



# Landmark Neighborhood CDD

5701, 5701B, 5801, 5815, 5901 Duke Street

**Master Plan Amendment #2020-00009**

**Text Amendment #2021-00002**

**Rezoning #2021-00003**

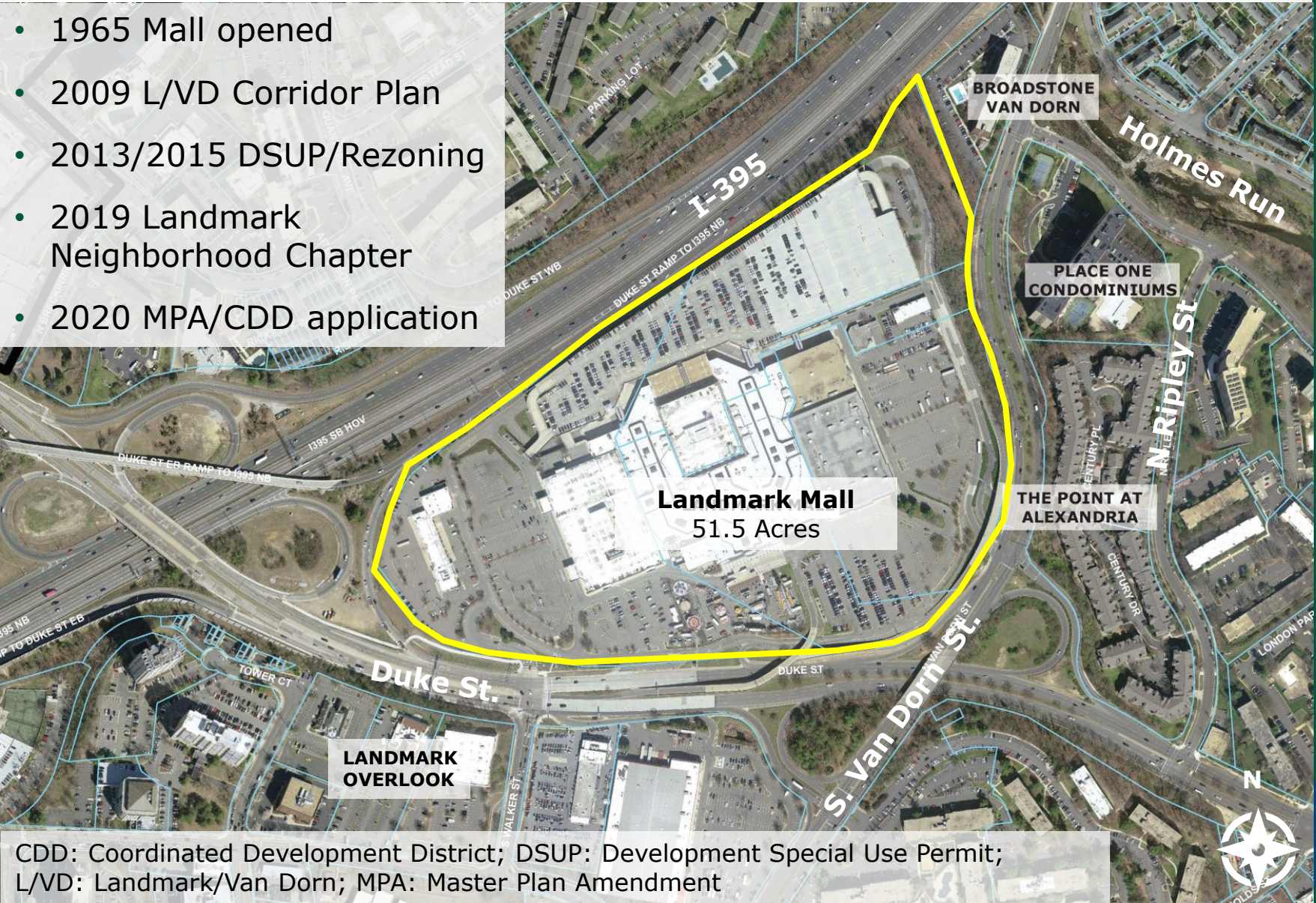
**CDD Concept Plan #2020-00007**

City Council

