

City of Alexandria, Virginia



Backlick Park

Park and Recreation Commission

March 17, 2022



Commission Action



Receive and review the Backlick Run Park Greenway Design

A Park and Recreation Commission Public Hearing will be scheduled later this spring.



Applicant Presentation



Vulcan Site

Parks & Recreation Commission

March 14, 2022

Aerial



Fleet Transportation

Victory Van Corporation

Alexandria Waste Recovery

Public Storage

Union 206 Studio

Virginia Signs And Lighting Co

Ram Tool Construction Supply Co

W © Grubb Crane Rental

S Pickett St

S Pickett St

Backlick Run

Courtney Ave

Courtney Ave

Courtney Ave

S Van Dorn St

Courtney Ave

Courtney Ave

Harrison Cir

Existing Conditions



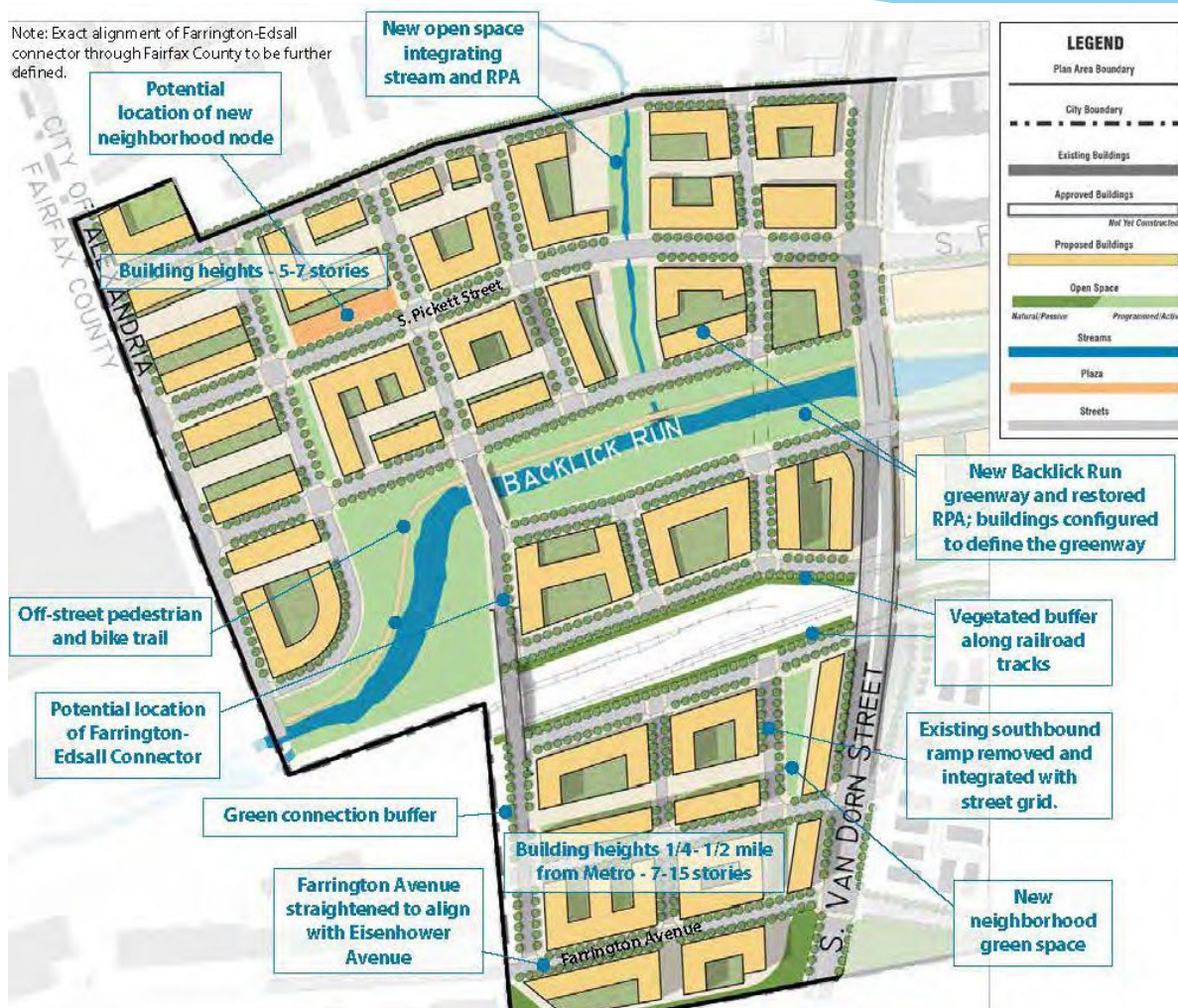
EW SAP Guidance: Van Dorn Innovation District



