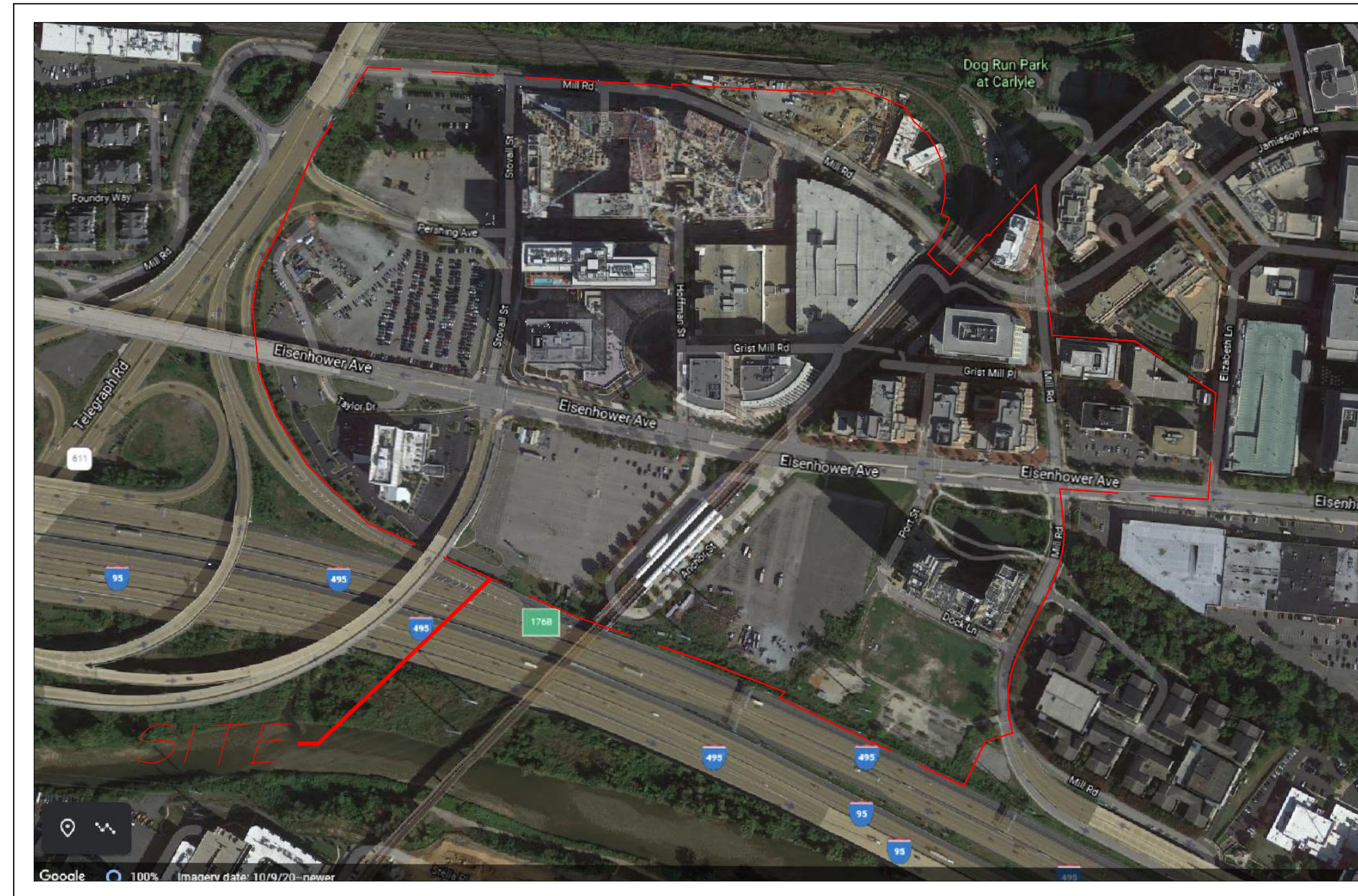


**GENERAL NOTES**

- THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THIS SITE ARE 078.02-01-08, 078.02-01-09, 078.02-01-13, 078.02-01-22, 078.02-01-23, 072.02-02-12, 072.04-03-26, 072.04-03-38 072.03-04-08 AND 072.04-04-09.
- THE SITE CONTAINS APPROXIMATELY 78.90 ACRES (ENTIRE CDD #2).
- THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE YEARS OF 1998 AND 2021.
- THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF 1998 AND 2021.
- THE SITE IS CURRENTLY DEVELOPED AS THE HOFFMAN TOWN CENTER. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
- ADVERSE IMPACTS TO NEIGHBORING PROPERTIES FROM INTENSITY OF DEVELOPMENT RESULTING FROM A FUTURE DSUP WILL BE MITIGATED THROUGH GREEN BUILDING PRACTICES, TMPs, AFFORDABLE HOUSING, DEVELOPER CONTRIBUTIONS, NEW ROADWAYS AND STREETSCAPES, OPEN SPACE, DEVELOPMENT CONDITIONS, ETC. ALL SPECIFIED DURING THE DSUP PUBLIC REVIEW PROCESS.
- REFER TO THE TABLE ON SHEET C200 FOR THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
- SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. (5-604-C (9),(5-604-C (11)). REFER TO THE CHART ON SHEET C200 FOR AMOUNT OF OPEN SPACE PROVIDED. AS PART OF THIS CDD, THERE WILL BE PEDESTRIAN AND BICYCLE NETWORK IMPROVEMENTS. THE DETAILS OF THE IMPROVEMENTS WILL BE PROVIDED AT THE TIME OF THE DSUP PROCESS FOR EACH BLOCK, BUT REFER TO SHEET C500 FOR A SCHEMATIC LAYOUT OF BICYCLE NETWORK IMPROVEMENTS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
- TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. (5-604-c (15)) BASED ON ENVIRONMENTAL INVESTIGATIONS. BLOCK 2 CONTAINS ARSENIC AND HAS HIGH TOTAL CHROMIUM LEVELS. BLOCK 3 CONTAINS ARSENIC, PETROLEUM HYDROCARBONS AND CHLORINATED SOLVENTS (VOC). ADDITIONAL INVESTIGATIONS WILL BE COMPLETED WITH EACH DSUP WHEN A BLOCK MOVES FORWARD WITH REDEVELOPMENT. THERE IS NO KNOWN CONTAMINATION ON BLOCKS 9, 11 AND 12. THE APPLICANT ASSUMES SIMILAR FINDINGS FOR THE REMAINING PORTION OF BLOCK 20 AS WERE FOUND FOR BLOCK 19 AND THE APARTMENT PORTION OF BLOCK 20.
- FOR BLOCKS 2, 3 AND 9: THERE MAY BE UNUSUAL AND SPECIFIC SITUATIONS, SUCH AS BLOCK SHAPE, SIZE, AND GEOMETRY, WHERE THE APPLICANT CAN DEMONSTRATE IT IS INFEASIBLE TO PROVIDE ACTIVE SCREENING OR ARCHITECTURAL TREATMENTS THAT ARE INDISTINGUISHABLE FROM ACTIVE SCREENING AS RECOMMENDED BY THE PLAN. IN THOSE CASES THE APPLICANT WILL DEMONSTRATE HOW THE PROJECT MEETS THE SAP URBAN DESIGN GOALS.
- INTERIM USES FOR THE UNDEVELOPED BLOCKS INCLUDE: VEHICLE PARKING, MATERIAL STORAGE, CITY AGENCY TRAINING, FARMER'S MARKET, FESTIVAL SPACE, BEER GARDEN AND OTHER SIMILAR USES APPROVED BY THE CITY.

**COORDINATED DEVELOPMENT DISTRICT #2  
CONCEPTUAL DESIGN PLAN  
ALEXANDRIA, VIRGINIA**

**VICINITY MAP**  
SCALE 1"= 350'



VCS 1983 GRID NORTH

**SHEET INDEX**

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	PROPERTY OWNERSHIP INFORMATION
C300	CDD CONCEPT PLAN
C301	BLOCK 3 ALTERNATE LAYOUT EXHIBIT
C400	OPEN SPACE EXHIBIT
C500	BIKE CONNECTION EXHIBIT
C600	STREET CROSS SECTION EXHIBIT
C700	STREET HIERARCHY
C701	SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT
C800	CDD PHASING PLAN

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	02-11-2022	FIRST SUBMISSION
	07-01-2022	SECOND SUBMISSION
	05-23-2023	THIRD SUBMISSION
	11-03-2023	FOURTH SUBMISSION
	02-02-2024	FIFTH SUBMISSION (COMPLETENESS)
	03-08-2024	SIXTH SUBMISSION (COMPLETENESS)

Block	Principle Land Use	Minimum Percentage Commercial	Maximum Building Height (ft)	Minimum Building Height (ft)	Required On-Site Accessible Open Space (sf)	Approximate Block Area (Ac)	Approximate Block Area (sf)	Project Total GSF Without Garage (sf)	Garage GSF (sf)	Project Total GSF [Including Garage] (sf)	Proposed For Redevelopment
Block 1	Residential and Commercial	N/A	150'	N/A	18,500	2.79	121,532	101,000		101,000	No
Block 2A/B	Residential and Commercial	30%	300'	150'	43,500	3.6	155,509	1,500,000	1,400,000	2,900,000	Yes
Block 3A/B	Residential and Commercial	30%	250'	125'		2.5	108,029	1,250,000	365,000	1,615,000	Yes
Block 4/5	Residential and Commercial	30%	250'	125'	10,900	5.1	220,849	1,755,000		1,755,000	No
Block 6A	Residential	0%	300'	150'	0	1.5	64,033	665,552		665,552	No
Block 6B/C	Residential and Commercial	60%	300'	150'	16,000	3.1	136,212	362,066		362,066	No
Block 7	Commercial	100%	300'	150'	0	2.1	91,040	79,000		79,000	No
Block 8	Commercial	100%	350'	175'	0	1.8	77,537	697,471		697,471	No
Block 9A	Residential and Commercial	60%	300'	150'		1.5	66,647				Yes
Block 9B	Residential and Commercial	60%	400'	200'	24,000	1.8	78,408	1,600,000	575,000	2,175,000	Yes
Block 10A	U/T/Open Space	0%	50'	N/A	0	3.1	133,424	8,000		8,000	No
Block 10B	U/T/Open Space	0%	50'	N/A	64,000	0.2	10,716	0		0	No
Block 11	Residential and Commercial	0%	400'	200'	40,000	2.4	104,544	1,300,000	440,000	1,740,000	Yes
Block 12	Residential and Commercial	0%	350'	175'	0	1.3	56,192	1,250,000	300,000	1,550,000	Yes
Block 13	Residential	0%	300'	150'	0	1.3	57,194	490,000		490,000	No
Block 14	Commercial	100%	250'	125'	0	2.8	120,661	18,000		18,000	No
Block 15/15A	Residential and Commercial	30%	200'	100'	0	2.3	100,188	490,772		490,772	No
Block 16	Commercial	100%	150'	75'	0	0.8	33,062	127,000		127,000	No
Block 17	Commercial	100%	250'	125'	0	1.3	54,450	406,000		406,000	No
Block 18	Residential	0%	300'	150'	0	1.5	63,598	525,000		525,000	No
Block 19	Residential	0%	300'	150'	55,000	2.3	101,495	432,000		432,000	No
Block 20 <sup>1</sup>	Residential and/or Commercial	0%	300'	150'	36,300	3.0	132,422	585,000	215,000	800,000	Yes
Block 23	Residential and/or Commercial	0%	250'	125'	0	1.2	53,579	402,000		402,000	No
<b>TOTAL</b>					<b>308,200</b>	<b>49.2</b>	<b>2,141,322</b>	<b>14,043,861</b>	<b>3,295,000</b>	<b>17,338,861</b>	

**Notes:**

- Minimum percentage commercial area can be shared between Block 2 and 3 to achieve minimum commercial area above.
- Open space shown on C400 as distributed over Blocks (2 A/B and 3 A/B) may be consolidated.
- Blocks highlighted in gray are included in this CDD Conceptual Design Plan.
- Blocks 4, 5, 6A, 6B/C, 7, 8, and 9B are required to provide ground floor retail as shown on EESAP Figure 5.
- Garage Floor Area of 215,000 SF is not included in approved Block 20 density.

