

City of Alexandria, Virginia



Open Space at Landmark

Park and Recreation Commission
April 21, 2022



Commission Action

Receive and provide comment on the publicly accessible open spaces within the Landmark site.

Applicant Presentation

Landmark

Parks & Recreation Commission

April 21, 2022



this is the West End's new 'Third' Place

Aside from work and home, this is our third place. This is where we will spend our elective time doing what matters.

Landmark is a **destination** for the West End of Alexandria.

Landmark is **urban**; it offers a slice of the urban experience while being in the heart of suburbia.

Landmark is **inclusive**: families, singles, young and old, all cultures, the able and the physically challenged.

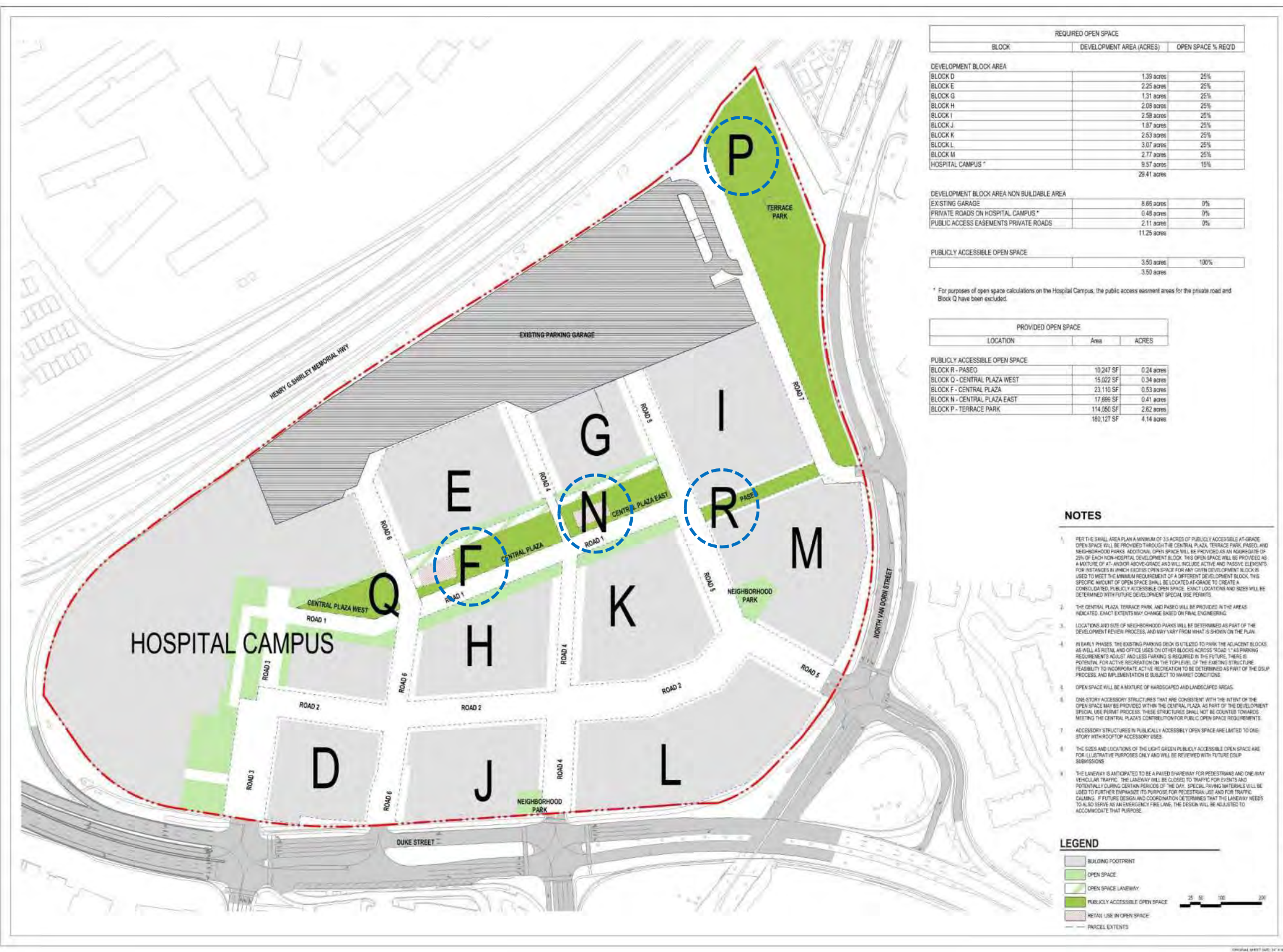
Landmark is a **walkable neighborhood**; it embraces **health & wellness**

Landmark is a **neighborhood with retail...** it is not a shopping center with residents.

Landmark is **casual and comfortable** ...warm, organic, informal, with thoughtful conveniences

Landmark is **fun** ... surprises, activity, variety

Who is Landmark?



REQUIRED OPEN SPACE		
BLOCK	DEVELOPMENT AREA (ACRES)	OPEN SPACE % REQ'D
DEVELOPMENT BLOCK AREA		
BLOCK D	1.39 acres	25%
BLOCK E	2.25 acres	25%
BLOCK G	1.31 acres	25%
BLOCK H	2.08 acres	25%
BLOCK I	2.58 acres	25%
BLOCK J	1.87 acres	25%
BLOCK K	2.53 acres	25%
BLOCK L	3.07 acres	25%
BLOCK M	2.77 acres	25%
HOSPITAL CAMPUS *	9.57 acres	15%
	29.41 acres	
DEVELOPMENT BLOCK AREA NON BUILDABLE AREA		
EXISTING GARAGE	8.86 acres	0%
PRIVATE ROADS ON HOSPITAL CAMPUS *	0.48 acres	0%
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	2.11 acres	0%
	11.25 acres	

PUBLICLY ACCESSIBLE OPEN SPACE		
	3.50 acres	100%
	3.50 acres	

* For purposes of open space calculations on the Hospital Campus, the public access easement areas for the private road and Block Q have been excluded.

PROVIDED OPEN SPACE		
LOCATION	Area	ACRES
PUBLICLY ACCESSIBLE OPEN SPACE		
BLOCK R - PASEO	10,247 SF	0.24 acres
BLOCK D - CENTRAL PLAZA WEST	15,022 SF	0.34 acres
BLOCK F - CENTRAL PLAZA	23,110 SF	0.53 acres
BLOCK N - CENTRAL PLAZA EAST	17,699 SF	0.41 acres
BLOCK P - TERRACE PARK	114,050 SF	2.62 acres
	180,127 SF	4.14 acres

