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 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?
Publicly Accessible Open Space

Required: 3.5 ac.
Approved CDD: 3.78 ac.
Current Plan: 3.99 ac.
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.
Retail Pavilion Zone

Multiuse Lawn Zone

Tree Grove Shaded Zone

Retail Pavilion Zone

Ice Skating Rink / Public Plaza

Activity Rooms

Playground (Neighborhood Park)
Multi-Use Lawn
- Non-programmed use space
- Yoga/Boot Camp
- Lawn games
- Lawn seating for events
- Seating at edges

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

Retail Pavilion
- Café seating
- Public art (pavilion)

Retail Kiosk (summer)
- Ping pong
- Corn hole
- Moveable furniture
- Fun seating

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

Skate Shop (winter)
- Retail Pavilion
- Outdoor Café seating

Locations:
- Road 1
- Road 4
- Road 5
- Road 6
- Laneway
- Winter Skate Shop (winter)
- Retail Kiosk (summer)
Multi-Use Lawn
- Non-programmed use space
- Yoga/Boot Camp
- Lawn games
- Lawn seating for events
- Seating at edges

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

Retail Pavilion
- Café seating
- Public art (pavilion)

Retail Pavilion
- Café seating
- Public art (pavilion)

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

Skate Rental Shop (winter)

Retail Kiosk (summer)

Pop-up elements
- Ping pong
- Corn hole
- Moveable furniture
- Fun seating
Fractured Plain
Gutierrez Studios, Baltimore

Wood Fire
'Lazy River' Ice Skating Rink
Pop-Up Typology
Active Rooms
Earthscape playground designer

Making a playground with sculptural qualities
TERRACE PARK
Hillside 2:1 slope

High Quality Trees
Passive Use Space

Stone Dust Paving
Net Perch
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