

# LANDMARK MALL REDEVELOPMENT

## COORDINATED DEVELOPMENT DISTRICT (CDD#2020-00007)

CITY OF ALEXANDRIA, VIRGINIA

DATE: APRIL 09, 2021

### ZONING TABULATIONS

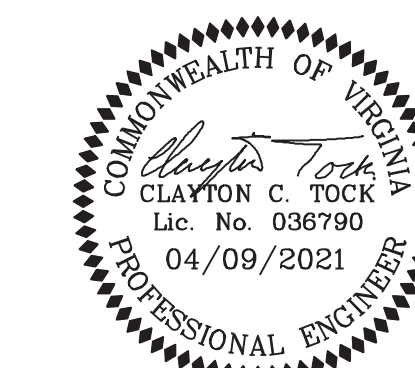
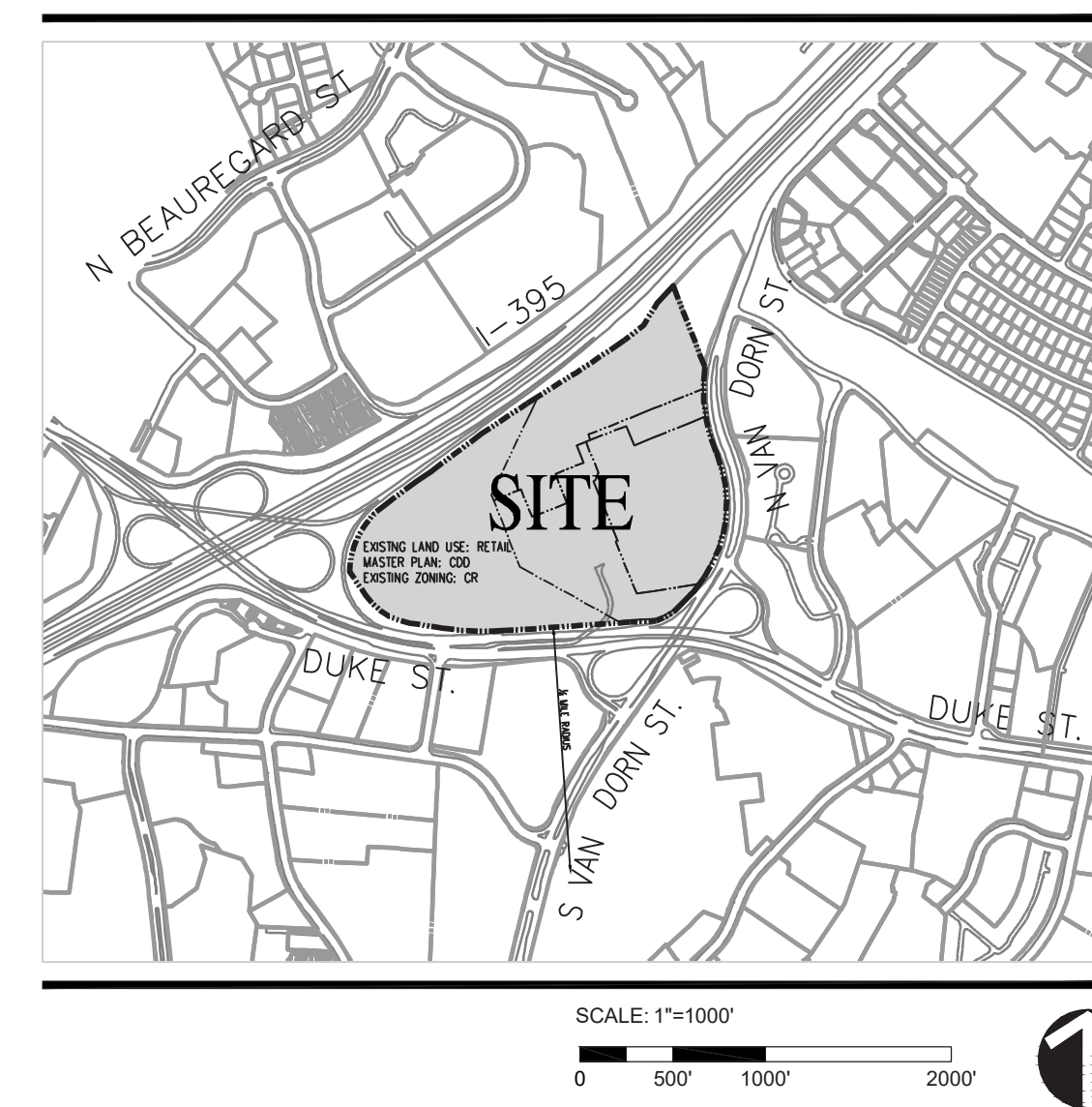
SITE ADDRESS & TAX MAP NUMBERS:	047.02-03-05 (5801 DUKE ST), 047.02-03-06 (5701 DUKE ST), 047.02-03-07 (5701 B DUKE ST), 047.02-03-08 (5901 DUKE ST), 047.02-0-09 (5815 DUKE ST).
EXISTING SITE AREA:	047.02-03-05 - 380,320 S.F. OR 8.7309 AC. (LANDMARK-VAN DORN SAP) 047.02-03-06 - 496,605 S.F. OR 11.4005 AC. (LANDMARK-VAN DORN SAP) 047.02-03-07 - 68,669 S.F. OR 1.5764 AC. (LANDMARK-VAN DORN SAP) 047.02-03-08 - 791,782 S.F. OR 18.1768 AC. (LANDMARK-VAN DORN SAP) 047.02-03-09 - 504,509 S.F. OR 11.5819 AC. (LANDMARK-VAN DORN SAP) TOTAL = 2,241,885 S.F. OR 51.4666 AC.
EXISTING ZONE:	CR/COMMERCIAL REGIONAL AND CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE (MEDIUM)
SMALL AREA PLAN DISTRICT:	LANDMARK MALL
EXISTING USE:	047.02-03-05 - SHOPPING CENTER 047.02-03-06 - SHOPPING CENTER 047.02-03-07 - SHOPPING CENTER 047.02-03-08 - SHOPPING CENTER 047.02-03-09 - SHOPPING CENTER
EXISTING FAR UNDER CURRENT ZONING:	047.02-03-05 - 380,320 S.F. OR 8.7309 AC. - CRMU-M ZONE - MAX S.F. = 475,400 S.F. 047.02-03-06 - 496,605 S.F. OR 11.4005 AC. - CR ZONE (1.0 FAR) - MAX S.F. = 620,756.25 S.F. 047.02-03-07 - 68,669 S.F. OR 1.5764 AC. - CR ZONE (1.0 FAR) - MAX S.F. = 85,836.25 S.F. 047.02-03-08 - 791,782 S.F. OR 18.1768 AC. - CR ZONE (1.0 FAR) - MAX S.F. = 989,727.5 S.F. 047.02-03-09 - 504,509 S.F. OR 11.5819 AC. - CR & CRMU-M ZONE - CRMU-M ZONED PORTION APPROX. 2.5 AC
EXISTING ADT:	17,579 TRIPS
MAXIMUM FAR (CR-ZONE):	1.0
MAXIMUM FAR (CRMU-M ZONE):	1.0 + ADDITIONAL 0.25 (RETAIL USE)

PROPOSED ZONE:	CDD (COORDINATED DEVELOPMENT DISTRICT)
PROPOSED USE:	THIS PROJECT PROPOSES A DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE, AS DEFINED BY SECTION 2-145 OF THE ZONING ORDINANCE, OF 5,565,000 SQUARE FEET. AT LEAST 20% OF THE TOTAL PROPOSED DEVELOPMENT SQUARE FOOTAGE SHALL BE ATTRIBUTED TO NON-RESIDENTIAL USES, WHICH MAY INCLUDE COMMERCIAL, THEATRE, HOTEL, RETAIL, HEATH AND ATHLETIC CLUB, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, MEDICAL CARE FACILITY, CONGREGATE HOUSE FACILITY, CONTINUUM OF CARE FACILITY, DAY CARE CENTER, NURSING OR CONVALESCENT HOME, PRIVATE SCHOOL, PUBLIC SCHOOL, HOSPITAL, OFFICE, MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE. IN ADDITION TO THE 20% REQUIRED COMMERCIAL USES, RESIDENTIAL USES MAY BE PROVIDED. ABOVE-GRADE PARKING USES ARE ALSO PERMITTED.
APPROXIMATE DISTURBED AREA:	2,521,400 SF OR 57.88 AC (INCLUDES OFFSITE WORK IN RIGHT OF WAY)
PROPOSED BUILDING HEIGHT:	RANGE 35FT TO 250FT. REFER TO CONCEPTUAL BUILDING HEIGHTS MAP. ACCESSORY STRUCTURES IN PUBLICLY ACCESSIBLE OPEN SPACE ARE LIMITED TO ONE-STORY WITH ROOFTOP ACCESSORY USES. MINIMUM BUILDING HEIGHT DOES NOT PRECLUDE LOWER BUILDING ELEMENTS AS PART OF THE OVERALL COMPOSITION OF A BUILDING.
MAXIMUM FAR PER LANDMARK /VAN DORN SAP:	N/A
FLOOR AREA PROPOSED :	UP TO A MAXIMUM OF 5,565,000 SF OF MIXED USE DEVELOPMENT, INCLUSIVE OF PROPOSED ABOVE-GRADE PARKING STRUCTURES AND EXCLUSIVE OF EXISTING ABOVE-GRADE PARKING STRUCTURE.
PROPOSED ADT:	30,526 TRIPS
PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE:	180,305 SF (OR 4.14 ACRES)

### PROPOSED FLOOR AREA & PARKING TABULATIONS

PROPOSED FLOOR AREA	PARKING TABULATIONS	
	Scenario 1 Balanced Program	Scenario 2 Max Resi.
Max Programmed Density New Construction <sup>1</sup> Above-Grade Parking	4,235,000 SF 1,330,000 SF	7,057 (2,657)
<b>Total Floor Area<sup>2</sup></b>	<b>5,565,000 SF</b>	<b>6,618 (2,657)</b>
Max Programmed Density (Breakout)		
Hospital Campus	1,100,000 SF	
Residential Units (Max)	2,500 units	
Above-Grade Structured Parking (Breakout)		
New Construction (Master Developer)	1,050,000 SF	
New Construction (Hospital Campus)	280,000 SF	
Existing Garage	1,017,165 SF	
<b>Total Above-Grade Structured Parking</b>	<b>2,347,165 SF</b>	
1. Total Floor Area includes New Construction Above-Grade Parking, but does not include the existing above-grade parking garage in accordance with methodology of as-built site plan.		
<b>Total Parking Demand (Breakout)</b>		
Residential Parking		
Units	2,172 units	2,500 units
Average Parking Ratio	1.2 / unit	1.2 / unit
Subtotal	2,667	3,094
<b>Hospital Campus</b>		
Total Square Feet	1,100,000	1,100,000
Average Parking Ratio (# per 1,000 SF)	1.7 / 1,000	1.7 / 1,000
Subtotal	1,820	1,820
<b>Commercial</b>		
Total Square Feet	765,000	437,000
Average Parking Ratio (# per 1,000 SF)	3.4 / 1,000	3.9 / 1,000
Subtotal	2,570	1,704
<b>Total</b>	<b>7,057</b>	<b>6,618</b>
<b>Existing Parking Supply (Breakout)</b>		
Existing Garage Spaces	2,918	
Spaces Removed	(261)	
<b>Net Existing Spaces</b>	<b>2,657</b>	

### VICINITY MAP



### SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	SOIL MAP
02A	EXISTING CONDITIONS PLAN
03	BLOCK PLAN
03A	LAND USE PLAN
03A	PARTIAL ILLUSTRATIVE PLAN
04	PROPOSED BLOCK PLAN - PARKING
05	PROPOSED PHASING PLAN
06	CONCEPTUAL GRADING PLAN
07	BICYCLE FACILITIES PLAN
08	STREET HIERARCHY PLAN
09A-09F	STREET SECTIONS
10	TRANSIT HUB DIAGRAM
11	SITE SECTIONS
12	OPEN SPACE PLAN
12A-12C	TREE INVENTORY
13	HEIGHT DIAGRAM
14	MASTER STORMWATER MANAGEMENT PLAN
15	SANITARY PLAN & COMPUTATIONS
16	ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET
16A	ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET
16B	ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET ALTERNATE
17	ULTIMATE PUBLIC ROW IMPROVEMENTS - VAN DORN STREET
18	STREETSCAPE SECTIONS
19-20	AUTOTURN EXHIBIT

### NARRATIVES

**DESCRIPTION OF DEVELOPMENT:**  
THE SITE 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 PROJECT PROPOSES A MIXED-USE DEVELOPMENT WITH THE POTENTIAL FOR A RANGE OF USES ACROSS THE ENTIRE SITE. THESE USES WOULD INCLUDE COMMERCIAL, THEATRE, HOTEL, RETAIL, HEALTH AND ATHLETIC CLUB, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, MEDICAL CARE FACILITY, CONGREGATE HOUSING FACILITY, CONTINUUM OF CARE FACILITIES, DAY CARE CENTERS, NURSING OR CONVALESCENT HOME, PRIVATE SCHOOL, PUBLIC SCHOOL, HOSPITAL, AND OFFICE (INCLUDING MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION 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.

**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 OFF-SITE 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.

**SANITARY NARRATIVE:**  
THIS PROJECT WILL UTILIZE A COMBINATION OF EXISTING AND NEW INFRASTRUCTURE TO PROVIDE ONSITE SANITARY SEWER LINES TO SERVE THE SITE. THE SITE ULTIMATELY OUTFALLS INTO AN EXISTING 12" LINE WITHIN THE VAN DORN RIGHT OF WAY. THE EXISTING LINE MAY NEED TO BE UTILIZED BASED ON THE MORE CONSERVATIVE ULTIMATE DENSITY OF THE SITE. THE EXISTING 12" SEWER LINE ULTIMATELY DISCHARGES INTO THE EXISTING 30" TRUNK LINE LOCATED AT MANHOLE 002474S5MH. SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 15.

**STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE NARRATIVE:**  
IN ACCORDANCE WITH ARTICLE XIII OF THE CITY ZONING ORDINANCE, THE PROJECT PROPOSES TO PROVIDE ON-SITE DETENTION FACILITIES. THE 2 AND 10 YEAR STORM EVENTS WILL BE CONTROLLED IN THE DETENTION FACILITIES ALONG WITH MEETING THE ENERGY BALANCE REQUIREMENTS. PORTIONS OF THE SITE THAT ARE LOCATED IN THE LANDMARK/VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET A MORE STRINGENT STORMWATER MANAGEMENT REQUIREMENT. AS THE EXISTING CONDITION OF THE SITE IS LARGELY IMPERVIOUS, THE POST DEVELOPMENT CONDITIONS OF THE SITE, INCLUDING A REDUCTION IN IMPERVIOUS AREA AND THE INSTALLATION OF NEW BMP/SWM FACILITIES, ARE EXPECTED TO RESULT IN A REDUCTION IN RUNOFF.

THE CURRENT PLAN RESULTS IN A TOTAL LOAD REDUCTION OF 42.44 LBS/YEAR PER THE CITY OF ALEXANDRIA REDUCTION OF 40% REQUIREMENT PER THE SMALL AREA PLAN. THE APPLICANT WILL TREAT THE EXISTING PARKING STRUCTURE WITH A STRUCTURAL BMP DEVICE. THE REMAINING LOAD REDUCTION REQUIREMENTS (AFTER THE GARAGE IS TREATED) WILL BE PRO-RATED AMONGST THE LANDBAYS BASED ON A PERCENTAGE BASIS OF THE LANDBAY AREA COMPARED TO THE NET SITE AREA AFTER THE GARAGE AREA IS DEDUCTED. THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFF-SITE NUTRIENT CREDITS IN ADDITION TO PROVIDING ONSITE TREATMENT.

- NOTE:**
- EACH BLOCK CAN PROVIDE STRUCTURED BMP'S UP TO THE MAXIMUM ALLOWED BY THE CITY'S MEMORANDUM TO INDUSTRY, 01-18.
  - EXCEPT FOR THE EXISTING ABOVE GRADE PARKING STRUCTURE WHICH SHALL BE RETROACTIVELY TREATED WITH MANUFACTURED BMP'S, BMP'S FOR ALL OTHER DEVELOPMENT BLOCKS WITHIN THE SAP WILL BE DESIGNED CONSISTENT WITH THE CITY'S MEMORANDUM TO INDUSTRY 01-18.

### DEVELOPMENT BY USE AND BLOCK

Floor Area Components	Total (Across All Development Blocks)				Hospital Campus				Non-Hospital Campus Development Blocks								
	Square Feet	Resi Units	Hotel Rooms		Bldg. A1	Bldg. A2	Bldg. B	Bldg. C	Block D	Block E	Block G	Block H	Block I	Block J	Block K	Block L	Block M
Hospital	990,000				675,000	185,000	130,000										
Office & Medical Office	400,000							110,000									
Residential	2,370,000	2,172 units							140,000	150,000							
Hotel	125,000		200 rooms							320,000	250,000	350,000	400,000	240,000	350,000	260,000	200,000
Retail	298,000										70,000	40,000	42,000	85,000	15,000	35,000	11,000
Fire Station	52,000																
<b>Subtotal ("Programmed Density")</b>	<b>4,235,000</b>	<b>2,172 units</b>	<b>200 rooms</b>		675,000	185,000	130,000	110,000	265,000	540,000	290,000	392,000	485,000	307,000	385,000	271,000	200,000
New Construction <sup>1</sup> Above-Grade Parking	1,147,000				280,000				184,000			144,000		150,000	305,000	48,000	36,000
<b>Total Floor Area<sup>2</sup></b>	<b>5,382,000</b>				955,000	185,000	130,000	110,000	449,000	540,000	290,000	536,000	485,000	457,000	690,000	319,000	236,000

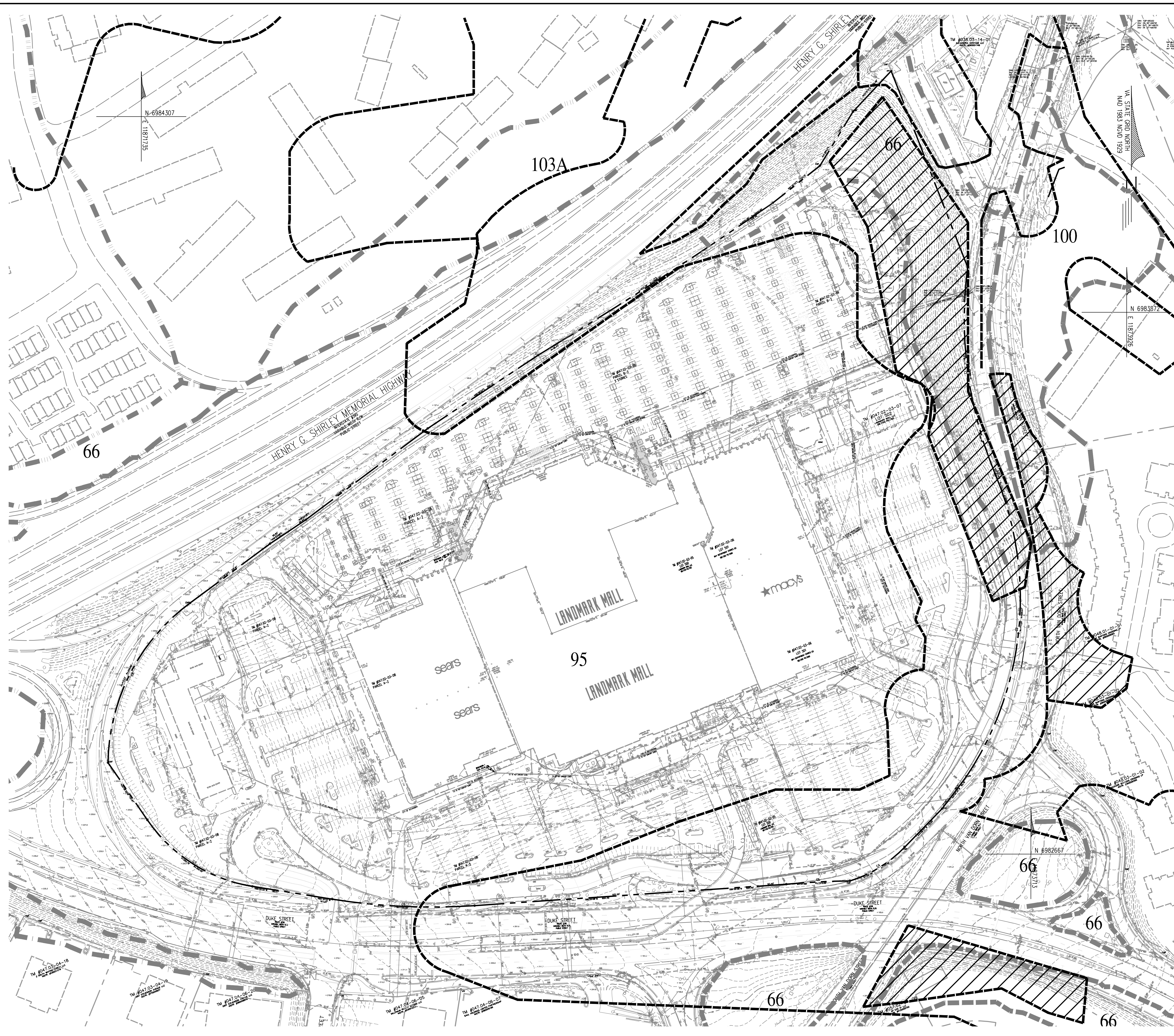
  

Floor Area Components	Total (Across All Development Blocks)				Hospital Campus				Non-Hospital Campus Development Blocks								
	Square Feet	Resi Units	Hotel Rooms		Bldg. A1	Bldg. A2	Bldg. B	Bldg. C	Block D	Block E	Block G	Block H	Block I	Block J	Block K	Block L	Block M
Hospital	990,000				675,000	185,000	130,000										
Office & Medical Office	210,000							110,000									
Residential	2,698,000	2,500 units							335,000	100,000							
Hotel			0 rooms							300,000	250,000	350,000	418,000	235,000	350,000	260,000	200,000
Retail	285,000										70,000	40,000	42,000	67,000	20,000	35,000	11,000
Fire Station	52,000													52,000			
<b>Subtotal ("Programmed Density")</b>	<b>4,235,000</b>	<b>2,500 units</b>	<b>0 rooms</b>		675,000	185,000	130,000	110,000	335,000	470,000	290,000	392,000	485,000	307,000	385,000	271,000	200,000
New Construction <sup>1</sup> Above-Grade Parking	1,330,000				280,000				345,000			144,000		172,000	305,000	48,000	36,000
<b>Total Floor Area<sup>2</sup></b>	<b>5,565,000</b>				955,000	185,000	130,000	110,000	680,000	470,000	290,000	536,000	485,000	479,000	690,000	319,000	236,000

1. Total Floor Area includes New Construction Above-Grade Parking, but does not include the existing above-grade parking garage in accordance with methodology of as-built site plan.







### NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING IN FEB. 01, 2012 TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MARINE CLAY SOILS ONSITE.

### PROPERTY CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°34'42"W
C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	5°21'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.86'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N57°02'00"E

### SOIL INFORMATION

NO.	DESCRIPTION	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	CLASS	USE	
95	URBAN LAND																							
66	KINGSTONE SANDY CLAY LOAM																							

### LEGEND

- EXISTING WATER LINE
- EX. FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING OVERHEAD WIRE
- EXISTING LIGHTING
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING CONTOURS
- EXISTING WETLANDS
- EX. RET. WALL
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EX. POWER POLE
- EXISTING SPOT ELEVATION
- EX. STREET LIGHTS
- EXISTING TREE
- SOIL LINES
- MARINE CLAY OUTLINE
- OVER 25% SLOPE

**PROJECT TEAM**

**APPLICANT**  
FOULGER-PRATT DEVELOPMENT, LLC  
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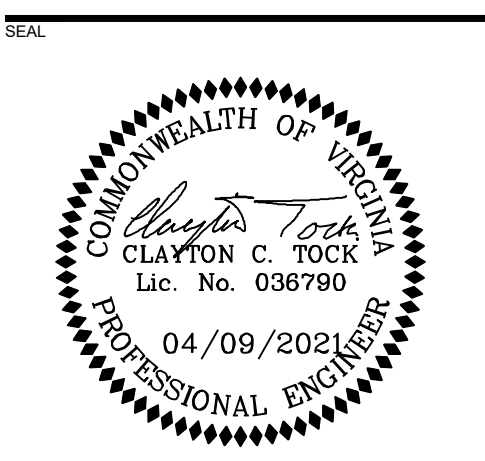
**ARCHITECT**  
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TEL: 240-499-9600

**KEY MAP**



**PROJECT**  
**LANDMARK MALL REDEVELOPMENT**

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

RZ-1877

### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12-21-2020
2	2nd SUBMISSION	03-05-2021
3	3rd SUBMISSION	04-09-2021
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY:

SCALE: 1"=100' NORTH

VERT: AS NOTED  
HORZ: AS NOTED

**SHEET TITLE**  
SOIL MAP

**SHEET NUMBER**  
02



### NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING ON FEB. 01, 2021. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE MARINE CLAY SOILS ON SITE.

**PROJECT TEAM**

**APPLICANT**  
FOULGER-PRATT DEVELOPMENT, LLC  
12435 PARK POTOMAC AVE  
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**ATTORNEY**  
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**TRAFFIC ENGINEER**  
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225 REINEKERS LANE  
SUITE 750  
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CONTACT: ROBERT SCHIESEL, P.E.

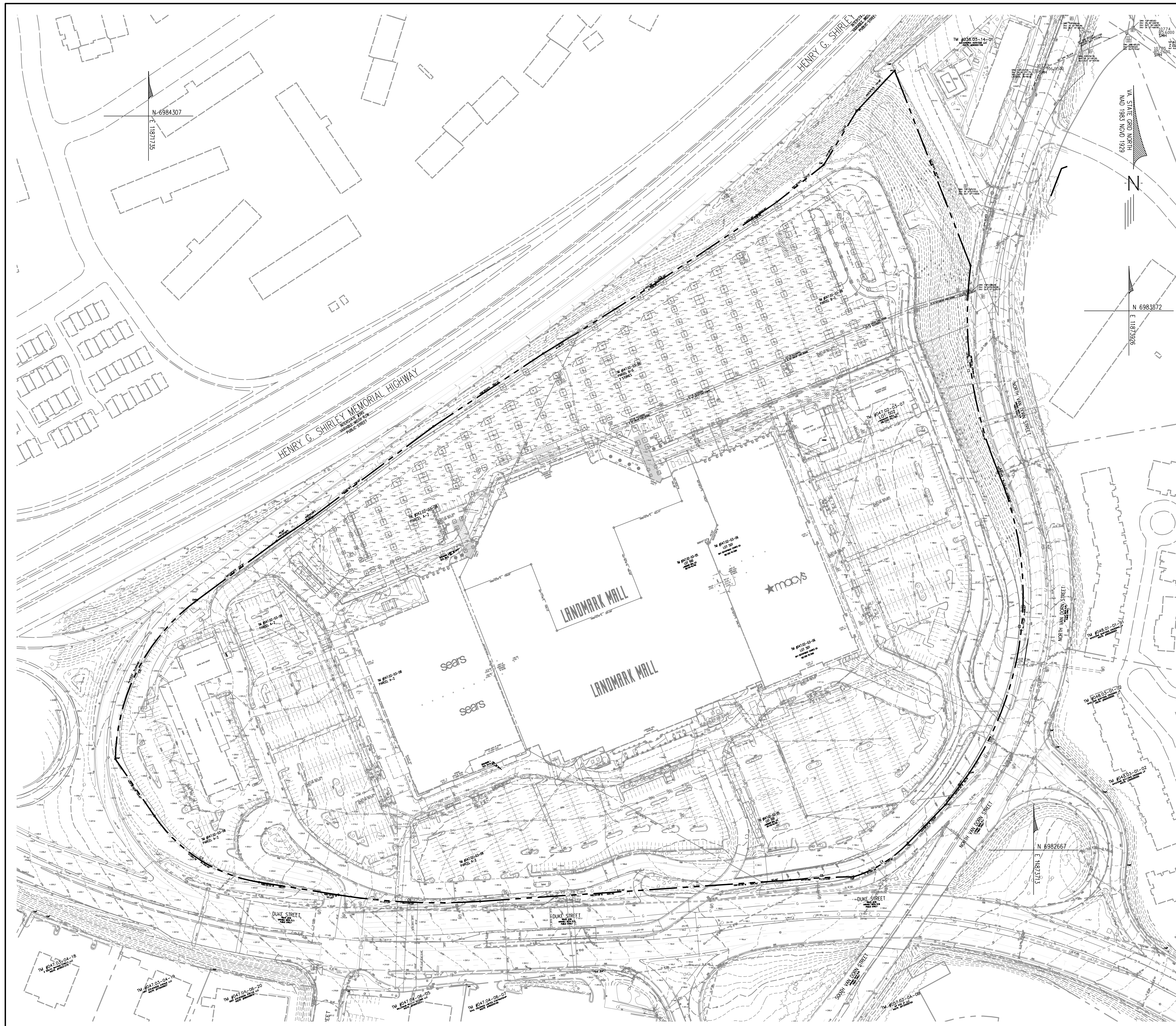
**LANDSCAPE ARCHITECT**  
OCULUS  
1611 CONNECTICUT AVE, NW  
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WASHINGTON, DC 20009  
TEL: 202-588-5454  
CONTACT: DON HOOVER

### PROPERTY CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°34'42"W
C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	5°21'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.86'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N5°02'00"E

### LEGEND

- W — EXISTING WATER LINE
- H — EX. FIRE HYDRANT
- WM — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- GL — EXISTING GAS LINE
- GV — EXISTING GAS VALVE
- OW — EXISTING OVERHEAD WIRE
- L — EXISTING LIGHTING
- F — EXISTING FENCE
- TL — EXISTING TREE LINE
- C — EXISTING CONTOURS
- W — EXISTING WETLANDS
- R — EX. RET. WALL
- T — EXISTING TELEPHONE LINE
- E — EXISTING ELECTRIC LINE
- CATV — EXISTING CABLE TV LINE
- P — EX. POWER POLE
- X 25.60 — EXISTING SPOT ELEVATION
- S — EX. STREET LIGHTS
- T — EXISTING TREE



**APPLICANTS**  
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TEL: 240-499-9600

KEY MAP

SEAL



PROJECT

### LANDMARK MALL REDEVELOPMENT

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

RZ-1877

### REVISION / ISSUANCE

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DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

SCALE: 1"=100' NORTH

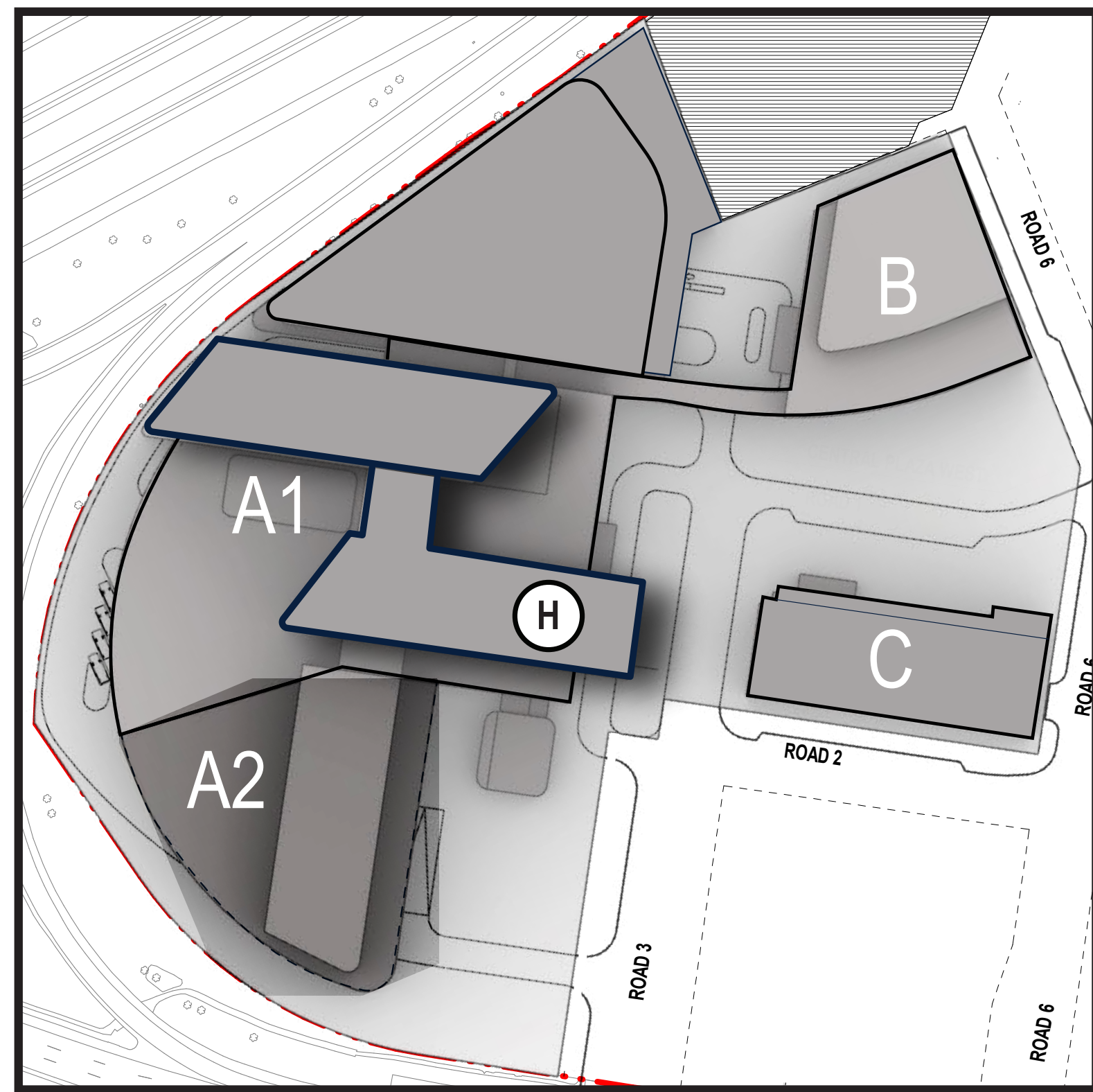
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SHEET TITLE

### EXISTING CONDITIONS PLAN

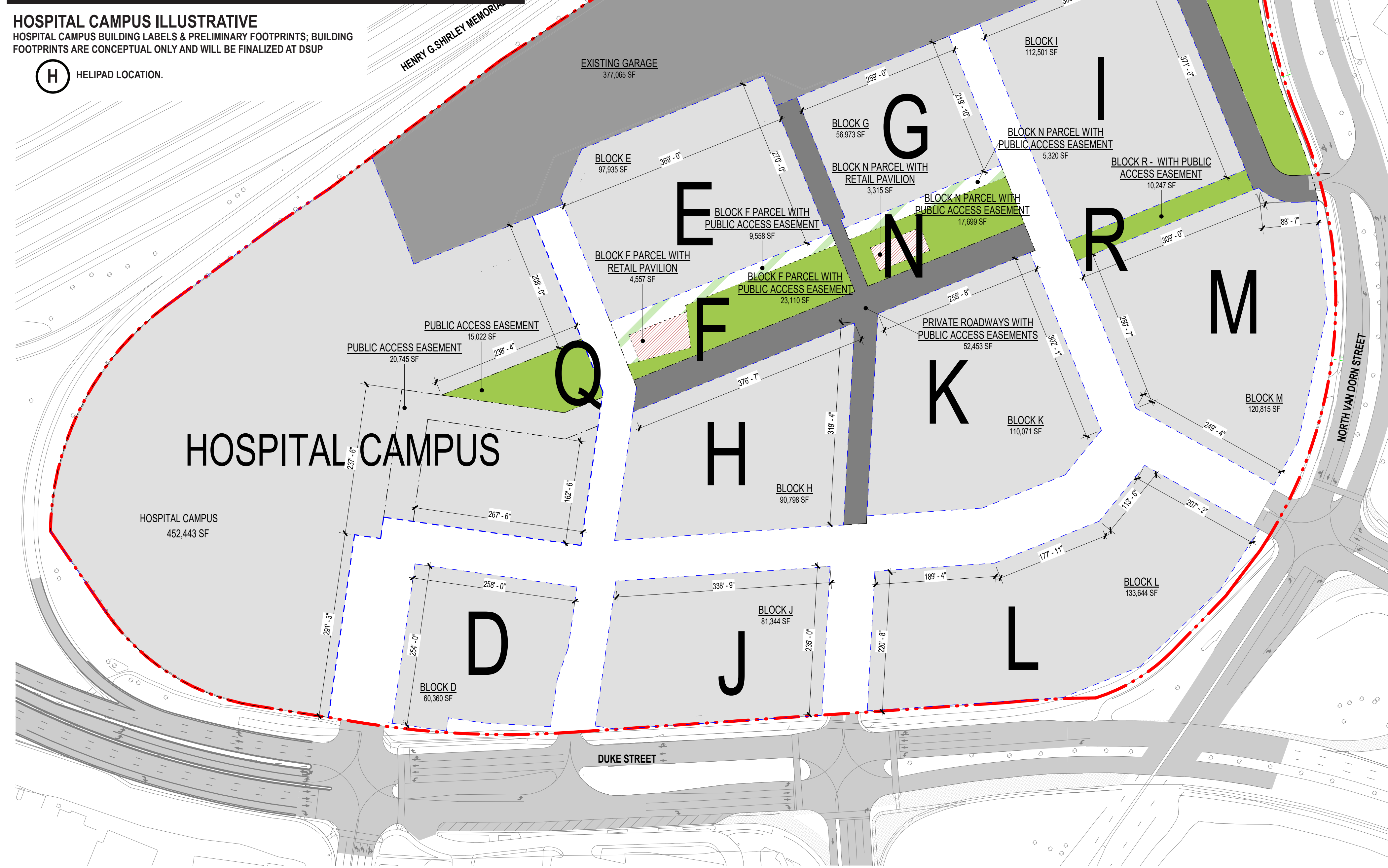
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**HOSPITAL CAMPUS ILLUSTRATIVE**  
HOSPITAL CAMPUS BUILDING LABELS & PRELIMINARY FOOTPRINTS; BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED AT DSUP

**H** HELIPAD LOCATION.



LANDMARK BLOCK AREAS *		
LOCATION	Area	DEVELOPMENT AREA (ACRES)

DEVELOPMENT BLOCK AREA		
BLOCK D	60,360 SF	1.39 acres
BLOCK E	97,935 SF	2.25 acres
BLOCK G	56,973 SF	1.31 acres
BLOCK H	90,798 SF	2.08 acres
BLOCK I	112,501 SF	2.58 acres
BLOCK J	81,344 SF	1.87 acres
BLOCK K	110,071 SF	2.53 acres
BLOCK L	133,644 SF	3.07 acres
BLOCK M	120,815 SF	2.77 acres
HOSPITAL CAMPUS *	416,676 SF	9.57 acres
DEVELOPMENT BLOCK AREA	1,281,117 SF	29.41 acres

DEVELOPMENT BLOCK AREA NON BUILDABLE AREA		
EXISTING GARAGE	377,065 SF	8.66 acres
PRIVATE ROADS ON HOSPITAL CAMPUS *	20,745 SF	0.48 acres
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	92,033 SF	2.11 acres
DEVELOPMENT BLOCK AREA NON BUILDABLE AREA	489,843 SF	11.25 acres

LANEWAY OPEN SPACE		
BLOCK F - CENTRAL PLAZA LANEWAY	9,558 SF	0.22 acres
BLOCK N - CENTRAL PLAZA EAST LANEWAY	5,320 SF	0.12 acres
LANEWAY OPEN SPACE	14,878 SF	0.34 acres

OPEN SPACE RETAIL PAVILION		
BLOCK F - CENTRAL PLAZA	4,557 SF	0.10 acres
BLOCK N - CENTRAL PLAZA EAST	3,315 SF	0.08 acres
OPEN SPACE RETAIL PAVILION	7,872 SF	0.18 acres

PUBLICLY ACCESSIBLE OPEN SPACE		
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
BLOCK Q - CENTRAL PLAZA WEST *	15,022 SF	0.34 acres
BLOCK R - PASEO	10,247 SF	0.24 acres
PUBLICLY ACCESSIBLE OPEN SPACE	180,127 SF	4.14 acres
Grand total	1,973,836 SF	45.31 acres

\* Total Hospital Campus area includes these areas.

