LANDMARK MALL REDEVELOPMENT

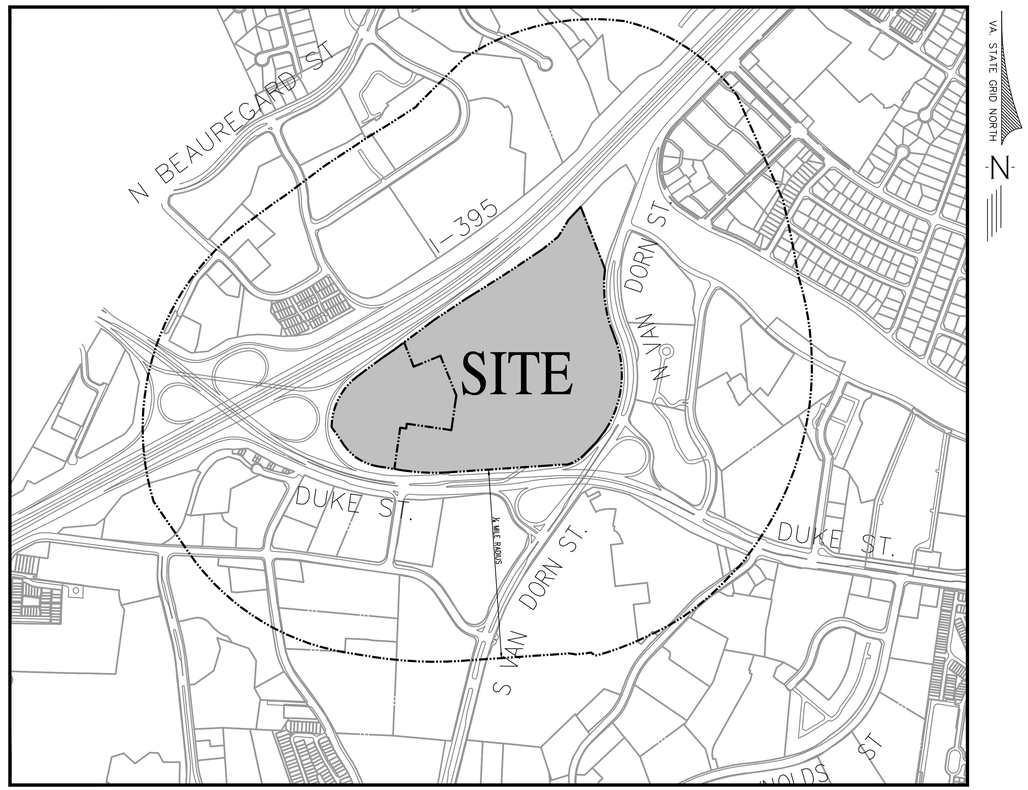
PHASE I CONCEPT - BLOCK PARKS

CITY OF ALEXANDRIA, VIRGINIA

DATE: FEBRUARY 11, 2022

VICINITY MAP

SCALE: 1"=500'



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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
02/11/2022
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
02-11-2022	1ST SUBMISSION
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SHEET 01 OF 17

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 F Floor Area	Block F Units	Block N Floor Area	Block N 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	1,206,902	1,136 units		-	-	-	-	-	-	-	-	196,568	172	257,441	222	-	-	407,335	390	-	-	-	-	-	-	345,558	352	-	-	-	-
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	123,887			-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,433	-	3,120	-	2,244	-	-	-	28,454	-	-	-	-	-
Grocer	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Loading / Service				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	129,842	-	-	-	-	-
Total	**1,462,286**	**1,136 units**	**0 keys**	-	-	-	-	-	-	-	-	**328,065**	**172**	**257,441**	**222**	-	-	**502,768**	**390**	**3,120**	-	**2,244**	-	-	-	**503,854**	**352**	-	-	-	-
FAR over Gross Land Area	**0.6518**																														

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 F REQUIRED	BLOCK F PROPOSED	BLOCK N REQUIRED	BLOCK N 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	-	-	-	-	-	-	-	274	-	-	-	-
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	-	-	-	-	-	-	-	56	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																														
STANDARD PARKING SPACES			-	256	-	-	-	-	-	-	-	405	-	127	-	-	-	137	-	-	-	-	-	-	-	132	-	-	-	-
COMPACT PARKING SPACES			-	285	-	-	-	-	-	-	-	462	-	260	-	-	-	683	-	-	-	-	-	-	-	188	-	-	-	-
HANDICAP PARKING SPACES (NON-VAN)			-	11	-	-	-	-	-	-	-	30	-	10	-	-	-	19	-	-	-	-	-	-	-	10	-	-	-	-
HANDICAP PARKING SPACES (VAN)				2	-	-	-	-	-	-	-	8	-	5	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL PARKING PROVIDED:	**3,031**	-	554	-	-	-	-	-	-	-	905	-	402	-	-	-	840	-	-	-	-	-	-	-	330	-	-	-	-
PARKING PROVIDED IN EXISTING GARAGE			-	554	-	-	-	-	-	-	-	905	-	402	-	-	-	840	-	-	-	-	-	-	-	-	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	330	-	-	-	-
LOADING SPACES																										2				
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 F REQUIRED	Block F PROPOSED	Block N REQUIRED	Block N 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	-	112,495	-	112,495	-	-	-	110,365	-	-	-	-
LOT WIDTH (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	-	-	-	-	-	-	-	-	-	328,065	-	257,441	-	-	-	502,768	-	-	-	-	-	-	-	503,854	-	-	-	-
FAR (PER LOT)	-	-	-	-	-	-	-	-	-	3.27	-	4.56	-	-	-	4.47	-	-	-	-	-	-	-	4.57	-	-	-	-
OPEN SPACE (SF / %)	-	-	-	-	-	-	-	-	-	34.17%	-	25.30%	-	-	-	31.30%	-	-	-	-	-	-	-	34.64%	-	-	-	-
GROUND FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,245	-	-	-	-	-	-	-	25,218	-	-	-	-
ABOVE GROUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,034	-	-	-	-	-	-	-	13,011	-	-	-	-
TOTAL OPEN SPACE	-	-	-	-	-	-	-	-	-	34,111	-	14,113	-	-	-	35,279	-	-	-	-	-	-	-	38,229	-	-	-	-
AVERAGE FINISHED GRADE (FT.)	-	-	-	-	-	-	-	-	-	200.55	-	198.58	-	-	-	193.50	-	-	-	-	-	-	-	199.20	-	-	-	-
MAX. BUILDING HEIGHT	-	-	-	-	-	-	-	-	-	98 / 85	-	85	-	-	-	85	-	-	-	-	-	-	-	85	-	-	-	-
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling Unit Summary	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	TBD	-	-	-	-
STUDIO UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	TBD	-	-	-	-
ONE BEDROOM UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	TBD	-	-	-	-
ONE BEDROOM DEN UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	TBD	-	-	-	-
TWO BEDROOM UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	TBD	-	-	-	-
TWO BEDROOM DEN UNITS	-	-	-	-	-	-	-	-	-	TBD	-	TBD	-	-	-	-	-	-	-	-	-	-	-	TBD	-	-	-	-
LOADING SPACES	-	-	-	-	-	-	-	-	-	3	-	2	-	-	-	3	-	-	-	-	-	-	-	2	-	-	-	-
TRIP GENERATION (ADT)	-	-	-	-	-	-	-	-	-	7,482	-	2,073	-	-	-	5,173	-	-	-	-	-	-	-	2,159	-	-	-	-

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.

THIS PLAN PROPOSES THE PUBLIC PARK IMPROVEMENTS LOCATED IN BLOCK F,N,R, AND P. THE PARK AMENITIES ARE BEING PROPOSED ALONG WITH THE NECESSARY INFRASTRUCTURE TO SUPPORT THE PARK FACILITIES/AMENITIES.

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.

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 (CURRENTLY UNDER REVIEW)
- DSP #2021-00028 (CURRENTLY UNDER REVIEW)
- DSP #2021-00012 (CURRENTLY UNDER REVIEW)

