

UPLAND PARK

THE MEETING WILL BEGIN SHORTLY.....

**THANK
YOU!!!**



UPLAND PARK

CITY OF ALEXANDRIA

BDAC MEETING #2

SEPTEMBER 21, 2020



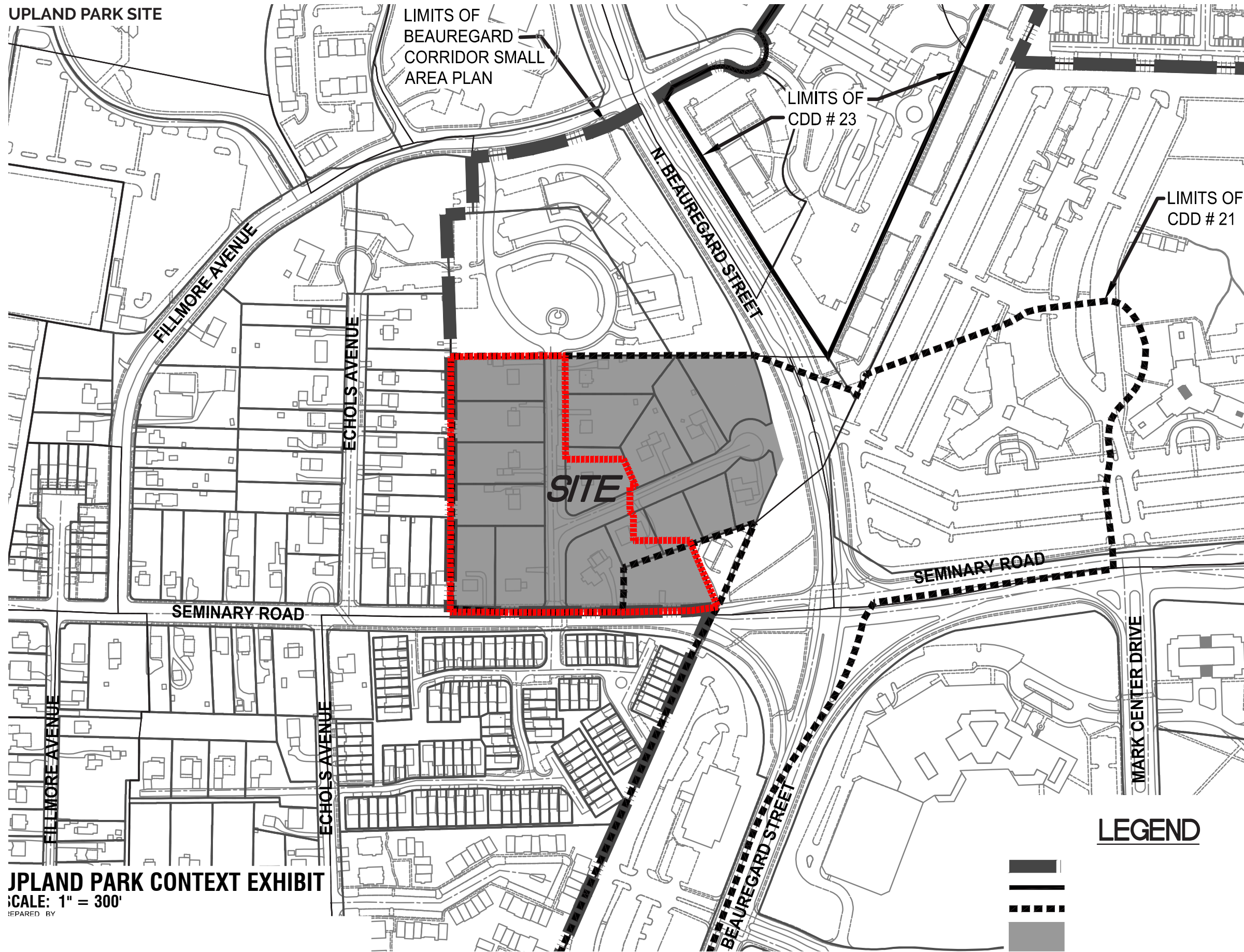
PROJECT OVERVIEW & PHASING

UPLAND PARK
CITY OF ALEXANDRIA

GOOGLE AERIAL & SITE SURVEY

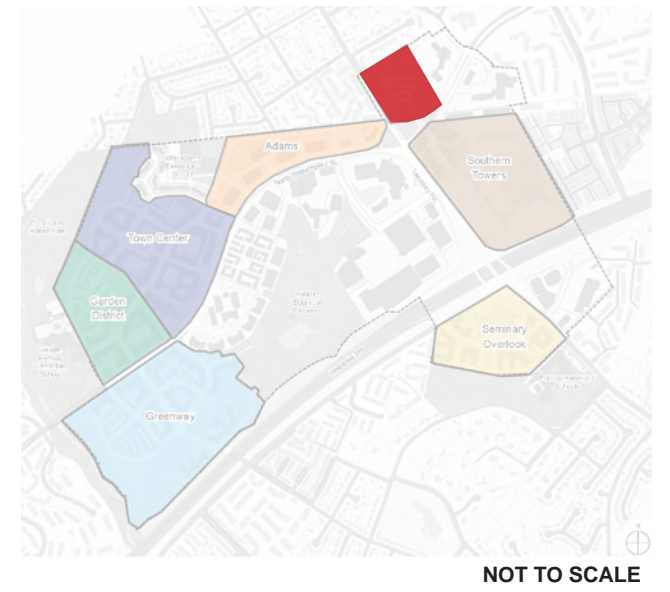


UPLAND PARK SITE



JPLAND PARK CONTEXT EXHIBIT
 SCALE: 1" = 300'
 PREPARED BY

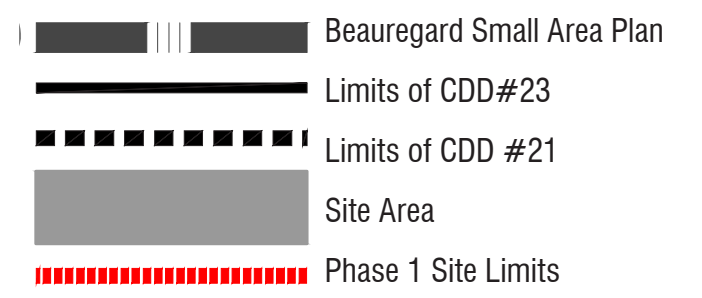
NEIGHBORHOOD LOCATOR MAP



LEGEND



LEGEND



Upland Park: Proposed Phase 1

PROPOSED Phase 1 (6.42ac of Overall Site Area of 7.02ac)

- Public Open Space: 0.85 Acres
- Open Space: +/- 1.12ac or 48,787 SF (15% of overall site area)
- Interim Open Space: +/- 3.49ac
- Building Height: 45'
- TH: 92
- Parking: 2.0 per unit, total of 184 spaces
+20 additional spaces for visitors, etc.

