

Welcome!

Eisenhower West/Landmark Van Dorn Implementation Advisory Group

1.26.23

Meeting and Webinar will begin at 7:00 p.m.

All online participants should remain on mute unless speaking



Tonight's Agenda

1. Welcome, Introductions & Overview (5 min.)

*Mindy Lyle, Planning Commissioner & Advisory Group Chair
Planning & Zoning Staff*

2. Development Updates (30 minutes)

Applicants

- Landmark Overlook

Planning and Zoning Staff

- INOVA West End (Landmark)

3. West End Development Update (15 min.)

*Maya Contreras, Principal Planner, Department of Planning &
Zoning*

4. Additional Questions (10 min.)

EWLVD Advisory Group Members

- Mindy Lyle, Chair (*Planning Commission*)
- Felicia Brewster (*Alexandria Housing Affordability Advisory Committee*)
- Barbara Marvin (*Park & Recreation Commission*)
- Casey Kane (*Transportation Commission*)
- Cynthia Elliott (*Environmental Policy Commission*)
- Manny Cohan (*Resident Representative*)
- Jim Durham (*Resident Representative*)
- Arthur “Sash” Impastato (*Resident Representative*)
- Claudette McBeth (*Resident Representative*)
- Agnes Artemel (*Business Representative*)
- Allen Brooks (*Business Representative*)
- Emmanuel Obe (*Business Representative*)
- Ken Wire (*Business Representative*)
- Joel Bernstein (*West End Business Coalition*)
- Vacant (*Resident Representative*)

Development Updates

Landmark Overlook

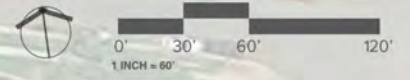


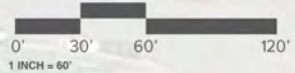
LANDMARK OVERLOOK

CITY OF ALEXANDRIA

COMMUNITY MEETING







- DSP INFRASTRUCTURE
STATUS - IN PROCESS WITH STAFF
- DSUP A - MULTIFAMILY
STACKED CONDOMINIUM
STATUS - IN PROCESS WITH STAFF
- DSUP B - MULTIFAMILY
APARTMENT, RETAIL &
FUTURE DEVELOPMENT
STATUS - TO BE FILED
FEBRUARY 2023

SOUTH WHITING STREET

SOUTH WALKER STREET

**2 OVER 2
CONDOMINIUM UNITS**

LANDBAY A

INFRASTRUCTURE SITE PLAN

**2 OVER 2
CONDOMINIUM UNITS**

LANDBAY B

MULTI-FAMILY BUILDING

LANDBAY C

LANDBAY D

**LANDBAY E
FUTURE DEVELOPMENT**





VIEW LOOKING NORTH EAST ON STEVENSON AVENUE



VIEW LOOKING NORTH WEST ON STEVENSON AVENUE



VIEW LOOKING NORTH WEST ON CORNER OF STEVENSON AVE. & S. WALKER ST.



VIEW LOOKING NORTH WEST OF C0-2 ON PUBLIC STREET B



VIEW LOOKING SOUTH WEST OF C0-4 & C0-5 ON PUBLIC STREET B



VIEW LOOKING NORTH EAST OF C0-6 ON STEVENSON AVE.

