

# **Vacation of a *Portion of Foster Avenue***

Abutting 5165 and 5173 Seminary Road, 5118 and 5129 Fairbanks Avenue,  
2641, 2648, and 2658 Foster Avenue

**VAC#2023-00003**

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Planning Commission  
May 2, 2023

Note: This presentation is subject to changes prior to hearing.



# Project Description

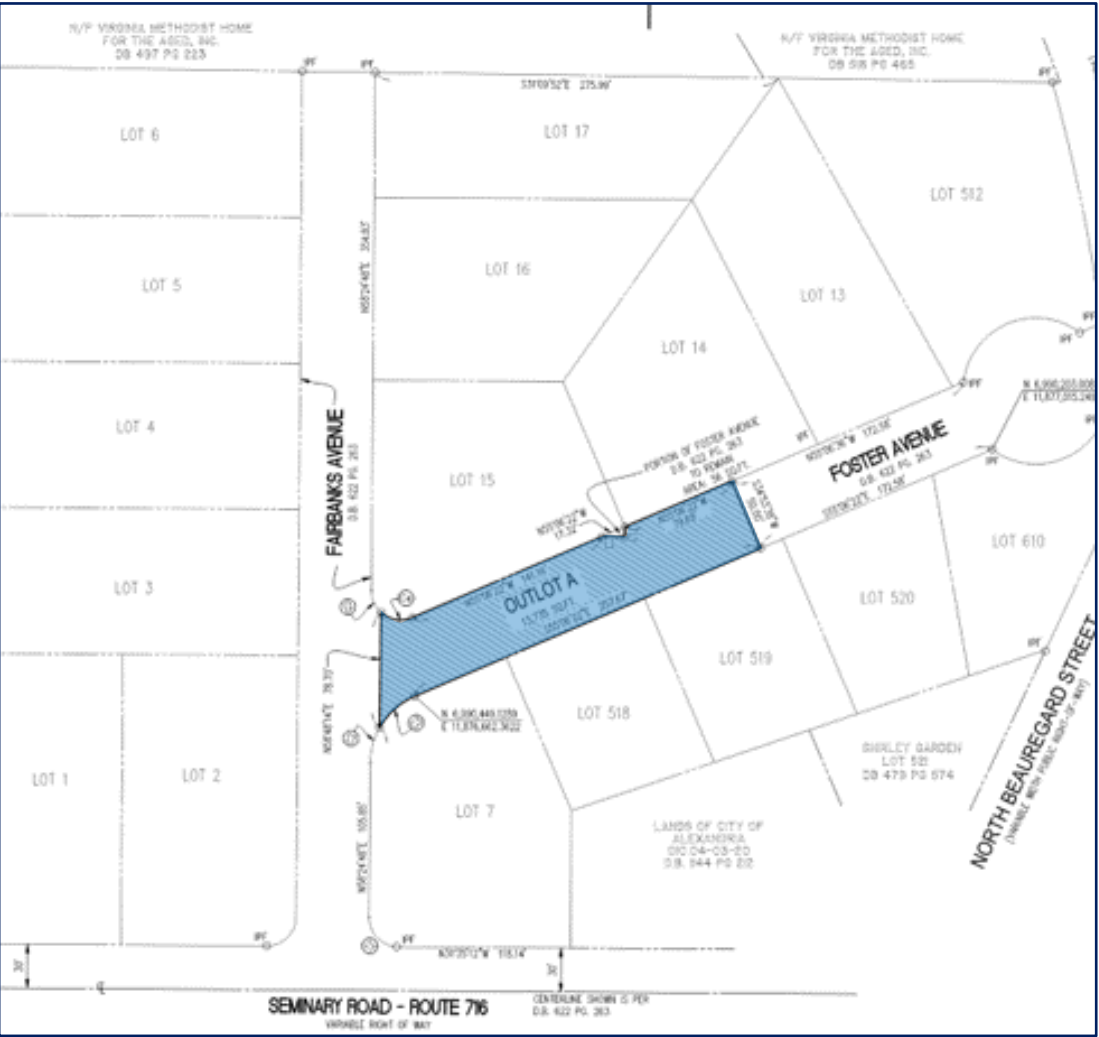


- Previously Approved Upland Park Phase 1:
  - MPA, CDD Amendment, DSUP w/SUB, TMP-SUP (March 2021)
  - 92 townhomes, park space, street improvements





