

MASTER PLAN AMENDMENT

1. Development within the *LANDMARK SMALL AREA PLAN* will be guided by the *ENVIRONMENTAL ACTION PLAN 2040*.

COORDINATED DEVELOPMENT DISTRICT CONDITIONS

1. The applicant shall prepare an *ENERGY AND RESILIENCE PLAN* which delineates its proposed concepts, elements, metrics, and phasing for:
 - A. Individual Building Efficiency and Site Wide Energy Demand
 - B. On Site Renewable Energy
 - C. On Site District Energy
 - D. On Site Electrical Storage
 - E. Off Site Renewable Energy
 - F. Building and Grid Integration
 - G. Resilience
2. The *ENERGY AND RESILIENCE PLAN* shall be completed to the satisfaction of the Director of Planning and Zoning and submitted for approval as a component of an *INFRASTRUCTURE Site Plan*.

Cameron Station Civic Association
200 Cameron Station Blvd.
Alexandria, VA 22304

June 16, 2021

Via Email

Members of the Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Support for the Redevelopment Plan of Landmark Mall (Docket Item # 8)

Members of the Planning Commission:

The Board of the Cameron Station Civic Association (“CSCA”) supports the Landmark redevelopment plan. Specifically, we advocate for the Master Plan Amendment, Zoning Text Amendment, Rezoning, and Coordinated Development District Conceptual Design Plan relating to the redevelopment of the former Landmark Mall site into a mixed-use neighborhood with Inova Alexandria as an anchor tenant (“Landmark Redevelopment Plan”).

The CSCA believes that the proposal by Inova Alexandria Hospital and Foulger-Pratt (“Developers”) will serve as a catalyst for redevelopment in the West End of Alexandria and is consistent with the goals set forth in the Landmark/Van Dorn Corridor Plan. We are particularly pleased to note that the Landmark Redevelopment Plan provides for the following:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City’s Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having “all-electric” multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

The CSCA does want to note one area of concern as a matter of policy. The CSCA recommends that the potential pedestrian and bicycle bridge connection not be considered until such time as the City has built the much needed new multimodal bridge that will connect the Landmark-Van Dorn area north of the Norfolk Southern tracks to the Van Dorn Metrorail Station.¹ This multimodal bridge is a lynchpin for further development in the area covered by the Eisenhower West Small Area Plan and would result in better utilization of the Van Dorn Metro Station. In addition, the multimodal bridge would serve all modes of transportation as compared to the potential pedestrian and bicycle bridge that will only be used by the less than 5% of Alexandrians that walk or bike to work.²

If there are any questions concerning these comments, please contact the undersigned at aimpastato54@gmail.com, or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur A. Impastato
President
Cameron Station Civic Association

Cc: Mayor and Members of City Council
Karl Moritz, Director Department of Planning and Zoning
Jeffrey 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

¹ See Eisenhower West Small Area Plan at pp. 27, 29, 34, 40, 43, 77, 79, 101.

² See Draft Alexandria Mobility Plan issued on March 31, 2021 at p. 5.

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 21, 2021

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: INFORMATION FOR DOCKET ITEM #8 – Subdivision #2021-00003 – 5701, 5701B, 5801, 5815 and 5901 Duke Street - Landmark

This memorandum is provided to amend Subdivision Conditions #3 and 4 to reflect a two-year demolition timeframe for the existing mall structure that overlaps future Lots 601 and 602 instead of one year. Given the complexity of the site work and demolition, we believe this additional time will be needed for the applicant.

Revised Condition #3 on page 8 of the staff report, to read as follows:

3. The existing building that overlaps Lots 601 and 602 will be demolished in no more than two years of recording the final subdivision plat. (P&Z).

Revised Condition #4 on page 8 of the staff report, to read as follows:

4. If the existing building is not demolished within two years, 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)

[EXTERNAL]Landmark Mall Redevelopment

Stacy E. Costello <sec@sacklaw.com>

Fri 6/18/2021 11:42 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Members of the City Council:

My name is Stacy Costello, and I reside at 246 Murtha Street in Cameron Station, Alexandria 22304. I'm a homeowner and taxpayer and have been at this address since 1999. I'm writing to you to share my enthusiastic support for the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. This redevelopment project is long overdue and will be an amazing benefit to the West End and all of Alexandria. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan. We need this. Please approve it with all speed. Thank you.

Best regards,

Stacy Costello
246 Murtha Street
Alexandria, VA 22304

Stacy E. Costello, Esq.
Partner
The Sack Law Firm P.C.
8270 Greensboro Drive
Suite 810
McLean, VA 22102
sec@sacklaw.com
(703) 883-0102 (main office)
(703) 883-0108 (fax)
(703) 564-7331 (direct)

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[EXTERNAL]Supporting Inova at Landmark

Carol Abrams <abrams.carol.l@gmail.com>

Fri 6/18/2021 11:53 AM

To: PlanComm <PlanComm@alexandriava.gov>

I live in the West End and support Inova's redevelopment of the Landmark Mall site. Thanks

--

^^^ Carol

Carol Abrams, 703-566-3314

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[EXTERNAL]Landmark Mall Redevelopment

rshea1@aol.com <rshea1@aol.com>

Fri 6/18/2021 11:56 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: aimpastato@earthlink.net <aimpastato@earthlink.net>

Dear Planning Board

I am in favor of the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall and believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

Please do not let a small group of citizens derail this needed and long awaited project which will be greatly beneficial to everyone in the City.

Dick Shea
191 Somerville St.

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[EXTERNAL]Support for the redevelopment of Landmark Mall

Stephen Pearson <stephen.f.pearson@gmail.com>

Fri 6/18/2021 12:20 PM

To: PlanComm <PlanComm@alexandriava.gov>

We support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,
Stephen Pearson
Alexandria City Resident

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[EXTERNAL]Landmark project

Chris Willis <cwillis13@gmail.com>

Fri 6/18/2021 4:31 PM

To: PlanComm <PlanComm@alexandriava.gov>

Good afternoon,

As a lifelong resident of Alexandria and current homeowner in Cameron Station, I support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

The Landmark project needed to begin 10 years ago, and every month that goes by without this approval is wasted time, and a failure of leadership and bureaucratic malaise. This development is critical to the city's progress, and the desirability of living in this city compared to other parts of Northern Virginia. The West Side has taken a back seat for too long, and it's time for the investment be made to upgrade this part of the city, so the citizens that live here have equitable access to important resources and infrastructure.

Thank you for doing your duty in support of this project.

Regards,
Chris Willis

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[EXTERNAL]I support the CCD for Landmark Mall

RICHARD JONES <richard.j.jones@comcast.net>

Fri 6/18/2021 4:34 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Adrien McDonald <amcdonald.seminaryheights@gmail.com>

To the members of the Alexandria Planning Commission:

Gentlemen and ladies:

I hope you will approve the current Coordinated Development District Conceptual Design Plan("CDD") for Landmark Mall, as described in the City Staff report.

The redevelopment of Landmark Mall seems consistent with the goals in the Landmark/Van Dorn Corridor Plan.

I see numerous benefits to adopting the current CDD proposal:

1. Pedestrian and bicycle facilities;
2. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
3. Environmental sustainability measures that go beyond the City's Green Building Policy (specifically, developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations);
4. A transit hub;
5. Enhanced vehicle access to I-395;
6. A fire station;
8. Accessible parks and open space, including a Central Plaza;
8. Ground level retail;
9. The retention of the existing parking garage;
10. Affordable housing.

Thank you for your attention to this matter.

Richard J. Jones

2455 N. Stevens Street
Alexandria VA 22311 USA
Tel. 703-823-3186

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[EXTERNAL]Landmark Mall site

Tim Baney <timbaney@yahoo.com>

Sat 6/19/2021 11:05 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Justin Wilson <justin.wilson@alexandriava.gov>

Hello - I live in Cameron Station and just found out from our civic association that "a small group of Alexandrians are trying to force additional requirements on Inova and the developer above and beyond the extensive community benefits already being offered with the Landmark Mall redevelopment. These additional requirements will jeopardize the overall redevelopment of the defunct shopping center and result in a lost opportunity with Inova, who will be forced to consider other options possibly outside of the City."

We are opposed to this delay and believe it is essential to have Cameron Station's input on this and any matter that directly affects us.

Can you please identify this group so residents can know who is trying to stop this project? The City likes doing things in secret - this is a chance for some much-needed transparency.

Thank you for your attention to this matter.

Sincerely,

Tim Baney
Cameron Station

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[EXTERNAL]Landmark Redevelopment

Robert Burns <robertbruceburns@yahoo.com>

Sat 6/19/2021 11:34 AM

To: PlanComm <PlanComm@alexandriava.gov>

Good afternoon members of the planning commission and thank you for your dedicated service to the City. I wholeheartedly support the redevelopment of Landmark and request that all due speed be provided to this project to finally rid the city of this deteriorating eyesore and provide an economic and employment boost to the City. The residents have endured the current state of that site for far too long

I support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. The current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Please keep this moving

Thank you

Robert Burns
163 Cameron Station Blvd.

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[EXTERNAL]Landmark Mall Development Plan

Deb Spitz <spitzdeb@gmail.com>

Sat 6/19/2021 2:32 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Members of the Planning Commission:

I'm writing to express my strong support for the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

The many benefits to adopting the current CDD proposal include:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

I've lived in the Landmark area for over 20 years, and I've been waiting for a very long time to see Landmark Mall redeveloped. I would hate to see all the efforts of the city derailed by a few. I look forward to all of the economic and civic benefits that the redevelopment plan will bring. Thank you for your attention to this matter.

Sincerely,
Deborah Spitz
Alexandria Resident since 2000

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[EXTERNAL]Landmark Mall Design Plan

sugrue@comcast.net <sugrue@comcast.net>

Sat 6/19/2021 4:47 PM

To: PlanComm <PlanComm@alexandriava.gov>

To the Planning Commissioners:

I am a resident of Cameron Station, and have lived for 45 years in the West End of the City of Alexandria, all within a two-mile radius of Landmark Mall. The future of that property is very important to me.

I support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

Thank you for your consideration.

Patricia Sugrue
5010 John Ticer Drive
Alexandria, VA 22304
703-566-6721

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[EXTERNAL]Landmark Mall

Donna Gathers <dgathers@comcast.net>

Sat 6/19/2021 4:48 PM

To: PlanComm <PlanComm@alexandriava.gov>

I support the current CDD for Landmark Mall. Please do not delay or derail this plan.

Donna Gathers
5004 John Ticer Drive
Alexandria, Va

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[EXTERNAL]Landmark Development Plan Support

Francis, Mara {PEP} <Mara.Francis@pepsico.com>

Sat 6/19/2021 5:57 PM

To: PlanComm <PlanComm@alexandriava.gov>

Planning Commission,

As longtime residents of Alexandria, we strongly support the current Coordinated Development District Conceptual Design Plan (“CDD”) for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City’s Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having “all-electric” multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,

Mara & William Francis

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[EXTERNAL]Revitalize Landmark Mall!

Steve Quinn <scribblingstevequinn@gmail.com>

Sat 6/19/2021 8:42 PM

To: PlanComm <PlanComm@alexandriava.gov>

Hello,

Please stop faffing about and approve the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall as described in the City Staff report. It's a key piece of the Landmark/Van Dorn transit corridor plan as well as any reasonable Duke St. plan. We need it as a transit hub, and the redevelopment will bring numerous economic benefits to the city, particularly the West End.

Thank you for your attention to this matter.

Sincerely,

Stephen

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[EXTERNAL]Landmark Mall Development

Meredith Aquila <meredith.aquila@gmail.com>

Sat 6/19/2021 10:16 PM

To: PlanComm <PlanComm@alexandriava.gov>

To Whom it May Concern:

We support the current Coordinated Development District Conceptual Design Plan (“CDD”) for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City’s Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having “all-electric” multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Respectfully,
Meredith Aquila: Alexandria Resident (22304)

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[EXTERNAL]Redevelopment Plan for Landmark Mall

Ken Naser/Cris Naser <kcnaser@comcast.net>

Sun 6/20/2021 11:21 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Naser, Kenneth <kennaser@gmail.com>; kcnaser@comcast.net <kcnaser@comcast.net>

We support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,
Cristeena and Kenneth Naser
191 Somerville Street
Alexandria, Va 22304

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[EXTERNAL]Landmark Mall Redevelopment**ROBERT HANNAN** <bob_hannan@comcast.net>

Sun 6/20/2021 7:33 PM

To: PlanComm <PlanComm@alexandriava.gov>

We are residents of Cameron Station Condominiums.

We strongly support the redevelopment of Landmark Mall as planned.

Thank you for your consideration.

Robert J. Hannan

400 Cameron Station Boulevard

Unit 218

Alexandria, VA 22304

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[EXTERNAL]support of Landmark Mall development plan

Diane Hannan <dianehannan@comcast.net>

Mon 6/21/2021 9:59 AM

To: PlanComm <PlanComm@alexandriava.gov>

Alexandria planning Committee,

I am a resident of the Cameron Station Community and a loyal consumer of all that Alexandria offers. I strongly support the current CDD plan for the development of the Landmark Mall. It is a thoughtful and balanced plan that will positively impact the West End and all of Alexandria.

Sincerely,

Diane Hannan

400 Cameron Station Blvd.

Unit 218

Alexandria, VA 22314

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Re: June 24 Planning Commission agenda

whendrick@aol.com <whendrick@aol.com>

Mon 6/21/2021 11:04 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission members:

I am writing about docket #8 of the June 24 Planning Commission hearing.

The proposal to redevelop the defunct Landmark Mall site, to include an Inova medical campus, is an exciting development for the city, and I support the project.

However, the environmental sustainability aspects of the plan, as least as stated in the city staff report, appear to be relatively weak, and seem likely to result in only incremental progress. This is surprising given the widely recognized climate crisis and the city's high priority on this issue.

