

**GENERAL NOTES**

- THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THIS SITE ARE 016.01-05-01 AND 016.02-01-03.
- THE SITE CONTAINS APPROXIMATELY 64.61 ACRES (AFTER THE DEDICATION OF POTOMAC AVENUE).
- THE BOUNDARY SURVEY WAS PREPARED BY CCL IN SEPTEMBER OF 2018.
- THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM AN AERIAL SURVEY AND SUPPLEMENTED WITH FIELD TOPO DATED 10-11-19.
- THE SITE IS CURRENTLY DEVELOPED AS THE POTOMAC YARD CENTER. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ADJACENT TO THE OFFSITE FOUR MILE RUN. AREAS OF THE RPA LINE ON THIS SITE ARE NOT IN THEIR NATURAL STATE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. (5-604-C (2)).
- ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA. FIRST, THE PROPOSED PROJECT INCLUDES A SANITARY SEWER PLAN THAT WILL ADEQUATELY SERVE THE SANITARY SEWER NEEDS OF A SITE THIS LARGE, WHILE STILL LEAVING CAPACITY IN THE CITY'S INFRASTRUCTURE SYSTEM TO ACCOMMODATE FUTURE DEVELOPMENT IN OTHER LOCATIONS. LIKEWISE, THE PROPOSED PLAN FOR STORM WATER QUALITY INCLUDES UTILIZING LOW IMPACT DEVELOPMENT PRACTICES AND CONVENTIONAL AND CREATIVE TREATMENT PRACTICES. SECOND, THE TRAFFIC ONSITE AND OFFSITE WILL BE MITIGATED BY FACILITATING THE PROPOSED METRO RAIL PROJECT AND BRT PROJECT WHICH WILL BE ACCESSED BY THIS DEVELOPMENT AS WELL AS THE COMMUNITY AS A WHOLE. FURTHER, THE PROJECT PROPOSES A TRAFFIC CIRCULATION PLAN THAT WILL ADEQUATELY ADDRESS TRAFFIC FLOWING THROUGH THE SITE AND WILL CONNECT THE PROPOSED NEW PUBLIC STREETS TO EXISTING POTOMAC AVENUE. THE PROJECT PROTECTS THE EXISTING RESOURCE PROTECTION AREA ON THE NORTH SIDE OF THE PROPERTY.
- THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 250 FEET. ADDITIONAL HEIGHT MAY BE ACHIEVED THROUGH THE APPROVAL OF BONUS HEIGHT PURSUANT TO SECTION 7-700 OF THE ZONING ORDINANCE. (5-604-C (5)).
- THE MAXIMUM FLOOR AREA AS DEFINED BY THE CURRENT CITY ZONING ORDINANCE FOR EACH LAND BAY IN THIS CDD # 19 AMENDMENT WILL BE AS SHOWN ON SHEET A1. ADDITIONAL FLOOR AREA MAY BE ACHIEVED THROUGH THE APPROVAL OF BONUS DENSITY PURSUANT TO SECTION 7-700 OF THE ZONING ORDINANCE. (5-604-C (6)).
- THE CDD CONCEPT PLAN REFLECTS APPROXIMATELY 1,467 RESIDENTIAL UNITS, EXCLUSIVE OF THE FLEX ZONE. THE UNITS ARE CURRENTLY PROJECTED TO INCLUDE APPROXIMATELY 60% 1 BR AND 40% 2 BR WITH AN AVERAGE UNIT SIZE OF 750 SF/UNIT. THE FINAL NUMBER OF UNITS/MIX OF UNITS/AVERAGE SQUARE FOOTAGE IS SUBJECT TO CHANGE THROUGH THE DSUP PROCESS. (5-604(C)(7))
- THE MAXIMUM NUMBER OF OFF STREET PARKING SPACES FOR THIS CDD SHALL BE 13,454. ALL PARKING WILL BE LOCATED ONSITE. THE PARKING STRUCTURES WILL HAVE AT LEAST ONE LEVEL OF BELOW GRADE PARKING UNDER THE BUILDINGS, SUBJECT TO ENVIRONMENTAL CONDITIONS AND WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF CDD #2009-0001. (5-604-C (8)).
- THE SPECIAL AMENITIES PROPOSED WITH THIS CDD CONCEPT PLAN ARE INTENDED TO REACH FOUR KEY AREAS INCLUDING TRANSPORTATION, SUSTAINABLE DEVELOPMENT, OPEN SPACES AND PARKS, AND PEDESTRIAN FRIENDLY DEVELOPMENT. FIRST, IN REGARD TO TRANSPORTATION, THE PROPOSAL INCLUDES THE LEVEL OF DENSITY NEEDED TO FACILITATE THE CONSTRUCTION OF A NEW WMATA METRO STATION AND A BUS RAPID TRANSIT ROUTE TO COMPLETE THE CONNECTION OF THE BRT FROM ALEXANDRIA TO ARLINGTON. SECOND, THE PROPOSAL INCLUDES INNOVATIVE SUSTAINABLE SITE DESIGN AND BUILDING TECHNIQUES THROUGHOUT INCLUDING SUSTAINABLE CONCEPTS FOR INNOVATIVE STORM WATER MANAGEMENT. THIRD, THE PROPOSAL PROVIDES SPACE FOR THE EXTENSION OF LAND BAY K TO FOUR MILE RUN. THE PARKS ARE ALSO CONNECTED BY LANDSCAPED STREETS, AS WELL AS USABLE GREEN ROOF GARDENS WHICH WILL RESULT IN A VIBRANT GREEN NEIGHBORHOOD PLAN. FOURTH, THE PROPOSAL WILL INCLUDE NEW STREETSCAPES THAT ALLOW FOR PEDESTRIAN MOVEMENT AROUND THE SITE THAT WILL ENCOURAGE WALKING AND/OR BIKING IN LIEU OF DRIVING. (5-604(9))
- EACH OF THE EXISTING BUILDINGS AND THE DEVELOPMENT APPROVAL ON THE WEST SIDE OF POTOMAC AVE SITE WILL REMAIN IN FULL FORCE, UNCHANGED AND CONTINUE TO OPERATE UNTIL SUCH TIME AS THE OWNER/DEVELOPER REPLACES EACH BUILDING WITH DEVELOPMENT AS OUTLINED IN THIS PLAN. PRIOR TO THE START OF CONSTRUCTION OF ANY PORTION OF THIS CDD CONCEPT PLAN AMENDMENT, THE EXISTING SITE PLAN MAY BE AMENDED TO INCORPORATE ANY ADDITIONAL DENSITY PERMITTED BY THE EXISTING ZONING (UP TO A TOTAL OF 600,000 SQUARE FEET OF RETAIL DEVELOPMENT), BUT NOT YET CONSTRUCTED. (5-604(10))
