

Vulcan Site Redevelopment

MPA #2023-00007	DSUP #2023-10007
REZ #2023-00005	DSUP #2023-10013
TA #2023-00006	DSUP #2023-10014
CDD #2023-00004	DSP #2023-00013
SUB #2023-00006	DSP #2023-00014
VAC #2023-00005	SUP #2023-00100

701 S. Van Dorn Street & 698 Burnside Place

Planning Commission

April 4, 2024



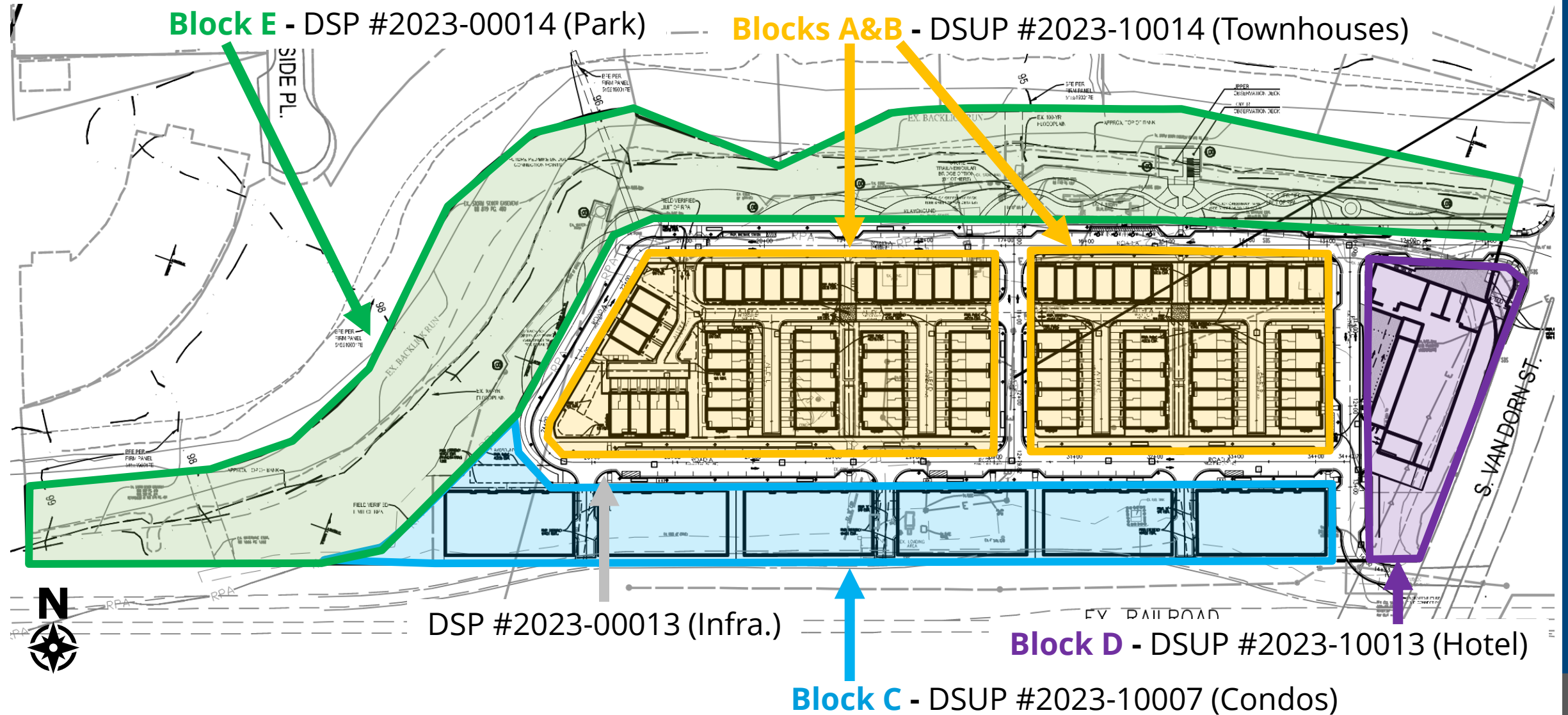


Project Location





Site Plan





Land Use Requests

Zoning

- MPA for building heights
- Rezoning to CDD #26 and text amendment for uses
- CDD concept plan

