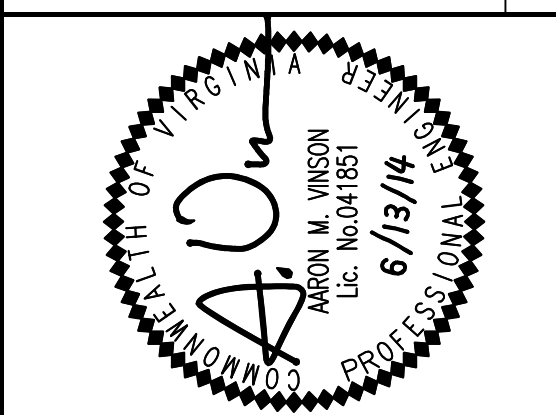


PHASE 1 CONCEPT REVIEW PACKAGE

TOWN CENTER - BLOCKS E, F, G & H

WALTER L. PHILLIPS
INCORPORATED
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
DRAWN: DV
CHECKED: BF

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.
TOTAL EXISTING SITE AREA =	±44.56 AC OR ±1,940,992 SF.
CDD 21 - TOWN CENTER NEIGHBORHOOD =	±49.12 AC OR ±2,140,000 SF.
PHASE 1 DEVELOPMENT SITE AREA =	±24.12 AC OR ±1,051,000 SF.
TOTAL EXISTING IMPERVIOUS AREA =	±15.10 AC OR ±657,900 SF.
TOTAL PROPOSED IMPERVIOUS AREA =	±18.32 AC OR ±798,00 SF.
TOTAL DISTURBED AREA =	±24.12 AC OR ±1,051,000 SF.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-838-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

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 ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

THERE ARE RPA'S AND POSSIBLE AREAS OF MARINE CLAY DEPOSITS ONSITE (ACCORDING TO THE CITY MARINE CLAYS MAP).

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED IN A VARIETY OF INNOVATIVE WAYS. THIS PROJECT WILL COMPLY WITH THE PENDING STORMWATER MANAGEMENT REGULATIONS WHICH TAKE EFFECT JULY 1, 2014. THE LANDSCAPE, HARDSCAPE AND OPEN SPACE APPROACH FOR THIS PROJECT WILL FOLLOW A THEME OF FALLING WATER, BEGINNING AT THE SOURCE AT THE INTERSECTION OF BEAUREGARD ST AND READING AVE, WHERE WATER FEATURES ARE ANTICIPATED ALONG WITH WATER-THEMED HARDSCAPE DESIGN. SOME STORMWATER MANAGEMENT FEATURES MAY BE INCORPORATED INTO THE STREETSCAPE ALONG READING AVE BETWEEN BEAUREGARD ST, AND PARALLEL ROAD, ALTHOUGH SURFACE FACILITIES WILL BE LIMITED DUE TO THE NEED TO PRIORITIZE THE PEDESTRIAN EXPERIENCE AND PROVIDE OUTDOOR DINING AND SEATING AREAS ALONG THE PROJECT'S MAIN RETAIL CORRIDOR. STREETSCAPE STORMWATER FACILITIES ARE LIKELY TO BE PROVIDED ON READING AVE BETWEEN PARALLEL ROAD AND THE TOWN SQUARE. STORMWATER MANAGEMENT FACILITIES ARE ALSO LIKELY TO BE INCORPORATED INTO THE TOWN SQUARE AND THE STREETSCAPE SURROUNDING THE TOWN SQUARE.

POTENTIAL STORMWATER MANAGEMENT TECHNIQUES THAT MAY BE IMPLEMENTED FOR THIS PROJECT INCLUDE STREETSCAPE STORMWATER PLANTERS (URBAN BIORETENTION), ROOFTOP DISCONNECTION, CONSERVED OPEN SPACE, SOIL AMENDMENTS, RAINWATER HARVESTING, PERMEABLE PAVEMENT, INFILTRATION FACILITIES, BIORETENTION, PROPRIETARY BMPs SUCH AS STORMFILTER, BAYFILTER, OR FILTERRA, UNDERGROUND DETENTION VAULTS AND CISTERNS, AND OTHER COMPARABLE FACILITIES. ADDITIONAL INFORMATION WILL BE PROVIDED ON FUTURE SUBMISSIONS. THE TYPE AND LOCATION OF STORMWATER MANAGEMENT FACILITIES WILL BE ADJUSTED AS THE PROJECT PROGRESSES.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. SPECIAL USE PERMIT FOR TRANSPORTATION MANAGEMENT PLAN.

PLAN SHEET KEY

SEE SHEET P-0401

DEVELOPMENT TEAM INFORMATION

- | | | | |
|---|---|--|--|
| <ol style="list-style-type: none"> 1. RECORD OWNER:
JBG MARK CENTER LLC
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MD 20815 2. DEVELOPER:
JBG/MARK CENTER DEVELOPERS, INC.
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MD 20815
ATTN: MR SAM STIEBEL | <ol style="list-style-type: none"> 3. CIVIL:
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046
ATTN: MR. BEN FLOOD 4. ARCHITECT:
CUNNINGHAM QUILL ARCHITECTS PLLC.
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC 20007
ATTN: MR. LEE QUILL | <ol style="list-style-type: none"> 5. LANDSCAPE ARCHITECT:
OEHME, VAN SWEDEN
800 G STREET SE
WASHINGTON, DC 20003
ATTN: MR. ERIC GROFF 6. TRAFFIC ENGINEER:
WELLS + ASSOCIATES, LLC
5 WRIT STREET SW
SUITE 300
LEESBURG, VA 20175
ATTN: MR. CHRISTOPHER TURNBULL | <ol style="list-style-type: none"> 7. LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY AND WALSH, P.C.
2200 CLARENDON BLVD.
ARLINGTON, VA 22201
ATTN: MS CATHERINE PUSKAR |
|---|---|--|--|

Town Center - Phase I Concept Plan Submission

Floor Area/Unit Tabulations
Floor Area Tabulations

	Gross Floor Area*			Above-Grade Garage	Permitted Exclusions per Zoning Ordinance	Square Footage**
	Residential	Retail	Total			
Block E	250,000	10,000	260,000			
Block F1	220,000	40,000	260,000			
Block G	440,000	90,000	530,000			
Block H	370,000	10,000	380,000			
Total	1,280,000	150,000	1,430,000			

*For purposes of concept submission, gross floor area includes the residential and retail square footage, exclusive of above-grade garage and exclusions. Details will be added as design progresses.
**Represents net number as designated in CDD #21, Condition #11.

Units

	Multifamily	Townhouses	Stacked Townhouses	Total Units
Block E	180	11	10	201
Block F1	210	0	0	210
Block G	420	0	0	420
Block H	280	16	10	306
Total	1,090	27	20	1,137

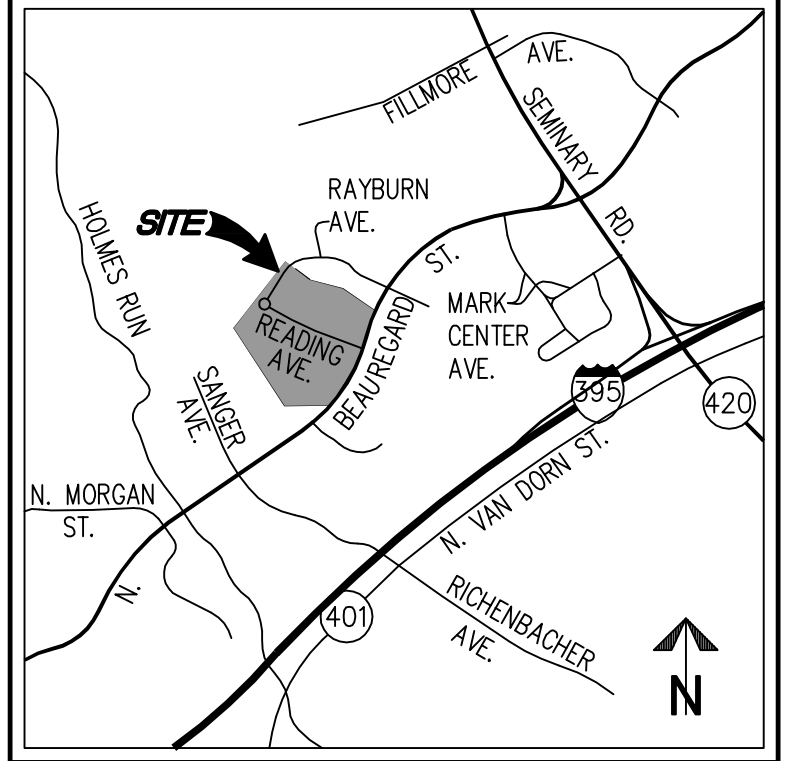
Unit Tabulations

	Total Existing Development	Existing Development to be Demolished	New Development	Net New Development
Residential Units	800	381	1,137	756
Retail Sq. Ft.	63,320	12,000	150,000	138,000

Units Per Acre = 1,137 units / 24.12 ac = 47.1 units/ac
FAR = 1.24

(A0612545.DOCX / 1 Concept 1 Submission - coverpage tabs page 1 000602 000184)

VICINITY MAP



SCALE: 1"=2000'

VICINITY MAP SCALE: 1"=2000'

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 20 STACKED TOWNHOME UNITS, 27 TOWNHOUSE UNITS, 1,090 MULTIFAMILY UNITS AND 150,000 SQUARE FEET OF COMMERCIAL SPACE. VACATION AND DEDICATION OF RIGHT-OF-WAY IS ALSO PROPOSED IN ORDER TO ACCOMMODATE THE PROPOSED ROAD NETWORK AND TRANSITWAY. IN ADDITION TO THE PROPOSED BUILDINGS AND RIGHT-OF-WAY, ALL NECESSARY SUPPORTING INFRASTRUCTURE AND OPEN SPACE WILL BE PROVIDED WITH THIS APPLICATION.