- THE DEVELOPMENT WILL BE PHASED WITH PHASE I OF DEVELOPMENT BEING THE ±18.0 ACRE PARCEL EAST OF POTOMAC AVENUE. (5-604(10))
- THE OWNER/DEVELOPER SHALL BE PERMITTED TO SUBMIT A DSUP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE DEVELOPMENT AND IN ANY ORDER AND IN CONJUNCTION WITH AN OVERALL INFRASTRUCTURE PLAN. (5-604(10))
- PHASE I WILL INCLUDE SITE IMPROVEMENTS (STREETS, OPEN SPACES, UTILITY INFRASTRUCTURE) EAST OF POTOMAC AVENUE. SITE IMPROVEMENTS WEST OF POTOMAC AVENUE WILL OCCUR IN FUTURE PHASES OF DEVELOPMENT WEST OF POTOMAC AVENUE. AS DEPICTED ON THE PLAN, CERTAIN STREETS AND OPEN SPACES WILL BE PUBLIC AND OTHERS WILL BE PRIVATE WITH A PUBLIC ACCESS EASEMENT. DEDICATIONS AND EASEMENTS WILL BE PROVIDED IN ACCORDANCE WITH STANDARD CITY PRACTICES. WHILE THE APPLICANT INTENDS TO CONSTRUCT THE INFRASTRUCTURE REFLECTED ON THE PRELIMINARY INFRASTRUCTURE AT ONE TIME, FINAL PHASING AND COMPLETION OF THE IMPROVEMENTS WILL BE DETERMINED IN THE FUTURE COORDINATION WITH WMATA AND THE DSUP APPROVALS. (5-604(C)(11))
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
- TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY INCLUDE ARSENIC WITH ZONES OF ELEVATED PETROLEUM COMPOUNDS AND/OR LEAD. (5-604-c (15)).
- THE PROJECT WILL BE SERVED BY ADEQUATE EXISTING AND NEW PUBLIC FACILITIES AND SERVICES. FIRST, A NEW STREET GRID WILL BE CONSTRUCTED ADDING SIX ADDITIONAL STREETS TO THE NETWORK AS WELL AS THE EXISTING STREET PARALLEL TO ROUTE ONE ON THE MIDDLE PORTION OF THE PROPERTY (POTOMAC AVENUE). THE STREET GRID WILL ALLOW ADEQUATE TRAFFIC CIRCULATION WITHIN THE SITE. THE PROPOSED SITE WILL INCLUDE APPROXIMATELY 10,000 OFF STREET PARKING SPACES TO SERVE EACH OF THE PROPOSED USES. THE PROPOSED PLAN WILL ALLOW EACH BLOCK OF DEVELOPMENT TO BE PARKED ADEQUATELY, WHILE STILL REDUCING THE NUMBER OF PARKING SPACES TO TAKE ADVANTAGE OF THE TRANSIT OPPORTUNITIES PROVIDED IN THE PROPOSAL. THIRD, THE APPLICATION INCLUDES A STORM WATER MANAGEMENT MASTER PLAN THAT PROPOSES INNOVATIVE TECHNIQUES TO ADDRESS STORM WATER MANAGEMENT PER THE LATEST STATE STANDARDS. FOURTH, THE APPLICANT HAS AGREED TO PROVIDE A PUMP STATION TO ACCOMMODATE THE ADDITIONAL FLOWS FROM THIS PROJECT AS WELL AS ADDITIONAL FLOWS PROJECTED BY THE CITY FOR FUTURE DEVELOPMENT ON THE WEST SIDE OF POTOMAC AVE. THAT WILL PROVIDE ADEQUATE SANITARY SEWER SERVICE FOR THE PROJECT. ADDITIONALLY, WATER USE REDUCTION TECHNIQUES WILL BE EMPLOYED TO USE LESS OF THE SEWER CONVEYANCE CAPACITY. FIFTH, THE APPLICANT HAS CONTACTED THE VIRGINIA AMERICAN WATER COMPANY TO ENSURE THAT THERE WILL BE ADEQUATE WATER SUPPLY FOR THIS NEW DEVELOPMENT. DUE TO THE SIZE OF THE BUILDINGS PROPOSED, THE APPLICANT PROPOSES WATER PUMPS THAT WILL ENSURE ADEQUATE WATER PRESSURE AS NEEDED FOR THE USES.
- STORM WATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL NOT BE REQUIRED FOR THIS DEVELOPMENT PROJECT AS OUTLINED BY THE CORPS OF ENGINEERS REPORT FOR THE FOUR MILE RUN WATERSHED. WATER QUALITY TREATMENT WILL BE PROVIDED IN A VARIETY OF WAYS AS REQUIRED BY THE CITY OF ALEXANDRIA, THE APPROVAL CONDITIONS THE STATE OF VA AND THE CURRENT CHESAPEAKE BAY ACT. INNOVATIVE STORM WATER QUALITY CONTROL MEASURES ARE PROPOSED TO BE IMPLEMENTED ON THIS SITE TO THE MAXIMUM EXTENT PRACTICAL.
- SANITARY SEWER COLLECTION, CONVEYANCE AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA RENEW ENTERPRISES. THE DEVELOPER IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE SYSTEMS WILL REDUCE DOMESTIC WATER DEMAND AND THUS WASTE WATER DISPOSAL. A NEW ONSITE PUMP STATION AT THE NORTH END OF THE SITE WILL BE DESIGNED TO THE SATISFACTION OF THE CITY AND ALEXRENEW IS BEING PROPOSED BY THE OWNER/DEVELOPER TO COLLECT AND CONVEY ONLY THE WASTE WATER GENERATED ONSITE TO THE POTOMAC YARD PUMP STATION TO THE SOUTH. UPGRADES TO THE EXISTING PUMP STATION OR THE OFFSITE TRUNK SEWERS WILL NOT BE REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT.
- THE APPLICANT IS REQUESTING 750,000 SQUARE FEET OF ACADEMIC SPACE, WHICH IS EXCLUDED PER THE APPROVED 2017 MASTER PLAN. THE APPLICANT IS ALSO REQUESTING 150,000 SQUARE FEET OF ADDITIONAL RESIDENTIAL DENSITY ON BLOCK 23 TO ACCOMMODATE THE COLOCATION OF AFFORDABLE HOUSING.

