



City of Alexandria

# Upland Park Extension

CDD2025-00001

DSUP2025-10016

DSP2025-00021

**Planning Commission Hearing**

February 3, 2026



# Agenda



1. Summary
2. Project Location
3. Layout and Architecture
4. Small Area Plan Contribution
5. Community
6. Highlights and Benefits
7. Recommendation



# Summary

## Request

- Extend Upland Park phase one approval for 92 townhouses (DSUP) and a 0.85-acre park (DSP)
- Amend Upland Park CDD#21 concept plan and conditions to align with AlexWest plan

## Action

- Planning Commission recommendation of approval

## Key Elements

- Reasons for extension request
- Conversion of Beauregard Implementation Fund contribution



# Project Location

## Zone:

- CDD#21

## Small Area Plan:

- AlexWest

## Surrounding Uses:

- Residential & institutional



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# Layout and Architecture



Example Land Bay B Townhouses

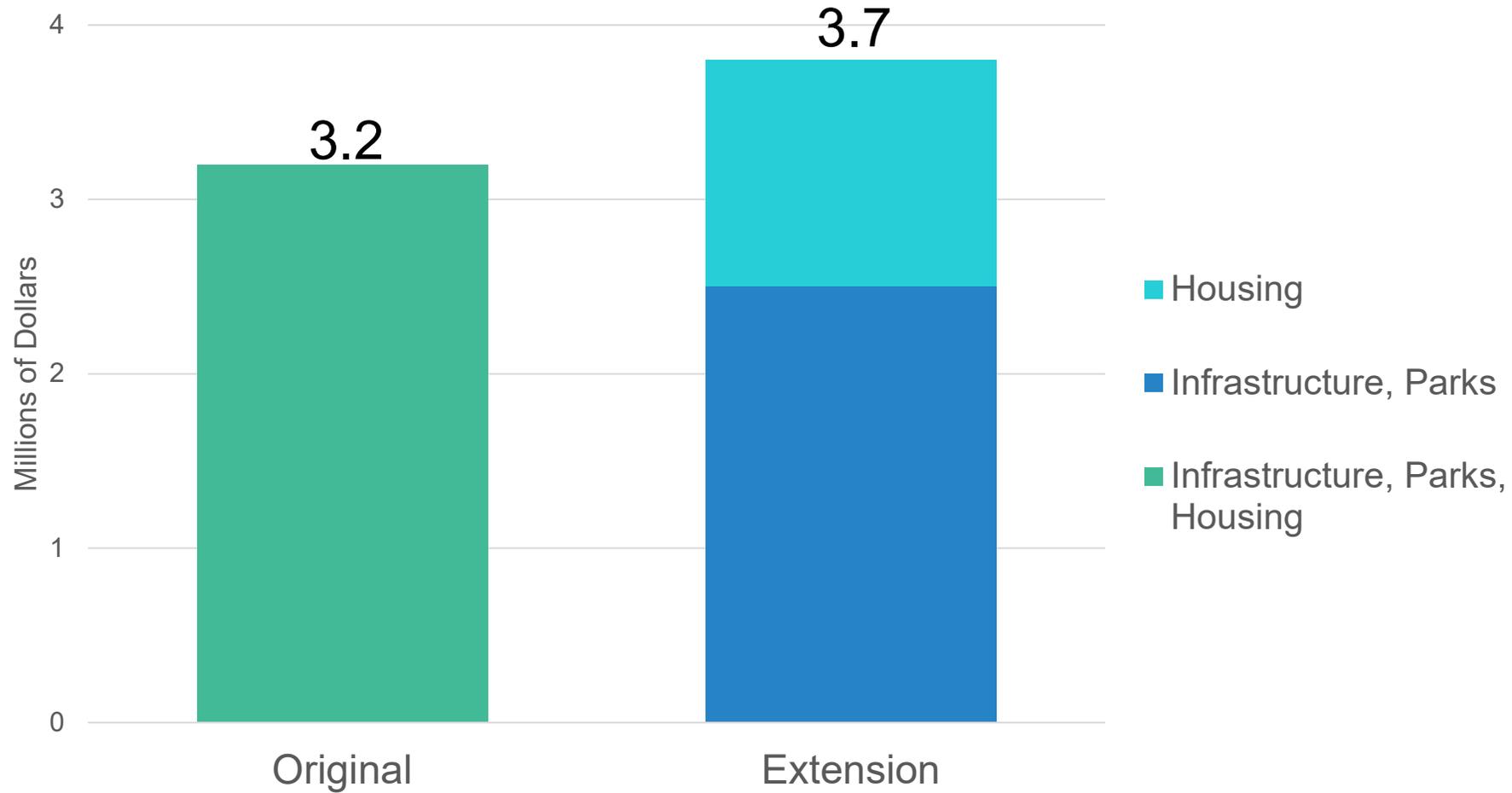


Example Land Bay A Townhouses

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# Small Area Plan Contribution



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# Community

## Original approval

- BDAC: July 27, 2020, Oct. 26, 2020
- PRC: Jan. 21, 2021
- AHAAC: Feb. 4, 2021
- Planning Commission: Mar. 2, 2021
- City Council: Mar. 13, 2021