HOSPITAL CAMPUS		
LOCATION	Area	DEVELOPMENT AREA (ACRES)

DEVELOPMENT BLOCK AREA		
HOSPITAL CAMPUS	416,676 SF	9.57 acres

DEVELOPMENT BLOCK AREA NON BUILDABLE AREA		
PRIVATE ROADS ON HOSPITAL CAMPUS **	20,745 SF	0.48 acres

PUBLICLY ACCESSIBLE OPEN SPACE		
BLOCK Q - CENTRAL PLAZA WEST **	15,022 SF	0.34 acres
TOTAL SITE AREA FOR HOSPITAL CAMPUS	452,443 SF	10.39 acres

\*\* Below grade parking and other Hospital Campus uses permitted under private roads and Block Q.

**LEGEND**

- DEVELOPMENT AREA
- EXISTING GARAGE
- OPEN SPACE LANEWAY
- PUBLIC ACCESS EASEMENT
- PUBLICLY ACCESSIBLE OPEN SPACE
- RETAIL USE IN OPEN SPACE

**PROJECT TEAM**

**APPLICANT**  
FOULGER-PRATT DEVELOPMENT, LLC  
12435 PARK POTOMAC AVE  
SUITE 200  
POTOMAC, MD 20854  
TEL: 240-499-9600  
CONTACT: NICK BEESON

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CONTACT: DON HOOVER

**APPLICANTS**

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**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
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LANDMARK - VAN DORN

COOPER CARRY PROJ# 20200118

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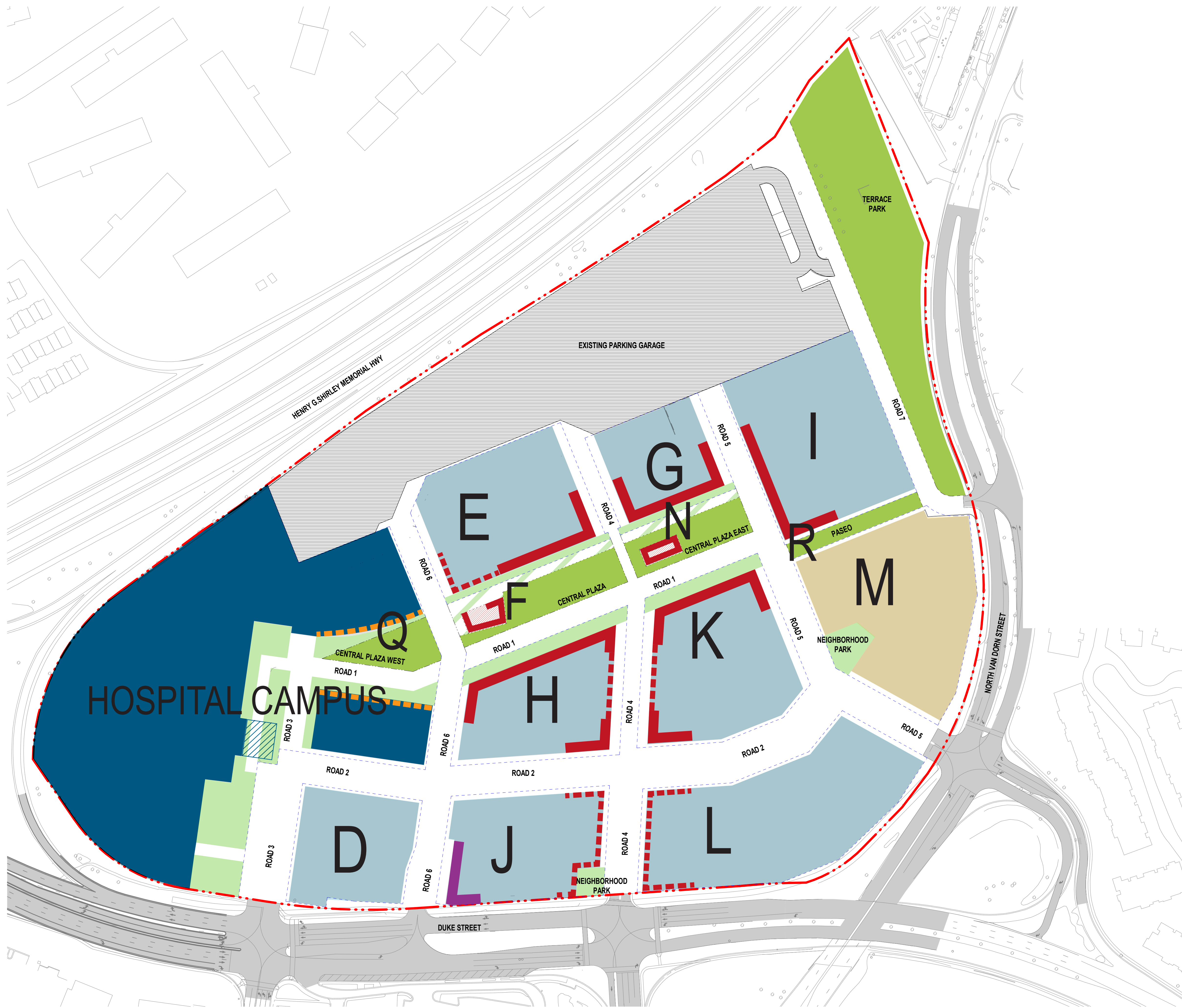
SCALE: 1/8" = 100' NORTH

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**DEVELOPMENT BLOCK AREA PLAN**

SHEET NUMBER





**NOTES**

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING ON FEB. 01, 2021
- TRANSIT HUB IS SHOWN LOCATED ON "ROAD 2." SEE SHEETS 10A AND 10B FOR ADDITIONAL INFORMATION. FINAL LOCATION ON THE BLOCK AND FINAL DIMENSIONS MAY VARY FROM WHAT IS SHOWN.
- HELIPAD LOCATION SHOWN ON ROOF OF BUILDING ON BLOCK A. EXACT LOCATION ON THE BLOCK MAY VARY FROM WHAT IS SHOWN. ADDITIONAL DETAILS WILL BE PROVIDED AS PART OF THE INDIVIDUAL DSUP FOR BLOCK A.
- THE SIZES AND LOCATIONS OF THE LIGHT GREEN PUBLICLY ACCESSIBLE OPEN SPACE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE REVIEWED WITH FUTURE DSUP SUBMISSIONS.

**RETAIL NARRATIVE**

POTENTIAL RETAIL USES TO INCLUDE NEIGHBORHOOD GOODS AND SERVICES, FOOD AND BEVERAGE USES (FINE DINING, CASUAL, FAST CASUAL, FAST FOOD, FOOD HALL, BEER GARDEN BARS, DINNER THEATERS, COFFEE SHOPS, ALCOHOL VENDORS), LARGE AND SMALL FORMAT RETAILERS, GROCERY, SOCIAL GAMES AND GATHERING CONCEPTS, FITNESS / GYMS / HEALTH AND WELLNESS FACILITIES, MEDICAL OFFICE/PHARMACEUTICAL, POP-UP SPACES, CO-WORKING SPACES, MOVIE THEATERS, "ART-TAINMENT" CONCEPTS, PROTOTYPE STORES, CHILDREN'S PLAY AND/OR EDUCATION, CONCERT OR PERFORMANCE VENUES, CONVENTION SPACE, ART / ARTIST INSTALLATIONS OR GALLERIES, SCIENCE CENTERS, PET FACILITIES, MUSEUMS, COMMUNITY SERVICE PROVIDERS (DRY CLEANERS, SALONS, SPAS, ETC), AND OTHER USES.

**LEGEND**

- PRIMARY ACTIVE STREET FRONTAGE
- - - SECONDARY ACTIVE STREET FRONTAGE
- MIXED USE
- HOSPITAL CAMPUS
- RESIDENTIAL
- FIRE STATION
- GROUND FLOOR ACTIVATED USE
- EXISTING GARAGE
- OPEN SPACE
- OPEN SPACE LANEWAY
- PUBLICLY ACCESSIBLE OPEN SPACE
- PARCEL EXTENTS
- HOSPITAL TOWER EXTENSION MIN. 50' ABOVE GRADE

**PROJECT TEAM**

**APPLICANT**  
 FOULGER-PRATT DEVELOPMENT, LLC  
 12435 PARK POTOMAC AVE  
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SHEET TITLE  
**CONCEPTUAL ROAD SECTIONS**

SHEET NUMBER



# PARKING NARRATIVE

- SEE PARKING NARRATIVE ON SHEET 01
- ACTIVE USES INCLUDE THE PRIMARY ACTIVE STREET FRONTAGES, SECONDARY ACTIVE STREET FRONTAGE, AND GROUND FLOOR ACTIVE USES DEFINITIONS ON SHEET 03A
- ON STREET PARKING LOCATIONS WILL BE FINALIZED AT THE DSUP FOR EACH BLOCK.

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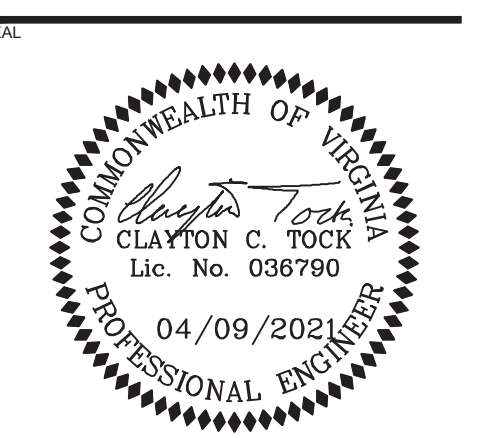
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KEY MAP



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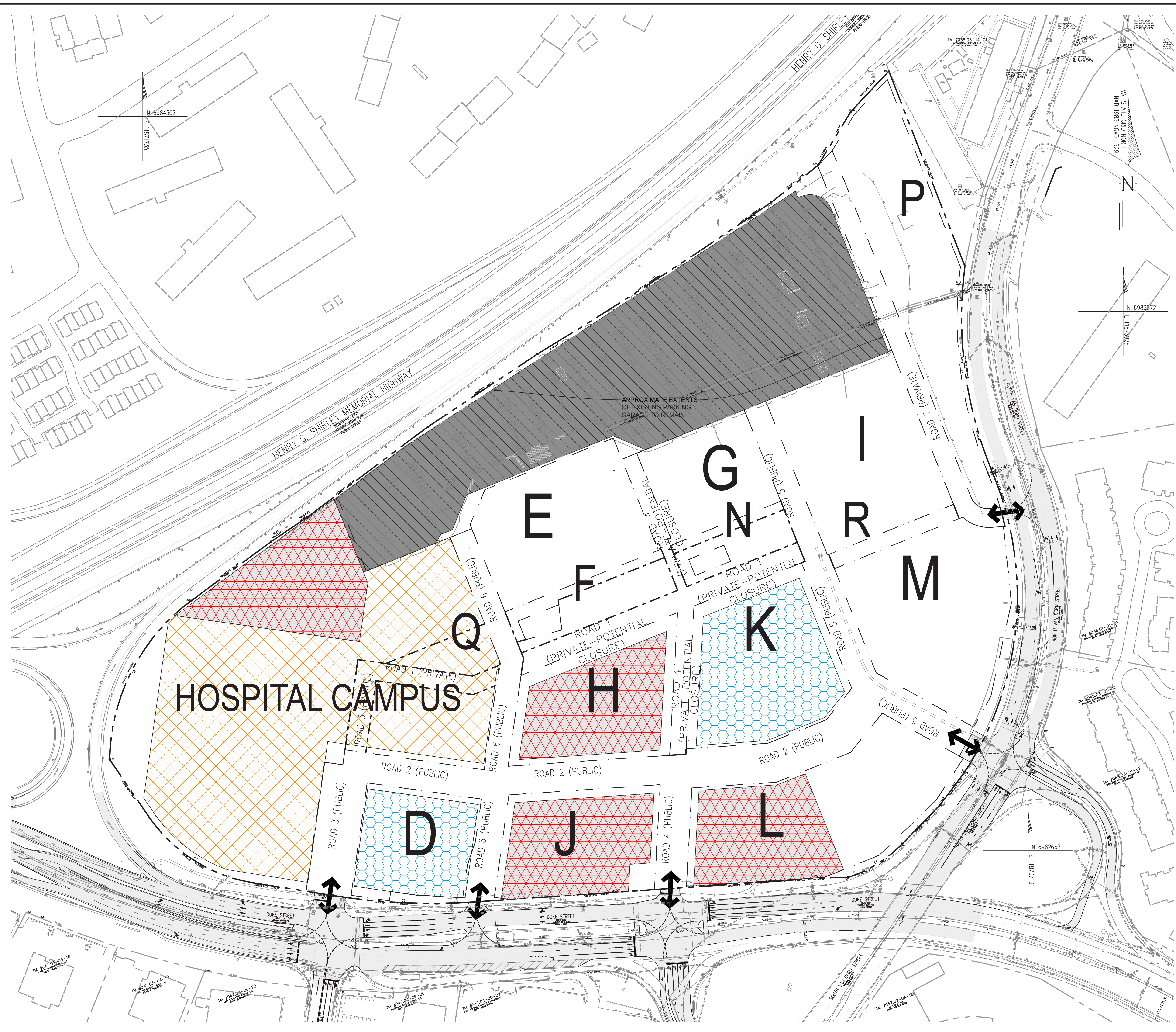
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SHEET TITLE

### PROPOSED BLOCK PLAN - PARKING

SHEET NUMBER



### LEGEND

- APPROXIMATE EXTENT OF BELOW GRADE PARKING AND OTHER HOSPITAL CAMPUS USES.
- APPROXIMATE EXTENTS OF EXISTING ABOVE GRADE PARKING GARAGE
- APPROXIMATE LOCATIONS OF ABOVE GRADE PARKING FACILITIES
- APPROXIMATE LOCATIONS OF ABOVE AND BELOW GRADE PARKING FACILITIES



### PHASING NARRATIVE

THE FIRST PHASE OF THE PROJECT IS EXPECTED TO BEGIN FOLLOWING THE APPROVAL OF REQUIRED ENTITLEMENTS. SUBJECT TO MARKET CONDITIONS, ENTRY ROADWAYS INTO THE SITE, AS NOTED ON THE PLAN, WILL BE INSTALLED AS PART OF THE FIRST PHASE. INSTALLATION OF THE ENTRY ROADS WILL REQUIRE THE REMOVAL OF THE EXISTING VEHICULAR FLY-OVER AND ASSOCIATED INFRASTRUCTURE, WHICH SHALL BE SHOWN ON THE FIRST INFRASTRUCTURE DSP. GENERALLY, FRONTAGE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FIRST INFRASTRUCTURE DSP.

AS SHOWN ON THE ADJACENT PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

INTERIM USES MAY BE CONSIDERED FOR "FUTURE PHASE" BLOCKS, SUCH INTERIM USES INCLUDING BUT NOT LIMITED TO AT-GRADE PARKING FACILITIES, TEMPORARY FOOD AND BEVERAGE USES (STANDS, CARTS, TRUCKS, BEER GARDEN, ETC.), CONSTRUCTION STAGING AREAS, TEMPORARY ENTERTAINMENT VENUES (E.G. MINIGOLF, DRIVE-IN THEATRE, CARNIVALS, CONCERT AREAS, ETC.), SEASONAL AND/OR EVENT VENDORS, OVERFLOW SPACE FOR OTHER TENANTS, PICNIC AND LEISURE AREAS, CAR SHOWS AND/OR OTHER EXHIBITION SHOWS, AGREED-UPON GOVERNMENT USES, ATHLETIC FACILITIES, OPEN-AIR MARKETS (FARMER'S MARKETS), AND ANY OTHER AT-GRADE LICENSED PREMISES OR USAGE.

- PROJECT TEAM**
- APPLICANT**  
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CONTACT: DON HOOVER

### INFRASTRUCTURE IMPROVEMENTS KEY

- PHASE 1 IMPROVEMENTS (1-5 YEARS)**
- DEMOLITION OF EXISTING MALL STRUCTURE AND ASSOCIATED OUT-LYING BUILDINGS
  - REMOVAL OF FLYOVER + ASSOCIATED INFRASTRUCTURE
  - DUKE STREET IMPROVEMENTS:  
CLOSURE OF FLYOVER LANE  
RE-STRIPING OF WESTBOUND LANES  
RECONFIGURATION OF MEDIAN AT INTERSECTION OF ROADS 3 AND 6.
  - VAN DORN STREET IMPROVEMENTS:  
REALIGNMENT OF INTERSECTION AT ROAD 5 AND N. VAN DORN STREET.
  - ALL STREETS TO BE CONSTRUCTED.
  - TRANSIT HUB.
  - TERRACE PARK.
  - CENTRAL PLAZA.
  - INTERIM PARKING LOTS/INTERIM USES ON FUTURE PHASE BLOCKS.
  - INTERIM STREETScape ALONG DUKE STREET.
  - DUKE STREET ROAD IMPROVEMENTS:  
IMPLEMENTATION OF ULTIMATE BUILD-OUT OF ROAD CROSS-SECTION  
IMPLEMENTATION OF FULL-MOVEMENT INTERSECTION AT DUKE AND ROAD 4.  
FULL MOVEMENT INTERSECTION ON DUKE STREET & ROAD 6.
- FUTURE PHASING IMPROVEMENT (5-10 YEARS)**
- CONSTRUCTION OF ROAD 6:  
IF ROAD 6 IS NOT CONSTRUCTED IN PHASE 1, IMPLEMENTATION TO OCCUR WITH DEVELOPMENT OF ADJACENT BLOCK J.
  - FINAL STREETScape ALONG DUKE STREET.
  - STREETScape ALONG VAN DORN STREET.
  - INTERSECTION OF WALKER, DUKE, AND ROAD 3
  - DEVELOPMENT OF BLOCKS L, H, K, AND J.
  - INTERSECTION OF DUKE STREET AND ROAD 6, INCLUDING MEDIA BREAK.
  - DEMOLITION OF OFF RAMP FROM VAN DORN TO DUKE STREET.
  - REALIGNMENT OF ENTRANCE RAMP FROM VAN DORN TO DUKE STREET.
- FUTURE BLOCKS PHASING IMPROVEMENTS (10-15 YEARS)**
- DEVELOPMENT OF BLOCKS D.
- FUTURE BLOCKS PHASING IMPROVEMENTS (20+ YEARS)**
- DEVELOPMENT OF HOSPITAL EXPANSION.
- NOTE:**  
ALL INFRASTRUCTURE AND INTERSECTIONS ARE PROVIDED IN PHASE I.

### LEGEND

- PROPOSED SITE ACCESS POINT AT SIGNALIZED INTERSECTION
- PHASE I (1-5 YEARS)
- FUTURE PHASE (5-10 YEARS)
- FUTURE PHASE (10-15 YEARS)
- FUTURE PHASE (15-20 YEARS)
- EXISTING ABOVE GRADE GARAGE TO REMAIN

- APPLICANTS**
- FOULGER-PRATT DEVELOPMENT, LLC  
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KEY MAP

SCALE



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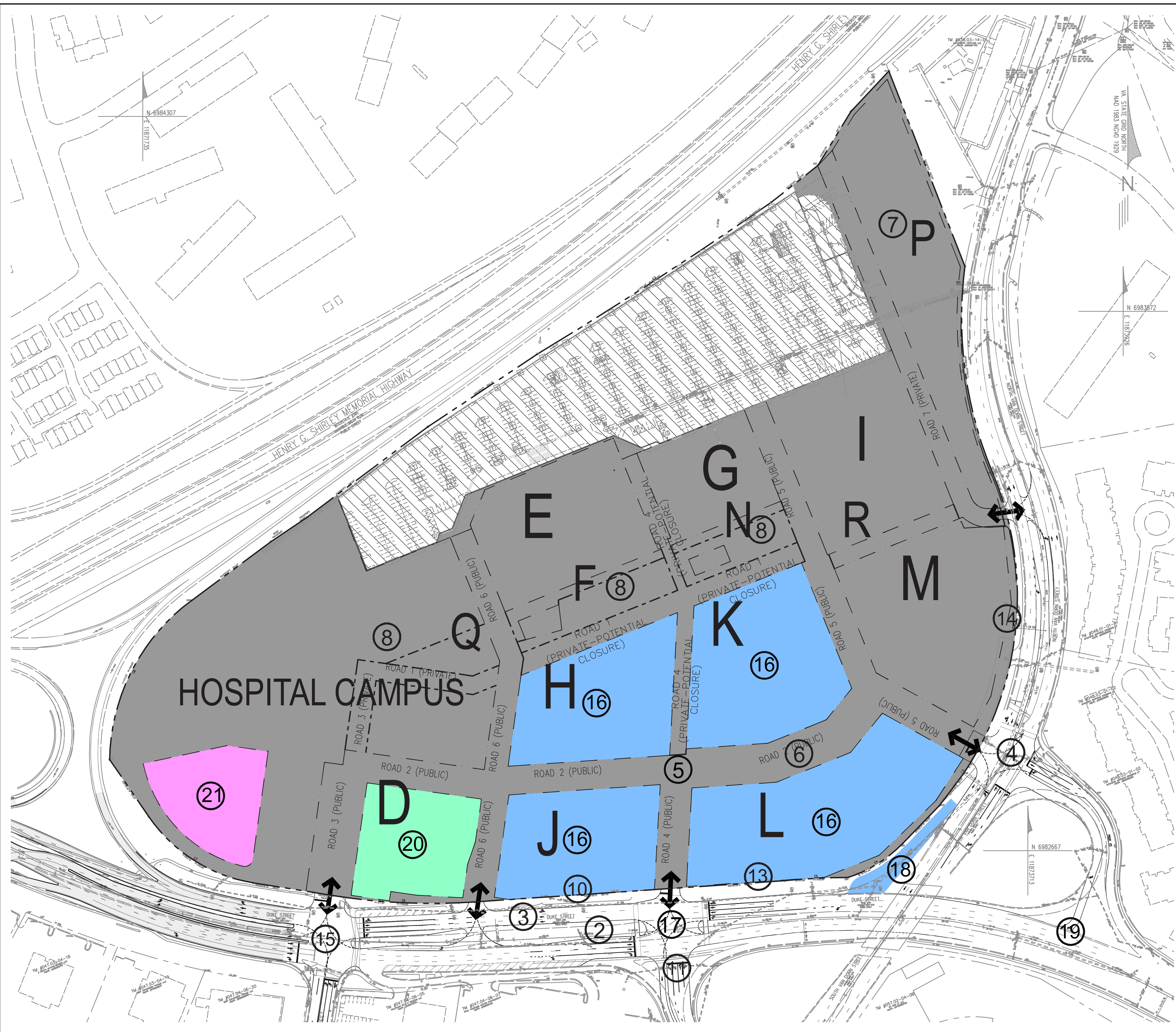
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**NOTES**

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- EMERGENCY VEHICLE ACCESS PROVIDED BY PROPOSED STREETS

**PROJECT TEAM**

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**PROPERTY CURVE TABLE**

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°34'42"W
C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	52°1'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.66'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N57°02'00"E

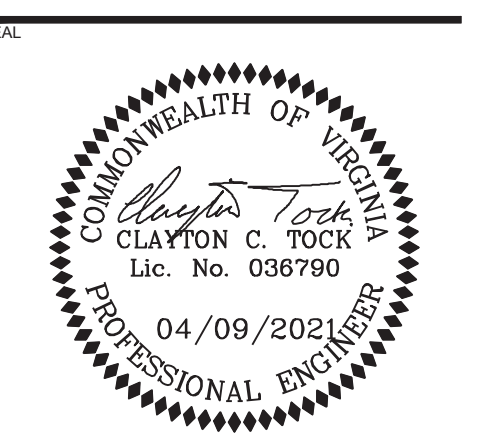
**LEGEND**

- W — EXISTING WATER LINE
- EX — EX. FIRE HYDRANT
- WM — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- GL — EXISTING GAS LINE
- GV — EXISTING GAS VALVE
- OW — EXISTING OVERHEAD WIRE
- L — EXISTING LIGHTING
- F — EXISTING FENCE
- TL — EXISTING TREE LINE
- C — EXISTING CONTOURS
- W — EXISTING WETLANDS
- RW — EX. RET. WALL
- TEL — EXISTING TELEPHONE LINE
- EL — EXISTING ELECTRIC LINE
- CATV — EXISTING CABLE TV LINE
- P — EX. POWER POLE
- X 25.60 — EXISTING SPOT ELEVATION
- S — EX. STREET LIGHTS
- T — EXISTING TREE
- — — — — APPROX. BUILDING ENVELOPE

**APPLICANTS**

FOULGER-PRATT DEVELOPMENT, LLC  
12435 PARK POTOMAC AVE  
SUITE 200  
POTOMAC, MD 20854  
TEL: 240-499-9600

**KEY MAP**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

PROJECT NO. RZ-1877

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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9	-	-
10	-	-

DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

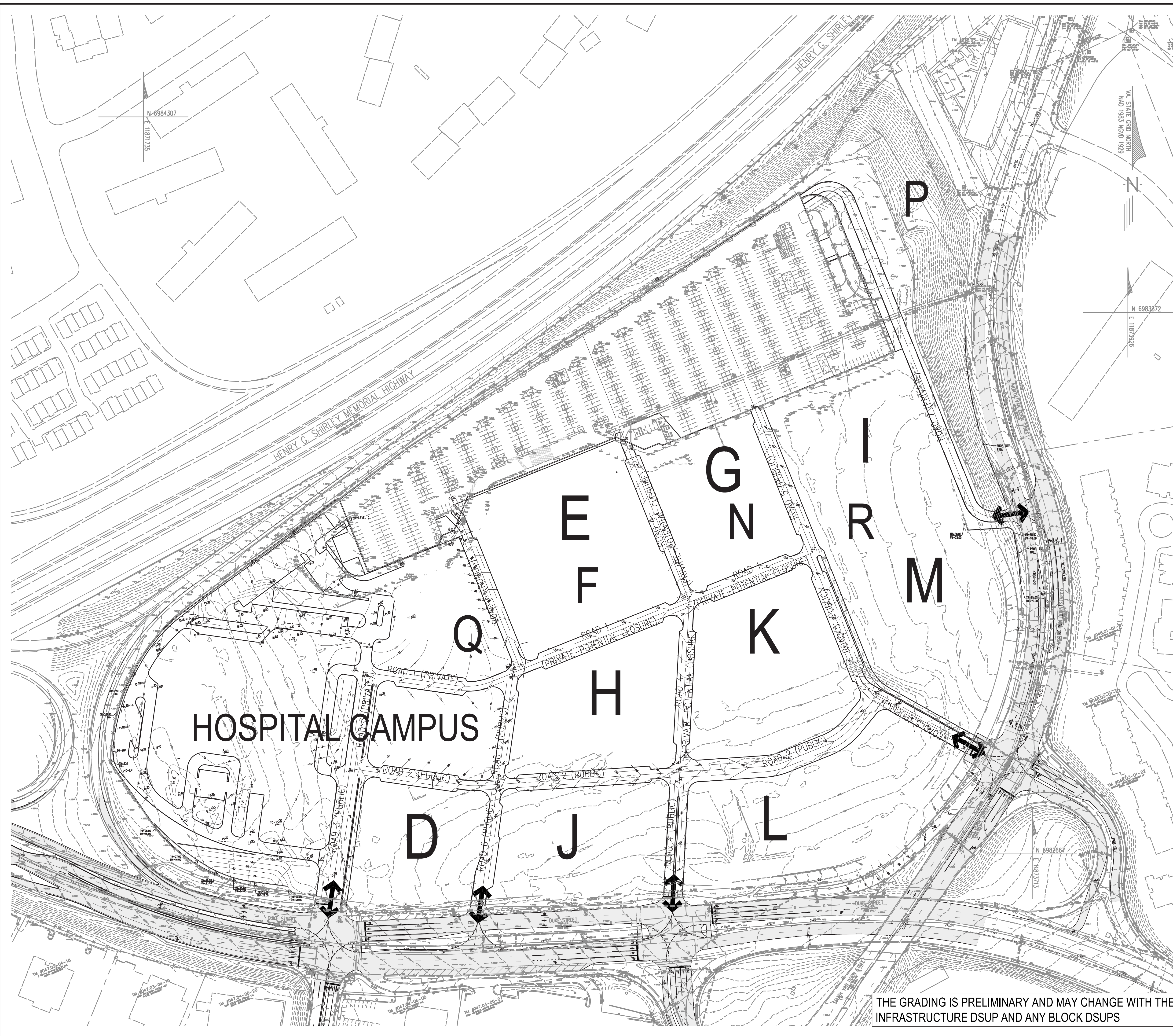
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VERT: AS NOTED  
HORZ: AS NOTED

**SHEET TITLE**

**CONCEPTUAL GRADING PLAN**

**SHEET NUMBER**



THE GRADING IS PRELIMINARY AND MAY CHANGE WITH THE INFRASTRUCTURE DSUP AND ANY BLOCK DSUPS



### NOTES

- SEE CONCEPTUAL ROAD SECTIONS ON SHEETS 09A THRU 09F FOR ADDITIONAL INFORMATION ON THE CONFIGURATION OF THE BIKE FACILITIES WITHIN THE ROADS.

**PROJECT TEAM**

**APPLICANT**  
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 12435 PARK POTOMAC AVE  
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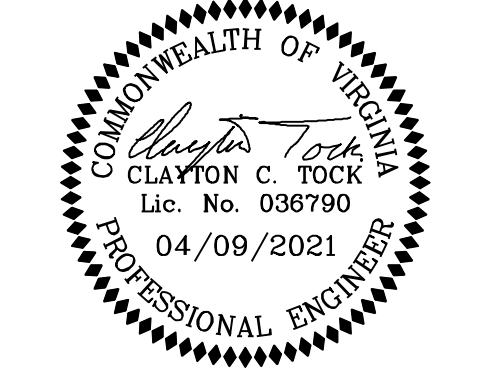
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KEY MAP

SEAL



PROJECT

### LANDMARK MALL REDEVELOPMENT

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

RZ-1877

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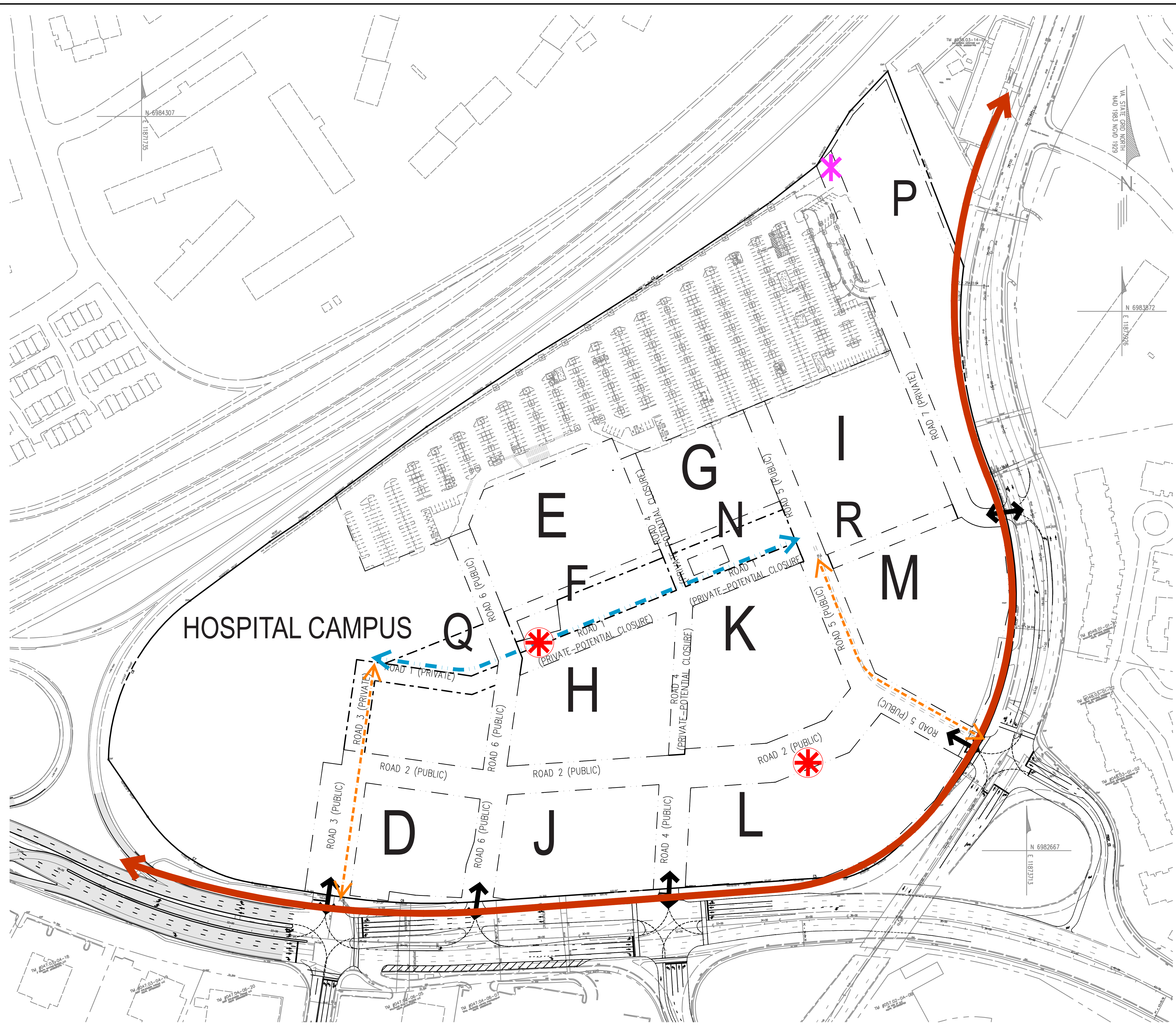
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 CHECKED BY: .

SCALE: 1"=100' NORTH

VERT: AS NOTED  
 HORZ: AS NOTED

### BICYCLE FACILITIES PLAN

SHEET NUMBER



### LEGEND

- ON STREET BIKE LANES
- SHARED USE PATHS
- BIKE FACILITY
- POSSIBLE LOCATION OF BIKE SHARE STATION
- POTENTIAL LANDING FOR PEDESTRIAN/BICYCLE BRIDGE ACROSS I-395



**PROJECT TEAM**  
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**KEY MAP**  
 SEAL  
 COMMONWEALTH OF VIRGINIA  
 STEPHEN MICHAEL SMITH  
 Lic. No. 0401014885  
 04/09/2021  
 ARCHITECT

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

**COOPER CARRY PROJ.#**  
 20200118

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SCALE: 1" = 100'  
 NORTH

VERT: AS NOTED  
 HORZ: AS NOTED

**SHEET TITLE**  
 STREET HIERARCHY PLAN

**SHEET NUMBER**

**NOTES:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING ON FEB. 01, 2021.
- TRANSIT HUB IS SHOWN LOCATED ON "ROAD 2," SEE SHEETS 10A AND 10B FOR ADDITIONAL INFORMATION. FINAL LOCATION ON THE BLOCK AND FINAL DIMENSIONS MAY VARY FROM WHAT IS SHOWN. ADDITIONAL DETAILS WILL BE PROVIDED AT THE TIME OF INFRASTRUCTURE DSP.
- BICYCLE FACILITIES WILL BE PROVIDED ON ROADS 3 AND 5. SEE BICYCLE FACILITIES PLAN AND STREET SECTIONS FOR ADDITIONAL DETAIL.
- PEDESTRIAN FACILITIES WILL BE PROVIDED ALONG STREETS IN THE CURB TO BUILDING WIDTH, SEE ROAD SECTIONS FOR ADDITIONAL DETAILS.
- THE SIZES AND LOCATIONS OF THE LIGHT GREEN PUBLICLY ACCESSIBLE OPEN SPACE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE REVIEWED WITH FUTURE DSP SUBMISSIONS.

**GREEN STREET NARRATIVE**

AS A MAJOR CONNECTOR THROUGH THE SITE, ROAD 1 SERVES AN IMPORTANT FUNCTION FOR VEHICULAR AND PEDESTRIAN CIRCULATION. EFFORTS ARE TAKEN TO MINIMIZE THE ROAD CROSS-SECTION, SLOWING TRAFFIC TO CREATE A SAFER ENVIRONMENT FOR PEDESTRIANS, AS WELL AS OCCUPANTS OF VEHICLES, AND CYCLISTS.