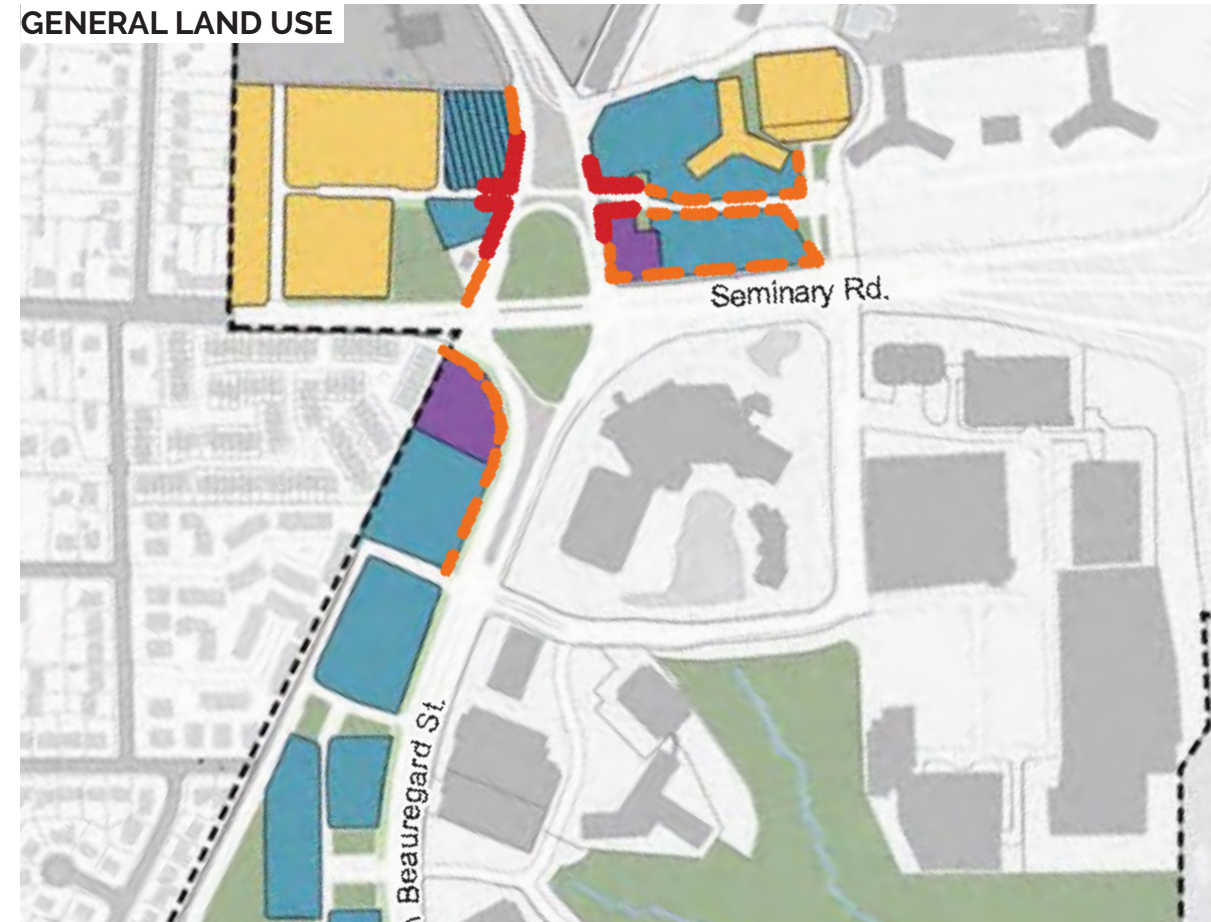


CDD #21 Conditions	UPLAND Park: Requirements	Phase 1 or later Phase?
#13	Developer Contribution. Funds: Ellipse, transitway, landscaping/streetscape along Beaugard, tree canopy enhancement, affordable housing	Phase 1 and all phases
#20	Easements along Beaugard for the transitway	Later Phase
#22	Dedication for Ellipse	Later Phase
#25-26	Dedication of Framework Streets: Fairbanks and Foster	Phase 1
#30	Review by BDAC for compliance with Urban Design Stds.	Phase 1 and all phases
#31	Req'd Parking: 2.0 sp/unit TH in Ph.1 prior to transit	Phase 1
#37	Dev. Summary Table	Phase 1 and all phases
#60	Affordable Housing	Phase 1 and all phases
# 71-76	TMP	Phase 1 and all phases
#79	Public Art	Phase 1 and all phases
#107-112	Upland Park-Specific: 0.85 ac park, Seminary Road improvements, Retail	Phase 1 and later phases

UPLAND PARK: DEVELOPMENT SUMMARY PER CDD CONDITION #37

2013 Approved Plan - All Phases (9.25 Acres):

- Public Open Space: 0.85 Acres
- Open Space: 15% Required (up to 50% on Rooftops)
- Max. Building Height: 45'-110'
- Multifamily: 505 Units
- Townhomes: 30 Units
- Hotel: 140 Rooms
- Required Retail: 8,000sf
- Required Parking for Townhomes: 2.0 spaces per TH



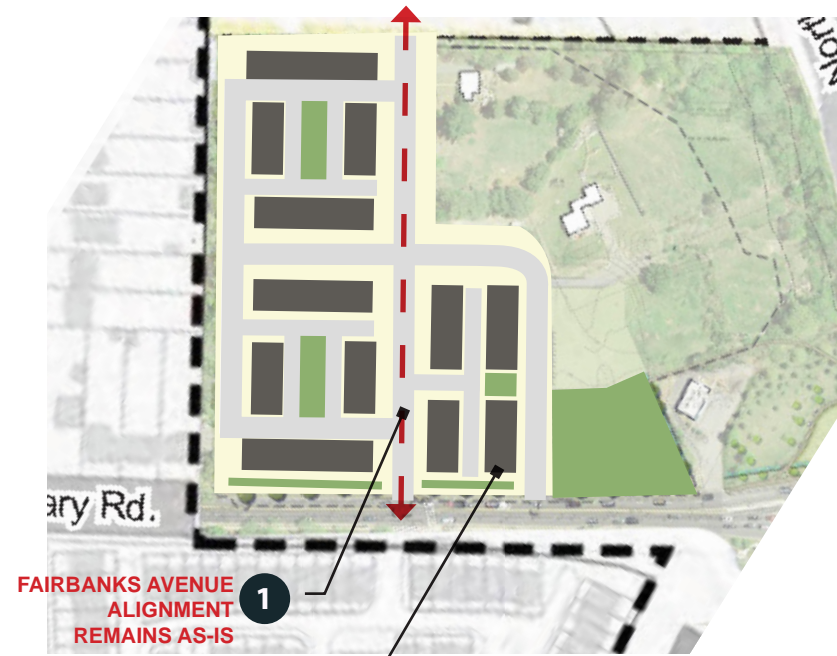
LEGEND

- | | | |
|---------------------|---|--------------|
| BSAP Boundary | Open Space | NOT TO SCALE |
| Office | Fire Station | |
| Office or Hotel Use | Required Retail (Commercial or Mixed-use buildings) | |
| Hotel | Optional Retail (May revert to its primary use) | |
| Residential | | |