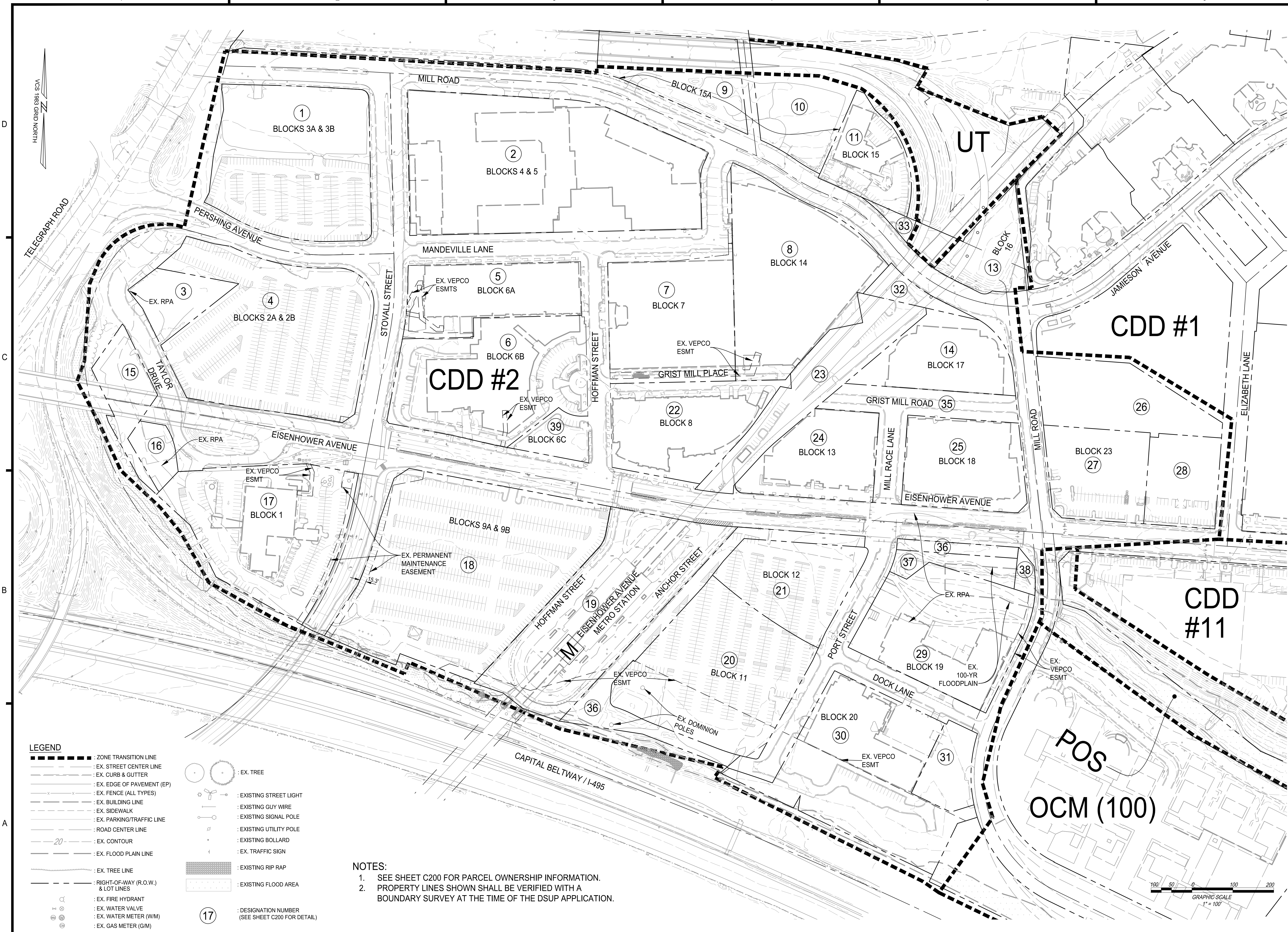
APPLICANT  
**HOFFMAN FAMILY, LLC**  
2034 EISENHOWER AVE, SUITE 290  
ALEXANDRIA, VA 22314

APPLICANT  
**PARADIGM DEVELOPMENT COMPANY, LLC**  
1515 NORTH COURTHOUSE ROAD, SUITE 600  
ARLINGTON, VA 22201

ARCHITECT  
**COOPER CARRY**  
625 N WASHINGTON ST., STE. 200,  
ALEXANDRIA, VA 22314

CIVIL ENGINEER  
**CHRISTOPHER CONSULTANTS, LTD.**  
4035 RIDGE TOP ROAD, SUITE 601  
FAIRFAX, VIRGINIA 22030

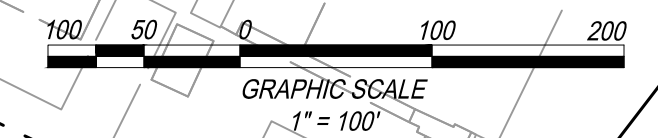
ATTORNEY  
**WIRE GILL**  
700 N FAIRFAX ST  
SUITE 600  
ALEXANDRIA, VA 22314  
(KEN WIRE REPRESENTING HOFFMAN FAMILY, LLC)  
(MARY CATHERINE GIBBS REPRESENTING PARADIGM DEVELOPMENT COS)



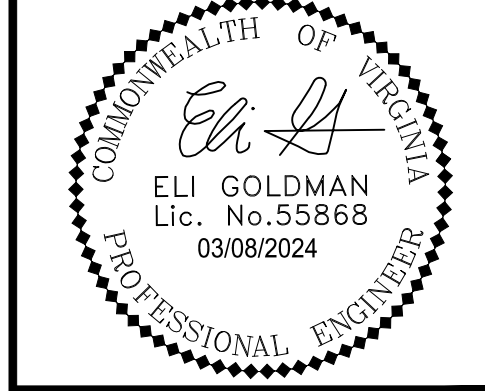
**LEGEND**

	ZONE TRANSITION LINE		EX. TREE
	EX. STREET CENTER LINE		EXISTING STREET LIGHT
	EX. CURB & GUTTER		EXISTING GUY WIRE
	EX. EDGE OF PAVEMENT (EP)		EXISTING SIGNAL POLE
	EX. FENCE (ALL TYPES)		EXISTING UTILITY POLE
	EX. BUILDING LINE		EXISTING BOLLARD
	EX. SIDEWALK		EX. TRAFFIC SIGN
	EX. PARKING/TRAFFIC LINE		EXISTING RIP RAP
	ROAD CENTER LINE		EXISTING FLOOD AREA
	EX. CONTOUR		DESIGNATION NUMBER (SEE SHEET C200 FOR DETAIL)
	EX. FLOOD PLAIN LINE		
	EX. TREE LINE		
	RIGHT-OF-WAY (R.O.W.) & LOT LINES		
	EX. FIRE HYDRANT		
	EX. WATER VALVE		
	EX. WATER METER (WM)		
	EX. GAS METER (GM)		

**NOTES:**  
 1. SEE SHEET C200 FOR PARCEL OWNERSHIP INFORMATION.  
 2. PROPERTY LINES SHOWN SHALL BE VERIFIED WITH A BOUNDARY SURVEY AT THE TIME OF THE DSUP APPLICATION.



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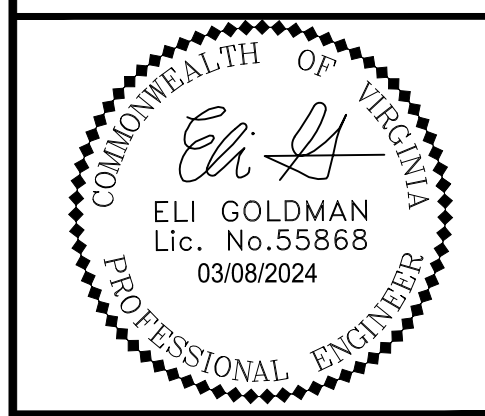
**COORDINATED DEVELOPMENT DISTRICT #2**  
**CONCEPTUAL DESIGN PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02-11-2022	CDD AMENDMENT SUBMISSION #1
2	07-01-2022	CDD AMENDMENT SUBMISSION #2
3	05-26-2023	CDD AMENDMENT SUBMISSION #3
4	11-03-2023	CDD AMENDMENT SUBMISSION #4
5	02-02-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-08-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)

PROJECT No.: 98085.065.00  
 DRAWING No.: 111404  
 DATE: 02.11.22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: MQ  
 CHECKED: KMW

SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

SHEET No.  
**C100**



COORDINATED DEVELOPMENT DISTRICT #2 CONCEPTUAL DESIGN PLAN CITY OF ALEXANDRIA, VIRGINIA

Table with columns: DESIGNATION, BLOCK, MAP #, ADDRESS, OWNER, USES, PROPOSED FOR REDEVELOPMENT, ZONING. Rows 1-39 listing property details.

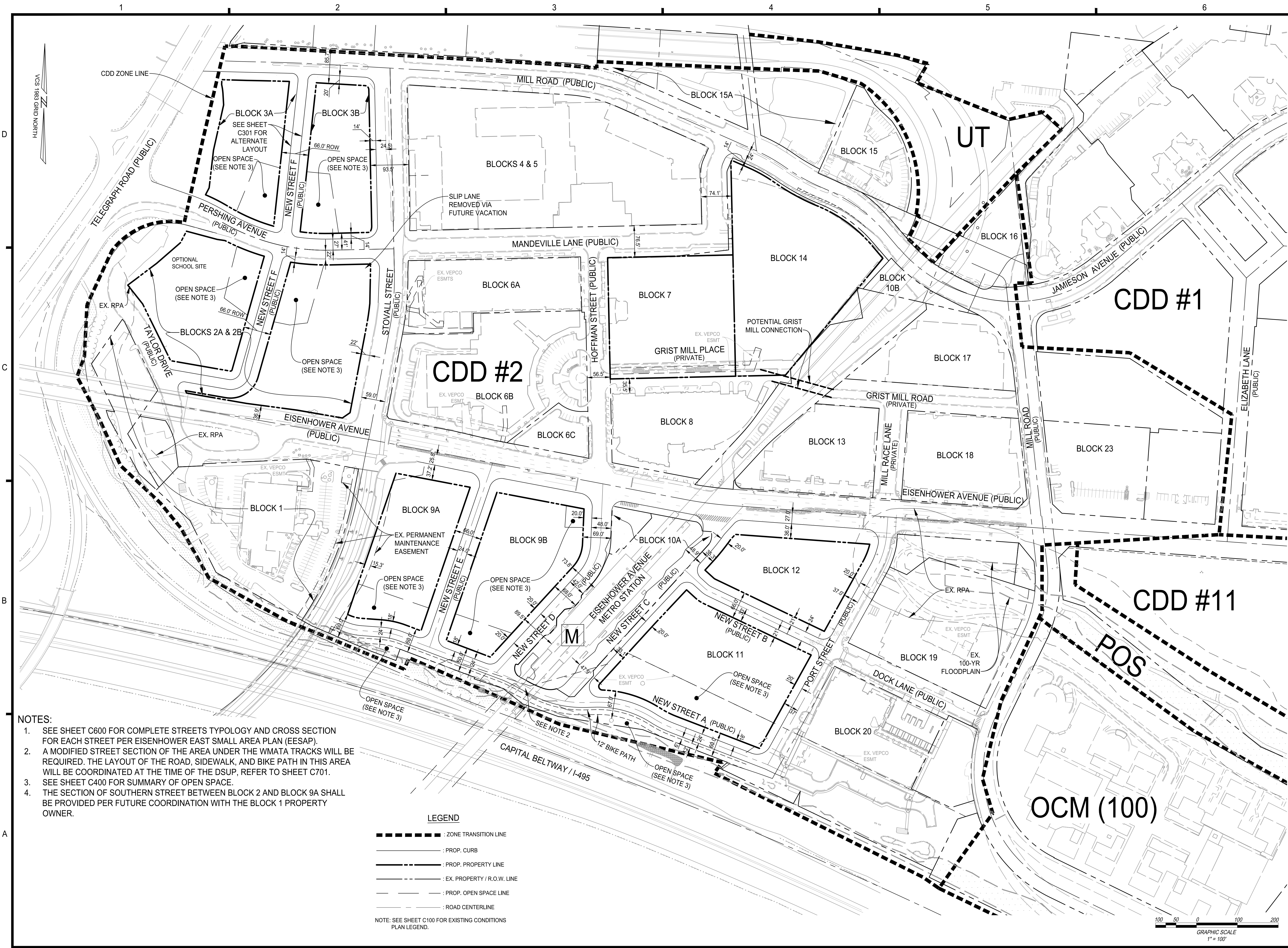
NOTES : 1. BLOCKS HIGHLIGHTED IN GRAY ARE INCLUDED IN THIS CDD CONCEPTUAL DESIGN PLAN.

Table with columns: MARK, DATE, DESCRIPTION. Rows 1-6 listing CDD Amendment Submissions.

