



**CITY OF ALEXANDRIA**  
**Planning & Zoning**

# **West End/ Landmark Blocks L2 & M**

5725 and 5755 Duke Street

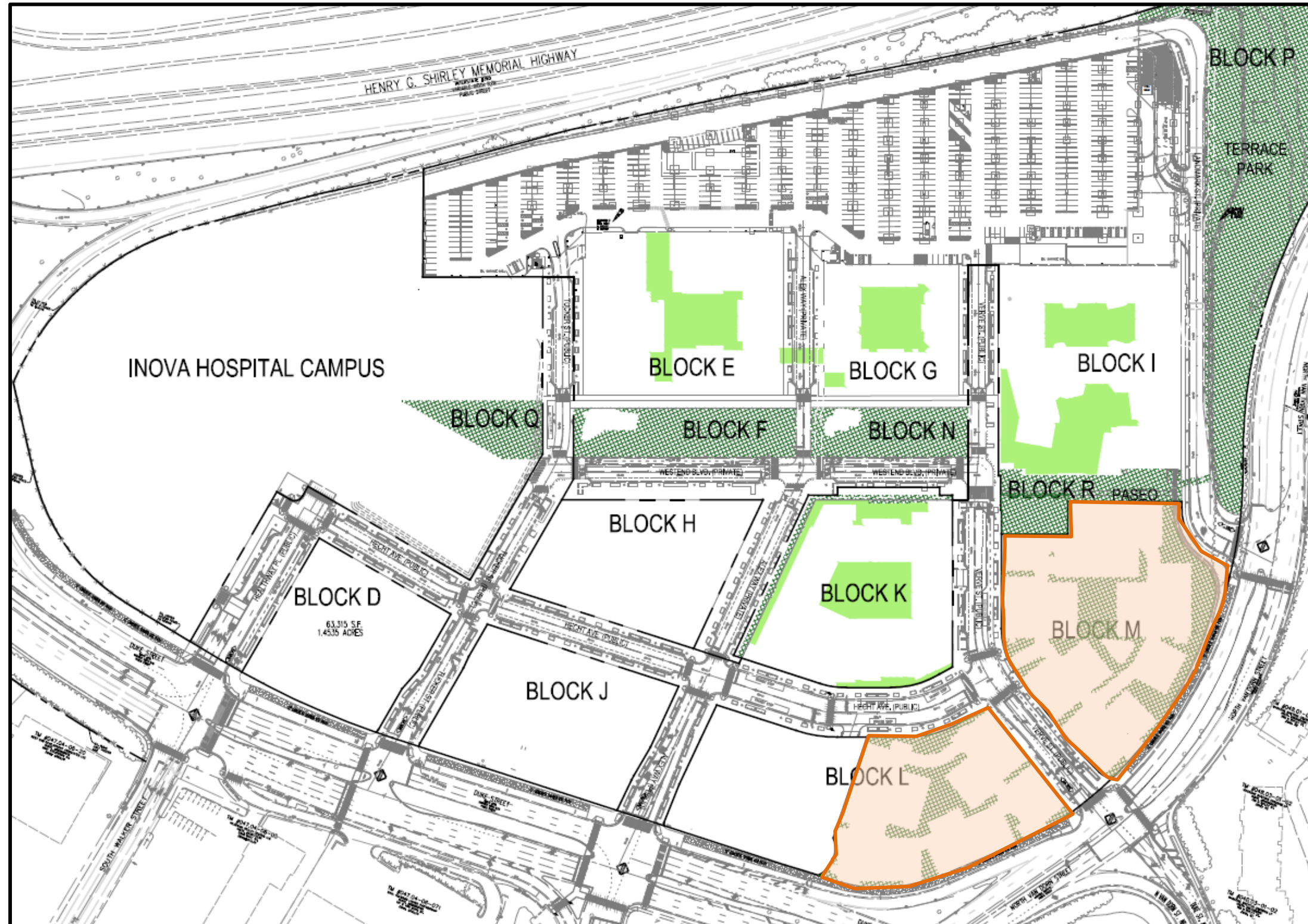
Planning Commission| October 1, 2024







# Project Location



West End Blocks L2 & M