UPLAND PARK: PHASE 1 COMPARISON PLANS



NOT TO SCALE



FAIRBANKS AVENUE ALIGNMENT REMAINS AS-IS 1
REDUCED DENSITY/HEIGHT ALONG SEMINARY ROAD 2

NOT TO SCALE

2013 BEAUREGARD URBAN DESIGN GUIDELINES

- BSAP Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space

2020 CURRENTLY PROPOSED UPLAND PARK PLAN

Master Plan Amendments:

- Reallocation of Multifamily use to TH use
- Retention of Fairbanks Ave. in its current location allowing for access to Hermitage
- Addition of new street on north side of City Park
- Amend building heights to allow up to 85' for future multifamily building

CDD Amendments:

- Cond #37, Development Summary Table: Increase TH units, reduce multifamily units, delete office SF
- Cond. #46, Tree Canopy: Reduce 40% to 25%
- Acknowledgment of Phased Development

Deviations from the UDS:

- Streets, 3c)i.(2): Shift Fairbanks Ave. to its current location
- Land Use, 3d)i.(1): Reallocate Multifamily use to TH
- Land Use, 3d)i.(3)(c): Phase uses permitted in CDD for Upland Park
- Land Use, 3e)i.(1): Extend 45' height limit to TH area; Allow 85' at multifamily block
- Public Realm, 8a)i.(2): Small length of public sw along Foster Ave. is 5' in width instead of 6'

UPLAND PARK: PHASE 2 COMPARISON PLANS

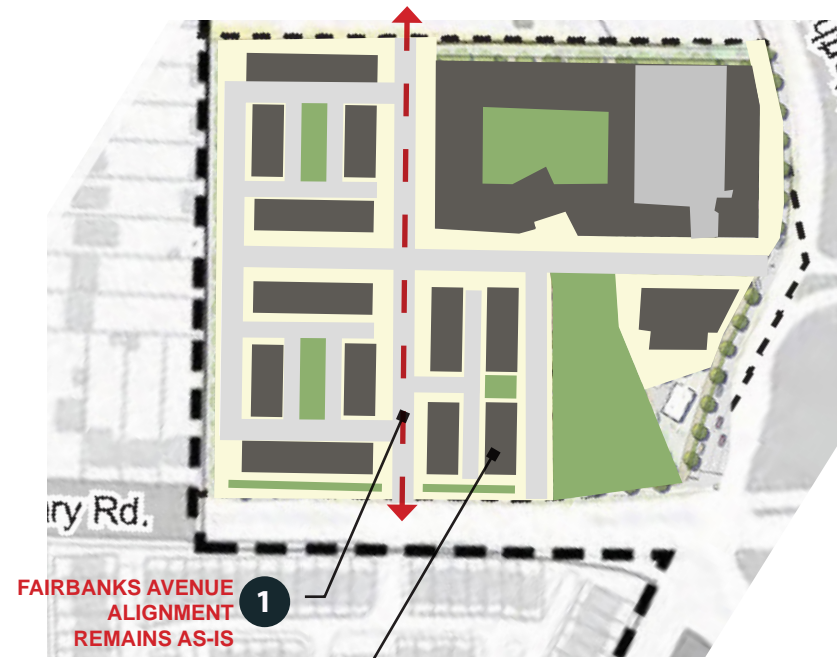


NOT TO SCALE

2013

BEAUREGARD URBAN DESIGN GUIDELINES

- BSAP Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space



NOT TO SCALE

2020

CURRENTLY PROPOSED UPLAND PARK PLAN

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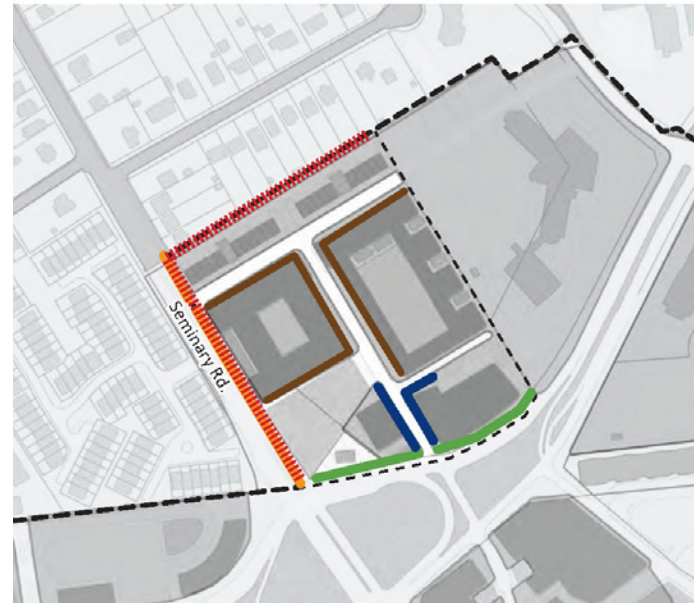
GENERAL ILLUSTRATIVE PLAN



NOT TO SCALE

- BSAP Boundary
- Parking Structure
- Existing Buildings to Remain
- Streets
- Fire station
- Proposed Buildings
- Proposed Transitway Route
- Proposed Transitway Stop
- Open Space

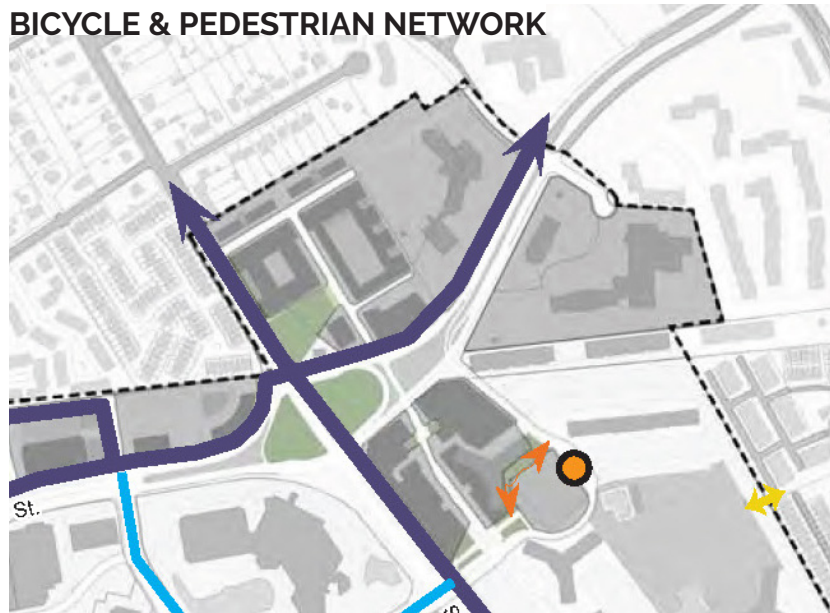
BUILDING SETBACKS & TRANSITIONS



NOT TO SCALE

- Frontage Setback For Seminary Rd. (20' min. from edge of curb to building)
- Frontage Setback for N. Beaugard St. (10' min. from right-of-way to building)
- Frontage Setback for Retail (16 feet - 25 feet from edge of curb to building)
- Frontages shall have an average setback of 10 feet (from property line to building) for a minimum of 30% of the identified frontage for each building.
- Required Building Transition (See Chapter 4, Section D)

