

BEAUREGARD CORRIDOR COORDINATED DEVELOPMENT DISTRICT (CDD 21) CONCEPT PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN CITY OF ALEXANDRIA, VIRGINIA JUNE 21, 2013

OWNERS/APPLICANTS

ALEXANDRIA DEVELOPMENT ASSOCIATES, LLC
C/O HEKEMIAN AND CO INC.
505 MAIN STREET
HACKENSACK, NJ 07601

JBG/MARK CENTER DEVELOPER, LLC
C/O THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MD 20815

LAFAYETTE BUILDINGS, LLC
C/O DUKE REALTY
4900 SEMINARY RD, SUITE 900
ALEXANDRIA, VA 22311

SOUTHERN TOWERS, LLC
4600 N. FAIRFAX DRIVE, SUITE 1000
ARLINGTON, VA 22203

FDER COMPANY
C/O ASHER INVESTMENTS
7345 S PIERCE STREET, SUITE 100
LITTLETON, CO 80128

PLANNERS AND URBAN DESIGNERS

COOPER CARRY
625 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314

DOVER KOHL AND PARTNERS
1571 SUNSET DRIVE
CORAL GABLES, FL 33143

DUANY PLATER-ZYBERK AND COMPANY
320 FIREHOUSE LANE
GAITHERSBURG, MD 20878

HICKOK COLE ARCHITECTS
1023 31ST STREET NW
WASHINGTON, DC 20007

CDD 21 CONCEPT PLAN STATEMENT

THE APPLICANTS REQUEST APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN CONSISTENT WITH THE BEAUREGARD CORRIDOR SMALL AREA PLAN.

SEE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

ASSOCIATED APPLICATIONS

TEXT AMENDMENT - TA#2012-0007 AND TA#2012-0010

ATTORNEYS

MCGUIRE WOODS LLP
1750 TYSONS BLVD.
SUITE 1800
MCLEAN, VA 22102

WALSH, COLUCCI, LUBELEY, EMRICH AND WALSH
COURTHOUSE PLAZA, SUITE 1300
2200 CLARENDON BOULEVARD
ARLINGTON, VA 22201

ENGINEERS

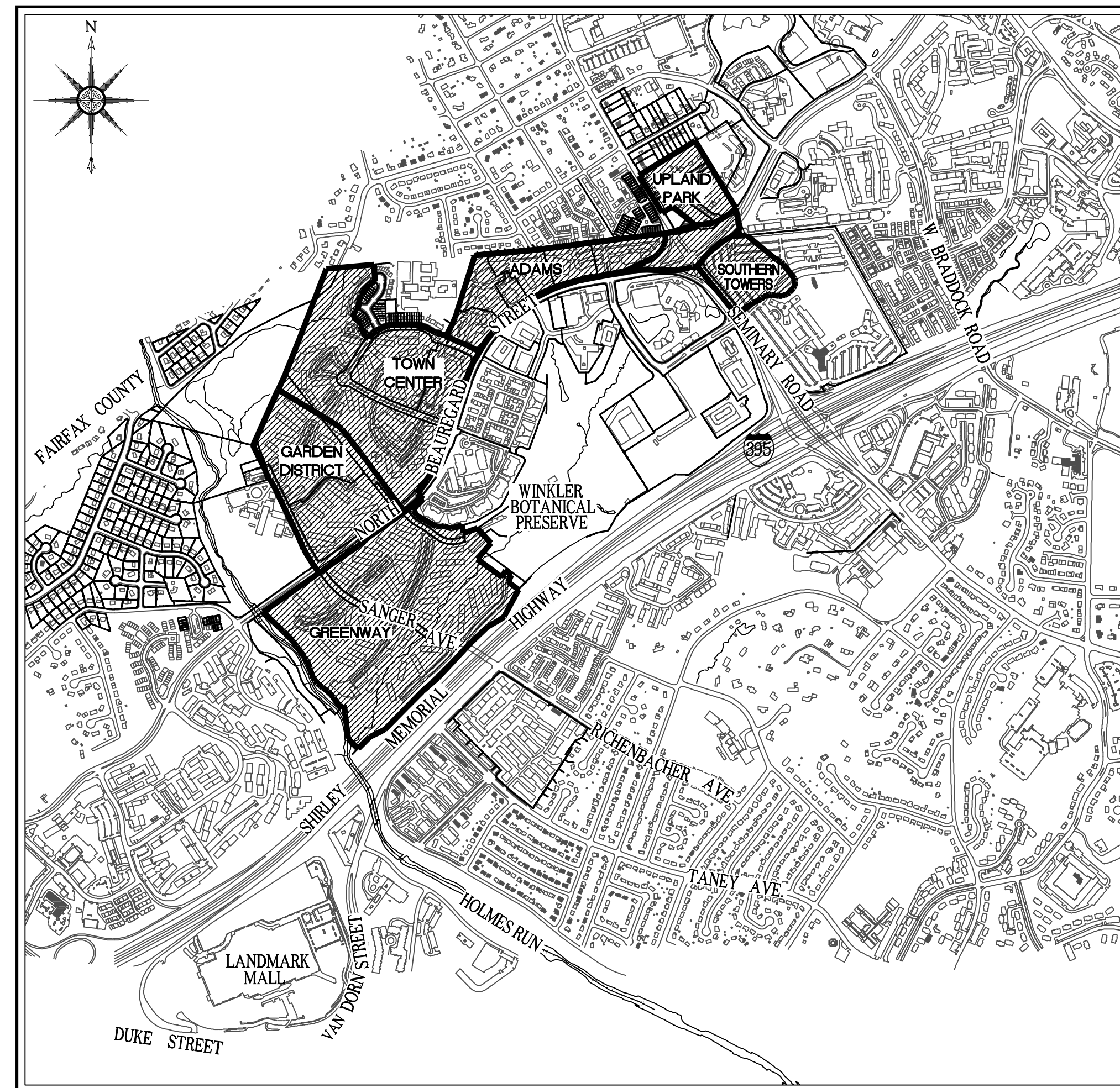
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046