THE STREETScape ALONG ROAD 1 ACHIEVES THE "GREEN STREET" INTENT OF THE SMALL AREA PLAN BY CONNECTING THE CENTRAL PLAZA WITH OTHER PUBLIC OPEN SPACES THROUGHOUT THE SITE, FROM TERRACE PARK ON THE EASTERN EDGE, THROUGH THE PASEO, AND CONTINUING TO THE LINEAR OPEN SPACE ALONG ROAD 3.

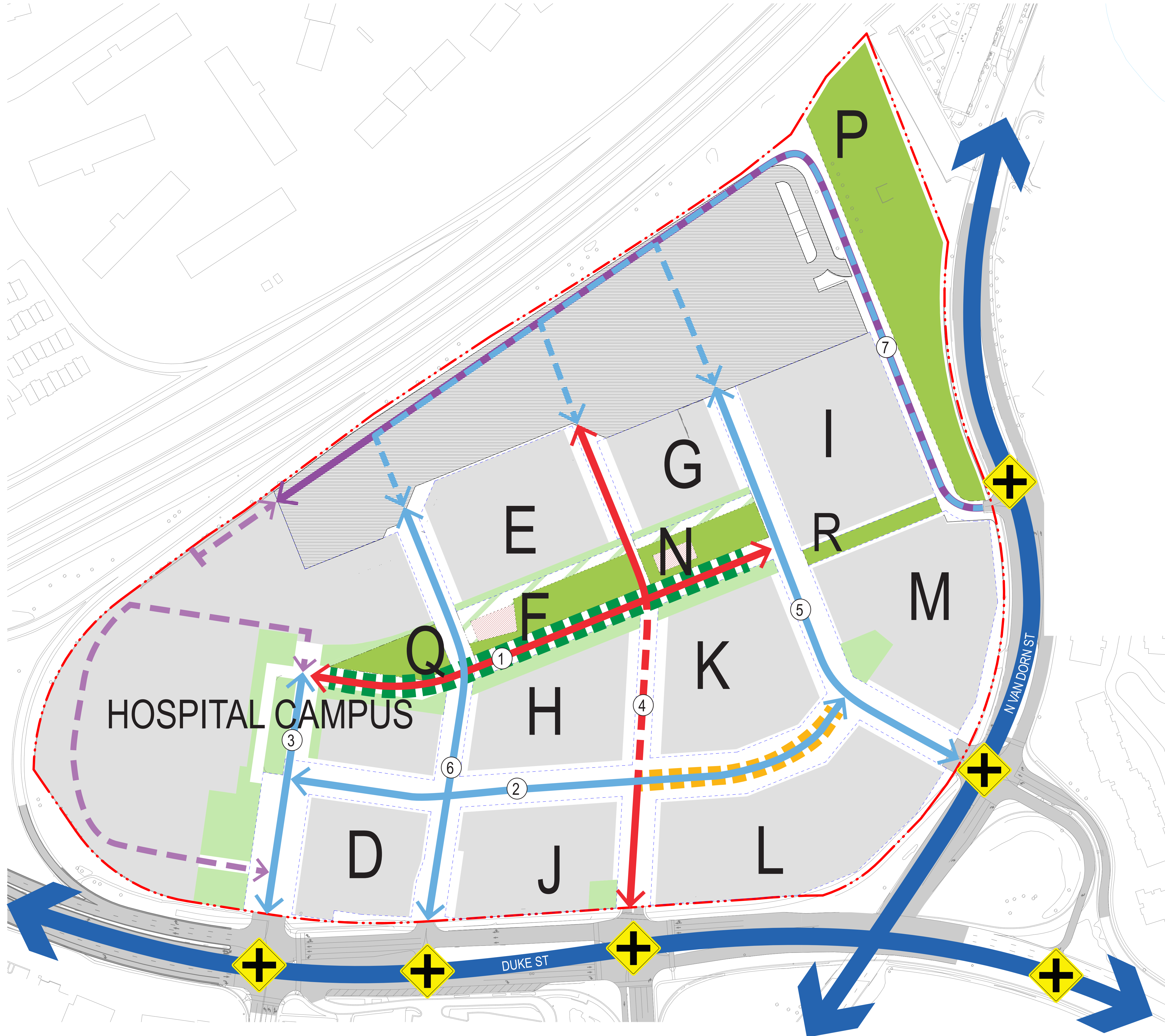
ADDITIONALLY, THE GREEN STREET AND ENHANCED STREETScape AREA SHALL PROVIDE OPPORTUNITIES TO INTEGRATE AT-GRADE STORMWATER MANAGEMENT STRATEGIES, INCLUDING BIO-RETENTION TREE PLANTERS AND PERMEABLE PAVING. THE FEASIBILITY OF INCLUDING ANY SPECIFIC FEATURES WILL BE DETERMINED AT THE TIME OF THE INFRASTRUCTURE DSP.

**CURB CUT NARRATIVE**

CURB CUT LOCATIONS ARE LIMITED BY THE STREET DESIGNATIONS IN THE SMALL AREA PLAN. THIS PLAN ATTEMPTS TO FOLLOW THOSE DESIGNATIONS TO THE FULLEST EXTENT POSSIBLE GIVEN THE CONSTRAINTS OF THE PLAN. MAIN STREETS WILL NOT HAVE CURB CUTS EXCEPT FOR ROAD 4 BETWEEN ROADS 1 AND 2. IN ORDER TO LIMIT CURB CUTS ON THE TRANSIT HUB, CURB CUTS WILL BE PRIORITIZED ON NEIGHBORHOOD CONNECTORS, BUT WILL BE LIMITED ON THE TRANSIT HUB BLOCK PER THE MORE DETAILED SCHEMATIC PLAN SHOWN ON SHEETS 10A AND 10B.

**LEGEND**

- GROUND LEVEL OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE
- MAIN STREET
- MAIN STREET WITH CURB CUTS
- NEIGHBORHOOD CORRIDOR
- COMMERCIAL CONNECTOR
- SERVICE STREET
- SERVICE CONNECTION
- EXISTING ABOVE GRADE PARKING STRUCTURE TO BE REDEVELOPED WITH FUTURE PHASES
- GREEN STREET
- TRANSIT HUB
- SIGNALIZED INTERSECTIONS
- PARCEL EXTENTS
- BLOCK AREAS
- OPEN SPACE LANEWAY





**PROJECT TEAM**

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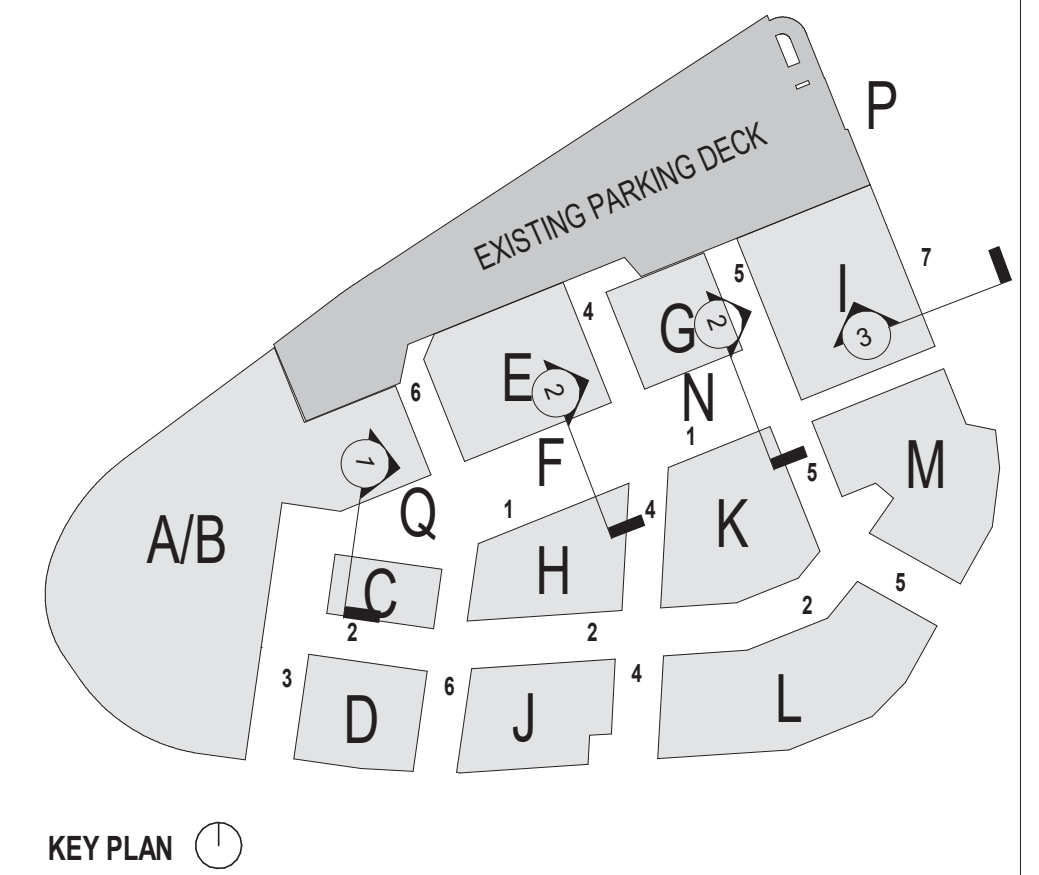
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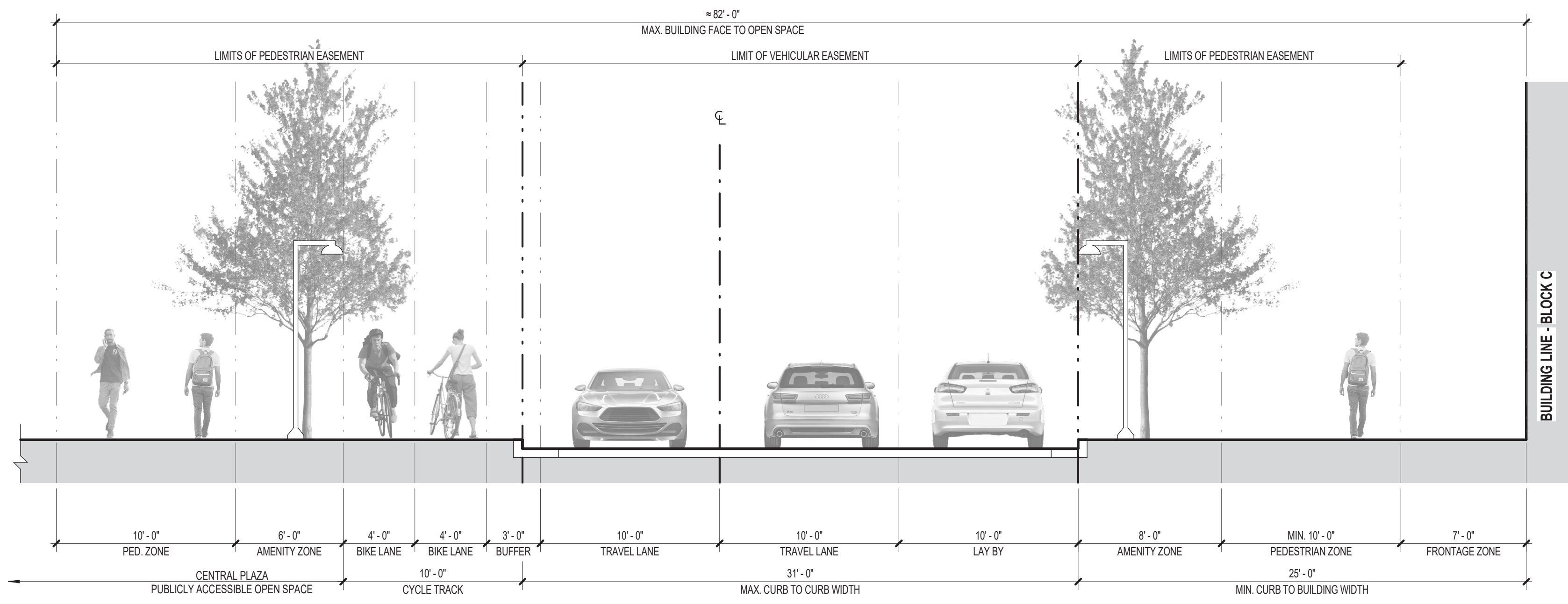
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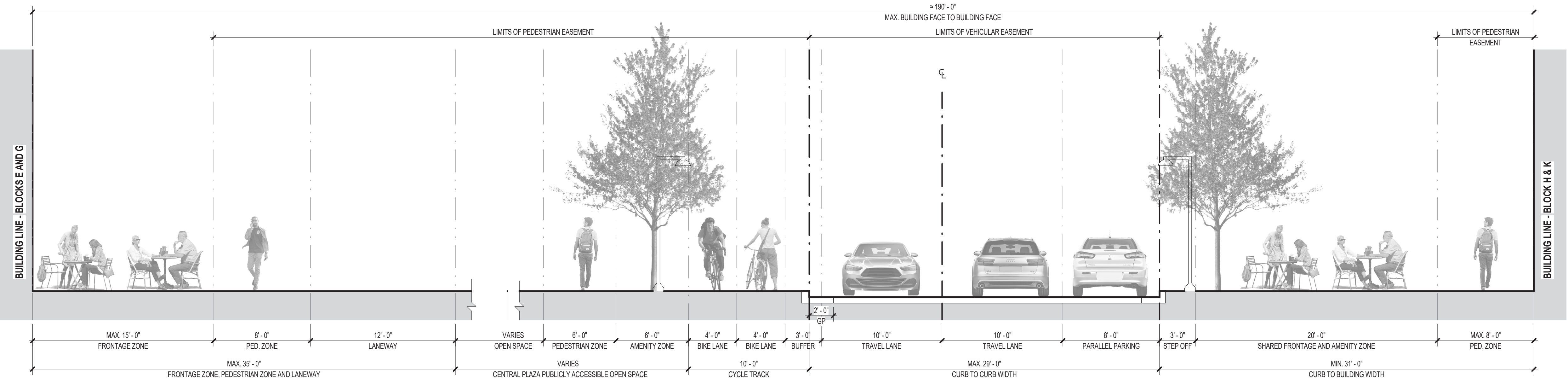
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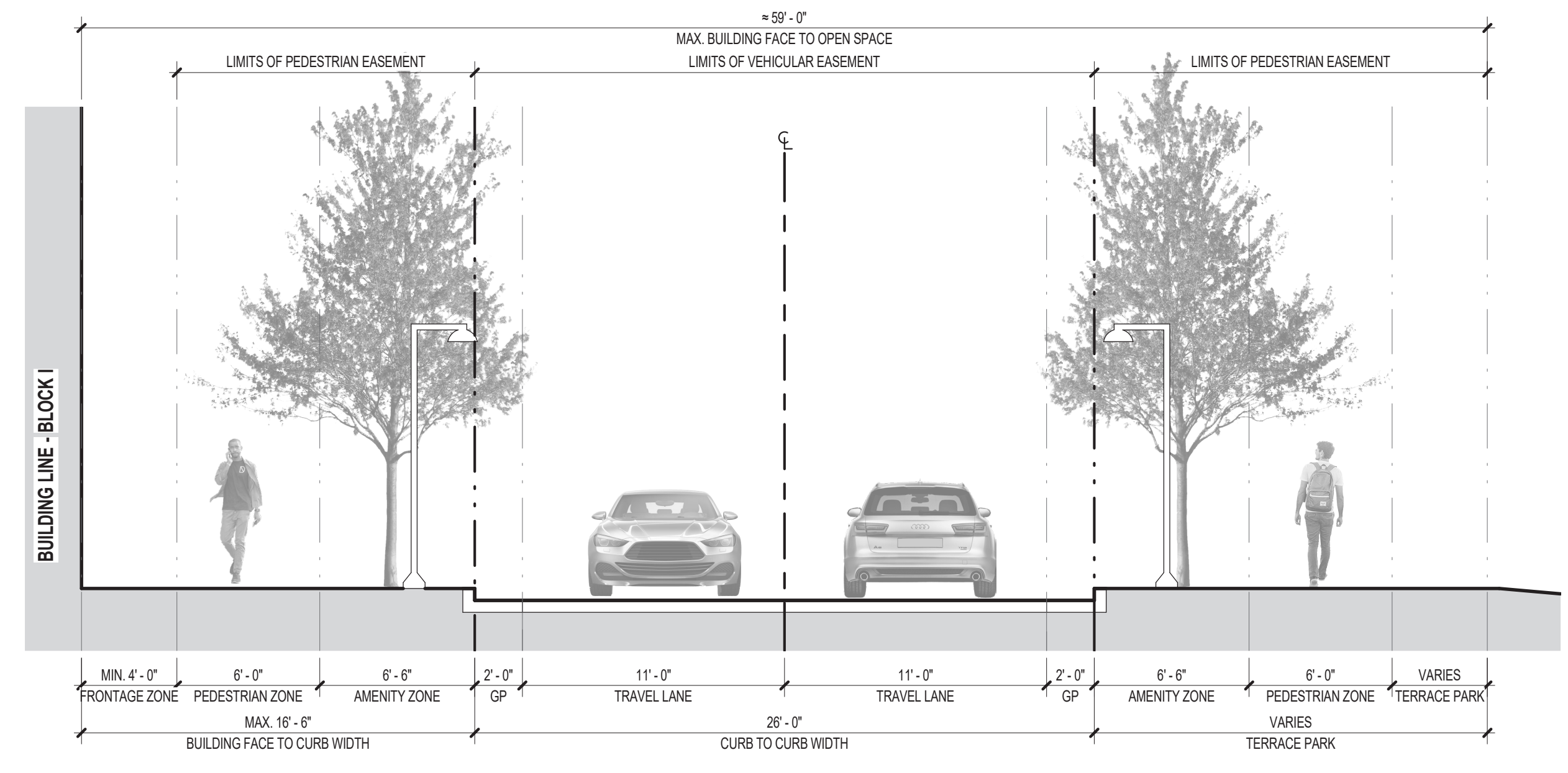
**1** STREET SECTION - ROAD 1 (PRIVATE ROAD)  
 09A SCALE: 1: 60



**2** STREET SECTION - ROAD 1 (PRIVATE ROAD)  
 09A SCALE: 1: 60



**3** STREET SECTION - ROAD 7 (PRIVATE ROAD)  
 09A SCALE: 1: 60



**NOTES**

- ROAD SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO CONVEY DESIGN INTENT. DIMENSIONS MAY VARY WITH FINAL ENGINEERING.
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**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
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 LANDMARK - VAN DORN

COOPER CARRY PROJ # 20200118

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SHEET TITLE

**STREET SECTIONS**

SHEET NUMBER



PROJECT TEAM

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KEY MAP



PROJECT

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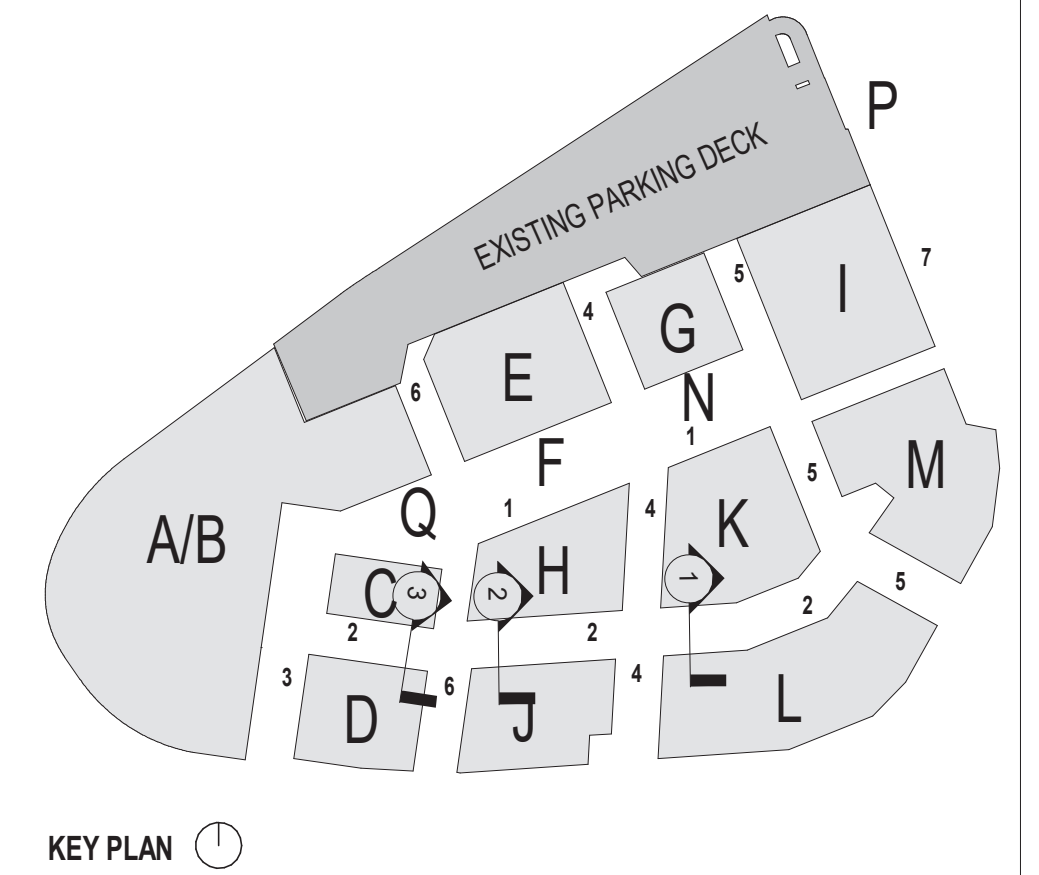
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SHEET TITLE

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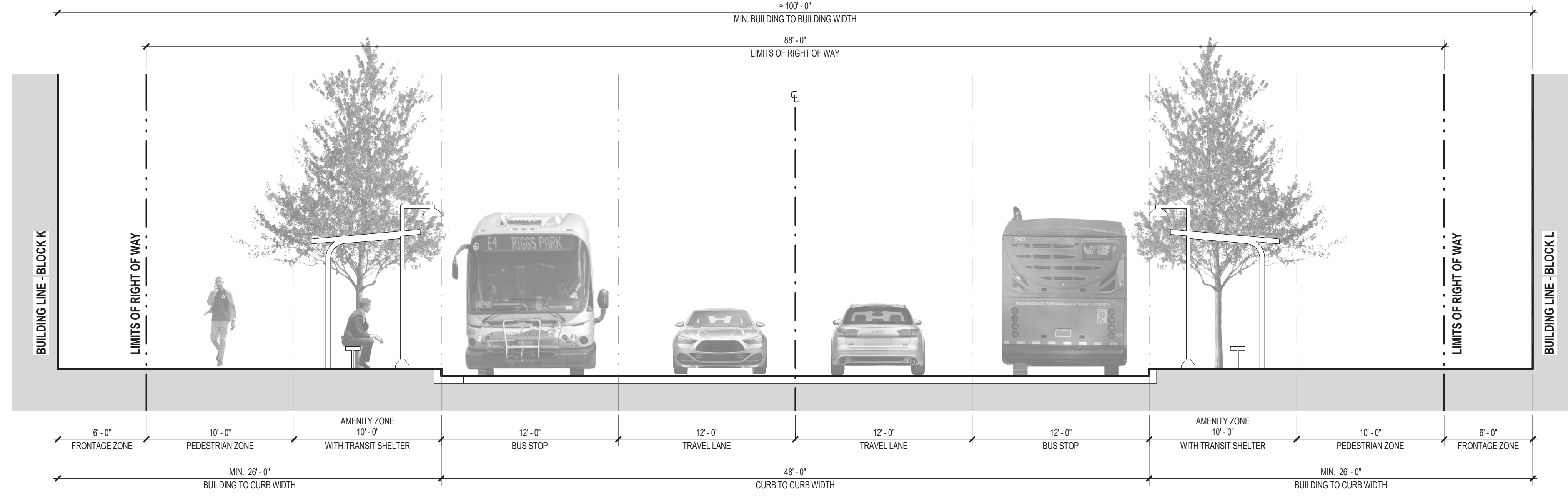
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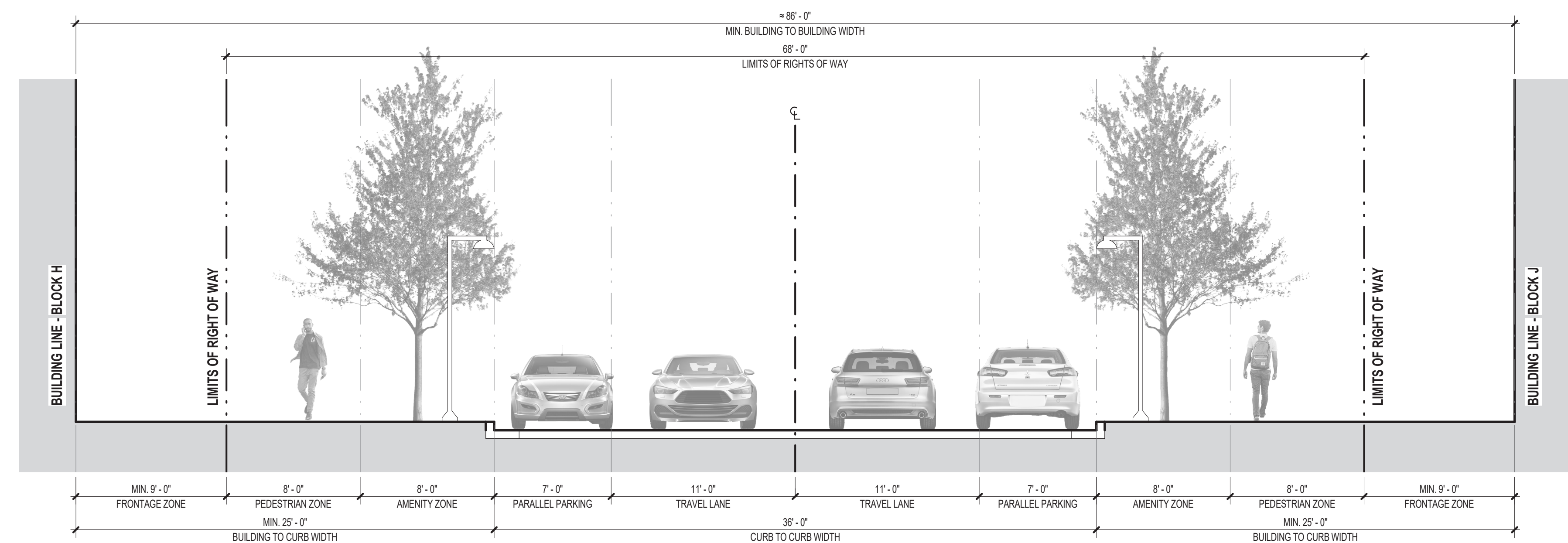
KEY PLAN

**NOTES**

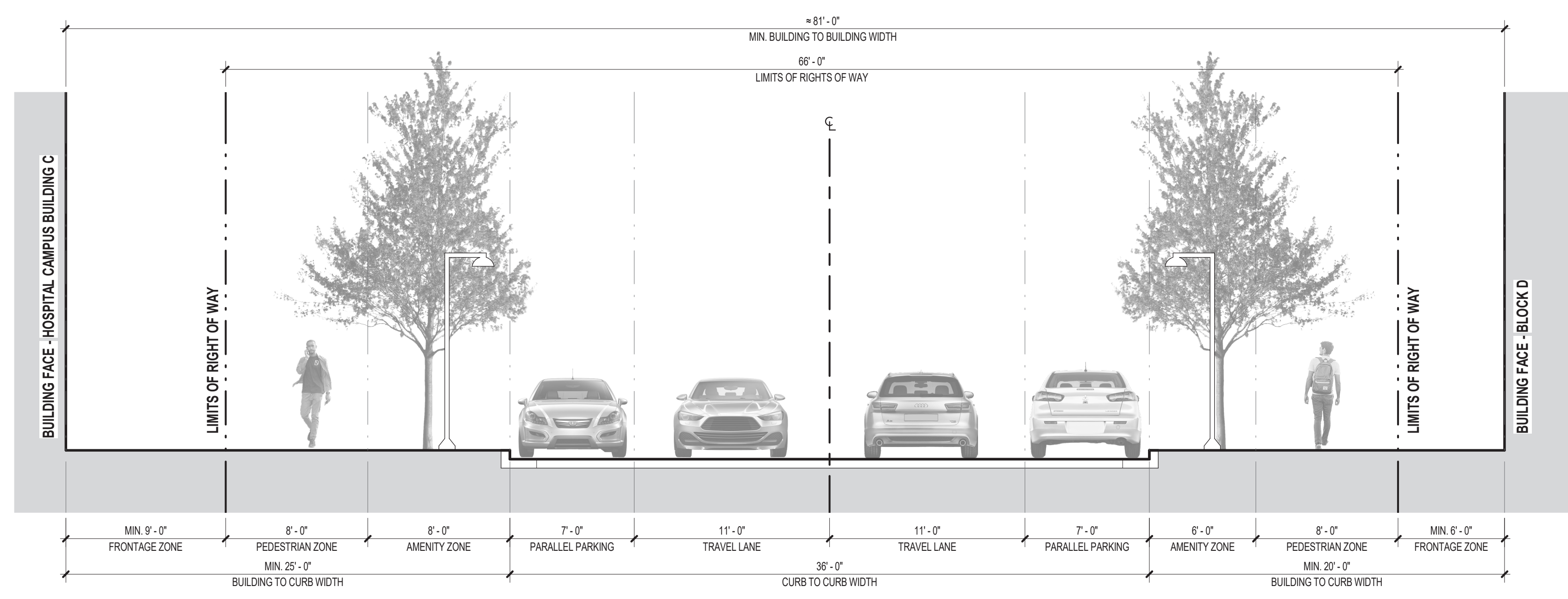
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1 STREET SECTION - ROAD 2 (PUBLIC ROAD)  
 SCALE: 1 : 60



2 STREET SECTION - ROAD 2 (PUBLIC ROAD)  
 SCALE: 1 : 60



3 STREET SECTION - ROAD 2 (PUBLIC ROAD)  
 SCALE: 1 : 60



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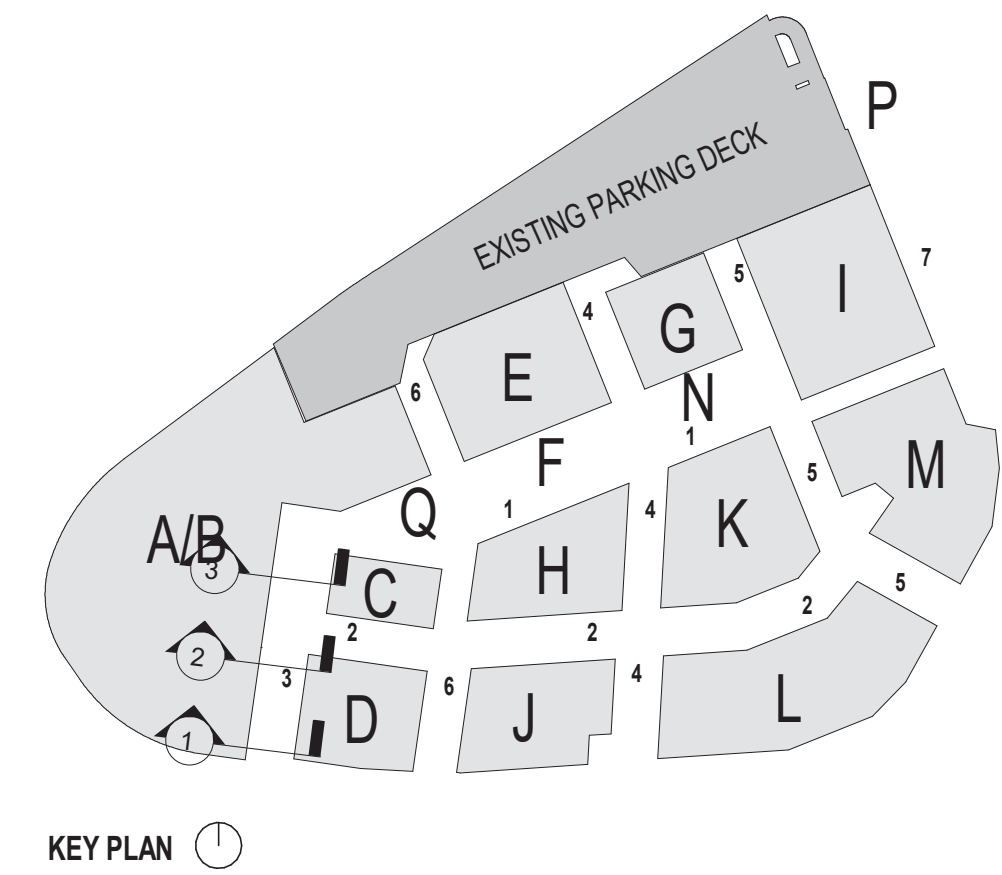
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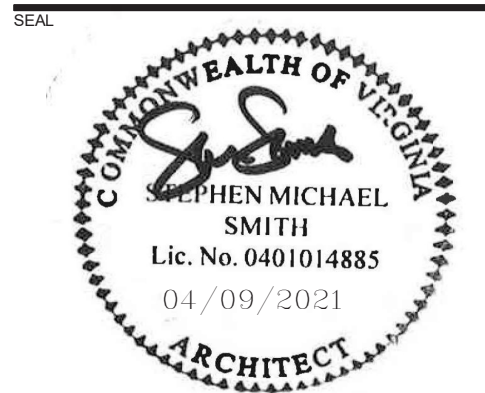
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COOPER CARRY PROJ # 20200118

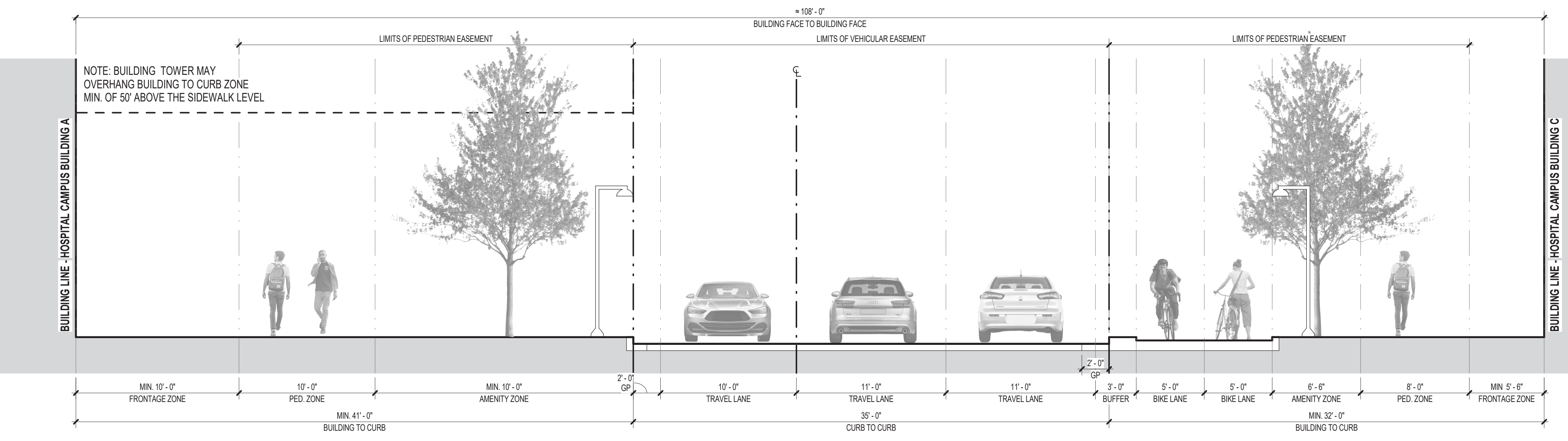
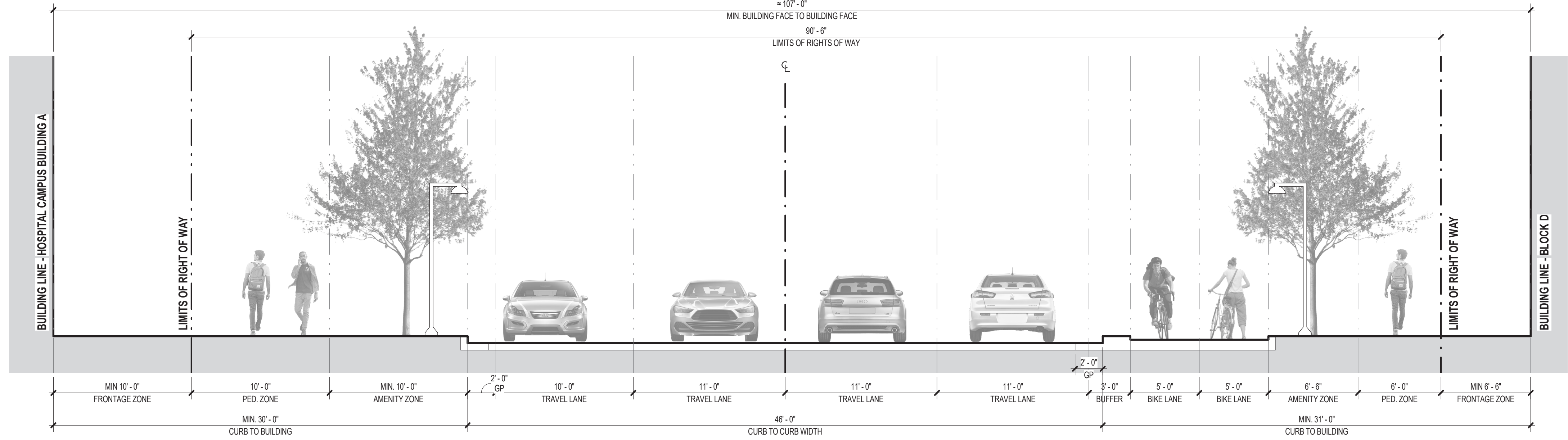
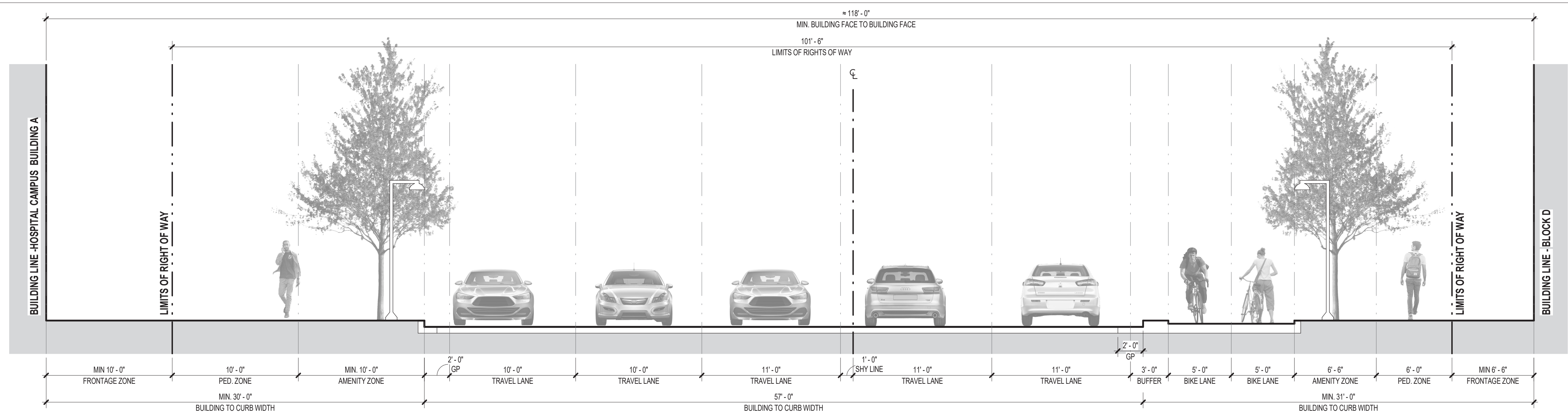
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DESIGNED BY: URBAN  
 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: -

SCALE: AS NOTED NORTH  
 VERT: AS NOTED  
 HORZ: AS NOTED

SHEET TITLE  
**STREET SECTIONS**

SHEET NUMBER





**PROJECT TEAM**

**APPLICANT**  
 FOULGER-PRATT DEVELOPMENT, LLC  
 12435 PARK POTOMAC AVE  
 SUITE 200  
 POTOMAC, MD 20854  
 TEL: 240-499-9600  
 CONTACT: NICK BEESON

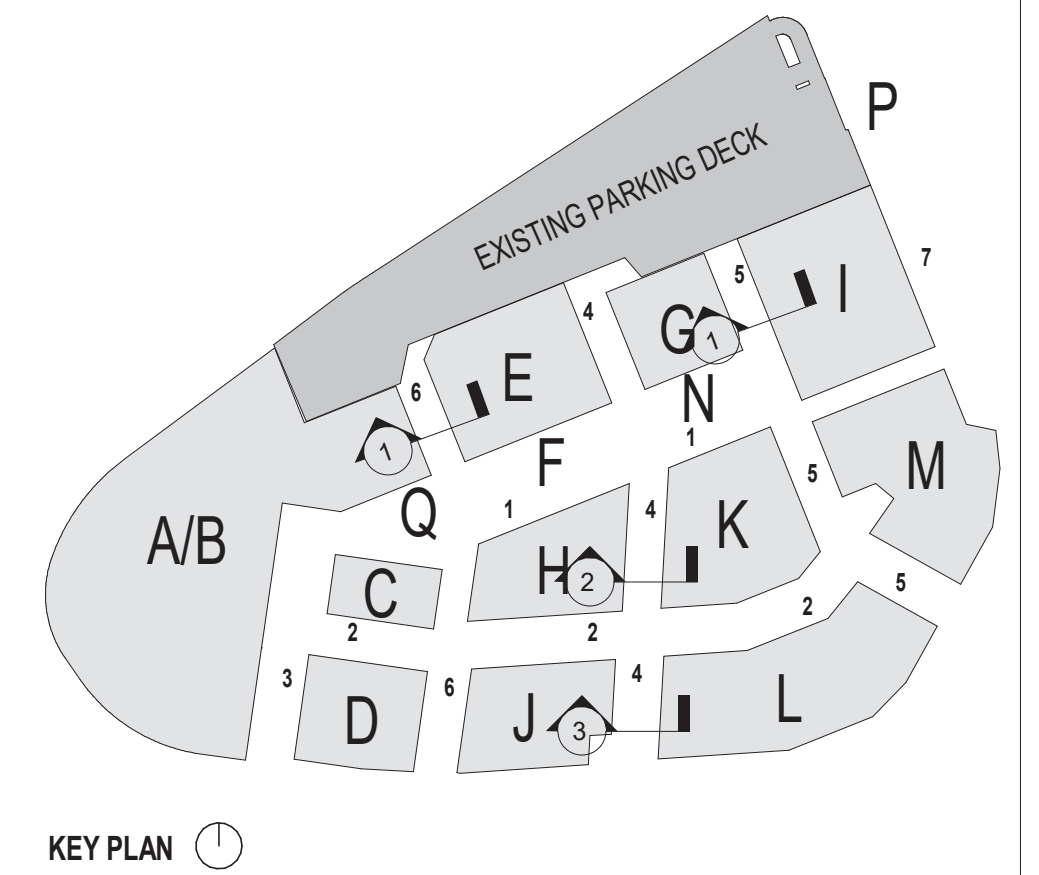
**ATTORNEY**  
 MCGUIRE WOODS  
 1750 TYSONS BOULEVARD  
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 TYSONS, VA 22102  
 TEL: 703-712-5000  
 CONTACT: JONATHAN RAK

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 CONTACT: CLAYTON TOCK, P.E.