ZONING TABULATIONS

	ZONING : MASTER PLAN : SITE AREA (SQ. FT) (ACRES): USE:	EXISTING ZONE: CDD-21	BEAUREGARD CORRIDOR SMALL AREA PLAN
		±24.12 AC OR ±1,051,000 SF	EXISTING: RESIDENTIAL/COMMERCIAL PROPOSED: MIXED USE
		PERMITTED/REQUIRED* CDD-21 (TOWN CENTER)	PROVIDED CDD-21 (TOWN CENTER)
TOTAL DEVELOPMENT SUMMARY			
OFFICE		±405,162 SF.	±0 SF.
REQUIRED RETAIL		±200,000 SF.	±150,000 SF.
OPTIONAL RETAIL		±109,245 SF.	±0 SF.
RESIDENTIAL		±2,319 UNITS	±1,137 UNITS
HOTEL		±237 ROOMS	±0 ROOMS
OPEN SPACE TOTAL		±8.15 AC PUBLIC OR PRIVATE WITH PUBLIC ACCESS EASEMENT PLUS ADDITIONAL 15%	±0.75 AC PUBLIC OR PRIVATE WITH PUBLIC ACCESS EASEMENT PLUS ADDITIONAL 15%
ROOFTOP OPEN SPACE		MAX 50%	MAX 50%
GROUND LEVEL OPEN SPACE		MIN 50%	MIN 50%
PARKING FOR EXISTING USES **		N/A	± 627 SPACES
TRIP GENERATION ***		N/A	±9,715 TRIPS
BLOCK E			
BUILDING HEIGHTS			
TOWNHOMES		N/A	±50 FT
STACKED TOWNHOMES		N/A	±65 FT
MIXED USE		N/A	±85 FT
PROPOSED PARKING			
STRUCTURED		N/A	±250 SPACES
ON STREET		N/A	±24 SPACES
BLOCK F1			
BUILDING HEIGHTS			
MIXED USE		N/A	±85 FT
PROPOSED PARKING			
STRUCTURED		N/A	±340 SPACES
ON STREET		N/A	±26 SPACES
BLOCK G			
BUILDING HEIGHTS			
MIXED USE		N/A	±85 FT
PROPOSED PARKING			
STRUCTURED		N/A	±900 SPACES
ON STREET		N/A	±20 SPACES
BLOCK H			
BUILDING HEIGHTS			
TOWNHOMES		N/A	±50 FT
STACKED TOWNHOMES		N/A	±65 FT
MIXED USE		N/A	±85 FT
PROPOSED PARKING			
STRUCTURED		N/A	±420 SPACES
ON STREET		N/A	±16 SPACES

NOTES:
* REQUIRED ZONING TABULATIONS FOR ENTIRE TOWN CENTER NEIGHBORHOOD AT COMPLETE BUILT OUT, PER CDD #21.
** THIS REPRESENTS THE TOTAL NUMBER OF SURFACE PARKING SPACES FOR THE EXISTING RESIDENTIAL AND RETAIL BUILDINGS TO REMAIN WITHIN THE TOWN CENTER NEIGHBORHOOD.
*** 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 AND CONDOMINIUM/TOWNHOME)

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TOWN CENTER BLOCKS E, F, G & H
PHASE 1 CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA
COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

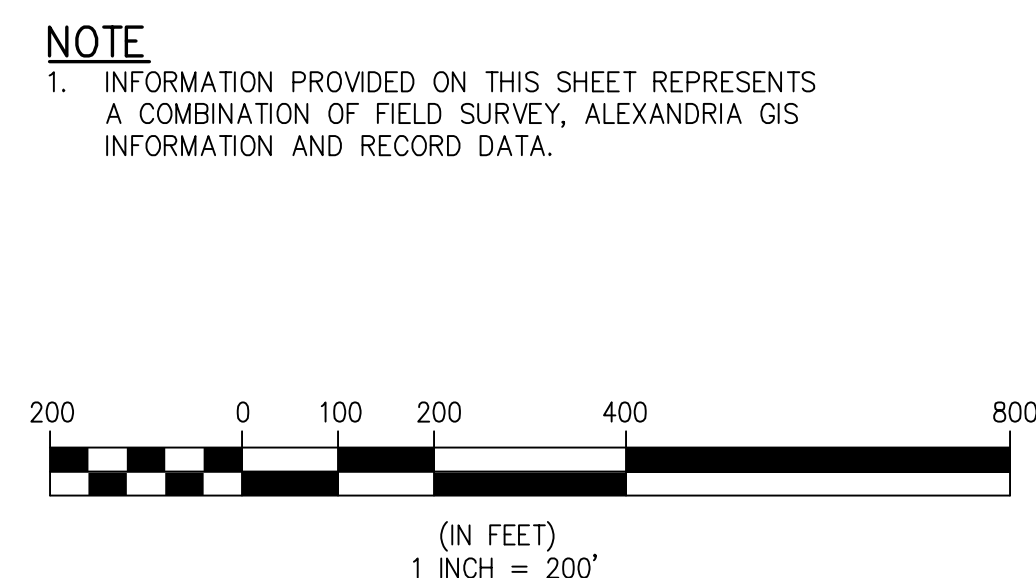
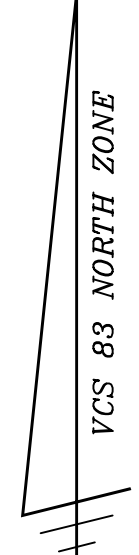
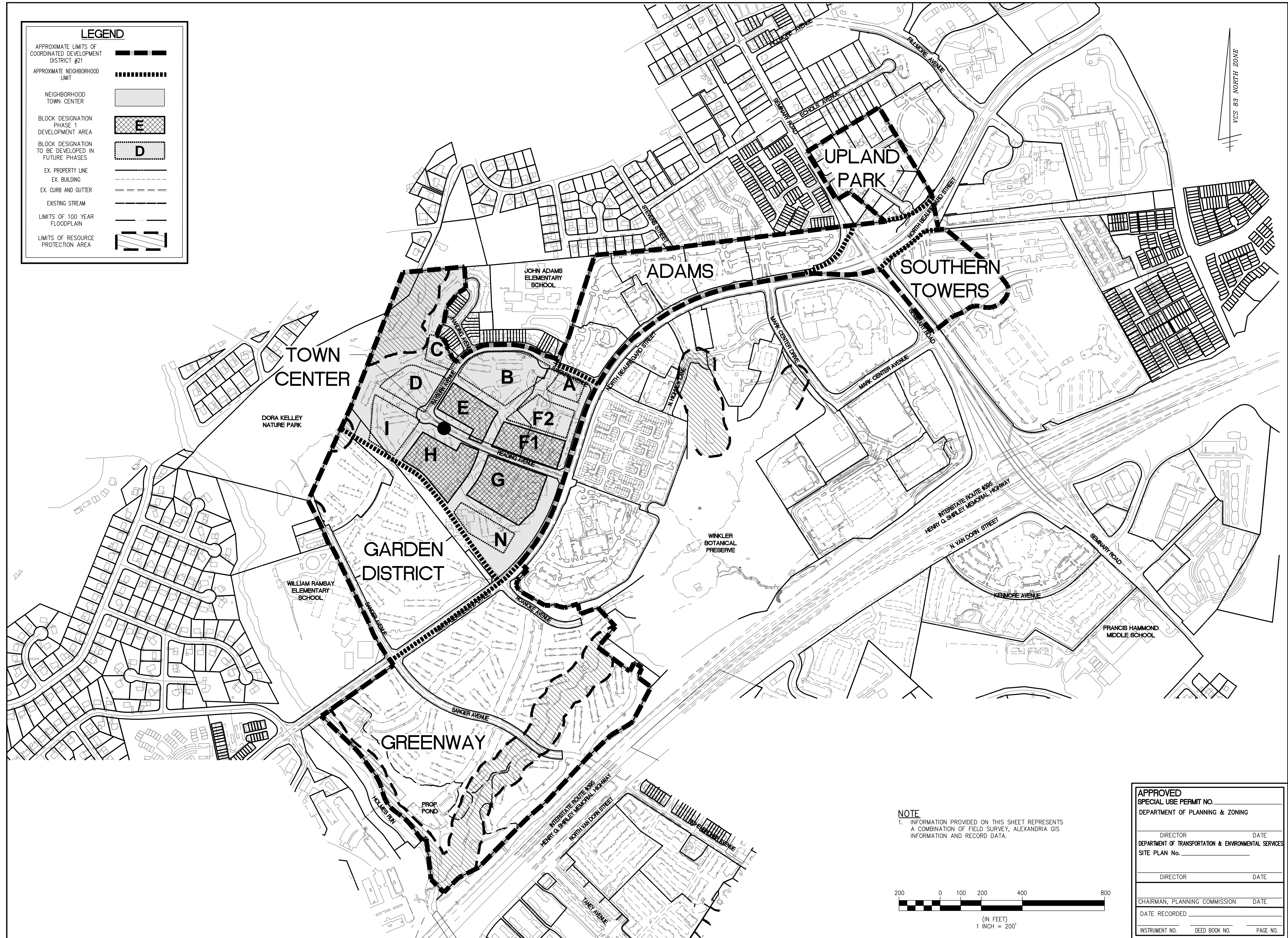
CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

LEGEND

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



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

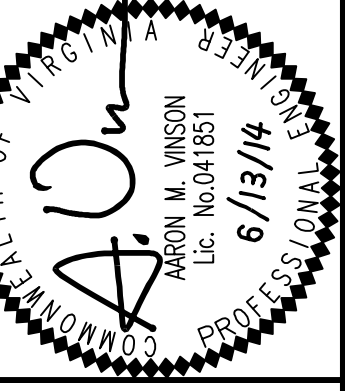
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CONTEXT PLAN

**TOWN CENTER
BLOCKS E, F, G & H**
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

DRAWN: DV CHECKED: BAF
DATE: 6/13/14

SCALE: 1" = 200'
SHEET: P-0301



Mark Center
Developer, LLC

CUNNINGHAM | QUILL
ARCHITECTS
PLLC

Ohme, van Sweden & Associates, Inc.
LANDSCAPE ARCHITECTS



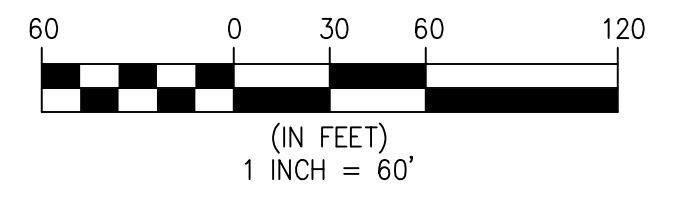


LEGEND

DESCRIPTION	EXISTING
EDGE OF PAVEMENT	EP
MANHOLE	MH
WATER VALVE	WV
WATER METER	WM
GAS METER	GM
TRAFFIC CONTROL BOX	TCB
LIGHT POLE	LP
LIGHT POLE WITH SIGNALS	LP/S
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-6R	
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	SS
WATER MAIN	W
FIRE HYDRANT PLUG	r
OVERHEAD WIRES	
UTILITY POLE	U
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	TR
HANDICAP RAMP (CG-12)	
GUARDRAIL	
FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
LIMITS OF CLEARING AND GRADING	
EX. BUILDING (TO REMAIN)	
EX. BUILDING (TO BE REMOVED)	

NOTES

- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.



