

# **UPLAND PARK**

THE MEETING WILL BEGIN SHORTLY.....

**THANK  
YOU!!!**



# UPLAND PARK

CITY OF ALEXANDRIA

BDAC MEETING #3

OCTOBER 26, 2020

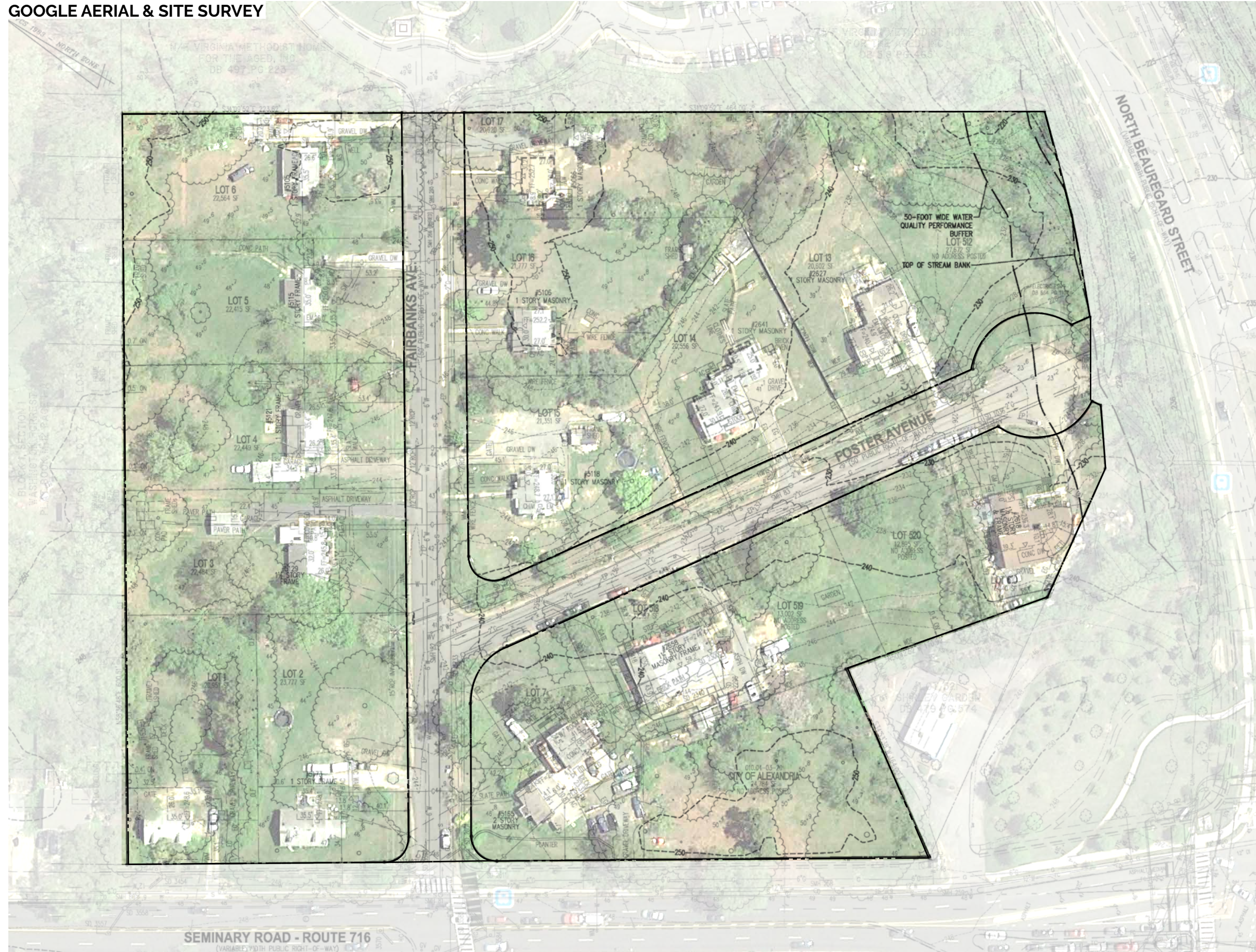


# PROJECT OVERVIEW & PHASING

UPLAND PARK  
CITY OF ALEXANDRIA

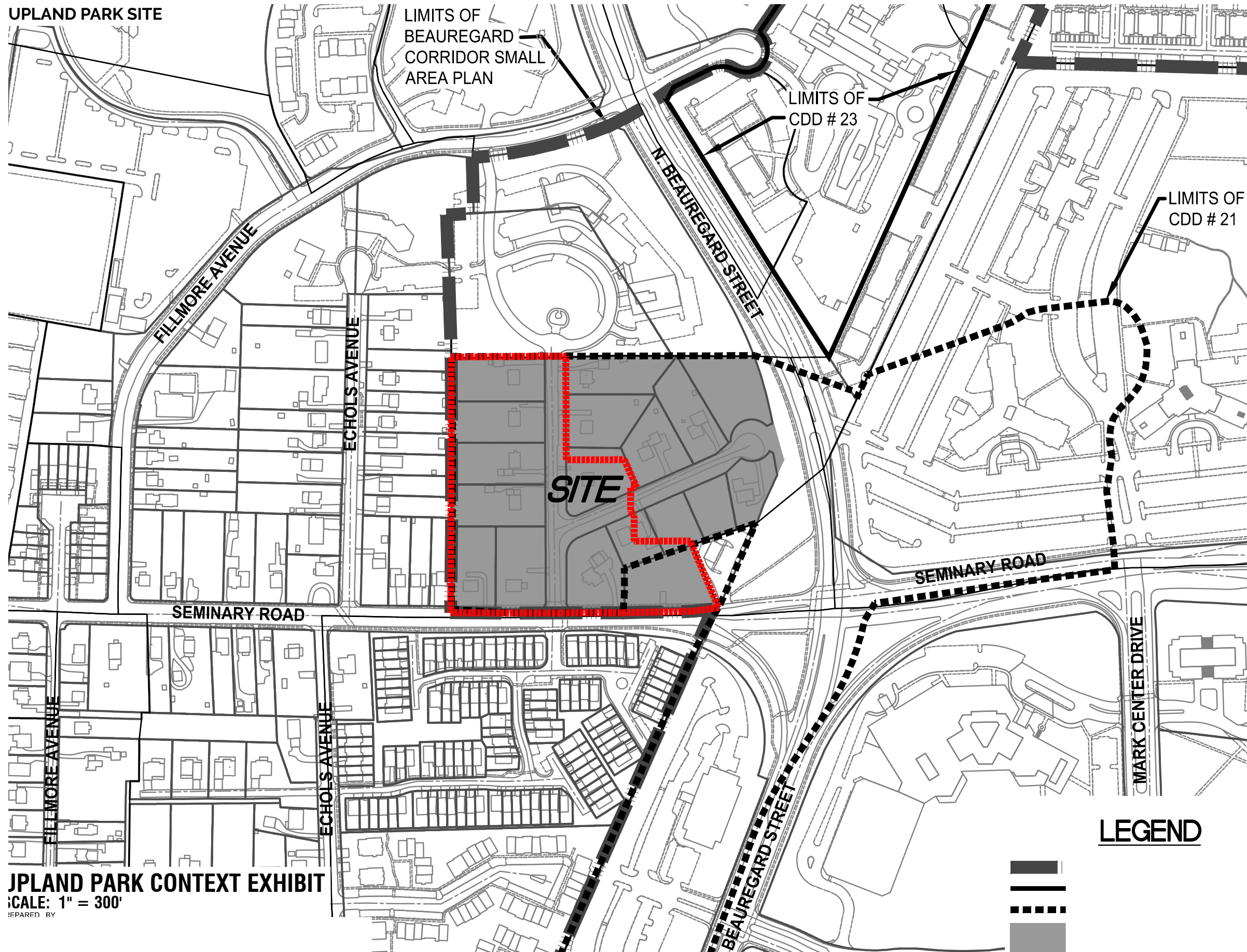


GOOGLE AERIAL & SITE SURVEY





**UPLAND PARK SITE**



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

**NEIGHBORHOOD LOCATOR MAP**



**LEGEND**

- Beauregard Small Area Plan
- Limits of CDD#23
- Limits of CDD #21
- Site Area
- Phase 1 Site Limits



