



Landmark Neighborhood CDD

5701, 5701B, 5801, 5815, 5901 Duke Street

Master Plan Amendment #2020-00009

Text Amendment #2021-00002

Rezoning #2021-00003

CDD Concept Plan #2020-00007

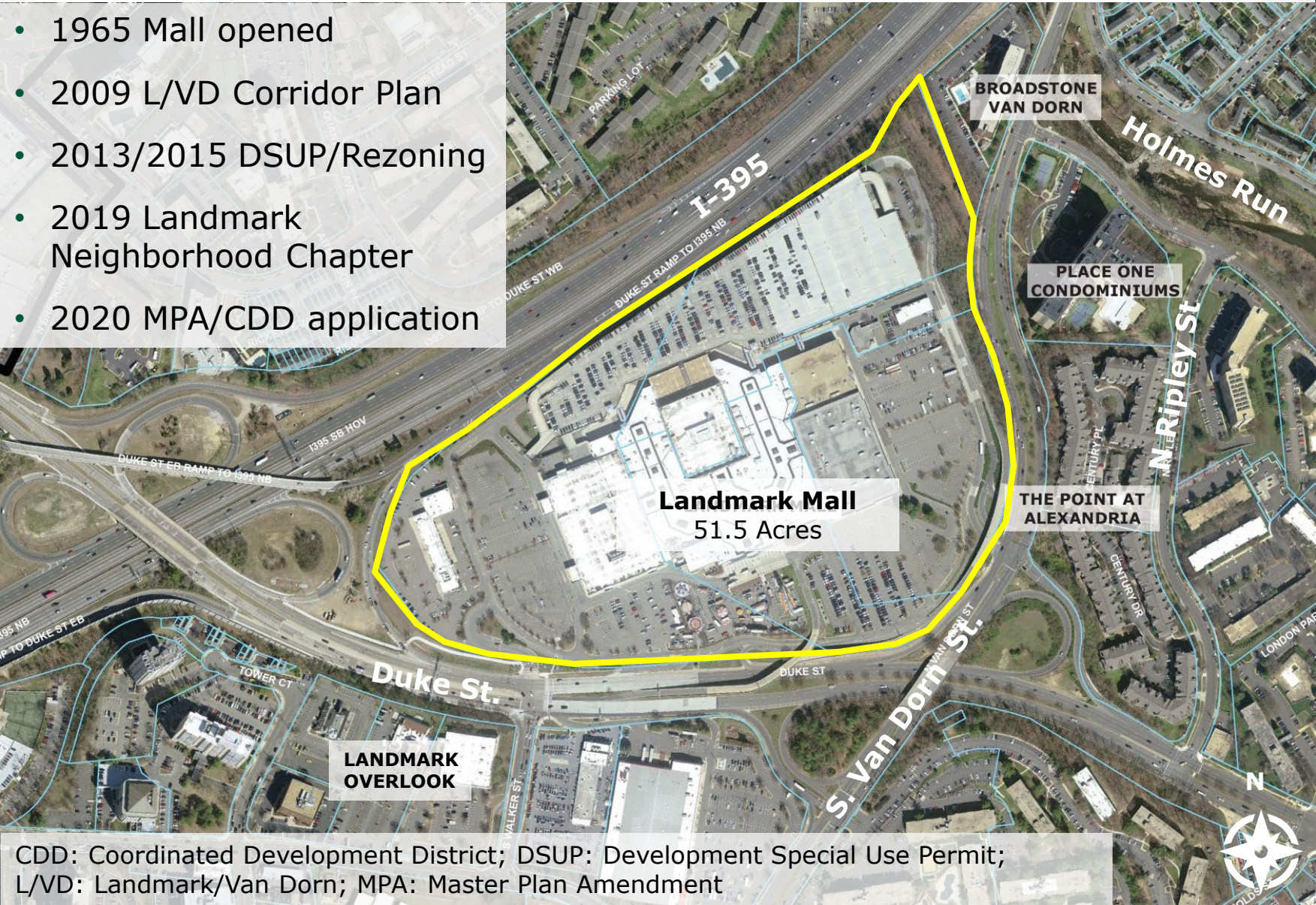
Subdivision #2021-00003