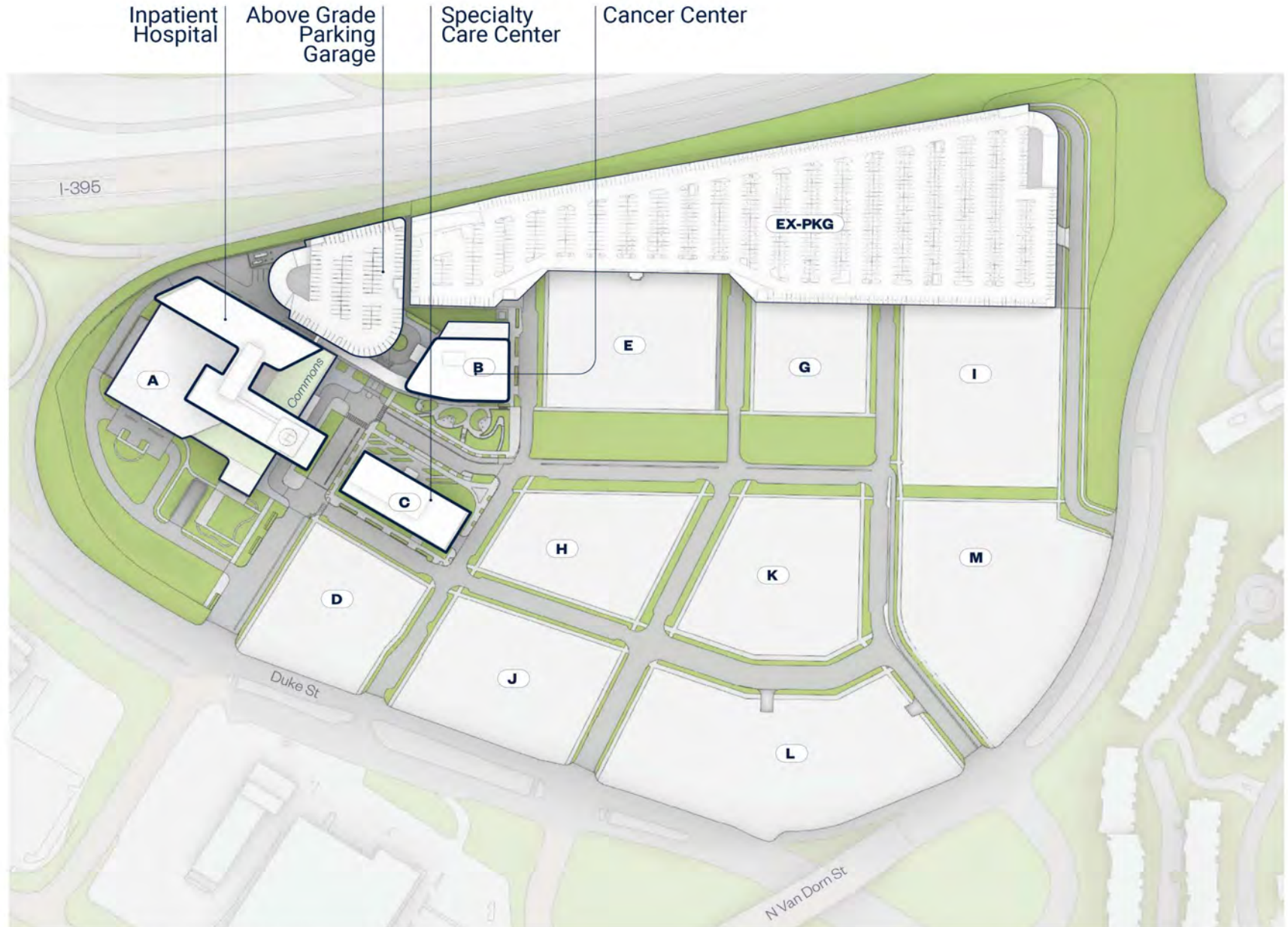
INOVA West End (Landmark)