# NORTH POTOMAC YARD

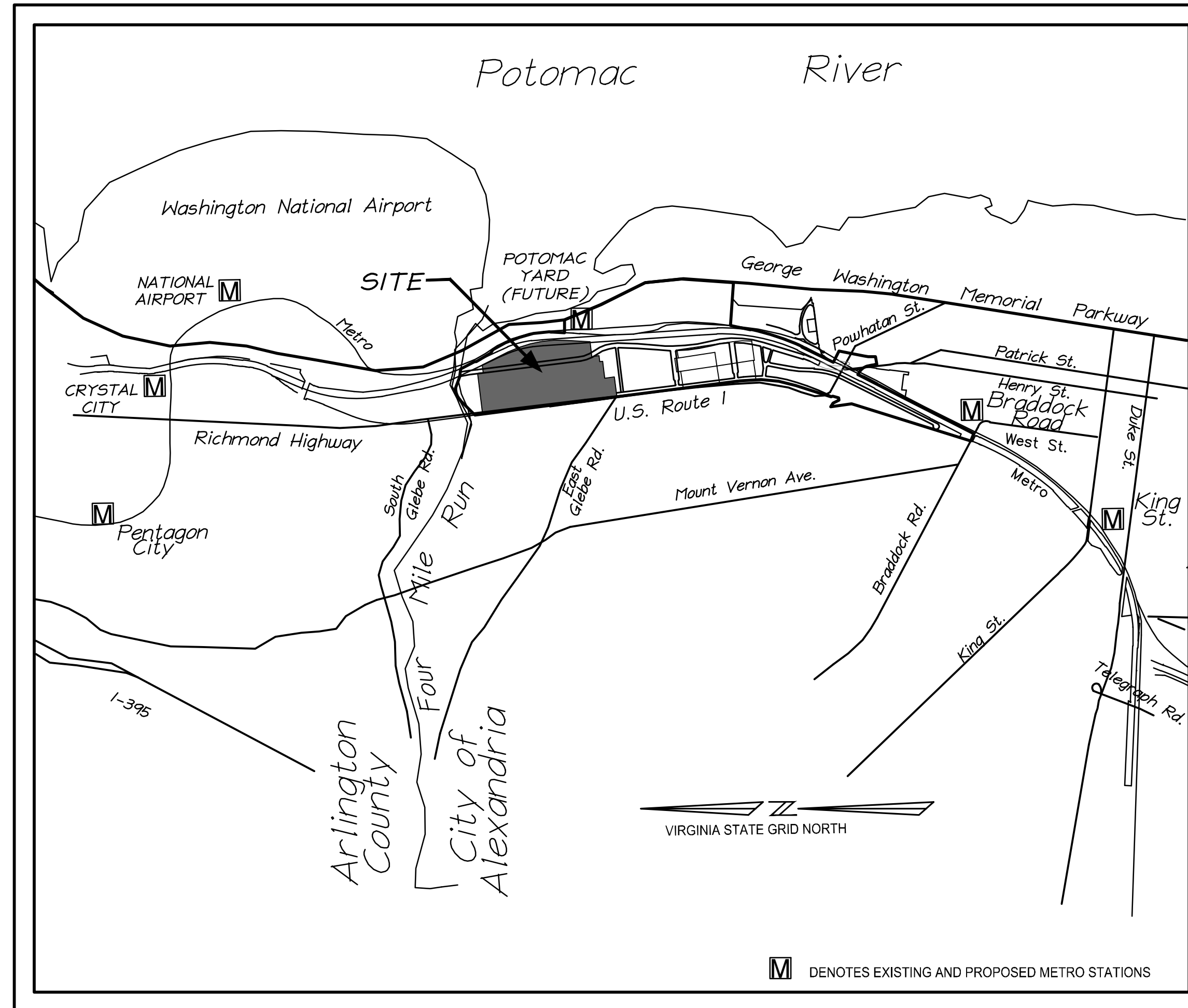
## COORDINATED DEVELOPMENT DISTRICT # 19