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
02-11-2022

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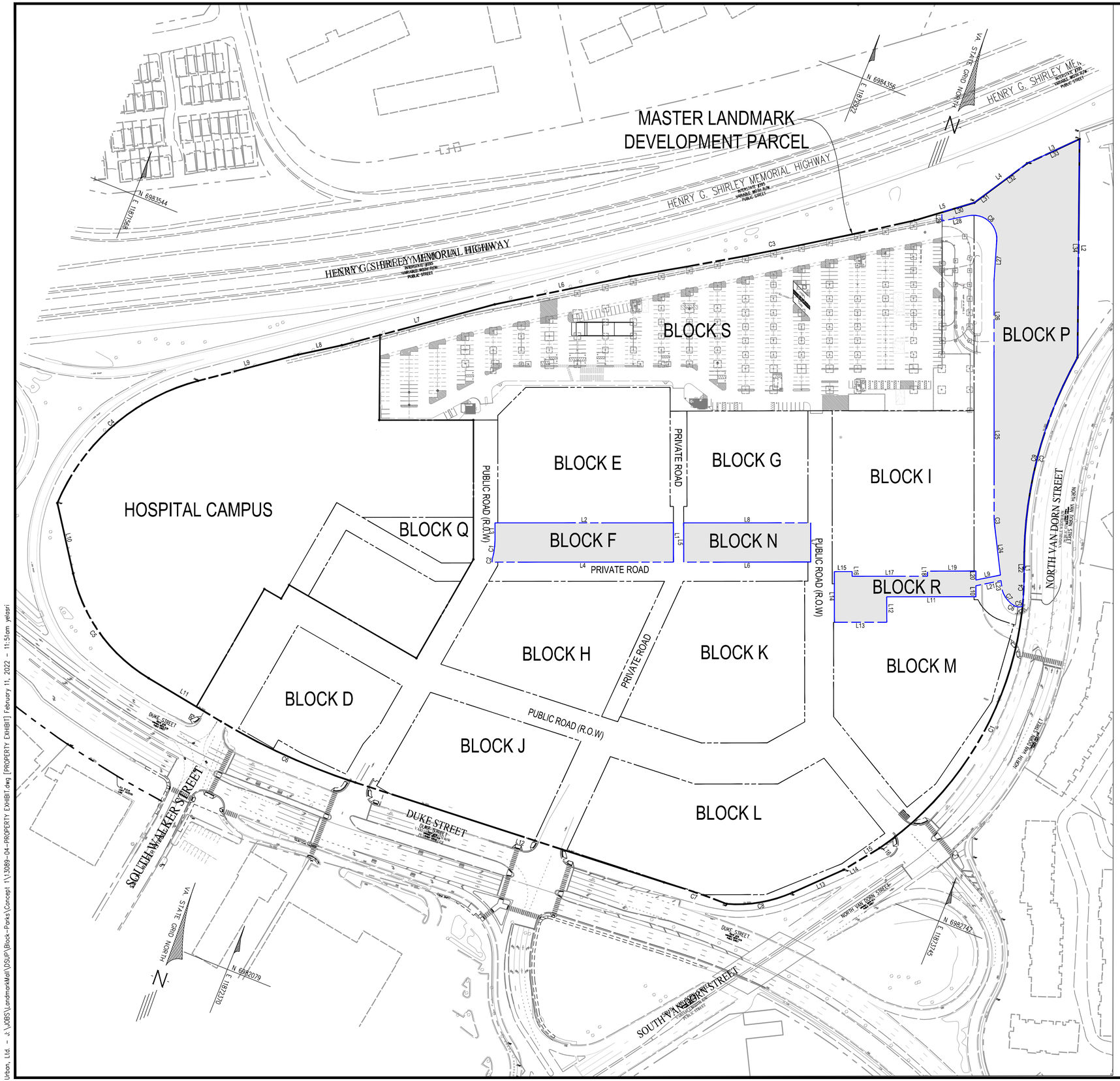
COMMONWEALTH OF VIRGINIA
CLAYTON T. TOCK
LIC. No. 036790
02/11/2022
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A C.I.= N/A DATE: FEB. 2022

SHEET 02 OF 17

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-Parks\Concept 1\13089-02A-GNOTES.dwg [GNOTES1] February 11, 2022 - 12:16pm yelasri



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 BLOCKS F,N,R, AND P

Parcel Line Table

Line #	Length	Direction
L1	83.95	S21° 51' 21.78"E
L2	381.99	N68° 08' 38.61"E
L3	35.24	N21° 52' 09.76"W
L4	388.13	S68° 08' 10.20"W
L5	83.94	N21° 51' 21.78"W
L6	272.01	S68° 08' 10.20"W
L7	83.91	S21° 51' 52.41"E
L8	272.00	N68° 08' 38.61"E
L9	54.96	N56° 43' 49.87"E
L10	23.62	N21° 53' 57.73"W
L11	190.93	N68° 07' 48.19"E
L12	54.50	N21° 52' 18.80"W
L13	112.10	N68° 07' 48.33"E
L14	108.50	S21° 52' 11.54"E
L15	38.01	S68° 07' 48.33"W
L16	10.00	N21° 52' 11.67"W
L17	161.31	S68° 07' 46.08"W
L18	11.00	S21° 52' 11.67"E
L19	103.69	S68° 07' 54.09"W
L20	19.14	N21° 52' 19.67"W

Parcel Line Table

Line #	Length	Direction
L21	53.54	S56° 43' 49.87"W
L22	4.34	N22° 32' 03.59"W
L23	19.71	S28° 30' 09.50"E
L24	111.04	S28° 30' 08.10"E
L25	355.65	S21° 52' 11.47"E
L26	154.30	S21° 52' 11.41"E
L27	84.91	S17° 55' 21.21"E
L28	58.06	N56° 44' 35.38"E
L29	18.89	S21° 50' 13.25"E
L30	72.27	S51° 35' 33.67"W
L31	46.41	S31° 27' 53.41"W
L32	94.31	S31° 27' 53.41"W
L33	124.06	S43° 09' 21.41"W
L34	467.89	N21° 19' 08.59"W

CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C3	11.52'	100.49'	6°34'01"	5.77'	11.51'	S25°12'09"E
C4	79.39'	714.22'	6°22'07"	39.74'	79.35'	N19°20'57"W
C5	10.39'	20.57'	28°55'41"	5.31'	10.28'	N60°37'26"E
C6	8.73'	19.64'	25°28'34"	4.44'	8.66'	N88°57'20"E
C7	43.22'	54.84'	45°09'19"	22.80'	42.11'	S58°56'25"E
C8	92.96'	50.50'	105°28'21"	66.38'	80.38'	S70°39'32"E
C9	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°35'32"W
C1	43.31'	162.00'	15°19'00"	21.78'	43.18'	N14°12'42"W
C2	6.02'	15.00'	22°59'01"	3.05'	5.98'	N18°02'42"W

LOT AREAS

BLOCK F 0.739 AC. (32,197.726 SF)
BLOCK N: 0.524 AC. (22,828.046 SF)
BLOCK R & P: 3.426 AC. (149254.79 SF)
TOTAL = 4.689AC. (204,280.56 SF)

LEGEND

SUBJECT SITE

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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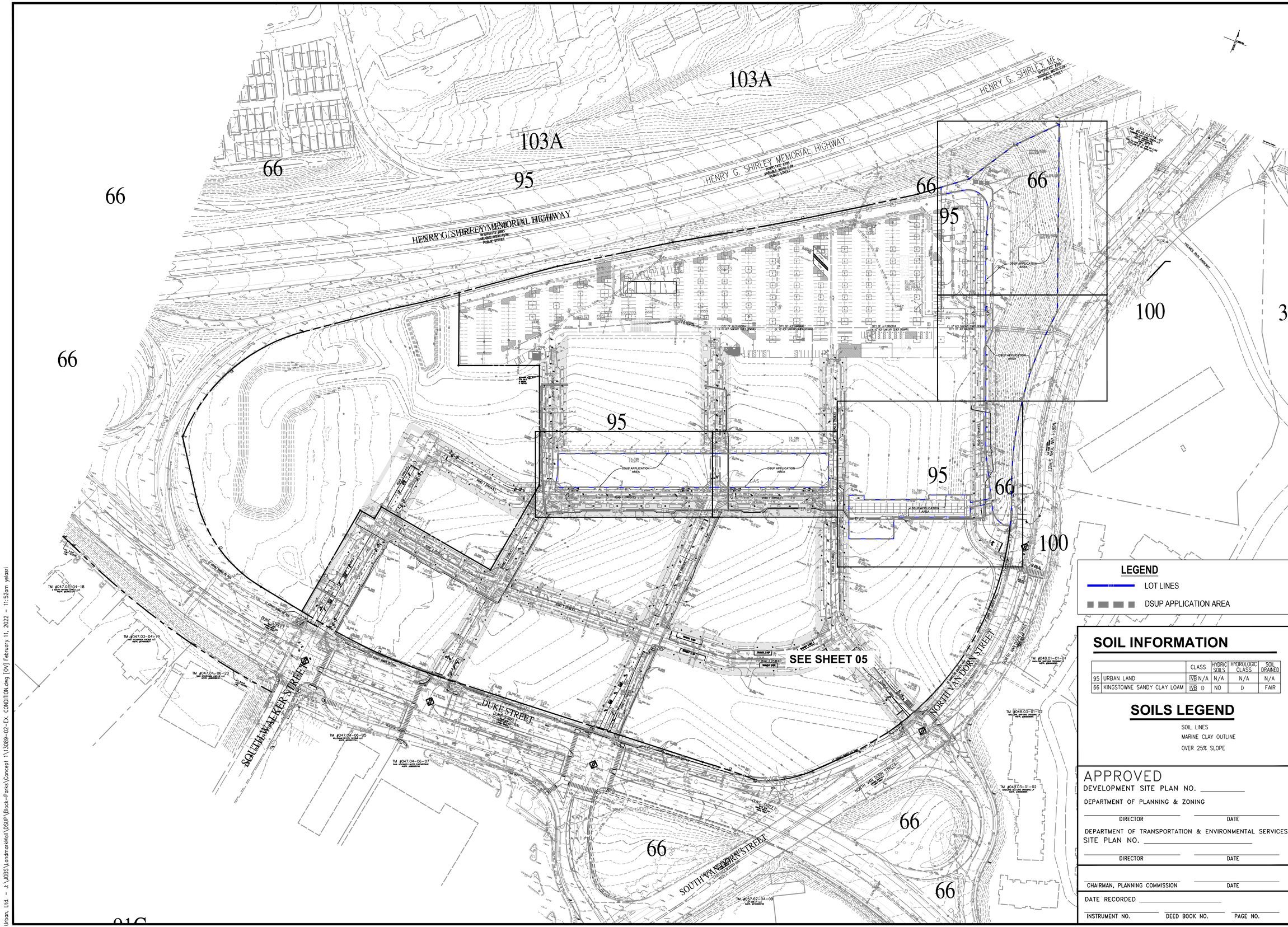
02/11/2022
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.=N/A DATE: FEB. 2022