BALLINGER
enneed architects

INOVA EASTERN REGION
Inova Alexandria Hospital
at Landmark

EWLVD Community Meeting

Inova Alexandria at Landmark Site Plan



Inova Alexandria at Landmark

Site Access

Ambulance
Access Lane

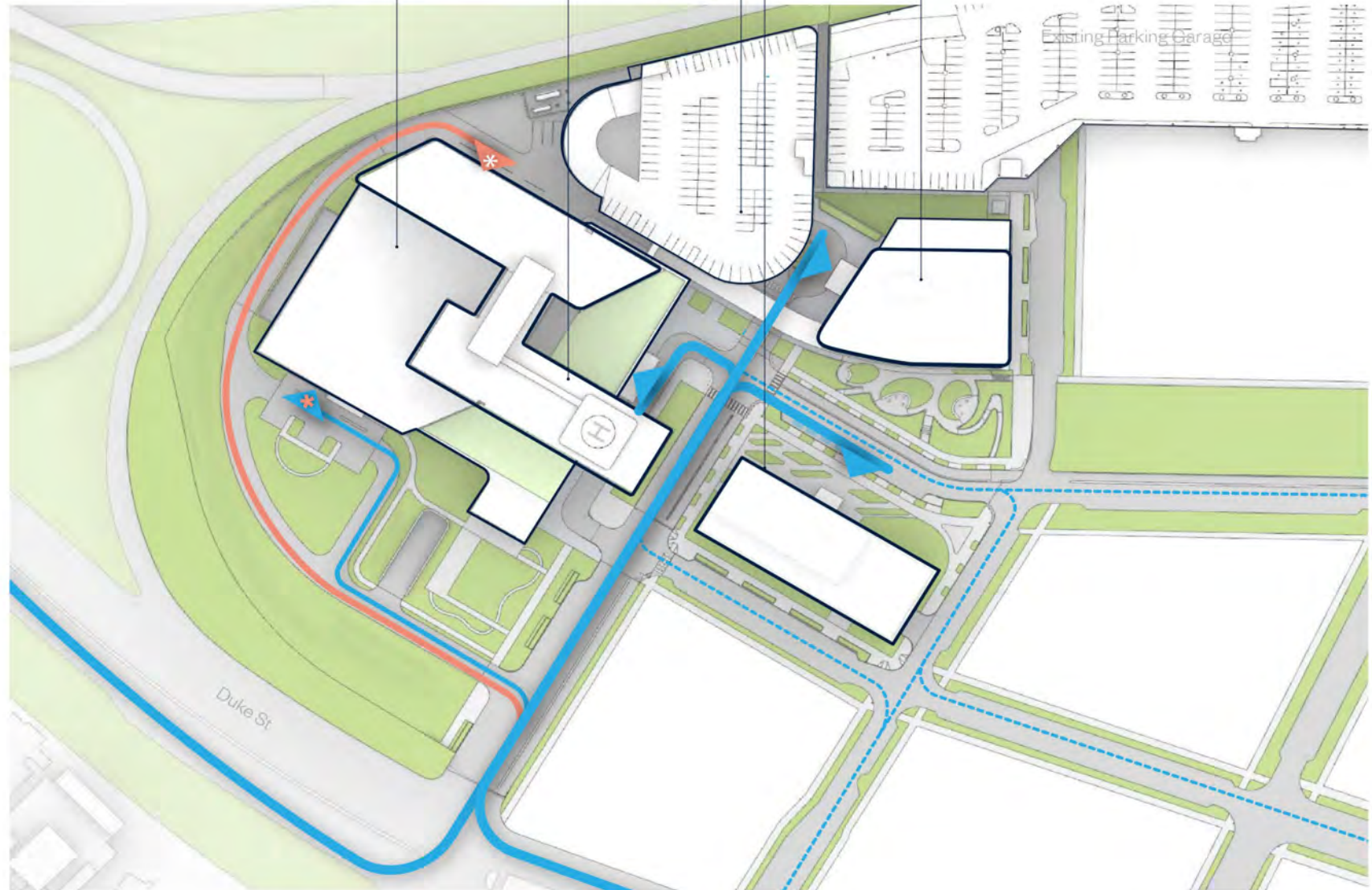
Inpatient
Hospital

Above Grade
Parking
Garage

Specialty
Care Center

Cancer Center

Existing Parking Garage



Site Plan Legend

Main Entry



ED Walk-in Entry



Ambulance Bay



Helipad



Inova Alexandria at Landmark

Campus Massing Current

Inpatient Hospital

Specialty Care Center

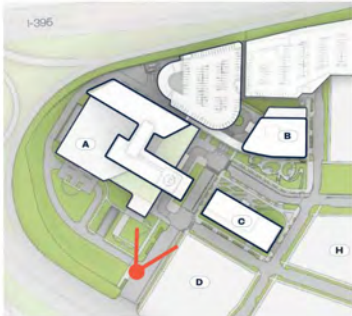
Above Grade Parking Garage

Cancer Center



Inova Alexandria at Landmark

Hospital View of Campus Approach from Duke St along Julia Johns Place



KEY PLAN



Inova Alexandria at Landmark

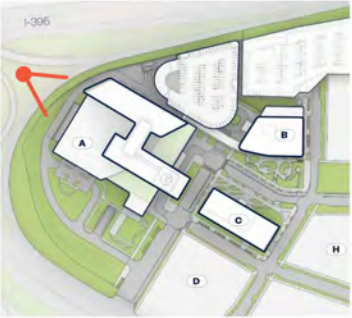
Hospital View from Duke Street Bridge over I-395



KEY PLAN