Planning Commission

June 24, 2021

Role & Importance of the Project

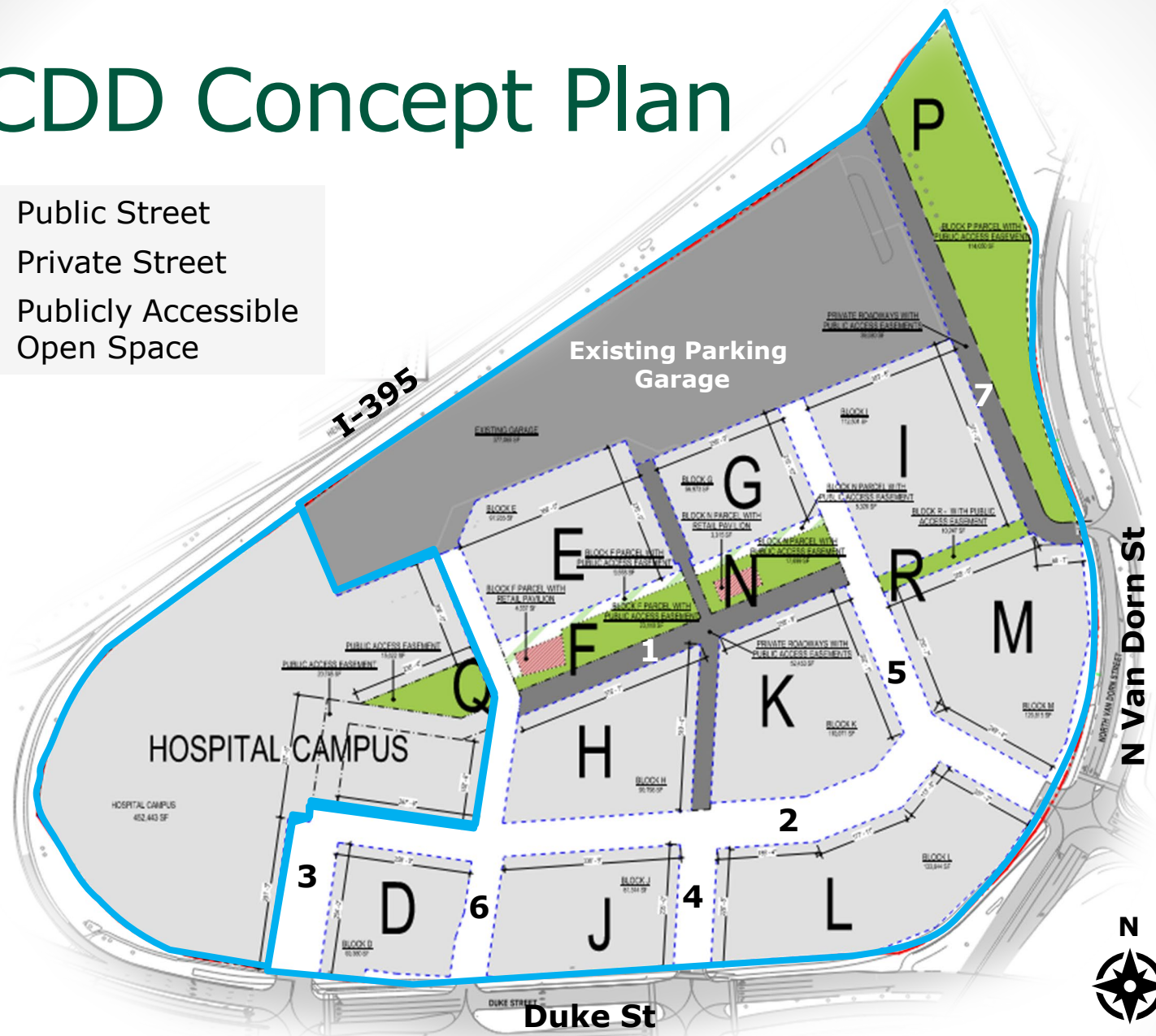
- 1965 Mall opened
- 2009 L/VD Corridor Plan
- 2013/2015 DSUP/Rezoning
- 2019 Landmark Neighborhood Chapter
- 2020 MPA/CDD application



