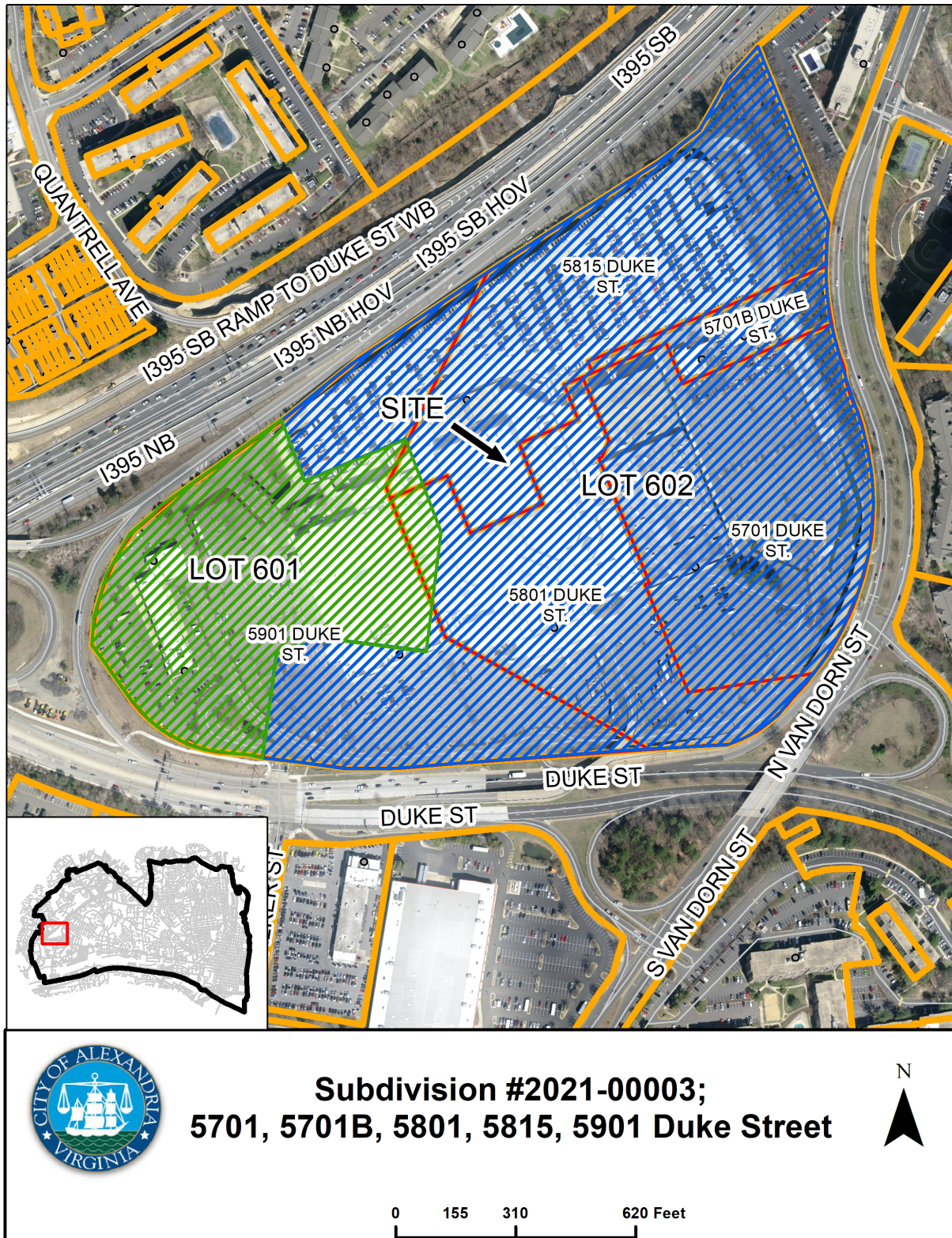


DOCKET ITEM #8
Subdivision #2021-00003
5701, 5701B, 5801, 5815, and 5901 Duke Street

| Application | General Data | |
|---|---|--|
| Request: Public hearing and consideration of a request for a subdivision. | Planning Commission Hearing: | June 24, 2021 |
| | Approved Plat must be recorded by: | December 24, 2022 (18 months) |
| Address: 5701, 5701B, 5801, 5815, and 5901 Duke Street | Zones: | CR/Commercial Regional CRMU-M/Commercial Residential Mixed Use (Medium) |
| Applicant: Landmark Mall Holdings, LLC c/o Foulger-Pratt, 12435 Park Potomac Avenue, Potomac, MD 20854 | Small Area Plan: | Landmark Van Dorn Corridor Plan |
| Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report. | | |
| Staff Reviewers: Jared Alves, AICP, Urban Planner Ashley Labadie, AICP, Urban Planner Maya Contreras, Principal Planner Robert Kerns, AICP, Division Chief Jeff Farner, Deputy Director | | |



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Landmark Mall Holdings, LLC, c/o Foulger-Pratt, represented by Jonathan P. Rak, attorney, requests approval to re-subdivide five lots into two lots with a variance for the size of proposed Lot 601 at the Landmark Mall site, located at 5701, 5701B, 5801, 5815, and 5901 Duke Street.

SITE DESCRIPTION

The subject property is five lots of record with approximately 1,820-ft. of frontage on Duke Street, approximately 1,470-ft. of frontage on N. Van Dorn Street, over 1,300-ft. of depth from Duke Street, over 2,000-ft. of depth from N. Van Dorn Street, and a total combined lot area of 2,241,873 sq. ft. (51.2-acres). The site is developed with five buildings. A separate application (CDD#2020-00007) envisions rezoning the site as a new Coordinated Development District, with four of the five existing structures slated to be demolished. The existing parking garage on the northern edge of the site along I-395 would remain. Access to the site is from Duke Street and N Van Dorn Street.

The surrounding land uses are multifamily residential and large format commercial. To the east are a mixture of mid- and high-rise multifamily residential, including Place One Condominiums, The Point Alexandria, and Broadstone at Van Dorn. To the South across Duke Street are mid- and high-rise multifamily residential including Mason at Van Dorn, Key Towers Apartments, and Landmark Towers. Other uses include large format commercial like BJ's Wholesale Club and Big Lots!, a MINI auto dealership, and some small office buildings and restaurants with surface parking lots. To the North, across I-395 are mid- and high-rise multifamily residential like Bennington Crossings Apartment Homes and Seasons Condominiums as well as a townhouse neighborhood.

The site rises upward to a plateau from a low, wooded ravine in the northeast corner, which has a steep 39 percent slope. A more gradual, but still significant grade change occurs in the southeast corner where the N Van Dorn Street bridge crosses over Duke Street and retaining walls run along the edge of the site. To account for these grade changes, Duke Street has a flyover that also enables motorists to bypass westbound traffic when entering the site. A second flyover parallels N Van Dorn Street. Most of the rest of the site is relatively flat to accommodate ample surface parking lots, the primary mall building and garage, and smaller outlying buildings.