WETLAND STUDIES AND SOLUTIONS
5300 WELLINGTON BRANCH DRIVE
GAINESVILLE, VA 20155

TRANSPORTATION

AECOM
3131 WILSON BOULEVARD
ARLINGTON, VA 22201

WELLS AND ASSOCIATES
5 WIRT STREET, S.W.
LEESBURG, VA 20175



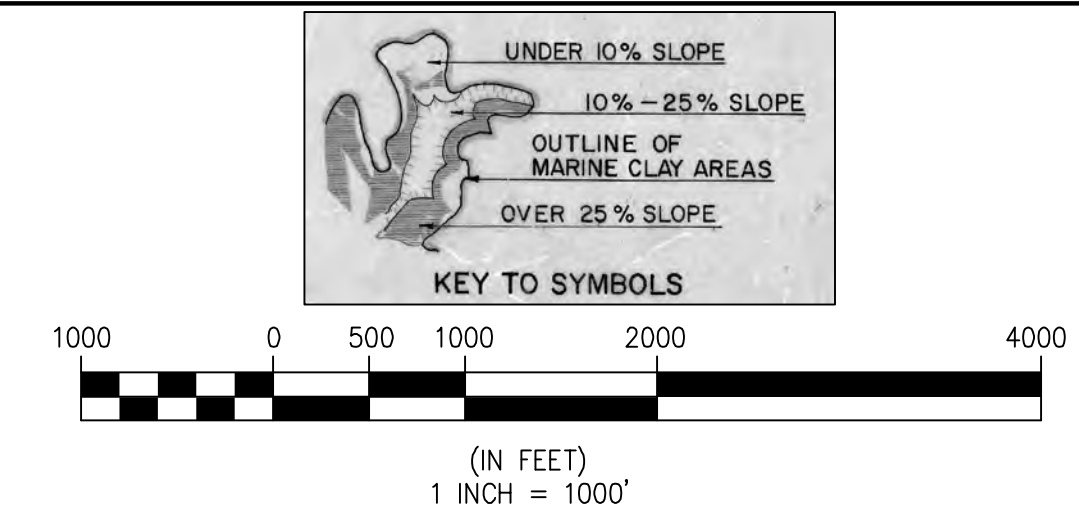
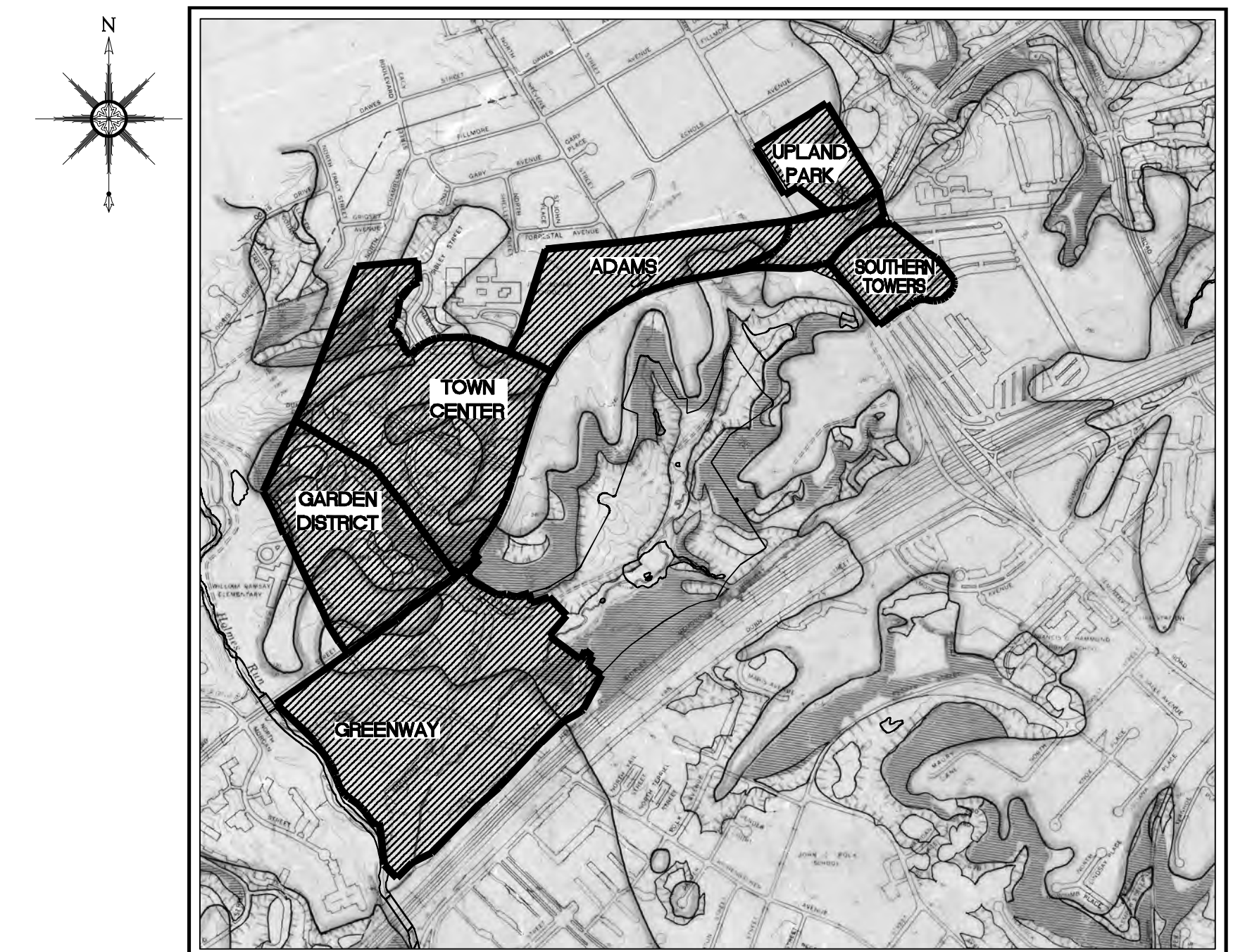
SCALE: 1"=1000'

PROPERTIES WITHIN PROPOSED
COORDINATED DEVELOPMENT
DISTRICT (CDD #21)

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

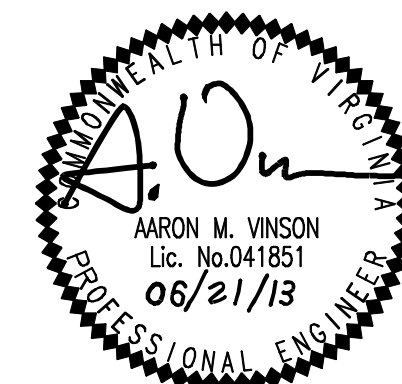
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MARINE CLAY SOILS MAP



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APPROVED	
SPECIAL USE PERMIT NO. CDD#2012-00003	
REZONING NO. REZ#2012-00002	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

