



City of Alexandria

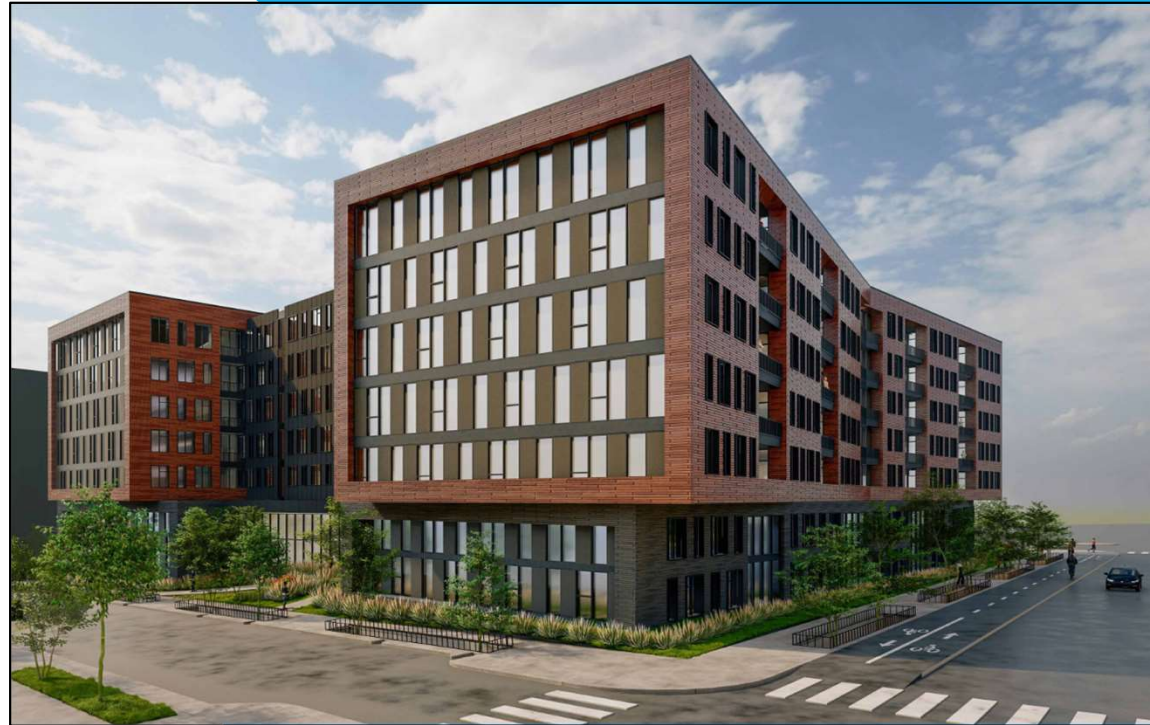
# **DSUP #2025-10020**

## **Block D**

### **Landmark WestEnd**

**City Council**

October 18, 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

- 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:

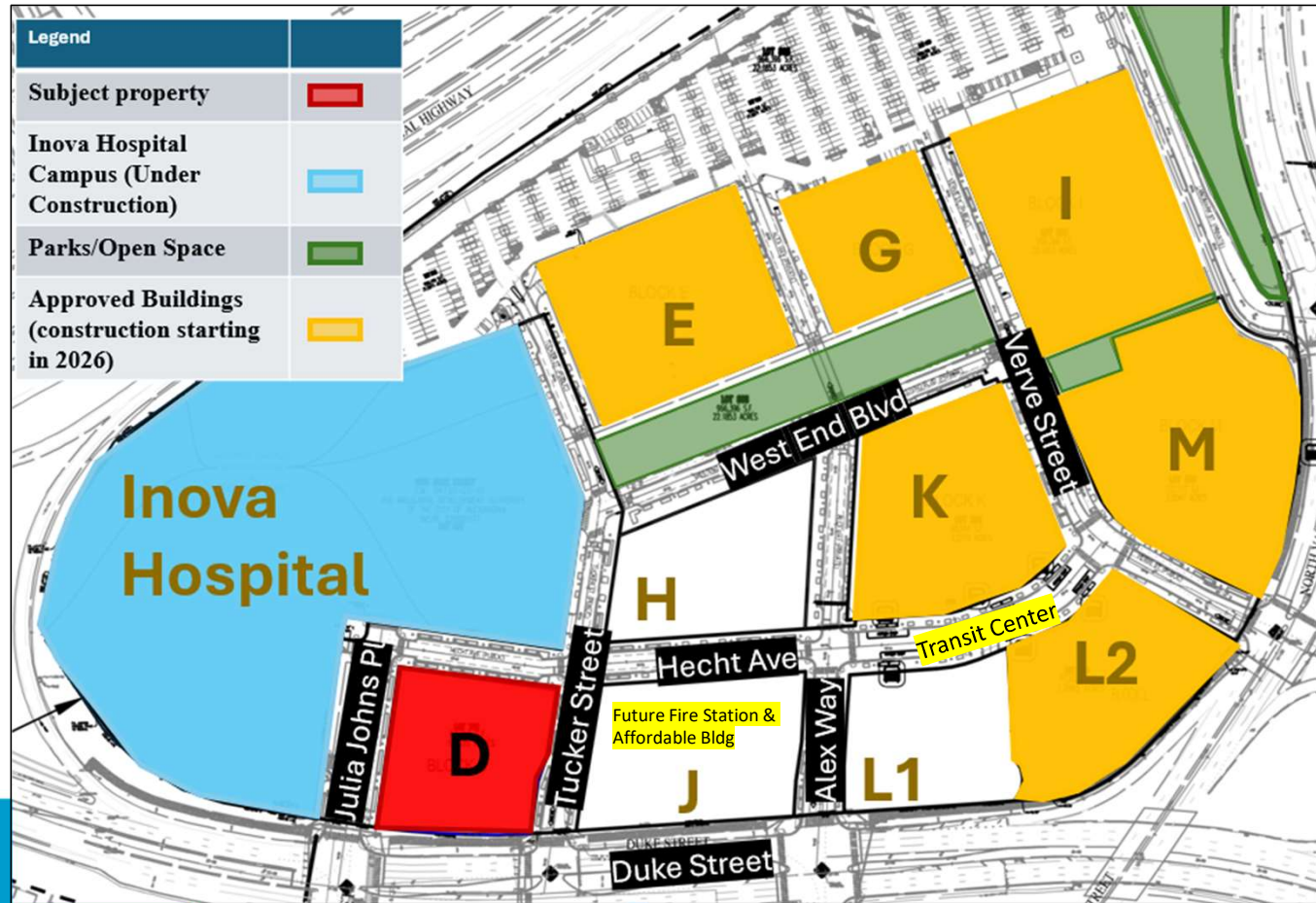
- CDD #29

## Small Area Plan:

- Landmark VanDorn

## Surrounding Uses:

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



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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%

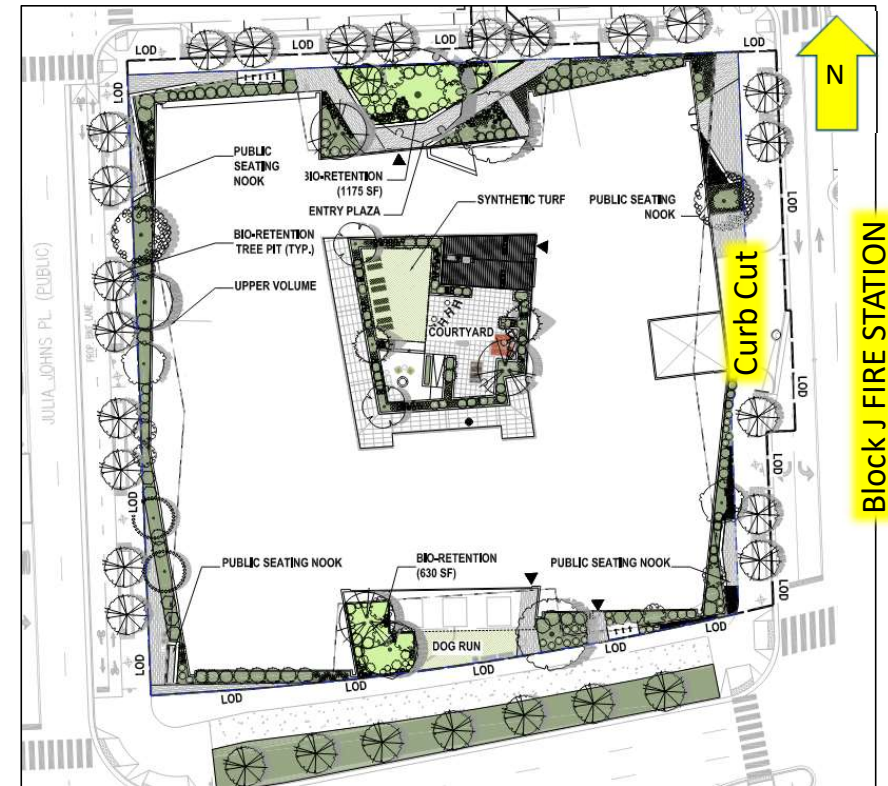
| Sitewide Crown Coverage<br>(Excluding Inova campus, public streets, & Terrace Park) | SF         |
|-------------------------------------------------------------------------------------|------------|
| 25% requirement                                                                     | 295,813 SF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

**DSUP2025-10020**  
**Block D WestEnd**

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



# 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)

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Block D WestEnd



# 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



**DSUP2025-10020**

**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



**Staff and the Planning Commission recommend approval of Development Special Use Permit #2025-10020 with conditions.**