BACKGROUND

The purpose of this section is for background information and is not pertinent to the Planning Commission's consideration of the subdivision request. The site is the location of the former Landmark Mall, once a prominent regional retail shopping center. First opened in 1965, the owners undertook several changes to the site, including enclosing the original anchor stores in a single building. In the decades since, the suburban mall concept became less viable and the last store closed in 2020. Since then, the property has been used to store new cars, a distribution center, and a swing space for Carpenter's Shelter. The site also remains a major transfer station for DASH and WMATA buses.

In 2009, the City Council adopted Ordinance 4598 to incorporate the Landmark/Van Dorn Corridor Plan into the City's Master Plan as an amendment to the Landmark/Van Dorn Small Area Plan. In May 2019, the City Council adopted the Landmark Neighborhood Chapter of the Landmark/Van Dorn Corridor Plan. The City facilitated discussions between Inova Health System and the property owners to explore the possibility of relocating and expanding Inova Alexandria Hospital to the redeveloped site. In December 2020, a development joint venture of Foulger-Pratt, The Howard Hughes Corporation, and Seritage Growth Properties submitted the CDD#2020-00007 and MPA#2020-00009 applications to redevelop the site, including an approximately 1 million square foot hospital campus for Inova Health System.

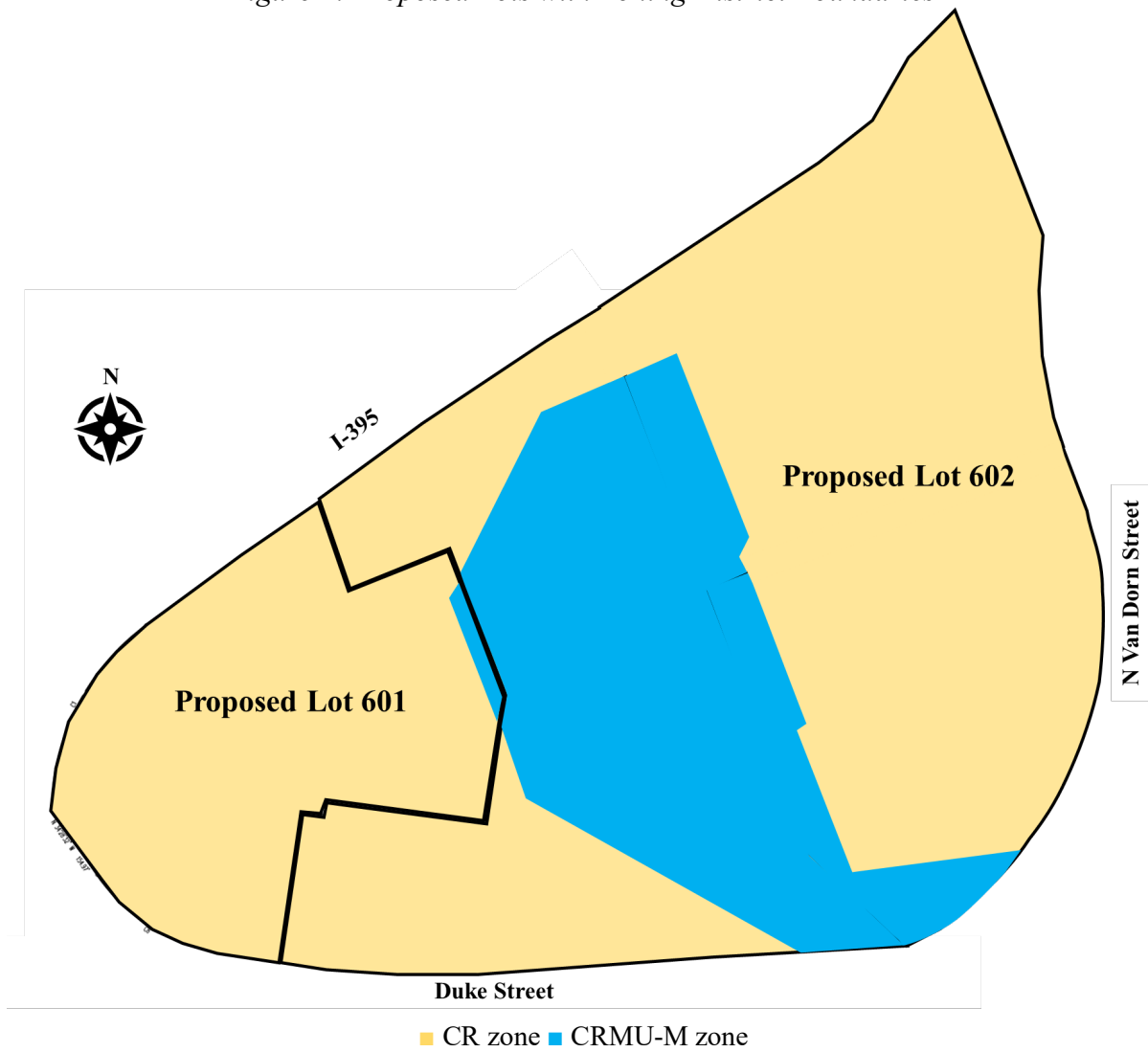
PROPOSAL

The applicant proposes to re-subdivide five lots into two lots. Proposed Lot 601 would measure 452,443 sq. ft. (10.39-acres) and have lot frontage/width of approximately 558-ft. on Duke Street. Proposed Lot 602 would measure 1,789,430 sq. ft. (41.08 acres) and would have a lot frontage/width of approximately 1,262-ft. on Duke Street and 1,474-ft. on N Van Dorn Street.

The purpose of the subdivision is to create a single parcel (Lot 601) for the planned Inova Hospital Campus anticipated as part of the redevelopment of the Landmark Mall site. The second parcel (Lot 602) would encompass the remaining mixed-uses, open space, and rights-of-way outlined in CDD#2020-00007. For reference, the proposed subdivision plat is in Section VI of this report.

ZONING/MASTER PLAN DESIGNATION

The properties are in the Landmark Neighborhood within the Landmark Van Dorn Corridor Plan chapter of the Alexandria Master Plan, which designates the property as mixed-use with residential, office, commercial, and civic uses, an urban street grid, connected open spaces, and a transit hub. The plan envisions rezoning the site to a Coordinated Development District or comparable zone. The current underlying zones are CR / Commercial Regional and CRMU-M / Commercial Residential Mixed-Use Medium. The CR zone sets a minimum lot size of 40-acres but does not set frontage or width requirements. The CRMU-M zone does not set lot size or frontage requirements relevant to this subdivision and does not have width requirements. Figure 1 shows the proposed lots and the boundaries of the CR and the CRMU-M zones.