# 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.



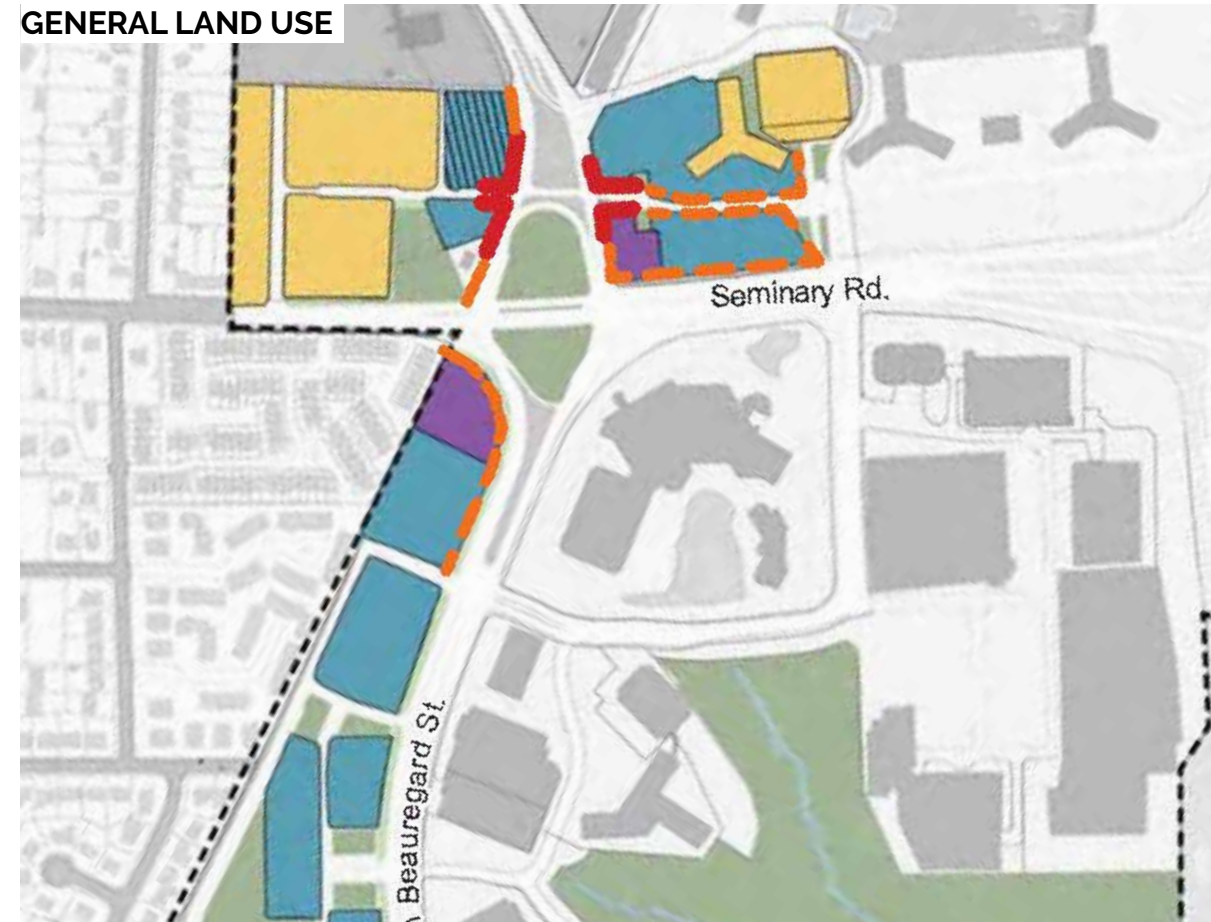
| CDD #21 Conditions | UPLAND Park: Requirements   | Phase 1 or later Phase?  |
|--------------------|---|--------------------------|
| #13                | Developer Contribution. Funds: Ellipse, transitway, landscaping/streetscape along Beauregard, tree canopy enhancement, affordable housing | Phase 1 and all phases   |
| #20                | Easements along Beauregard 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
  - Office
  - Office or Hotel Use
  - Hotel
  - Residential
  - Open Space
  - Fire Station
  - Required Retail (Commercial or Mixed-use buildings)
  - Optional Retail (May revert to its primary use)
- NOT TO SCALE

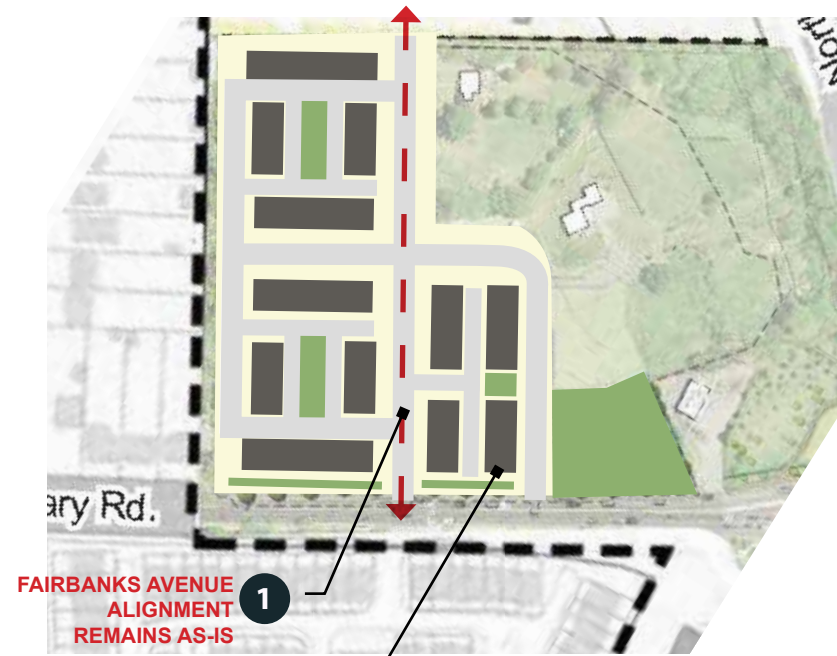
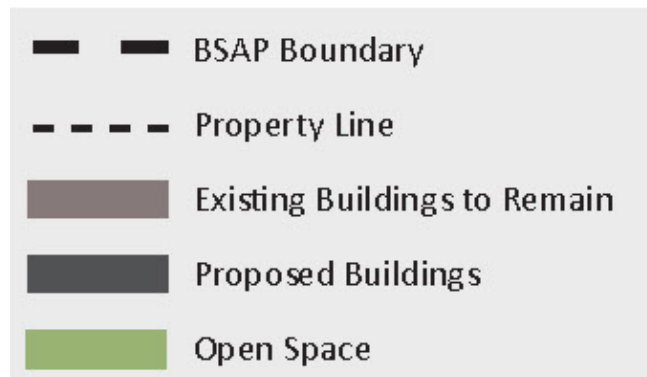


