BEAUREGARD CORRIDOR COORDINATED DEVELOPMENT DISTRICT (CDD 21) CONCEPT PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN
CITY OF ALEXANDRIA, VIRGINIA
AUGUST 15, 2018

OWNERS/APPLICANTS

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

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

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

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

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

MONDAY PROPERTIES
1800 N BEAUREGARD STREET, SUITE 101
ALEXANDRIA, VA 22311

PLANNERS AND URBAN DESIGNERS

COOPER CARRY
625 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314

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

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

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

DAVIS, CARTER, SCOTT LTD
8614 WESTWOOD CENTER DR. SUITE 800
TYSONS, VA 22182

ATTORNEYS

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

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

ENGINEERS

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

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

TRANSPORTATION

AECOM
3131 WILSON BOULEVARD
ARLINGTON, VA 22201

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

AS AMENDED BY CDD 21 CONCEPT PLAN AMENDMENT DATED 8/15/2018

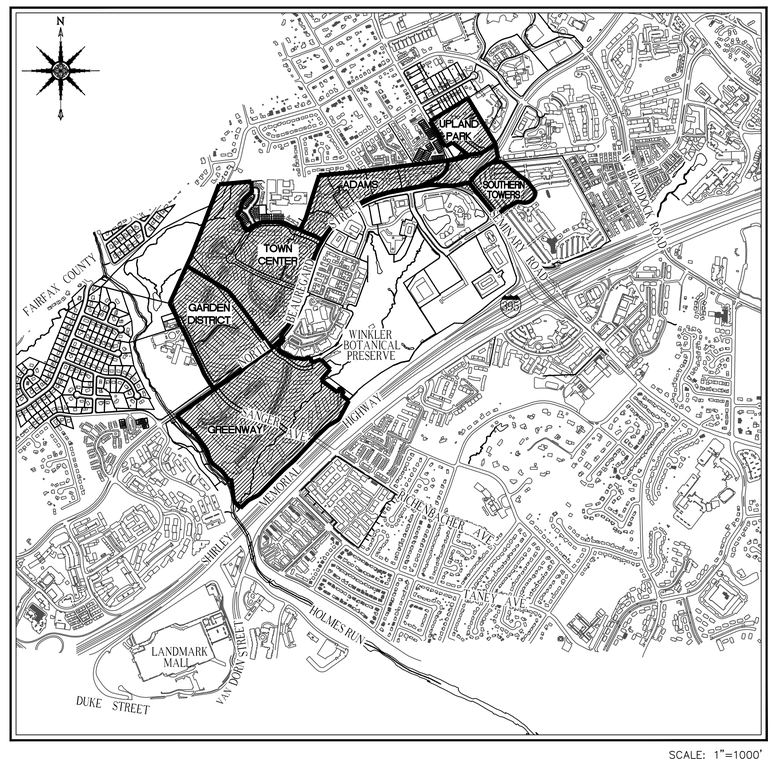
CDD 21 CONCEPT PLAN STATEMENT

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

SEE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

ASSOCIATED APPLICATIONS

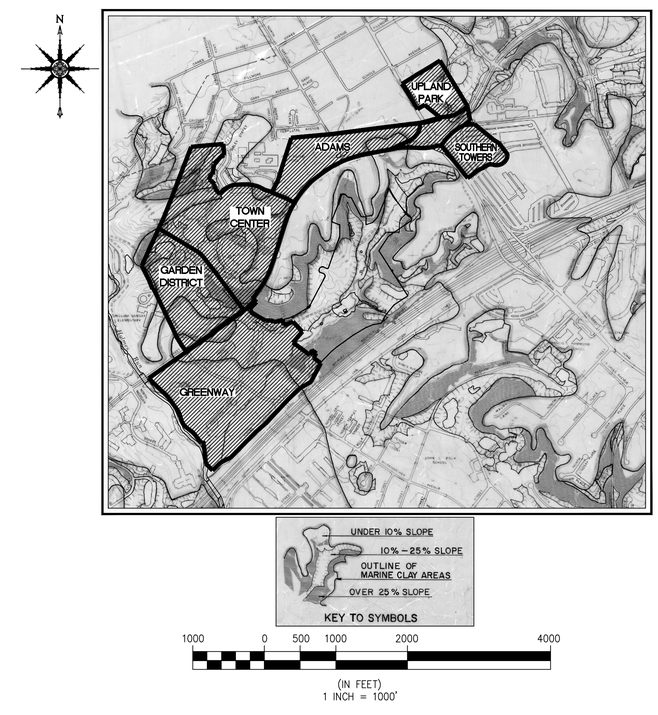
TEXT AMENDMENT – TA#2012-0007 AND TA#2012-0010



SCALE: 1"=1000'

PROPERTIES WITHIN PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD #21)

MARINE CLAY SOILS MAP



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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
08/15/18
PROFESSIONAL ENGINEER

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

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21
- APPROXIMATE NEIGHBORHOOD LIMIT
- MAJOR GREENWAY OPEN SPACE
- DEFINED OPEN SPACE
- CITY OPEN SPACE
- EXISTING BUILDING
- DEVELOPMENT AREA
- PROPOSED FIRE STATION
- LIMITS OF RESOURCE PROTECTION AREA
- LIMITS OF 100 YEAR FLOODPLAIN

UPLAND PARK DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±9.25 AC

MIX OF USE:
- OFFICE OR HOTEL: ±78,469 SF OR ±140 ROOMS
- RESIDENTIAL: ±535 UNITS
- REQUIRED RETAIL: ±8,000 SF
- OPTIONAL RETAIL: ±8,000 SF

OPEN SPACE: ±0.85 ACRES

SOUTHERN TOWERS DEVELOPMENT SUMMARY

APPROXIMATE AREA: ± 8.28 AC

MIX OF USE:
- OFFICE: ±195,000 SF
- RESIDENTIAL: ±0 SF
- REQUIRED RETAIL: ±25,000 SF
- OPTIONAL RETAIL: ±80,000 SF
- HOTEL: ±187 ROOMS
- EX. BERKLEY BUILDING TO REMAIN

OPEN SPACE: ±0.43 ACRES

ADAMS DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±19.16 AC

MIX OF USE:
- OFFICE: ±712,339 SF
- RESIDENTIAL: ±308,426 SF
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±15,000 SF
- HOTEL: ±187 ROOMS

OPEN SPACE: ±3.02 ACRES

TOWN CENTER DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±48.21 AC

MIX OF USE:
- OFFICE: ±405,165 SF
- RESIDENTIAL: ±2,319 UNITS
- REQUIRED RETAIL: ±200,000 SF
- OPTIONAL RETAIL: ±109,245 SF
- HOTEL: ±237 ROOMS

OPEN SPACE: ±8.15 ACRES

GARDEN DISTRICT DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±25.50 AC

MIX OF USE:
- OFFICE: ±0 SF
- RESIDENTIAL: ±928 UNITS
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±21,355 SF
- HOTEL: ±0 SF