CDD Concept Plan



- Public Street
- Private Street
- Publicly Accessible Open Space

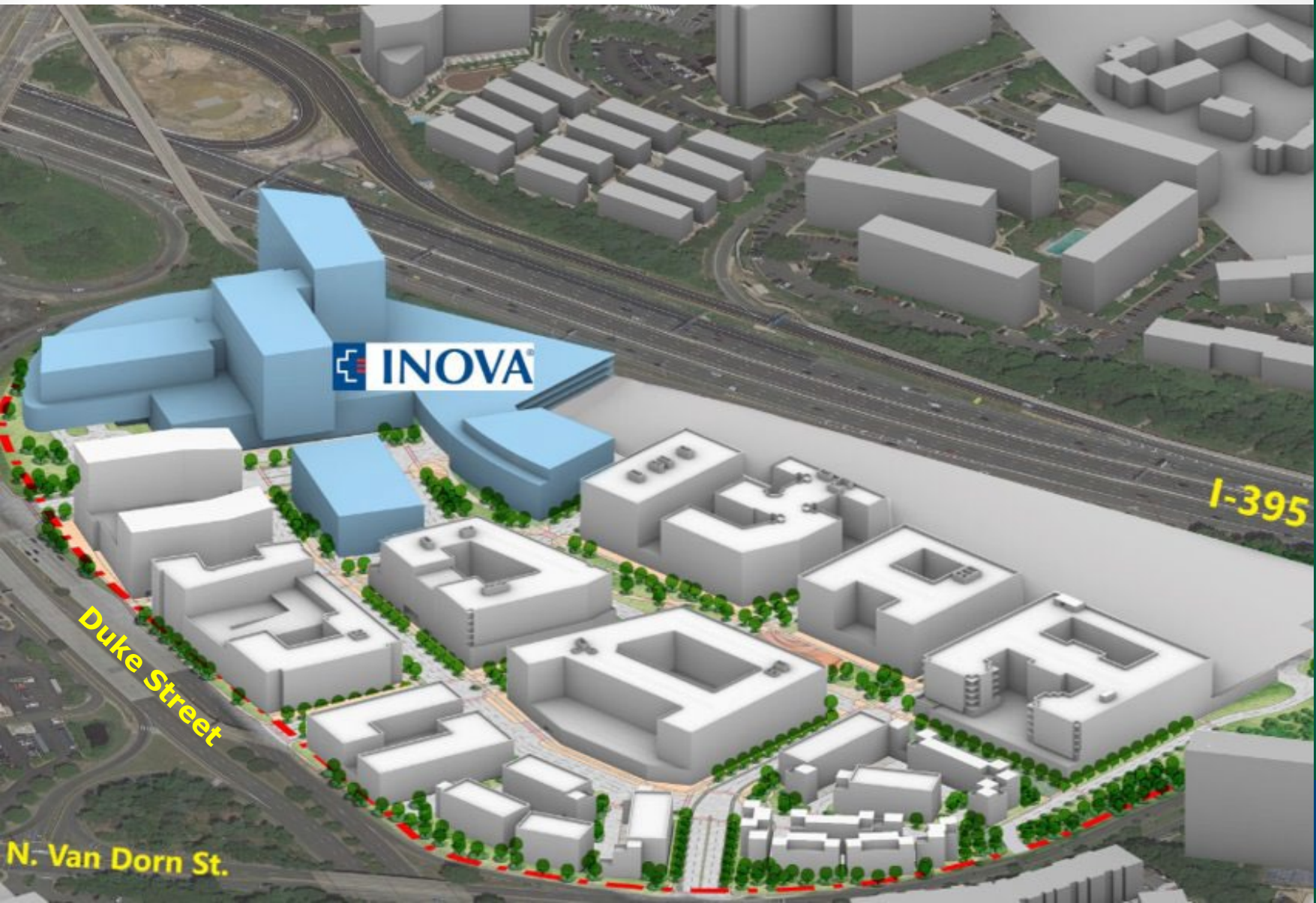


SUB#2021-00003

Master Plan Amendments

- Updating graphics to be consistent with the CDD
 - Street framework and hierarchy
 - Retention of existing parking garage
 - Location and size of Central Plaza
 - Location of Transit hub
 - Location of bicycle and pedestrian facilities
 - Connectivity to I-395
 - Placemaking locations
 - Ground floor active/retail locations
 - Maximum building heights
- Alternative open space requirement for the Hospital Campus
- Additional screening options for new parking structures
- Amending ground floor building height along active/retail streets

