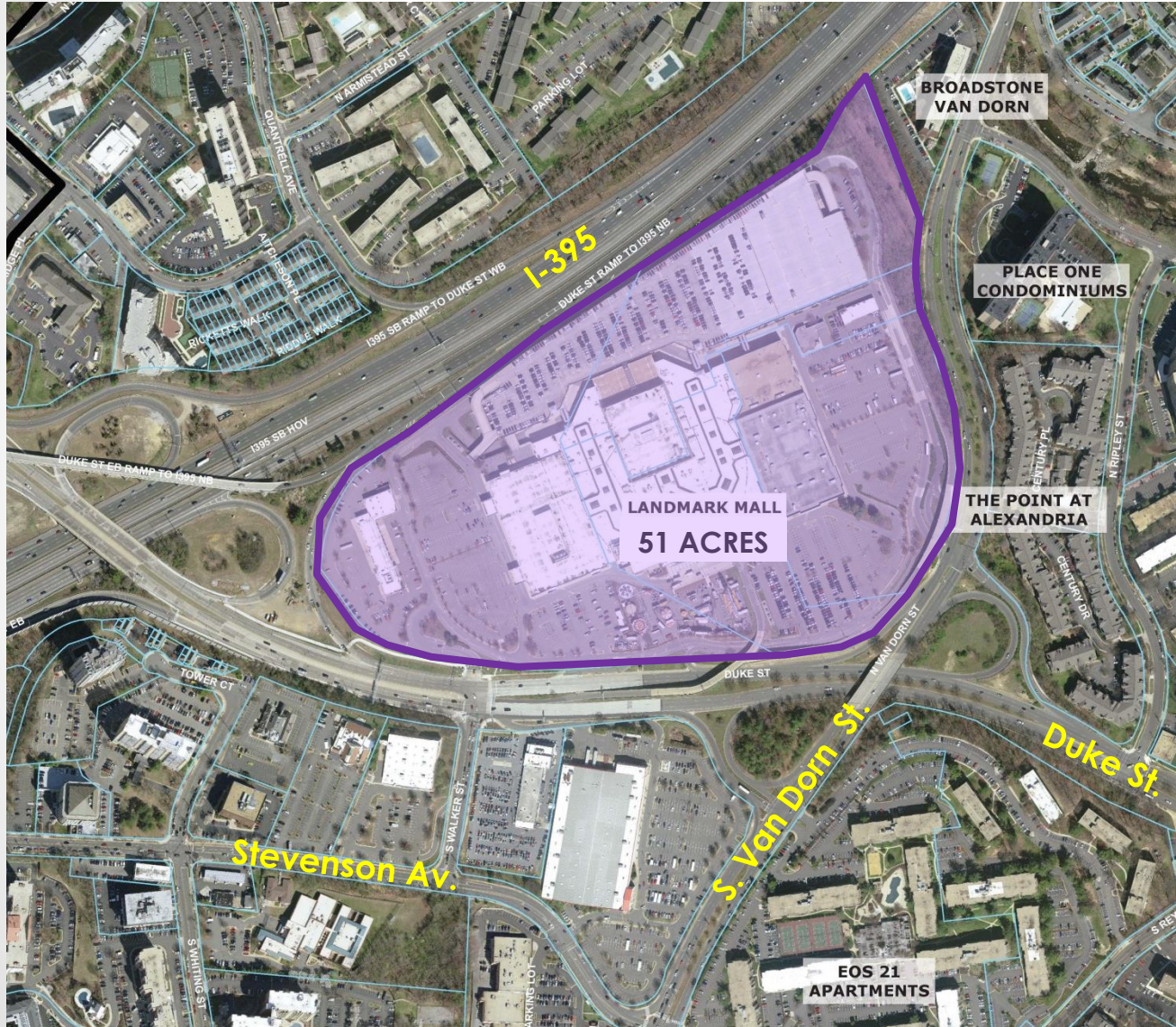


Landmark Mall Re-planning Process

Planning Commission – 02.05.2019 – Discussion Item



WHY PLAN NOW?

