

# Vulcan Site Redevelopment

MPA #2023-00007

DSUP #2023-10007

REZ #2023-00005

DSUP #2023-10013

TA #2023-00006

DSUP #2023-10014

CDD #2023-00004

SUP #2023-00100

VAC #2023-00005

701 S. Van Dorn Street & 698 Burnside Place

---

City Council

April 13, 2024

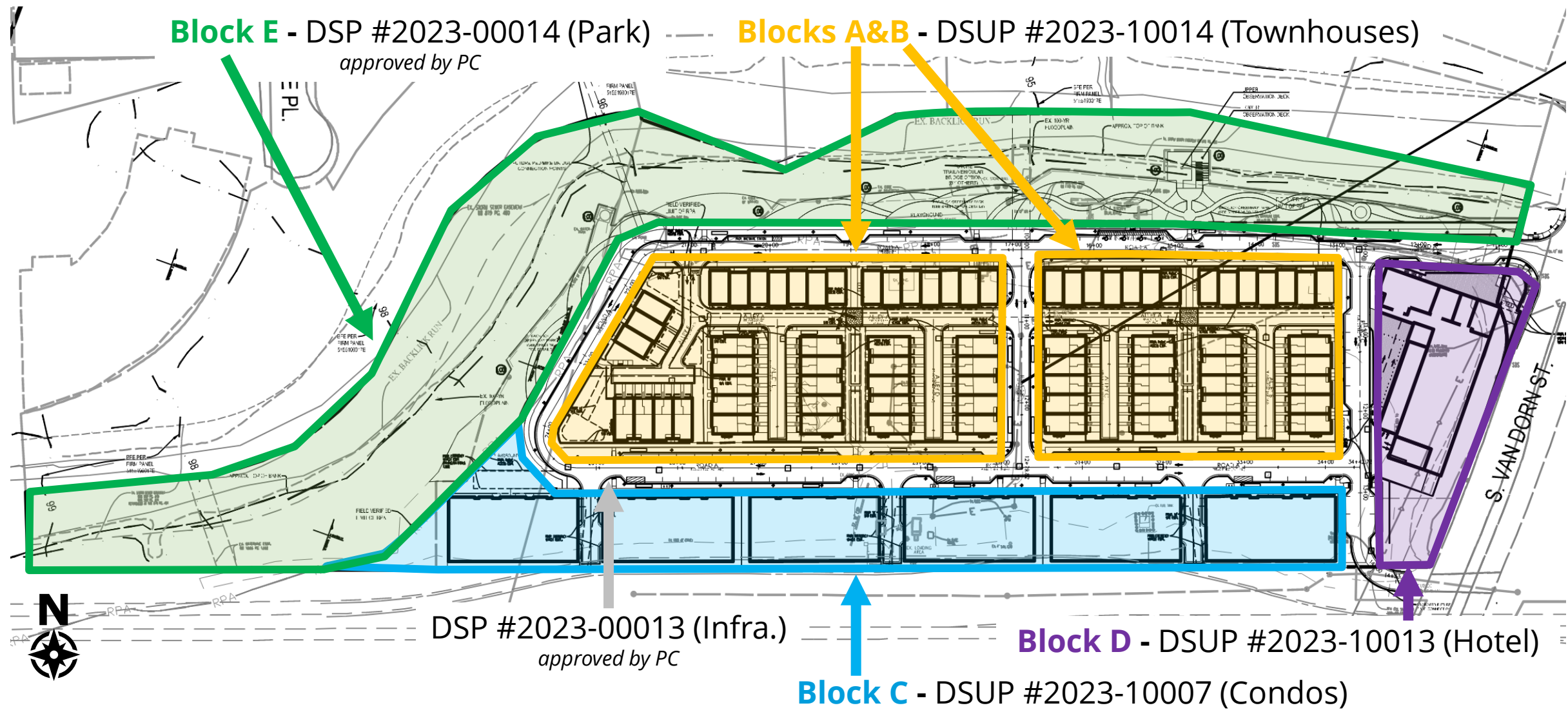


# Project Location





# Site Plan



**Block E** - DSP #2023-00014 (Park)  
*approved by PC*

**Blocks A&B** - DSUP #2023-10014 (Townhouses)

DSP #2023-00013 (Infra.)  
*approved by PC*

**Block D** - DSUP #2023-10013 (Hotel)

**Block C** - DSUP #2023-10007 (Condos)

# 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 *(approved by PC)*
- DSP for 6-acre public park and Backlick Run *(approved by PC)*