**ARCHITECT**  
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 225 REINEKERS LANE  
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 ALEXANDRIA, VA 22314  
 TEL: 202-540-1926  
 CONTACT: ROBERT SCHIESEL, P.E.

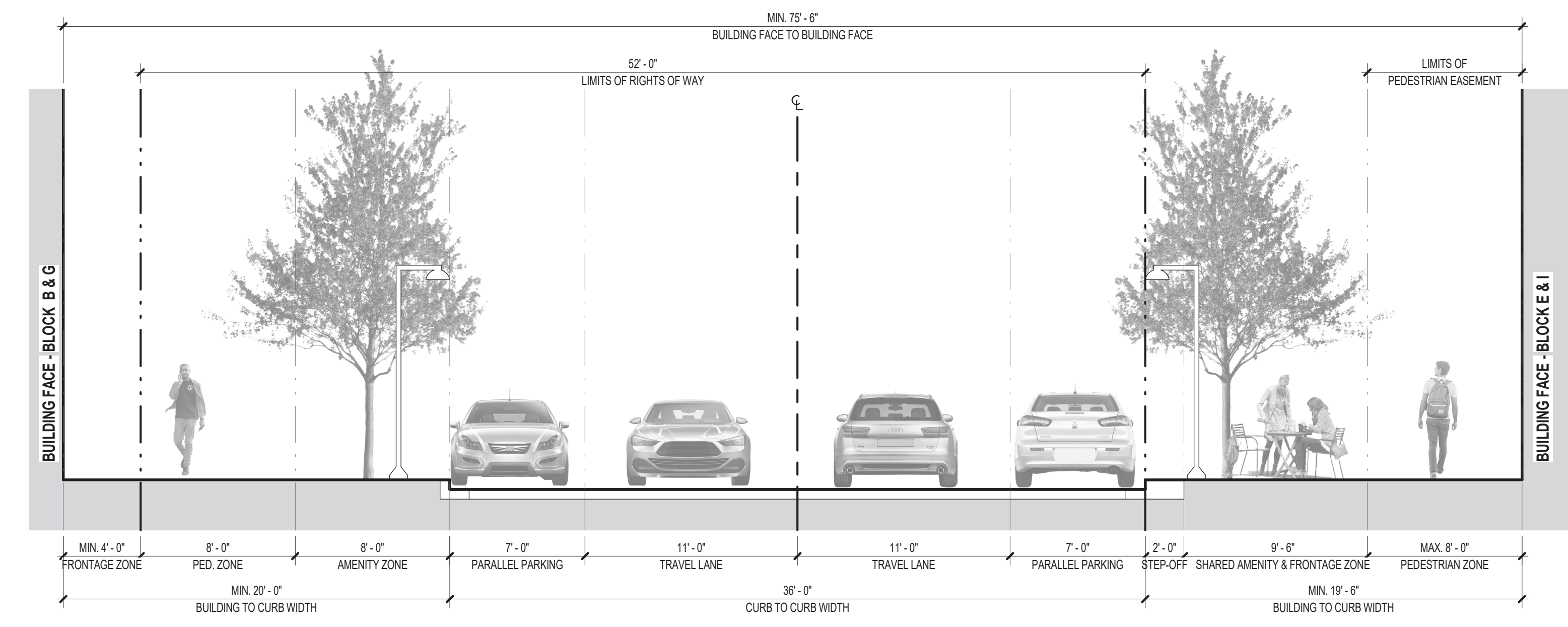
**LANDSCAPE ARCHITECT**  
 OCULUS  
 1611 CONNECTICUT AVE, NW  
 3RD FLOOR  
 WASHINGTON, DC 20009  
 TEL: 202-588-5454  
 CONTACT: DON HOOVER



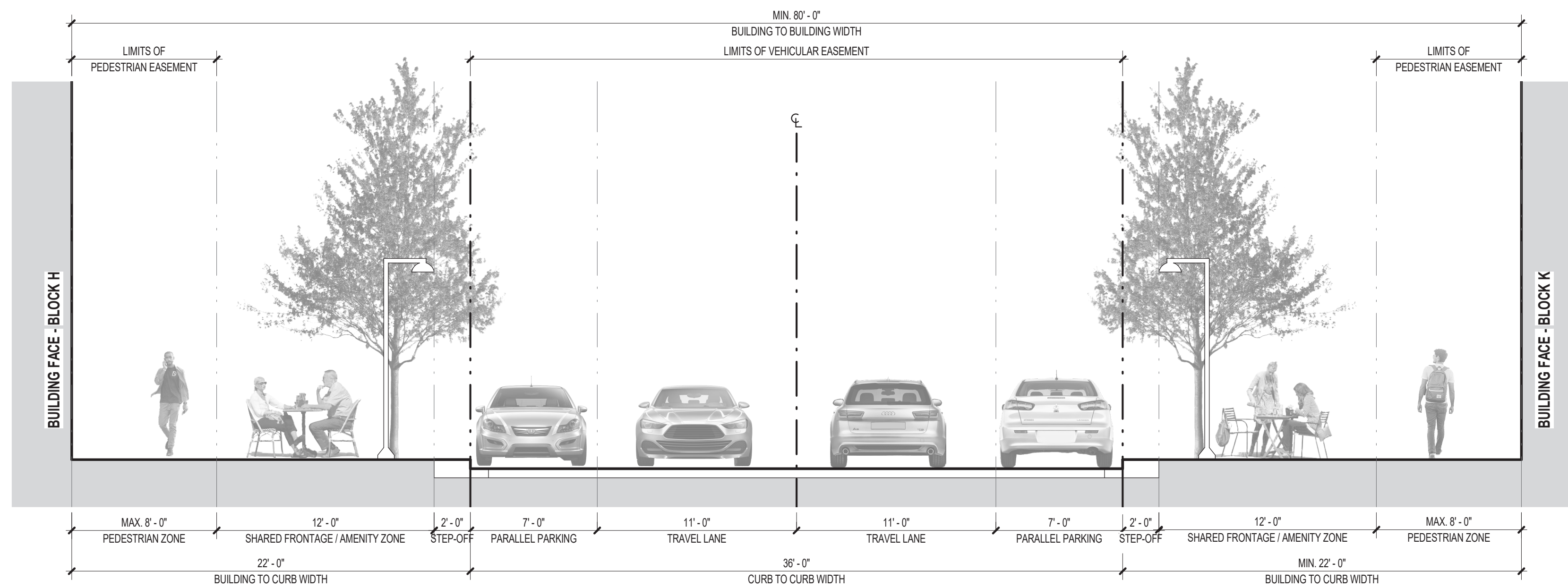
**NOTES**

- ROAD SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO CONVEY DESIGN INTENT. DIMENSIONS MAY VARY WITH FINAL ENGINEERING.
- ADDITIONAL ROAD WIDTH MAY BE REQUIRED TO ACCOMMODATE LARGER VEHICLES ON SELECT ROADS.
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- WHERE GUTTER PAN IS INDICATED TO BE 2'-0", THE SECOND FOOT SHALL BE INCLUDED IN THE NEIGHBORING TRAVEL LANE WIDTH.

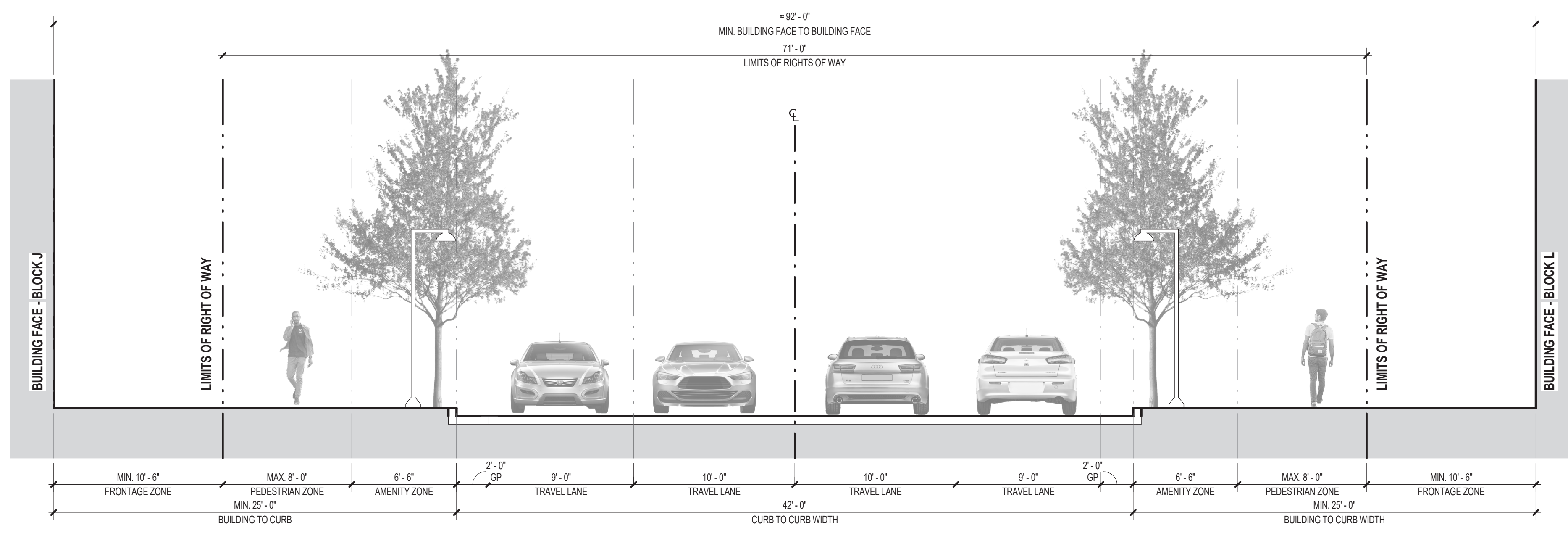
**1**  
 09D  
**STREET SECTION - ROAD 5 & 6 (PUBLIC ROAD)**  
 SCALE: 1 : 60



**2**  
 09D  
**STREET SECTION - ROAD 4 (PRIVATE ROAD)**  
 SCALE: 1 : 60



**3**  
 09D  
**STREET SECTION - ROAD 4 (PUBLIC ROAD)**  
 SCALE: 1 : 60



**APPLICANTS**  
 FOULGER-PRATT DEVELOPMENT, LLC  
 12435 PARK POTOMAC AVE  
 SUITE 200  
 POTOMAC, MD 20854  
 TEL: 240-499-9600



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

COOPER CARRY PROJ # 20200118

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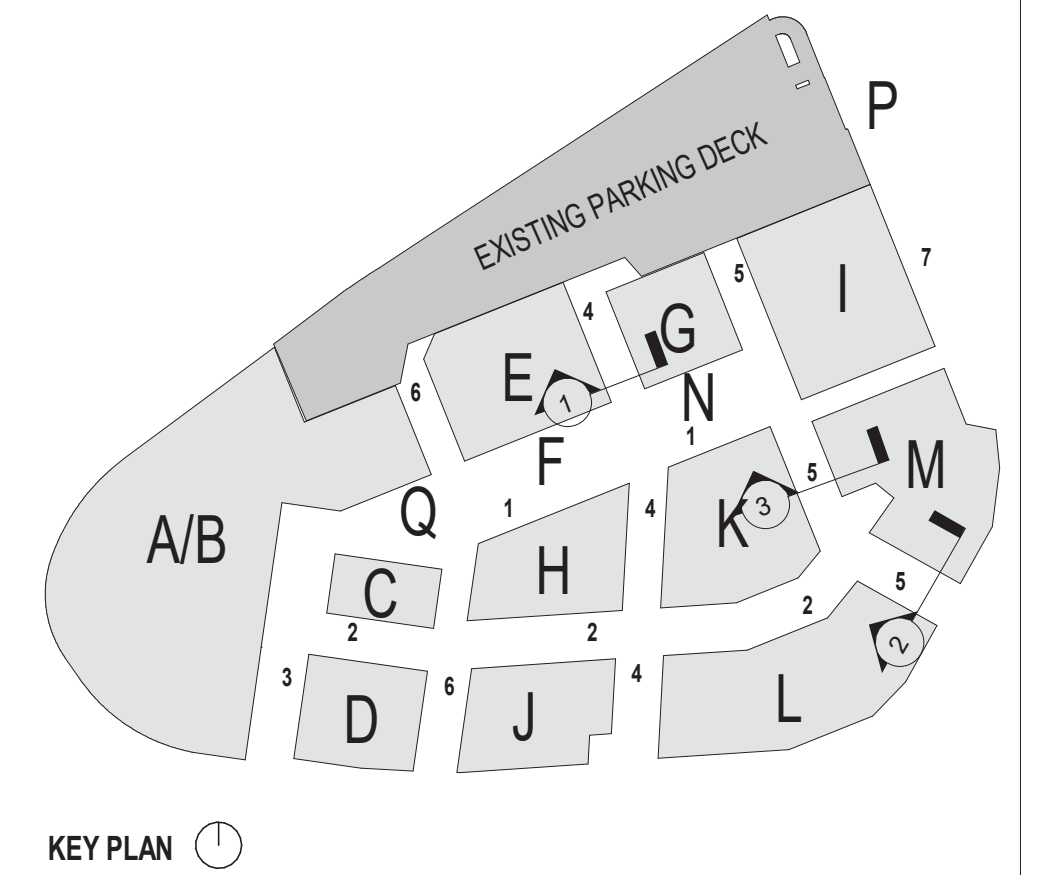
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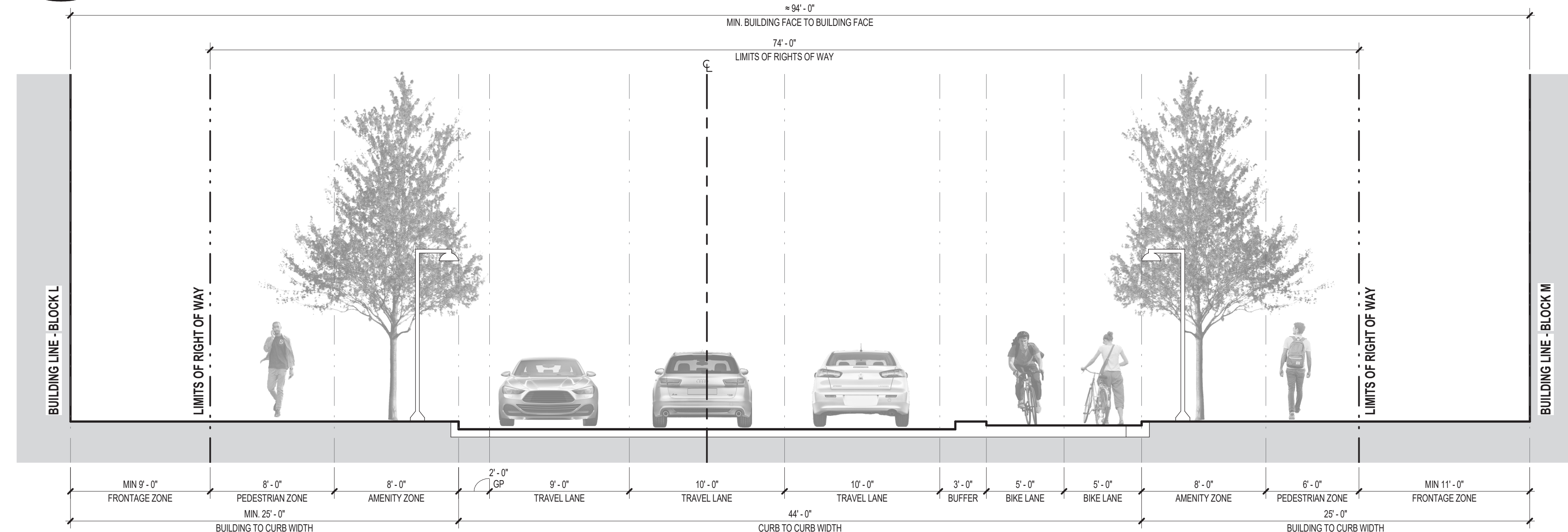
**LANDSCAPE ARCHITECT**  
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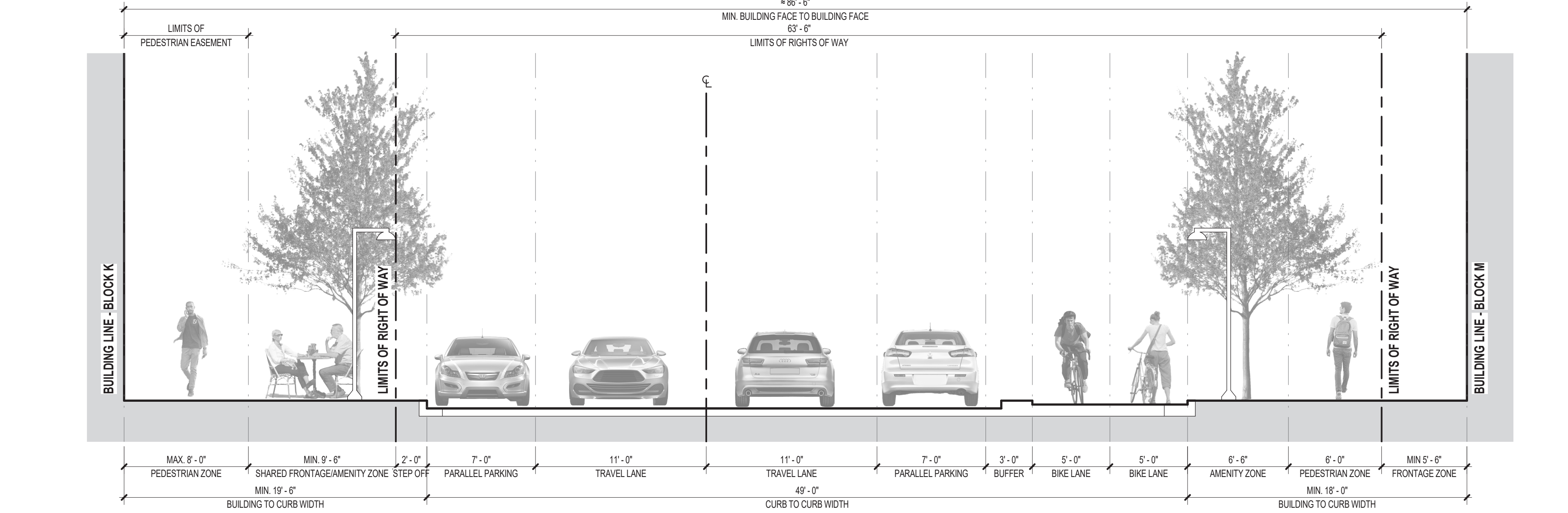
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**1 STREET SECTION - ROAD 4 (PRIVATE ROAD)**  
 09E SCALE: 1 : 60



**2 STREET SECTION - ROAD 5 (PUBLIC ROAD)**  
 09E SCALE: 1 : 60



**3 STREET SECTION - ROAD 5 (PUBLIC ROAD)**  
 09E SCALE: 1 : 60



**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
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 LANDMARK - VAN DORN

COOPER CARRY PROJ # 20200118

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SCALE: AS NOTED NORTH

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 HORZ: AS NOTED

SHEET TITLE  
**STREET SECTIONS**

SHEET NUMBER



PROJECT TEAM

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 12435 PARK POTOMAC AVE  
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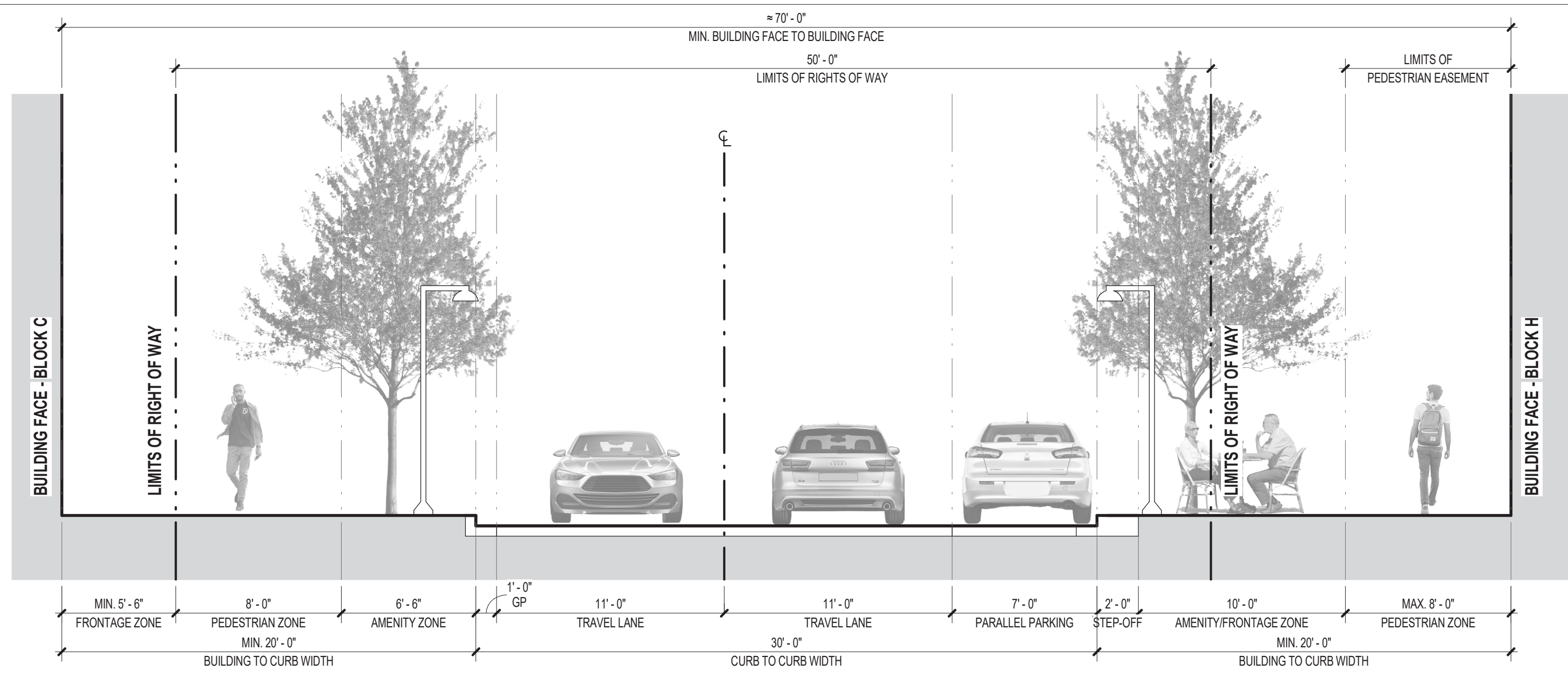
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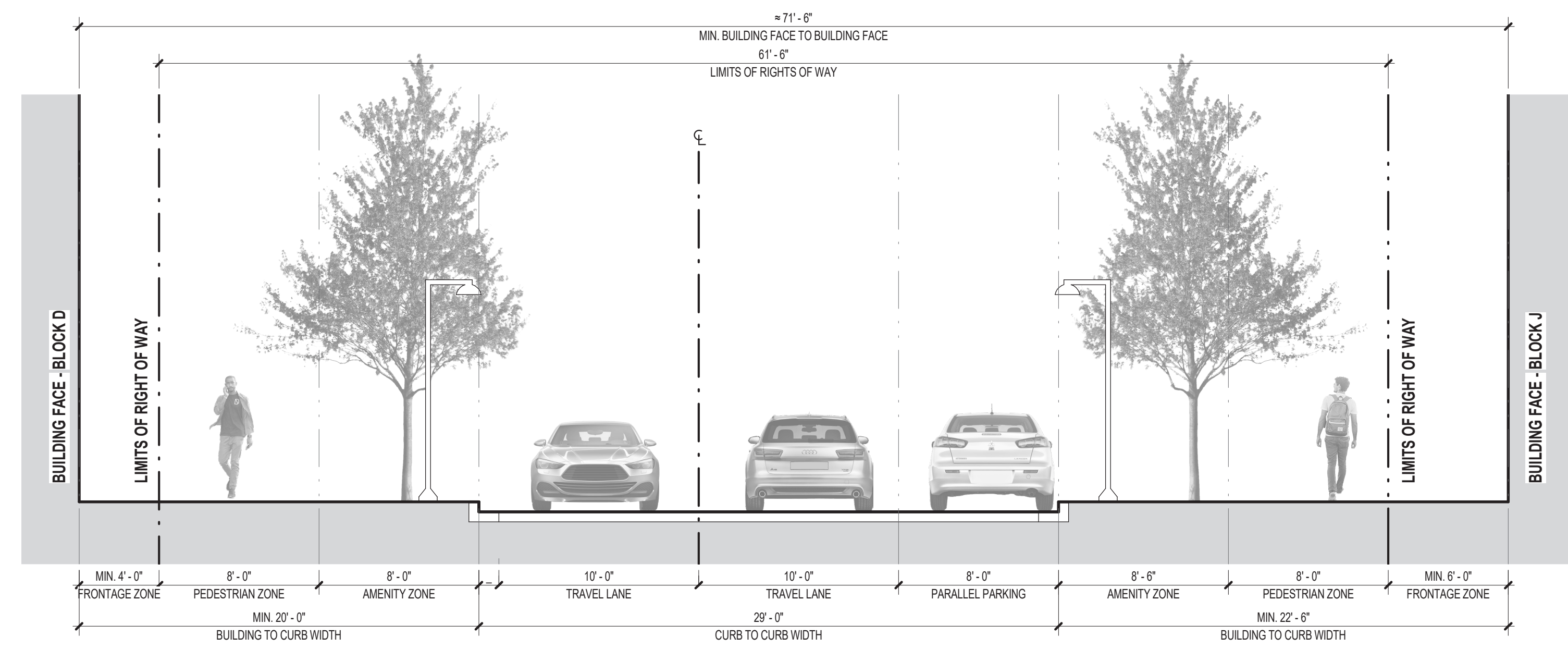
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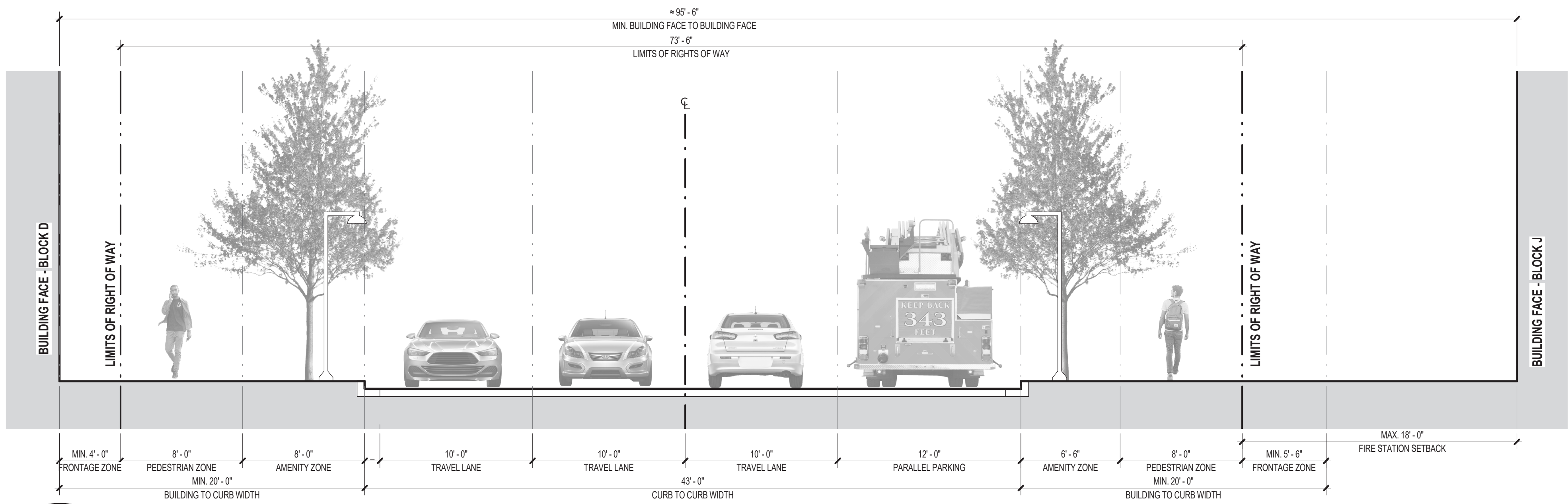
NOTE: THIS STREET IS PUBLIC. IN ORDER TO MEET THE MIN ROW DIMENSIONS, PEDESTRIAN ZONE REQUESTS, BMP REQUIREMENTS, AND ACTIVE GROUND FLOOR USE NEEDS, SPECIAL CIRCUMSTANCES WILL HAVE TO BE CONSIDERED. APPLICANT IS OPEN TO COORDINATION WITH STAFF TO DETERMINE THE APPROPRIATE MEANS FOR THIS BLOCK.