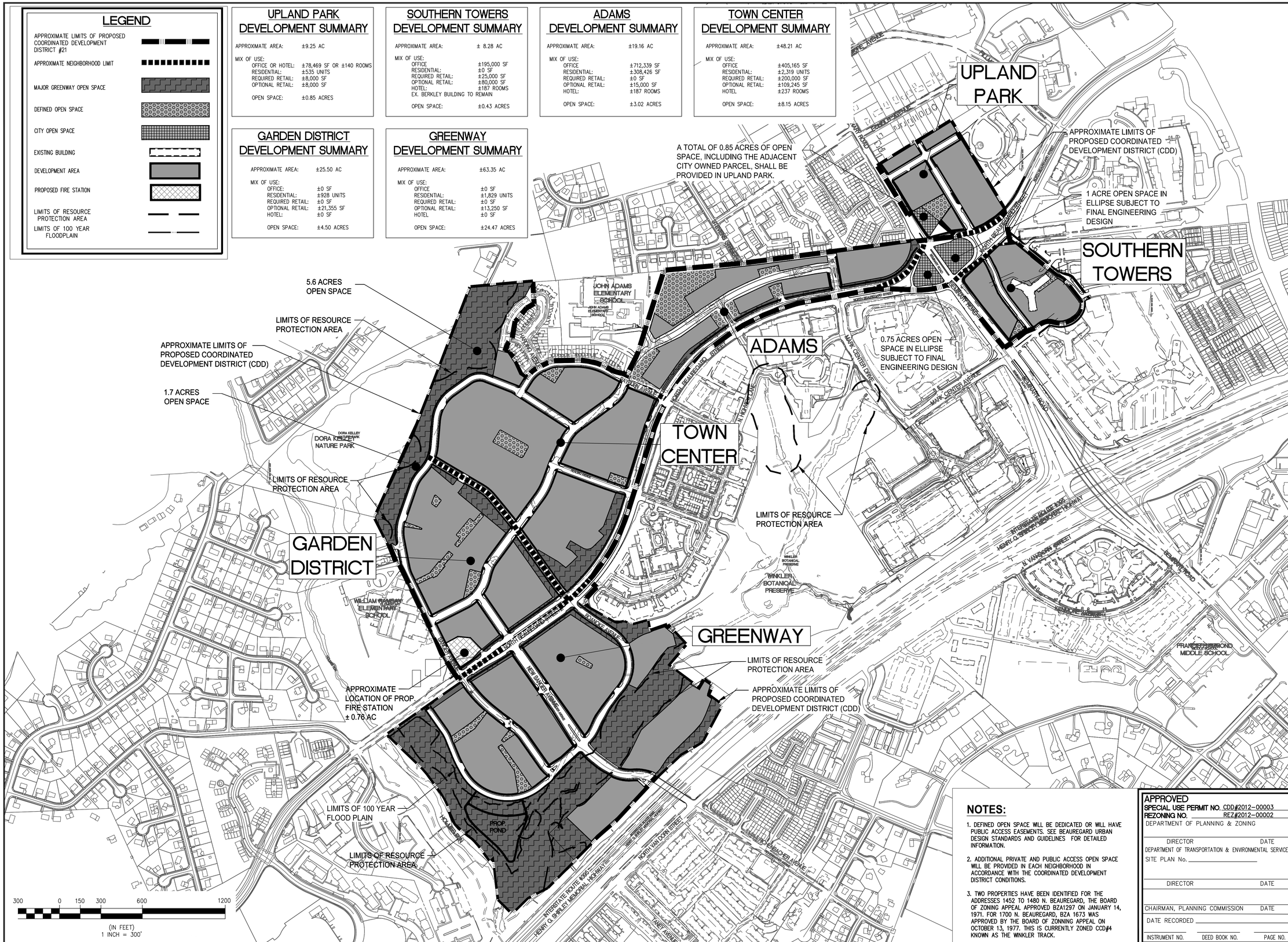
OPEN SPACE: ±4.50 ACRES

GREENWAY DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±63.35 AC

MIX OF USE:
- OFFICE: ±0 SF
- RESIDENTIAL: ±1,829 UNITS
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±13,250 SF
- HOTEL: ±0 SF

OPEN SPACE: ±24.47 ACRES



NOTES:

1. DEFINED OPEN SPACE WILL BE DEDICATED OR WILL HAVE PUBLIC ACCESS EASEMENTS. SEE BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES FOR DETAILED INFORMATION.
2. ADDITIONAL PRIVATE AND PUBLIC ACCESS OPEN SPACE WILL BE PROVIDED IN EACH NEIGHBORHOOD IN ACCORDANCE WITH THE COORDINATED DEVELOPMENT DISTRICT CONDITIONS.
3. TWO PROPERTIES HAVE BEEN IDENTIFIED FOR THE ADDRESSES 1452 TO 1480 N. BEAUREGARD, THE BOARD OF ZONING APPEAL APPROVED BZA1297 ON JANUARY 14, 1971. FOR 1700 N. BEAUREGARD, BZA 1673 WAS APPROVED BY THE BOARD OF ZONNING APPEAL ON OCTOBER 13, 1977. THIS IS CURRENTLY ZONED CCD#4 KNOWN AS THE WINKLER TRACK.

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VIRGINIA AARON M. VINSON Lic. No.041851 08/15/18 PROFESSIONAL ENGINEER

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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

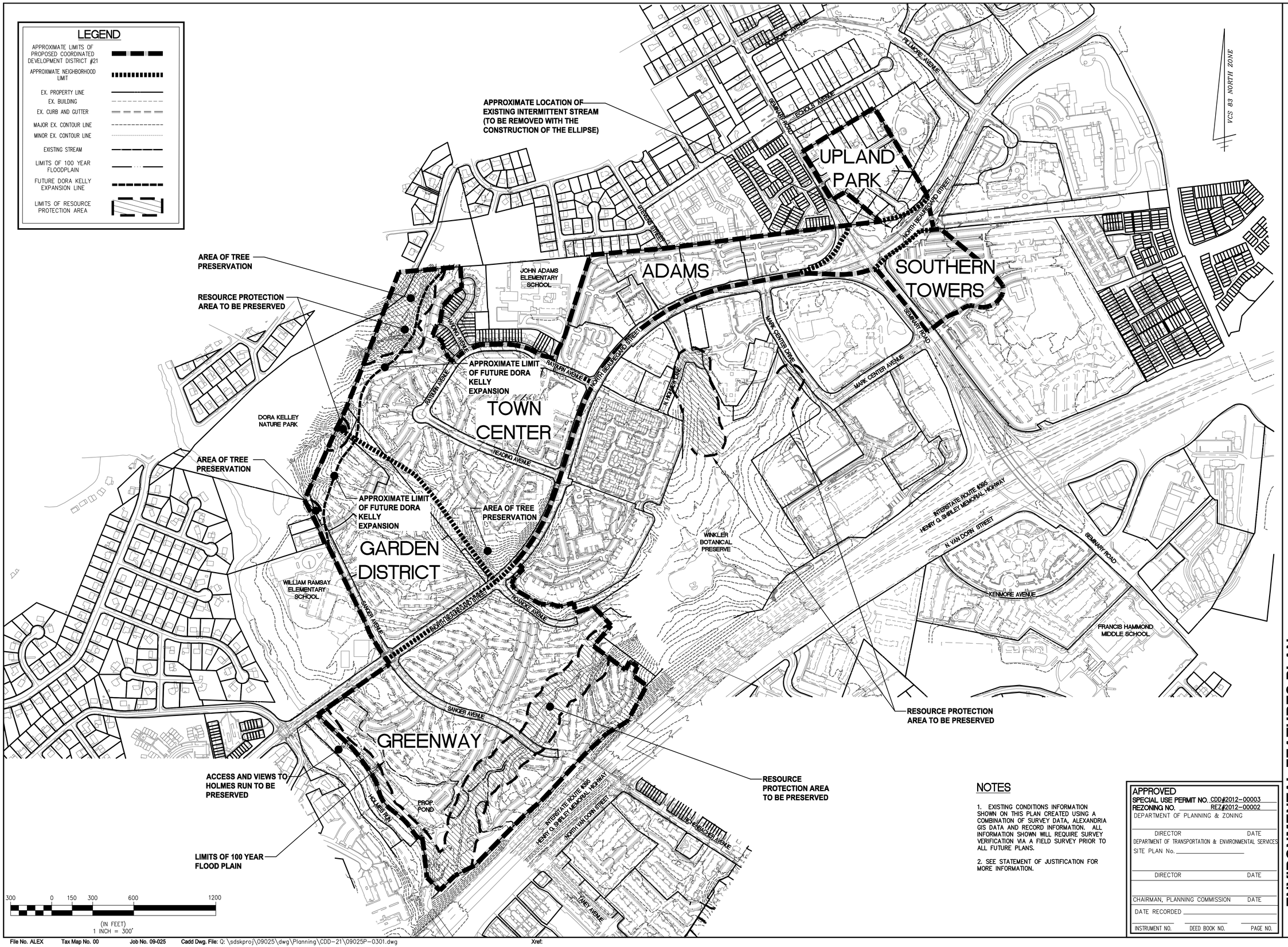
BEAUREGARD CORRIDOR

COORDINATED DEVELOPMENT DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0201



NOTES

1. EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN CREATED USING A COMBINATION OF SURVEY DATA, ALEXANDRIA GIS DATA AND RECORD INFORMATION. ALL INFORMATION SHOWN WILL REQUIRE SURVEY VERIFICATION VIA A FIELD SURVEY PRIOR TO ALL FUTURE PLANS.

