.

DESCRIPTION OF DEVELOPMENT:
THE SITE IS BORDERED TO THE NORTH BY AN EXISTING PARKING GARAGE, TO THE WEST BY FUTURE BLOCKS G, N AND PUBLIC ROAD, TO THE SOUTH BY FUTURE OPEN SPACE, AND TO THE EAST BY A PUBLIC ROAD.

THE PURPOSE FOR THE REDEVELOPMENT OF BLOCK I IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL AND RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY AND INFRASTRUCTURE.

DSP#2021-00021 IS FOR THE ONSITE AND OFFSITE INFRASTRUCTURE NECESSARY TO SUPPORT THE REDEVELOPMENT OF THE SITE. THE PURPOSE OF THE REDEVELOPMENT FOR BLOCK I IS TO ALLOW FOR 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 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.

LIST OF EXISTING APPROVALS:

- **CDD CONCEPTUAL DESIGN PLAN #2020-00007**

TRIP GENERATION:

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 Retail Trips		82	42	124	164	156	320	4300
OVERALL NON-AUTO MODE TRIPS	221, 850	-72	-75	-147	-168	-146	-314	-3768
OVERALL DEVELOPMENT TRIPS		**98**	**88**	**186**	**205**	**182**	**387**	**5173**

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
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11/19/2021
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK I
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A — C.I.= N/A — DATE: NOV, 2021

SHEET 02 OF 20

FILE No. DSUP-13079

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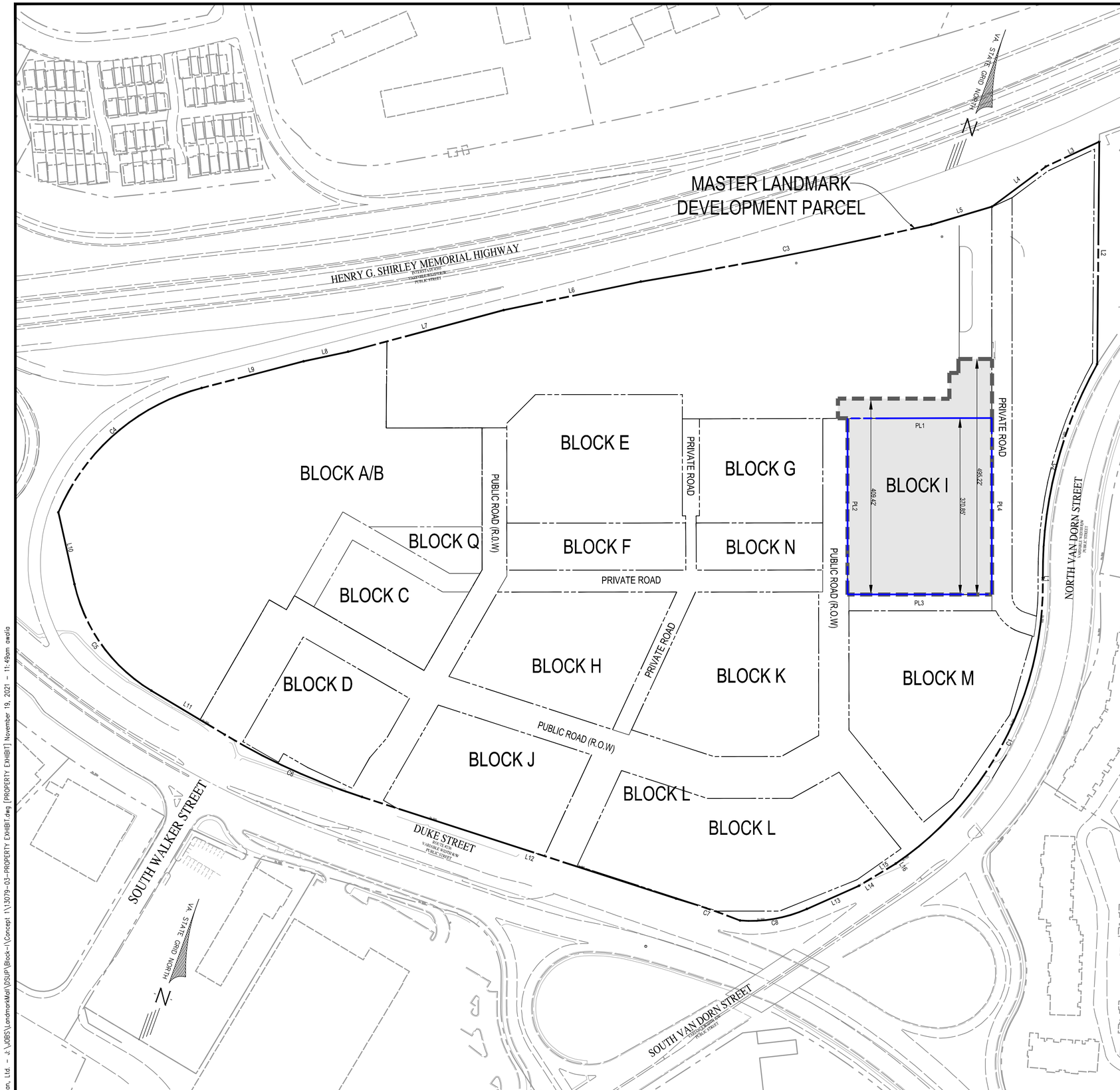

LINE AND CURVE TABLE FOR MASTER LANDMARK PARCEL

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 I LOT

LINE	BEARING	DISTANCE
PL1	S 68°00'57" W	303.50'
PL2	S 21°51'22" E	370.35'
PL3	N 68°08'38" E	303.50'
PL4	N 21°51'22" W	371.00'

LOT AREA

BLOCK I: 2.58 AC (112,495 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 _____

DATE RECORDED _____

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PLAN DATE 11-19-2021

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
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11/19/2021
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT

LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 03 OF 20

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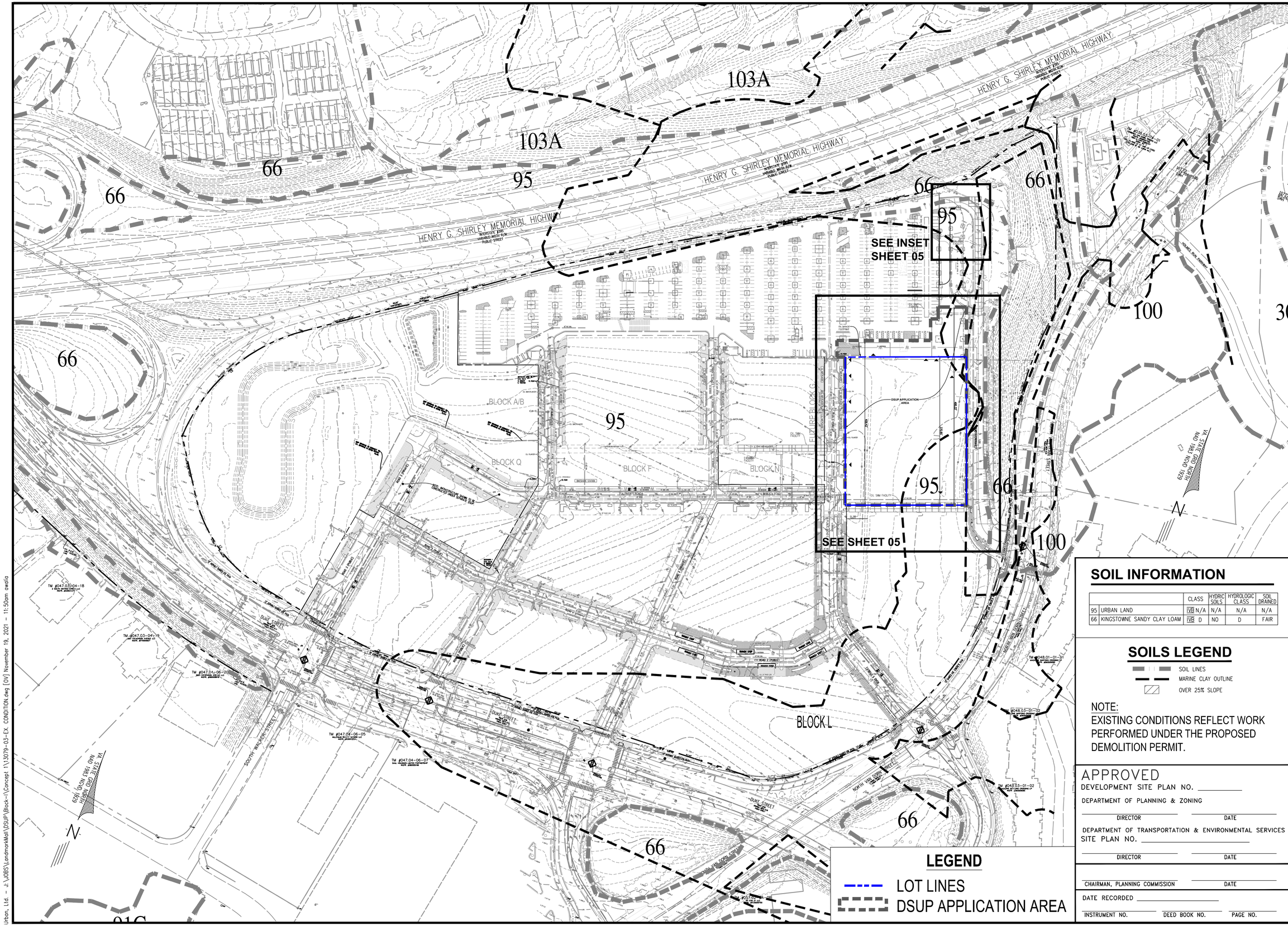