DSUP/DSPs

- DSP for streets and infrastructure
- DSP for 6-acre public park and Backlick Run
- DSUPs for dual-branded hotel with retail, 14 townhouse & stacked townhouse "sticks" with 119 units, and 6 condo buildings with 204 units

Other

- Subdivision to establish streets and blocks
- Vacation of a portion of Courtney Ave
- Coordinated Sign Plan SUP for the hotel
- SUPs to reduce parking requirement for condo flats and stacked townhouses



Backlick Park

Ped/Bike Bridge

Natural play area

Overlook



Stage 1

Stage 2

Playground (Condo Flats DSUP)



Building/Architecture





Conclusion

Considerations

- Stormwater management: 20% more phosphorus removed than required
- Transportation: street grid, ped/bike bridge, bikeshare, future link to Virginia Paving
- Schools: 26 net new students

Benefits

- Redeveloped brownfield site and restored RPA associated with Backlick Run
- 323 residences, 256-room hotel, and 5.4K SF of retail compliant with the GBP
- Approx. \$2.6M in-kind contribution toward constructing 4.4-acre Backlick Run Park
- Over \$3.5M affordable housing contribution

Community	Dates	Community Meeting
	1/18/22, 4/27/22, 2/22/24	EW/LVD Implementation Advisory Group meetings
	3/17/22, 1/18/24	Park and Recreation Commission meetings
	3/24/22, 2/27/24	Virtual community meetings

Recommendation: Staff recommends approval of the requests subject to the conditions in the staff report



Condition Revision

Park DSP #2023-00014, Condition 433b

Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan to the satisfaction of the Director of RP&CA: (RP&CA) *

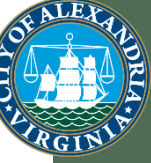
- a. Locate trash and recycling bins within five feet of the curb line at public park entrances.
- b. Replace the mulch ADA paths with a porous pavement ~~from the sidewalk to the overlook.~~
- c. The observation deck and stairs to Backlick Run shall be made of composite materials with anti-slip treatment.
- d. Include habitat areas where feasible. Designs shall focus on biodiversity, connectivity, and vertical and horizontal vegetation layering. Planting species with documented pollinator or avian habitat value shall be included in the planting plans.

