

Landmark

Parks & Recreation Commission

April 21, 2022



this is the West End's new 'Third' Place

Aside from work and home, this is our third place. This is where we will spend our elective time doing what matters.

Landmark is a **destination** for the West End of Alexandria.

Landmark is **urban**; it offers a slice of the urban experience while being in the heart of suburbia.

Landmark is **inclusive**: families, singles, young and old, all cultures, the able and the physically challenged.

Landmark is a **walkable neighborhood**; it embraces **health & wellness**

Landmark is a **neighborhood with retail...** it is not a shopping center with residents.

Landmark is **casual and comfortable** ...warm, organic, informal, with thoughtful conveniences

Landmark is **fun** ... surprises, activity, variety

Who is Landmark?



REQUIRED OPEN SPACE		
BLOCK	DEVELOPMENT AREA (ACRES)	OPEN SPACE % REQ'D
DEVELOPMENT BLOCK AREA		
BLOCK D	1.39 acres	25%
BLOCK E	2.25 acres	25%
BLOCK G	1.31 acres	25%
BLOCK H	2.08 acres	25%
BLOCK I	2.58 acres	25%
BLOCK J	1.87 acres	25%
BLOCK K	2.53 acres	25%
BLOCK L	3.07 acres	25%
BLOCK M	2.77 acres	25%
HOSPITAL CAMPUS *	9.57 acres	15%
	29.41 acres	

DEVELOPMENT BLOCK AREA NON BUILDABLE AREA		
EXISTING GARAGE	Area	ACRES
EXISTING GARAGE	8.66 acres	0%
PRIVATE ROADS ON HOSPITAL CAMPUS *	0.48 acres	0%
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	2.11 acres	0%
	11.25 acres	

PUBLICLY ACCESSIBLE OPEN SPACE		
Area	ACRES	
	3.50 acres	100%
	3.50 acres	

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

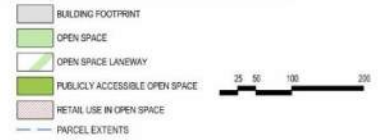
PROVIDED OPEN SPACE		
LOCATION	Area	ACRES

BLOCK R - PASEO	10,247 SF	0.24 acres
BLOCK Q - CENTRAL PLAZA WEST	15,022 SF	0.34 acres
BLOCK F - CENTRAL PLAZA	23,110 SF	0.53 acres
BLOCK N - CENTRAL PLAZA EAST	17,699 SF	0.41 acres
BLOCK P - TERRACE PARK	114,050 SF	2.62 acres
	180,127 SF	4.14 acres

NOTES

- PER THE SMALL AREA PLAN A MINIMUM OF 3.5 ACRES OF PUBLICLY ACCESSIBLE AT-GRADE OPEN SPACE WILL BE PROVIDED THROUGH THE CENTRAL PLAZA, TERRACE PARK, PASEO, AND NEIGHBORHOOD PARKS. ADDITIONAL OPEN SPACE WILL BE PROVIDED AS AN AGGREGATE OF 25% OF EACH NON-HOSPITAL DEVELOPMENT BLOCK. THIS OPEN SPACE WILL BE PROVIDED AS A MIXTURE OF AT- AND/OR ABOVE-GRADE AND WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. FOR INSTANCES IN WHICH EXCESS OPEN SPACE FOR ANY GIVEN DEVELOPMENT BLOCK IS USED TO MEET THE MINIMUM REQUIREMENT OF A DIFFERENT DEVELOPMENT BLOCK, THIS SPECIFIC AMOUNT OF OPEN SPACE SHALL BE LOCATED AT-GRADE TO CREATE A CONSOLIDATED, PUBLICLY ACCESSIBLE OPEN SPACE. EXACT LOCATIONS AND SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT SPECIAL USE PERMITS.
- THE CENTRAL PLAZA, TERRACE PARK, AND PASEO WILL BE PROVIDED IN THE AREAS INDICATED. EXACT EXTENTS MAY CHANGE BASED ON FINAL ENGINEERING.
- LOCATIONS AND SIZE OF NEIGHBORHOOD PARKS WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS, AND MAY VARY FROM WHAT IS SHOWN ON THE PLAN.
- IN EARLY PHASES, THE EXISTING PARKING DECK IS UTILIZED TO PARK THE ADJACENT BLOCKS, AS WELL AS RETAIL AND OFFICE USES ON OTHER BLOCKS ACROSS ROAD 1. AS PARKING REQUIREMENTS ADJUST AND LESS PARKING IS REQUIRED IN THE FUTURE, THERE IS POTENTIAL FOR ACTIVE RECREATION ON THE TOP LEVEL OF THE EXISTING STRUCTURE. FEASIBILITY TO INCORPORATE ACTIVE RECREATION TO BE DETERMINED AS PART OF THE DISUP PROCESS, AND IMPLEMENTATION IS SUBJECT TO MARKET CONDITIONS.
- OPEN SPACE WILL BE A MIXTURE OF HARDSCAPE AND LANDSCAPE AREAS.
- ONE-STORY ACCESSORY STRUCTURES THAT ARE CONSISTENT WITH THE INTENT OF THE OPEN SPACE MAY BE PROVIDED WITHIN THE CENTRAL PLAZA AS PART OF THE DEVELOPMENT SPECIAL USE PERMIT PROCESS. THESE STRUCTURES SHALL NOT BE COUNTED TOWARDS MEETING THE CENTRAL PLAZA'S CONTRIBUTION FOR PUBLIC OPEN SPACE REQUIREMENTS.
- ACCESSORY STRUCTURES IN PUBLICLY ACCESSIBLE OPEN SPACE ARE LIMITED TO ONE-STORY WITH ROOFTOP ACCESSORY USES.
- THE SIZES AND LOCATIONS OF THE LIGHT GREEN PUBLICLY ACCESSIBLE OPEN SPACE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE REVIEWED WITH FUTURE DISUP SUBMISSIONS.
- THE LANEWAY IS ANTICIPATED TO BE A PAVED SHAREWAY FOR PEDESTRIANS AND ONE-WAY VEHICULAR TRAFFIC. THE LANEWAY WILL BE CLOSED TO TRAFFIC FOR EVENTS AND POTENTIALLY DURING CERTAIN PERIODS OF THE DAY. SPECIAL PAVING MATERIALS WILL BE USED TO FURTHER EMPHASIZE ITS PURPOSE FOR PEDESTRIAN USE AND FOR TRAFFIC CALMING. IF FUTURE DESIGN AND COORDINATION DETERMINES THAT THE LANEWAY NEEDS TO ALSO SERVE AS AN EMERGENCY FIRE LANE, THE DESIGN WILL BE ADJUSTED TO ACCOMMODATE THAT PURPOSE.