2. SEE STATEMENT OF JUSTIFICATION FOR MORE INFORMATION.

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
06/21/13
PROFESSIONAL ENGINEER

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ENVIRONMENTAL FEATURES PLAN

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

SHEET: P-0301

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0301.dwg Xref:

LEGEND

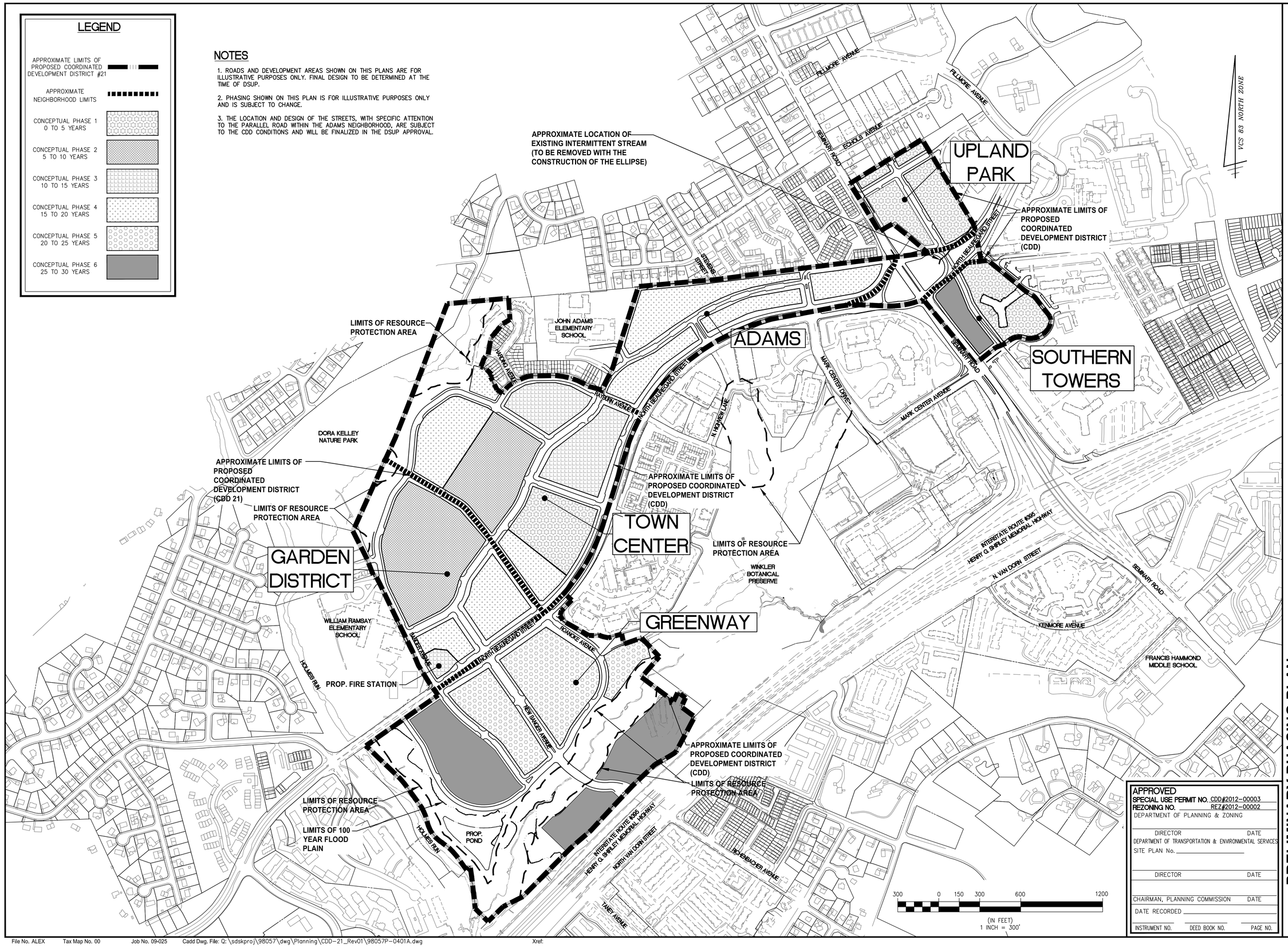
- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21
- APPROXIMATE NEIGHBORHOOD LIMITS
- CONCEPTUAL PHASE 1 0 TO 5 YEARS
- CONCEPTUAL PHASE 2 5 TO 10 YEARS
- CONCEPTUAL PHASE 3 10 TO 15 YEARS
- CONCEPTUAL PHASE 4 15 TO 20 YEARS
- CONCEPTUAL PHASE 5 20 TO 25 YEARS
- CONCEPTUAL PHASE 6 25 TO 30 YEARS

NOTES

1. ROADS AND DEVELOPMENT AREAS SHOWN ON THIS PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE DETERMINED AT THE TIME OF DSUP.

2. PHASING SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

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



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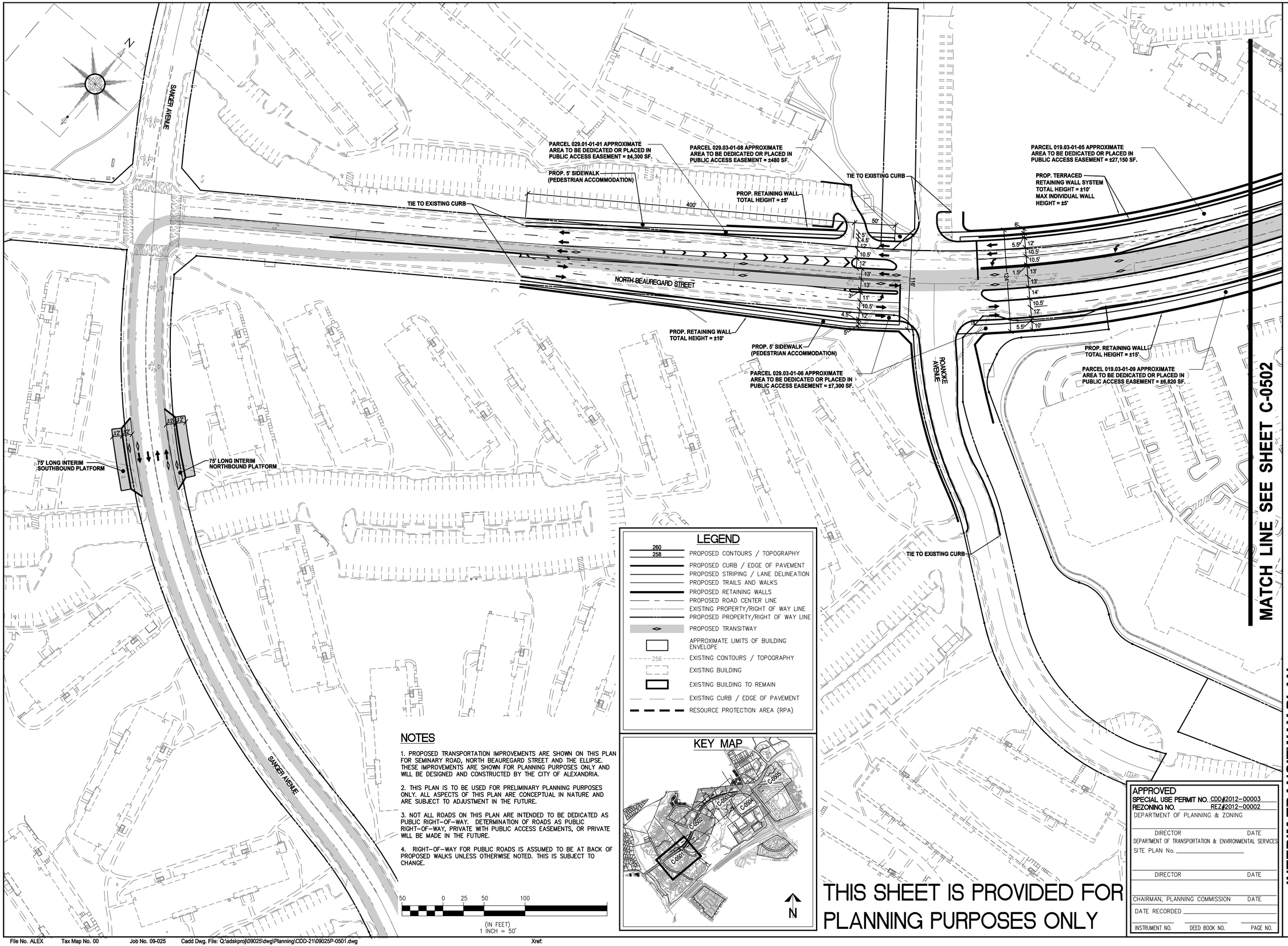
PRELIMINARY PHASING PLAN

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

SHEET: P-0401



NOTES

1. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.

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3. NOT ALL ROADS ON THIS PLAN ARE INTENDED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. DETERMINATION OF ROADS AS PUBLIC RIGHT-OF-WAY, PRIVATE WITH PUBLIC ACCESS EASEMENTS, OR PRIVATE WILL BE MADE IN THE FUTURE.

4. RIGHT-OF-WAY FOR PUBLIC ROADS IS ASSUMED TO BE AT BACK OF PROPOSED WALKS UNLESS OTHERWISE NOTED. THIS IS SUBJECT TO CHANGE.