### ALEXANDRIA, VIRGINIA

# CONCEPTUAL DESIGN PLAN

## AMENDMENT

VICINITY MAP  
SCALE 1"= 2000'



**PROJECT NARRATIVE**

THE PROPOSED REDEVELOPMENT IS AN URBAN, MIXED-USE DEVELOPMENT THAT WILL INCLUDE OFFICE, RESIDENTIAL, HOTEL, ENTERTAINMENT, RETAIL, ACADEMIC, AND RESTAURANT USES TO BE LOCATED WITHIN A NEW NETWORK OF STREETS AND OPEN SPACES. THE PROJECT WILL PROVIDE A NEW STREET NETWORK INCLUDING ENHANCED SIDEWALK AND STREETSCAPE, BICYCLE AND PEDESTRIAN INFRASTRUCTURE, AND OPEN SPACES THROUGHOUT THE PROJECT. THE REDEVELOPMENT WILL ALSO INCLUDE A WATER MANAGEMENT MASTER PLAN, ENVIRONMENTAL SUSTAINABILITY MASTER PLAN, AND AN INFRASTRUCTURE DEVELOPMENT SITE PLAN, TO BE SUBMITTED UNDER SEPARATE COVER.

**SHEET INDEX**

C100	COVER SHEET
C101	OVERALL EXISTING CONDITIONS PLAN
C102-C110	EXISTING CONDITIONS PLAN
C111	CONTAMINATED SOIL EXHIBIT
A1	LAND USE DIAGRAM
A2	BLOCK HEIGHT DIAGRAM
A3	OPEN SPACE, PEDESTRIAN, AND BICYCLE TRAIL DIAGRAM
A4	INTERIM PEDESTRIAN, AND BICYCLE TRAIL DIAGRAM

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	12-17-19	CITY COMMENTS
	01-14-20	CITY COMMENTS
	03-19-20	CITY COMMENTS
	06-09-20	CITY COMMENTS

**OWNER/APPLICANT**  
**CPYR SHOPPING CENTER LLC & CPYR THEATER LLC**  
 712 Main Street  
 Suite 2500  
 Houston, TX 77002

**DEVELOPMENT MANAGER**  
**JBG SMITH**  
 4445 Willard Avenue  
 Suite 400  
 Chevy Chase, MD 20815  
 (240) 333-3600

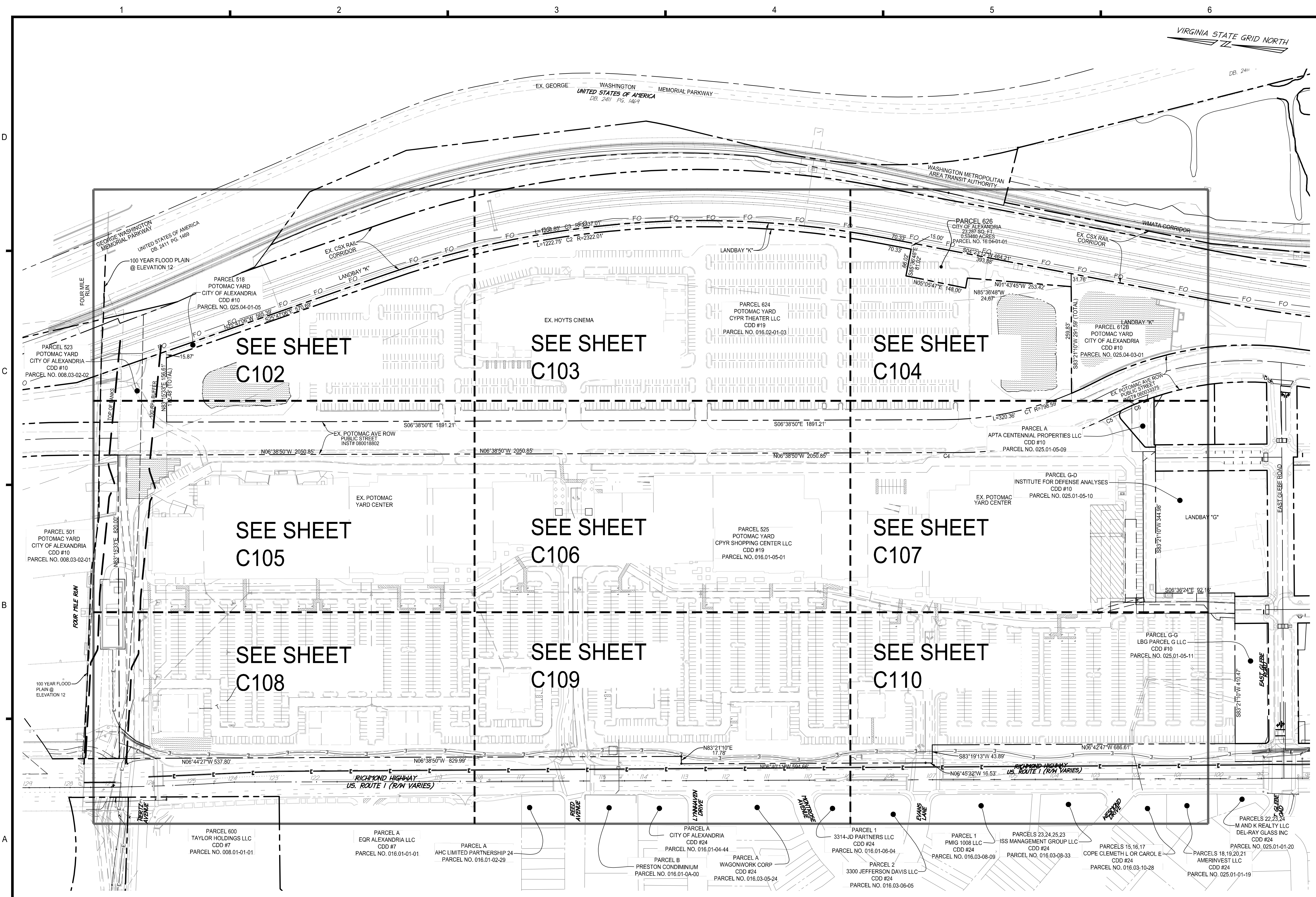
**CIVIL ENGINEER**  
**christopher consultants, ltd.**  
 9900 Main Street  
 Fourth Floor  
 Fairfax, Virginia 22031  
 (703) 273-6820

