

LEGEND

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21

APPROXIMATE NEIGHBORHOOD LIMIT

MAJOR GREENWAY OPEN SPACE

DEFINED OPEN SPACE

CITY OPEN SPACE

EXISTING BUILDING

DEVELOPMENT AREA

PROPOSED FIRE STATION

LIMITS OF RESOURCE PROTECTION AREA

LIMITS OF 100 YEAR FLOODPLAIN

UPLAND PARK DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±9.82 AC

MIX OF USE:

- OFFICE OR HOTEL: ±93,200 SF OR ±171 ROOMS
- RESIDENTIAL (MULTIFAMILY): ±401 UNITS
- RESIDENTIAL (TOWNHOME): ±92 UNITS
- REQUIRED RETAIL: ±8,000 SF
- OPTIONAL RETAIL: ±8,000 SF
- OPEN SPACE: ±0.85 ACRES

SOUTHERN TOWERS DEVELOPMENT SUMMARY

APPROXIMATE AREA: ± 8.28 AC

MIX OF USE:

- OFFICE: ±195,000 SF
- RESIDENTIAL: ±25,000 SF
- REQUIRED RETAIL: ±25,000 SF
- OPTIONAL RETAIL: ±80,000 SF
- HOTEL: ±187 ROOMS
- EX. BERKLEY BUILDING TO REMAIN
- OPEN SPACE: ±0.43 ACRES

ADAMS DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±19.16 AC

MIX OF USE:

- OFFICE: ±709,871 SF
- RESIDENTIAL: ±310,894 SF
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±15,000 SF
- HOTEL: ±187 ROOMS
- OPEN SPACE: ±3.02 ACRES

TOWN CENTER DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±48.21 AC

MIX OF USE:

- OFFICE: ±405,165 SF
- RESIDENTIAL: ±2,319 UNITS
- REQUIRED RETAIL: ±200,000 SF
- OPTIONAL RETAIL: ±109,245 SF
- HOTEL: ±237 ROOMS
- OPEN SPACE: ±8.15 ACRES

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

GREENWAY DEVELOPMENT SUMMARY

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.

UPLAND PARK
(SEE ENLARGEMENT - THIS SHEET)

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

1 ACRE OPEN SPACE IN ELLIPSE SUBJECT TO FINAL ENGINEERING DESIGN

SOUTHERN TOWERS

ADAMS

TOWN CENTER

GARDEN DISTRICT

GREENWAY

- #### NOTES:
- DEFINED OPEN SPACE WILL BE DEDICATED OR WILL HAVE PUBLIC ACCESS EASEMENTS. SEE BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES FOR DETAILED INFORMATION.
 - ADDITIONAL PRIVATE AND PUBLIC ACCESS OPEN SPACE WILL BE PROVIDED IN EACH NEIGHBORHOOD IN ACCORDANCE WITH THE COORDINATED DEVELOPMENT DISTRICT CONDITIONS.
 - TWO PROPERTIES HAVE BEEN IDENTIFIED FOR THE ADDRESSES 1452 TO 1480 N. BEAUREGARD, THE BOARD OF ZONING APPEAL APPROVED B2A1297 ON JANUARY 14, 1971. FOR 1700 N. BEAUREGARD, B2A 1673 WAS APPROVED BY THE BOARD OF ZONING APPEAL ON OCTOBER 13, 1977. THIS IS CURRENTLY ZONED CDD#4 KNOWN AS THE WINKLER TRACK.

5.6 ACRES OPEN SPACE

LIMITS OF RESOURCE PROTECTION AREA

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

1.7 ACRES OPEN SPACE

DORA RELLEY NATURE PARK

LIMITS OF RESOURCE PROTECTION AREA

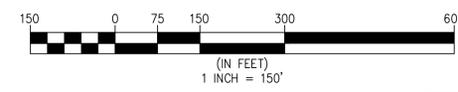
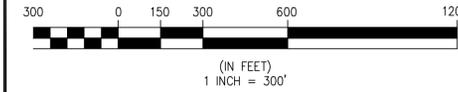
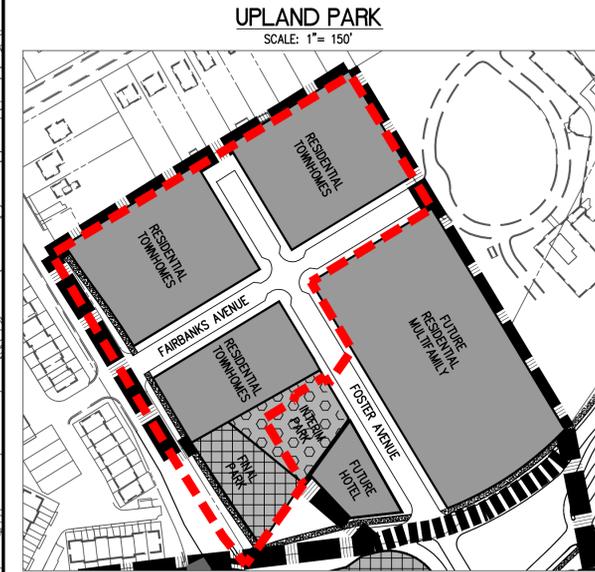
WILLIAM RAMSAY ELEMENTARY SCHOOL

APPROXIMATE LOCATION OF PROP. FIRE STATION ± 0.76 AC

LIMITS OF 100 YEAR FLOODPLAIN

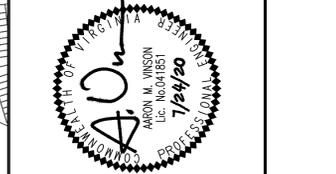
LIMITS OF RESOURCE PROTECTION AREA

0.75 ACRES OPEN SPACE IN ELLIPSE SUBJECT TO FINAL ENGINEERING DESIGN



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
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DATE: 07/24/2020
DRAWN: []
CHECKED: []
DATE: 07/24/2020
SCALE: AS NOTED



NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

UPLAND PARK PHASE 1
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

DRAFT CDD21 CONCEPT PLAN

APPROVED SPECIAL USE PERMIT NO. 2019-0017
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.