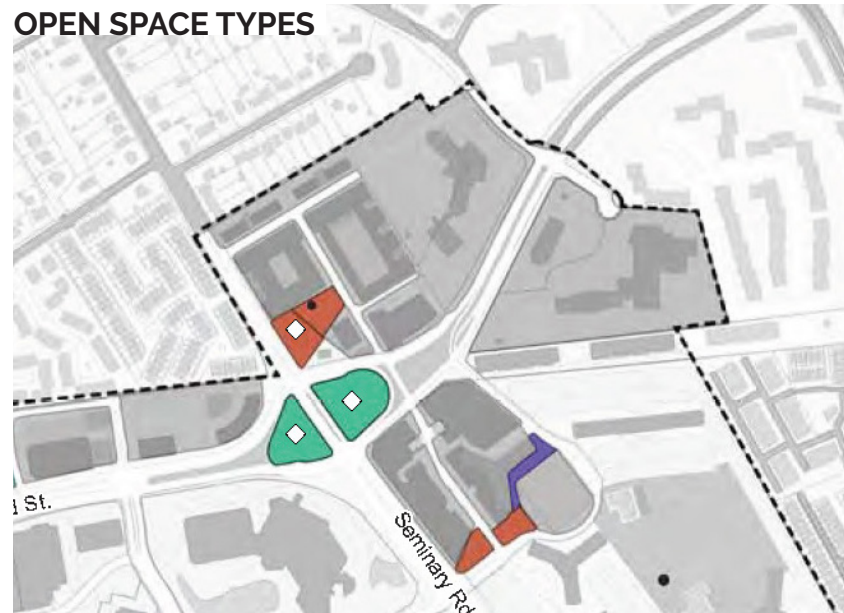
BICYCLE & PEDESTRIAN NETWORK



NOT TO SCALE

- BSAP Boundary
- Existing Trails
- Proposed Trails
- On-Road Bicycle Facilities (5' Bike Lane)
- On-Road Bicycle Facilities (14' Sharrows includes vehicular travel lane)
- Off-Road Bicycle Facilities (10' multi-use trail)
- Major Mid-Block Passages
- Potential pedestrian and bicycle connections to neighboring communities
- Proposed Transitway Stop