Illustrative Rendering



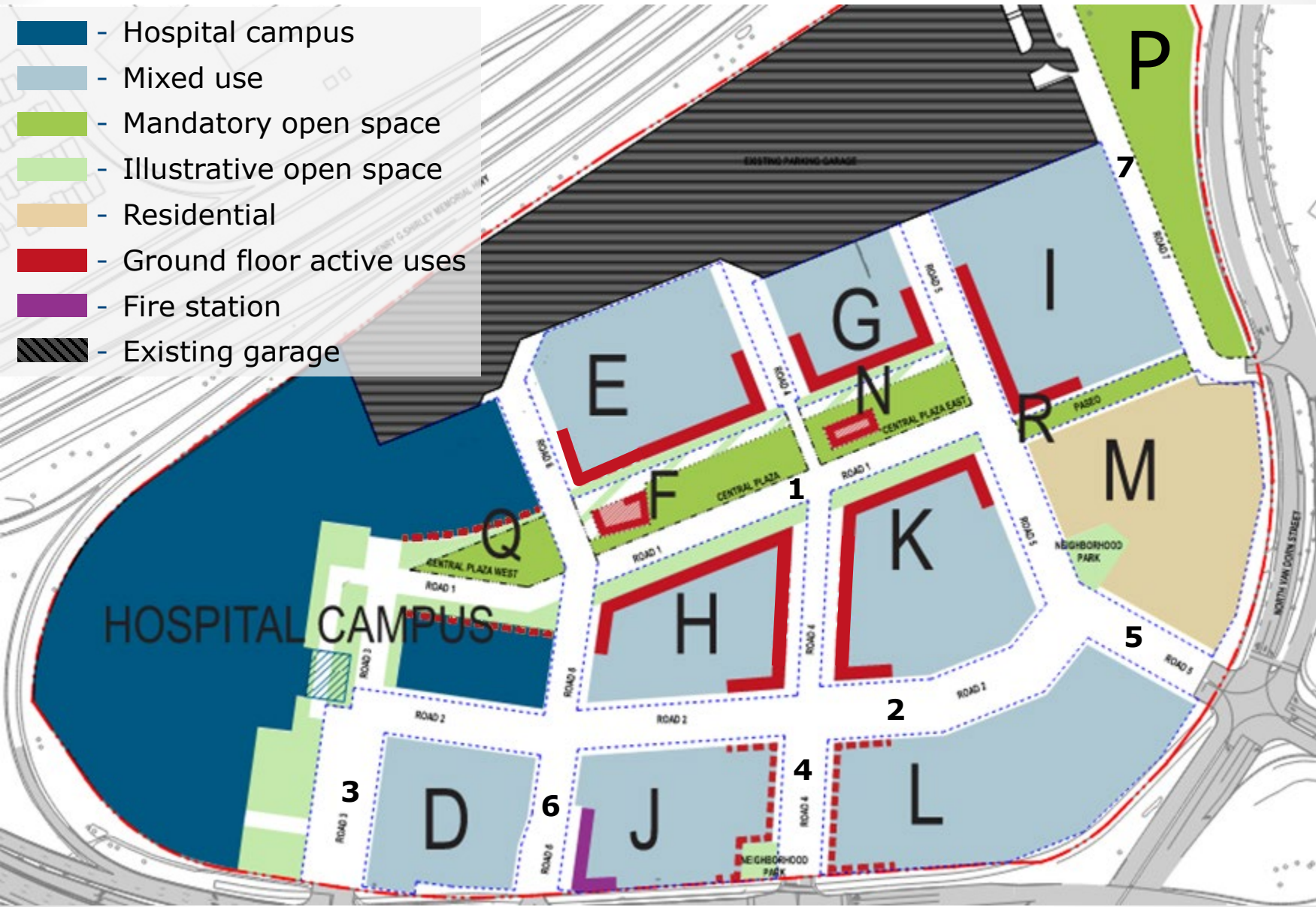


Development Scenario

Use	Proposal (millions SF)
Residential	2.70
Hospital	0.99
Office	0.21
Retail	0.29
Fire station	0.05
<i>Subtotal</i>	<i>4.24</i>
New parking ¹	1.33
<i>Subtotal</i>	<i>5.57</i>
FAR	2.48
Existing garage	1.02
TOTAL²	6.58
FAR	2.94