SOIL INFORMATION

		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

NOTE:
EXISTING CONDITIONS REFLECT WORK PERFORMED UNDER THE PROPOSED DEMOLITION PERMIT.

LEGEND

LOT LINES
DSUP APPLICATION AREA

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
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11/19/2021
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OVERALL EXISTING CONDITIONS
LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK I
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 04 OF 20

FILE No. DSUP-13079

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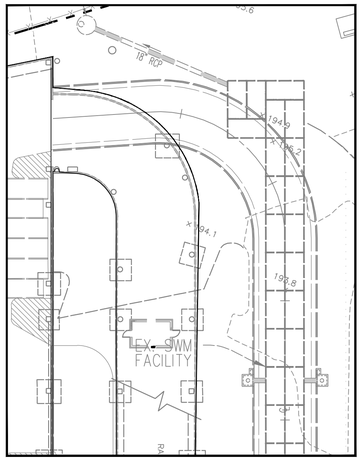
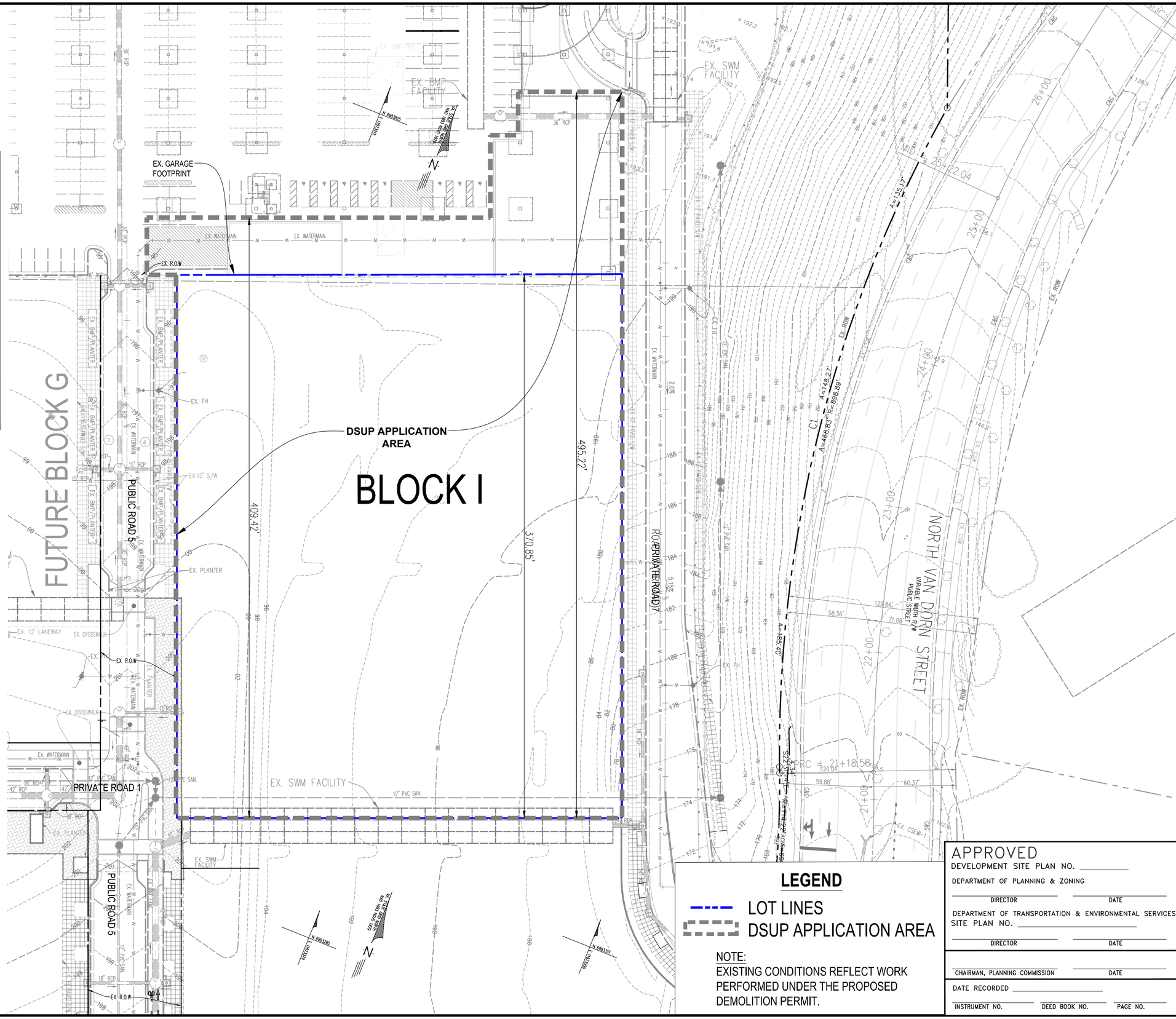


INSET (SCALE: 1=30')



LEGEND

LOT LINES

DSUP APPLICATION AREA

NOTE:
EXISTING CONDITIONS REFLECT WORK PERFORMED UNDER THE PROPOSED DEMOLITION PERMIT.

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

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EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

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

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HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE 395
VARIABLE WIDTH R/W
PUBLIC STREET

SEE INSET
SHEET 05

SEE SHEET 07

BLOCK A/B
BLOCK Q
BLOCK F
BLOCK N
BLOCK I
FUTURE BLOCK G
DSUP APPLICATION AREA
EX. SWM FACILITY
EX. GARAGE FACILITY
NORTH HAMILTON STREET
NORTH VAN DORN STREET
SOUTH VAN DORN STREET
DUKE STREET
SOUTH WALKER STREET
HOLMES RUN PARKWAY
TM #047.03-04-18
TM #047.03-04-19
TM #047.04-06-20
TM #047.04-06-05
TM #047.04-06-07
TM #048.01-01-01
TM #048.03-01-02
TM #057.02-04-08

VA STATE GRID NAD 1983
HORIZ. GRID 1983
VA STATE GRID NAD 1983
VERT. GRID 1929

LEGEND

LOT LINES

DSUP APPLICATION AREA

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OVERALL CONCEPT PLAN

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

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

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06
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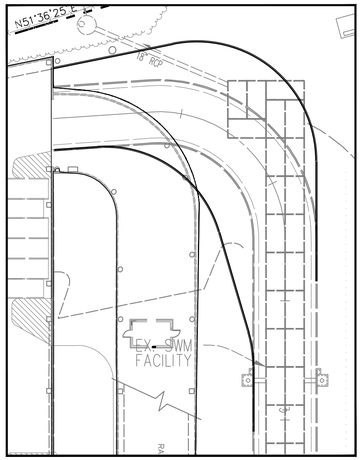

