

LANDMARK

MIXED-USE MASTER REDEVELOPMENT

APRIL 27TH, 2022



EWLVD IAG UPDATE

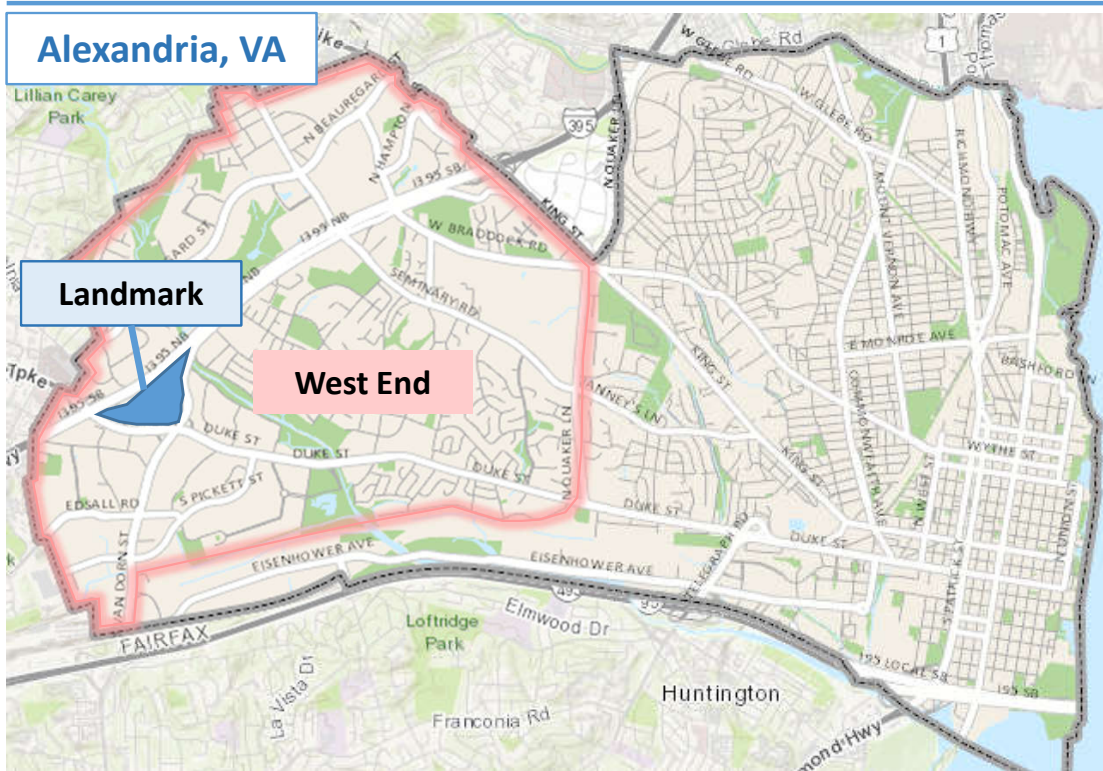
Agenda

- Current Project Timeline
- Infrastructure Entitlement Process
- Demolition Update
- Parks Update
- Q&A