1 STREET SECTION - ROAD 6 (PUBLIC ROAD)  
 09F SCALE: 1 : 60



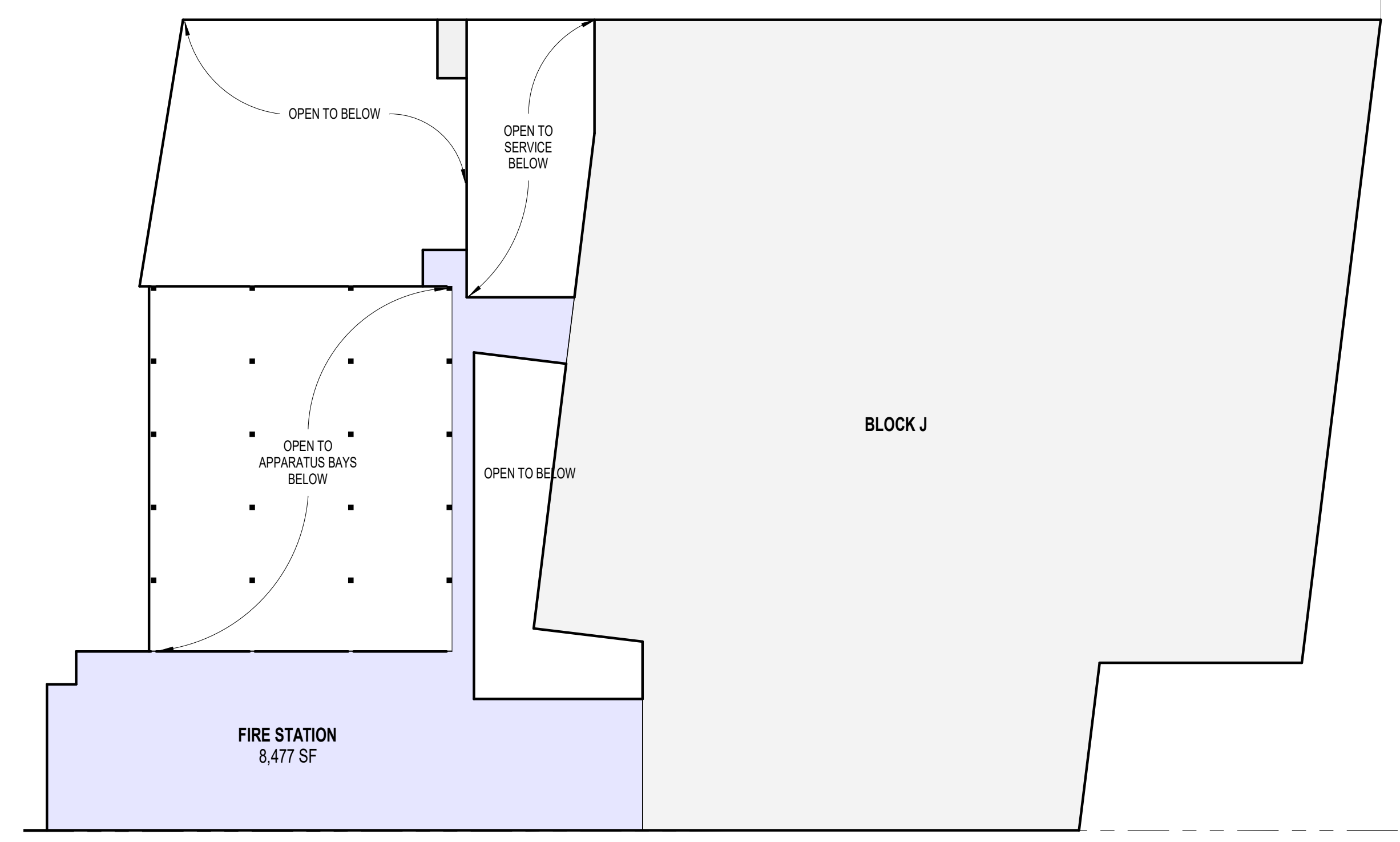
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 09F SCALE: 1 : 60



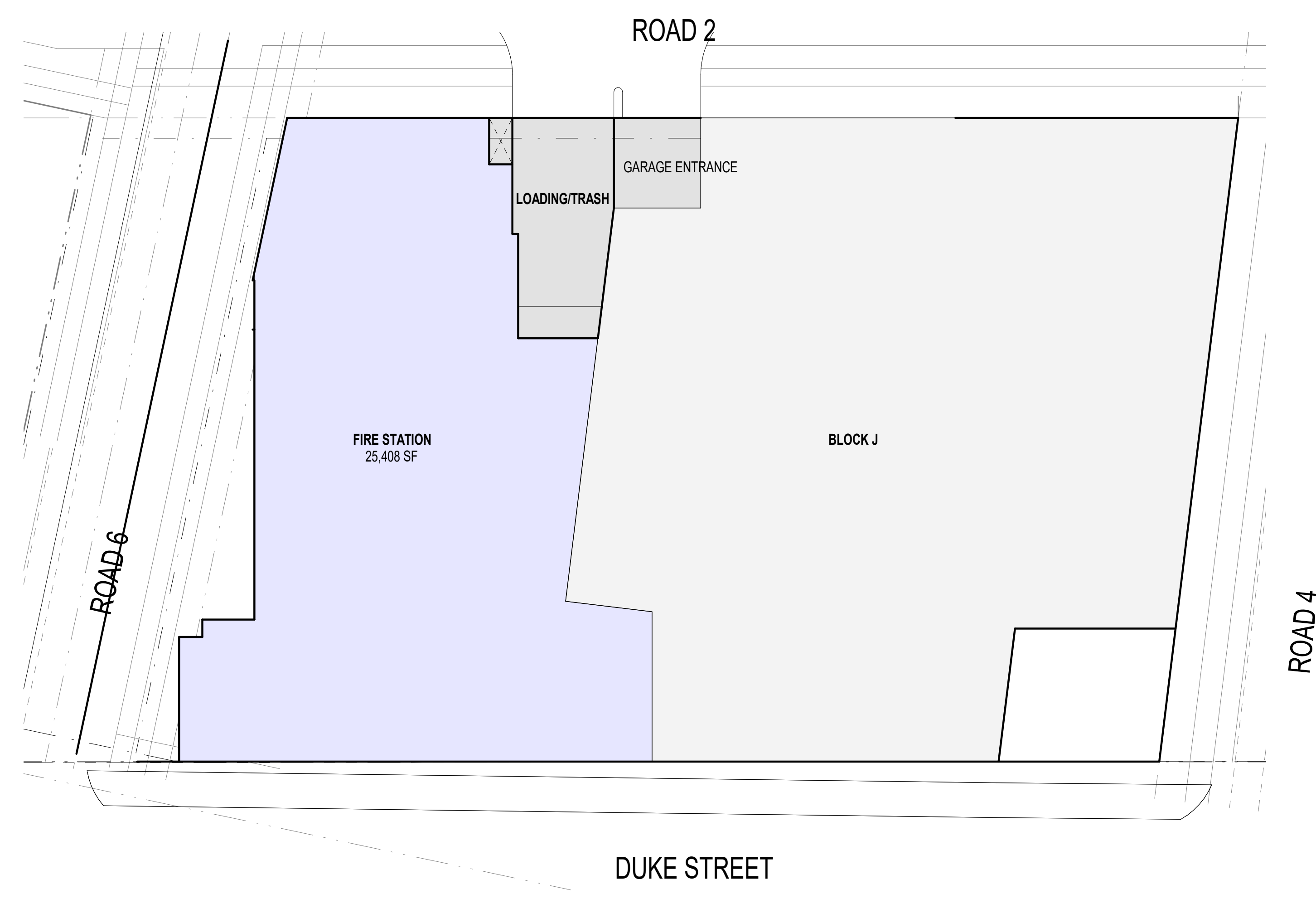
3 STREET SECTION - ROAD 6 (PUBLIC ROAD)  
 09F SCALE: 1 : 60



BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED AT DSUP



**1** BLOCK J MEZZANINE LEVEL  
 A6.44B SCALE: 1" = 30'-0"



**2** BLOCK J LEVEL 1  
 A6.44B SCALE: 1" = 30'-0"

**PROJECT TEAM**

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**LANDSCAPE ARCHITECT**  
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SCALE: AS NOTED NORTH

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**SHEET TITLE**

**BLOCK J CONCEPTUAL PLAN**

**SHEET NUMBER**



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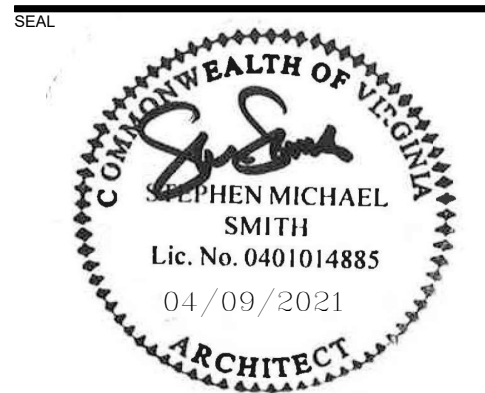
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**KEY MAP**



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

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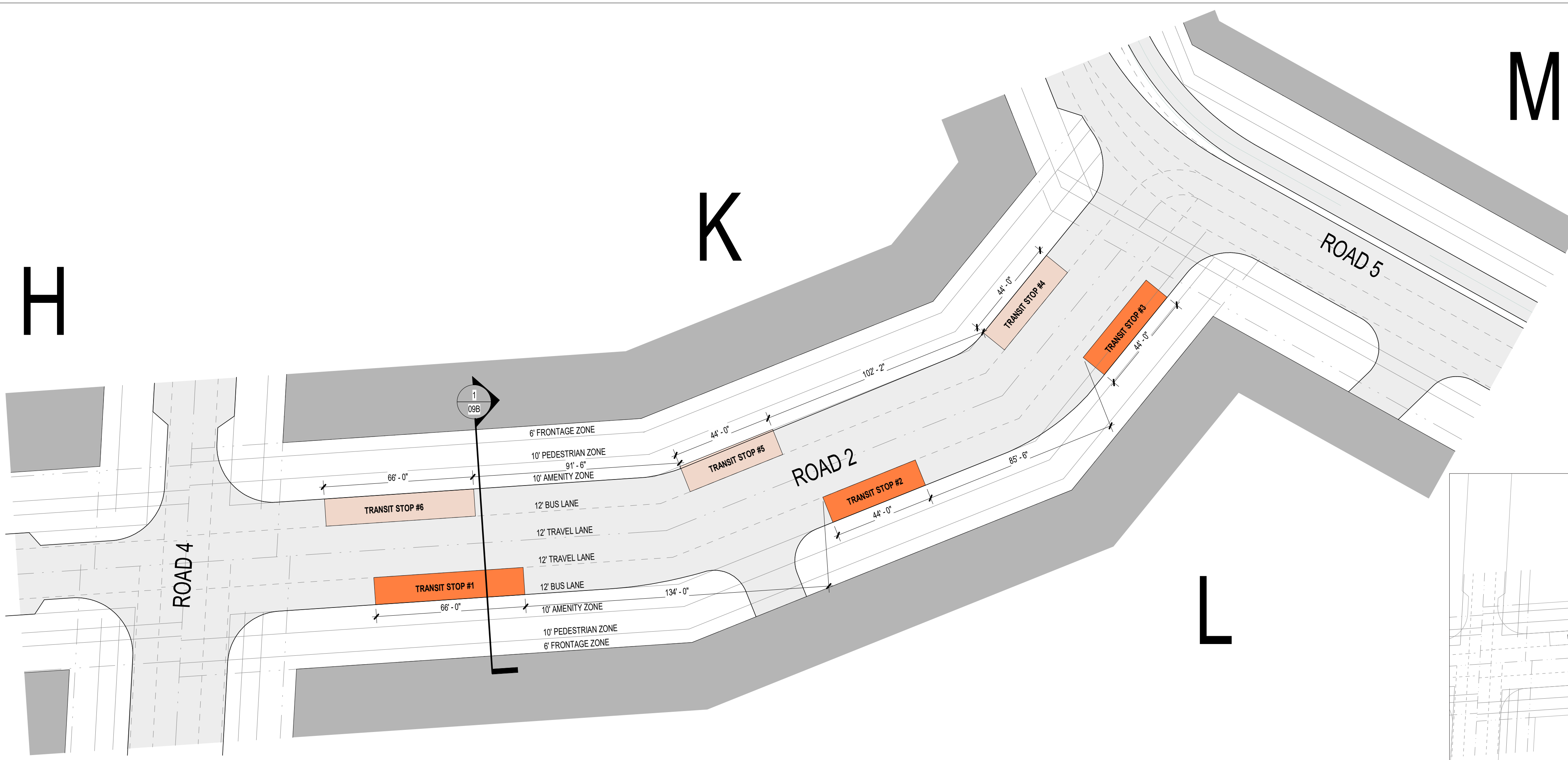
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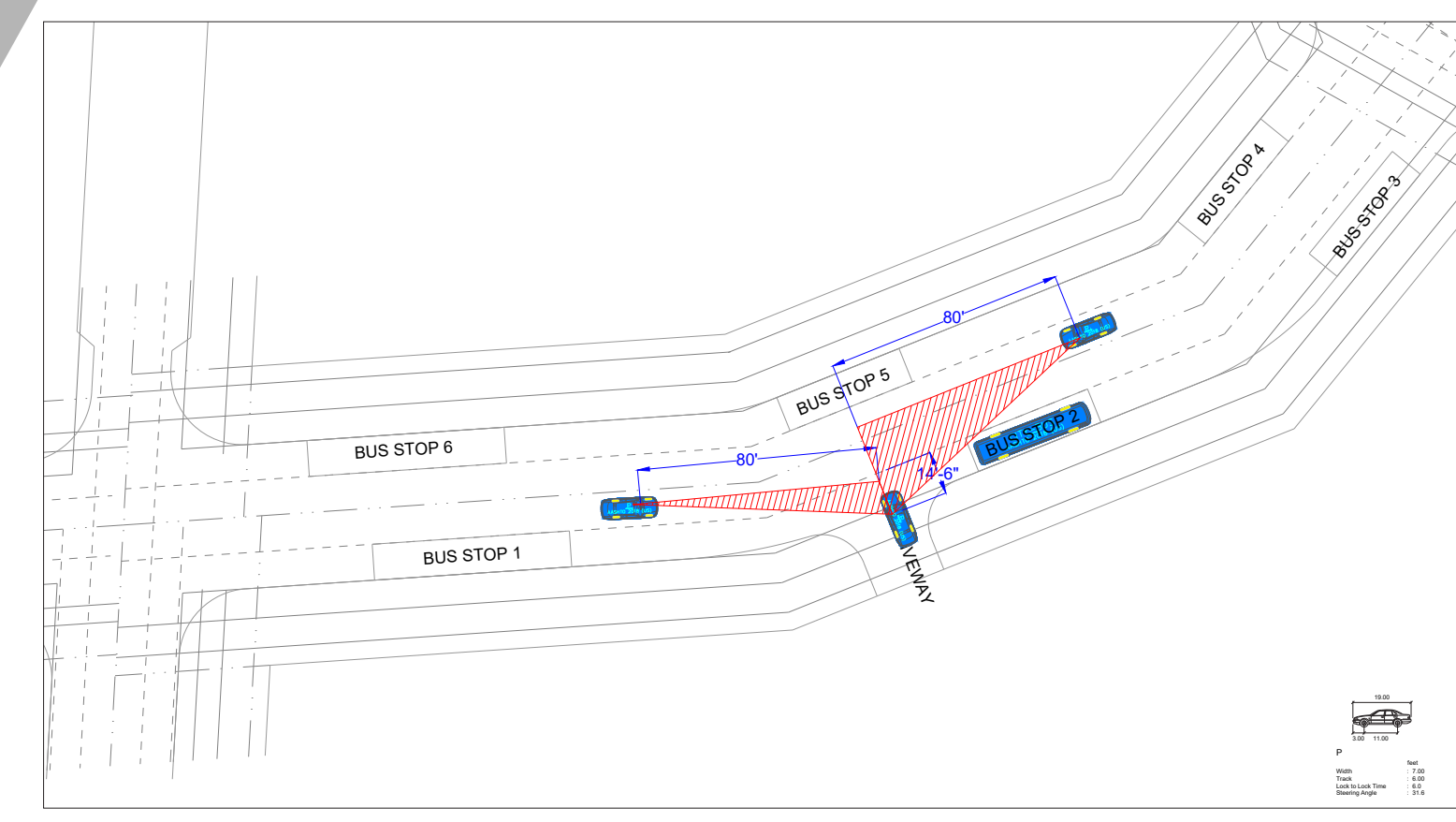
SHEET TITLE  
**TRANSIT HUB DIAGRAMS**

SHEET NUMBER



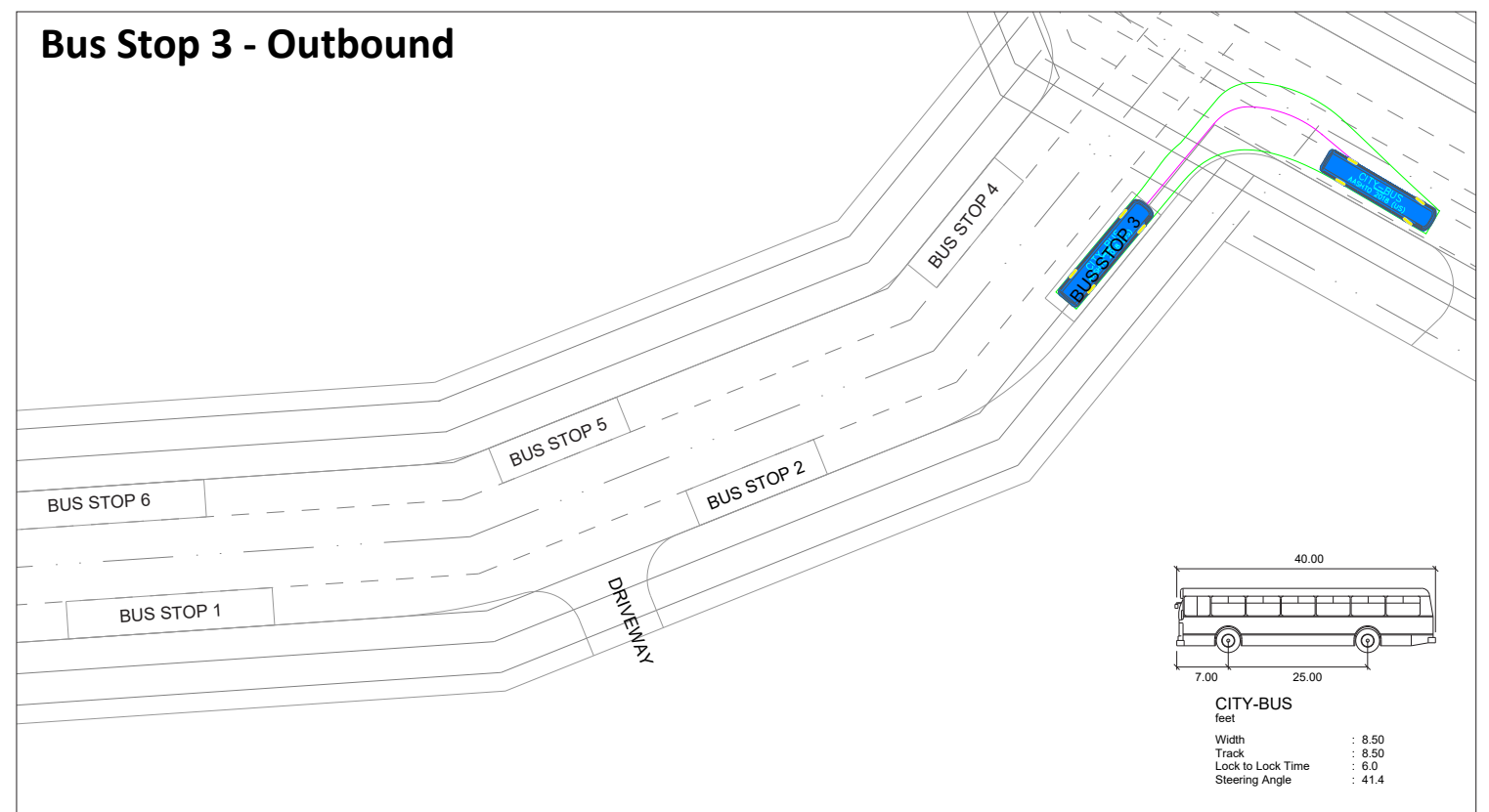
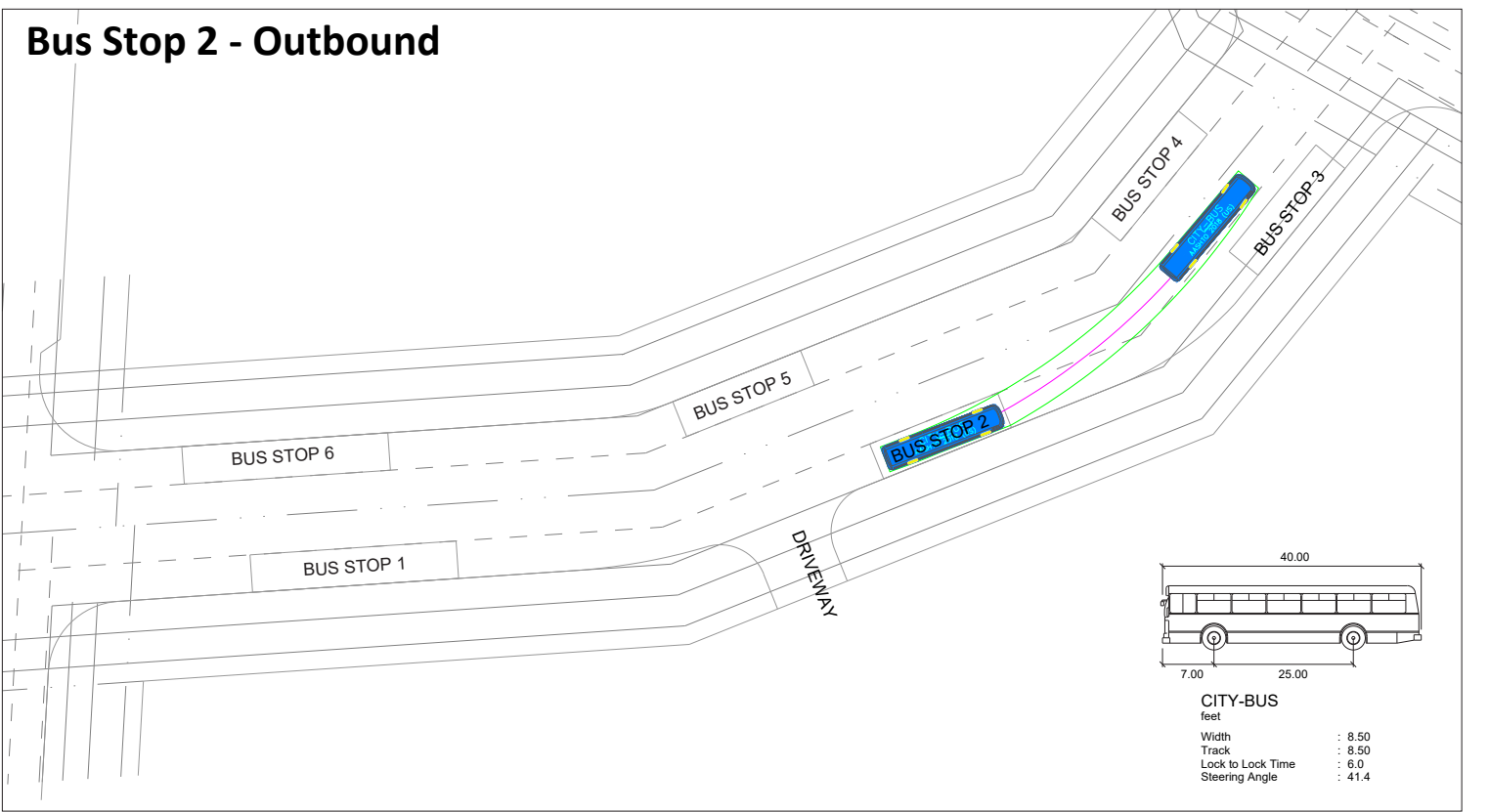
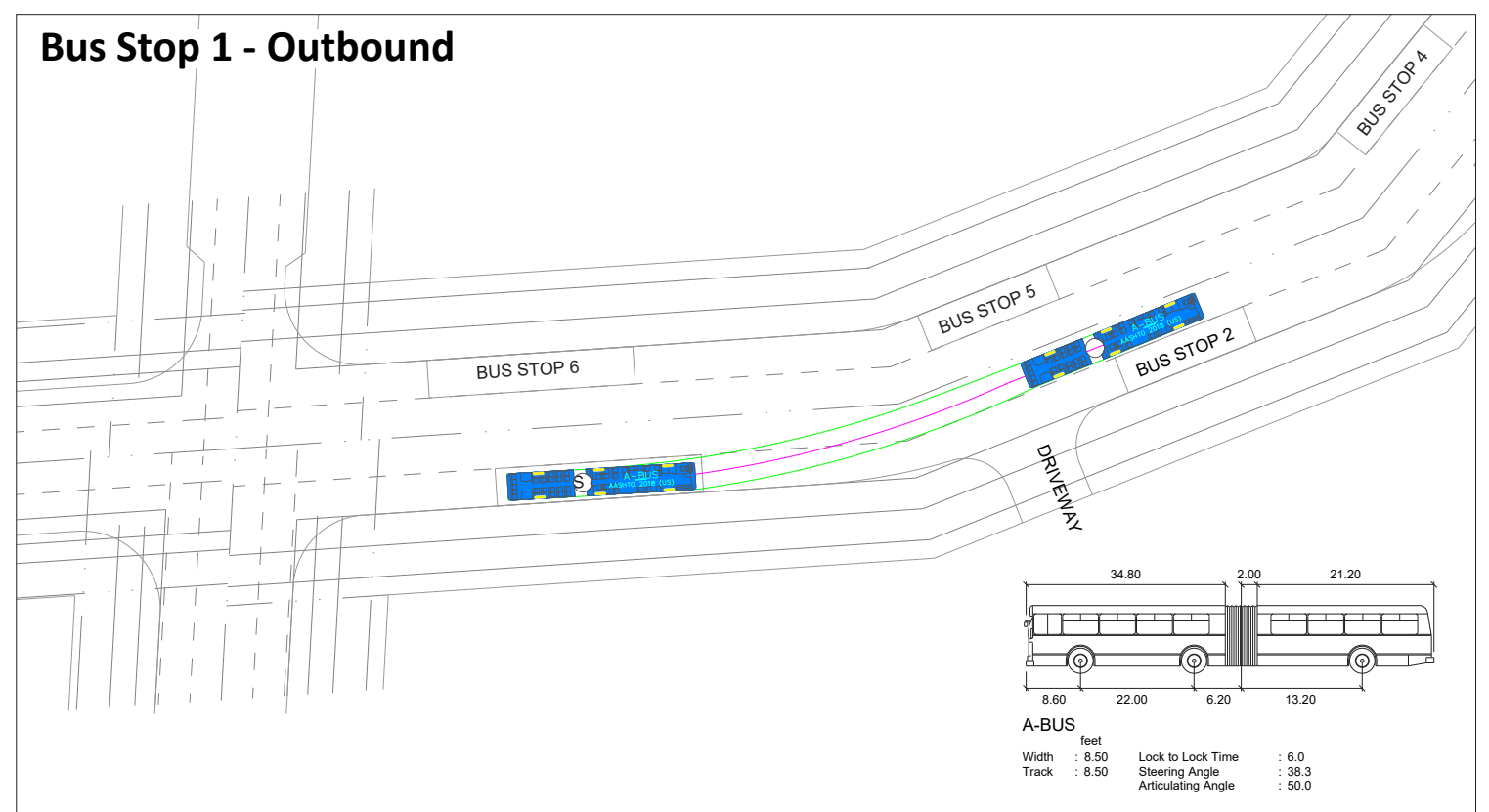
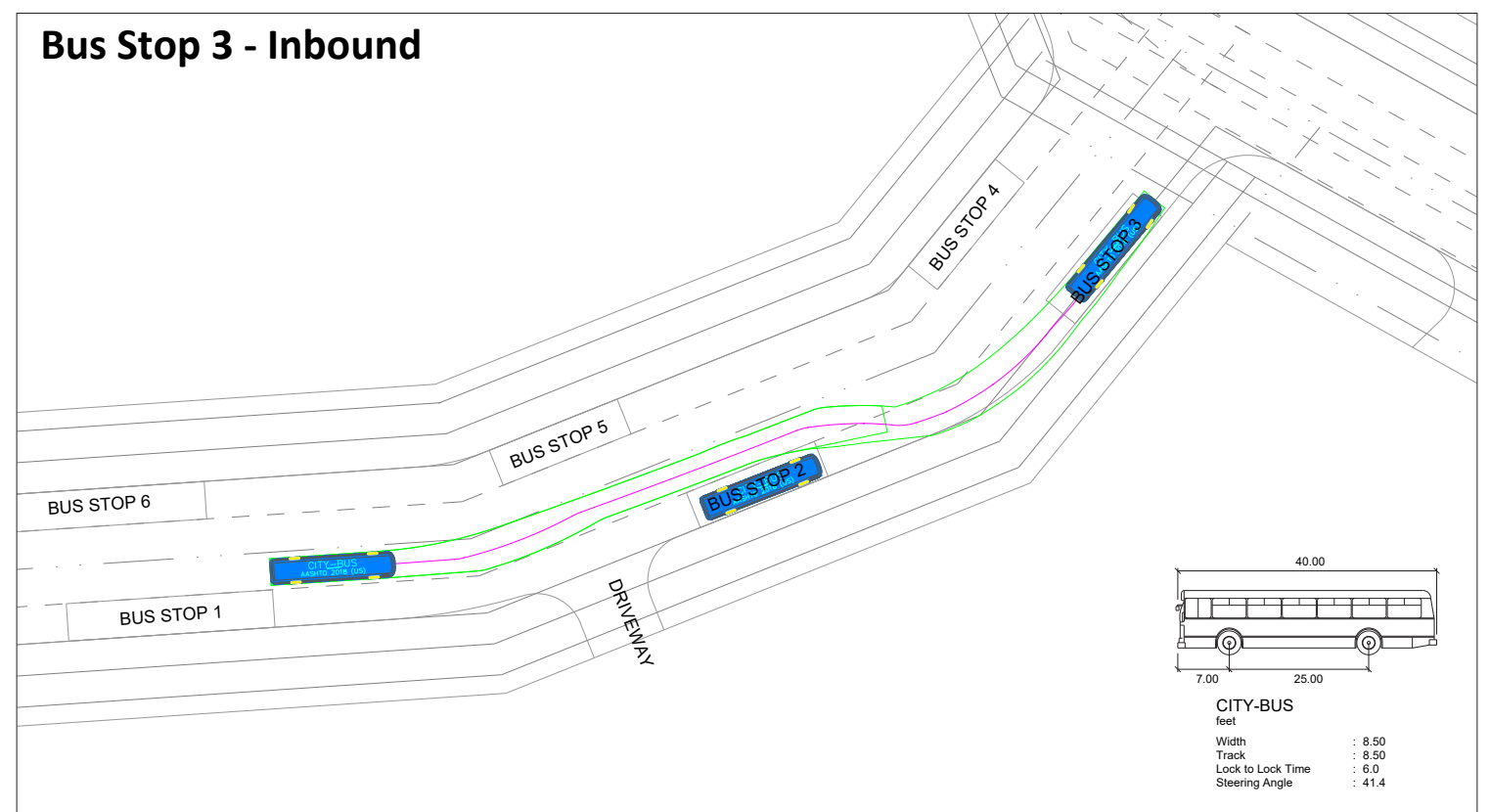
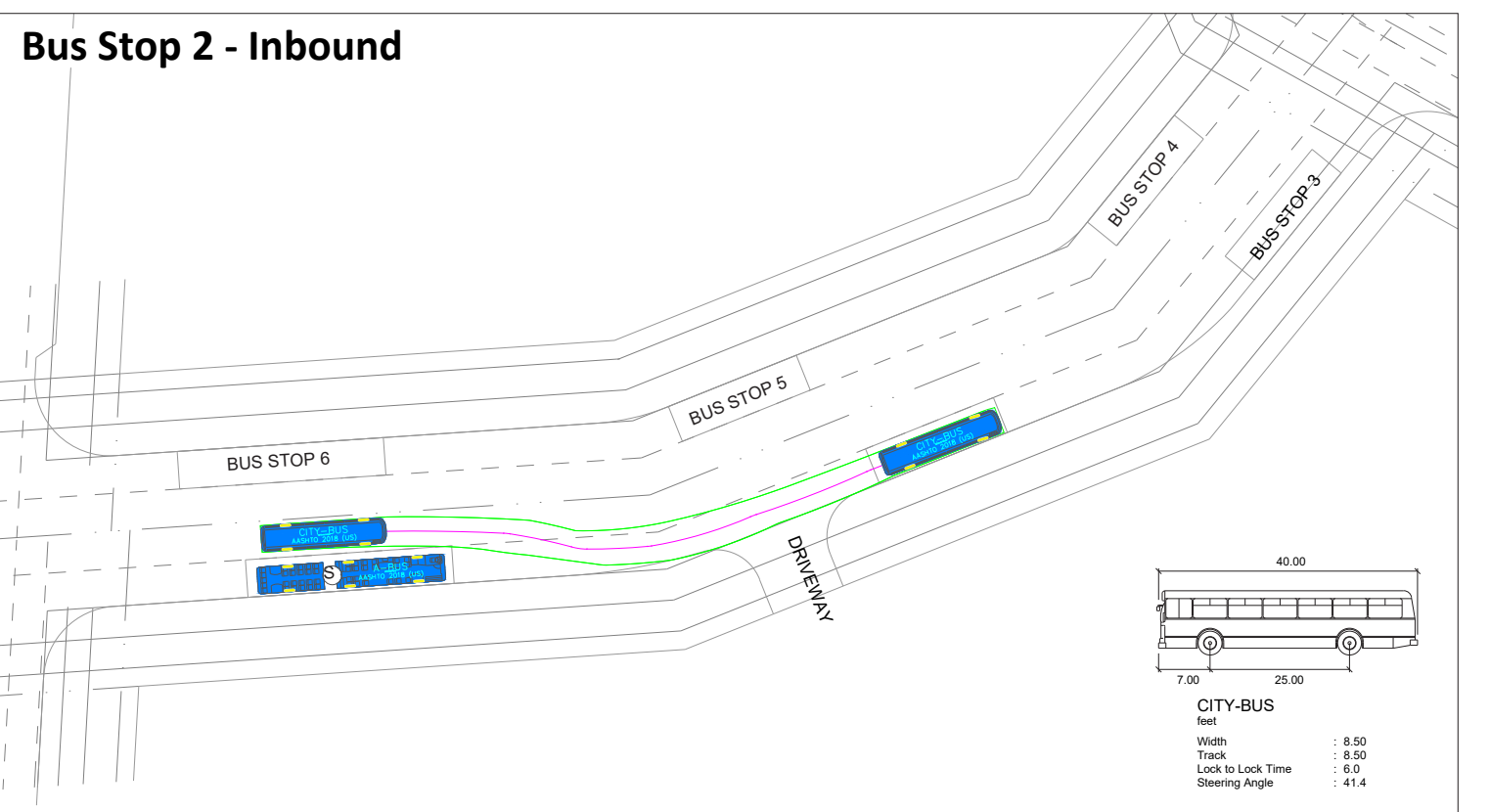
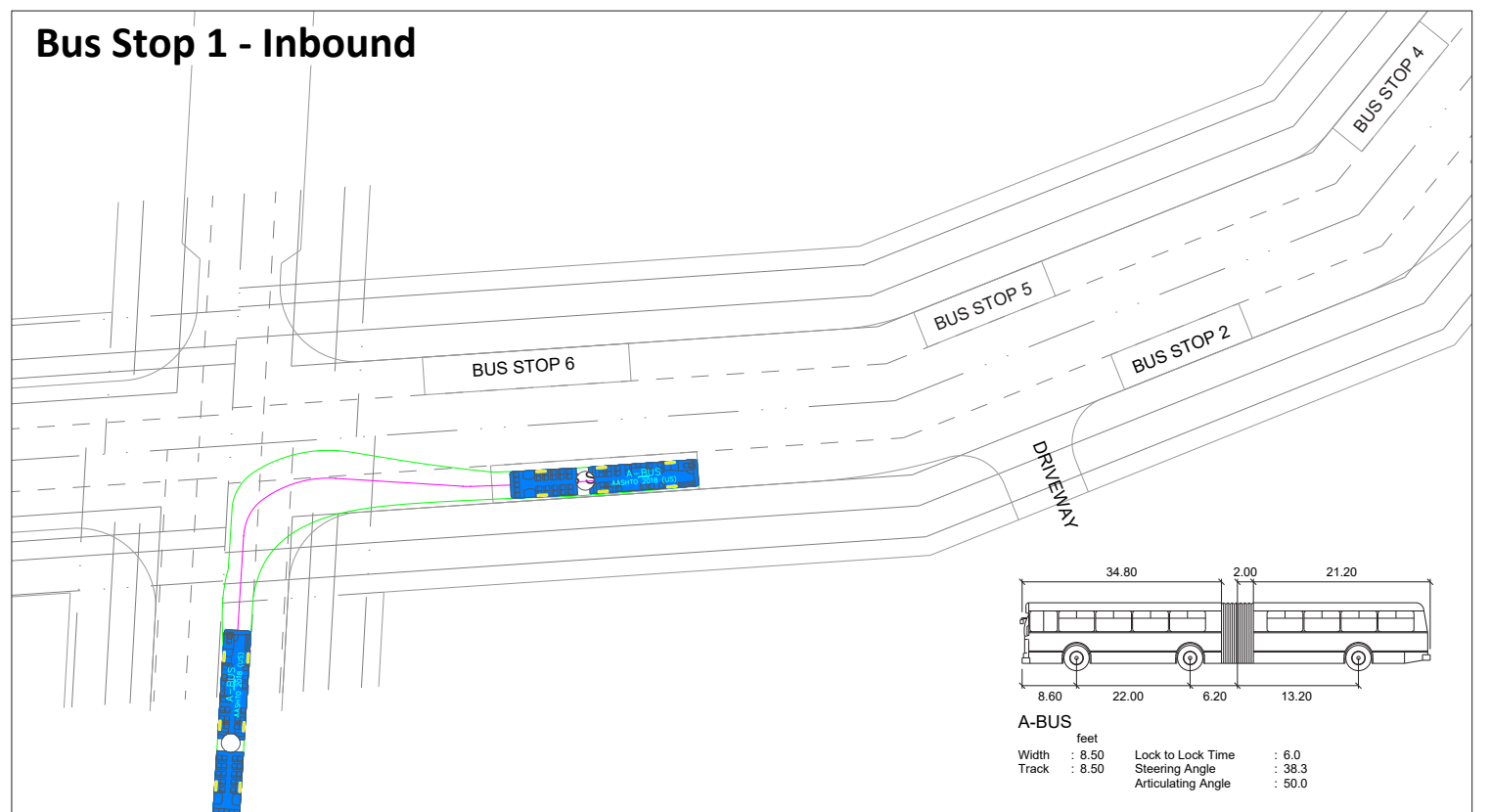
**NOTES**

- FINAL DETAILS WILL BE DETERMINED WITH INFRASTRUCTURE DSP.
- BKE AMENITIES AND MAINTENANCE AREAS WILL BE LOCATED IN THE AMENITY ZONE BETWEEN TRANSIT SHELTERS. FINAL LOCATIONS TO BE DETERMINED WITH INFRASTRUCTURE DSP.



**1** ENLARGED PLAN - TRANSIT HUB  
 10A SCALE: 1" = 30'-0"

**2** TRANSIT HUB - VIEW CLEARANCE DIAGRAM  
 10A SCALE: 1" = 60'-0"



**3** TRANSIT HUB - STOP 1 BUS TURNING MOVEMENTS  
 10A SCALE: 1" = 60'-0"

**4** TRANSIT HUB - STOP 2 BUS TURNING MOVEMENTS  
 10A SCALE: 1" = 60'-0"

**5** TRANSIT HUB - STOP 3 BUS TURNING MOVEMENTS  
 10A SCALE: 1" = 60'-0"



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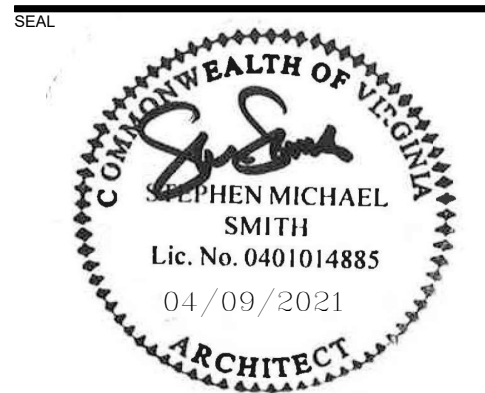
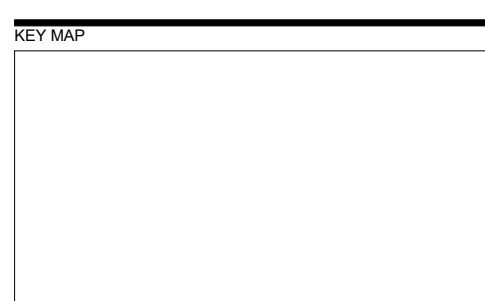
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 CONTACT: ROBERT SCHIESEL, P.E.