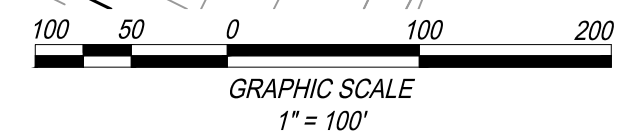
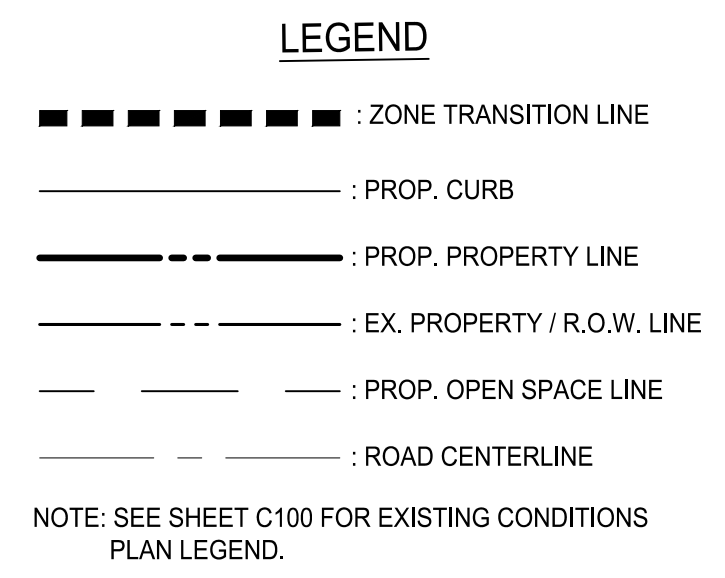
PROJECT No.: 98085.065.00 DRAWING No.: 111404 DATE: 02.11.22 SCALE: N.A. DESIGN: EG DRAWN: MQ CHECKED: KMW

PROPERTY OWNERSHIP INFORMATION

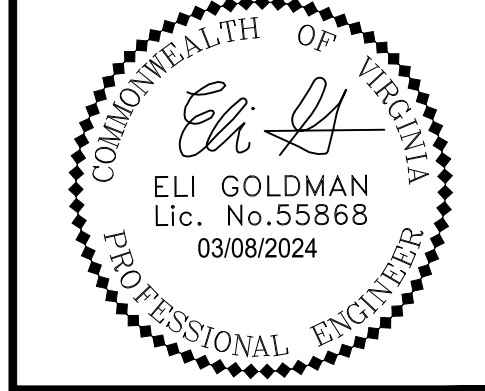
SHEET No. C200



- NOTES:**
- SEE SHEET C600 FOR COMPLETE STREETS TYPOLOGY AND CROSS SECTION FOR EACH STREET PER EISENHOWER EAST SMALL AREA PLAN (EESAP).
  - A MODIFIED STREET SECTION OF THE AREA UNDER THE WMATA TRACKS WILL BE REQUIRED. THE LAYOUT OF THE ROAD, SIDEWALK, AND BIKE PATH IN THIS AREA WILL BE COORDINATED AT THE TIME OF THE DSUP, REFER TO SHEET C701.
  - SEE SHEET C400 FOR SUMMARY OF OPEN SPACE.
  - THE SECTION OF SOUTHERN STREET BETWEEN BLOCK 2 AND BLOCK 9A SHALL BE PROVIDED PER FUTURE COORDINATION WITH THE BLOCK 1 PROPERTY OWNER.



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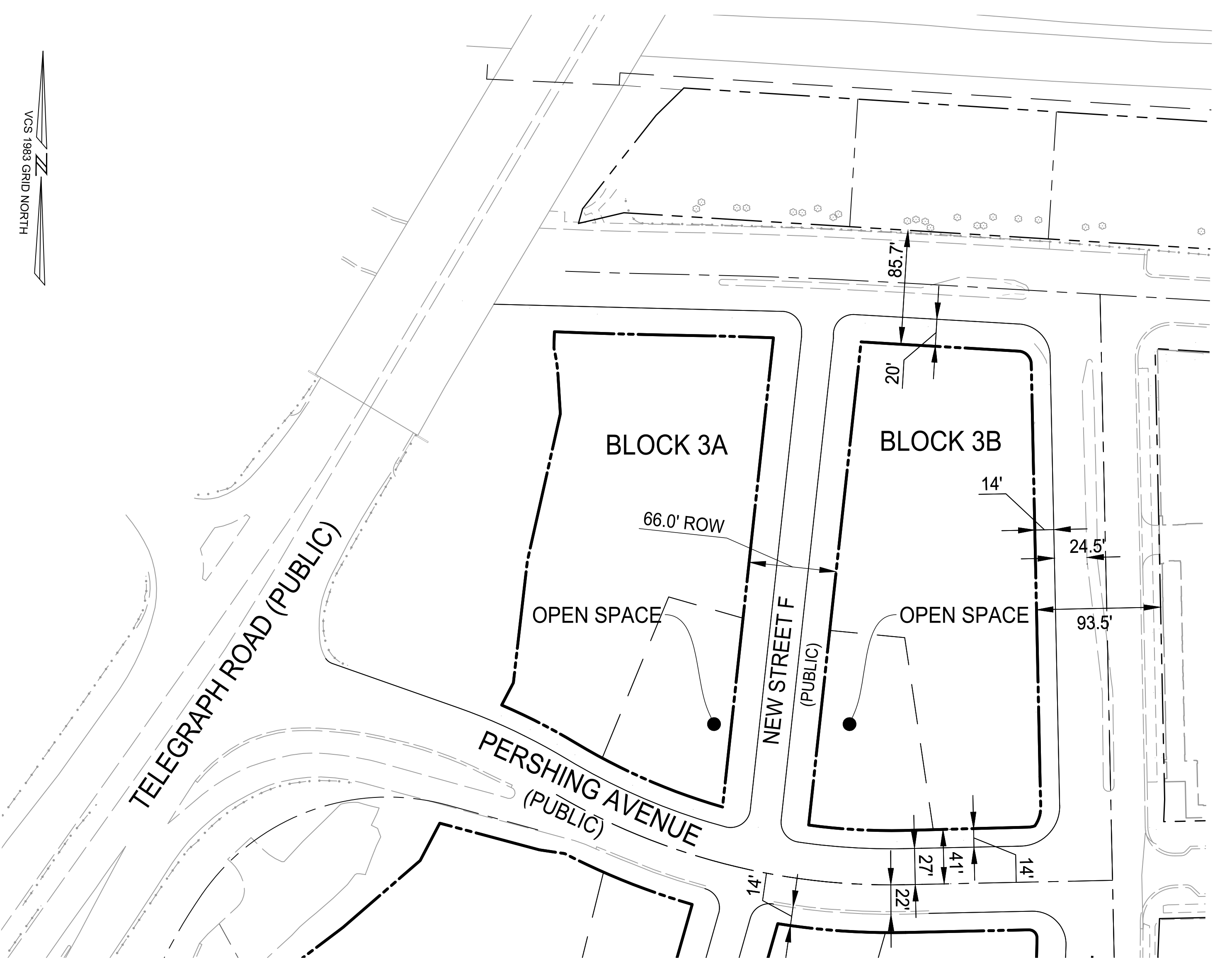
**COORDINATED DEVELOPMENT DISTRICT #2 CONCEPTUAL DESIGN PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA

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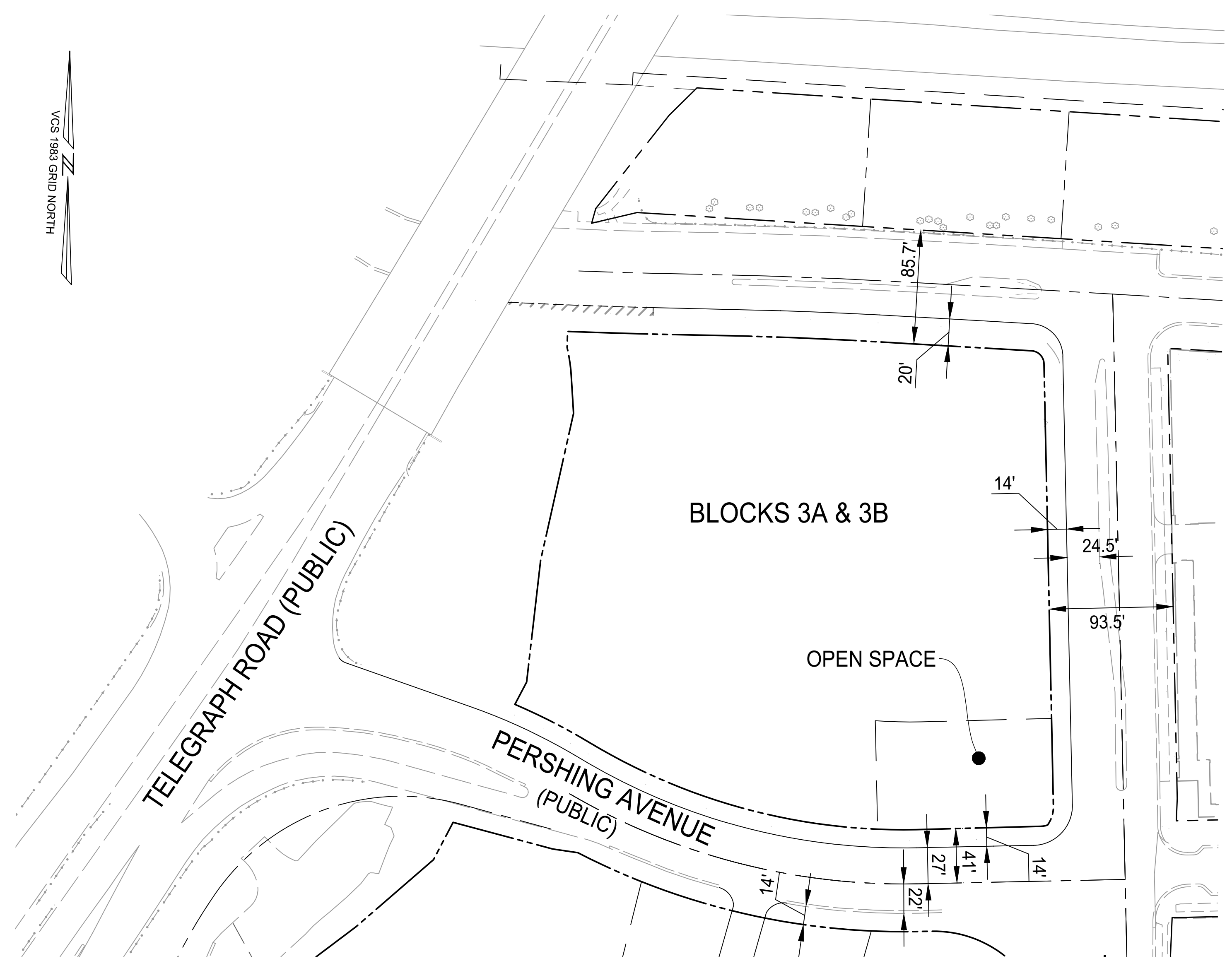
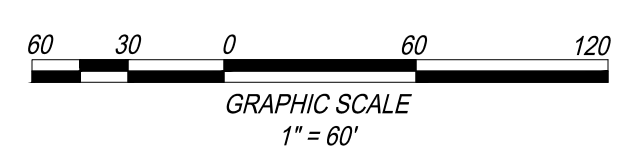
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 DRAWING No.: 111404  
 DATE: 02.11.22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: MQ  
 CHECKED: KMW

SHEET TITLE:  
**CDD CONCEPT PLAN**

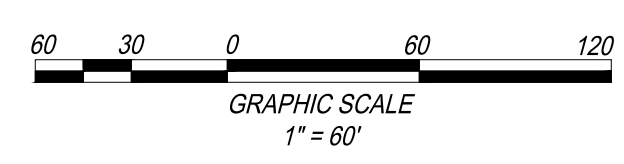
SHEET No.  
**C300**



BLOCK 3 LAYOUT - WITH ROAD



BLOCK 3 LAYOUT - WITHOUT ROAD



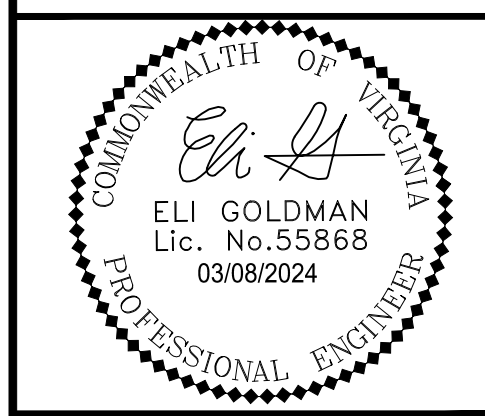
NOTE: INTERNAL ROAD NOT REQUIRED PROVIDED THAT PROPOSED DEVELOPMENT PROVIDES 45,000 SF OF GROUND FLOOR OR MULTI-FLOOR NON-RESIDENTIAL USE AND 10,000 SF OF AT-GRADE OPEN SPACE.

**LEGEND**

- — — — — : ZONE TRANSITION LINE
- — — — — : PROP. CURB
- — — — — : PROP. PROPERTY LINE
- — — — — : EX. PROPERTY / R.O.W. LINE
- — — — — : PROP. OPEN SPACE LINE
- — — — — : ROAD CENTERLINE

NOTE: SEE SHEET C:100 FOR EXISTING CONDITIONS PLAN LEGEND.

