

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:

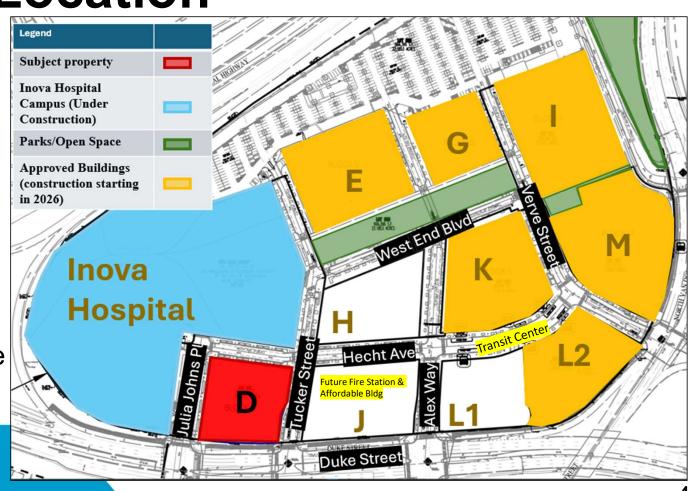
CDD #29

Small Area Plan:

Landmark VanDorn

Surrounding Uses:

 Mixed-use, residential (townhouses and 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:

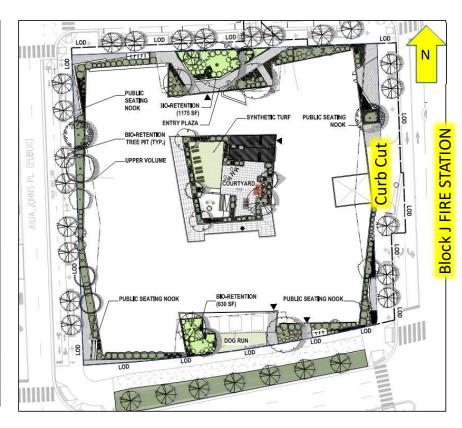
- DSUP Construct a new multi-unit residential building with 275 dwelling units
- SUP Parking reduction | 0.76 spaces/unit
- Modification Crown Coverage provided = 22%, required 25%

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





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

