



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 21 Amendment

[must use black ink or type]

PROPERTY LOCATION: Please see attached Property and Ownership List
TAX MAP REFERENCE: Please see attached Property List **ZONE:** CDD #21
APPLICANT'S NAME: Alexandria Development Associates, LLC
ADDRESS: [REDACTED]
PROPERTY OWNER NAME: Please see attached Property and Ownership List
ADDRESS: [REDACTED]
REQUEST: Amendment to CDD #21 Conditions to align with the Alexandria West SAP

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth W. Wire [REDACTED]
Print Name of Applicant or Agent
[REDACTED]
[REDACTED]
Mailing/Street Address

[REDACTED]
Signature
[REDACTED]
Telephone # Fax #
[REDACTED]
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ \$ _____
ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: See attached list of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached property and ownership list and accompanying disclosure

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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2.		
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2. Corealexandria1, LLC		For All: Sheet Attached List and Disclosure Attachment
3. DB Foster, LLC		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
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2. Corealexandria1, LLC	None	None
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NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Aug. 26, 2025
Date

Kenneth Wire
Printed Name


Signature

Property and Ownership List

Phase 1

Tax Map No.	Address	Owner
010.04-03-25		ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-24		ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-14		COREALEXANDRIA1 LLC
010.04-03-13		DB FOSTER LLC
010.02-03-12		CORE ALEXANDRIA 1 LLC
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010.04-03-15		D B FOSTER LLC
010.04-03-16		ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01		ALEXANDRIA DEVELOPMENT ASSOCIATES

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100% owned by Alexandria Development Associates, LLC

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Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

COORDINATED DEVELOPMENT DISTRICT (CDD 21) CONCEPT PLAN

JANUARY 27, 2025

UPDATED UPLAND PARK AUGUST 26, 2025

APPLICANTS

ADAMS

1500,1600,1900,2000
N. BEAUREGARD ST.
MONDAY PROPERTIES
1800 N. BEAUREGARD ST, SUITE 101
ALEXANDRIA, VA 22311

GARDEN NEIGHBORHOOD

MORGAN PROPERTIES
MANAGEMENT LLC
227 WASHINGTON ST.
CONSHOHOCKEN, PA 19428

UPLAND PARK

ALEXANDRIA DEVELOPMENT ASSOCIATES
C/O HEKEMIAN & CO. INC.
505 MAIN ST.
HACKENSACK, NJ 07601

GREENWAY

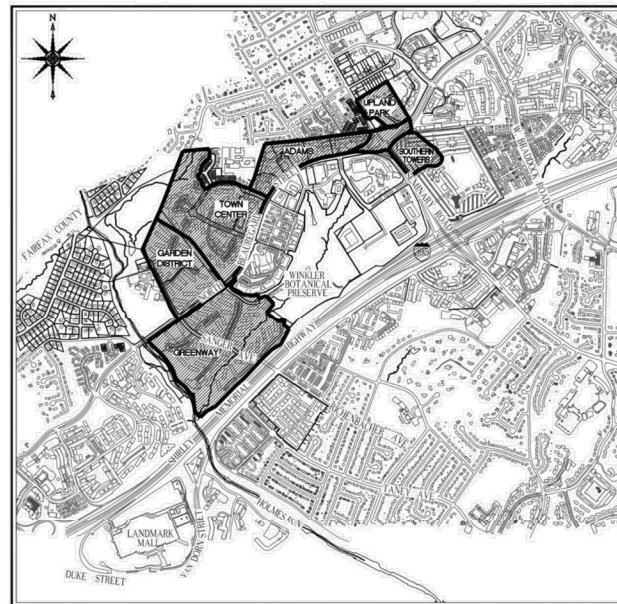
MORGAN PROPERTIES
MANAGEMENT LLC
227 WASHINGTON ST.
CONSHOHOCKEN, PA 19428

CROSSROADS

5021 SEMINARY ROAD
VA OWNER LLC
PO BOX 131231
CARLSBAD, CA 92013-1237

SHEET INDEX:

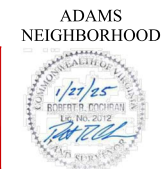
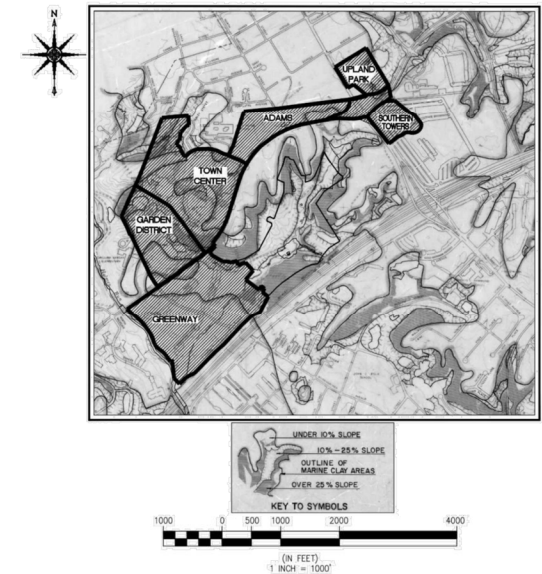
- C-00 COVER SHEET
- C-01 NEIGHBORHOOD KEY PLAN
& DEVELOPMENT SUMMARY
- C-02 ADAMS CDD CONCEPT PLAN
- C-03 ADAMS PRELIMINARY PHASING PLAN
- C-04 ADAMS PRELIMINARY TRANSPORTATION PLAN
- C-05 ADAMS PRELIMINARY OPEN SPACE PLAN
- C-06 ADAMS STREET SECTIONS
- C-07 UPLAND PARK CDD CONCEPT PLAN
- C-08 UPLAND PARK STREET SECTIONS



PROPERTIES WITHIN PROPOSED
COORDINATED DEVELOPMENT
DISTRICT (CDD #21)

CDD 21 CONCEPT PLAN STATEMENT:
THE APPLICANT REQUESTS APPROVAL OF A
COORDINATED DEVELOPMENT DISTRICT CONCEPT
PLAN CONSISTENT WITH THE ALEX WEST PLAN.

MARINE CLAY SOILS MAP



APPROVED	
SPECIAL USE PERMIT NO.	
REZONING NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INCREMENT NO.	DEED BOOK NO. PAGE NO.

SHEET: C-00

STREET SECTIONS PROVIDED PER DSUP#2019-00017.



UPLAND PARK STREET SECTIONS

[illegible]

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 333-1301 www.WLPINC.com

SCALE: 1" = 10'	DATE: 08/26/2025	DRAWN: 17/SC	CHECKED: A/DP
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APPROVED	CDD#2025-00001
SPECIAL USE PERMIT NO.	CDD#2020-00005
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

1. SEE SHEET C-07 FOR PLAN VIEW OF STREET SECTION LOCATIONS.





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2019 -00017

Project Name: Upland Park Phase 1

PROPERTY LOCATION: Please see attached Property and Ownership List

TAX MAP REFERENCE: Please see attached Property List

ZONE: CDD #21

APPLICANT:

Name: Alexandria Development Associates, LLC

Address:

PROPERTY OWNER:

Name: Please see attached Property and Ownership List

Address:

SUMMARY OF PROPOSAL Request 3 year extension of DSUP #2019-00017

MODIFICATIONS REQUESTED

SUP's REQUESTED Continue requests approved with DSUP: construct a building on a parcel without frontage on a public street; and to allow more than 8 townhouses in a row of townhouses

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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Kenneth W. Wire

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

Aug. 26, 2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- ☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

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Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant proposes an extension of DSUP #2019 -00017, the first phase of Upland Park in CDD #21, approved in March of 2021. The Applicant has made significant efforts towards building the approved townhouses and park: final site plans have been submitted and the next submission will be the signature/final submission; and the existing buildings have been demolished. Due to current market conditions related to financing, supply chain, construction costs, uncertainty of material costs, etc. the Applicant seeks additional time to continue pursuit of construction.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical for 92 unit townhouses

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7	24		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical noise for a townhouse

B. How will the noise from patrons be controlled?

Future HOA and the noise ordinance

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical residential trash from a townhouse

B. How much trash and garbage will be generated by the use?

Typical amount of residential trash from 92 unit townhouse

C. How often will trash be collected?

1-2 times per week

D. How will you prevent littering on the property, streets and nearby properties?

Potential HOA and City facilities

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Building maintenance and cleaning supplies for the town houses Specific names, quantities and disposal methods are unknown at this time.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Building and site lighting, & secured resident and vehicular access

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2 spaces per townhouse unit or

B. How many parking spaces of each type are provided for the proposed use:

184 Standard spaces *

Compact spaces

Handicapped accessible spaces

Other

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A
- B. How many loading spaces are available for the use? N/A
- C. Where are off-street loading facilities located? N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A; New streets approved with DSUP to support the development



APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____

Project Name: Upland Park Phase 1

PROPERTY LOCATION: See attached property list

TAX MAP REFERENCE: See attached property list

ZONE: CDD #21

APPLICANT

Name: Alexandria Development Associates, LLC

Address: _____

PROPERTY OWNER

Name: Please see attached Property and Ownership List

Address: _____

PROPOSED USE: Approx. 0.85 acre public park as envisioned in CDD #21, Beauregard SAP, Alex West SAP and the Phase 1 Upland Park DSUP pursuant to DSUP #2019-00017

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City and State

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August 26, 2025

Date

Kenneth Wire [REDACTED]

Printed Name

[Signature]

Signature

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010.04-03-21		ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
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