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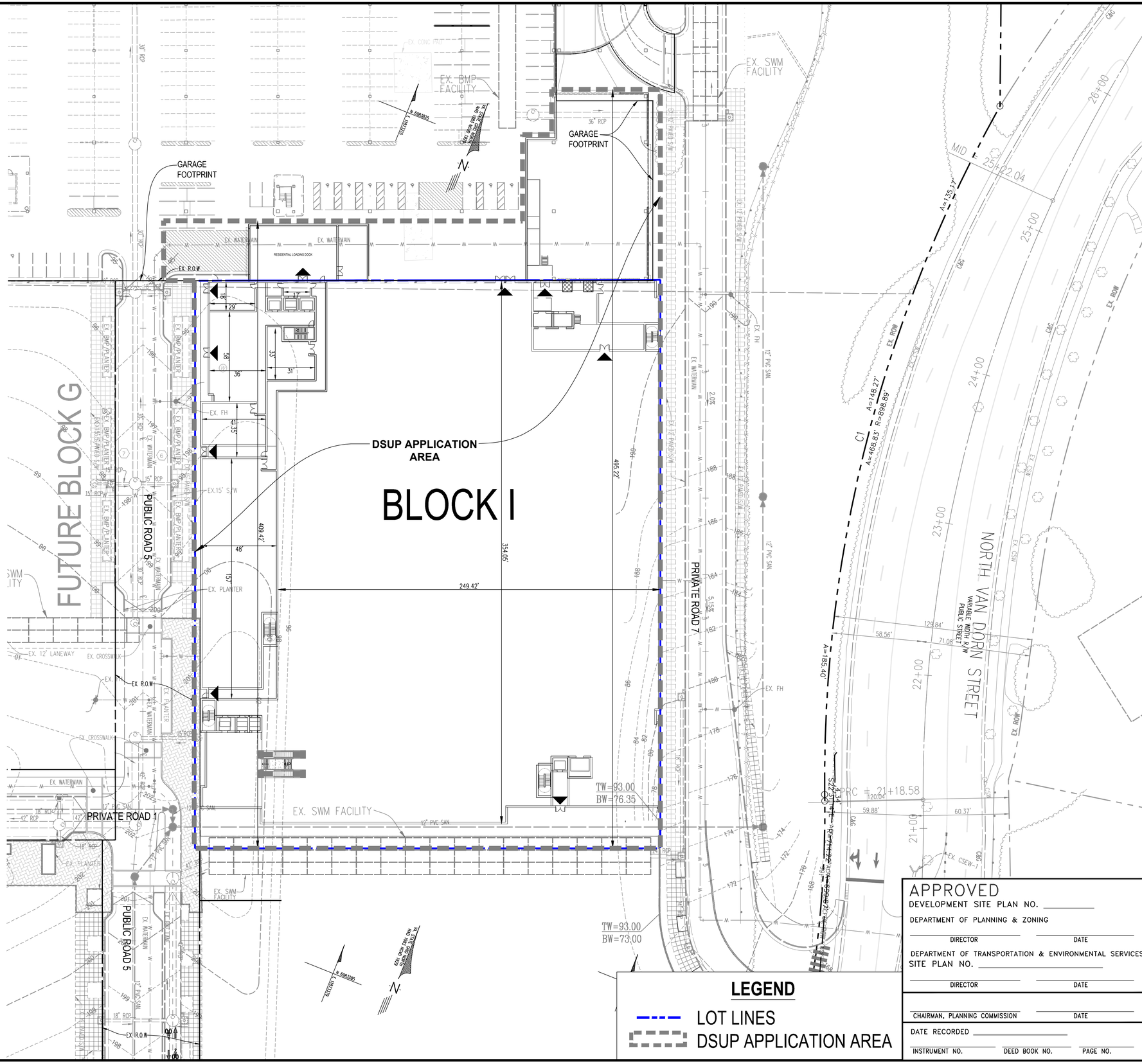

LEGEND

- LOT LINES
- DSUP APPLICATION AREA

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CONCEPT PLAN
LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK I
CITY OF ALEXANDRIA, VIRGINIA

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

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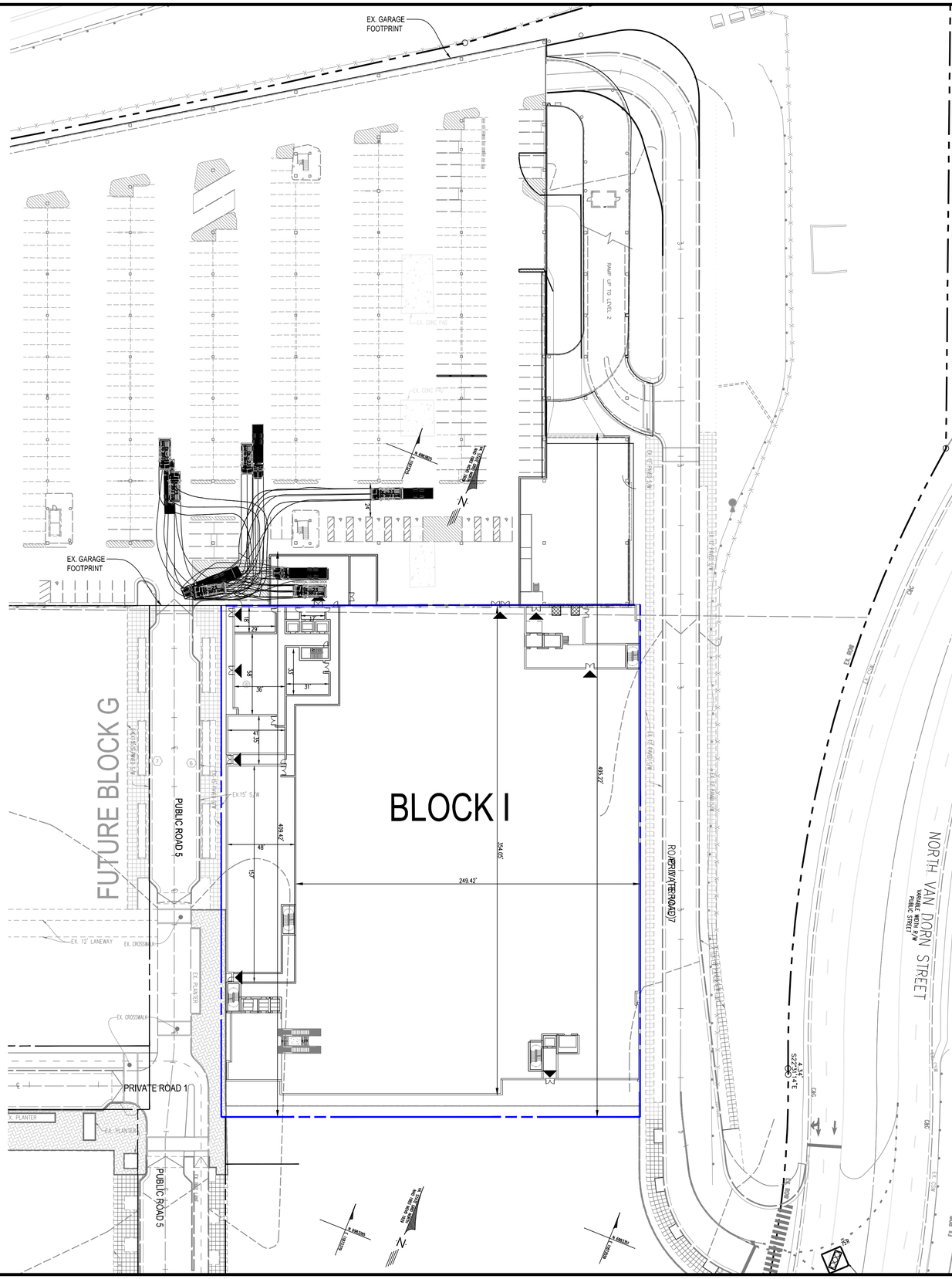
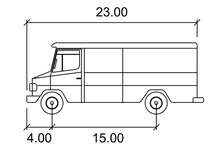


