

# **UPLAND PARK**

THE MEETING WILL BEGIN SHORTLY.....

**THANK  
YOU!!!**





# UPLAND PARK

CITY OF ALEXANDRIA

BDAC MEETING #1

JULY 27, 2020





# ABOUT US

UPLAND PARK  
CITY OF ALEXANDRIA



**WE MANAGE TO ADD VALUE**

We actively manage a wide array of commercial and residential properties from New York to Northern Virginia, including:

- Shopping Centers
- Multi-family Residential
- Triple-Net Retail
- Mixed-Use
- Main Street Strips

We have long-term commitment to our properties, and we never stop improving and investing in them. As a result, Hekemian properties are easily recognized by their meticulous landscaping, beautifully maintained and upgraded facilities, well-lit grounds and parking, and technological conveniences.



444 Maple Ave - Vienna, VA



The Rotunda - Baltimore, MD



# PROJECT OVERVIEW & PHASING

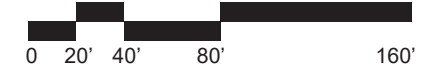
UPLAND PARK  
CITY OF ALEXANDRIA



GOOGLE AERIAL & SITE SURVEY

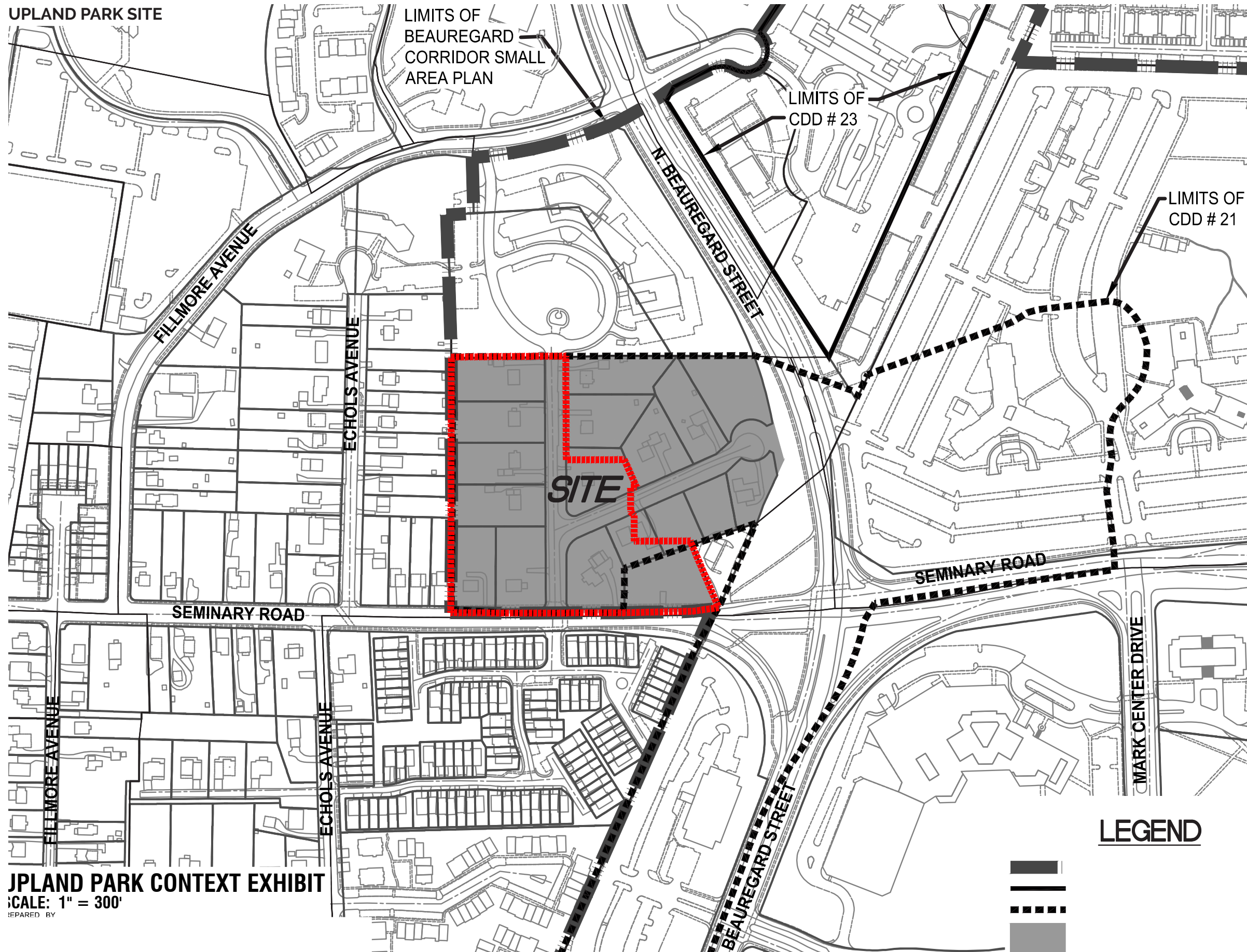


SCALE: 1"=80'



