



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 22

[must use black ink or type]

PROPERTY LOCATION: See Attachment #1- Property Location and Ownership Attachment
TAX MAP REFERENCE: See Attachment #1 **ZONE:** CDD #22
APPLICANT'S NAME: See Attachment #2 - Applicant Information
ADDRESS: See Attachment #2 - Applicant Information
PROPERTY OWNER NAME: See Attachment #1- Property Location and Ownership Attachment
ADDRESS: See Attachment #1- Property Location and Ownership Attachment
REQUEST: Approval of CDD Development Concept Plan, consistent with the
Beauregard Corridor Small Area Plan

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

See Attachment #3 - Agent Information
Print Name of Applicant or Agent

See Attachment #3 - Agent Information
Mailing/Street Address

See Attachment #3 - Agent Information
City and State

mc Buskar
Signature

See Attachment #3 - Agent Information
Telephone # Fax #

See Attachment #3 - Agent Information
Zip Code Date 3/1/13

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ \$ _____
ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

STATEMENT OF JUSTIFICATION

Zoning Map and Text Amendment and CDD Concept Plan (#22) Applications

Updated March 1, 2013

The Applicants are requesting approval of a Zoning Map Amendment, Text Amendment and CDD Concept Plan to create a new Coordinated Development District (CDD), for the proposed redevelopment consistent with the Beauregard Small Area Plan (the "Plan").

On May 12, 2012, City Council approved the Plan. The Plan creates a vision for the Beauregard Corridor in the West End of the City of Alexandria. The Plan envisions a mix of uses that are carefully balanced and distributed throughout seven distinct neighborhoods, which are controlled by five different property owners/developers, and a new grid of streets that connects within and among these neighborhoods. The Plan also provides for significant community benefits, including dedication of right-of-way for transit and other road improvements, provision of affordable housing, dedication of land and funding for a new fire station, and contributions towards a new athletic field and enhanced landscaping throughout the Plan area. These benefits, as well as the development envisioned to support these benefits, were the result of several years of close collaboration and cooperation between the five major property owners/developers, in conjunction with the City of Alexandria and the Beauregard Corridor Stakeholders Group. This continued coordination and cooperation among the property owners/developers, the City of Alexandria and other stakeholders, is imperative to achieving the goals and benefits of the Plan.

The Plan acknowledges that the success of redevelopment is directly related to the presence of civic, community and infrastructure necessary to serve the proposed development. Accordingly, the proposed CDD #22 Concept Plan will further refine the vision in the Plan by establishing the conceptual framework for implementation of the Plan for future Development Special Use Permit ("DSUP") applications. The proposed public and private infrastructure improvements (i.e., streets and stormwater management) will be detailed and provided during the DSUP. The development schedule for the major public infrastructure improvements of the Plan (i.e., the high-capacity transitway for Seminary Road and Beauregard Street and the fire station at Beauregard Street and Sanger Avenue) will be determined by the City based on funding and need.

The Application Property is currently developed with multi-family residential buildings, two of which (Seminary Towers) are proposed to remain. The CDD will be served by existing Police and Fire. Fire Station #206 on Seminary Road and Fire Station #208 on Paxton Street are the primary service providers for the CDD area. Given the anticipated development, the City of Alexandria has recognized the need for two additional fire stations in the West End of Alexandria. The Plan notes that the proposed redevelopment is not projected to materially impact the existing resources of the Police Department.

The CDD #22 Concept Plan reflects the vision for Seminary Overlook. More specifically, the Plan recommends that the Seminary Overlook neighborhood maintain the residential character with new multi-family buildings complementing the existing Seminary Towers. A central public green is planned along an enhanced street grid designed to improve circulation and safety for vehicles, pedestrians and bicyclists. In addition to the existing Seminary Towers that will remain, the Seminary Overlook neighborhood is proposed to include 925 residential units. Proposed building heights will be consistent with the recommendations on page 47, Figure 30 of the Plan and parking ratio will be in accordance with page 52, Table 3 of the Plan, included below:

LAND USE	PHASE I – PRIOR TO OPERATIONAL DEDICATED TRANSIT	PHASE II – OPERATIONAL DEDICATED TRANSIT
Residential (Multi-family)	1.75 sp/unit	1.3 sp/unit
Office	2.8 sp/1,000 square feet	2.5 sp/1,000 square feet
Townhouse	2.0 sp/unit	2.0 sp/unit
Retail	4.0 sp/1,000 square feet	3.5 sp/1,000 square feet
Hotel	1.0 sp/room	.75 sp/room

The Plan has been designed to integrate redevelopment to the existing neighborhoods through height, transitions, building shoulders, setbacks and open space buffers. As a result, the proposed development will not create adverse effects on the adjacent and neighboring properties.