- Previously approved plans expired
- Entire site under coordinated ownership
- Market shifts since 2009
- Refine Plan, incorporate flexibility, enable redevelopment

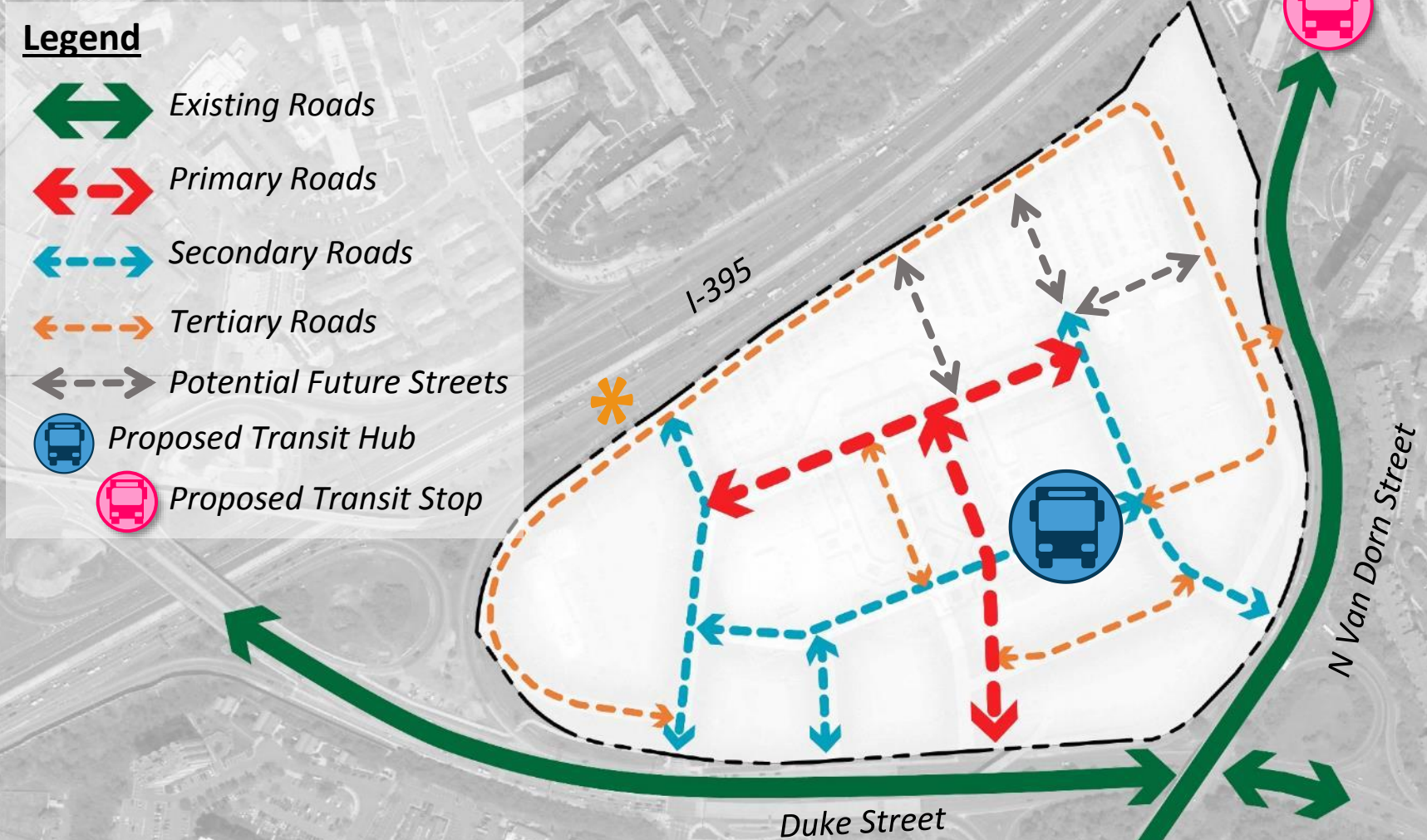
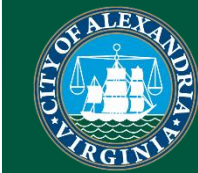
FINAL PRODUCT:

- New chapter to 2009 Plan reflecting existing and new Draft Recommendations

BUILD ON '09 VISION:

- An attractive, mixed-use urban center with distinctive architecture, transit and community spaces that serves regional and neighborhood needs and provides walkable streets with access and connections to surrounding neighborhoods

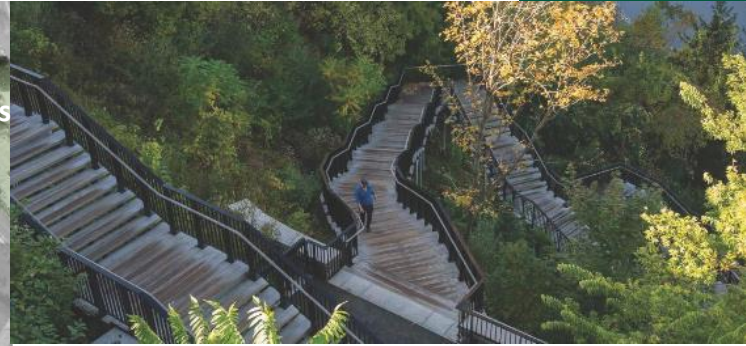
FRAMEWORK STREETS & TRANSIT HUB



Potential for a connection to I-395 along the north side of the site (subject to VDOT coordination and approvals)



OPEN SPACE (Min. 3.5 AC. Public + %)



Note: For illustrative purposes only. Exact locations, size and design to be determined with CDD and DSUP approvals.