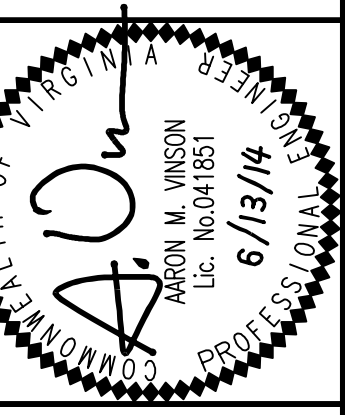
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____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



WALTER L. PHILLIPS
INCORPORATED
Est. 1946

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LANDSCAPE ARCHITECTS

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Developer, LLC

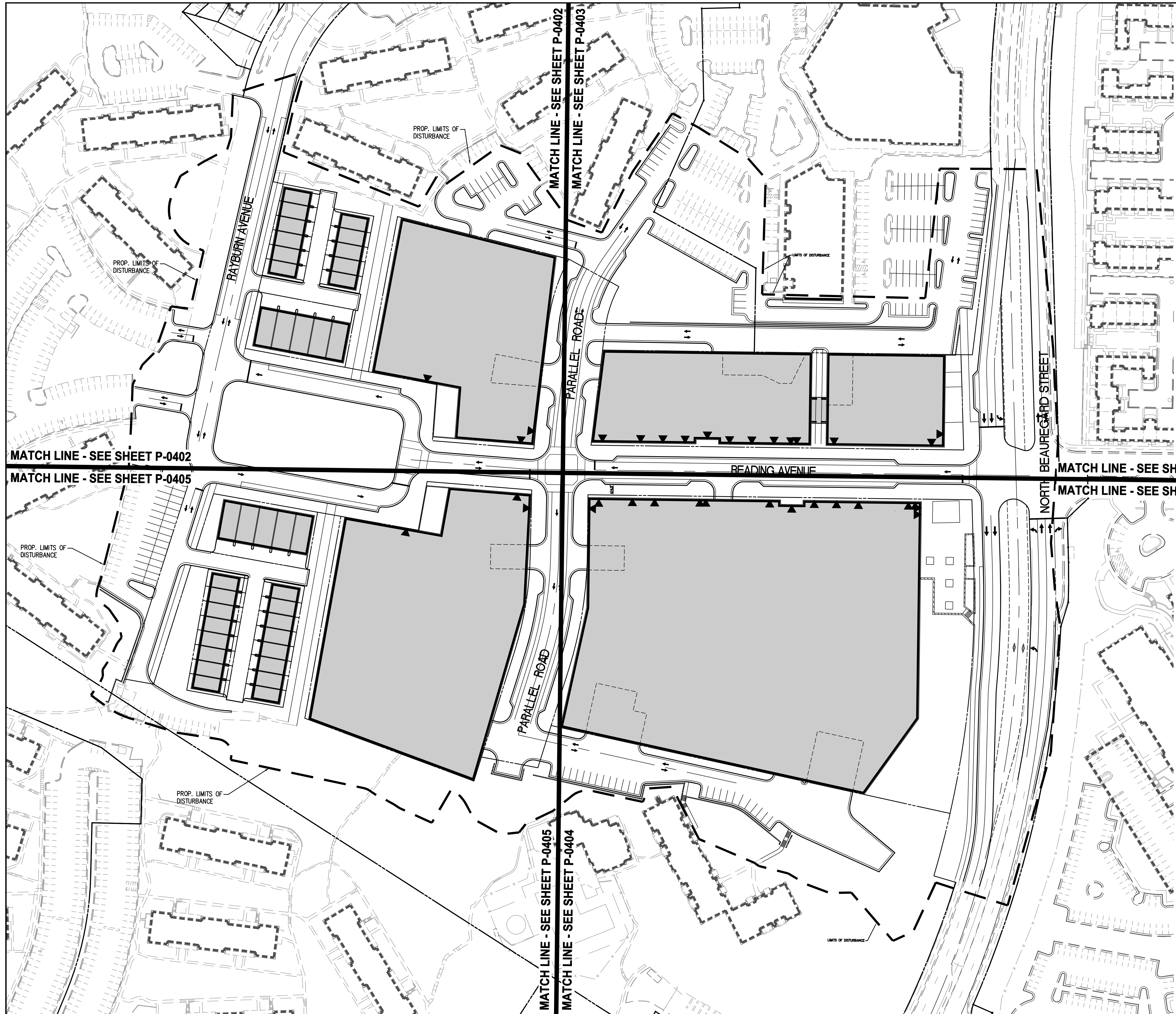


EXISTING CONDITIONS PLAN

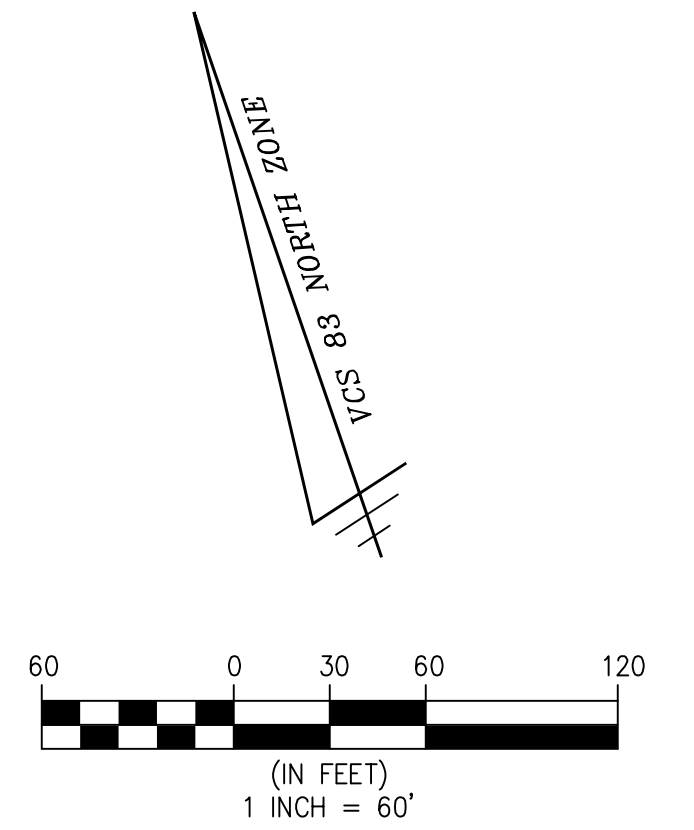
TOWN CENTER
BLOCKS E, F, G & H
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

DRAWN: DV
CHECKED: BAF
DATE: 6/13/14

SCALE: 1" = 60'
SHEET: P-0302



PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R		CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
F	FIRE HYDRANT	F
P	PLUG	P
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE	UE
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
H	HANDICAP RAMP (CG-12)	H
G	GUARDRAIL	G
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LC	LIMITS OF CLEARING AND GRADING	LC
FL	PROP. FUTURE BRT LANES	FL



APPROVED	
SPECIAL USE PERMIT NO. _____	
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. _____	

OVERALL CONCEPTUAL PLAN

TOWN CENTER
BLOCKS E, F, G & H
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1946

Oehme, van Sweden & Associates, Inc.
LANDSCAPE ARCHITECTS

CUNNINGHAM | QUILL
ARCHITECTS
PLLC

Mark Center
Developer, LLC

ARON M. WINSON
Lic. No. 041851
6/13/14
PROFESSIONAL SEAL

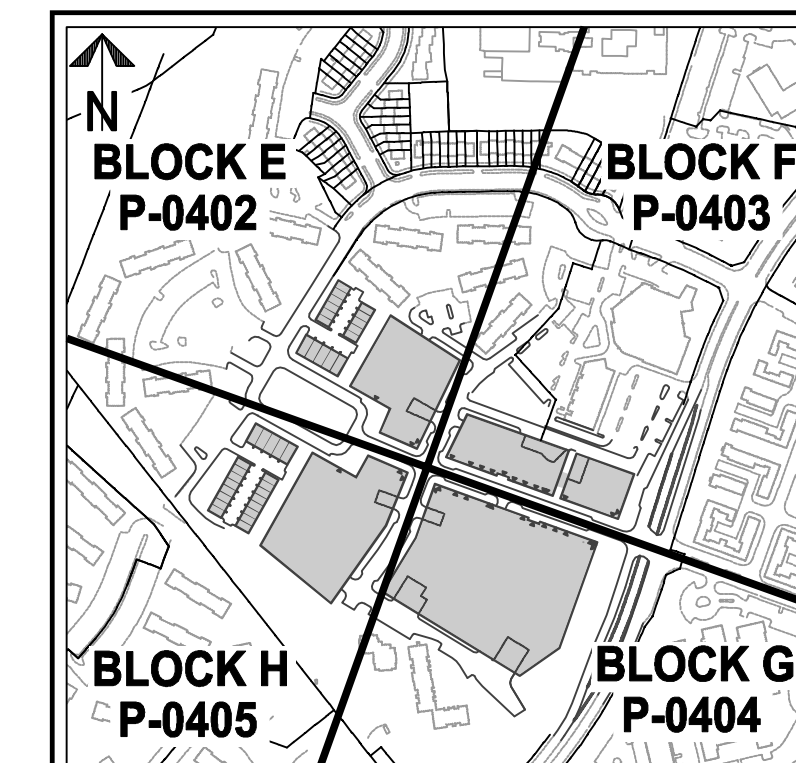
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DATE: 6/13/14

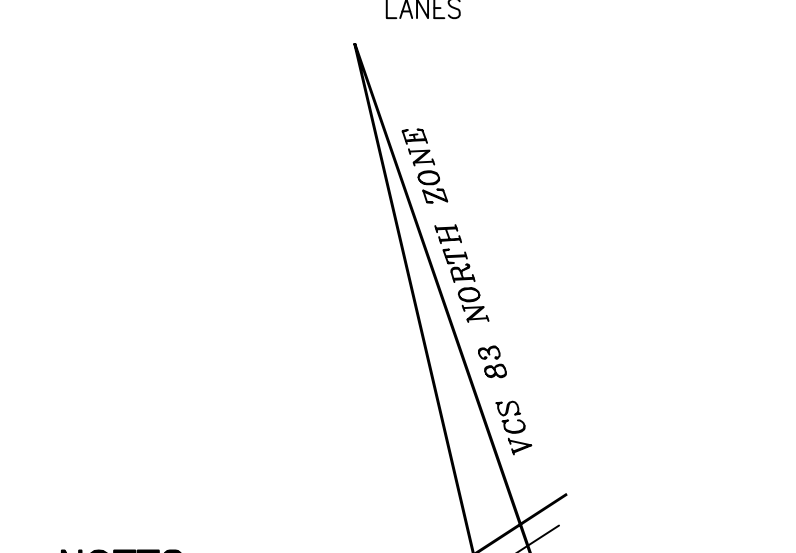
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SHEET: P-0401