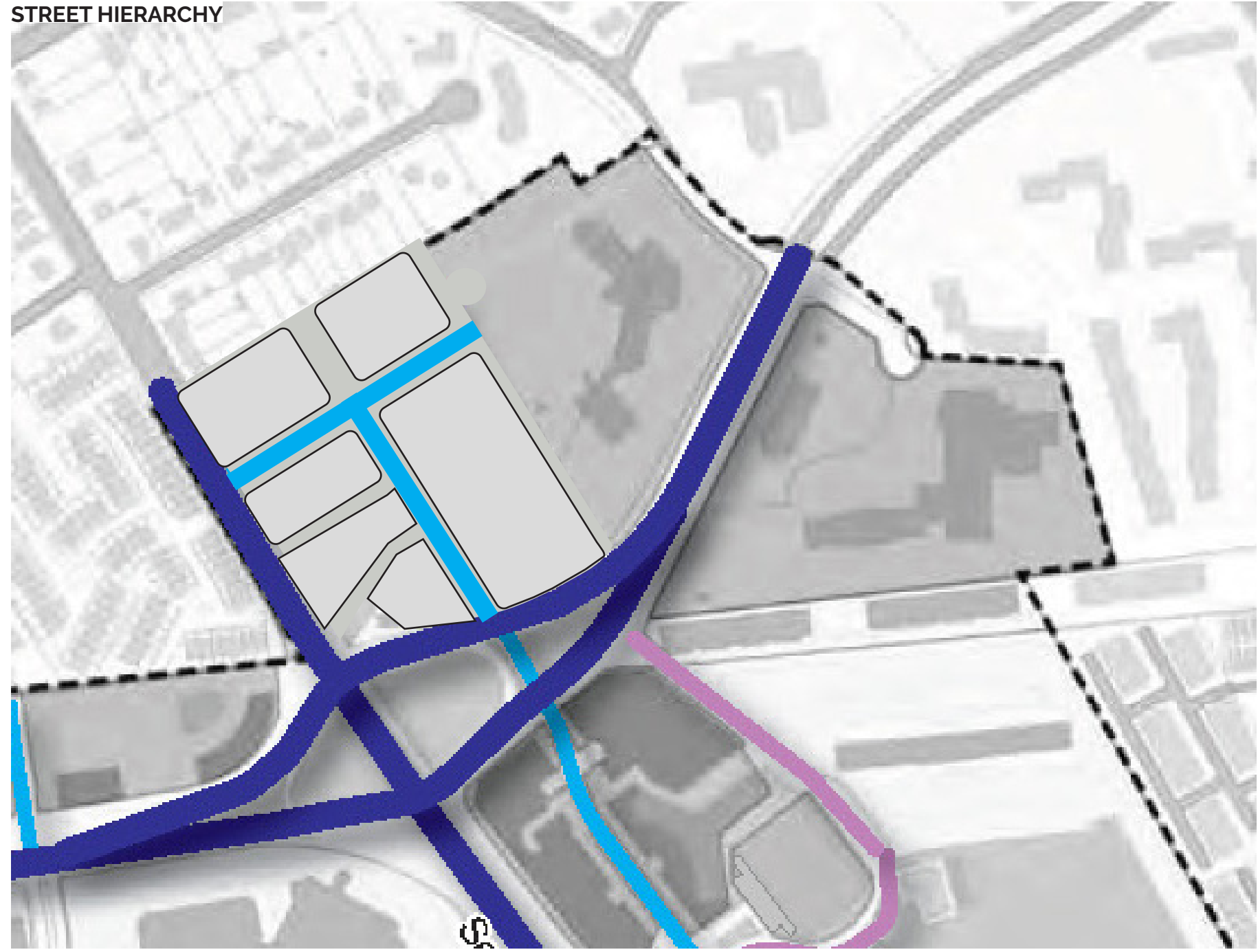
OPEN SPACE TYPES



NOT TO SCALE

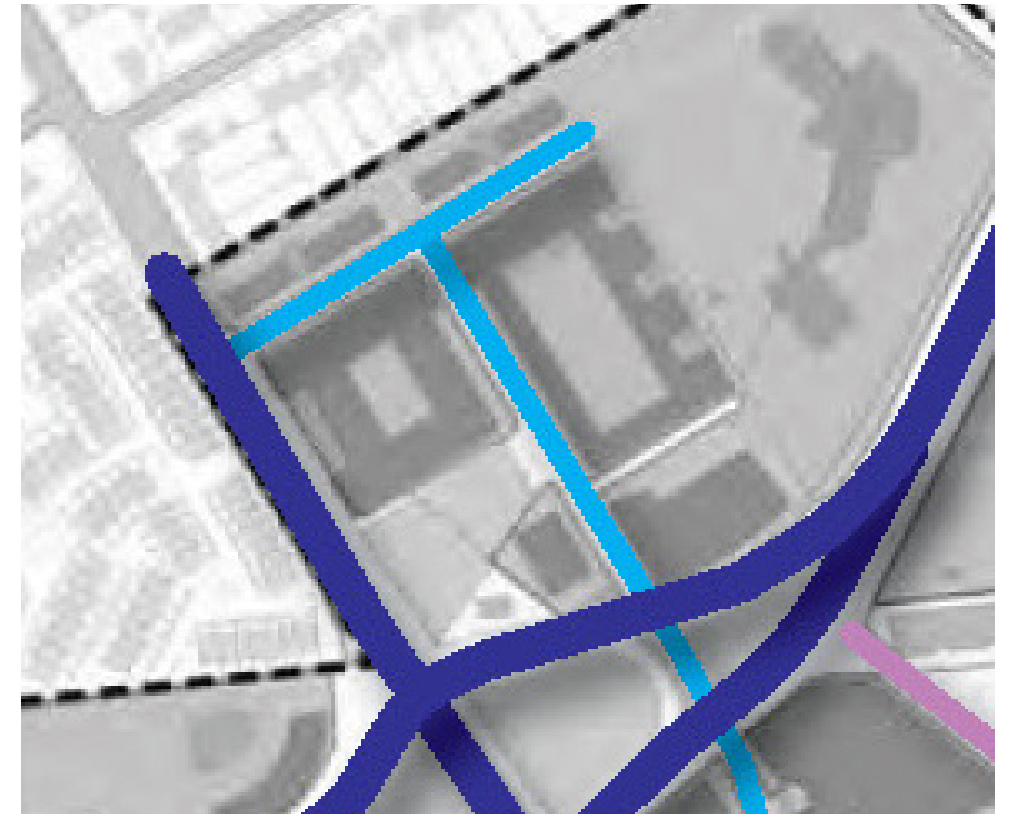
- BSAP Boundary
- Resource Protection Area (RPA)
- Playground (A playground will be located in each of the six residential neighborhoods.)
- Existing Major Adjacent Open Space
- City-Owned Land
- Greens
- Squares
- Plazas
- Pocket Parks
- Major Mid-Block Passage

STREET HIERARCHY



2020
CURRENTLY PROPOSED
UPLAND PARK PLAN

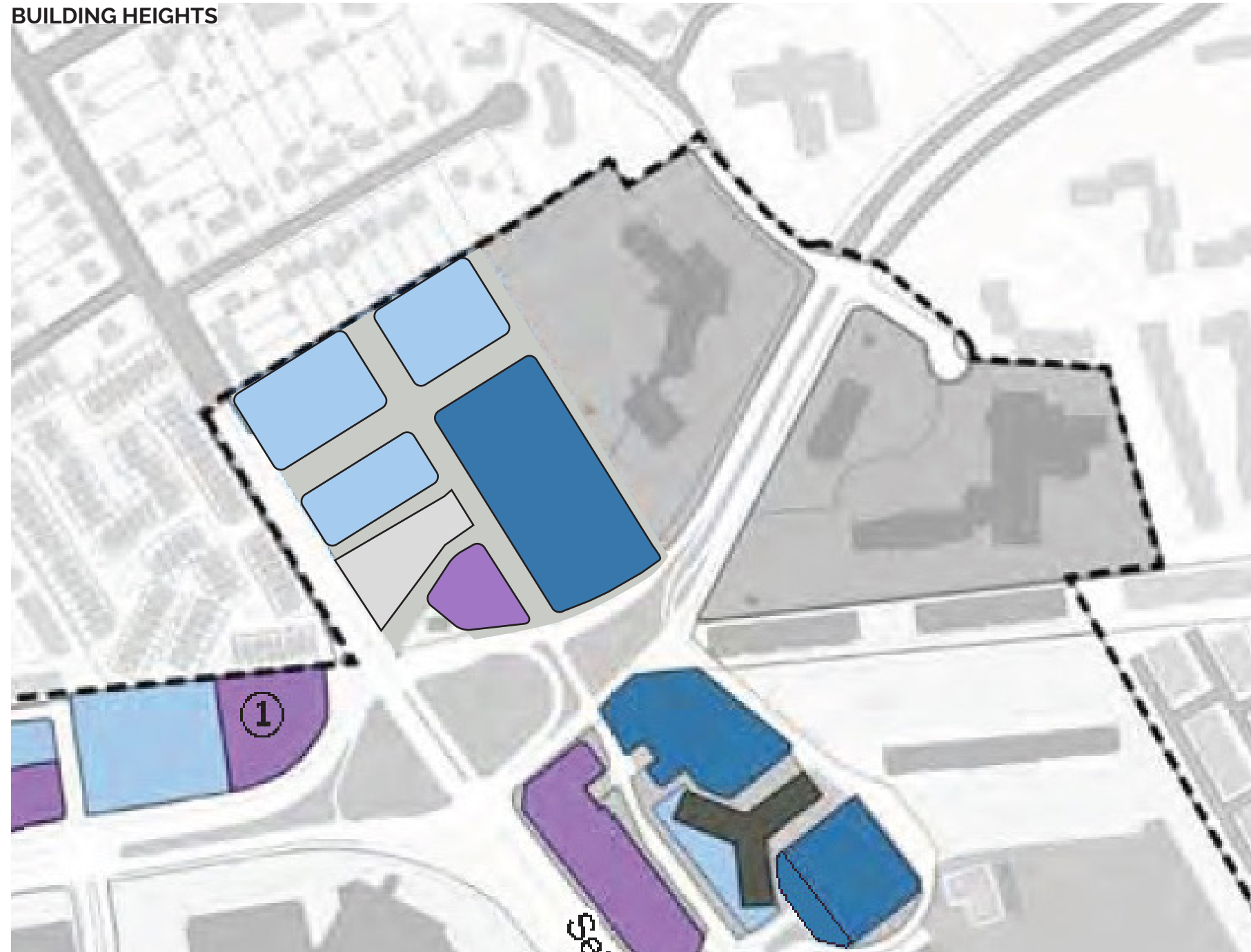
-  BSAP Boundary
-  "A" Street
-  "B" Street
-  "C" Street
-  Existing Drive Aisle Connection to Remain



2013
BEAUREGARD URBAN DESIGN
GUIDELINES


NOT TO SCALE

BUILDING HEIGHTS



2020
CURRENTLY PROPOSED
UPLAND PARK PLAN

- BSAP Boundary
- Maximum 130 feet
- Maximum 110 feet
- Maximum 85 feet
- Maximum 45 feet
- Existing buildings to remain in effected planned area



