

# West End (Landmark) Blocks E & G

5801 Duke Street | DSUP#2022-10017, TMP SUP #2022-00077

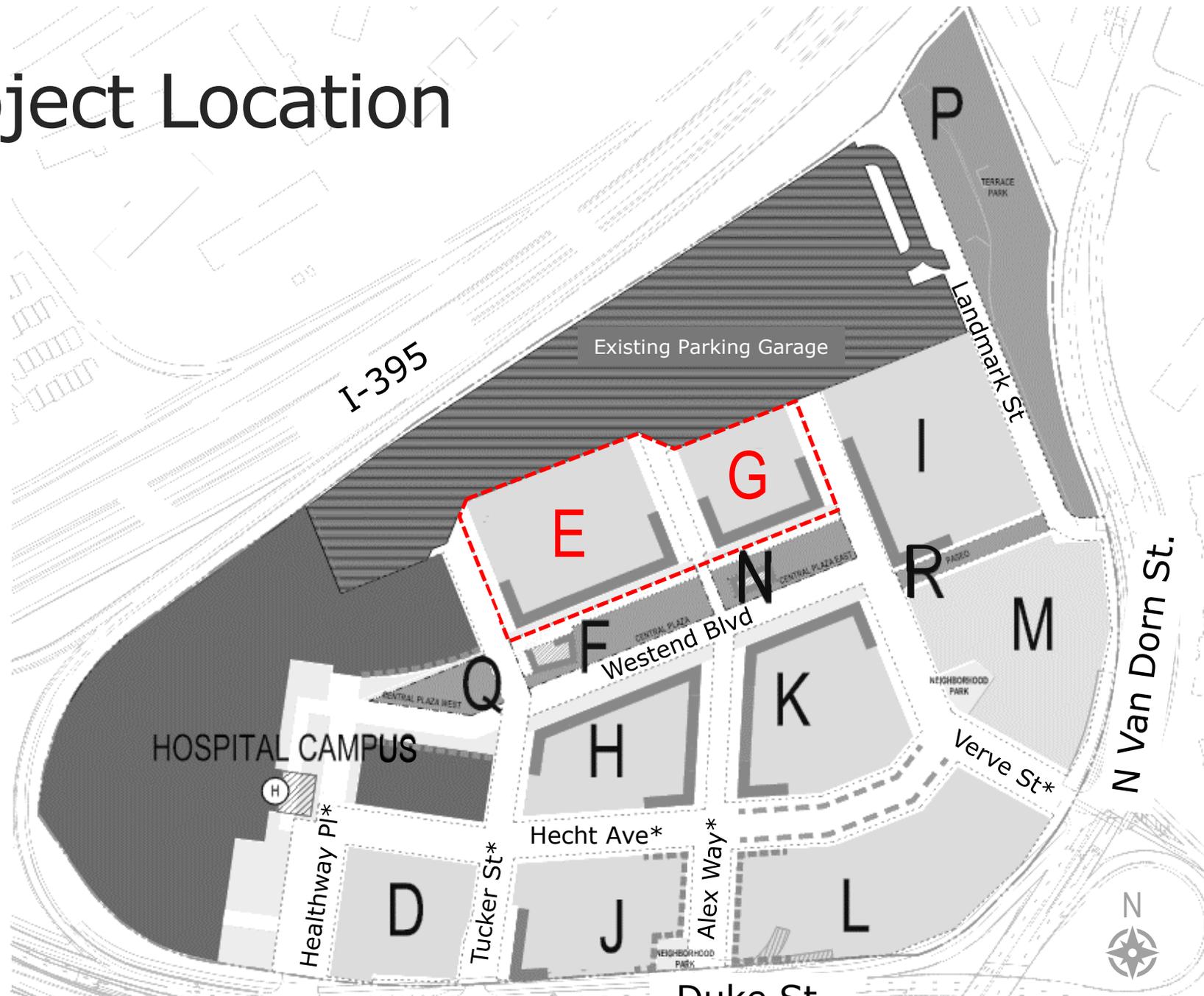
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Planning Commission

December 6, 2022



# Project Location



\* Proposed street name, SNC#2022-00003

Site

# Land Use Requests

## Development Special Use Permit

- 606K sq. ft. mixed-use buildings:
  - 390 apartments
  - 80,400+ sq. ft. of retail
  - 119,500+ sq. ft. of medical office

## Special Use Permits

- Coordinated Development District SUP
- Tier III Transportation Management Plan
- Exceed off-street parking requirement
- 3+ mechanical penthouses (MOB)
- 15+ ft. tall penthouse (Block G)

# Building/Architecture

- Contemporary, complementary
- Meets CDD for massing, height, and design
- Condition for flexibility in retail storefront design
- Condition to replace fiber cement facing Central Plaza



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



Southwest corner at Westend Blvd/Road 1 and Tucker St/Road 6



# Benefits, Community, Recommendation

## Benefits

- Ongoing redevelopment of former Landmark Mall site
- 390 new apartments (16 committed affordable)
- 119,500+ sq. ft. of new office and 80,400+ sq. ft. new retail
- Stormwater quality: 21% more phosphorous removed than required

Community	Date	Community Meeting
	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