NOTES

- PER THE SMALL AREA PLAN A MINIMUM OF 3.5 ACRES OF PUBLICLY ACCESSIBLE AT-GRADE OPEN SPACE WILL BE PROVIDED THROUGH THE CENTRAL PLAZA, TERRACE PARK, PASEO, AND NEIGHBORHOOD PARKS. ADDITIONAL OPEN SPACE WILL BE PROVIDED AS AN AGGREGATE OF 25% OF EACH NON-HOSPITAL DEVELOPMENT BLOCK. THIS OPEN SPACE WILL BE PROVIDED AS A MIXTURE OF AT- AND/OR ABOVE-GRADE AND WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. FOR INSTANCES IN WHICH EXCESS OPEN SPACE FOR ANY GIVEN DEVELOPMENT BLOCK IS USED TO MEET THE MINIMUM REQUIREMENT OF A DIFFERENT DEVELOPMENT BLOCK, THIS SPECIFIC AMOUNT OF OPEN SPACE SHALL BE LOCATED AT-GRADE TO CREATE A CONSOLIDATED, PUBLICLY ACCESSIBLE OPEN SPACE. EXACT LOCATIONS AND SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT SPECIAL USE PERMITS.
- THE CENTRAL PLAZA, TERRACE PARK, AND PASEO WILL BE PROVIDED IN THE AREAS INDICATED. EXACT EXTENTS MAY CHANGE BASED ON FINAL ENGINEERING.
- LOCATIONS AND SIZE OF NEIGHBORHOOD PARKS WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS, AND MAY VARY FROM WHAT IS SHOWN ON THE PLAN.
- IN EARLY PHASES, THE EXISTING PARKING DECK IS UTILIZED TO PARK THE ADJACENT BLOCKS, AS WELL AS RETAIL AND OFFICE USES ON OTHER BLOCKS ACROSS ROAD 1. AS PARKING REQUIREMENTS ADJUST AND LESS PARKING IS REQUIRED IN THE FUTURE, THERE IS POTENTIAL FOR ACTIVE RECREATION ON THE TOP LEVEL OF THE EXISTING STRUCTURE. FEASIBILITY TO INCORPORATE ACTIVE RECREATION TO BE DETERMINED AS PART OF THE DISUP PROCESS, AND IMPLEMENTATION IS SUBJECT TO MARKET CONDITIONS.
- OPEN SPACE WILL BE A MIXTURE OF HARDSCAPE AND LANDSCAPE AREAS.
- ONE-STORY ACCESSORY STRUCTURES THAT ARE CONSISTENT WITH THE INTENT OF THE OPEN SPACE MAY BE PROVIDED WITHIN THE CENTRAL PLAZA AS PART OF THE DEVELOPMENT SPECIAL USE PERMIT PROCESS. THESE STRUCTURES SHALL NOT BE COUNTED TOWARDS MEETING THE CENTRAL PLAZA'S CONTRIBUTION FOR PUBLIC OPEN SPACE REQUIREMENTS.
- ACCESSORY STRUCTURES IN PUBLICLY ACCESSIBLE OPEN SPACE ARE LIMITED TO ONE-STORY WITH ROOFTOP ACCESSORY USES.
- THE SIZES AND LOCATIONS OF THE LIGHT GREEN PUBLICLY ACCESSIBLE OPEN SPACE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE REVIEWED WITH FUTURE DISUP SUBMISSIONS.
- THE LANEWAY IS ANTICIPATED TO BE A PAVED SHAREWAY FOR PEDESTRIANS AND ONE-WAY VEHICULAR TRAFFIC. THE LANEWAY WILL BE CLOSED TO TRAFFIC FOR EVENTS AND POTENTIALLY DURING CERTAIN PERIODS OF THE DAY. SPECIAL PAVING MATERIALS WILL BE USED TO FURTHER EMPHASIZE ITS PURPOSE FOR PEDESTRIAN USE AND FOR TRAFFIC CALMING. IF FUTURE DESIGN AND COORDINATION DETERMINES THAT THE LANEWAY NEEDS TO ALSO SERVE AS AN EMERGENCY FIRE LANE, THE DESIGN WILL BE ADJUSTED TO ACCOMMODATE THAT PURPOSE.

LEGEND

- BUILDING FOOTPRINT
- OPEN SPACE
- OPEN SPACE LANEWAY
- PUBLICLY ACCESSIBLE OPEN SPACE
- RETAIL USE IN OPEN SPACE
- PARCEL EXTENTS

COOPER CARRY
405 N WASHINGTON ST
ALEXANDRIA, VA 22314
(703) 519-0102
WWW.COOPERCARRY.COM

APPLICANT
FOULGER PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD 20854
TEL: 240-496-9600
CONTACT: AUCK REESON

ATTORNEY
MCGAHEE WOODS
1750 TYSONS BOULEVARD
SUITE 1900
TYSONS, VA 22102
TEL: 703-712-5600
CONTACT: JONATHAN HAN

CIVIL ENGINEER
URBAN, LTD.
4200 TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL: 703-376-4221
CONTACT: CLAYTON TOOK, P.E.

ARCHITECT
COOPER CARRY
405 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VA 22314
TEL: 703-519-0102
CONTACT: ABBEY CHAI, AIA

TRAFFIC ENGINEER
GORDON SLADE
225 REINERS LANE
SUITE 750
ALEXANDRIA, VA 22314
TEL: 202-545-1620
CONTACT: ROBERT SCHIESSL, P.E.

LANDSCAPE ARCHITECT
OCLUB
1611 CONNECTICUT AVE. NW
3RD FLOOR
WASHINGTON, DC 20006
TEL: 202-638-8454
CONTACT: DON HOOVER

FOULGER PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD 20854
TEL: 240-496-9600

SEAL OF THE COMMONWEALTH OF VIRGINIA
STEPHEN MICHAEL SMITH
Lic. No. 6401014881
01/03/2021
ARCHITECT

LANDMARK MALL REDEVELOPMENT
LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

DESIGNED BY: URBAN		
DRAWN BY: COOPER CARRY/URBAN		
CHECKED BY: -		
SCALE: AS NOTED NORTH		
VERT: AS NOTED		
HORIZ: AS NOTED		
DATE: 12/21/2021		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12/21/2021
2	2nd SUBMISSION	03/05/2021
3	3RD SUBMISSION	04/26/2021
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

Approved CDD
Open Space Plan

Site Plan



**Terrace
Park**

Central Park

Neighborhood
Park

Paseo



Parks DSUP Limits



Publicly Accessible Open Space

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



LANDMARK PARKS VISION

Central Park

- Central Park will be a **regionally prominent urban open space** that will serve as a focal point for residents of the west end of Alexandria.
- Central Park is envisioned to be the **'heart' of Landmark's new public realm**.
- Its design will embrace a holistic approach that considers all elements of the public realm as a single, seamless composition. **Parks and green spaces, streets and streetscapes, public plazas, outdoor cafes, and ground-level architecture** will all contribute to defining the character of the public realm and ultimate design of Central Park.
- Central Park will be comprised of a carefully organized **collection of outdoor rooms** offering a range of activities for all user groups.
- Central Park will include significant program elements that will **attract visitors** to Landmark.
- Central Park will be a place for **people watching** and a place where park activities, whether programmed or impromptu, will serve as entertainment for the surrounding cafés and public seating areas that overlook the park.

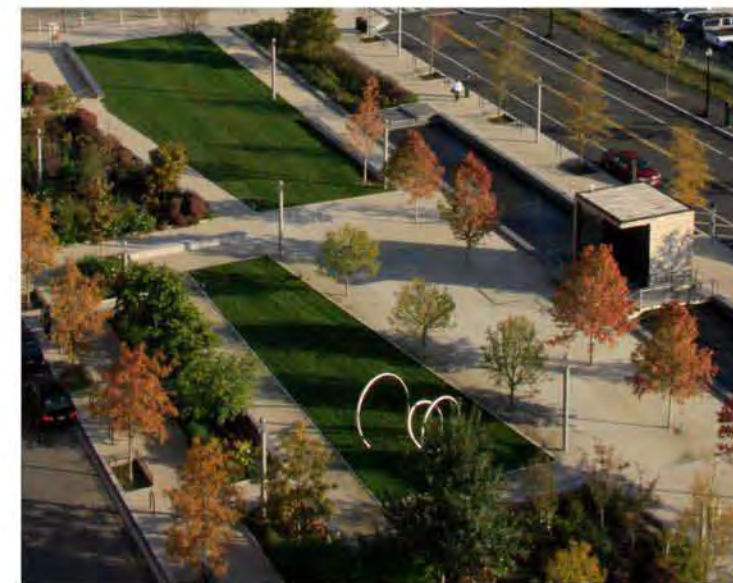
Paseo

- The Paseo is envisioned to be a **transition space** that connects Central Park to Terrace Park and Van Dorn Street.
- Located on Block M at the intersection of Road 4 and the Paseo, **Neighborhood Park** is envisioned as a programmed open space that helps strengthen the link between Central Park and the Paseo.