# UPLAND PARK: PHASE 1 COMPARISON PLANS



NOT TO SCALE

## 2013 BEAUREGARD URBAN DESIGN GUIDELINES



NOT TO SCALE

## 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'

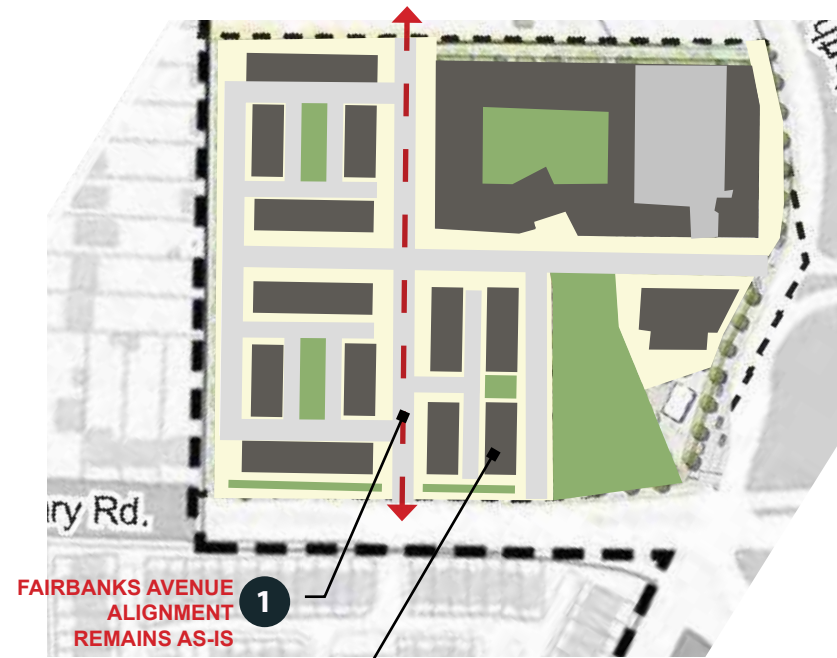
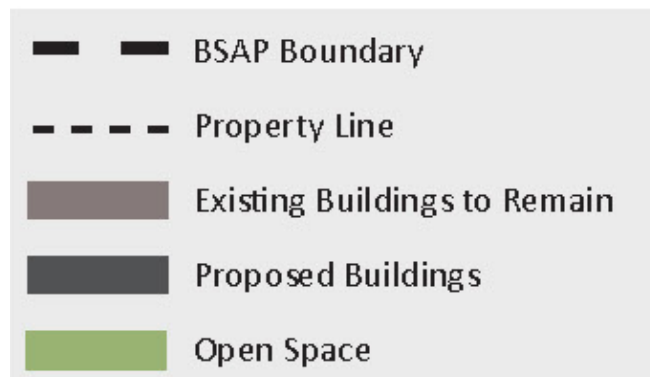


# UPLAND PARK: PHASE 2 COMPARISON PLANS



NOT TO SCALE

## 2013 BEAUREGARD URBAN DESIGN GUIDELINES



NOT TO SCALE

## 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

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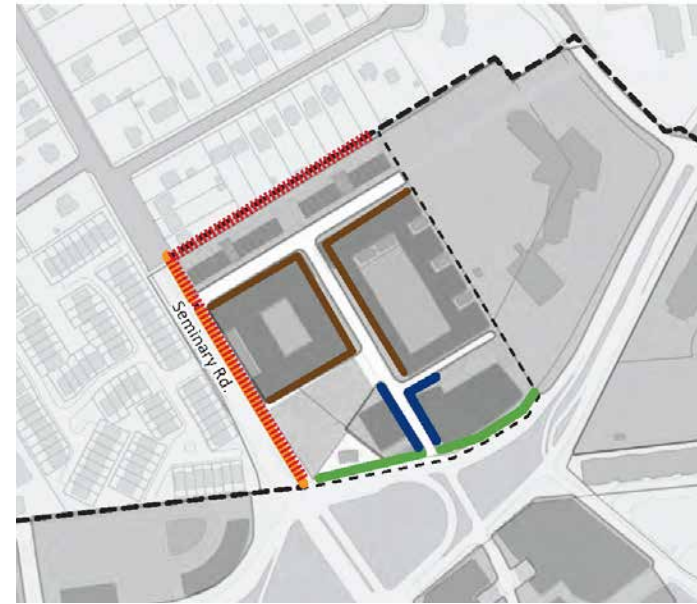
### GENERAL ILLUSTRATIVE PLAN



NOT TO SCALE

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

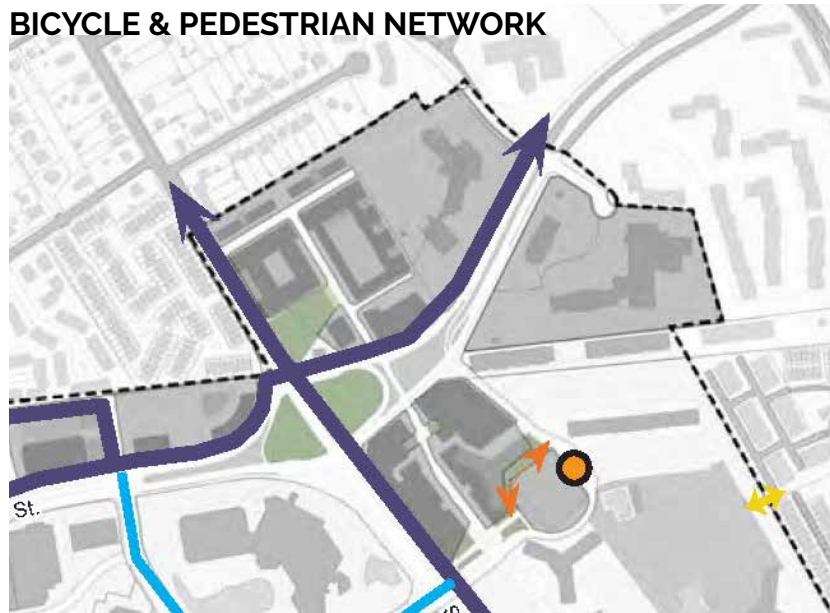
### BUILDING SETBACKS & TRANSITIONS



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)