July 6, 2021

# Role & Importance of the Project

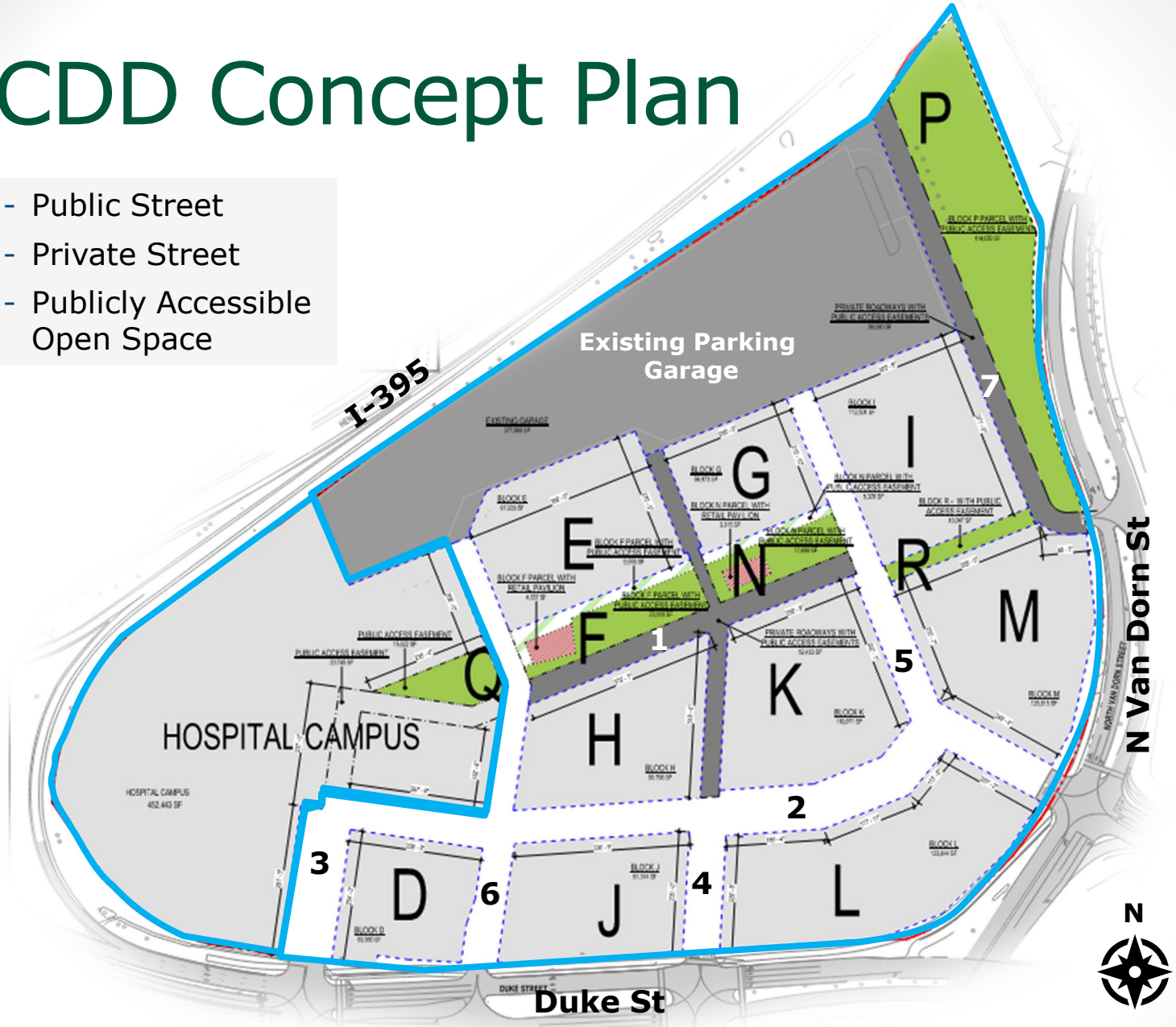
- 1965 Mall opened
- 2009 L/VD Corridor Plan
- 2013/2015 DSUP/Rezoning
- 2019 Landmark Neighborhood Chapter
- 2020 MPA/CDD application



