

# TOWN CENTER PHASE 1 - BLOCKS F1 & G

## STAGE 2 CONCEPT REVIEW PACKAGE BEAUREGARD CORRIDOR SMALL AREA PLAN

### EXISTING AREA TABULATIONS

TAX PARCEL IDENTIFICATION:	019.03-01-05	30.00 AC	OR	1,306,728 SF
	019.01-01-50	8.92 AC	OR	388,471 SF
	019.03-01-03	5.64 AC	OR	245,793 SF
<b>TOTAL EXISTING PARCEL AREA =</b>		<b>44.56 AC</b>	<b>OR</b>	<b>1,940,992 SF</b>

### PROPOSED AREA TABULATIONS

PROPOSED PARCEL AREAS:	019.03-01-05	±24.13 AC	OR	±1,051,046 SF
	019.01-01-50	±7.60 AC	OR	±331,246 SF
	019.03-01-03	±4.72 AC	OR	±205,449 SF
BLOCK F1	±1.86 AC	OR	±81,172 SF	
BLOCK G	±4.76 AC	OR	±207,390 SF	

RIGHT OF WAY DEDICATION:	±1.56 AC	OR	±68,061 SF
RIGHT OF WAY VACATION:	±0.08 AC	OR	±3,372 SF

PHASE 1 DISTURBED AREA:	±16.93 AC	OR	±737,516 SF
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PHASE 1 EXISTING IMPERVIOUS AREA:	±11.35 AC	OR	±494,240 SF
PHASE 1 PROPOSED IMPERVIOUS AREA:	±14.32 AC	OR	±628,818 SF

### ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED WITHIN THE DEVELOPMENT AREA. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

THERE ARE NO KNOWN RPA'S WITHIN THE DEVELOPMENT AREA. THERE ARE POSSIBLE AREAS OF MARINE CLAY DEPOSITS WITHIN THE DEVELOPMENT AREA (ACCORDING TO THE CITY MARINE CLAY SOIL MAP).

### PARKING TABULATIONS

Use	# Units or SqFt	Calc. Rate	Existing
Multifamily	800	1.24 per 1 unit =	994
Retail	63,320	4.37 per 1,000 sf =	277
<b>Total Existing</b>			<b>1,271</b>

Use	# Units or SqFt	Calc. Rate	Provided (1)	Ex. Rate	Total
Multifamily	602	1.23 per 1 unit =	743	1.24 =	748
Retail	48,650	4.38 per 1,000 sf =	213	4.37 =	213
<b>Total Provided</b>			<b>956</b>	<b>Total</b>	<b>961</b>

Use	# Units or SqFt	Rate	Max Required	Reduction Requested	Required with Reduction	Provided	Effective Rate
Multifamily	183	1.75 per 1 unit =	320	18%	263	264	1.44
Retail	35,987	4.00 per 1,000 sf =	144	14%	124	124	3.45
<b>Total Required</b>			<b>464</b>		<b>386</b>		
<b>Total Provided</b>						<b>388</b>	

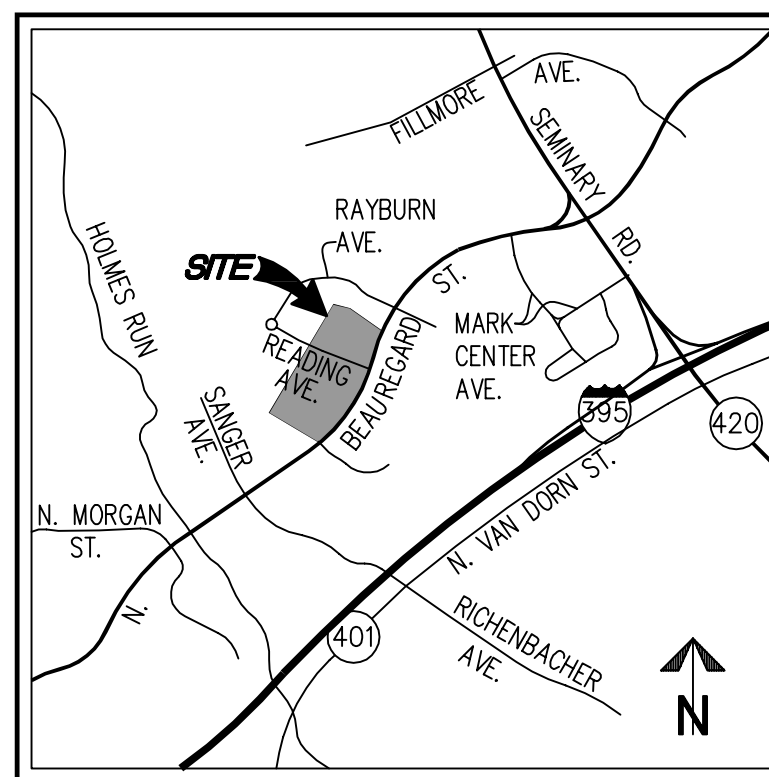
Use	# Units or SqFt	Rate	Max Required	Reduction Requested	Required with Reduction	Provided	Effective Rate
Multifamily	390	1.75 per 1 unit =	683	25%	512	518	1.33
Retail	73,494	4.00 per 1,000 sf =	294	17%	244	244	3.32
<b>Total Required</b>			<b>976</b>		<b>756</b>		
<b>Total Provided</b>						<b>762</b>	

NOTES:  
1. PARKING STUDY REQUIRED FOR BLOCK G MULTIFAMILY USE FOR REDUCTION BEYOND 20% OF MAXIMUM PARKING RATE.

### PLAN SHEET KEY

SEE SHEET P-0402

### VICINITY MAP



SCALE: 1"=2000'

VICINITY MAP SCALE: 1"=2000'

### ZONING TABULATIONS

ZONING:	EXISTING ZONE: CDD-4 WITH CDD-21 OVERLAY	
MASTER PLAN:	BEAUREGARD CORRIDOR SMALL AREA PLAN	
SITE AREA (SQ. FT) (ACRES):	±16.93 AC OR ±737,516 SF	
USE:	EXISTING: RESIDENTIAL/COMMERCIAL PROPOSED: MIXED USE	
	PERMITTED/REQUIRED CDD-21 (TOWN CENTER)	PROVIDED CDD-21 (TOWN CENTER)
<b>OVERALL (1)</b>	±48.21 AC	±48.21 AC
<b>TOWN CENTER LAND AREA</b>		
<b>DEVELOPMENT SUMMARY</b>		
OFFICE	±405,162 SF	±0 SF
REQUIRED RETAIL	±200,000 SF	±109,481 SF
OPTIONAL RETAIL	±109,245 SF	±0 SF
RESIDENTIAL		
FLOOR AREA	±2,342,863 SF	±607,322 SF
UNITS	±2,319 UNITS	±573 UNITS
HOTEL		
FLOOR AREA	±126,845 SF	±0 SF
ROOMS	±237 ROOMS	±0 ROOMS
OPEN SPACE		
PUBLIC OR PRIVATE W/ PUBLIC ACCESS	8.15 AC MINIMUM	±0.65 AC (2)
GROUND LEVEL (4)	ADDITIONAL 15% MIN WITH 50% MAX PERMITTED ON ROOFTOP 33.94 AC * 15% = ±5.09 AC	TOTAL = ±15.22 AC (±32%) GROUND LEVEL = ±14.75 AC ROOFTOP = ±0.47 AC (±3% OF TOTAL)
ROOFTOP		±10,800 TRIPS
TRIP GENERATION (3)		
<b>BLOCK F1</b>		
PARCEL AREA	N/A	±81,172 SF OR ±1.86 AC
AVERAGE FINISHED GRADE	N/A	232.10
BUILDING HEIGHT	130 FT MAX	±80 FT
OPEN SPACE		
GROUND LEVEL	MIN 50% OF TOTAL 15% REQUIREMENT	±0.07 AC
ROOFTOP	MAX 50% OF TOTAL 15% REQUIREMENT	ROOFTOP = ±0.25 AC
BLOCK SIZE	1,600 FT PERIMETER	±1,310 FT
SETBACKS		
N BEAUREGARD STREET	N/A	±17 FT (FROM PROP. ROW LINE)
READING AVENUE	16 FT - 25 FT FROM FACE OF CURB	±18 FT
PARALLEL ROAD	16 FT MIN FROM FACE OF CURB	±16 FT
PARKING TABULATIONS (TOTAL)	386 SPACES	±388 SPACES
STANDARD	70% MIN	±368 SPACES
ADA	8 SPACES	±13 SPACES
COMPACT	30% MAX	±7 SPACES
LOADING	2 SPACES MIN	±2 SPACES
<b>BLOCK G</b>		
PARCEL AREA	N/A	±207,390 SF OR ±4.76 AC
AVERAGE FINISHED GRADE	N/A	226.50
BUILDING HEIGHT	110 FT MAX	±85 FT
OPEN SPACE		
GROUND LEVEL	MIN 50% OF TOTAL 15% REQUIREMENT	±0.24 AC
ROOFTOP	MAX 50% OF TOTAL 15% REQUIREMENT	±0.22 AC
BLOCK SIZE	1,600 FT PERIMETER	±1,850 FT (5)
SETBACKS		
N BEAUREGARD STREET	N/A	±56 FT (FROM PROP. ROW LINE)
READING AVENUE	16 FT - 25 FT FROM FACE OF CURB	±20 FT - ±23 FT
PARALLEL ROAD	16 FT MIN FROM FACE OF CURB	±19 FT
PARKING TABULATIONS (TOTAL)	756 SPACES	±762 SPACES
STANDARD	70% MIN	±726 SPACES
ADA	16 SPACES	±30 SPACES
COMPACT	30% MAX	±6 SPACES
LOADING	4 SPACES MIN	±6 SPACES

NOTES:  
(1) REQUIRED ZONING TABULATIONS FOR ENTIRE TOWN CENTER NEIGHBORHOOD AT COMPLETE BUILT OUT, PER CDD #21.  
(2) ADDITIONAL ±7.5 AC OF PUBLIC AND/OR PRIVATE WITH PUBLIC ACCESS EASEMENT OPEN SPACE, PER FIGURE 33E OF THE SMALL AREA PLAN, TO BE PROVIDED WITH FUTURE PHASES.  
(3) TRIP GENERATION PROVIDED FOR PROPOSED DEVELOPMENT ONLY. AVERAGE DAILY TRAFFIC PROVIDED BY "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION, 7TH ADDITION VOLUME 3" (SHOPPING CENTER & APARTMENT).  
(4) AREA USED TO COMPUTE 15% REQUIREMENT INCLUDES TOWN CENTER NEIGHBORHOOD AREA MINUS REQUIRED DEDICATED OPEN SPACE AND EXISTING AND PROPOSED PUBLIC RIGHT-OF-WAY IN PHASE 1. (48.21 AC - 8.15 AC - 6.12 AC = 33.94 AC). THIS APPLICATION PROVIDES 15.22 AC OF OPEN SPACE TO MEET THE 15% OPEN SPACE REQUIREMENT FOR THE NEIGHBORHOOD. FUTURE APPLICATIONS WILL INCREASE THE AMOUNT OF RIGHT-OF-WAY AND REDUCE THE AMOUNT OF EXISTING GROUND LEVEL OPEN SPACE OUTSIDE OF BLOCKS F1 AND G, THEREBY CHANGING THE PROVIDED AND REQUIRED OPEN SPACE FOR THE NEIGHBORHOOD.  
(5) A MODIFICATION REQUEST FOR BLOCK SIZE IS REQUESTED FOR BLOCK G PER DESIGN GUIDELINES.