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ENVIRONMENTAL FEATURES PLAN

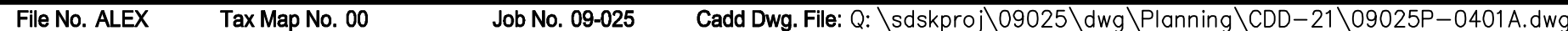
BEAUREGARD CORRIDOR

COORDINATED DEVELOPMENT

DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

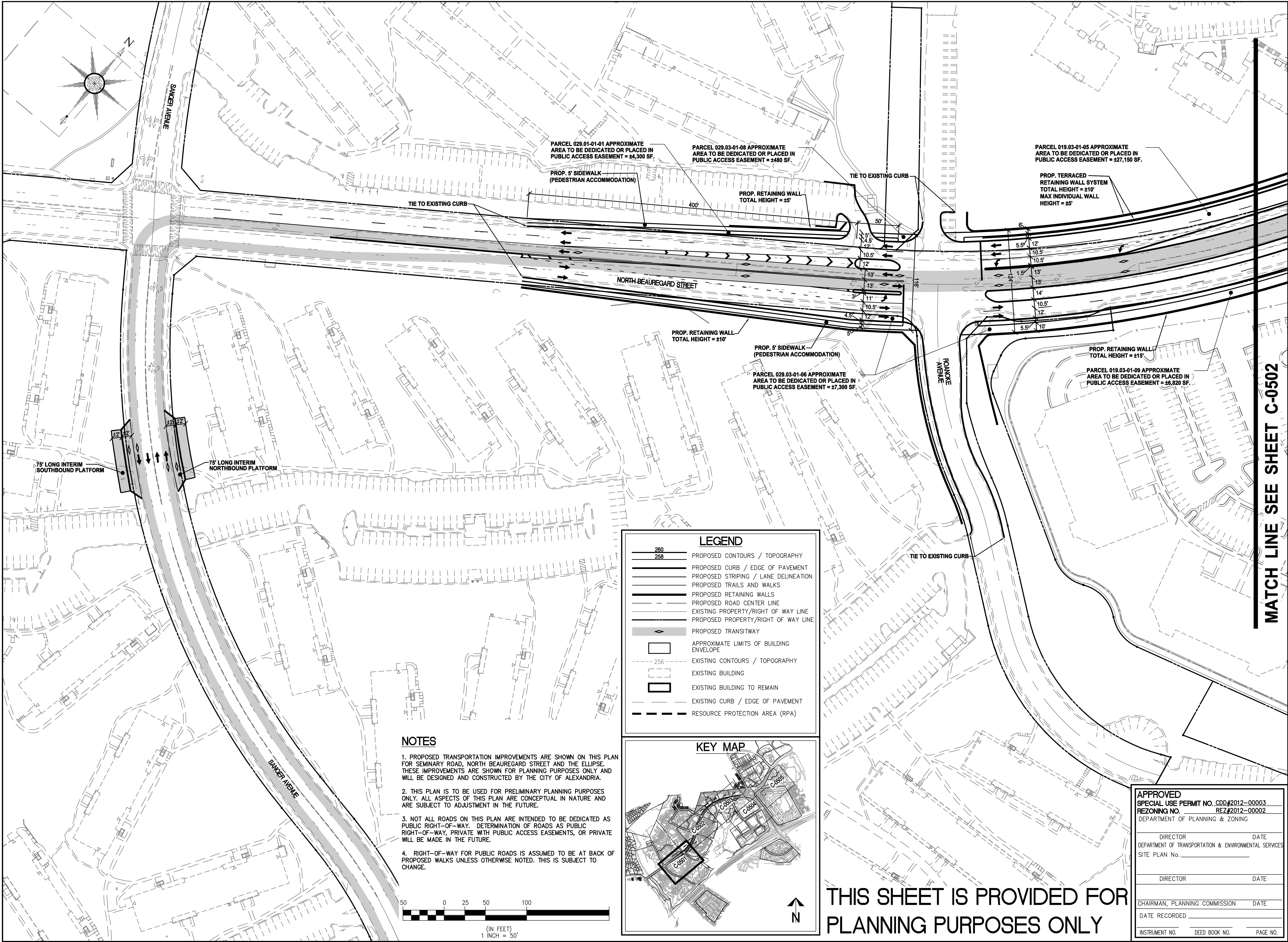


PRELIMINARY PHASING PLAN

REVISION APPROVED BY

WALTER L. PHILLIPS

DRA
DC

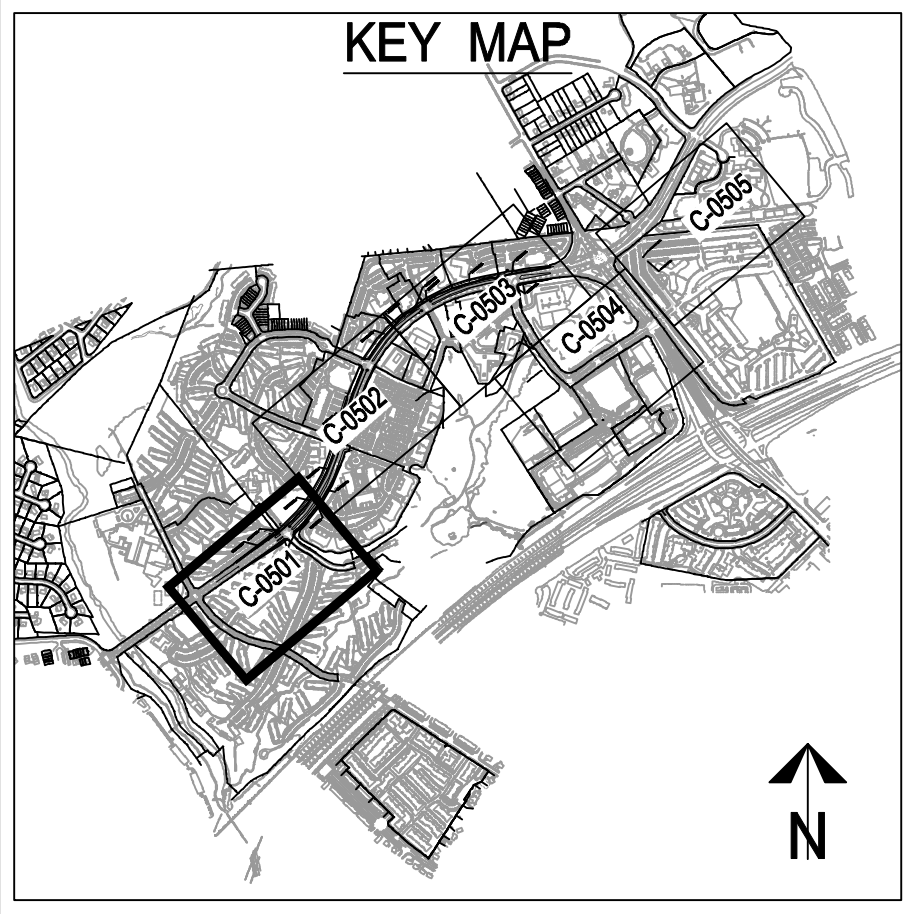


NOTES

1. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.
2. THIS PLAN IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL ASPECTS OF THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO ADJUSTMENT IN THE FUTURE.
3. NOT ALL ROADS ON THIS PLAN ARE INTENDED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. DETERMINATION OF ROADS AS PUBLIC RIGHT-OF-WAY, PRIVATE WITH PUBLIC ACCESS EASEMENTS, OR PRIVATE WILL BE MADE IN THE FUTURE.
4. RIGHT-OF-WAY FOR PUBLIC ROADS IS ASSUMED TO BE AT BACK OF PROPOSED WALKS UNLESS OTHERWISE NOTED. THIS IS SUBJECT TO CHANGE.

LEGEND

- 260 PROPOSED CONTOURS / TOPOGRAPHY
- 258 PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED STRIPING / LANE DELINEATION
- PROPOSED TRAILS AND WALKS
- PROPOSED RETAINING WALLS
- PROPOSED ROAD CENTER LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- PROPOSED TRANSITWAY
- APPROXIMATE LIMITS OF BUILDING ENVELOPE
- 256 EXISTING CONTOURS / TOPOGRAPHY
- EXISTING BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING CURB / EDGE OF PAVEMENT
- RESOURCE PROTECTION AREA (RPA)



MATCH LINE SEE SHEET C-0502

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002
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. _____

INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
**COORDINATED DEVELOPMENT
DISTRICT #21**

CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

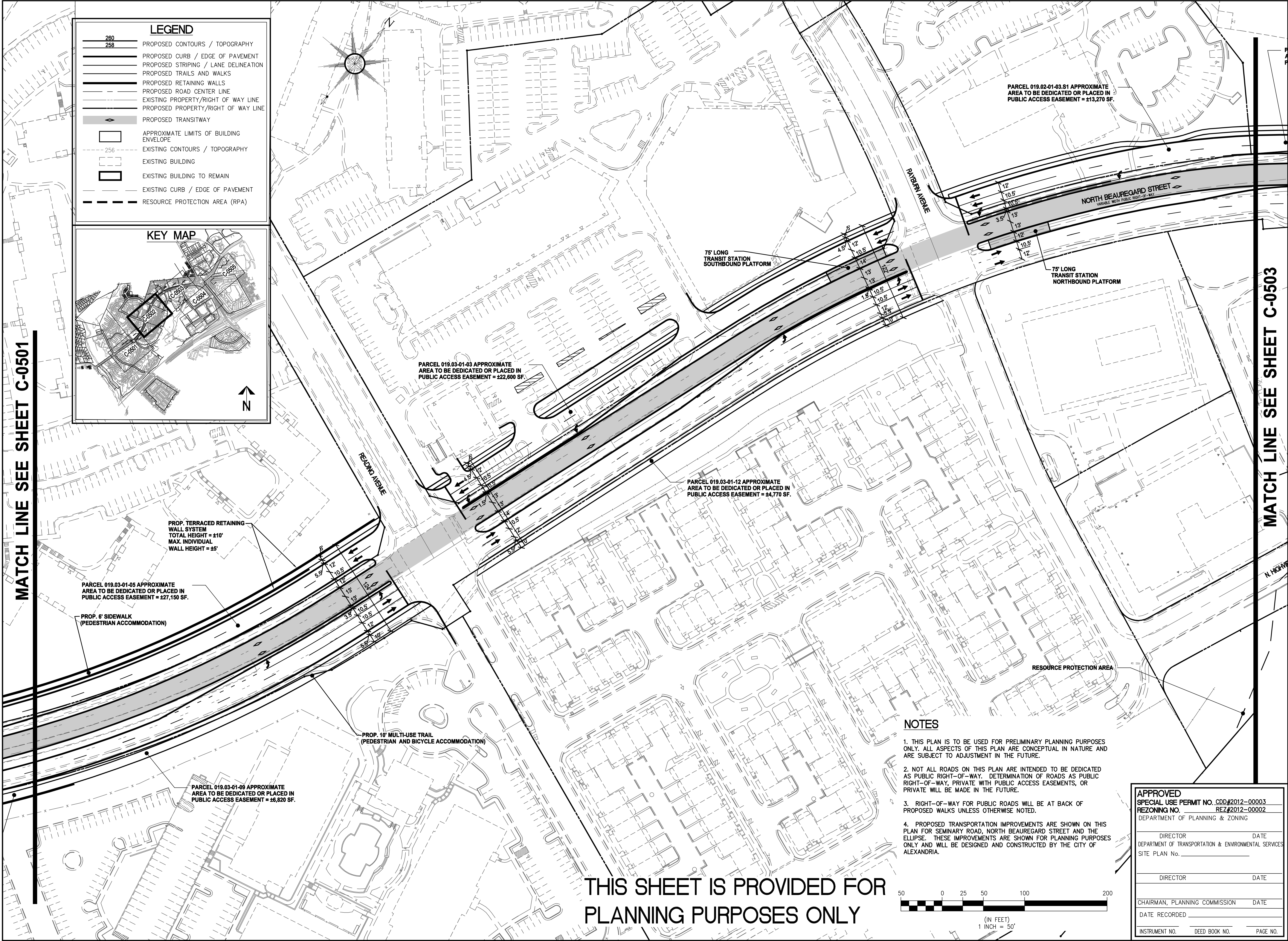
WALTER L. PHILLIPS
INCORPORATED
DATE: 06/21/13
ESTABLISHED 1945
SCALE: 1" = 50'

ARON M. WINSON
Lic. No. 041851
PROFESSIONAL ENGINEER
CITY OF VIRGINIA

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DRAWN: DCV

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MATCH LINE SEE SHEET C-0502

PARCEL 019.02-01-03.S2 APPROXIMATE
AREA TO BE DEDICATED OR PLACED IN
PUBLIC ACCESS EASEMENT = 23,475 SF.

PROP. 6' SIDEWALK
(PEDESTRIAN ACCOMMODATION)

PARCEL 019.02-01-03.S3 APPROXIMATE
AREA TO BE DEDICATED OR PLACED IN
PUBLIC ACCESS EASEMENT = 23,400 SF.

PARCEL 019.02-01-03.S4 APPROXIMATE
AREA TO BE DEDICATED OR PLACED IN
PUBLIC ACCESS EASEMENT = 27,225 SF.