# CDD Concept Plan



-  - Public Street
-  - Private Street
-  - Publicly Accessible Open Space



**SUB#2021-00003**





# Master Plan Amendments

- Updating graphics to be consistent with the CDD
  - Street framework and hierarchy
  - Retention of existing parking garage
  - Location and size of Central Plaza
  - Location of Transit hub
  - Location of bicycle and pedestrian facilities
  - Connectivity to I-395
  - Placemaking locations
  - Ground floor active/retail locations
  - Maximum building heights
- Alternative open space requirement for the Hospital Campus
- Additional screening options for new parking structures
- Amending ground floor building height along active/retail streets

# Illustrative Rendering










# Development Scenario

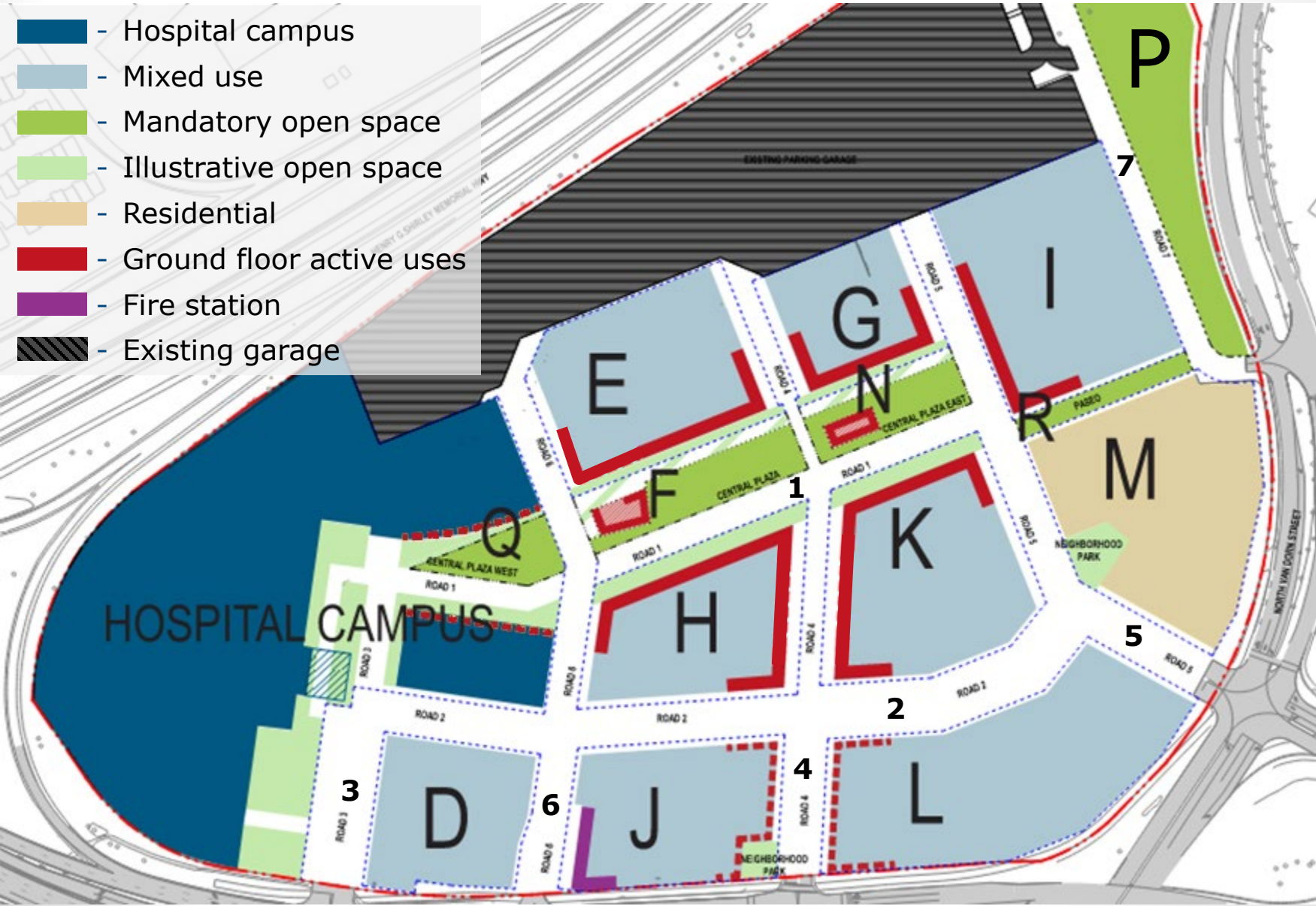
<b>Use</b>	<b>Proposal</b> (millions SF)
Residential	2.70
Hospital	0.99
Office	0.21
Retail	0.29
Fire station	0.05
<b><i>Subtotal</i></b>	<b>4.24</b>
New parking <sup>1</sup>	1.33
<b><i>Subtotal</i></b>	<b>5.57</b>
FAR	2.48
Existing garage	1.02
<b>TOTAL<sup>2</sup></b>	<b>6.58</b>
FAR	2.94