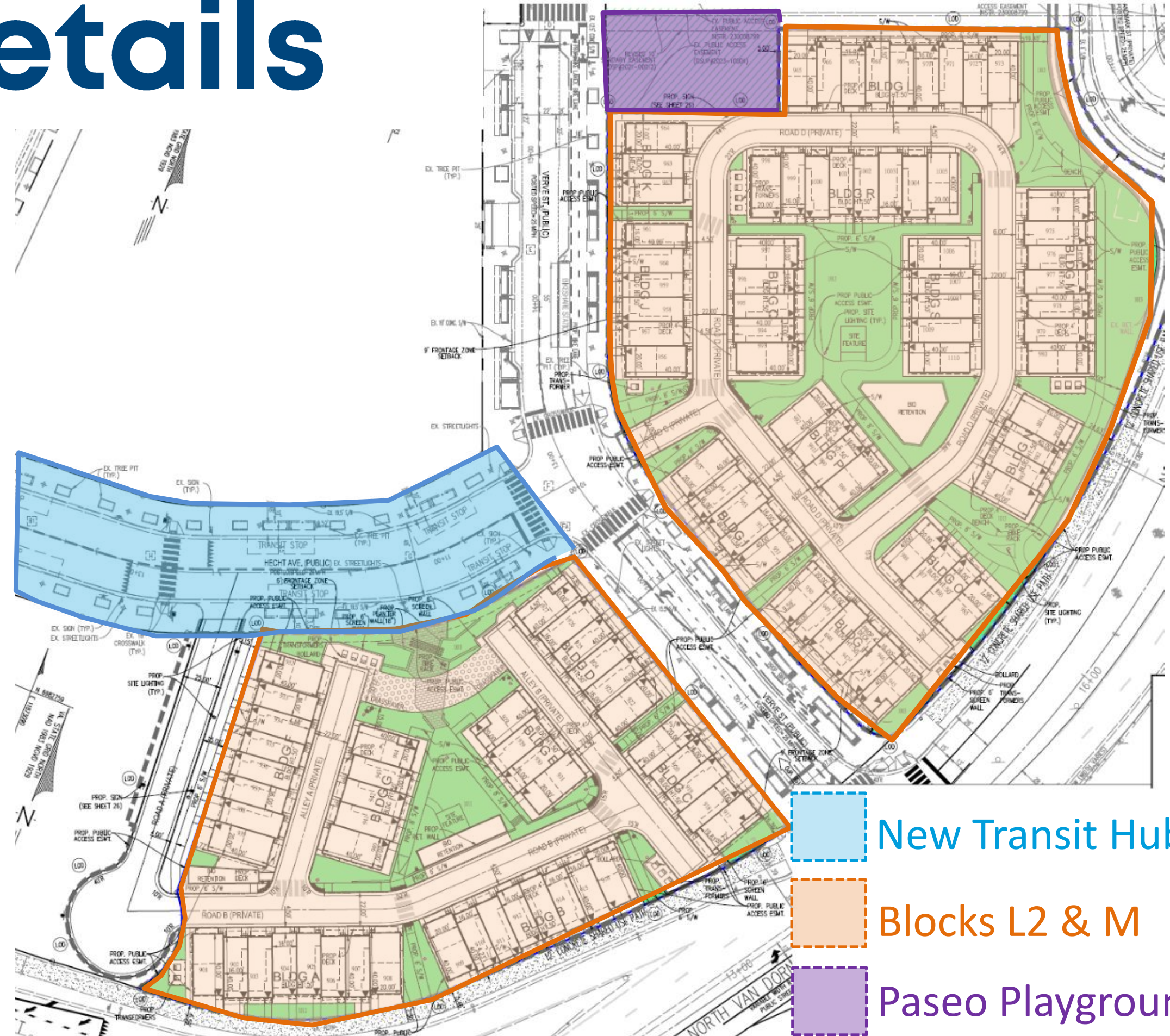
 Blocks L2 & M





# Project Details

- ▶ 110 Townhouse Units
  - ▷ Block L2- 44 Units
  - ▷ Block M- 66 Units
- ▷ Consistent with CDD2020-00007
- ▷ Adjacent to New Transit Hub