### SHEET INDEX

#### WALTER L. PHILLIPS INC.: CIVIL

- P-0101 COVER SHEET
- P-0201 GENERAL NOTES
- P-0301 SITE CONTEXT PLAN
- P-0302 OVERALL EXISTING CONDITIONS PLAN
- P-0303 EXISTING CONDITIONS - BLOCK F1
- P-0304 EXISTING CONDITIONS - BLOCK G
- P-0401 CONCEPTUAL SUBDIVISION PLAN
- P-0402 OVERALL CONCEPTUAL SITE PLAN
- P-0403 CONCEPTUAL SITE PLAN - BLOCK F1
- P-0404 CONCEPTUAL SITE PLAN - BLOCK G
- P-0405 CONCEPTUAL OPEN SPACE PLAN
- P-0406 CONCEPTUAL GEOMETRIC PLAN
- P-0407 CONCEPTUAL GEOMETRIC PLAN
- P-0501 CONCEPTUAL GRADING PLAN - BLOCK F1
- P-0502 CONCEPTUAL GRADING PLAN - BLOCK G
- P-1101 CONCEPTUAL SITE SECTIONS
- P-1102 CONCEPTUAL SITE SECTIONS
- P-1103 CONCEPTUAL VEHICLE TURNING MOVEMENT PLAN
- P-1104 CONCEPTUAL VEHICLE TURNING MOVEMENT PLAN
- P-1105 CONCEPTUAL VEHICLE TURNING MOVEMENT PLAN
- P-1106 GARBAGE TRUCK TURNING MOVEMENTS
- P-1201 EXISTING CONDITIONS TREE SURVEY
- P-1301 OVERALL CONCEPTUAL FIRE SERVICE PLAN
- P-1302 CONCEPTUAL FIRE SERVICE PLAN - BLOCK F1
- P-1303 CONCEPTUAL FIRE SERVICE PLAN - BLOCK G
- P-1401 CONCEPTUAL TOWN CENTER MASTER PLAN

#### CUNNINGHAM QUILL ARCHITECTS: BLDG F1 ARCHITECTURE

- AF-0.0 CONCEPT ARCHITECTURAL MASSING
- AF-0.1 CONCEPT ARCHITECTURAL MASSING
- AF-1.0 PARKING GARAGE LEVELS 1 & 2 FLOOR PLANS
- AF-1.1 GROUND FLOOR PLAN
- AF-1.2 UPPER GROUND FLOOR PLAN
- AF-1.3 SECOND FLOOR PLAN
- AF-1.4 THIRD & FOURTH FLOOR PLAN
- AF-1.5 FIFTH FLOOR PLAN
- AF-1.6 SIXTH FLOOR PLAN
- AF-2.0 BUILDING ELEVATIONS
- AF-3.0 BUILDING SECTIONS
- AF-3.1 BUILDING SECTIONS
- AF-4.0 PERSPECTIVE A & SKETCHES
- AF-4.1 PERSPECTIVE B & SKETCHES
- AF-4.2 PERSPECTIVE C & SKETCHES
- AF-4.3 STREET LEVEL ELEVATIONS & PRECEDENTS

#### OEHME, VAN SWEDEN: LANDSCAPE ARCHITECTURE

- L-01 OVERALL LANDSCAPE PLAN
- L-02 ENLARGED LANDSCAPE PLAN
- L-03 LANDSCAPE CONCEPT
- L-04 LANDSCAPE CONCEPT
- L-05 LANDSCAPE CONCEPT

#### MV+A ARCHITECTS: BLDG G ARCHITECTURE

- AG-0.0 OVERALL SITE MASSING
- AG-1.0 PLAN - LEVEL P1
- AG-1.1 PLAN - LEVEL P2
- AG-1.2 PLAN - LEVEL 1
- AG-1.3 PLAN - LEVEL 2
- AG-1.4 PLAN - LEVEL 3
- AG-1.5 PLAN - LEVEL 4
- AG-1.6 PLAN - LEVEL 5
- AG-1.7 PLAN - LEVEL 6
- AG-1.8 PLAN - ROOF
- AG-2.0 ELEVATIONS
- AG-2.1 ELEVATIONS
- AG-3.0 SECTIONS
- AG-3.1 SECTIONS
- AG-4.0 BUILDING MASSING & PERSPECTIVES

### PROJECT DESCRIPTION NARRATIVE

THIS APPLICATION PROPOSES REDEVELOPMENT OF THE SUBJECT PROPERTY WITHIN THE TOWN CENTER NEIGHBORHOOD OF THE BEAUREGARD SMALL AREA PLAN. THIS PLAN PROPOSES THE CONSTRUCTION OF BLOCK G AND BLOCK F1. BLOCK G SHALL BE COMPRISED OF 390 MULTIFAMILY UNITS AND 73,494 SF OF RETAIL SPACE. BLOCK F1 SHALL BE COMPRISED OF 183 MULTIFAMILY UNITS AND 35,987 SF OF RETAIL SPACE. IF IT IS POSSIBLE THAT THIS PLAN WILL BE DEVELOPED IN PHASES, WITH EACH BLOCK BEING CONSTRUCTED UNDER A SEPARATE SITE PLAN. ADDITIONALLY, THIS PLAN PROPOSES THE RELOCATION AND RECONSTRUCTION OF A PORTION OF READING AVENUE AS WELL AS THE DEDICATION AND CONSTRUCTION OF A PORTION OF PARALLEL ROAD. VACATION AND DEDICATION OF RIGHT-OF-WAY IS PROPOSED IN ORDER TO ACCOMMODATE THE PROPOSED ROAD NETWORK AND TRANSITWAY ALONG NORTH BEAUREGARD AVENUE. IN ADDITION TO THE PROPOSED BUILDINGS AND RIGHT-OF-WAY, ALL NECESSARY SUPPORTING INFRASTRUCTURE, PARKING AND OPEN SPACE WILL BE PROVIDED WITH THIS APPLICATION.

### REQUESTED SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
- SPECIAL USE PERMIT FOR TRANSPORTATION MANAGEMENT PLAN.
- PARKING REDUCTION FOR GREATER THAN 20% OF MAXIMUM RATE (SEE PARKING TABULATIONS).
- MODIFICATION TO THE MAXIMUM BLOCK SIZE FOR BLOCK G, PER DESIGN GUIDELINES.
- DEDICATION OF RIGHT-OF-WAY.
- VACATION OF RIGHT-OF-WAY.
- MODIFICATION TO REQUIREMENTS OF ZONING ORDINANCE SECTION 6-403 (SEE P-0201).

### DEVELOPMENT TEAM INFORMATION

- RECORD OWNER:**  
JBG MARK CENTER LLC  
4445 WILLARD AVENUE  
CHEVY CHASE, MD 20815
- DEVELOPER:**  
JBG/MARK CENTER DEVELOPERS, INC.  
4445 WILLARD AVENUE  
CHEVY CHASE, MD 20815  
ATTN: MR. SAM STIEBEL
- CML:**  
WALTER L. PHILLIPS, INC.  
207 PARK AVE.  
FALLS CHURCH, VA 22046  
ATTN: MR. BEN FLOOD
- ARCHITECT:**  
CUNNINGHAM QUILL ARCHITECTS PLLC.  
1054 31ST STREET NW  
WASHINGTON, DC 20007  
ATTN: MR. LEE QUILL
- ARCHITECT:**  
MV+A ARCHITECTS  
1200 G STREET NW  
WASHINGTON, DC 20005  
ATTN: MR. JIM VOELZKE
- LANDSCAPE ARCHITECT:**  
OEHME, VAN SWEDEN  
800 G STREET SE  
WASHINGTON, DC 20003  
ATTN: MR. ERIC GROFT
- TRAFFIC ENGINEER:**  
WELLS + ASSOCIATES, LLC  
210 WRIT STREET NW  
SUITE 201  
LEESBURG, VA 20175  
ATTN: MR. CHRISTOPHER TURNBULL
- LAND USE ATTORNEY:**  
WALSH COLUCCI LUBELEY AND WALSH, P.C.  
2200 CLARENDON BLVD.  
ARLINGTON, VA 22201  
ATTN: MS CATHARINE PUSKAR

### TOWN CENTER - PHASE 1 FLOOR AREA AND UNIT TABULATIONS

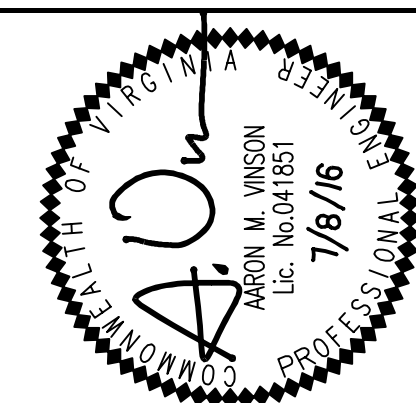
	GROSS FLOOR AREA			TOTAL	RESIDENTIAL EXCLUSIONS PER Z.O.	RETAIL EXCLUSIONS PER Z.O.	RESIDENTIAL SQUARE FOOTAGE *	RETAIL SQUARE FOOTAGE *
	RESIDENTIAL	RETAIL	PARKING/SERVICE					
BLOCK F1	227,427	35,987	180,173	443,587	18,973	0	208,454	35,987
BLOCK G	415,613	78,562	265,966	760,141	16,745	5,068	398,868	73,494
<b>TOTAL</b>	<b>643,040</b>	<b>114,549</b>	<b>446,139</b>	<b>1,203,728</b>	<b>35,718</b>	<b>5,068</b>	<b>607,322</b>	<b>109,481</b>

NOTES:  
\* REPRESENTS NET NUMBER AS DESIGNATED IN CDD #21 CONDITION #11.

UNITS	MULTIFAMILY	TOWNHOUSES	STACKED TOWNHOUSES	TOTAL UNITS
BLOCK F1	183	0	0	183
BLOCK G	390	0	0	390
<b>TOTAL</b>	<b>573</b>	<b>0</b>	<b>0</b>	<b>573</b>

UNITS TABULATIONS	TOTAL EXISTING DEVELOPMENT	EX. DEVELOPMENT TO BE DEMOLISHED PER THIS APPLICATION	CUMULATIVE EX. DEVELOPMENT DEMOLISHED TO DATE	NEW DEVELOPMENT PER THIS APPLICATION	CUMULATIVE NEW DEVELOPMENT TO DATE	NET NEW DEVELOPMENT PER THIS APPLICATION	CUMULATIVE NET NEW DEVELOPMENT TO DATE
RESIDENTIAL UNITS	800	198	198	573	573	375	375
RESIDENTIAL SQ. FT.	702,079	183,507	183,507	607,322	607,322	423,815	423,815
RETAIL SQ. FT.	63,320	14,670	14,670	109,481	109,481	94,811	94,811

**WALTER L. PHILLIPS INC.**  
INCORPORATED  
Engineers - Surveyors - Planners - Landscape Architects - Arborists  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301 www.WLPHINC.com  
DATE: 6/13/14, 7/8/16  
DRAWN: DM, DP  
CHECKED: BF



NO.	DESCRIPTION	DATE	APPROVED BY
1	STAGE 1 CONCEPT	6/13/14	
2	STAGE 2 CONCEPT	7/8/16	

## TOWN CENTER - PHASE 1 BLOCKS F1 & G STAGE 2 CONCEPT PLAN CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED SPECIAL USE PERMIT NO. 2014-0018  
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE






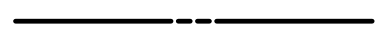
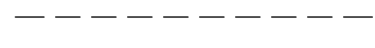