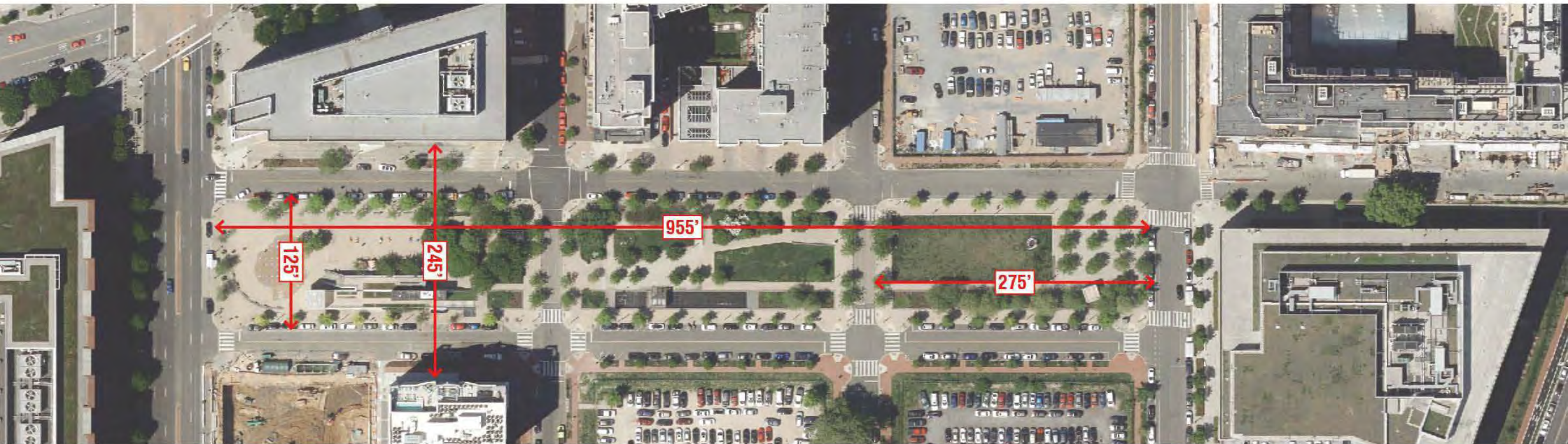
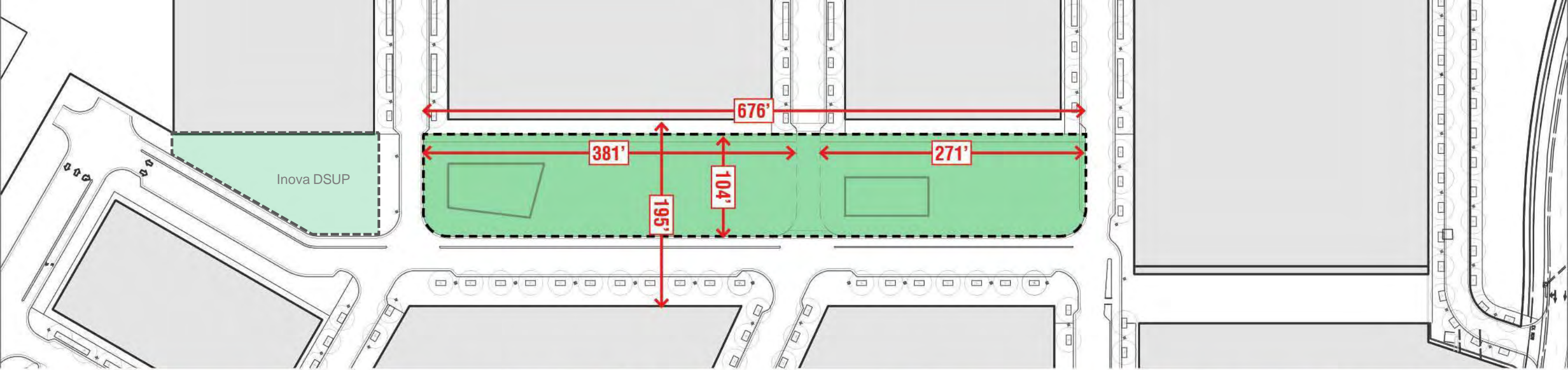
Terrace Park

- Terrace Park will have a strong relationship with the existing **forested hillside and provide access to Van Dorn Street**.
- Terrace Park will offer both **active and passive recreation** space.

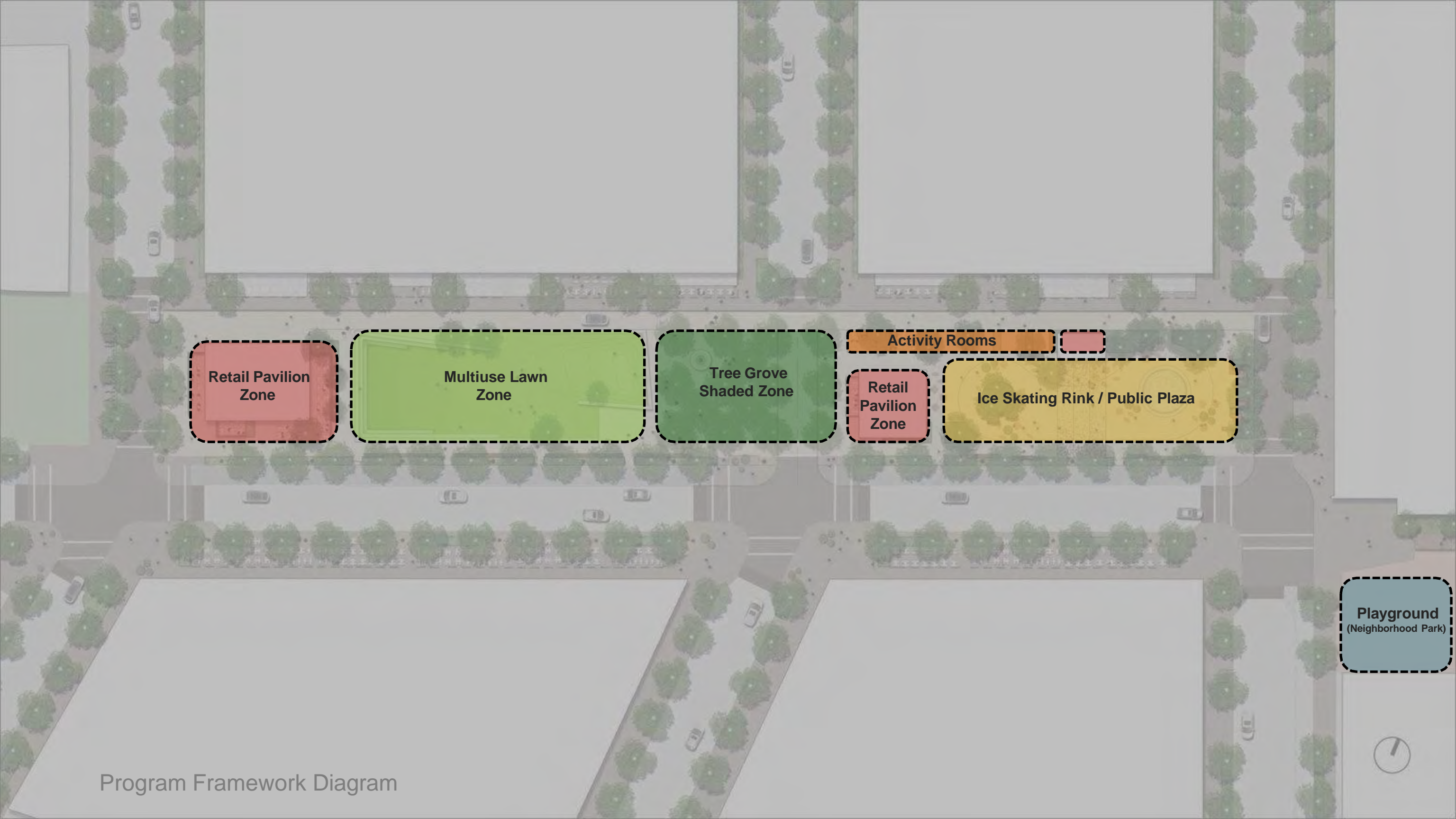
CENTRAL PARK



Canal Park, Washington DC



Canal Park, Washington DC



**Retail Pavilion
Zone**

**Multiuse Lawn
Zone**

**Tree Grove
Shaded Zone**

Activity Rooms

**Retail
Pavilion
Zone**

Ice Skating Rink / Public Plaza

Playground
(Neighborhood Park)