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COMMONWEALTH OF VIRGINIA
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INTERIM TRANSITWAY PLAN

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

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0501.dwg Xref:

SHEET: P-0501

LEGEND

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

KEY MAP

C-0501 C-0502 C-0503 C-0504 C-0505

N

MATCH LINE SEE SHEET C-0501

MATCH LINE SEE SHEET C-0503

NORTH BEAUREGARD STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

RAYBURN AVENUE

READING AVENUE

N. HIGH

PARCEL 019.02-01-03.S1 APPROXIMATE AREA TO BE DEDICATED OR PLACED IN PUBLIC ACCESS EASEMENT = ±13,270 SF.

75' LONG TRANSIT STATION SOUTHBOUND PLATFORM

75' LONG TRANSIT STATION NORTHBOUND PLATFORM

PARCEL 019.03-01-03 APPROXIMATE AREA TO BE DEDICATED OR PLACED IN PUBLIC ACCESS EASEMENT = ±22,600 SF.

PARCEL 019.03-01-12 APPROXIMATE AREA TO BE DEDICATED OR PLACED IN PUBLIC ACCESS EASEMENT = ±4,770 SF.

PROP. TERRACED RETAINING WALL SYSTEM TOTAL HEIGHT = ±10' MAX. INDIVIDUAL WALL HEIGHT = ±5'

PARCEL 019.03-01-05 APPROXIMATE AREA TO BE DEDICATED OR PLACED IN PUBLIC ACCESS EASEMENT = ±27,150 SF.

PROP. 6' SIDEWALK (PEDESTRIAN ACCOMMODATION)

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

PARCEL 019.03-01-09 APPROXIMATE AREA TO BE DEDICATED OR PLACED IN PUBLIC ACCESS EASEMENT = ±6,820 SF.

RESOURCE PROTECTION AREA

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50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

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COMMONWEALTH OF VIRGINIA
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INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
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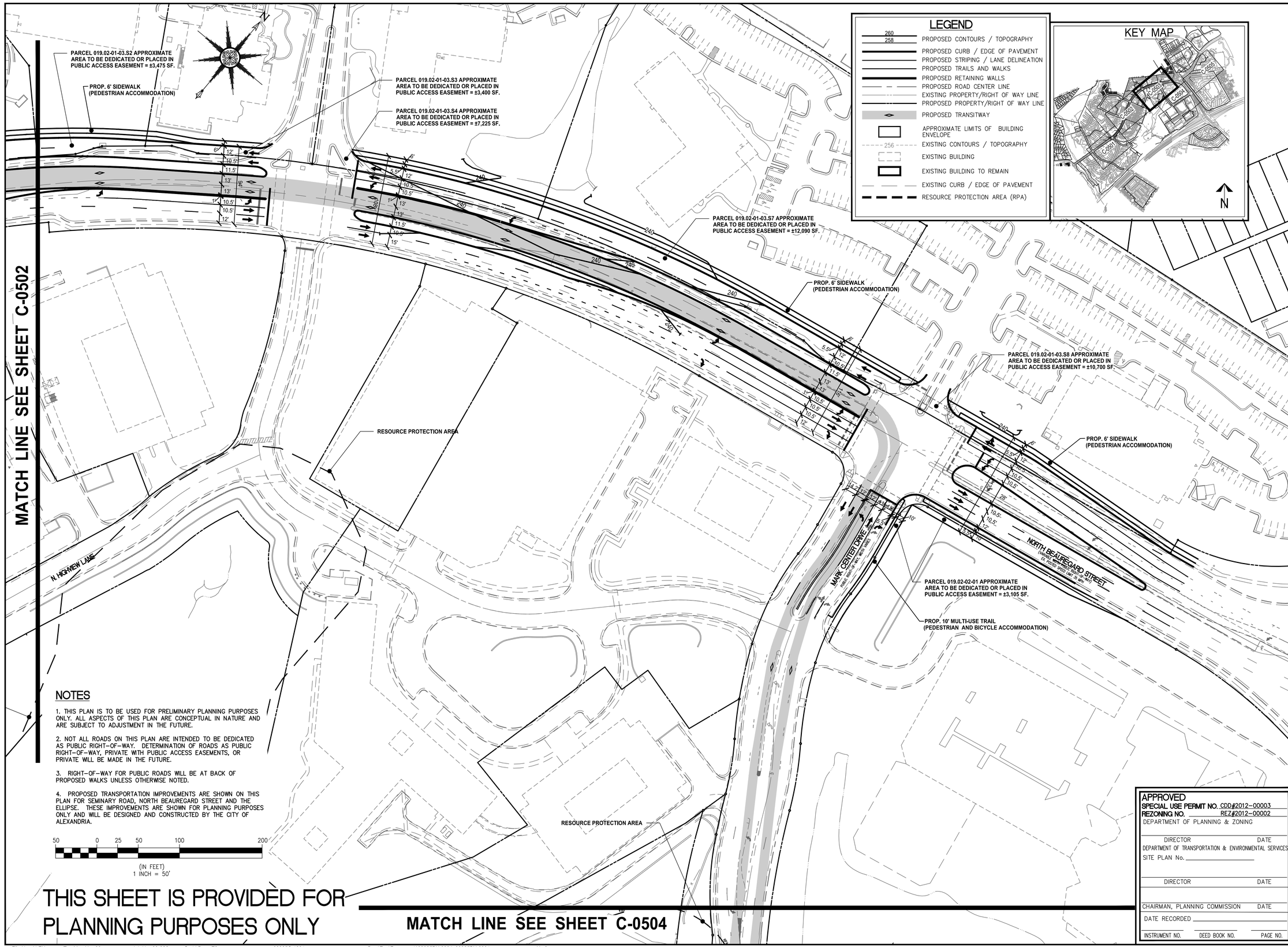
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0502

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: 09025C-1201 Dwg\Eng\Framework\09025BX-0004, 09025BX-0001 Xref:



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SCALE: 1" = 50'
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REVISION APPROVED BY

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INTERIM TRANSITWAY PLAN

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

SHEET: P-0503

MATCH LINE SEE SHEET C-0503

RESOURCE PROTECTION AREA

MARK CENTER AVENUE
RIGHT-OF-WAY VARIES
DB 1039 PG 474
EX. POSTED SPEED LIMIT 25 MPH

4900 SEMINARY ROAD
EX BUILDING
12-STORIES (HT. 150')
FF = 248.00

PARCEL 501
D.B. 1178 P. 935

SEMINARY ROAD
(VARIES - 6 LANES)
EX. POSTED SPEED LIMIT 35 MPH

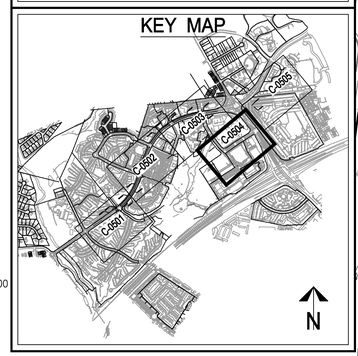
EX. GARAGE
4-STORIES (HT. 40')
4890 SEMINARY ROAD

MATCH LINE SEE SHEET C-0505

LEGEND

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

KEY MAP



NOTES

1. THIS PLAN IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL ASPECTS OF THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO ADJUSTMENT IN THE FUTURE.

2. NOT ALL ROADS ON THIS PLAN ARE INTENDED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. DETERMINATION OF ROADS AS PUBLIC RIGHT-OF-WAY, PRIVATE WITH PUBLIC ACCESS EASEMENTS, OR PRIVATE WILL BE MADE IN THE FUTURE.

3. RIGHT-OF-WAY FOR PUBLIC ROADS WILL BE AT BACK OF PROPOSED WALKS UNLESS OTHERWISE NOTED.

4. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.