The plan seems to focus its sustainability efforts on a building-by-building approach, rather than an integrated, site-wide approach. This, too, is surprising, given that there are now many real-life examples of integrated site planning in the United States and around the world. Documents such as those from the National Renewal Energy Laboratory make clear that integrated site planning has synergistic effects, such that the overall benefits are much greater than the sum of their parts.

The Landmark Mall property is a very large redevelopment site. If we can't make significant progress on a site like this, how are we ever going to meet our environmental goals? I strongly urge that you require an integrated, site-wide environmental sustainability plan. Thank you.

Bill Hendrickson
304 East Spring St
Alexandria, VA 22301
703-519-9410
whendrick@aol.com

[EXTERNAL]Landmark mall project

Erin Schiesel <eschiesel@gleason-law.com>

Mon 6/21/2021 12:51 PM

To: PlanComm <PlanComm@alexandriava.gov>

Hi,

I write in support of the current Coordinated Development District Conceptual Design Plan for Landmark Mall. I hope that the current plan will be approved by the Planning Commission. The redevelopment of Landmark Mall has been overlooked for too long, and the current plan will bring numerous advantages to Alexandria, particularly the West End, where I have been a homeowner in the Cameron Station community since 2010.

The Cameron Station Civic Association has shared with the community numerous benefits it sees to the adoption of the current proposal. As a nearby resident, I am particularly excited about the following:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center, and associated medical office building;
2. A transit hub;
3. Environmental sustainability measures;
4. Accessible parks and open space, including a Central Plaza;
5. Ground level retail; and
6. Affordable housing.

Please approve this plan so that this long shuttered mall can be revitalized into something with so many benefits to the citizens of Alexandria, not only because of the state of the art medical amenities, but also the more modern considerations that were not fulfilled by the former mall, especially the environmental sustainability and affordable housing considerations. Even if you do not believe the current plan is perfect, leaving the decaying building and parking lot in its current state will achieve NONE of these benefits.

Thank you for your attention to this matter.

Best,
Erin

Erin Schiesel, Esq.

Member

Gleason, Flynn, Emig & McAfee, Chartered

11 North Washington Street, Suite 400

Rockville, MD 20850-4278

301.294.2110 (voice)

301.294.0737 (fax)

www.gfemlaw.com

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[EXTERNAL]I support the Landmark Redevelopment Project!

Nicole <nicole5012@gmail.com>

Mon 6/21/2021 1:53 PM

To: PlanComm <PlanComm@alexandriava.gov>

I have lived in Alexandria for 17 years and ever since I moved here, there has been hope that the Landmark Mall would be revitalized... and hope crushed multiple times. Please don't let it happen again!

Nicole Gauvin

5012 Gardner Dr, Alexandria, VA 22304

--

Nicole Gauvin

<http://about.me/knerg>

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[EXTERNAL]Landmark Mall Redevelopment

Brent McKenzie <BMcKenzie@transurban.com>

Mon 6/21/2021 4:47 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear members of the Planning Commission,

I email you today to voice support for the current Masterplan amendment and Coordinated Development District Concept Plan ("CDD") for Landmark Mall. I ask that you approve this plan, as described in the City Staff report. The redevelopment of Landmark Mall has been a long-time coming and will serve as a major catalyst for redevelopment in the West End of Alexandria.

Inova Hospital plans to build a state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building, bringing critical health benefits to the region. The mixed use development will also include a transit hub, fire station, and affordable housing that will benefit Alexandria and all of our communities. This seems like a true win-win for Inova and the City of Alexandria.

I hope you will consider the tremendous benefits of this project and vote to support it.

Thank you for your consideration,
Brent

Brent McKenzie

Government Relations and Community Affairs Manager
Suite, T500, 7900 Westpark Drive
Tysons, VA 22102
Mob: 571 326 5609
Email: bmckenzie@transurban.com



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[EXTERNAL]Landmark Redevelopment

Zanin, Linda <lzanin@email.gwu.edu>

Mon 6/21/2021 6:03 PM

To: PlanComm <PlanComm@alexandriava.gov>

I support the current Masterplan amendment and Coordinated Development District Concept Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Regards,
Linda Zanin

**Linda Zanin, RDMS, EdD**

Director of Strategic Partnerships
School of Medicine and Health Sciences
The George Washington University
Office (202) 994-9179 | lzanin@gwu.edu
2600 Virginia Avenue Washington, DC 20037
<https://smhs.gwu.edu/hssp>

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[EXTERNAL]Support of current Landmark plan

Millard, Dave (Avison Young - US) <dave.millard@avisonyoung.com>

Tue 6/22/2021 8:33 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Millard, Dave (Avison Young - US) <dave.millard@avisonyoung.com>

To the Members of the Planning Commission,

I strongly support the approval of the proposed redevelopment plan of the Landmark Mall as currently envisioned.

As a commercial real estate broker and longtime resident of Alexandria, I have witnessed the steady decline of the real estate market (commercial, residential and retail) on the Western side of the City.

Anchored by a future state of the art new INOVA hospital facility, the proposed Landmark Mall redevelopment offers a once in a generation opportunity to reverse this trend and to bring economic benefit to an entire section of our City.

If there is anything that the current pandemic has taught us it should be that modern health care is a true infrastructure enhancement and is essential to the health and well-being of our population.

If we miss this opportunity it will be to the detriment of the City, in my opinion.

Regards,

Dave Millard

Board Member, Alexandria Economic Development Partnership

Former Chair and Current Board Member, Alexandria Chamber of Commerce

Former Chair, The Campagna Center

Dave Millard

Principal

Avison Young – Washington, D.C. LLC

8300 Greensboro Drive – Suite 275

McLean, VA 22102

(703) 752-4921 – Direct

(703) 725-4498 – Mobile

dave.millard@avisonyoung.com



[Twitter](#) | [Property Listings](#)

[LinkedIn](#) | [Instagram](#)

avisonyoung.com

Allen Brooks
5380 Eisenhower Avenue, Suite C
Alexandria, VA 22304

June 22, 2021

To Whom It May Concern:

I support the current Masterplan amendment and Coordinated Development District Concept Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "A. Brooks", written over a light gray horizontal line.

Allen Brooks
Chief Creative Officer
Building Momentum, LLC





June 21, 2021

Chair Nate Macek
Planning Commission
City of Alexandria, Virginia

Re: EPC comments on Landmark Mall Redevelopment Proposal

Chair Macek and Planning Commission members:

On behalf of the EPC, I am sharing our comments on the Landmark redevelopment proposal, which was presented to the EPC during our April 19 and May 17, 2021 meetings. Two members were also invited as representatives of the EPC to meet with the development team and City staff on March 4 to discuss sustainability features of interest to EPC members.

Summary

In summary, the EPC:

- Recognizes the excellent sustainability features of the Landmark redevelopment proposal and the City's plan from a land use and transportation perspective;
- Acknowledges that the proposed project meets applicable City sustainability and Green Building Policy requirements, and appreciates that in some cases the applicant has proposed additional measures beyond minimum requirements;
- Appreciates Foulger-Pratt and Inova for their outreach to the EPC and their presentation to the Advisory Group on sustainability;
- Points out that the scale and nature of projects like the Landmark redevelopment provide unprecedented opportunities to achieve much stronger climate, resilience, health and equity outcomes via site-wide comprehensive energy master plans - and that while this is being done in peer projects, it is not in this one;
- Encourages the Planning Commission through the Landmark DSUP to establish specific project energy reporting requirements to help the City track progress towards community-wide goals (EAP #3.1.5, p. 36) and recommends the applicant use the [Embodied Carbon in Construction Calculator](#) for condition #105. We encourage the applicant and City to identify opportunities for funding/technical assistance to drive more ambitious decarbonization efforts, e.g., advanced energy metering (EAP #3.1.5), embodied carbon of building materials, and on-site renewable energy and storage;
- Outlines below suggestions for the City to improve the Master Plan Amendment Submission and CDD Submission process; under the City's current process, these materials don't even mention sustainability despite its importance in City policy goals; and
- Urges the Planning Commission to support timely implementation of the Environmental Action Plan green building actions and take steps for City policy to require that large redevelopment projects integrate site-wide energy planning as DSUP/CDD conditions.

The following pages explain these points in more detail.

Detailed Comments

1. Overall redevelopment proposal, planning process

The EPC thanks Foulger-Pratt and Inova for their outreach to the EPC and their in-depth presentations to the Advisory Group on sustainability and other elements of the proposal. We greatly appreciate the discussions and willingness of the applicant to answer EPC member questions and look into the suggestions that we and other members raised at meetings.

The EPC believes that the proposed redevelopment project and new hospital will be a very positive addition to the City. From a land use and transportation perspective, the sustainability features of the proposed project and CDD are excellent and in line with the type of development Alexandrians should expect. The combination of compact, walkable, mixed-use development, high-capacity and frequent transit, key public services, affordable housing, and new public amenities will establish a new community center in the West End. We commend the applicant for their willingness to work with the City on a complex urban redevelopment site with numerous infrastructure and community needs to prepare a development proposal that should yield a much needed vibrant and connected mixed-use destination.

On energy and green building features, we hope that the applicant takes advantage of further opportunities to improve its contribution to City and regional energy and climate targets as the design and permitting process proceeds. EPC members suggested features to the applicant during our meetings. The proposed project meets applicable City sustainability and Green Building Policy requirements, and in some cases the applicant has proposed additional measures beyond minimum requirements (e.g., LEED Neighborhood Development, all-electric multifamily assets) – and the EPC appreciates these efforts.

However, considering the scale of the Landmark redevelopment, buildout time and diversity of uses, the EPC is concerned that an unprecedented opportunity to link critical climate, resilience, health and equity outcomes via a site-wide comprehensive energy master plan is being lost. While the EPC appreciates the complexity of the ownership structures and the special considerations related to hospital design, construction, operations and maintenance, numerous examples of more ambitious peer projects are showcased in the [U.S. DOE's Better Buildings Alliance Healthcare Sector](#) and [NREL's Guide to Energy Master Planning of High Performance Districts and Communities](#). Redevelopment projects like Landmark are exceptional in many ways but not so unique or complex to justify delayed action to address the urgency of the climate crisis. Large developments like this have unique opportunities to address their climate impact. City policy, small area plans, and Planning Commission review should reflect this reality. In addition, the City must lead these efforts to ensure that subsequent large redevelopment projects incorporate district energy planning from the start to achieve deeper greenhouse gas mitigation and resilience consistent with community goals.

The following sections provide additional context, discussion, and lessons learned from review of the Landmark proposal that can inform Planning Commission and department efforts.

2. Context - why sites like Landmark are exceptional and are not sufficiently addressed in the current Green Building Policy

City Green Building Policy, Environmental Action Plan, Virginia electrical grid

The current, [2019 Green Building Policy](#) (GBP) went into effect in March 2020, following a process that began in 2018 and led to adoption by City Council the following year.

The GBP was crafted in a way to be feasible for all projects subject to DSUP approval to implement - both small-scale development projects as well as larger projects with more sophisticated design teams and experience. The GBP does not address district energy planning nor does it address coordination across phased-development for large sites across Alexandria like North Potomac Yard, Oakville, Landmark, and the Potomac River Generating Station.

At the same time as the current GBP was developed, the City also recognized in its [Environmental Action Plan 2040](#) (EAP) that a progressive series of stronger green building measures would be needed by the year 2030 to achieve its climate targets. The GBP is the first step in that process. The actions in the EAP, which include some state-level administrative and legislative measures, culminate in EAP action #3.1.16, “ensure that all new construction is carbon neutral by FY2030.” MWCOC’s [recently adopted climate plan](#) also depends on new buildings region-wide being carbon neutral as of 2030.

Alexandria’s electricity provided by Dominion is on track to get cleaner, thanks to the Virginia Clean Economy Act, signed into law in 2019. This law mandates that Dominion supply 100% clean energy by 2045, with a 2030 benchmark that 45% of its non-nuclear power come from renewable sources. While Virginia’s energy legislation is a bold step forward (a leader in the southeast), we need to acknowledge that these requirements and Dominion’s other commitments (like those of other major U.S. utilities) are not yet enough for what the electricity sector needs to do to keep global warming under 1.5°C ([Rocky Mountain Institute](#)).

Clean electricity by itself is also not sufficient, and dramatic energy efficiency improvements in our building stock combined with varied levels of on-site renewable energy are needed to meet our climate targets and accommodate statewide energy needs. These improvements and on-site renewables are already feasible in today’s market, as demonstrated in numerous examples, including:

- NREL [Guide to Energy Master Planning of High Performance Districts and Communities](#)
- DOE [Incorporate Solar PV On Your Healthcare Facilities](#)
- UNMC Maurer Center for Public Health [Solar Installation Project](#)
- Kaiser Permanente’s [Zero Energy Medical Office Building](#) and [Medical Center Microgrid](#)
- The Tower Companies Multifamily [Solar + Green Roof at The Pearl](#)
- AvalonBay Fairfax [Sustainability Profile](#)
- GID Multifamily [Solar Case Study](#).

Landmark redevelopment long build-out, large scale

The Landmark redevelopment project will occur in phases through 2032. The large 52-acre site and 4 million square feet of diverse building typologies is *the* archetype for integrated district energy planning. Sites like Landmark create economies of scale and complementary uses that enable the construction of energy infrastructure and systems that are far more efficient than individual building systems. District energy planning also delivers enhanced site-wide resiliency and reliability enabling projects to better withstand grid power disruptions. Coupling efficient infrastructure with building-scale distributed energy resources capable of optimizing individual building load in cooperation with site-wide energy use brings an additional level of efficiency, resilience and reliability. [U.S. DOE's recent report](#) highlights building-scale optimization opportunities of this type as a savings opportunity worth more than \$100 billion nationwide. The business case for green buildings is stronger than ever: studies from the [U.S. DOE](#) and [CoStar](#) show that green buildings are demanding higher rental and occupancy rates, lower energy costs, and reflect a premium asset value over conventional alternatives, with little or no construction cost premium.