LEGEND



COOPER CARRY
 425 N WASHINGTON ST
 ALEXANDRIA, VA 22314
 (703) 519-0132
 WWW.COOPERCARRY.COM

REGISTERED:
APPLICANT
 FOLKER-PRETT DEVELOPMENT, LLC
 12435 PARK POTOMAC AVE
 SUITE 200
 POTOMAC, MD 20854
 TEL: 240-498-9600
 CONTACT: NICK BEESON
ATTORNEY
 MCGUIRE WOODS
 1750 TYSONS BOULEVARD
 SUITE 1900
 TYSONS, VA 22102
 TEL: 703-712-6000
 CONTACT: JONATHAN RAK
CIVIL ENGINEER
 URBAN, LTD.
 4200 TECHNOLOGY COURT
 CHANTILLY, VA 20151
 TEL: 703-376-4221
 CONTACT: CLAYTON TOOK, P.E.
ARCHITECT
 COOPER-CARRY
 625 NORTH WASHINGTON STREET
 SUITE 200
 ALEXANDRIA, VA 22314
 TEL: 703-519-6132
 CONTACT: ARBEEY DRAK, AIA
TRAFFIC ENGINEER
 GOROVE SLADE
 235 REINERS LANE
 SUITE 750
 ALEXANDRIA, VA 22314
 TEL: 202-540-1020
 CONTACT: ROBERT SCHIESSEL, P.E.
LANDSCAPE ARCHITECT
 OCLUB
 1611 CONNECTICUT AVE. NW
 3RD FLOOR
 WASHINGTON, DC 20009
 TEL: 202-698-6454
 CONTACT: DON HOOVER

REGISTERED:
 FOLKER-PRETT DEVELOPMENT, LLC
 12435 PARK POTOMAC AVE
 SUITE 200
 POTOMAC, MD 20854
 TEL: 240-498-9600



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

COOPER CARRY FILE # 20200118

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
2	2nd SUBMISSION	03.05.2021
3	3RD SUBMISSION	04.09.2021
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

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

SCALE: AS NOTED NORTH

VERT: AS NOTED
 HORZ: AS NOTED

OPEN SPACE PLAN

DATE REVISION

Approved CDD
 Open Space Plan

Site Plan



**Terrace
Park**

Central Park

Neighborhood
Park

Paseo



Parks DSUP Limits



ROAD 6

E

ROAD 4

G

ROAD 5

I

Q



ROAD 1

H

K



M

Paseo

ROAD 7

Terrace Park



Publicly Accessible Open Space

Required: 3.5 ac.
Approved CDD: 3.78 ac.
Current Plan: 3.99 ac.



LANDMARK PARKS VISION

Central Park

- Central Park will be a **regionally prominent urban open space** that will serve as a focal point for residents of the west end of Alexandria.
- Central Park is envisioned to be the **'heart' of Landmark's new public realm**.
- Its design will embrace a holistic approach that considers all elements of the public realm as a single, seamless composition. **Parks and green spaces, streets and streetscapes, public plazas, outdoor cafes, and ground-level architecture** will all contribute to defining the character of the public realm and ultimate design of Central Park.
- Central Park will be comprised of a carefully organized **collection of outdoor rooms** offering a range of activities for all user groups.
- Central Park will include significant program elements that will **attract visitors** to Landmark.
- Central Park will be a place for **people watching** and a place where park activities, whether programmed or impromptu, will serve as entertainment for the surrounding cafés and public seating areas that overlook the park.

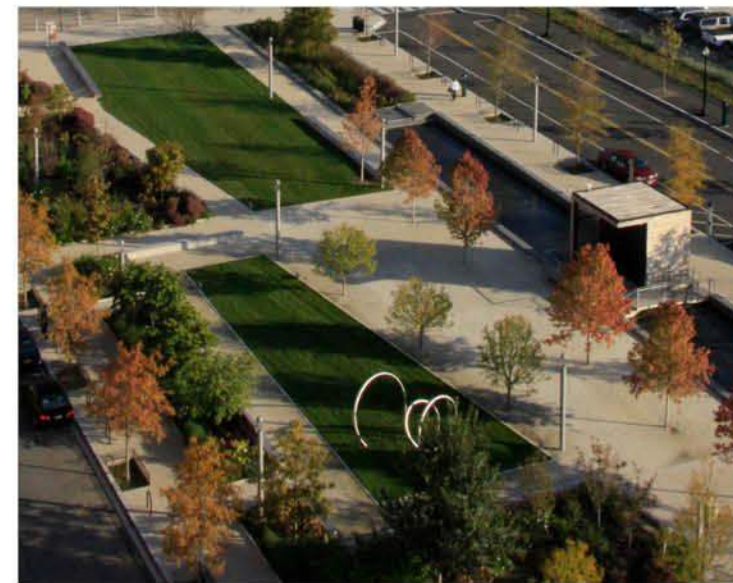
Paseo

- The Paseo is envisioned to be a **transition space** that connects Central Park to Terrace Park and Van Dorn Street.
- Located on Block M at the intersection of Road 4 and the Paseo, **Neighborhood Park** is envisioned as a programmed open space that helps strengthen the link between Central Park and the Paseo.