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**COORDINATED DEVELOPMENT DISTRICT #2**  
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 CITY OF ALEXANDRIA, VIRGINIA

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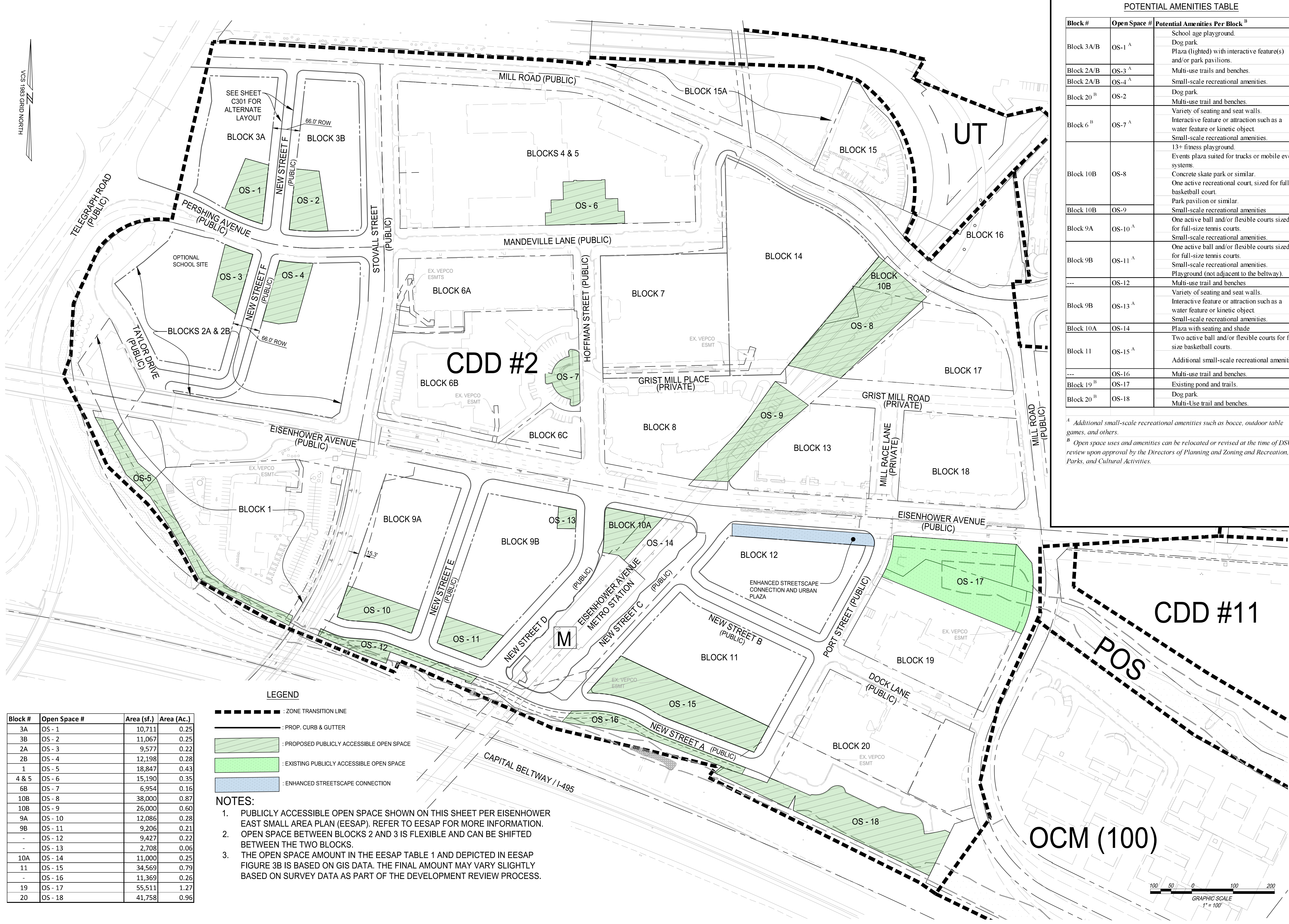
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 DESIGN: EG  
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 CHECKED: KMW

SHEET TITLE:  
**BLOCK 3 ALTERNATE LAYOUT**

SHEET No.  
**C301**



D  
C  
B  
A



Block #	Open Space #	Potential Amenities Per Block <sup>B</sup>
Block 3A/B	OS-1 <sup>A</sup>	School age playground. Dog park. Plaza (lighted) with interactive feature(s) and/or park pavilions.
Block 2A/B	OS-3 <sup>A</sup>	Multi-use trails and benches.
Block 2A/B	OS-4 <sup>A</sup>	Small-scale recreational amenities.
Block 20 <sup>B</sup>	OS-2	Dog park. Multi-use trail and benches.
Block 6 <sup>B</sup>	OS-7 <sup>A</sup>	Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities.
Block 10B	OS-8	13+ fitness playground. Events plaza suited for trucks or mobile event systems. Concrete skate park or similar. One active recreational court, sized for full basketball court. Park pavilion or similar.
Block 10B	OS-9	Small-scale recreational amenities
Block 9A	OS-10 <sup>A</sup>	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities.
Block 9B	OS-11 <sup>A</sup>	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities. Playground (not adjacent to the beltway).
---	OS-12	Multi-use trail and benches
Block 9B	OS-13 <sup>A</sup>	Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities.
Block 10A	OS-14	Plaza with seating and shade
Block 11	OS-15 <sup>A</sup>	Two active ball and/or flexible courts for full-size basketball courts. Additional small-scale recreational amenities.
---	OS-16	Multi-use trail and benches.
Block 19 <sup>B</sup>	OS-17	Existing pond and trails.
Block 20 <sup>B</sup>	OS-18	Dog park. Multi-Use trail and benches.

<sup>A</sup> Additional small-scale recreational amenities such as bocce, outdoor table games, and others.  
<sup>B</sup> Open space uses and amenities can be relocated or revised at the time of DSUP review upon approval by the Directors of Planning and Zoning and Recreation, Parks, and Cultural Activities.

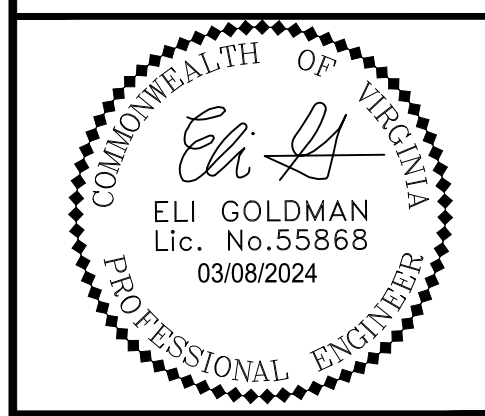
Block #	Open Space #	Area (sf.)	Area (Ac.)
3A	OS - 1	10,711	0.25
3B	OS - 2	11,067	0.25
2A	OS - 3	9,577	0.22
2B	OS - 4	12,198	0.28
1	OS - 5	18,847	0.43
4 & 5	OS - 6	15,190	0.35
6B	OS - 7	6,954	0.16
10B	OS - 8	38,000	0.87
10B	OS - 9	26,000	0.60
9A	OS - 10	12,086	0.28
9B	OS - 11	9,206	0.21
-	OS - 12	9,427	0.22
-	OS - 13	2,708	0.06
10A	OS - 14	11,000	0.25
11	OS - 15	34,569	0.79
-	OS - 16	11,369	0.26
19	OS - 17	55,511	1.27
20	OS - 18	41,758	0.96

**LEGEND**

- : ZONE TRANSITION LINE
- : PROP. CURB & GUTTER
- : PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE
- : EXISTING PUBLICLY ACCESSIBLE OPEN SPACE
- : ENHANCED STREETSCAPE CONNECTION

- NOTES:**
- PUBLICLY ACCESSIBLE OPEN SPACE SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.
  - OPEN SPACE BETWEEN BLOCKS 2 AND 3 IS FLEXIBLE AND CAN BE SHIFTED BETWEEN THE TWO BLOCKS.
  - THE OPEN SPACE AMOUNT IN THE EESAP TABLE 1 AND DEPICTED IN EESAP FIGURE 3B IS BASED ON GIS DATA. THE FINAL AMOUNT MAY VARY SLIGHTLY BASED ON SURVEY DATA AS PART OF THE DEVELOPMENT REVIEW PROCESS.

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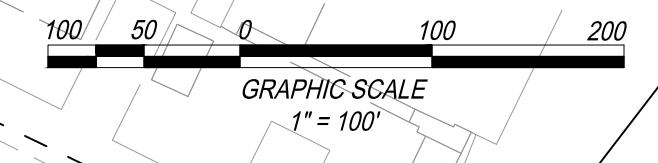
**COORDINATED DEVELOPMENT DISTRICT #2 CONCEPTUAL DESIGN PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA

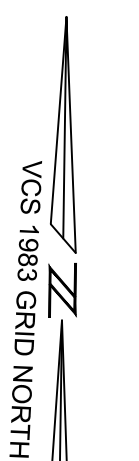
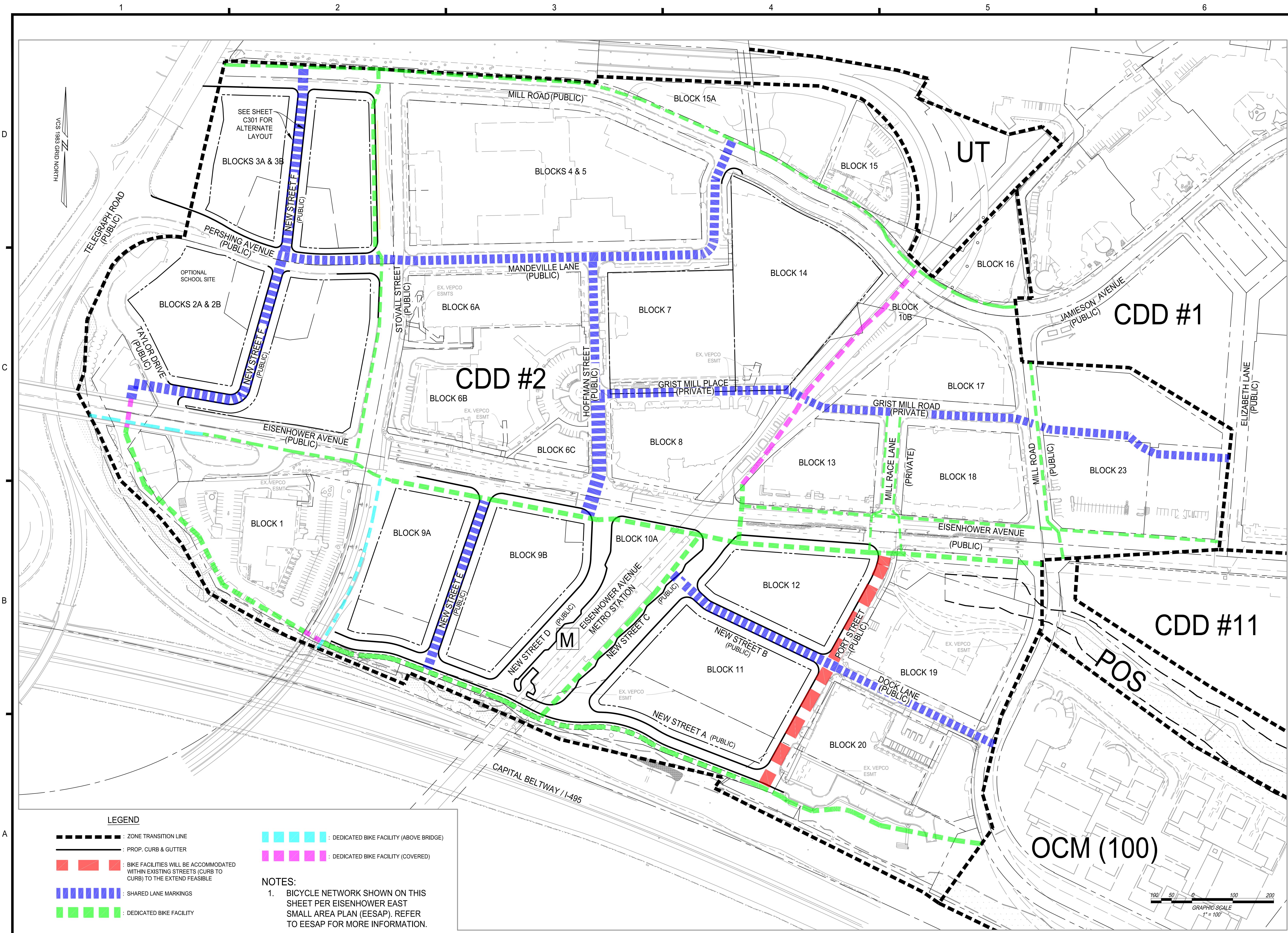
MARK	DATE	DESCRIPTION
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PROJECT No.: 98085.065.00  
 DRAWING No.: 111404  
 DATE: 02.11.22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: FA  
 CHECKED: KMW

SHEET TITLE:  
**OPEN SPACE EXHIBIT**

SHEET No.  
**C400**

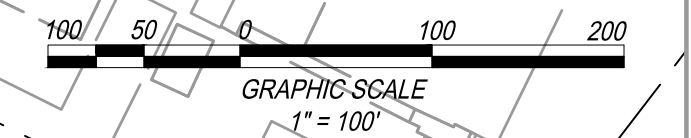




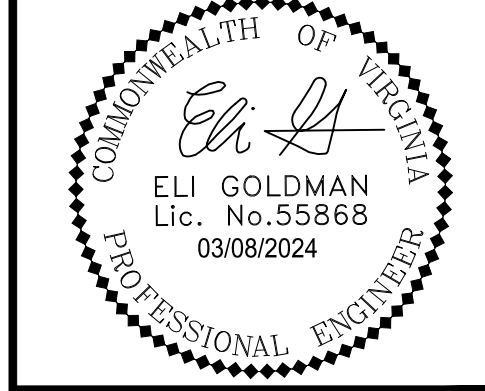
**LEGEND**

- : ZONE TRANSITION LINE
- : PROP. CURB & GUTTER
- : BIKE FACILITIES WILL BE ACCOMMODATED WITHIN EXISTING STREETS (CURB TO CURB) TO THE EXTENT FEASIBLE
- : SHARED LANE MARKINGS
- : DEDICATED BIKE FACILITY
- : DEDICATED BIKE FACILITY (ABOVE BRIDGE)
- : DEDICATED BIKE FACILITY (COVERED)