THIS SHEET IS PROVIDED FOR PLANNING PURPOSES ONLY

50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

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

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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CHECKED: BF

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
06/21/13
PROFESSIONAL ENGINEER

DATE: 06/22/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: 1" = 50'

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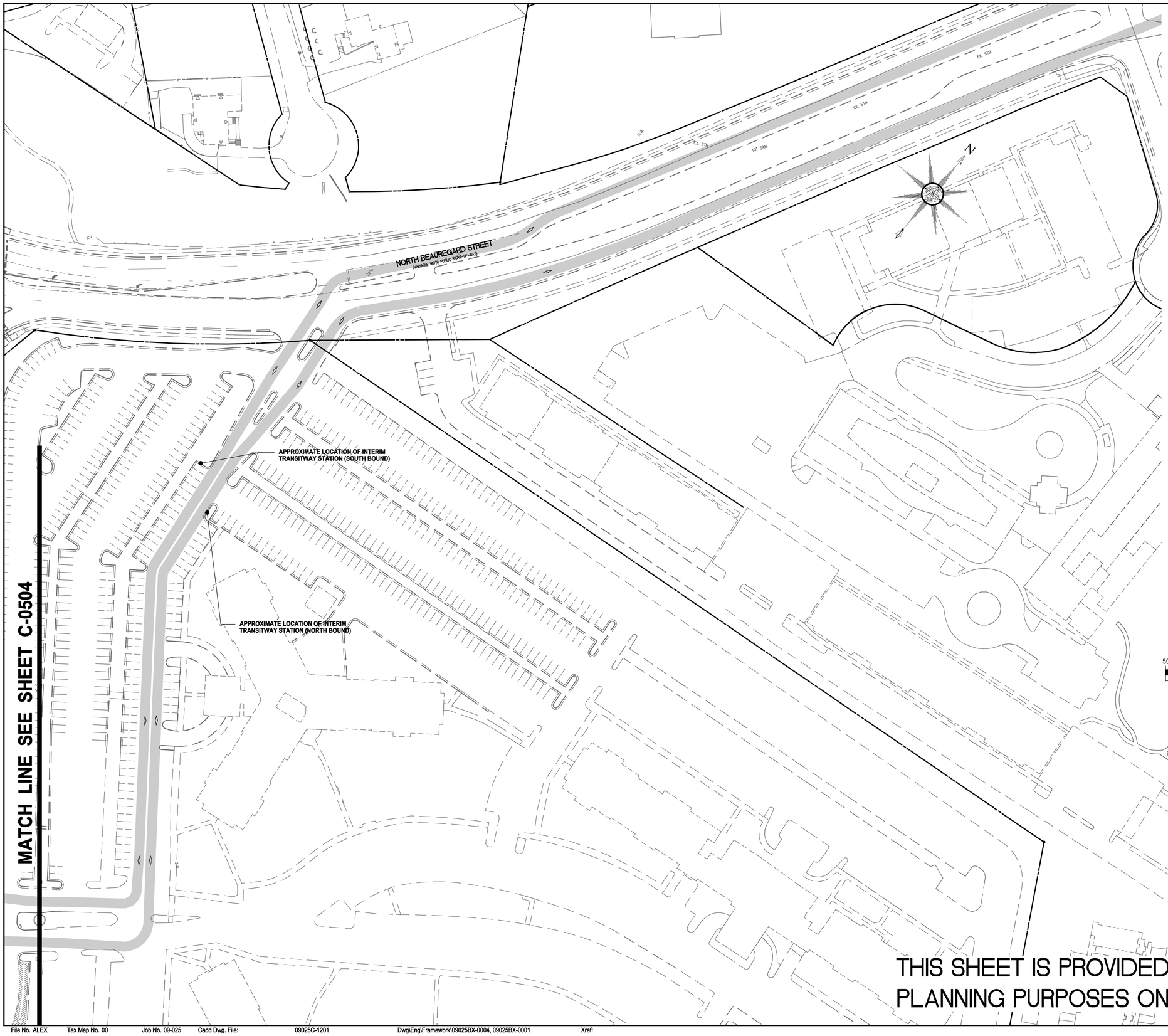
INTERIM TRANSITWAY PLAN

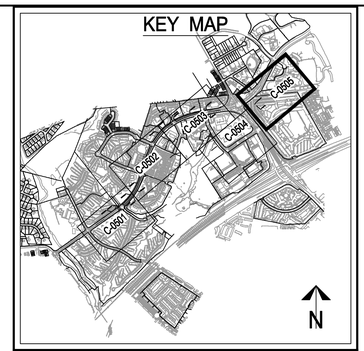
BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0504



THIS SHEET IS PROVIDED FOR PLANNING PURPOSES ONLY

KEY MAP



LEGEND

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

NOTES

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50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

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

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

DIRECTOR DATE

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SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
06/21/13
PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

INTERIM TRANSITWAY PLAN

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

SHEET: P-0505

PROPOSED TRANSPORTATION IMPROVEMENTS [1]

REFERENCE	LOCATION	IMPROVEMENTS	RESPONSIBLE PARTY
A	SOUTHERN TOWERS	NEW ROAD AND RAPID TRANSITWAY THROUGH SOUTHERN TOWERS	DEVELOPERS
B	BEAUREGARD AT SEMINARY	ELLIPSE AT SEMINARY ROAD AND BEAUREGARD STREET	CITY OF ALEXANDRIA
C	BEAUREGARD NORTH OF SOUTHERN TOWERS	TRANSITWAY IMPROVEMENTS FOR BUS RAPID TRANSIT	CITY OF ALEXANDRIA
D	BEAUREGARD BETWEEN MARKCENTER DRIVE AND EXISTING SANGER	PROVIDE NECESSARY RIGHT OF WAY AND WIDEN BEAUREGARD STREET AND CONSTRUCT A TRANSITWAY	CITY OF ALEXANDRIA
E	BEAUREGARD BETWEEN FILLMORE AVENUE AND HOLMES RUN	BUILD 10' WIDE MINIMUM MULTI-USE TRAIL (FOR BICYCLE AND PEDESTRIANS)	DEVELOPERS/ CITY OF ALEXANDRIA [2]
H	SEMINARY ROAD FROM FAIRBANKS AVENUE TO LIBRARY LANE	BUILD 10' WIDE MINIMUM MULTI-USE TRAIL ON NORTH SIDE OF STREET	DEVELOPERS/ CITY OF ALEXANDRIA [2]
J	BEAUREGARD ST AT EXISTING MARK CENTER DRIVE	ADD NORTHBOUND RIGHT TURN LANE. RECONFIGURE WESTBOUND APPROACH AS 3 LANES - 1 LEFT, 1 THRU AND 1 RIGHT TURN LANE.	CITY OF ALEXANDRIA
K	BEAUREGARD ST AT EXISTING SANGER AVENUE	RECONFIGURE SANGER AVENUE APPROACHES TO CONSIST OF A ONE LEFT TURN LANE AND A SHARED THRU/RIGHT LANE IN THE EASTBOUND DIRECTION, AND A RIGHT TURN LANE IN THE WESTBOUND DIRECTION. PROVIDE PERMISSIBLE LEFT-TURN PHASING FOR THE SANGER AVE LEFT TURNS. PROVIDE PERMISSIBLE RIGHT TURN PHASING FOR WESTBOUND SANGER AVE.	CITY OF ALEXANDRIA
L	SEMINARY ROAD AT HERITAGE LANE	ADD WESTBOUND LEFT TURN LANE	CITY OF ALEXANDRIA
M	SEMINARY ROAD AT MARK CENTER DRIVE	WIDEN MARK CENTER DR. TO ALLOW FOR SOUTHBOUND DUAL LEFT TURN LANES	CITY OF ALEXANDRIA
P	NEW PARALLEL ROAD TO BEAUREGARD STREET	CONSTRUCT NEW PARALLEL ROAD WEST OF BEAUREGARD BETWEEN MARK CENTER DRIVE AND RELOCATED SANGER AVENUE	DEVELOPERS
Q	RELOCATED SANGER AVENUE	CONSTRUCT NEW SANGER AVENUE. CONSTRUCT TRANSITWAY AND CONSTRUCT MULTI-USE-TRAIL	DEVELOPERS
R	NEW LOCAL STREETS PARALLEL TO RELOCATED SANGER AVENUE	CONSTRUCT NEW LOCAL STREETS	DEVELOPERS

NOTES:

1. PER TABLE 6, PAGE 125 OF BEAUREGARD SMALL AREA PLAN.

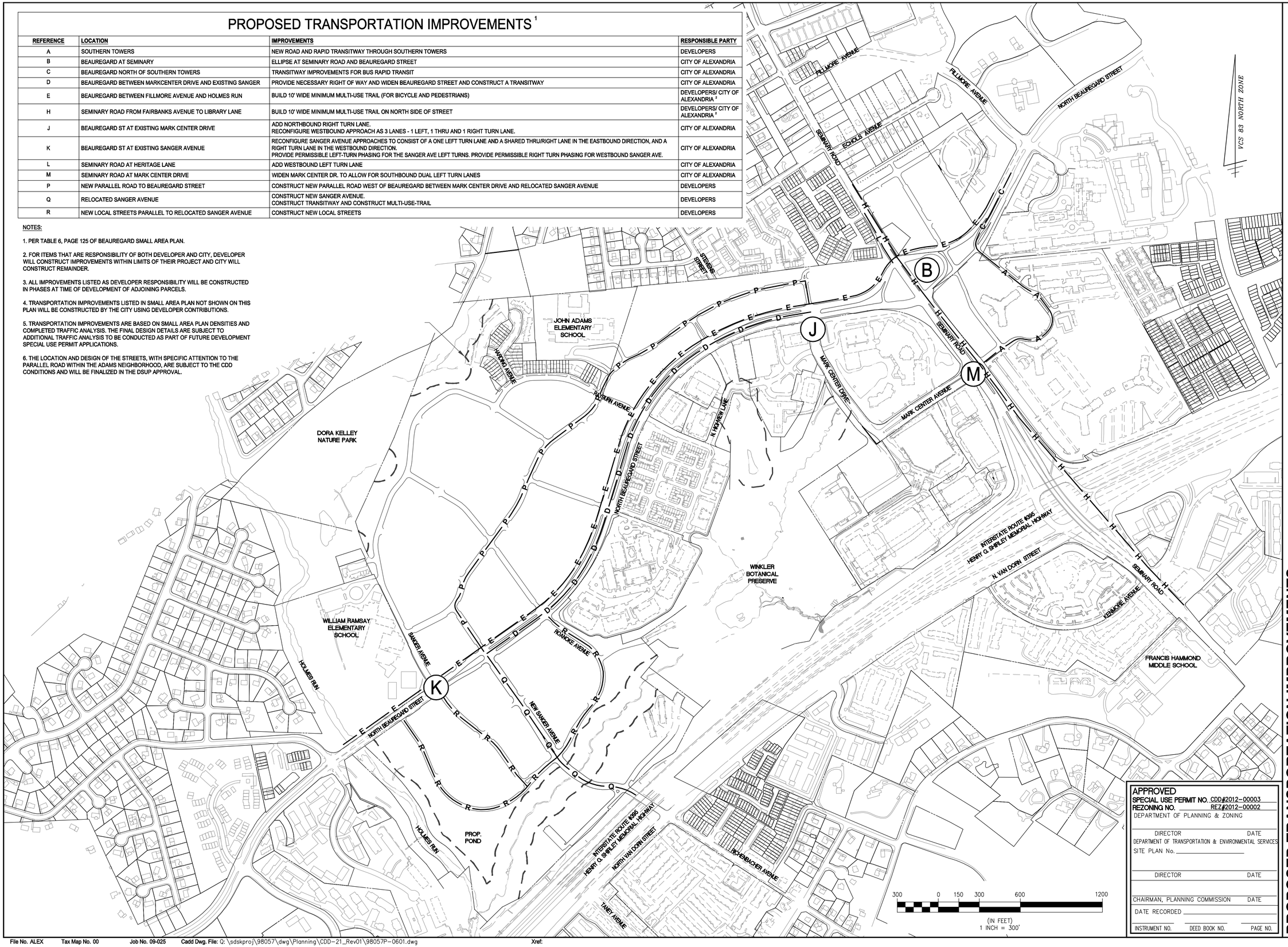
2. FOR ITEMS THAT ARE RESPONSIBILITY OF BOTH DEVELOPER AND CITY, DEVELOPER WILL CONSTRUCT IMPROVEMENTS WITHIN LIMITS OF THEIR PROJECT AND CITY WILL CONSTRUCT REMAINDER.

3. ALL IMPROVEMENTS LISTED AS DEVELOPER RESPONSIBILITY WILL BE CONSTRUCTED IN PHASES AT TIME OF DEVELOPMENT OF ADJOINING PARCELS.

4. TRANSPORTATION IMPROVEMENTS LISTED IN SMALL AREA PLAN NOT SHOWN ON THIS PLAN WILL BE CONSTRUCTED BY THE CITY USING DEVELOPER CONTRIBUTIONS.

5. TRANSPORTATION IMPROVEMENTS ARE BASED ON SMALL AREA PLAN DENSITIES AND COMPLETED TRAFFIC ANALYSIS. THE FINAL DESIGN DETAILS ARE SUBJECT TO ADDITIONAL TRAFFIC ANALYSIS TO BE CONDUCTED AS PART OF FUTURE DEVELOPMENT SPECIAL USE PERMIT APPLICATIONS.

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



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REZONING NO. REZ#2012-00002
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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SCALE: 1" = 300'

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AARON M. VINSON
Lic. No.041851
06/15/18
LICENSED PROFESSIONAL ENGINEER

REVISION APPROVED BY

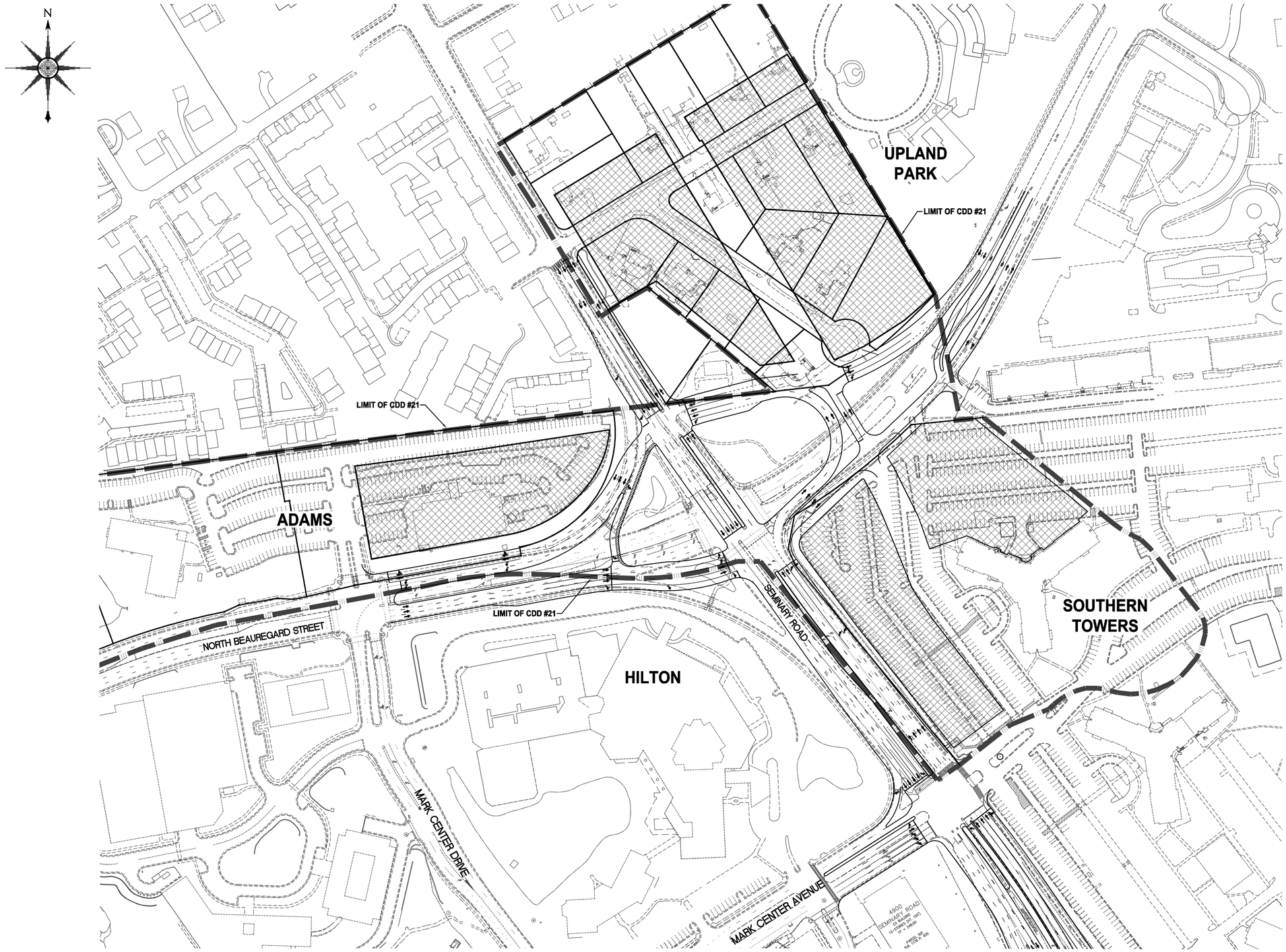
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PROPOSED TRANSPORTATION IMPROVEMENTS

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

SHEET: P-0601

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\98057\dwg\Planning\CDD-21_Rev01\98057P-0601.dwg Xref:



LEGEND

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

100 0 50 100 200 400

(IN FEET)
1 INCH = 100'