SHEET 03 OF 17

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-Parks\Concept 1\13089-04-PROPERTY EXHIBIT.dwg [PROPERTY EXHIBIT] February 11, 2022 - 11:51am yelasri



LEGEND

LOT LINES

DSUP APPLICATION AREA

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

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

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PROFESSIONAL ENGINEER

OVERALL EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=2' DATE: FEB. 2022

SHEET 04 OF 17

FILE No. DSUP-13089

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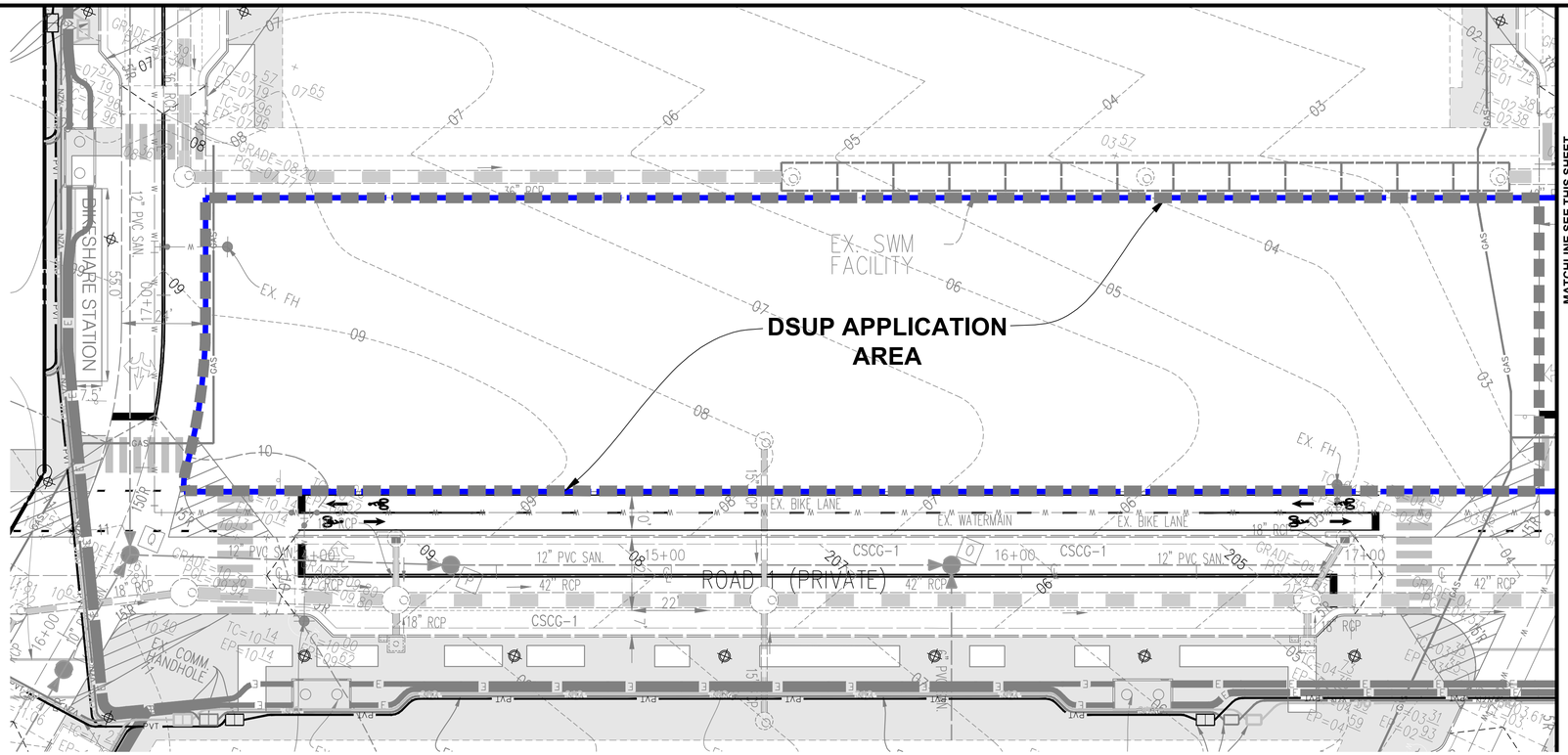

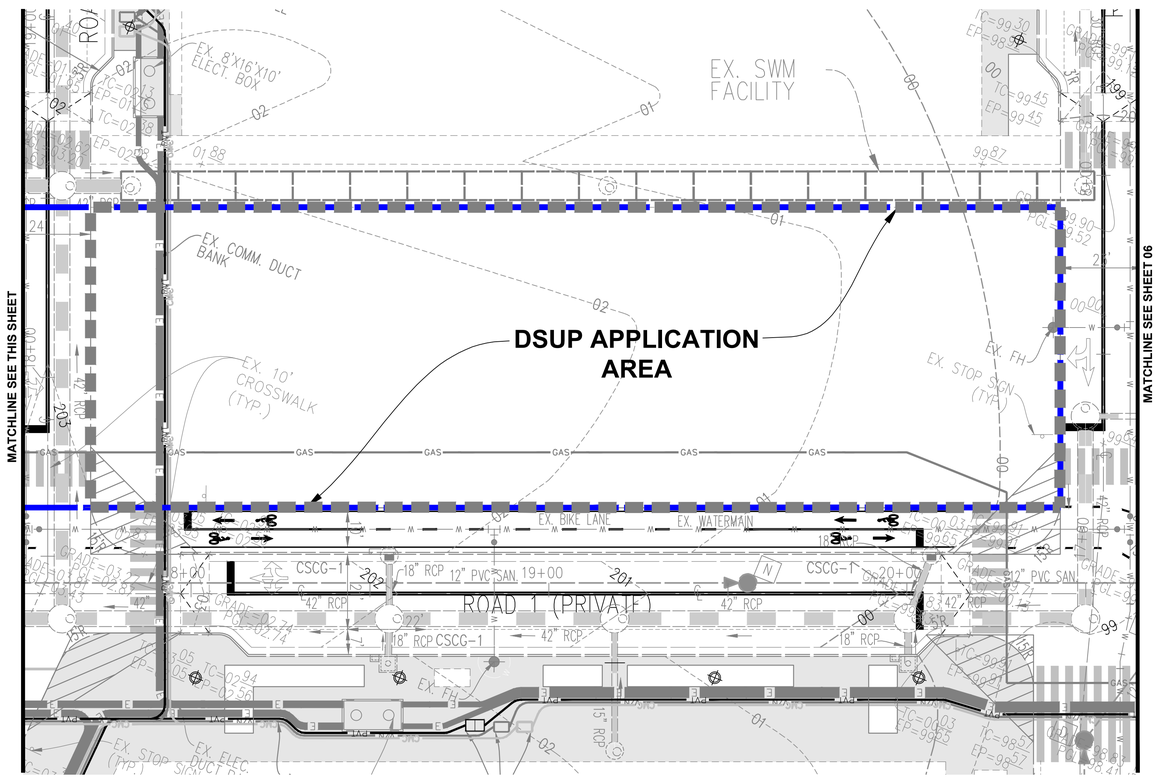

LEGEND

- LOT LINES
- DSUP APPLICATION AREA

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

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EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=2' DATE: FEB. 2022