In addition to the rezoning and CDD, the Applicants are proposing adoption of the Beauregard Design Standards and Guidelines that will ensure that future development is consistent with the vision and goals of the Plan. These standards and guidelines address creation of the seven neighborhoods and the character associated with each. This character will be established through standards and guidelines addressing building form and massing, setbacks, height and transitions, and building entry treatments. The Design Standards and Guidelines provide for architectural standards to ensure high-quality architecture and the creation of a vibrant, enlivened aesthetic through the Plan area, such as storefronts, building materials, building features and garden walls and fences. In addition, the Design Standards and Guidelines establish parameters for streetscape, including sidewalks, street furniture and lighting. These Design Standards and Guidelines are a crucial component in the continued refinement of the vision in the Plan and will establish an aesthetic to ensure that the community being created throughout the Plan area will be of the quality and character desired by the City and the Plan.

In furtherance of these goals and vision of the approved Plan, the Applicants request a Zoning Map and Text Amendment and approval of the CDD #22 Concept Plan.

ATTACHMENT #1
PROPERTY LOCATION AND OWNERSHIP ATTACHMENT
 Zoning Map and Text Amendment and CDD #22 Concept Plan Applications
Updated March 1, 2013

Property Address	Map-Block-Lot Number	Owner(s) Name	Owner Address
4801 Kenmore Avenue	030.01-01-01	Home Properties Seminary Towers LLC	Attn: Home Properties of New York 850 Clinton Square Rochester, NY 14604
4800 Kenmore Avenue	030.01-01-02	Home Properties Seminary Hills LLC	

ATTACHMENT #2
APPLICANT INFORMATION ATTACHMENT
Zoning Map and Text Amendment and CDD #22 Development Concept Plan
Applications
Updated March 1, 2013

Home Properties Seminary Hills, LLC
c/o Home Properties of New York
850 Clinton Square
Rochester, NY 14604

Home Properties Seminary Towers, LLC
c/o Home Properties of New York
850 Clinton Square
Rochester, NY 14604

ATTACHMENT #3
AGENT INFORMATION ATTACHMENT
Zoning Map and Text Amendment and CDD #22 Concept Plan Applications
Updated March 1, 2013

M. Catharine Puskar
Agent for Home Properties Seminary Towers, LLC and Home Properties Seminary Hills, LLC
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard
Suite 1300
Arlington, Virginia 22201
703.528.4700
703.525.3197 (fax)

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Home Properties Seminary Hills, LLC	850 Clinton Square Rochester, NY 14604	See Disclosure Attachment
2. Home Properties Seminary Towers, LLC	850 Clinton Square Rochester, NY 14604	See Disclosure Attachment
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at See Disclosure Attachment (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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2. Home Properties Seminary Towers, LLC	850 Clinton Square Rochester, NY 14604	See Disclosure Attachment
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Home Properties Seminary Towers, LLC

By: Home Properties, L.P., sole member

By: Home Properties, Inc., general partner

Home Properties Seminary Hills, LLC

By: Home Properties, L.P., sole member

By: Home Properties, Inc., general partner

25 FEB 2013

Date

Michael Eastwood, VP

Printed Name



Signature

Home Properties Seminary Towers, LLC

100% owned by Home Properties, L.P. Home Properties, L.P., a New York limited partnership, is an operating partnership for Home Properties, Inc. in which Home Properties, Inc. has a 1% general partnership interest and an 82% limited partnership interest. The holders of the remaining 17% interest in Home Properties, L.P. are certain individuals and entities who received partnership units as consideration for their interests in entities owning apartment communities purchased by Home Properties, L.P. None of these partnership interests own 10% or more of Home Properties Seminary Towers, LLC.

Home Properties, Inc. is a publicly traded real estate investment trust organized under Maryland law and is traded on the New York Stock Exchange under the symbol HME. No shareholder holds a 10% or more beneficial interest in Home Properties, Inc.