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

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

EXHIBIT #1 - PROPERTIES FRONTING ELLIPSE

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

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

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06/21/13
PROFESSIONAL ENGINEER

DATE: 06/22/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: 1" = 100'
DRAWN: DCV
CHECKED: BF

SHEET: P-0701

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0701.dwg Xref:

NOTE

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

APPROVED
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REZONING NO. REZ#2012-00002
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

EXHIBIT #2 - OPEN SPACE

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

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DATE: 06/22/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: NONE

COMMONWEALTH OF VIRGINIA
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Lic. No.041851
06/21/13
PROFESSIONAL ENGINEER

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SHEET: P-0702

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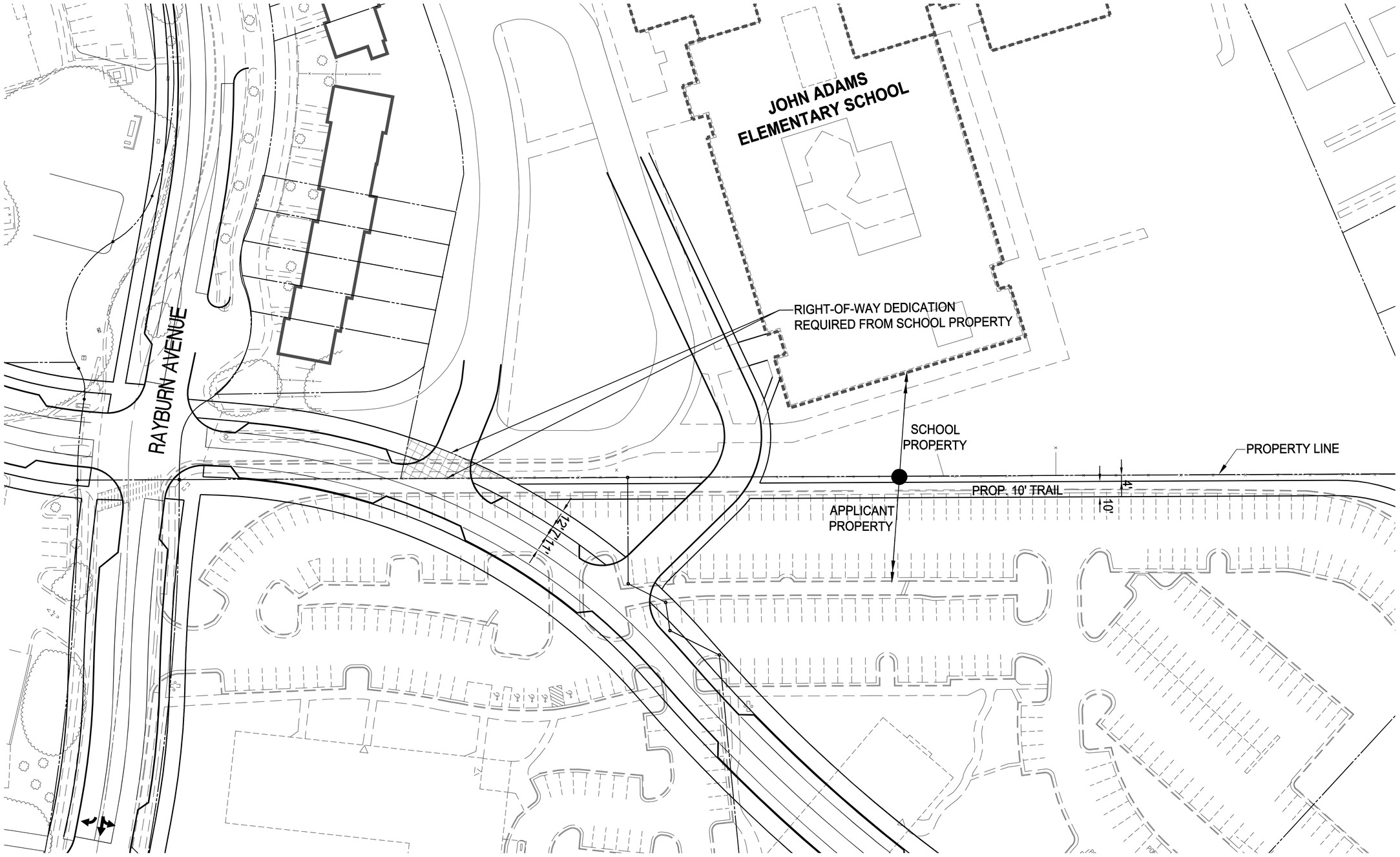

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REZONING NO. REZ#2012-00002
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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SITE PLAN No. _____

DIRECTOR DATE

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DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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

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PROFESSIONAL ENGINEER

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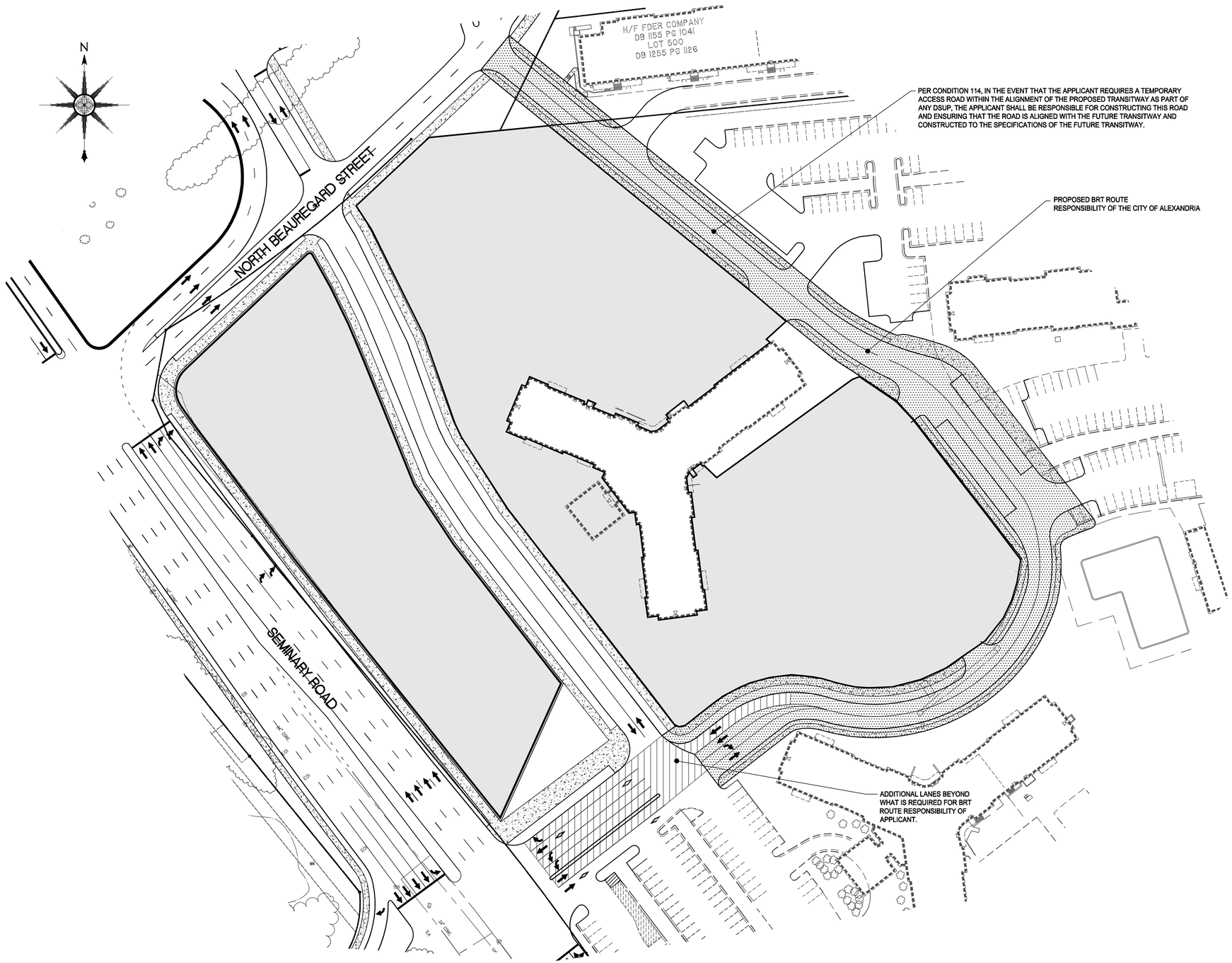
SCALE: 1" = 30'
DRAWN: PMM/PB
CHECKED: AV

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

SHEET: P-0703

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\98057\dwg\Planning\CDD-21_Rev01\09025P-0703.dwg Xref:



LEGEND

COST RESPONSIBILITY CITY OF ALEXANDRIA

COST RESPONSIBILITY OF APPLICANT

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

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

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BEAUREGARD CORRIDOR
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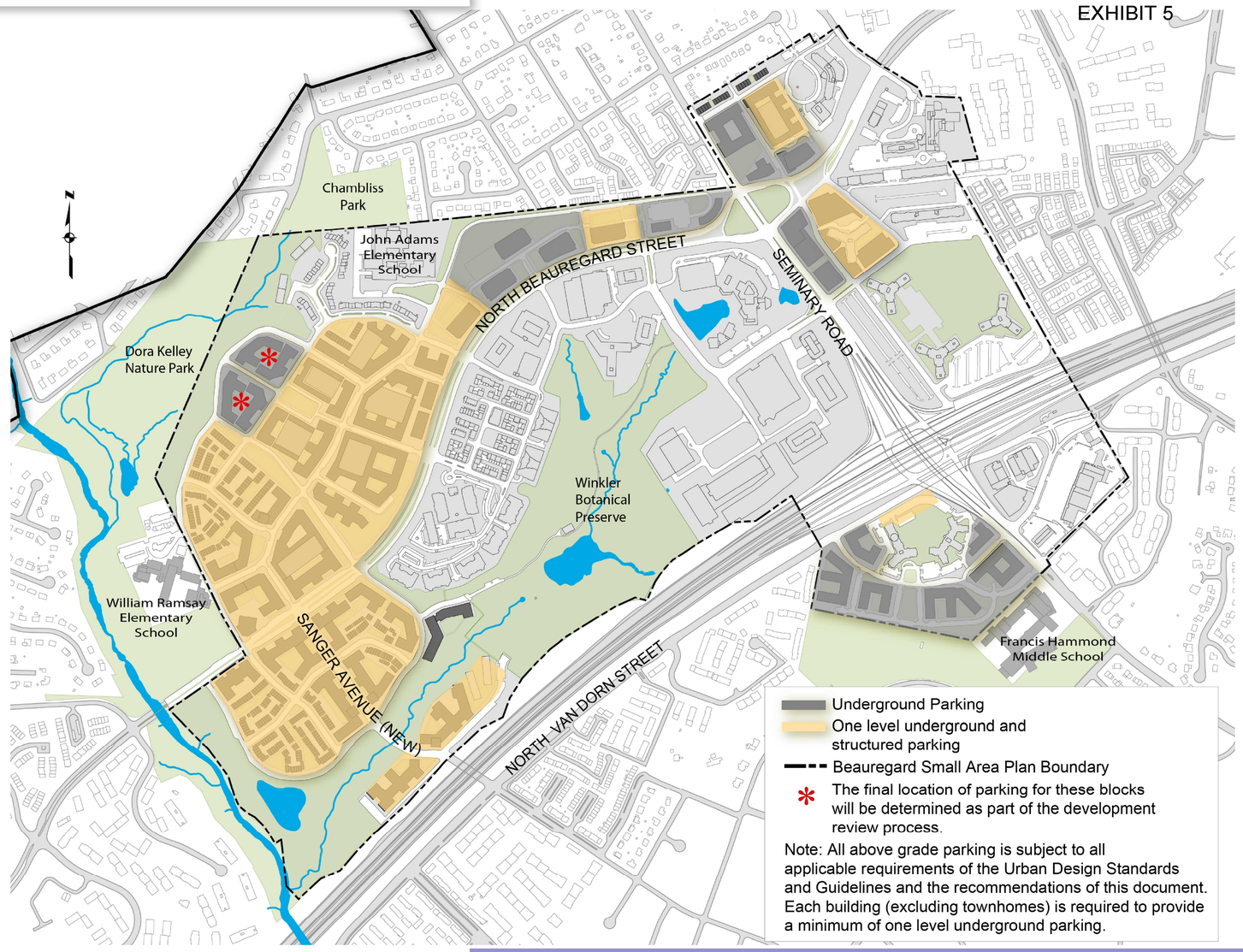
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0704

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0704.dwg Xref:

Figure 32A: Underground and Structured Parking



NOTE

1. REFER TO THE ORIGINAL COLOR VERSION OF THIS PLAN, PAGE 50 OF THE BEAUREGARD SMALL AREA PLAN.

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REZONING NO. REZ#2012-00002
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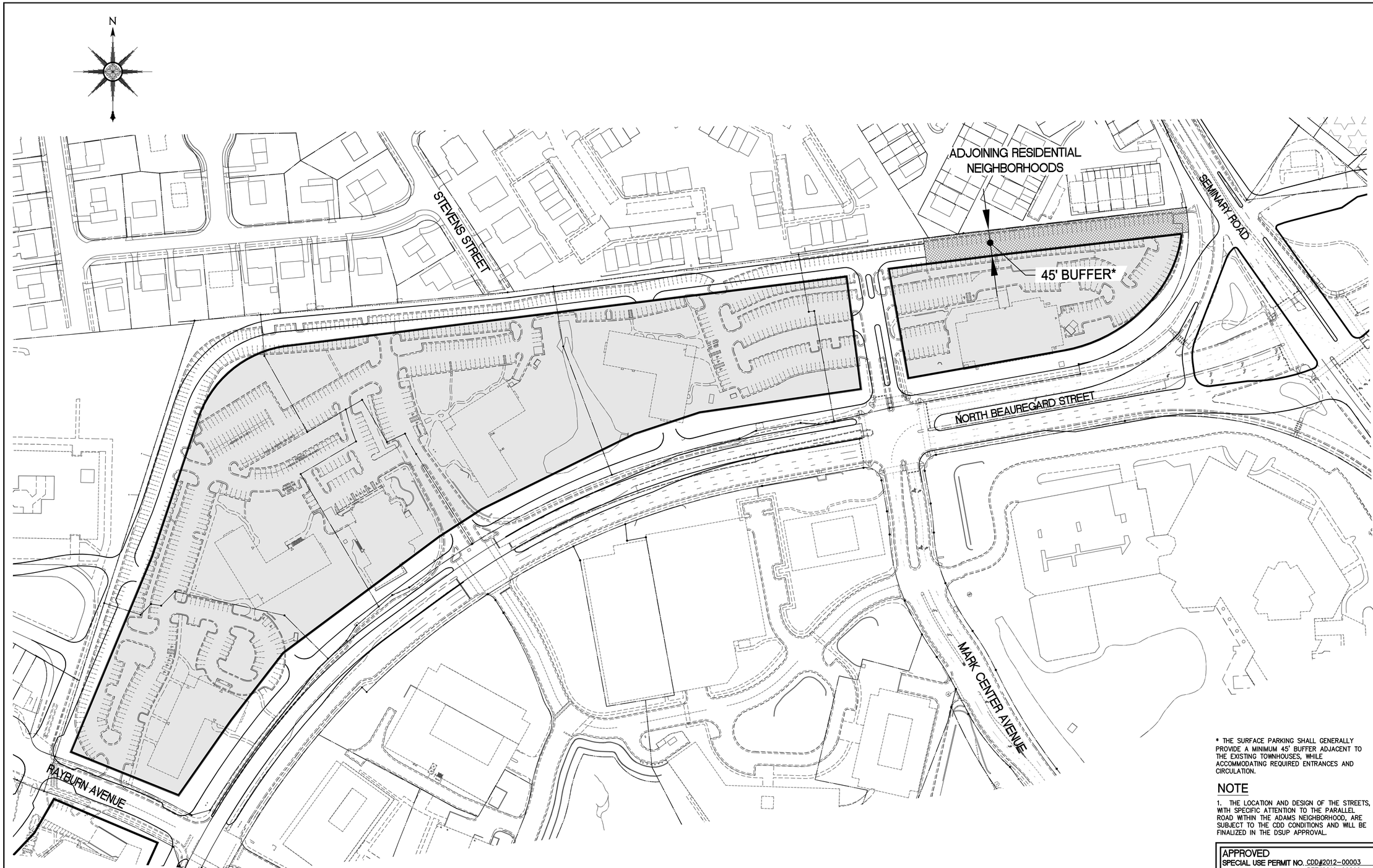
EXHIBIT #5 - PARKING LOCATION EXHIBIT

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

SHEET: P-0705

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0705.dwg Xref:



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

NOTE

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DIRECTOR DATE
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SITE PLAN No. _____

DIRECTOR DATE

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DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

80 0 40 80 160 320
(IN FEET)
1 INCH = 80'

EXHIBIT #6 - ADAMS NEIGHBORHOOD - 45' NO PARKING BUFFER

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

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SHEET: P-0706