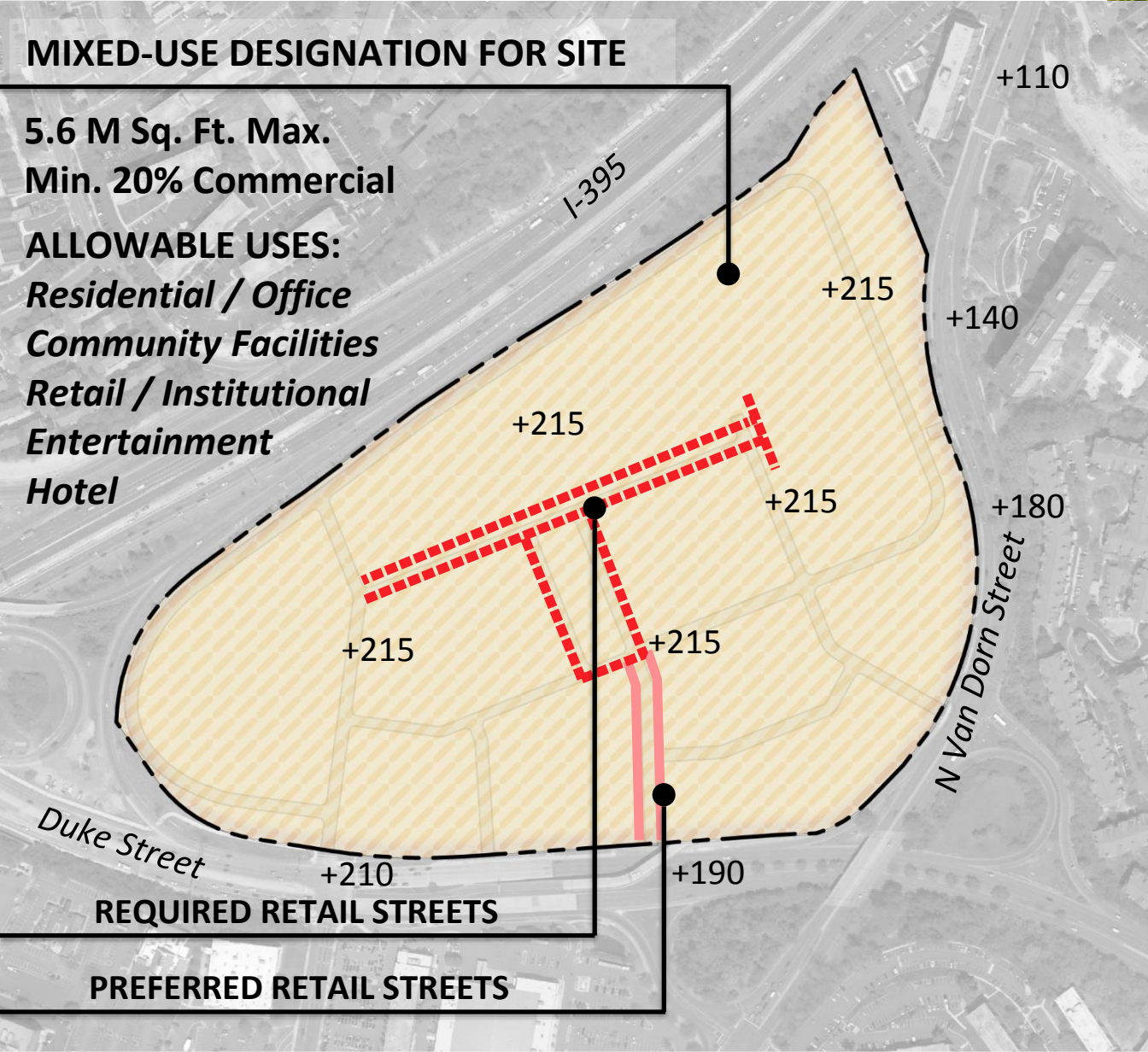
LAND USE & FLEXIBILITY



MIXED-USE DESIGNATION FOR SITE

5.6 M Sq. Ft. Max.
Min. 20% Commercial

- ALLOWABLE USES:**
- Residential / Office*
 - Community Facilities*
 - Retail / Institutional*
 - Entertainment*
 - Hotel*