**NOTES:**  
 1. BICYCLE NETWORK SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.



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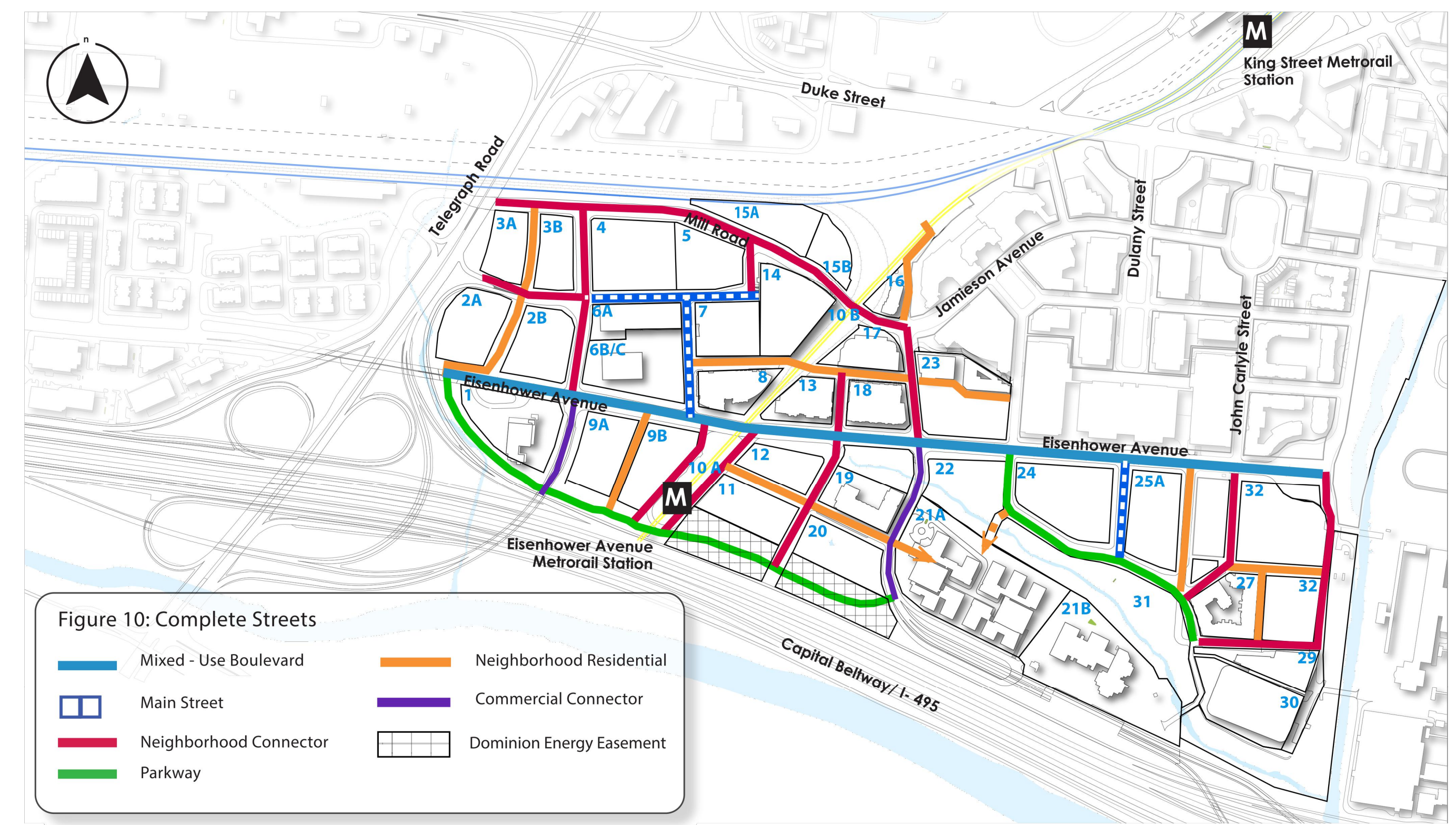
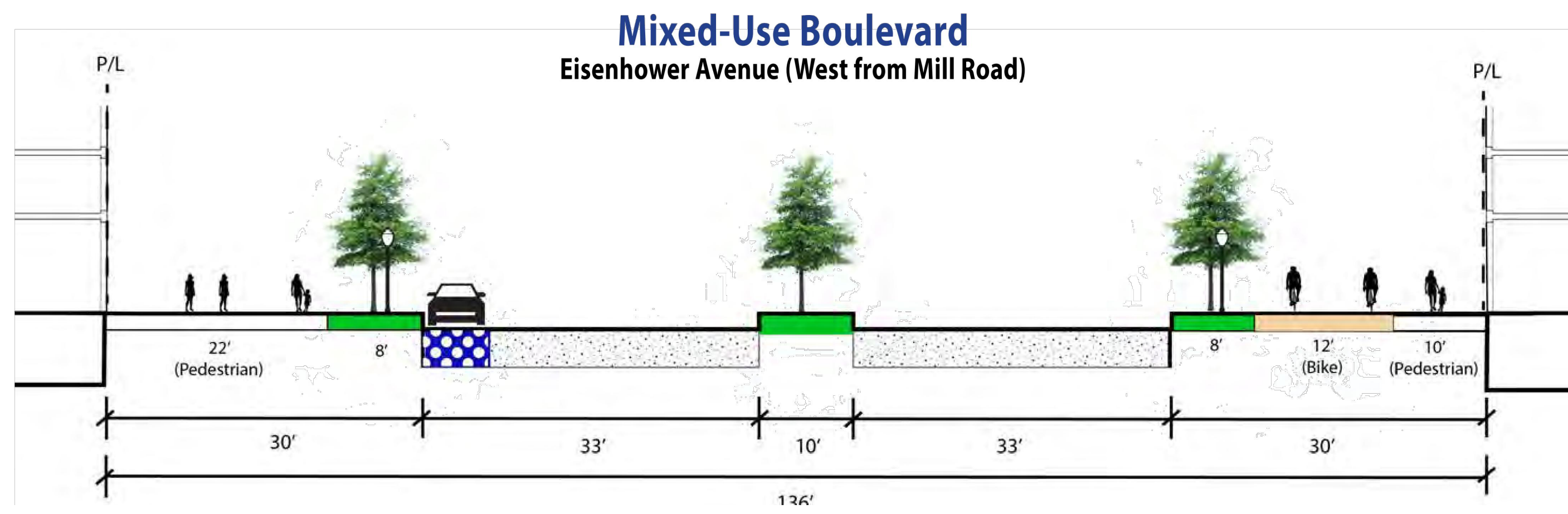
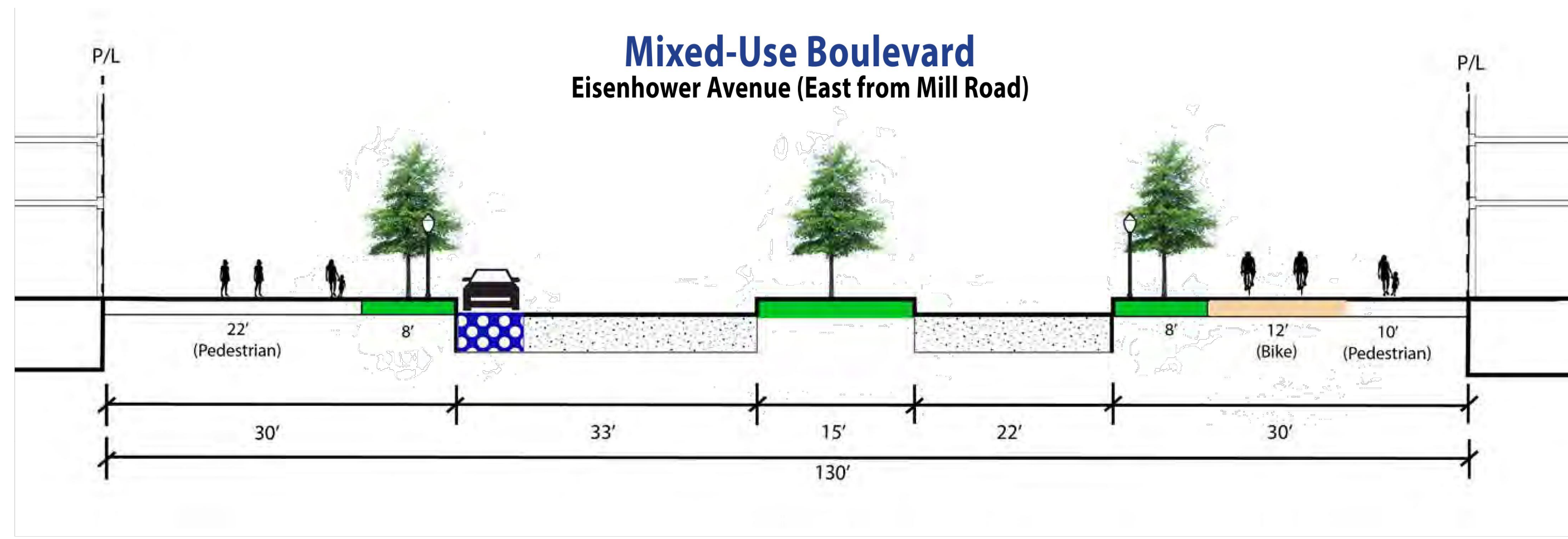
**COORDINATED DEVELOPMENT DISTRICT #2 CONCEPTUAL DESIGN PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02-11-2022	CDD AMENDMENT SUBMISSION #1
2	07-01-2022	CDD AMENDMENT SUBMISSION #2
3	05-26-2023	CDD AMENDMENT SUBMISSION #3
4	11-03-2023	CDD AMENDMENT SUBMISSION #4
5	02-02-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-08-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)

PROJECT No.: 98085.065.00  
 DRAWING No.: 111404  
 DATE: 02.11.22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: FA  
 CHECKED: KMW