Figure 1: Proposed Lots with Zoning District Boundaries

Several sections of the Zoning Ordinance establish the standards for subdivisions:

- §11-1706 and §11-1709 address technical subdivision requirements
- §11-1710(C) requires that the subdivision conform to the City Master Plan
- §11-1710(D) requires that all lots meet zone requirements
- §11-1710(A) and (E) through (R) contain infrastructure requirements
- §11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

Table 1 summarizes the current and proposed lot dimensions:

Table 1: Zoning Details

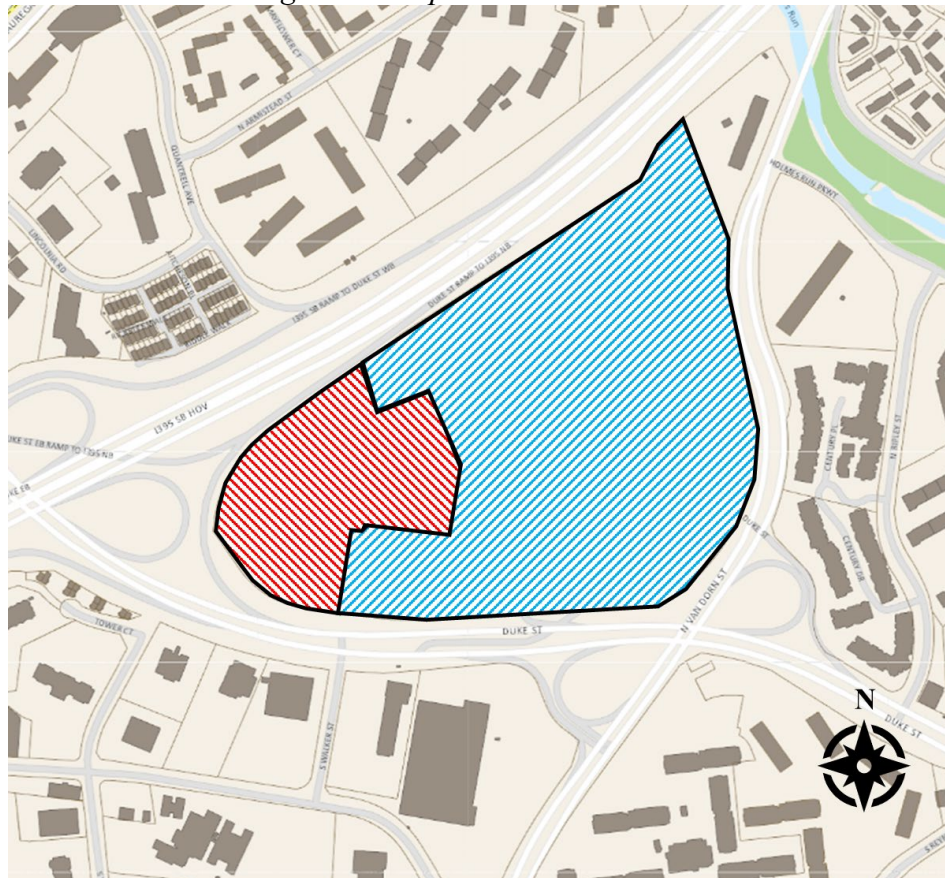
| | | Lot Size (sq. ft.) | Lot Size (acres) | Lot Frontage (ft.) (approx.) |
|-----------------|----------------|-----------------------|---------------------|--|
| Existing | 5701 Duke St. | 496,600 | 11.4 | 952 (N Van Dorn St) |
| | 5701B Duke St. | 68,665 | 1.6 | 146 (N Van Dorn St) |
| | 5801 Duke St. | 380,316 | 8.7 | 282 (Duke St) 212 (N Van Dorn St) |
| | 5815 Duke St. | 504,510 | 11.6 | 135 (N Van Dorn St) |
| | 5901 Duke St. | 791,782 | 18.2 | 1,571 (Duke St) |
| Proposed | Lot 601 | 452,443 | 10.4* | 558 (Duke St) |
| | Lot 602 | 1,789,430 | 41.1 | 1,262 (Duke St) 1,474 (N Van Dorn St) |

*Variance required under §11-1710(D) to provide less than 40-acres in a CR zone

II. STAFF ANALYSIS

Staff supports the proposal to re-subdivide the five lots into two lots. Since Lot 601 will be less than the 40-acres required by the CR zone, the applicant is seeking a variance from this requirement. As detailed in Section V, Staff finds the applicant has satisfied the requirements for a variance under §11-1713 and that the Commission may authorize this variance with a simple majority vote. With the variance, the two new lots will comply with the subdivision requirements listed in the previous section and the lot requirements for the CR and CRMU-M zones.

Staff has compared the proposed new lots to the existing lots in the immediate area. Existing lots nearby exhibit a variety of sizes, frontages, and orientations toward the street, which is not uncommon due to range of requirements in the CL, CRMU-H, CRMU-M, RA, RC, RCX, and UT zoning districts that are in the immediate vicinity. Therefore, Staff concludes that the proposed two lots would not be out of character in an area without a regular lot pattern, as shown in Figure 2.

Figure 2: Proposed Lots in Context

Lot 601 is in red and Lot 602 is in blue. Although Lot 602 may appear large relative to nearby properties, it satisfies the 40-acre CR lot size requirement.

In addition to the standard conditions of approval common to subdivision cases, Staff have recommended Conditions 3 and 4 to account for the proposed lot lines running through the primary mall building. These conditions require a timely demolition of the building to resolve this issue. In addition, Condition 5 ensures that the applicant does not record the final plat unless or until the City Council approves the proposed rezoning of the property to a new Coordinated Development District. This condition means that the lot size non-conformity for Lot 601 would be temporary. In addition, Staff have recommended Condition 6 to encompass the remaining minor edits that the applicant must make upon submittal of the final plat.

Subject to the conditions listed in Section III below, Staff recommends approval of the subdivision request.

STAFF: Jeff Farner, Deputy Director, Department of Planning and Zoning
 Robert Kerns, AICP, Division Chief
 Maya Contreras, Principal Planner
 Ashley Labadie, AICP, Urban Planner
 Jared Alves, AICP, Urban Planner

III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and these conditions:

1. The final subdivision plat shall comply with the requirements of §11-1709 of the Zoning Ordinance. (P&Z)
2. The complete location of all easements and reservations, including those required in this approval, shall be depicted on the final subdivision plat. It is the responsibility of the applicant to identify all existing easements. No permanent structure shall be constructed over any existing private and/or public utility easements. (T&ES)
3. The existing building that overlaps Lots 601 and 602 will be demolished within one year of recording the final subdivision plat. (P&Z)
4. If the existing building is not demolished within one year, the owner(s) of the respective lots shall consolidate the two parcels into one lot. No new building permits, site plans, or grading plans—except those applied for in conjunction with a permit to demolish the building(s) that overlap Lots 601 and 602—for improvements to the property will be issued by the City until the existing building(s) is demolished or the properties are consolidated and brought into compliance. (P&Z)
5. The final plat may not be recorded until such time as the entire site, including Lots 601 and 602, is rezoned to a Coordinated Development District.
6. Prior to the final 1 plat submission, revise the plan to incorporate the edits specified by Transportation & Environmental Services Staff in comments #1-2 in Section IV of this report.