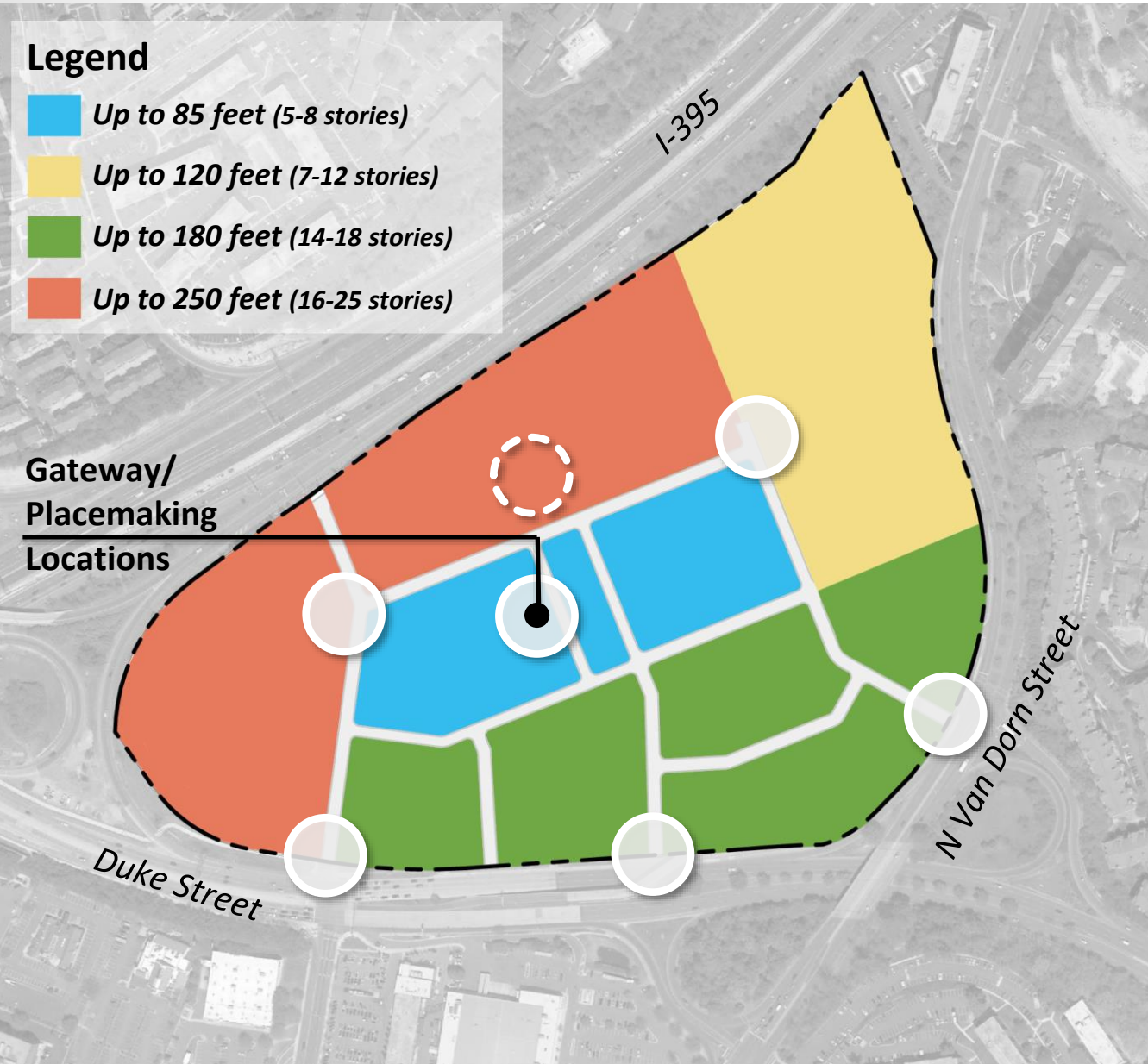


COMMUNITY FACILITIES

- Allow Community Facilities
- Provide incentives:
 - Floor Area
 - Height
- Colocation



