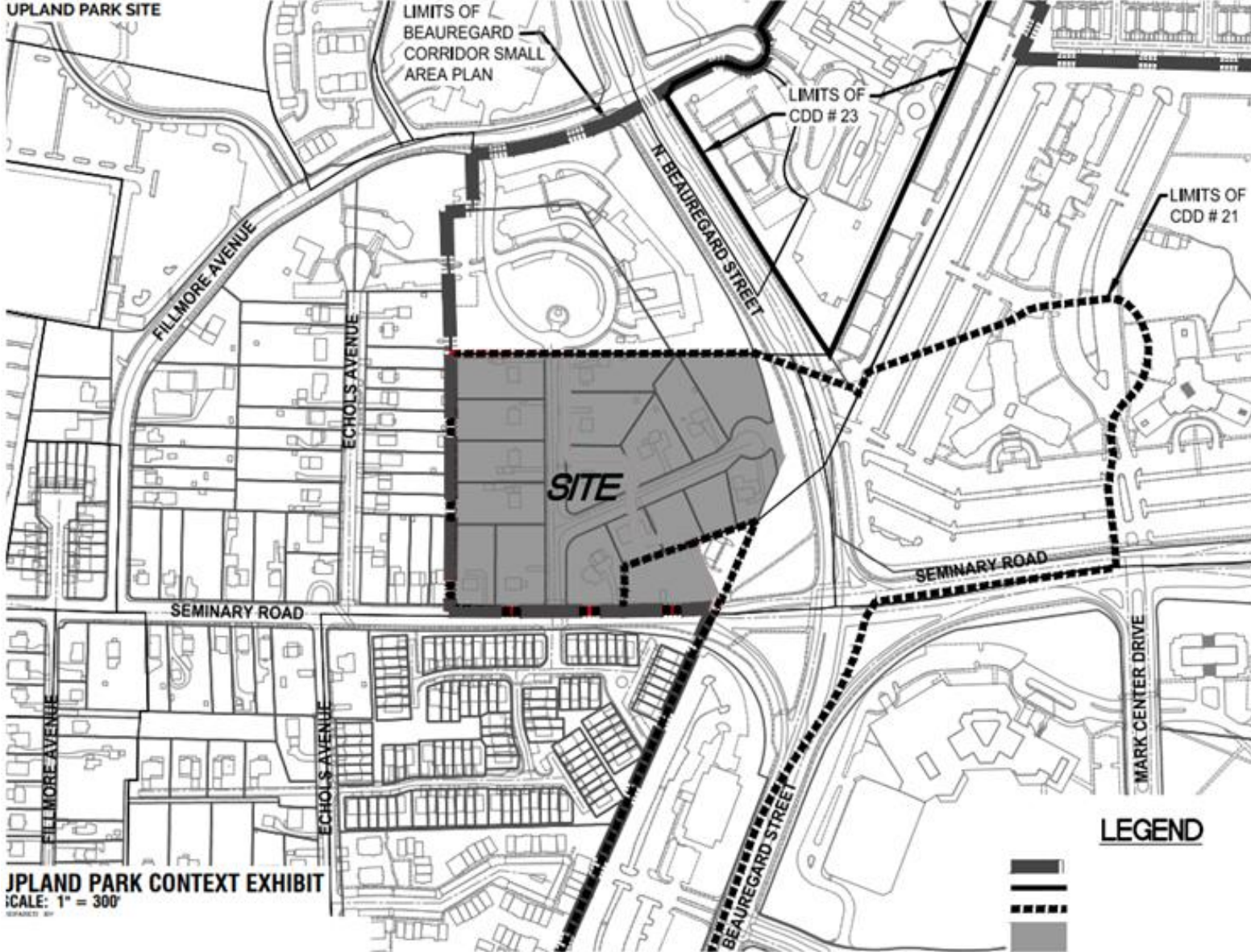


# UPLAND PARK LOCATION WITH CDD BOUNDARY



Alexandria  
Development  
Associates, LLC  
represented by  
Chris Bell,  
Hekemian &  
Co.

UPLAND PARK CONTEXT EXHIBIT  
SCALE: 1" = 300'

# UPLAND PARK NEIGHBORHOOD PLAN PURSUANT TO CDD #21 and Beauregard Small Area Plan



## LEGEND

- BSAP Boundary
  - Office
  - Office or Hotel Use
  - Hotel
  - Residential
  - Open Space
  - Fire Station
  - Required Retail (Commercial or Mixed-use buildings)
  - Optional Retail (May revert to its primary use)
- NOT TO SCALE

# UPLAND PARK NEIGHBORHOOD PLAN: AMENDED IN 2020 FOR PHASE 1 DEVELOPMENT



## 2020 Approved Phase One: CURRENTLY PROPOSED UPLAND PARK PLAN

### Master Plan Amendments:

- Reallocation of Multifamily use to TH use
- Retention of Fairbanks Ave. in its current location allowing for access to Hermitage
- Addition of new street on north side of City Park
- Amend building heights to allow up to 85' for future multifamily building

### Phase Two & Three:

- Multi-family building, 443 units plus a hotel or an office building
- Foster Avenue will be connected to Beauregard at a full signalized intersection at the ellipse.
- The City Park will be expanded and completed.

# UPLAND PARK PHASE I SITE PLAN WITH PHASE II PORTIONS SHOWN



## UPLAND PARK PHASE I SITE PLAN WITH PHASE II/III CONCEPT MASSING



AERIAL VIEW - SOUTHWEST



AERIAL VIEW - SOUTHEAST



PLAZA & MAIN ENTRY

Phase II / III (Landbay E & F):

- Multi-family building of up to 443 units plus a hotel or an office building.
- Foster Avenue will be connected to Beauregard at a full signalized intersection at the ellipse.
- The City Park will be expanded and completed.