EWLVD IAG UPDATE

Rezoning Process – Infrastructure

Location & Background



Entitlement Process

CDD
Coordinated Development District
COMPLETE



DSP
Development Special Use Permits (Infrastructure & Blocks)
1 year

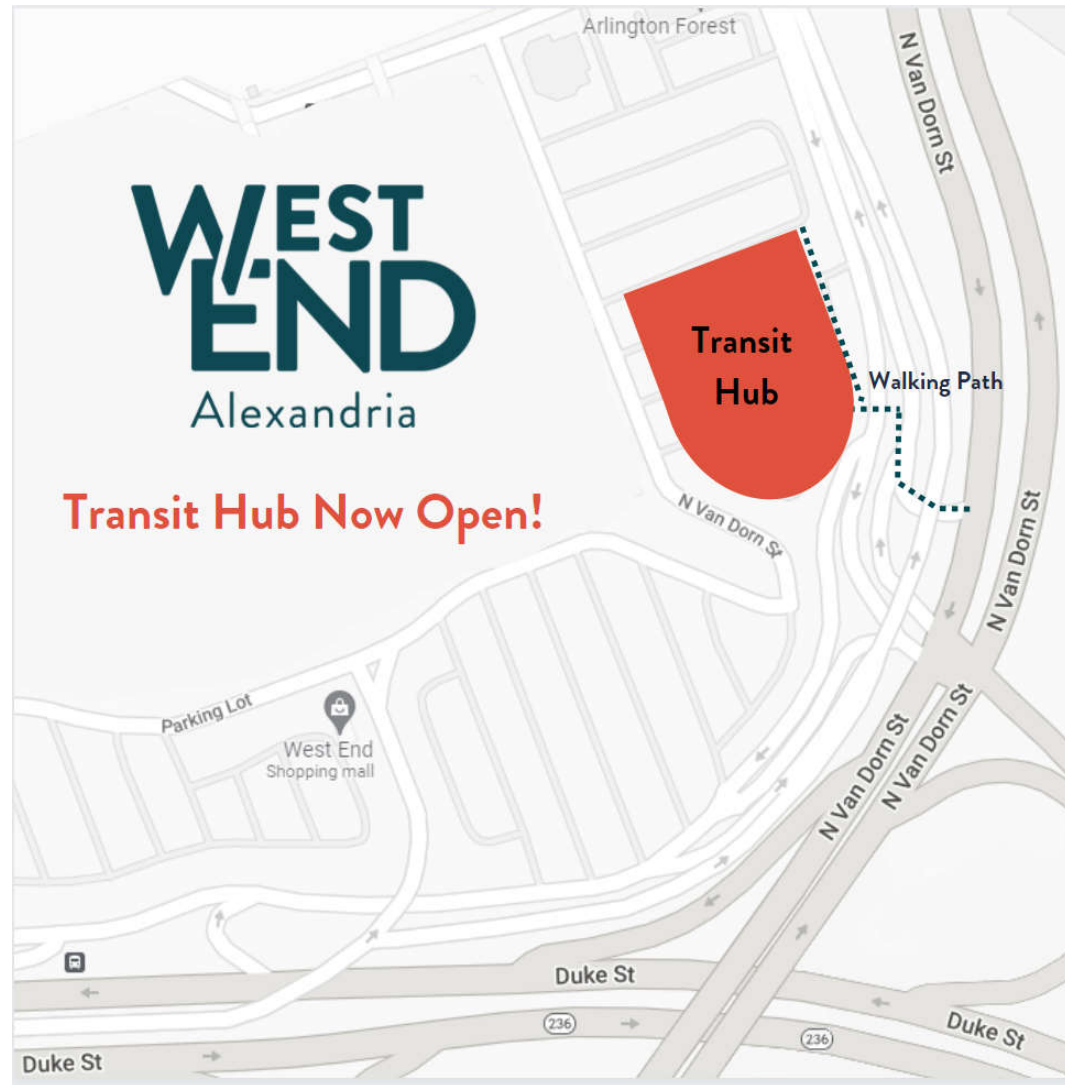


FSPs & Permits
Final Site Plans & Construction Permits
1-2 years



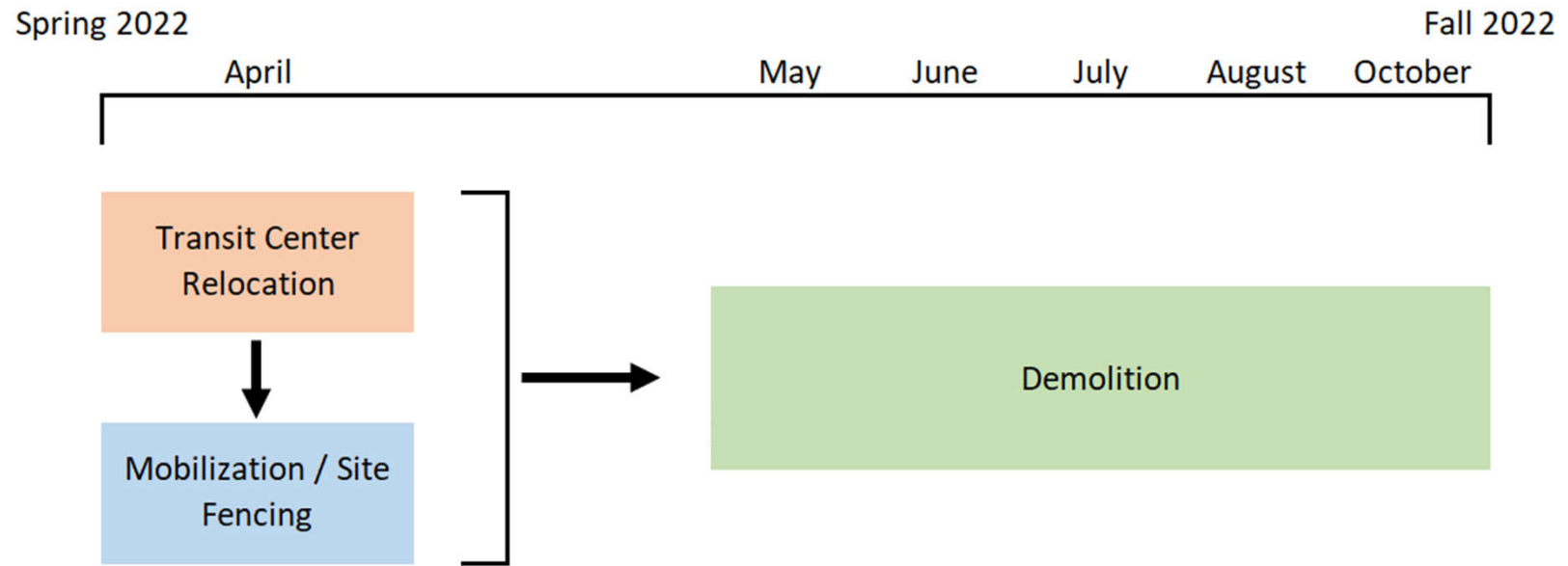
EWLVD IAG UPDATE

Demo – Transit Hub Relocation



EWLVD IAG UPDATE

Demo - Schedule



EWLVD IAG UPDATE

Demo - Scope of Work



Landmark Mall Infrastructure

4/12/2022

1. Demolition

Keynotes

1. Site Fence
2. Bus Transit Center
3. Recycled Concrete Stockpile
4. Demo Arlington Forest Garage
5. Demo Mall from East to West (incl. bridges and ramp to parking garage)
6. Demo Sears Service Center
7. Demo Existing Onsite Flyover (North Van Dorn St. Phase 1)
8. Demo SunTrust Bank Building
9. Close Right Lane of NVD toward Duke St. Demo existing Flyover Ramp which goes over Road 5

Duration: Approx. 6 Months

Legend

- Construction Roads
- Demolition Work
- Site Entrances
- Temporary Signalization Required



EWLVD IAG UPDATE

Demo - Haul Routes



Landmark Mall Infrastructure

4/12/2022

2. Haul Routes

Keynotes

1. Incoming construction traffic will access site via Duke St.
2. Outgoing construction traffic will exit the site at the existing signalized intersection of Duke St. and S. Walker St.

Legend

-  Site Entrances
-  Outgoing Construction Traffic
-  Incoming Construction Traffic



EWLVD IAG UPDATE

Demo - Work Hours / Methods

➤ Hours

- Monday – Friday
 - 7:00 AM – 6:00 PM
- Saturday
 - 9:00 AM – 6:00 PM

➤ Equipment

- Excavators with attachments
 - Munchers
 - Hoe Rams
 - Shears
- Loaders
- Concrete Crushers/Screeners