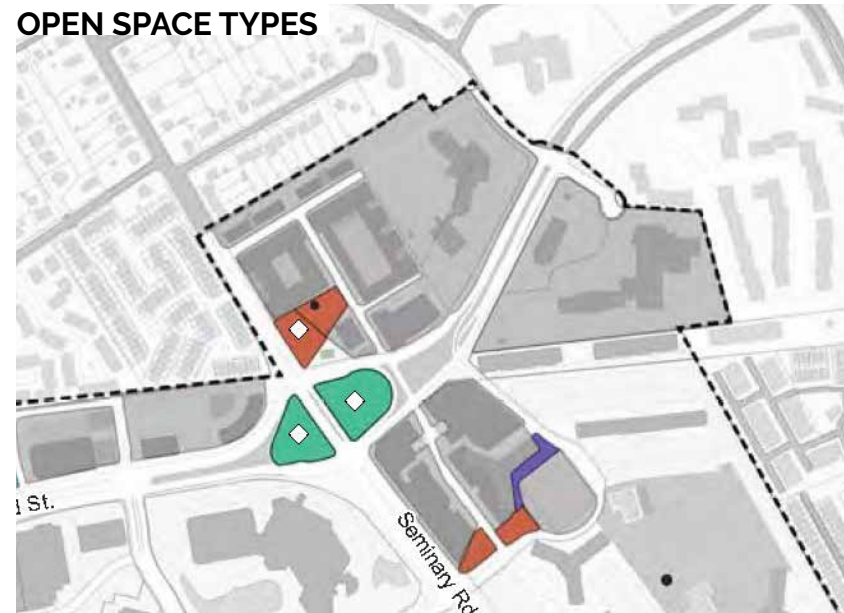
### BICYCLE & PEDESTRIAN NETWORK



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

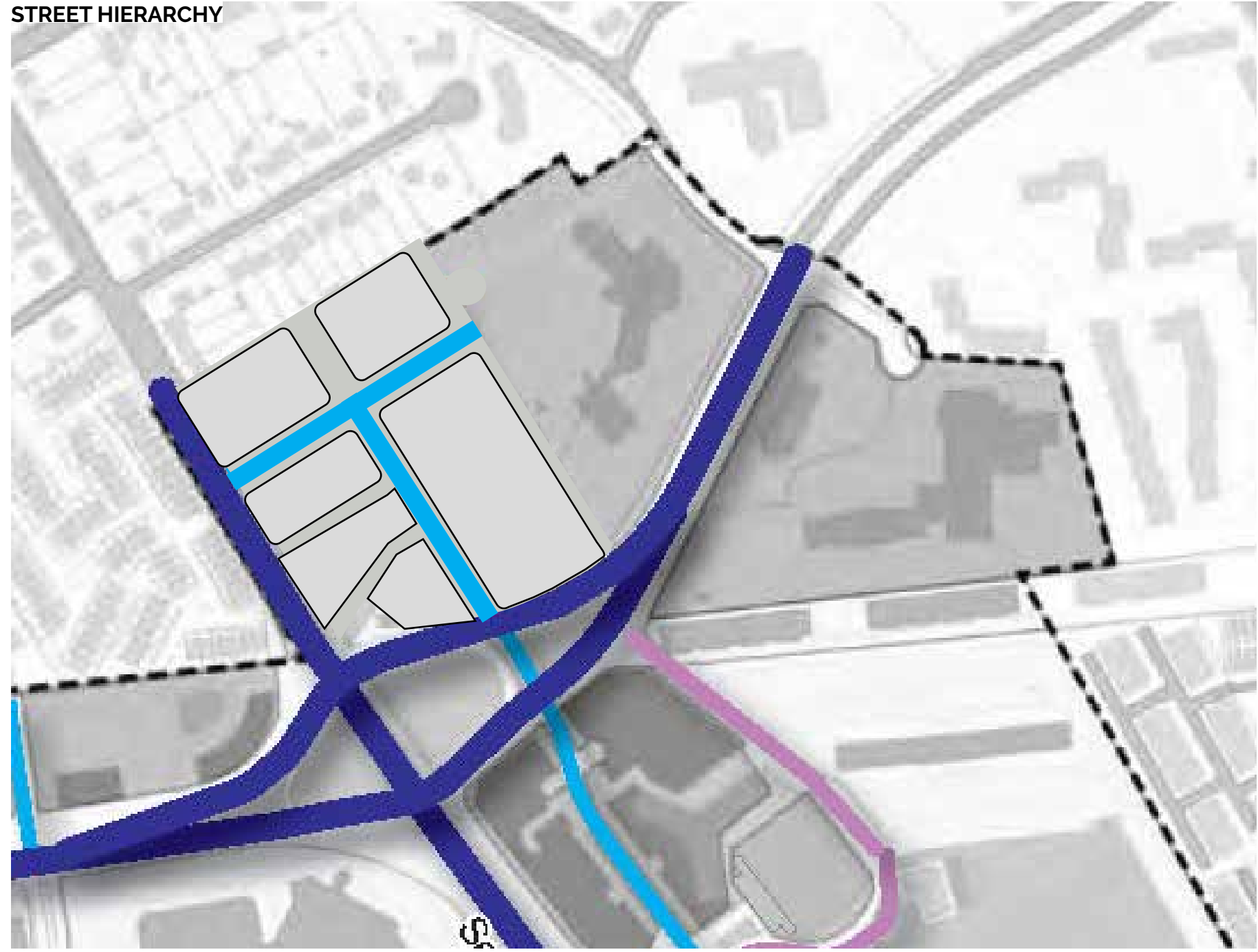


NOT TO SCALE

- 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

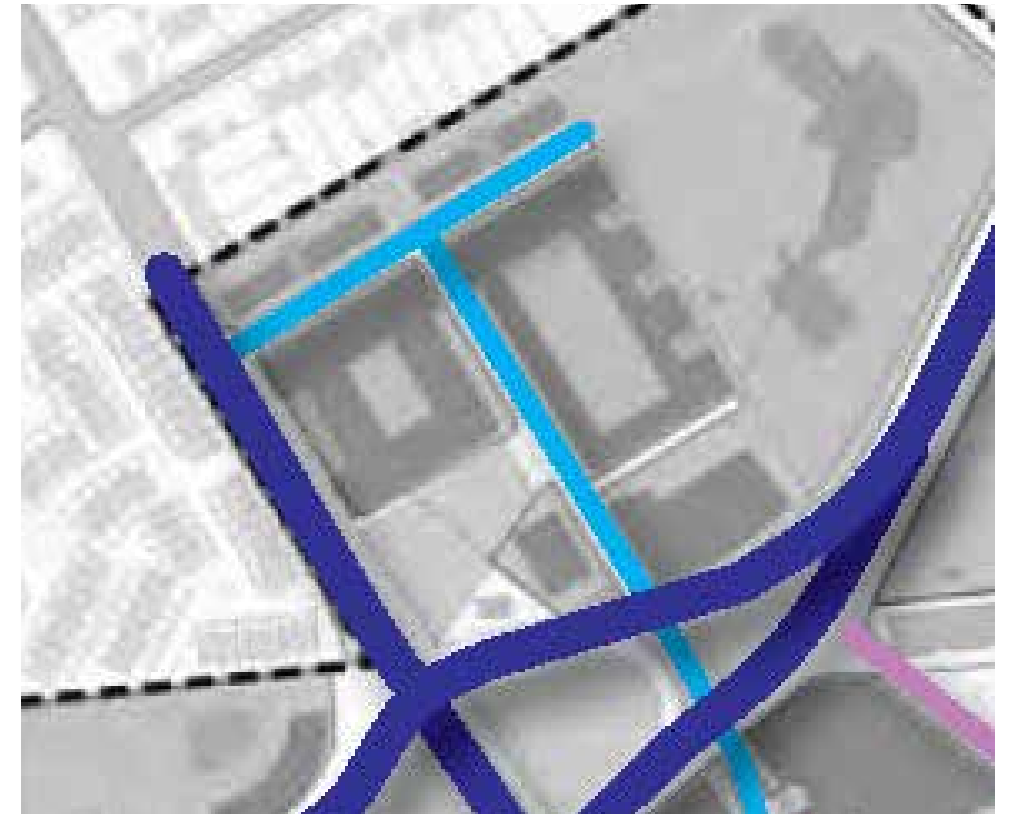


**STREET HIERARCHY**



**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

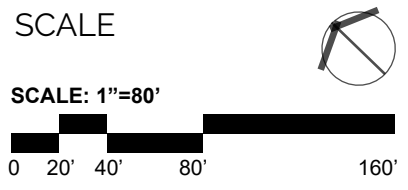
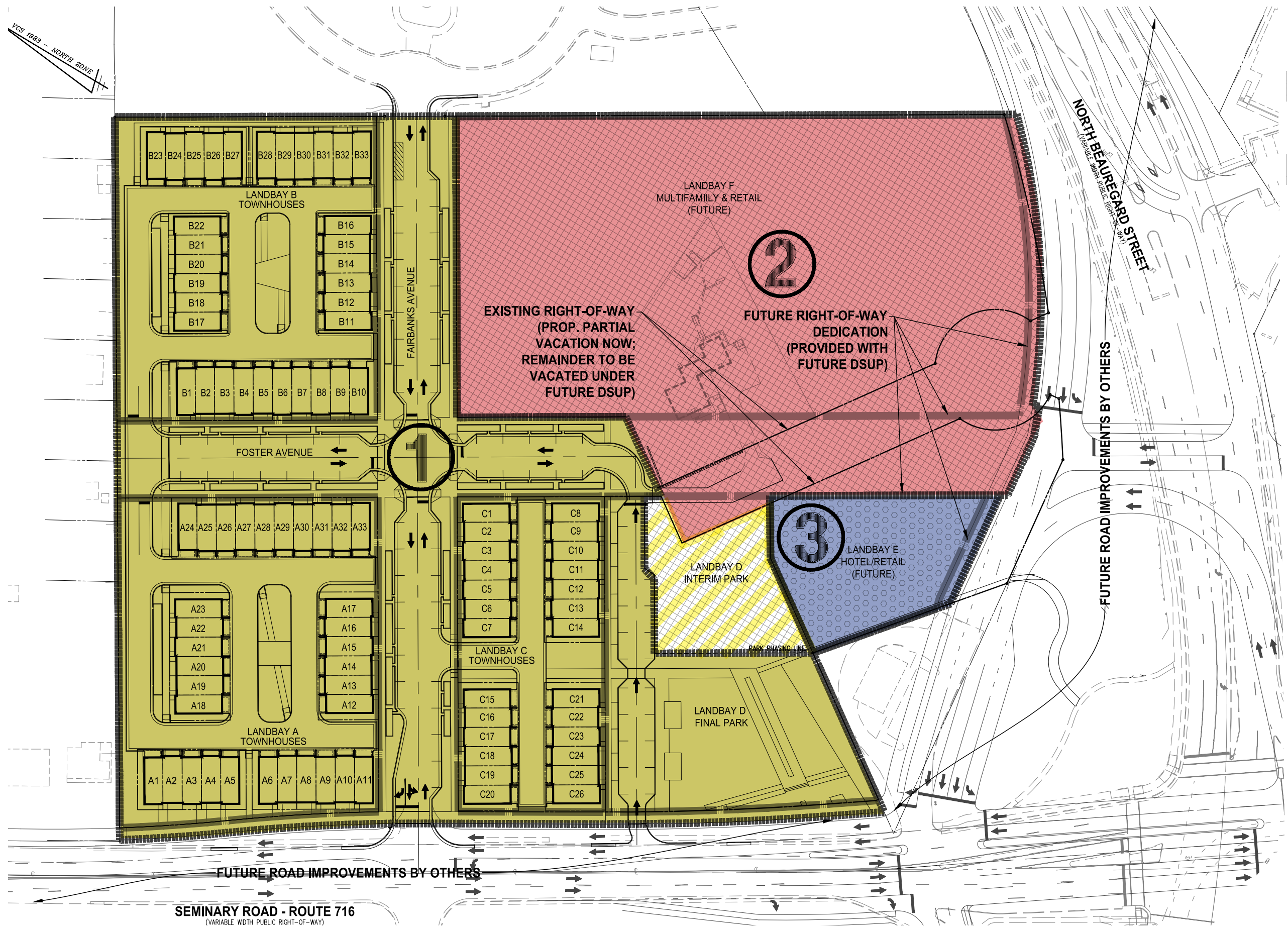
### PHASING NARRATIVE

 PHASE 1 (THIS APPLICATION)

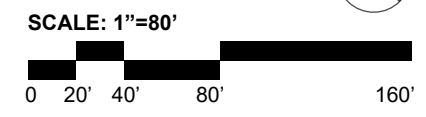
 PHASE 1 (Temporary Park)