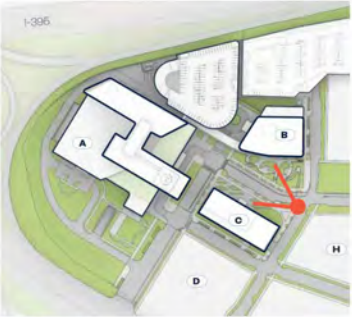
Inova Alexandria at Landmark **Hospital** View from West



KEY PLAN



Inova Alexandria at Landmark **Hospital** View of Main Entrance



KEY PLAN



Inova Alexandria at Landmark **Hospital** View of Main Entrance



KEY PLAN



Inova Alexandria at Landmark **Parking Garage** View from Julia Johns Place



KEY PLAN



Inova Alexandria at Landmark **Parking Garage** View from South-bound I-395



KEY PLAN

Existing Garage



Inova Alexandria at Landmark **Cancer Center** Approach from Julia Johns Place



KEY PLAN



Inova Alexandria at Landmark **Cancer Center** View at Entrance



KEY PLAN



Inova Alexandria at Landmark **Cancer Center** View of Healing Garden



KEY PLAN



Inova Alexandria at Landmark **Specialty Care Center** View of Main Entrance



KEY PLAN



Inova Alexandria at Landmark **Specialty Care Center** View from Hospital Drop-off