Parks DSUP Limits



ROAD 6

E

ROAD 4

G

ROAD 5

I

Q



ROAD 1

H

K



Paseo

M

ROAD 7

Terrace Park



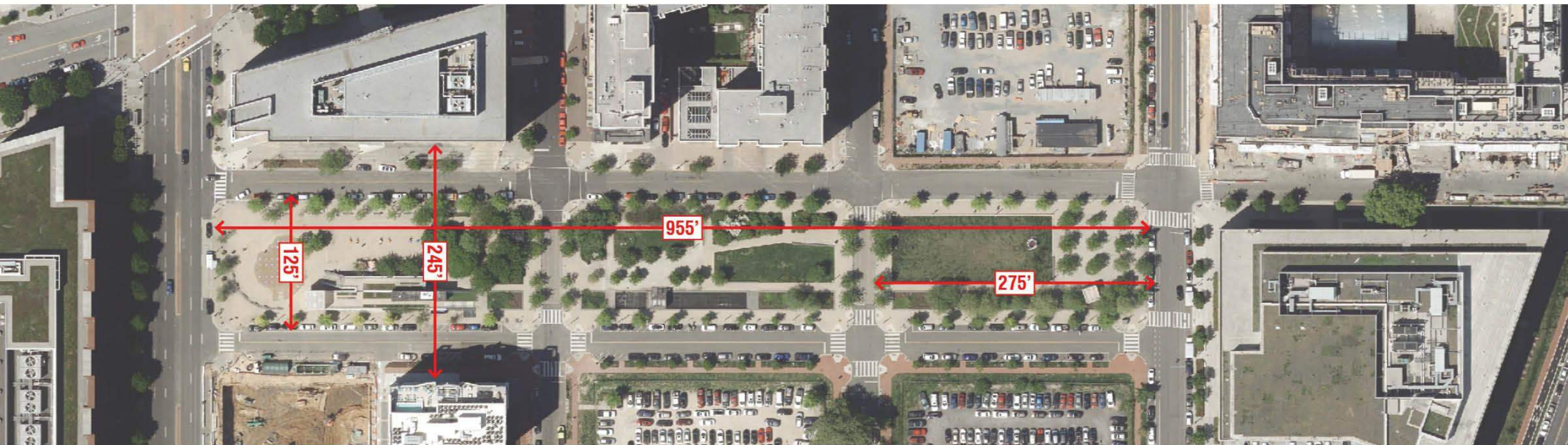
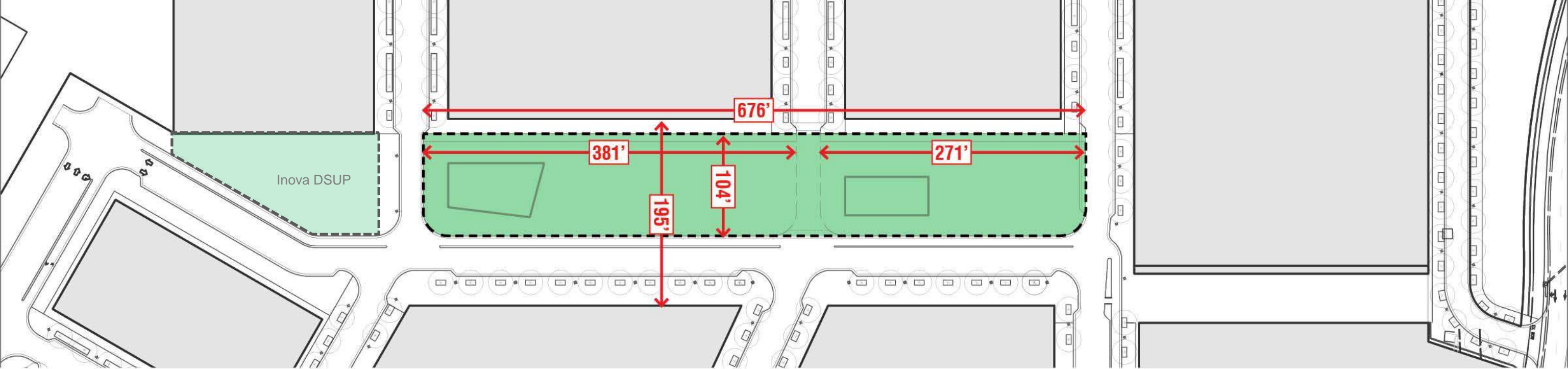
Publicly Accessible Open Space