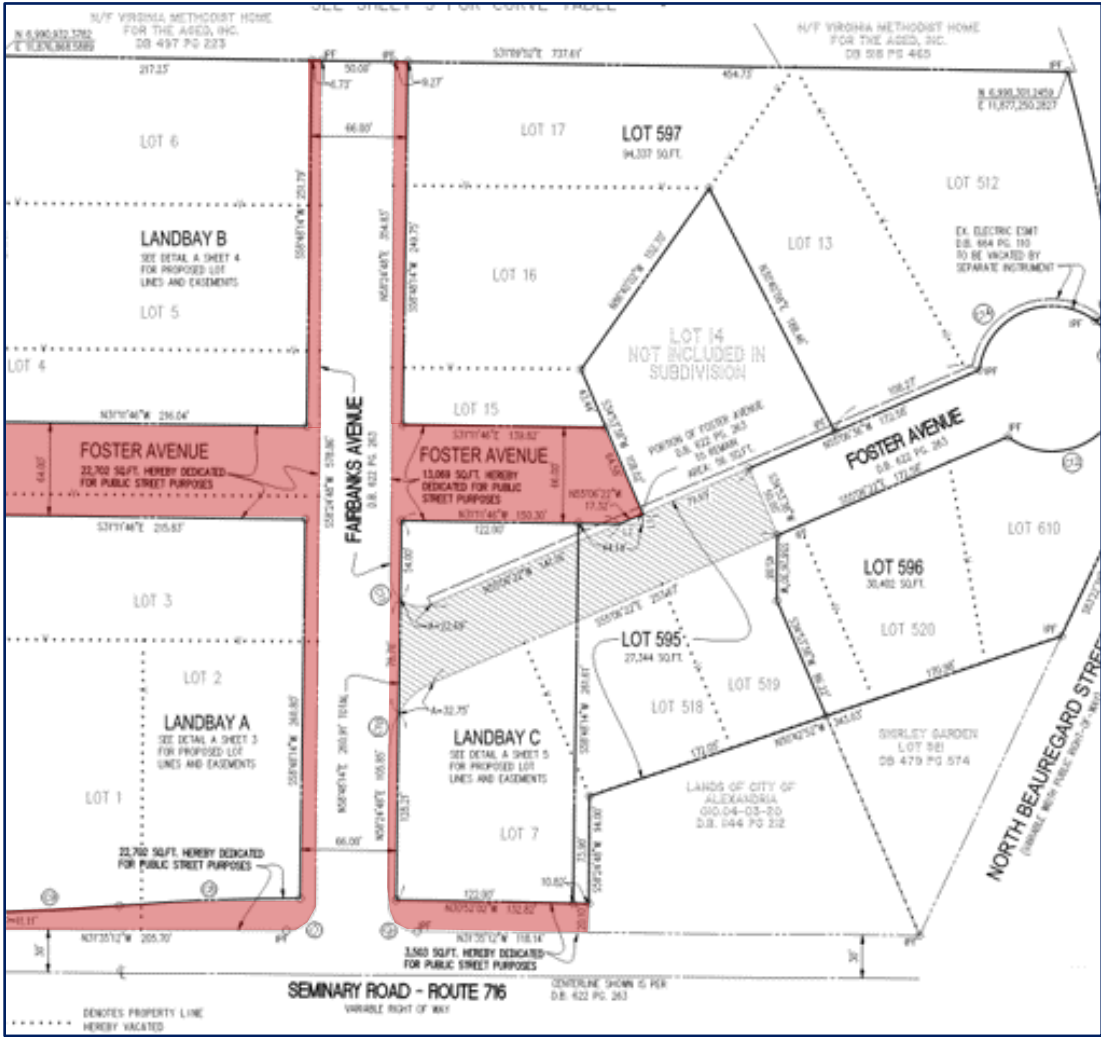
# Vacation Area



13,735 square feet

# Dedication Area

Per approved  
DSUP & SUB



39,274 square feet

# Staff Recommendation



- **Approval** of the vacation request subject to conditions contained in the staff report, and conditions of previous approvals.



# APPENDIX





# 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

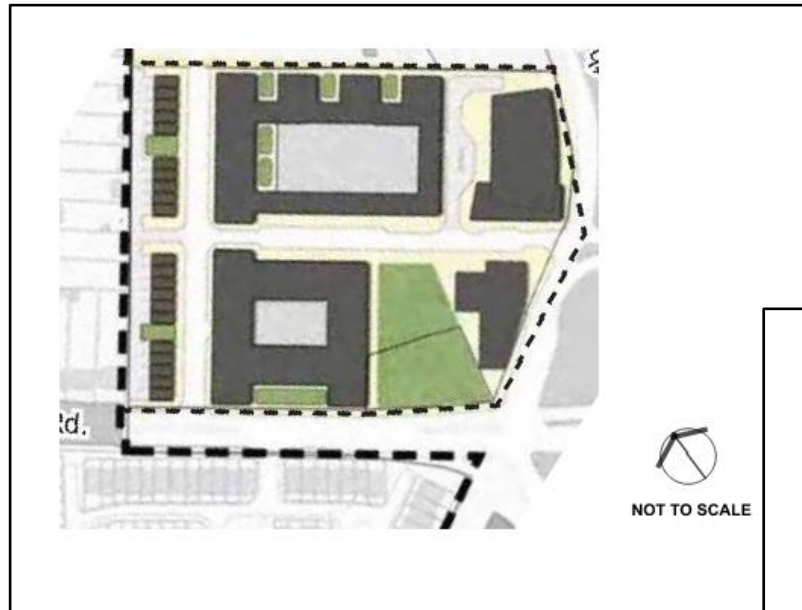


# Circulation



# Master Plan & CDD Concept Plan Amendment

2013 SAP



Project Proposal