**MASTER PLANNER**  
**Elkus Manfredi Architects Ltd**  
 25 Drydock Avenue  
 Boston, MA 02210  
 (617) 368-3451

**TRAFFIC ENGINEER**  
**Kimley-Horn**  
 11400 Commerce Park Drive  
 Suite 400  
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 (703) 674-1300

**ATTORNEY**  
**Walsh, Colucci, Lubeley & Walsh**  
 Courthouse Plaza  
 2200 Clarendon Boulevard  
 Suite 1300  
 Arlington, VA 22201-3359  
 (703) 528-4700





VIRGINIA STATE GRID NORTH

SEE SHEET  
C102

SEE SHEET  
C103

SEE SHEET  
C104

SEE SHEET  
C105

SEE SHEET  
C106

SEE SHEET  
C107

SEE SHEET  
C108

SEE SHEET  
C109

SEE SHEET  
C110

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	798.59'	320.36'	22°59'05"	318.22'	N18°08'22"W	162.36'
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NOTE:  
SEE SHEET #2 FOR LEGEND

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 07/23/2020  
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**NORTH POTOMAC YARD**  
 CONCEPT DESIGN PLAN  
 AMENDMENT  
 CITY OF ALEXANDRIA, VIRGINIA

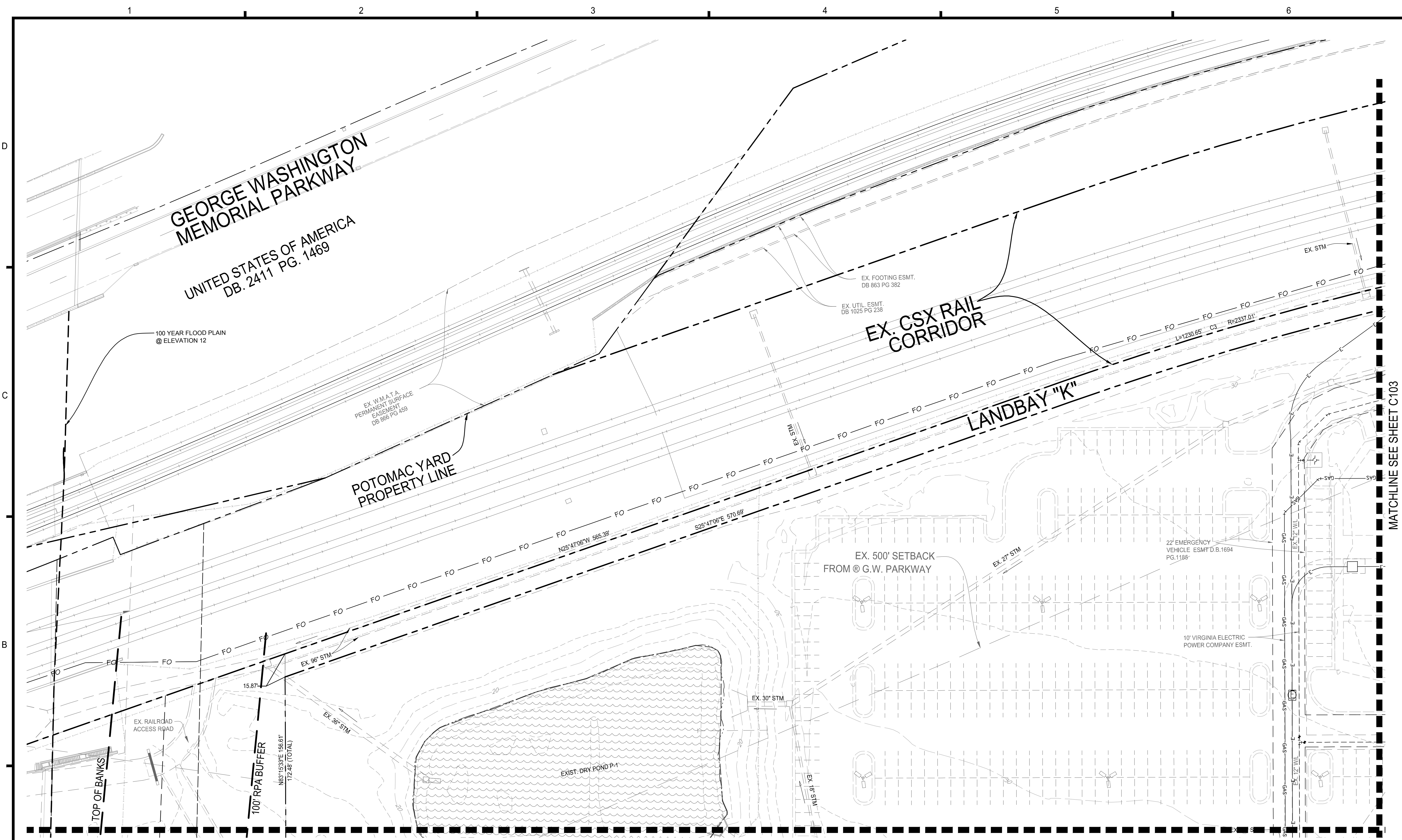
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03/19/2020	CITY COMMENTS
06/09/2020	CITY COMMENTS