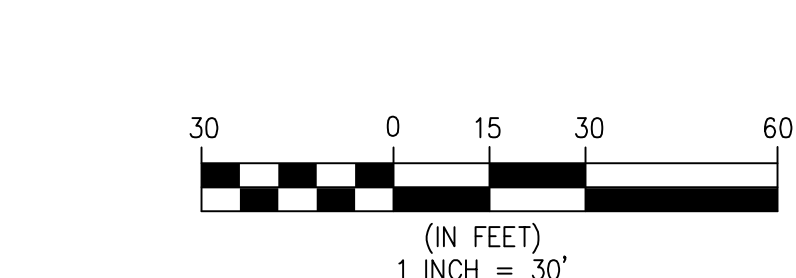


KEY MAP NOT TO SCALE

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
S	STORM SEWER	S
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
H	HANDICAP RAMP (CG-12)	H
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LCG	LIMITS OF CLEARING AND GRADING	LCG
FL	PROP. FUTURE BRT LANES	FL



NOTES:
1. SEE L-0601 FOR CONCEPTUAL STREETSCAPE DESIGN



APPROVED SPECIAL USE PERMIT NO. _____	
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. _____	



BUILDING E
 MIXED USE
 TOTAL GSF: ±200,000 GSF
 RETAIL GSF: ±10,000 GSF
 RESIDENTIAL GSF: ±190,000 GSF
 RESIDENTIAL UNITS: ±180 UNITS
 MAX. HT. = ±85'
 ±6 STORIES

STRUCTURED PARKING SPACES: ±250 SPACES
 RETAIL PARKING SPACES: ±30 SPACES
 RESIDENTIAL PARKING SPACES: ±220 SPACES
 LEVELS OF BELOW GRADE PARKING: ±1

PROP. ±(6) TOWNHOMES
 MAX. HT.: ±50'

PROP. ±(5) TOWNHOMES
 MAX. HT.: ±50'

PROP. STACKED TOWNHOMES
 ±10 UNITS
 MAX. HT. = ±65'

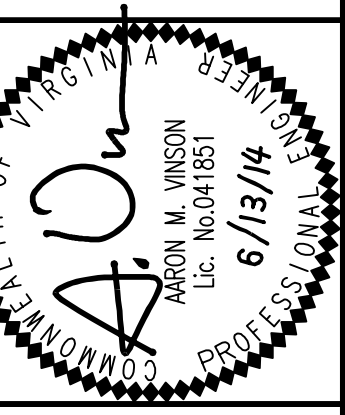
ONE-WAY DRIVE AISLE

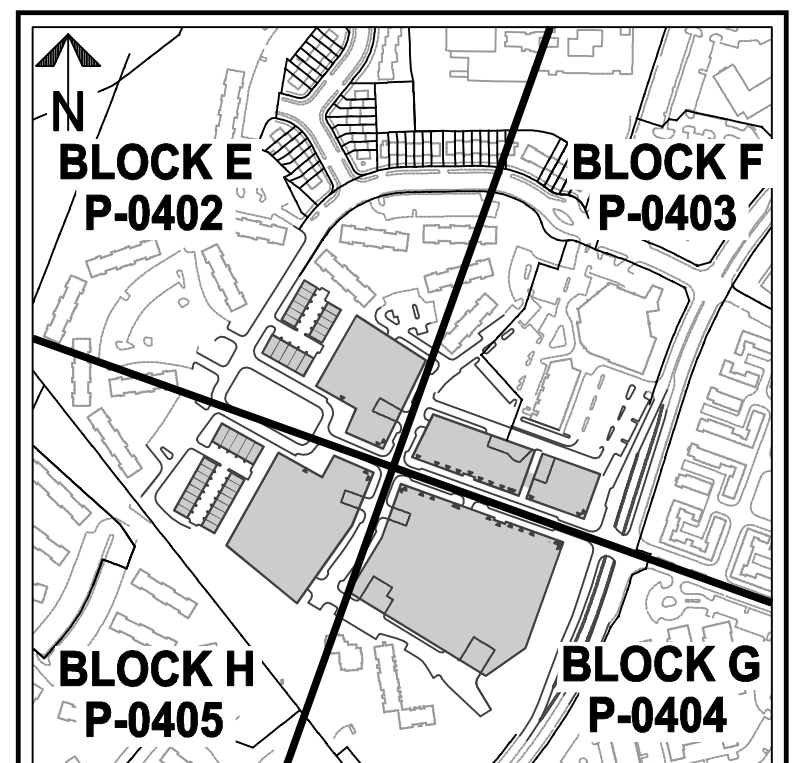
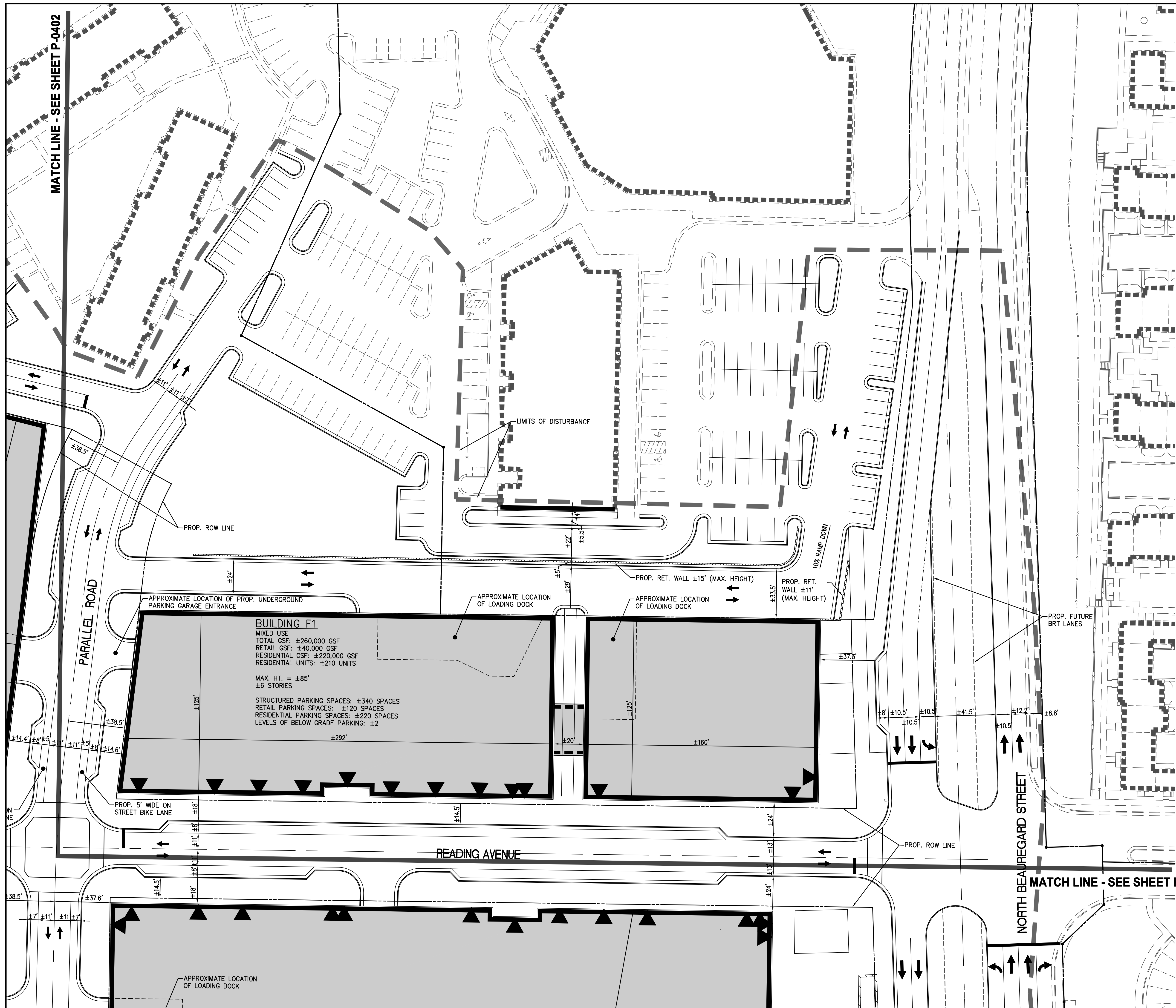
PROP. TOWN CENTER GREEN
 (SEE NOTE 1)

APPROXIMATE LOCATION OF LOADING DOCK

MATCH LINE - SEE SHEET P-0403

MATCH LINE - SEE SHEET P-0405



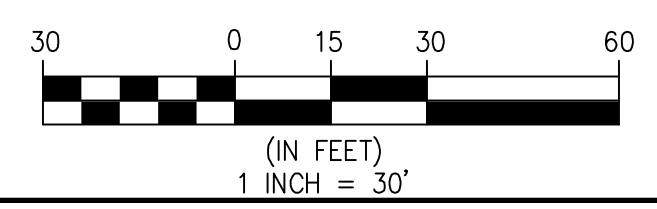


KEY MAP NOT TO SCALE

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
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LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R
CG-6R	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
P	PLUG	P
OW	OVERHEAD WIRES	OW
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
R	HANDICAP RAMP (CG-12)	R
G	GUARDRAIL	G
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LG	LIMITS OF CLEARING AND GRADING	LG
FL	PROP. FUTURE BRT LANES	FL

BUILDING F1
 MIXED USE
 TOTAL GSF: ±260,000 GSF
 RETAIL GSF: ±40,000 GSF
 RESIDENTIAL GSF: ±220,000 GSF
 RESIDENTIAL UNITS: ±210 UNITS
 MAX. HT. = ±85'
 ±6 STORIES
 STRUCTURED PARKING SPACES: ±340 SPACES
 RETAIL PARKING SPACES: ±120 SPACES
 RESIDENTIAL PARKING SPACES: ±220 SPACES
 LEVELS OF BELOW GRADE PARKING: ±2