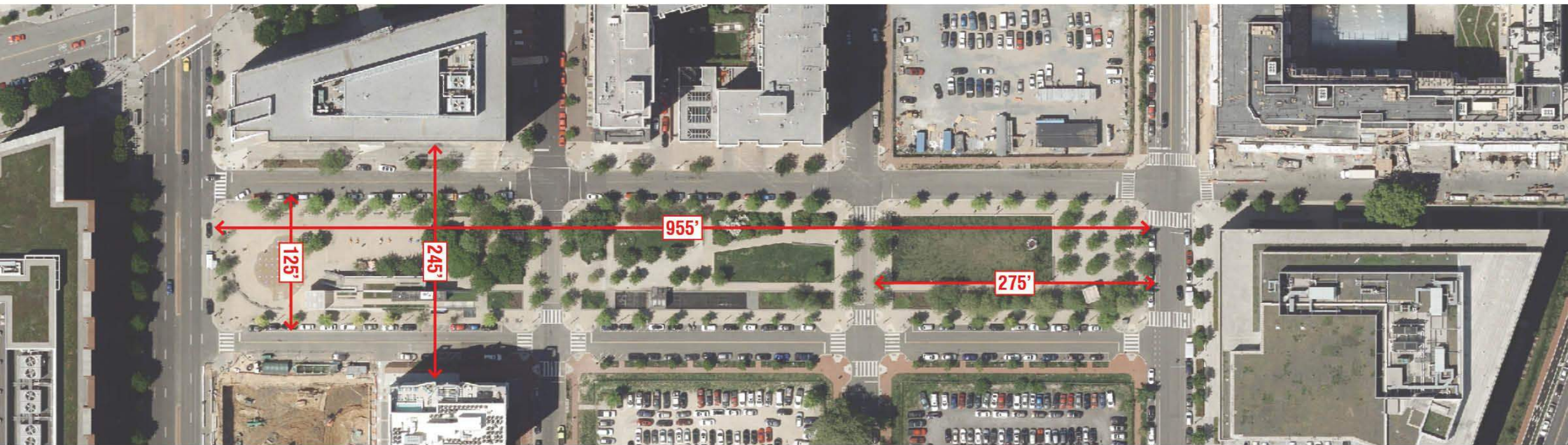
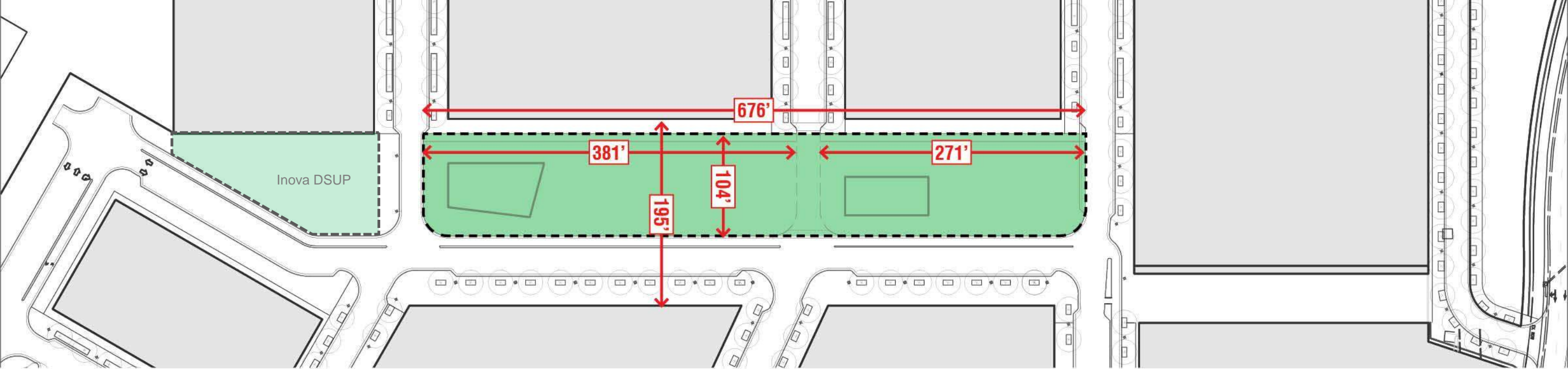
Terrace Park

- Terrace Park will have a strong relationship with the existing **forested hillside and provide access to Van Dorn Street**.
- Terrace Park will offer both **active and passive recreation** space.

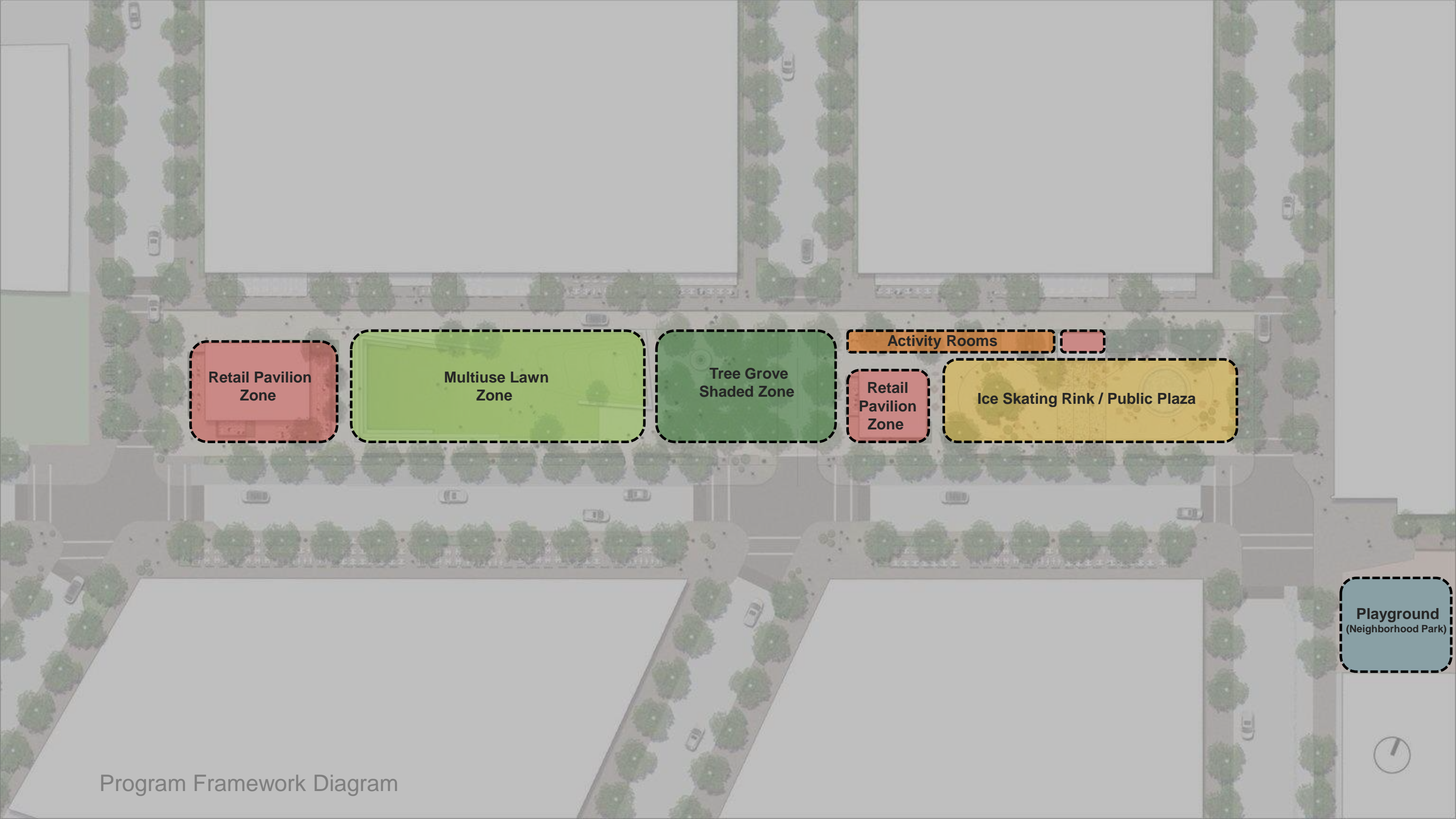
CENTRAL PARK



Canal Park, Washington DC



Canal Park, Washington DC



Retail Pavilion Zone

Multiuse Lawn Zone

Tree Grove Shaded Zone

Activity Rooms

Retail Pavilion Zone

Ice Skating Rink / Public Plaza

Playground
(Neighborhood Park)