- 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 *(approved by PC)*
- 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



# Building/Architecture



Hotel (view from S Van Dorn)



Stacked townhouses fronting Road E



Condo flats facing Road G



Townhouses facing Road D & public park

# 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 and Planning Commission recommend **approval** of the requests subject to the conditions in the staff report

# APPENDIX



# September 2023 Site Visit





# Backlick Park *(approved by PC)*

Ped/Bike Bridge

Natural play area

Overlook



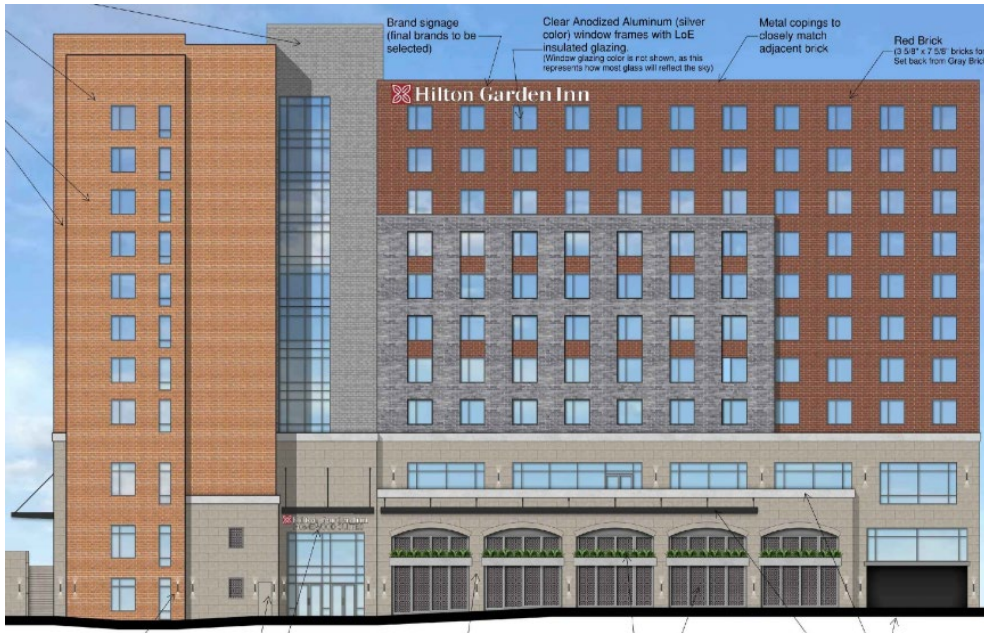
**Stage 1**

**Stage 2**

Playground (Condo Flats DSUP)