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 CONTACT: DON HOOVER

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 FOULGER-PRATT DEVELOPMENT, LLC  
 12435 PARK POTOMAC AVE  
 SUITE 200  
 POTOMAC, MD 20854  
 TEL: 240-499-9600



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

COOPER CARRY PROJ # 20200118

**REVISION / ISSUANCE**

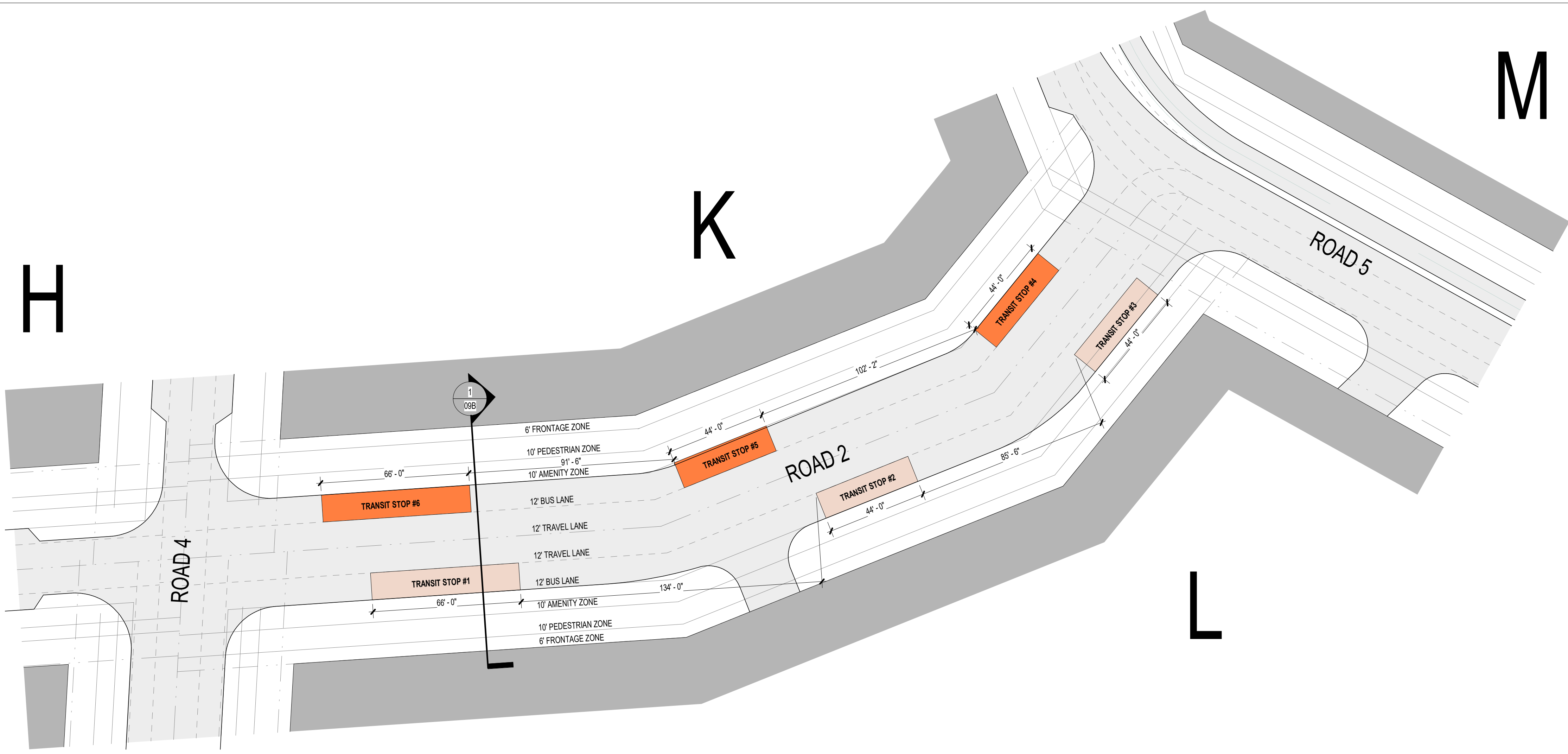
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9	-	-
10	-	-

DESIGNED BY: URBAN  
 DRAWN BY: COOPER-CARRY/GOROVE SLADE  
 CHECKED BY: -

SCALE: AS NOTED NORTH  
 VERT: AS NOTED  
 HORZ: AS NOTED

SHEET TITLE  
**TRANSIT HUB DIAGRAMS**

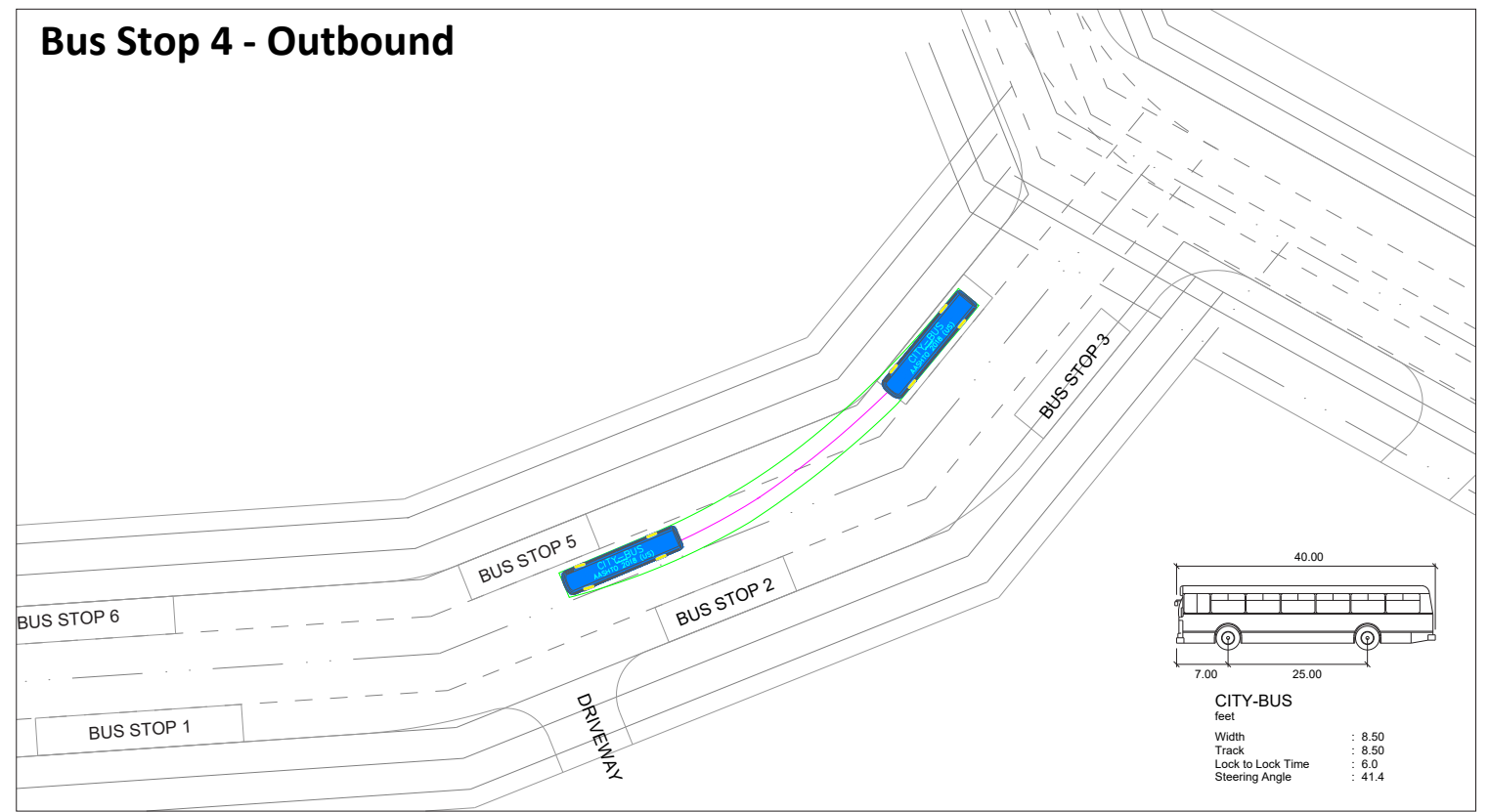
SHEET NUMBER



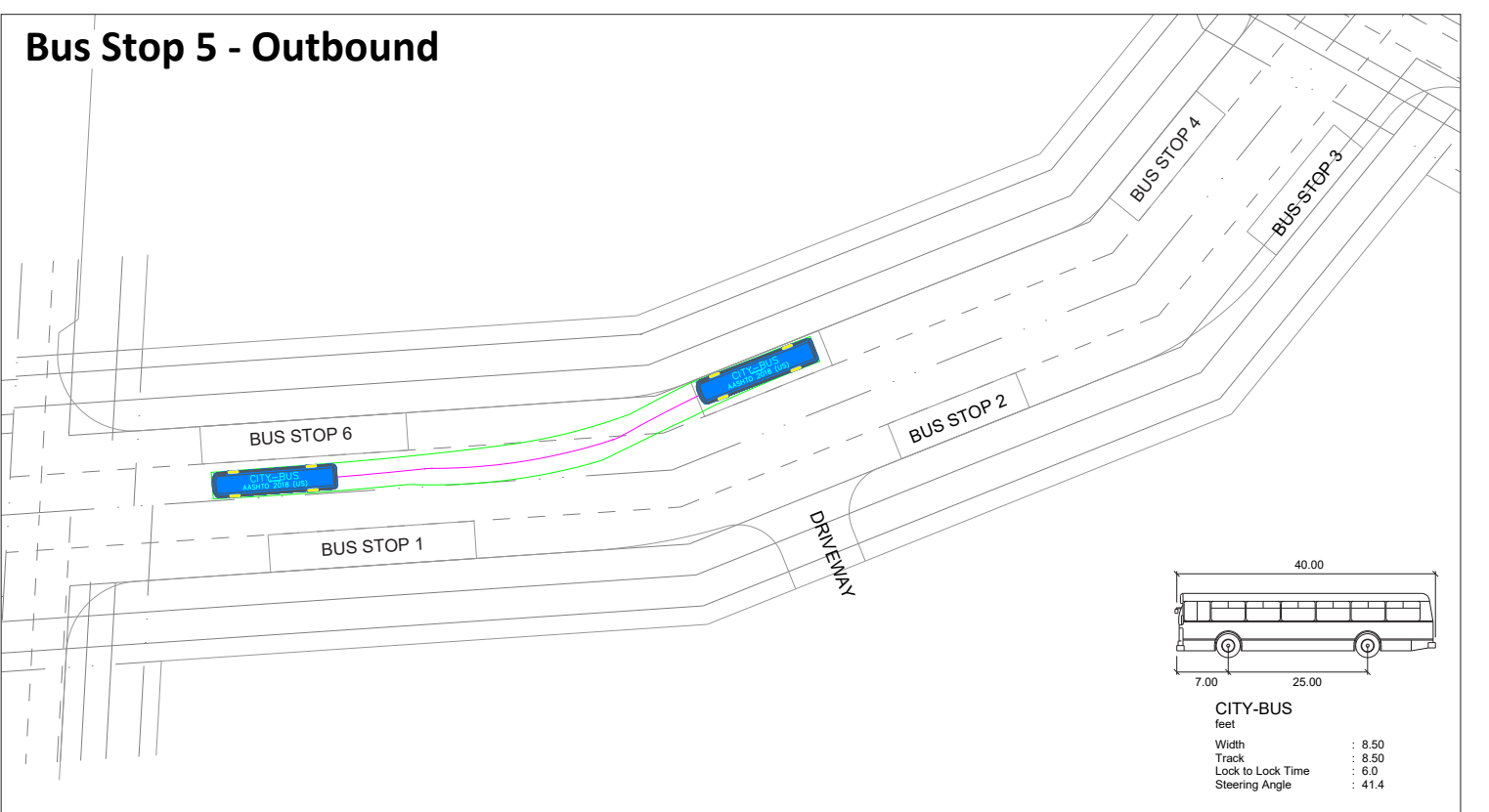
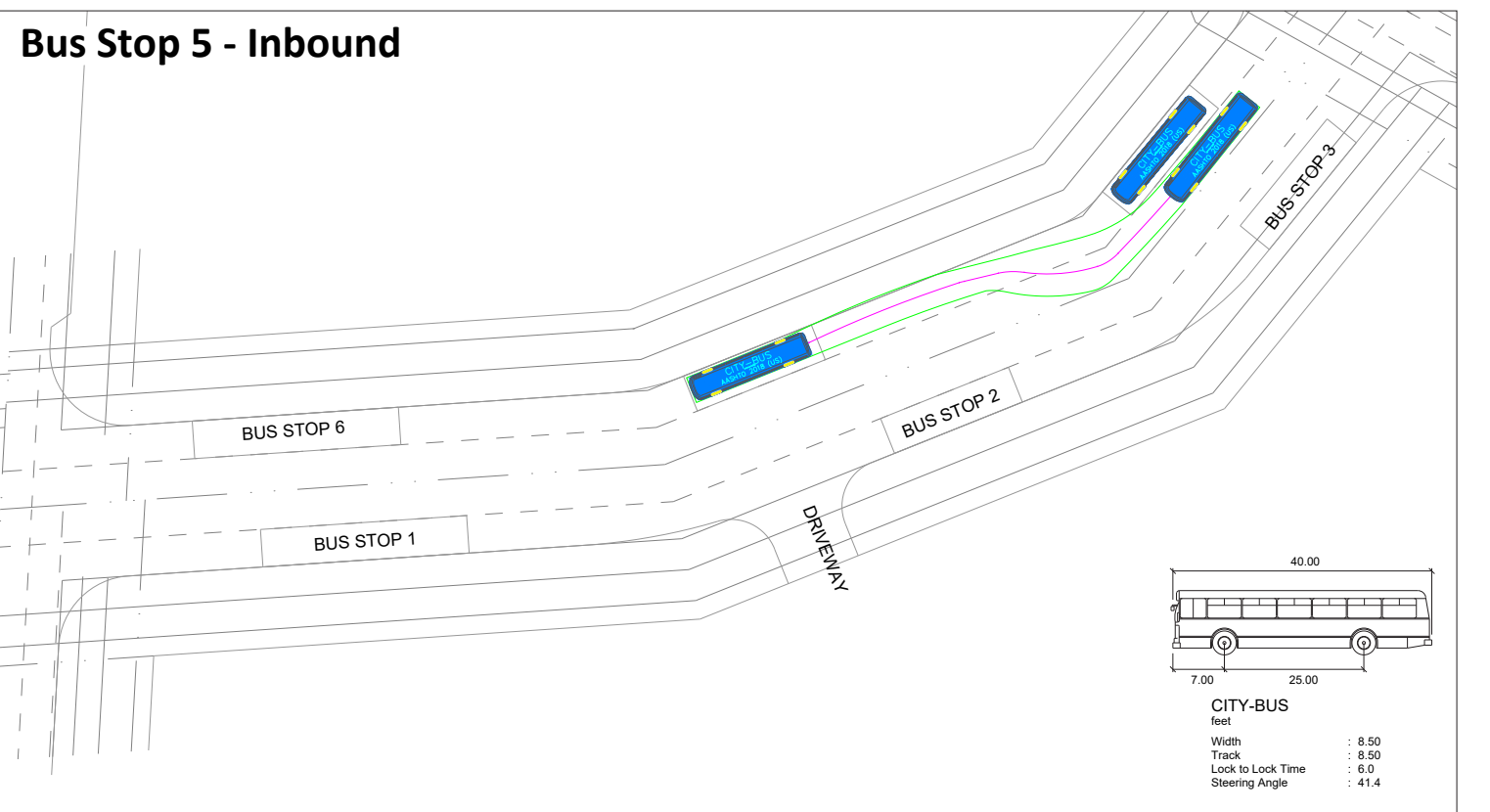
**NOTES**

1. FINAL DETAILS WILL BE DETERMINED WITH INFRASTRUCTURE DSP.
2. BIKE AMENITIES AND MAINTENANCE AREAS WILL BE LOCATED IN THE AMENITY ZONE BETWEEN TRANSIT SHELTERS. FINAL LOCATIONS TO BE DETERMINED WITH INFRASTRUCTURE DSP.

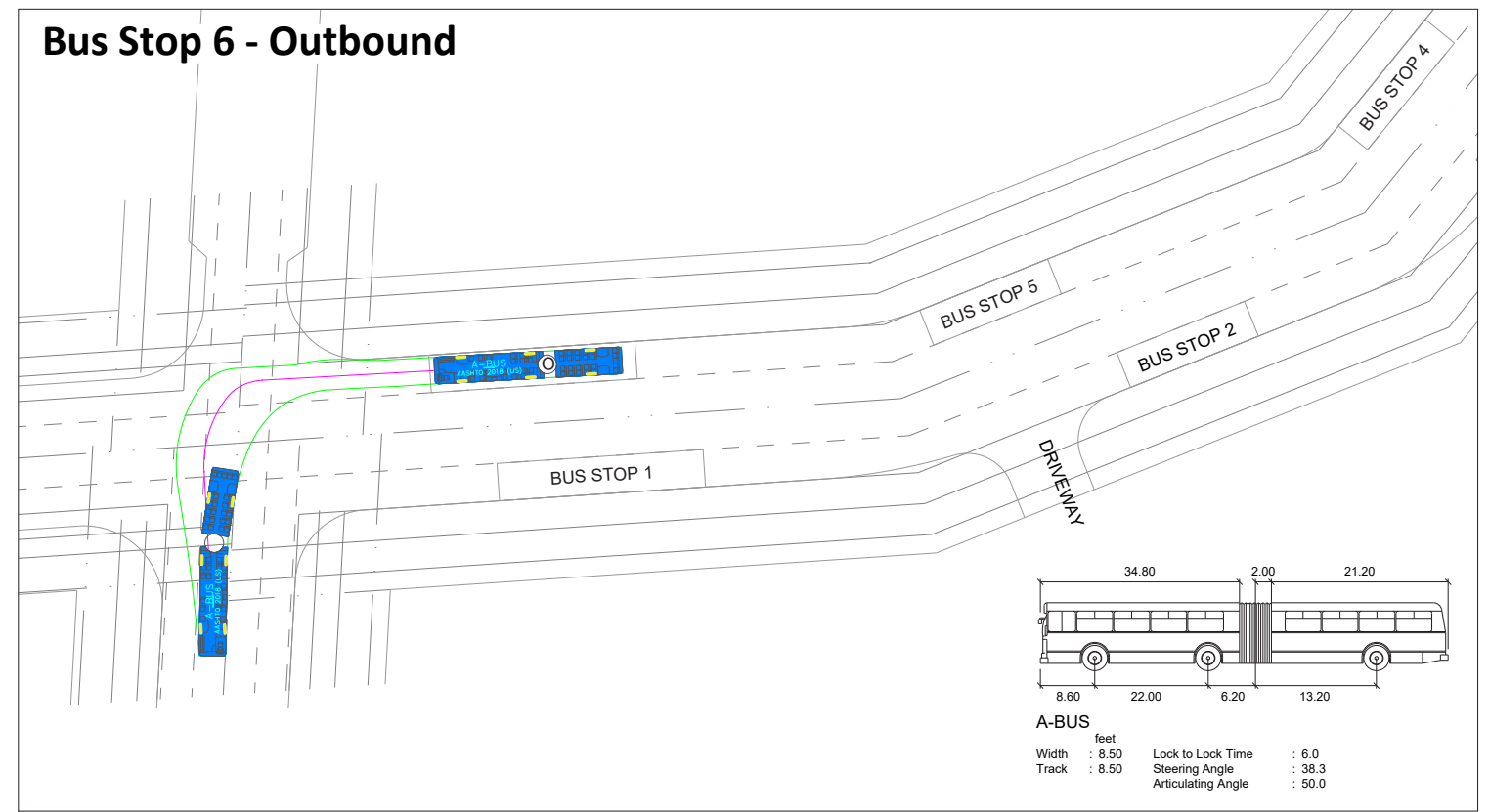
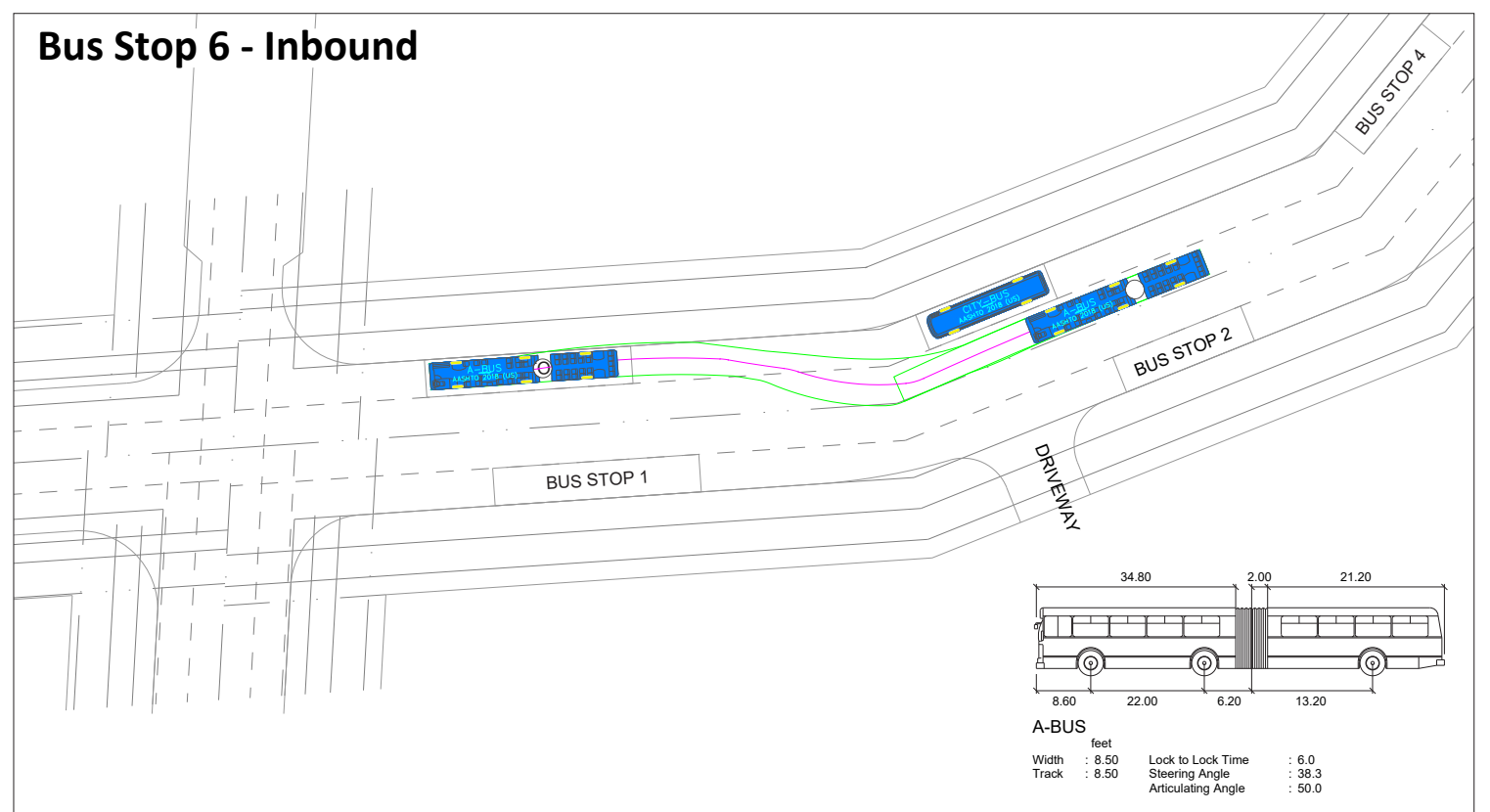
**1** ENLARGED PLAN - TRANSIT HUB  
 10B SCALE: 1" = 30'-0"



**3** TRANSIT HUB - STOP 4 BUS TURNING MOVEMENTS  
 10B SCALE: 1" = 60'-0"



**4** TRANSIT HUB - STOP 5 BUS TURNING MOVEMENTS  
 10B SCALE: 1" = 60'-0"



**5** TRANSIT HUB - STOP 6 BUS TURNING MOVEMENTS  
 10B SCALE: 1" = 60'-0"



**PROJECT TEAM**

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**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

LANDMARK MALL, LLC  
 CITY OF ALEXANDRIA, VIRGINIA  
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COOPER CARRY PROJ # 20200118

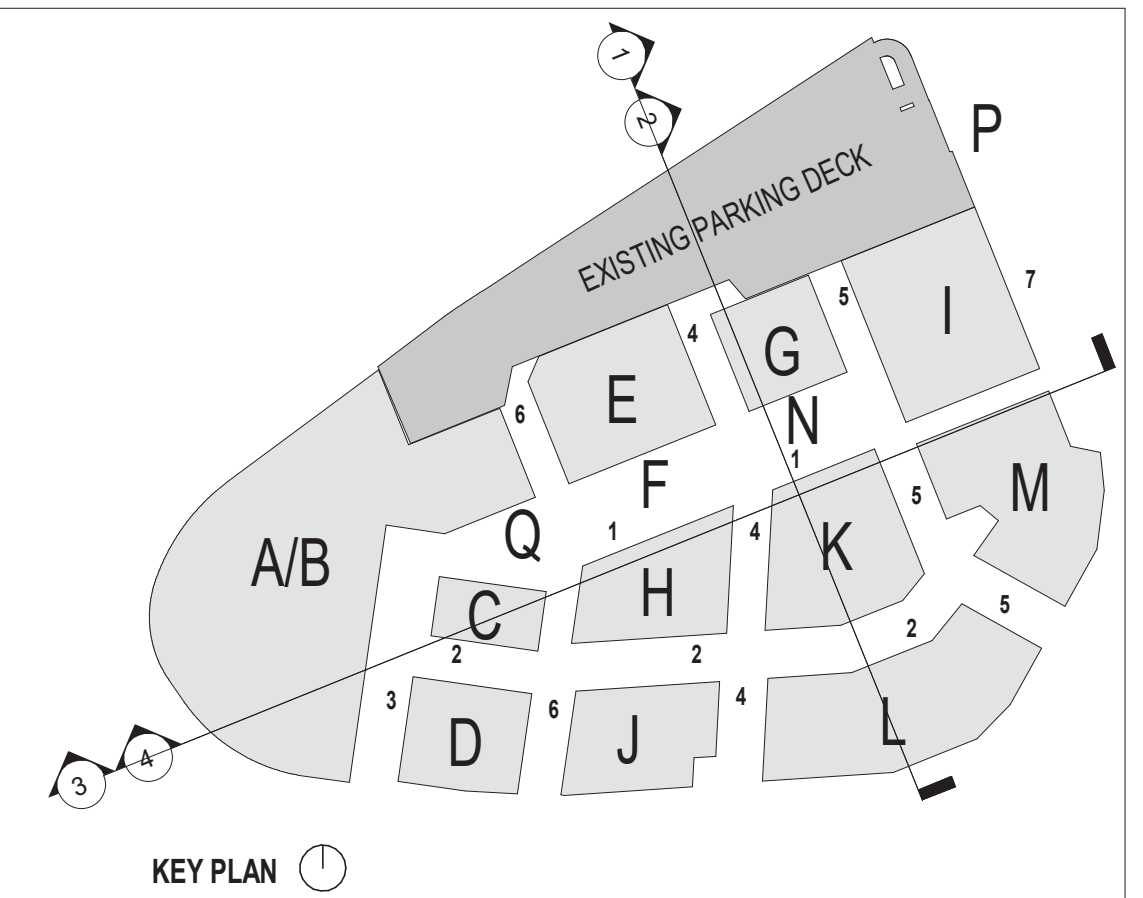
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DESIGNED BY: URBAN  
 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: -

SCALE: AS NOTED NORTH  
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 HORZ: AS NOTED

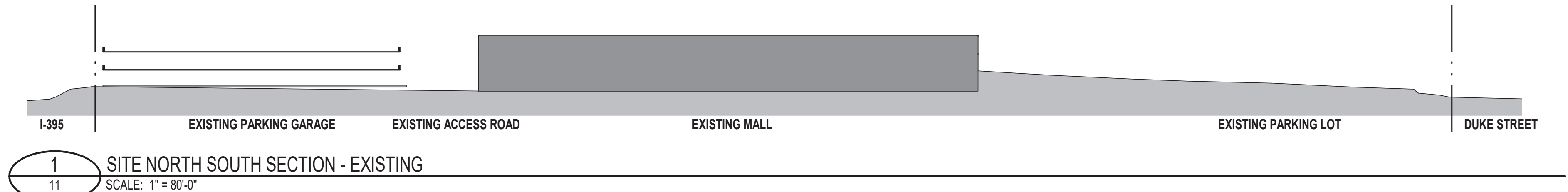
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**SITE SECTIONS**

SHEET NUMBER

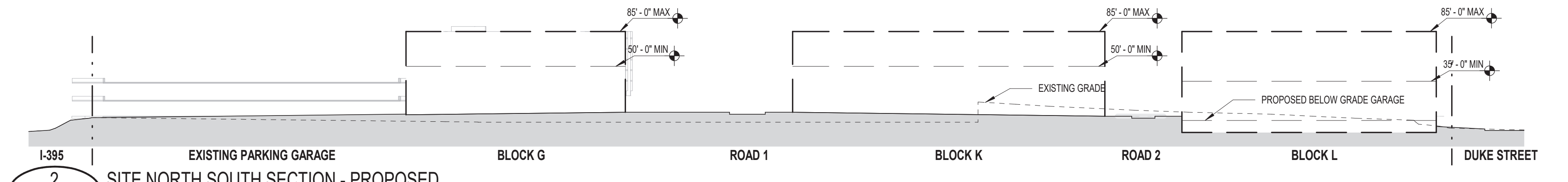


**NOTES**

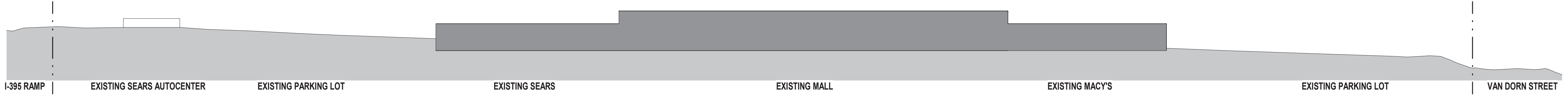
- GRADING SPOTS SHOWN ARE TYPICAL AND INTENDED TO ONLY ILLUSTRATE GENERAL RELATIONSHIP TO BUILDINGS AND EXISTING GRADE.
- EXTENTS OF BELOW-GRADE PARKING AS SHOWN ARE ILLUSTRATIVE, DEMONSTRATING THE GENERAL RELATIONSHIP TO BUILDINGS AND EXISTING GRADE. ADDITIONAL GARAGES, BOTH ABOVE AND BELOW GRADE, MAY BE INCLUDED AS PART OF ANY PHASES OF DEVELOPMENT
- BUILDING HEIGHT SHOWN ON BLOCKS IS REFLECTIVE OF THE OVERALL HEIGHT ALLOWED ON THE BLOCK, AND IS NOT INDICATIVE OF FINAL BUILDING MASSING.



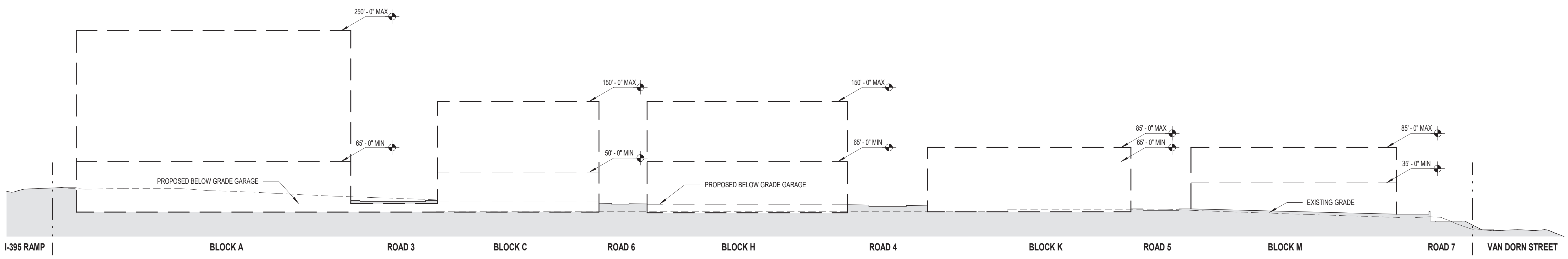
1 SITE NORTH SOUTH SECTION - EXISTING  
 SCALE: 1" = 80'-0"



2 SITE NORTH SOUTH SECTION - PROPOSED  
 SCALE: 1" = 80'-0"



3 SITE EAST WEST SECTION - EXISTING  
 SCALE: 1" = 80'-0"



4 SITE EAST WEST SECTION - PROPOSED  
 SCALE: 1" = 80'-0"



**PROJECT TEAM**

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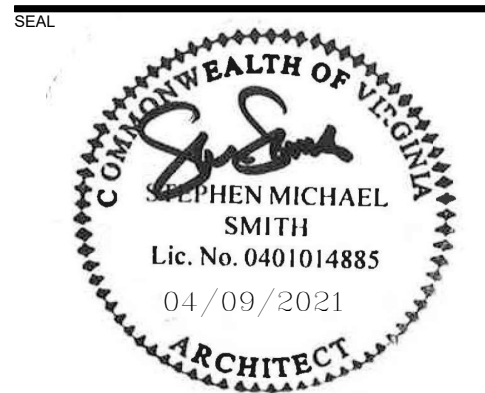
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**KEY MAP**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

COOPER CARRY PROJ # 20200118

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DESIGNED BY: URBAN  
 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: -

SCALE: AS NOTED NORTH

VERT: AS NOTED  
 HORZ: AS NOTED

SHEET TITLE  
**OPEN SPACE PLAN**

SHEET NUMBER

**REQUIRED OPEN SPACE**

BLOCK	DEVELOPMENT AREA (ACRES)	OPEN SPACE % REQ'D
<b>DEVELOPMENT BLOCK AREA</b>		
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 *	29.41 acres	15%

<b>DEVELOPMENT BLOCK AREA NON BUILDABLE AREA</b>		
EXISTING GARAGE	8.66 acres	0%
PRIVATE ROADS ON HOSPITAL CAMPUS *	0.48 acres	0%
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	2.11 acres	0%
	11.25 acres	

<b>PUBLICLY ACCESSIBLE OPEN SPACE</b>		
	3.50 acres	100%
	3.50 acres	

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

**PROVIDED OPEN SPACE**

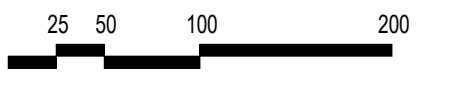
LOCATION	Area	ACRES
<b>PUBLICLY ACCESSIBLE OPEN SPACE</b>		
BLOCK R - PASEO	10,247 SF	0.24 acres
BLOCK Q - CENTRAL PLAZA WEST	15,022 SF	0.34 acres
BLOCK F - CENTRAL PLAZA	23,110 SF	0.53 acres
BLOCK N - CENTRAL PLAZA EAST	17,699 SF	0.41 acres
BLOCK P - TERRACE PARK	114,050 SF	2.62 acres
	180,127 SF	4.14 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 DSUP PROCESS, AND IMPLEMENTATION IS SUBJECT TO MARKET CONDITIONS.
- OPEN SPACE WILL BE A MIXTURE OF HARDSCAPED AND LANDSCAPED 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 DSUP 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





**PROJECT TEAM**

**APPLICANT**  
 FOULGER-PRATT DEVELOPMENT, LLC  
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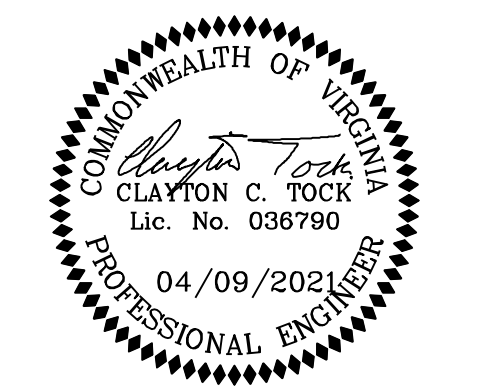
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**KEY MAP**

**SCALE**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

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 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: -

SCALE: 1" = 20' NORTH

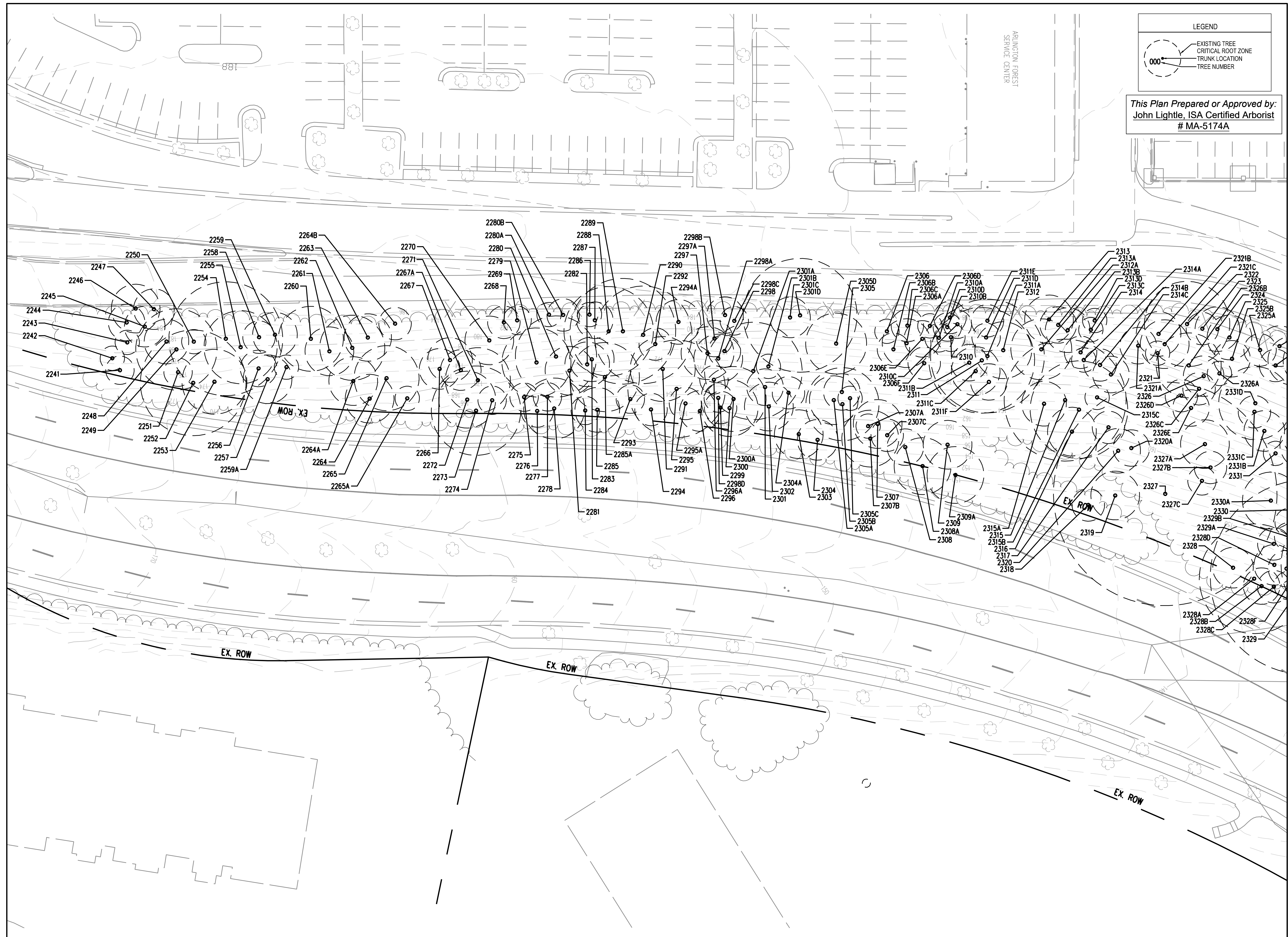
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 HORZ: AS NOTED

**SHEET TITLE**

TREE INVENTORY

**SHEET NUMBER**

12A





**PROJECT TEAM**

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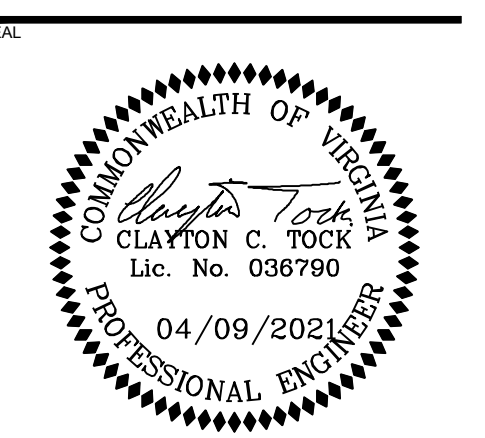
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KEY MAP



**PROJECT**

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 CITY OF ALEXANDRIA, VIRGINIA  
 LANDMARK - VAN DORN

RZ-1877

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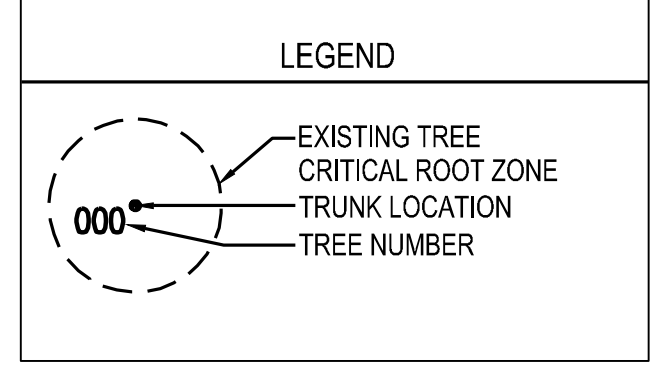
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VERT: AS NOTED  
 HORZ: AS NOTED

SHEET TITLE

TREE INVENTORY

SHEET NUMBER



This Plan Prepared or Approved by:  
 John Lightle, ISA Certified Arborist  
 # MA-5174A





TREE INVENTORY & CONDITION ANALYSIS

Table with columns: TREE #, BOTANICAL NAME, COMMON NAME, TRUNK SIZE, CRZ SIZE, TRUNK ELEVATION, CRZ ELEVATION, COMMENTS, CONDITION RATING. Rows 2241-2315.