The EPC appreciates the special energy needs of a hospital complex with in-patient care. We believe the enhanced resilience and reliability brought to the site by a development-scale energy approach could connect well with the medical complex 24x7 operational requirements and critical energy needs. In addition, the energy infrastructure and distributed energy resources that will support the almost 3 million square feet of other development on the Landmark site could, in a comprehensive and integrated development-scale energy master plan, be leveraged to further enhance resilience and reliability for hospital systems in emergency situations.

An illustrative scenario for what more ambitious, integrated energy planning can do has been prepared by a local architect and one of the Planning Commission members. While not intended as an actual design or energy plan, this exercise does show that significant energy savings and resilience benefits from efficiency, on-site generation and district planning can be achieved - under today's technologies and market conditions.

3. Suggestions for improving the development package and process

From a sustainability perspective, the City development approval process and documentation does not provide clear, easily referenced information. While the Advisory Group, EPC and public received detailed PowerPoint presentations on proposed sustainability features, these are not clearly part of the applicant submission in the same way site-wide traffic, stormwater and building massing studies have been. Thus, it is unclear how this sustainability information will be systematically reviewed by staff and the Planning Commission. Additionally, it is unclear how the inclusion of these sustainability features will be kept on track and documented in a way that reflects their importance in City policy goals and plans. (Deputy Director Jeff Farner clarified to the Advisory Group that the applicant's sustainability proposals will be incorporated into the staff report to Planning Commission and Council.)

For example, the formal [applicant submission materials](#) (April 2021 Completeness Submission: Master Plan Amendment Submission and CDD Submission) do not mention sustainability, energy (except stormwater “energy”), electricity or refer to how the development will meet the Green Building Policy during the DSUP process. We raise this not to question the applicant’s proposal, but rather to highlight the fact that the City CDD process and submittal requirements do not clearly connect to City sustainability policy goals (e.g., small area plans, EAP, GBP, the City Council’s declaration of a climate emergency in 2019) or require the documentation of relevant information. Even in the DSUP process, this information is either buried in a sheet note or left for the staff report.

We encourage the Planning Commission to establish, through the Landmark DSUP process, specific reporting requirements suitable to enable the City to track the project’s progress towards its zero carbon goals (as was required when the PC approved the North Potomac Yard CDD/DSUP; also see [EAP 2040](#) action #3.1.5, p. 36), and to help inform the City’s communitywide energy and climate planning processes. We are glad to see that the staff report includes condition #105; we suggest this be clarified to include an embodied carbon analysis using the [Embodied Carbon in Construction Calculator](#) (EC3), as well as the operational carbon footprint analysis described in the staff recommendation. Simply using the EC3 may inform the applicant of easily obtainable embodied carbon savings significantly higher than the 5% they have proposed. Policy efforts around embodied carbon of new buildings typically set goals in the ballpark of 20% savings, [as recommended by the GSA’s Office of Federal High-Performance Buildings](#) for the federal government.

We also encourage the applicant and City to identify opportunities for funding and technical assistance to drive significantly more ambitious decarbonization efforts at the Landmark site that the development team can undertake as the project moves forward. For example, the [Maryland Energy Administration recently awarded funding](#) to assist a project in Prince George’s County of net-zero energy affordable homes with their own micro-grid. The Landmark project could pursue assistance to incorporate elements such as advanced energy metering (EAP #3.1.5, recommended standard development condition by FY23), address embodied carbon of building materials, and install on-site renewable energy and storage.

4. Lessons learned regarding City energy and green building policies for new development

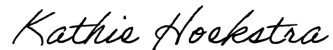
The *Landmark/Van Dorn Small Area Plan* clearly emphasizes sustainability (8 paragraphs in various places). However, the scope and scale of the actions necessary are not in line with the urgency and current understanding of the climate crisis. A reference to the 1997 Kyoto Protocol in the Energy Conservation section of the SAP clearly demonstrates this. On an individual building basis, we know the GBP is not enough. For once-in-a-generation projects in various parts of the City, like the redevelopment of Landmark, relying on the City’s GBP and often outdated sustainability provisions in SAPs and CDD regulations is problematic.

The City Council made sure to include a new green building staff position in the Planning and Zoning department budget for this coming year, precisely to identify proactively more site-specific energy and sustainability solutions. This staff position is also tasked with helping implement five recommended actions to strengthen City green building measures by FY23, as laid out in the EAP.

The EPC urges the Planning Commission to support timely implementation of the EAP actions by the City and take steps for City policy to require that large redevelopment projects integrate site-wide energy planning as conditions of DSUP/CDD approvals.

Thank you for considering our comments.

Sincerely,

A handwritten signature in cursive script that reads "Kathie Hoekstra".

Kathie Hoekstra
Chair
Environmental Policy Commission

Cc: All Planning Commissioners
Karl Moritz, Director
Jeffrey Farner, AICP, Deputy Director
Ashley Labadie, AICP, Urban Planner

[EXTERNAL] Alexandria Chamber Comments on Landmark Mall Redevelopment

Maria Ciarrocchi <MCiarrocchi@thechamberalx.com>

Tue 6/22/2021 12:04 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: SBK@BeyerKirby.com <SBK@BeyerKirby.com>; Harbour, Ann <Ann.Harbour@carefirst.com>; Joseph Haggerty <jhaggerty@thechamberalx.com>



June 22, 2021

Dear Members of the Planning Commission:

The Alexandria Chamber of Commerce has long been a champion of the redevelopment of Landmark mall and the opportunity it would provide our City, that is why we ask that you approve the current Masterplan amendment and Coordinated Development District Concept Plan ("CDD") for Landmark Mall.

The redevelopment of Landmark Mall will serve as a major catalyst for the revitalization of the West End of Alexandria as well as address critical transportation needs, and we look forward to seeing this long awaited project come to fruition.

Thank you for the opportunity to provide comments on this matter.

Sincerely,

Stephanie Beyer Kirby
2021 Board Chair
Alexandria Chamber of Commerce

Joe Haggerty
President & CEO
Alexandria Chamber of Commerce

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[EXTERNAL]Landmark

Penelope Jane Guyton <penelopejane4@gmail.com>

Tue 6/22/2021 5:09 PM

To: PlanComm <PlanComm@alexandriava.gov>

Regarding the redevelopment of Landmark Mall, I would like to add my voice to those residents who are lobbying for additional requirements. I do not agree with most of what they say, but I really like the idea of:

1. An area of green space with trees where people can gather.
2. A movie theater.
3. Shops and restaurants that will entice those of us who live in the West End to stay in this area for our entertainment.

Anything that can cut down on through traffic is to be welcomed.

Sincerely yours,
Penelope Guyton

5112 Donovan Drive #411
Alexandria, VA 22304

--

Penelope Jane Guyton
Mobile: 571 239 2376

When all the ordinary divides and patterns are shattered, people step up to become their brothers' keepers. And that purposefulness and connectedness bring joy even amidst death, chaos, fear, and loss.
Rebecca Solnit

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[EXTERNAL]Landmark

Ann Cardoni <aecardoni@verizon.net>

Tue 6/22/2021 5:39 PM

To: PlanComm <PlanComm@alexandriava.gov>

I support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

Sent from my iPad

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June 22, 2021

Nathan Macek
Chair, Planning Commission
City of Alexandria
100 King Street NE
Alexandria, VA. 22314

Dear Chairman Macek:

I am writing to provide comments on the Landmark Mall redevelopment project, to be considered by the Planning Commission on June 24th.

I appreciate the large amount of work that City staff and the developers, Inova and Foulger-Pratt, have put into the proposal. There are many laudable aspects of the development, which would create an attractive mixed-use community that encourages walking, bicycling, and the use of public transit. However, the proposal fails to address the one essential requirement for sustainability, which is supporting our city's achievement of its greenhouse gas emissions reduction goals.

Climate change presents an existential threat to humanity, and in 2019 Alexandria City Council declared that a climate emergency threatens our city. The resolution adopted by Council stated that "we need to take strong and unprecedented action to lead and enable community-wide greenhouse gas emissions reductions," and reiterated Council's commitment to reducing our community's greenhouse gas emissions by 50% by 2030. Extreme weather events are costing us millions of dollars each year in flooding damage, downed trees and power lines, power outages, and mitigation expenses. These impacts are unpredictable, and worse than expected; the Environmental Action Plan-2040 (EAP-2040) description of the effects of climate change referenced only tidal and weather-related flooding in Old Town.

Strong and unprecedented action by everyone—local governments like Alexandria and at all other levels of government, by individuals, and by the private sector—is absolutely essential to meet this target. Unfortunately, we are falling far short. According to the most recent greenhouse gas emissions numbers available, in 2018 Alexandria's emissions totaled 1.46 million metric tonnes of carbon dioxide equivalents. This amounts to a roughly 1% per year reduction from 2015 emissions levels, which is nowhere near fast enough to meet the 2030 target. Over the next nine years we will need annual GHG emissions reductions roughly four times greater than the 2015-2018 average. As proposed by the applicants, the energy use projected for the Landmark development would increase Alexandria's total kilowatt hours of electricity used by roughly 5% above 2018 levels.

More than half of Alexandria's greenhouse gas emissions are associated with energy use in buildings. Consequently, any effort to meet the critically important 2030 emissions reduction target require sharply reducing this energy use. Dominion Energy's shift to cleaner sources of electricity production will not happen fast enough to accomplish this on its own, and shifting to solar and wind generation without reducing electricity demand—especially given the strong shift to electric vehicles needed to reduce transportation emissions—would require large, likely untenable land use changes in Virginia and our region.

Even if Dominion stays on track to meet its 2035 target of producing 75% of our electricity through renewable sources, under current trends Alexandria's 2030 greenhouse gas emissions would remain roughly 40% above our target, and emissions associated with electricity and natural gas use in residential and commercial buildings would still comprise about 40% of Alexandria's total greenhouse gas emissions. We have to take

aggressive—and, to use Council’s description, “unprecedented”—action to maximize energy efficiency and on-site renewable energy generation if we are to create a climate safe community.

Meeting Alexandria’s Green Building Policy has little, if any, bearing on whether or not development in our city is consistent with the greenhouse gas emissions reduction targets adopted by Council in the EAP-2040 and reiterated in the October, 2019 climate emergency declaration. The Leadership in Energy & Environmental Design (LEED) building and neighborhood certification standards use a points-based system to broadly address environmental sustainability across a range of domains, and do not include specific requirements for buildings’ actual energy efficiency performance.

A review of 2019 energy benchmarking of office buildings in Washington, D.C. found that LEED-certified buildings collectively used 17% *more* source energy, and 13% *more* on-site energy than non-LEED buildings, and that average energy use intensities for all LEED certification levels—LEED certified, Silver, Gold, and Platinum—were higher than for non-LEED certified buildings.¹ This tracks other research finding no energy savings or performance improvements in buildings retrofitted to achieve LEED certification.² It has long been questioned whether or not achieving LEED certification results in buildings achieving significant energy performance improvements. Given the deep greenhouse gas emissions reductions we need to achieve over the next several years, Council, Alexandria city staff, and the Planning Commission should require or incentivize high levels of energy performance in addition to any LEED certification standards for new development.

The Landmark Mall redevelopment is occurring at a critical time in human history. After decades of inaction, we have just a few years to make dramatic changes in our energy use to avoid catastrophic changes in the world’s climate. We urge the following changes and requirements to help ensure that the Landmark Mall development is consistent with the zero-carbon future we need to rapidly build.

- **Require the installation of fully electric infrastructure for space heating, water heating, and cooking.** Methane is a powerful climate pollutant, with a heat-trapping capacity more than 80 times greater than that of carbon dioxide over its lifespan in the atmosphere, and both in Alexandria and elsewhere, methane emissions have been rising significantly. According to the recently released Global Methane Assessment report from the United Nations Environment Programme, “expansion of natural gas infrastructure and usage is incompatible with keeping warming to 1.5°C.”³

In a separate major report, the International Energy Agency (IEA) stated that “In buildings, bans on new fossil fuel boilers need to start being introduced globally in 2025,” as part of a major push to improve energy efficiency.⁴ The report states that reaching net zero emissions by 2050 “requires nothing short of a total transformation of the energy systems that underpin our economies.”⁵

There are also health reasons for using electric stoves instead of gas burning stoves. Gas stoves emit some of the same fumes found in car exhaust, including nitrogen dioxide and carbon monoxide, and

¹ Hu, M. (2021). 2019 energy benchmarking data for LEED-certified buildings in Washington, DC: Simulation and reality. *Journal of Building Engineering*, 42, 102475.

² Clay, K., Severnini, E. R., & Sun, X. (2021). *Does LEED Certification Save Energy? Evidence from Federal Buildings* (No. w28612). National Bureau of Economic Research.

³ United Nations Environment Programme and Climate and Clean Air Coalition (2021). *Global Methane Assessment: Benefits and Costs of Mitigating Methane Emissions*. Nairobi: United Nations Environment Programme, p. 10.

⁴ International Energy Agency. (2021). *Net Zero by 2050 – A Roadmap for the Global Energy Sector*. Retrieved from International Energy Agency website: <https://www.iea.org/reports/net-zero-by-2050>, p. 19.

⁵ International Energy Agency, p. 3.

their use can create indoor air pollution reaching levels that would be illegal outdoors, posing serious health risks for children with asthma and allergies.