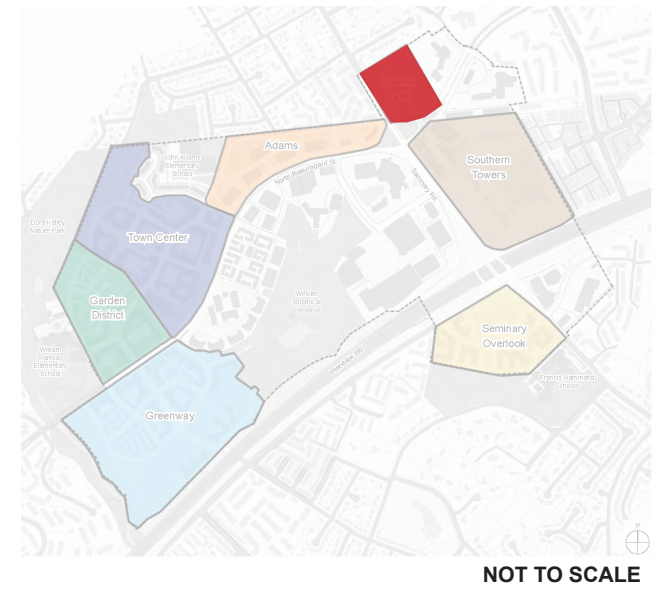


**UPLAND PARK SITE**



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

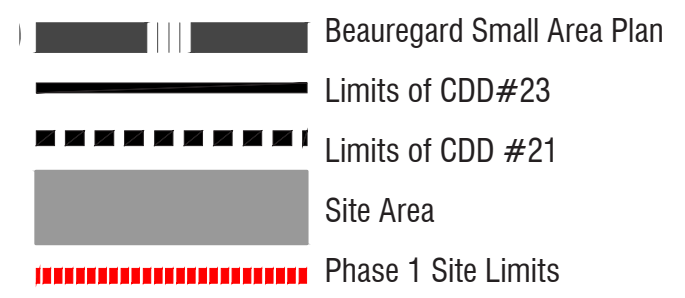
**NEIGHBORHOOD LOCATOR MAP**



**LEGEND**



**LEGEND**

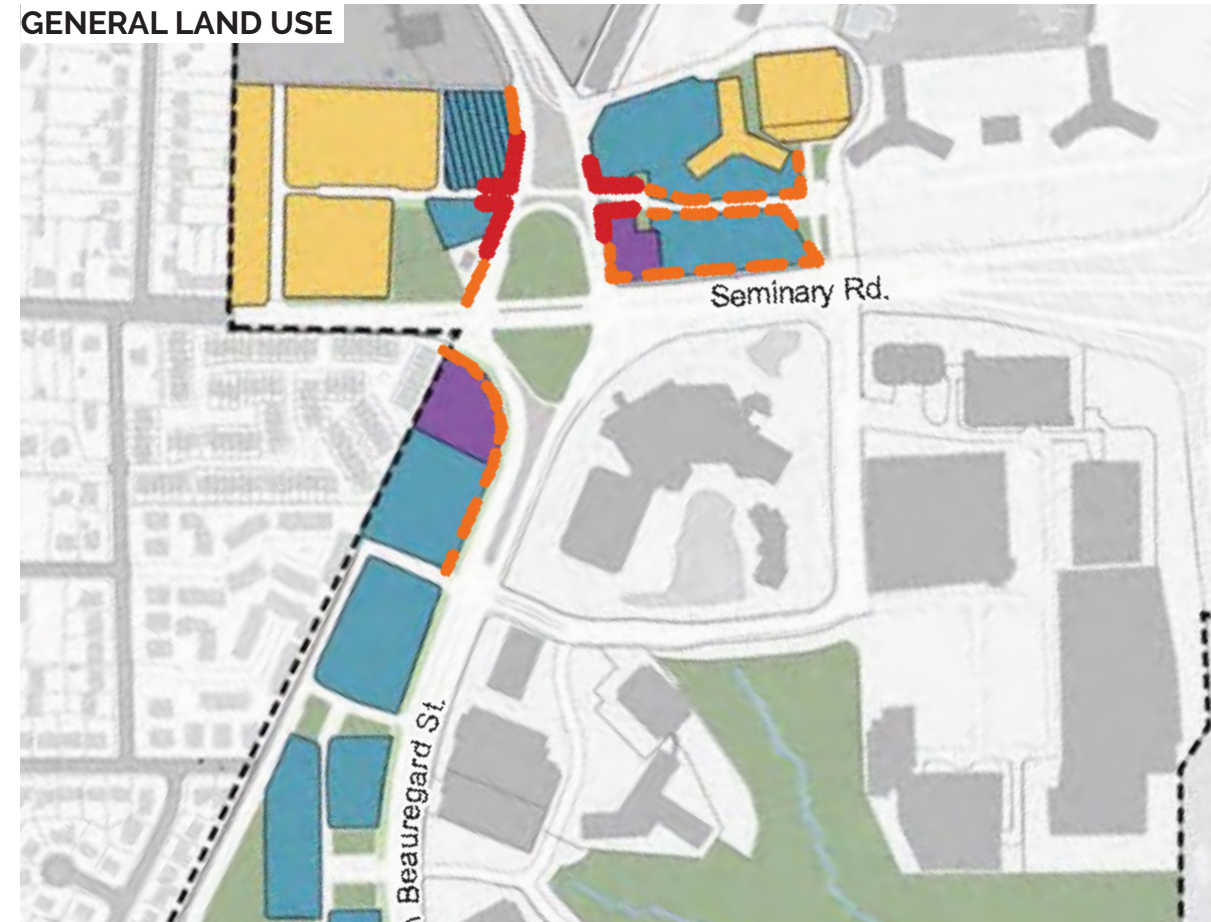




# UPLAND PARK: DEVELOPMENT SUMMARY PER CDD CONDITION #37

## 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

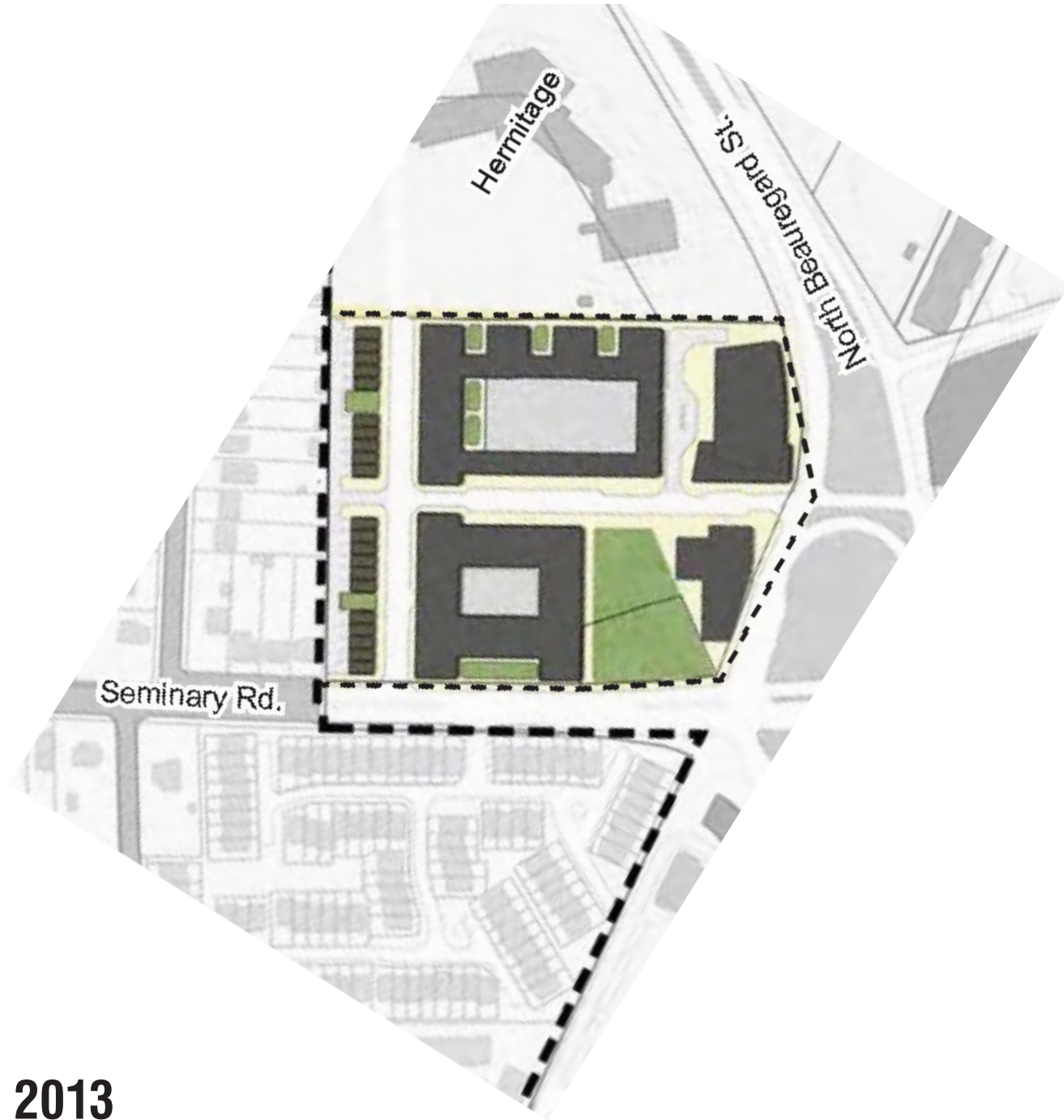


### LEGEND

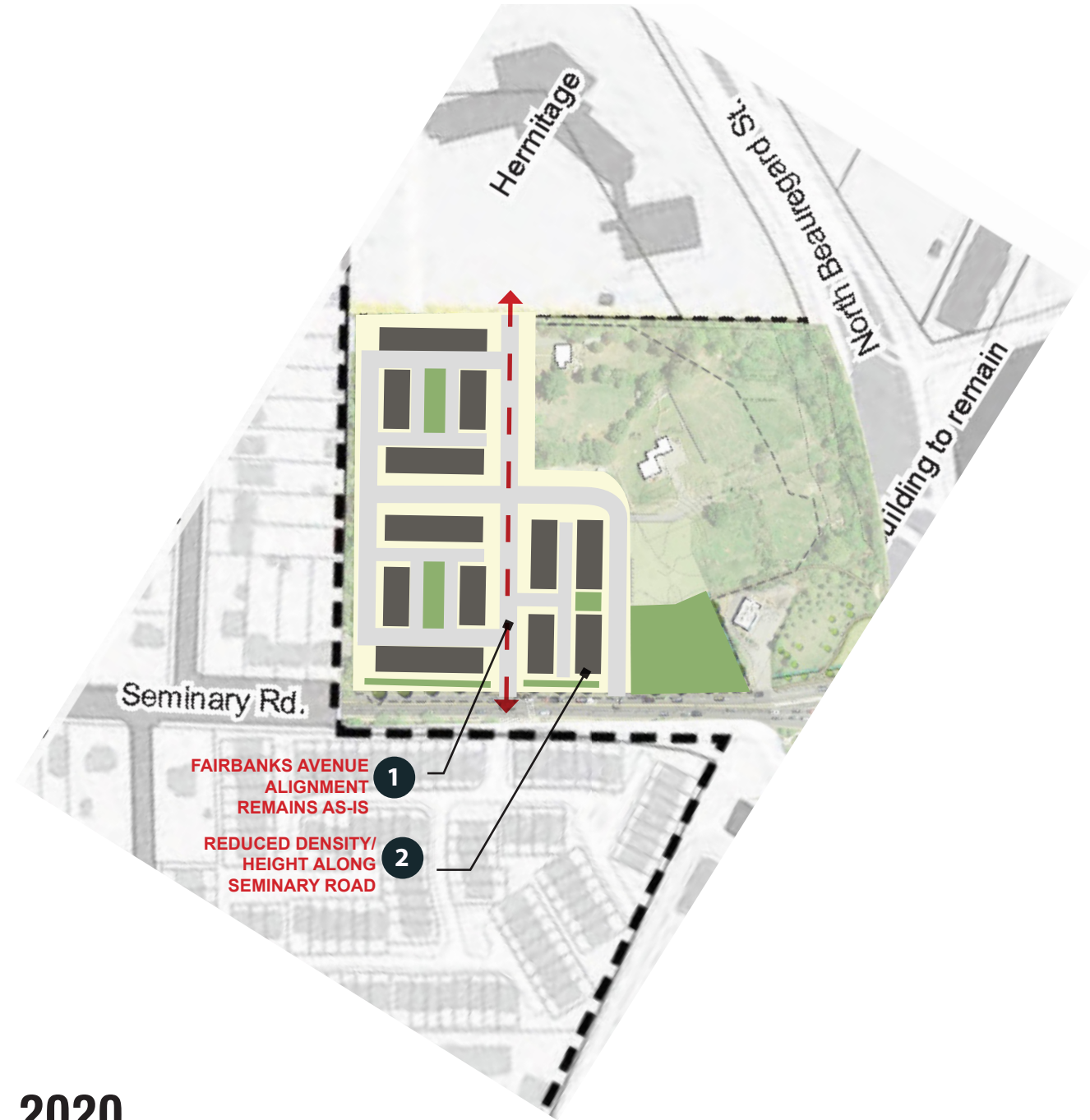
- |                     |   |
|---------------------|---|
| BSAP Boundary       | Open Space  |
| Office              | Fire Station  |
| Office or Hotel Use | Required Retail (Commercial or Mixed-use buildings) |
| Hotel               | Optional Retail (May revert to its primary use)     |
| Residential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