IV. CITY DEPARTMENT COMMENTS

Transportation & Environmental Services

1. Label the origin of the CL Duke Street and Van Dorn Street (per VDOT project #, and/or Deed Book and Page #, etc.).
2. The subdivision plat attached to DB 1255 PG 449 has a different title than that referenced in the title block of this new subdivision plat. Review and correct the plat as necessary.

V. CONSISTENCY WITH VARIANCE CRITERIA

1. A strict adherence to such provisions would result in substantial injustice¹

For the five reasons listed below, mandating that Lot 601 satisfy the 40-acre CR minimum lot size requirement would create a substantial injustice.

- a. This is not a request for a new CR zone. This zone already exists within the site and the proposed subdivision would not alter its boundaries.
- b. Four of the five existing parcels are at least partially within the CR zone.² As Table 1 showed, none of these lots meets the 40-acre lot size requirement. In contrast, re-subdividing the lots will enable Lot 602 to exceed the requirement with 41.1-acres.
- c. Insufficient acreage remains within the site to also allow Lot 601 to meet the 40-acre requirement. The site is encircled by the rights-of-way for I-395, Duke Street, and N Van Dorn Street, thereby preventing the applicant from obtaining any additional land to increase the size of Lot 601.
- d. Re-subdividing the site into two distinct lots is necessary for CDD#2020-00007 to proceed, as the financing of the redevelopment depends on establishing a hospital campus parcel (Lot 601) distinct from the rest of the site.
- e. If the City Council approves the CDD application, then the deficiency in lot size will be temporary since the entire site will be in a new zoning district.

2. The use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area

The subdivision will not change the use and character of the site while the site is still in the CR zone. Currently, the site contains a vacant formal mall, outlying buildings, and expansive surface parking lots. The applicant intends to raze these structures and implement a larger redevelopment plan, which includes a re-zoning. The subdivision is also be compatible with the existing development in the immediate area, as enabling the subdivision to proceed will help to spur the mixed-use neighborhood envisioned for this site in the Landmark Van Dorn Corridor Plan.

3. One or more special circumstances exists

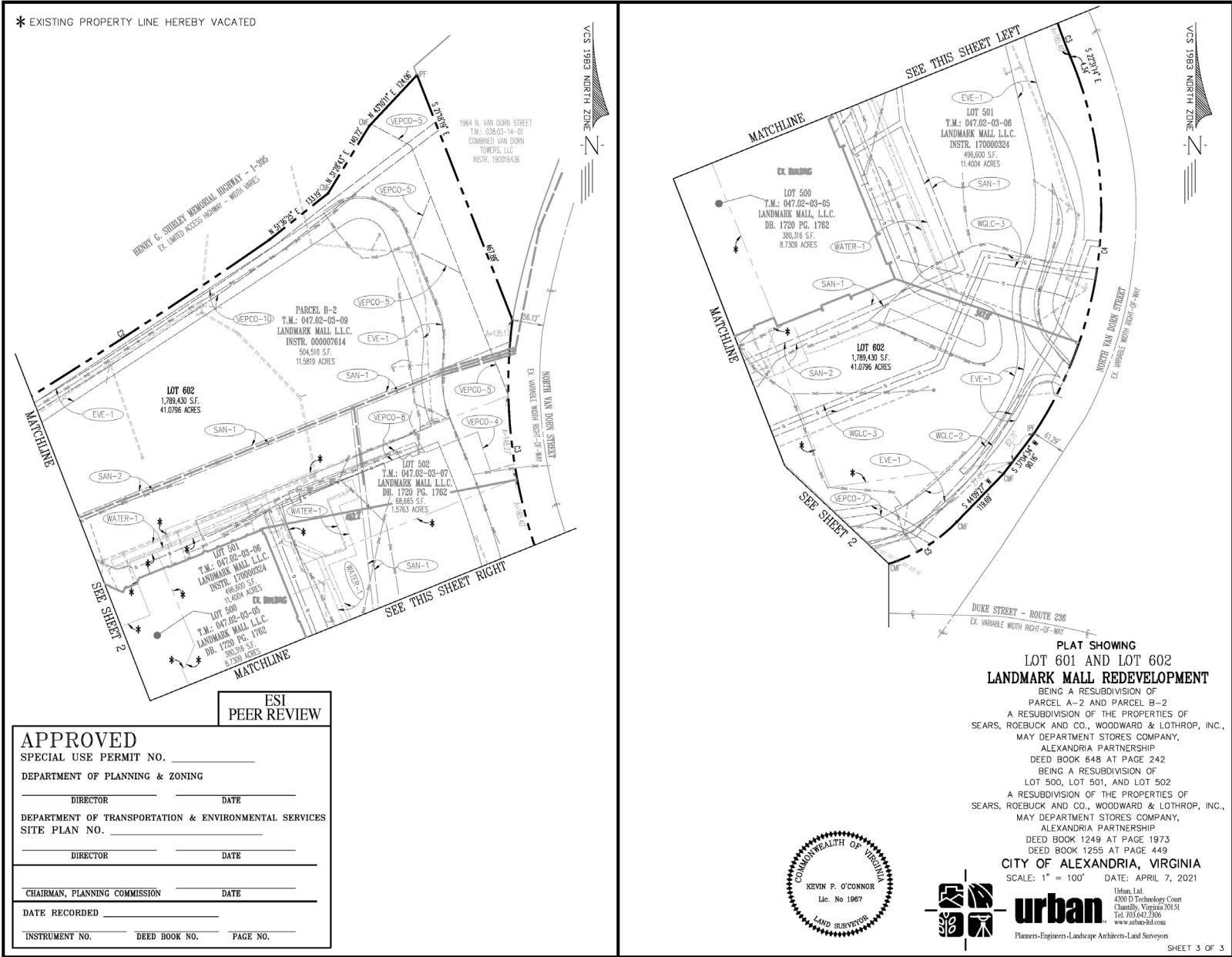
The irregularity in shape of parcel prevents conformance with the normal lot area requirement in the CR zone. Major roadways encircle the site, which create its irregular shape. As a result of this shape, re-subdividing the site into two lots, including one sized for the hospital campus, is not feasible without designing at least one lot that does not satisfy the CR lot size requirement.

¹ Substantial injustice means that the strict application of this ordinance would create an unreasonable burden on the development, use, and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.

² The four parcels are 5701, 5701B, 5815, and 5901 Duke Street.