PROJECT No.: 888024.172.0  
 DRAWING No.: 109480  
 DATE: 2020-03-19  
 DESIGN: JH  
 DRAWN: AN  
 CHECKED: KMW

SHEET TITLE:  
**OVERALL EXISTING CONDITIONS**

SHEET No.  
**C101**





**GEORGE WASHINGTON  
MEMORIAL PARKWAY**  
UNITED STATES OF AMERICA  
DB. 2411 PG. 1469

**EX. CSX RAIL  
CORRIDOR**

**LANDBAY "K"**

**POTOMAC YARD  
PROPERTY LINE**

100 YEAR FLOOD PLAIN  
@ ELEVATION 12

EX. FOOTING ESMT.  
DB 863 PG 382  
EX. UTIL. ESMT.  
DB 1025 PG 236

EX. W.M.A.T.A.  
PERMANENT SURFACE  
EASEMENT  
DB 866 PG 459

EX. 500' SETBACK  
FROM @ G.W. PARKWAY

22' EMERGENCY  
VEHICLE ESMT D.B.1694  
PG.1185

10' VIRGINIA ELECTRIC  
POWER COMPANY ESMT.

EXIST. DRY POND P-1

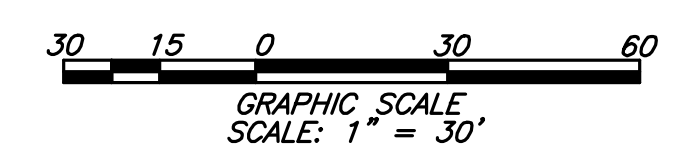
MATCHLINE SEE SHEET C105

MATCHLINE SEE SHEET C103

**LEGEND**

- : EX. CONTOUR
- : EX. SPOT ELEVATION
- : EX. TREE LINE
- : EX. CURB & GUTTER
- : EX. FENCE
- : EX. EDGE OF PAVEMENT
- : EX. TREES
- : HANDICAP RAMP
- : EX. LIGHT

VIRGINIA STATE GRID NORTH



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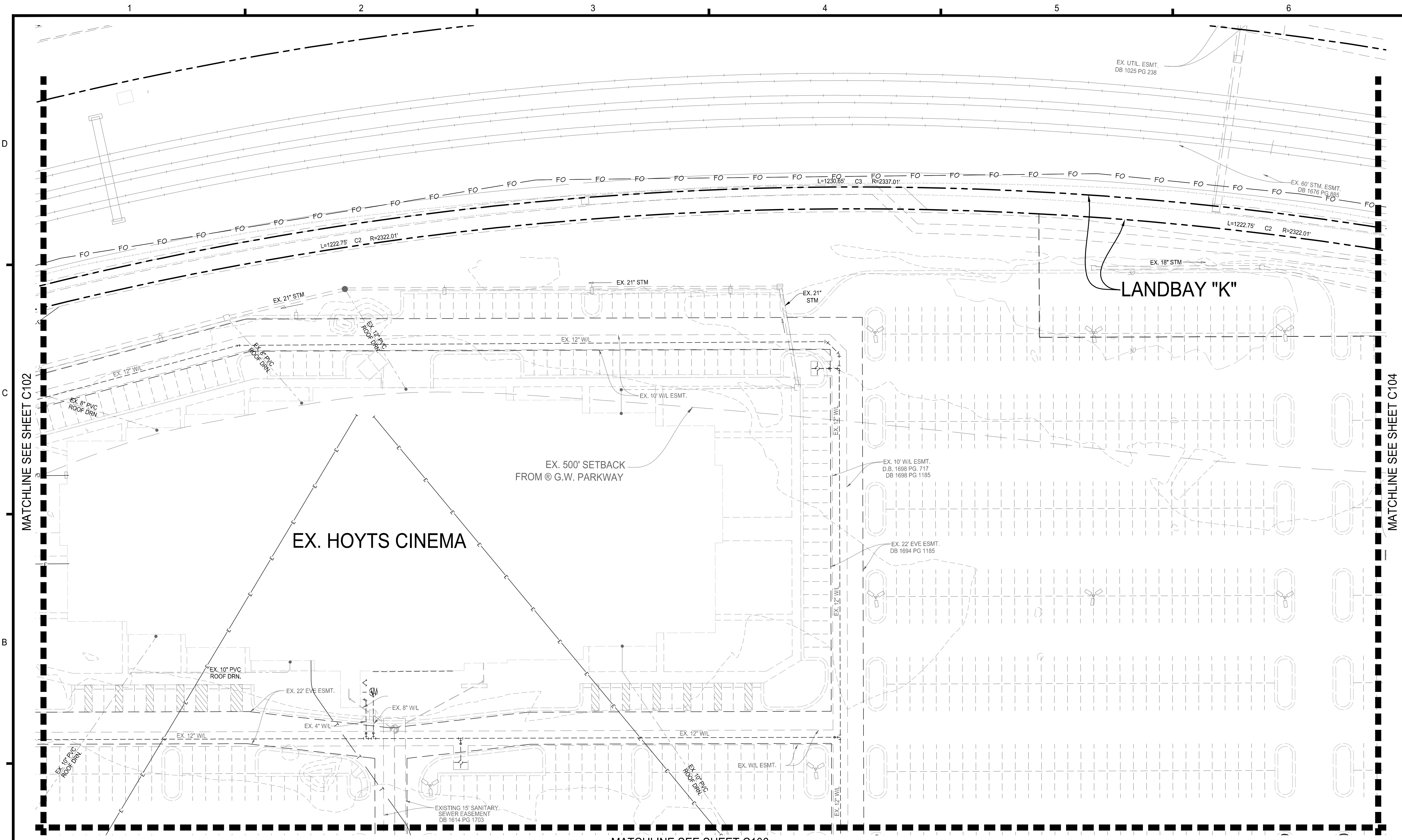
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SHEET TITLE:  
**EXISTING  
CONDITIONS**