SHEET 05 OF 17

FILE No. DSUP-13089

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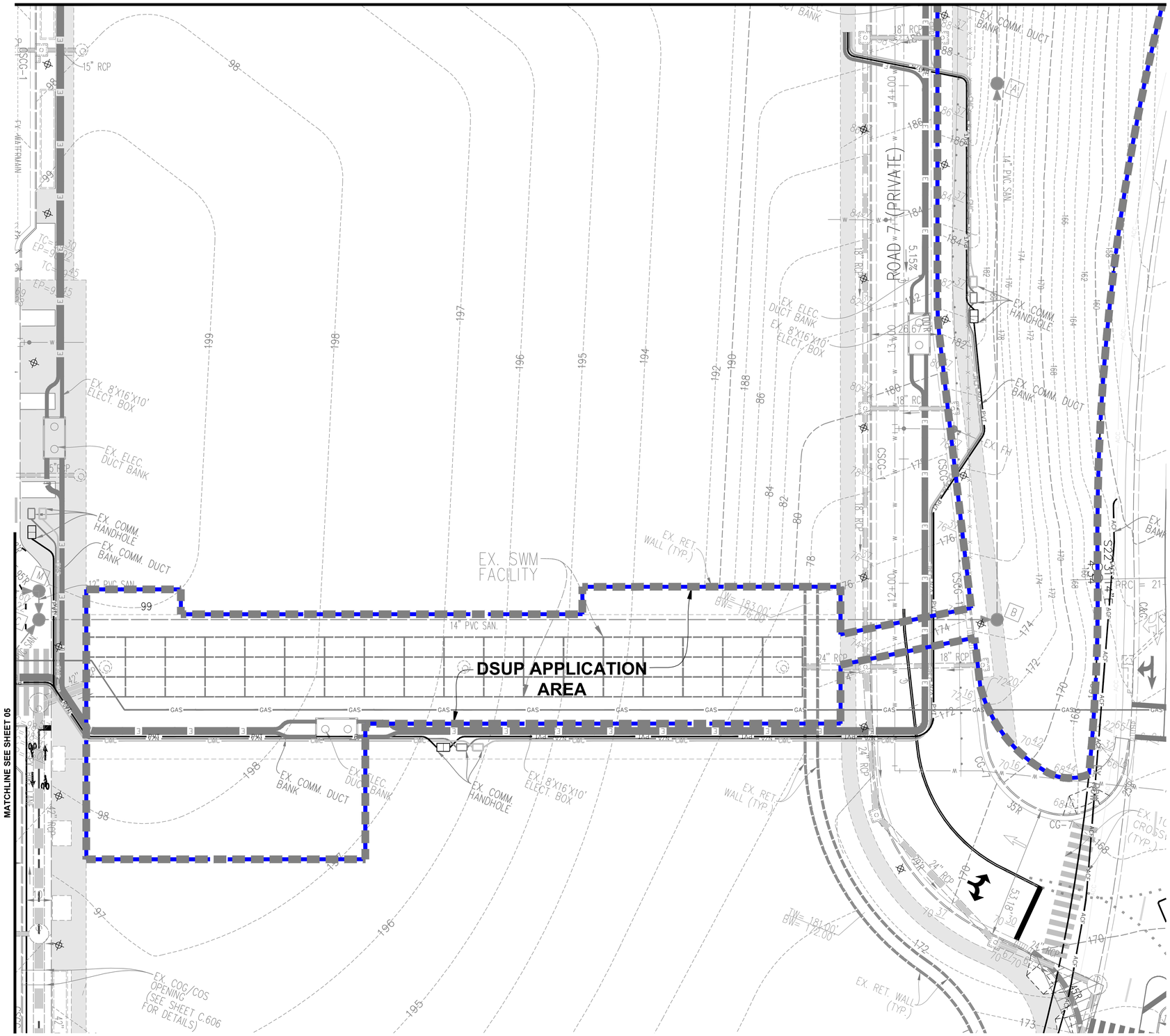
MATCHLINE SEE SHEET 07



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

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CITY OF ALEXANDRIA, VIRGINIA

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SHEET 06 OF 17

FILE No. DSUP-13089

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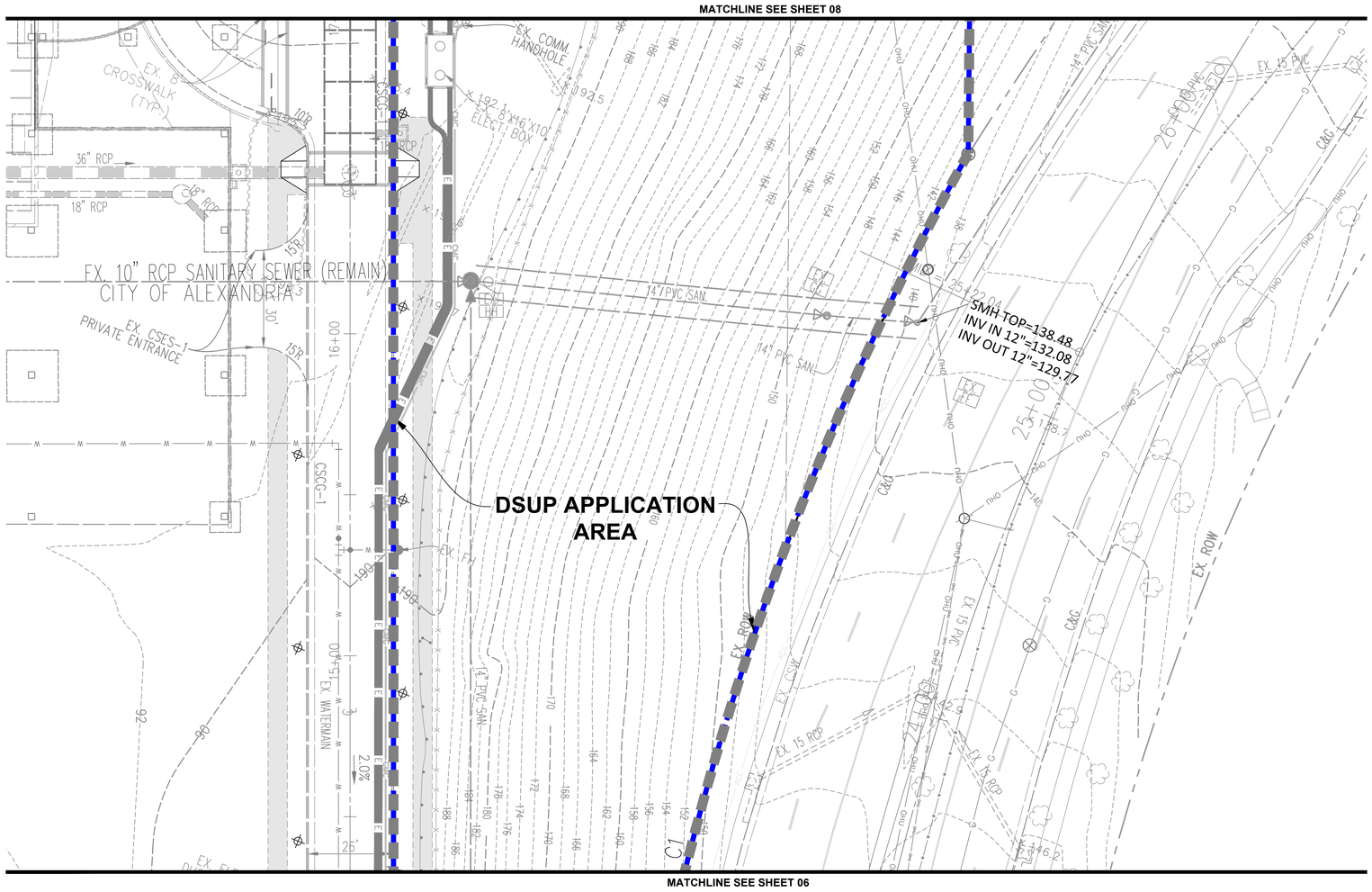

LEGEND

- LOT LINES
- DSUP APPLICATION AREA

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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 _____

DATE RECORDED _____

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

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EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=2' DATE: FEB. 2022

SHEET 07 OF 17

FILE No. DSUP-13089

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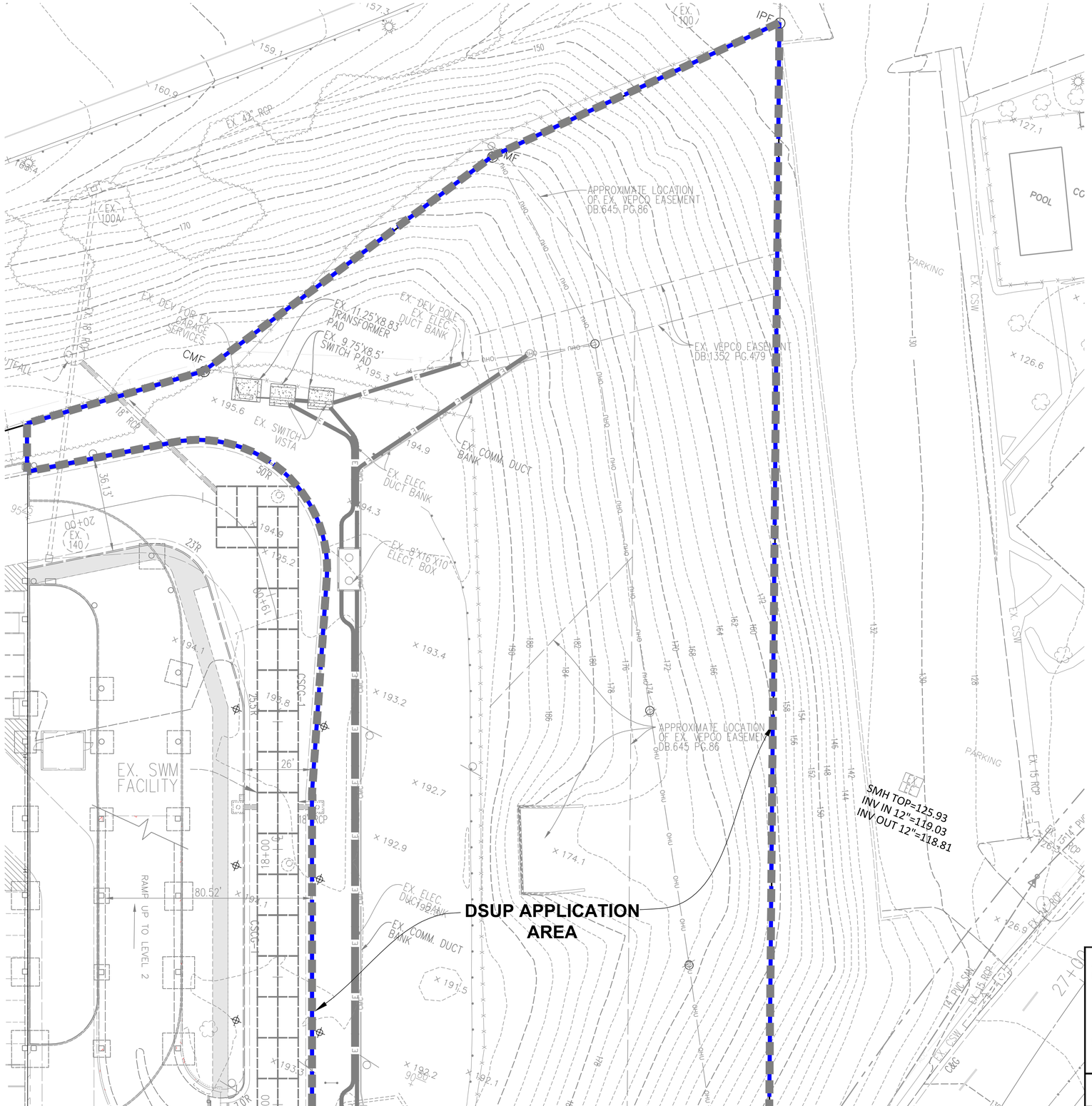