PARCEL 019.02-01-03.S7 APPROXIMATE
AREA TO BE DEDICATED OR PLACED IN
PUBLIC ACCESS EASEMENT = 212,090 SF.

PROP. 6' SIDEWALK
(PEDESTRIAN ACCOMMODATION)

PARCEL 019.02-01-03.S8 APPROXIMATE
AREA TO BE DEDICATED OR PLACED IN
PUBLIC ACCESS EASEMENT = 210,700 SF.

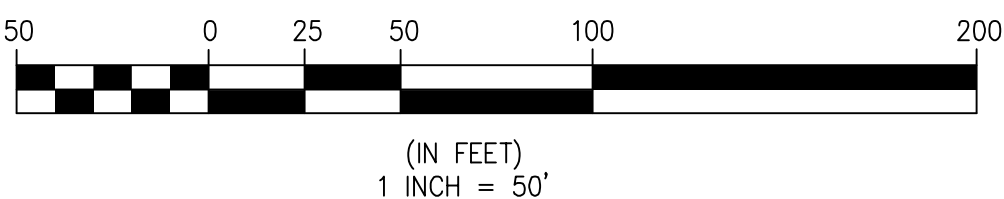
PARCEL 019.02-02-01 APPROXIMATE
AREA TO BE DEDICATED OR PLACED IN
PUBLIC ACCESS EASEMENT = 23,105 SF.

PROP. 10' MULTI-USE TRAIL
(PEDESTRIAN AND BICYCLE ACCOMMODATION)

PROP. 6' SIDEWALK
(PEDESTRIAN ACCOMMODATION)

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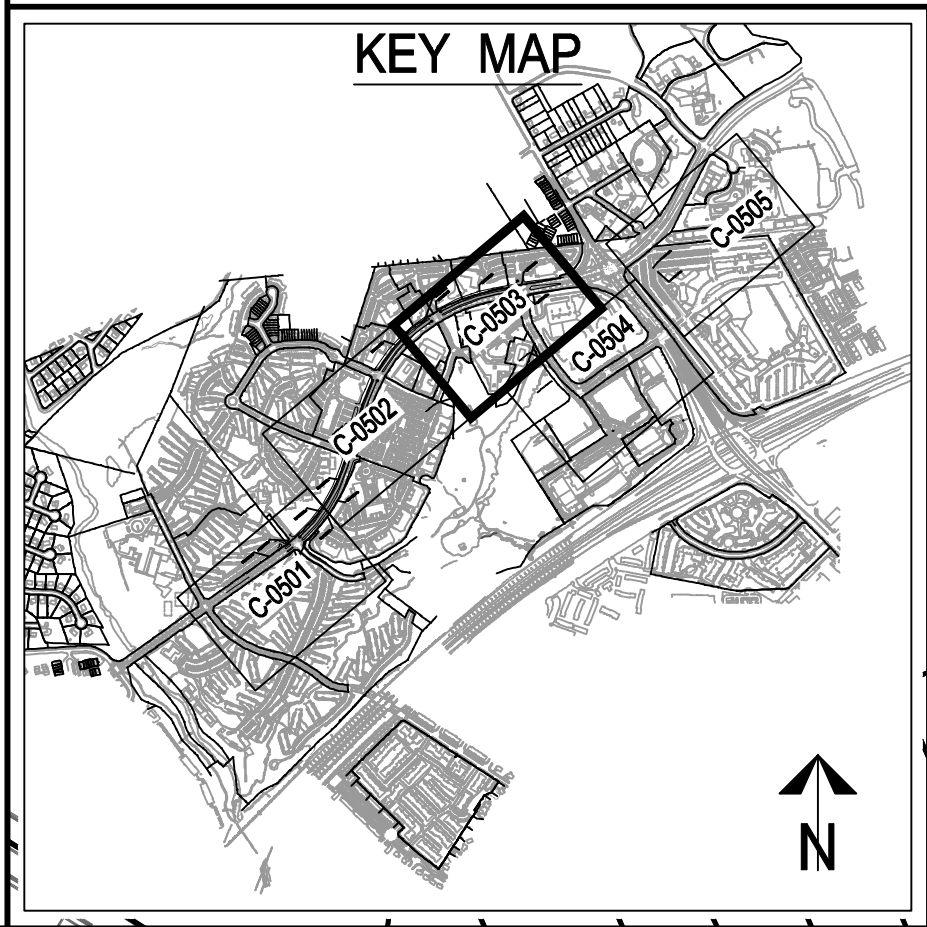


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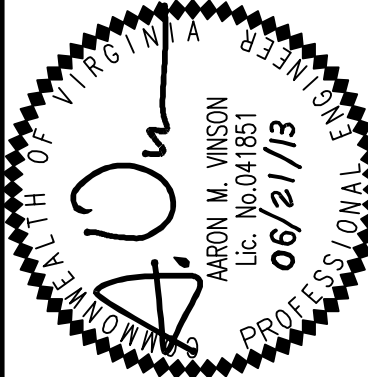
LEGEND

- 260
256
- PROPOSED CONTOURS / TOPOGRAPHY
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED STRIPING / LANE DELINEATION
- PROPOSED TRAILS AND WALKS
- PROPOSED RETAINING WALLS
- PROPOSED ROAD CENTER LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- PROPOSED TRANSITWAY
- APPROXIMATE LIMITS OF BUILDING ENVELOPE
- 256
- EXISTING CONTOURS / TOPOGRAPHY
- EXISTING BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING CURB / EDGE OF PAVEMENT
- RESOURCE PROTECTION AREA (RPA)



INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
**COORDINATED DEVELOPMENT
DISTRICT #21**
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA



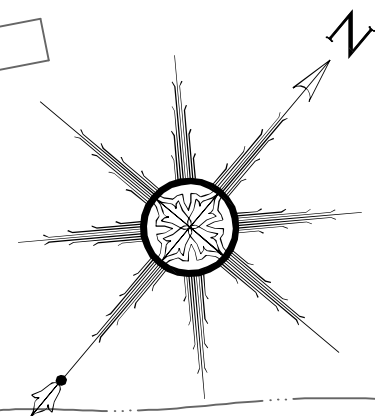
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SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002
DEPARTMENT OF PLANNING & ZONING

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.

MATCH LINE SEE SHEET C-0503

RESOURCE PROTECTION AREA



MARK CENTER AVENUE
RIGHT-OF-WAY VARIES
ON 100% PG. 014
EX. POSTED SPEED LIMIT 25 MPH

MATCH LINE SEE SHEET C-0505

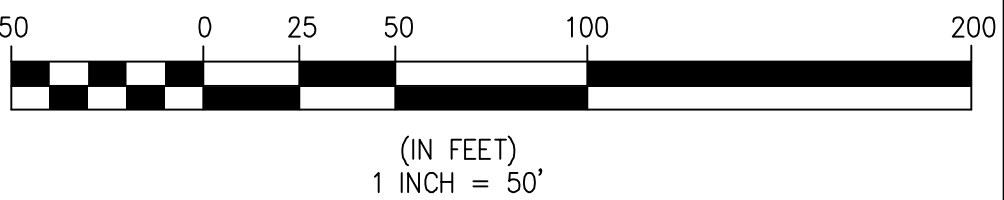
LEGEND

	PROPOSED CONTOURS / TOPOGRAPHY
	PROPOSED CURB / EDGE OF PAVEMENT
	PROPOSED STRIPING / LANE DELINEATION
	PROPOSED TRAILS AND WALKS
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KEY MAP



THIS SHEET IS PROVIDED FOR
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
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**COORDINATED DEVELOPMENT
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CONCEPT PLAN
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WALTER L. PHILLIPS
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(703) 532-6163 Fax (703) 533-1301
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DATE: 06/21/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: 1" = 50'