BUILDING HEIGHT & PLACEMAKING



HOUSING AFFORDABILITY

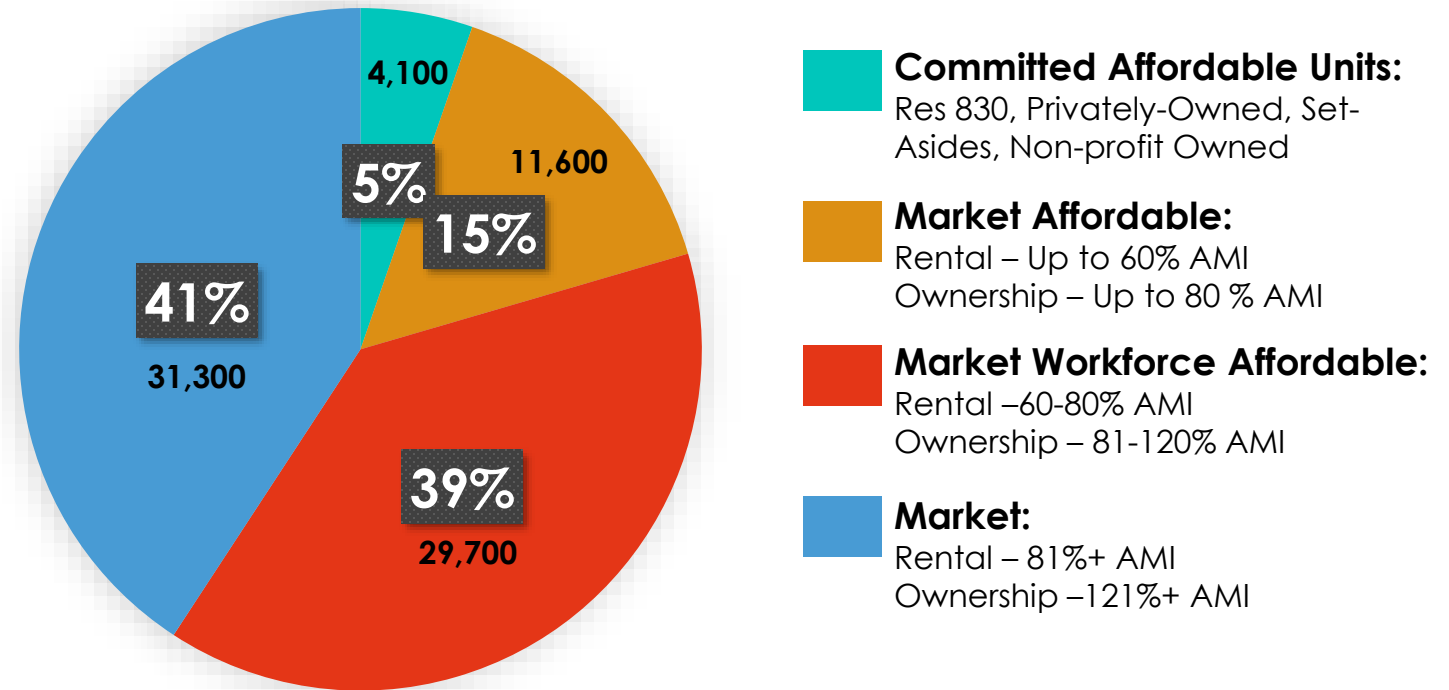


- Rent outpacing income growth
- 2000-2018: 88% decrease in market-affordable rental units (60% AMI)
- More jobs created for workers earning between 30-70% AMI

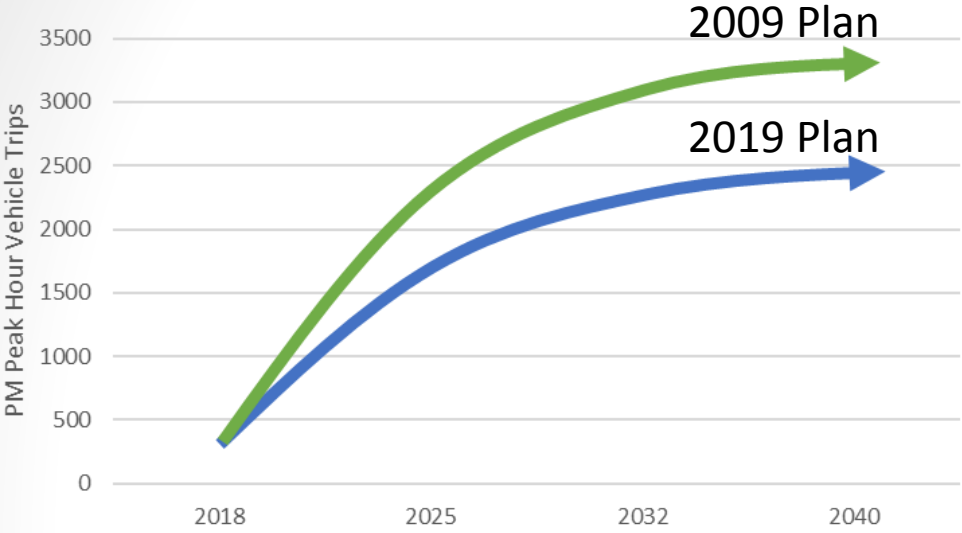
- **RECOMMENDATIONS:**

- Setting target percentage of new onsite affordable units
- Housing affordability responsive to future jobs at Landmark site
- New affordable units as part of mixed-use development
- Colocation & PPPs
- Use of bonus density