West End Blocks L2 & M





# Land Use Requests

## DSUP

### ▶ **Application**

- ▶ Development Special Use Permit (DSUP) to construct 110 townhouses

## Other

### ▶ **SUP Application**

- ▶ Special Use Permit for more than eight units in a row of townhouses





# Architecture



Individual Front | Block L2 Open Space Elevation



Unified Building | Verve Street Elevation



Gateway End Unit



Signature End Unit



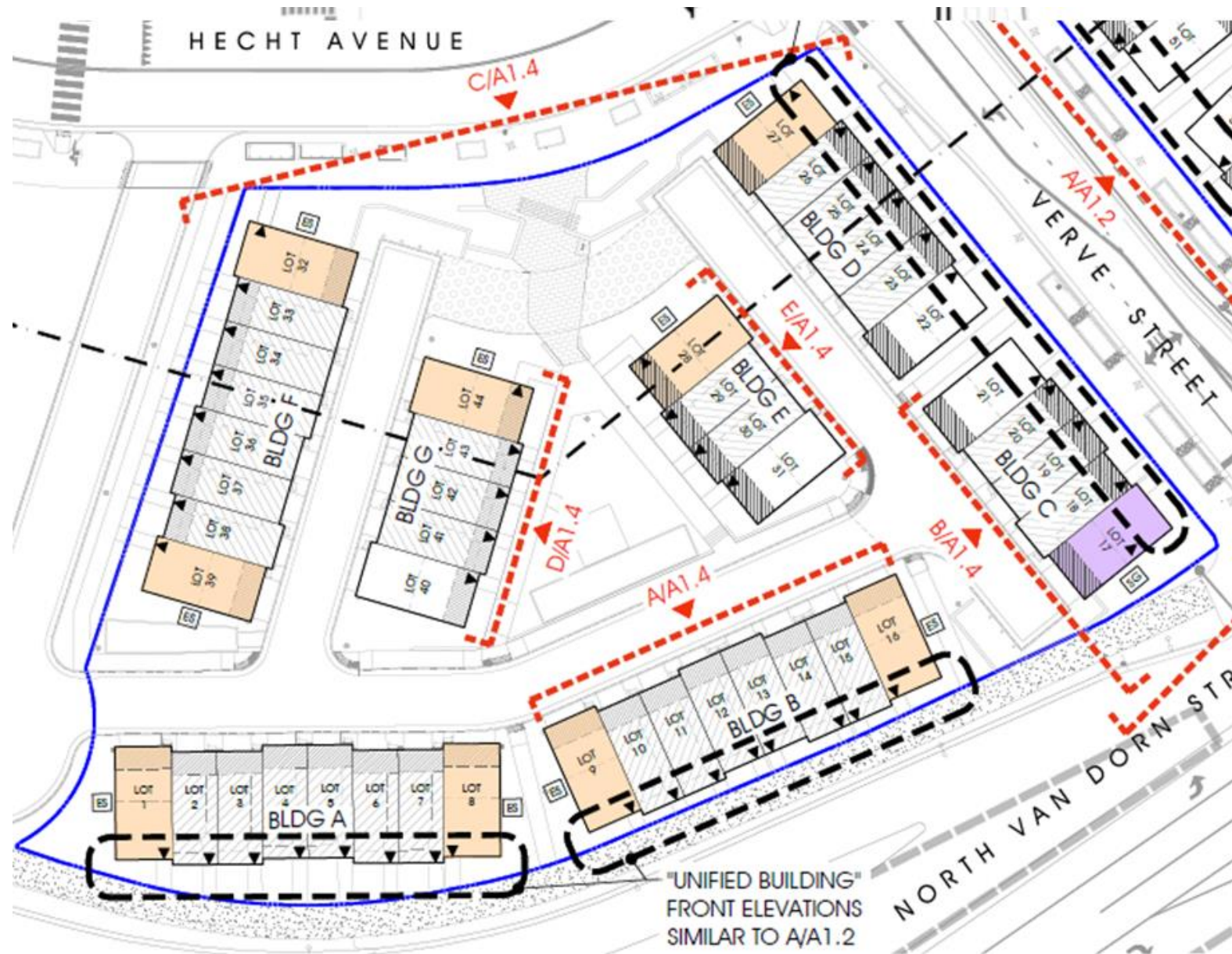
Unified Building | Rear Elevation

West End Blocks L2 & M



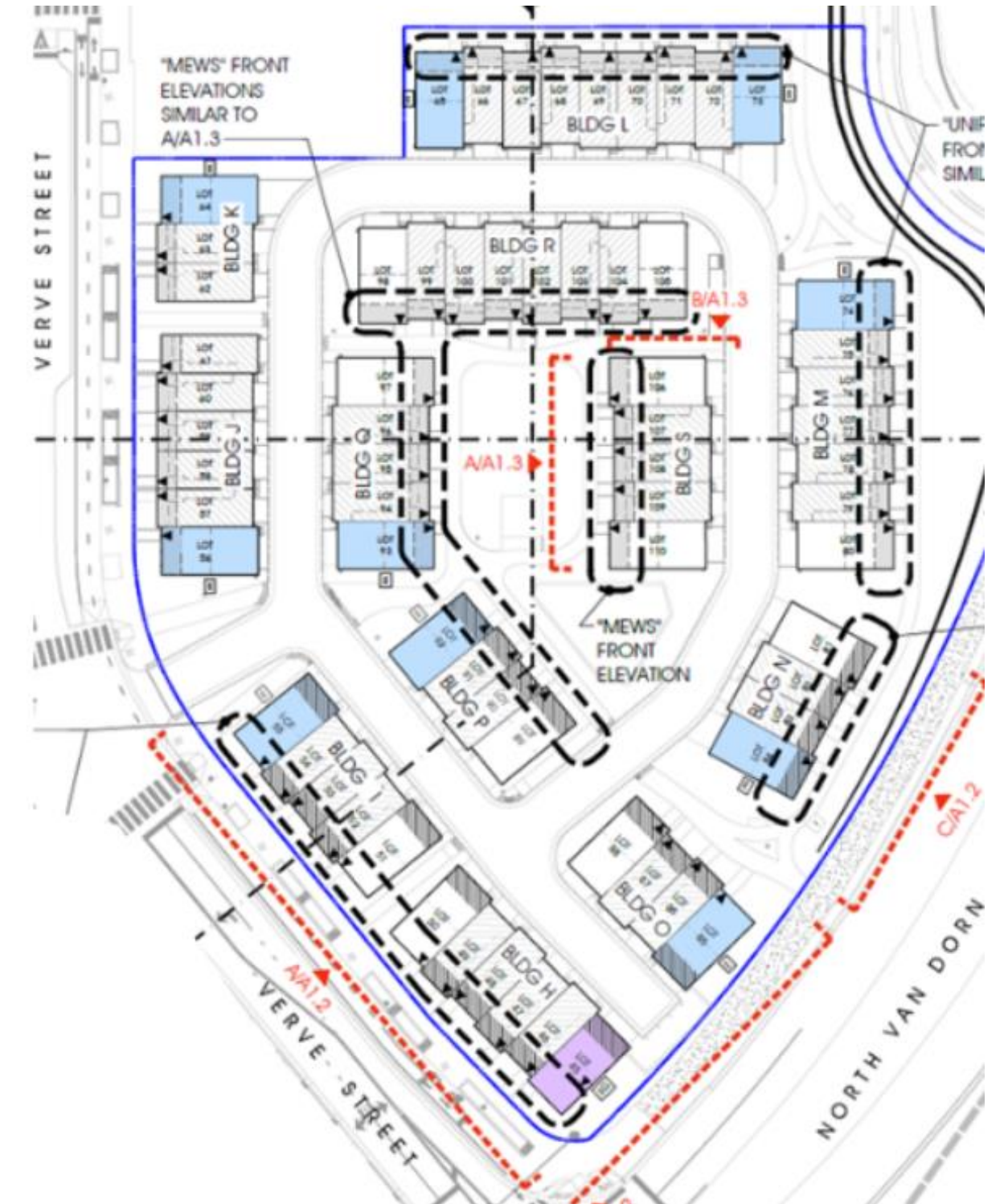


# Architecture Unit Types



Block L2

-  End Unit Enhanced Elevation
-  End Unit Signature Elevation
-  End Unit Gateway Elevation



Block M





# Community

- ▶ Community Meetings for the associated CDD #2020-00007
- ▶ Communications on redevelopment updates at West End pre-construction meetings and at Eisenhower West / Landmark Van Dorn Implementation Advisory Group (EWLVD IAG)
- ▶ City and Developer West End Website Updates



Enhanced End Units | Hecht Avenue (Transit Hub) Elevation



# Benefits & Highlights

## Benefits

- ▶ **Open Space** 50,000+SF publicly accessible open space
- ▶ **New Housing** 110 New townhouse units
- ▶ **Public Art** Contribution of \$90,000

## Highlights

- ▶ **Transportation:** Adjacent to new Transit Hub
- ▶ **Schools:** 13 new students





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# Staffs **recommends** **Approval**