FAR = Floor Area Ratio

<sup>1</sup> Above grade, <sup>2</sup> Numbers may not sum due to rounding

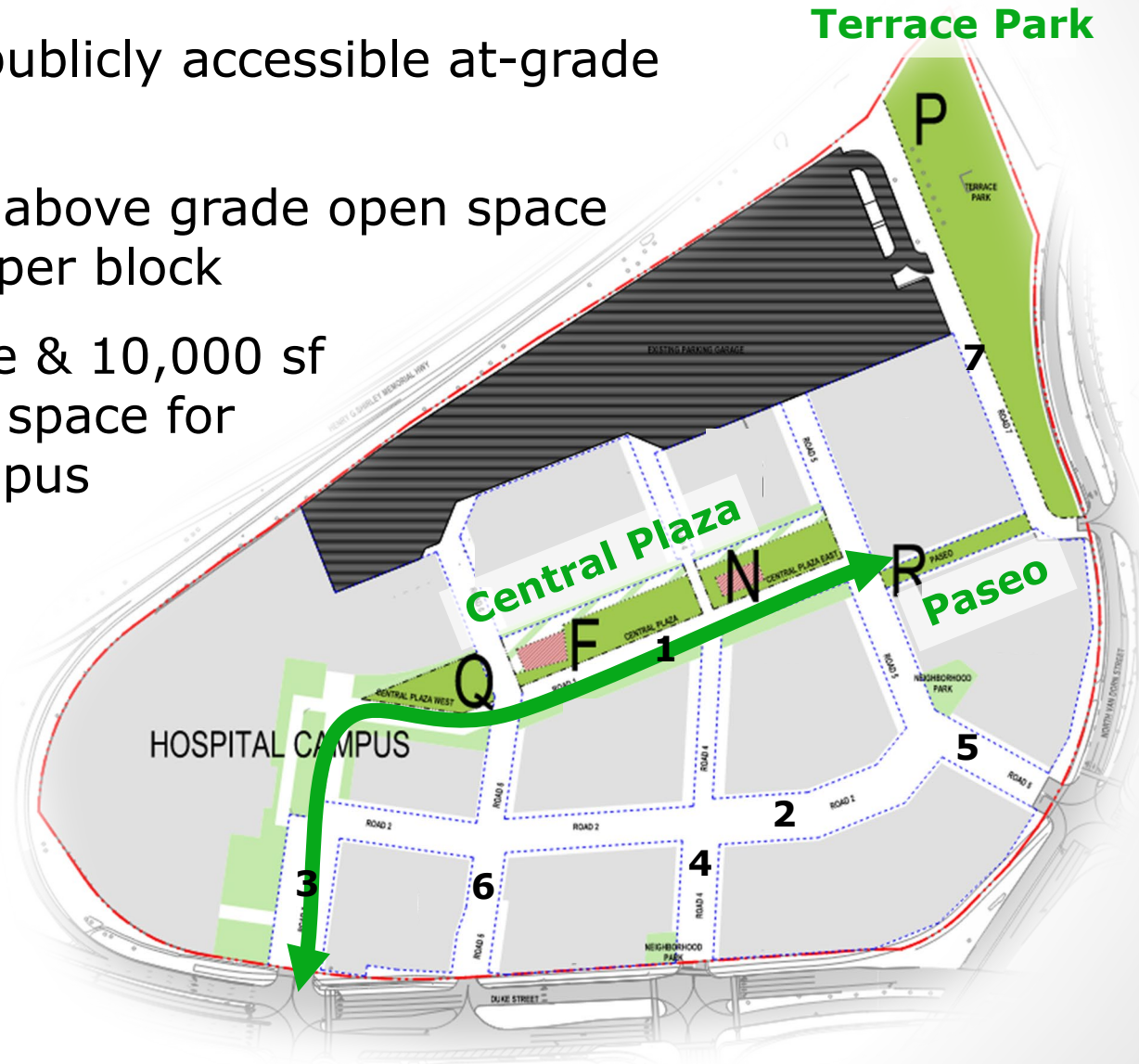
# Uses

-  - Hospital campus
-  - Mixed use
-  - Mandatory open space
-  - Illustrative open space
-  - Residential
-  - Ground floor active uses
-  - Fire station
-  - Existing garage



# Open Space

- 4+ acres of publicly accessible at-grade open space
- 25% at- and above grade open space requirement per block
- 15% at-grade & 10,000 sf rooftop open space for Hospital Campus





# Open Space Precedents



Urban plaza



Passive garden



Elevated walkway



Multiuse lawn

# Housing & Fire Station

- **Max. 2,500** units
- Mix of large multifamily and townhouses

## *Affordable Housing:*

- Target of **10%** on-site affordable housing
- **74** rental Committed Affordable Units (45 across the site)
- **Approx. 200-unit (includes 29 of 74 CAUs)** affordable housing building co-located with fire station (replacing station 208)
- **15** homeownership units for eligible first-time homebuyers
- **2%** auxiliary grant units with continuum of care\*



The Nexus



DC Ex.

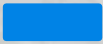

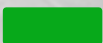
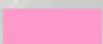