NOTES:
 1. SEE L-0601 FOR CONCEPTUAL STREETSCAPE DESIGN



APPROVED SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED: _____

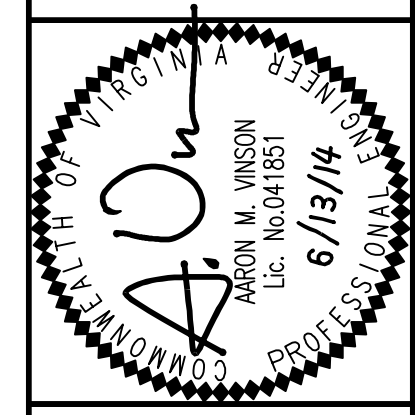
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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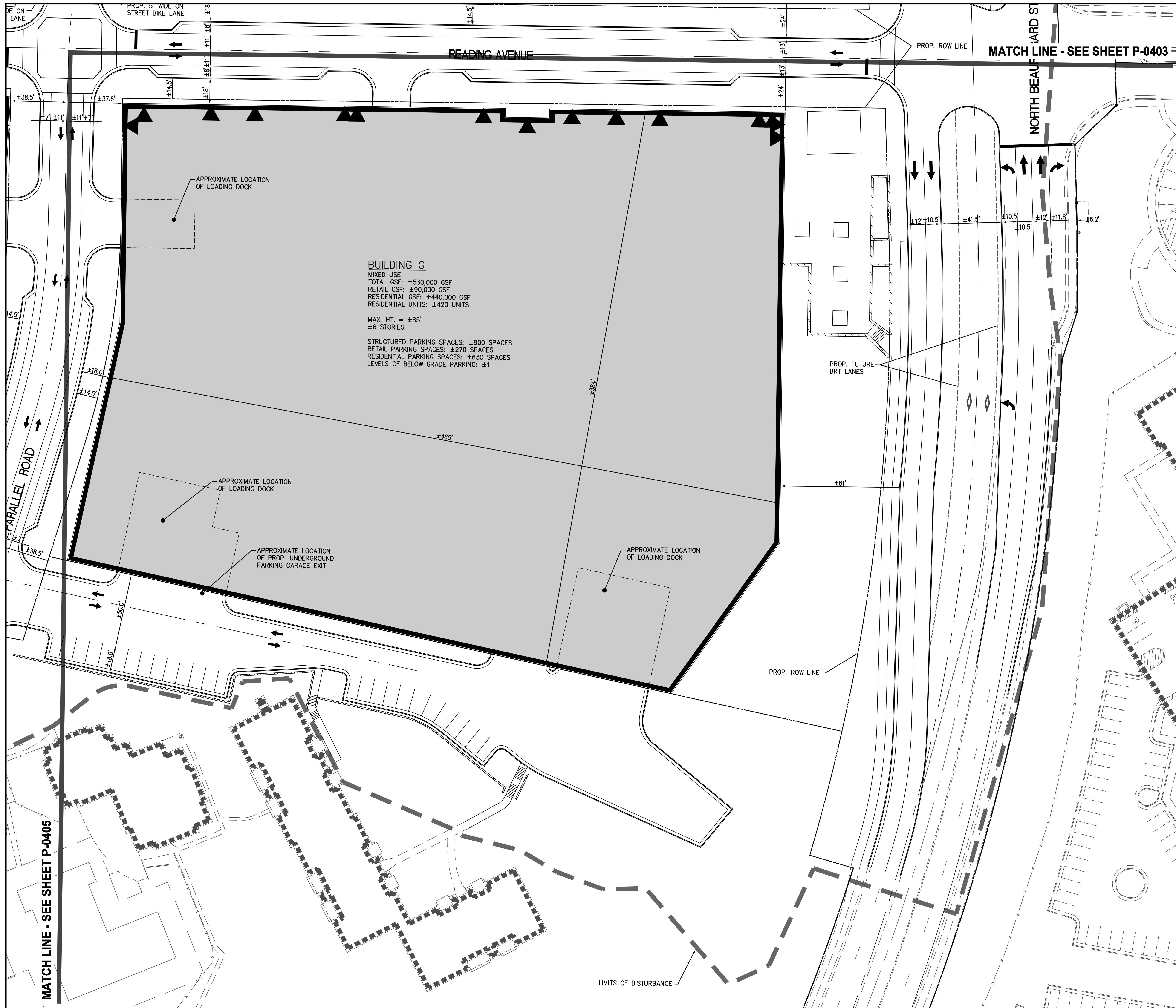


CONCEPTUAL LAYOUT PLAN - BLOCK F

TOWN CENTER
BLOCKS E, F, G & H
 BEAUGARD CORRIDOR PLAN - CDD #21
 CITY OF ALEXANDRIA, VIRGINIA

DRAWN: DV CHECKED: BAF
 DATE: 6/13/14

SCALE: 1" = 30'
 SHEET: P-0403



BUILDING G
 MIXED USE
 TOTAL GSF: ±530,000 GSF
 RETAIL GSF: ±90,000 GSF
 RESIDENTIAL GSF: ±440,000 GSF
 RESIDENTIAL UNITS: ±420 UNITS

MAX. HT. = ±85'
 ±6 STORIES

STRUCTURED PARKING SPACES: ±900 SPACES
 RETAIL PARKING SPACES: ±270 SPACES
 RESIDENTIAL PARKING SPACES: ±630 SPACES
 LEVELS OF BELOW GRADE PARKING: ±1

APPROXIMATE LOCATION OF LOADING DOCK

APPROXIMATE LOCATION OF LOADING DOCK

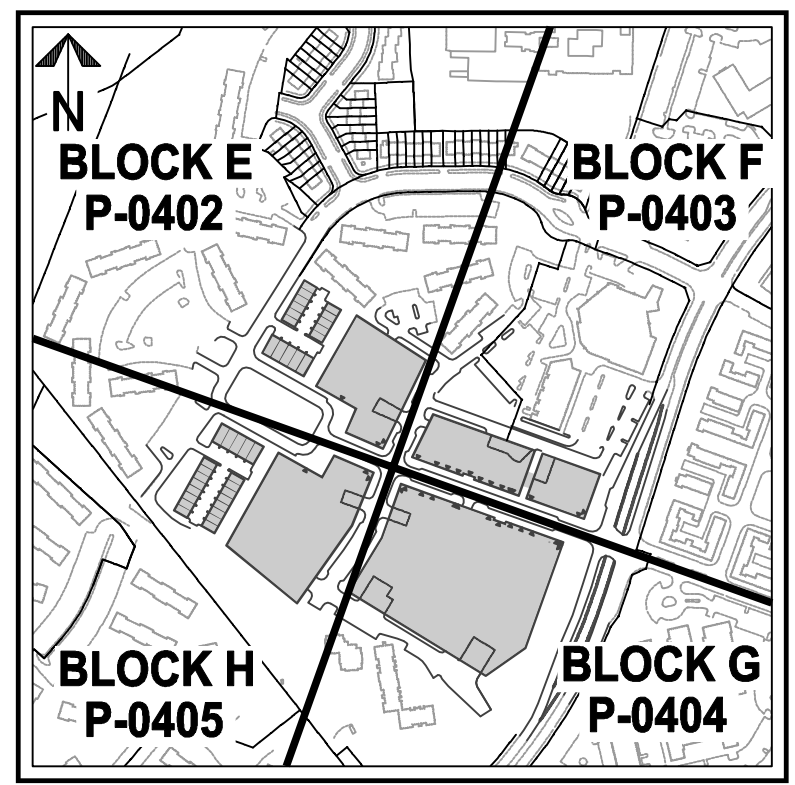
APPROXIMATE LOCATION OF PROP. UNDERGROUND PARKING GARAGE EXIT

APPROXIMATE LOCATION OF LOADING DOCK

PROP. FUTURE BRT LANES

PROP. ROW LINE

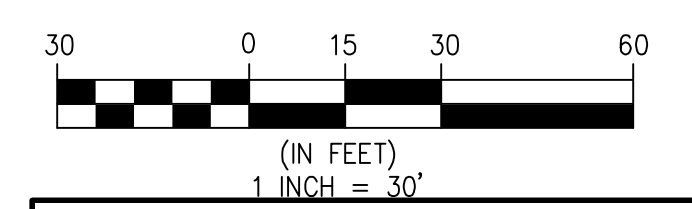
LIMITS OF DISTURBANCE



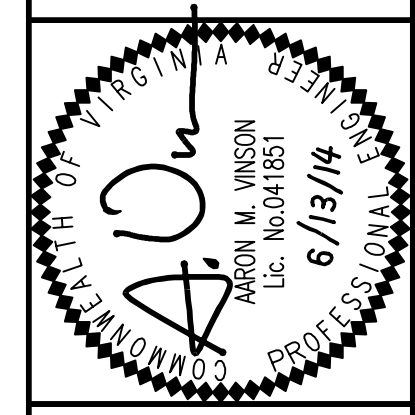
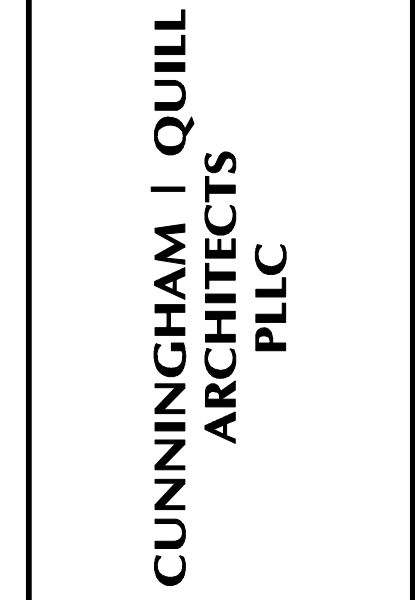
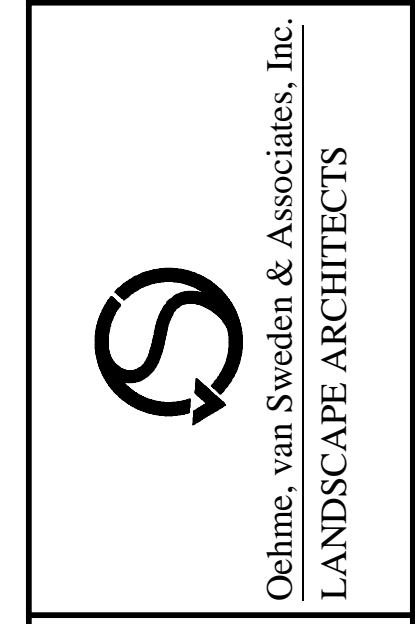
KEY MAP NOT TO SCALE

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
CS	STORM SEWER	CS
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
PLUG	PLUG	PLUG
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
RAMP	HANDICAP RAMP (CG-12)	RAMP
GR	GUARDRAIL	GR
FENCE	FENCE	FENCE
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
TREE	TREES	TREE
LCG	LIMITS OF CLEARING AND GRADING	LCG
FL	PROP. FUTURE BRT LANES	FL