Program Framework Diagram

Winter

Retail Pavilion

- Outdoor Café seating

Tree Grove

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

Retail Pavilion

- Café seating
- Public art (pavilion)

Skate Shop (winter)

Retail Kiosk (summer)



Multi-Use Lawn

- Non-programed use space
- Yoga/Boot Camp
- Lawn games
- Lawn seating for events
- Seating at edges

Urban Plaza (winter)

- Ice skating rink
- Winter Display over water feature area
- Planter pots (location 2)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Urban Plaza (summer)

- Water feature
- Planter pots (location 1)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Pop-up elements

- Ping pong
- Corn hole
- Moveable furniture
- Fun seating

Summer

Retail Pavilion

- Outdoor Café seating

Tree Grove

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

Retail Pavilion

- Café seating
- Public art (pavilion)

Skate Rental Shop (winter)

Retail Kiosk (summer)



Multi-Use Lawn

- Non-programed use space
- Yoga/Boot Camp
- Lawn games
- Lawn seating for events
- Seating at edges

Urban Plaza (winter)

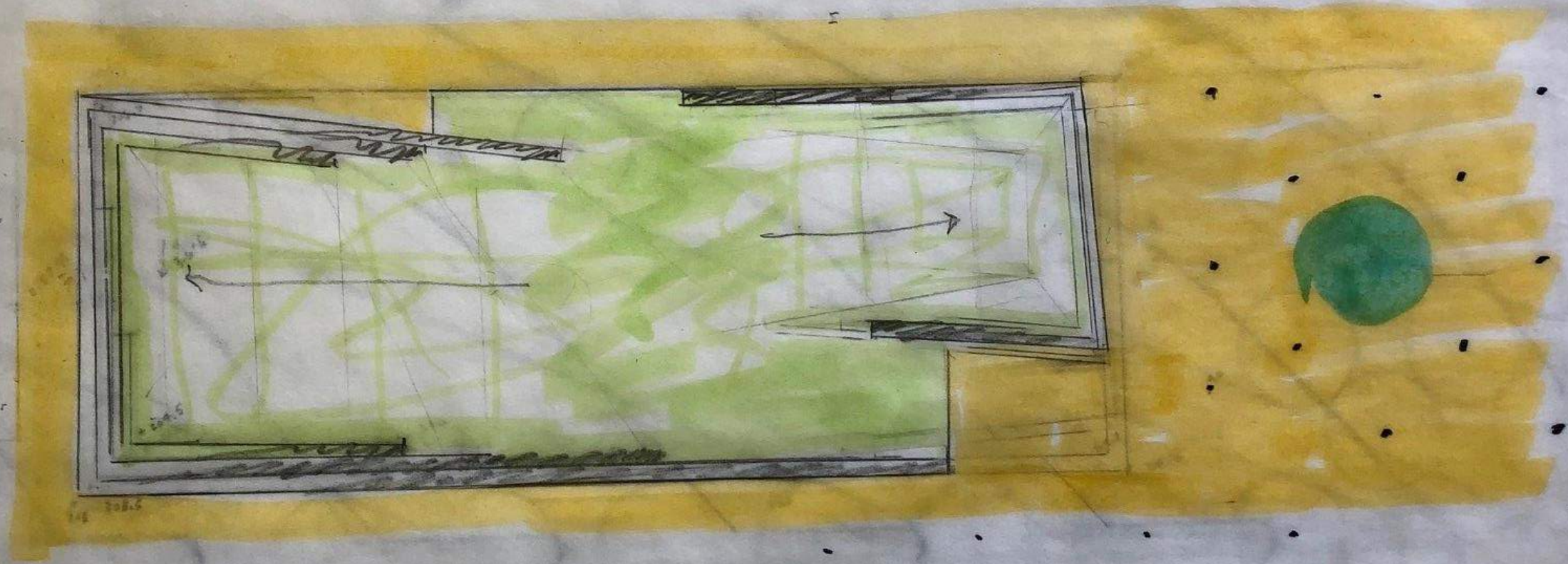
- Ice skating rink
- Winter Display over water feature area
- Planter pots (location 2)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Urban Plaza (summer)

- Water feature
- Planter pots (location 1)
- Fixed public seating
- Fixed placemakers
- Festive lighting