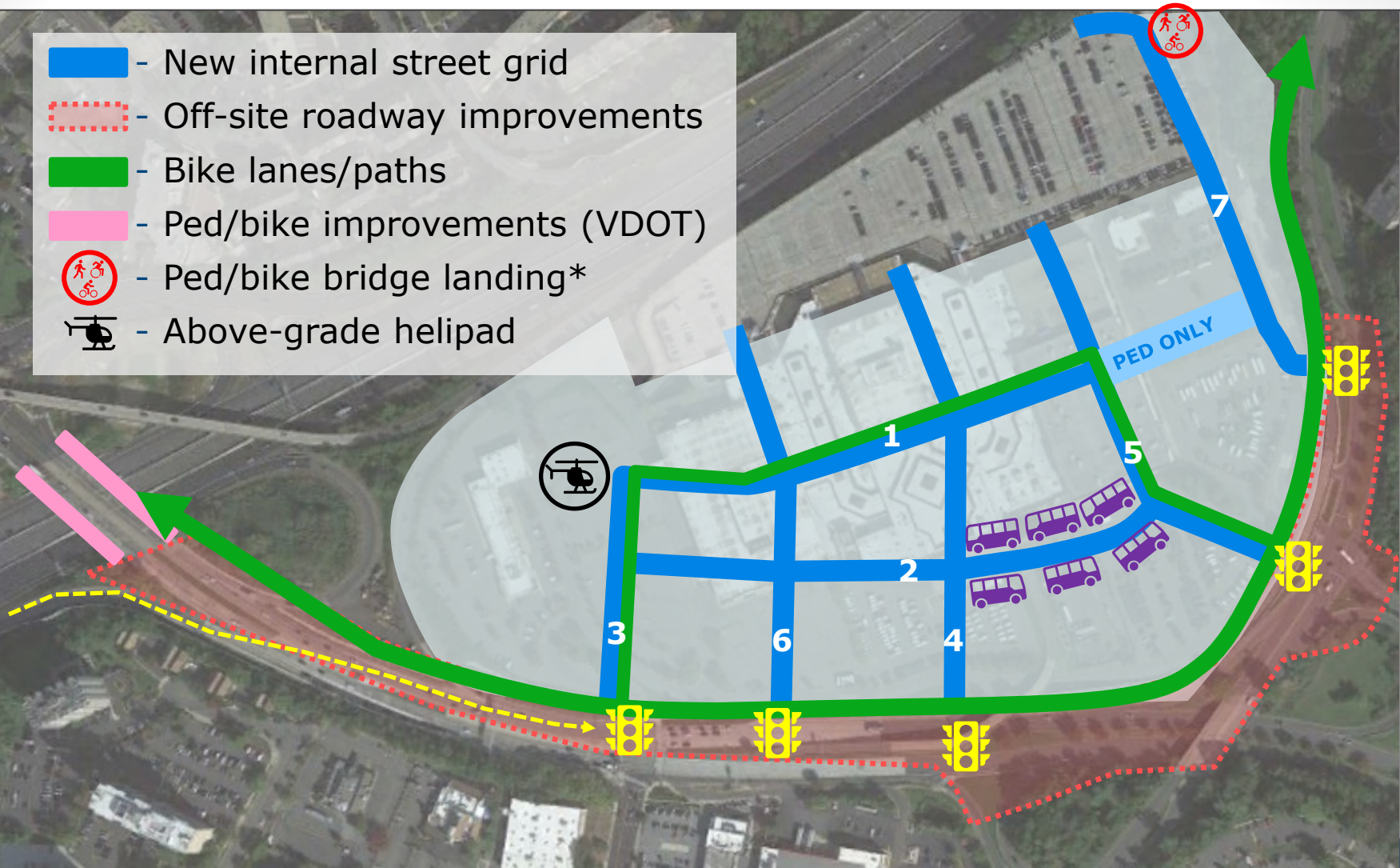
Station 209 | PY

PY = Potomac Yard  
 \* Provide if the site includes continuum of care facilities

# Transportation



-  - New internal street grid
-  - Off-site roadway improvements
-  - Bike lanes/paths
-  - Ped/bike improvements (VDOT)
-  - Ped/bike bridge landing\*
-  - Above-grade helipad



VDOT = Virginia Department of Transportation  
\* Potential pedestrian/bicycle bridge landing location is shown for illustrative purposes only and will be determined through future processes should funding become available.

# Sustainability



- Transforming car-oriented brownfield site
- Green Building Policy plus **LEED ND**
- Solar ready & green roofs
- Electric-only in multifamily residential
- **100+** EV Level II charging stations
- **5% Reduction** in embodied carbon
- High performance facades & indoor systems
- Inova partnership with Dominion VA for clean power



# Overview

- New mixed-use neighborhood with residential, commercial, and institutional uses
- New civic uses, including **Inova Hospital Campus** and **fire station** with co-located affordable housing
- Estimated **\$13.8M** voluntary affordable housing contribution leveraged to provide an estimated **245 affordable rental units on-site** plus **15 affordable homeownership units on-site for first-time homebuyers (≈10%)**