Fig. 5.4 - Neighborhood 1 - Land use diagram

- Overall: Redevelopment from warehouse space to residential and commercial development fronting on Backlick Run greenway
- Residential Use for interior blocks
- Mixed Use and retail for east block at Van Dorn St.
- Improve and protect Backlick Run
- High quality public realm with ped/bike connectivity
- Buildings are to be 5-15 stories in height & variety of heights

EW SAP Guidance: Van Dorn Innovation District



- Establish a grid of streets
- Farrington Connector
- Primary front facing Backlick Run
- 30% Open Space
- Bike/ped trail along Backlick Run

LEGEND

- HOTEL
- CONDO FLATS
- 2 - OVER - 2S
- TOWNHOMES

Site Plan

DETAIL PLAN: BACK LICK RUN PARK (WEST)

DETAIL PLAN: BACK LICK RUN PARK (NORTH)

DETAIL PLAN: HOTEL

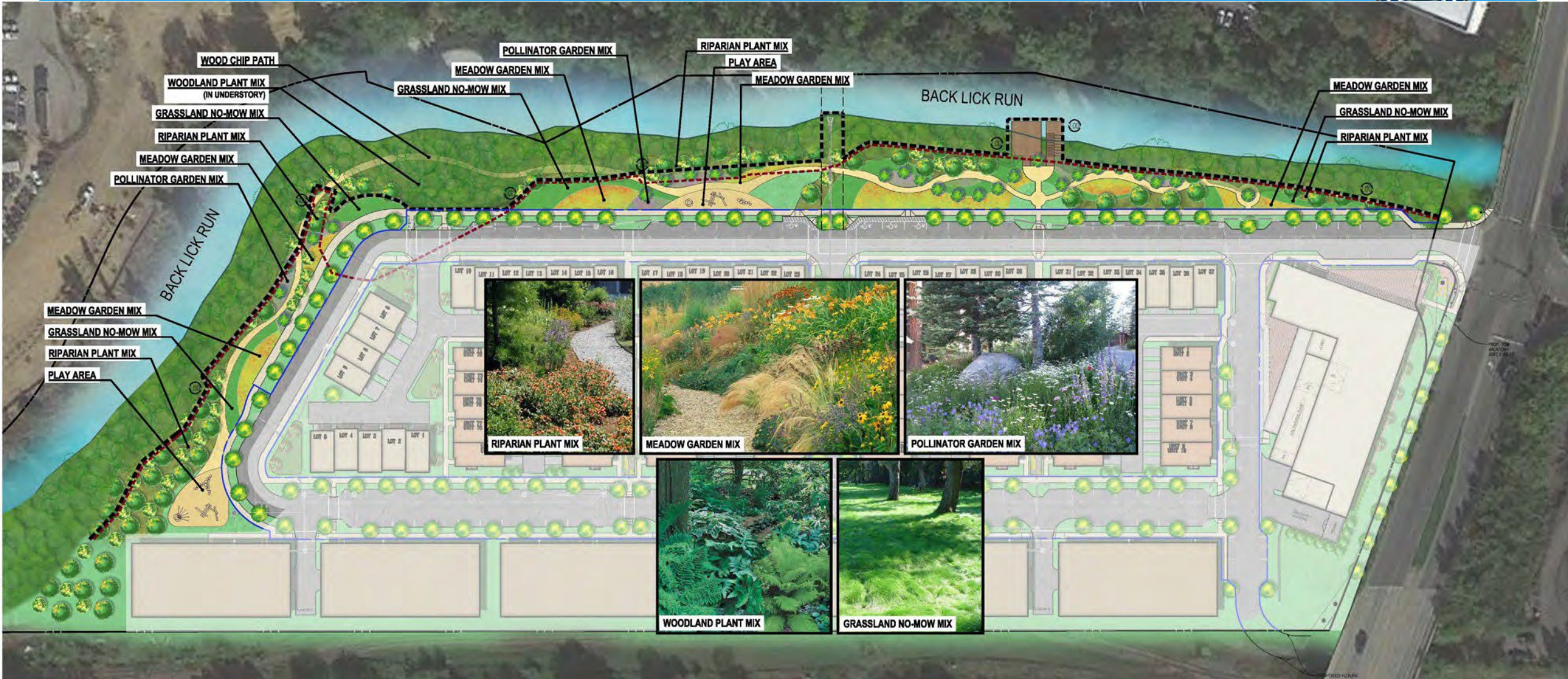


Project Facts



- Proposed Zoning: CDD #26
- Total Site Area: 773,808 SF (17.76 AC)
- Total Floor Area: 713,043 or 0.92 FAR
- Retail: 5,560 SF
- Unit Types:
 - 37 Town Houses;
 - 80 Two-over-twos
 - 204 Condos;
 - 256 room Hotel
- Building Heights:
 - 45' Town Houses (3/4 stories);
 - 50' two-over-twos (4 stories);
 - 60' Condo Flats (5 stories); &
 - 129' Hotel (currently 11 stories)
- Open Space: 46%
- Parking Provided: Meet Zoning Ordinance for hotel, TH and 2/2s
- Parking Reduction for Condo Flats of 127 (115 on-street parking provided)
- 6-acre dedication of Backlick Park