- **Stipulate that due to the climate emergency, the City's Green Building Plan be considered to have been superseded by the EAP-2040 plan, and that the small area plan for the Landmark redevelopment be consistent with the EAP-2040.** Since the city's Green Building Policy was adopted Council has recognized that our community faces a climate emergency. Each week brings evidence of escalating climate-related impacts—in our community, across the country, and around the world—and yet more research documenting the dire need to take aggressive and unprecedented action to avoid disaster. Relying on the Green Building Policy alone to ensure that development is “sustainable” is a recipe for failure. City staff, the Planning Commission, Council, and developers should work together to explore new ways of incentivizing, financing, and delivering the built environment Alexandria needs to rapidly transition to being a climate-friendly community.
- **Develop an energy and resilience plan for the Landmark development, based upon a zero-net energy analysis of the energy use and production measures needed for the development to be consistent with meeting Alexandria's greenhouse gas emissions reduction goals.** As described above, Inova's claim that Dominion's continued shift toward renewable energy production will adequately address Council's climate goals is inaccurate. During the public engagement process, Inova provided information claiming it's goal was to have the Inova Alexandria at Landmark hospital campus would achieve a 50% reduction in operational carbon emissions by 2030. Leaving aside the fact that carbon dioxide is not the only greenhouse gas, and that meeting the community-wide emissions reduction target for 2030 will require that new development be as close to zero net energy as possible, Inova's “Path to Reduce Carbon” shows the hospital campus will somehow reduce carbon emissions by 20-25% within two years.

We need more information. How is this extraordinary reduction in emissions going to occur in the two years after the new buildings open, and if it can be done in two years, can similar reductions happen sooner? For both Inova and Foulger-Pratt, what are the projected costs for retrofitting and removing gas infrastructure within the next twenty years? What assumptions about energy costs and price signals for the use of natural gas and of fossil-fuel generated electricity have the developers made in comparing the return on investment of high performance buildings?

Well within the lifetime of the buildings planned for the Landmark site, net zero energy buildings will become the rule, not the exception. Without both a zero-energy analysis and an energy and resilience plan, the development will soon become outdated as our society continues shifting to climate responsible buildings and ways of life.

Thank you for your consideration, and for your work guiding the development of our city's built environment. I urge the Planning Commission to recognize the unique time we are at in our city's history—indeed, in human history—and the necessity of taking strong new steps to create a sustainable climate.

Sincerely,



Scott Barstow

CC: Planning Commission
Environmental Policy Commission

[EXTERNAL]Landmark Mall--Parkside at Alexandria

Alesevich, Walter - Washington, DC <walter.c.alesevich@usps.gov>

Wed 6/23/2021 9:25 AM

To: PlanComm <PlanComm@alexandriava.gov>

To all--

Parkside at Alexandria, a Condominium supports the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,

Walter C. Alesevich
President, Parkside at Alexandria

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[EXTERNAL]Support for Landmark Mall CDD

Chris F <feitzc@gmail.com>

Wed 6/23/2021 9:42 AM

To: PlanComm <PlanComm@alexandriava.gov>

Hello Alexandria Planning Commission Members,

As a new resident in Alexandria's Cameron Station I am writing today in support of the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan. There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,
Chris Feitz

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[EXTERNAL]Supportive of Landmark redevelopment plan, Inova

Tom Kopko <tkopko@gmail.com>

Wed 6/23/2021 9:43 AM

To: PlanComm <PlanComm@alexandriava.gov>

I support the Landmark Mall redevelopment plan. I live nearby in Cameron Station.

Sincerely

Tom Kopko

371 Cameron Station Blvd.

Alexandria, VA. 22304

iPhone: [+1 703-395-9985](tel:+17033959985)

[email: tkopko@gmail.com](mailto:tkopko@gmail.com)

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[EXTERNAL]Landmark Mall

Marian Cavanagh <mcavanagh46@gmail.com>

Wed 6/23/2021 9:58 AM

To: PlanComm <PlanComm@alexandriava.gov>

Members of the Planning Commission,

I support the current Coordinated Development District Conceptual Design Plan (“CDD”) for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City’s Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having “all-electric” multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,

Marian E. Cavanagh
400 Cameron Station Blvd., Apt. 327
Alexandria, VA 22304

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[EXTERNAL]Please support affordable housing at Landmark

Grassroots Alexandria <grassrootsalexandria@gmail.com>

Wed 6/23/2021 10:09 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Zeina Azzam <azzam.zeina@gmail.com>; Lindsay Stuart <lindsay.stuart09@gmail.com>; shira.loev@gmail.com <shira.loev@gmail.com>; Jonathan Krall <jonathan@jonathankrall.net>

Dear Planning Commission,

The Affordable Care Act modified the Internal Revenue Code to require nonprofit hospitals, like Inova, to conduct "a community health needs assessment with an accompanying implementation strategy."

Inova's 2019 Community Health Needs Assessments (CHNAs) recognized the nexus of health and housing, indicating that housing affordability significantly impacts the health of Northern Virginia communities. In each of five reports for Inova's Northern Virginia hospitals, including Alexandria's CHNA, "affordable housing" was residents' most common response to the question: "What would most improve the quality of life for our community?" Conducting studies and producing reports is not enough. Inova must deliver on the required "implementation strategy." It is the position of Grassroots Alexandria that Inova must act.

Growing numbers of hospitals are addressing housing as a health care issue. Kaiser, for example, has established a \$200 million fund to reduce homelessness in communities it serves. Inova's planned investment of a reported \$1 billion in a new hospital at the Landmark property is an opportunity to develop an implementation strategy for this element of Inova's 2019 CHNA.

The Landmark redevelopment plan, including the new Inova hospital, includes a basic affordable housing provision. The developer proposes an "aspirational goal" of "10% of all new residential units at levels affordable to households earning 30 to 80 percent of the area median income (AMI)." City Council recently approved a rezoning of Inova's current property to enable greater profit from the sale of that property. Instead of hoarding those profits, Inova should "give back" by subsidizing affordable housing at the redeveloped Landmark site, bringing the total up to 15%.

The need for more Affordable Housing in Alexandria is well documented. It is specifically needed at the Landmark site where workforce housing is needed to support the planned hospital, medical office building, fire station, restaurants and retail. With workforce housing (60% AMI) on site, traffic impacts will be reduced.

Landmark is in the west end, where market rate affordable housing is being lost and, further, the site will include a transit hub with multiple high-frequency all-day bus routes. Co-locating affordable housing at transit hubs, especially working class (40% AMI) housing, is a proven measure to address affordable living needs.

For these three reasons, we ask that Inova work with the developer and the City to achieve an aspirational goal of 15% of all new residential units at levels affordable to households earning 30 to 60 percent of the area median income (AMI).

Sincerely,

Jonathan Krall

Steering Committee, Grassroots Alexandria

<https://grassrootsalexandria.org/2021/06/23/inova-must-address-housing-and-health-needs-in-alexandria/>

CC: GrA Steering Committee

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[EXTERNAL]INOVA Site**Sammie Moshenberg** <smoshenberg@gmail.com>

Wed 6/23/2021 10:28 AM

To: PlanComm <PlanComm@alexandriava.gov>

I am disappointed that INOVA is not taking the opportunity to create more workforce affordable and low-income housing at their current soon-to-be-abandoned site. Alexandria is in desperate need of such housing. Hospital workers and other essential workers can't afford to live in Alexandria. West end neighborhoods once affordable to low-income residents are fast becoming too expensive and driving residents out of their homes. I urge you to prioritize affordable housing as you consider the future of the current site and Landmark redevelopment.

Thank you, Sammie Moshenberg, Del Ray

Sent from my iPad

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[EXTERNAL]Yes for Redevelopment of Landmark Mall

Kathleen McCollom <ktmccmcc@comcast.net>

Wed 6/23/2021 10:41 AM

To: PlanComm <PlanComm@alexandriava.gov>

I have lived in the West End on and off since the mid 1980's. Highly recommend that you favorably consider the Inova Hospital use of the now-empty Landmark Mall and related development. It will make a huge, positive change in the character of the area.

Kathleen McCollom
5009 Donovan Drive

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[EXTERNAL]Landmark Development

Benjamin Dawes <benjamindaviddawes@gmail.com>

Wed 6/23/2021 11:10 AM

To: PlanComm <PlanComm@alexandriava.gov>

Greetings,

We support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground-level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,

Benjamin Dawes

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[EXTERNAL]Support for the redevelopment of Landmark Mall.

Janis Timberlake <timberlakejanis@gmail.com>

Wed 6/23/2021 11:12 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commision,

We support the current Coordinated Development District Conceptual Design Plan (“CDD”) for Landmark Mall. We believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan.

There are numerous benefits to adopting the current CDD proposal:

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3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,

Janis Timberlake

Janis Timberlake, PhD., CPCC, ACC

[Timberlake.coach](http://timberlake.coach)

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[EXTERNAL]Support affordable housing

Shira Loev Eller <shira.loev@gmail.com>

Wed 6/23/2021 11:25 AM

To: PlanComm <PlanComm@alexandriava.gov>

To whom it may concern,

We need more affordable housing in Alexandria, especially in the West End. The Landmark redevelopment is a perfect opportunity to provide this housing, and will be needed for workers employed by the future hospital, medical offices, and businesses.

City Council recently approved a rezoning of Inova's current property to enable greater profit from the sale of that property. Inova should fulfill its mission of care to the community and "give back" by subsidizing only workforce (60% AMI) and working class (40% AMI) affordable housing at the redeveloped Landmark site and by bringing the total up to 15%.

Thank you,

Shira Eller
Alexandria resident

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[EXTERNAL]Landmark affordable housing

russell eller <fe2o3rust@gmail.com>

Wed 6/23/2021 11:26 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission,

City Council recently approved a rezoning of Inova's current property to enable greater profit from the sale of that property. Inova should "give back" by subsidizing workforce (60% AMI) and working class (40% AMI) affordable housing at the redeveloped Landmark site and by bringing the total up to 15%.

Thank you,
Rusty

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RE: Email to Commissioner Brown

Ashley Labadie <Ashley.Labadie@alexandriava.gov>

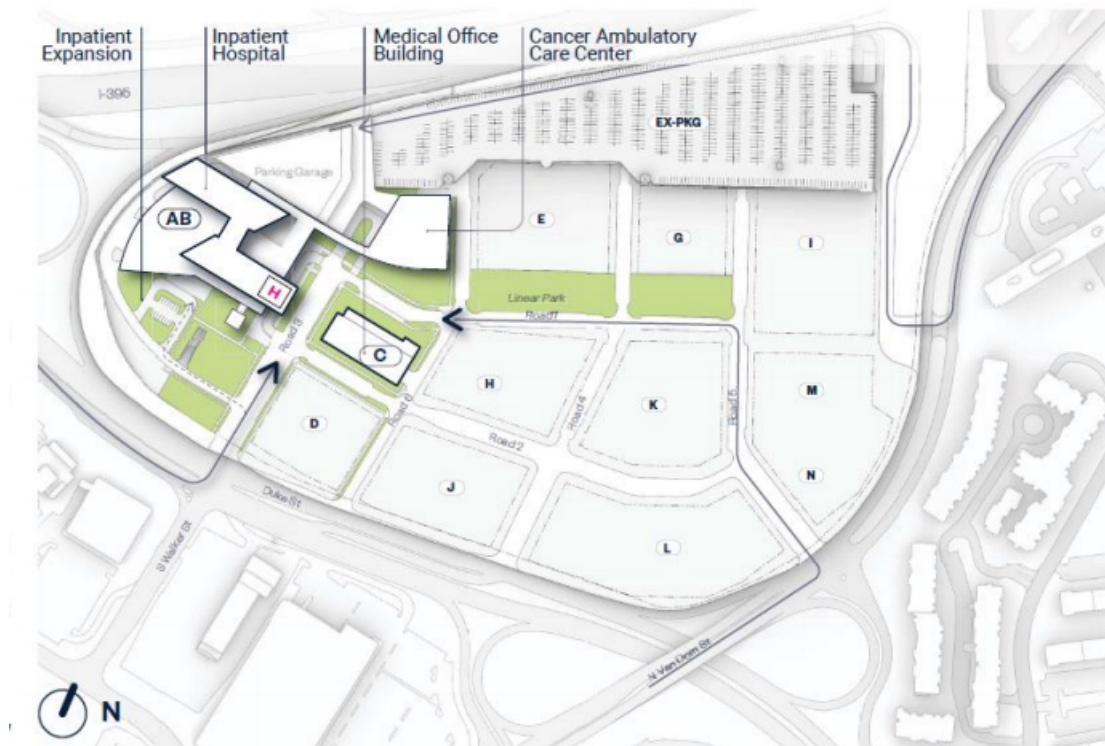
Wed 6/23/2021 12:31 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Cc: Anh Vu <Anh.Vu@alexandriava.gov>

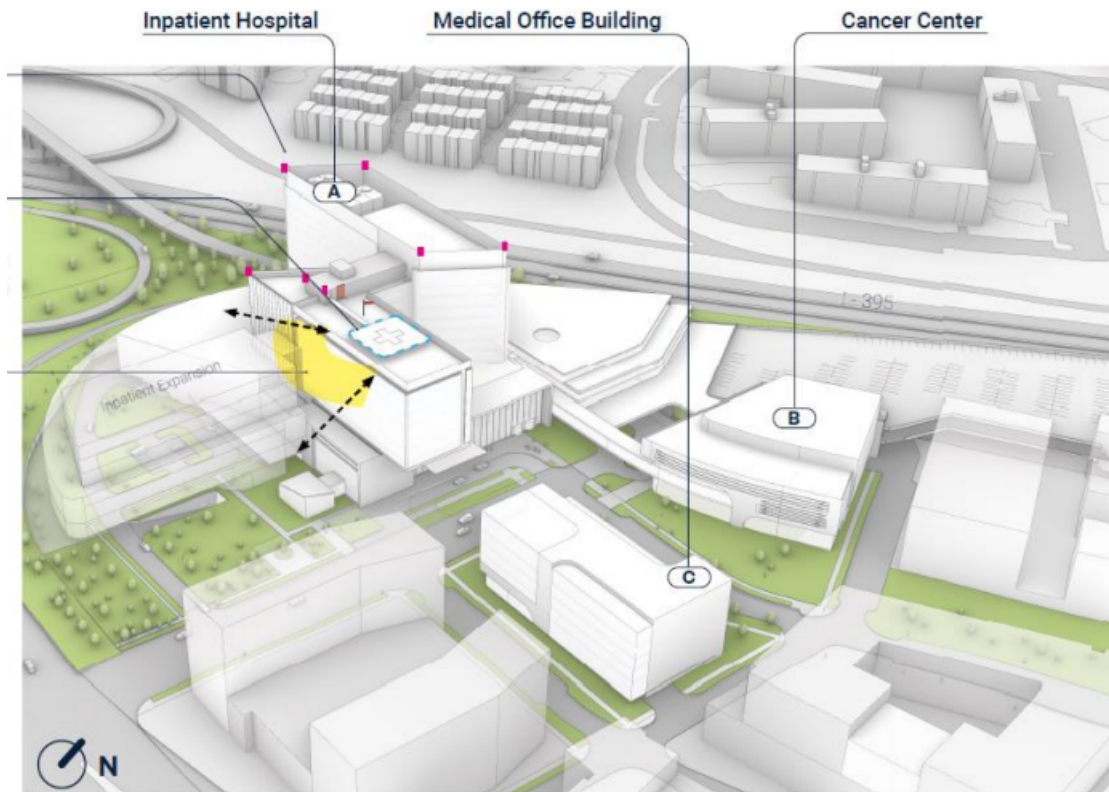
Hi, there – This sounds good. Please send the following graphics and message to the PC.