 PHASE 2

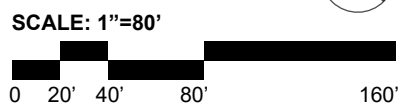
 PHASE 3













# PROPOSED PARK

UPLAND PARK  
CITY OF ALEXANDRIA

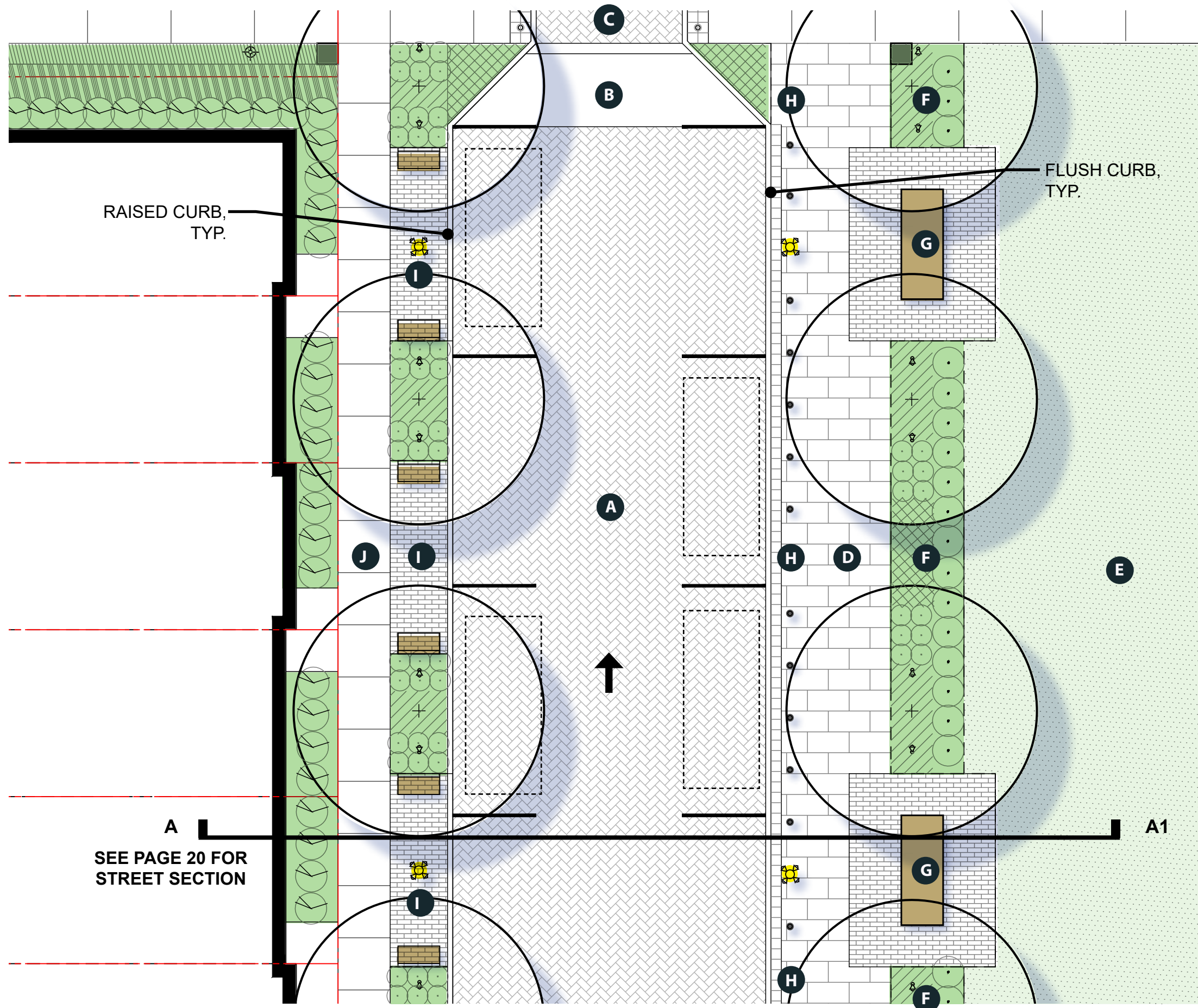








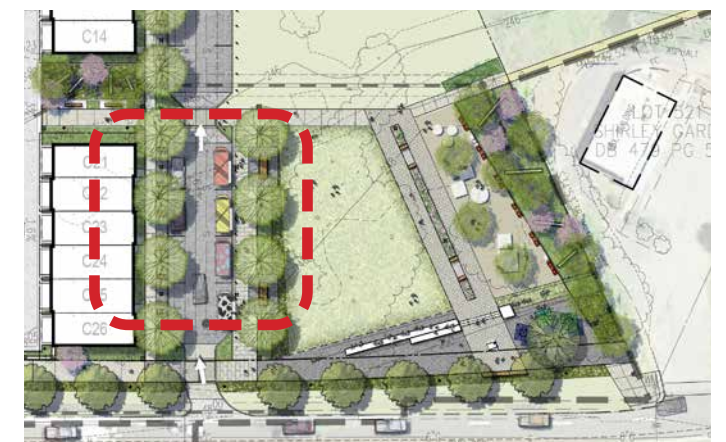




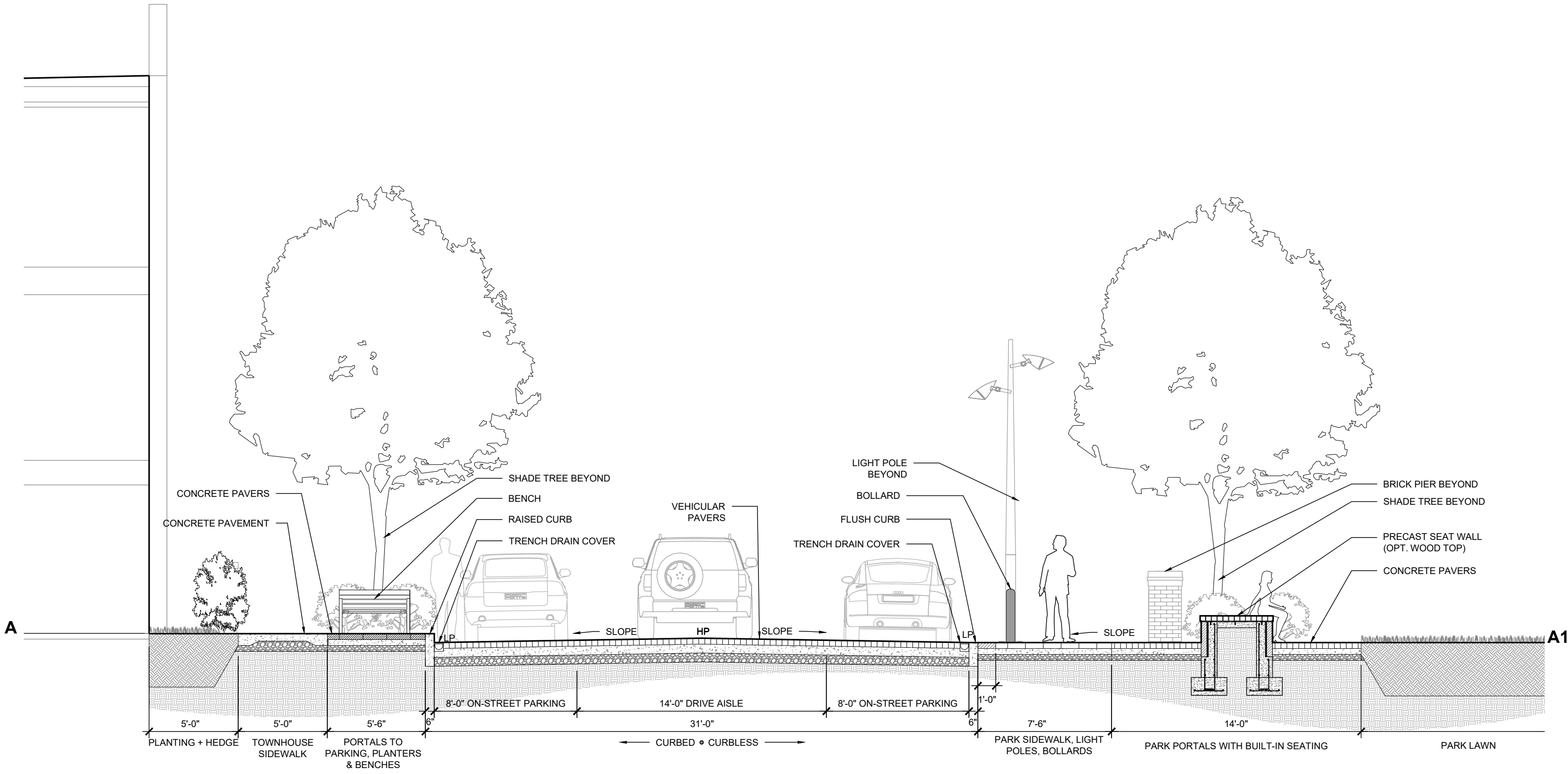
**LEGEND**

- A** Woonerf One-Way Streetscape w/ On-Street parking both sides
- B** Ramp Up to Mid-Block Raised Crosswalk
- C** Mid-Block Crosswalk
- D** Park Sidewalk with Special Pavers