VI. SUBDIVISION EXHIBIT







APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: 9950 Woodloch Forest Drive, 11th Floor, The Woodlands, TX 77380 and 500 Fifth Avenue, Suite 1530, New York, NY 10110

PROPERTY OWNER:

Name: _____

Address: 9950 Woodloch Forest Drive, 11th Floor, The Woodlands, TX 77380 and 500 Fifth Avenue, Suite 1530, New York, NY 10110

SUBDIVISION DESCRIPTION _____

THE UNDERSIGNED, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

p.p. *Steven M. Mikulic*

Signature

Telephone #

Fax #

Email address

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license.
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|---------------------------|---------|----------------------|
| 1. Please see attachment. | | |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|------|---------|----------------------|
| 1. | | |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. | | |
| 2. | | |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Date

Printed Name

p.p. *Steven M. Mikulic*
Signature

OWNERSHIP AND DISCLOSURE STATEMENT
Subdivision Application

1. Applicants

| Name | Address |
|--------------------------|---|
| Landmark Mall LLC | 9950 Woodloch Forest Drive, The Woodlands, TX 77380 |
| Seritage SRC Finance LLC | 500 Fifth Avenue, Suite 1530, New York, NY 10110 |

Landmark Mall LLC is wholly-owned by the Howard Research and Development Corporation, a Maryland corporation. The Howard Research and Development Corporation is wholly-owned by the Howard Hughes Corporation, a Delaware corporation, which is a publically-traded corporation listed on the New York Stock Exchange.

Seritage SRC Finance LLC is wholly-owned by Seritage SRC Mezzanine Finance LLC, a Delaware limited liability company. Seritage SRC Mezzanine Finance LLC is wholly-owned by Seritage Growth Properties, L.P., a Delaware limited partnership, which is a publically-traded real estate investment trust company traded on the New York Stock Exchange.

2. Property – Tax Maps 047.02-03-05, -05, -07, -08,-09

| Property | Name | Percent of Ownership |
|-----------------|--------------------------|-----------------------------|
| 047.02-03-08 | Seritage SRC Finance LLC | 100% |
| 047.02-03-05 | Landmark Mall LLC | 100% |
| 047.02-03-09 | Landmark Mall LLC | 100% |
| 047.02-03-06 | Landmark Mall LLC | 100% |
| 047.02-03-07 | Landmark Mall LLC | 100% |

3. Business or Financial Relationships

N/A

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: _____

PROJECT ADDRESS: _____

DESCRIPTION OF REQUEST:

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: _____

☐ Applicant

☐ Agent

Signature: p.p. *Steven M. Mikulic* _____

Printed Name: _____

NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAT HAVE CITY OF ALEXANDRIA TAX MAP NUMBERS OF 047.02-03-05 (ZONED CRMU-M), 047.02-03-06 (ZONED CR), 047.02-03-07 (ZONED CR), 047.02-03-08 (ZONED CR), 047.02-03-09 (ZONED CR AND CRMU-M).
2. OWNERS:
LANDMARK MALL L.L.C. SERITAGE SRC FINANCE LLC
P.O. BOX 131298 500 FIFTH AVENUE
CARLSBAD, CA 92013 SUITE 1530
NEW YORK, NY 10110
3. BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM EXISTING LAND RECORDS AND FIELD VERIFICATION. THE PLAT PREPARER WAS NOT PROVIDED WITH A CURRENT TITLE REPORT AND, AS SUCH, THIS PLAT MAY NOT INDICATE ALL EASEMENTS AND/OR ENCUMBRANCES WHICH MAY EXIST ON THE SUBJECT PROPERTIES.
4. THERE ARE NO KNOWN AREAS OF THIS SITE THAT CAN BE REASONABLY EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO, HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.
5. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
6. LOT 1 IS SUBJECT TO THE 40-ACRE MINIMUM LOT SIZE REQUIREMENT SPECIFIED FOR THE CR/COMMERCIAL REGIONAL ZONE UNDER SECTION 4-706 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. THE APPLICANT IS HEREBY REQUESTING A VARIANCE UNDER SECTION 11-1713 FROM THE SECTION 11-1710 SUBDIVISION REQUIREMENT.

AREA TABULATION

| | |
|-------------------------------------|-------------------------------|
| BEGINNING AREA TAX MAP 047.02-03-05 | 380,316 SF OR 8.7309 ACRES |
| -AREA TO LOT 601 | 5,449 SF OR 0.1251 ACRES |
| -AREA TO LOT 602 | 374,867 SF OR 8.6058 ACRES |
| ENDING AREA TAX MAP 047.02-03-05 | 0 SF OR 0 ACRES |
| BEGINNING AREA TAX MAP 047.02-03-06 | 496,600 SF OR 11.4004 ACRES |
| -AREA TO LOT 602 | 496,600 SF OR 11.4004 ACRES |
| ENDING AREA TAX MAP 047.02-03-06 | 0 SF OR 0 ACRES |
| BEGINNING AREA TAX MAP 047.02-03-07 | 68,665 SF OR 1.5763 ACRES |
| -AREA TO LOT 602 | 68,665 SF OR 1.5763 ACRES |
| ENDING AREA TAX MAP 047.02-03-07 | 0 SF OR 0 ACRES |
| BEGINNING AREA TAX MAP 047.02-03-08 | 791,782 SF OR 18.1768 ACRES |
| -AREA TO LOT 601 | 445,915 SF OR 10.2368 ACRES |
| -AREA TO LOT 602 | 345,867 SF OR 7.9400 ACRES |
| ENDING AREA TAX MAP 047.02-03-08 | 0 SF OR 0 ACRES |
| BEGINNING AREA TAX MAP 047.02-03-09 | 504,510 SF OR 11.5819 ACRES |
| -AREA TO LOT 601 | 1,079 SF OR 0.0248 ACRES |
| -AREA TO LOT 602 | 503,431 SF OR 11.5571 ACRES |
| ENDING AREA TAX MAP 047.02-03-09 | 0 SF OR 0 ACRES |
| LOT 601 AREA | 452,443 SF OR 10.3867 ACRES |
| LOT 602 AREA | 1,789,430 SF OR 41.0796 ACRES |
| TOTAL AREA LOT 601 AND LOT 602 | 2,241,873 SF OR 51.4663 ACRES |

ESI
PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SURVEYOR'S CERTIFICATE

I, KEVIN P. O'CONNOR, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS IS A PLAT SHOWING RESUBDIVISION OF THE PROPERTIES OF LANDMARK MALL L.L.C., AS RECORDED IN INSTRUMENTS 000007614, 170000324, AND DEED BOOK 1720 AT PAGE 1762 AND SERITAGE SRC FINANCE LLC, AS RECORDED IN INSTRUMENT 150011927, ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THIS PROPERTY IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS ARE CALCULATED TO VIRGINIA STATE GRID NORTH. GIVEN UNDER MY HAND THIS 7th DAY OF APRIL, 2021.

KEVIN P. O'CONNOR LS #1967 DATE



OWNERS CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND AND EASEMENTS SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYORS CERTIFICATE IS DONE WITH FREE WILL AND CONSENT OF OWNER(S).