# UPLAND PARK: PHASE 1 COMPARISON PLANS



**2013**  
BEAUREGARD URBAN DESIGN  
GUIDELINES

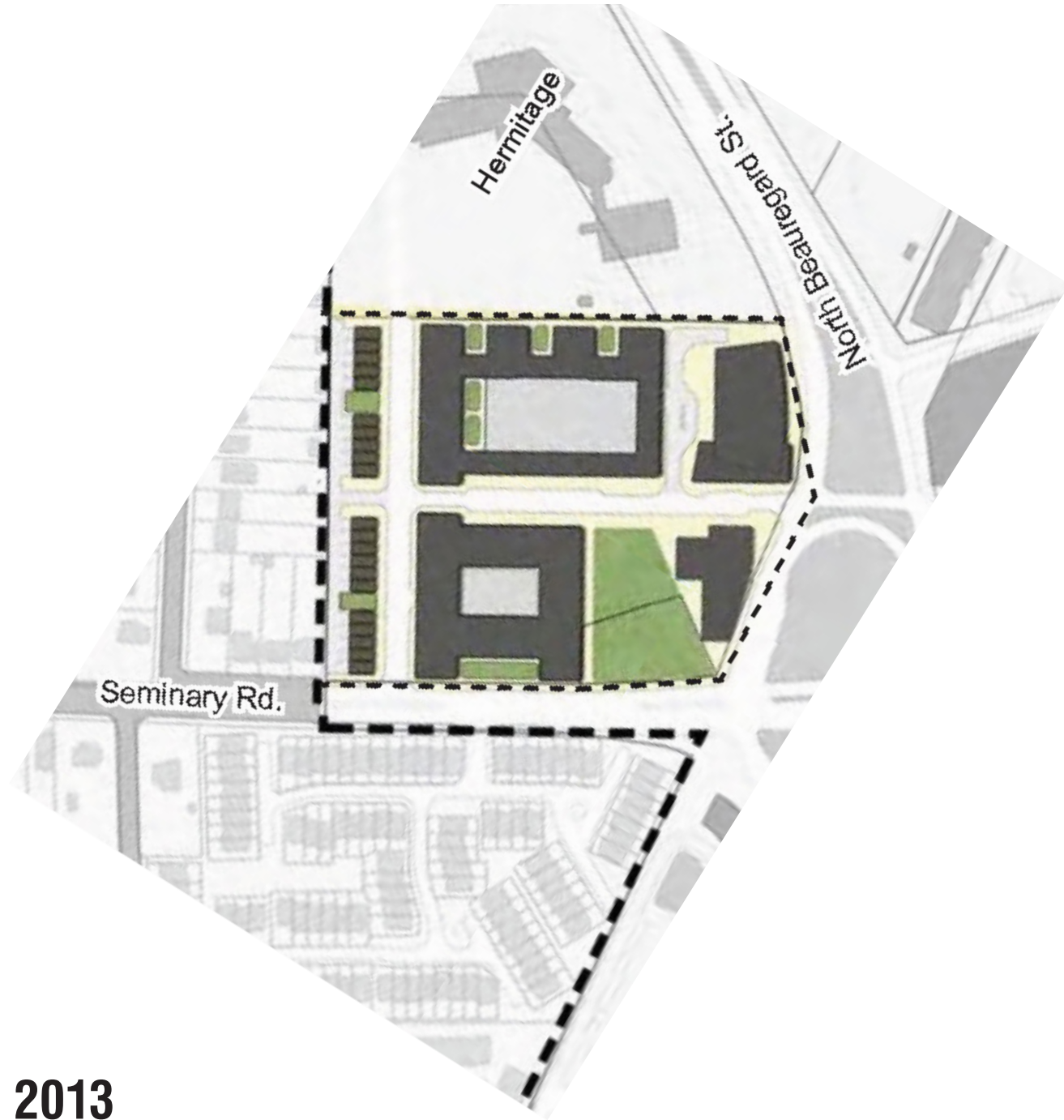


**2020**  
CURRENTLY PROPOSED  
UPLAND PARK PLAN

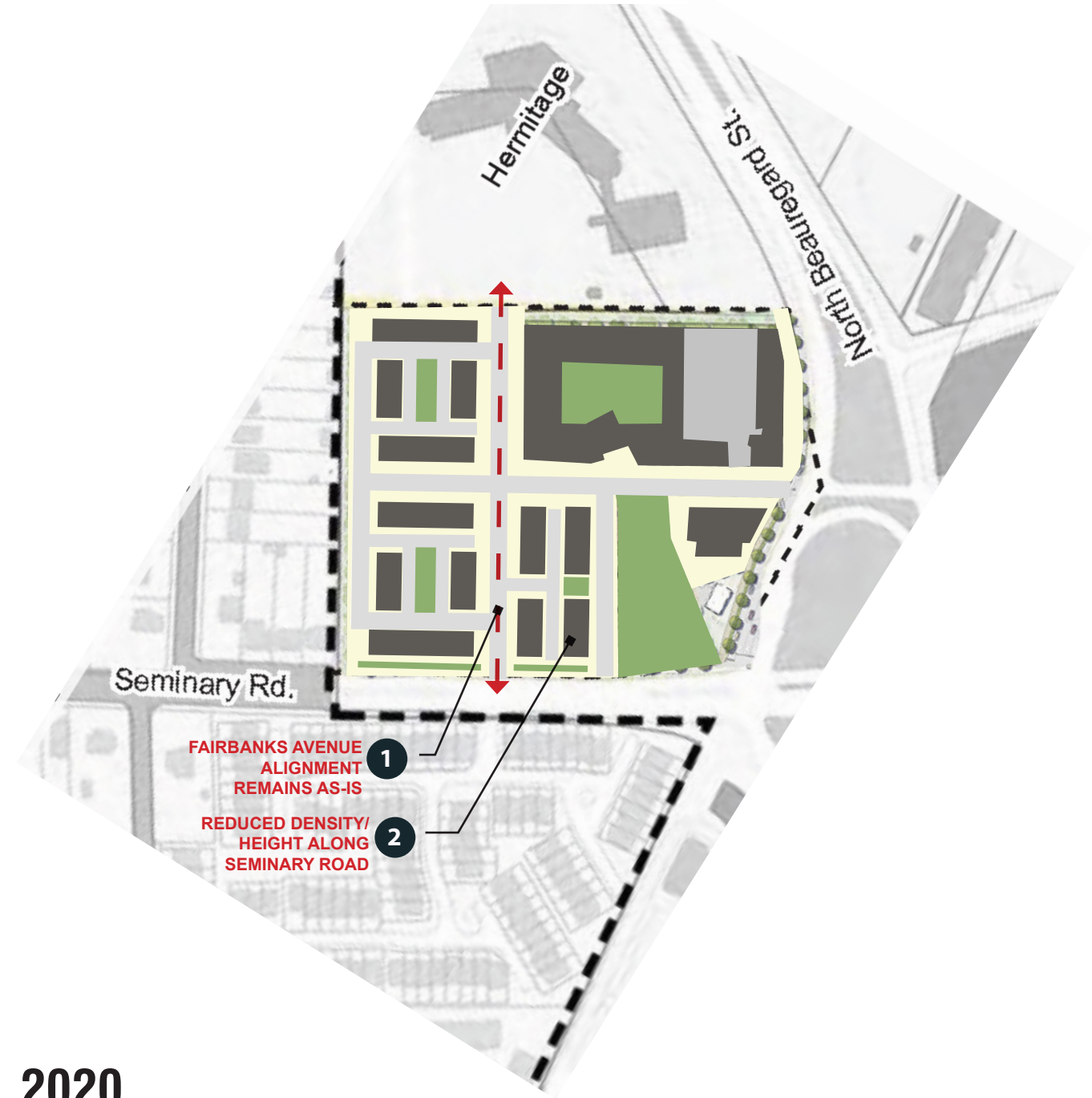


NOT TO SCALE

# UPLAND PARK: PHASE 2 COMPARISON PLANS



**2013**  
BEAUREGARD URBAN DESIGN  
GUIDELINES



**2020**  
CURRENTLY PROPOSED  
UPLAND PARK PLAN

1  
FAIRBANKS AVENUE  
ALIGNMENT  
REMAINS AS-IS

2  
REDUCED DENSITY/  
HEIGHT ALONG  
SEMINARY ROAD



NOT TO SCALE