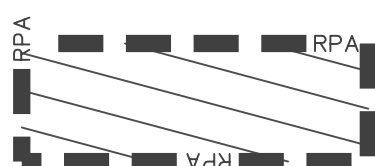
CHAIRMAN, PLANNING COMMISSION DATE

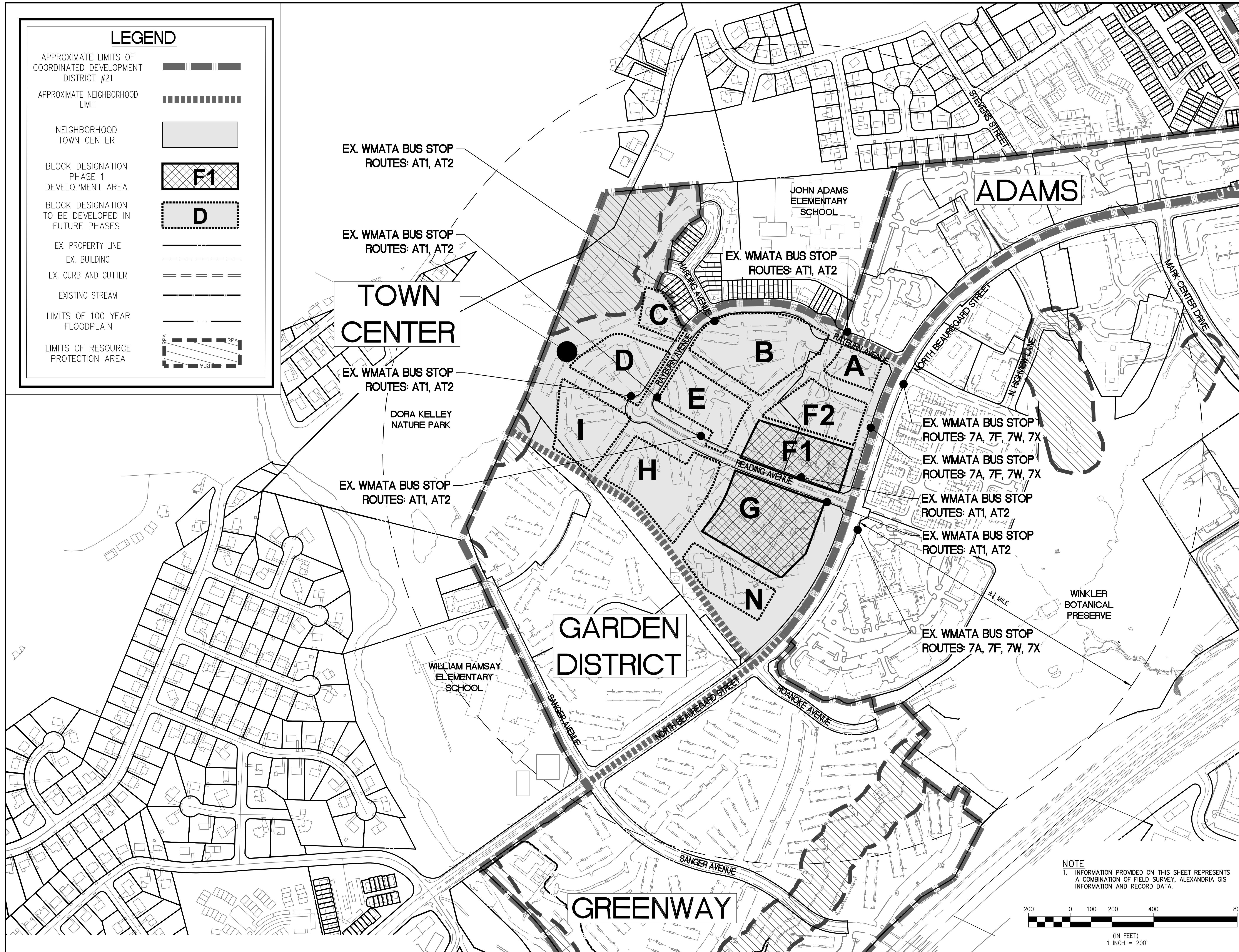
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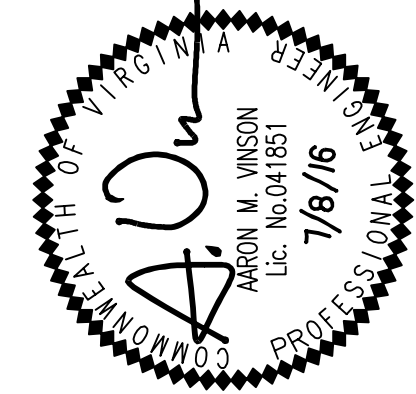


**LEGEND**

- APPROXIMATE LIMITS OF COORDINATED DEVELOPMENT DISTRICT #21 
- APPROXIMATE NEIGHBORHOOD LIMIT 
- NEIGHBORHOOD TOWN CENTER 
- BLOCK DESIGNATION PHASE 1 DEVELOPMENT AREA  **F1**
- BLOCK DESIGNATION TO BE DEVELOPED IN FUTURE PHASES  **D**
- EX. PROPERTY LINE 
- EX. BUILDING 
- EX. CURB AND GUTTER 
- EXISTING STREAM 
- LIMITS OF 100 YEAR FLOODPLAIN 
- LIMITS OF RESOURCE PROTECTION AREA 



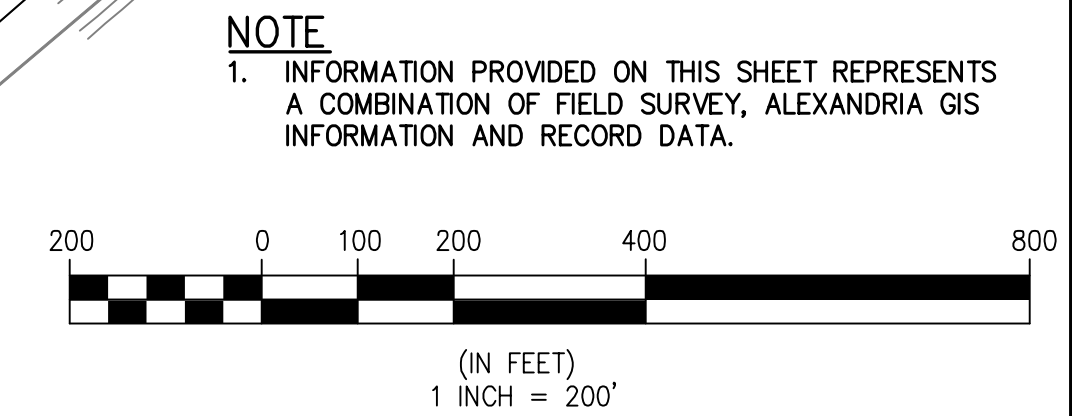
**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1945  
 Engineers - Surveyors - Planners - Landscape Architects - Arborists  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com  
 DATE: 6/13/14, 7/8/16  
 SCALE: 1" = 200'



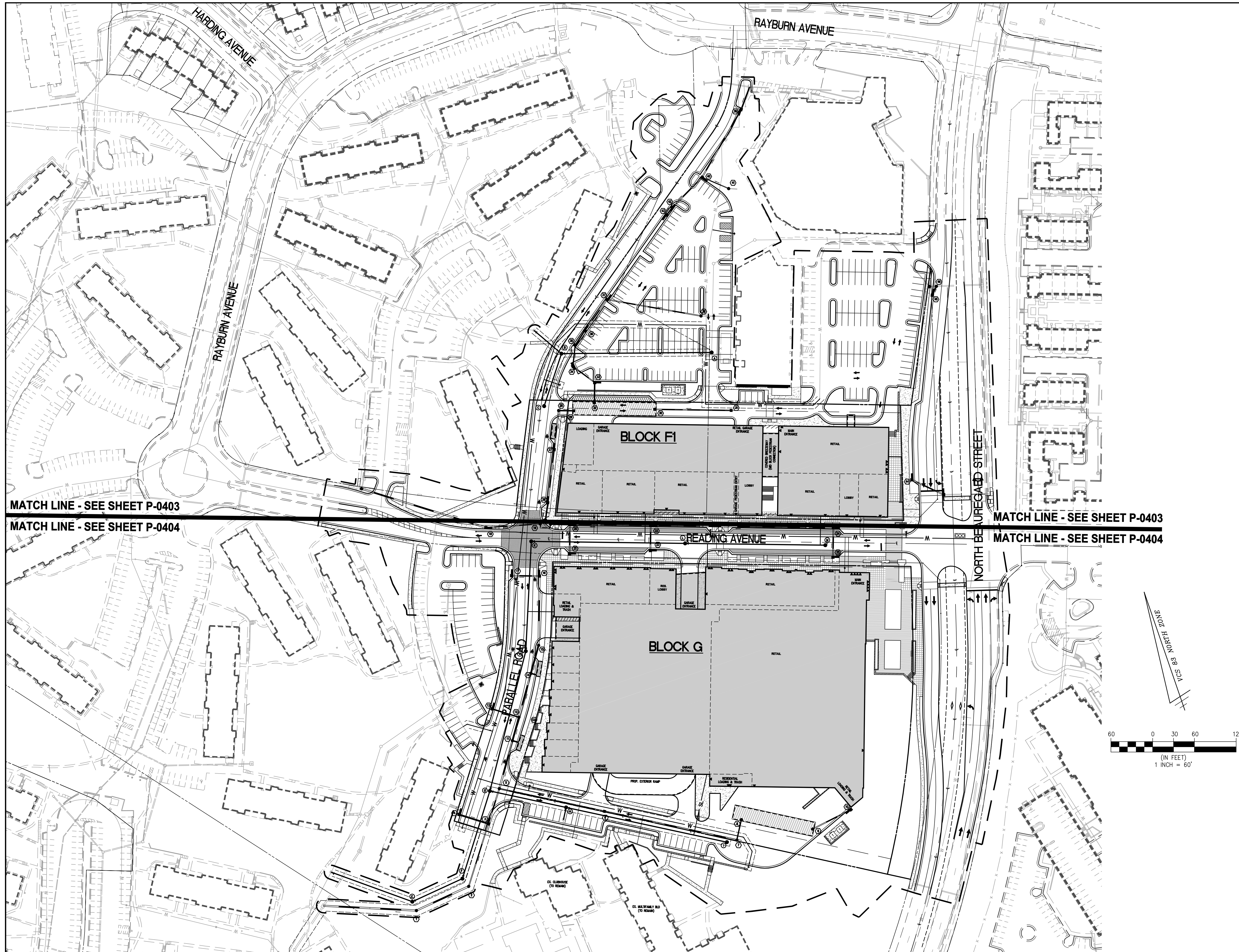
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1	STAGE 1 CONCEPT	6/13/14			
2	STAGE 2 CONCEPT	7/8/16			

**TOWN CENTER - PHASE 1  
 BLOCKS F1 & G  
 STAGE 2 CONCEPT PLAN  
 CITY OF ALEXANDRIA, VIRGINIA  
 SITE CONTEXT PLAN**

APPROVED SPECIAL USE PERMIT NO. 2014-0018	
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.