Below are two illustrative concept drawings of the proposed hospital campus shared at the March 25 Eisenhower West Landmark Van Dorn Implementation Advisory Group meeting. You can find these images on slides 14 and 15 of the [presentation](#). Please note that these are illustrative only and have not been formally submitted for review.

Slide 14: Proposed Initial Phase**Slide 15: Proposed Expansion**

6/23/2021

Mail - Patrick Silva - Outlook



Thanks,

Ashley

[EXTERNAL]Affordable Housing

Wind . <wind@nvms.us>

Wed 6/23/2021 12:28 PM

To: PlanComm <PlanComm@alexandriava.gov>

To whom it may concern,

I live in Alexandria City and I work with people who are consistently getting priced out of the area they've lived in for more than 30 years. The need for affordable housing is apparent and well documented. We need to turn the Landmark areas new housing into affordable housing for our working class neighbors. Thank you for your time.

Best Regards,

Wind

--

Mx. Wind

Pronouns: They/Them/Theirs ([What is this?](#))

Certified State of Virginia Mediator

Certified Restorative Justice Facilitator

p: (703)865-7260

e: wind@nvms.us

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[EXTERNAL]Landmark Mall Redevelopment -- Approve the plan

Stephen Banks <sbbanks@hotmail.com>

Wed 6/23/2021 12:58 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Members of the Alexandria Planning Commission,

I want to take this opportunity to support the project proposal as described by the city staff report. This plan offers quite a number of very positive economic, social, and environmental benefits. I urge the commission to be wary of proposals to add ambitious new environmental mandates on the project, beyond those already embraced by the project. While these goals may be laudable in principle, we must not let "the best become the enemy of the good" and risk this project's derailment.

I hope that the developers and relevant city, state, and federal government agencies will remain in communication, and if there are mutually agreeable ways that government agencies are able to defray the costs of adding improved environmental performance to the development as it progresses, on a voluntary basis for all parties, that would of course be to everyone's benefit. Let's be cautious about adding unfunded mandates that risk undermining the project's viability. The status quo is no good for anyone, including environmental concerns.

Thank you for your consideration and for your diligent work on behalf of our city.

Sincerely,

Stephen Banks

Cameron Station Community Association resident

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[EXTERNAL] INOVA Landmark site re affordable housing

Dan Moshenberg <dmoshenberg@gmail.com>

Wed 6/23/2021 2:09 PM

To: PlanComm <PlanComm@alexandriava.gov>

To Whom It May Concern:

Due to the scale and depth of the economic crisis engendered by the pandemic, the past year has seen unprecedented attention, both popular and scholarly, paid to housing, affordable housing, and housing insecurity. Much of the research has affirmed what many already knew through experience. In particular, three salient points have emerged. [1] The affordable housing crisis is a result of zoning histories that have severely reduced the stock of housing, both rental and mortgage. Put simply, there isn't enough housing. [2] Public health and housing security are intimately linked. [3] Housing insecurity targets Black and Brown communities as well as single-women-headed households. Housing insecurity is the pandemic within the pandemic. The research is out, now the question is appropriate policy. What is to be done? Alexandria has a rare opportunity to take the lead on this issue.

For decades, Alexandria has been a kind of affordable housing desert, actually decreasing the number of affordable units, especially deeply affordable units, as housing prices, both rental and mortgage, have risen steadily. With the arrival of Amazon and Virginia Tech, it was anticipated that housing costs would rise even more sharply. With the extraordinarily hot real estate market that has occurred during the pandemic, prices are rising even more quickly and more steeply.

Inova Health System's decision to build its billion-dollar medical campus on the currently vacant Landmark Mall lot, in Alexandria's West End, is welcome news. While I would have wished the City Council had insisted that Inova Alexandria Hospital do better than rezone its current site as "Residential Medium" (and I still hold out hope that something can be done about that), the issue at hand is the disposition of the Landmark development. Currently, the developer for the Landmark Redevelopment Plan calls for an "aspirational goal" of "10% of all new residential units at levels affordable to households earning 30 to 80 percent of the area median income (AMI)." 10% with households earning 30 to 80% of AMI is neither aspirational nor adequate to the City's residents' needs.

The West End has been losing workforce and deeply affordable housing for years. The City of Alexandria has been losing workforce and deeply affordable housing for decades. Why not turn that tide? 15% reserved affordable housing for households earning 30% to 60% would be a step in the right direction, both for Alexandria and for Inova.

Inova Alexandria's Mission Statement states, "Inova Alexandria Hospital is committed to supporting its mission, 'to improve the health of the diverse community we serve through excellence in patient care, education and research,' by offering a wide range of community benefits and clinical services." Now would be a perfect time for Inova Alexandria to 'improve the health of the diverse community' it serves by seeing the connections between public health and housing and by supporting both the public health and housing needs of its diverse community, which needs are actually one and the same. As recently noted in *The Lancet*, "A prescription for fair housing might go much further than any novel health care we could deliver at this moment."

Thank you for your consideration.

Sincerely,
Daniel Moshenberg

[EXTERNAL]Vote YES on Landmark Mall Redevelopment

grt73@netzero.net <grt73@netzero.net>

Wed 6/23/2021 2:51 PM

To: PlanComm <PlanComm@alexandriava.gov>

My wife and I own and reside at 116 Cameron Station Blvd. We fully support the current plan for the redevelopment of the Landmark Mall property. We urge you to vote YES! Thank you.

Regards,

Donna and Gary Thiessen

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[EXTERNAL]Lankmark Mall Redevelopment

hollowaycd@comcast.net <hollowaycd@comcast.net>

Wed 6/23/2021 12:27 PM

To: PlanComm <PlanComm@alexandriava.gov>

I support the current Coordinated Development District Conceptual Design Plan for Landmark Mall. The current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan. Any further delays will continue this eyesore that has long detracted from the city's environment.

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[EXTERNAL]Landmark Mall Redevelopment

Angie Lord <mmouse86@hotmail.com>

Wed 6/23/2021 5:40 PM

To: PlanComm <PlanComm@alexandriava.gov>

To Whom It May Concern:

I support the current Coordinated Development District Conceptual Design Plan ("CDD") for Landmark Mall. I believe that the current plan, as described in the City Staff report, should be approved by the Planning Commission. The redevelopment of Landmark Mall will serve as a major catalyst for redevelopment in the West End of Alexandria and is consistent with the goals in the Landmark/Van Dorn Corridor Plan. As a current Inova Alexandria Hospital employee, I can think of no better use of the Landmark Mall space!

There are numerous benefits to adopting the current CDD proposal:

1. A state-of-the-art Level II Trauma Hospital, Cancer Center and associated medical office building;
2. Environmental sustainability measures that go beyond the City's Green Building Policy (e.g. Developers following LEED-ND requirements, Inova exploring LEED Gold, Foulger-Pratt having solar-ready buildings, Foulger-Pratt having "all-electric" multifamily buildings, and having over 100 electric charging stations.);
3. A transit hub;
4. Enhanced vehicle connectivity to I-395;
5. A fire station;
6. Accessible parks and open space, including a Central Plaza;
7. Ground level retail;
8. The retention of the existing parking garage;
9. Pedestrian and bicycle facilities;
10. Affordable housing.

Thank you for your attention to this matter.

Sincerely,
Angie Lord

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[EXTERNAL] Opportunity to Increase Affordable Housing in Alexandria

Bonnie Hershberg <hersh3b@gmail.com>

Wed 6/23/2021 6:06 PM

To: PlanComm <PlanComm@alexandriava.gov>

Planning Commissioners:

As an interested resident of Alexandria, I'm acutely aware of the need for more affordable housing here, which has long been well documented. It is specifically needed at the Landmark site where workforce housing is necessary to support the planned hospital, medical office building, fire station, restaurants and retail. Further, Landmark is in the west end, where market rate affordable housing is being lost.

As you know, the City Council recently approved a rezoning of Inova's current property to enable greater profit from the sale of that property. Instead of hoarding those profits, Inova should be encouraged to "give back" by subsidizing only workforce (60% AMI) and working class (40% AMI) affordable housing at the redeveloped Landmark site and by bringing the total up to 15%. This would be a genuine improvement to the city and reflect the values we have enshrined in All Alexandria and other documents.

Thank you for your consideration,
Bonnie Hershberg

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[EXTERNAL]Landmark Affordable Housing

Kris Fischer <kfischer01@gmail.com>

Wed 6/23/2021 8:27 PM

To: PlanComm <PlanComm@alexandriava.gov>

The need for more Affordable Housing in Alexandria is well documented. It is specifically needed at the Landmark site where workforce housing is needed to support the planned hospital, medical office building, fire station, restaurants and retail. Further, Landmark is in the west end, where market rate affordable housing is being lost.

"City Council recently approved a rezoning of Inova's current property to enable greater profit from the sale of that property. Instead of hoarding those profits, Inova should "give back" by subsidizing only workforce (60% AMI) and working class (40% AMI) affordable housing at the redeveloped Landmark site and by bringing the total up to 15%.

Kris Fischer
515 N Columbus St #2
Alexandria, VA 22314

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[EXTERNAL]Comment on rezoning of Inova Property

Susan Wuchinich <nixie34saw@cox.net>

Thu 6/24/2021 9:08 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Plan Commission Staff:

The need for more Affordable Housing in Alexandria is well documented. It is specifically needed at the Landmark site where workforce housing is needed to support the planned hospital, medical office building, fire station, restaurants and retail. Further, Landmark is in the west end, where market rate affordable housing is being lost.

City Council recently approved a rezoning of Inova's current property to enable greater profit from the sale of that property. Instead of hoarding those profits, Inova should "give back" by subsidizing only workforce (60% AMI) and working class (40% AMI) affordable housing at the redeveloped Landmark site and by bringing the total up to 15%.

Thank you,

Susan A. Wuchinich

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[EXTERNAL]Support for Landmark CDD

James Lewis <james.calvin.lewis@gmail.com>

Thu 6/24/2021 10:47 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commissioners,

I write today as a West End homeowner to share my support for the current Landmark CDD proposal before the Commission. While no CDD is perfect, this plan will bring greatly needed and desired benefits to the West End while increasing connectivity, transit access, affordable housing and economic viability.

I support the current CDD for the Landmark project site and I hope that it will win your support through the Commission review process.

Best,

James Lewis

17 Canterbury Square, Alexandria VA 22304

--

James Lewis

724.288.3995

www.jameslewisva.com

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B A L L I N G E R
ennead architects