APPENDIX

September 2023 Site Visit

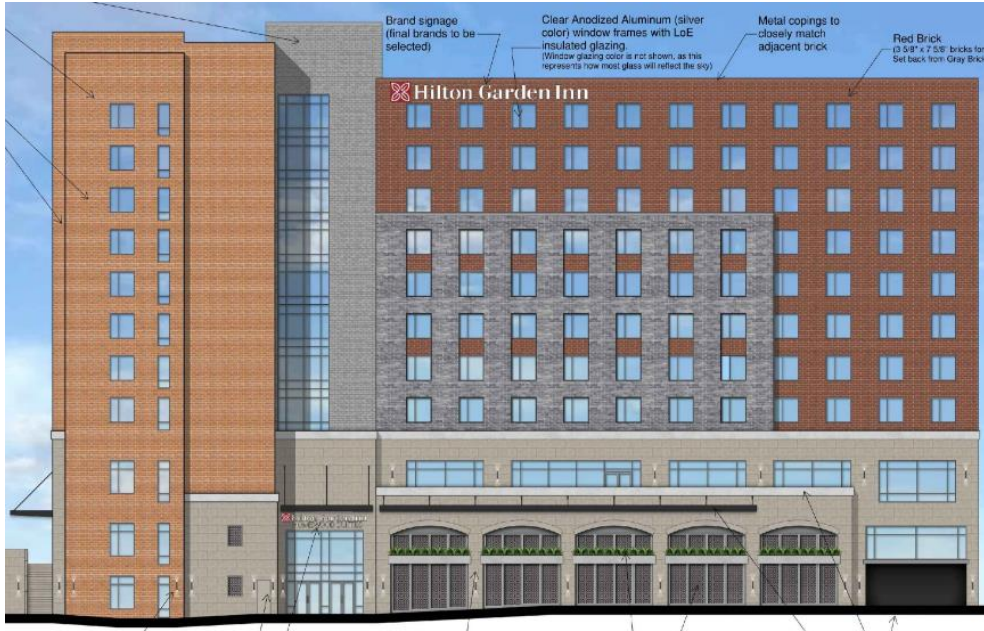


Docket Item #6





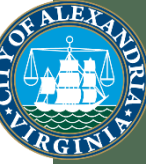
Additional Building Renderings



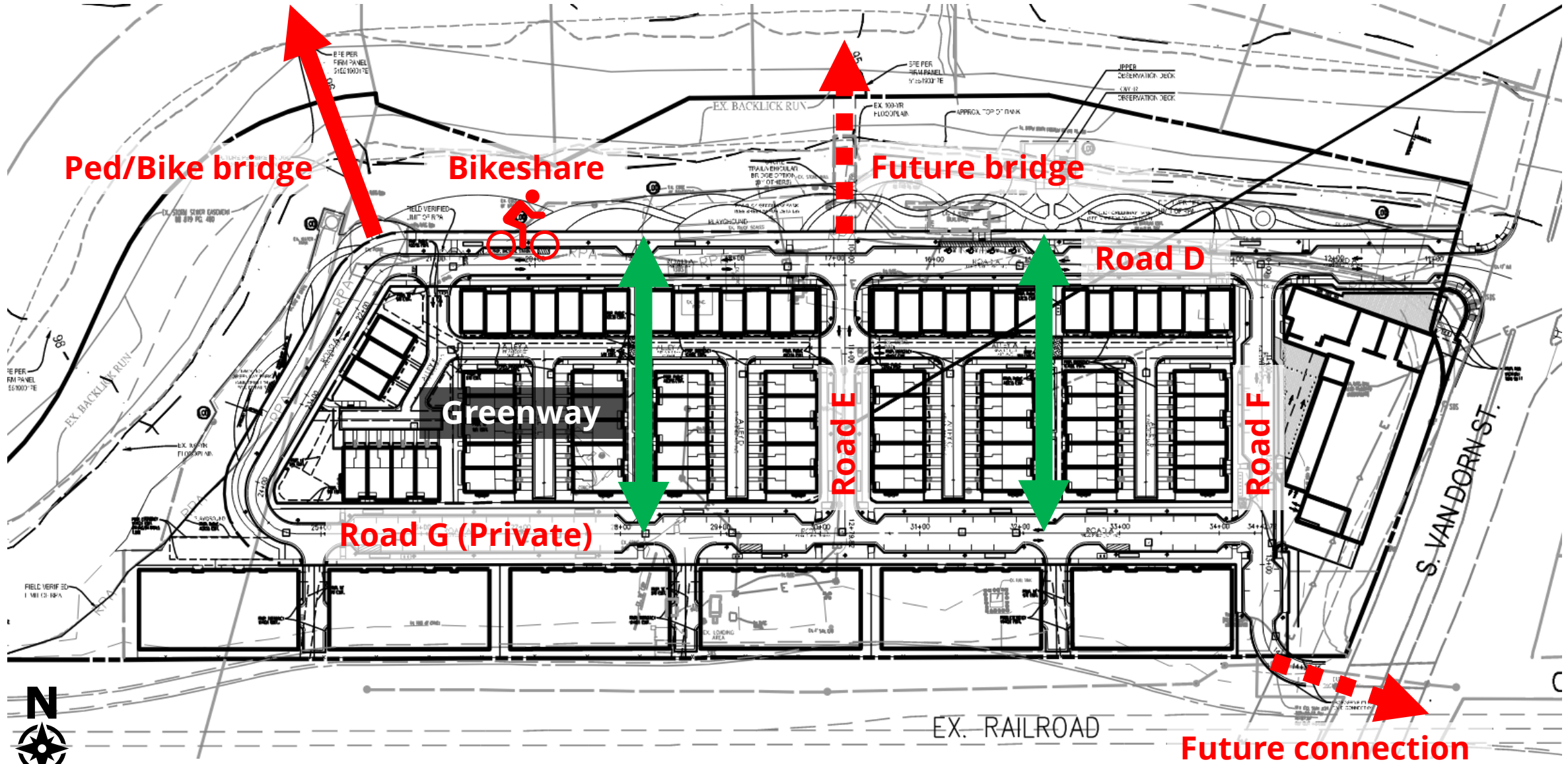
Hotel (view from site, Road F)



