

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

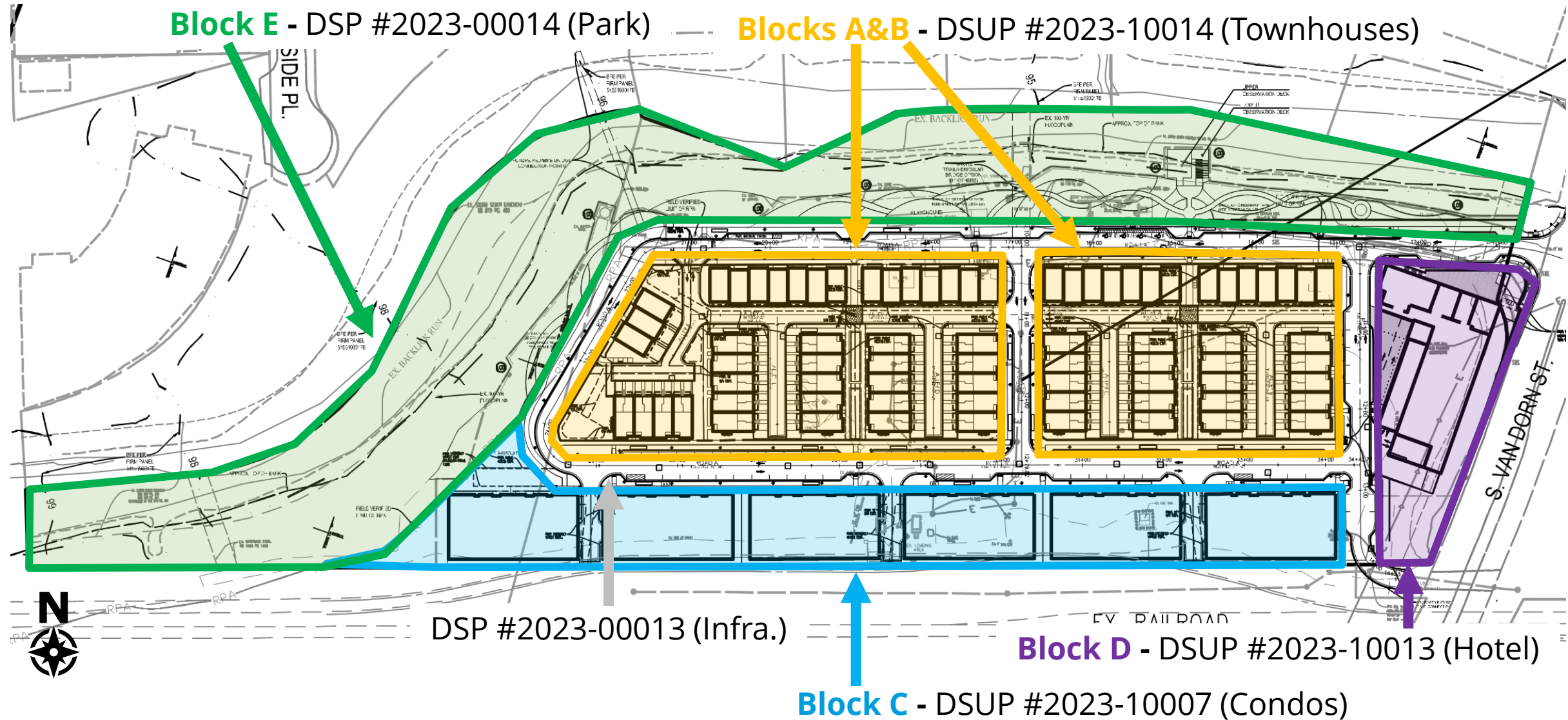
April 4, 2024



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



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

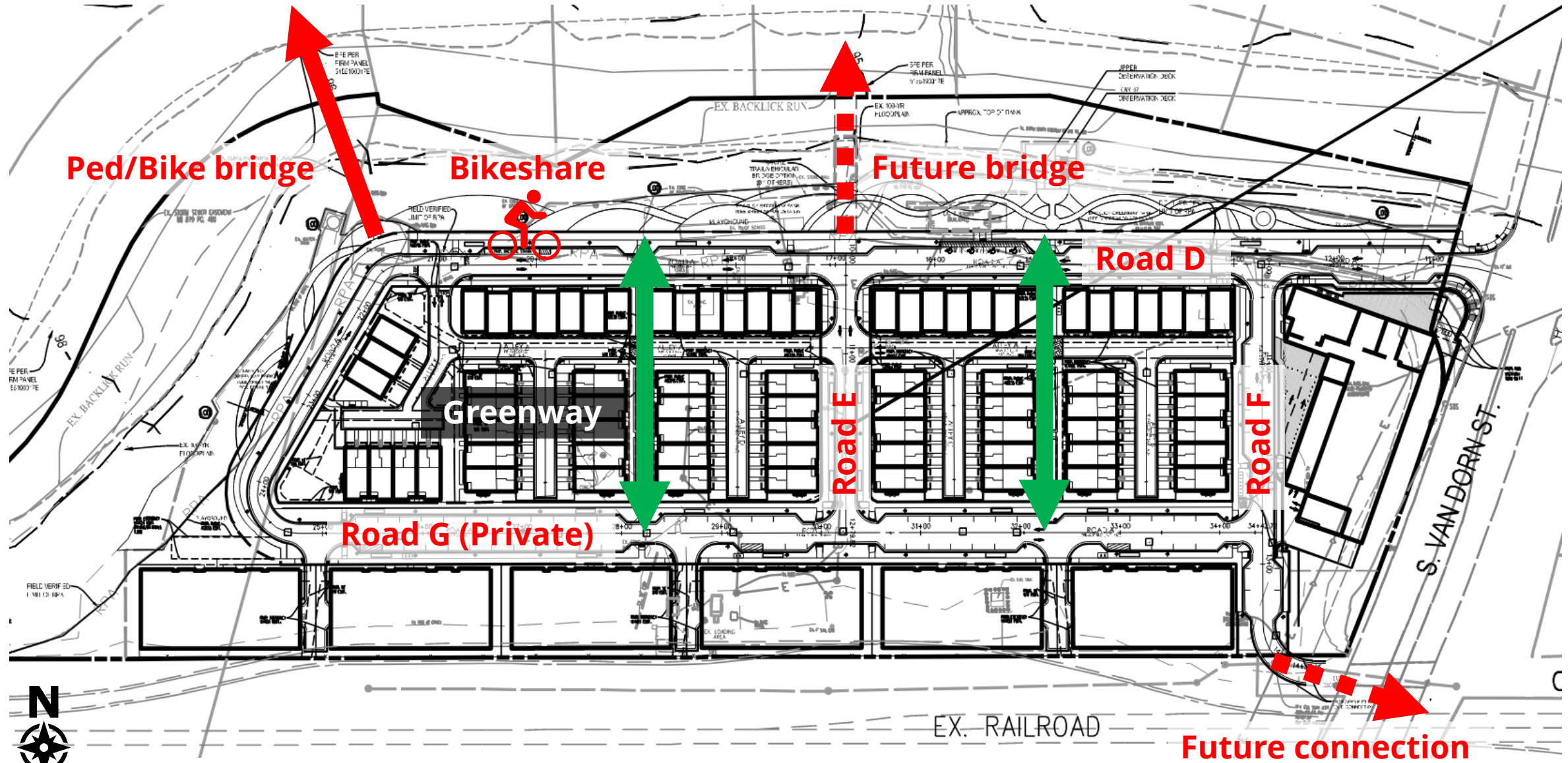
- Redeveloped brownfield site and restored RPA associated with Backlick Run
- 323 residences, 256-room hotel, and 5.4K SF of retail compliant with the GBP
- Approx. \$2.6M in-kind contribution toward constructing 4.4-acre Backlick Run Park
- Over \$3.5M affordable housing contribution

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 recommends approval of the requests subject to the conditions in the staff report