**INOVA ALEXANDRIA
HOSPITAL AT LANDMARK**
CITY OF ALEXANDRIA
CITY PLANNING COMMISSION
PRESENTATION

24 JUNE 2021

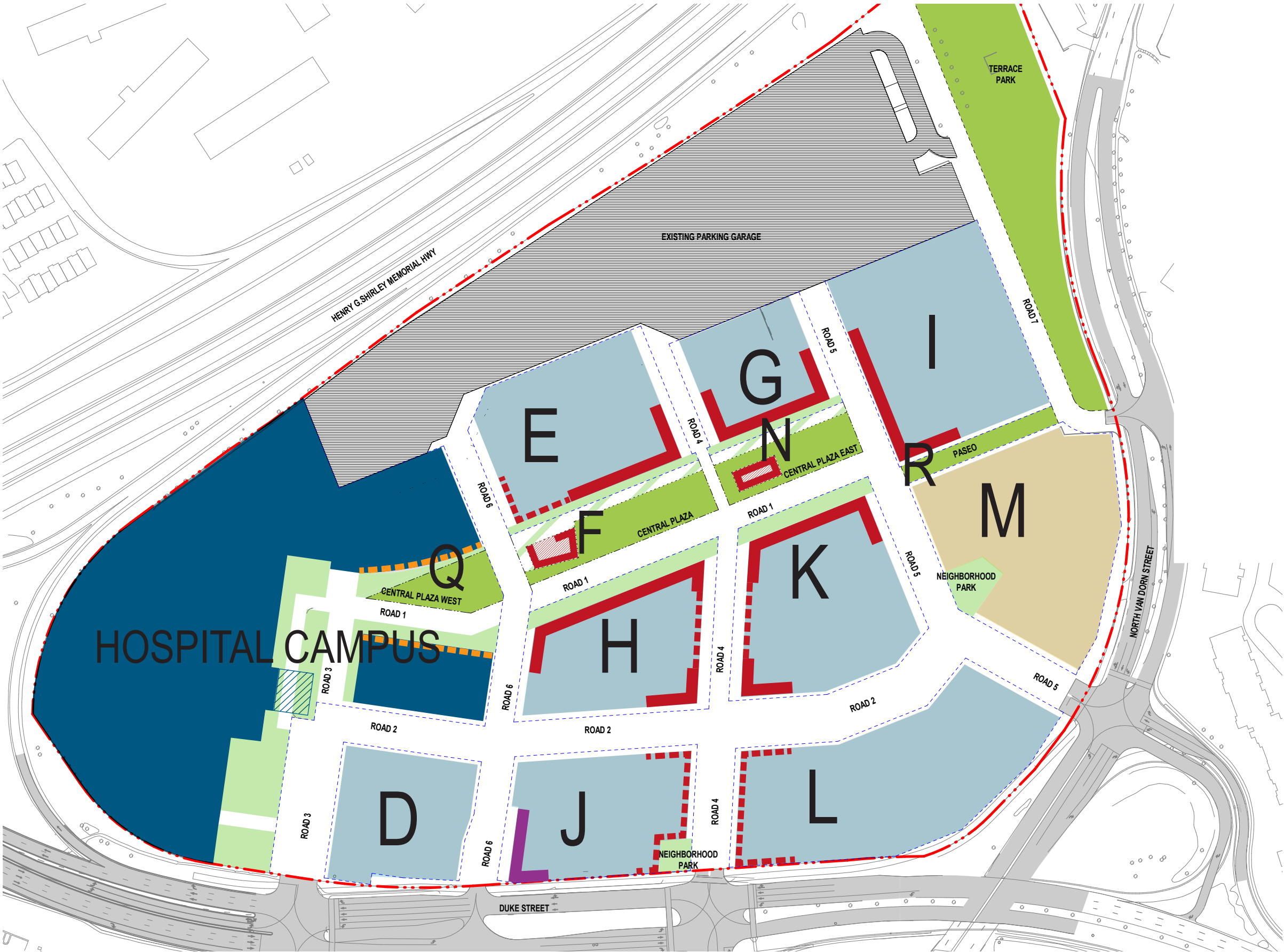
Inova Alexandria at Landmark

Conceptual Master Plan

The Inova campus will reside at the west end of the overall masterplan and will be the anchor to the new Landmark mixed-use development.

Legend

- Primary Active Retail Street Frontages
- Secondary active street frontages
- Ground Floor Activated Use
- Potential Transit Hub Location
- Potential Community Facility Location
- Potential Retail / Programmed Open Space
- Approx. extents of existing above grade parking garage
- Residential
- Hospital / Medical Care Facility
- Mix Use (Residential/Retail)
- Mix Use (Fire Station / Retail / Residential)

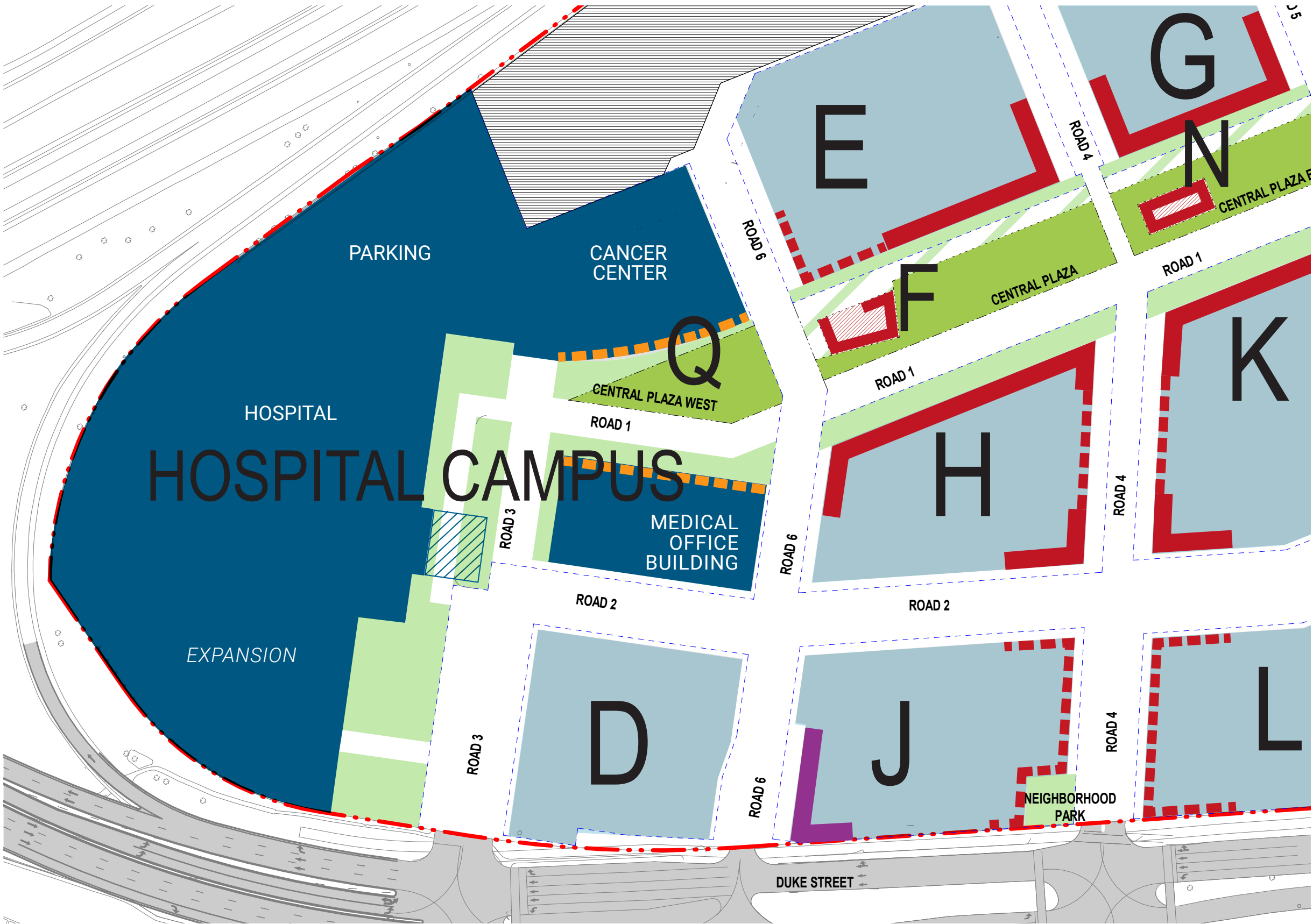


Inova Alexandria at Landmark

Inova blocks within Masterplan

Inova facilities will span across the Hospital Campus. Major program locations have been determined by long range strategic planning goals.

Campus Buildings	GSF
Hospital	675,000
Cancer Center	130,000
MOB	110,000
Sub-total	915,000
Phase I	915,000
Expansion	185,000
Future Phase	1,100,000



Inova Alexandria at Landmark

Concept Plan Phase I

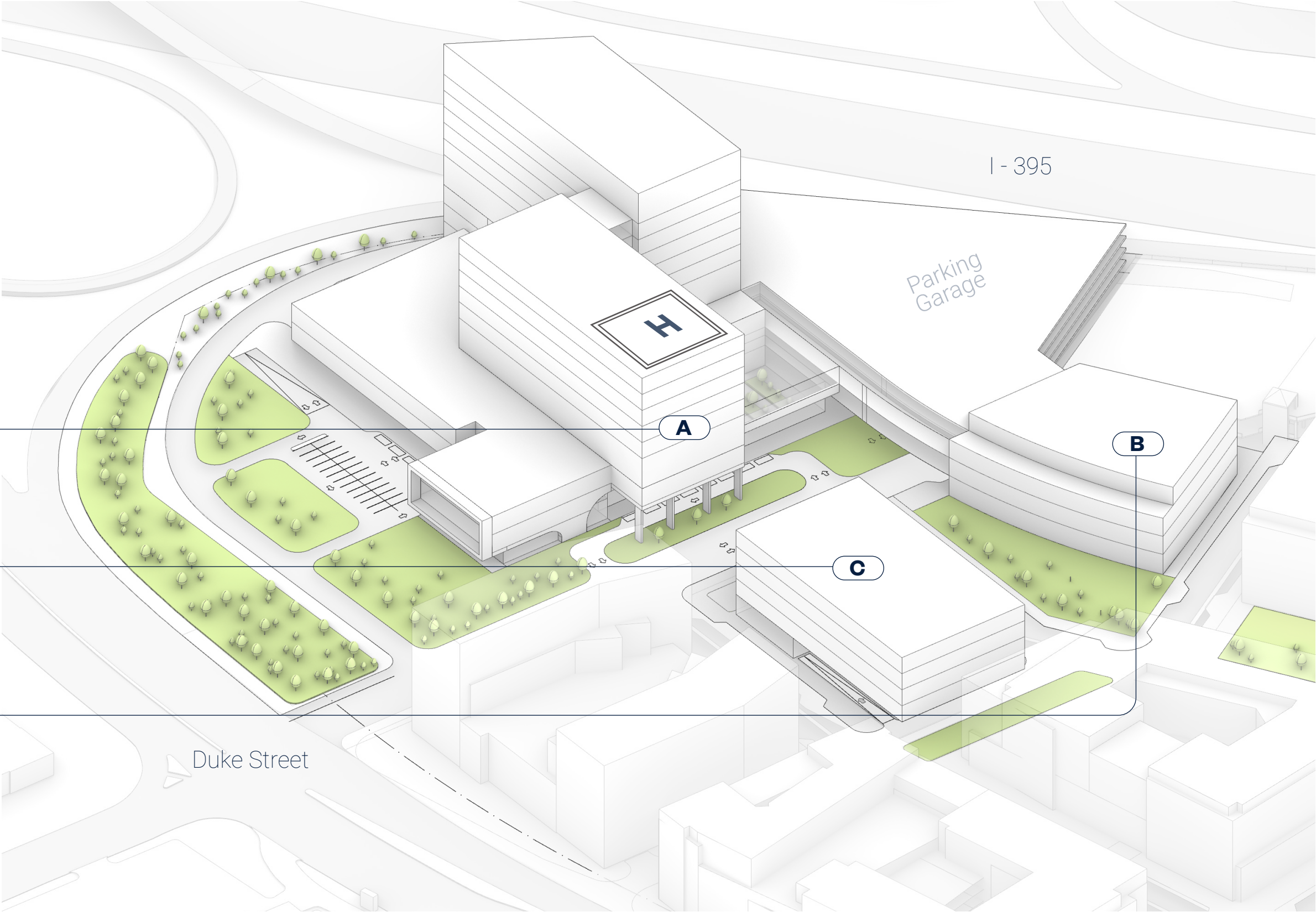
The Inova complex will act as an institutional anchor, activating the streets, engaging the community and bringing a civic identity to the Landmark neighborhood.

The main plaza culminates in the Hospital campus “Commons”, an urban gathering space for the Inova and landmark community.

Inpatient Hospital

Medical Office Building

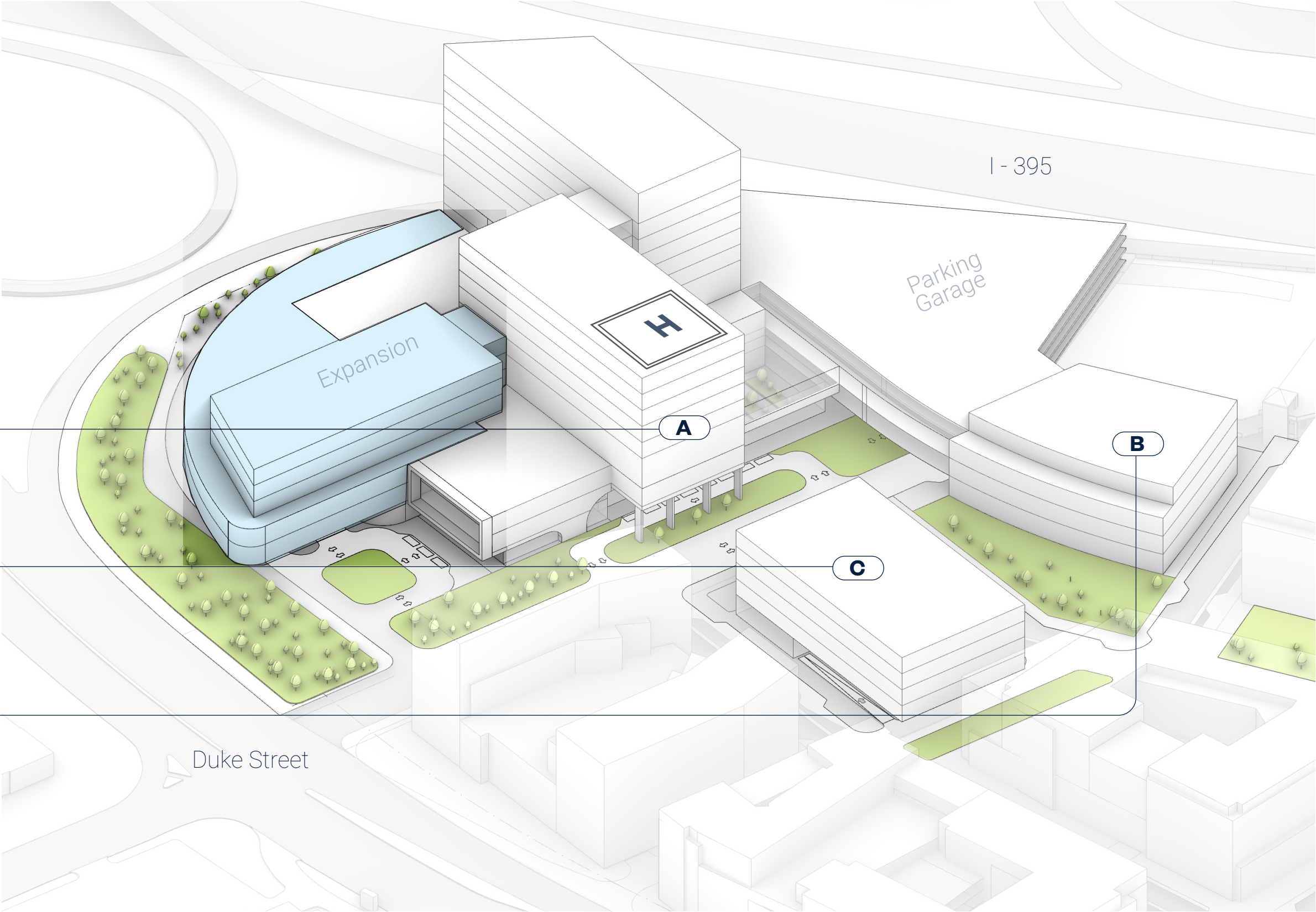
Cancer Center



Inova Alexandria at Landmark

Concept Plan Future Phase

The hospital is organized to enable future expansion for emergency, procedure platform, inpatient units, parking and mechanical space, with minimal disruption to ongoing operations and patient care.