PROF. EST. 06/21/13
LIC. NO. 041851
AARON M. WINSON

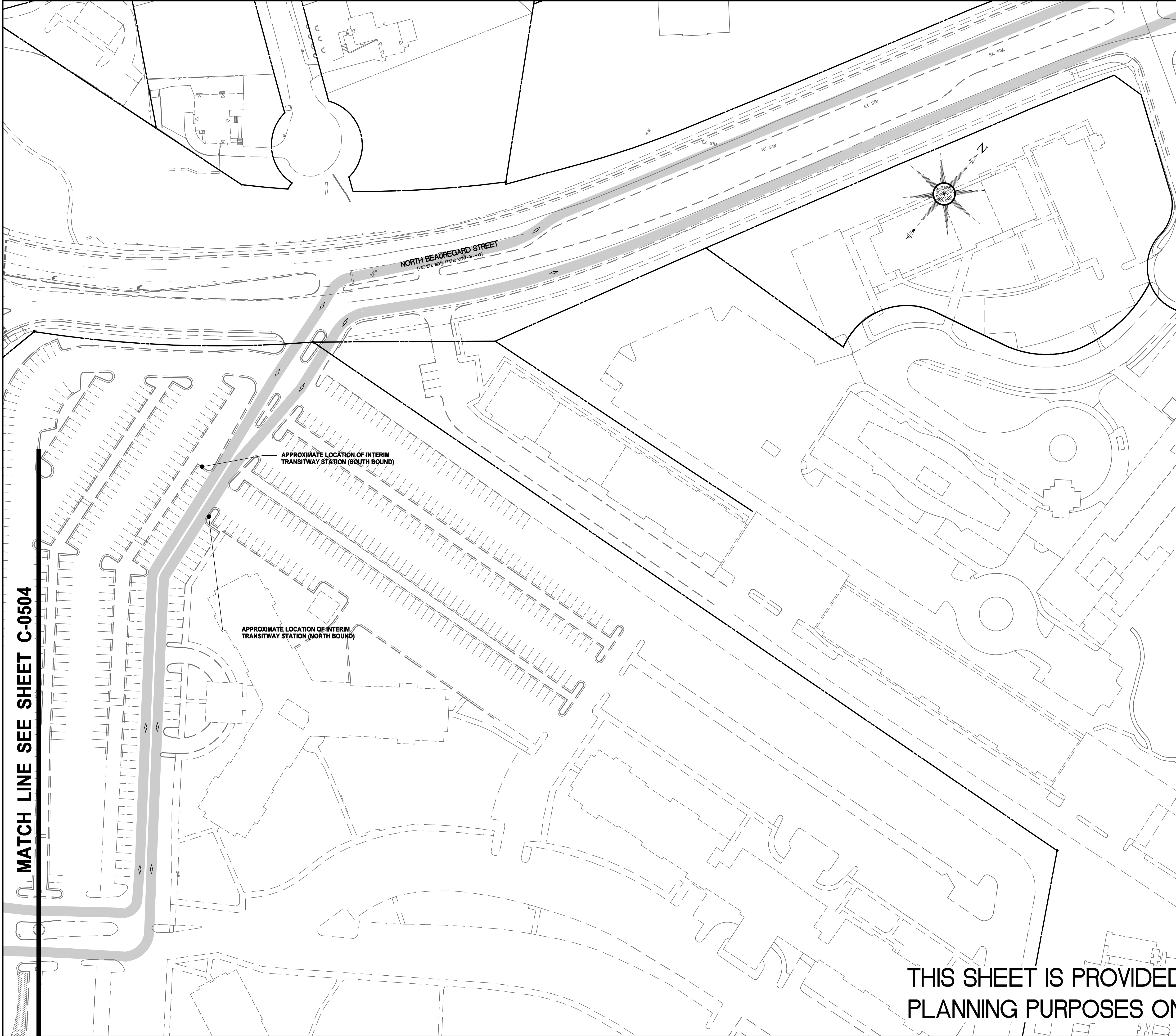
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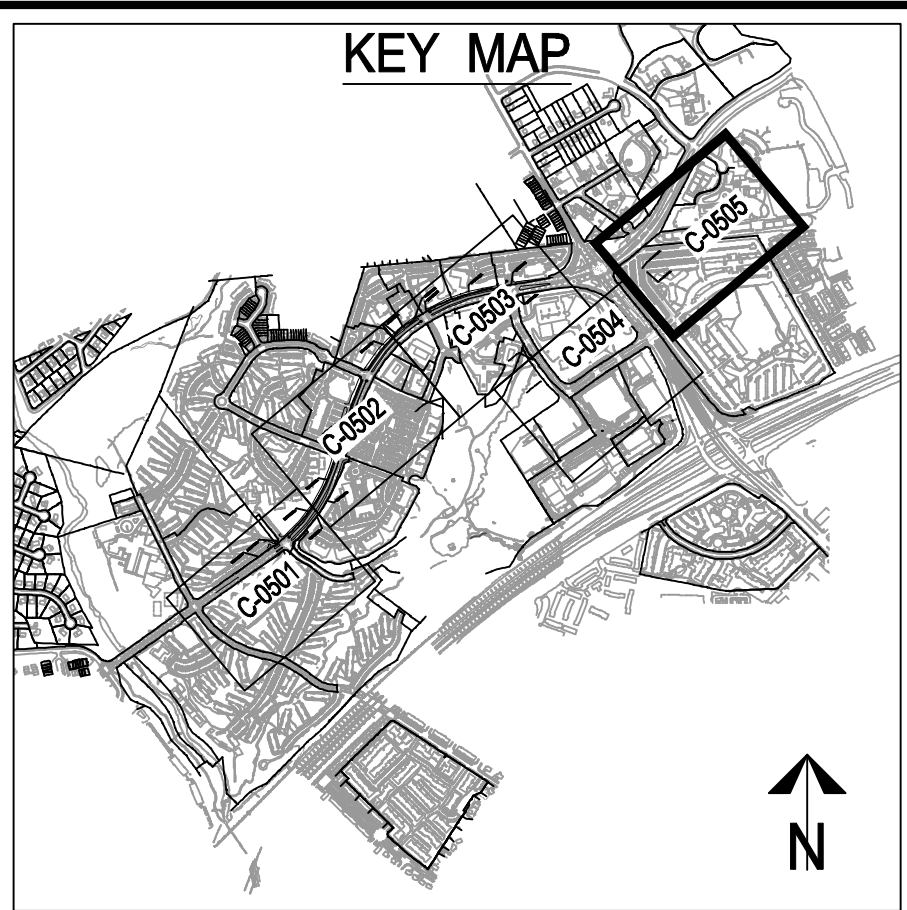
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LIC. NO. 041851
AARON M. WINSON

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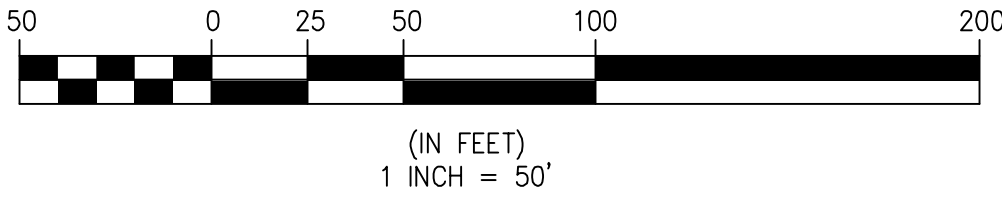
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LEGEND	
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	PROPOSED CURB / EDGE OF PAVEMENT
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	PROPOSED TRAILS AND WALKS
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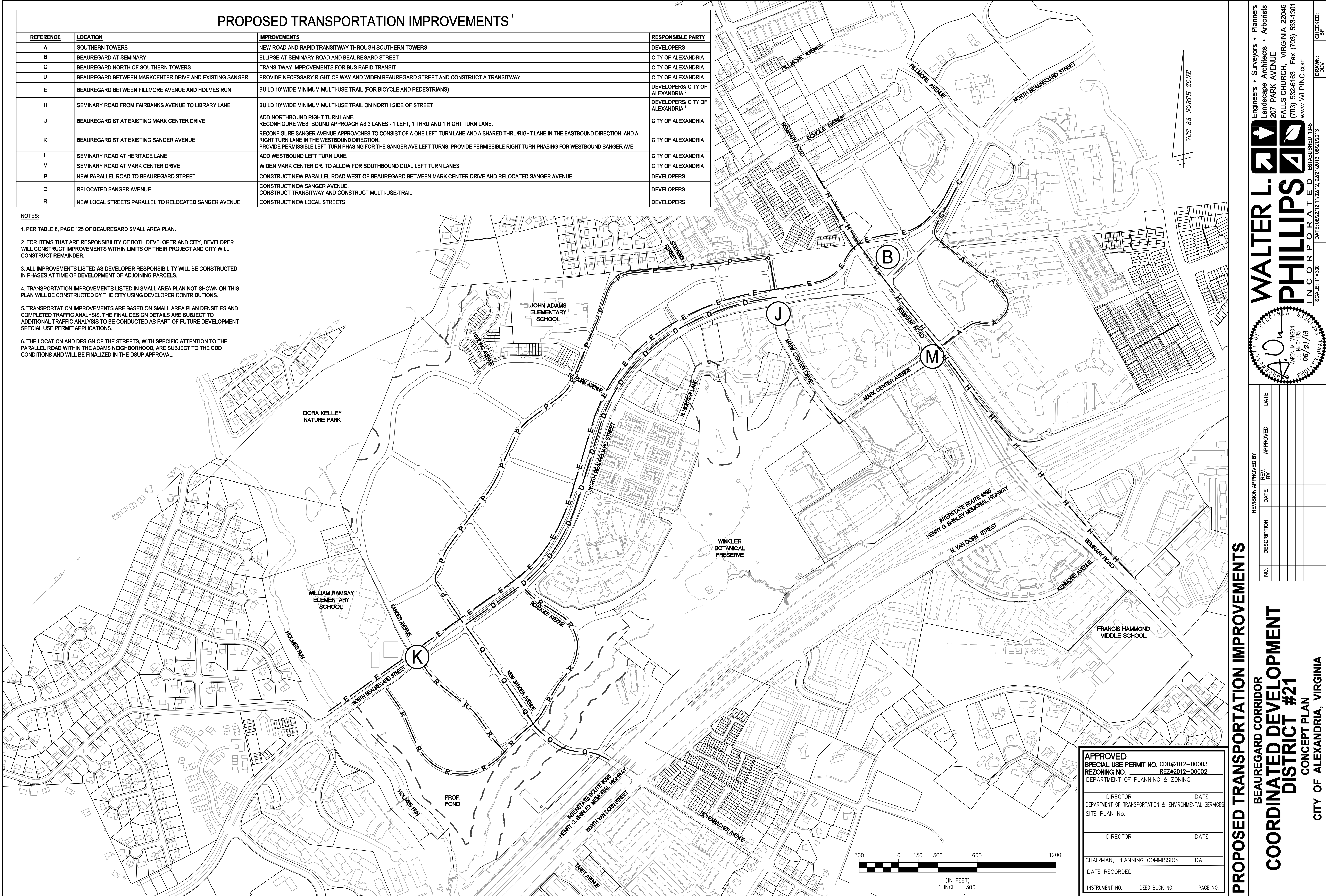
WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 09/21/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: 1" = 50'