TREE INVENTORY & CONDITION ANALYSIS

Table with columns: TREE #, BOTANICAL NAME, COMMON NAME, TRUNK SIZE, CRZ SIZE, TRUNK ELEVATION, CRZ ELEVATION, COMMENTS, CONDITION RATING. Rows 2315A-2362A.

TREE INVENTORY & CONDITION ANALYSIS

Table with columns: TREE #, BOTANICAL NAME, COMMON NAME, TRUNK SIZE, CRZ SIZE, TRUNK ELEVATION, CRZ ELEVATION, COMMENTS, CONDITION RATING. Rows 2362B-2414.

PROJECT TEAM
APPLICANT: FOULGER-PRATT DEVELOPMENT, LLC
ATTORNEY: MCGUIRE WOODS
TRAFFIC ENGINEER: GORVIE SLADE

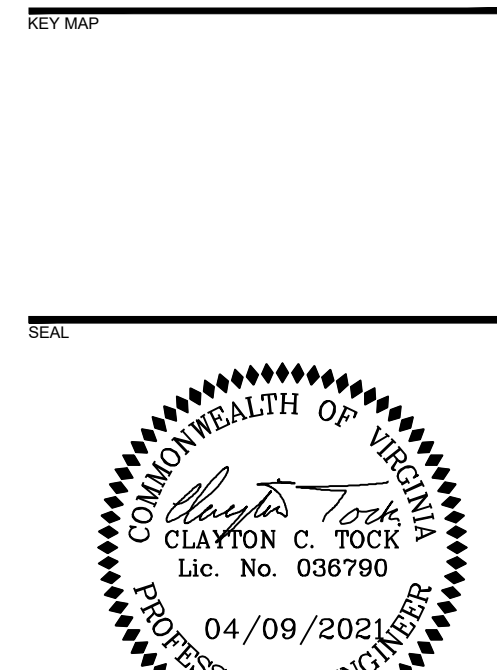
CIVIL ENGINEER: URBAN, LTD.
ARCHITECT: COOPER-CARRY

TRAFFIC ENGINEER: GORVIE SLADE

ARCHITECT: COOPER-CARRY

LANDSCAPE ARCHITECT: OKULUS

APPLICANTS: FOULGER-PRATT DEVELOPMENT, LLC



PROJECT: LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA

RZ-1877

REVISION / ISSUANCE

Table with columns: NO., DESCRIPTION, DATE. Rows 1-10.

DESIGNED BY: URBAN
DRAWN BY: COOPER-CARRY/URBAN
CHECKED BY:

SHEET TITLE: TREE INVENTORY

SHEET NUMBER: 12C

This Plan Prepared or Approved by: John Lightfoot, ISA Certified Arborist # MA-5174A

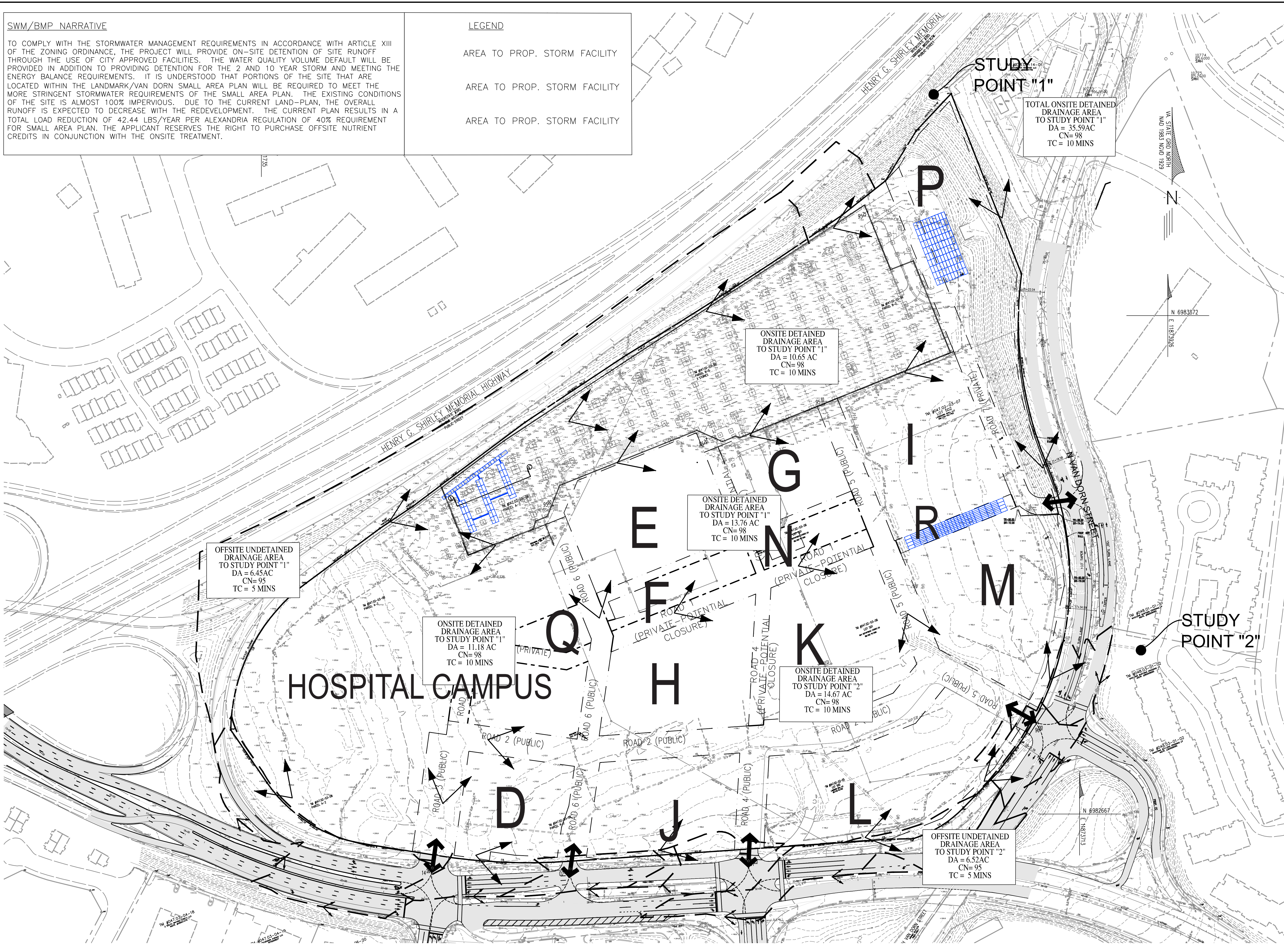


**SWM/BMP NARRATIVE**

TO COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE ON-SITE DETENTION OF SITE RUNOFF THROUGH THE USE OF CITY APPROVED FACILITIES. THE WATER QUALITY VOLUME DEFAULT WILL BE PROVIDED IN ADDITION TO PROVIDING DETENTION FOR THE 2 AND 10 YEAR STORM AND MEETING THE ENERGY BALANCE REQUIREMENTS. IT IS UNDERSTOOD THAT PORTIONS OF THE SITE THAT ARE LOCATED WITHIN THE LANDMARK/VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET THE MORE STRINGENT STORMWATER REQUIREMENTS OF THE SMALL AREA PLAN. THE EXISTING CONDITIONS OF THE SITE IS ALMOST 100% IMPERVIOUS. DUE TO THE CURRENT LAND-PLAN, THE OVERALL RUNOFF IS EXPECTED TO DECREASE WITH THE REDEVELOPMENT. THE CURRENT PLAN RESULTS IN A TOTAL LOAD REDUCTION OF 42.44 LBS/YEAR PER ALEXANDRIA REGULATION OF 40% REQUIREMENT FOR SMALL AREA PLAN. THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFFSITE NUTRIENT CREDITS IN CONJUNCTION WITH THE ONSITE TREATMENT.

**LEGEND**

- AREA TO PROP. STORM FACILITY
- AREA TO PROP. STORM FACILITY
- AREA TO PROP. STORM FACILITY



OFFSITE UNDETAINED DRAINAGE AREA TO STUDY POINT "1"  
DA = 6.45 AC  
CN = 95  
TC = 5 MINS

ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1"  
DA = 11.18 AC  
CN = 98  
TC = 10 MINS

ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1"  
DA = 10.65 AC  
CN = 98  
TC = 10 MINS

ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1"  
DA = 13.76 AC  
CN = 98  
TC = 10 MINS

ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "2"  
DA = 14.67 AC  
CN = 98  
TC = 10 MINS

OFFSITE UNDETAINED DRAINAGE AREA TO STUDY POINT "2"  
DA = 6.52 AC  
CN = 95  
TC = 5 MINS

TOTAL ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1"  
DA = 35.59 AC  
CN = 98  
TC = 10 MINS



**PROJECT TEAM**

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TEL: 703-519-6152  
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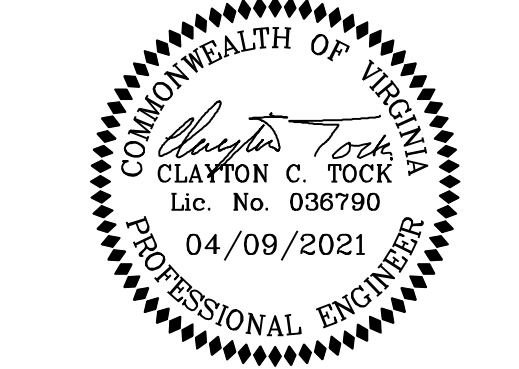
**TRAFFIC ENGINEER**  
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**KEY MAP**

**SEAL**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

RZ-1877

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
2	2nd SUBMISSION	03-05-2021
3	3rd SUBMISSION	04-09-2021
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8		
9		
10		

DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: -

SCALE: 1"=100' NORTH

VERT: AS NOTED  
HORZ: AS NOTED

**SHEET TITLE**  
MASTER STORMWATER MANAGEMENT PLAN

**SHEET NUMBER**



**EXISTING SANITARY SEWER DESIGN COMPUTATIONS**

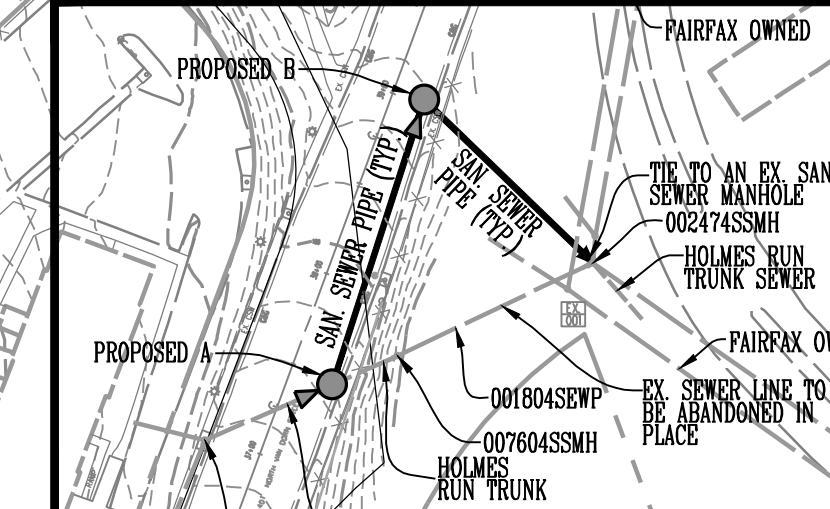
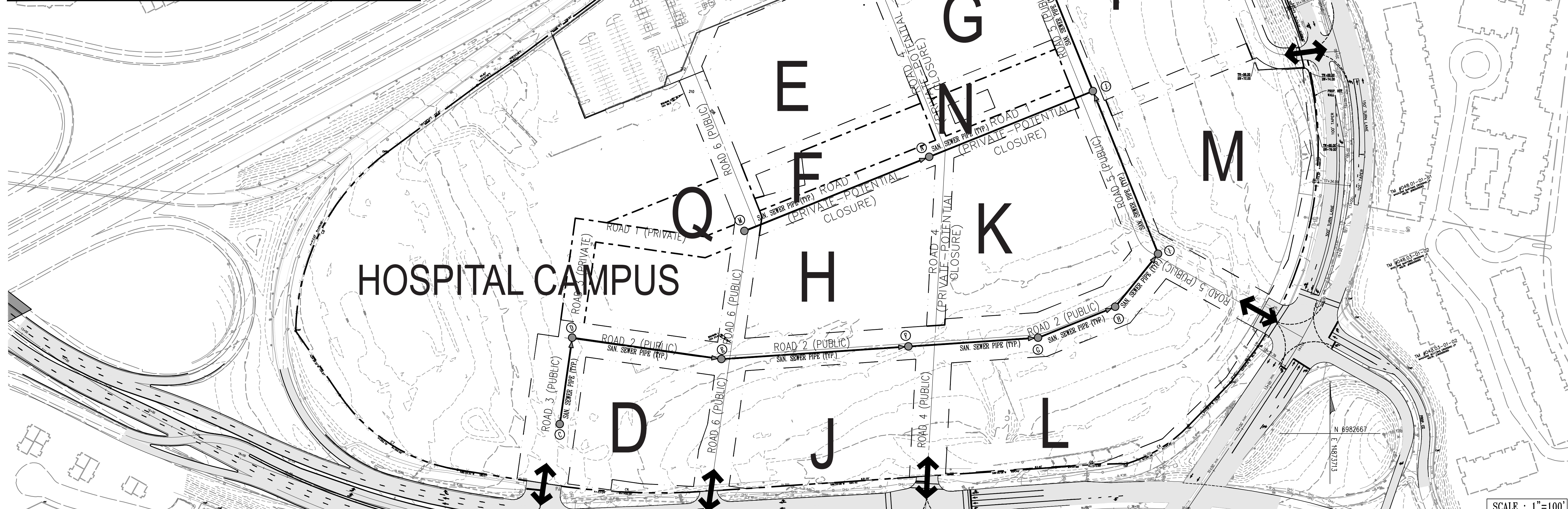
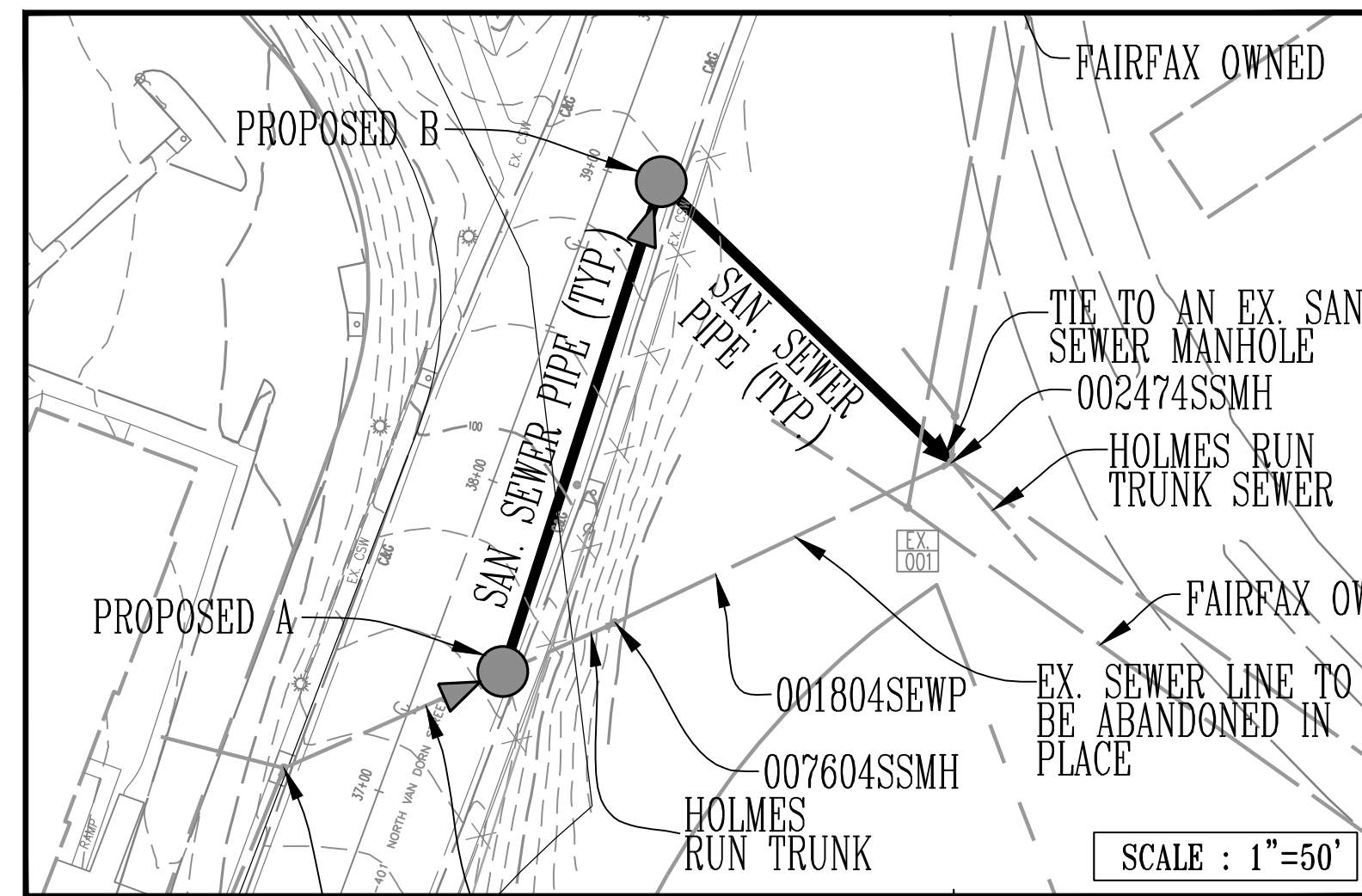
Project: Landmark Mall		RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GDP/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation		Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material
From Point	To Point									Upper End	Lower End								
Landmark	002506SSMH	2590	1872300	142.00	193	4.0	4.91	4.91	7.59	161.50	160.13	102.84	1.33%	12	2.31	2.94	212.34	0.015	Conc.
002506SSMH	002469SSMH	0				4.0	0.00	4.91	7.59	160.03	134.41	111.27	23.03%	10	5.91	11.67	83.06	0.015	Conc.
002469SSMH	007600SSMH	0				4.0	0.00	4.91	7.59	134.24	132.08	28.20	7.66%	12	5.54	7.05	88.56	0.015	Conc.
007600SSMH	002468SSMH	0				4.0	0.00	4.91	7.59	129.77	119.03	221.98	4.84%	12	4.40	5.61	111.42	0.015	Conc.
002468SSMH	002467SSMH	0				4.0	0.00	4.91	7.59	118.81	97.75	299.41	7.03%	12	5.31	6.76	92.41	0.015	Conc.
002467SSMH	007604SSMH	0			180.00	4.0	0.09	5.00	7.73	97.45	81.35	218.88	7.36%	12	5.43	6.91	92.09	0.015	Conc.
007604SSMH	002474SSMH	0				4.0	0.00	5.00	7.73	69.50	68.92	112.75	0.51%	12	1.44	1.91	348.23	0.015	Conc.

**PROPOSED SANITARY SEWER DESIGN COMPUTATIONS**

Project: Landmark Mall		RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GDP/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation		Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material
From Point	To Point									Upper End	Lower End								
Landmark	002506SSMH	2590	1872300	142.00	193	4.0	4.91	4.91	7.59	161.50	160.13	102.84	1.33%	12	2.31	2.94	212.34	0.015	Conc.
002506SSMH	002469SSMH	0				4.0	0.00	4.91	7.59	160.03	134.41	111.27	23.03%	10	5.91	11.67	83.06	0.015	Conc.
002469SSMH	007600SSMH	0				4.0	0.00	4.91	7.59	134.24	132.08	28.20	7.66%	12	5.54	7.05	88.56	0.015	Conc.
007600SSMH	002468SSMH	0				4.0	0.00	4.91	7.59	129.77	119.03	221.98	4.84%	12	4.40	5.61	111.42	0.015	Conc.
002468SSMH	002467SSMH	0				4.0	0.00	4.91	7.59	118.81	97.75	299.41	7.03%	12	5.31	6.76	92.41	0.015	Conc.
002467SSMH	A	0			180.00	4.0	0.09	5.00	7.73	97.45	92.14	72.22	7.36%	16	11.69	15.46	42.75	0.015	Conc.
A	B	0				4.0	0.00	5.00	7.73	91.84	80.35	115.88	9.92%	16	13.57	17.90	36.83	0.015	Conc.
B	002474SSMH	0				4.0	0.00	5.00	7.73	80.05	68.92	112.21	9.92%	16	13.57	17.90	36.82	0.015	Conc.

**NOTES**

1. RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER 1,000 S.F. OF NET FLOOR AREA
2. RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT
3. EACH RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE
4. SINCE EACH 1,000 S.F. RESIDENTIAL UNIT PRODUCES MORE FLOW THAN 1,000 OF OFFICE/COMMERCIAL SPACE THE RESIDENTIAL OPTION HAS BEEN SHOWN TO CALCULATE THE MAXIMUM SANITARY FLOW
5. ALL PIPE DATA HAS BEEN OBTAINED BY FIELD SURVEY PERFORMED BY URBAN, LTD.
6. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
7. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.



**PROJECT TEAM**

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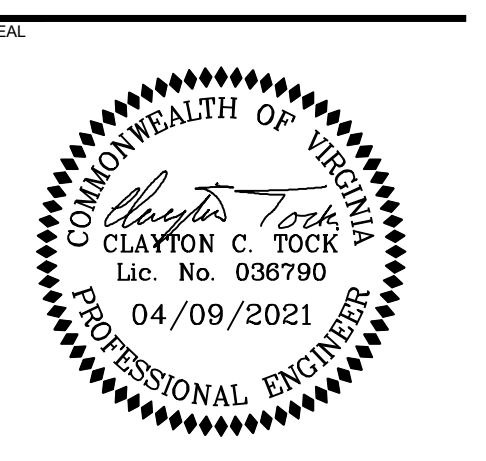
**ARCHITECT**  
COOPER-CARRY  
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**KEY MAP**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

RZ-1877

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DESIGNED BY: URBAN  
DRAWN BY: LANDDESIGN/URBAN  
CHECKED BY: -

SCALE: 1"=100' NORTH

VERT: AS NOTED  
HORZ: AS NOTED

**SHEET TITLE**

SANITARY PLAN & COMPUTATIONS

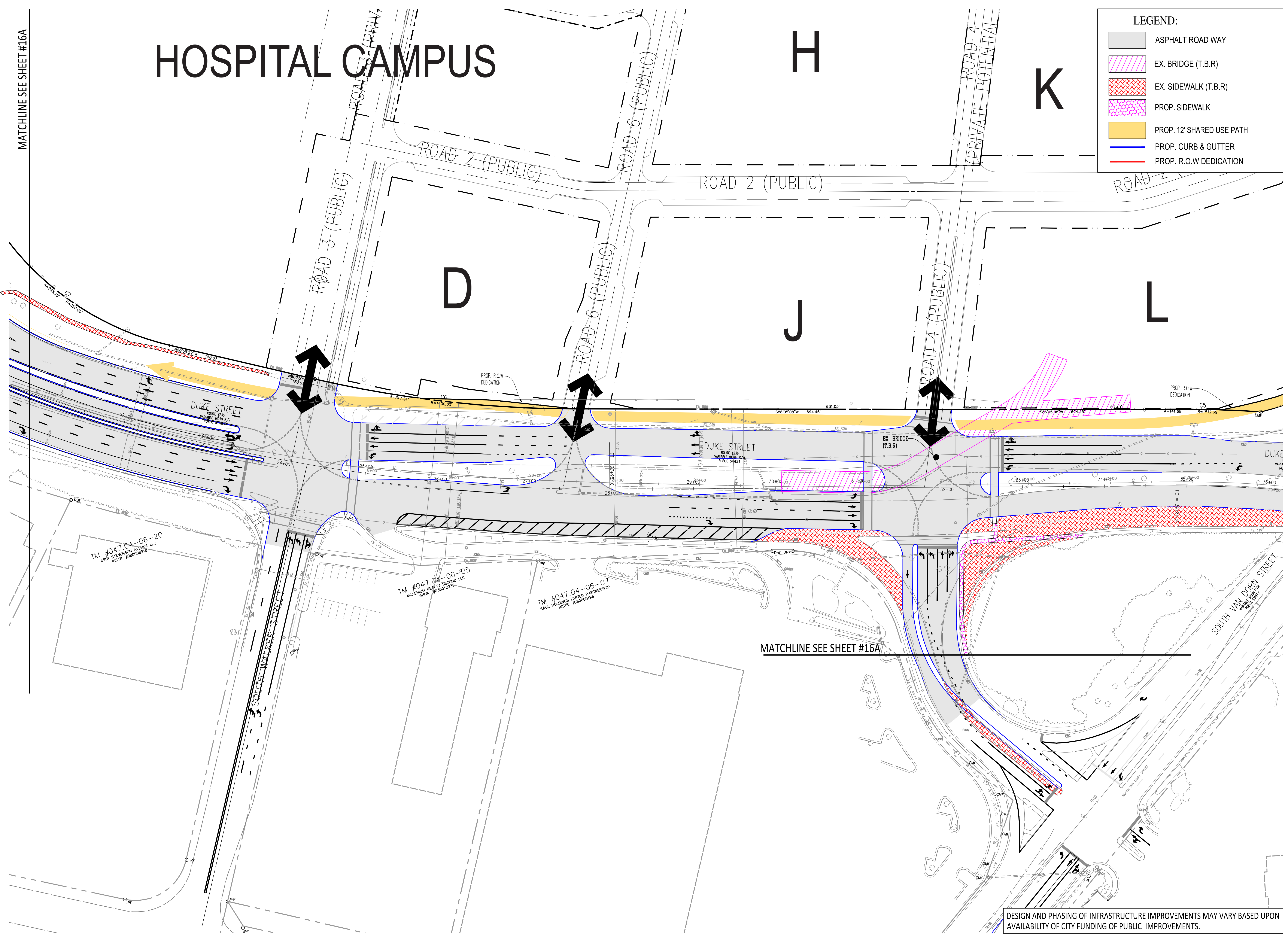


# HOSPITAL CAMPUS

**LEGEND:**

- ASPHALT ROAD WAY
- EX. BRIDGE (T.B.R)
- EX. SIDEWALK (T.B.R)
- PROP. SIDEWALK
- PROP. 12' SHARED USE PATH
- PROP. CURB & GUTTER
- PROP. R.O.W DEDICATION

MATCHLINE SEE SHEET #16A



MATCHLINE SEE SHEET #16A

DESIGN AND PHASING OF INFRASTRUCTURE IMPROVEMENTS MAY VARY BASED UPON AVAILABILITY OF CITY FUNDING OF PUBLIC IMPROVEMENTS.

**PROJECT TEAM**

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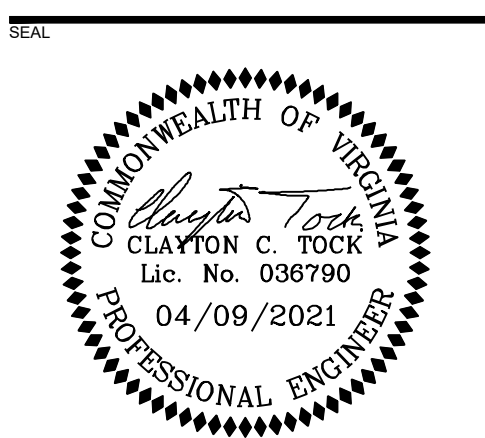
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KEY MAP



**PROJECT**  
LANDMARK MALL REDEVELOPMENT

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

RZ-1877

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DESIGNED BY: URBAN  
DRAWN BY: COOPER-CARRY/URBAN  
CHECKED BY: .

SCALE: 1"=50' NORTH

VERT: AS NOTED  
HORZ: AS NOTED

SHEET TITLE

ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET

SHEET NUMBER



**PROJECT TEAM**

**APPLICANT**  
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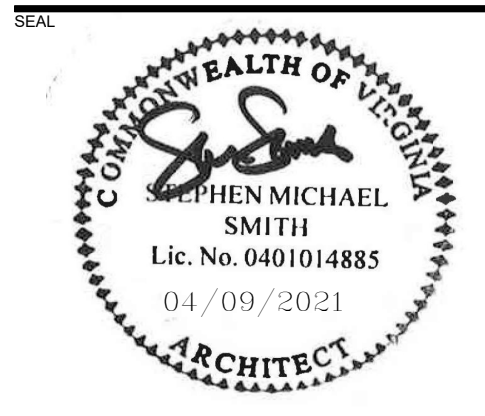
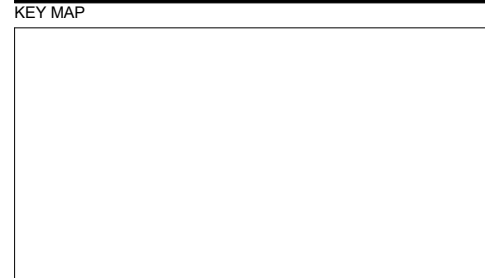
**ARCHITECT**  
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**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

COOPER CARRY PROJ # 20200118

**REVISION / ISSUANCE**

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 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: -

SCALE: 1" = 100' NORTH

VERT: AS NOTED  
 HORZ: AS NOTED

**SHEET TITLE**

HEIGHT DIAGRAM

**SHEET NUMBER**

**NOTES**

- HEIGHT MAXIMUMS AND MINIMUMS ARE NOT APPLICABLE TO ACCESSORY STRUCTURES WITHIN PUBLIC PARKS. SUCH ACCESSORY STRUCTURES SHALL NOT EXCEED ONE-STORY, WITH ROOFTOP ACCESSORY USE.
- THE PREDOMINANT HEIGHT OF BUILDINGS ON THE BLOCK SHALL BE AT LEAST THE MINIMUM SHOWN ON THE CONCEPTUAL BUILDING HEIGHTS PLAN, UNLESS LOWER HEIGHTS ARE APPROVED AS PART OF THE DSUP FOR A BUILDING.
- THE SIZES AND LOCATIONS OF THE LIGHT GREEN PUBLICLY ACCESSIBLE OPEN SPACE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE REVIEWED WITH FUTURE DSUP SUBMISSIONS.

**PLACEMAKING APPROACH NARRATIVE**

PLACEMAKING IS THE PROCESS OF CREATING QUALITY SPACES AND BUILDINGS. THE LANDMARK PLAN PROPOSES A NEW COMMUNITY THAT WILL ENHANCE QUALITY OF LIFE AND CREATE A REMARKABLE DESTINATION FOR RESIDENTS AND VISITORS TO THE WEST END OF ALEXANDRIA.

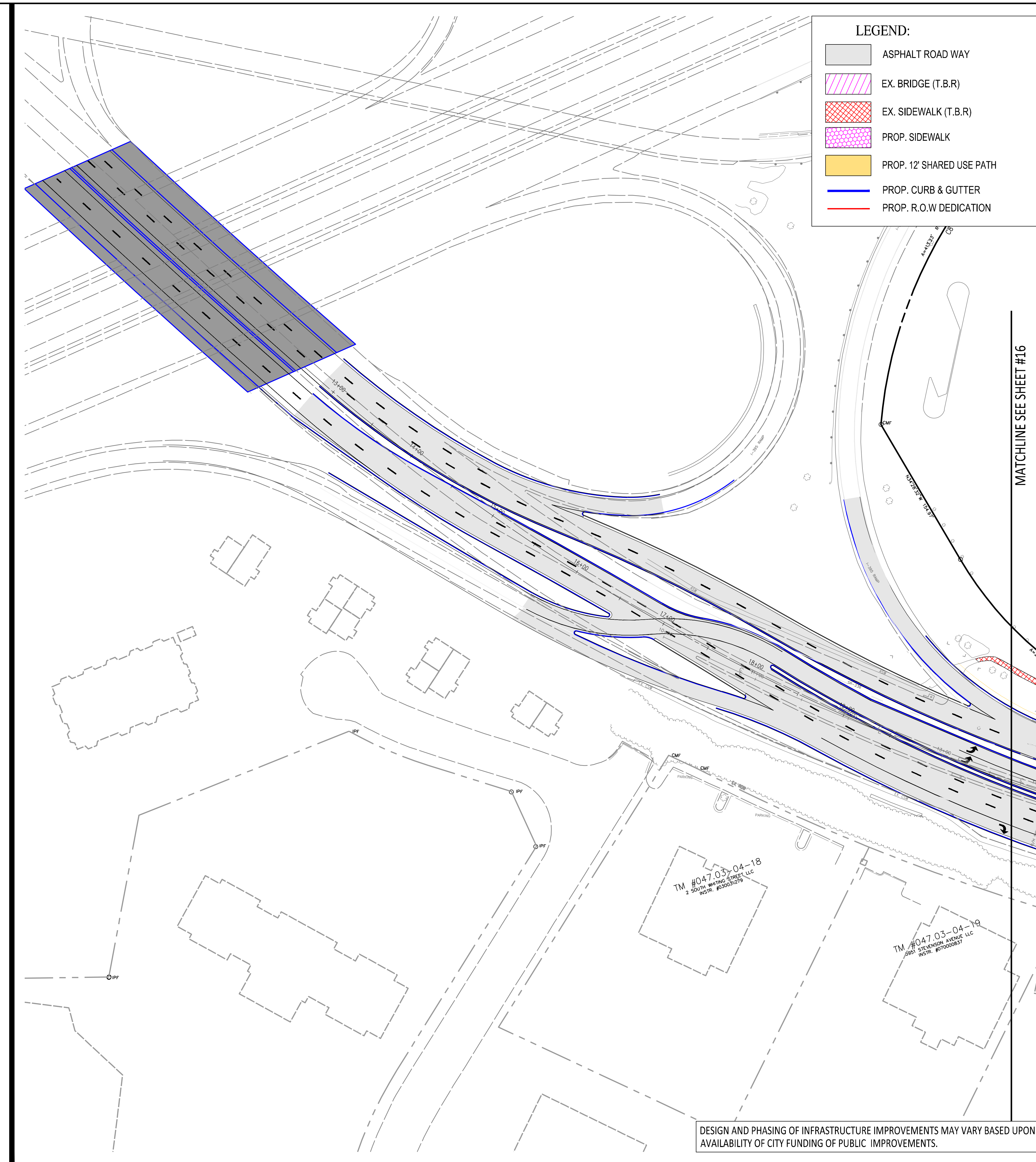
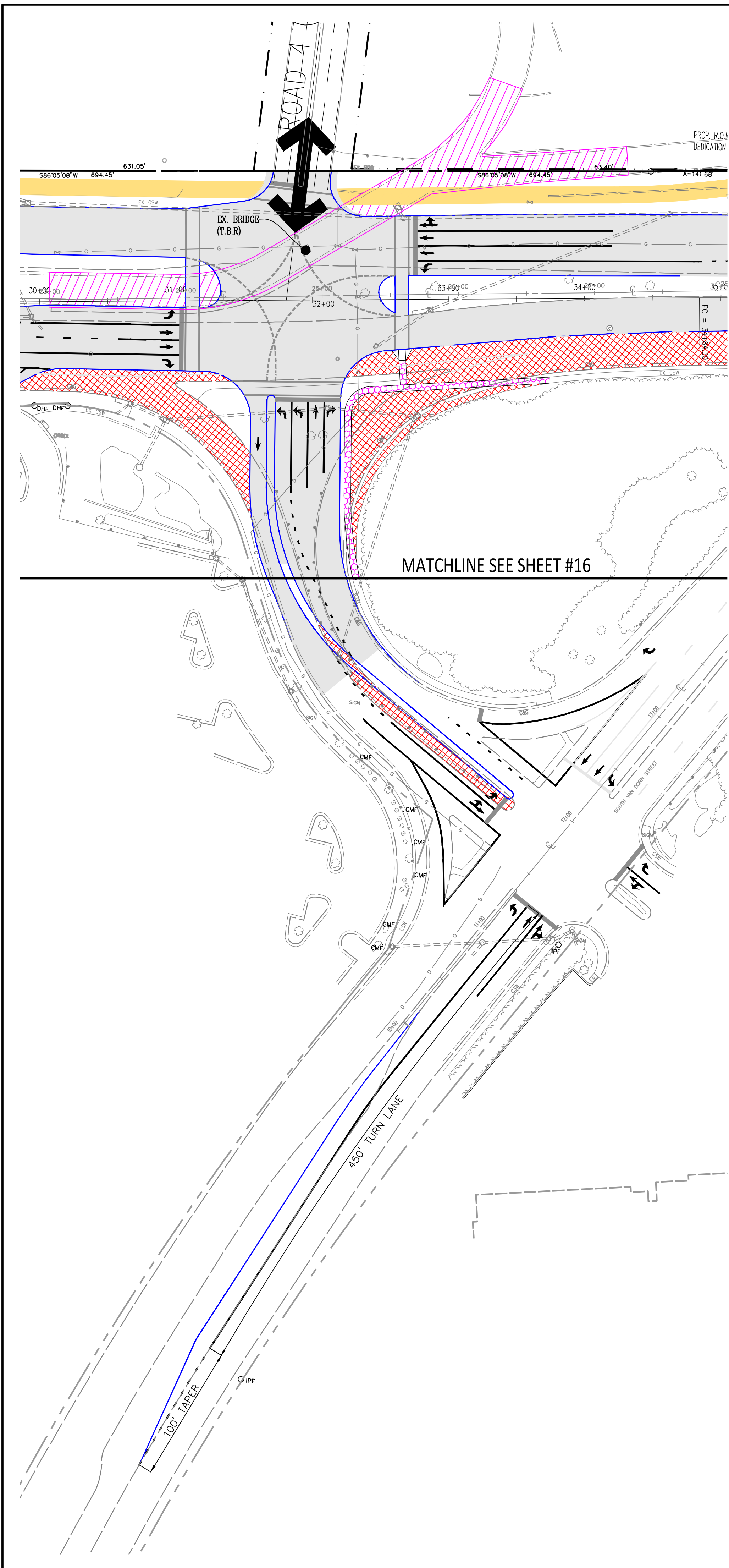
WHERE INDICATED ON THE PLAN, PLACEMAKING OPPORTUNITIES, BUILDINGS AND OPEN SPACES MAY INCLUDE GATEWAY ELEMENTS, PUBLIC ART, AND QUALITY MATERIALS. ADDITIONAL INFORMATION CAN BE FOUND IN THE LEGEND RELATED TO THE EXACT ALLOWANCES FOR THESE AREAS.