- E** Phase 1 Park Lawn
- F** Park Planting Buffer with Groundcover, Mixed Understory Planting and Shade Trees
- G** Park Portals with Special Pavers and Built-In Seating
- H** Caution Zone with ADA Warning Pavers, Bollards & Light Poles
- I** Townhouse Amenity Zone with Special Paver Portals and Seating
- J** 5' Wide Townhouse Concrete Sidewalk

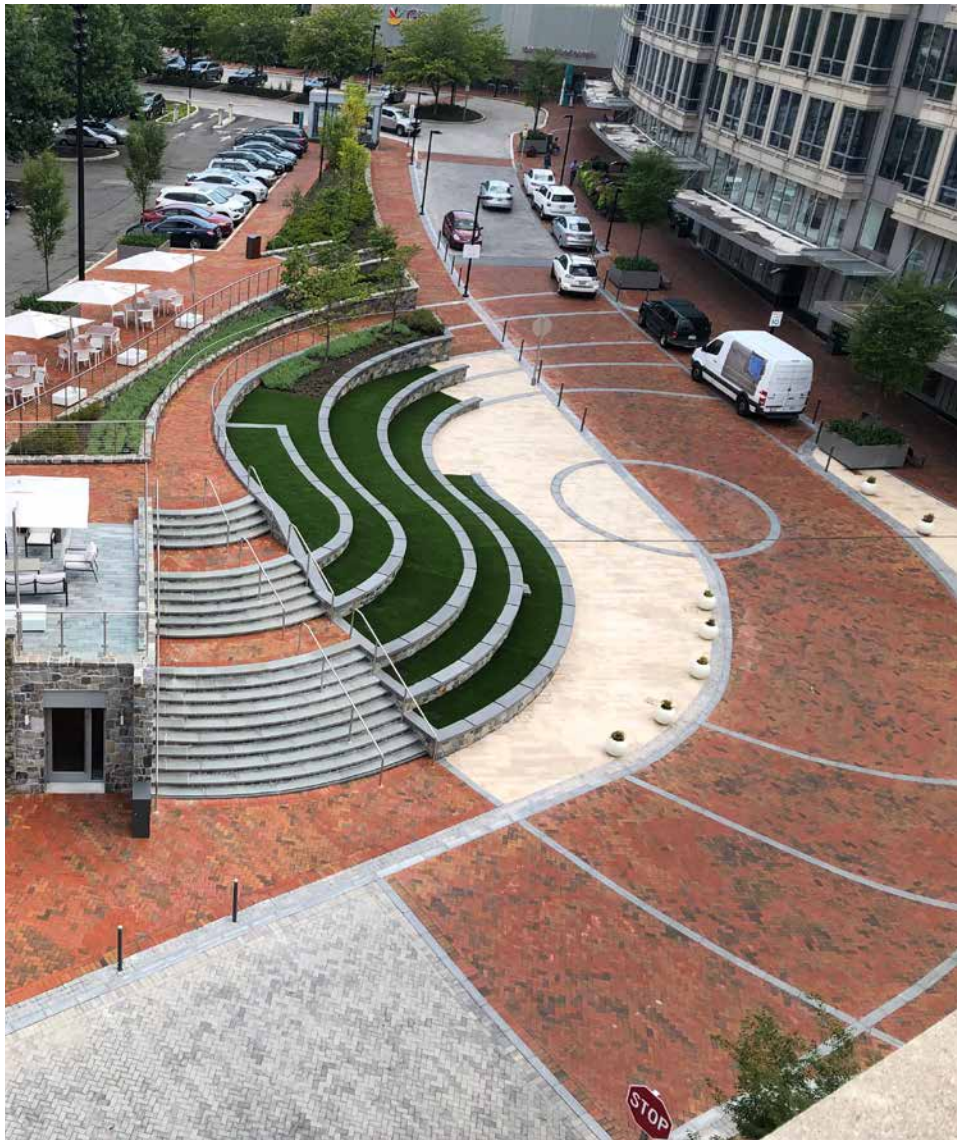
SCALE: 1"=10'