Winter

Retail Pavilion

- Outdoor Café seating

Tree Grove

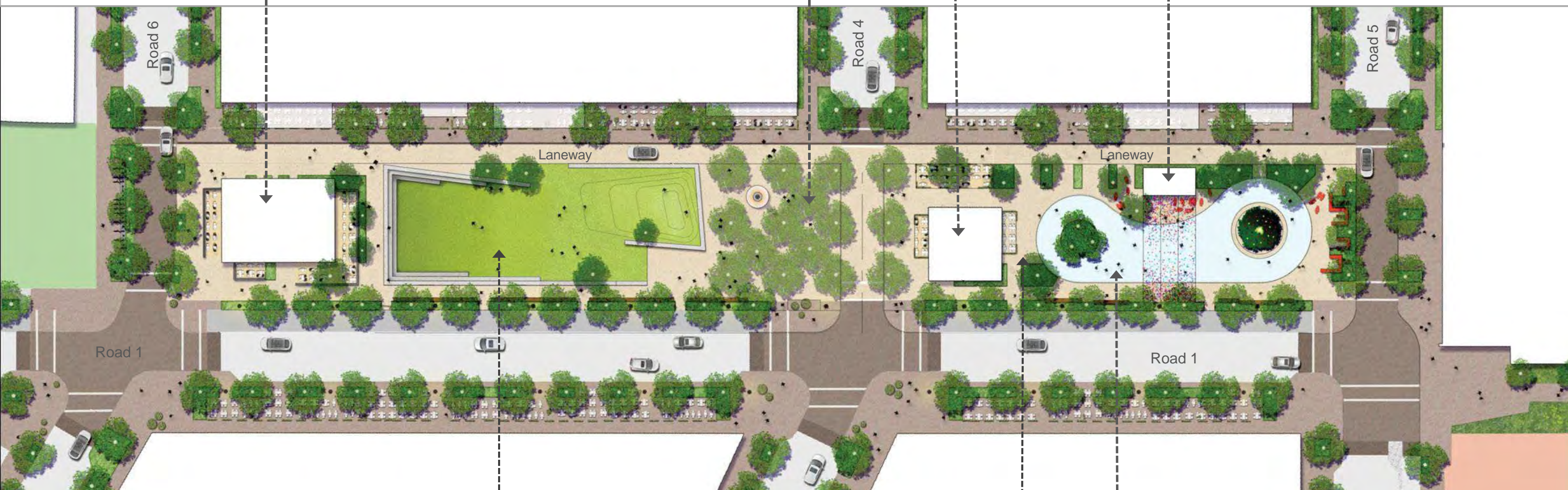
- Shaded seating area
- Interactive Placemakers
- Chess tables
- Fire Feature
- Range of seating types

Retail Pavilion

- Café seating
- Public art (pavilion)

Skate Shop (winter)

Retail Kiosk (summer)



Multi-Use Lawn

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

Urban Plaza (winter)

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

Urban Plaza (summer)

- Water feature
- Planter pots (location 1)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Pop-up elements

- Ping pong
- Corn hole
- Moveable furniture
- Fun seating

Summer

Retail Pavilion

- Outdoor Café seating

Tree Grove

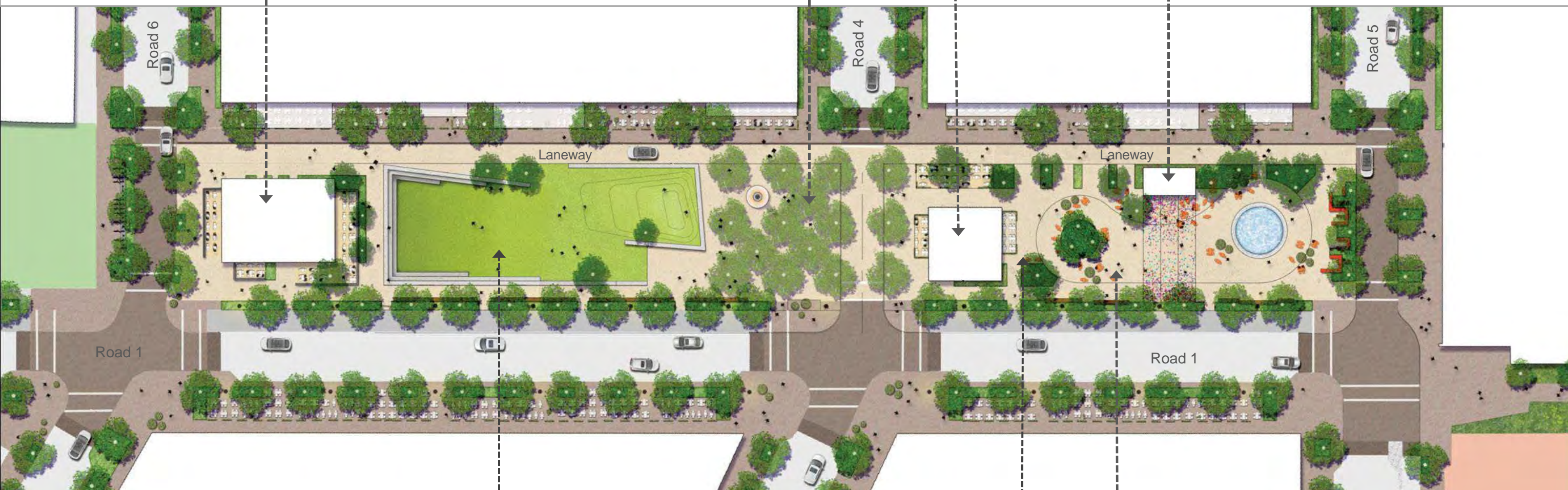
- Shaded seating area
- Interactive Placemakers
- Chess tables
- Fire Feature
- Range of seating types

Retail Pavilion

- Café seating
- Public art (pavilion)

Skate Rental Shop (winter)

Retail Kiosk (summer)



Multi-Use Lawn

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

Urban Plaza (winter)

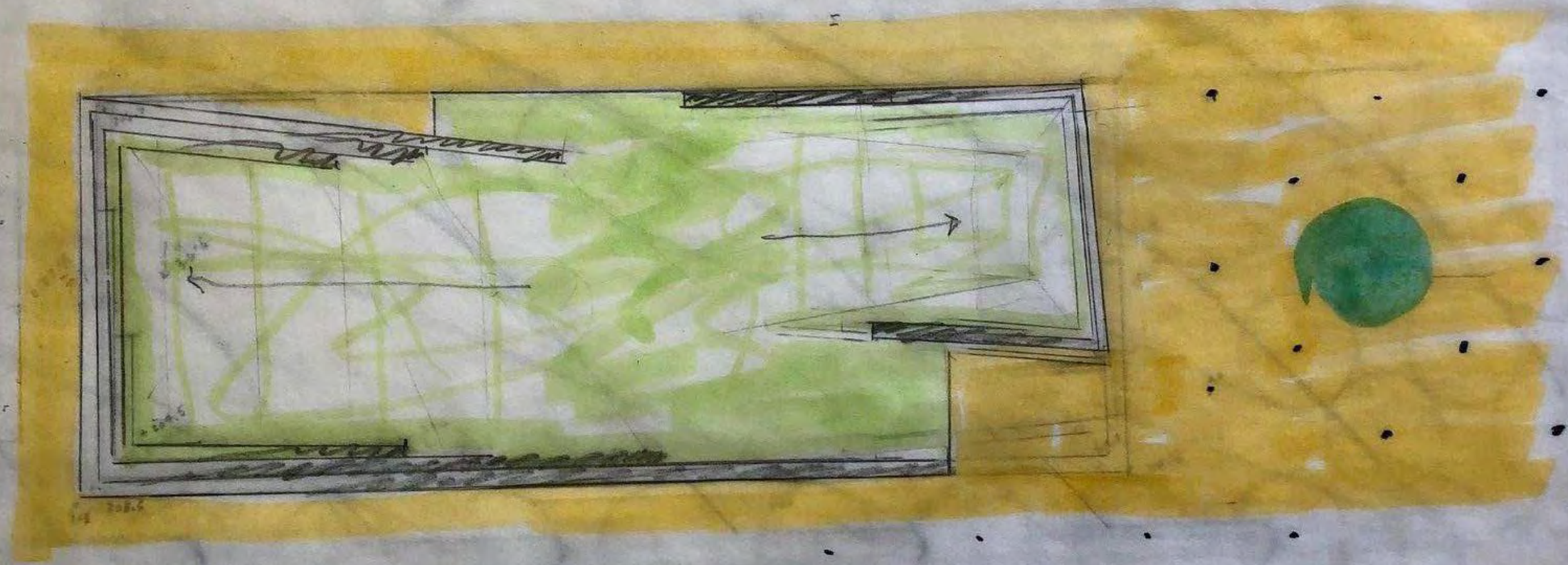
- Ice skating rink
- Winter Display over water feature area
- Planter pots (location 2)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Urban Plaza (summer)