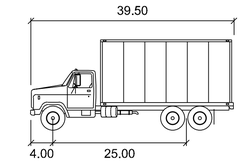
RESIDENTIAL



DL-23

		feet
Width	:	8.50
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	40.4

COMMERCIAL



SU-40

		feet
Width	:	8.00
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.8

LEGEND

LOT LINES

No.	DATE	DESCRIPTION

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DIRECTOR _____ DATE _____

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AUTOTURN EXHIBIT

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

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

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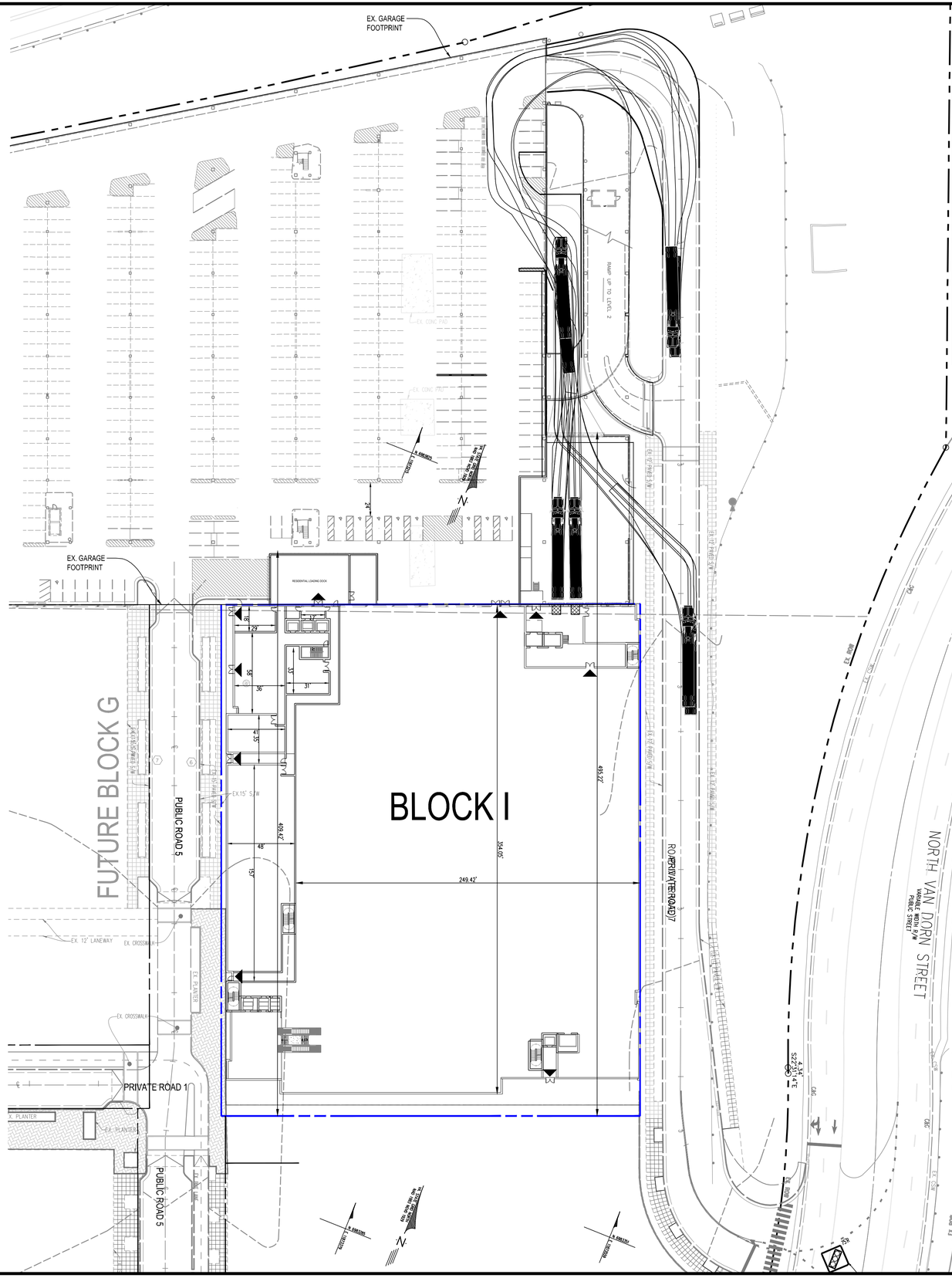

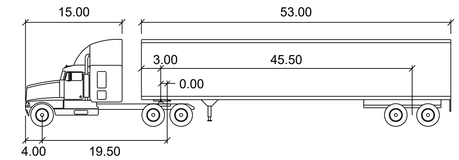

WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

LEGEND

LOT LINES

No.	DATE	DESCRIPTION

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LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

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

APPROVED

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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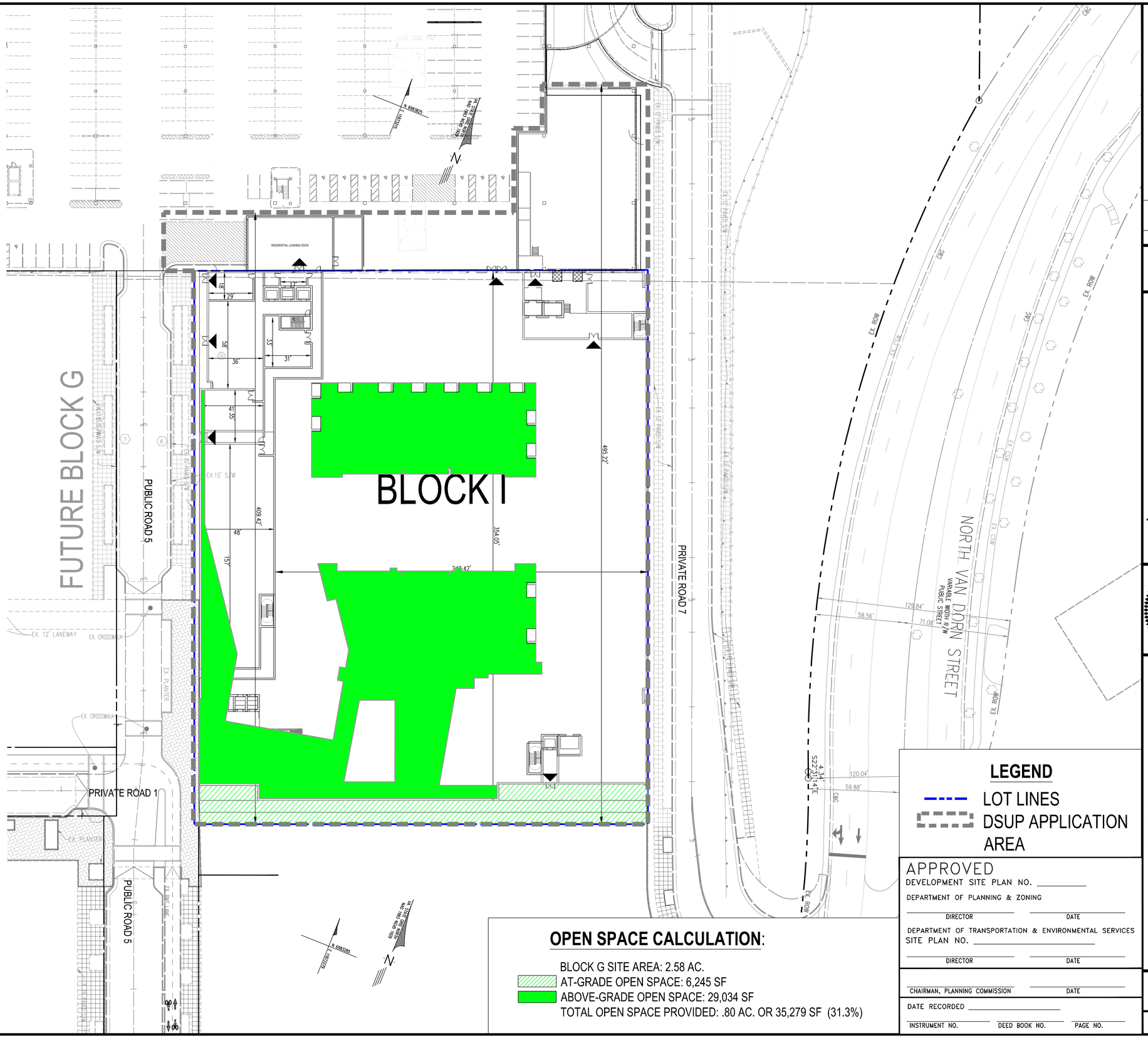

OPEN SPACE CALCULATION:

BLOCK G SITE AREA: 2.58 AC.
AT-GRADE OPEN SPACE: 6,245 SF
ABOVE-GRADE OPEN SPACE: 29,034 SF
TOTAL OPEN SPACE PROVIDED: .80 AC. OR 35,279 SF (31.3%)