Pop-up elements

- Ping pong
- Corn hole
- Moveable furniture
- Fun seating



Fractured Plain



Road 6

LANEWAY

Retail Pavilion

Lawn

Fire Feature

Tree Grove

Retail Pavilion

Road 1

Road 4











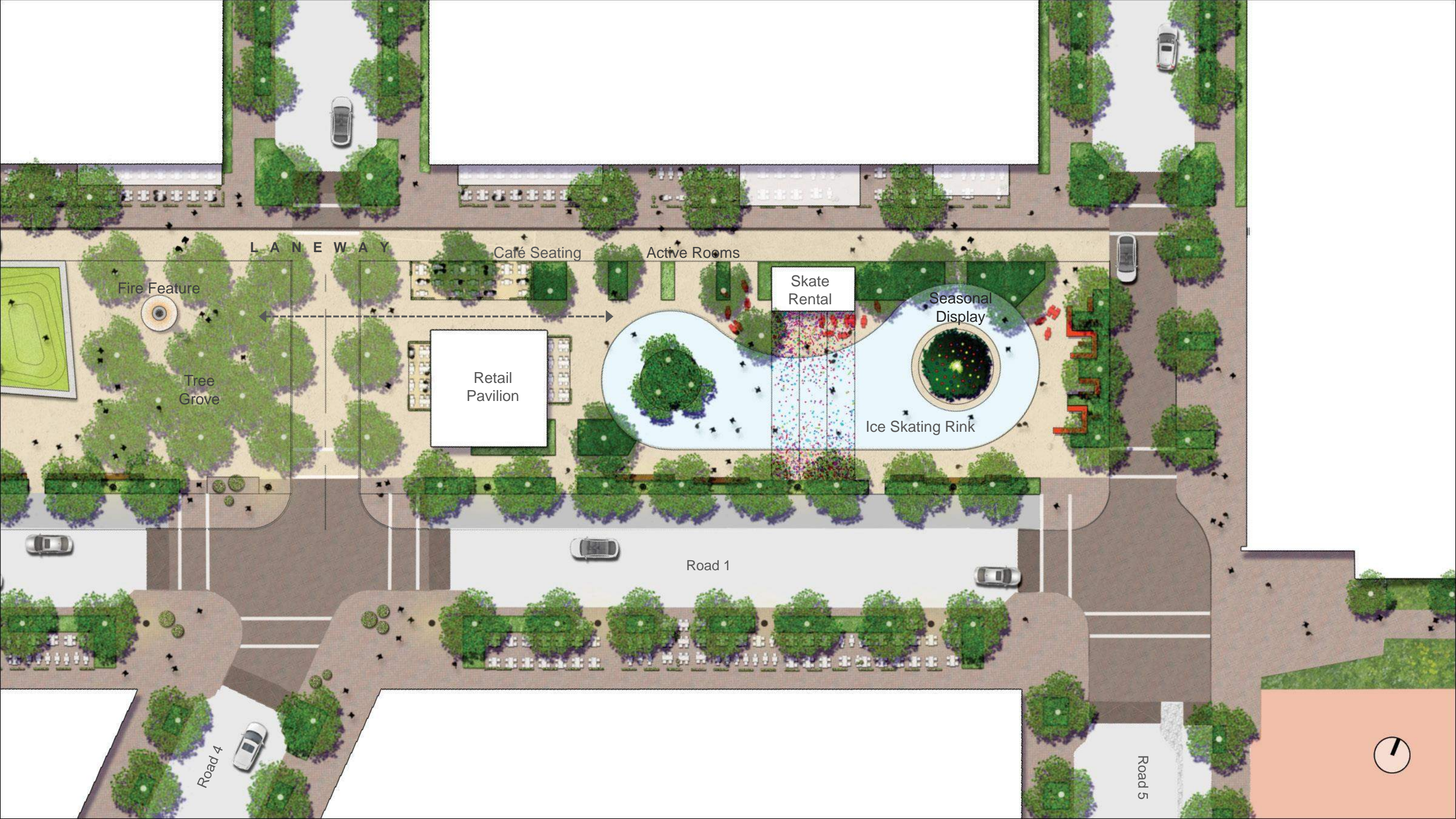




Gutierrez Studios, Baltimore



Wood Fire



LANEWAY

Café Seating

Active Rooms

Fire Feature

Tree Grove

Retail Pavilion

Skate Rental

Seasonal Display

Ice Skating Rink

Road 1

Road 4

Road 5