LANDMARK MALL, LLC

BY: _____

NAME: _____

TITLE: _____

NOTARY'S CERTIFICATE

CITY/COUNTY OF _____ COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOREGOING OWNERS CONSENT APPEARED
AND ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

CURVE DATA

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|-----------|------------|--------------|---------------|-------------|---------|
| C1 | 450.00' | 413.23' | 398.86' | S 27°10'28" W | 52°36'49" | 222.47' |
| C2 | 10000.00' | 622.78' | 622.68' | N 57°02'00" E | 3°34'06" | 311.49' |
| C3 | 898.89' | 468.83' | 463.54' | S 07°34'42" E | 29°53'01" | 239.88' |
| C4 | 714.22' | 699.67' | 672.03' | N 05°32'41" E | 56°07'44" | 380.79' |
| C5 | 291.56' | 144.40' | 142.93' | N 58°20'45" E | 28°22'37" | 73.71' |
| C6 | 1512.69' | 141.68' | 141.63' | S 87°02'47" W | 5°21'59" | 70.89' |
| C7 | 1400.00' | 317.24' | 316.56' | S 87°25'22" E | 12°58'59" | 159.30' |
| C8 | 350.00' | 283.79' | 276.08' | S 57°42'15" E | 46°27'26" | 150.22' |

SERITAGE SRC FINANCE, LLC

BY: _____

NAME: _____

TITLE: _____

NOTARY'S CERTIFICATE

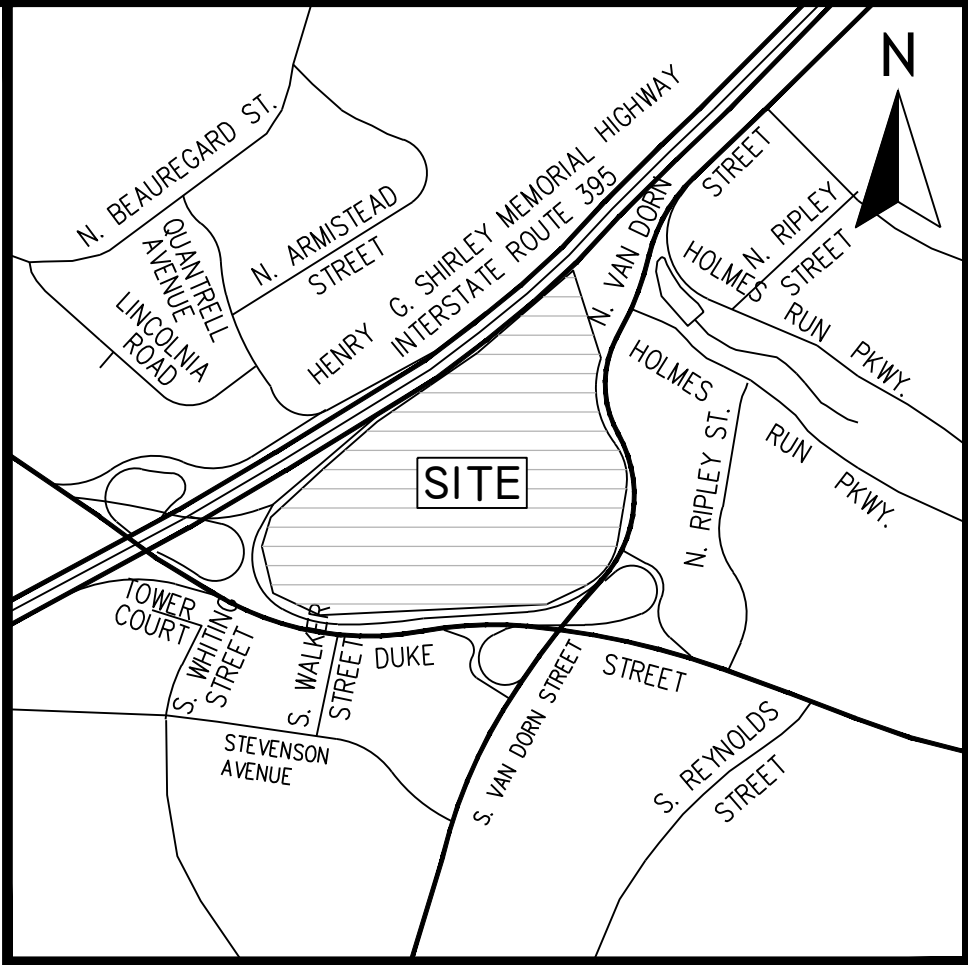
CITY/COUNTY OF _____ COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS SIGNED TO THE FOREGOING OWNERS CONSENT APPEARED
AND ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

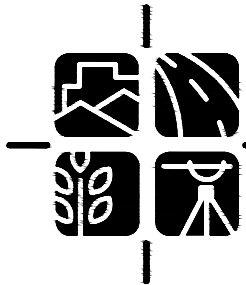


VICINITY MAP

SCALE: 1" = 2000'

PLAT SHOWING
LOT 601 AND LOT 602
LANDMARK MALL REDEVELOPMENT

BEING A RESUBDIVISION OF
PARCEL A-2 AND PARCEL B-2
A RESUBDIVISION OF THE PROPERTIES OF
SEARS, ROEBUCK AND CO., WOODWARD & LOTHROP, INC.,
MAY DEPARTMENT STORES COMPANY,
ALEXANDRIA PARTNERSHIP
DEED BOOK 648 AT PAGE 242
BEING A RESUBDIVISION OF
LOT 500, LOT 501, AND LOT 502
A RESUBDIVISION OF THE PROPERTIES OF
SEARS, ROEBUCK AND CO., WOODWARD & LOTHROP, INC.,
MAY DEPARTMENT STORES COMPANY,
ALEXANDRIA PARTNERSHIP
DEED BOOK 1249 AT PAGE 1973
DEED BOOK 1255 AT PAGE 449
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A DATE: APRIL 7, 2021



