

The flyover from Duke Street must remain to facilitate traffic along Duke Street. If it is removed, the traffic light at the Mini dealer on Duke Street will have a longer cycle to accommodate cars driving west from Old Town and heading home on Yoakum Parkway. Cars coming from Fairfax County and going to the mall will back up on Duke Street if they lose the flyover and must make a left turn.

Transit center must be adjacent to Duke Street; provide connection to nearby residential buildings.

Ensure the development maximize urban feel.

At what phase will affordable housing be considered? At what AMI levels? Transparency on negotiations with developers must be considered before this plan is approved.

What is the transition/accommodation for the small businesses currently in Landmark?
When redevelopment complete – its assumed they won't be able to afford leases here...yes? no?
How will the complete holistic plan be communicated to the City, beyond a document that is 100 pages?
Need to understand the entire plan, not just each individual segment.

Bike and Pedestrian trail (sidewalk) needs to be paved with permeable material.
Provide bike lanes on streets and connecting to ped/bike through sidewalks.

The developer needs more connectivity to the surrounding residential areas. It is too car-dependent as it stands.

End the Duke and Van Dorn Street confusion. Prevents easy driving access to the center. It isolates the site. The problem is the same for the new center or old. It has not been addressed.

Safe pedestrian access for communities West & South.

Pedestrian and bike trail along Duke Street and connecting to Van Dorn Street - needs to be 20' wide for 2 way traffic safety. Developer/property owner needs to provide circulator bus to connect to all residential buildings in a 1 mile radius. Will feed transit center and provide transportation to these residential customers! Without changes to 395 entrance and exit location there will be no change in experience in visiting Landmark . Very far from an Old Town visit.

Reaction to Howard Hughes Plan for Landmark Mall as Presented at the First Public Meeting

The initial plan for the retail redevelopment is not what I had hoped. I wanted a Pentagon City Mall where I could actually go shopping for clothing, house wares, furniture, and Christmas presents, but it will be better than the waste land we have now. That's not saying much as almost anything would be better than what we have. I wanted quality retail and lots of it. What I will get is more residential and office on what should be Alexandria retail hub.

I do not like the focus on so many small one bedrooms units with a few efficiencies thrown in to fill left-over space created by the trash room and elevators. According to COG, we have far too many one bedrooms already. One bedroom units encourage transiency which discourages civic involvement.

The current buildings are only one story above the original grade of the land. With the rezoning & redo, we could have heights of 150' above original grade. The Landmark property comes close to being the highest point in the city. The possible height and density at final build out on this property would have an impact of the whole city and an over whelming visual impact on its surrounding neighborhoods .

So far I'm not seeing any community amenities. If I want to go to a "sticky-plex" once every three years to drink cheap wine during a movie, I can go to Arlington. I think Howard Hughes has much to learn about Alexandria. Alexandria is about "unique and authentic." This looks like cookie cutter design, not originality.