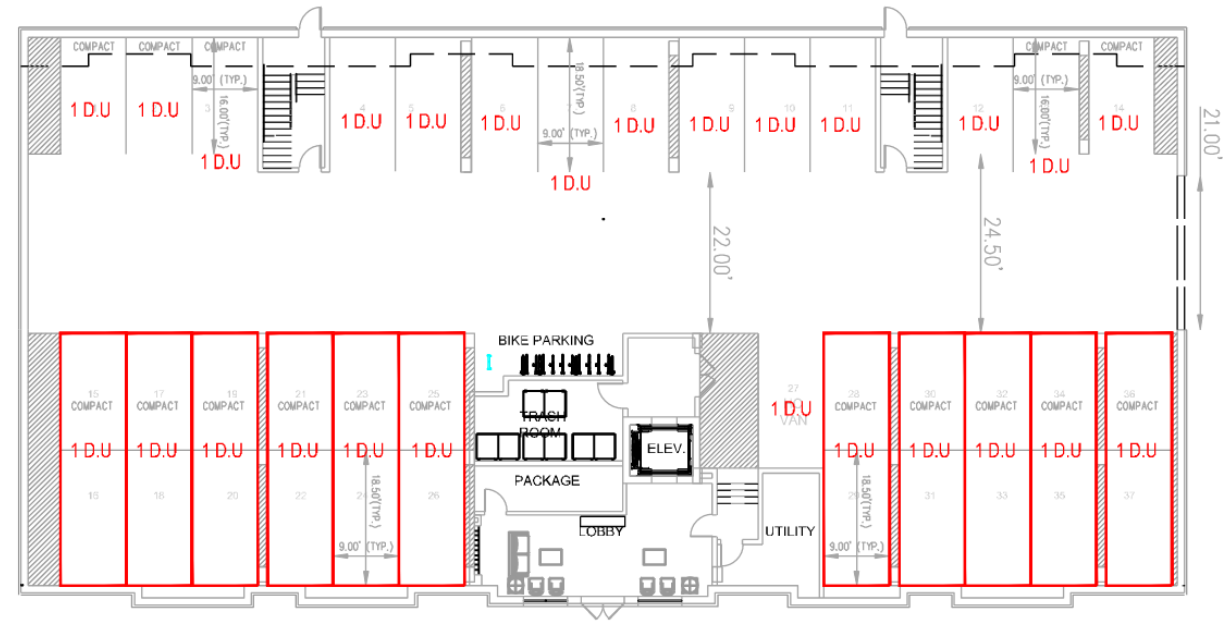
APPENDIX

Transportation

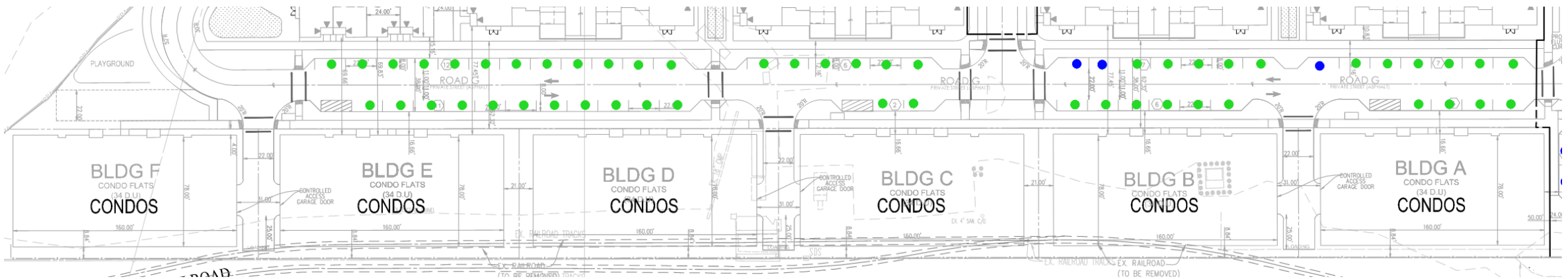


Condo Flat Parking

- 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

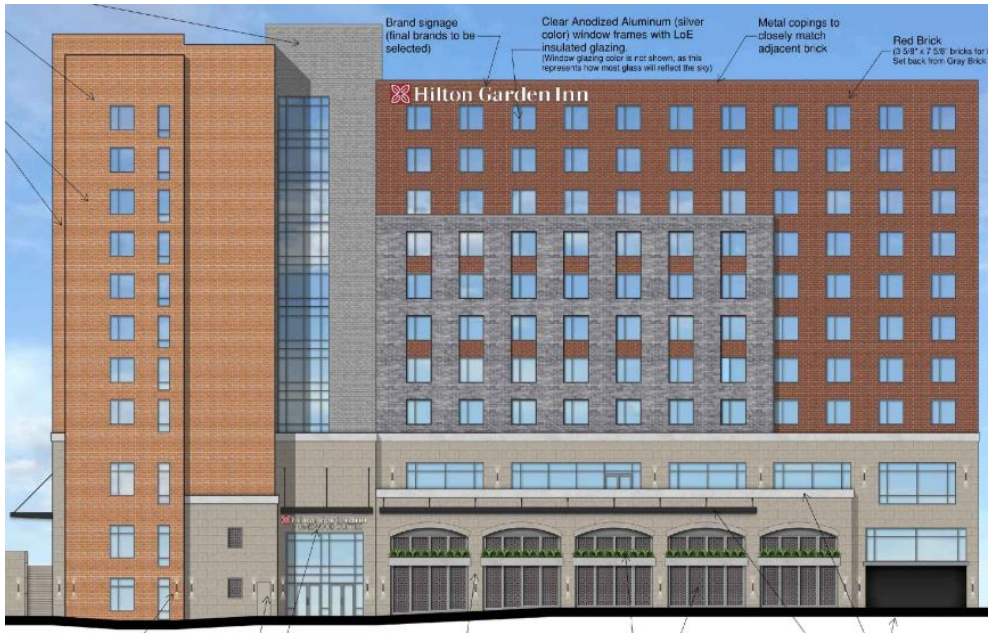


● Reserved parking space on private Road G

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

Additional Building Renderings



Hotel (view from site, Road F)



Condo flat with mezzanine