# Additional Building Renderings



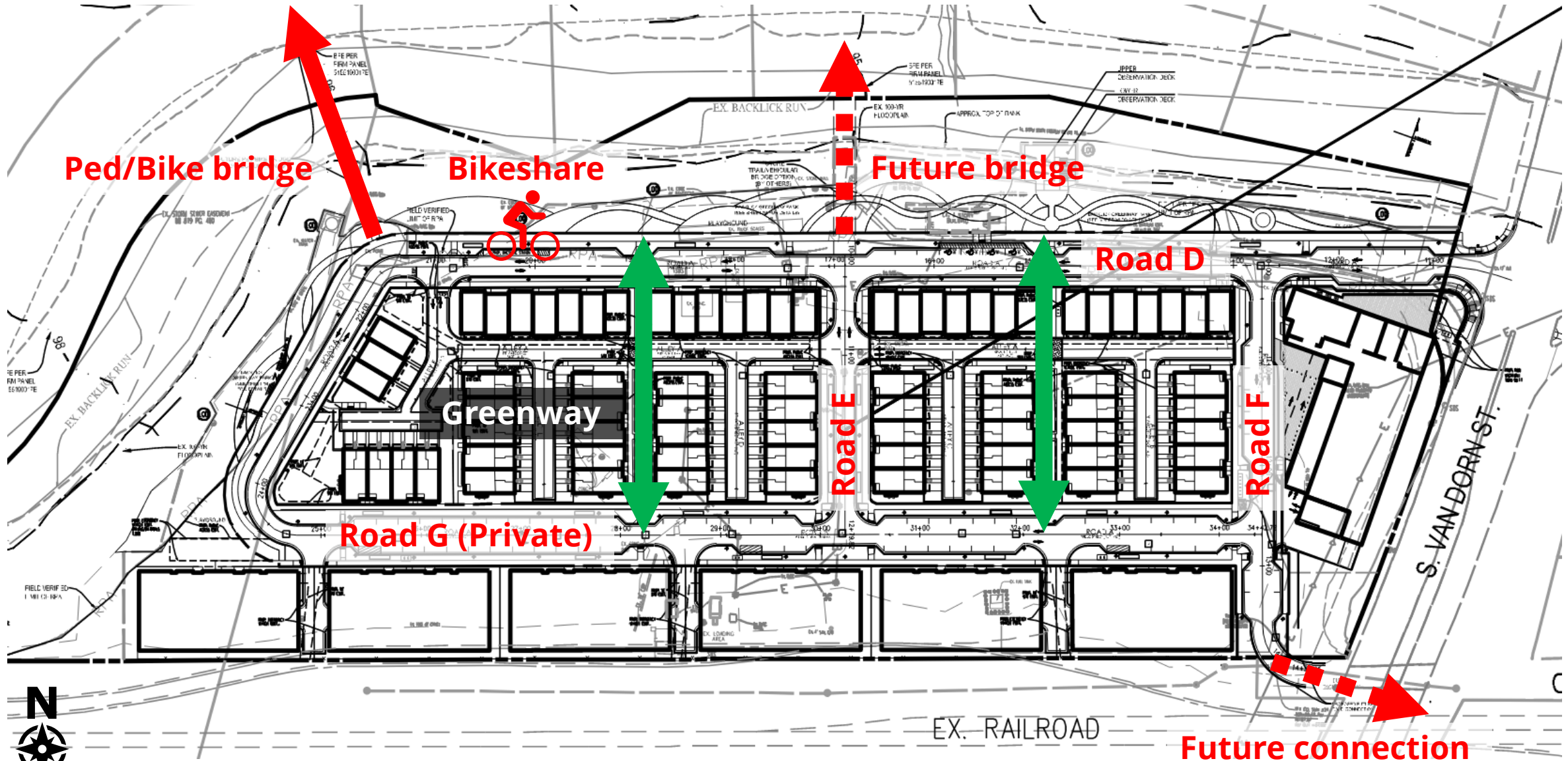
Hotel (view from site, Road F)