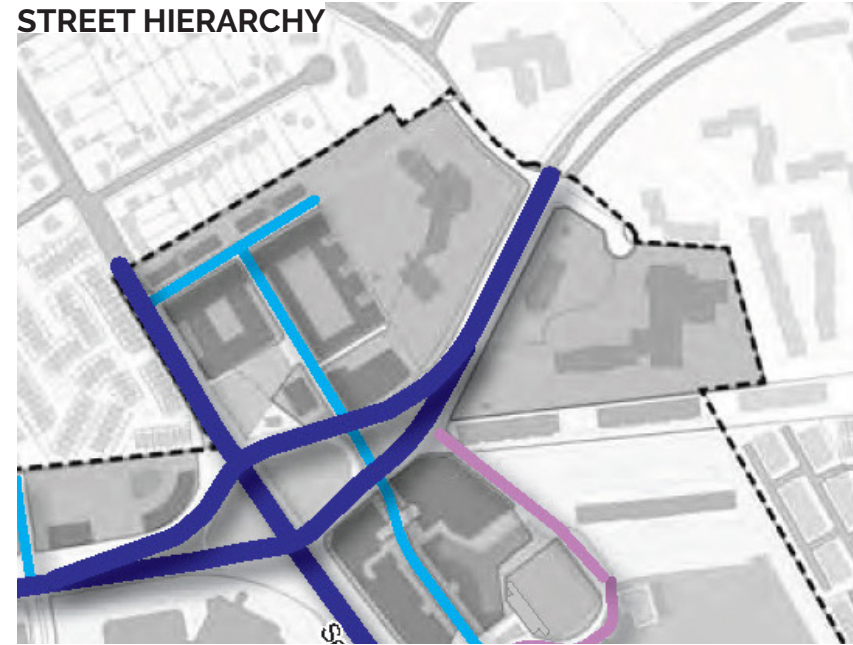


### GENERAL ILLUSTRATIVE PLAN



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

### STREET HIERARCHY



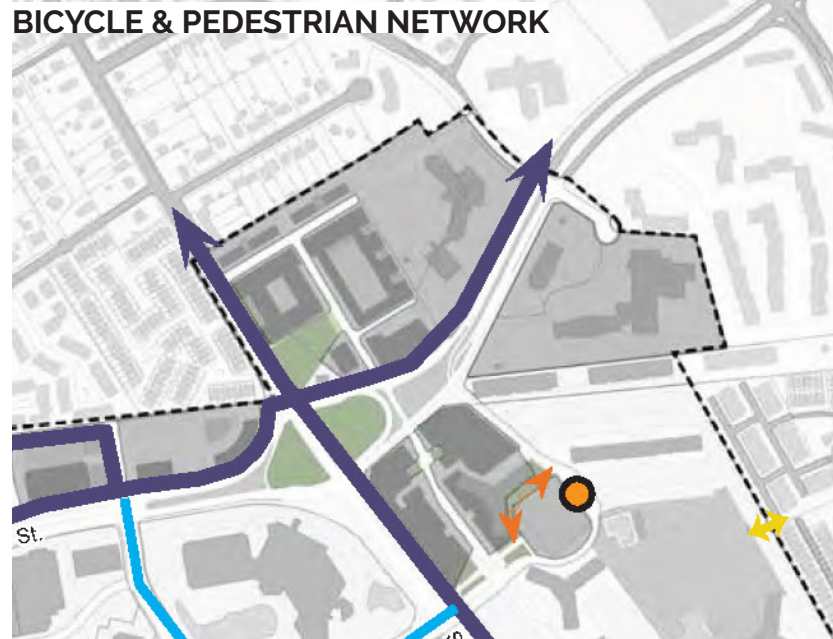
- BSAP Boundary
- "A" Street
- "B" Street
- "C" Street
- Existing Drive Aisle Connection to Remain

### BUILDING HEIGHTS



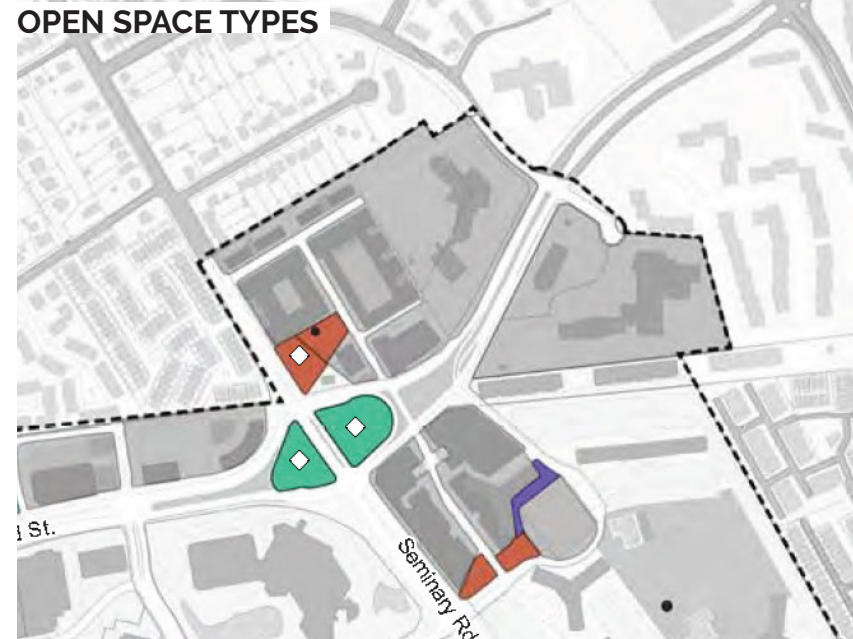
- BSAP Boundary
- Maximum 60 feet
- Maximum 130 feet
- Maximum 45 feet
- Maximum 110 feet
- Existing buildings to remain in effected planned area