LEGEND

LOT LINES
DSUP APPLICATION AREA

APPROVED
DEVELOPMENT SITE PLAN NO. _____
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DIRECTOR DATE

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

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FILE No.
DSUP-13079

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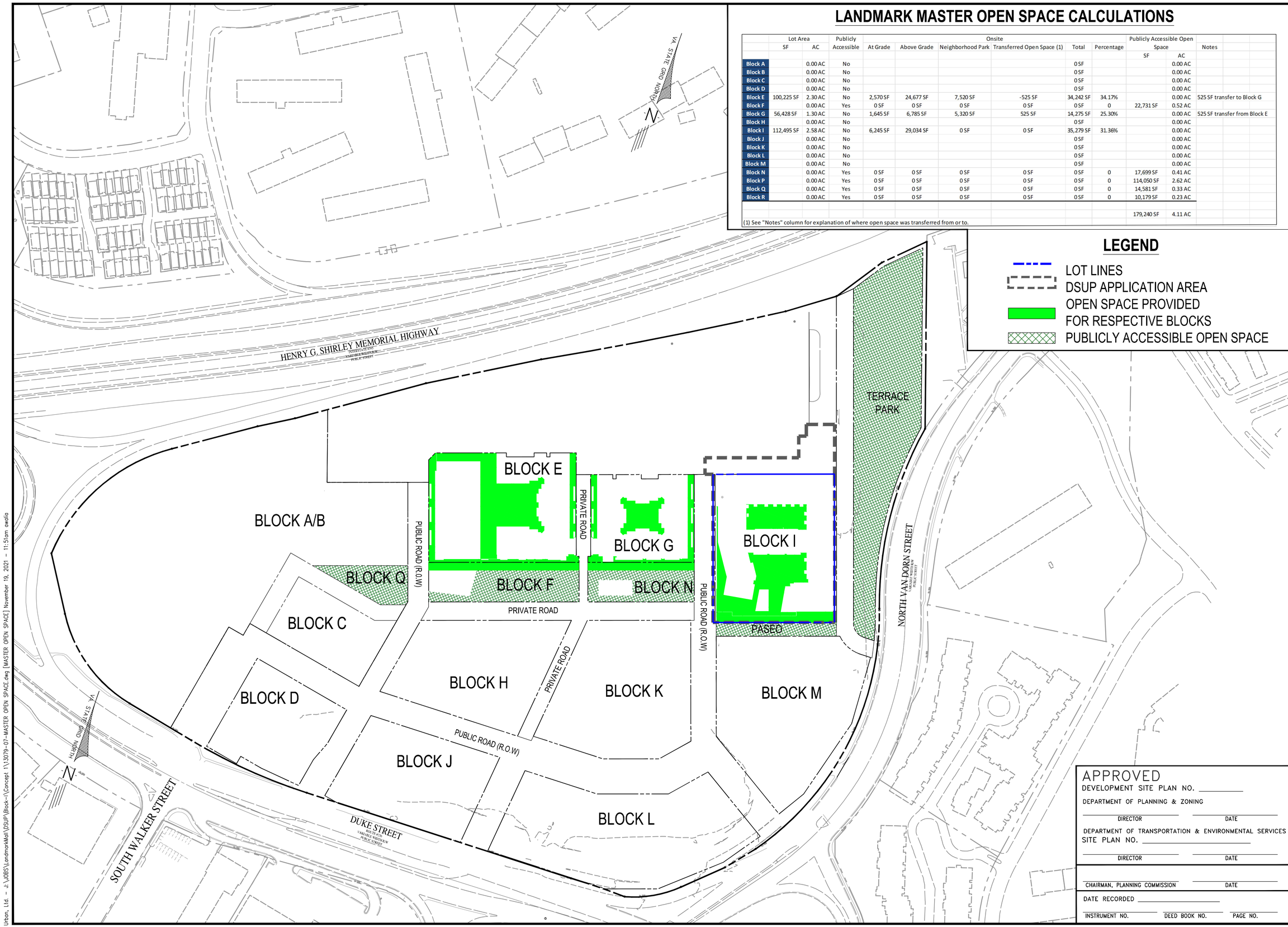
LANDMARK MASTER OPEN SPACE CALCULATIONS

	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. _____

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MASTER OPEN SPACE PLAN

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK I

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 11 OF 20

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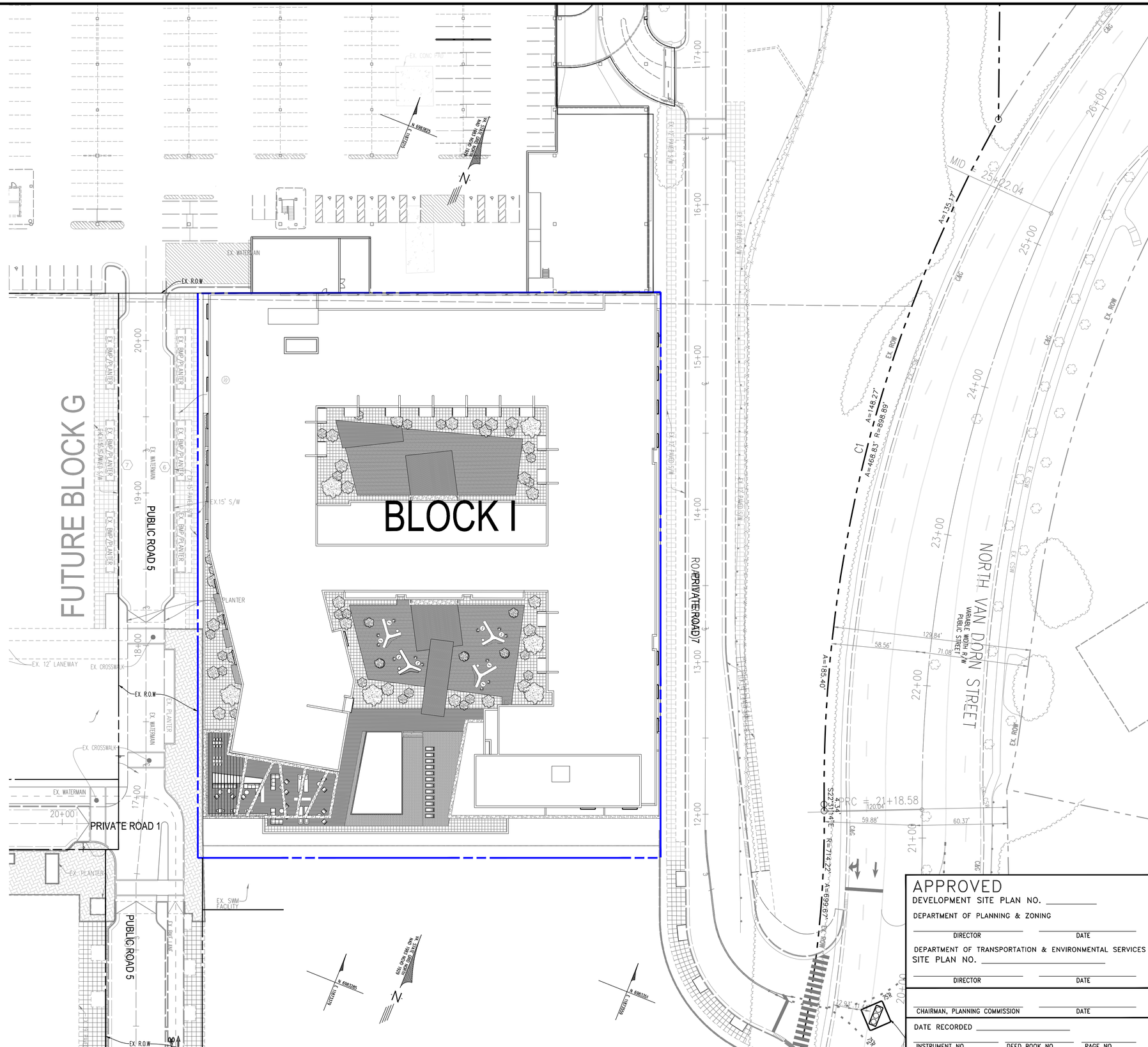
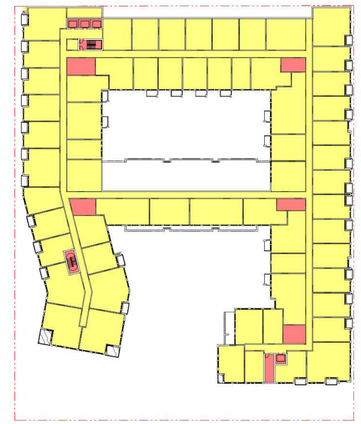

FUTURE BLOCK G
BLOCK I
PUBLIC ROAD 5
PRIVATE ROAD 1
PRIVATE ROAD 7
NORTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET
EX. ROW
EX. WATERMAIN
EX. CROSSWALK
EX. 12' LANEWAY
EX. PLANTER
EX. BMP/PLANTER
EX. 15' S/W
EX. SWM FACILITY
EX. CONC. STAIR
EX. 6' PARKING S/W
EX. 12' PARKING S/W
EX. 12' PARKING S/W
EX. 8' PARKING S/W
EX. 8' PARKING S/W
EX. 8