SHEET No.  
**C102**





**NORTH POTOMAC YARD**  
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 CITY OF ALEXANDRIA, VIRGINIA

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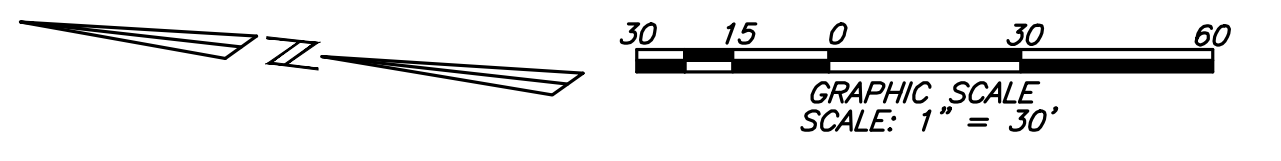
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**EXISTING CONDITIONS**

SHEET No.  
**C103**

**CURVE TABLE**

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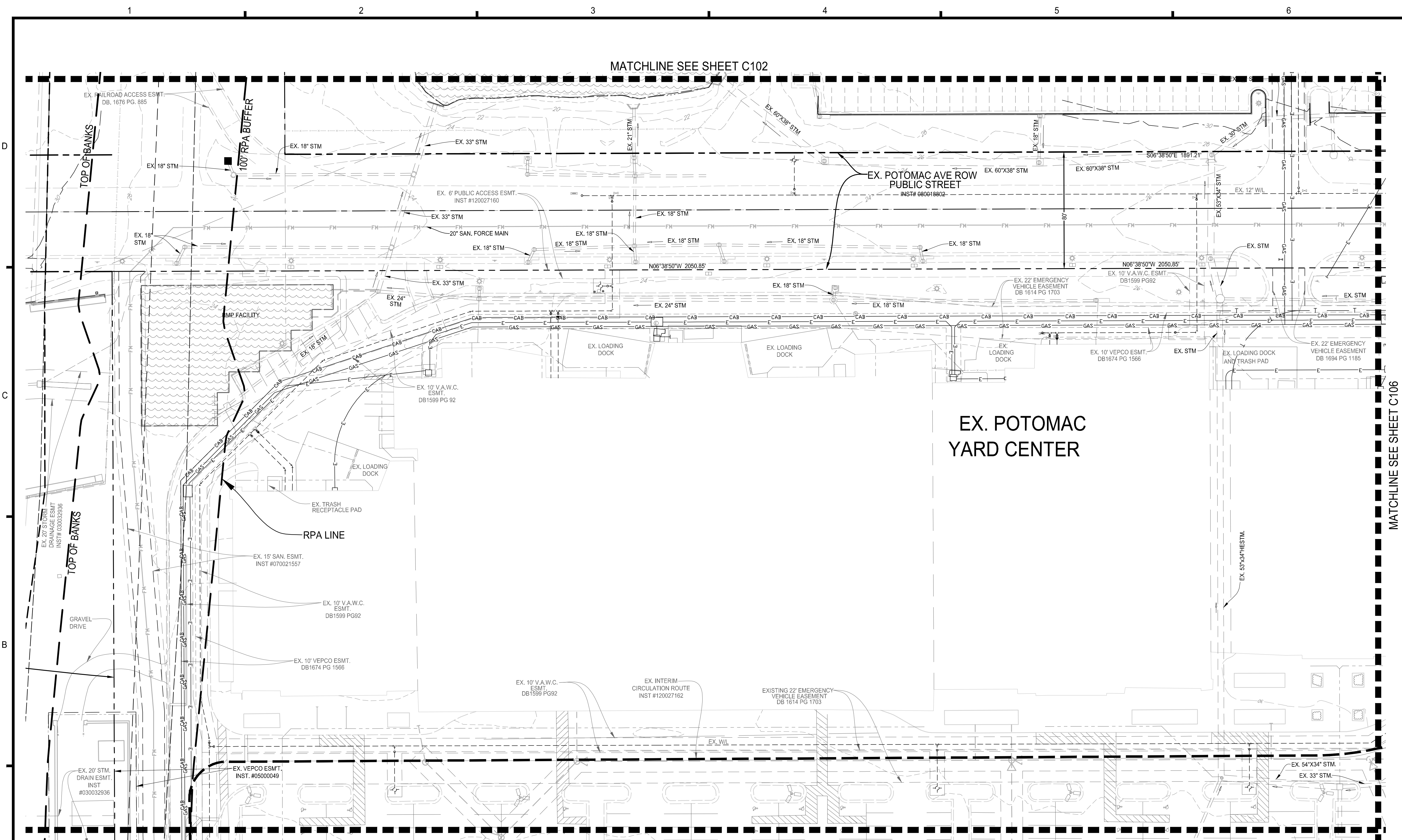
NOTE:  
 SEE SHEET C102 FOR LEGEND