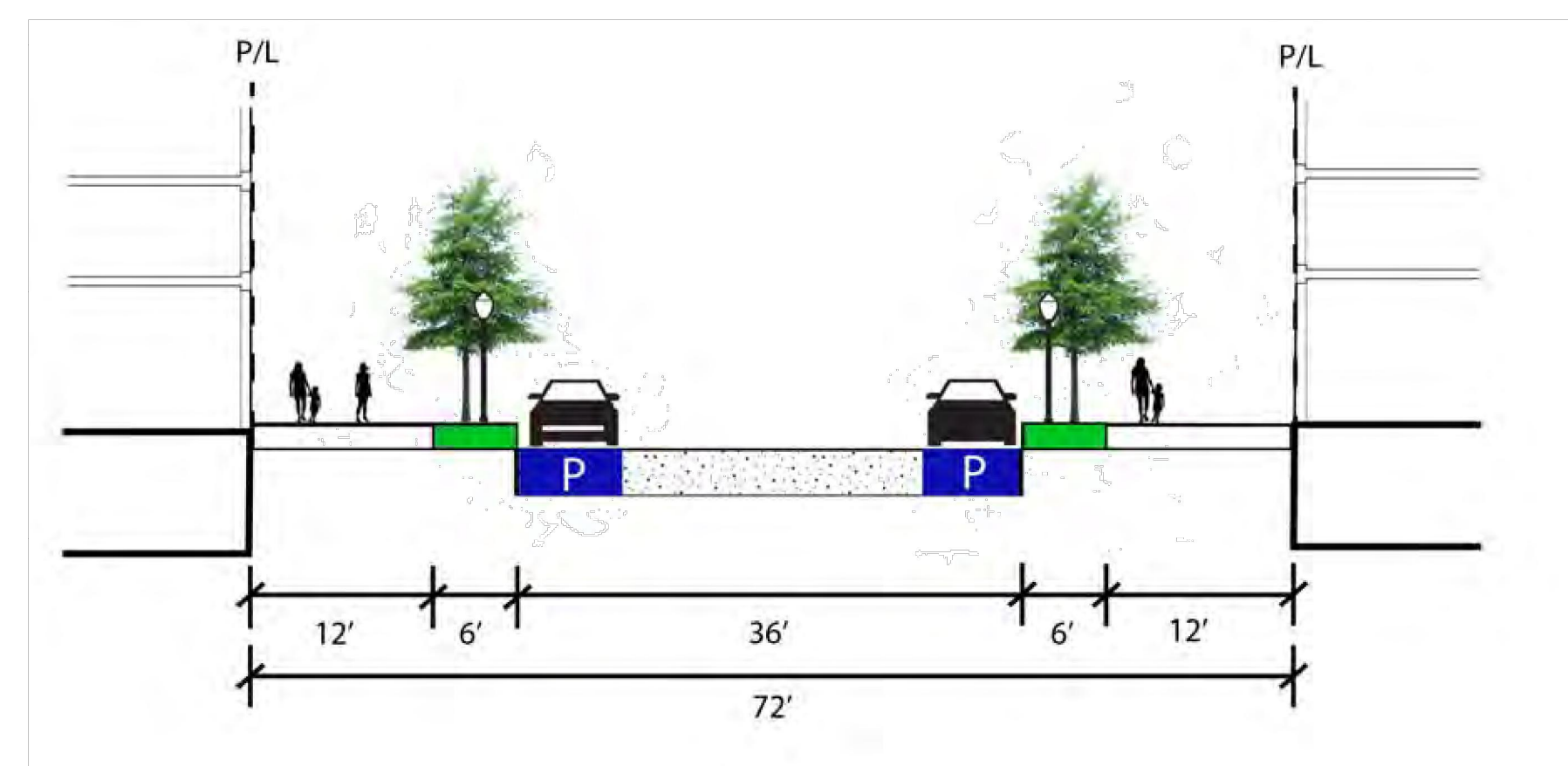
**BIKE CONNECTION EXHIBIT**

SHEET No. **C500**

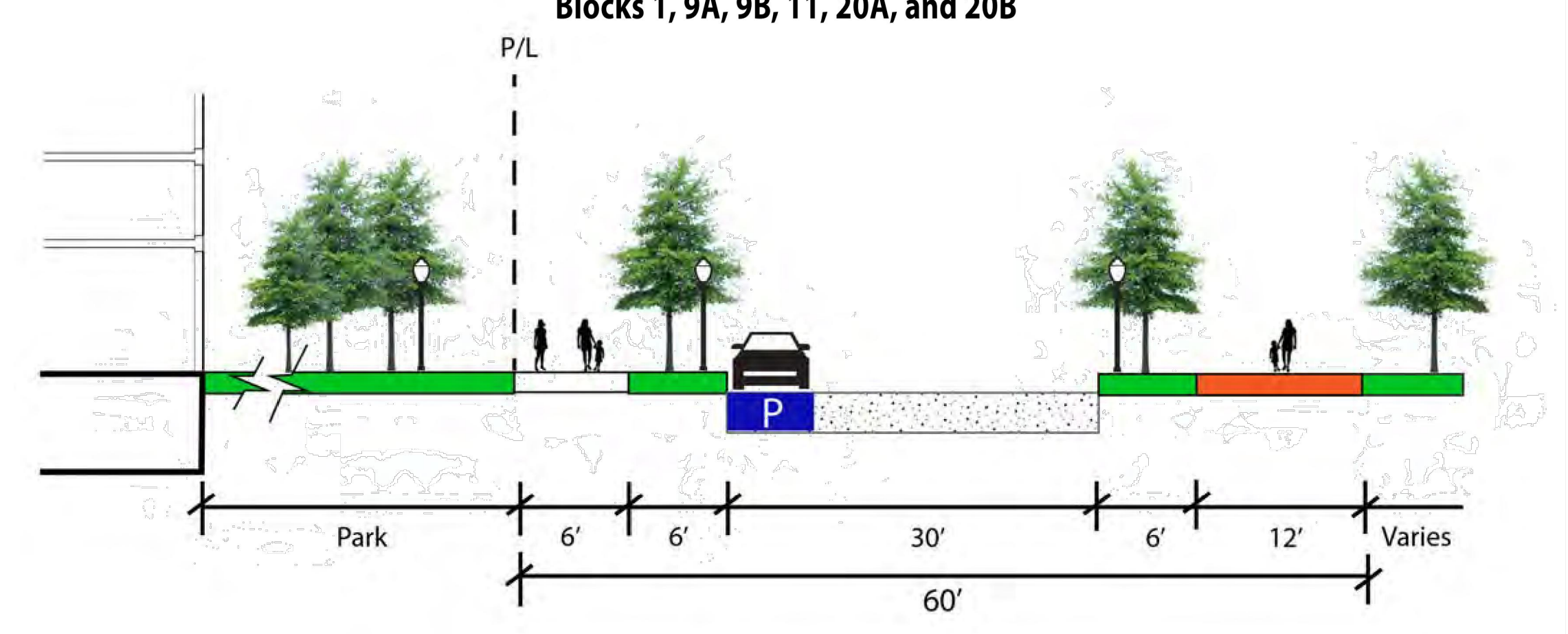


NOTE: THE STREET SECTIONS ADJACENT TO THE EISENHOWER METRO WILL BE MODIFIED VERSIONS OF THE NEIGHBORHOOD CONNECTOR AND PARKWAY STREET SECTIONS. THE STREET SECTIONS WILL NEED TO BE COORDINATED AND AGREED UPON WITH WMATA.