FAR CALCULATIONS

		L01	L02	L03	L04	L05	L06	L07	TOTAL	
GFA TOTAL (A)	GROSS FLOOR AREA	104,224	67,713	67,171	67,171	67,171	67,171	62,147		502,768
EXCLUSIONS (B)	STAIR/ELEVATOR DEDUCTION	1,825	1,164	1,166	1,166	1,166	1,166	1,166	8,819	
	MECHANICAL SPACE DEDUCTION	-	2,833	3,228	3,228	3,228	3,228	2,161	17,906	26,725
	LOADING BERTH DEDUCTION	-	-	-	-	-	-	-	-	
TOTAL FLOOR AREA (A-B)		102,399	63,716	62,777	62,777	62,777	62,777	58,820		476,043



B2 FAR AREA PLAN - LEVEL 07

1/64" = 1'-0" 0 64' 128'

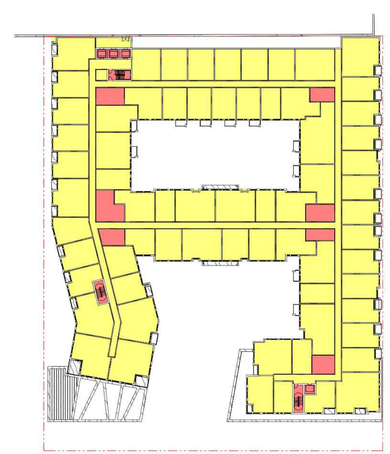
B1 FAR AREA PLAN - LEVEL 02

1/64" = 1'-0" 0 64' 128'

FAR AREA LEGEND

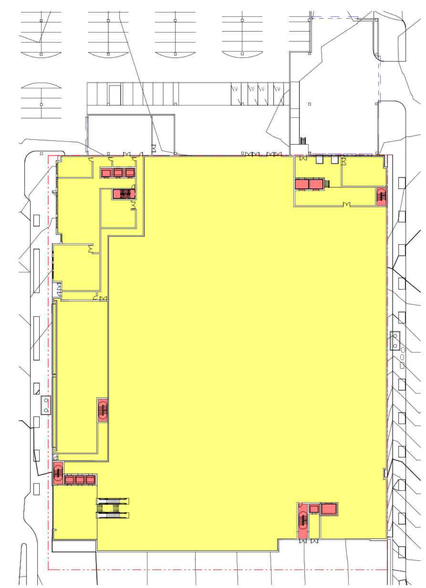
GFA

DEDUCT



A2 FAR AREA PLAN - LEVEL 03-06 (TYP.)

1/64" = 1'-0" 0 64' 128'



A1 FAR AREA PLAN - LEVEL 01

1/64" = 1'-0" 0 64' 128'

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CITY OF ALEXANDRIA, VIRGINIA

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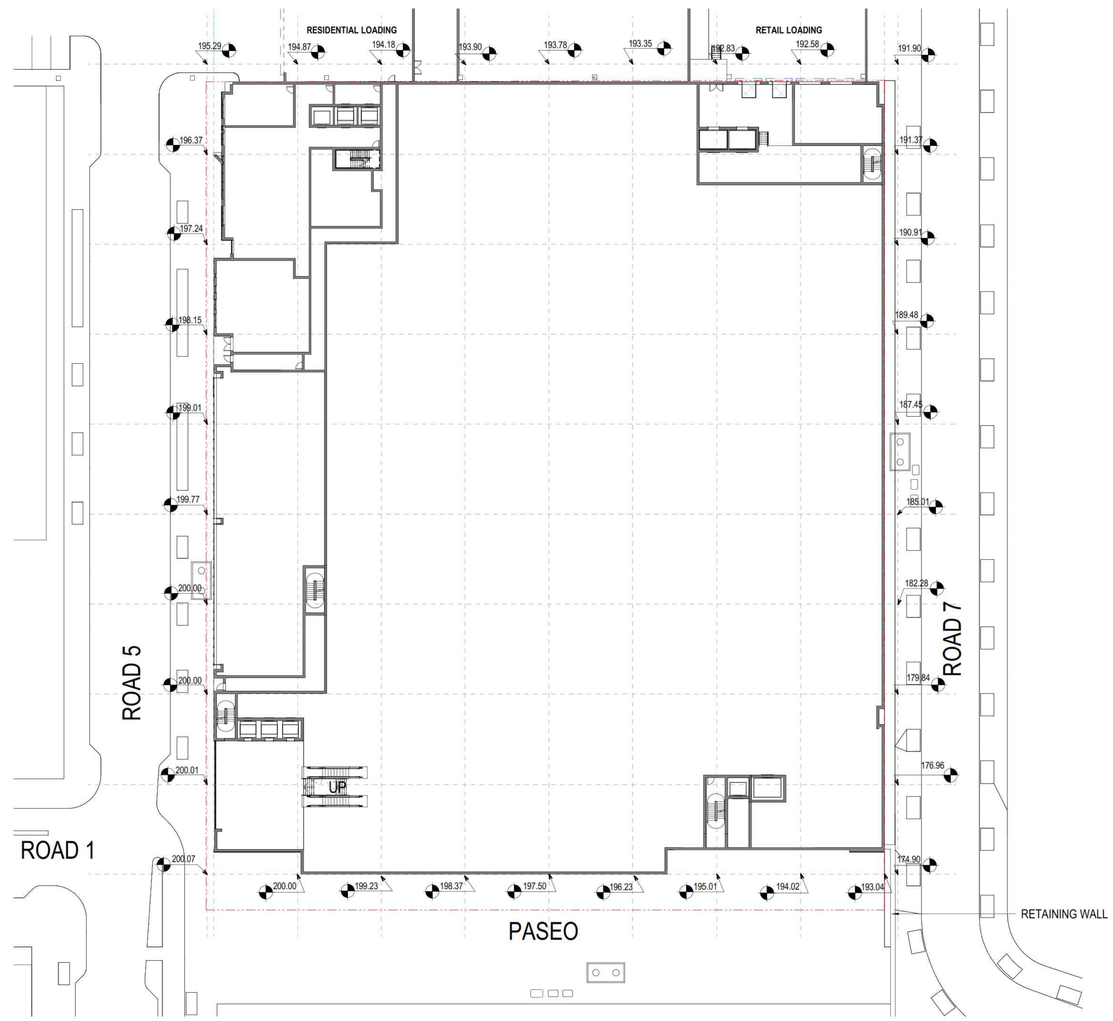
NORTH PARKING / LOADING	191.90 192.53 192.83 193.35 193.78 193.90 194.18 194.87 195.29	SOUTH	200.00 199.23 198.37 197.50 196.23 195.00 194.05 193.10
ROAD 5 - WEST	196.35 197.23 198.15 199.01 199.77 200.00 200.00 200.00 200.07	ROAD 7 - EAST	174.95 176.96 179.85 182.28 185.01 187.45. 189.48 190.91 191.70
			193.29

TOP OF ROOF - 277.25'
AVERAGE GRADE PLANE - 193.29 (192.25' MINIMUM)
OVERALL HEIGHT - 83.96'

EXISTING PARKING DECK



A3 ZONING DIAGRAM - AVERAGE GRADE PLANE

1/32" = 1'-0" 0 16' 32' 64'

