

Inova West End (Landmark)

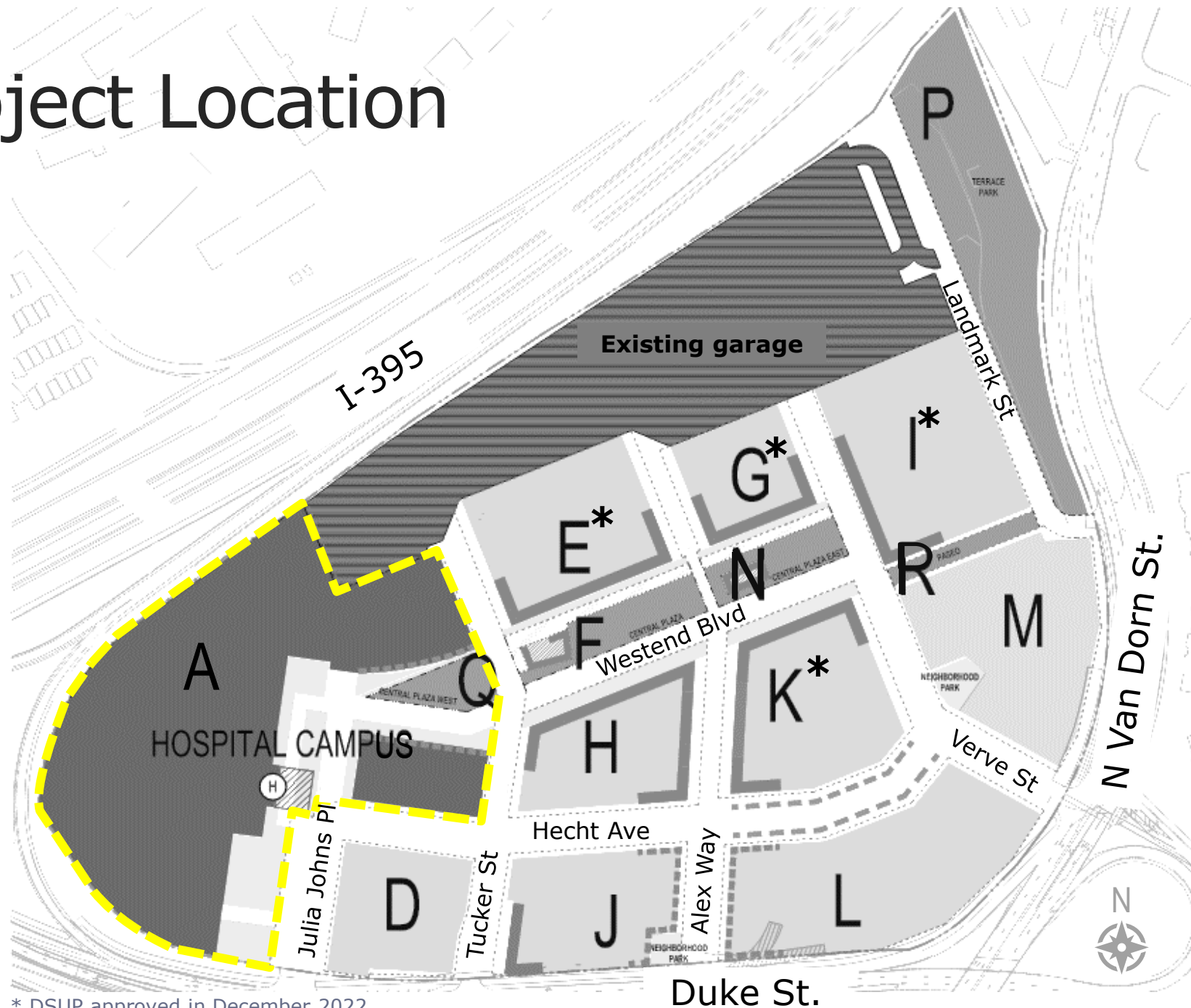
6001 Duke Street | DSUP#2022-10023, TMP SUP #2022-00112

Planning Commission

March 18, 2023



Project Location



* DSUP approved in December 2022



Land Use Requests

Development Special Use Permit

- 1.1M SF hospital campus:
 - 569K SF hospital, 111K SF cancer center, 83K SF specialty care center
 - 647-space above & 280-space below ground garages*
- Portions of Julia Johns Pl. and Westend Blvd.
- Block Q of the Central Plaza

Special Use Permits

- Tier III Transportation Management Plan
- Increase mechanical penthouse height

* 550 additional spaces reserved in existing garage
SUP = Special Use Permit

Building/Architecture

- Four building campus, hospital caps vista at end of Westend Blvd.
- Meets CDD rules for massing, height, and design
- Pre-cast concrete and glass used in different arrangements for each building



Looking west on Westend Blvd./Road 1 with SCC left, hospital middle, and cancer center right



Looking north on Healthway Pl./Road 3 with garage on left and cancer center on right

Community

Community	Date	Community Meeting
	2021	16 community meetings for the CDD
	Mar. 30, 2022	Open community meeting (virtual)
	Oct. 17, 2022	Open community meeting (virtual)
	Jan. 26, 2023	EW/LVD Implementation Advisory Group meeting
	Mar. 7, 2023	Planning Commission meeting



Looking East on Westend Blvd. with Block Q in front



At the intersection of Hecht Ave and Tucker St. with the SCC in front

Considerations, Benefits, Recommendation

Benefits

- New Inova hospital campus and redevelopment of former Landmark Mall site
- 64K sq. ft. of open space plus 15K sq. ft. Block Q of Central Plaza
- Meets Green Building Policy as modified by CDD conditions
- High quality architecture and public art (or contribution)

Considerations

- Stormwater quality: 10% more phosphorous removed than required
- Transportation: completing Julia Johns Pl and Westend Blvd (incl. cycle track)*

Recommendation

- Staff and the Planning Commission recommend approval of the request subject to the conditions in the report