LEGEND

- 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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EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE I CONCEPT - BLOCK PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=2' DATE: FEB. 2022

SHEET 08 OF 17

FILE No. DSUP-13089

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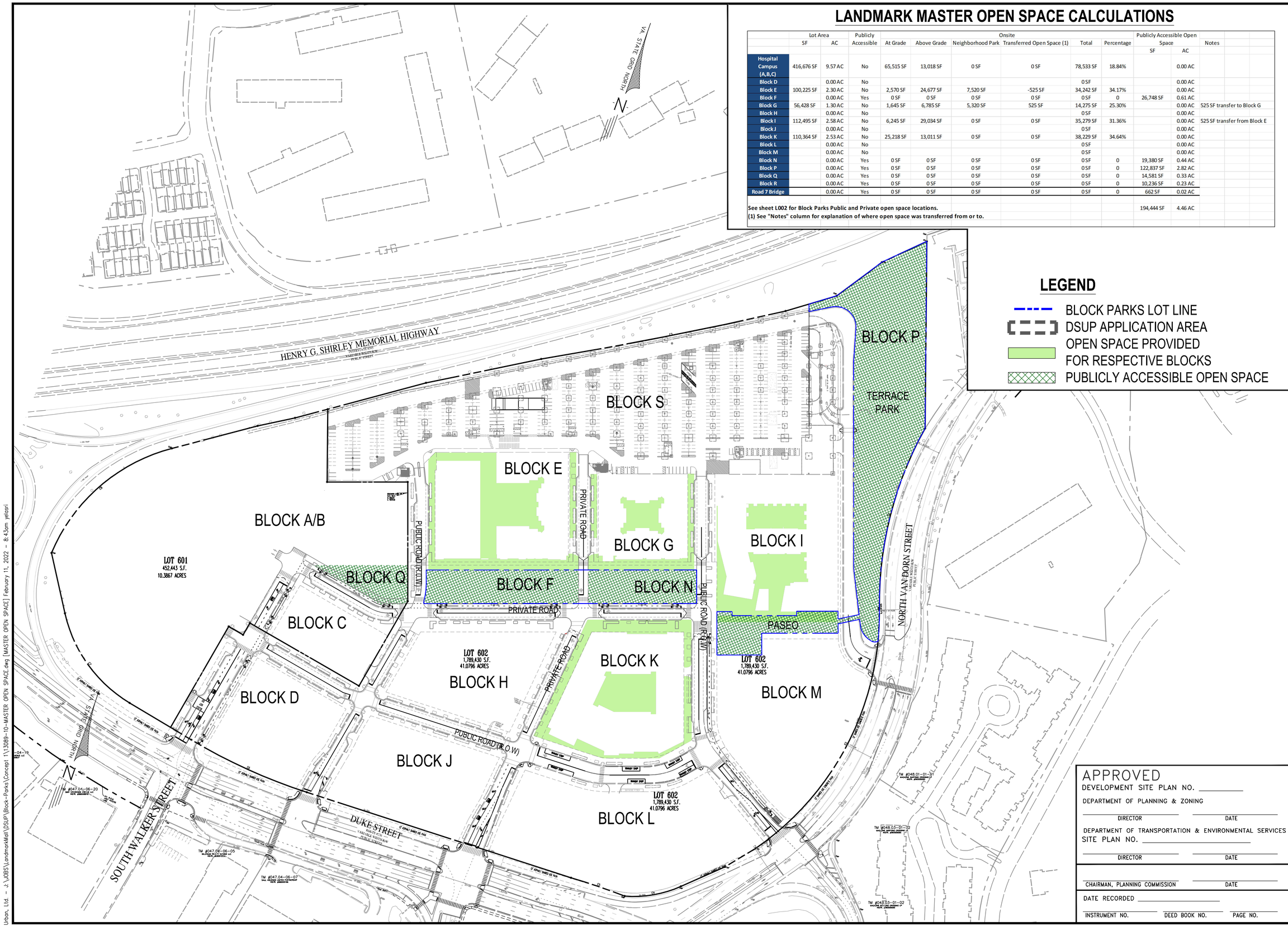
LANDMARK MASTER OPEN SPACE CALCULATIONS

	Lot Area		Publicly	Onsite						Publicly Accessible Open		
	SF	AC	Accessible	At Grade	Above Grade	Neighborhood Park	Transferred Open Space (1)	Total	Percentage	Space SF	Space AC	Notes
Hospital Campus (A,B,C)	416,676 SF	9.57 AC	No	65,515 SF	13,018 SF	0 SF	0 SF	78,533 SF	18.84%		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	
Block F		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	26,748 SF	0.61 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 to Block G
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	525 SF transfer from Block E
Block J		0.00 AC	No					0 SF			0.00 AC	
Block K	110,364 SF	2.53 AC	No	25,218 SF	13,011 SF	0 SF	0 SF	38,229 SF	34.64%		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	19,380 SF	0.44 AC	
Block P		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	122,837 SF	2.82 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	10,236 SF	0.23 AC	
Road 7 Bridge		0.00 AC	Yes	0 SF	0 SF	0 SF	0 SF	0 SF	0	662 SF	0.02 AC	
										194,444 SF	4.46 AC	

See sheet L002 for Block Parks Public and Private open space locations.
(1) See "Notes" column for explanation of where open space was transferred from or to.



LEGEND

- BLOCK PARKS LOT LINE
- DSUP APPLICATION AREA
- OPEN SPACE PROVIDED FOR RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE

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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OPEN SPACE MASTER PLAN
LANDMARK MALL REDEVELOPMENT
PHASE I CONCEPT - BLOCK PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.=N/A DATE: FEB. 2022

SHEET 09 OF 17

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\LandmarkMall\DSUP\Block-Parks\Concept 1\13089-10-MASTER OPEN SPACE.dwg [MASTER OPEN SPACE] February 11, 2022 - 8:43am yelosri

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KEY MAP

N

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: NTS

DRAWING TITLE: ILLUSTRATIVE PLAN

SHEET NUMBER: L001

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SPECIAL USE PERMIT NO. _____

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SITE PLAN NO. _____

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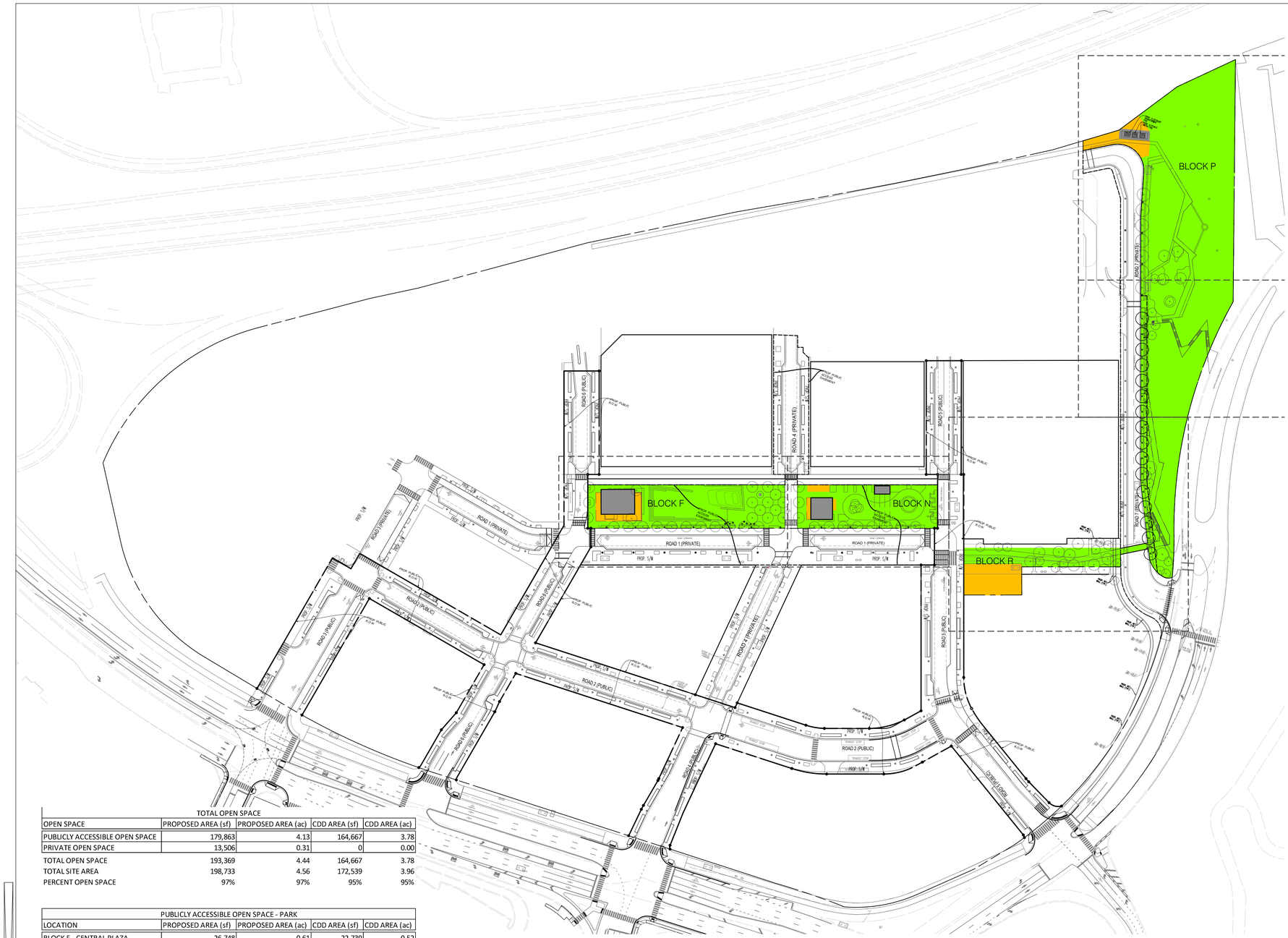

