

**NOTES:**

1. DEFINED OPEN SPACE WILL BE DEDICATED OR WILL HAVE PUBLIC ACCESS EASEMENTS. SEE BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES FOR DETAILED INFORMATION.
2. ADDITIONAL PRIVATE AND PUBLIC ACCESS OPEN SPACE WILL BE PROVIDED IN EACH NEIGHBORHOOD IN ACCORDANCE WITH THE COORDINATED DEVELOPMENT DISTRICT CONDITIONS.
3. TWO PROPERTIES HAVE BEEN IDENTIFIED FOR THE ADDRESSES 1452 TO 1480 N. BEAUREGARD, THE BOARD OF ZONING APPEAL APPROVED BZA1297 ON JANUARY 14, 1971. FOR 1700 N. BEAUREGARD, BZA 1673 WAS APPROVED BY THE BOARD OF ZONNING APPEAL ON OCTOBER 13, 1977. THIS IS CURRENTLY ZONED CCD#4 KNOWN AS THE WINKLER TRACK.

APPROXIMATE LINE  
PROPOSED COORDINATED  
DEVELOPMENT DISTRICT

1.7 ACRES  
OPEN SPACE

(IN FEET)  
1 INCH = 300'

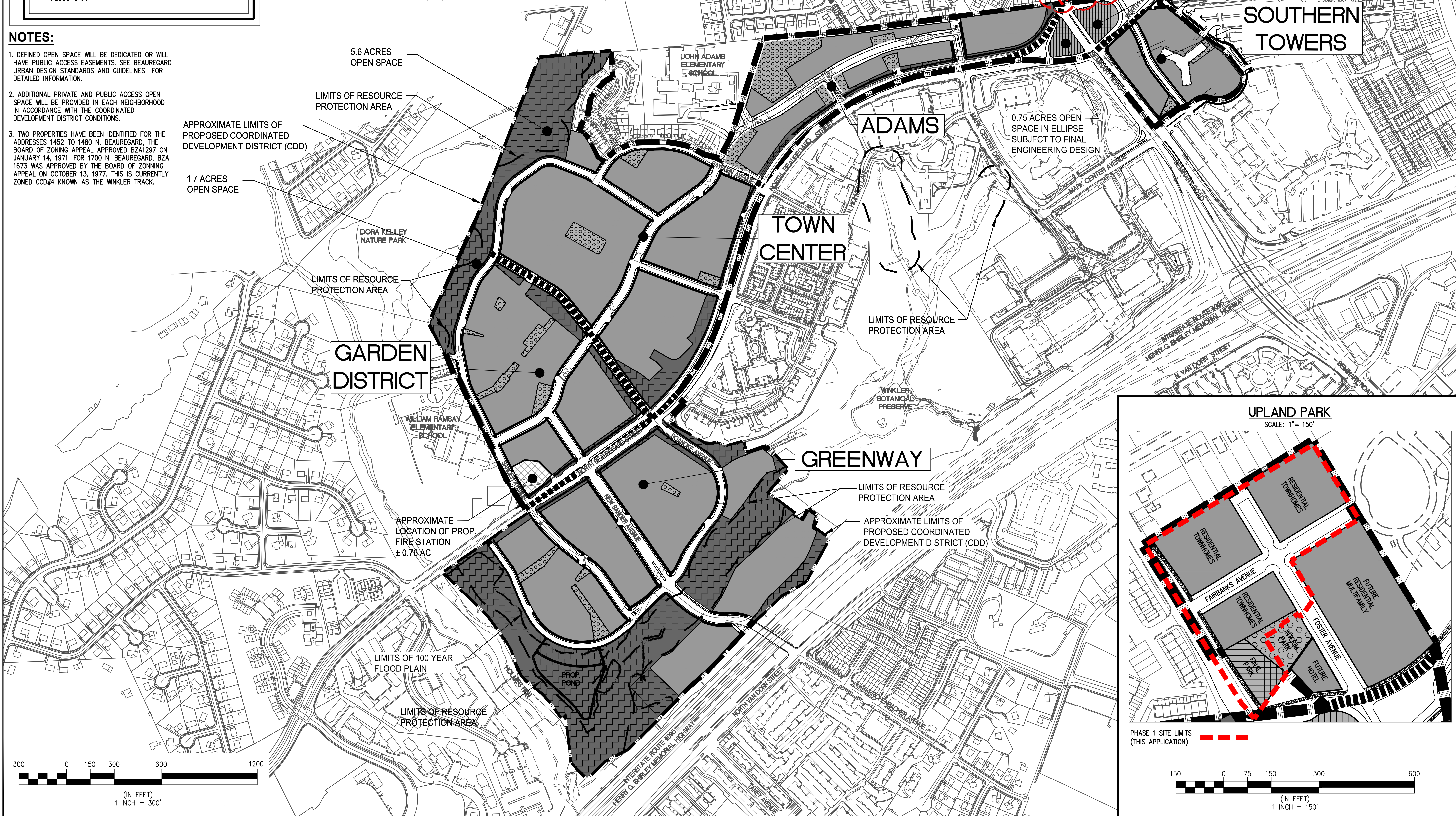
## GARDEN DISTRICT DEVELOPMENT SUMMARY

APPROXIMATE AREA:	±25.50 AC
MIX OF USE:	
OFFICE:	±0 SF
RESIDENTIAL:	±928 UNITS
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±21,355 SF
HOTEL:	±0 SF
OPEN SPACE:	±4.50 ACRES

<h2 style="text-align: center;"><u>GREENWAY</u></h2> <h1 style="text-align: center;"><u>DEVELOPMENT SUMMARY</u></h1>	
APPROXIMATE AREA:	±63.35 AC
MIX OF USE:	
OFFICE	±0 SF
RESIDENTIAL:	±1,829 UNITS
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±13,250 SF
HOTEL	±0 SF
OPEN SPACE:	±24.47 ACRES

A TOTAL OF 0.85 ACRES OF OPEN SPACE, INCLUDING THE ADJACENT CITY OWNED PARCEL, SHALL BE PROVIDED IN UPLAND PARK.

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[illegible]

**UPLAND PARK  
PHASE 1  
DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA, VIRGINIA  
DRAFT CDD21 CONCEPT PLAN**

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. _____	2019-0017
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>	
DIRECTOR _____	DATE _____
<b>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</b>	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____