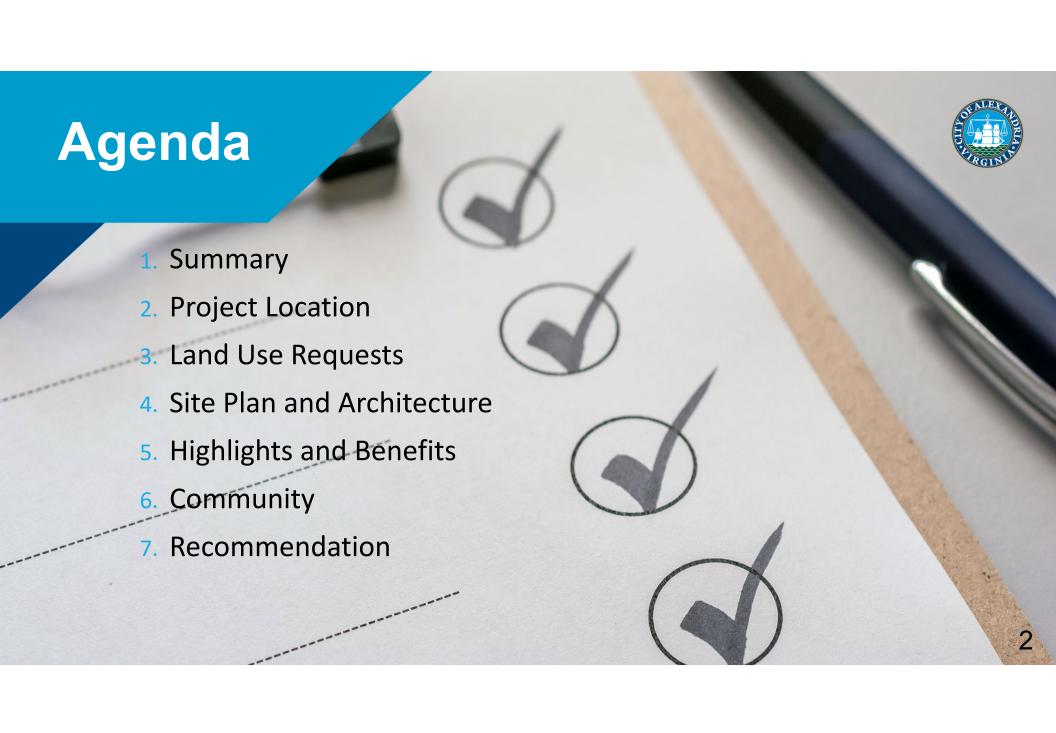


DSUP #2025-10020 Block D Landmark WestEnd

Planning Commission

October 9, 2025







Summary

Request

 DSUP for new multi-unit building with 275 units; crown coverage modification and a parking reduction

Action

Planning Commission recommendation of approval

Key Elements

- High-quality architecture at a prominent location
- 80% of units will be rent-restricted between 80-120% AMI
- Consistency with CDD #29

DSUP2025-10020 Block D WestEnd

DSUP = Development Special Use Permit AMI= Area Median Income CDD= Coordinated Development District



Project Location



Zone:

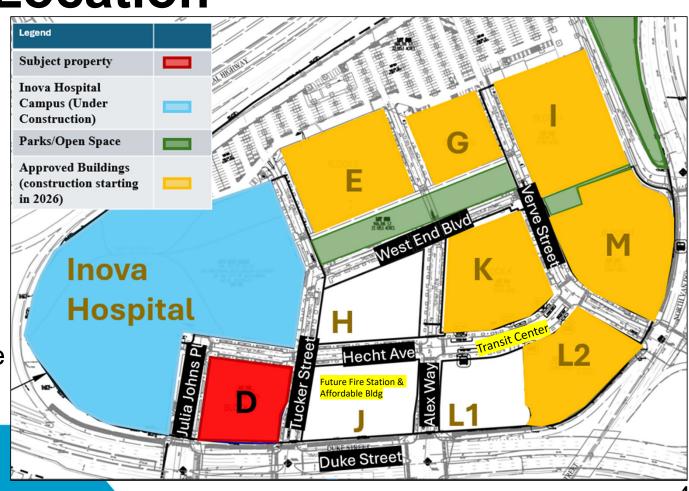
• CDD #29

Small Area Plan:

Landmark VanDorn

Surrounding Uses:

 Mixed-use, residential (townhouses and multiunit), hospital, future fire station



DSUP2025-10020 Block D WestEnd



Land Use Requests

Previous Approvals:

 CDD Concept Plan 2020-00007; Stormwater Master Plan DSP2021-00017; Infrastructure Plan DSP2021-00012

Current Requests:

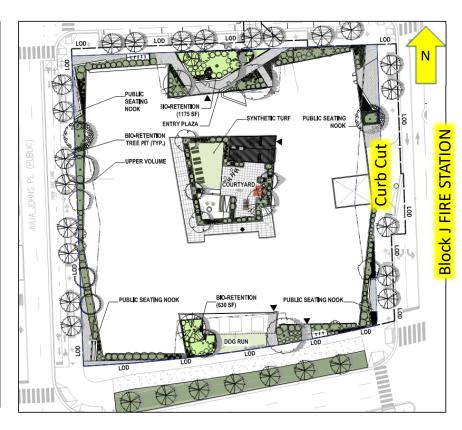
- DSUP Construct a new multi-unit residential building with 275 dwelling units
- SUP Parking reduction | 0.76 spaces/unit
- Modification Crown Coverage provided = 22%, required 25%

Sitewide Crown Coverage (Excluding Inova campus, public streets, & Terrace Park)	SF
25% requirement	295,813 SF
Current Crown Coverage (including Block D)	284,000 SF
Remaining Crown Coverage Required between Blocks H, J, and L1	11,813 SF



Site Plan and Architecture





DSUP2025-10020 Block D WestEnd



Highlights & Benefits

Highlights

- Schools: 11 new students
- **Stormwater management:** 30% reduction of phosphorous (55.5% more than required)

Benefits

- 275 new apartments incl. 220 rent-restricted units
- \$30K Capital Bikeshare contribution
- \$75K Public Art contribution (or on-site equivalent)



Landmark WestEnd CDD Meetings

16 meetings were held in 2021

Block D Community Meetings

- June 18, 2025 (applicant led virtual meeting)
- September 2, 2025 (P&Z virtual meeting)
- September 29, 2025 EW/LVD IAG

AHAAC

September 4, 2025





Recommended Condition Revision

Housing Conditions

 Add condition #s 88, 89, 90, & 91 as included in the memo dated October 2 sent to Planning Commission

Materials Condition

- Add the underlined to condition #14:
 - Proposed panel and plank cementitious material shall be of the same high quality as the samples shown to staff in person on May 28, 2025 and the examples shared virtually with staff on June 17, 2025. <u>Materials may be substituted with approval of the Director of Planning & Zoning.</u>



Staff recommend approval of DSUP2025-10020, with the revised conditions: 14, 88, 89, 90, 91.