- Water feature
- Planter pots (location 1)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Pop-up elements

- Ping pong
- Corn hole
- Moveable furniture
- Fun seating



Fractured Plain



Road 6

LANEWAY

Retail Pavilion

Lawn

Fire Feature

Tree Grove

Retail Pavilion

Road 1

Road 4











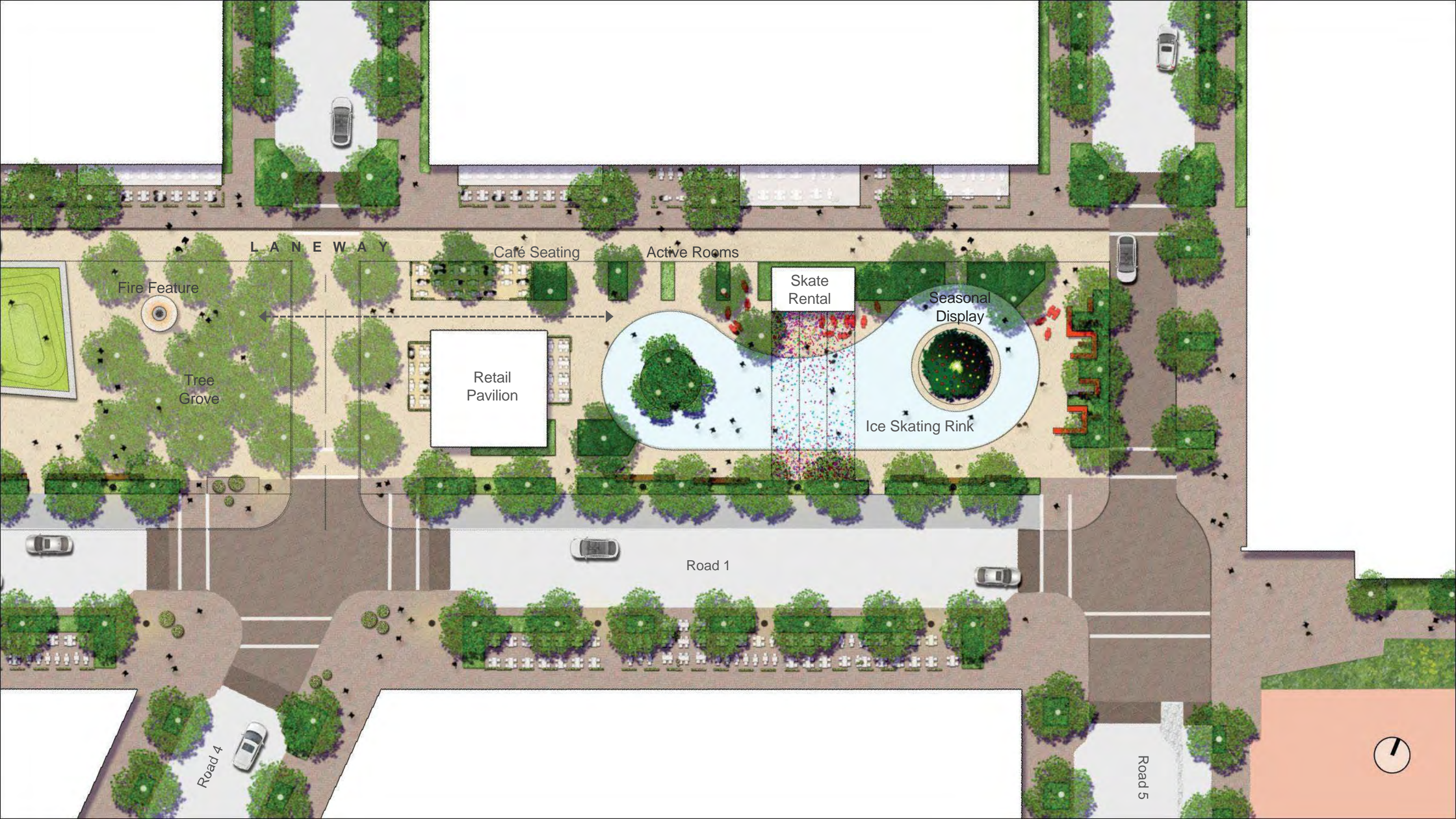




Gutierrez Studios, Baltimore



Wood Fire



LANEWAY

Café Seating

Active Rooms

Fire Feature

Tree Grove

Retail Pavilion

Skate Rental

Seasonal Display

Ice Skating Rink

Road 1

Road 4