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

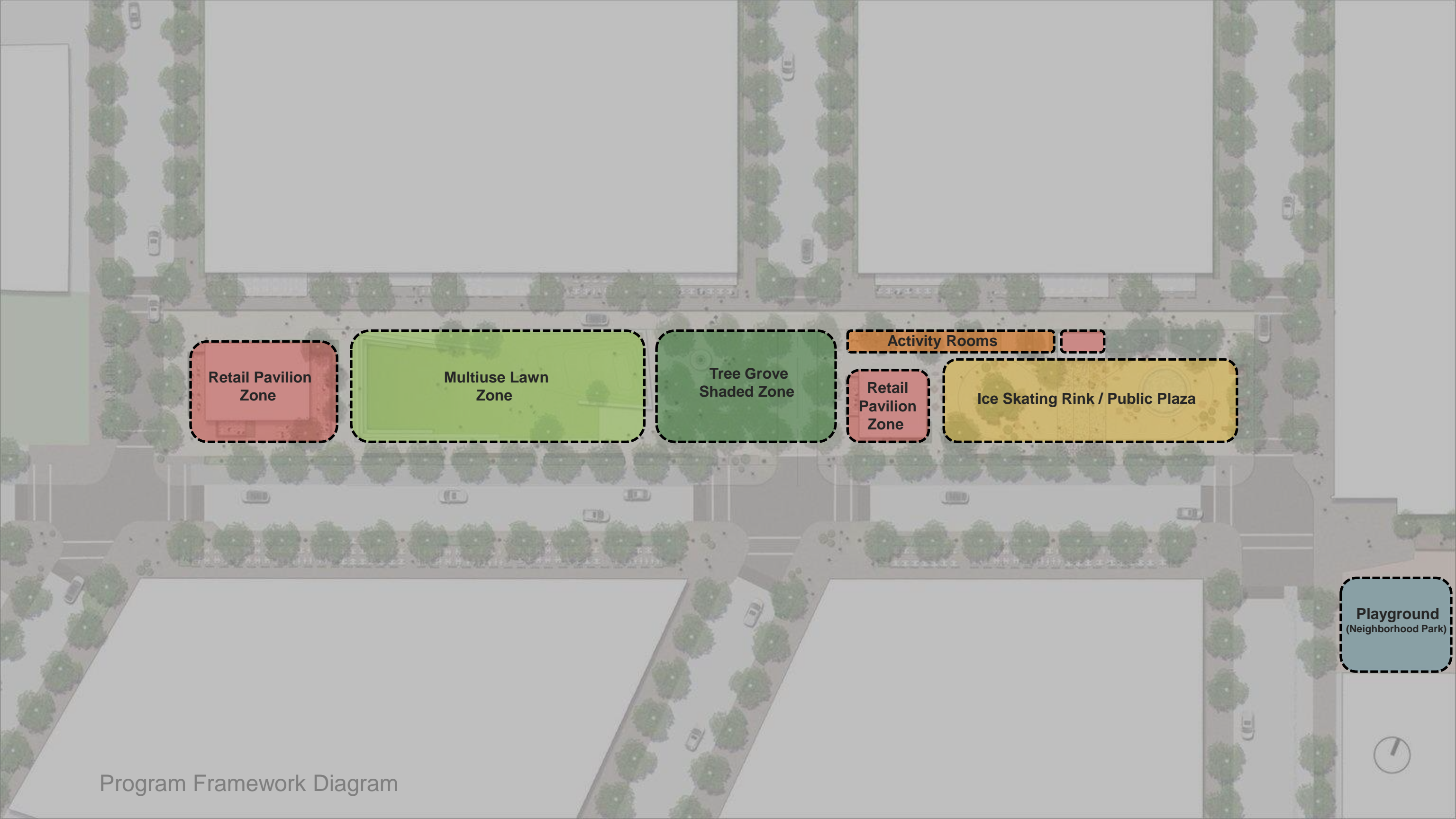




Canal Park, Washington DC



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)