**LEGEND**

- GATEWAY/PLACEMAKING LOCATIONS
- LOCATIONS OF ICONIC FEATURES RELATED TO APPROACH CORRIDORS AND/OR LANDMARK IDENTITY LOCATIONS. SIGNATURE BUILDINGS MAY BE LOCATED IN THESE LOCATIONS, NOT TO EXCEED THE MAXIMUM HEIGHT OF 250 FEET, AS SET FOR LANDMARK MALL DEVELOPMENT BLOCK IN THE LANDMARK-VAN DORN CORRIDOR PLAN
- ENHANCED ENTRANCE
- SIGNATURE BUILDINGS MAY BE LOCATED AT THIS LOCATION (NOT TO EXCEED THE MAXIMUM HEIGHT OF 250 FEET).
- THIS LOCATION MAY ALSO INCLUDE OTHER ELEMENTS TO HIGHLIGHT THE ENTRANCE, WHICH MAY INCLUDE SIGNAGE, PUBLIC ART, LIGHTING, ARCHITECTURAL MASSING, TO BE OUTLINED IN THE DESIGN GUIDELINES, AND FINALIZED AS PART OF THE DEVELOPMENT REVIEW PROCESS.
- OPEN SPACE
- PRIVATE OPEN SPACE WITH ACCESS EASEMENT
- BUILDING FOOTPRINT
- PUBLICLY ACCESSIBLE OPEN SPACE
- RETAIL USE IN OPEN SPACE
- PARCEL EXTENTS







**LEGEND:**

- ASPHALT ROAD WAY
- EX. BRIDGE (T.B.R)
- EX. SIDEWALK (T.B.R)
- PROP. SIDEWALK
- PROP. 12' SHARED USE PATH
- PROP. CURB & GUTTER
- PROP. R.O.W DEDICATION



**PROJECT TEAM**

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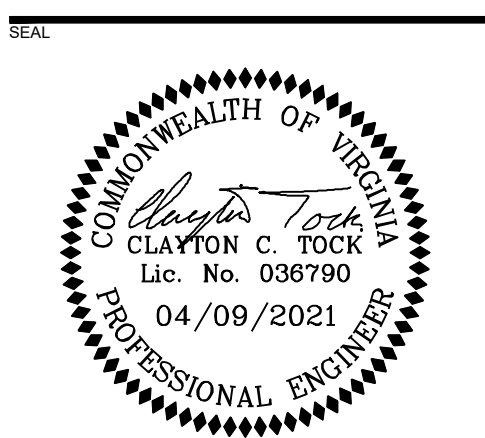
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**KEY MAP**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

RZ-1877

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DESIGNED BY: URBAN  
 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: .

SCALE: 1"=50' NORTH

VERT: AS NOTED  
 HORZ: AS NOTED

**SHEET TITLE**

ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET

**SHEET NUMBER**

16A

DESIGN AND PHASING OF INFRASTRUCTURE IMPROVEMENTS MAY VARY BASED UPON AVAILABILITY OF CITY FUNDING OF PUBLIC IMPROVEMENTS.



**PROJECT TEAM**

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 TEL. 703-519-6152  
 CONTACT: ABBEY OKLAK, AIA

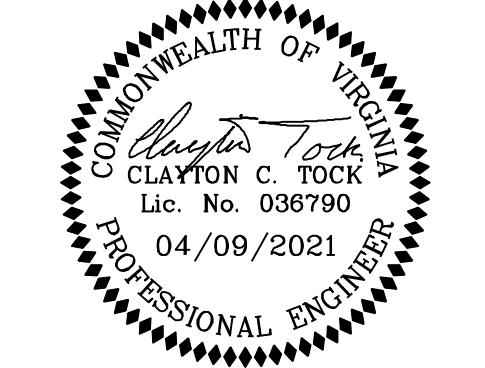
**TRAFFIC ENGINEER**  
 GOROVE SLADE  
 225 REINEKERS LANE  
 SUITE 750  
 ALEXANDRIA, VA 22314  
 TEL. 202-540-1926  
 CONTACT: ROBERT SCHIESEL, P.E.

**LANDSCAPE ARCHITECT**  
 OCULUS  
 1611 CONNECTICUT AVE, NW  
 3RD FLOOR  
 WASHINGTON, DC 20009  
 TEL. 202-588-5454  
 CONTACT: DON HOOVER

**APPLICANTS**  
 FOULGER-PRATT DEVELOPMENT, LLC  
 12435 PARK POTOMAC AVE  
 SUITE 200  
 POTOMAC, MD 20854  
 TEL. 240-499-9600

**KEY MAP**

**SEAL**



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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

RZ-1877

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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8	-	-
9	-	-
10	-	-

DESIGNED BY: URBAN  
 DRAWN BY: COOPER-CARRY/URBAN  
 CHECKED BY: .

SCALE: 1"=50' NORTH

VERT: AS NOTED  
 HORZ: AS NOTED

**SHEET TITLE**

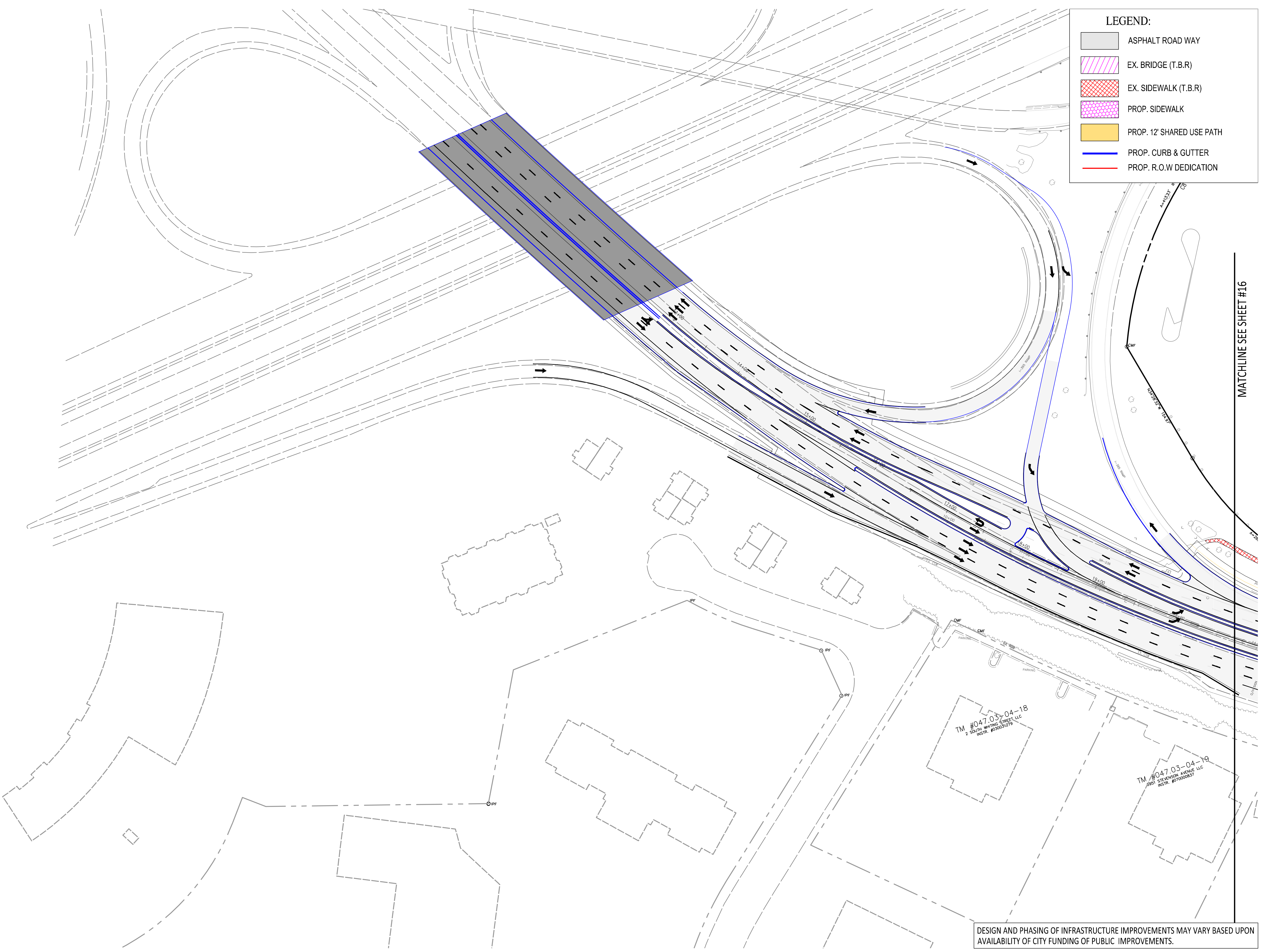
**ULTIMATE PUBLIC ROW IMPROVEMENTS - DUKE STREET ALTERNATE**

**SHEET NUMBER**

**LEGEND:**

- ASPHALT ROAD WAY
- EX. BRIDGE (T.B.R)
- EX. SIDEWALK (T.B.R)
- PROP. SIDEWALK
- PROP. 12' SHARED USE PATH
- PROP. CURB & GUTTER
- PROP. R.O.W DEDICATION

MATCHLINE SEE SHEET #16



DESIGN AND PHASING OF INFRASTRUCTURE IMPROVEMENTS MAY VARY BASED UPON AVAILABILITY OF CITY FUNDING OF PUBLIC IMPROVEMENTS.



**PROJECT TEAM**

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 FOULGER-PRATT DEVELOPMENT, LLC  
 12435 PARK POTOMAC AVE  
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 CONTACT: NICK BEESON

**ATTORNEY**  
 MCGUIRE WOODS  
 1750 TYSONS BOULEVARD  
 SUITE 1800  
 TYSONS, VA 22102  
 TEL. 703-712-5000  
 CONTACT: JONATHAN RAK

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

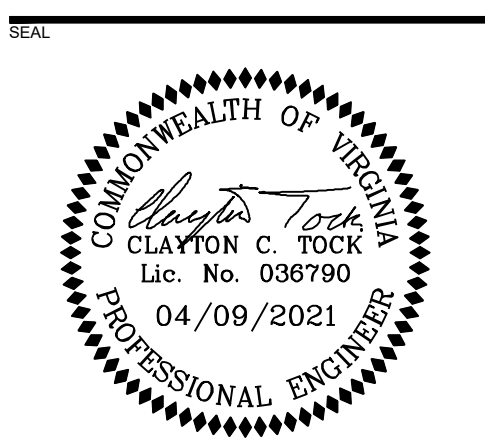
**ARCHITECT**  
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**KEY MAP**



**PROJECT**

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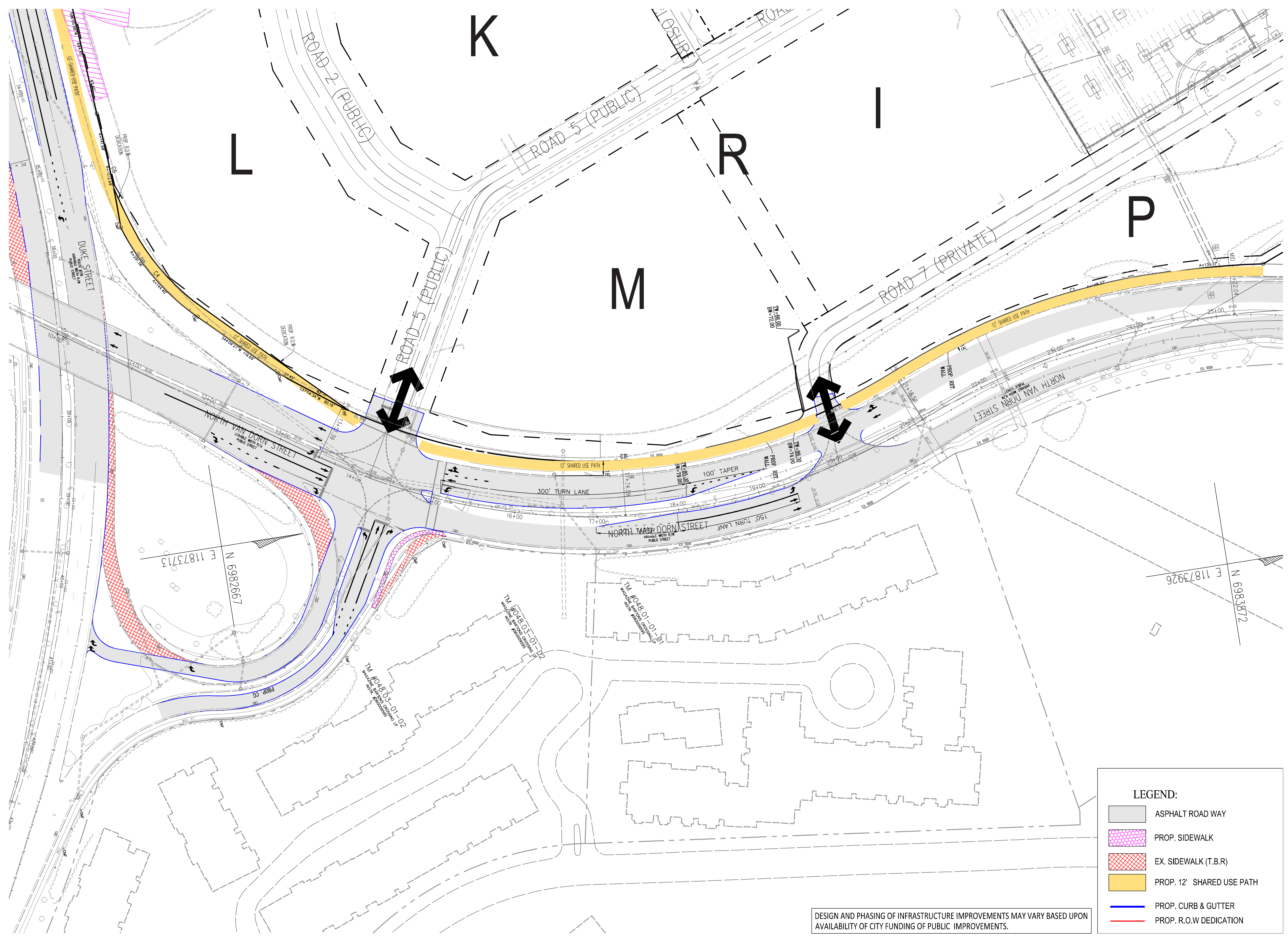
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VERT: AS NOTED  
 HORZ: AS NOTED

**SHEET TITLE**

**ULTIMATE PUBLIC ROW IMPROVEMENTS - VAN DORN STREET**

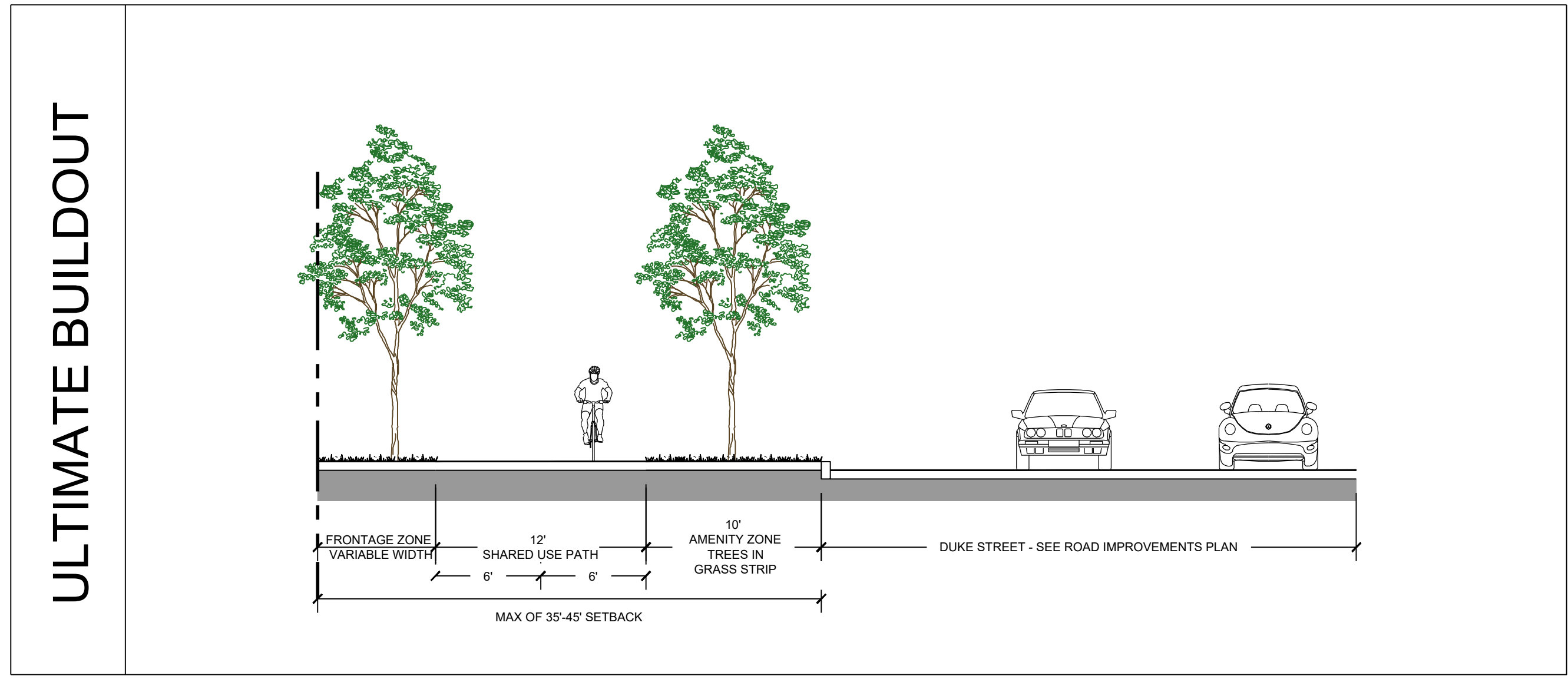
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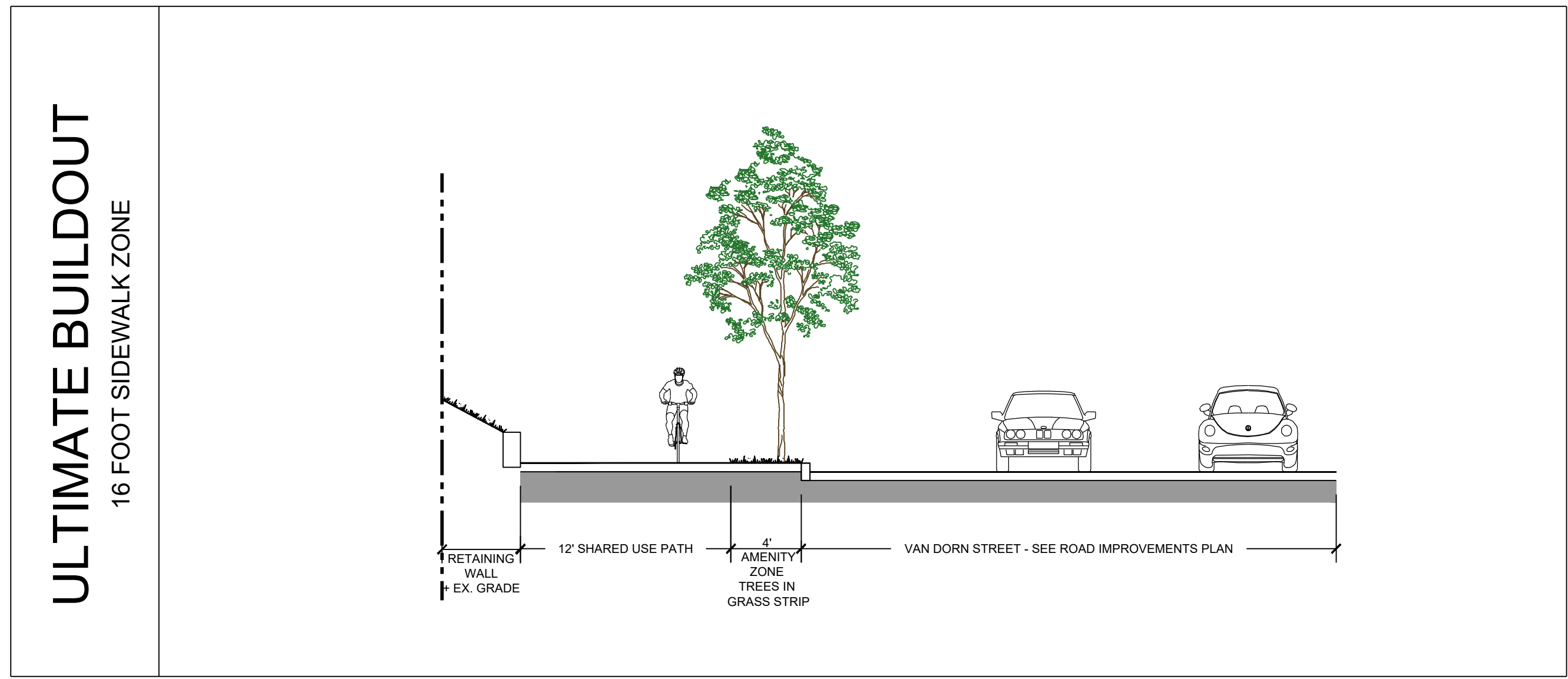
DESIGN AND PHASING OF INFRASTRUCTURE IMPROVEMENTS MAY VARY BASED UPON AVAILABILITY OF CITY FUNDING OF PUBLIC IMPROVEMENTS.



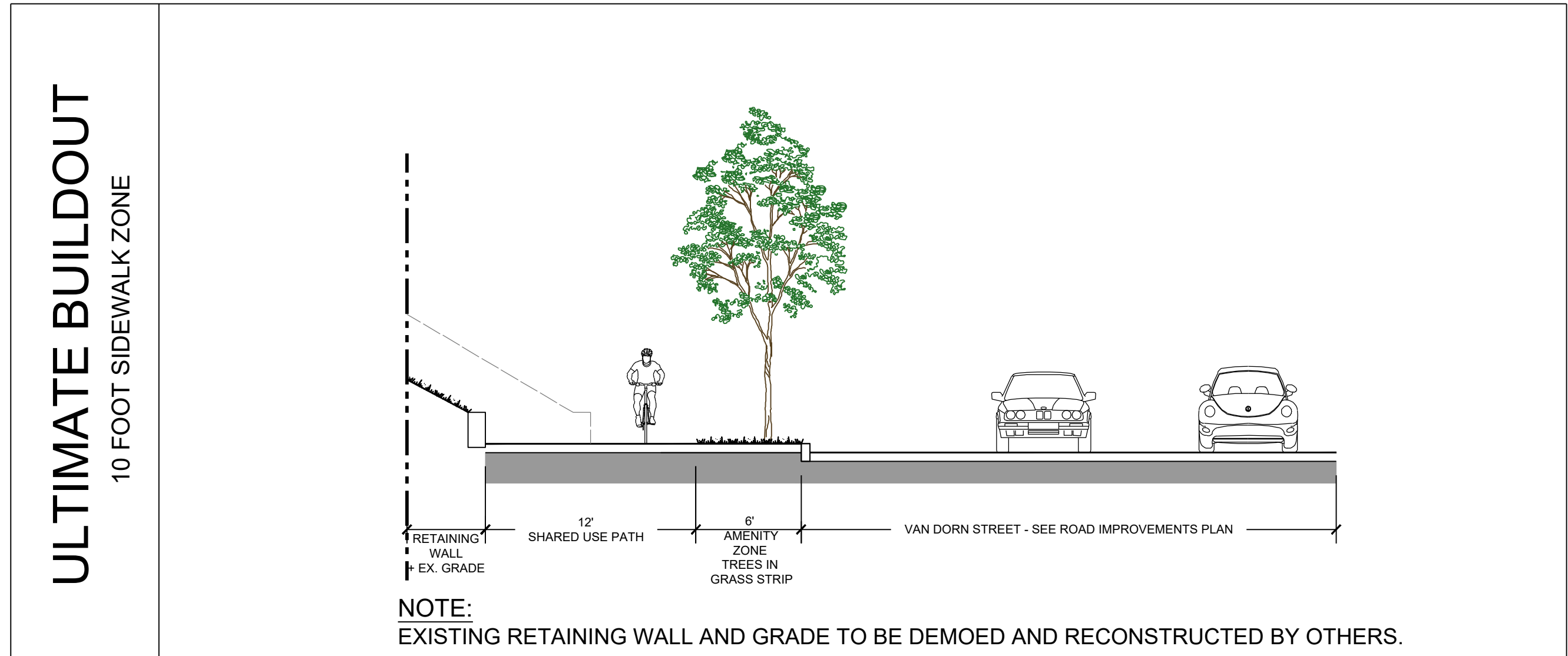
**DUKE STREET FROM ROAD 3 TO ROAD 5**



**N VAN DORN STREET FROM ROAD 5 TO ROAD 7**



**N VAN DORN STREET FROM ROAD 7 TO PROPERTY LINE**



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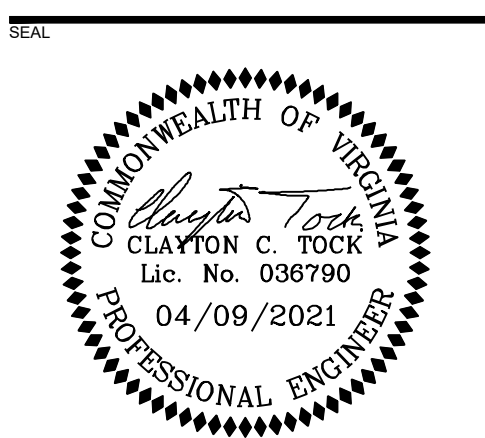
**ARCHITECT**  
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**KEY MAP**



**PROJECT**

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 LANDMARK - VAN DORN

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 CHECKED BY: -

SCALE: N.T.S. NORTH

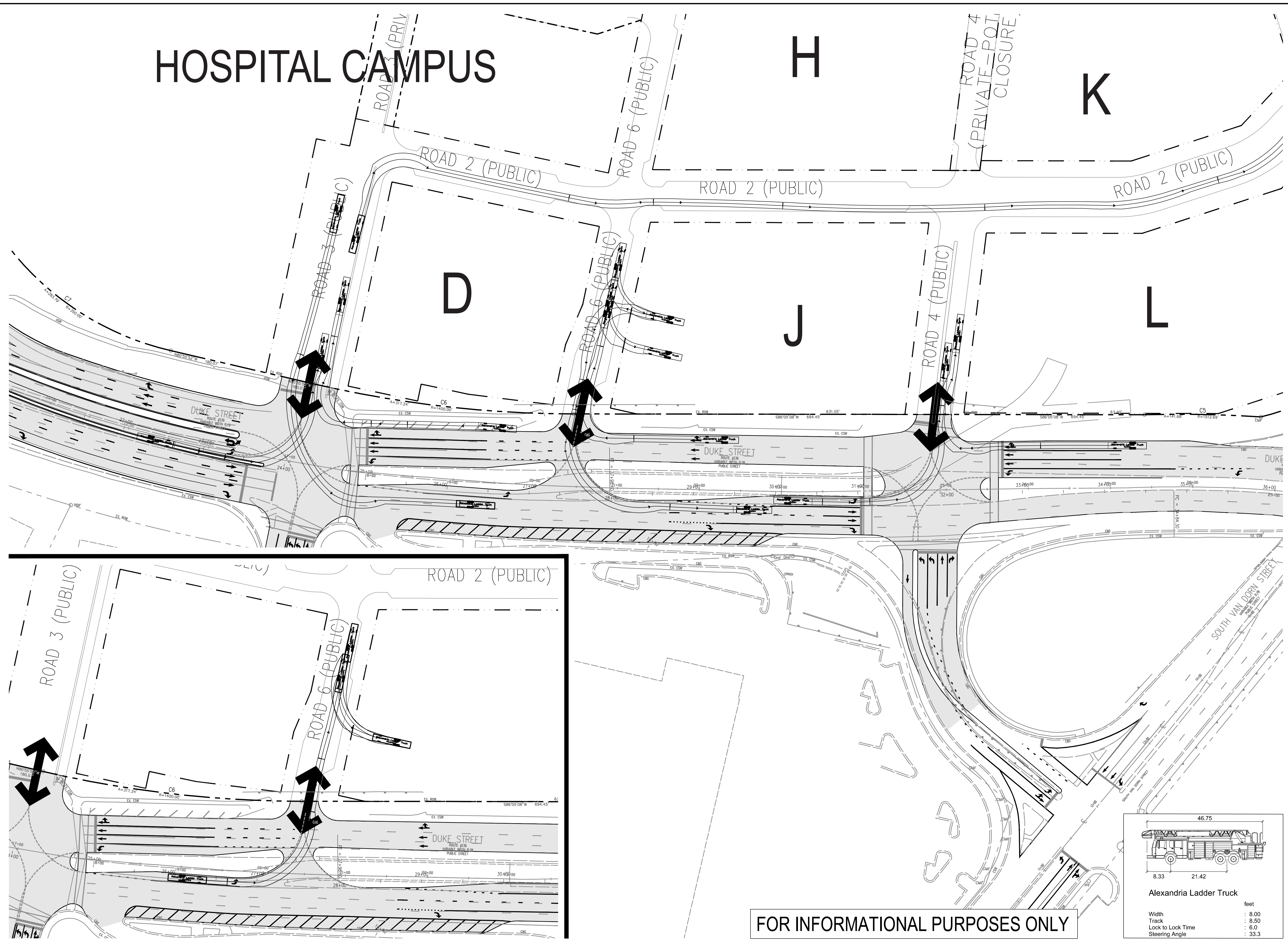
VERT: AS NOTED  
 HORZ: AS NOTED

**STREETSCAPE SECTIONS**

SHEET NUMBER



# HOSPITAL CAMPUS



FOR INFORMATIONAL PURPOSES ONLY



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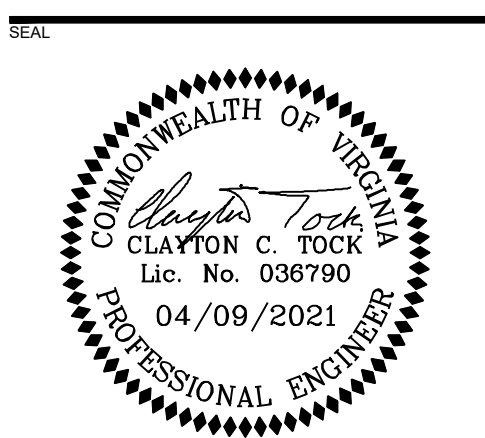
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**KEY MAP**



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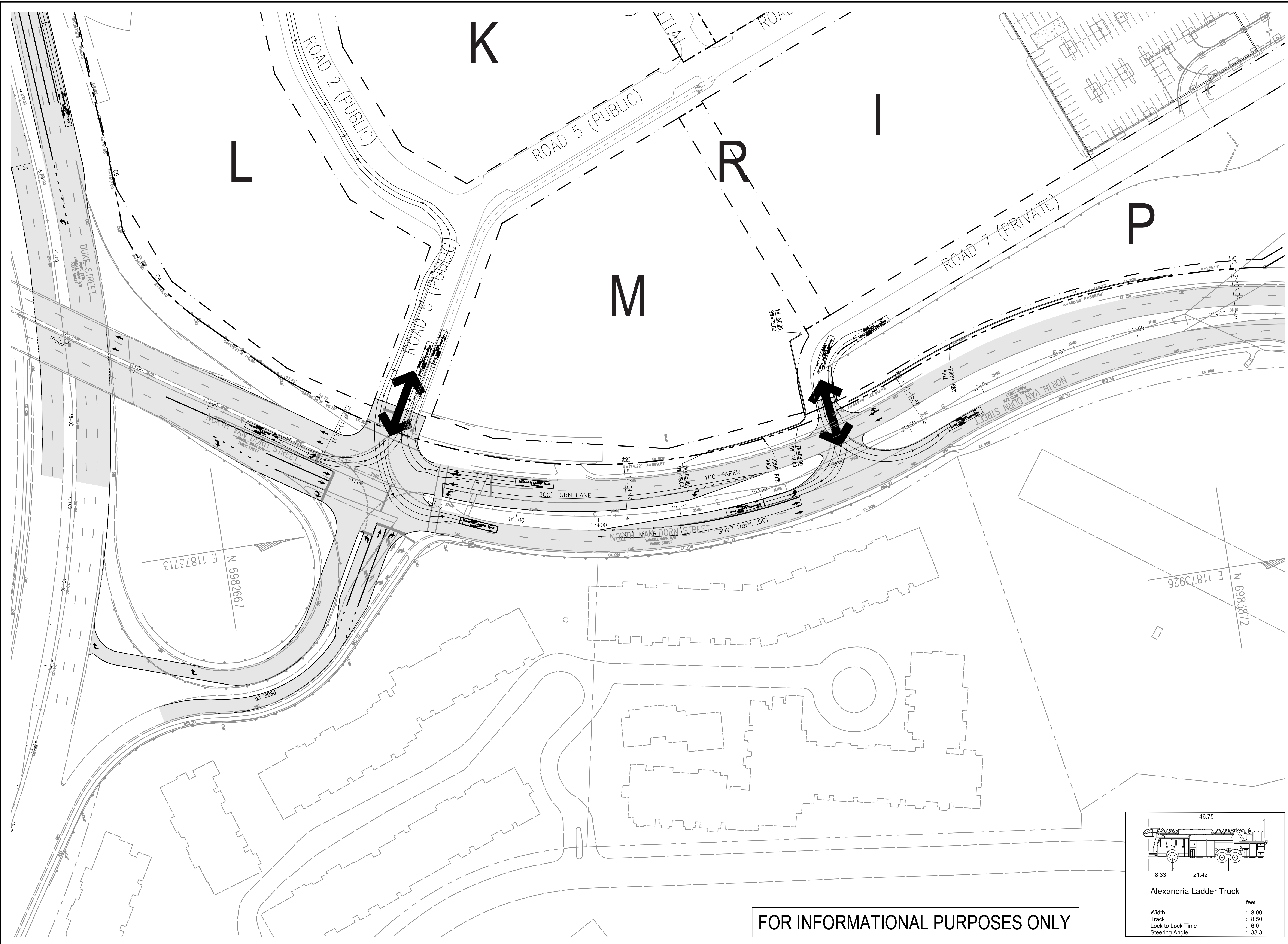
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VERT: AS NOTED  
 HORZ: AS NOTED

SHEET TITLE  
**AUTOTURN EXHIBIT**

SHEET NUMBER





**PROJECT TEAM**

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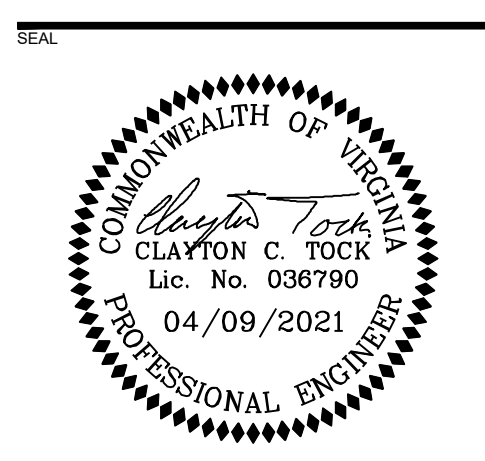
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REV MAP



**PROJECT**

**LANDMARK MALL REDEVELOPMENT**

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RZ-1877

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 DRAWN BY: LANDESIGN/URBAN  
 CHECKED BY: -

SCALE: 1"=50' NORTH

VERT: AS NOTED  
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SHEET TITLE  
**AUTOTURN EXHIBIT**

SHEET NUMBER  
**20**

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