TOTAL OPEN SPACE				
OPEN SPACE	PROPOSED AREA (sf)	PROPOSED AREA (ac)	CDD AREA (sf)	CDD AREA (ac)
PUBLICLY ACCESSIBLE OPEN SPACE	179,863	4.13	164,667	3.78
PRIVATE OPEN SPACE	13,506	0.31	0	0.00
TOTAL OPEN SPACE	193,369	4.44	164,667	3.78
TOTAL SITE AREA	198,733	4.56	172,539	3.96
PERCENT OPEN SPACE	97%	97%	95%	95%

PUBLICLY ACCESSIBLE OPEN SPACE - PARK				
LOCATION	PROPOSED AREA (sf)	PROPOSED AREA (ac)	CDD AREA (sf)	CDD AREA (ac)
BLOCK F - CENTRAL PLAZA	26,748	0.61	22,739	0.52
BLOCK N - CENTRAL PLAZA EAST	19,380	0.44	17,699	0.41
BLOCK P - TERRACE PARK	122,837	2.82	114,050	2.62
BLOCK R - PASEO	10,236	0.23	10,179	0.23
ROAD 7 BRIDGE	662	0.02	0	0.00
TOTAL OPEN SPACE	179,863	4.13	164,667	3.78

PRIVATE OPEN SPACE				
LOCATION	PROPOSED AREA (sf)	PROPOSED AREA (ac)	CDD AREA (sf)	CDD AREA (ac)
BLOCK F - CENTRAL PLAZA	2,136	0.05	0	0.00
BLOCK N - CENTRAL PLAZA EAST	1,134	0.03	0	0.00
BLOCK M - PLAYGROUND	6,782	0.16	0	0.00
BLOCK P - TERRACE PARK	3,454	0.08	0	0.00
TOTAL OPEN SPACE	13,506	0.31	0	0.00

RETAIL PAVILIONS				
LOCATION	PROPOSED AREA (sf)	PROPOSED AREA (ac)	CDD AREA (sf)	CDD AREA (ac)
BLOCK F - CENTRAL PLAZA	3,120	0.07	4,557	0.10
BLOCK N - CENTRAL PLAZA EAST	2,244	0.05	3,315	0.08
TOTAL OPEN SPACE	5,364	0.12	7,872	0.18

OPEN SPACE LEGEND

- PUBLICLY ACCESSIBLE OPEN SPACE - PARKS
- PRIVATE OPEN SPACE
- NON OPEN SPACE AREA

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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KEY MAP

N

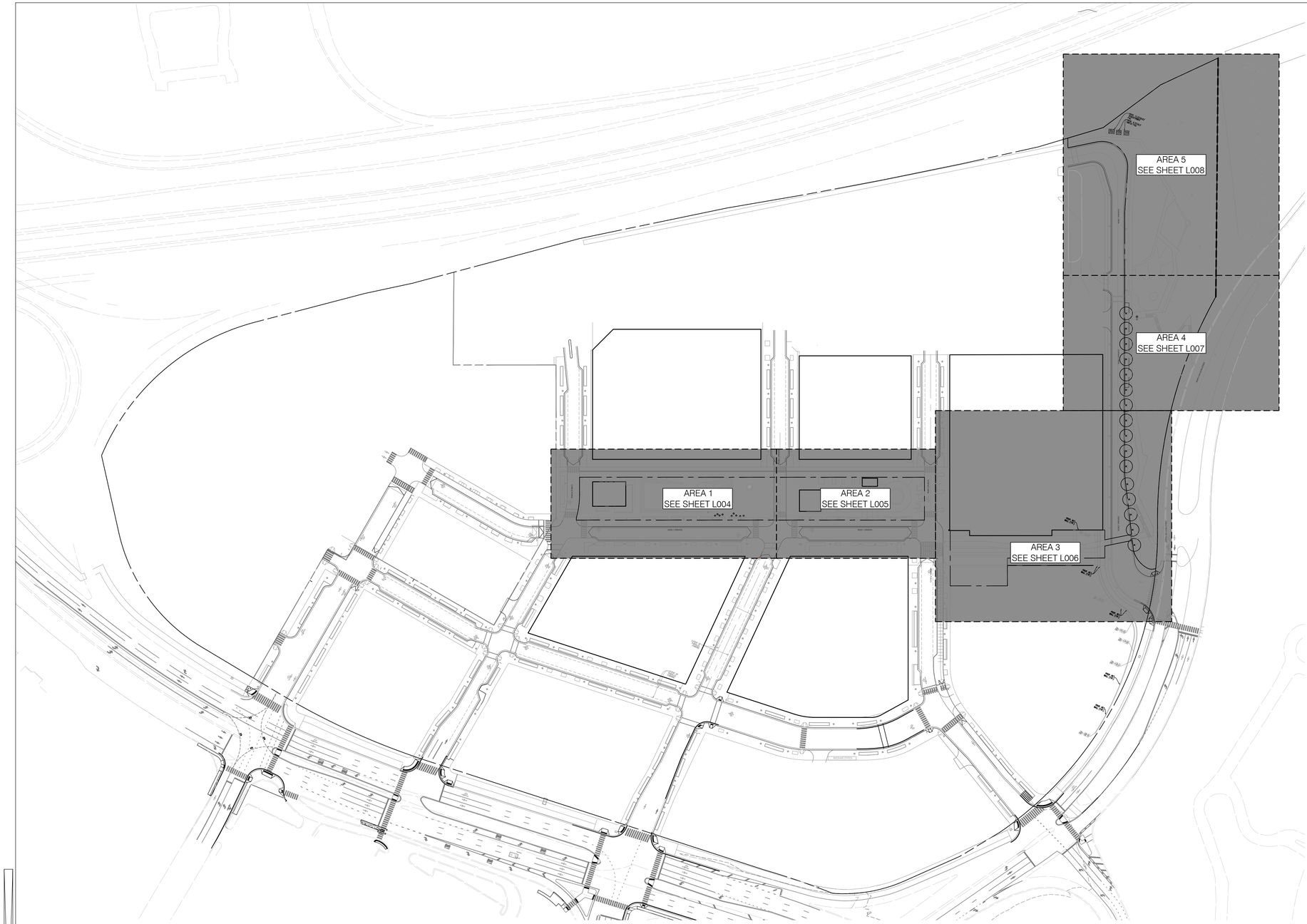
DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 100'

DRAWING TITLE: OPEN SPACE PLAN

SHEET NUMBER: L002



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KEY MAP

N

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 100'