Condo flat with mezzanine



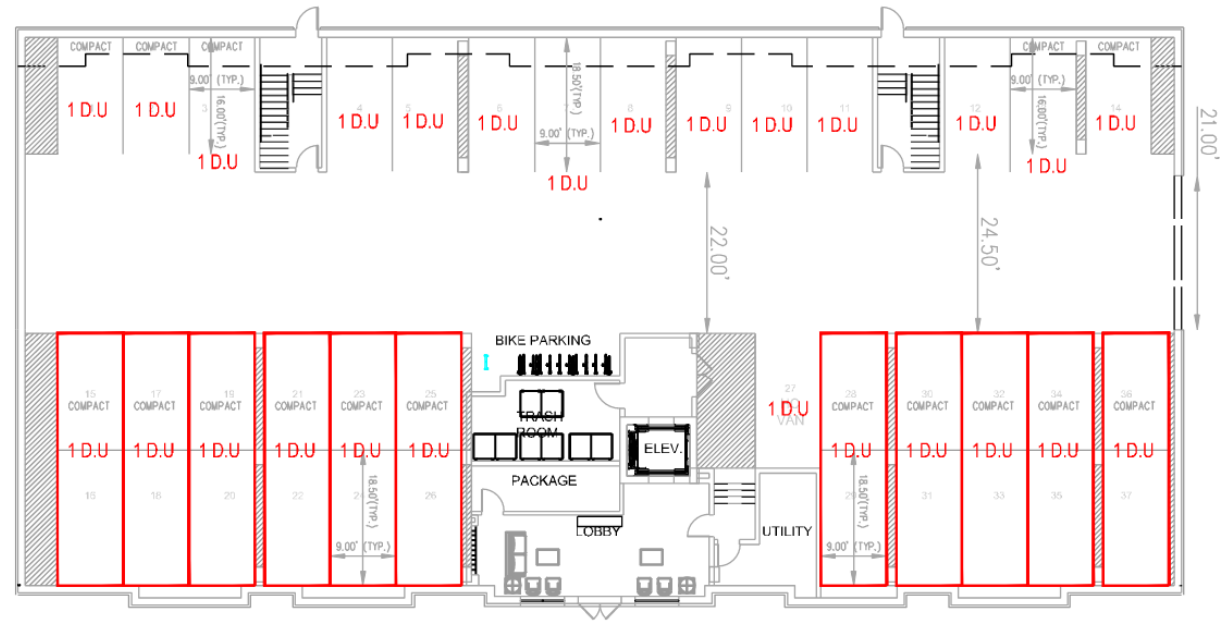
Transportation



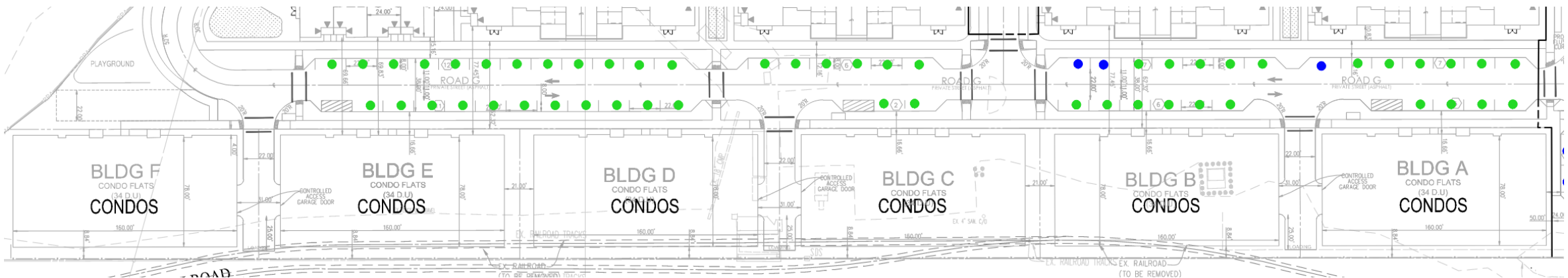


Condo Flat Parking

- 204 condo units
- Min. parking requirement: 342 spaces
- Provided spaces: 222 spaces
 - 38 individual garage spaces
 - 66 pairs of tandem garage spaces
 - 52 reserved on-street spaces



Condo flat garage layout



● Reserved parking space on private Road G



Hotel Signage

Façade	LF	Signage SF			Signage SF per LF		
		> 20'	< 20'	Total	> 20'	< 20'	Total
East	220.3	416.0	90.0	506.0	1.9	0.4	2.3
North	148.5	208.0	294.4	502.4	1.4	2.0	3.4
West	220.3	208.0	250.0	458.0	0.9	1.1	2.1
South	148.5	293.9	134.4	428.4	2.0	0.9	2.9