KEY PLAN



Inova Alexandria at Landmark

Open Space Ground Plan



Inova Alexandria at Landmark

Open Space Terrace Plan

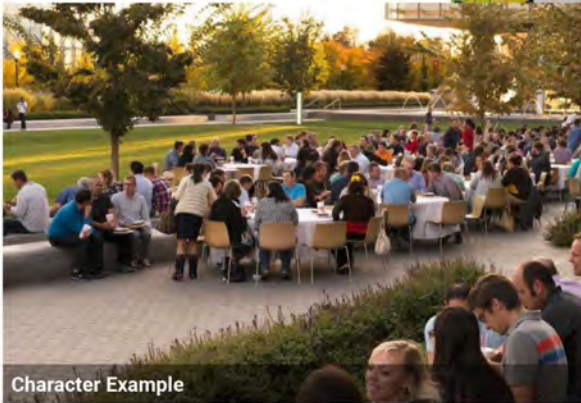


Inova Alexandria at Landmark

Open Space Community Green



KEY PLAN  N



Character Example

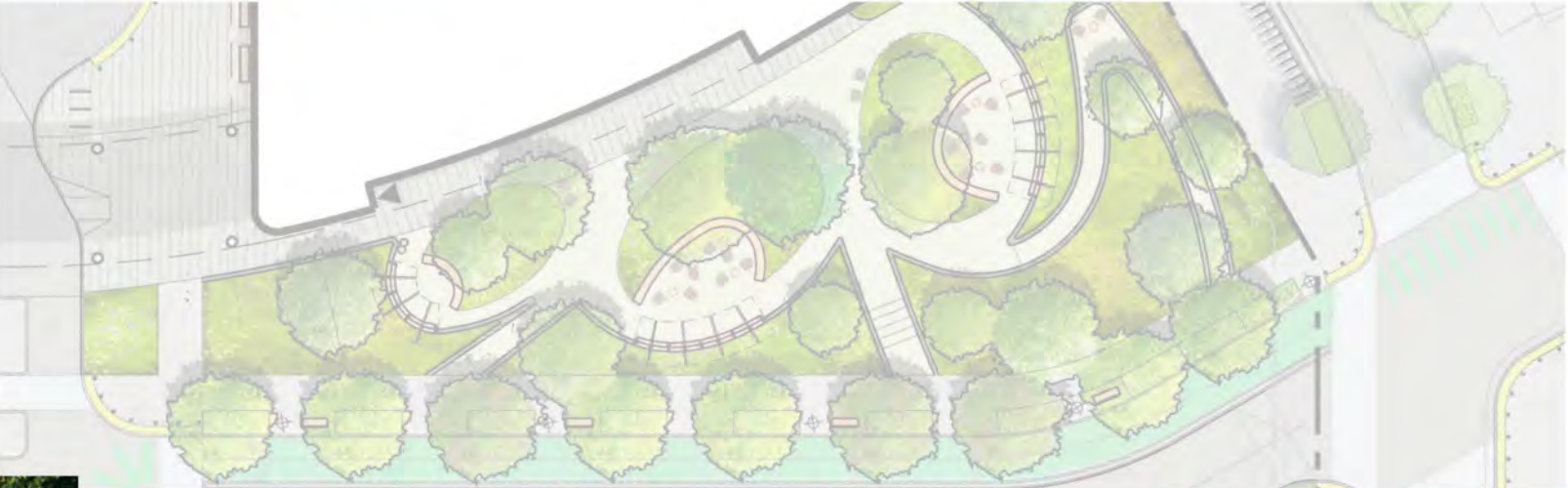


Inova Alexandria at Landmark

Open Space Campus Meeting Place



KEY PLAN  N



Character Example



ROAD 2

Inova Alexandria at Landmark