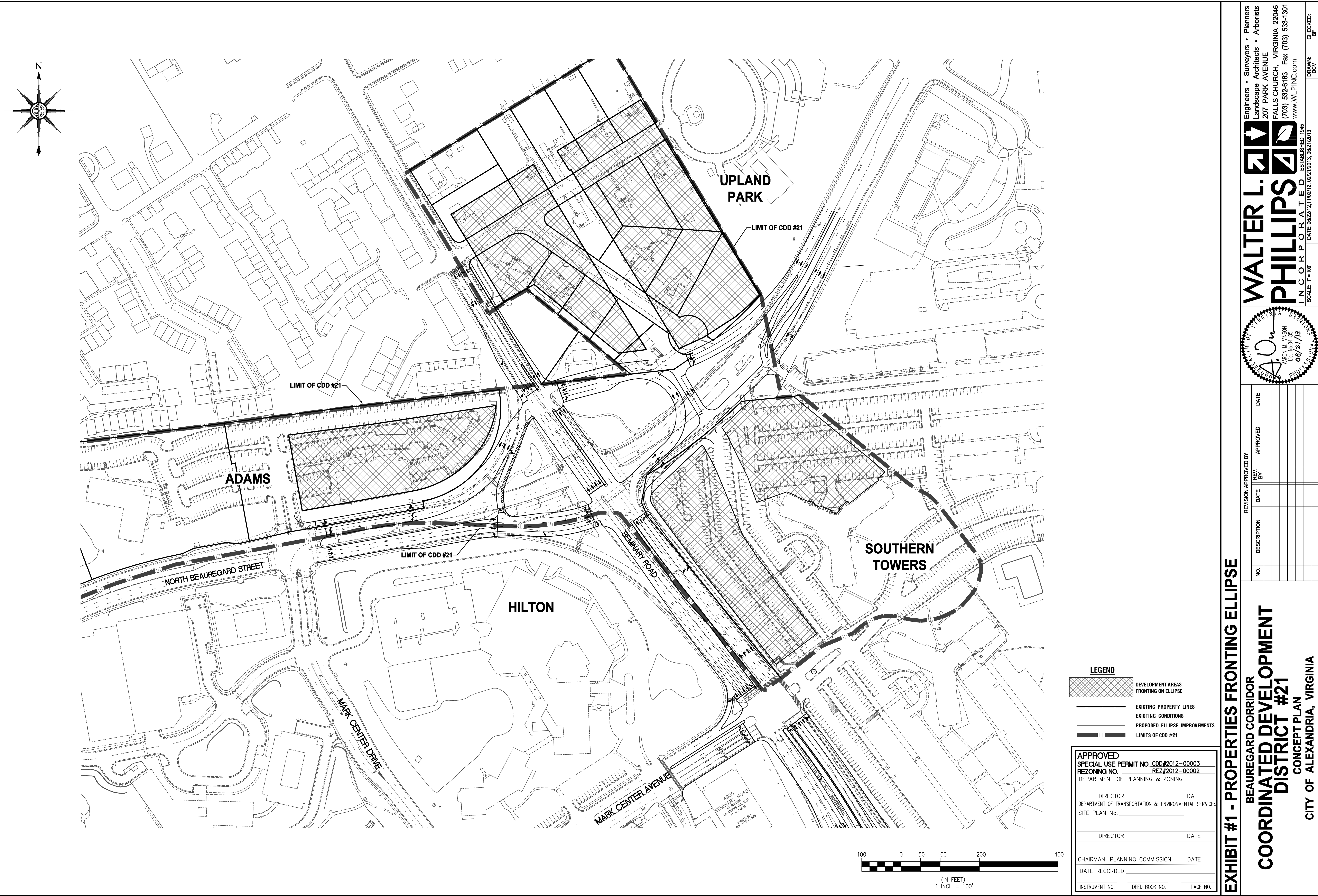
MADE IN THE STATE OF VIRGINIA
AARON M. WILSON
Lic. No. 041851
06/21/13
PROFESSIONAL SEAL

REVISION APPROVED BY	NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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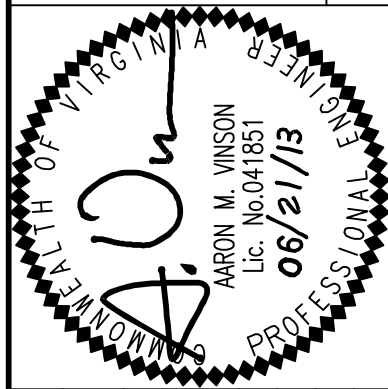




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WALTER L. PHILLIPS
INCORPORATED
DATE: 06/21/13, 06/21/13
SCALE: 1" = 100'

DATE: 06/21/13
L.C. No. 041851
06/21/13
PROF. 1331



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BEAUREGARD CORRIDOR
**COORDINATED DEVELOPMENT
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CITY OF ALEXANDRIA, VIRGINIA