DRAWING TITLE: KEY PLAN

SHEET NUMBER: L003

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DIRECTOR _____ DATE _____

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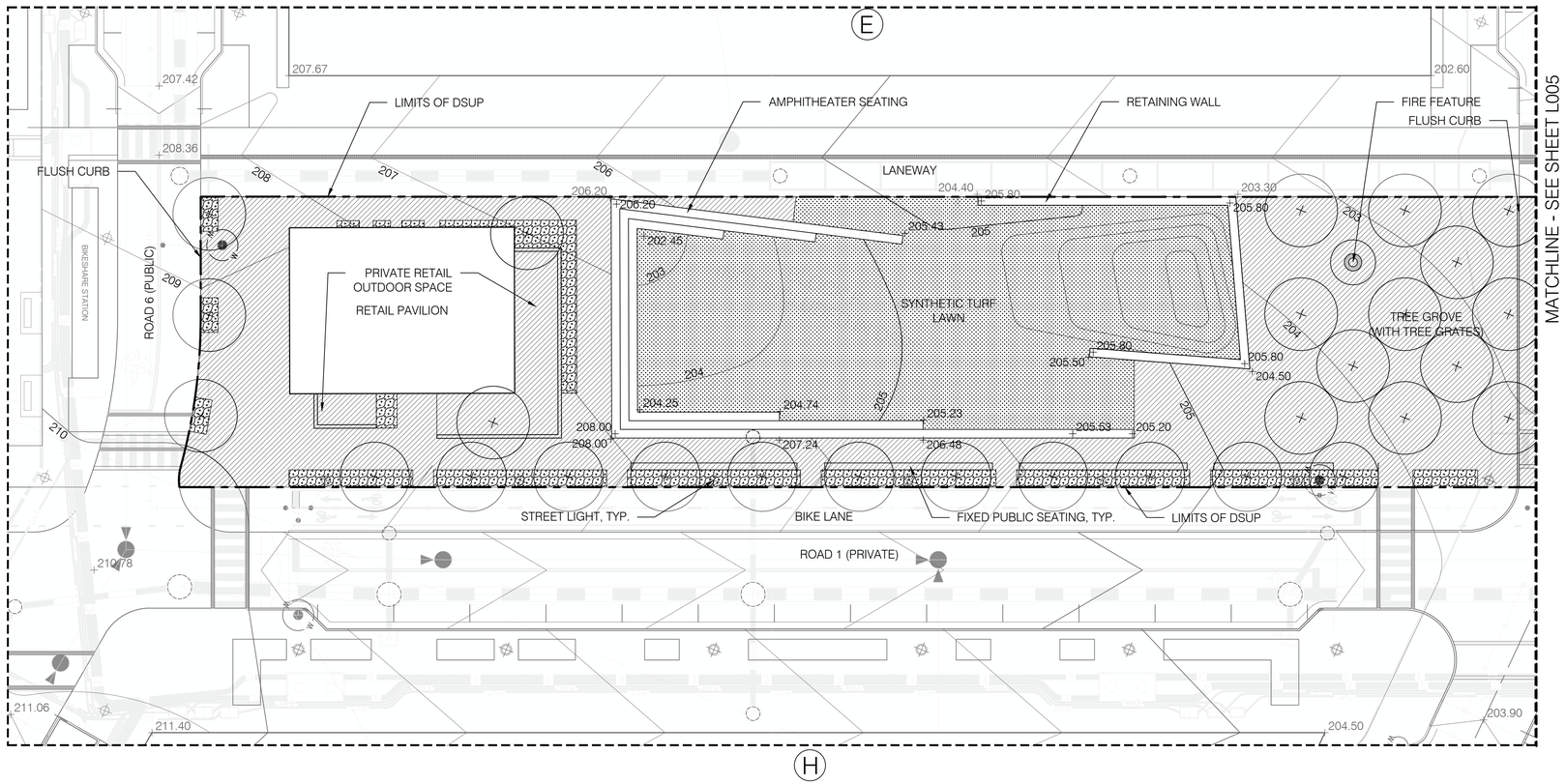

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING
- PLAY AREA
- BOARDWALK

PLANTING LEGEND

- LAWN
- GARDEN PLANTING

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1611 CONNECTICUT AVENUE
THIRD FLOOR
WASHINGTON, DC 20009
202.588.5454
CONTACT: DON HOOVER

SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 1

SHEET NUMBER: L004

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

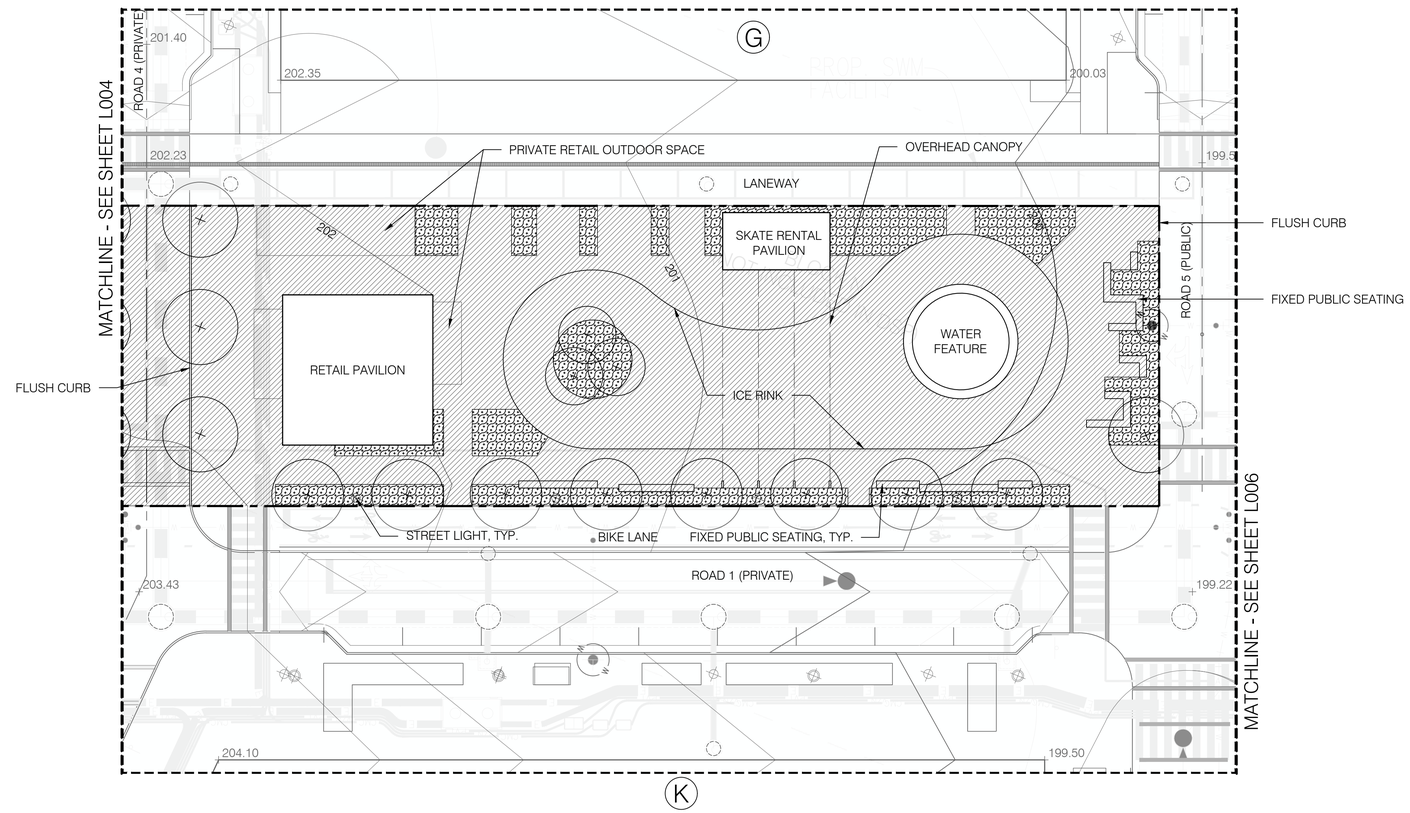
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING
- PLAY AREA
- BOARDWALK

PLANTING LEGEND

- LAWN
- GARDEN PLANTING

OCULUS

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KEY MAP

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 2

SHEET NUMBER: L005

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

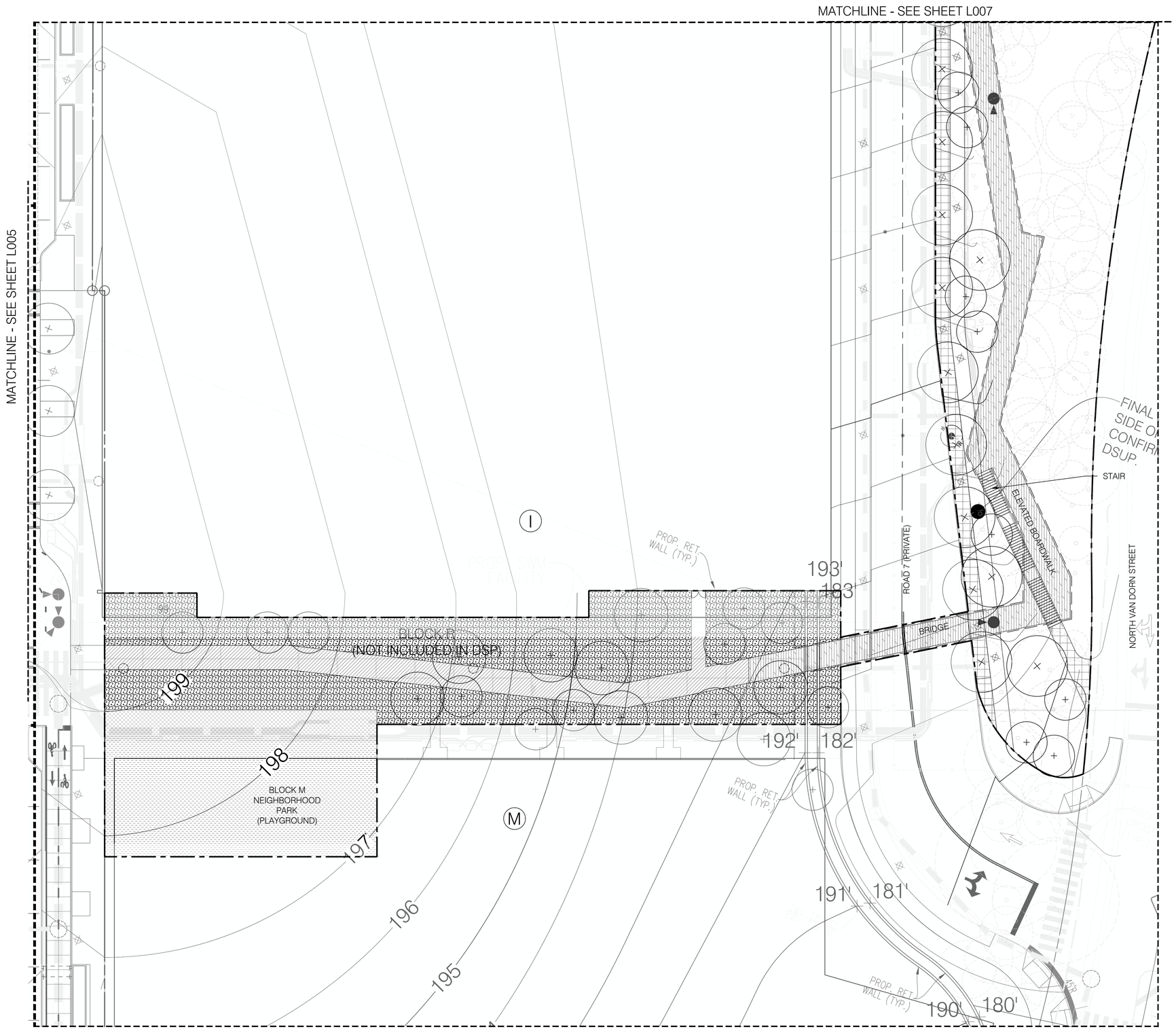
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING
- PLAY AREA
- BOARDWALK