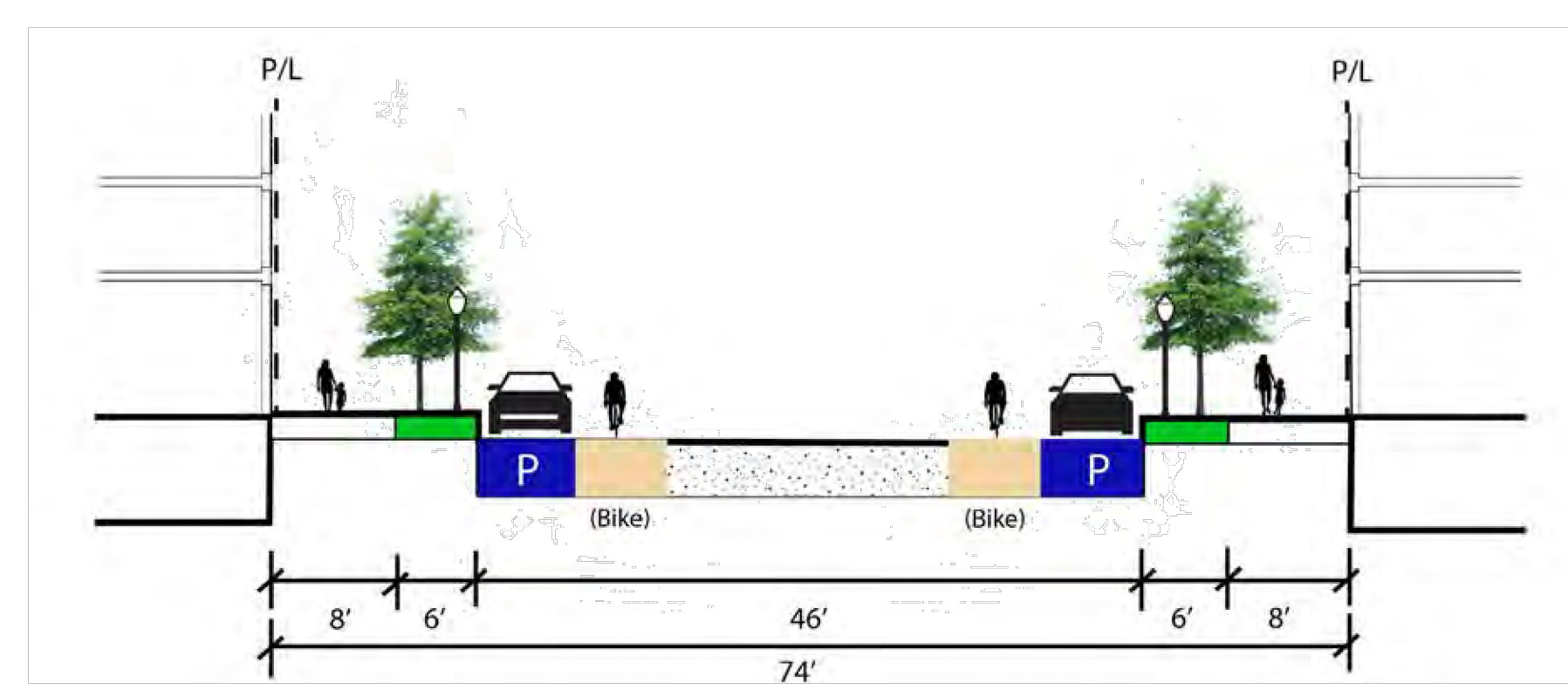
**Main Street**



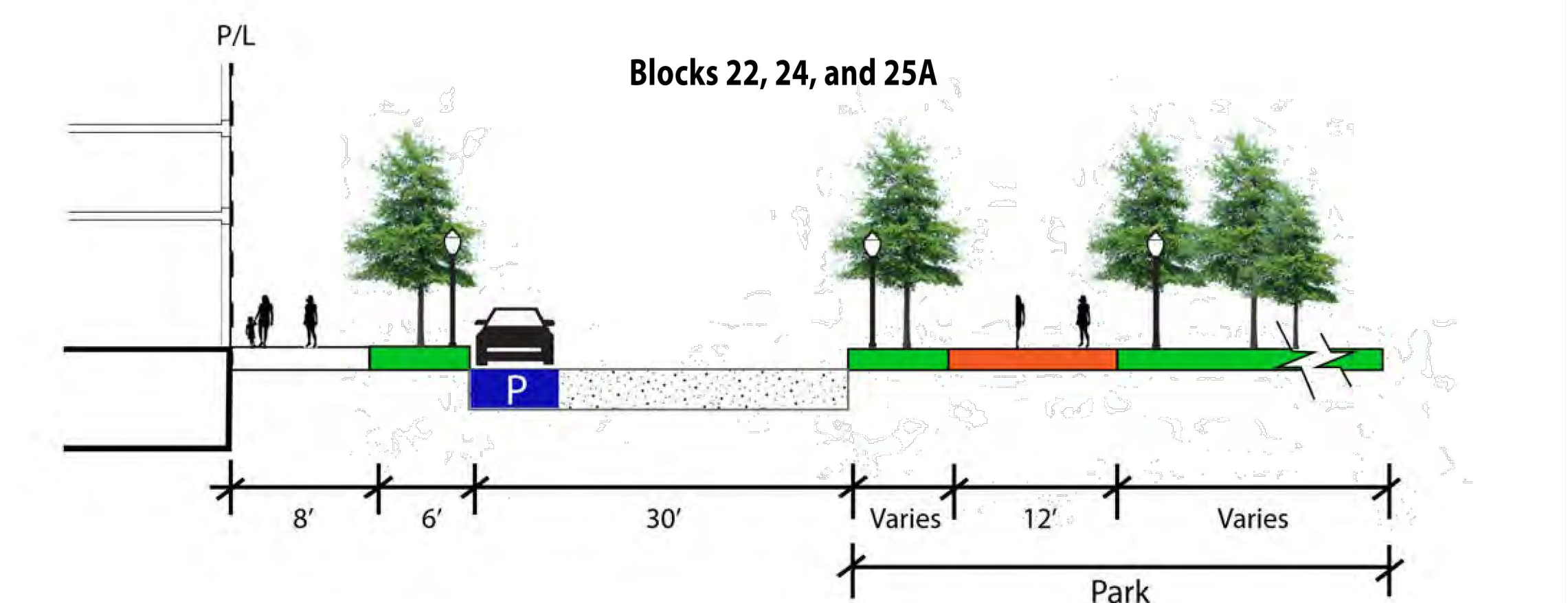
**Parkway<sup>1</sup>**



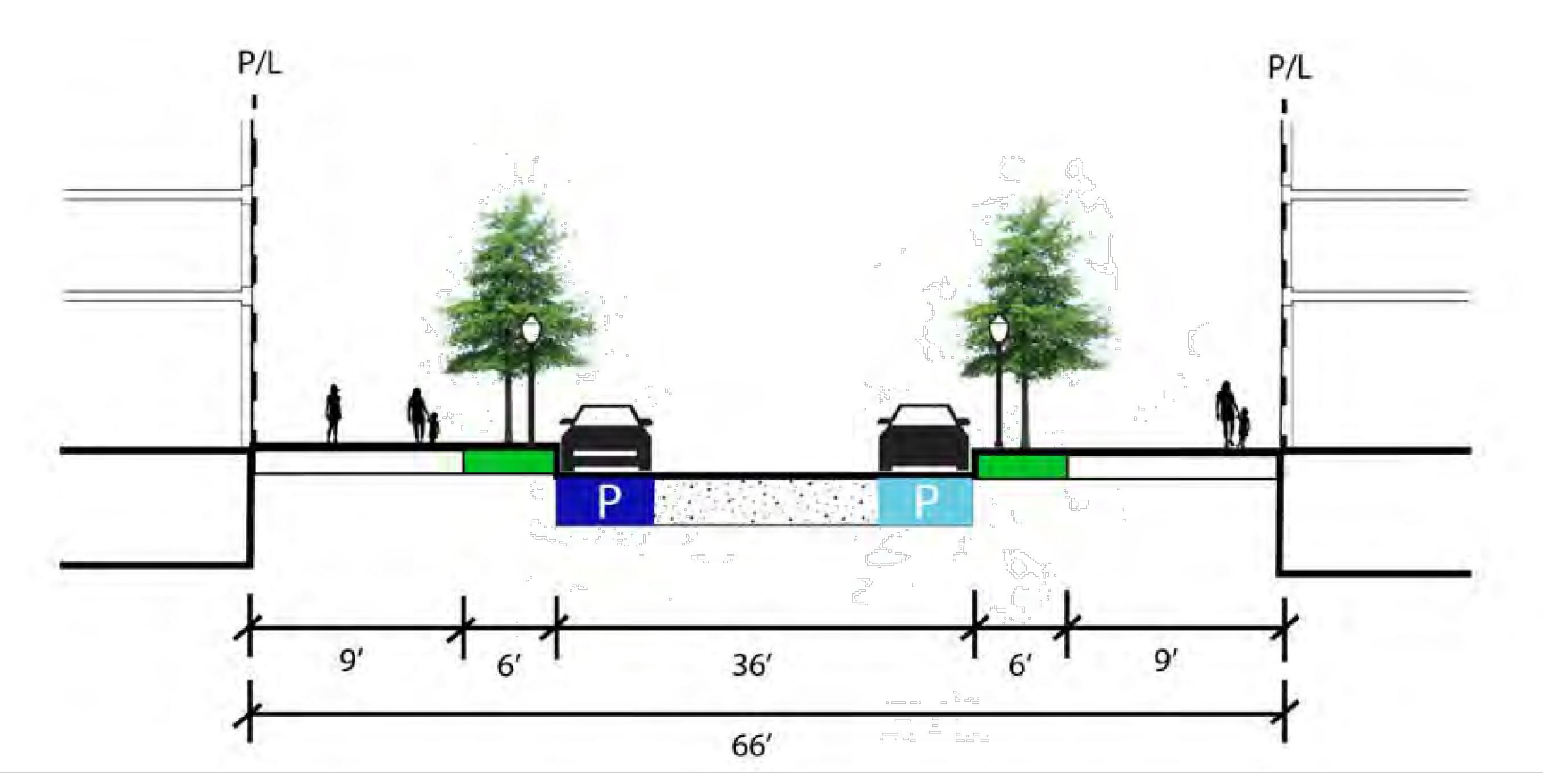
**Neighborhood Connector**



**Blocks 22, 24, and 25A**



**Neighborhood Residential<sup>1,2</sup>**



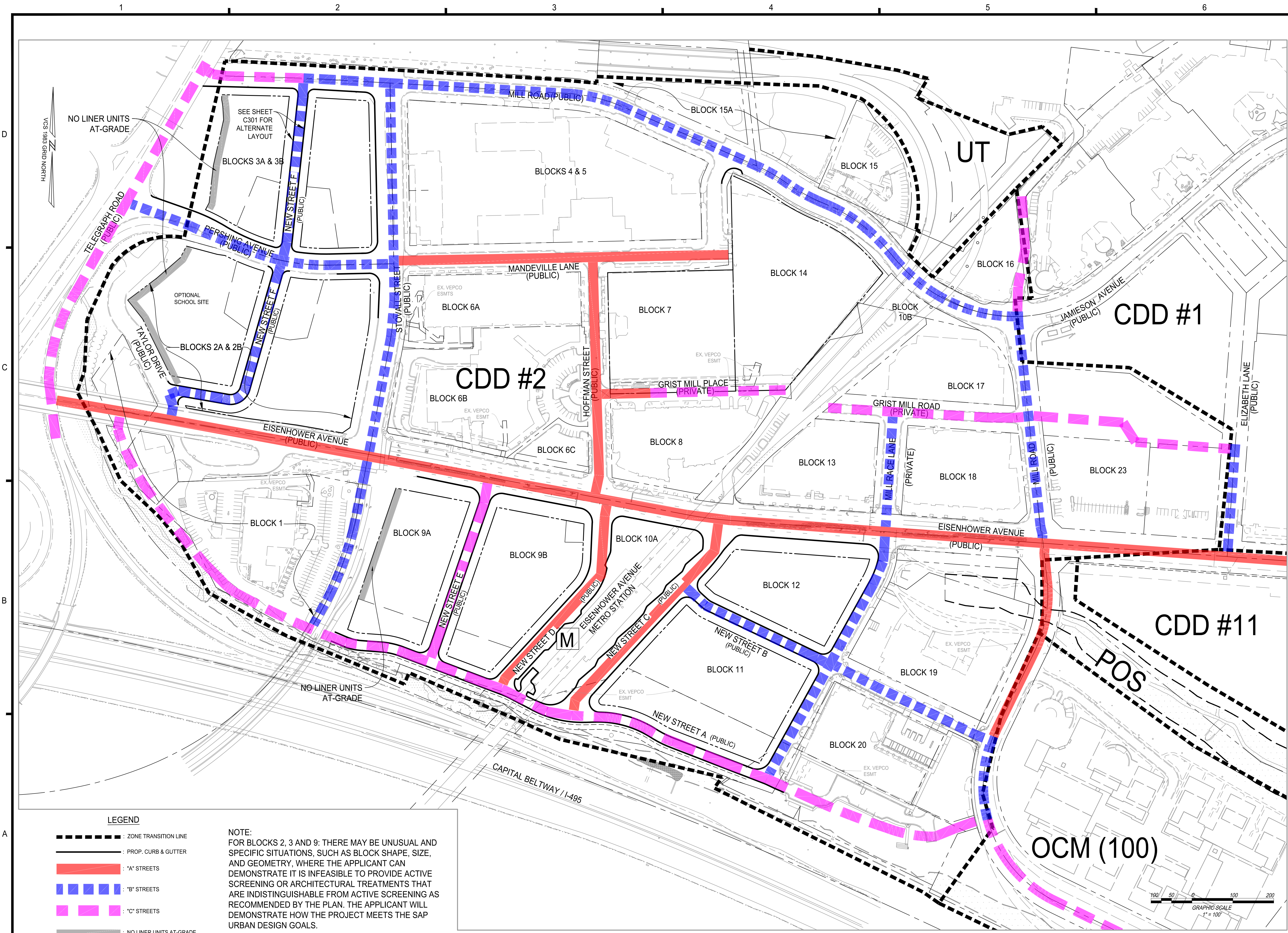
MARK	DATE	DESCRIPTION
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PROJECT No.: 98085.065.00  
DRAWING No.: 111404  
DATE: 02.11.22  
SCALE: N.A.  
DESIGN: EG  
DRAWN: MQ  
CHECKED: KMW

SHEET TITLE:  
**STREET CROSS SECTION EXHIBIT**

SHEET No.  
**C600**



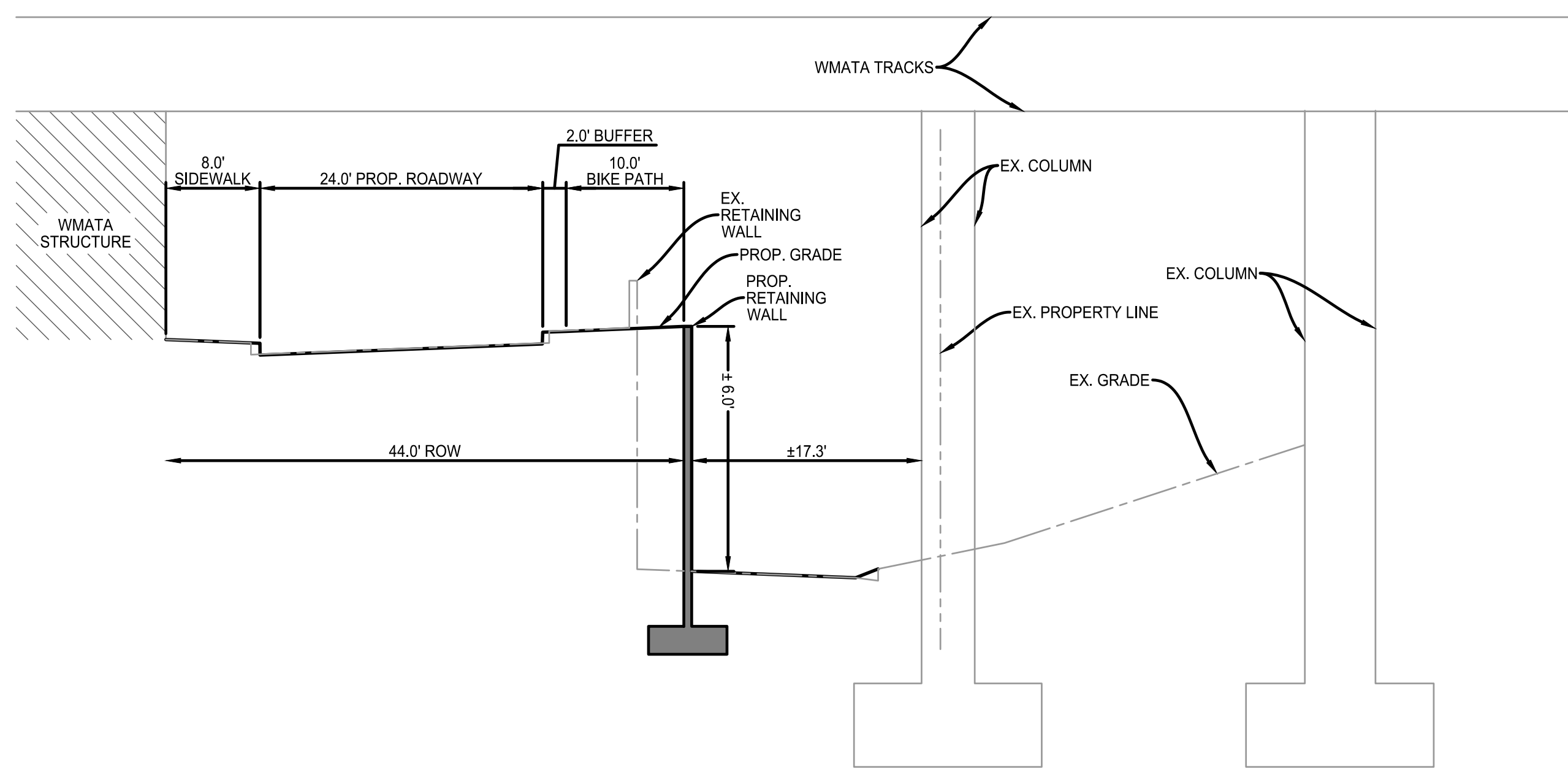


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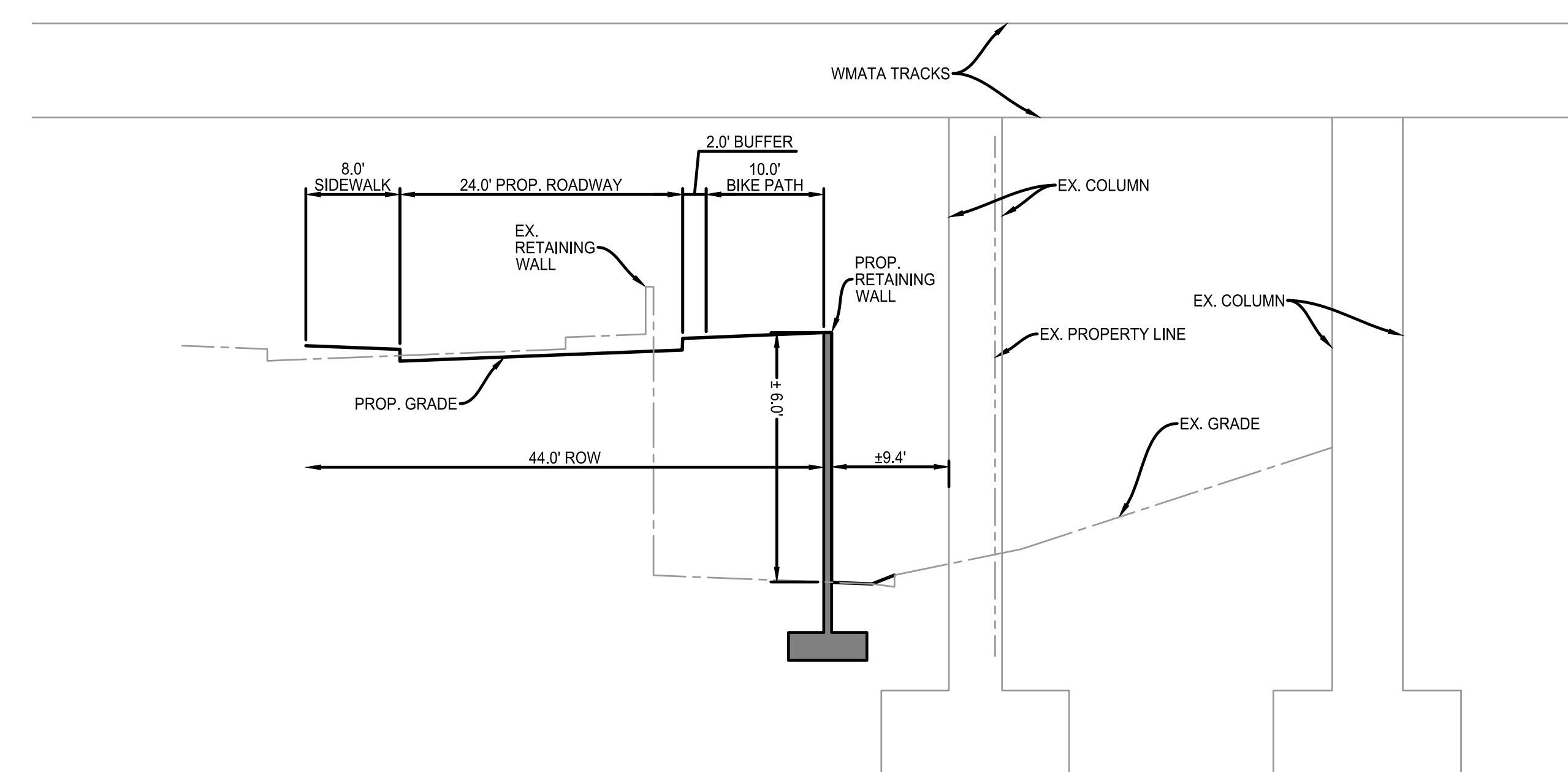
PROJECT No.: 98085.065.00  
 DRAWING No.: 111404  
 DATE: 02.11.22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: NL  
 CHECKED: KMW