NOTES:
 1. SEE L-0601 FOR CONCEPTUAL STREETSCAPE DESIGN



APPROVED	
SPECIAL USE PERMIT NO. _____	
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. _____	



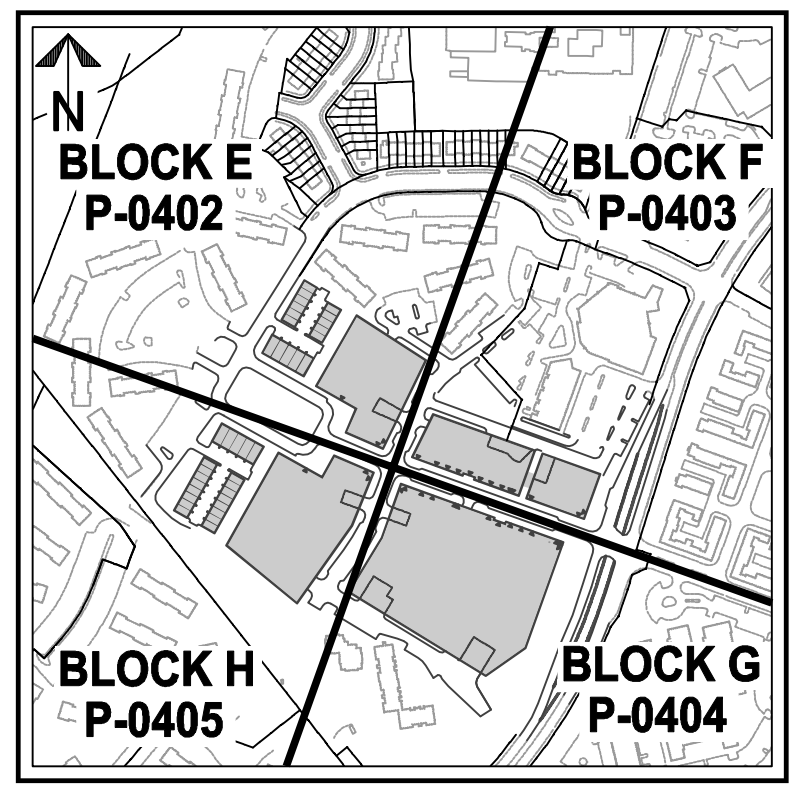
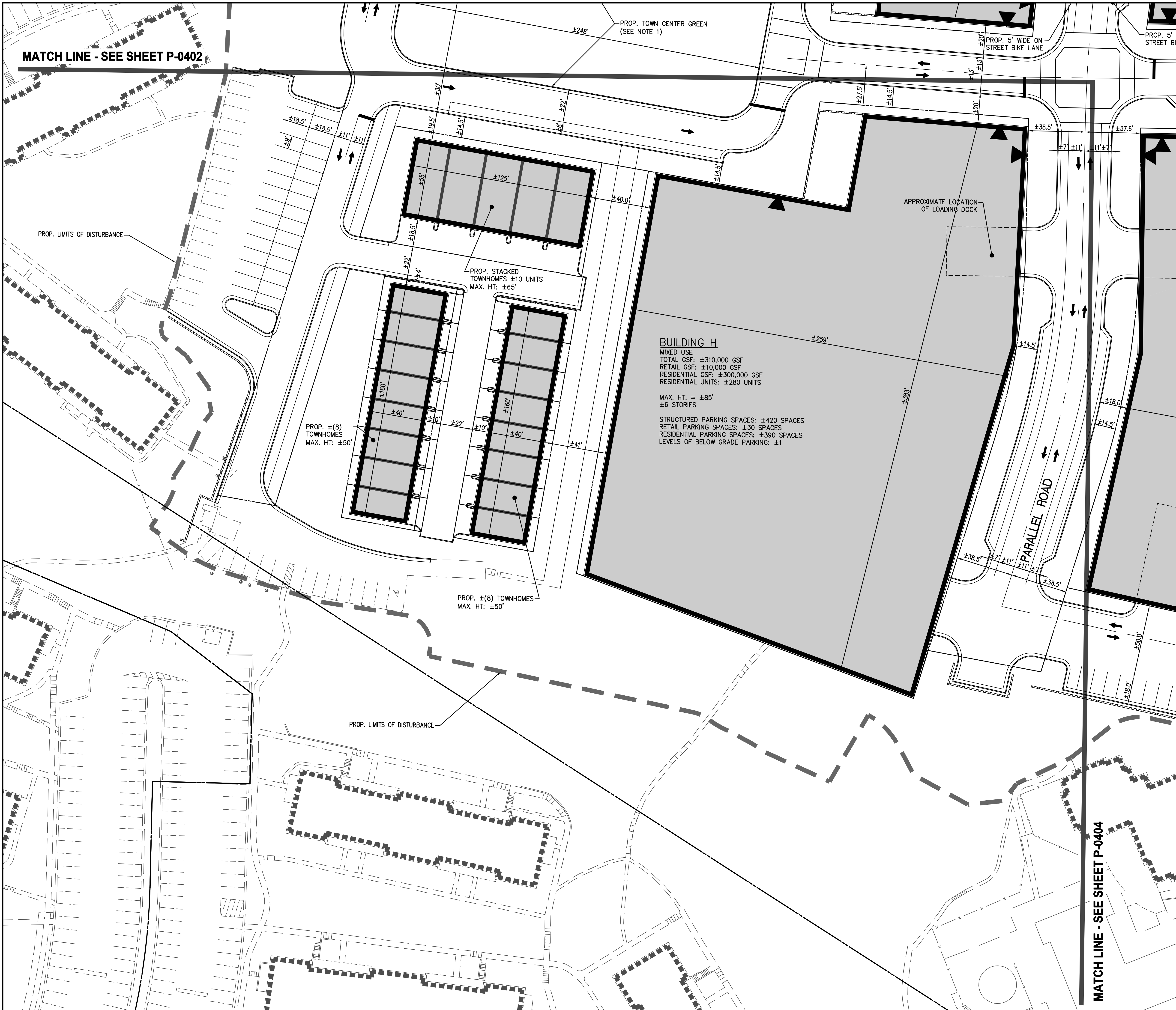
CONCEPTUAL LAYOUT PLAN - BLOCK G

TOWN CENTER
BLOCKS E, F, G & H
 BEAUREGARD CORRIDOR PLAN - CDD #21
 CITY OF ALEXANDRIA, VIRGINIA

DRAWN: DV CHECKED: BAF
 DATE: 6/13/14

SCALE: 1" = 30'

SHEET: P-0404



KEY MAP NOT TO SCALE

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
LANGLUG	OVERHEAD WIRES	LANGLUG
UE	UTILITY POLE	UE
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
RAMP (CG-12)	HANDICAP RAMP (CG-12)	RAMP (CG-12)
G	GUARDRAIL	G
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LC	LIMITS OF CLEARING AND GRADING	LC
FL	PROP. FUTURE BRT LANES	FL

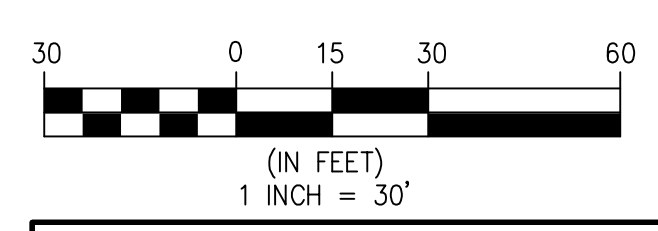
BUILDING H
 MIXED USE
 TOTAL GSF: ±310,000 GSF
 RETAIL GSF: ±10,000 GSF
 RESIDENTIAL GSF: ±300,000 GSF
 RESIDENTIAL UNITS: ±280 UNITS
 MAX. HT. = ±85'
 ±6 STORIES
 STRUCTURED PARKING SPACES: ±420 SPACES
 RETAIL PARKING SPACES: ±30 SPACES
 RESIDENTIAL PARKING SPACES: ±390 SPACES
 LEVELS OF BELOW GRADE PARKING: ±1

PROP. STACKED TOWNHOMES ±10 UNITS
 MAX. HT.: ±65'

PROP. ±(8) TOWNHOMES
 MAX. HT.: ±50'

PROP. ±(8) TOWNHOMES
 MAX. HT.: ±50'