Road 5





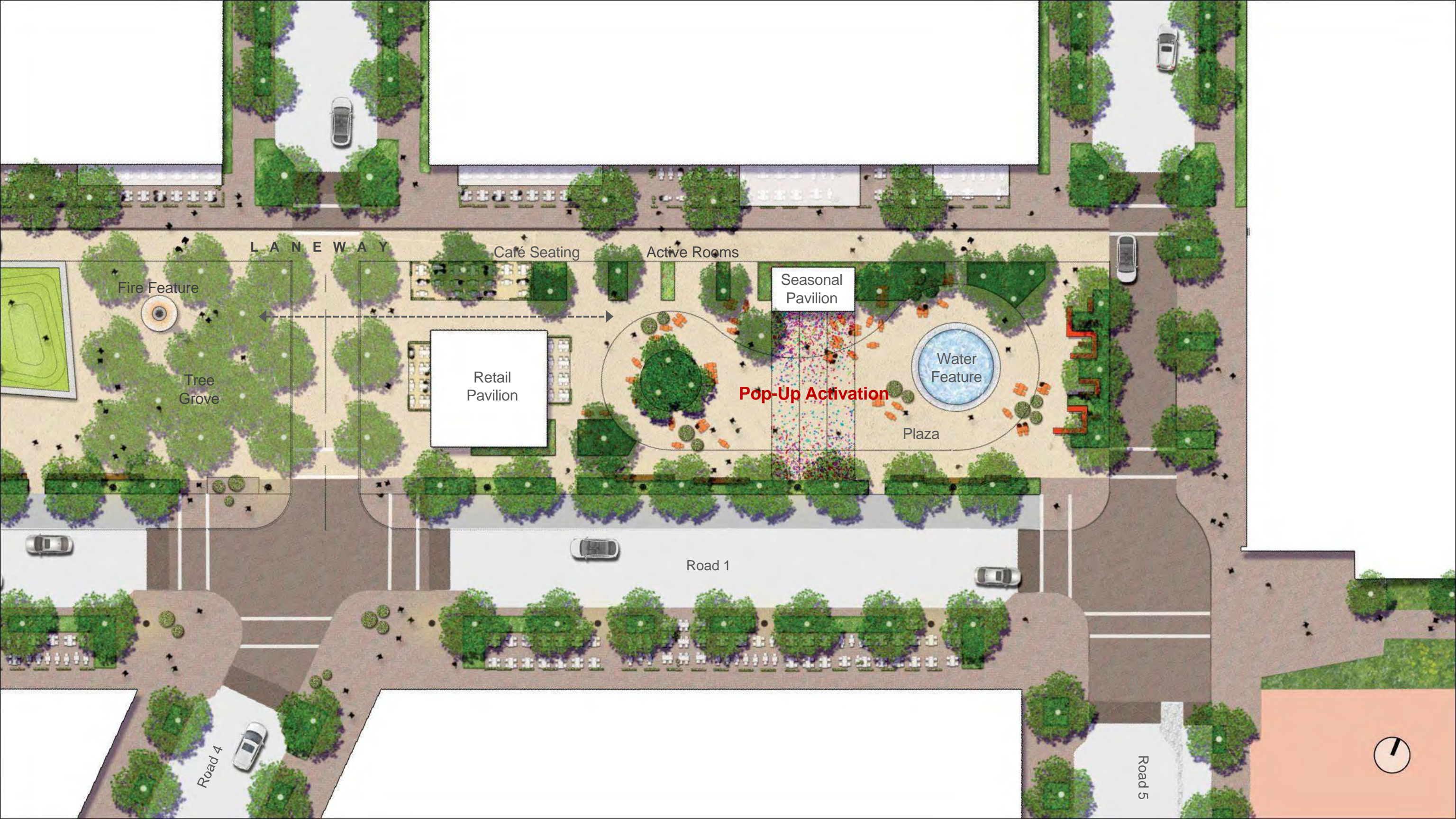
Canal Park



Pentagon Row



'Lazy River' Ice Skating Rink



L A N E W A Y

Café Seating

Active Rooms

Seasonal Pavilion

Fire Feature

Tree Grove

Retail Pavilion

Pop-Up Activation

Water Feature

Plaza

Road 1

Road 4

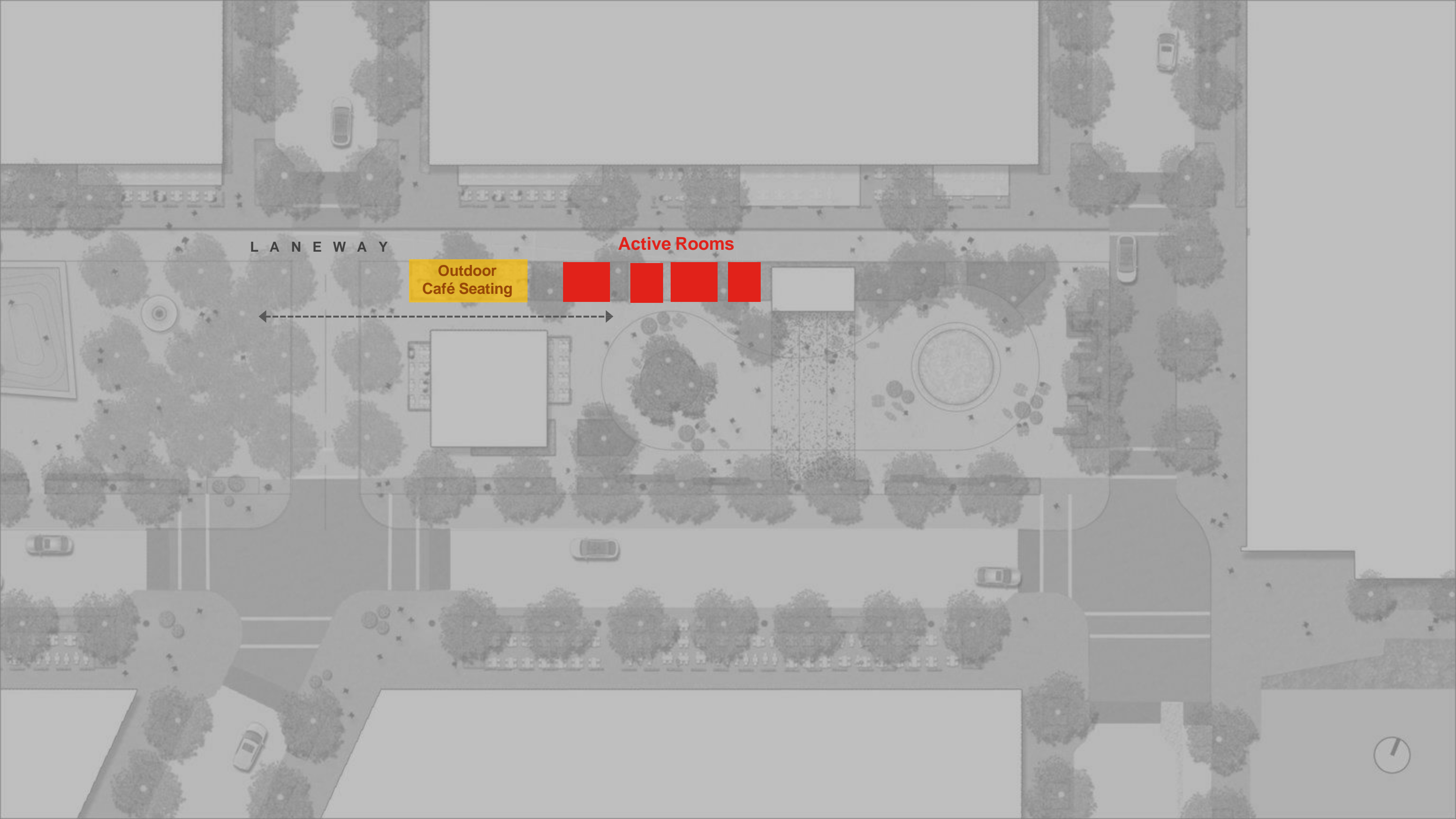
Road 5





Pop-Up Typology





L A N E W A Y

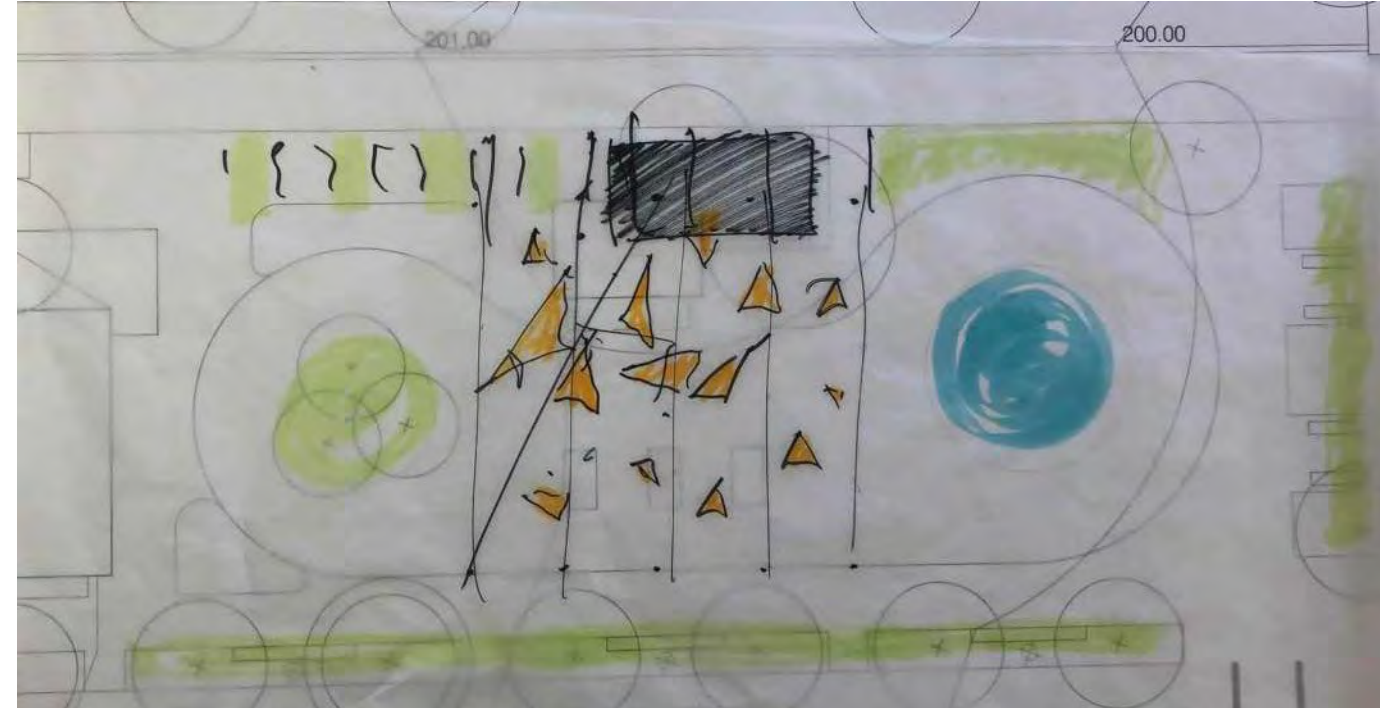
Outdoor
Café Seating

Active Rooms



Active Rooms





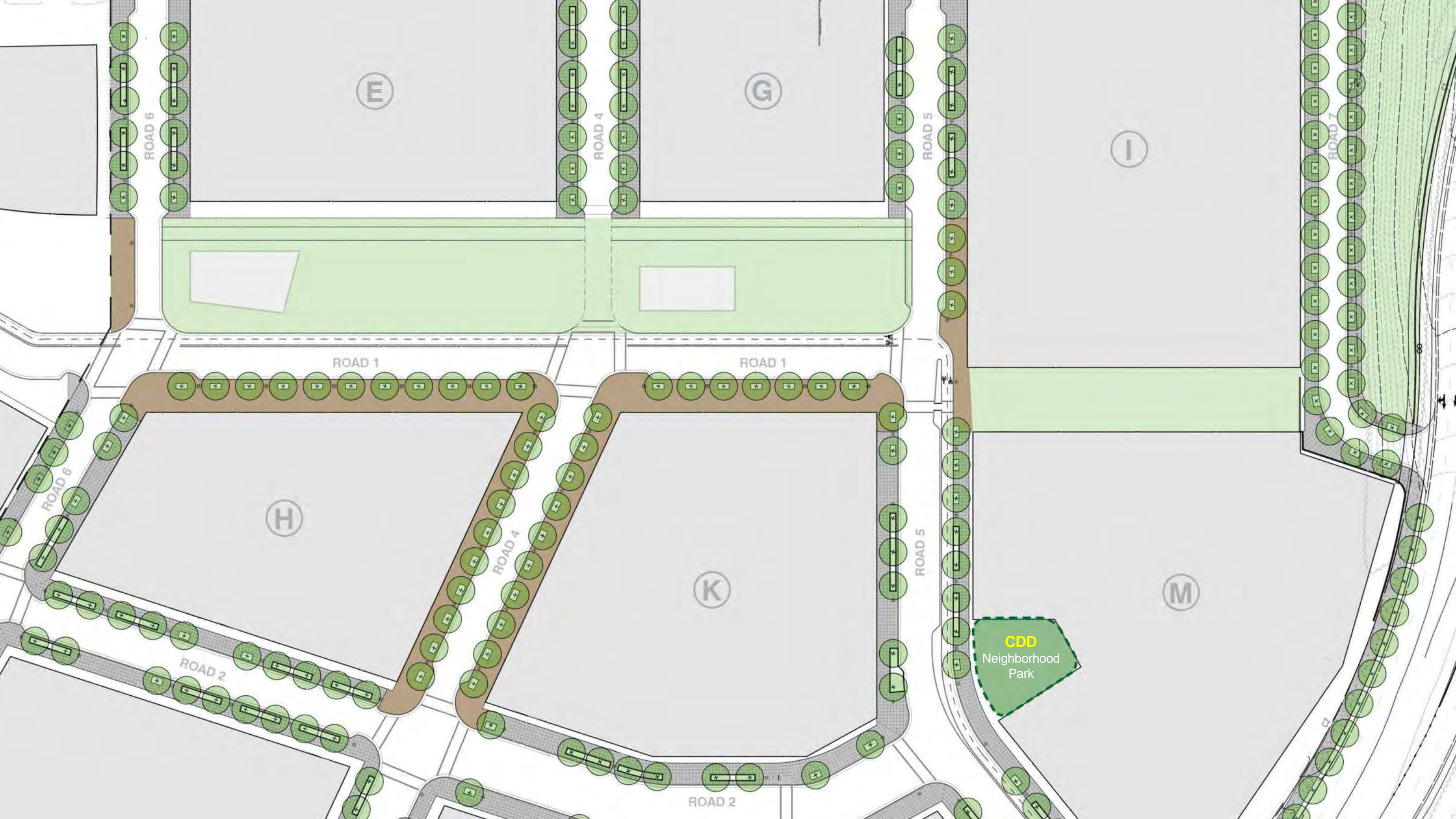
Overhead Animation
Confetti and Lighting