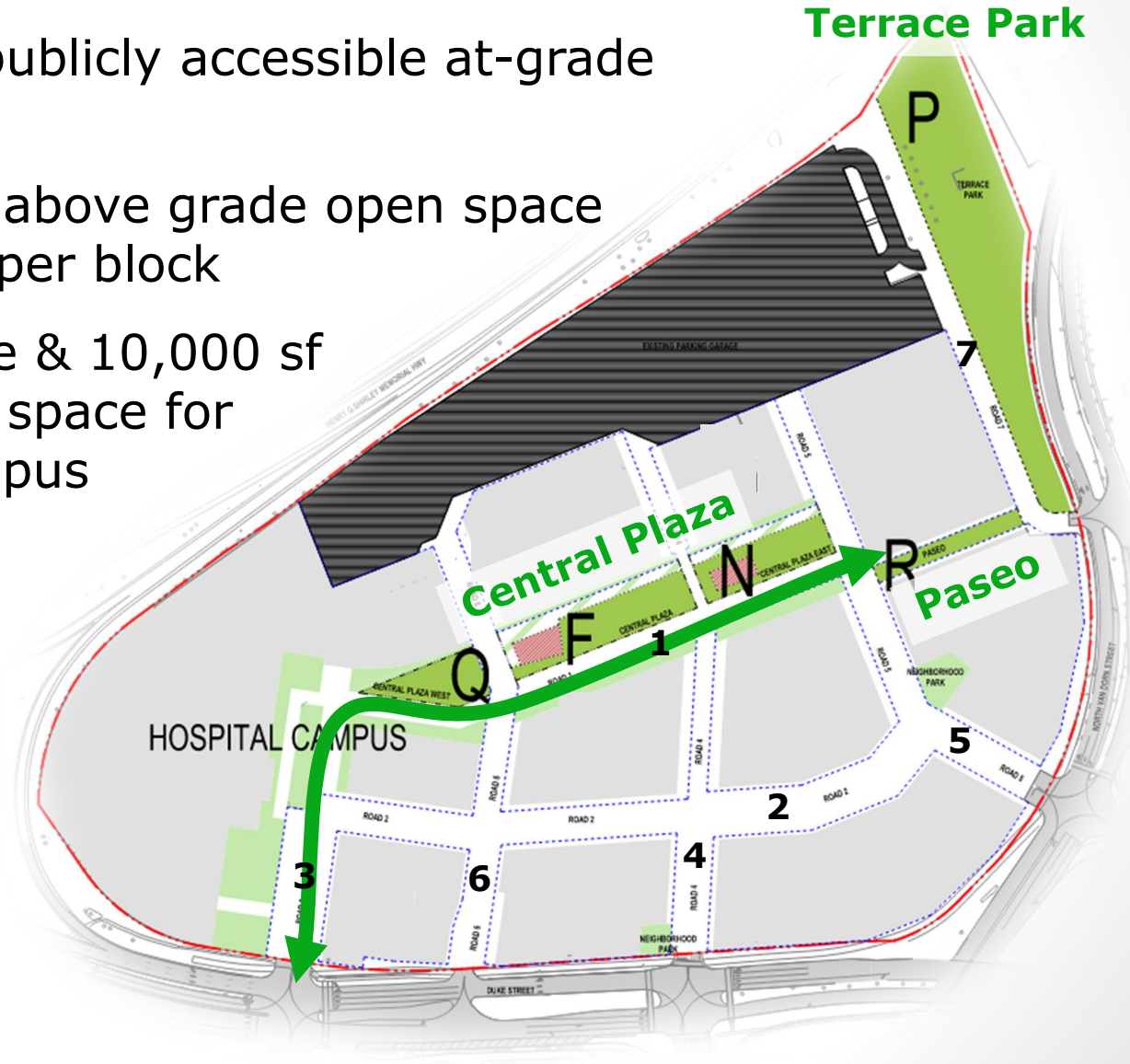
Uses

- Hospital campus
- Mixed use
- Mandatory open space
- Illustrative open space
- Residential
- Ground floor active uses
- Fire station
- Existing garage



Open Space

- 4+ acres of publicly accessible at-grade open space
- 25% at- and above grade open space requirement per block
- 15% at-grade & 10,000 sf rooftop open space for Hospital Campus



Open Space Precedents



Urban plaza



Passive garden



Elevated walkway



Multiuse lawn

Housing & Fire Station

- **Max. 2,500** units
- Mix of large multifamily and townhouses

Affordable Housing:



- Target of **10%** on-site affordable housing
- **74** rental Committed Affordable Units (45 across the site)
- **Approx. 200-unit (includes 29 of 74 CAUs)** affordable housing building co-located with fire station (replacing station 208)
- **15** homeownership units for eligible first-time homebuyers
- **2%** auxiliary grant units with continuum of care*