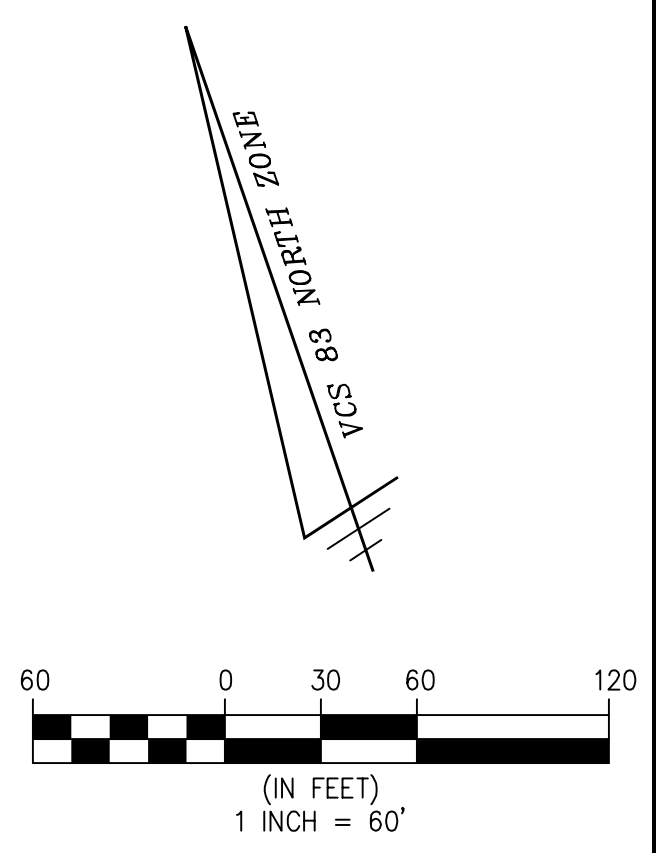


MATCH LINE - SEE SHEET P-0403

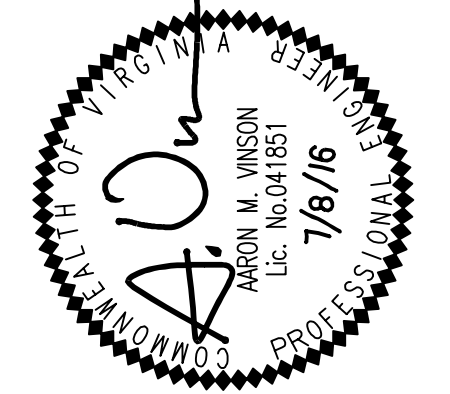
MATCH LINE - SEE SHEET P-0404

MATCH LINE - SEE SHEET P-0403

MATCH LINE - SEE SHEET P-0404



**WALTER L. PHILLIPS**  
 INCORPORATED  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS - ARBORISTS  
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 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com  
 DATE: 6/13/14, 7/8/16  
 SCALE: 1" = 60'  
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REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	STAGE 1 CONCEPT	6/13/14		
2	STAGE 2 CONCEPT	7/8/16		

**TOWN CENTER - PHASE 1**  
**BLOCKS F1 & G**  
**STAGE 2 CONCEPT PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA  
**OVERALL CONCEPTUAL SITE PLAN**

APPROVED  
 SPECIAL USE PERMIT NO. 2014-0018  
 DEPARTMENT OF PLANNING & ZONING

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

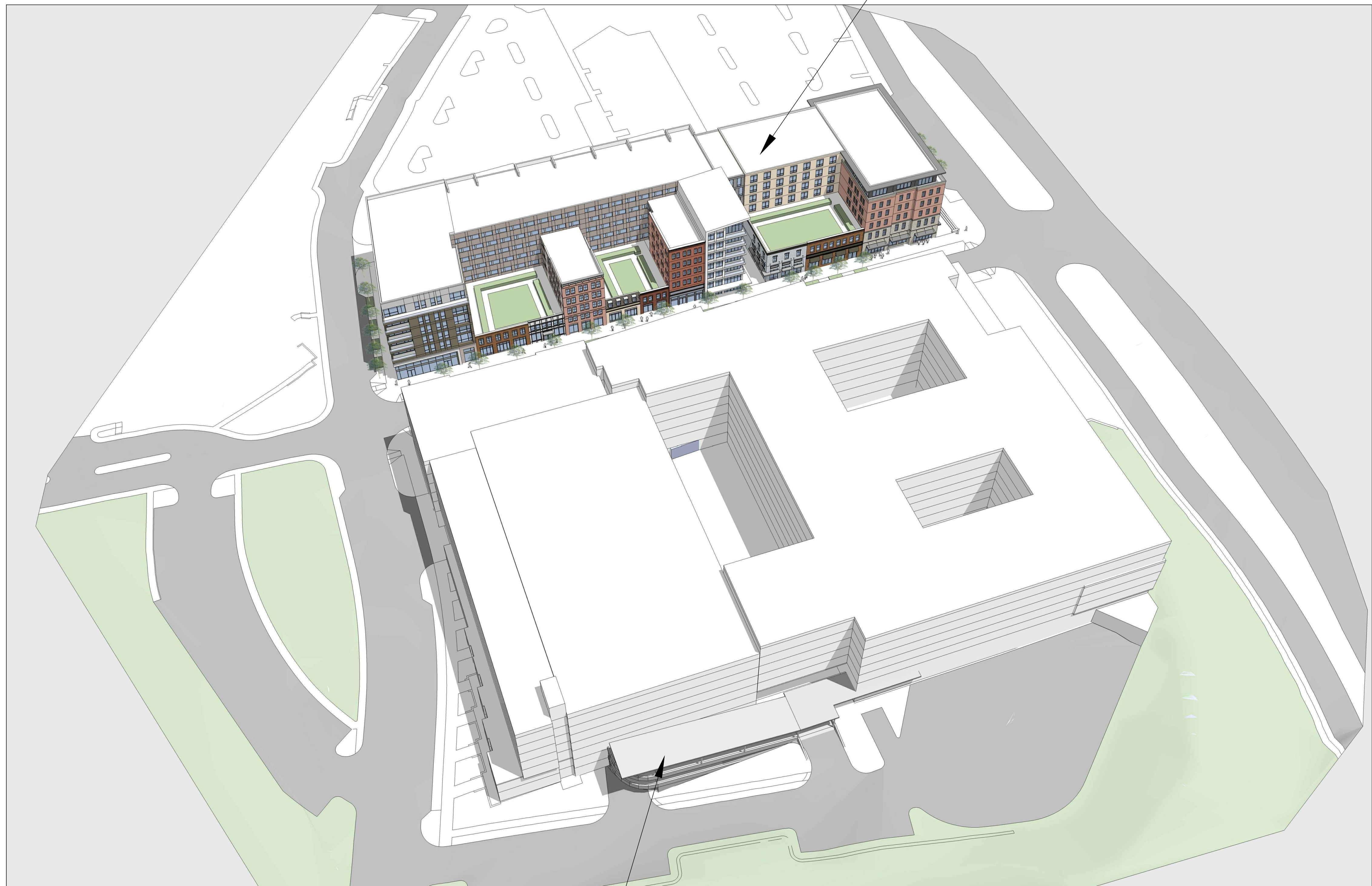
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

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BLOCK F-1  
6 STORIES  
HEIGHT: APPROX. 73'  
APPROX. 436,909 GSF

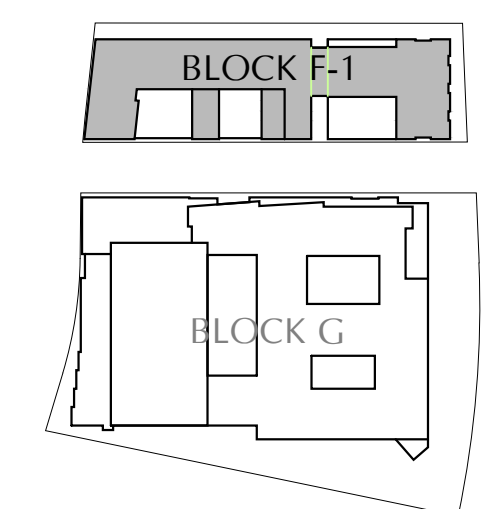


1 CONCEPT MASSING

BLOCK G

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Key Plan



Issues / Revisions

Date	Description
7/8/16	Concept II Submission

NOT FOR CONSTRUCTION

BEAUREGARD  
TOWN CENTER  
Block F  
Beauregard Street  
Alexandria, VA

CQA # 21324

APPROVED	
SPECIAL USE PERMIT NO. 2014-0018	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
_____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	

CONCEPT  
ARCHITECTURAL  
MASSING

Scale: As Noted Drawn By: CQA  
Date: 7/8/16 Checked By: CQA

AF-0.0



BLOCK G

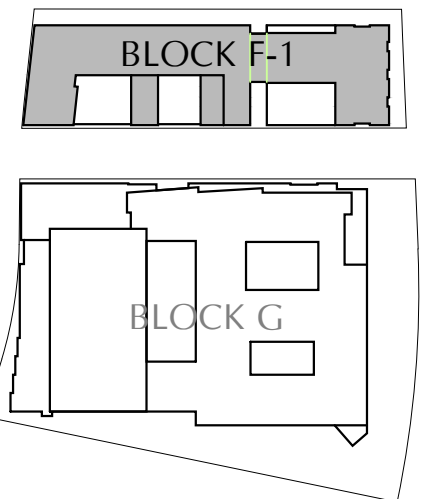
BLOCK F-1  
6 STORIES  
HEIGHT: APPROX. 73'  
APPROX. 436,909 GSF



1 CONCEPT MASSING

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Issues / Revisions

Date	Description
7/8/16	Concept II Submission

NOT FOR CONSTRUCTION

BEAUREGARD  
TOWN CENTER  
Block F

Beauregard Street  
Alexandria, VA

CQA # 21324

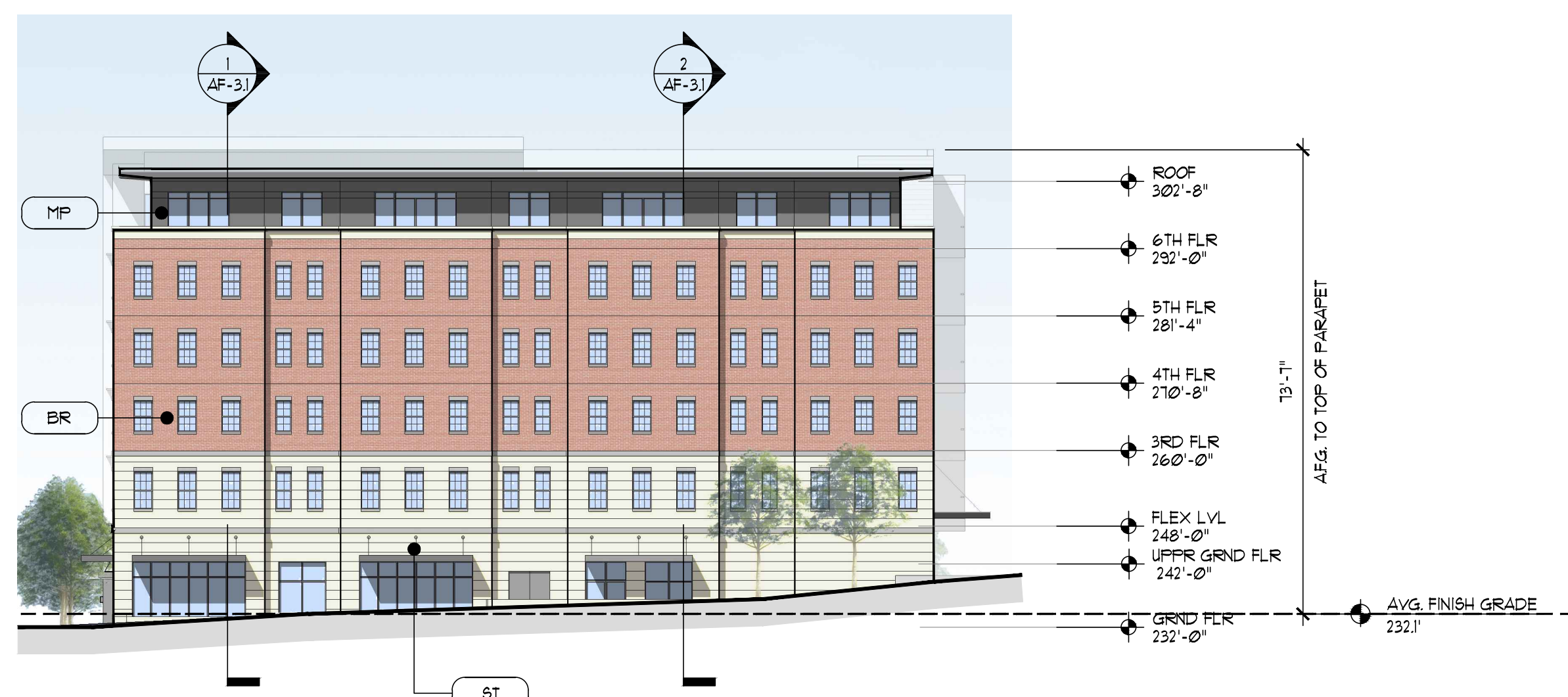
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DEPARTMENT OF PLANNING & ZONING	
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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	