Condo flat with mezzanine

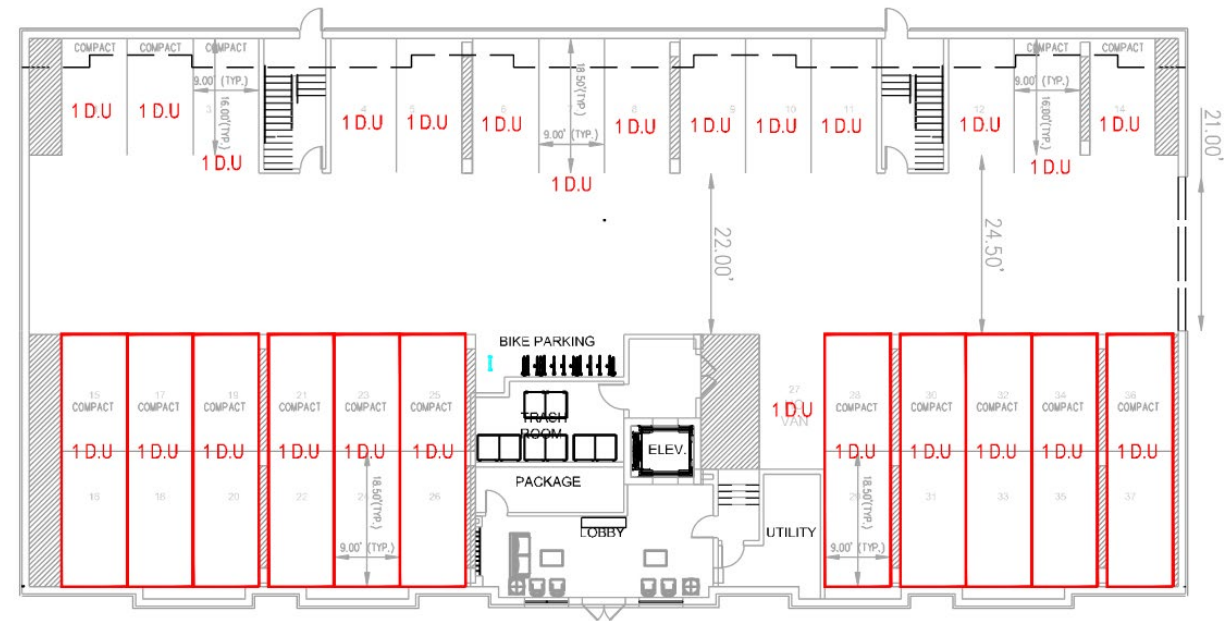


# Transportation

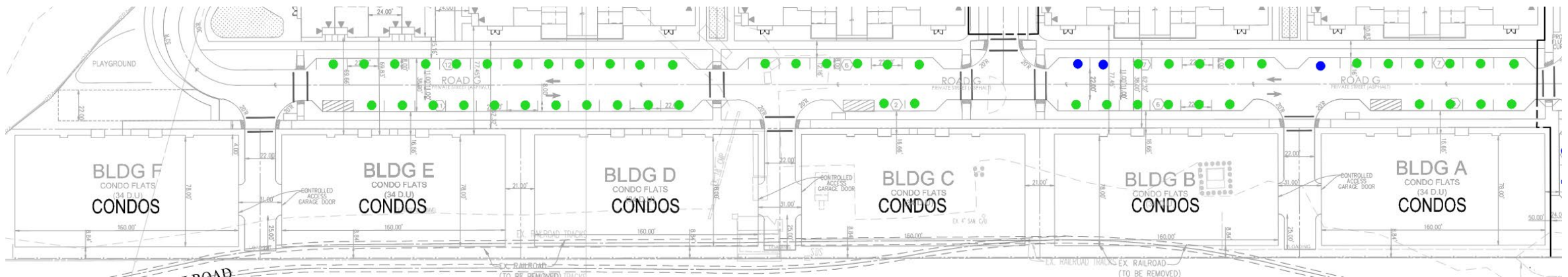


# Condo Flat Parking

- 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
<b>East</b>	220.3	416.0	90.0	506.0	1.9	0.4	2.3
<b>North</b>	148.5	208.0	294.4	502.4	1.4	2.0	3.4
<b>West</b>	220.3	208.0	250.0	458.0	0.9	1.1	2.1
<b>South</b>	148.5	293.9	134.4	428.4	2.0	0.9	2.9