Backlick Park



Backlick Park



NATURAL AREA BENCH



PICNIC TABLE



PLAY AREA



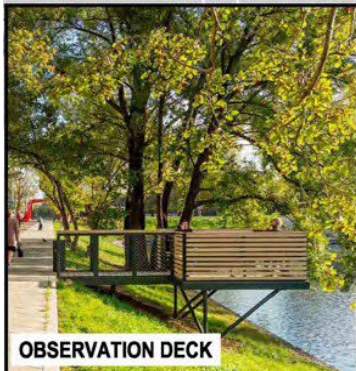
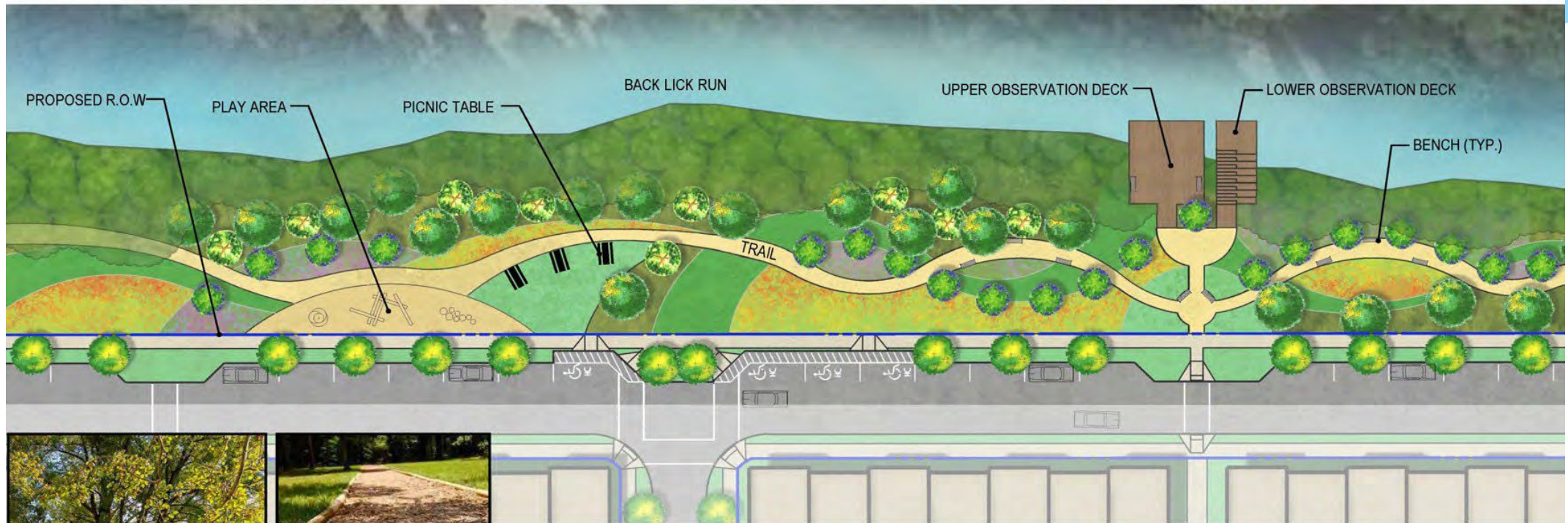
INTERPRETATIVE SIGN



PARK SIGN



MILE MARKER



OBSERVATION DECK



WOOD CHIP PATH

Backlick Park



WOOD CHIP PATH



PLAY AREA



Community Benefits



- Affordable Housing Plan
- Green Building Policy
- Site Compaction (Industrial to development-ready site)
- 6-acre dedication of Backlick Park
- Park improvements: access points, trails, benches, features
- Three housing types at differing price points
- Contribution to the EW Implementation Fund
- Other transportation improvements: public street dedications, bike share, reservation of land for pedestrian bridge; etc.



Next Steps

- Timeline: Four (4) Concept Plans Submitted
 - Concept 1: April 2019
 - Concept 1A: August 2019
 - Concept 2: February 2020
 - Concept 3: October 2021
- Pending Concept 4 Submission in April
- Site Preparation: 1 year process
- Next Meeting: Community Meeting March 23
- Eisenhower West/Landmark Van Dorn Implementation Advisory Group: Spring 2022

City Staff Remarks



- Staff generally supports the concept design.
- The applicant will continue community engagement efforts and incorporate community feedback in the design of the park.
- The applicant will work towards achieving the goals of the Eisenhower West Small Area Plan including a pedestrian bridge connection across Backlick Run to increase pedestrian access into and out of the site.
- The applicant will continue to work on making the park design ADA and CPTED compliant.



Commission Discussion

Backlick Park



Additional information:

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