EXHIBIT #1 - PROPERTIES FRONTING ELLIPSE

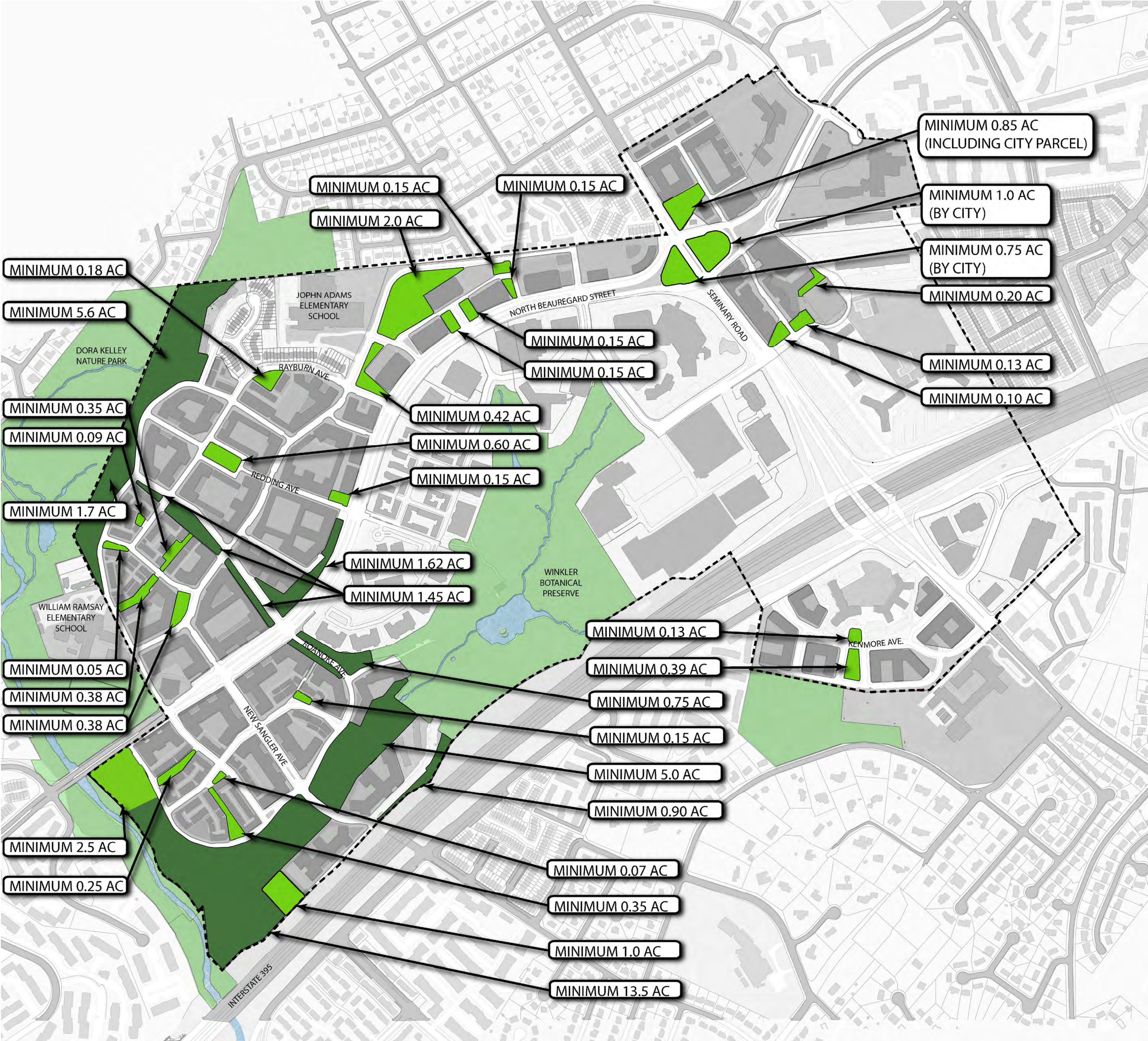
LEGEND

- DEVELOPMENT AREAS FRONTING ON ELLIPSE
- EXISTING PROPERTY LINES
- EXISTING CONDITIONS
- PROPOSED ELLIPSE IMPROVEMENTS
- LIMITS OF CDD #21

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002
DEPARTMENT OF PLANNING & ZONING

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

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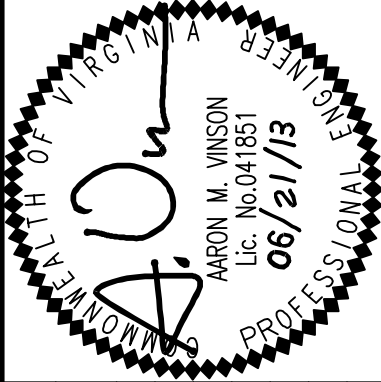
NOTE

1. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

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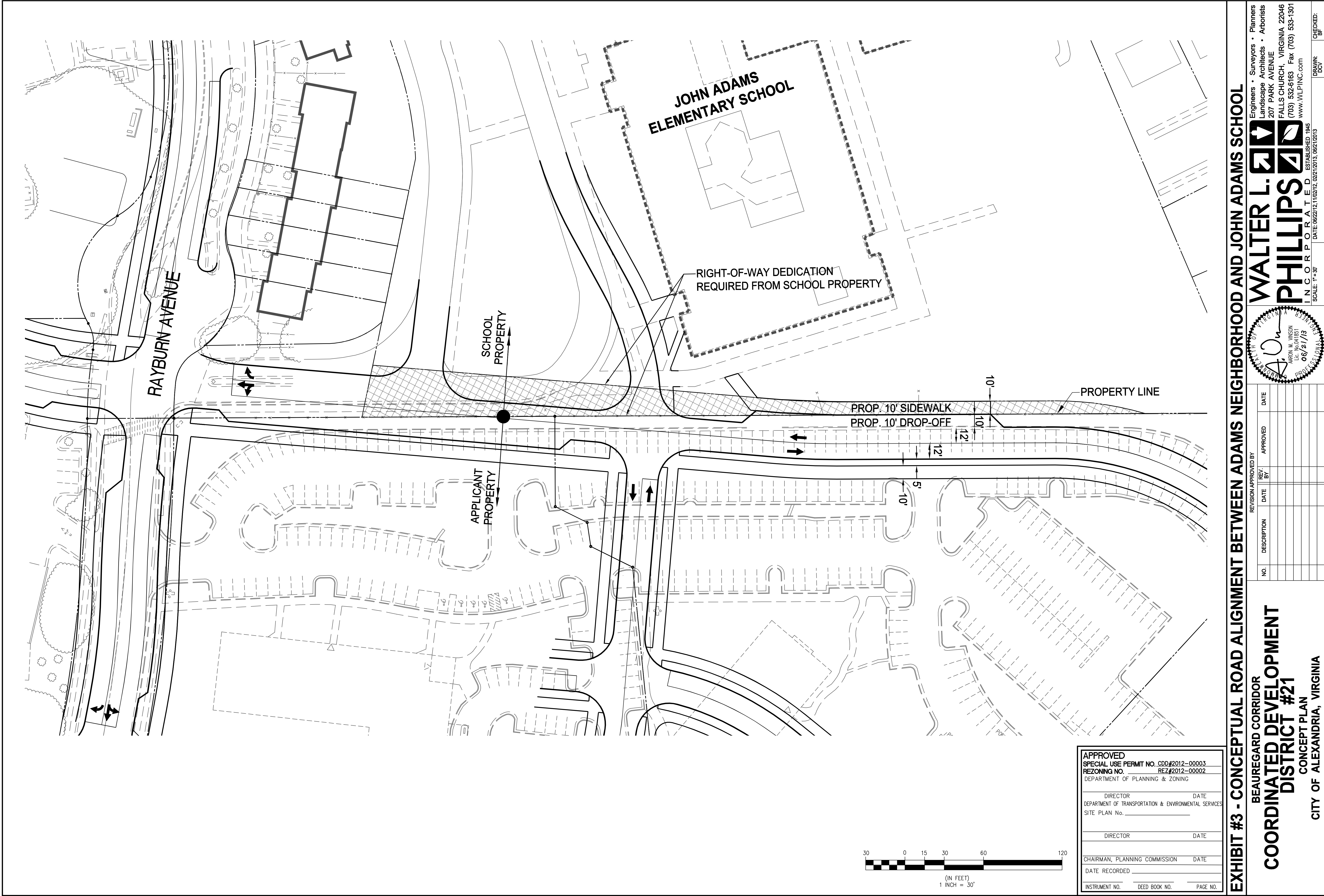
EXHIBIT #2 - OPEN SPACE

BEAUREGARD CORRIDOR
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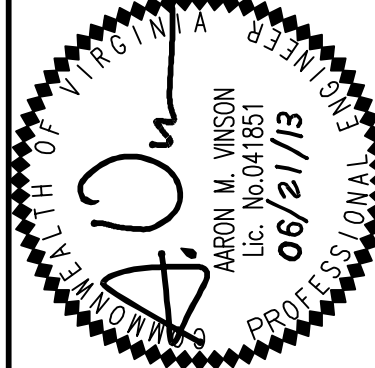
REVISION APPROVED BY				DATE	
NO.	DESCRIPTION	REV.	BY	APPROVED	DATE