NOTES:
 1. SEE L-0601 FOR CONCEPTUAL STREETScape DESIGN



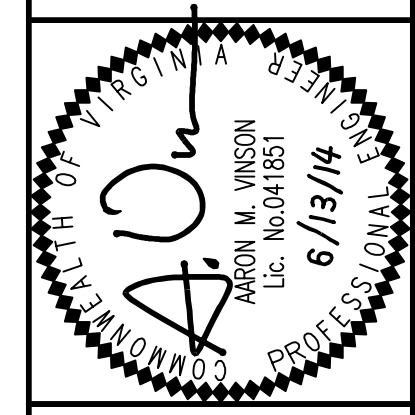
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION DATE _____	
DATE RECORDED _____	
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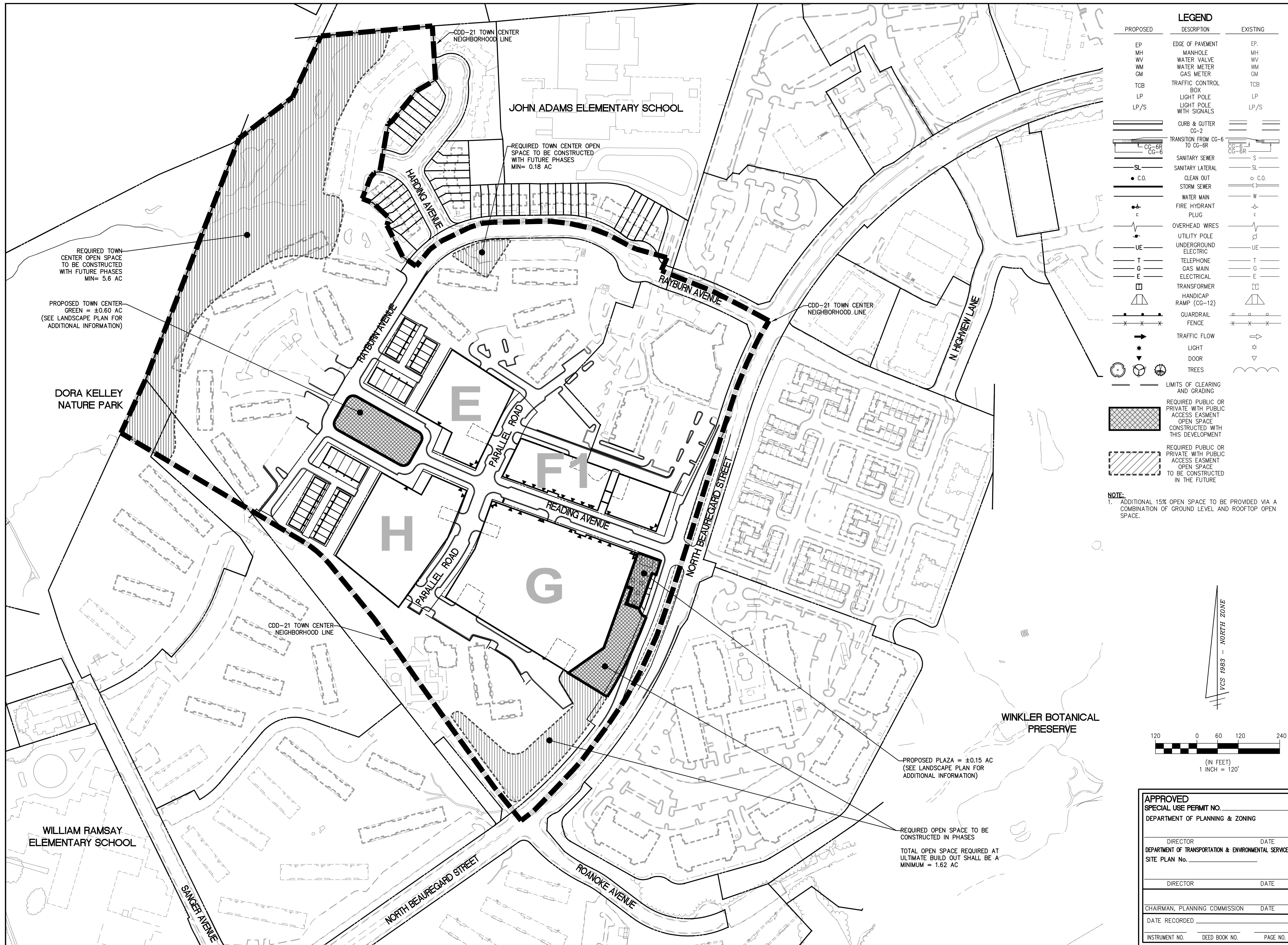


TOWN CENTER
BLOCKS E, F, G & H
 BEAUREGARD CORRIDOR PLAN - CDD #21
 CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL LAYOUT PLAN - BLOCK H

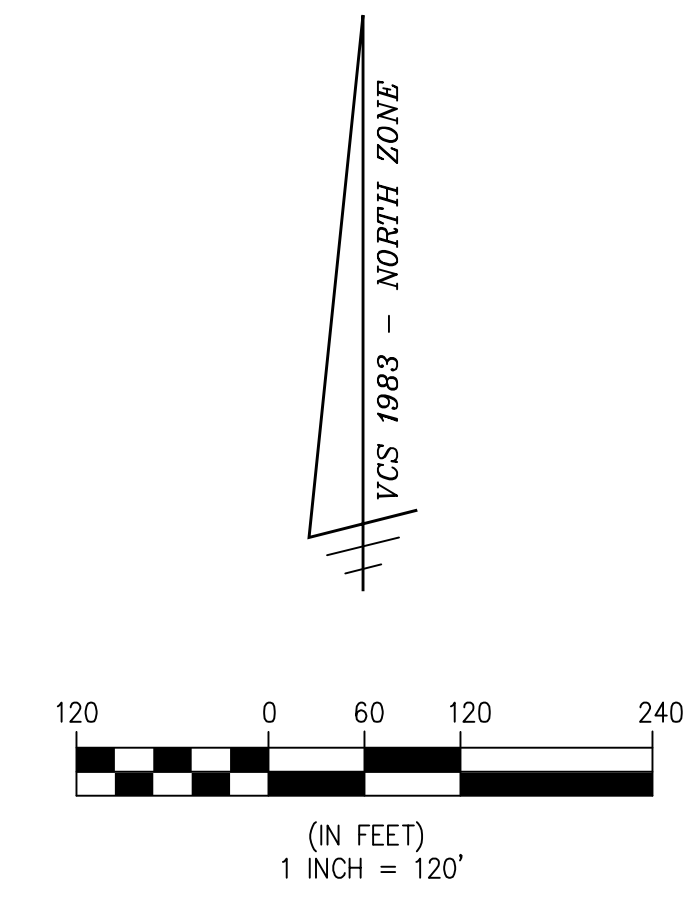
DRAWN: DV
 CHECKED: BAF
 DATE: 6/13/14

SCALE: 1" = 30'
 SHEET: P-0405



PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R
CG-6R		CG-6R
SL	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
CS	STORM SEWER	CS
W	WATER MAIN	W
F	FIRE HYDRANT	F
P	PLUG	P
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE	UE
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
CR	HANDICAP RAMP (CG-12)	CR
GF	GUARDRAIL FENCE	GF
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LC	LIMITS OF CLEARING AND GRADING	LC
RA	REQUIRED PUBLIC OR PRIVATE WITH PUBLIC ACCESS EASEMENT OPEN SPACE CONSTRUCTED WITH THIS DEVELOPMENT	RA
RF	REQUIRED PUBLIC OR PRIVATE WITH PUBLIC ACCESS EASEMENT OPEN SPACE TO BE CONSTRUCTED IN THE FUTURE	RF

NOTE:
 1. ADDITIONAL 15% OPEN SPACE TO BE PROVIDED VIA A COMBINATION OF GROUND LEVEL AND ROOFTOP OPEN SPACE.



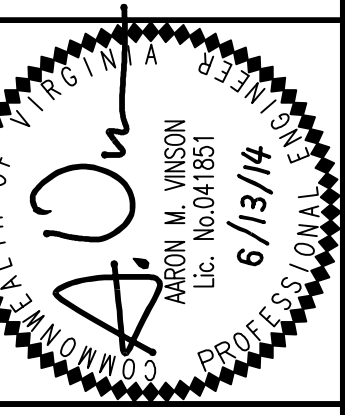
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____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

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CONCEPTUAL OPEN SPACE PLAN

**TOWN CENTER
 BLOCKS E, F, G & H**
 BEAUREGARD CORRIDOR PLAN - CDD #21
 CITY OF ALEXANDRIA, VIRGINIA

DRAWN: DV
 CHECKED: BAF
 DATE: 6/13/14

SCALE: 1" = 120'
 SHEET: P-0406

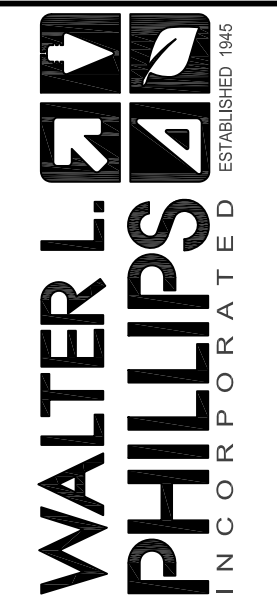


APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE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

CONCEPT ARCHITECTURAL SITE PLAN

**TOWN CENTER
BLOCKS E, F, G & H**
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

DRAWN: CQA
CHECKED: CQA
DATE: 6/13/14
SCALE: 1" = 30'



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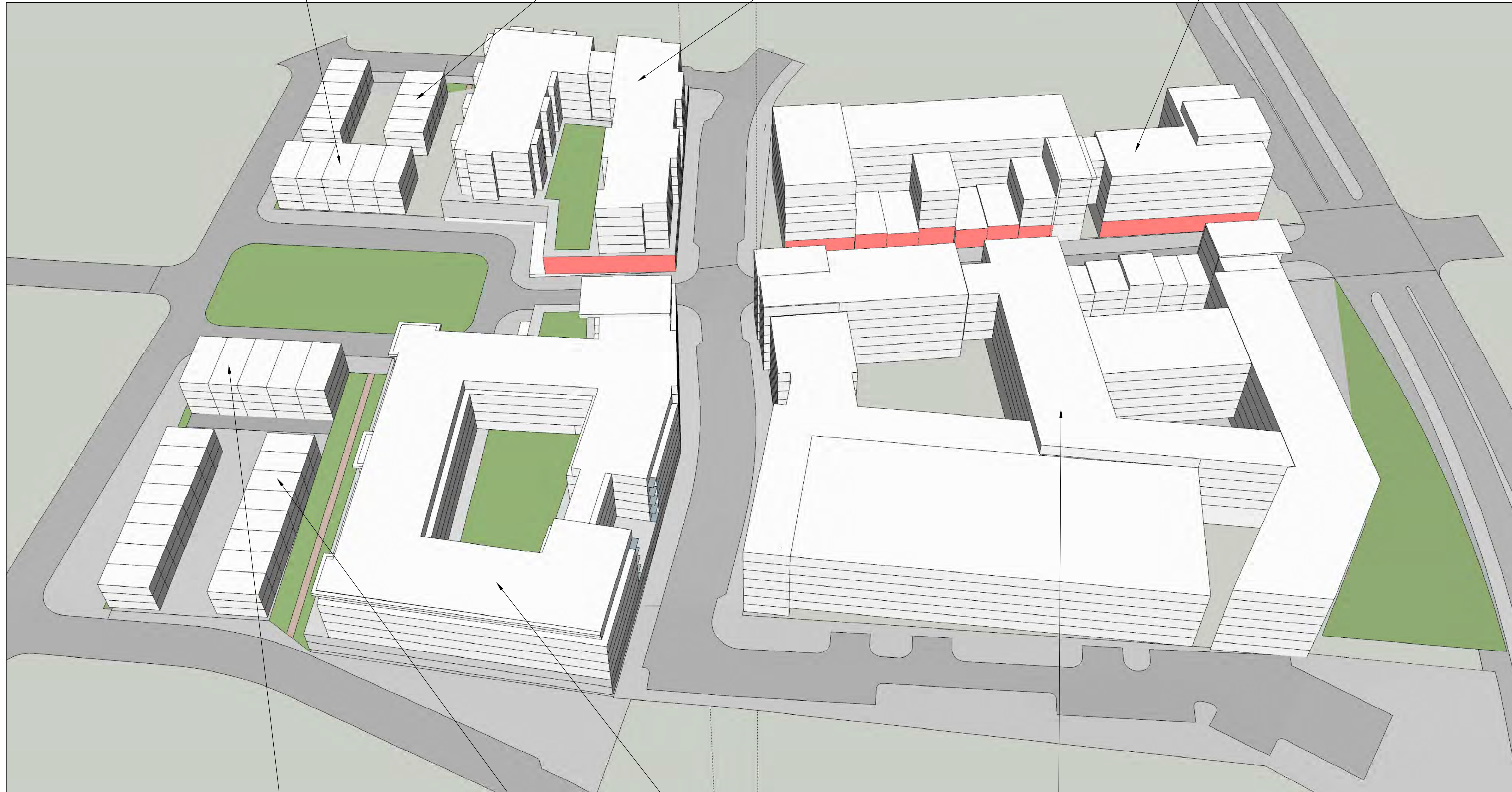
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BLOCK E: STACKED TOWNHOMES
10 UNITS
HEIGHT: APPROX. 65 FEET

