

EWLVDIAG Meeting #6

Development Update

May 24, 2018

Council-Approved Projects

A. Cameron Park

- Project is located at the corner of South Pickett Street, Cameron Station Boulevard, and Edsall Road, and has three parts: Building A, the Brandywine Senior Living facility, and townhouses
- Construction continues for the townhouses
- Brandywine Senior Living facility is open
- Pre-construction meeting for Building A (residential/commercial mixed-use) occurred April 6, 2018 and building permits are being reviewed. Construction will begin this summer.

B. Edsall Shell

- Corner of Edsall Road and South Van Dorn Street
- Demolition of existing gas station and replacement with new gas pumps & canopy and 4,100-SF convenience store and car wash building
- Applicant will be submitting Final Site Plan mylars for signature/approval very soon and staff expects construction to start relatively soon thereafter

Projects Under Staff Review

C. Virginia Paving

- Staff is continuing to review the Virginia Paving SUP as required under Condition #75 of the most recent approval
- Condition #75 requires a City Council review of the compatibility of the use with the EWSAP and redevelopment in the area and provides for seven additional years of operation if Council decides that the use is not compatible
- The Council review is now targeted for approximately the end of the year

D. Greenhill

- Project includes seven properties comprising most of the triangle created by South Van Dorn Street, Edsall Road and South Pickett Street, except for the Modera Tempo building and also including a parcel on south side of South Pickett Street
- Request is for a Coordinated Development District Concept Plan that would provide for density and height of future buildings as well as a street network and other coordinated infrastructure
- The anticipated uses include multifamily residential, office, retail, and institutional uses with a potential maximum of approximately 2.9 million square feet combined

EWLVDIAG Meeting #6

Development Update

May 24, 2018

- The CDD Concept Plan would not include final approval of individual buildings and each one would still need to obtain separate Development Special Use Permit approval
- Staff provided comments on the Concept #2 submission to the applicant a couple of months ago and we are now working with the applicant on the timeframe for docketing the request, which would be many months away
- Additional community outreach will occur prior to any public hearings

E. Boat US / Public Storage

- Project site at 880 South Pickett Street, at the corner of South Pickett Street and Burnside Place where Boat US is now located
- Proposal is for a six-story self-storage building of about 360,000 SF with ground-level retail / “maker” space fronting South Pickett
- In addition, the applicant is proposing a future multifamily residential building to the south of the self-storage building and open space along Backlick Run and the start of a new grid of streets
- Staff has almost completed its review of the Concept #2 submission and anticipates a potential hearing date at the end of this year

Additional Information

- F. Staff has heard from owner representatives about development potential of the property at 550 South Pickett Street, a triangular piece of vacant land near the intersection of Edsall Road, Cameron Station Boulevard, and South Pickett Street. The City has not received any submissions for this site.
- G. Staff understand that the Vulcan property is under contract to be sold and will keep the group posted if we receive any redevelopment plans for this site.