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Alexandria City Council

William Euille
Allison Silberberg
John T. Chapman
Timothy Lovain
Redella "Del" Pepper
Paul Smedberg
Justin Wilson

Planning Commission

John Komoroske
H. Stewart Dunn, Jr.
Derek Hyra
Mary Lyman
Maria Wasowski
Eric Wagner
Nathan Macek

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
Jennifer Walker
Stephen Koenig
Melinda Lyle
Jennifer Lewis
Eric Zander

**Board of Architectural Review
Old and Historic District**

Thomas Hulfish
Oscar Fitzgerald
Chip Carlin
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

**Board of Architectural Review
Parker-Gray District**

William Conkey
Theresa del Ninno
Robert Duffy
Purvi Irwin
Brendan Owens
Philip Moffat
Matthew Slowik

Updated 3/1/2013

Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



APPLICATION

☐ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: See Attachment #1 - Property and Ownership Information

APPLICANT

Name: See Attachment #2 - Applicant Information

Address: See Attachment #2 - Applicant Information

PROPERTY OWNER:

Name: See Attachment #1 - Property and Ownership Information

Address: See Attachment #1 - Property and Ownership Information

Interest in property:

☐ Owner ☐ Contract Purchaser

☒ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

N/A

☐ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

See Attachment #3 - Agent Information
Print Name of Applicant or Agent

mcBuskar
Signature

See Attachment #3 - Agent Information
Mailing/Street Address

See Attachment #3 - Agent Information
Telephone # _____ Fax # _____

See Attachment #3 - Agent Information
City and State _____ Zip Code _____

3/1/13
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Land Area (acres)
1 See Attachment #4 - Subject Property Chart	_____	_____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☐ Individual Owner

☐ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: See Attached Ownership and Disclosure Statement Extent of Interest: _____

Address: _____
- Name: _____ Extent of Interest: _____

Address: _____
- Name: _____ Extent of Interest: _____

Address: _____
- Name: _____ Extent of Interest: _____

Address: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

N/A - No Master Plan Amendment is proposed

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

See attached Statement of Justification

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

See attached Statement of Justification

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

N/A

STATEMENT OF JUSTIFICATION

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Updated March 1, 2013

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In furtherance of these goals and vision of the approved Plan, the Applicants request a Zoning Map and Text Amendment and approval of the CDD #22 Concept Plan.

ATTACHMENT #1
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Updated March 1, 2013

Property Address	Map-Block-Lot Number	Owner(s) Name	Owner Address
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4800 Kenmore Avenue	030.01-01-02	Home Properties Seminary Hills LLC	

ATTACHMENT #2
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Updated March 1, 2013

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850 Clinton Square
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ATTACHMENT #3
AGENT INFORMATION ATTACHMENT
Zoning Map and Text Amendment and CDD #22 Concept Plan Applications
Updated March 1, 2013

M. Catharine Puskar
Agent for Home Properties Seminary Towers, LLC and Home Properties Seminary Hills, LLC
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard
Suite 1300
Arlington, Virginia 22201
703.528.4700
703.525.3197 (fax)

ATTACHMENT #4
SUBJECT PROPERTY ATTACHMENT
Zoning Map and Text Amendment and CDD #22 Concept Plan Applications
Updated March 12, 2013

Address Tax Map-Block-Lot	Land Use Existing-Proposed	Master Plan Designation Existing-Proposed	Zoning Designation Existing-Proposed	Frontage (ft.) Land Area (acres)
4801 Kenmore Avenue 030.01-01-01	Residential	Consistent with Beauregard Small Area Plan – No Change Proposed	RC – CDD #22	10.05 acres
4800 Kenmore Avenue 030.01-01-02	Residential	Consistent with Beauregard Small Area Plan – No Change Proposed	RA – CDD #22	12.21 acres

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Home Properties Seminary Hills, LLC	850 Clinton Square Rochester, NY 14604	See Disclosure Attachment
2. Home Properties Seminary Towers, LLC	850 Clinton Square Rochester, NY 14604	See Disclosure Attachment
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at See Disclosure Attachment (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Home Properties Seminary Towers, LLC

By: Home Properties, L.P., sole member

By: Home Properties, Inc., general partner

Home Properties Seminary Hills, LLC

By: Home Properties, L.P., sole member

By: Home Properties, Inc., general partner

25 FEB 2013

Date

Michael Eastwood, VP

Printed Name



Signature

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Stephen Koenig
Melinda Lyle
Jennifer Lewis
Eric Zander

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Old and Historic District**

Thomas Hulfish
Oscar Fitzgerald
Chip Carlin
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

**Board of Architectural Review
Parker-Gray District**

William Conkey
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Updated 3/1/2013

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- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.