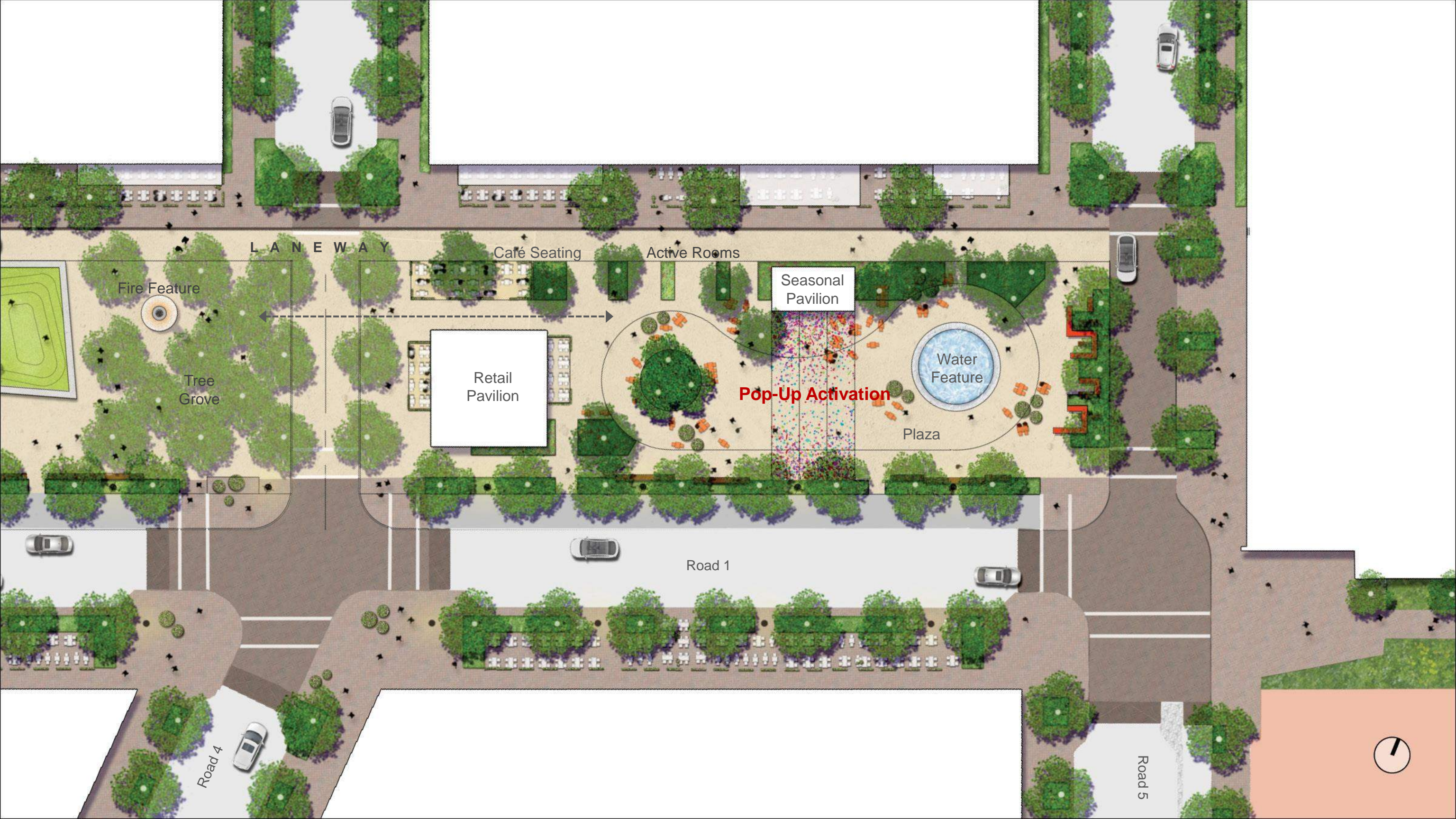
Canal Park



Pentagon Row



'Lazy River' Ice Skating Rink



LANEWAY

Café Seating

Active Rooms

Fire Feature

Tree Grove

Retail Pavilion

Seasonal Pavilion

Pop-Up Activation

Water Feature

Plaza

Road 1

Road 4

Road 5





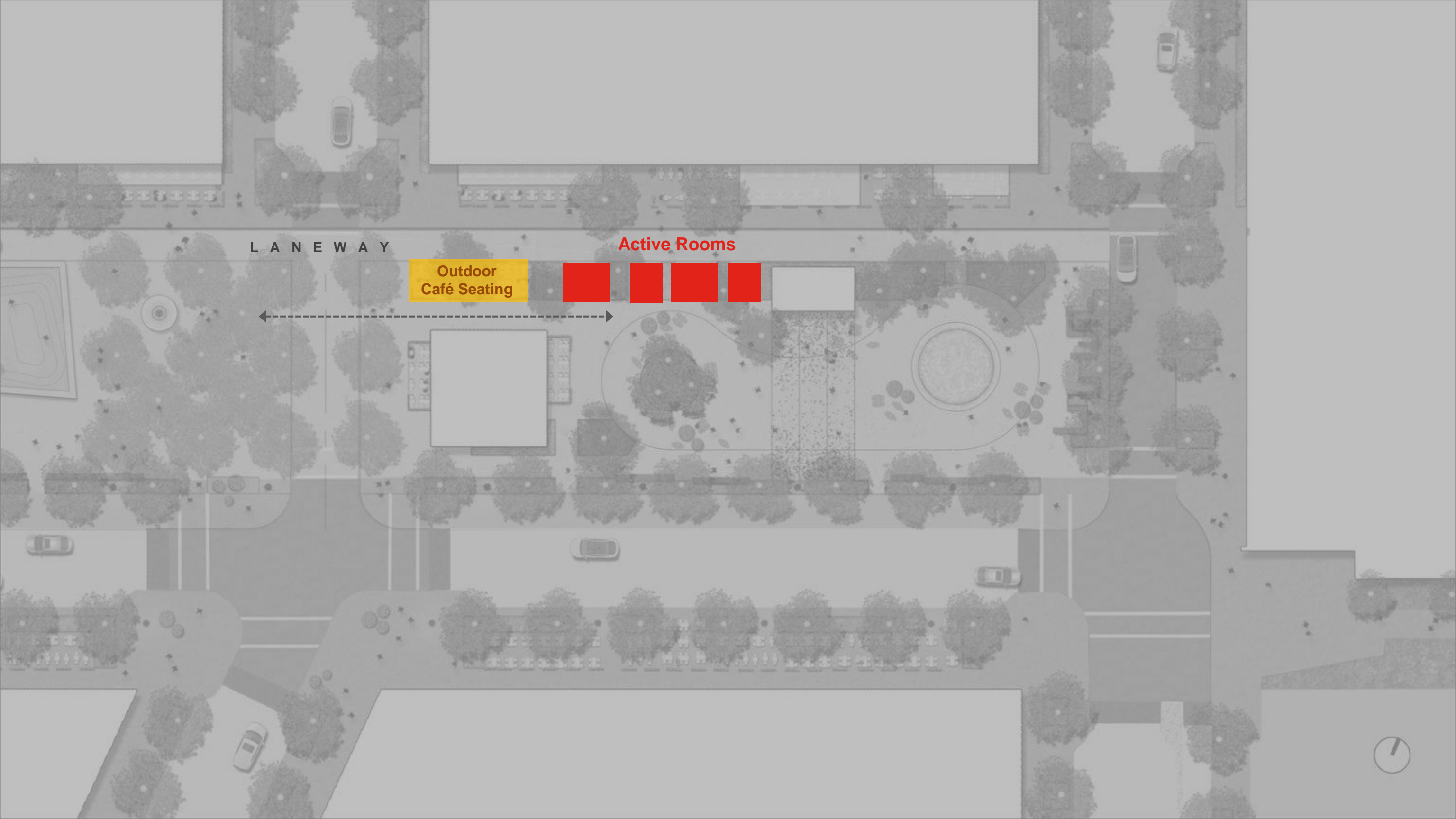
Pop-Up Typology



L A N E W A Y

Active Rooms

Outdoor
Café Seating





Active Rooms





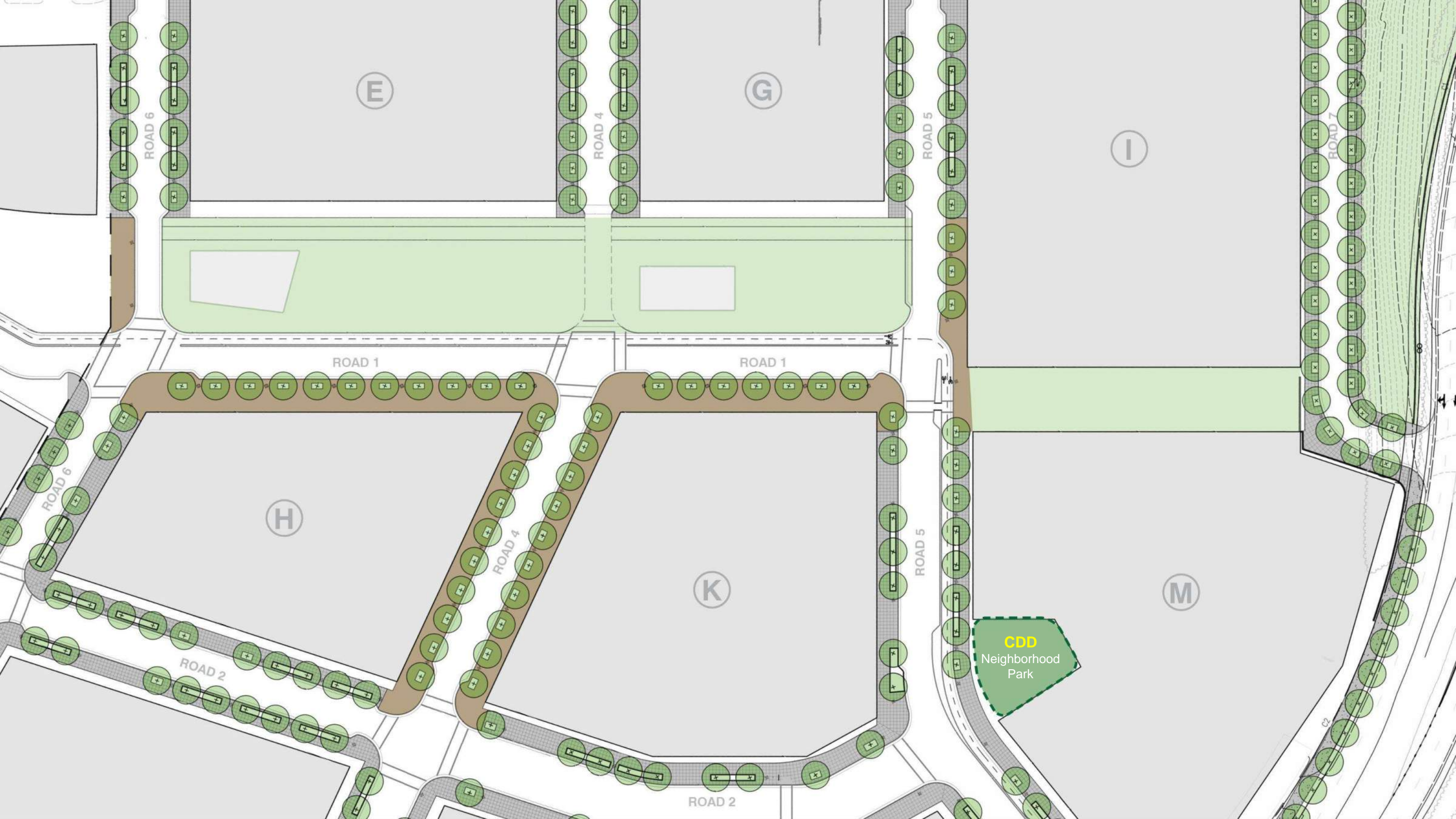
Overhead Animation
Confetti and Lighting