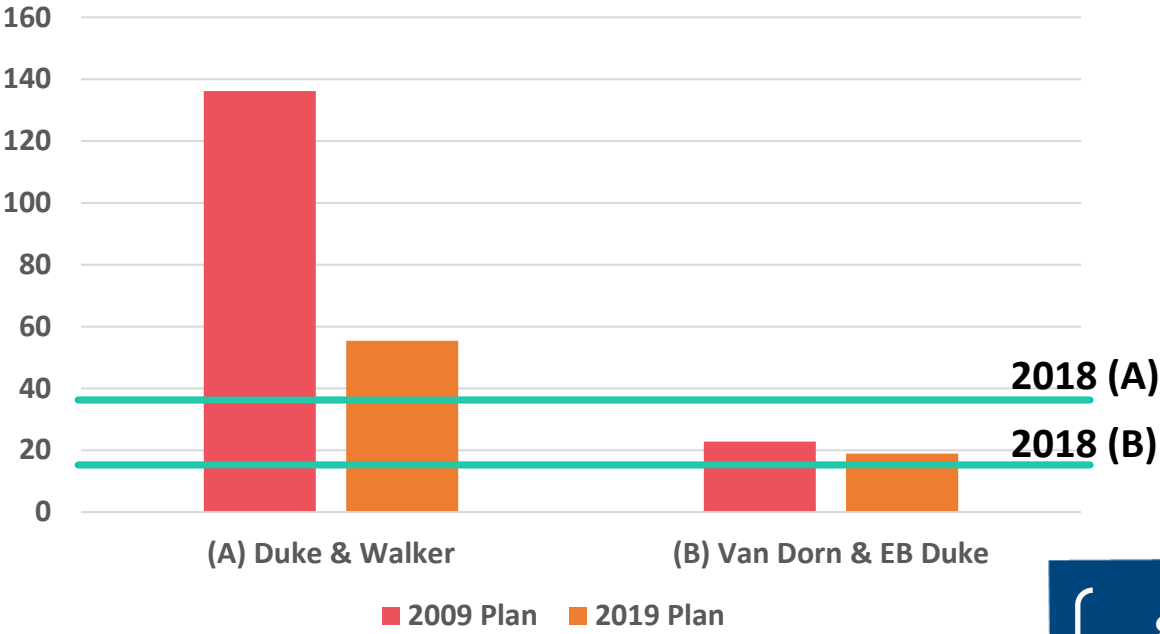
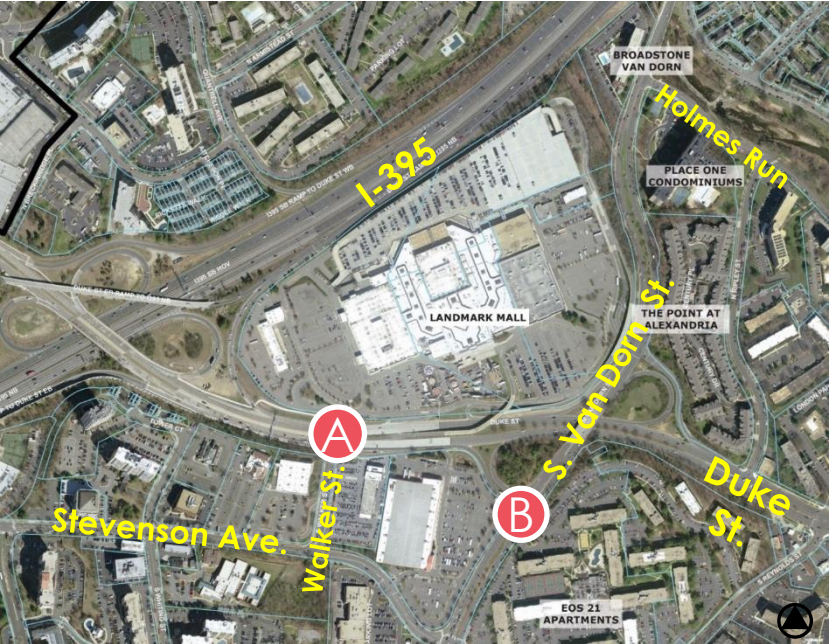
Alexandria City-wide Housing Affordability Levels 2018