Open Space Healing Garden



KEY PLAN

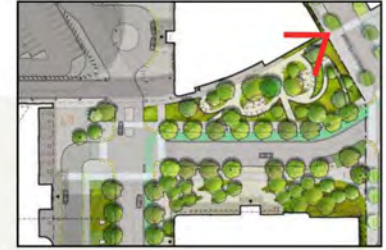


Character Example



Inova Alexandria at Landmark

Open Space Healing Garden View

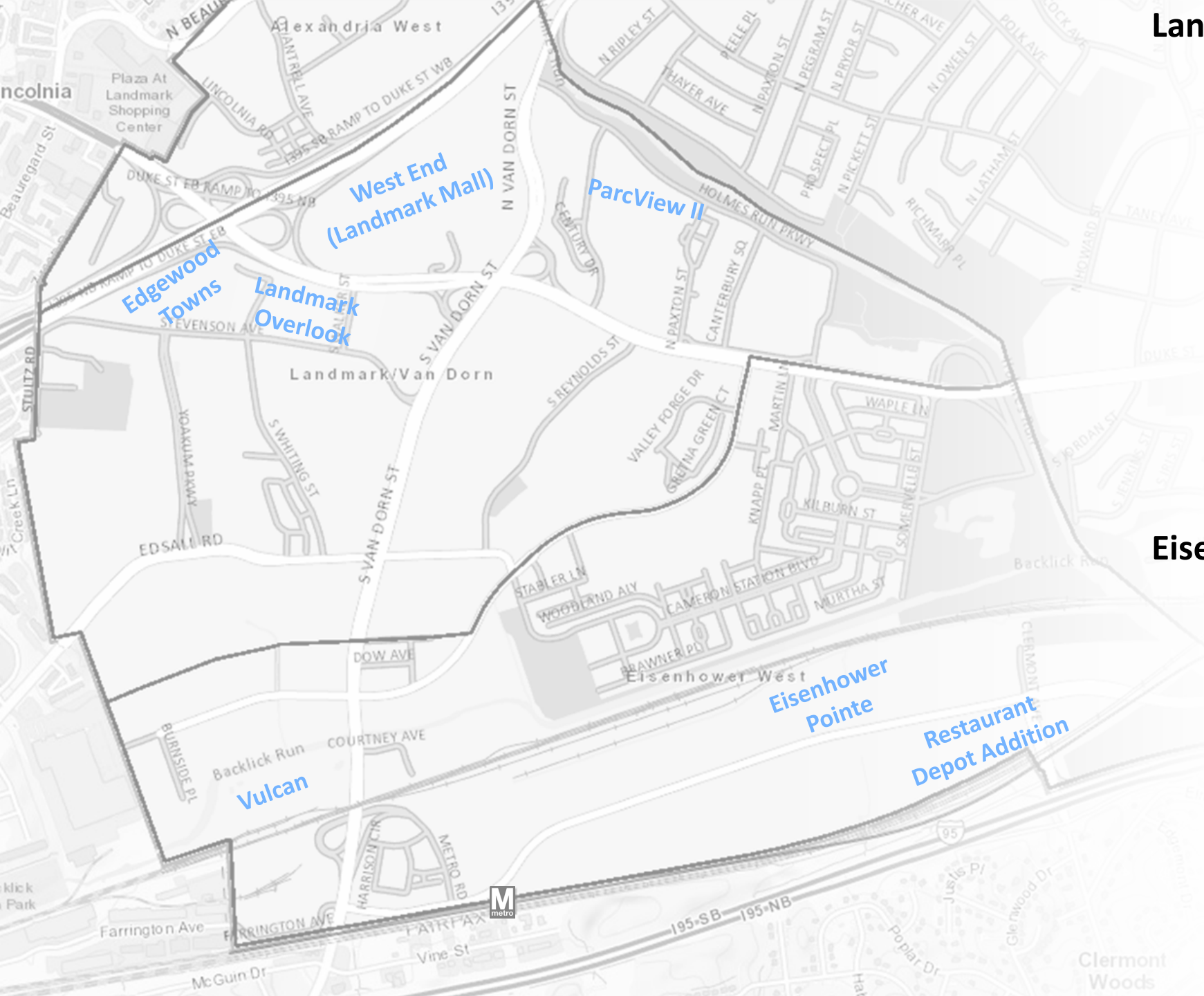


Inova Alexandria at Landmark

Open Space Healing Garden View



West End Development Update



Landmark/Van Dorn

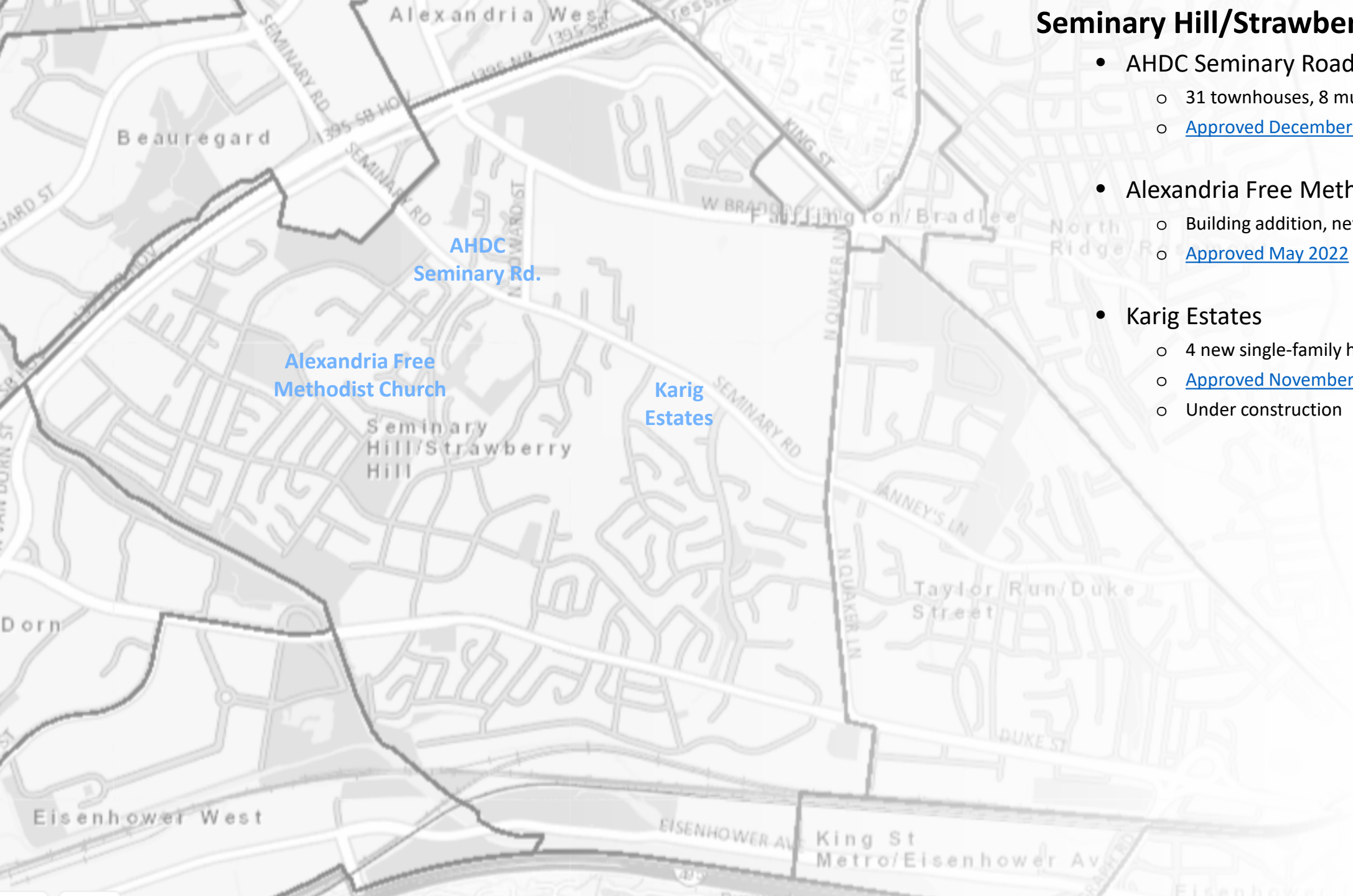
- West End (Landmark Mall)
 - Blocks E, G, I, K approved December 2022
 - Approx. 1,100 apts., 200K SF retail, 120K SF medical office
 - Inova campus scheduled for March 2023 hearing
 - <https://www.alexandriava.gov/Landmark>
- Landmark Overlook
 - 88 stacked townhomes & 362 multifamily units
 - [Approved February 2022](#)
- ParcView II
 - 373 multifamily affordable units
 - [Approved February 2022](#)
- Edgewood Towns
 - Seven market-rate townhomes
 - [Approved January 2023](#)