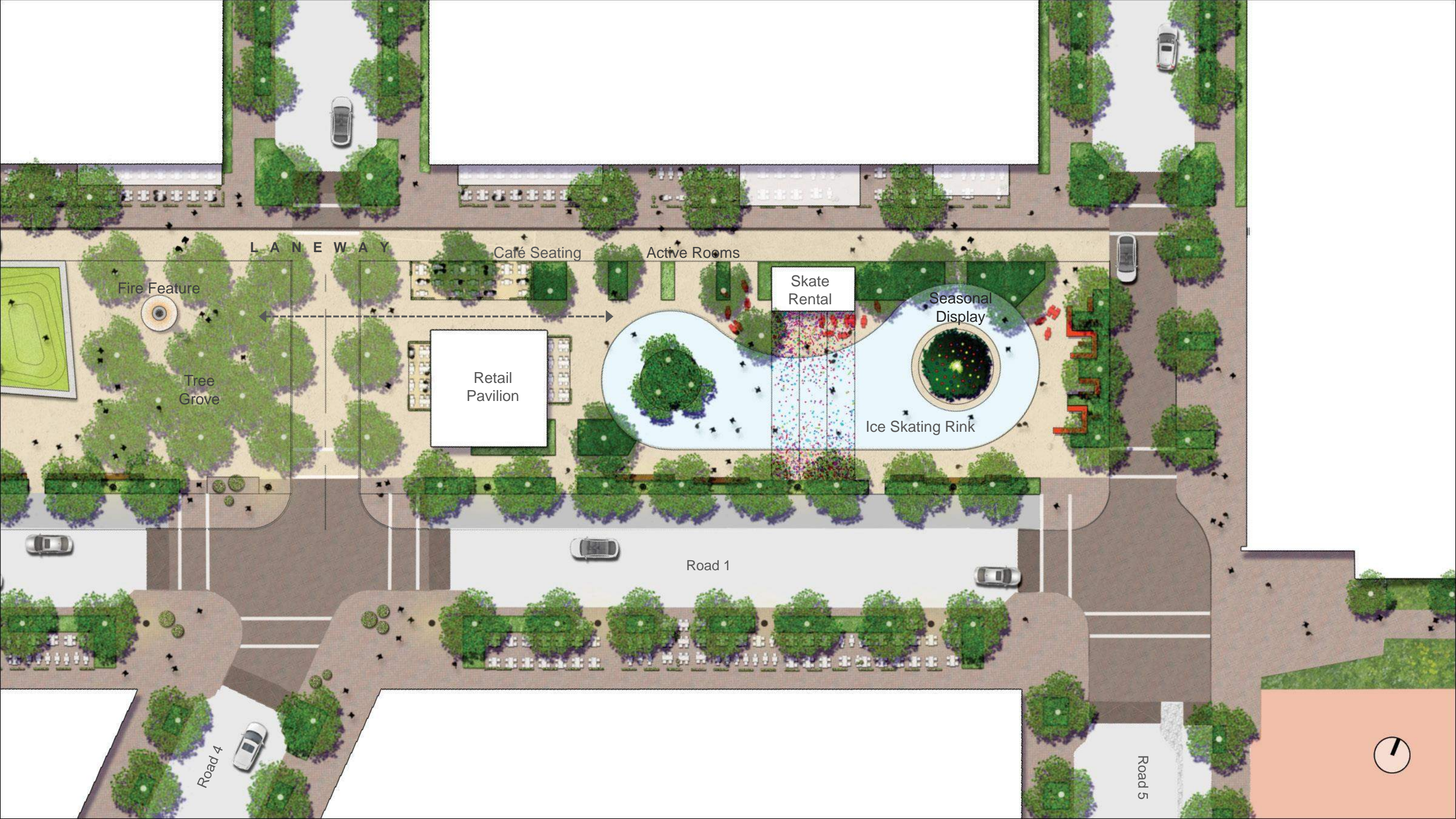
- Ice skating rink
- Winter Display over water feature area
- Planter pots (location 2)
- Fixed public seating
- Fixed placemakers
- Festive lighting