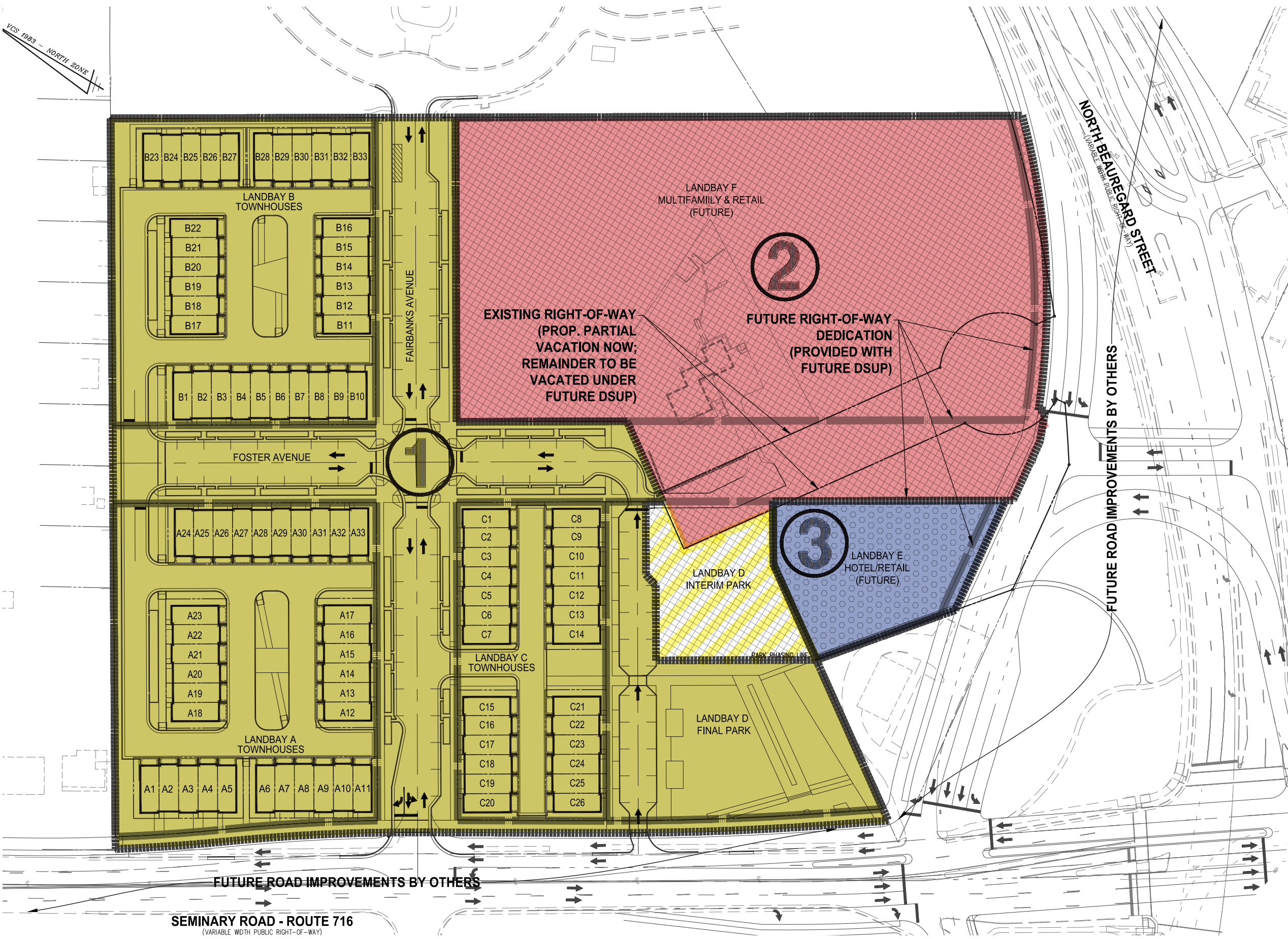
2013
BEAUREGARD URBAN DESIGN
GUIDELINES



NOT TO SCALE

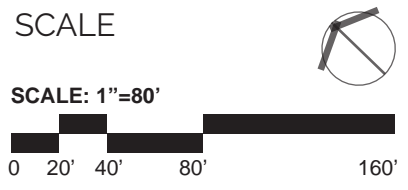
- BSAP Boundary
- Maximum 130 feet
- Maximum 110 feet
- Maximum 60 feet
- Maximum 45 feet
- Existing buildings to remain in effected planned area

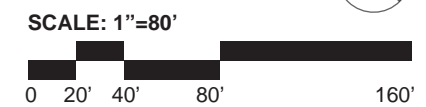
VCS 1988 - NORTH ZONE

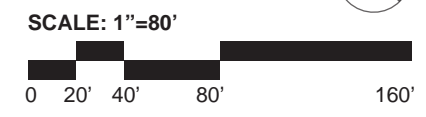


PHASING NARRATIVE

- PHASE 1 (THIS APPLICATION)**
- PHASE 1 (Temporary Park)**
- PHASE 2**
- PHASE 3**







PROPOSED PARK

UPLAND PARK
CITY OF ALEXANDRIA







NORTH VIEW

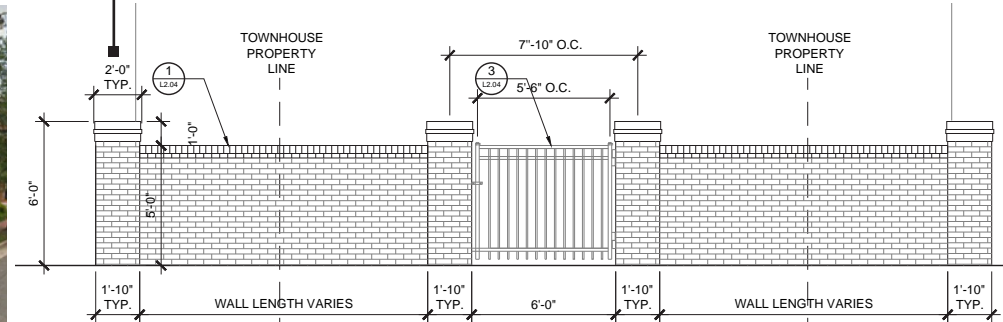




SOUTHWEST VIEW



TYPICAL ALLEY SCREENING





WEST VIEW





LEGEND

- A** Raised Intersection @ Foster Ave & Park Plaza
- B** Plaza Pavilion/Shade Structure and Raised Seating Platform Element
- C** Community Dog Park with Sculptural Seating
- D** Community Garden Plots & Storage Space
- E** Kid's Playground for Various Age Groups/Abilities
- F** Park Promenade & Lawn
- G** Park Planting Buffer & Potential Stormwater Bioretention Areas
- H** Entry Plaza @ Seminary with Shaded Seating
- I** Terraced Seat Wall(s) with Stair Connection
- J** Woonerf Streetscape with On-Street Parking & Raised Mid-Block Crosswalk
- K** Ellipse Improvements
- L** Open Space Walkway
- M** Proposed Townhomes
- N** Potential Art Location