No.	DATE	DESCRIPTION

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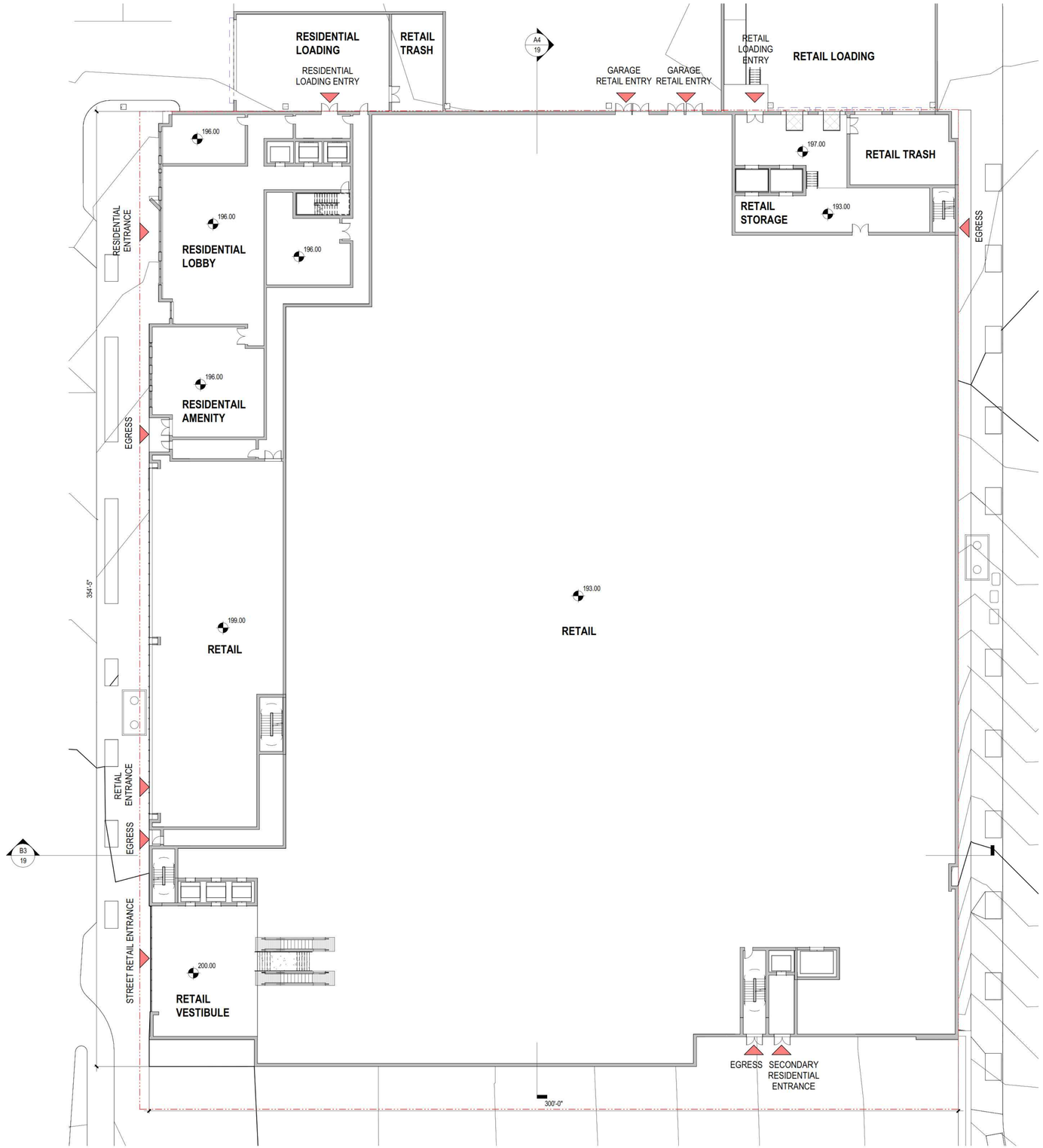

A1 CONCEPT PLAN - LEVEL 01

1" = 20'-0" 0 10' 20' 40'

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
11-19-2021

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CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS NOTED
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A1 CONCEPT PLAN - LEVEL 02

1" = 20'-0" 0 10' 20' 40'

No.	DATE	DESCRIPTION

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A1 CONCPET PLAN - LEVEL 03-06 (TYP.)

1" = 20'-0" 0 10' 20' 40'

No.	DATE	DESCRIPTION

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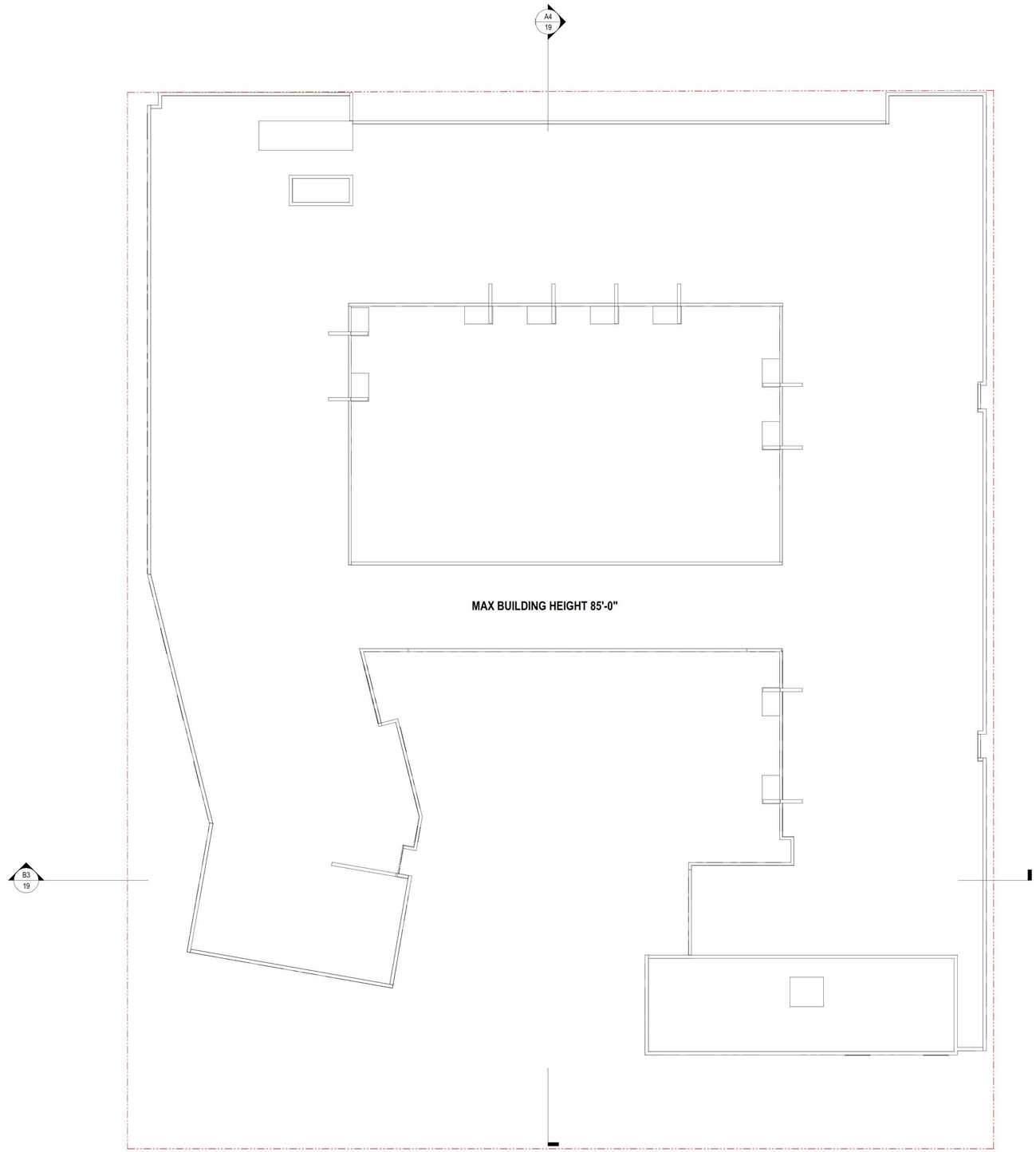

A1 CONCEPT PLAN - ROOF

1" = 20'-0" 0 10' 20' 40'