## Extension request

- P&Z Quarterly Community meetings:
  - Oct. 30, 2025 (17 Attendees), Jan. 8, 2026 (18 Attendees)





# Highlights & Benefits

## Highlights

- **Stormwater management:** 7.6% more phosphorus removed than required
- **Transportation:** Signalized intersection at Seminary Rd. and Fairbanks Ave.
- **Schools:** 11 students\*

## Benefits

- 92 for-sale townhomes that meet the 2019 Green Building Policy
- \$2.4M in-kind contribution for public park and transportation improvements
- \$1.3M Affordable Housing Trust Fund contribution
- \$57K Public Art Fund contribution
- \$15K Capital Bikeshare contribution



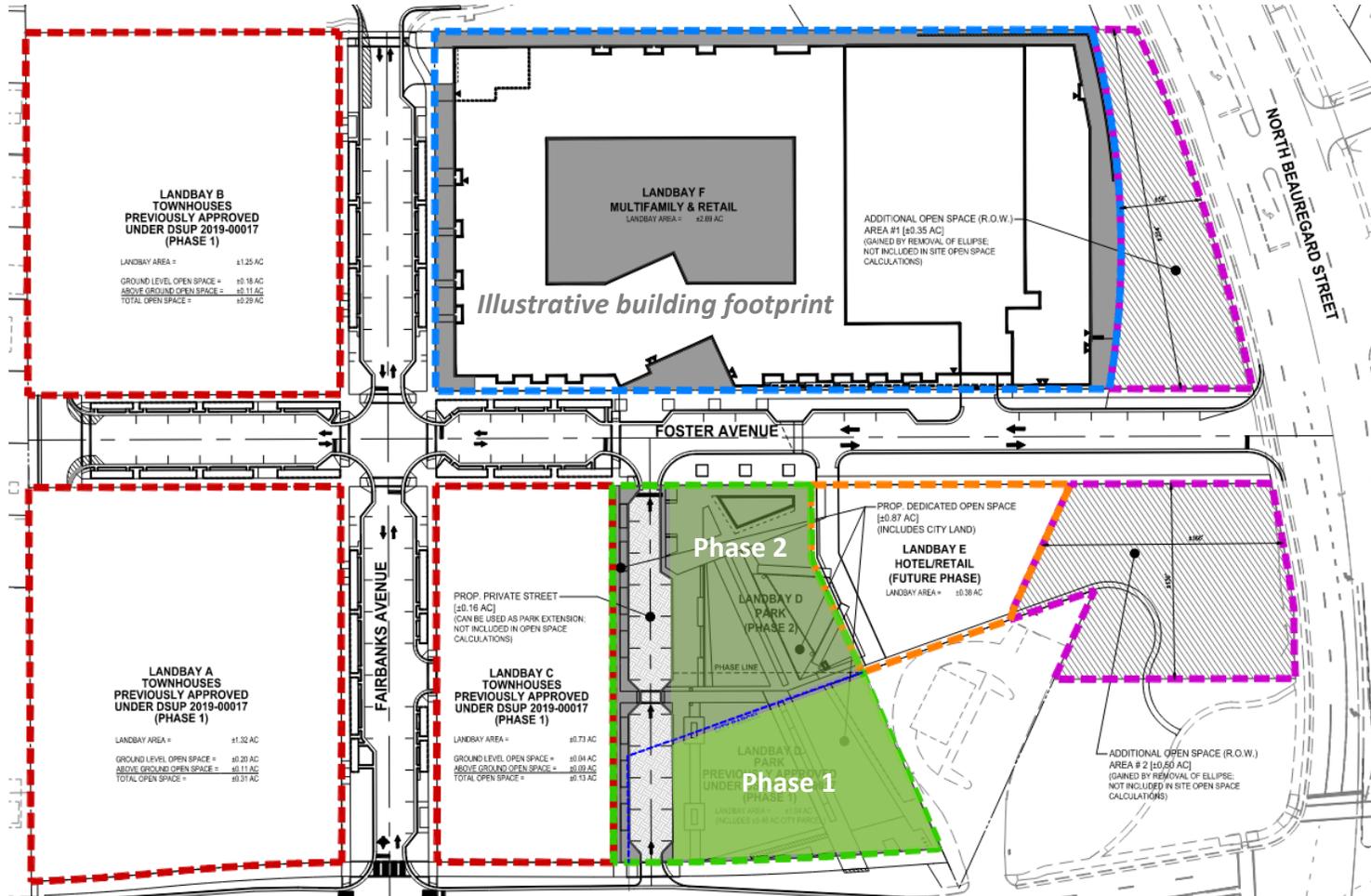
## Staff recommend approval

1. **CDD2025-00001**
2. **DSUP2025-10016**
3. **DSP2025-00021**





# Park and Open Space



Playground equipment for Phase 1

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- Park provided with this DSP, interim park within Phase 2 boundaries
- Right-of-way to be improved as off-site park space in later phases