PLANTING LEGEND

- LAWN
- GARDEN PLANTING

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KEY MAP

N

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 3

SHEET NUMBER: L006

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

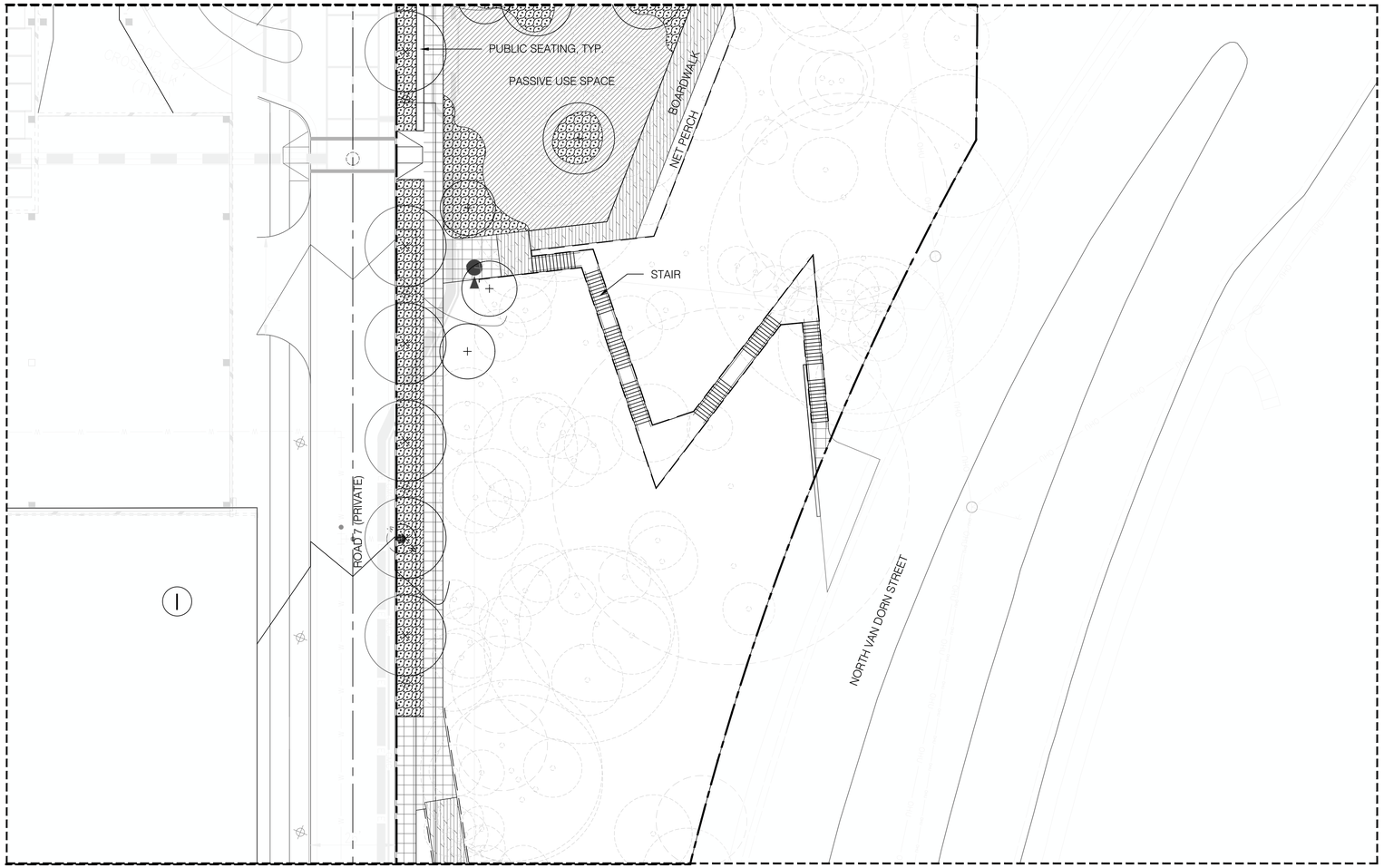
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

MATCHLINE - SEE SHEET L008



MATCHLINE - SEE SHEET L006

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING
- PLAY AREA
- BOARDWALK

PLANTING LEGEND

- LAWN
- GARDEN PLANTING

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KEY MAP

N

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 4

SHEET NUMBER: L007

APPROVED

SPECIAL USE PERMIT 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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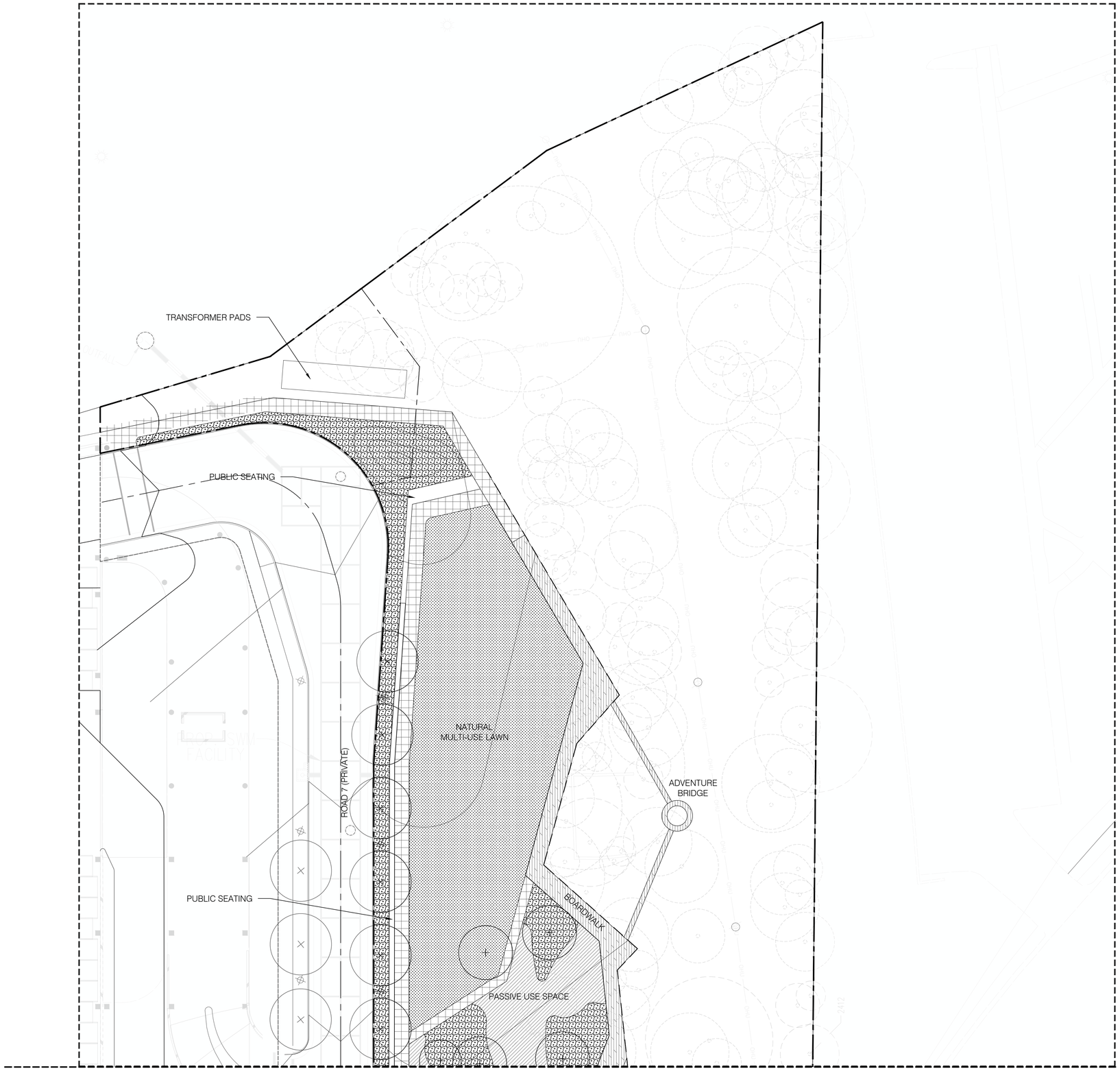

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING
- PLAY AREA
- BOARDWALK

PLANTING LEGEND

- LAWN
- GARDEN PLANTING

APPROVED

SPECIAL USE PERMIT 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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KEY MAP

N

DATE: 02/11/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 5

SHEET NUMBER: L008