Inpatient Hospital

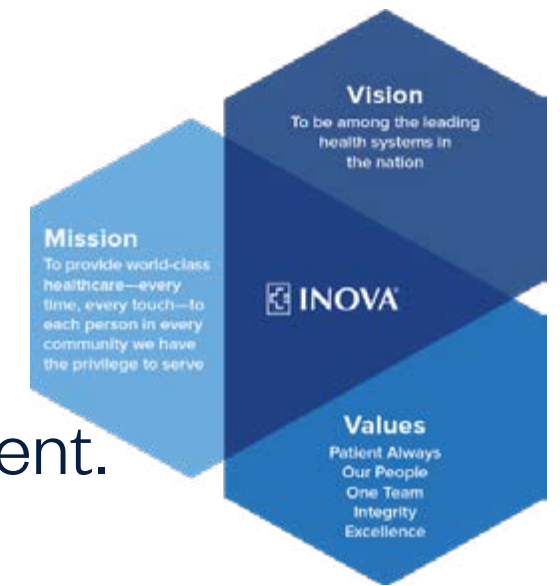
Medical Office Building

Cancer Center

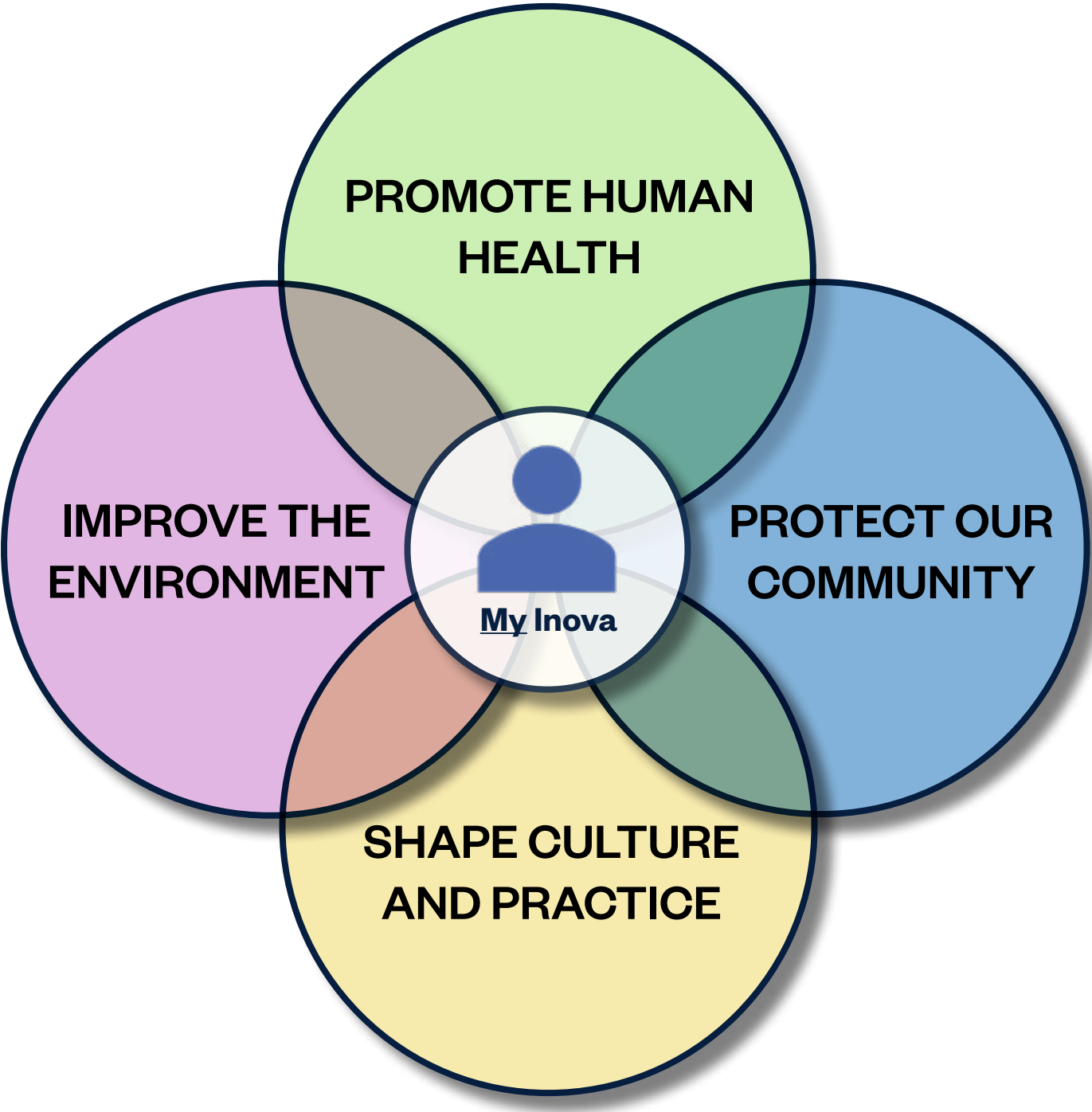
Inova's Guiding Principles for Sustainability

What We Stand For

- Healthy people and healthy communities require a healthy environment.
- We view our sustainability program as an essential means by which we live Inova's Mission, Vision & Values.
- As a citizen of the communities we serve and as Northern Virginia's largest employer and health care resource, we must meaningfully address sustainability, individually and as a key partner in global and local solutions.
- We will work continuously to improve the health of our ecology, particularly our patients, team members and communities.
- We embrace an evolution of improvement with flexibility for incorporating emerging sustainability approaches and technologies.
- Our decisions must always ensure high quality, safe and continuous patient care without interruption to operations.



Inova’s Sustainability Program Major Priorities



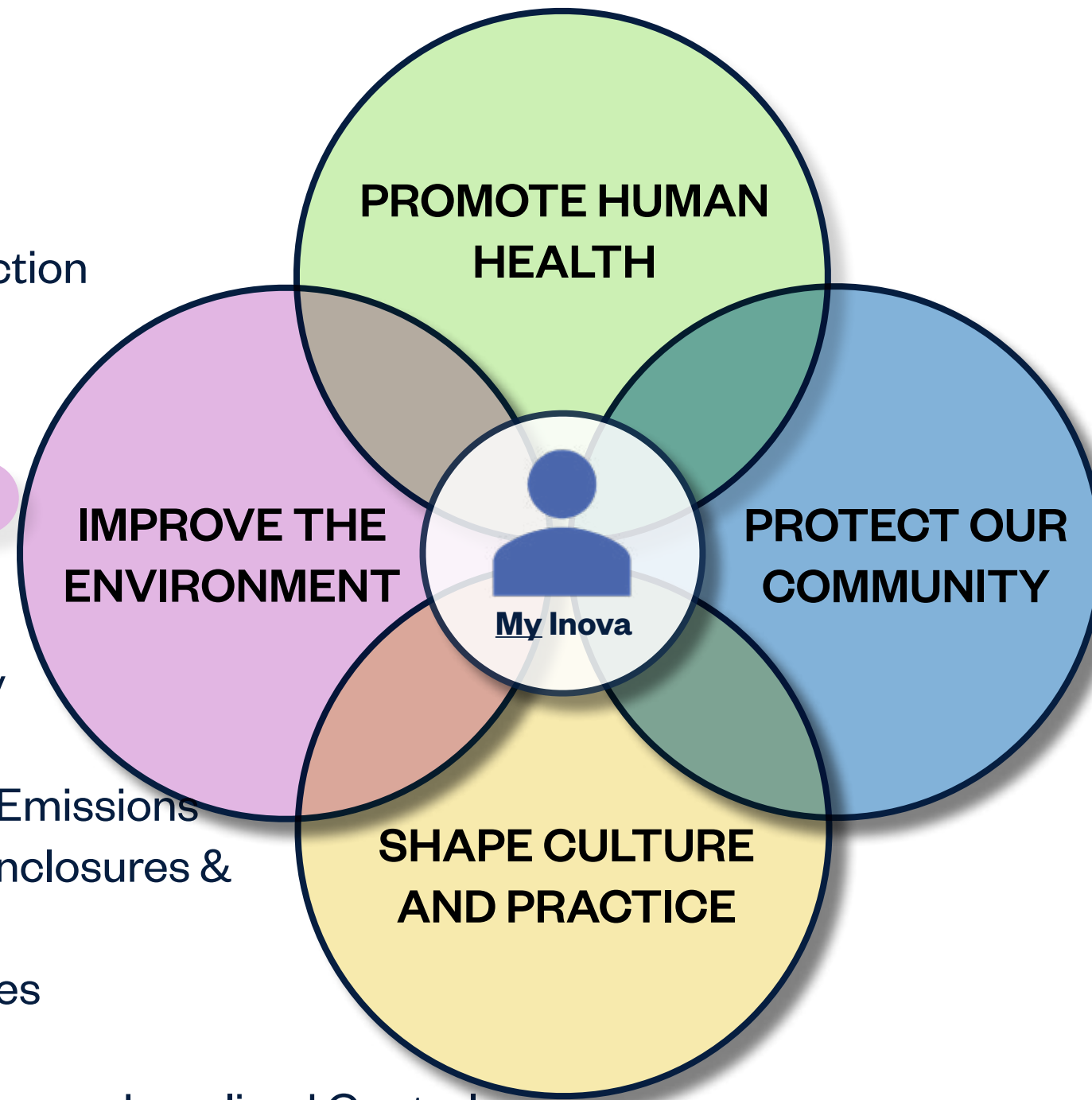
Inova Alexandria at Landmark Sustainability Initiatives

Promote Human Health

- Maximize Daylight & Views
- Restoration of Landscape
- Healthy Food
- Thermal Comfort
- Indoor Air Quality
- Chemicals of Concern Reduction
- Acoustic Performance

Improve the Environment

- Renewable Energy Purchase (100% carbon free 2045)
- Future Conversion Capability to All-Electric
- Reduced Green-House-Gas Emissions
- High Performance Building Enclosures & Systems
- Exterior Solar Shading Devices
- Advanced Energy Metering
- LED Lighting, Occupancy Sensors, Localized Controls
- Water Conservation 2030 Goal (40 Gal/SF)
- Enhanced Commissioning
- Rainwater Management



Protect our Community

- Resilient System Designs
- Zoning of Systems for Containment & Infection Control
- Emergency Power
- Potable Water Back-up Plan
- Acuity Adaptability – Pandemic Mode
- Emergency Management Plans

Shape Culture and Practice

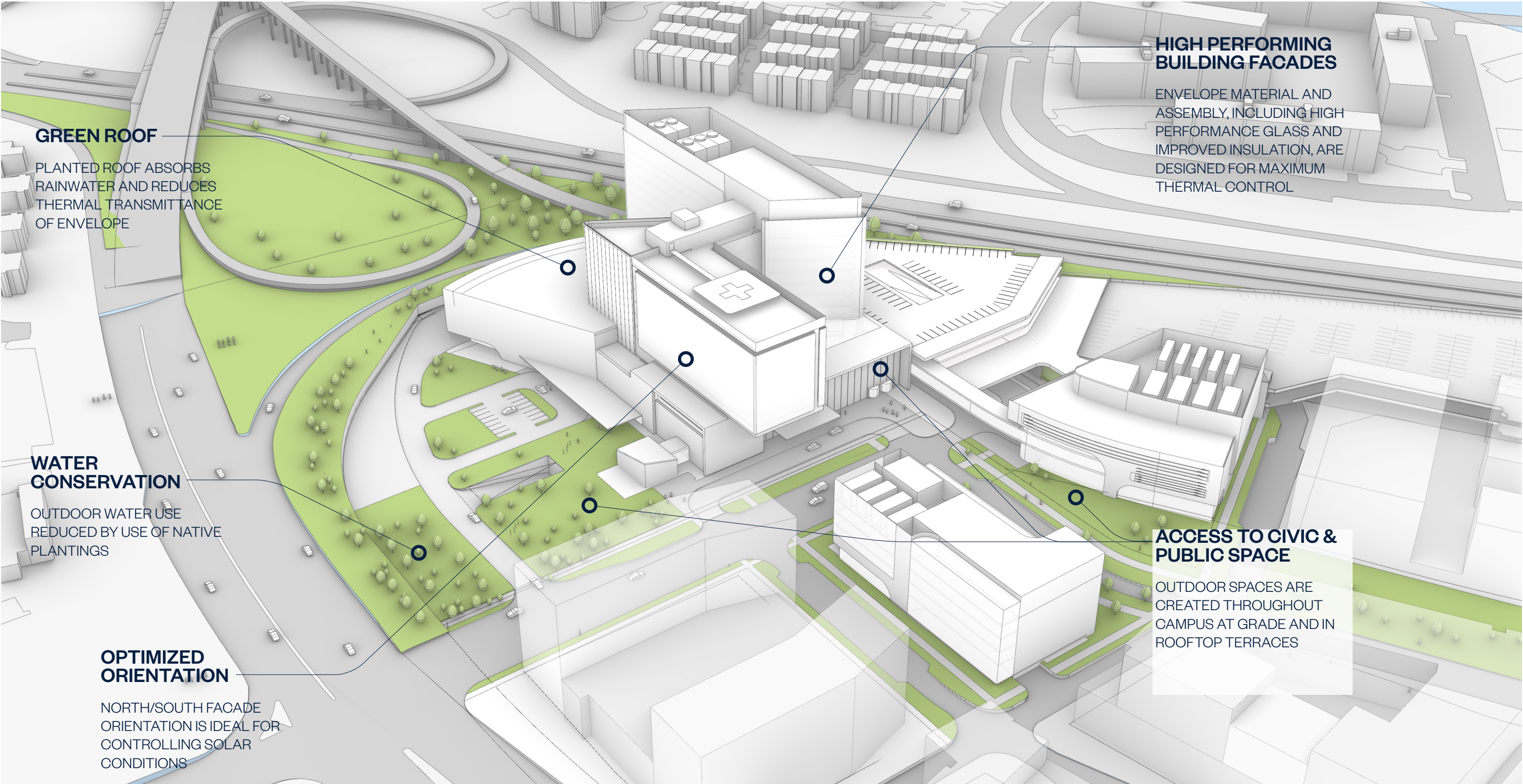
- Walkable District/Bike Facilities
- Alternative Transportation Program/Transit Access
- Electric Vehicle Charging
- Green Cleaning & Pest Management
- Comprehensive Composting Innovation Program
- Sustainable Culture within the Inova's Ethos
- Recycling Program
- Patient Education/Outreach Programs