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SHEET 1 OF 3

R.P. #2021-053

ESI
PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

* EXISTING PROPERTY LINE HEREBY VACATED

SYMBOL LEGEND

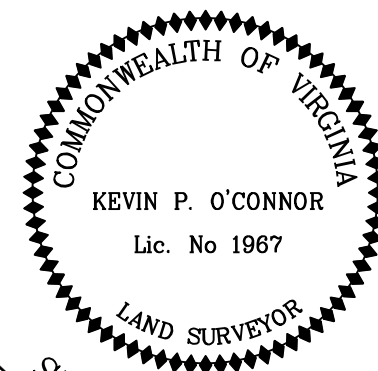
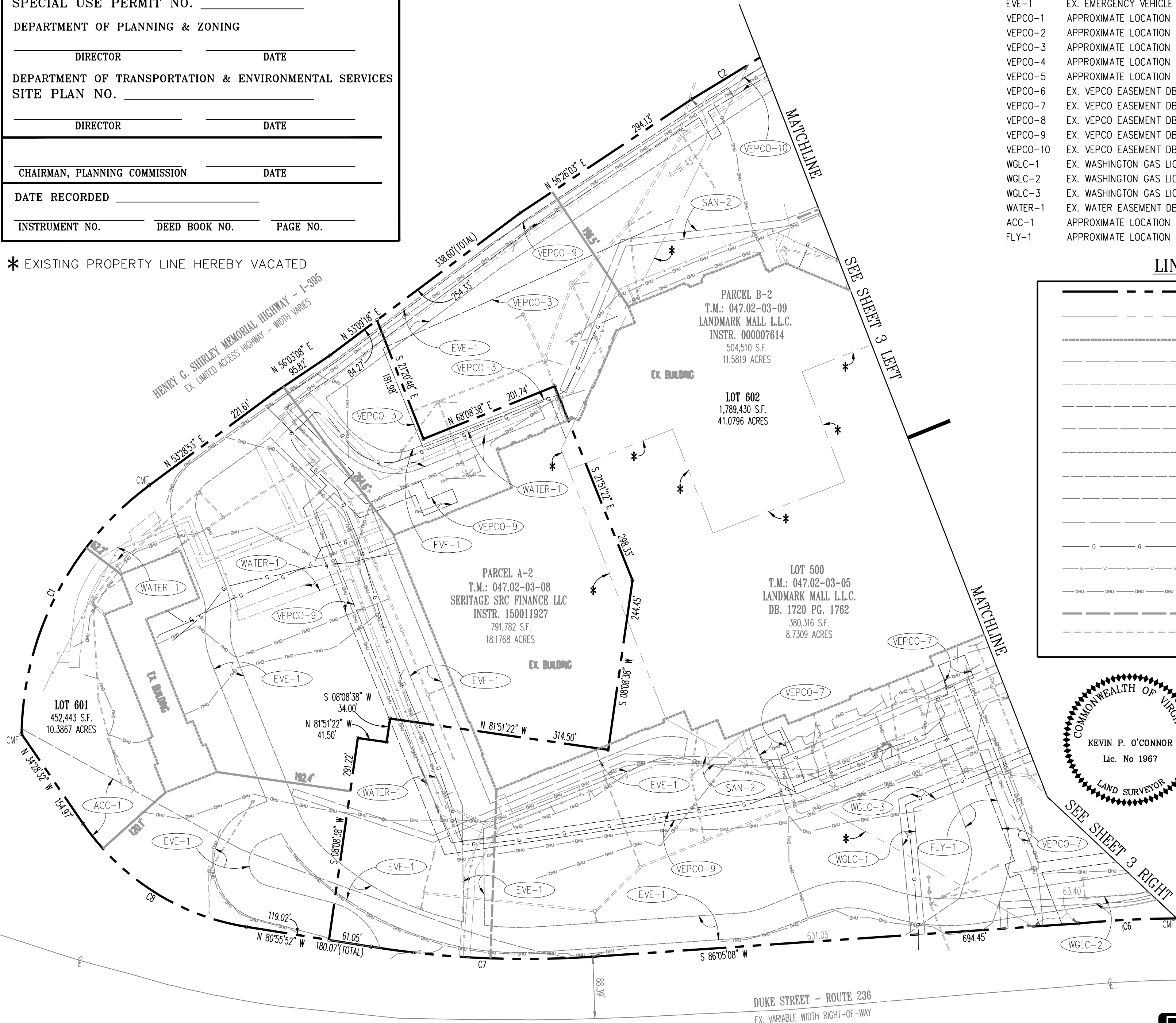
IPF IRON PIPE FOUND
CMF CONCRETE MARKER FOUND
—○— IRON PIPE 'TO BE SET'

EASEMENT LEGEND

I/E-1 EX. INGRESS/EGRESS & OVERHEAD RAMP EASEMENT DB. 684 PG. 462
SAN-1 EX. SANITARY SEWER EASEMENT DB. 1234 PG. 1371
SAN-2 APPROXIMATE LOCATION EX. SANITARY SEWER EASEMENT DB. 1291 PG. 1319
EVE-1 EX. EMERGENCY VEHICLE ACCESS EASEMENT DB. 1234 PG. 1371
VEPCO-1 APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB. 622 PG. 511
VEPCO-2 APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB. 622 PG. 516
VEPCO-3 APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB. 632 PG. 261
VEPCO-4 APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB. 635 PG. 382
VEPCO-5 APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB. 645 PG. 86
VEPCO-6 EX. VEPCO EASEMENT DB. 1240 PG. 1768
VEPCO-7 EX. VEPCO EASEMENT DB. 1315 PG. 109
VEPCO-8 EX. VEPCO EASEMENT DB. 1315 PG. 113
VEPCO-9 EX. VEPCO EASEMENT DB. 1350 PG. 806
VEPCO-10 EX. VEPCO EASEMENT DB. 1352 PG. 479
WGLC-1 EX. WASHINGTON GAS LIGHT COMPANY EASEMENT DB. 1249 PG. 1964
WGLC-2 EX. WASHINGTON GAS LIGHT COMPANY EASEMENT DB. 820 PG. 431, DB. 1240 PG. 1744
WGLC-3 EX. WASHINGTON GAS LIGHT COMPANY EASEMENT DB. 1240 PG. 1788, DB. 1240 PG. 1768
WATER-1 EX. WATER EASEMENT DB. 1310 PG. 1633
ACC-1 APPROXIMATE LOCATION ACCESS, LIGHT & AIR EASEMENT DB. 696 PG. 321
FLY-1 APPROXIMATE LOCATION VARIABLE WIDTH FLYOVER EASEMENT DB. 684 PG. 462, DB. 1325 PG. 1545

LINETYPE LEGEND

PROPERTY LINE
EXISTING PROPERTY LINE HEREBY VACATED
EXISTING BUILDING
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER EASEMENT
EXISTING VEPCO EASEMENT
EXISTING WASHINGTON GAS LIGHT COMPANY EASEMENT
EXISTING EMERGENCY VEHICLE ACCESS EASEMENT
EXISTING FLYOVER EASEMENT
EXISTING ACCESS, LIGHT & AIR EASEMENT
EXISTING INGRESS/EGRESS & OVERHEAD RAMP EASEMENT
GAS LINE
WATER LINE
OVERHEAD UTILITY
SANITARY SEWER LINE
STORM DRAIN