CONCEPT  
ARCHITECTURAL  
MASSING

Scale: As Noted  
Date: 7/8/16  
Drawn By: CQA  
Checked By: CQA

AF-0.1





**4 EAST ELEVATION**  
 SCALE: 1"=20'



**3 WEST ELEVATION**  
 SCALE: 1"=20'



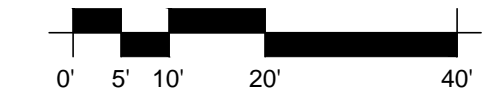
**2 NORTH ELEVATION**  
 SCALE: 1"=20'



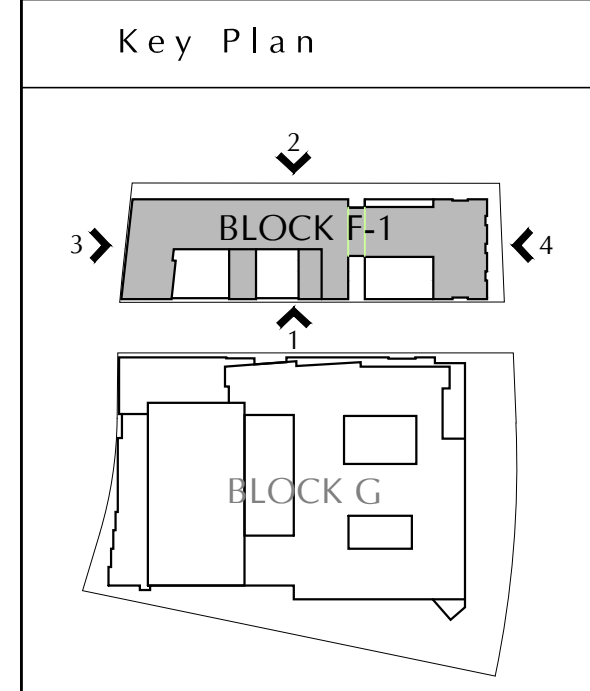
**1 SOUTH ELEVATION**  
 SCALE: 1"=20'

**MATERIALS LEGEND**

BR	BRICK
FC	FIBER CEMENT
MP	MIL PANEL
WD	WOOD
ST	STONE



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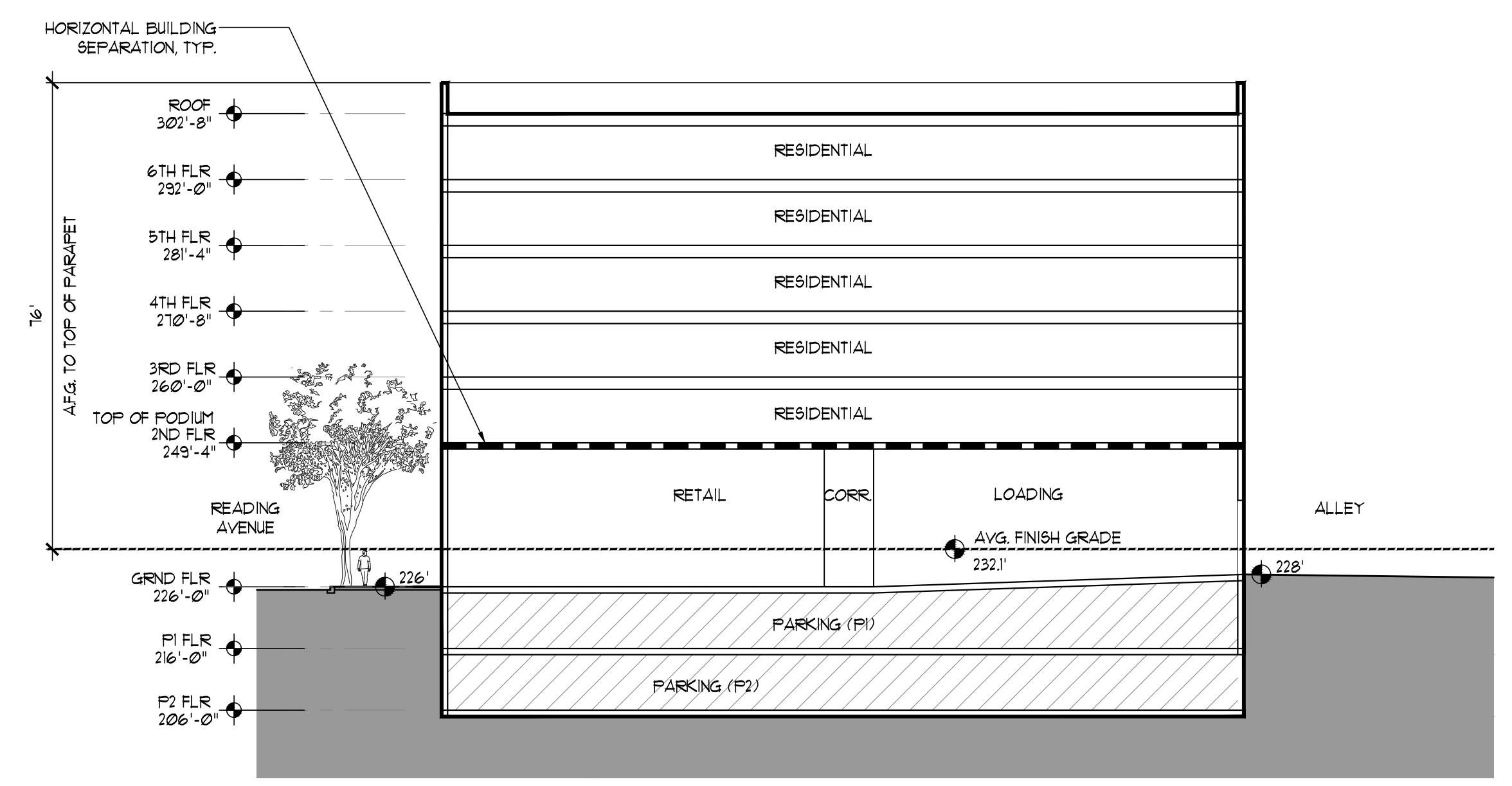
DIRECTOR	DATE
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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	

**BUILDING ELEVATIONS**

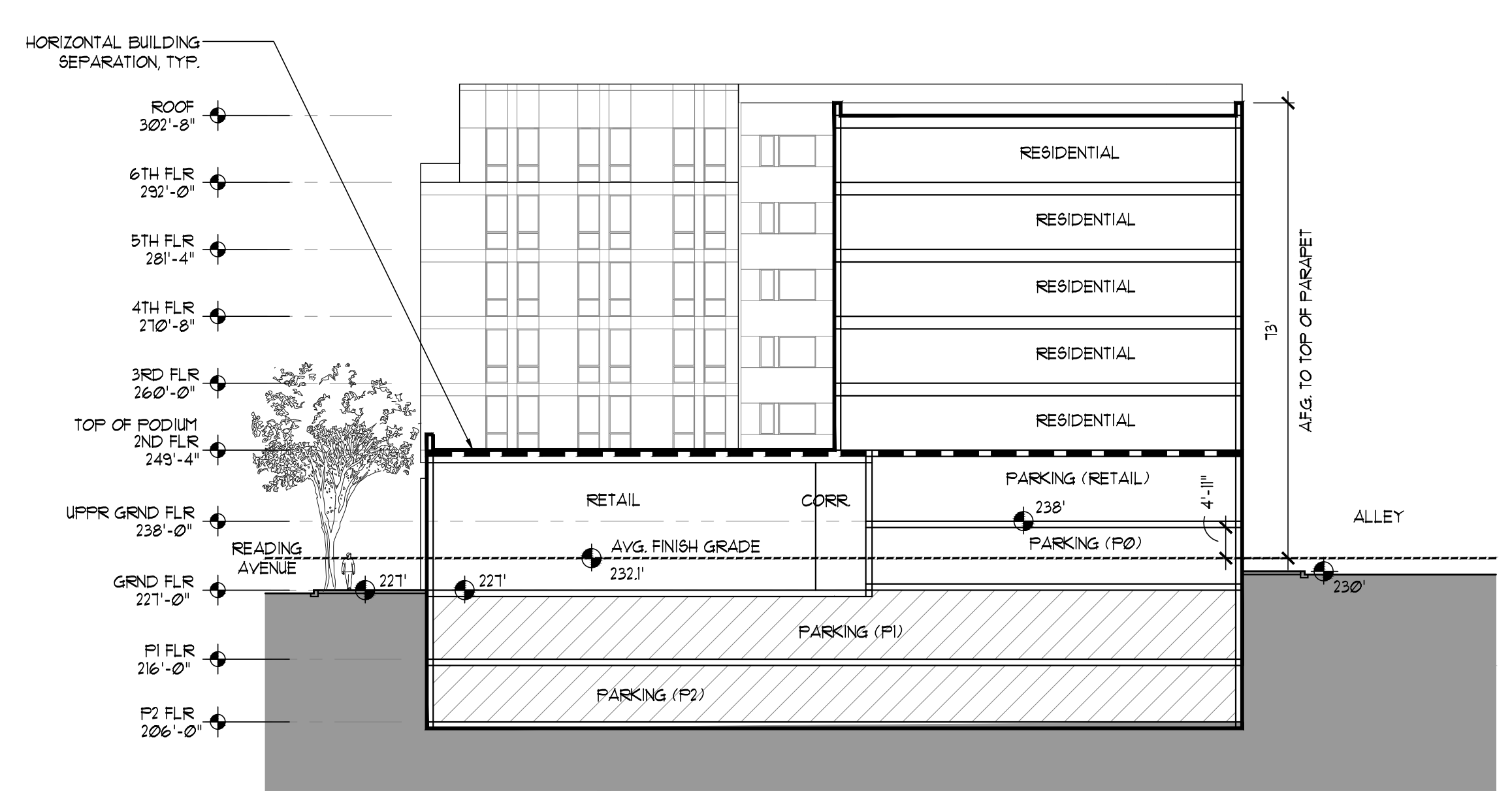
Scale: As Noted	Drawn By: CQA
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**AF-2.0**