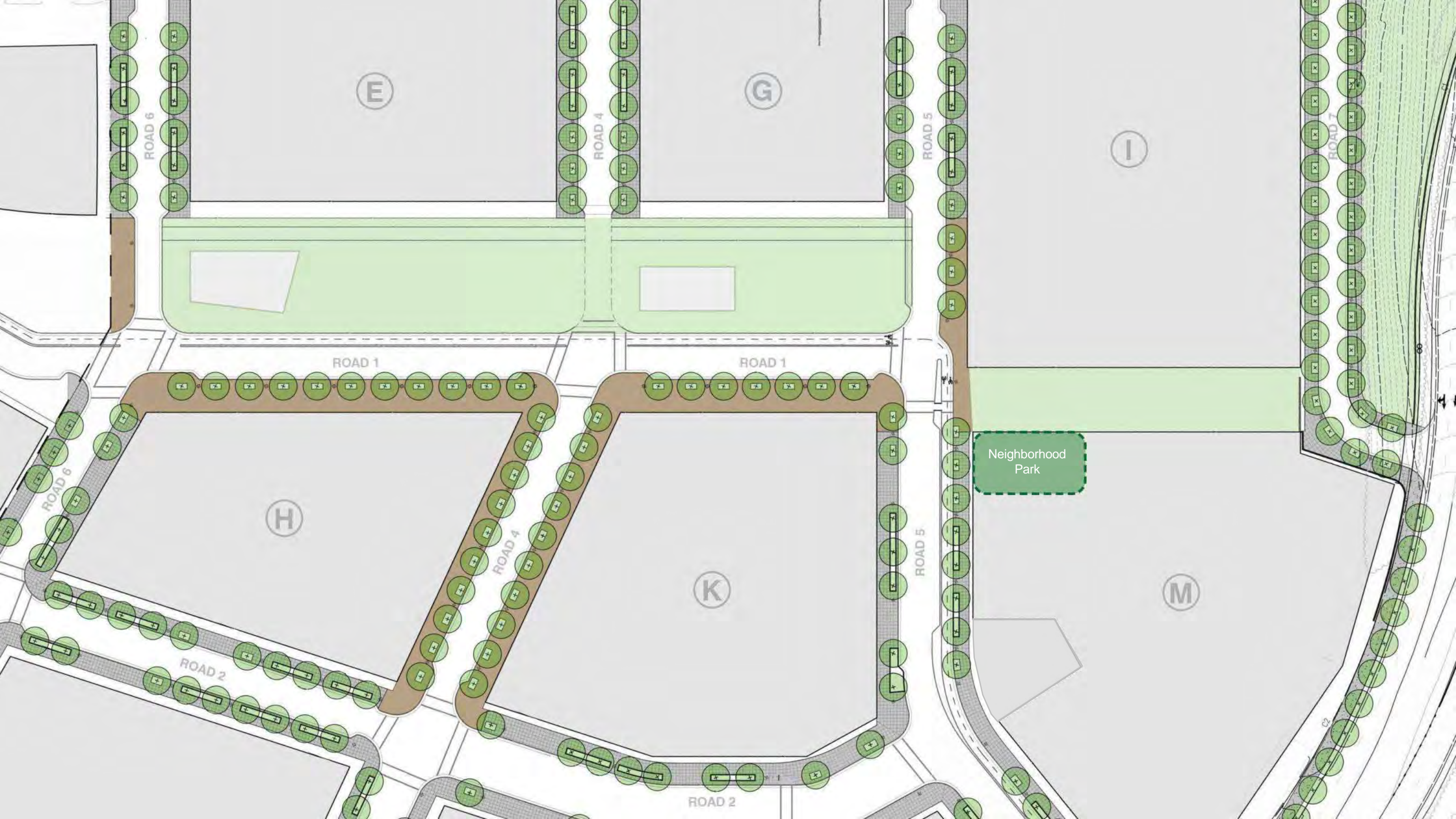


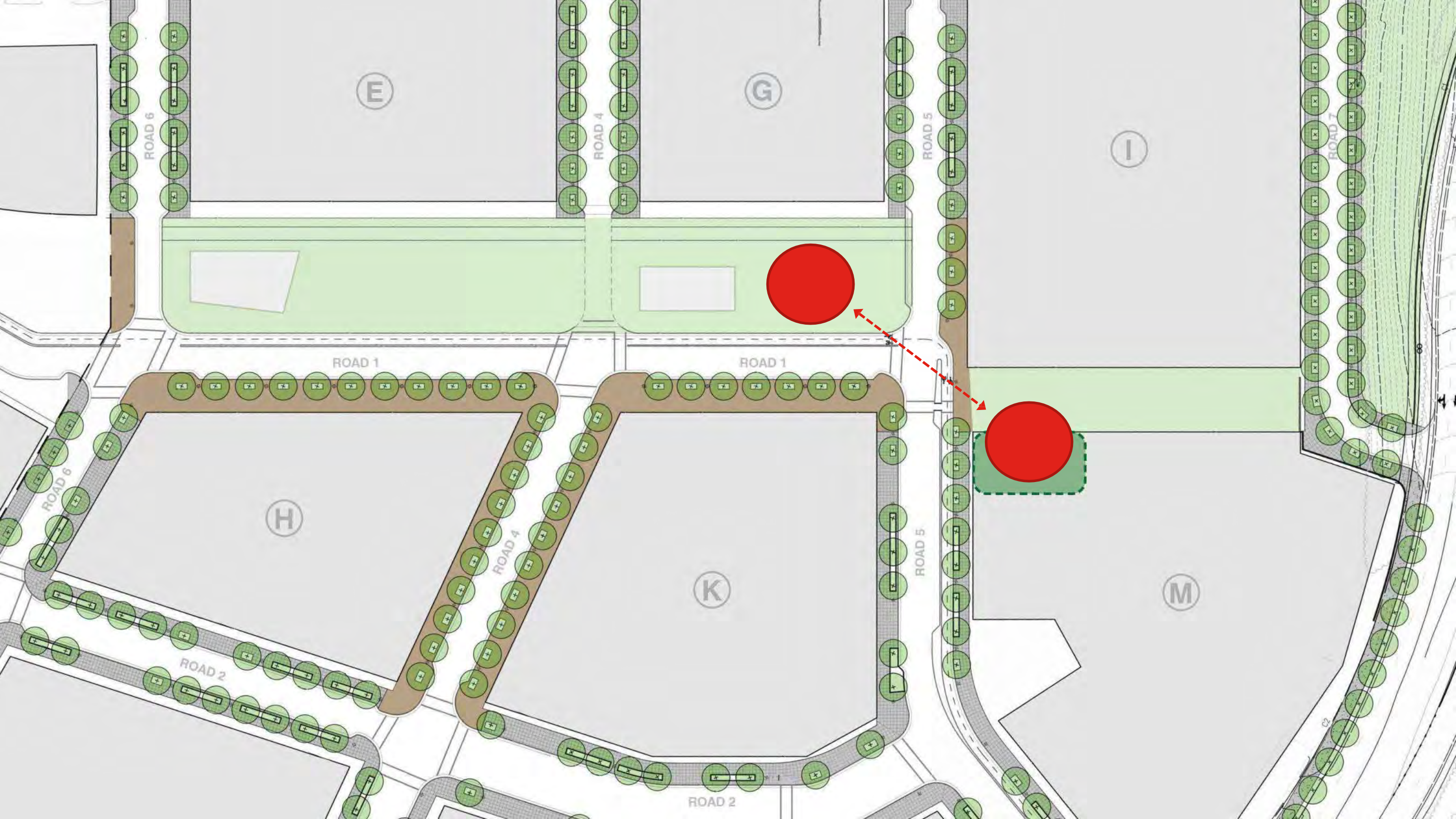




PASEO









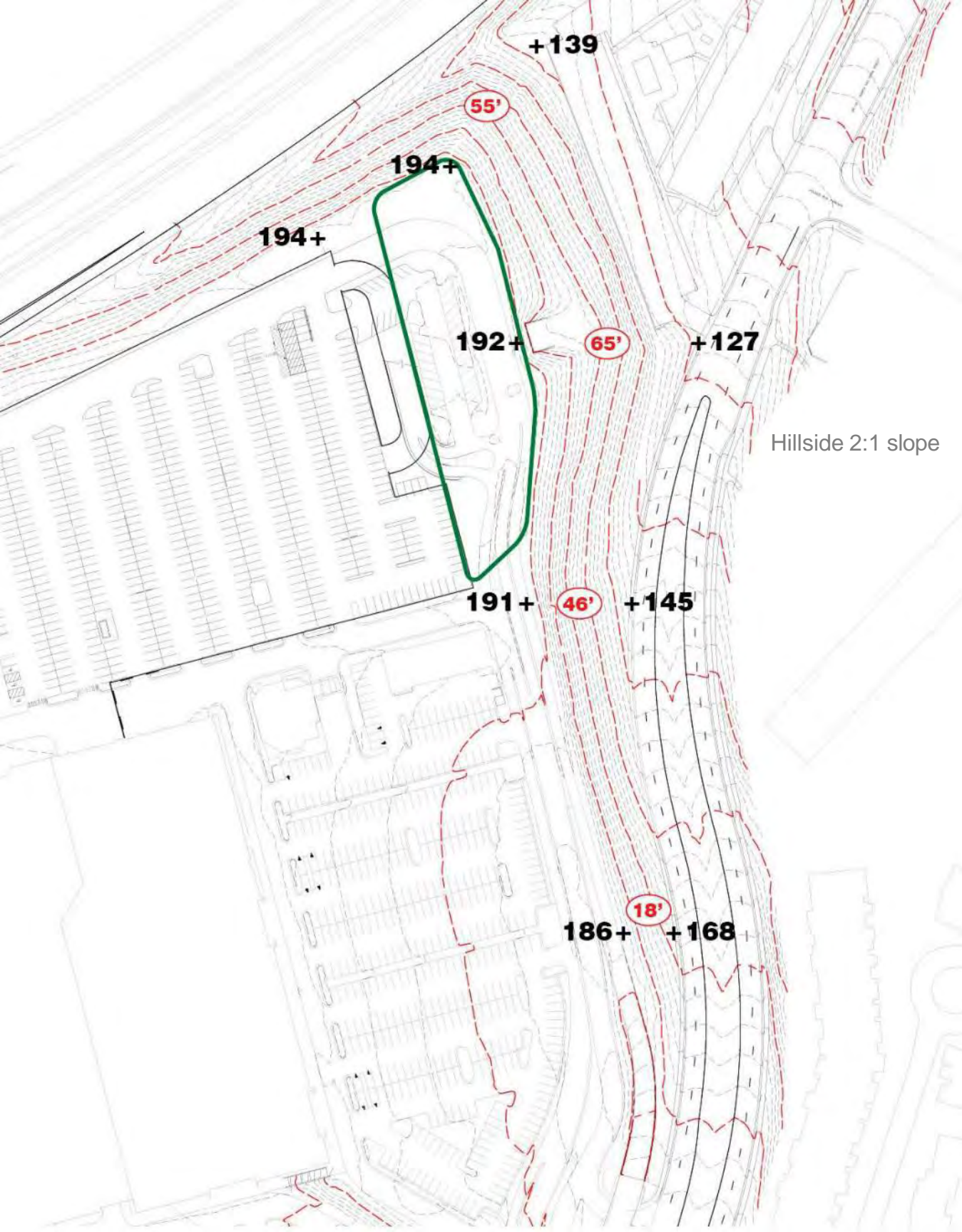


Earthscape playground designer

Making a playground with sculptural qualities



TERRACE PARK





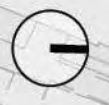
Road 1

Road 5

Road 7

VAN DORN STREET

Terrace Park



Multiuse Lawn

Passive Use Space

Adventure Bridge

Net Perch

Stair Connection

Elevated Boardwalk



Whiting Forest of Dow, MI



Elevated Boardwalk



Overlook / Respite

Observation
Viewer



Interpretive Signage



Passive Use Space





Multiuse Lawn

Passive Use Space

Net Perch

Adventure Bridge

Stair Connection

Elevated Boardwalk

VAN DORN STREET

Terrace Park



Net Perch



Adventure Swing Bridge



Exercise Stations









Thank You



City Staff Remarks

- Staff generally supports the concept design.
- Continue community engagement efforts and incorporate community feedback in the design of the open spaces.
- Continue to refine the connection between the adjacent buildings and the Paseo to prevent a corridor-like feel.
- Look at ways to activate and refine the amenities within the Paseo.
- Provide publicly accessible dog amenities throughout the open space and site.
- The open space design be both ADA and CPTED compliant.

Commission Discussion

Backlick Park

Additional information:

Ana Vicinanzo, Urban Planner III
Ana.Vicinanzo@alexandriava.gov

Jared Alves, Urban Planner III
Jared.alves@alexandriava.gov