### BICYCLE & PEDESTRIAN NETWORK



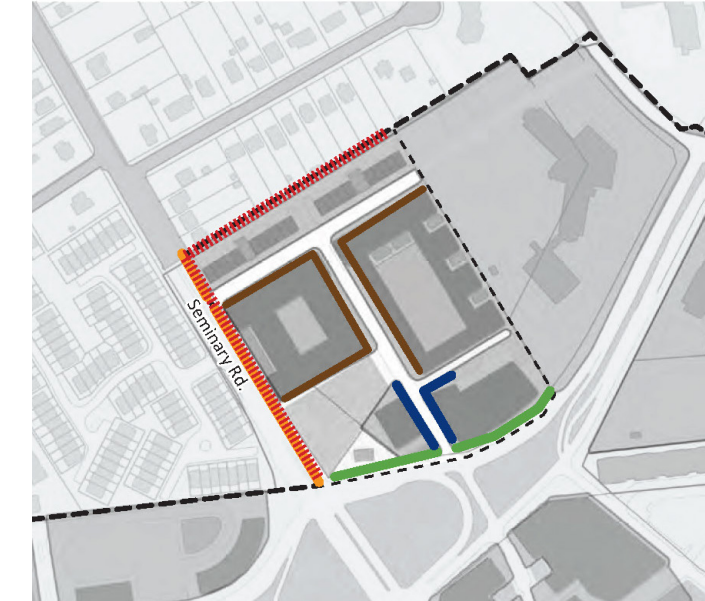
- BSAP Boundary
- Existing Trails
- Proposed Trails
- ← On-Road Bicycle Facilities (5' Bike Lane)
- ← On-Road Bicycle Facilities (14' Sharrows includes vehicular travel lane)
- ← Off-Road Bicycle Facilities (10' multi-use trail)
- ↔ Major Mid-Block Passages
- ↔ Potential pedestrian and bicycle connections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

### OPEN SPACE TYPES



- 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

### BUILDING SETBACKS & TRANSITIONS



- Frontage Setback For Seminary Rd. (20' min. from edge of curb to building)
- Frontage Setback for N. Beauregard 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)

Notes:  
All other setbacks shall be by building use as described in Chapter 4, Section C.



NOT TO SCALE



ILLUSTRATIVE PLAN



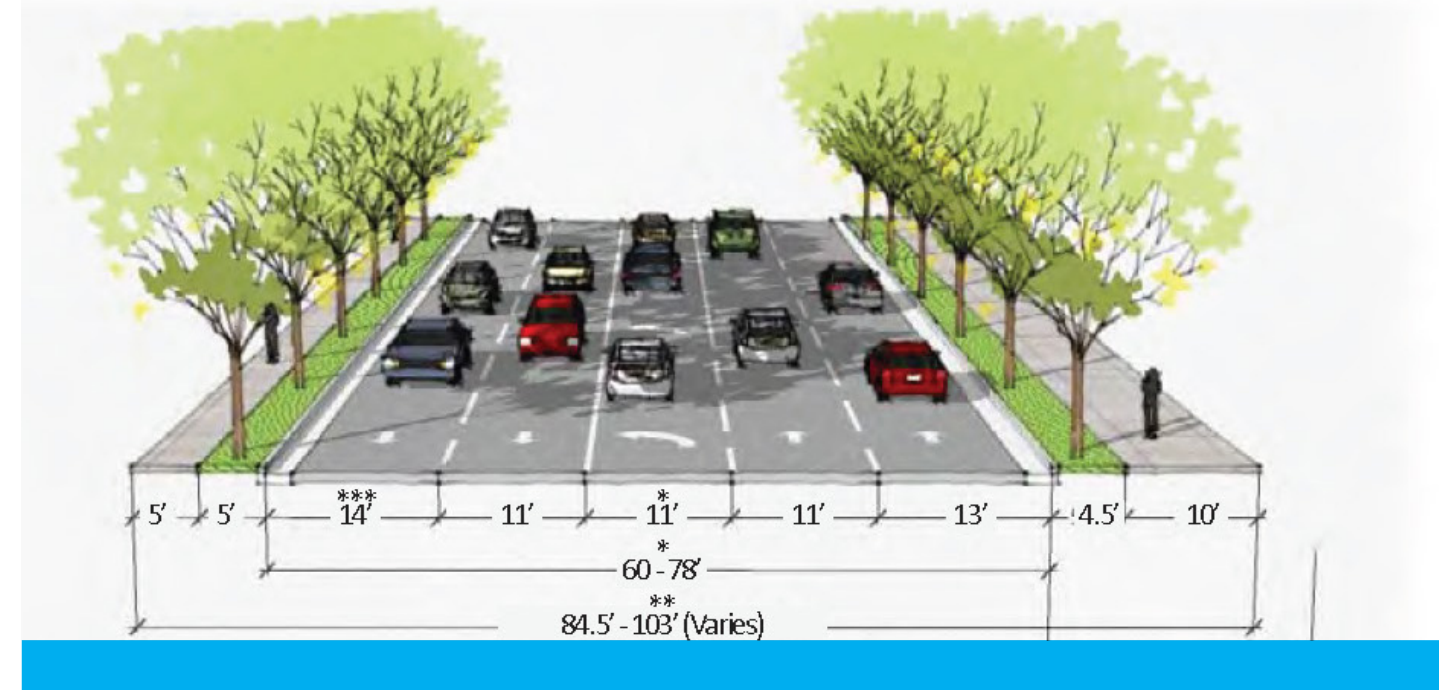
LEGEND

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



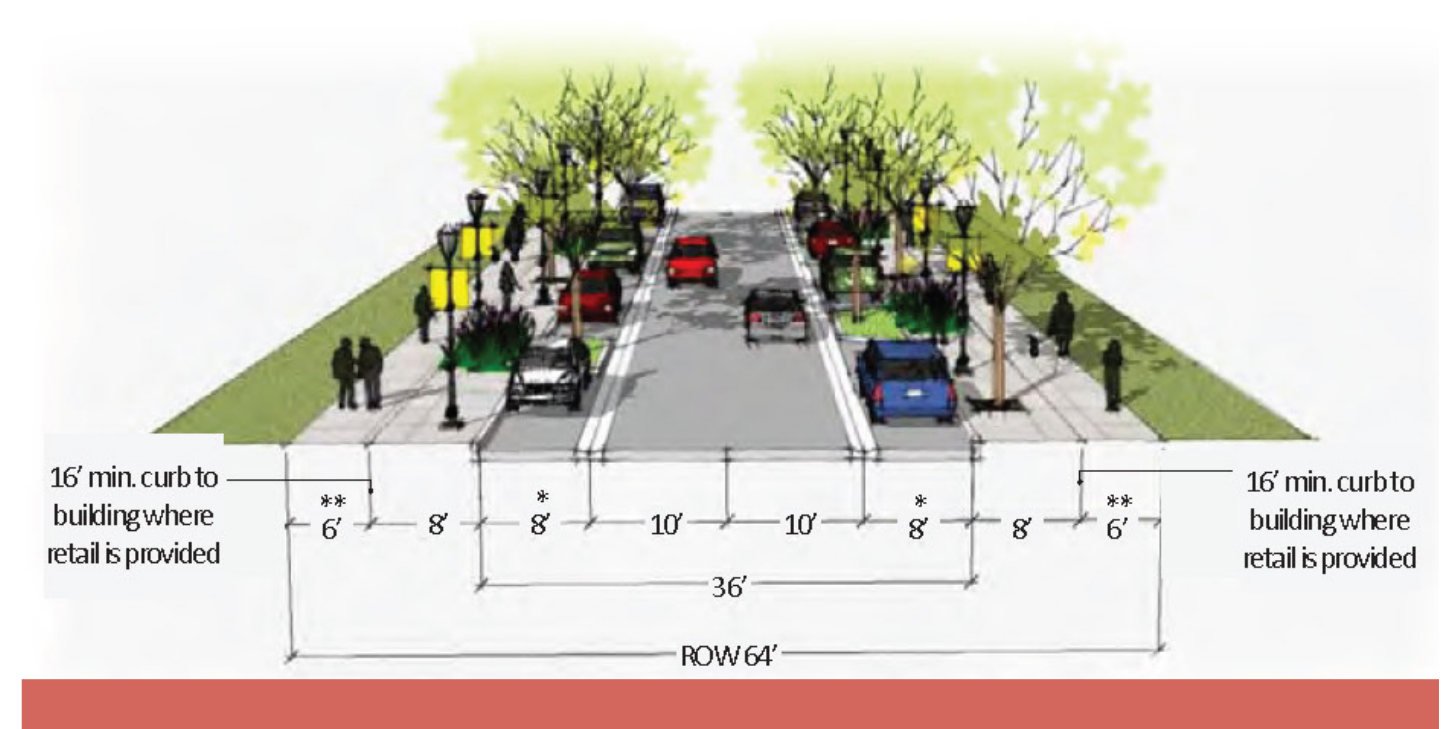
NOT TO SCALE

STREETSCAPE STANDARDS



Seminary Rd.

