

# Thrive – West End (Landmark) Block K

5801 Duke Street | DSUP#2022-10016, TMP SUP #2022-00077

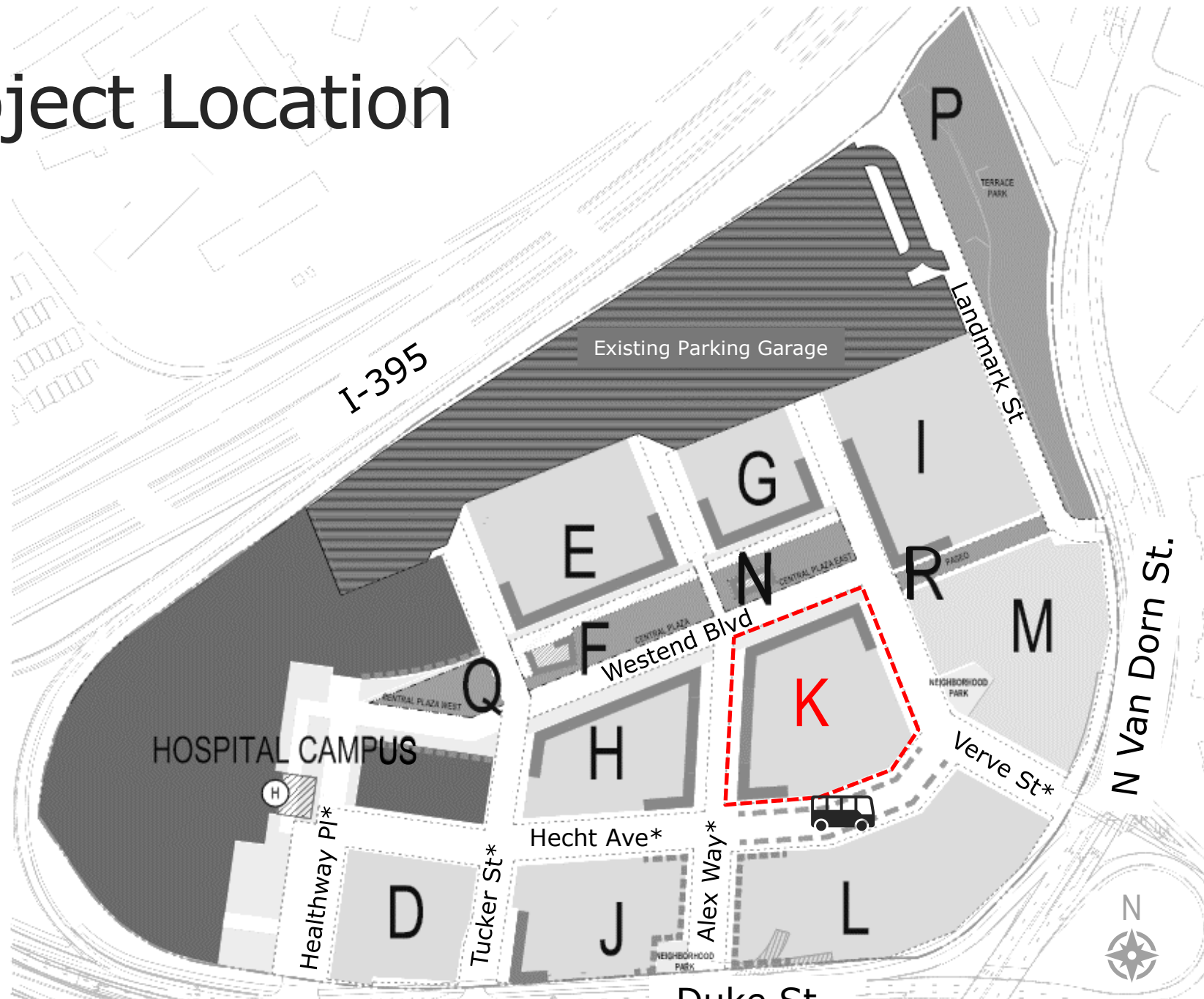
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Planning Commission

December 6, 2022



# Project Location



\* Proposed street name, SNC#2022-00003

 Site  
 Transit Hub

# Land Use Requests

## Development Special Use Permit

- 462K sq. ft. mixed-use building:
  - 337 apartments
  - 32,000 sq. ft. of retail
- Minor subdivision to adjust Blocks K and M

## Special Use Permits

- Coordinated Development District SUP
- Tier III Transportation Management Plan
- Reduce off-street parking requirement

# Building/Architecture

- Contemporary, with four active facades
- Meets CDD for massing, height, and design
- Condition for flexibility in retail storefront design
- Condition to replace light gray fiber cement facing Hecht Ave.



Northeast corner at Westend Blvd/Road 1 and Verve St/Road 5



South façade facing Hecht Ave/Road 2



# Benefits, Community, Recommendation

## Benefits

- Ongoing redevelopment of former Landmark Mall site
- 337 new apartments (14 committed affordable)
- 32,000 sq. ft. new retail
- Stormwater quality: 36% more phosphorous removed than required

	Date	Community Meeting
Community	June 16, 2022	Open community meeting (virtual)
	Aug. 29, 2022	AHAAC meeting
	Sep. 22, 2022	EW/LVD Implementation Advisory Group meeting
	Nov. 16, 2022	Open community meeting (hybrid)
	Dec. 6, 2022	Planning Commission meeting

## Recommendation

- Staff recommends **approval** of the request subject to the conditions in the staff report