TOWNHOUSE ARCHITECTURE

UPLAND PARK
CITY OF ALEXANDRIA





6-UNIT FRONT ELEVATION
DARK COLOR SIDING

Brick: Berkshire
Trim: Bronze
Siding: Urban Iron



Reverse Per Plan Per Plan Per Plan Per Plan Reverse

6-UNIT REAR ELEVATION
END UNITS - FULL BRICK
INTERIOR UNITS - SIDING

Brick: Berkshire
Trim: Bronze
Siding: Urban Iron



Siding:
Urban Iron
Brick:
Berkshire

Siding:
Twilight Shadow
Brick:
Berkshire

Siding:
Flint Shadow
Brick:
Ellie Gray
(Painted)

Siding:
Urban Iron
Brick:
Berkshire

Siding:
Deep
Brunswick
Brick:
Savannah Gray

Siding:
Sandy Tan
Brick:
Berkshire

Siding:
Urban Iron
Brick:
Berkshire



7-UNIT FRONT ELEVATION
FULL BRICK FRONTS AT BUILDING ENDS AND
CENTER INTERIOR UNIT
OTHER UNITS PARTIAL BRICK AND SIDING



Reverse Per Plan Per Plan Per Plan Per Plan Per Plan Reverse

7-UNIT REAR ELEVATION
FULL BRICK UNITS AT BUILDING ENDS AND
CENTER INTERIOR UNIT
OTHER UNITS SIDING





6-UNIT FRONT ELEVATION
DARK COLOR LOFT SIDING

Brick: Charred Oak
Trim: Bronze
Siding: Irish Thistle



Reverse Per Plan Per Plan Per Plan Per Plan Reverse

6-UNIT REAR ELEVATION
END UNITS - FULL BRICK
INTERIOR UNITS - SIDING

Brick: Charred Oak
Trim: Bronze
Siding: Irish Thistle



Siding:
Irish Thistle
Brick:
Charred Oak

Siding:
Twilight Shadow
Brick:
Thunder Gray

Siding:
Teak
Brick:
Catawba Ridge

Siding:
Wedgewood
Brick:
New Swan
Quarter

Siding:
Urban Iron
Brick:
Brunswick
Urban Bronze

Siding:
Teak
Brick:
Cordoba

Siding:
Irish Thistle
Brick:
Charred Oak



7-UNIT FRONT ELEVATION
FULL BRICK FRONTS AT BUILDING ENDS AND
CENTER INTERIOR UNIT
OTHER UNITS PARTIAL BRICK AND SIDING



Reverse Per Plan Per Plan Per Plan Per Plan Per Plan Reverse

7-UNIT REAR ELEVATION
FULL BRICK UNITS AT BUILDING ENDS AND
CENTER INTERIOR UNIT
OTHER UNITS SIDING



Siding:
Sagebrook
Brick:
New Swan
Quarter

Siding:
Georgian Gray
Brick:
Charred Oak

Siding:
Stone Mt. Clay
Brick:
Taupe Tone

Siding:
Natural Almond
Brick:
Coastal Bluff

Siding:
Wedgewood
Brick:
LaCava

Siding:
Stone Mt. Clay
Brick:
Taupe Tone

Siding:
Sagebrook
Brick:
New Swan
Quarter



7-UNIT FRONT ELEVATION
FULL BRICK FRONTS AT BUILDING ENDS AND
CENTER INTERIOR UNIT
OTHER UNITS PARTIAL BRICK AND SIDING



Reverse Per Plan Per Plan Per Plan Per Plan Per Plan Reverse

7-UNIT REAR ELEVATION
FULL BRICK UNITS AT BUILDING ENDS AND
CENTER INTERIOR UNIT
OTHER UNITS SIDING





END UNIT **ELEVATION A** (WITH ALL "BRICK FRONT" BUILDINGS)
SINGLE COLOR PANEL TRIM



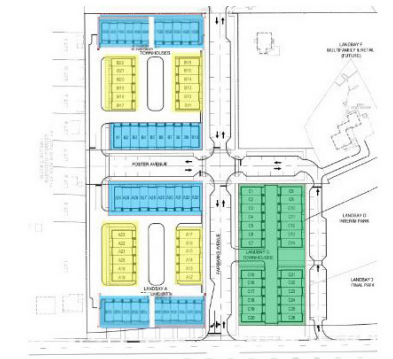
END UNIT **ELEVATION B** (WITH ALL "BRICK FRONT" BUILDINGS)
TWO-TONE COLOR PANEL TRIM



END UNIT **ELEVATION C** (WITH ALL "SIDING/BRICK FRONT" BUILDINGS)
SINGLE COLOR PANEL TRIM



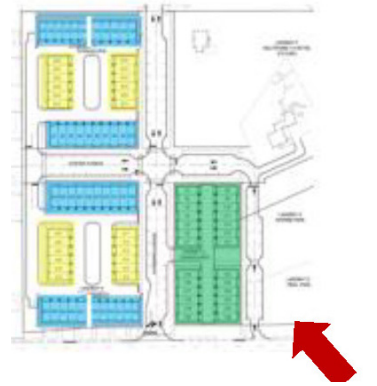
END UNIT **ELEVATION D** (WITH ALL "SIDING/BRICK FRONT" BUILDINGS)
TWO-TONE COLOR PANEL TRIM



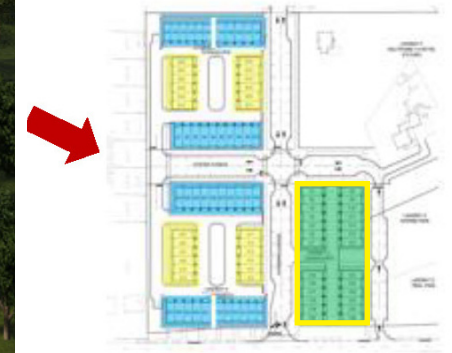
BIRDS EYE VIEW FROM SEMINARY PARK AT INTERSECTION OF SEMINARY AND FAIRBANKS



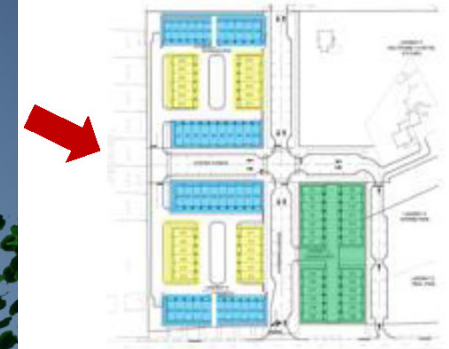
VIEW FROM SEMINARY PARK AT INTERSECTION OF SEMINARY AND FAIRBANKS



VIEW FROM PHASE 1 PARK



VIEW FROM ECHOLS STREET REAR YARDS



VIEW FROM ECHOLS STREET REAR YARDS

NEXT STEPS

UPLAND PARK
CITY OF ALEXANDRIA

PROJECT TIMELINE

- File DSUP in the Summer of 2020
- Community Meetings/BDAC Summer/Fall 2020
- Alexandria City Council Hearing by Fall/Winter 2020