BLOCK E: TOWNHOMES
11 UNITS
HEIGHT: APPROX. 50 FEET

BUILDING E
6 STORIES
HEIGHT: APPROX. 85 FEET
APPROX. 200,000 GSF

BUILDING F
6 STORIES
HEIGHT: APPROX. 85 FEET
APPROX. 260,000 GSF



BLOCK H: STACKED TOWNHOMES
10 UNITS
HEIGHT: APPROX. 65 FEET

BLOCK H: TOWNHOMES
16 UNITS
HEIGHT: APPROX. 50 FEET

BUILDING H
6 STORIES
HEIGHT: APPROX. 85 FEET
APPROX. 310,000 GSF

BUILDING G
6 STORIES
HEIGHT: APPROX. 85 FEET
APPROX. 530,000 GSF

APPROVED	
SPECIAL USE PERMIT NO. _____	
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. _____	

CONCEPT ARCHITECTURAL MASSING

TOWN CENTER
BLOCKS E, F, G & H
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

DRAWN: CQA
CHECKED: CQA
DATE: 6/13/14

SCALE: NTS
SHEET: A0201

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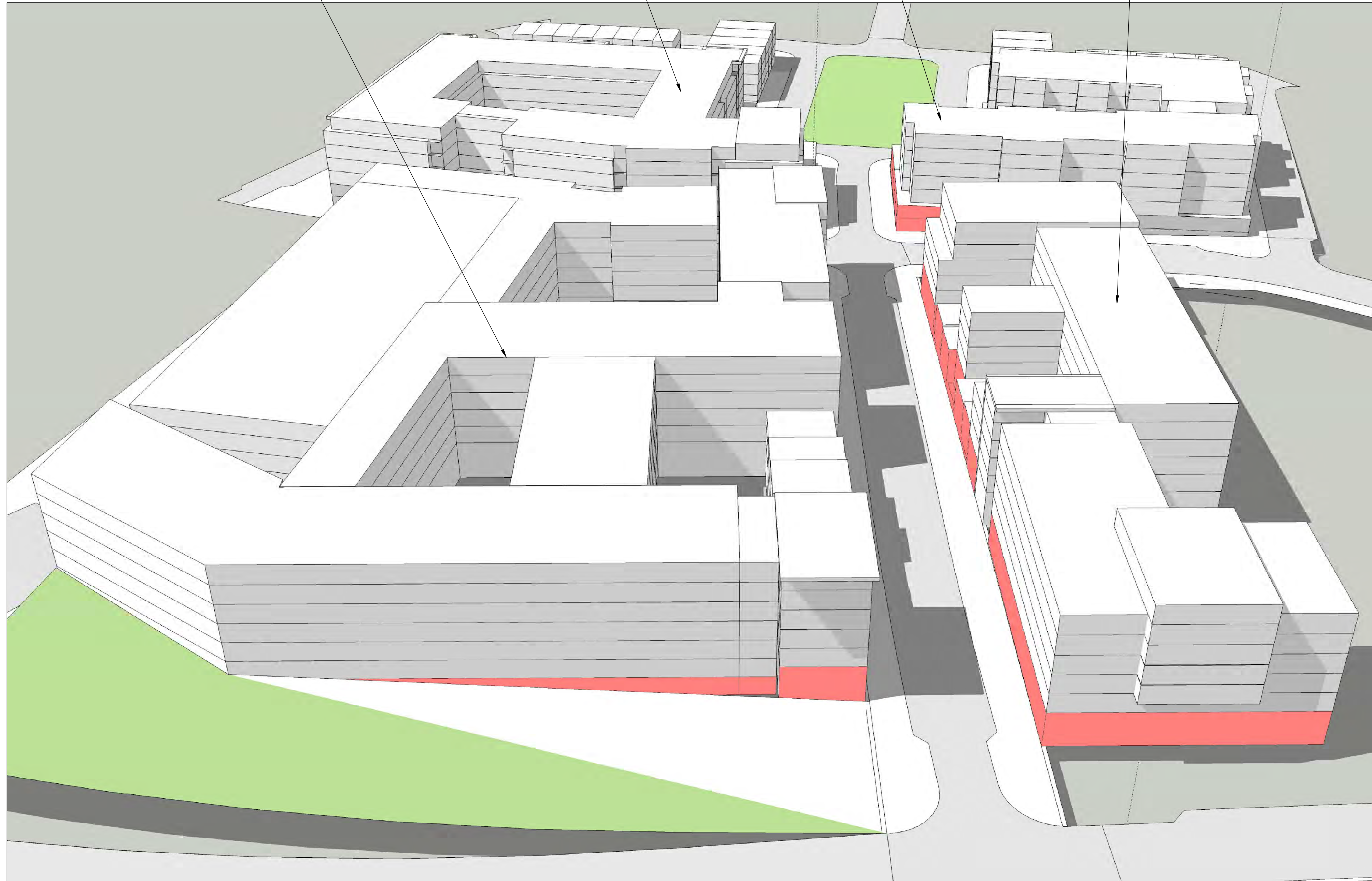
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BUILDING G
6 STORIES
HEIGHT: APPROX. 85 FEET
APPROX. 530,000 GSF

BUILDING H
6 STORIES
APPROX. 85 FEET TALL
APPROX. 310,000 GSF

BUILDING E
6 STORIES
APPROX. 85 FEET TALL
APPROX. 200,000 GSF

BUILDING F
6 STORIES
HEIGHT: APPROX. 85 FEET
APPROX. 260,000 GSF



APPROVED	
SPECIAL USE PERMIT NO. _____	
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. _____	

CONCEPT ARCHITECTURAL MASSING

TOWN CENTER
BLOCKS E, F, G & H
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

DRAWN: COA
CHECKED: COA
DATE: 6/13/14

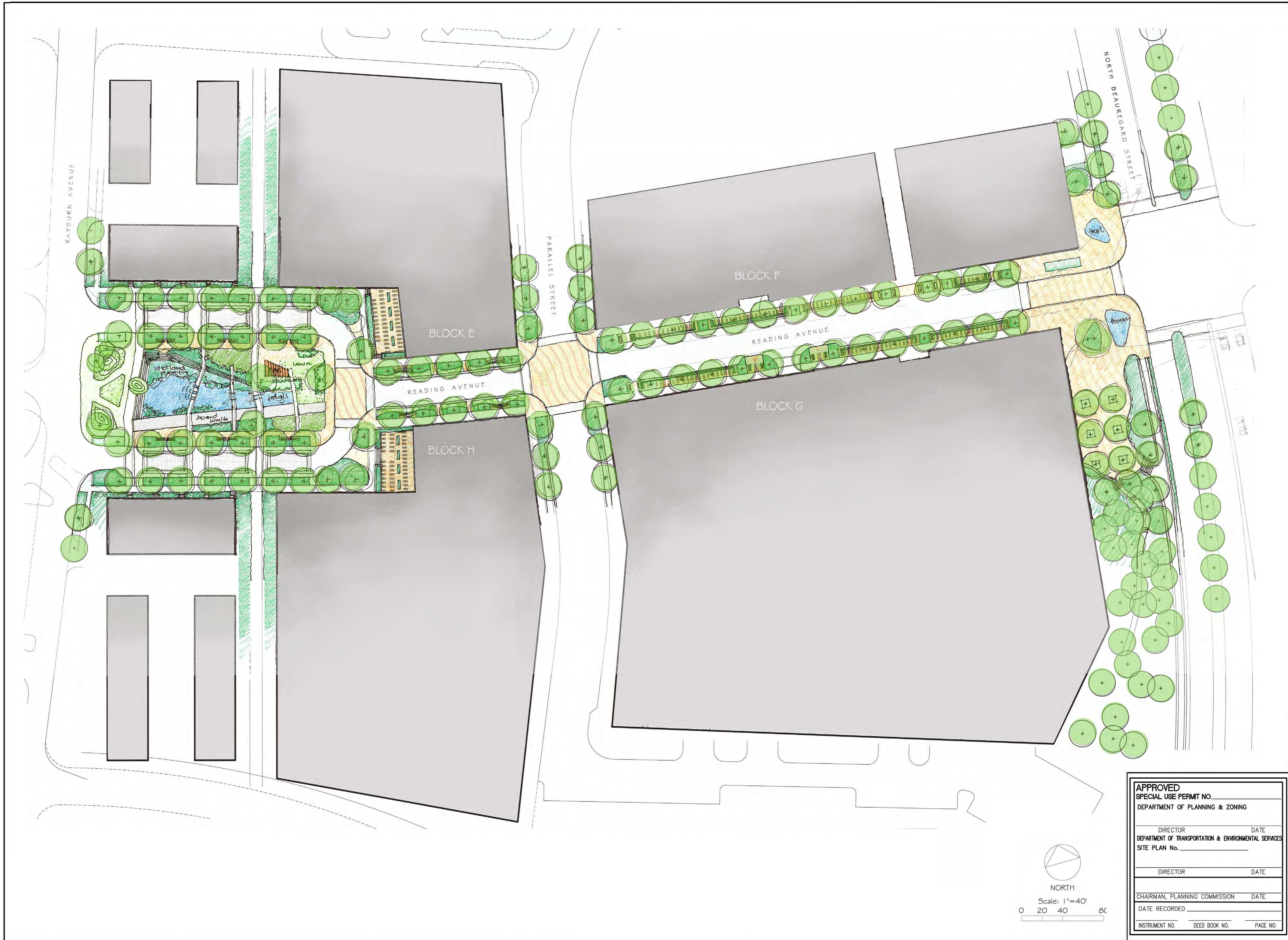
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APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION DATE _____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

CONCEPTUAL ILLUSTRATIVE PLAN

**TOWN CENTER
BLOCK E, F, G & H**
BEAUREGARD CORRIDOR PLAN - CDD #21
CITY OF ALEXANDRIA, VIRGINIA

DRAWN: _____ CHECKED: _____
DATE: 6/13/14
SCALE: 1" = 40'



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