PASEO



E

G

I

H

K

M

CDD
Neighborhood
Park

ROAD 6

ROAD 4

ROAD 5

ROAD 7

ROAD 1

ROAD 1

ROAD 6

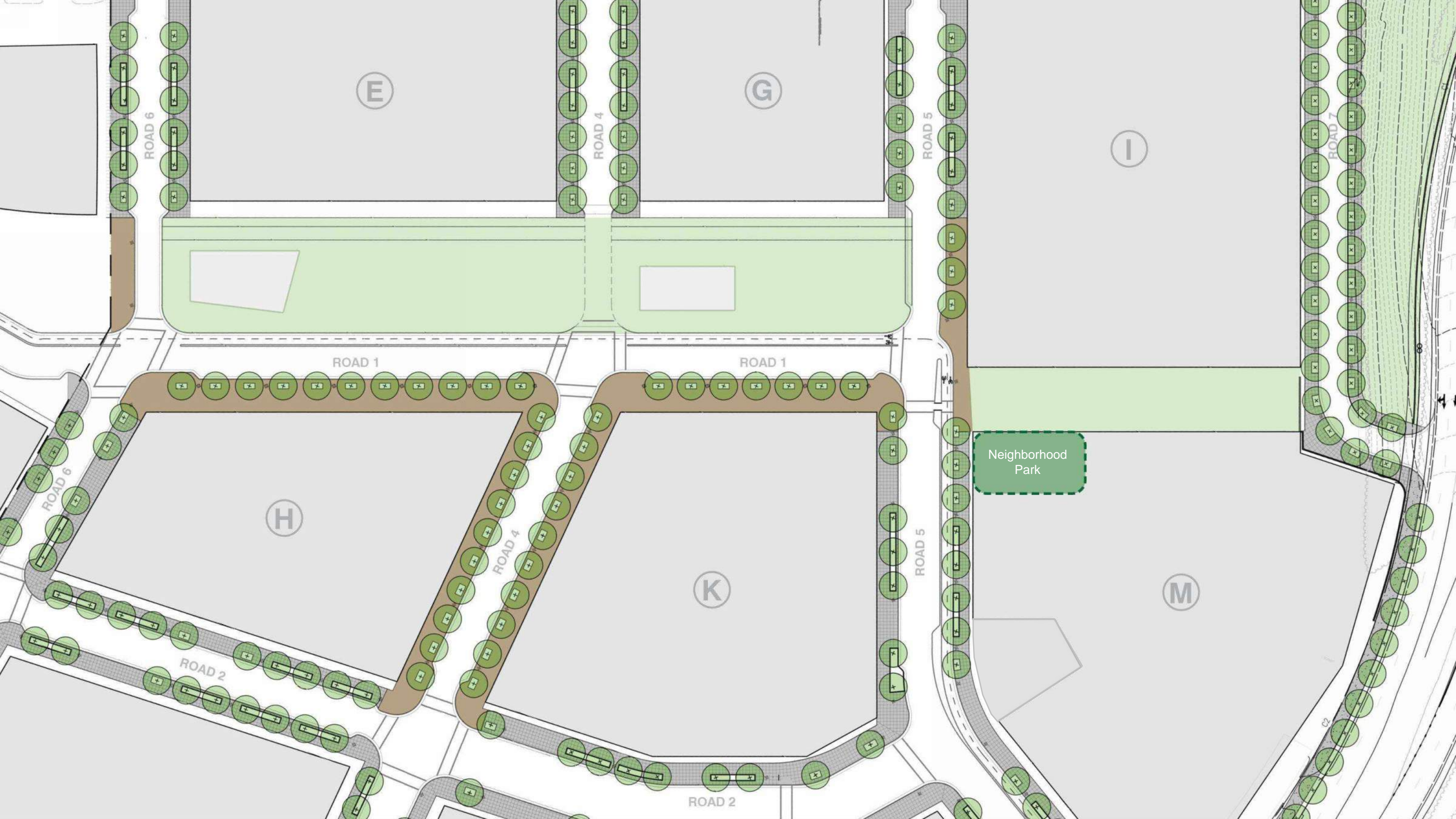
ROAD 4

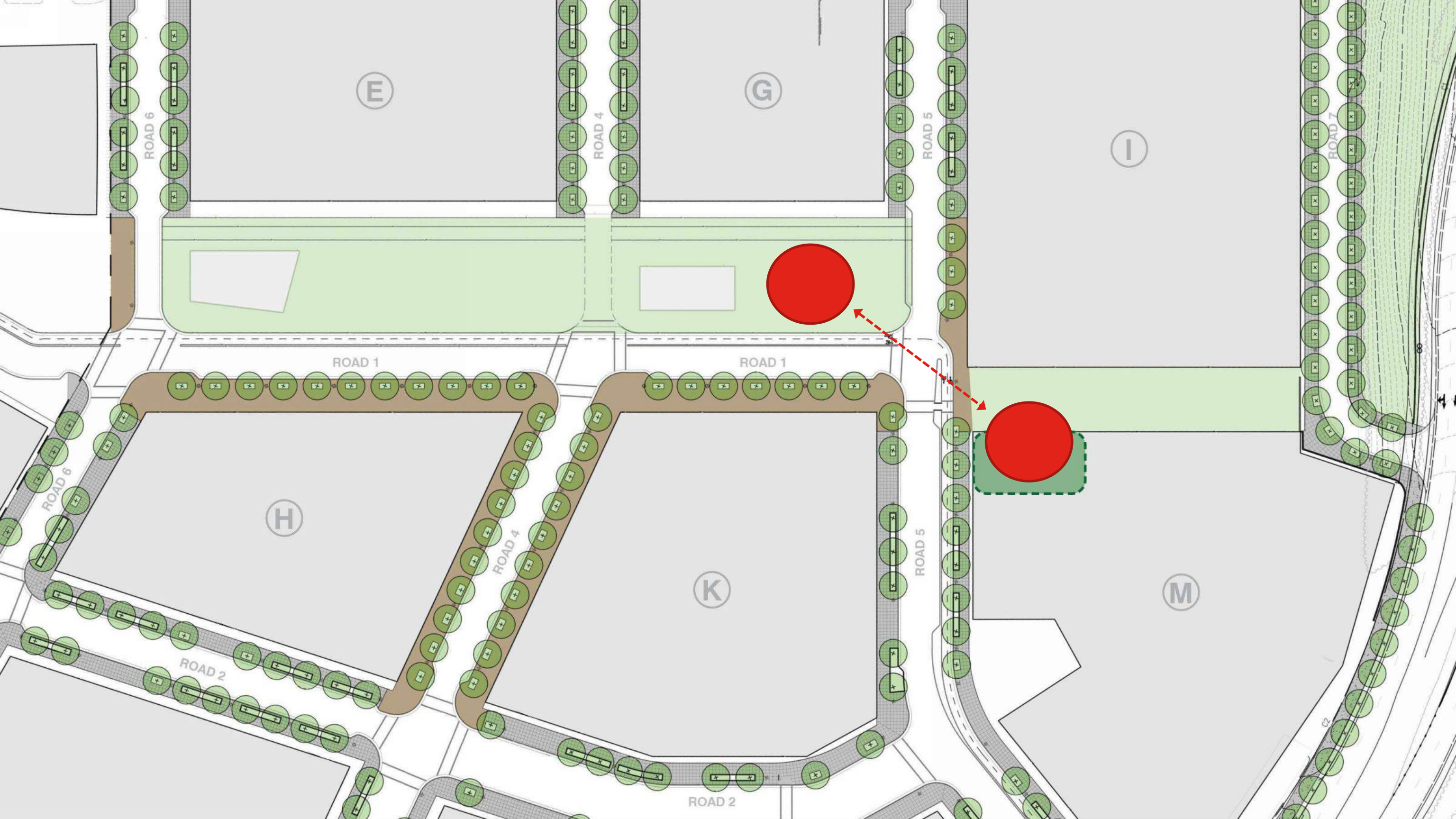
ROAD 5

ROAD 2

ROAD 2

C2







I

K

M

Road 1

Road 5

Road 7

VAN DORN STREET

Neighborhood Park
Playground

Paseo

+20'
+0'



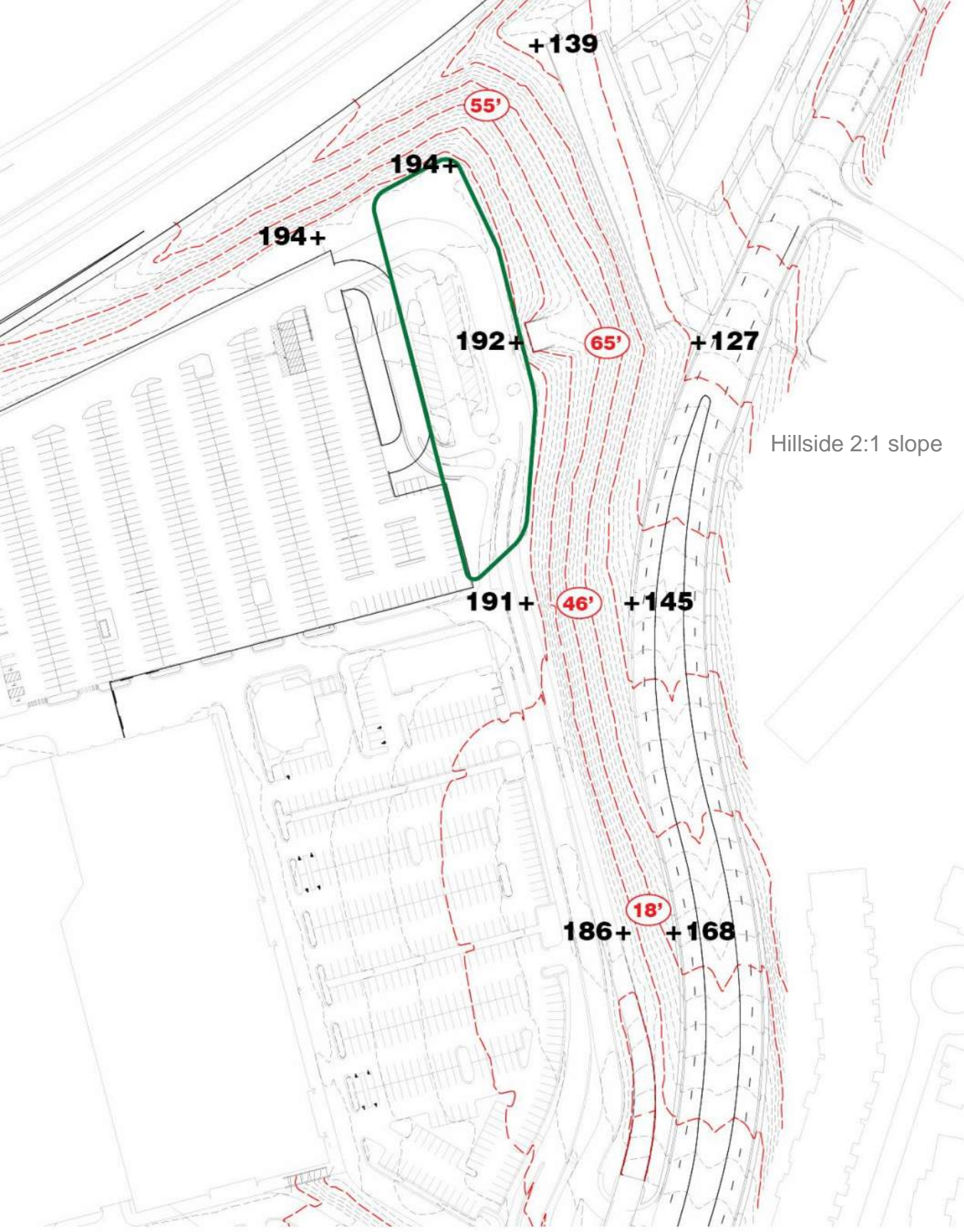


Earthscape playground designer

Making a playground with sculptural qualities



TERRACE PARK





Road 1

Road 5

I

M

Road 7

Multiuse Lawn

Passive Use Space

Adventure Bridge

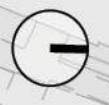
Net Perch

Stair Connection

Elevated Boardwalk

VAN DORN STREET

Terrace Park





Whiting Forest of Dow, MI



Elevated Boardwalk



Overlook / Respite

Observation Viewer



Interpretive Signage



Stone Dust Paving



Passive Use Space





I

M

Multiuse Lawn

Passive Use Space

Net Perch

Adventure Bridge

Stair Connection

Elevated Boardwalk

VAN DORN STREET

Terrace Park





Net Perch



Adventure Swing Bridge



Exercise Stations









Thank You