QUESTIONS + ANSWERS



APPENDIX

UPLAND PARK
CITY OF ALEXANDRIA

ILLUSTRATIVE PLAN



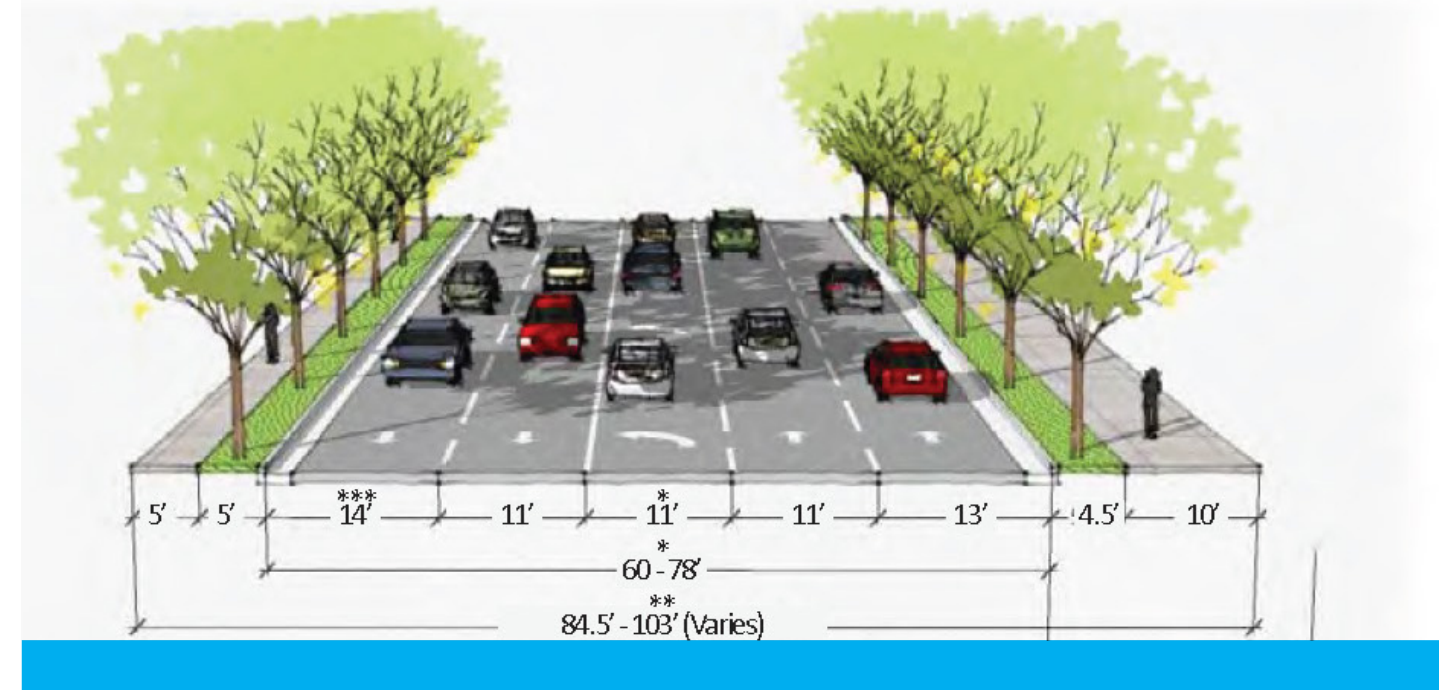
LEGEND

- BSAP Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Deck
- Parking Structure
- Streets
- Alley



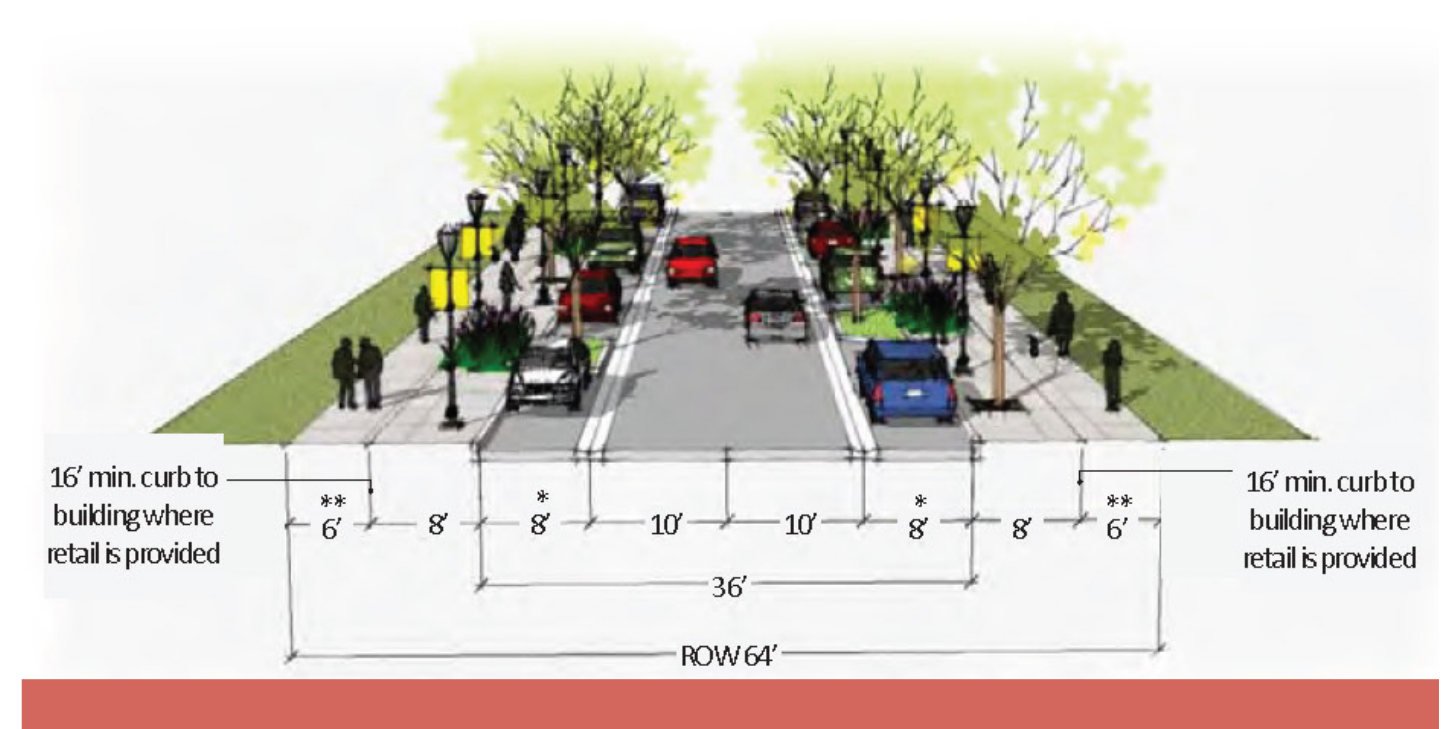
NOT TO SCALE

STREETSCAPE STANDARDS



Seminary Rd.

NOT TO SCALE



Foster & Fairbanks Ave.

NOT TO SCALE