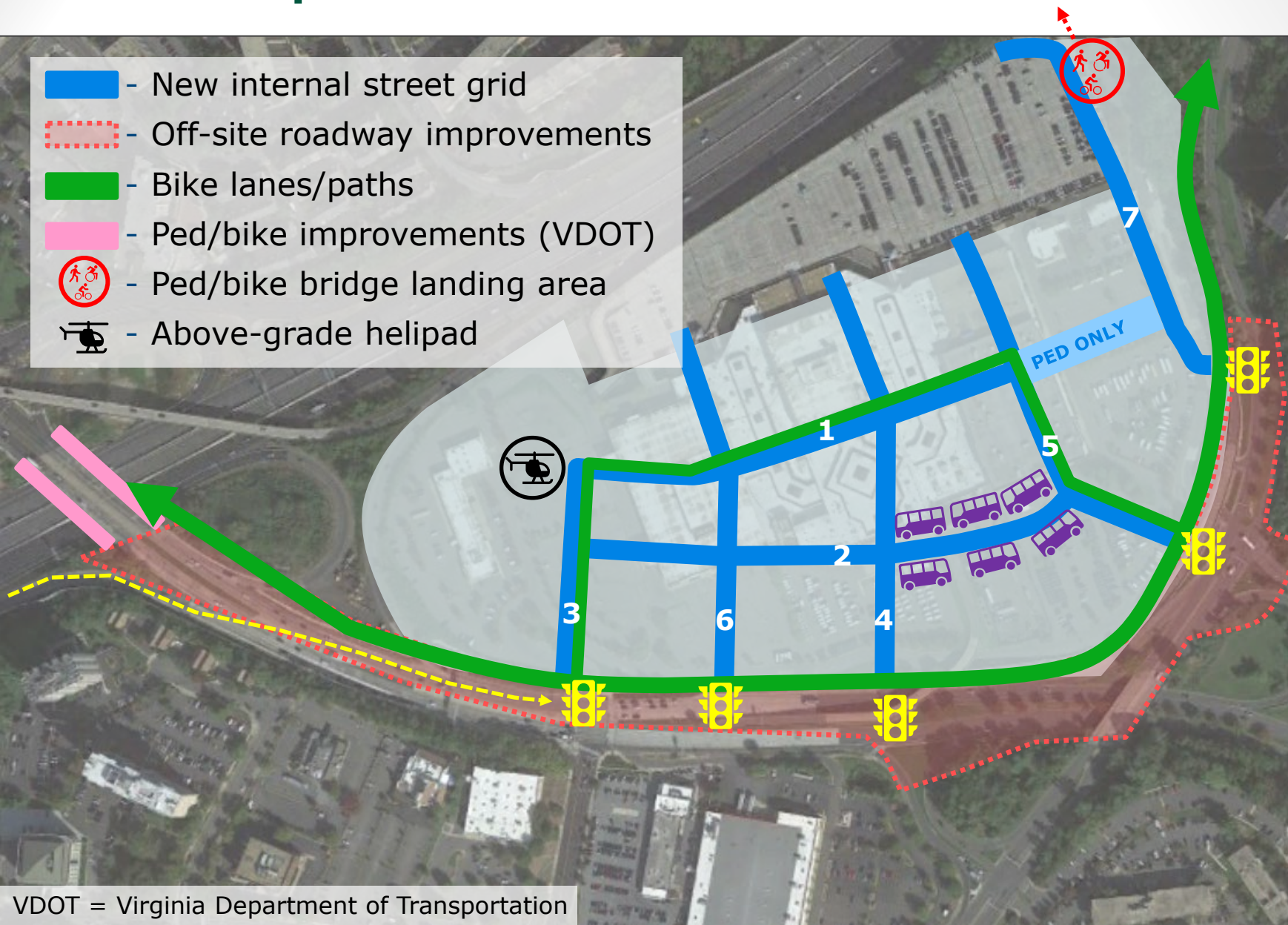


PY = Potomac Yard
* Provide if the site includes continuum of care facilities

Transportation



- - New internal street grid
- - - - Off-site roadway improvements
- - Bike lanes/paths
- - Ped/bike improvements (VDOT)
-  - Ped/bike bridge landing area
-  - Above-grade helipad



Sustainability



- Transforming car-oriented brownfield site
- Green Building Policy plus **LEED ND**
- Solar ready & green roofs
- Electric-only in multifamily residential
- **100+** EV Level II charging stations
- **5% Reduction** in embodied carbon
- High performance facades & indoor systems
- Inova partnership with Dominion VA for clean power

Overview

- New mixed-use neighborhood with residential, commercial, and institutional uses
- New civic uses, including **Inova Hospital Campus** and **fire station** with co-located affordable housing
- Estimated **\$13.8M** voluntary affordable housing contribution and an estimated **245 affordable units on-site ($\approx 10\%$)**
- Developer Contributions
- Duke Street improvements & new public and private streets
- Centrally located **transit hub**
- **4.14 acres** of new ground-level, publicly accessible parks and open space
- Indoor community gathering space



Community

Date	Event/Group	Topic(s)
Jan. 4	Community	Overview
Jan. 19	IAG	Overview
Feb. 22	IAG	Land use, schools, fire station, open space
Mar. 4	AHAAC	Affordable housing
Mar. 18	PRC	Open space
Mar. 25	IAG	Transit hub, helipad, affordable housing
Apr. 1	AHAAC	Affordable housing
Apr. 19	EPC	Sustainability
Apr. 28	IAG	Transportation, traffic analysis, bike & ped connections, sustainability
May 6	AHAAC	Affordable housing
May 13	Community	Overview
May 17	EPC	Sustainability
May 19	TC	Transportation, transit hub, traffic analysis, bike & ped connections
May 24	IAG	Master plan amendments, wrap-up

Conclusion

- Staff recommends **approval**