# PLAYGROUND ELEMENTS

- Vertical Play Structure/Element
- Informal Play Area
- Seating
- Potential Shade Element
- Nature/Play Elements - Hillside, Boulders, etc.

*Note: Final design of playground to be coordinated during Final Site Plan approval with the City of Alexandria.*







NORTH VIEW



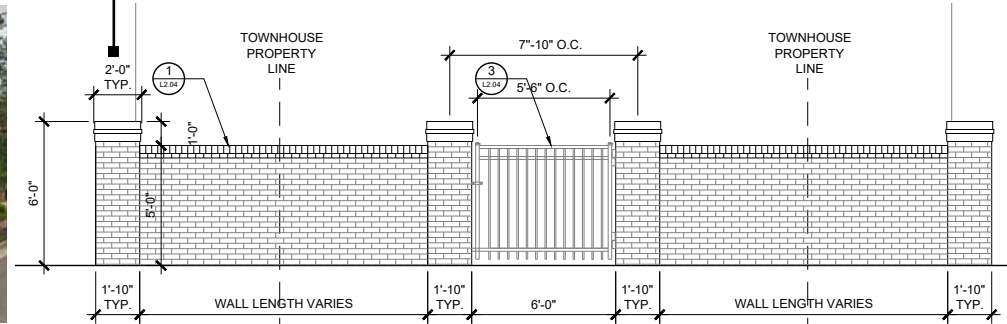




SOUTHWEST VIEW



TYPICAL ALLEY SCREENING



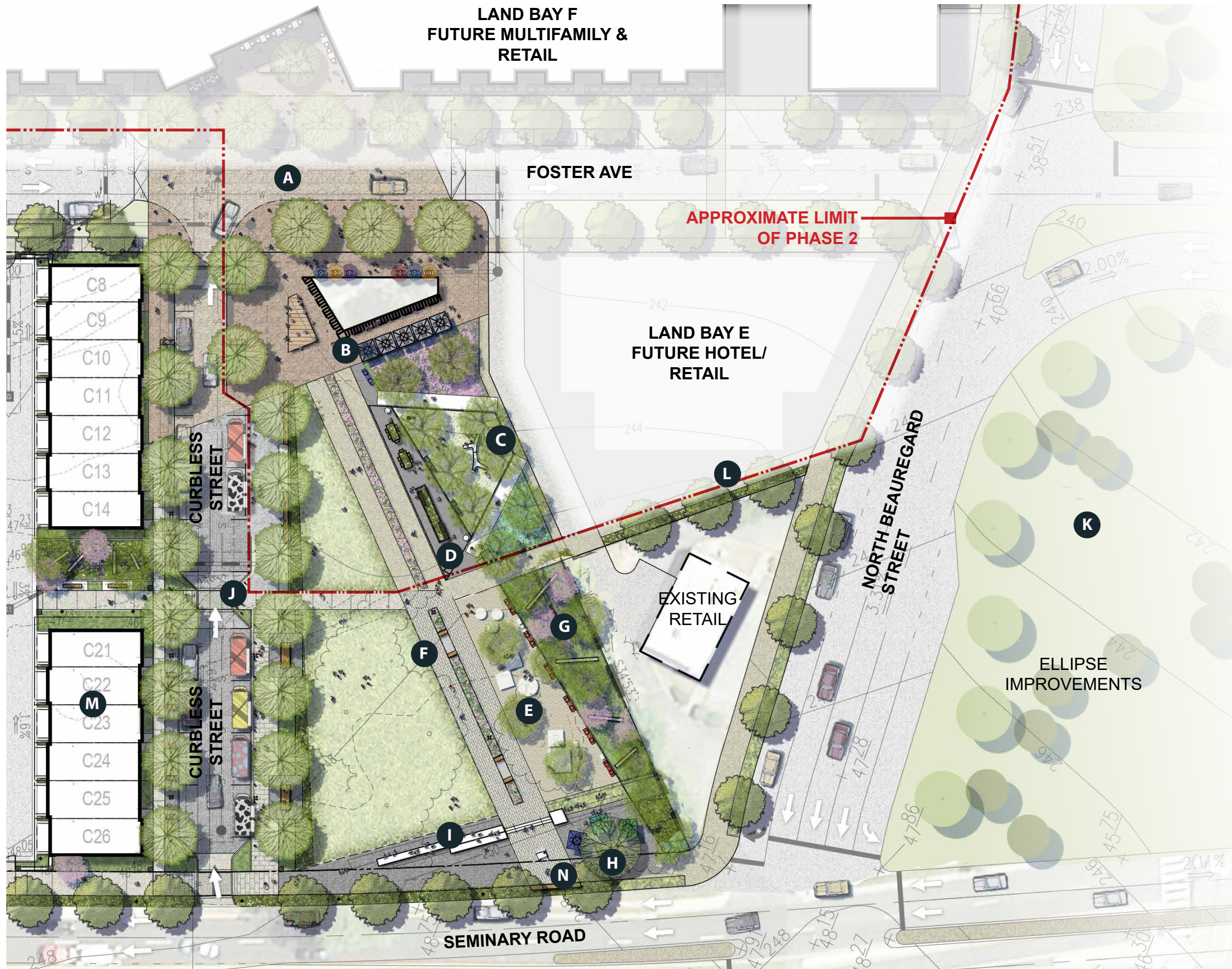




WEST VIEW







**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



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

Brick: Charred Oak  
Trim: Bronze  
Siding: Irish Thistle

Reverse Per Plan Per Plan Per Plan Per Plan Reverse





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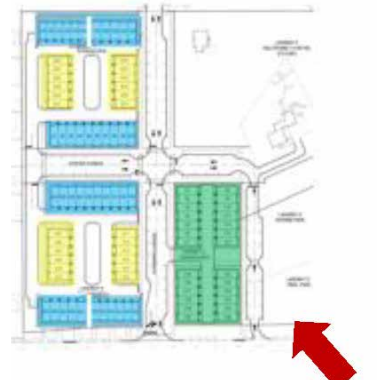
BIRDS EYE VIEW FROM SEMINARY PARK AT INTERSECTION OF SEMINARY AND FAIRBANKS