NOT TO SCALE



Foster & Fairbanks Ave.

NOT TO SCALE



# Upland Park: Proposed Phase 1

## PROPOSED Phase 1 (6.02ac Site Area)

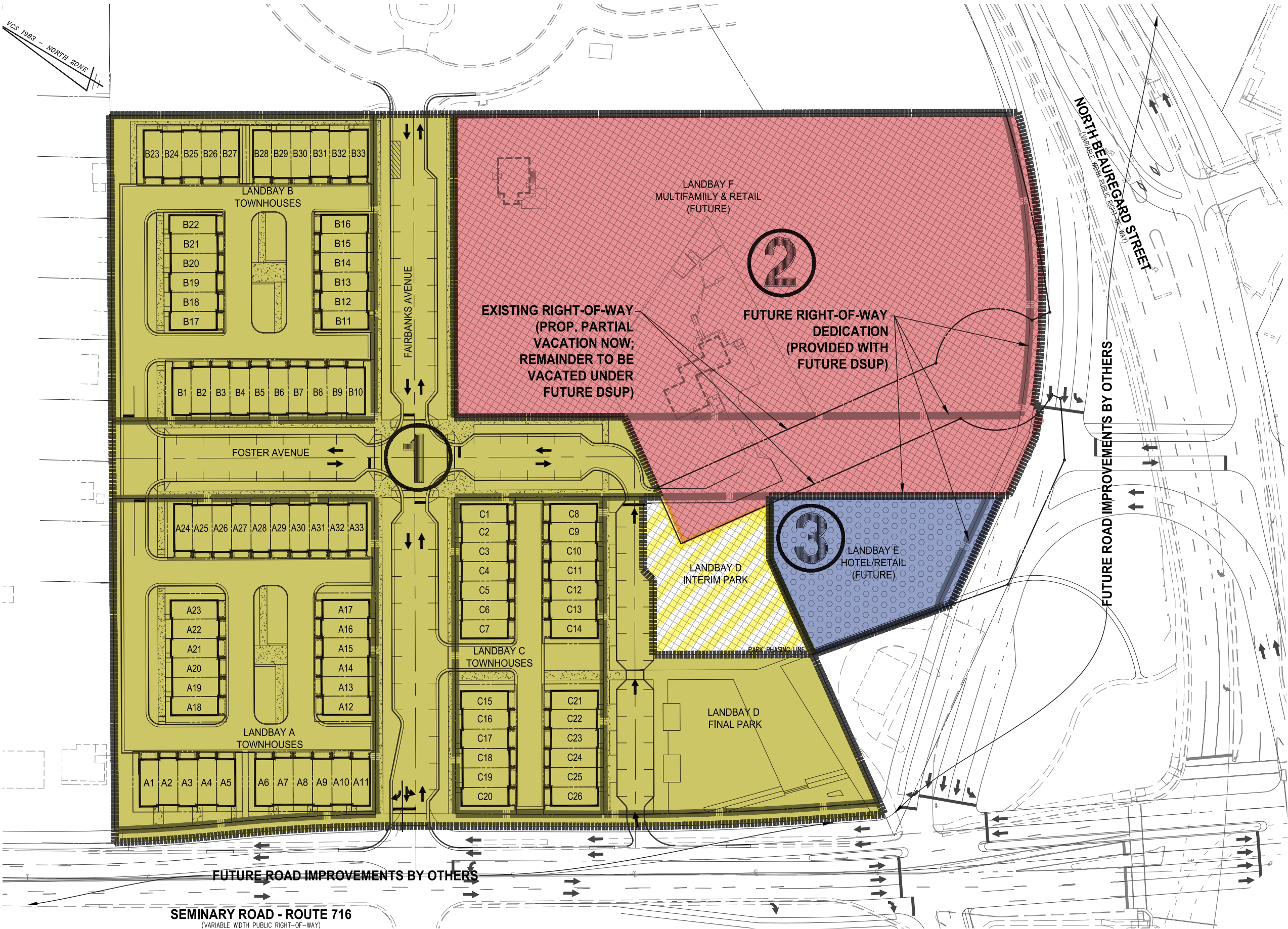
- Public Open Space: 0.85 Acres
- Open Space: .25ac or 10,980 SF (4%)
- Interim Open Space: 3.19ac
- Building Height: 45'
- TH: 92
- Parking: 2.0 per unit, total of 184 spaces  
+20 additional spaces for visitors, etc.



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

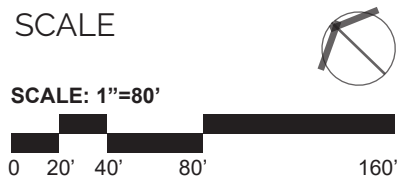


VCS 1988 - NORTH ZONE

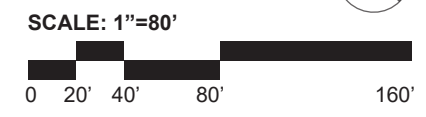


**PHASING NARRATIVE**

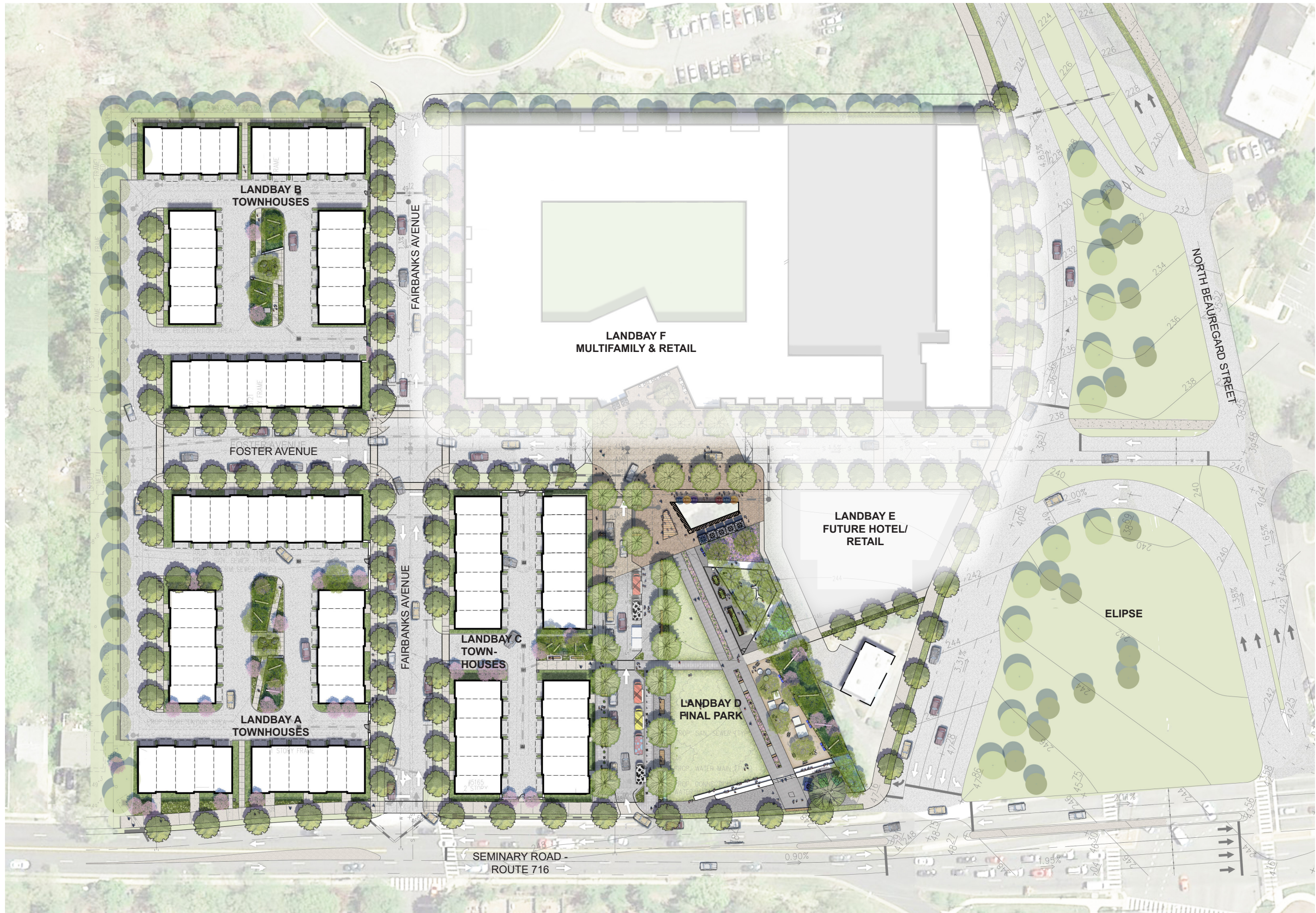
-  **PHASE 1 (THIS APPLICATION)**
-  **PHASE 1 (Temporary Park)**
-  **PHASE 2**
-  **PHASE 3**