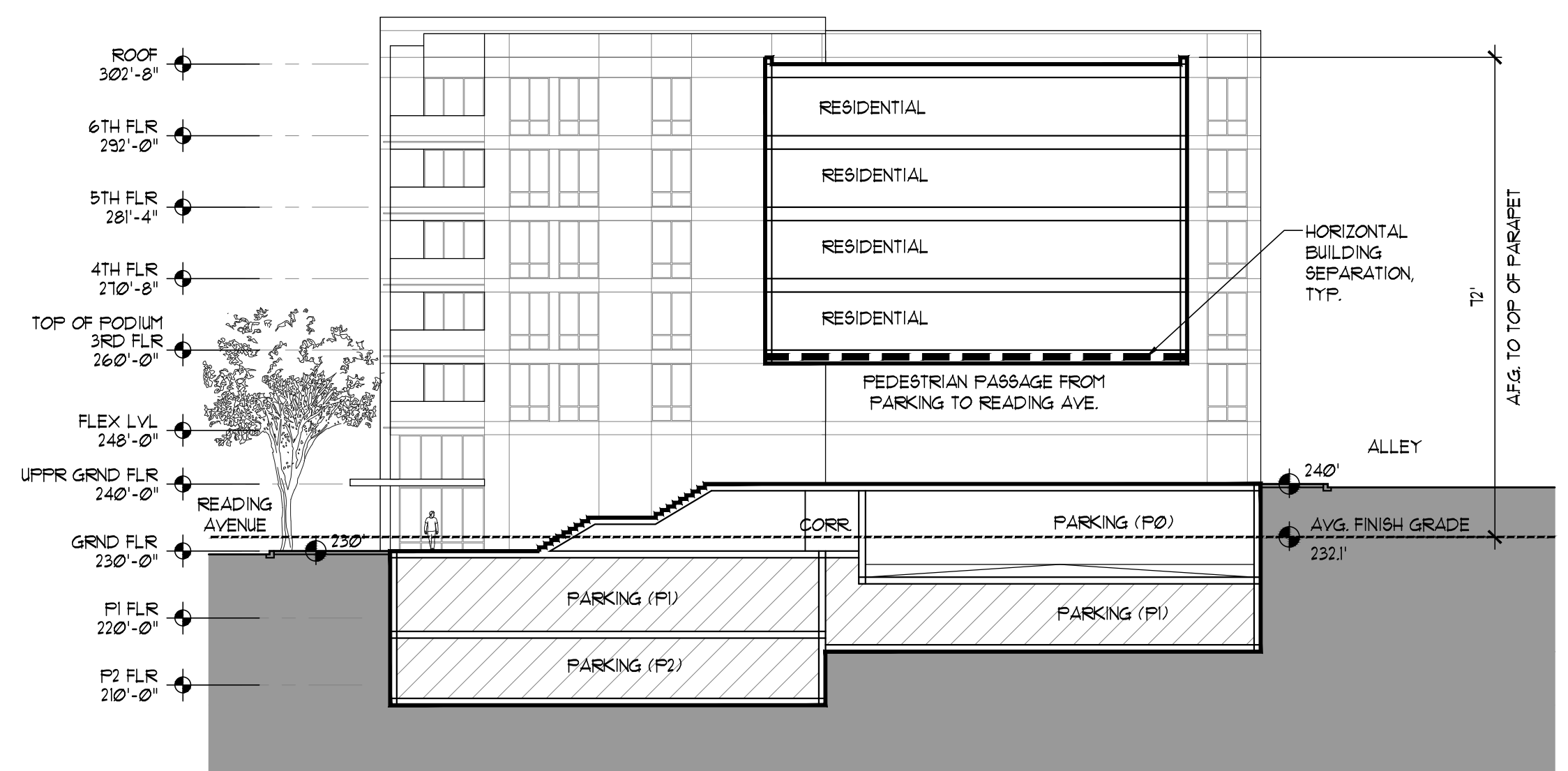




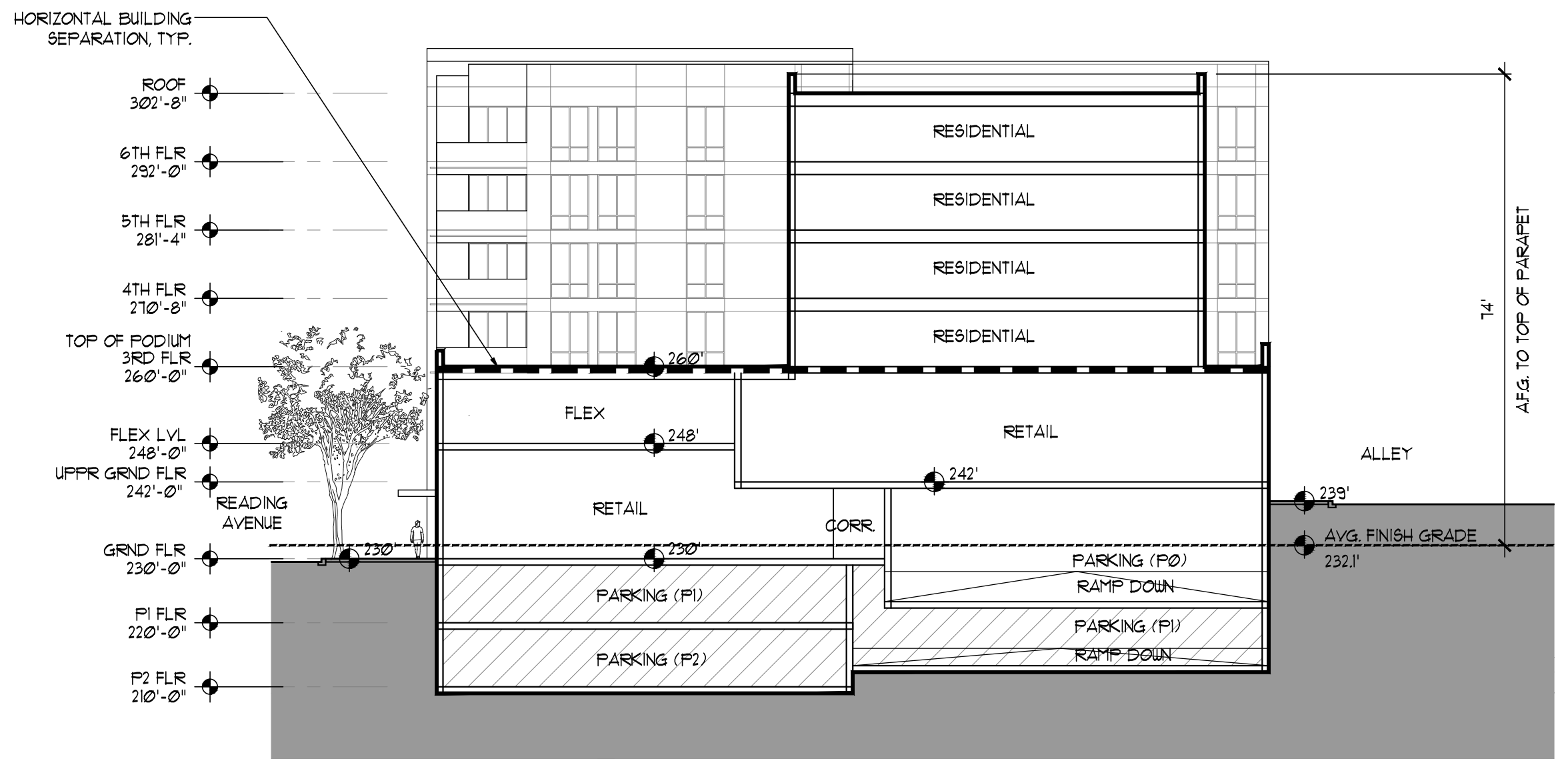
**5 BUILDING SECTION**  
 SCALE: 1"=20'



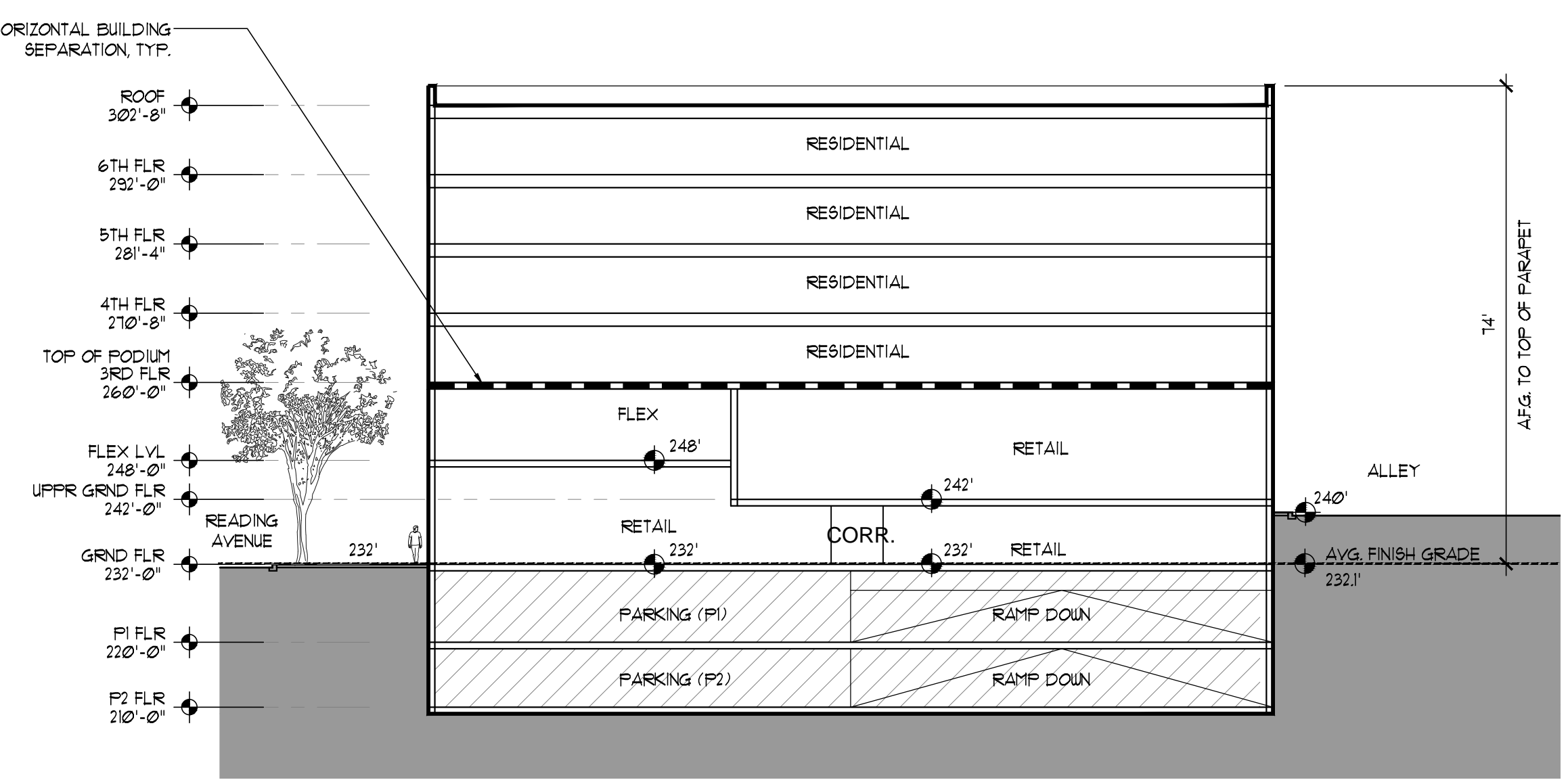
**4 BUILDING SECTION**  
 SCALE: 1"=20'



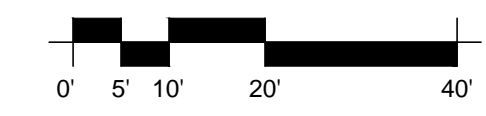
**3 BUILDING SECTION @ PEDESTRIAN PASSAGEWAY**  
 SCALE: 1"=20'



**2 BUILDING SECTION**  
 SCALE: 1"=20'



**1 BUILDING SECTION**  
 SCALE: 1"=20'

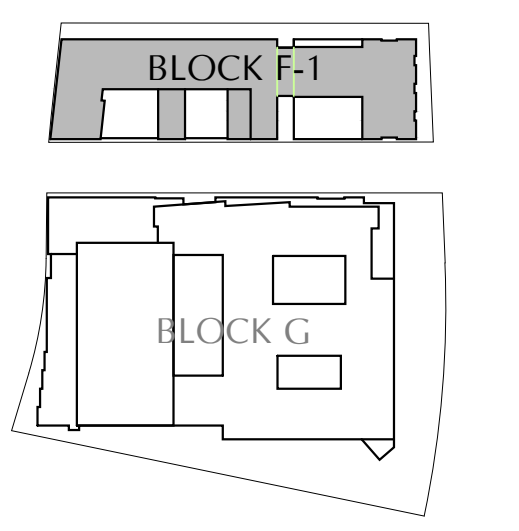


▨ : BELOW-GRADE PARKING, EXCLUDED FROM FAR AREA.