Protect Our Community Ensuring Uninterrupted Safe Patient Care

- **Continuous Operation 24/7**
- **More Stringent Indoor Environmental Requirements**
 - Infection control
 - Pandemic response
- **Redundancy and Resiliency of Systems**
 - Emergency power and water
 - Infrastructure redundancy
- **Emergency Management**
 - Acuity Adaptability
 - Mass casualty planning
- **Unique Needs for Infrastructure**
 - Medical Gases
 - Emergency Access: Ambulance & Helipad

Inova Alexandria at Landmark

Sustainability Initiatives



GREEN ROOF

PLANTED ROOF ABSORBS RAINWATER AND REDUCES THERMAL TRANSMITTANCE OF ENVELOPE

WATER CONSERVATION

OUTDOOR WATER USE REDUCED BY USE OF NATIVE PLANTINGS

OPTIMIZED ORIENTATION

NORTH/SOUTH FACADE ORIENTATION IS IDEAL FOR CONTROLLING SOLAR CONDITIONS

HIGH PERFORMING BUILDING FACADES

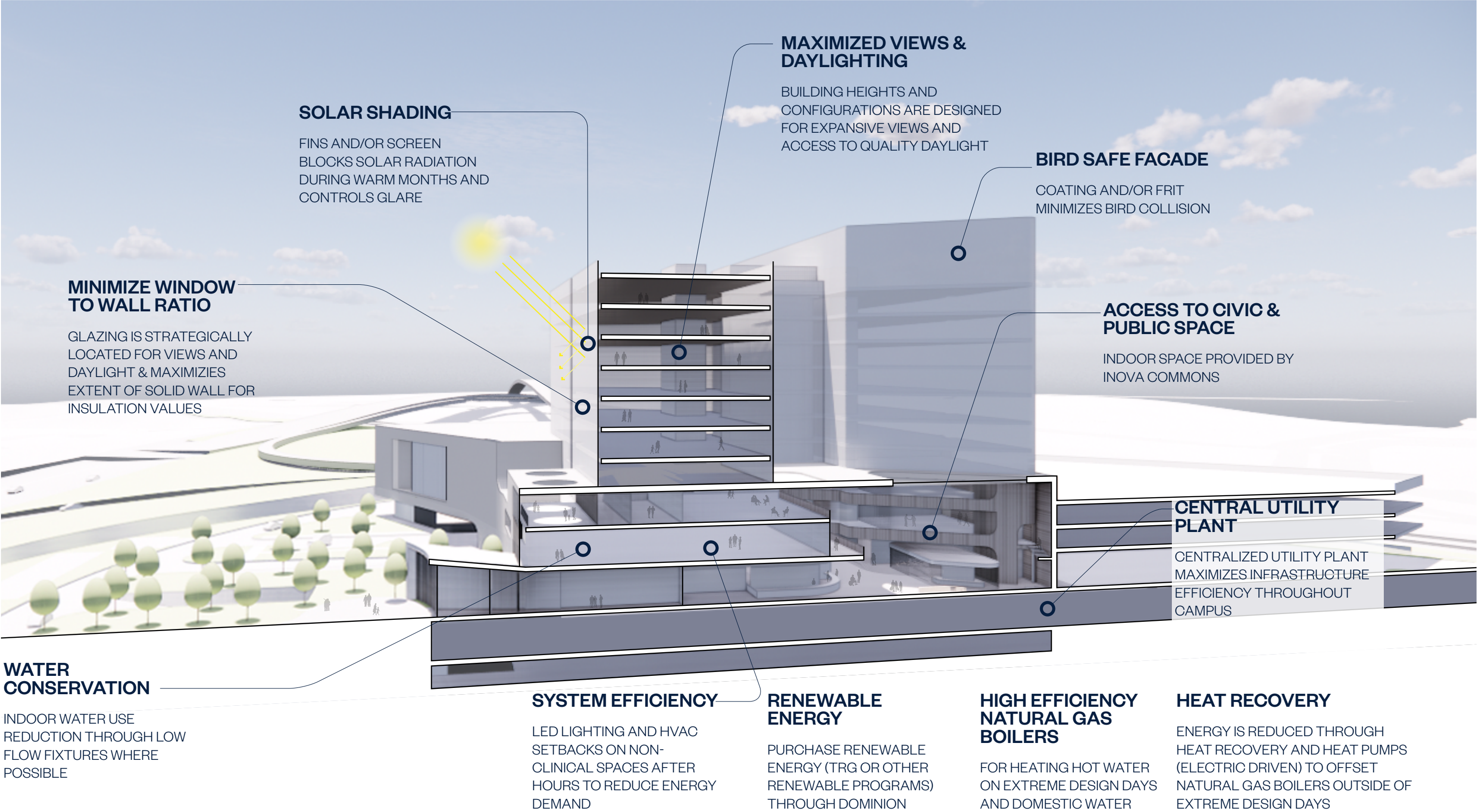
ENVELOPE MATERIAL AND ASSEMBLY, INCLUDING HIGH PERFORMANCE GLASS AND IMPROVED INSULATION, ARE DESIGNED FOR MAXIMUM THERMAL CONTROL

ACCESS TO CIVIC & PUBLIC SPACE

OUTDOOR SPACES ARE CREATED THROUGHOUT CAMPUS AT GRADE AND IN ROOFTOP TERRACES

Inova Alexandria at Landmark

Sustainability Initiatives



Leveraging a Partnership with Dominion Power



Dominion Renewable Energy Goals
Carbon Free Grid

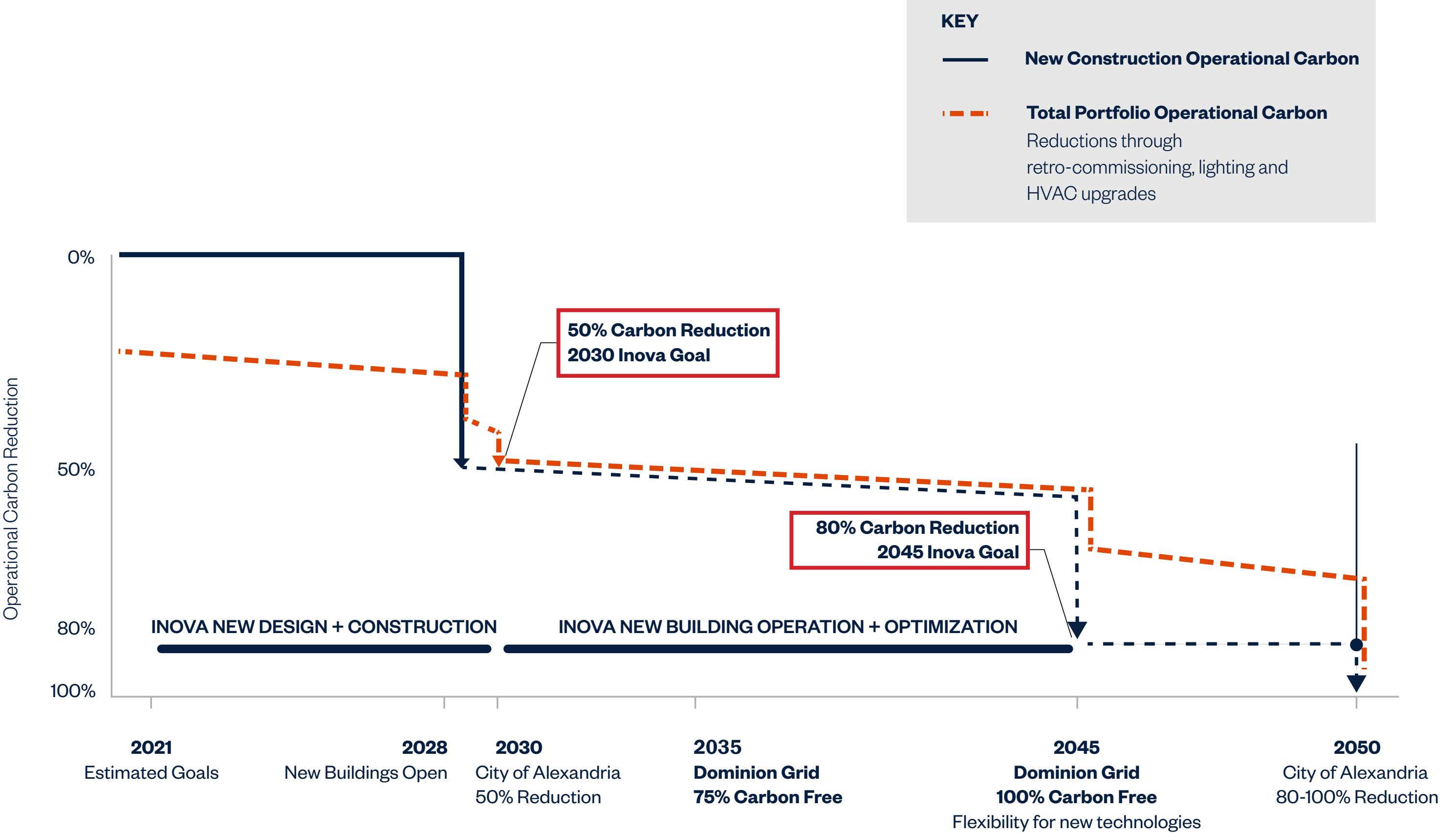
75% by 2035
100% by 2045

**Inova will be investing in green infrastructure through
Dominion's Renewable Energy Program.**

Washington Post, March 6, 2020

"The Virginia Clean Economy Act requires the state's biggest utilities to deliver electricity from 100 percent renewable sources by 2045... 'This is a true turning point in the climate fight here in Virginia, as we take our place among the top states in the nation working to cut emissions and move away from dirty fossil fuels,' Michael Town, executive director of the Virginia League of Conservation Voters, said in a statement."

Inova Alexandria at Landmark Path to Reduce Carbon



June 24, 2021

Nathan Macek, Chair
And Members of the
Alexandria Planning Commission
City Hall Room 2100
301 King Street
Alexandria, VA 22314

Re: Docket Item #8; CDD Concept Plan #2020-00007 Landmark Neighborhood

Dear Chair Macek and Commissioners:

I am writing on behalf of the applicant to request that you amend proposed CDD condition 64.d. to allow use of fiber cement if approved for building designs during review of future development special use permits (DSUPs). We request the following revised language:

d. Building materials for all building façades facing a street, shall be brick, glass, stone, wood, metal, precast, ceramic panels, or similar material as permitted by the Director of P&Z. Use of fiber cement ~~shall be prohibited, on building facades visible from a street or public parks. For townhouses, a percentage higher than 20% may be permitted if the approach is consistent with the design intent of the townhouses and~~ may be approved as part of the DSUP process. (P&Z)

Fiber cement is an important building material which is commonly used on high-quality commercial and residential buildings. The project architects should, at least, have the opportunity to present specific building designs incorporating some elements of fiber cement as appropriate.

The planning commission and city council, with advice from design advisory boards, has recently approved numerous buildings utilizing fiber cement. These include:

- 2000 N. Beauregard
- Potomac Yard Landbay H/I East Multifamily
- Eisenhower Square Townhouses
- Modera Tempo at S. Van Dorn and S. Pickett
- The Bloom

Fiber cement building products have improved significantly since the introduction of Hardie Plank in the 1990s. The examples above demonstrate how these products can be combined with other building materials into high-quality buildings. Among their advantages are:

- Cementitious panels can be fastened behind for additional detailing options (ex. Hyatt Place at 33 New York Ave NE, Washington, DC).
- Cementitious panels can be detailed with real recess closures at the panel joints to look like metal panels (ex. The Parker at 2550 Huntington Ave, Alexandria, VA).
- The material allows for experimentation with color and patterning on facades more than traditional materials allowing excellent marketing and branding opportunities.

Given the rapid evolution of this material and the possibility for future advancements, we feel a blanket prohibition on its use at the CDD level is inappropriate. We feel the individual DSUP review process is the appropriate venue to review and discuss specific materiality on individual buildings. Especially when considering materials used, successfully, throughout the City.

Thank you for your consideration of this request.

Sincerely,



Jonathan P. Rak

cc: Jay Kelly, Foulger-Pratt