SHEET TITLE:  
**STREET HIERARCHY EXHIBIT**

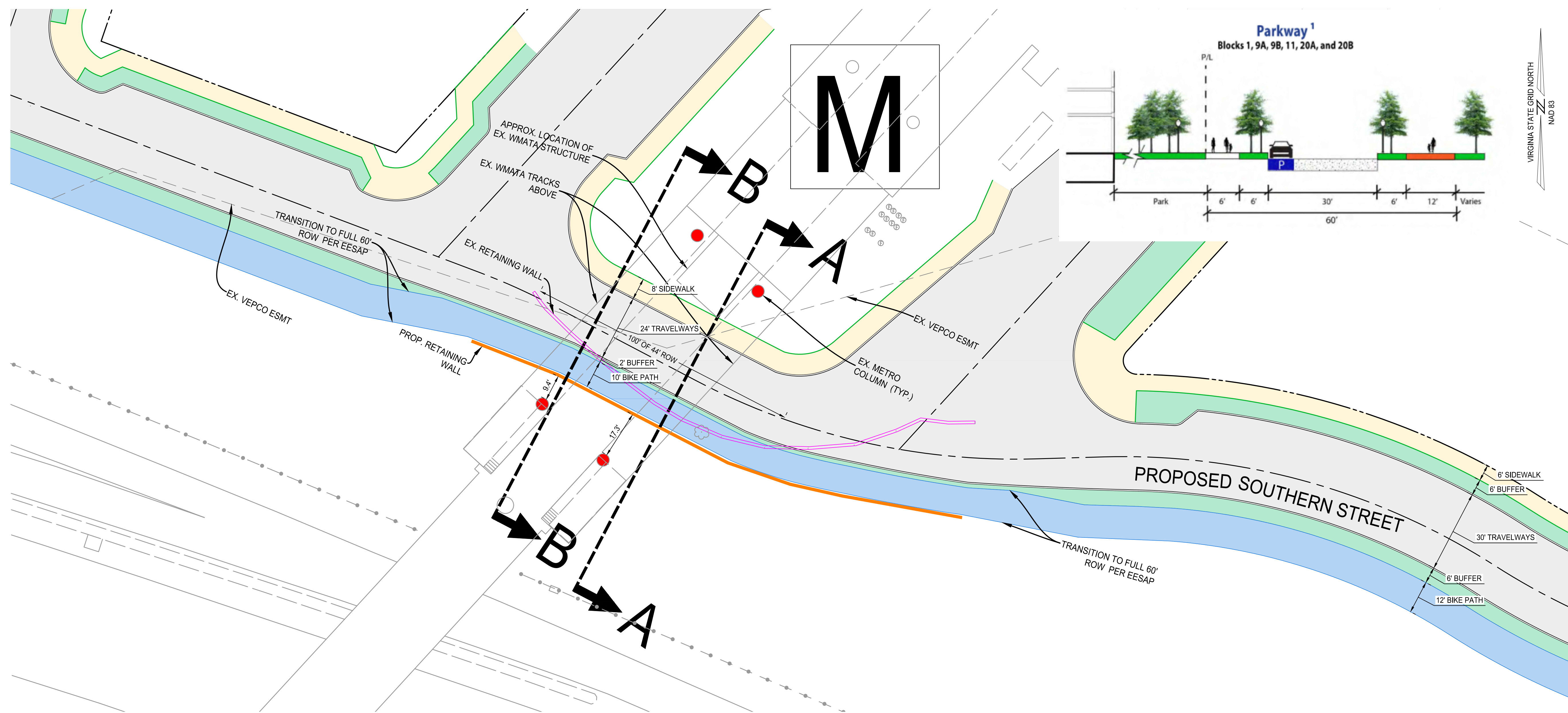
SHEET No.  
**C700**



SECTION A-A (44' ROW)  
NOT TO SCALE

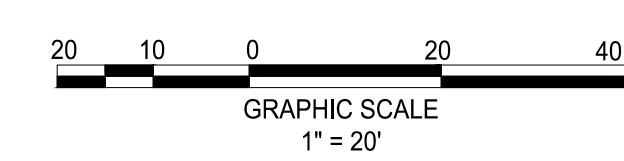


SECTION B-B (44' ROW)  
NOT TO SCALE

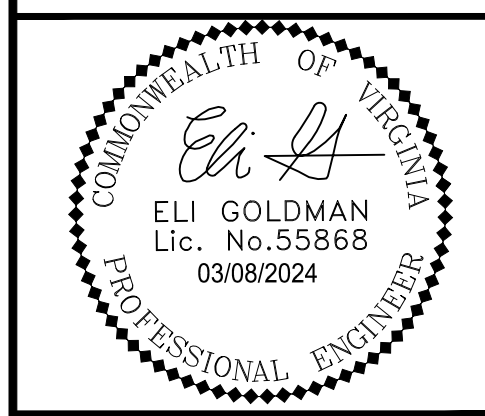


PROPOSED SOUTHERN STREET UNDER WMATA TRACKS

NOTE:  
DUE TO THE CLOSE PROXIMITY OF THE PROPOSED RETAINING WALL TO THE EXISTING WMATA COLUMNS, ADDITIONAL COORDINATION WILL BE REQUIRED WITH WMATA AND A STRUCTURAL ENGINEER TO CONFIRM THIS LAYOUT CAN WORK WITHOUT IMPACTING WMATA.



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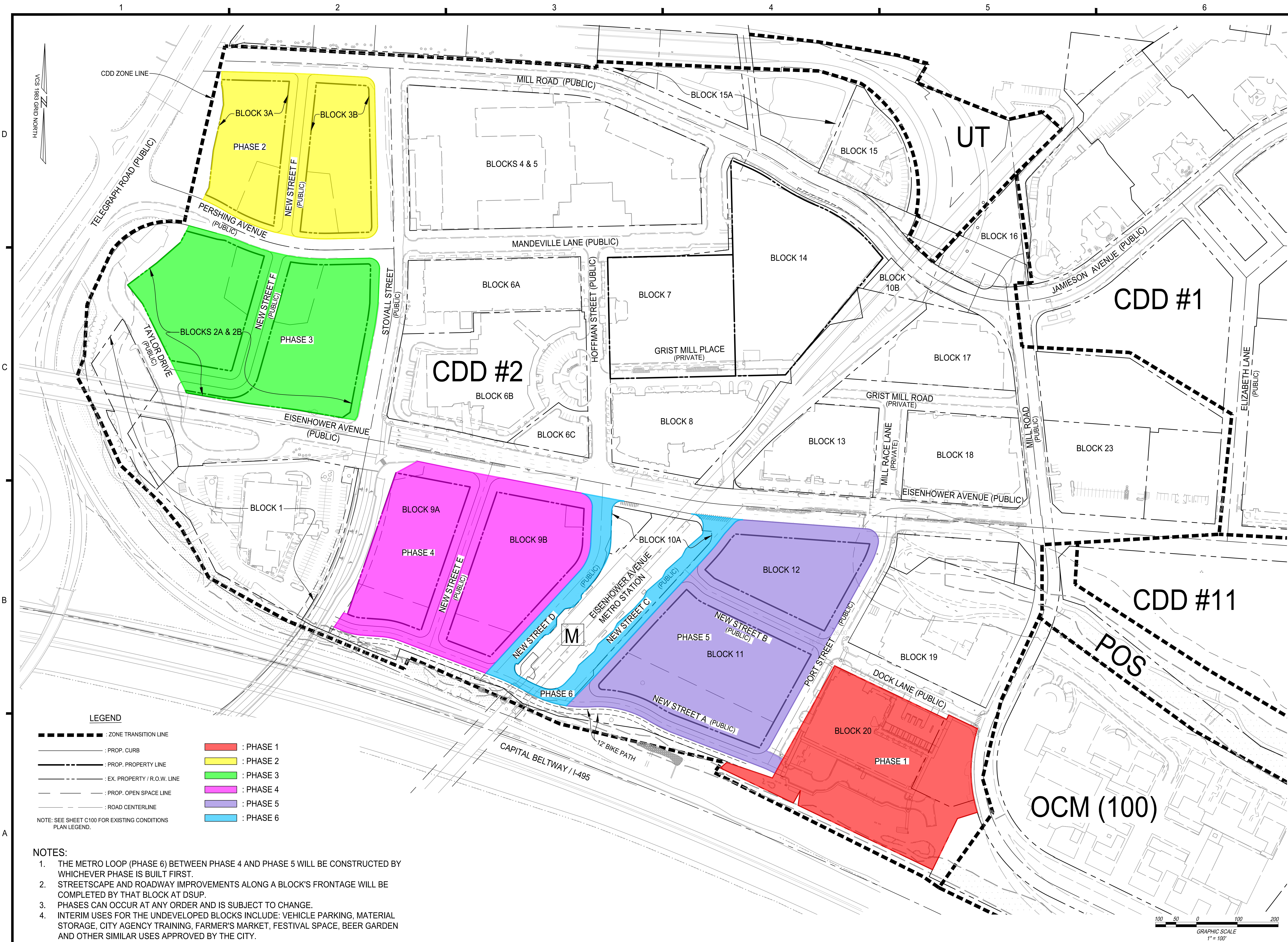
COORDINATED DEVELOPMENT  
DISTRICT #2  
CONCEPTUAL DESIGN PLAN  
CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 98085.065.00  
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DATE: 02.11.22  
SCALE: SEE SHEET  
DESIGN: EG  
DRAWN: MQ  
CHECKED: KMW

SHEET TITLE:  
**SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT**

SHEET No.  
**C701**



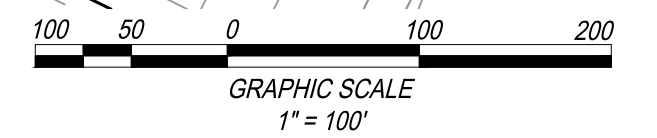
**LEGEND**

- : ZONE TRANSITION LINE
- : PROP. CURB
- : PROP. PROPERTY LINE
- : EX. PROPERTY / R.O.W. LINE
- : PROP. OPEN SPACE LINE
- : ROAD CENTERLINE
- : PHASE 1
- : PHASE 2
- : PHASE 3
- : PHASE 4
- : PHASE 5
- : PHASE 6

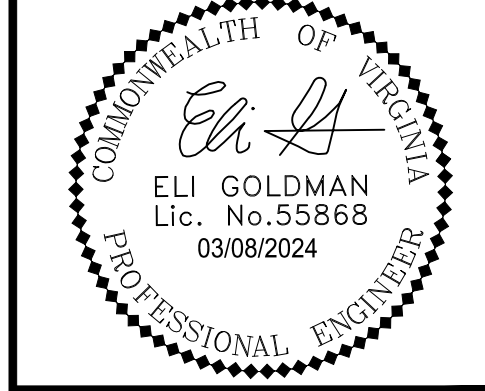
NOTE: SEE SHEET C100 FOR EXISTING CONDITIONS PLAN LEGEND.

**NOTES:**

1. THE METRO LOOP (PHASE 6) BETWEEN PHASE 4 AND PHASE 5 WILL BE CONSTRUCTED BY WHICHEVER PHASE IS BUILT FIRST.
2. STREETScape AND ROADWAY IMPROVEMENTS ALONG A BLOCK'S FRONTAGE WILL BE COMPLETED BY THAT BLOCK AT DSUP.
3. PHASES CAN OCCUR AT ANY ORDER AND IS SUBJECT TO CHANGE.
4. INTERIM USES FOR THE UNDEVELOPED BLOCKS INCLUDE: VEHICLE PARKING, MATERIAL STORAGE, CITY AGENCY TRAINING, FARMER'S MARKET, FESTIVAL SPACE, BEER GARDEN AND OTHER SIMILAR USES APPROVED BY THE CITY.



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**COORDINATED DEVELOPMENT DISTRICT #2**  
**CONCEPTUAL DESIGN PLAN**  
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 CHECKED: KMW

SHEET TITLE:  
**CDD PHASING PLAN**

SHEET No.  
**C800**