No.	DATE	DESCRIPTION

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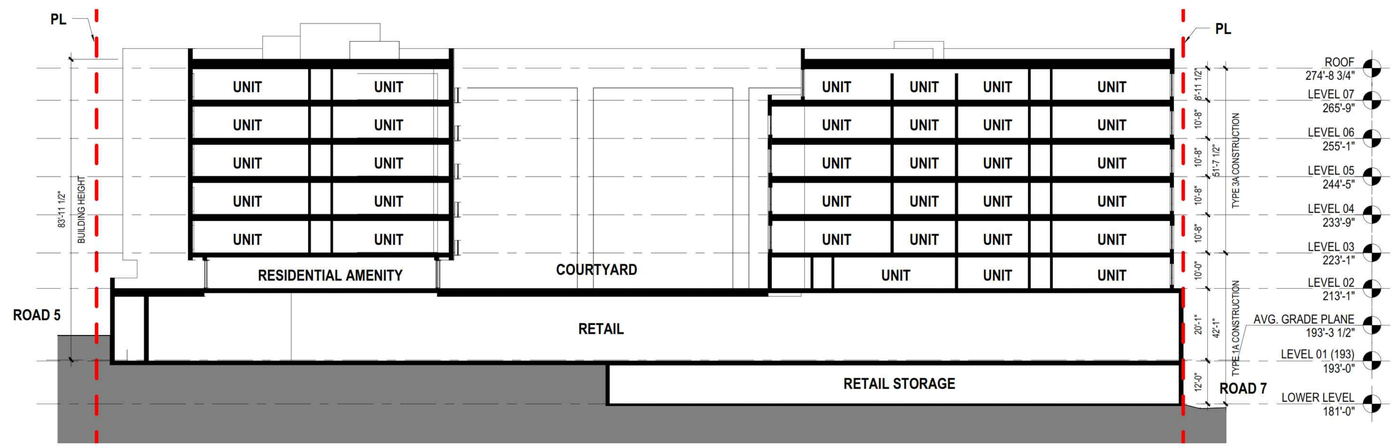
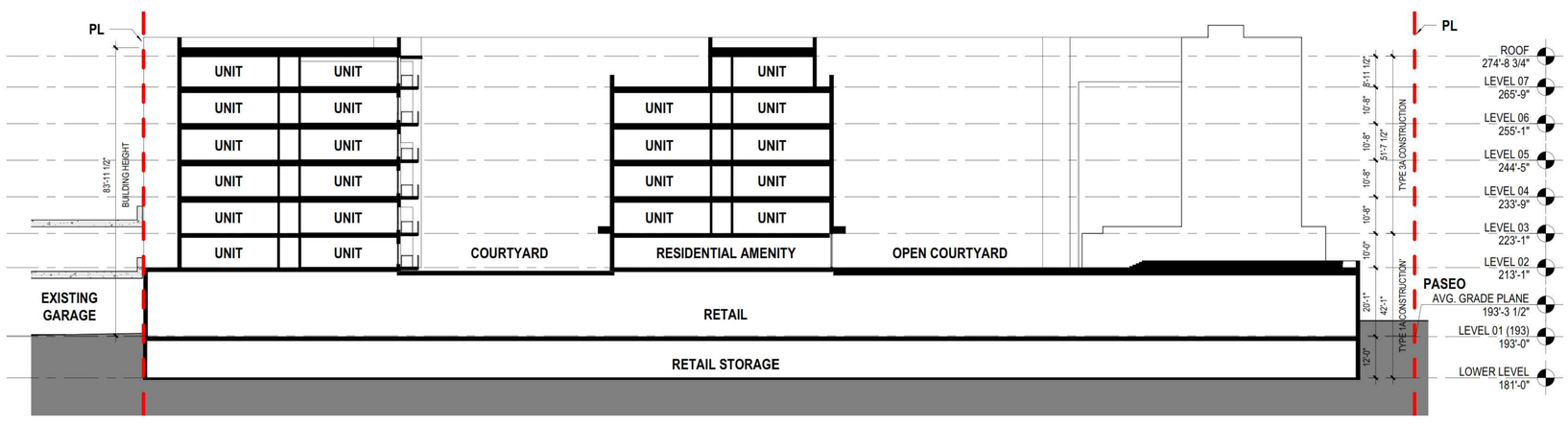


B3 CONCEPT SECTION - EAST-WEST

1" = 20'-0" 0 10' 20' 40'



A4 CONCEPT SECTION - NORTH-SOUTH

1" = 20'-0" 0 10' 20' 40'

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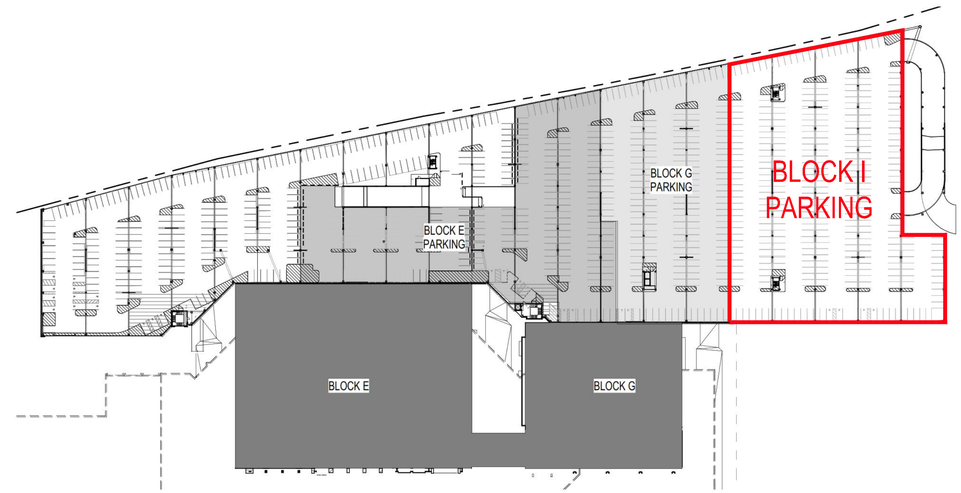
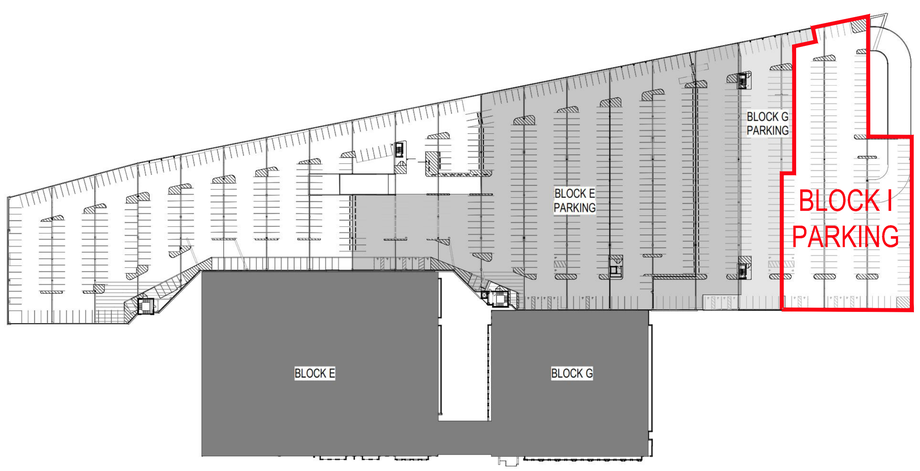
GARAGE PARKING MATRIX

	RETAIL	RESIDENTIAL
LEVEL 1	330	
LEVEL 2		328
LEVEL 3		182
TOTAL	330	510

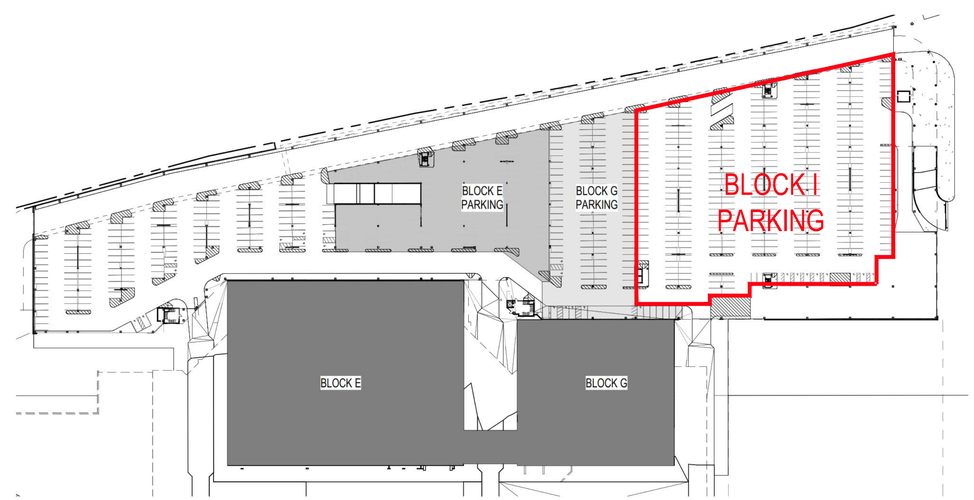
PARKING SPOT LOCATIONS, TOTALS AND ALLOCATIONS HAVE NOT BEEN FINALIZED AND WILL BE ADJUSTED WITHIN THE EXISTING GARAGE FOOTPRINT AS NEEDED TO ADDRESS THE CONCERNS.



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

No.	DATE	DESCRIPTION

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