

Courthouse Landmark Block Site Plan

Action – March 11, 2021

Location

The Landmark block is located within the Courthouse neighborhood, directly adjacent to the Courthouse Metro station. The site is comprised of seven parcels: 2044, 2046, 2050 Wilson Blvd, 1520 N. Courthouse Rd, and 2041, 2045, 2049 15th St N. T (a map of the site is located at the end of this document).

Site Plan Application

The applicant, Greystar Real Estate Partners, LLC, has applied for a site plan to redevelop the Landmark Block that contains existing retail and office uses. The proposed redevelopment will include a new mixed-use development with 423 residential units in a 20-story building with ground floor retail space. The applicant is requesting a rezoning from C-3 General Commercial District to the C-O District.

The Landmark Block is governed by the Courthouse Sector Plan, which was approved in 1981 and amended in 1993, both of which laid out the vision for a model urban government center surrounded by a mix of high-density office and residential uses and the preservation of nearby residential neighborhoods. In 2015, the County Board adopted the [Courthouse Sector Plan Addendum](#) for Courthouse Square.

Affordable Housing Program

The Applicant has committed to meet the base affordable housing requirements of the Zoning Ordinance (choice of \$1,332,251 or about 9 on-site units, 13 off-site nearby units or 17 off-site units). To achieve additional earned density per the C-O Zoning District (“Courthouse Square Special District”), the applicant has committed to make an additional contribution of 8 on-site committed affordable units (CAFs), consisting of 4 1-br units and 4 2-br units, affordable up to [60% of Area Median Income \(AMI\)](#). All CAF units will be affordable for a term of 30 years.

The proposed development meets several of the County’s Goals, Objectives and Policies of the County Board adopted [Affordable Housing Master Plan](#) (AHMP):

1. Policy 1.1.1 – Project will create eight (8) CAFs through the zoning requirements
2. Policy 1.1.4 – Project will increase the geographic distribution of CAFS by adding eight (8) CAFS to the Ballston-Rosslyn metro corridor
3. Policy 1.1.8 – Project will provide four (4) family sized 2-br units
4. Policy 2.5.3 – Project helps to maintain a sufficient supply of CAF units that are accessible for persons with physical and sensory disabilities by adding 1 Type A accessible unit
5. Policy 1.1.9 and 3.2.2 – Project will create CAFs located close to transit
6. Policy 3.3.1 and 3.3.2 – The multifamily buildings will be certified LEED Gold which will help to advance the goals of the Community Energy Plan and encourage water conservation

Housing Commission

Staff Recommendation: County staff supports the proposed affordable housing program which includes 8 CAFs up to 60% AMI and a base ordinance contribution of \$1.3M towards the AHIF.

Courthouse Landmark Block Location of Proposed Site Plan

