



City of Alexandria

DSUP #2025-10020

Block D

Landmark WestEnd

Planning Commission

October 9, 2025



Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Site Plan and Architecture
5. Highlights and Benefits
6. Community
7. Recommendation



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:

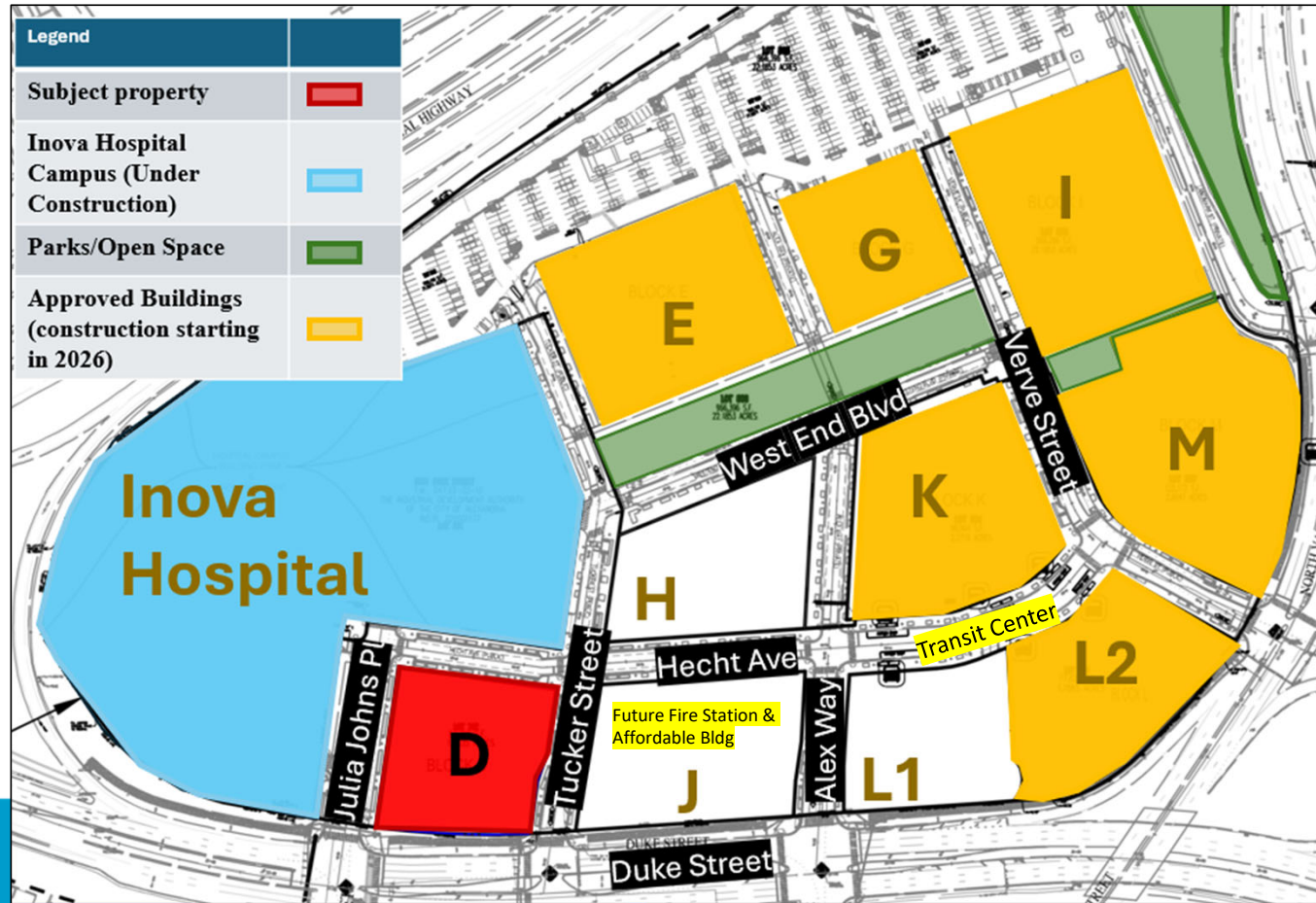
- CDD #29

Small Area Plan:

- Landmark VanDorn

Surrounding Uses:

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



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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%

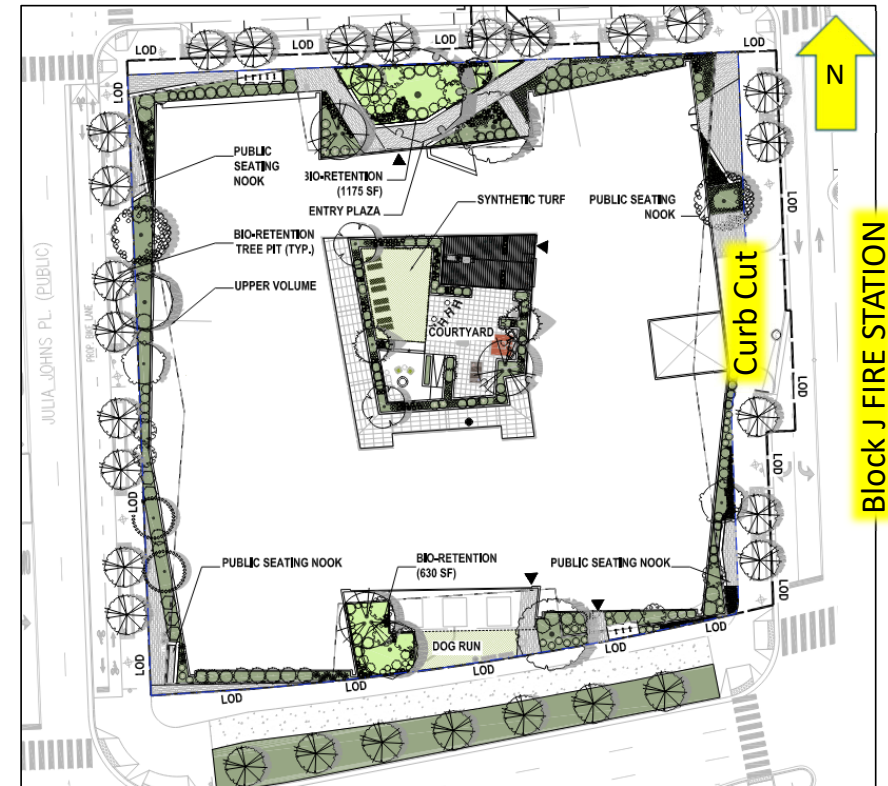
Sitewide Crown Coverage (Excluding Inova campus, public streets, & Terrace Park)	SF
25% requirement	295,813 SF
Current Crown Coverage (including Block D)	284,000 SF
Remaining Crown Coverage Required between Blocks H, J, and L1	11,813 SF

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CDD= Coordinated Development District
DSUP = Development Special Use Permit
SUP = Special Use Permit



Site Plan and Architecture



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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)



Community

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



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Block D WestEnd

AHAAC = Alexandria Housing Affordability Advisory Committee

P&Z = Department of Planning & Zoning

EW/LVD IAG = Eisenhower West / Landmark Van Dorn Implementation Advisory Group



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. Materials may be substituted with approval of the Director of Planning & Zoning.



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