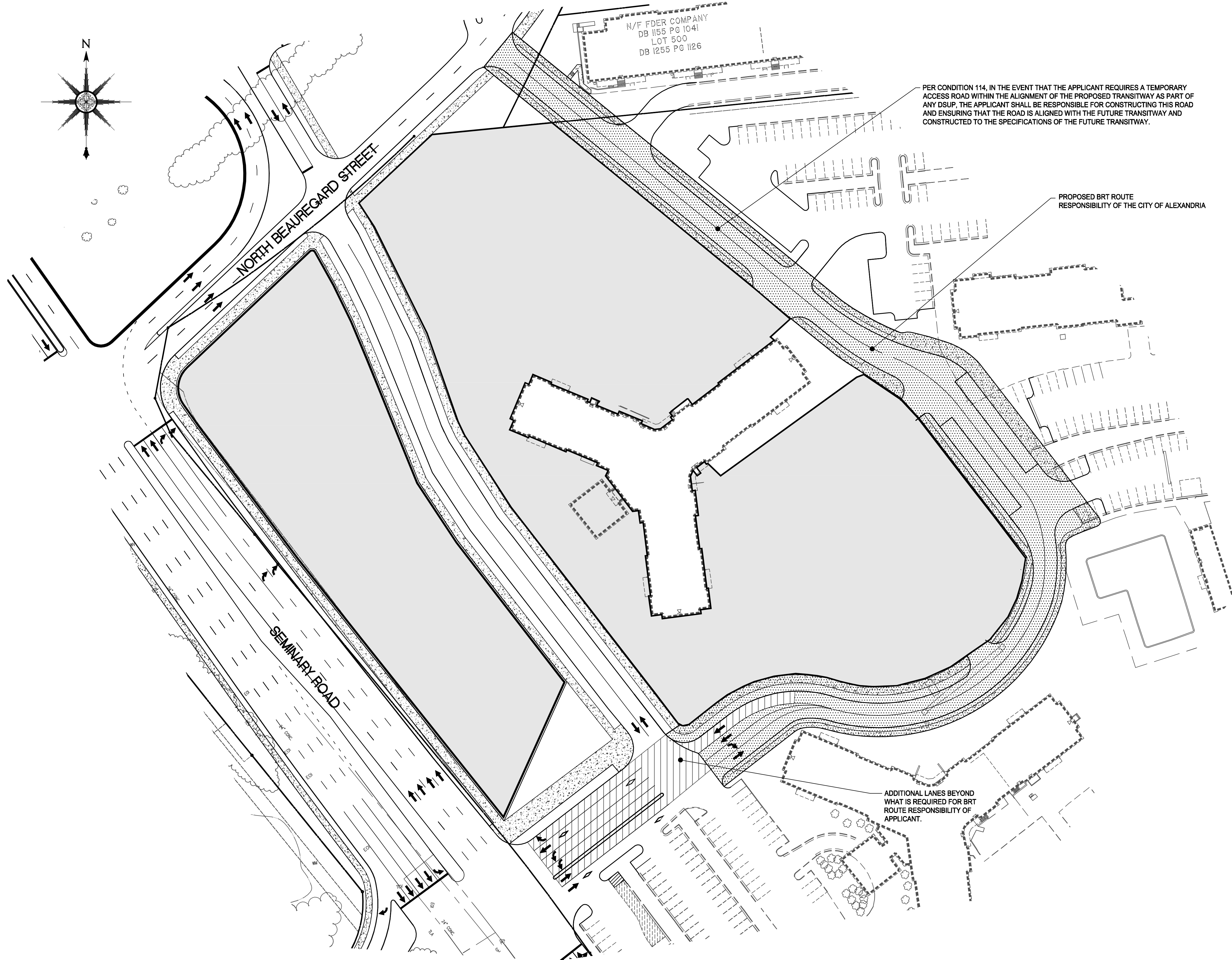
APPROVED	
SPECIAL USE PERMIT NO. CDD#2012-00003	
REZONING NO. REZ#2012-00002	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED: _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

EXHIBIT #3 - CONCEPTUAL ROAD ALIGNMENT BETWEEN ADAMS NEIGHBORHOOD AND JOHN ADAMS SCHOOL

BEAUREGARD CORRIDOR
**COORDINATED DEVELOPMENT
DISTRICT #21**
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA



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www.WLPINC.com
DATE: 06/22/12, 11/02/12, 02/21/2013, 06/21/2013
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LEGEND

 COST RESPONSIBILITY CITY OF ALEXANDRIA

 COST RESPONSIBILITY OF APPLICANT

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SITE PLAN No. _____	
DIRECTOR	DATE
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PAGE NO.	

EXHIBIT #4 - BRT TRANSITWAY IN SOUTHERN TOWERS - GENERAL USE vs TRANSIT LANE RESPONSIBILITY

BEAUREGARD CORRIDOR

COORDINATED DEVELOPMENT

DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA



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Figure 32A: Underground and Structured Parking

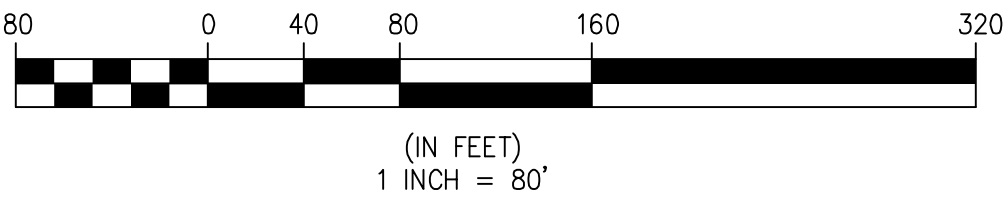
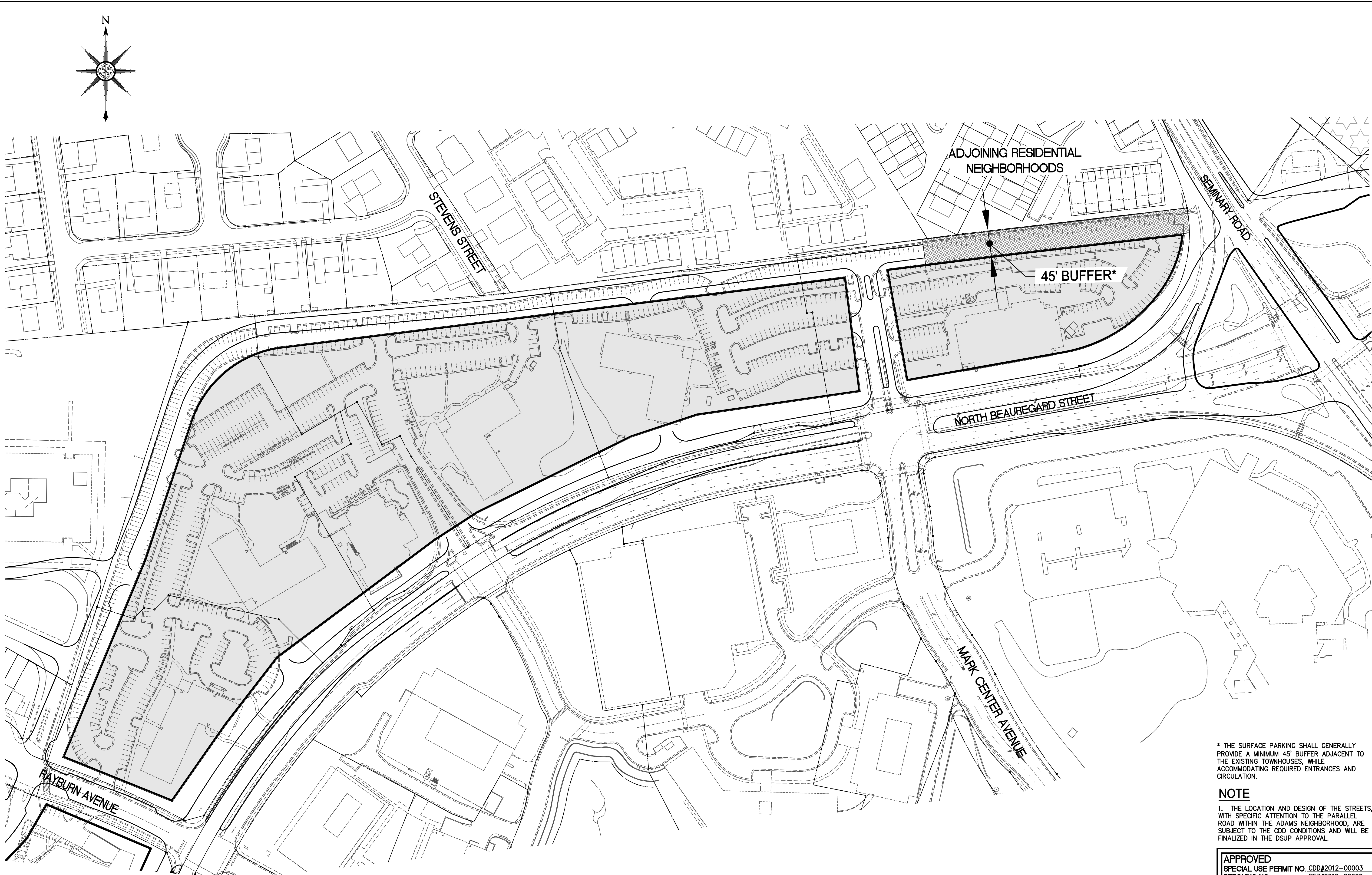
1. REFER TO THE ORIGINAL COLOR VERSION OF THIS PLAN, PAGE 50 OF THE BEAUREGARD SMALL AREA PLAN.
2. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

APPROVED	
SPECIAL USE PERMIT NO. <u>CDD#2012-00003</u>	
REZONING NO. <u>REZ#2012-00002</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

**BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT
DISTRICT #21**

CONCEPT PLAN

[illegible]



* THE SURFACE PARKING SHALL GENERALLY PROVIDE A MINIMUM 45' BUFFER ADJACENT TO THE EXISTING TOWNHOUSES, WHILE ACCOMMODATING REQUIRED ENTRANCES AND CIRCULATION.

NOTE

1. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

APPROVED		
SPECIAL USE PERMIT NO. CDD#2012-00003		
REZONING NO.	REZ#2012-00002	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No.		
DIRECTOR	DATE	
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EXHIBIT #6 - ADAMS NEIGHBORHOOD - 45' NO PARKING BUFFER

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