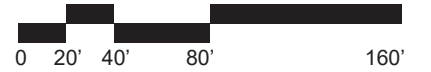








SCALE: 1"=80'





# PRECEDENT ARCHITECTURE

UPLAND PARK  
CITY OF ALEXANDRIA









**SIDE ELEVATION**

Siding: Brunswick  
Urban Iron  
Brick: Savannah  
Berkshire

Siding: Flint  
Brick: Ellie  
Gray  
(Painted)



**REAR ELEVATION**

Siding: Irish  
Thistle  
Brick: Cordoba

Siding: Urban Iron  
Brick: Berkshire



Siding: Flint  
Brick: Ellie  
Gray  
(Painted)

Brunswick  
Brick: Savannah  
Gray

Siding: Sandy  
Tan  
Brick: Berkshire

Siding: Urban Iron  
Brick: Berkshire



**SIDE ELEVATION**



**FRONT ELEVATION**







SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Siding: Urban Iron  
Brick: Berkshire

Siding: Flint  
Brick: Ellie  
Gray  
(Painted)

Siding: Irish  
Thistle  
Brick:  
Cordoba

Siding:  
Pewter  
Brick:  
Westchester  
Gray  
(Painted)

Siding:  
Twilight  
Shadow  
Brick:  
Berkshire

Siding: Flint  
Brick: Ellie  
Gray  
(Painted)

Siding: Deep  
Brunswick  
Brick:  
Savannah  
Gray

Siding: Urban Iron  
Brick: Berkshire



FRONT ELEVATION





Siding: Urban Iron Brick: Berkshire	Siding: Twilight Shadow Brick: Berkshire	Siding: Flint 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
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SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION







SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

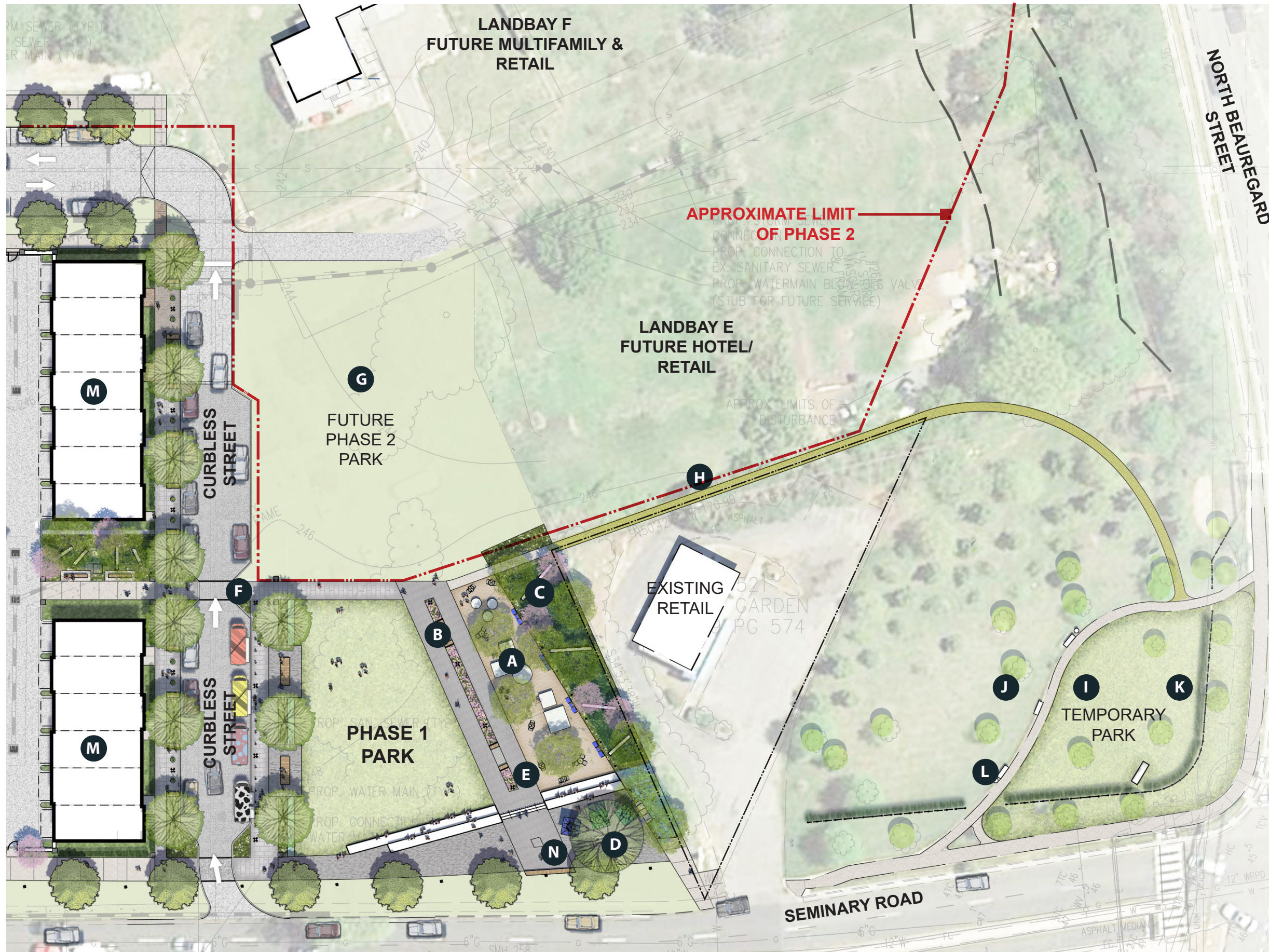




# PROPOSED PARK

UPLAND PARK  
CITY OF ALEXANDRIA

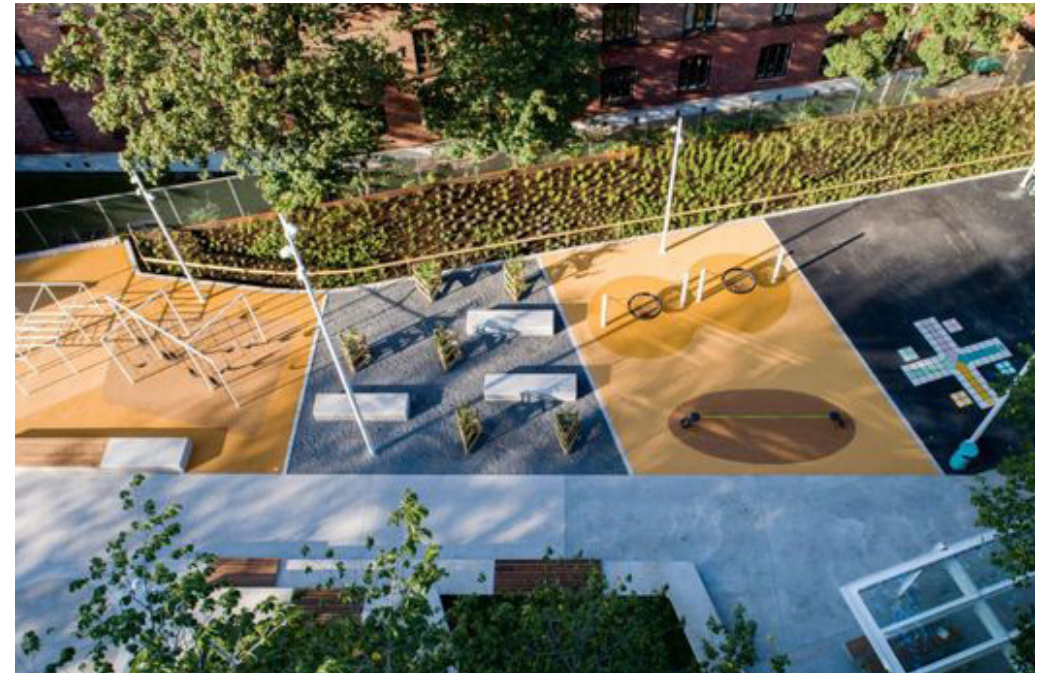




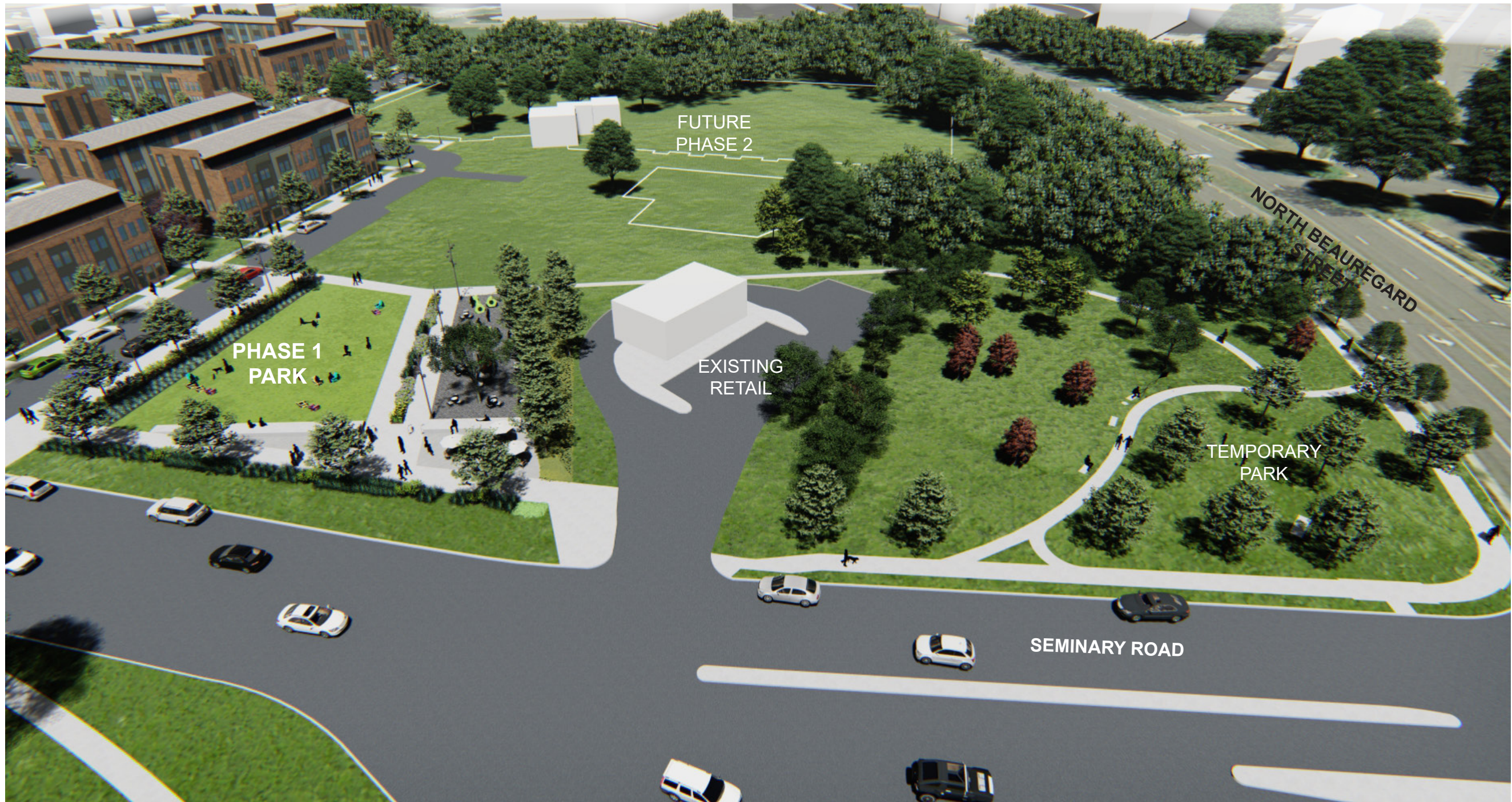
**LEGEND**

- A** Kid's Playground for Various Age Groups/Abilities
- B** Park Promenade & Lawn
- C** Park Planting Buffer & Potential Stormwater Bioretention Areas
- D** Entry Plaza @ Seminary with Shaded Seating
- E** Terraced Seat Wall(s) with Stair Connection
- F** Curbless Streetscape with On-Street Parking & Raised Mid-Block Crosswalk
- G** Temporary Park/Lawn Area (Future Phase 2 Park Area)
- H** Temporary Pathway Connection
- I** Existing Open Space
- J** Proposed Benches
- K** Proposed Metal Fencing with Hedge to Buffer Beauregard Street
- L** Existing Sidewalk
- M** Proposed Townhomes
- N** Potential Art Location









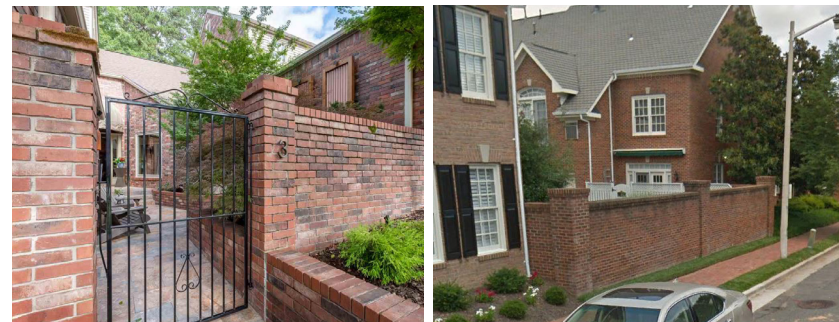
NORTH VIEW



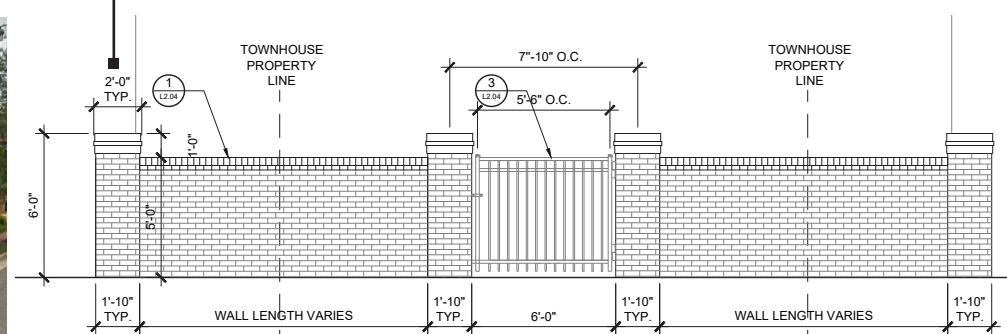




SOUTHWEST VIEW



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







# 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

