Backlick Park

Park and Recreation Commission
March 17, 2022
Receive and review the Backlick Run Park Greenway Design

A Park and Recreation Commission Public Hearing will be scheduled later this spring.
Applicant Presentation
Existing Conditions
EW SAP Guidance:
Van Dorn Innovation District

- 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
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
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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
Additional information:

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