TRANSPORTATION STUDY



Intersection	Delay in Seconds		
	2018 (Existing Condition)	2009 Plan (Build-out)	2019 Proposal (Build-out)
(A) Duke St. & Walker St.	38.0	136.2	55.4
(B) Van Dorn St. & Duke St.	17.4	22.8	18.9



EXISTING DUKE STREET (looking east)



PROPOSED DUKE STREET (looking east)



EXISTING N. VAN DORN STREET (looking south)



PROPOSED N. VAN DORN STREET (looking south)



AG/COMMUNITY WORKSHOP 01.26.19

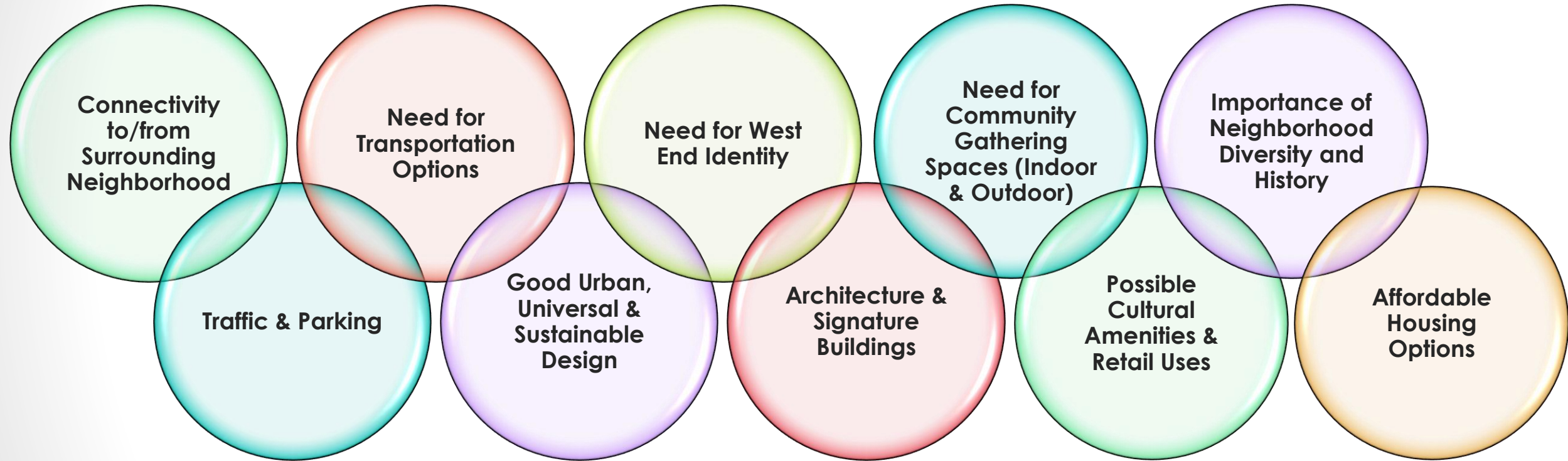


+/-100 PARTICIPANTS

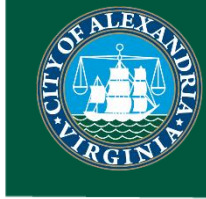
5 HOURS

40 BOARDS OF
COMMENTS

COMMUNITY FEEDBACK THEMES TO-DATE



NEXT STEPS



Visit alexandriava.gov/Landmark

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703.746.3801