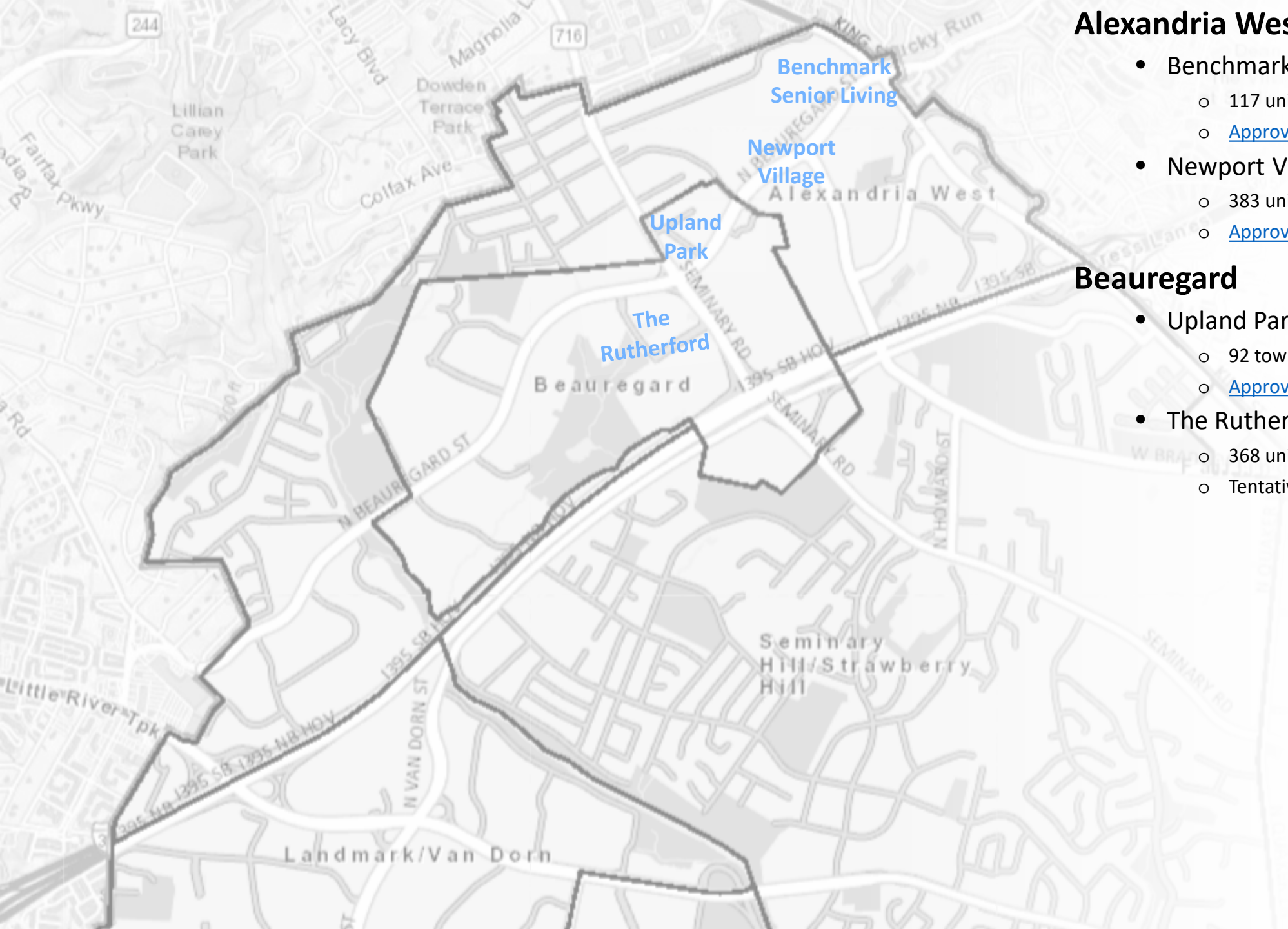
Eisenhower West

- Restaurant Depot Addition
 - 27,123 sq ft expansion to existing store
 - [Approved November 2022](#)
- Eisenhower Pointe
 - 64 "back-to-back" units & 75 townhouses
 - [Approved March 2021](#); under construction
- Vulcan Materials Redevelopment
 - 37 townhomes, 80 stacked townhomes, 204 multifamily condo units, and 256-room hotel
 - Concept review

Seminary Hill/Strawberry Hill

- AHDC Seminary Road
 - 31 townhouses, 8 multi-family units
 - [Approved December 2021](#)
- Alexandria Free Methodist Church
 - Building addition, new driveway, site work
 - [Approved May 2022](#)
- Karig Estates
 - 4 new single-family homes, new public street
 - [Approved November 2017](#)
 - Under construction





Alexandria West

- Benchmark Senior Living
 - 117 units
 - [Approved Nov. 2020](#); under construction
- Newport Village
 - 383 units
 - [Approved February 2021](#)

Beauregard

- Upland Park
 - 92 townhouses
 - [Approved March 2021](#)
- The Rutherford
 - 368 units
 - Tentatively scheduled for May 2023 hearing

Questions?
Thank you!

Next Steps



Visit alexandriava.gov

Recording of the meeting
PDF Presentations
Previous meeting materials



Questions?

Melissa.Symmes@alexandriava.gov



Next Meeting – Q2 2023

(quarterly meetings)