- Developer Contributions
- Duke Street improvements & new public and private streets
- Centrally located **transit hub**
- **4.14 acres** of new ground-level, publicly accessible parks and open space
- Indoor community **gathering space**



# Community

Date	Event/Group	Topic(s)
<b>Jan. 4</b>	<b>Community</b>	<b>Overview</b>
<b>Jan. 19</b>	<b>IAG</b>	<b>Overview</b>
<b>Feb. 22</b>	<b>IAG</b>	<b>Land use, schools, fire station, open space</b>
Mar. 4	AHAAC	Affordable housing
Mar. 18	PRC	Open space
<b>Mar. 25</b>	<b>IAG</b>	<b>Transit hub, helipad, affordable housing</b>
Apr. 1	AHAAC	Affordable housing
Apr. 19	EPC	Sustainability
<b>Apr. 28</b>	<b>IAG</b>	<b>Transportation, traffic analysis, bike &amp; ped connections, sustainability</b>
May 6	AHAAC	Affordable housing
<b>May 13</b>	<b>Community</b>	<b>Overview</b>
May 17	EPC	Sustainability
May 19	TC	Transportation, transit hub, traffic analysis, bike & ped connections
<b>May 24</b>	<b>IAG</b>	<b>Master plan amendments, wrap-up</b>

# Conclusion

Staff and Planning Commission recommends **approval** subject to the recommended conditions, as amended by Planning Commission:

- #64d: more flexibility on building materials
- #99A: administrative approval for additional sustainability efforts
- #99B & #99C: Energy and Resiliency Plan as a component of future Infrastructure Site Plan