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



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

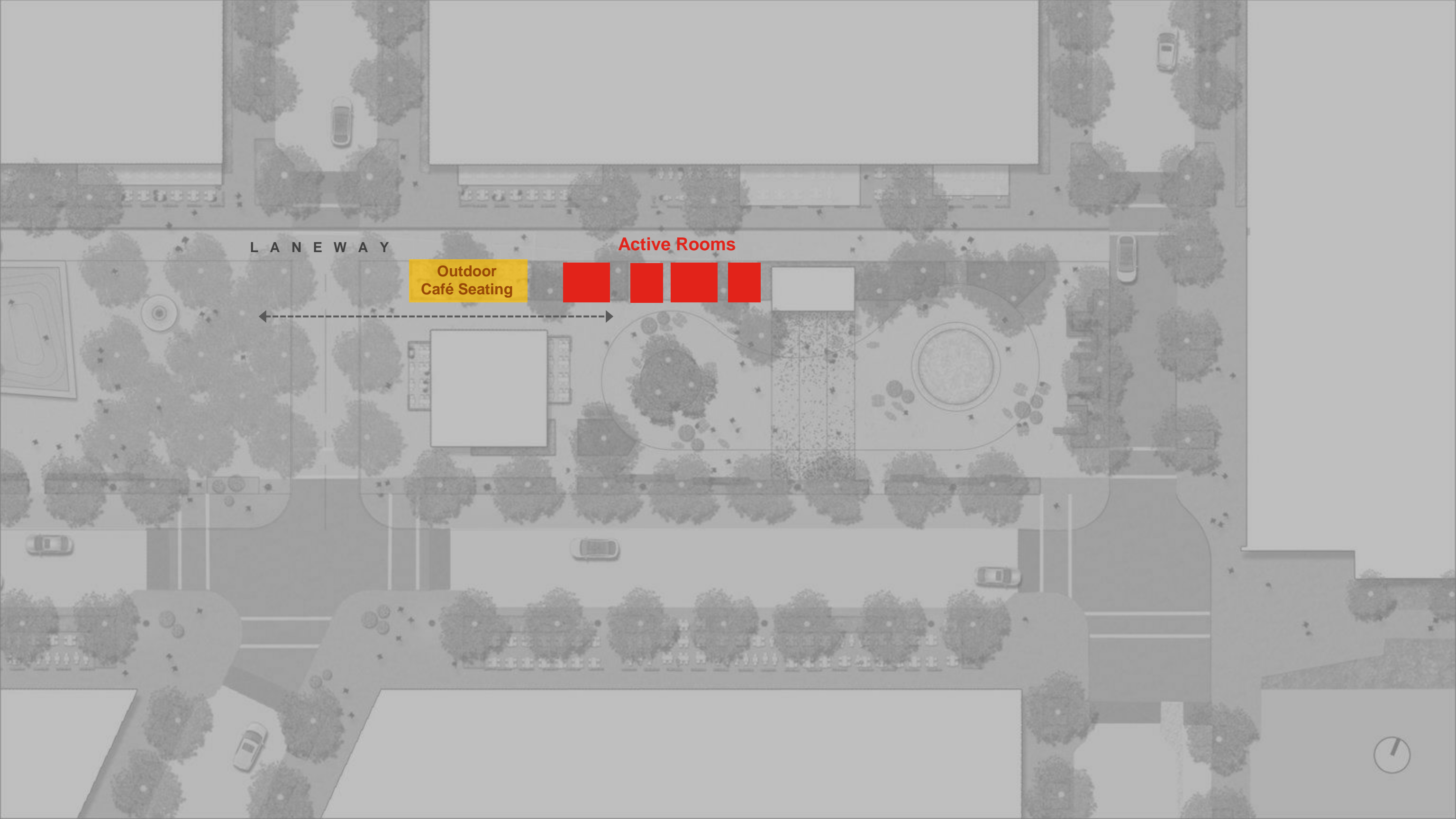


'Lazy River' Ice Skating Rink

L A N E W A Y

Active Rooms

Outdoor
Café Seating





Active Rooms



Co-Working

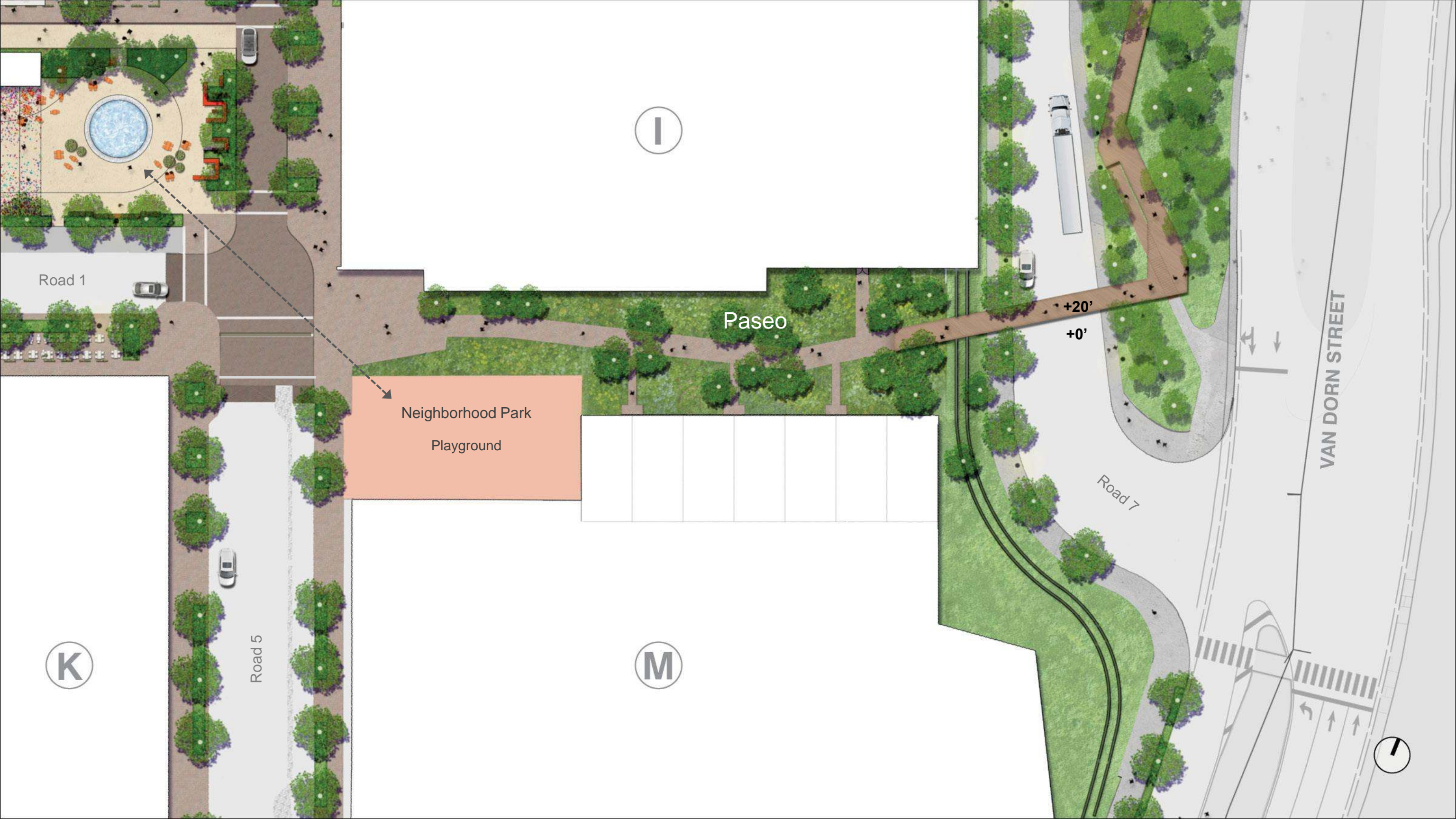




Overhead Animation
Confetti and Lighting







I

Paseo

+20'
+0'

Neighborhood Park
Playground

Road 1

Road 7

Road 5

VAN DORN STREET

K

M





Earthscape playground designer

Making a playground with sculptural qualities





Road 1

Road 5

I

M

Road 7

VAN DORN STREET

Elevated Boardwalk

Stair Connection

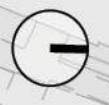
Passive Use Space

Net Perch

Multiuse Lawn

Adventure Bridge

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

QUESTION & ANSWER