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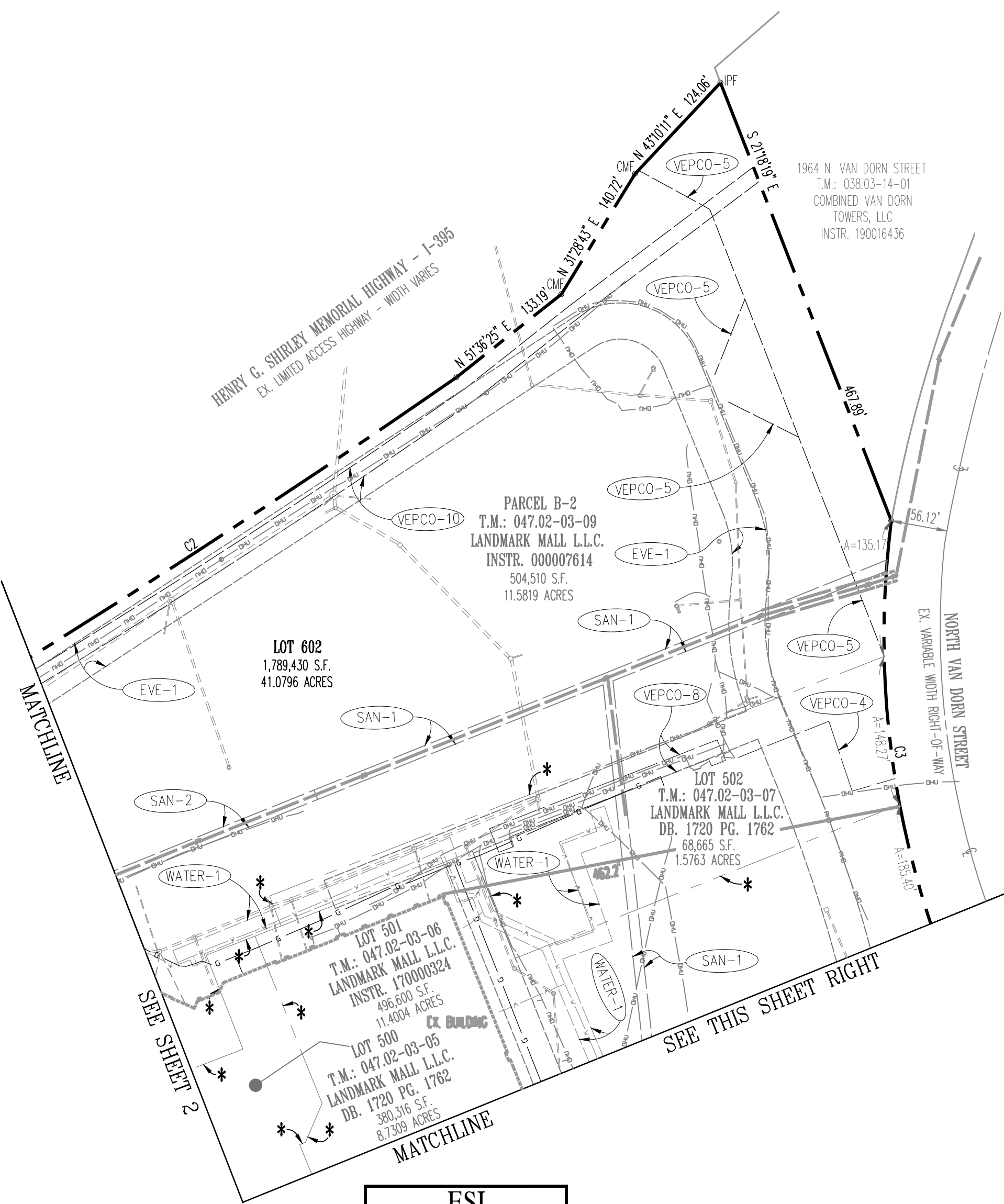
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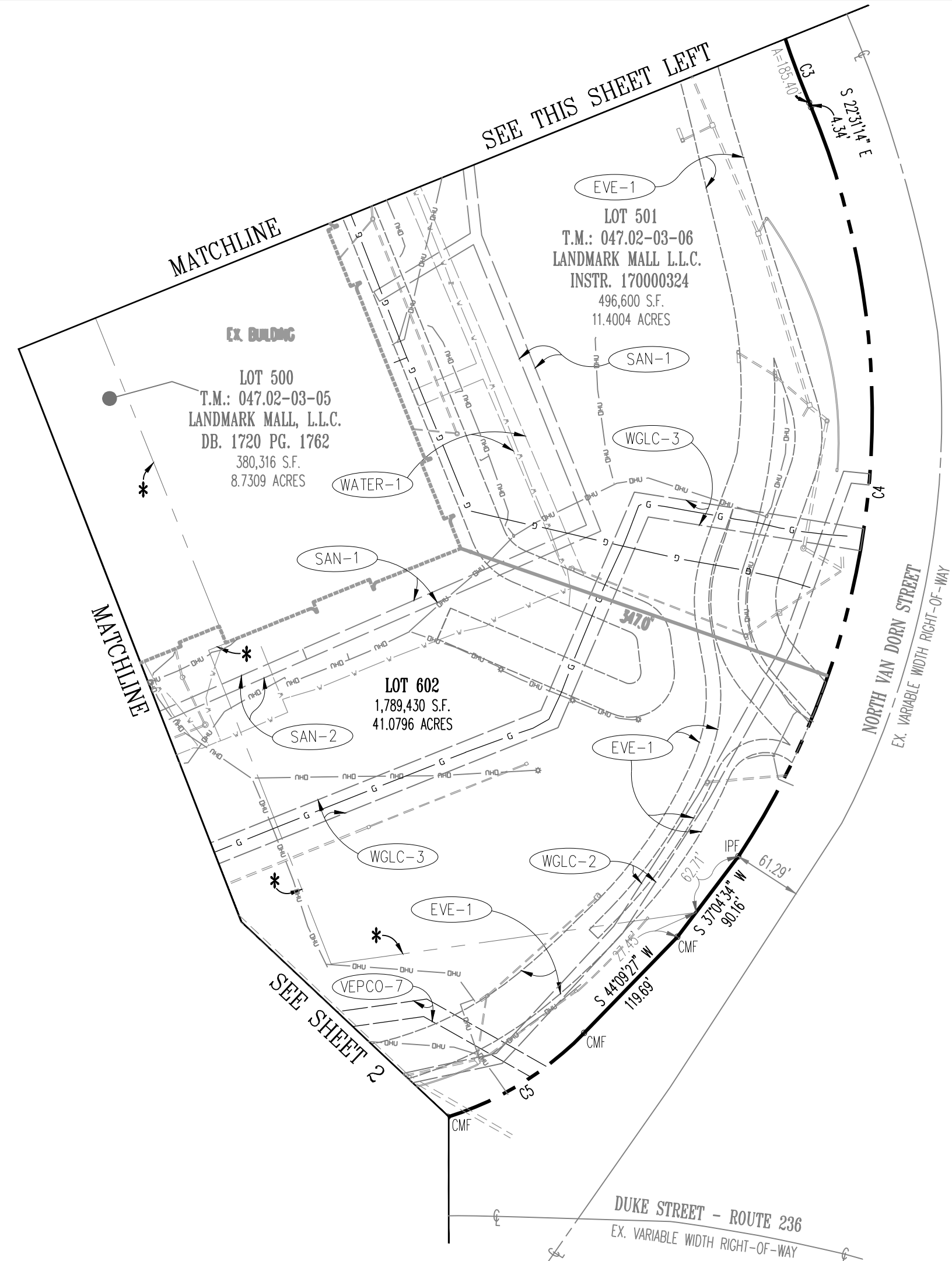
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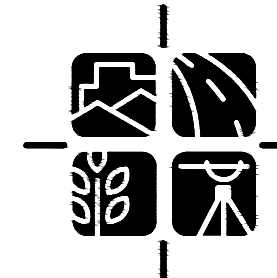
VCS 1983 NORTH ZONE



VCS 1983 NORTH ZONE

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