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BUILDING SECTIONS

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**AF-3.0**









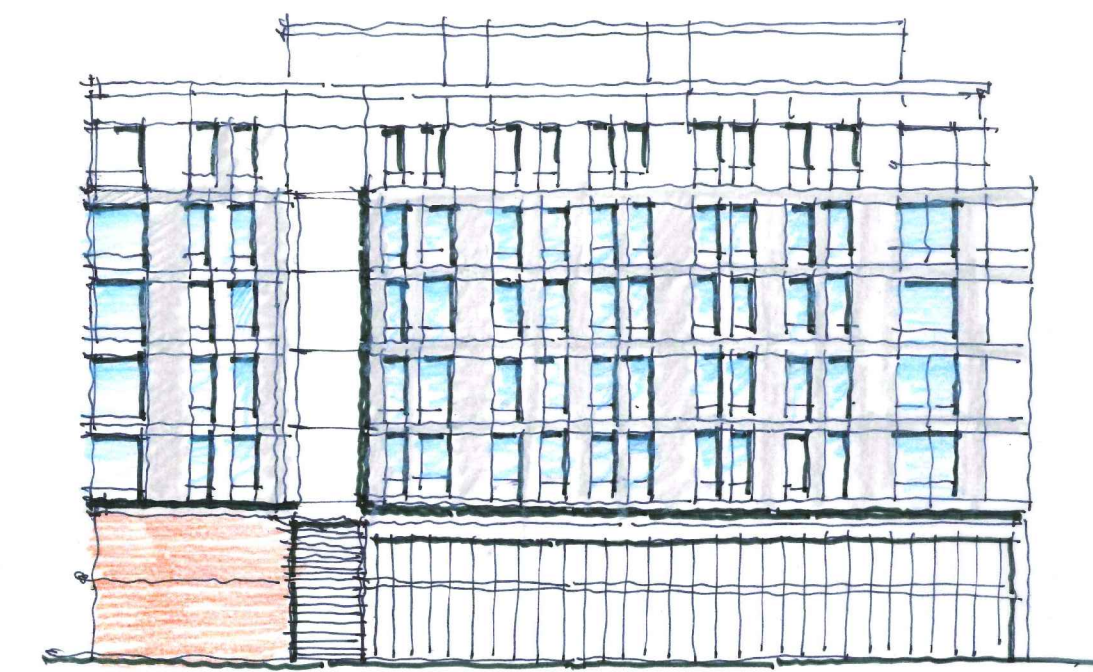
4 PERSPECTIVE A - CORNER OF READING & PARALLEL



3 BUILDING PERSPECTIVE STUDY - CORNER OF READING & PARALLEL



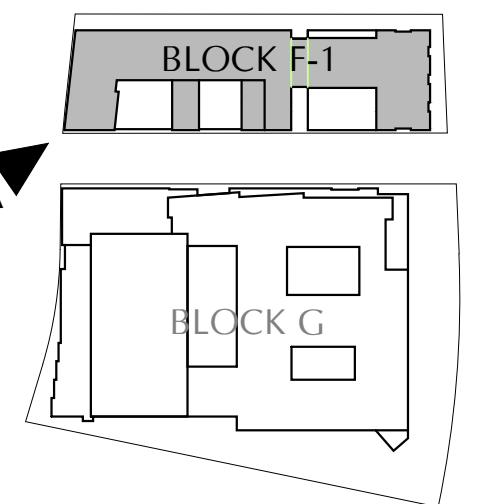
2 BUILDING PERSPECTIVE STUDY - READING STREET



1 FACADE STUDY - PARALLEL STREET

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MASSING & SKETCHES

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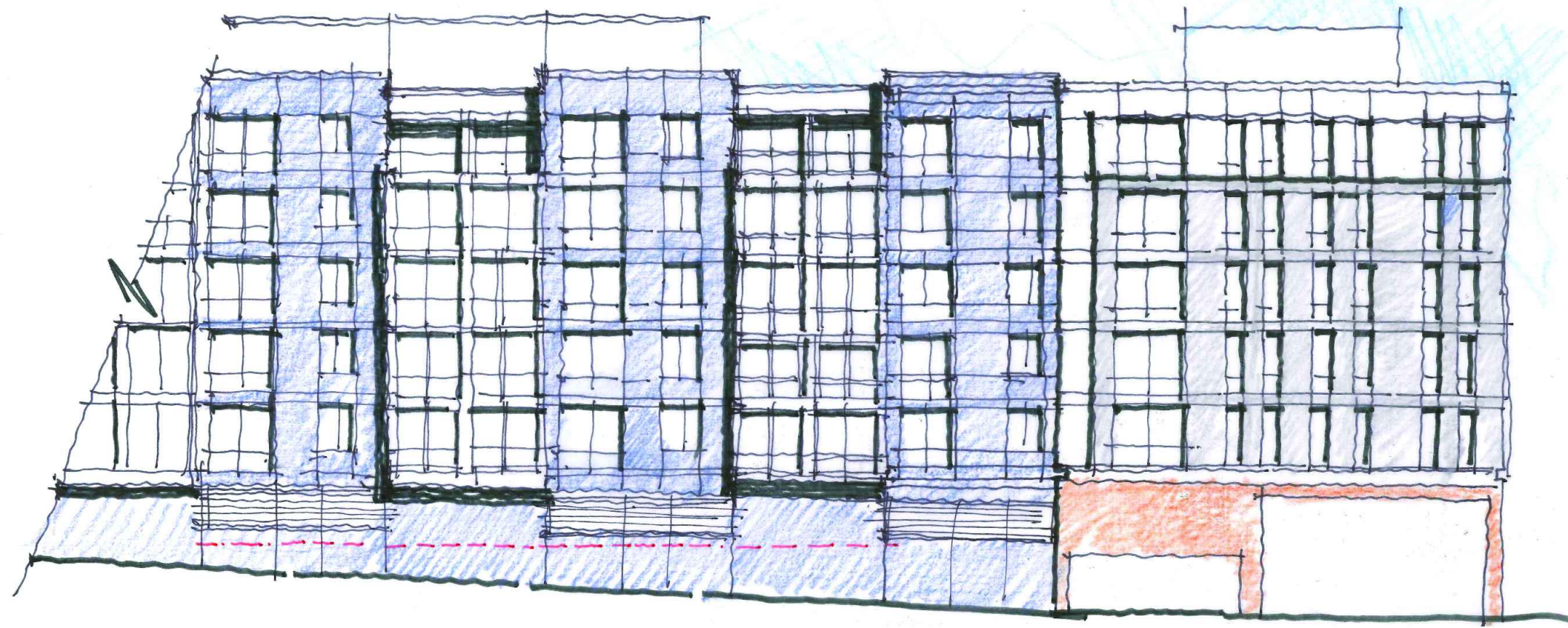
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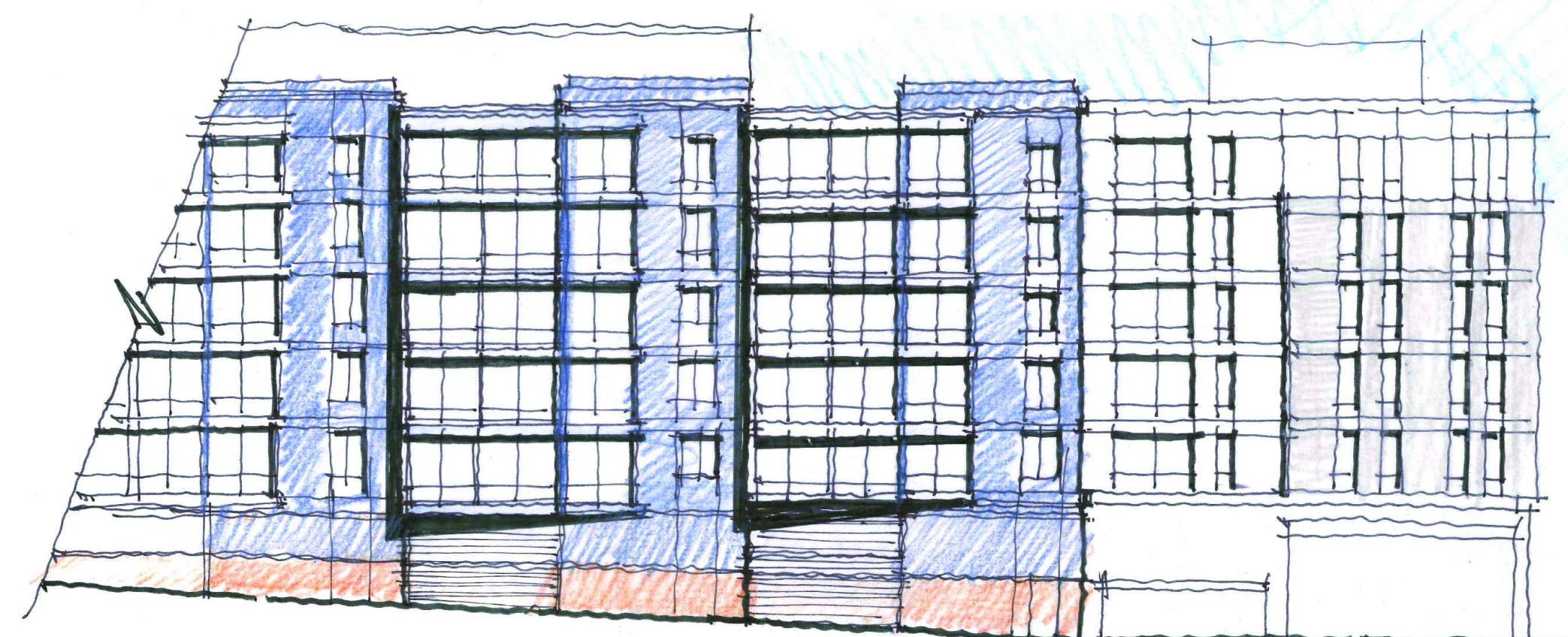