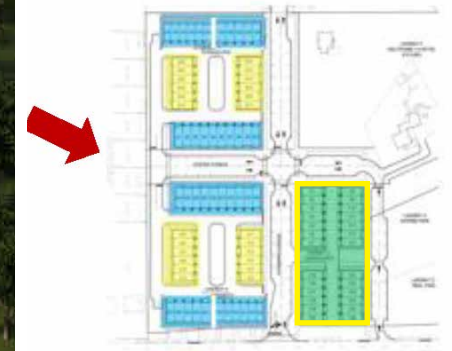
VIEW FROM SEMINARY PARK AT INTERSECTION OF SEMINARY AND FAIRBANKS





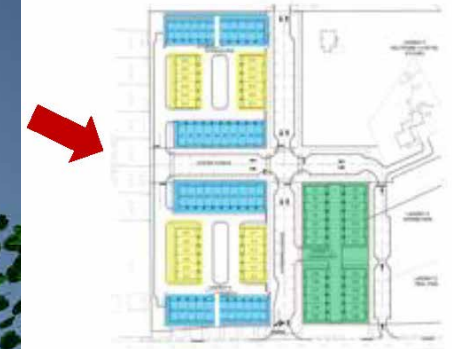
VIEW FROM PHASE 1 PARK





VIEW FROM ECHOLS STREET REAR YARDS





VIEW FROM ECHOLS STREET REAR YARDS





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





ORIGINAL DESIGN





UPDATED DESIGN





UPDATED DESIGN



# 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**



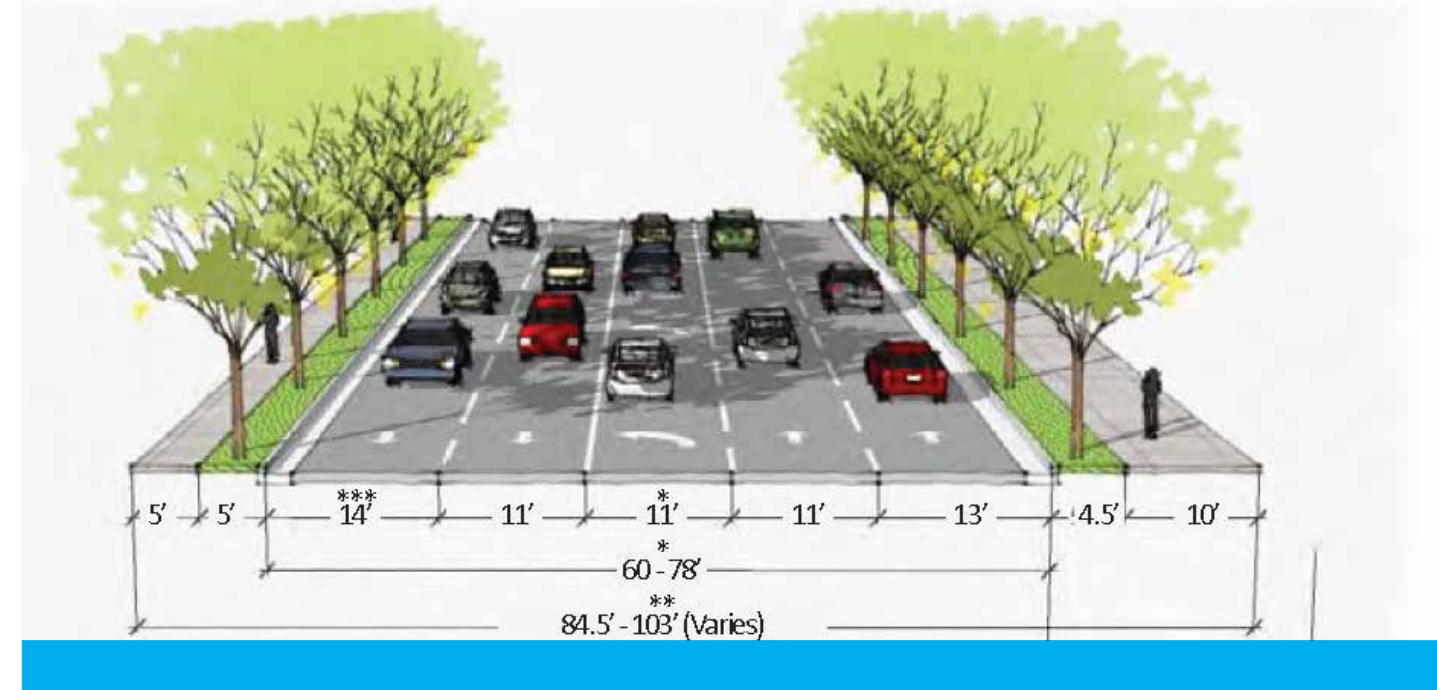
**LEGEND**

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



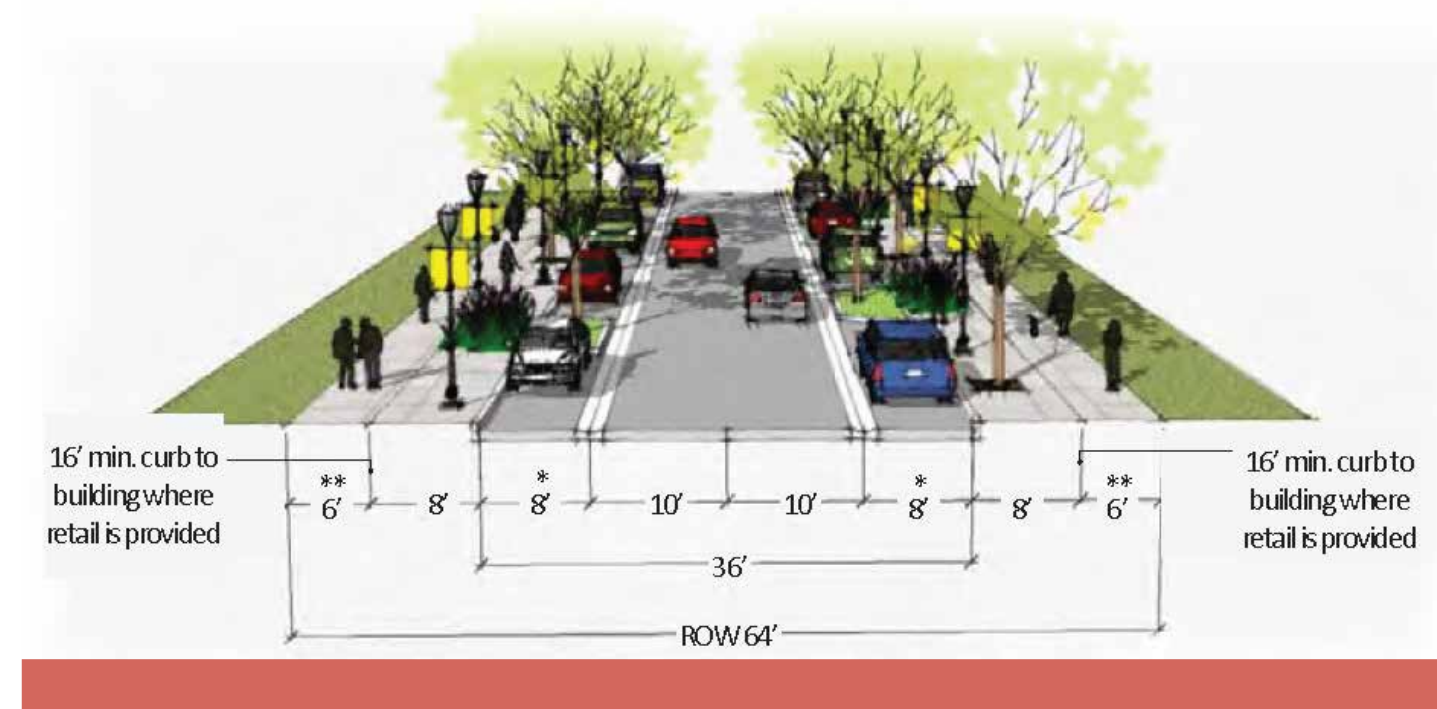
NOT TO SCALE

**STREETSCAPE STANDARDS**



*Seminary Rd.*

NOT TO SCALE



*Foster & Fairbanks Ave.*

NOT TO SCALE