3 PERSPECTIVE B



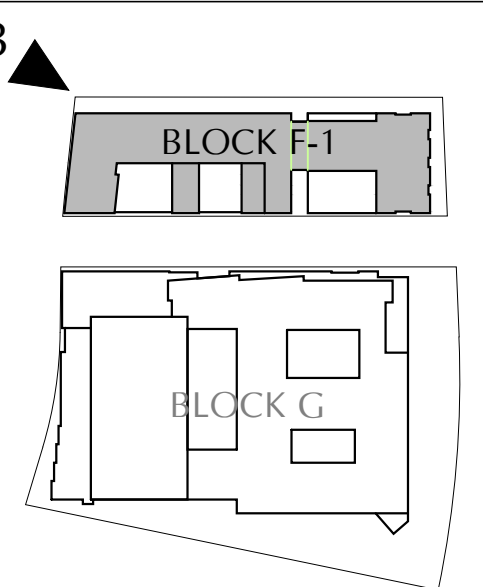
2 FACADE STUDY 2 - ALLEY



1 FACADE STUDY 1 - ALLEY

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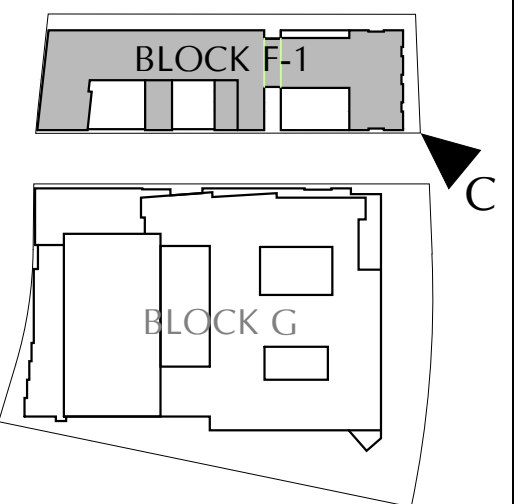
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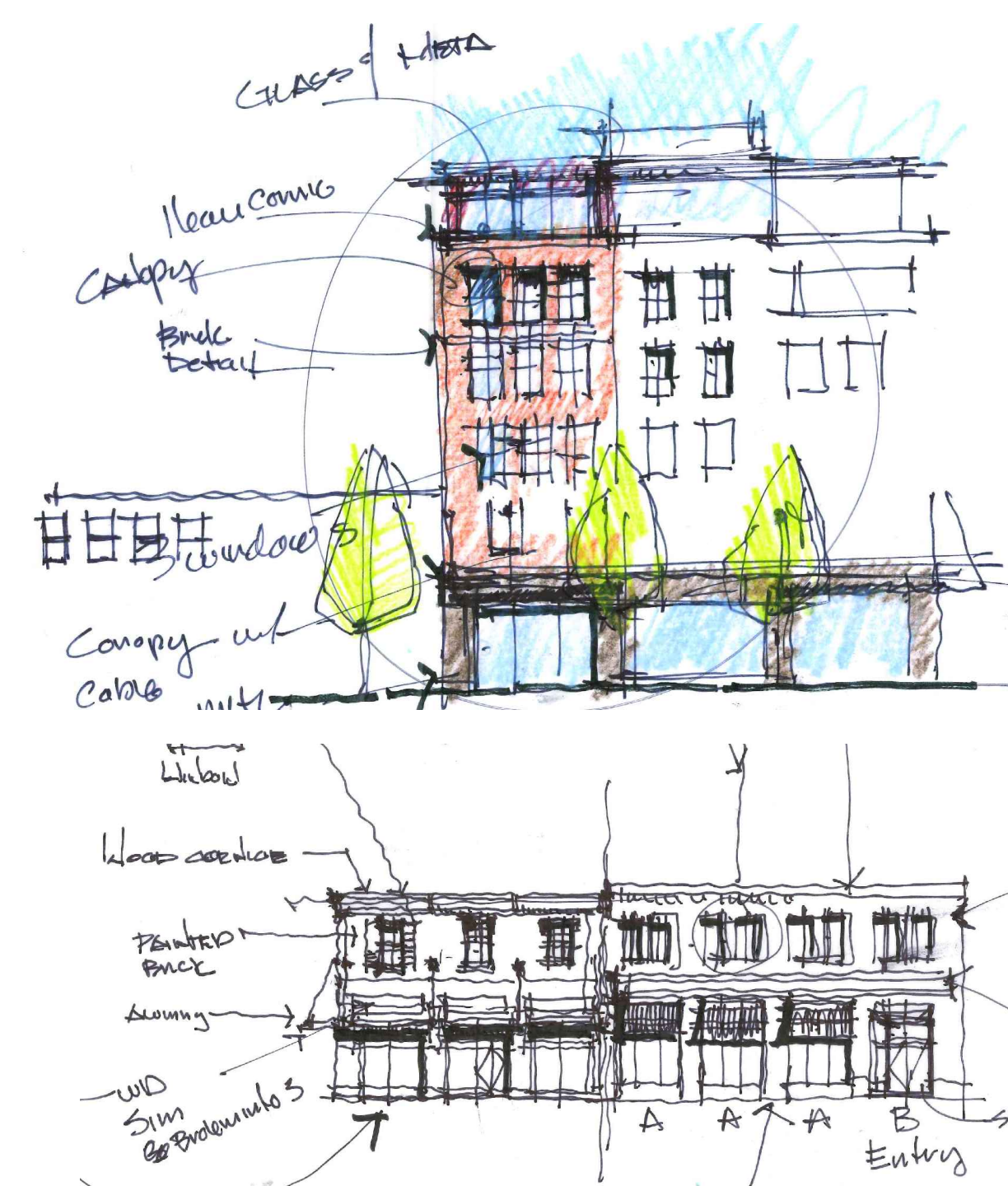
4 PERSPECTIVE C



3 BUILDING PERSPECTIVE STUDY - READING STREET



2 FACADE STUDY - READING STREET



1 FACADE STUDIES - READING STREET

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MASSING & SKETCHES

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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	DATE

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Checked By: CQA

AF-4.2





6 VIEW AT READING AVENUE AND BEAUREGARD STREET



5 VIEW ALONG READING AVENUE



4 VIEW OF PEDESTRIAN MIDBLOCK PASSAGE



3 VIEW ALONG READING AVENUE



2 VIEW ALONG ALLEY/NORTH ELEVATION



1 VIEW AT READING AVENUE AND PARALLEL ROAD



10 PRECEDENT



9 PRECEDENT



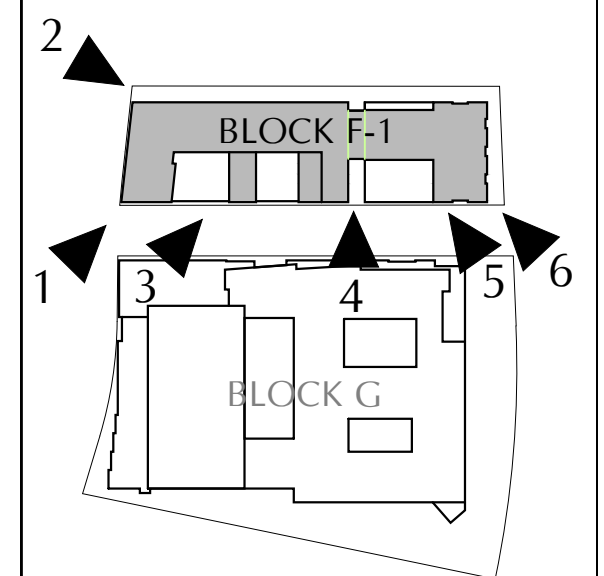
8 PRECEDENT



7 PRECEDENT

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STREET LEVEL ELEVATIONS & PRECEDENTS

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AF-4.3

















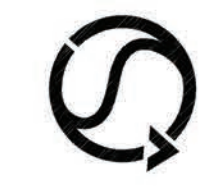
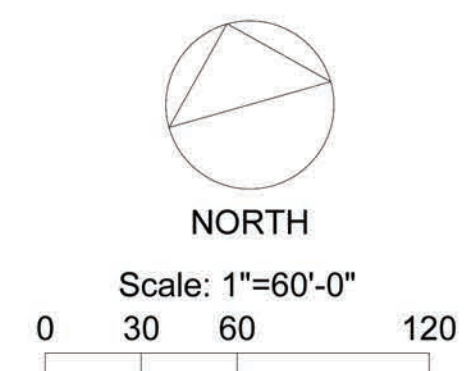












Oehme, van Sweden & Associates, Inc.  
 LANDSCAPE ARCHITECTS  
 800 G Street, SE  
 Washington, DC 20003  
 Ph: 202.546.7575  
 Email: ovs@ovslo.com

SCALE: DATE: 6/13/14, 7/8/2016 DRAWN: EC, TL CHECKED: RW, ES

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	STAGE 1 CONCEPT	6/13/14			
2	STAGE 2 CONCEPT	7/8/16			

# TOWN CENTER - PHASE 1 BLOCKS F1 & G

PHASE 2 CONCEPT PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

OVERALL LANDSCAPE PLAN

APPROVED \_\_\_\_\_ 2014-0018

DEPARTMENT OF PLANNING & ZONING

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

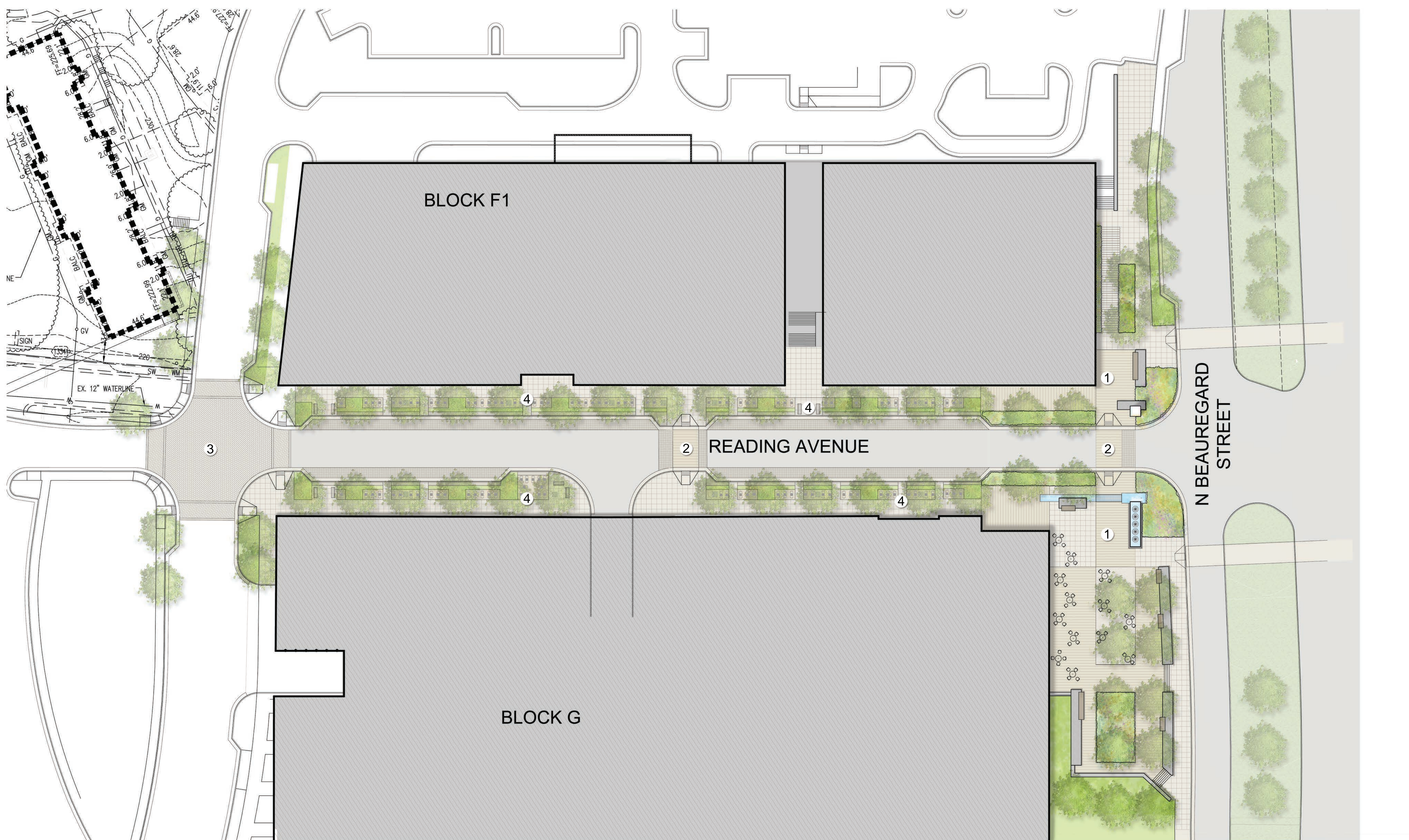
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CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

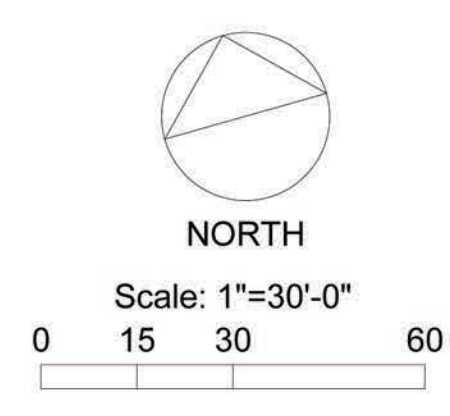
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_





- 1 RETAIL PLAZA
- 2 ENHANCED CROSSWALK
- 3 ENHANCED INTERSECTION
- 4 SIDEWALK CAFE SEATING



# TOWN CENTER - PHASE 1 BLOCKS F1 & G

PHASE 2 CONCEPT PLAN  
CITY OF ALEXANDRIA, VIRGINIA

ENLARGED LANDSCAPE PLAN

APPROVED		2014-0018
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY / APPROVED
1	STAGE 1 CONCEPT	8/13/14	
2	STAGE 2 CONCEPT	7/8/16	



**Oehme, van Sweden & Associates, Inc.**  
LANDSCAPE ARCHITECTS

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Ph: 202.546.7575  
Email: osv@ovsfa.com

DATE: 8/13/14, 7/8/2016

SCALE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

EC: YL    KW: EG