MATCHLINE SEE SHEET C102

MATCHLINE SEE SHEET C108

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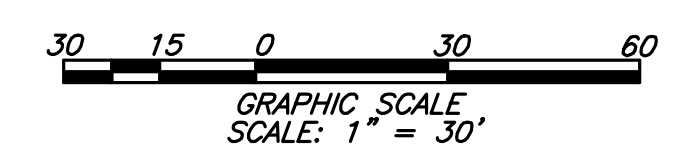
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SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET No.  
**C105**

NOTE:  
 SEE SHEET C102 FOR LEGEND

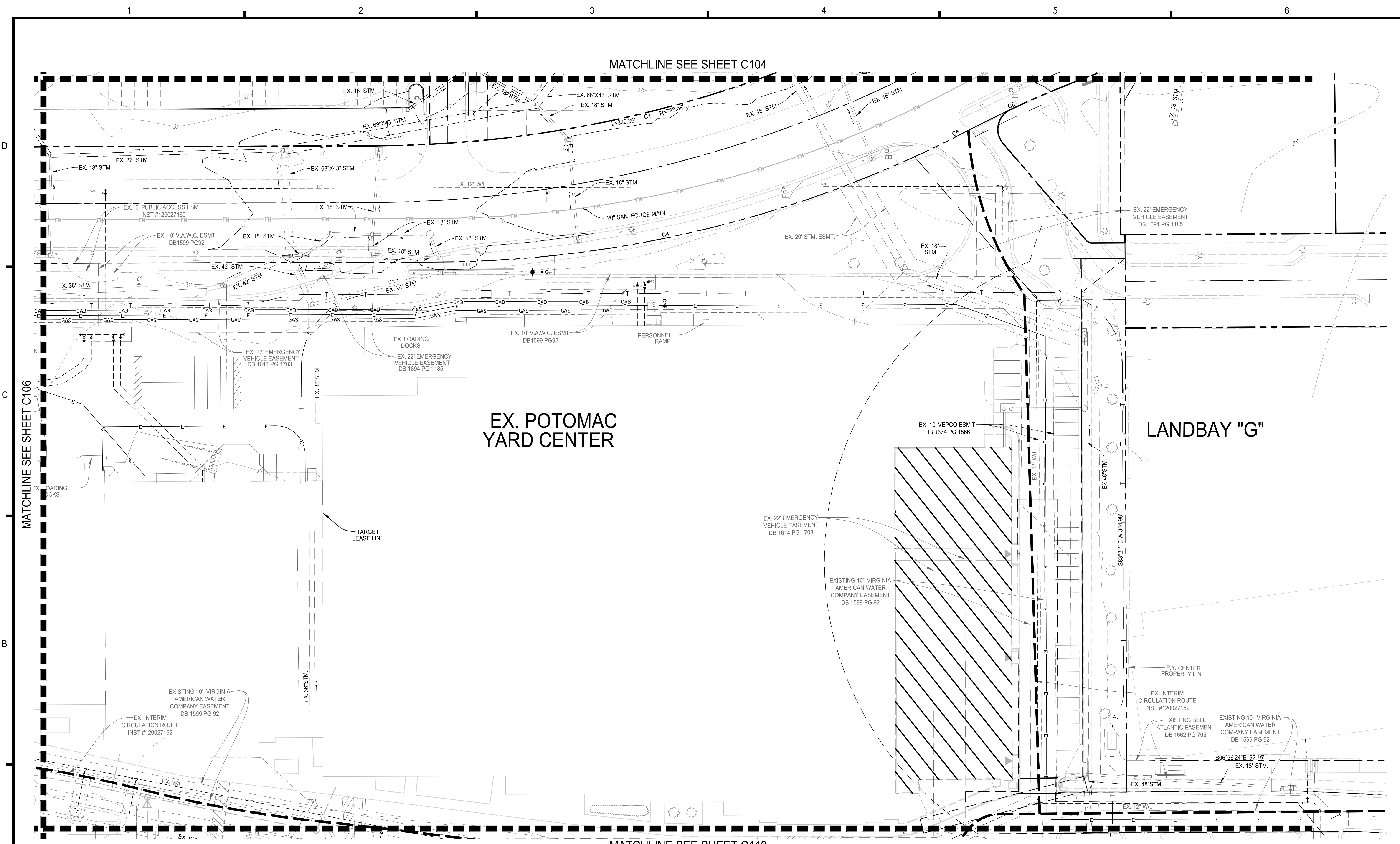
VIRGINIA STATE GRID NORTH











MATCHLINE SEE SHEET C104

MATCHLINE SEE SHEET C106

MATCHLINE SEE SHEET C110

EX. POTOMAC  
YARD CENTER

LANDBAY "G"

CURVE TABLE

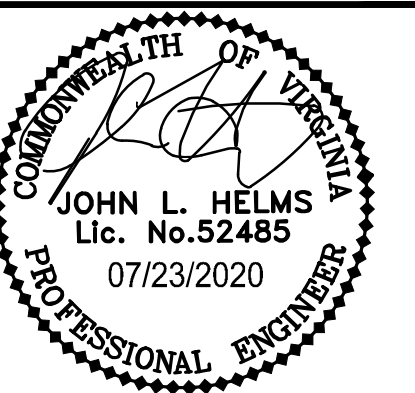
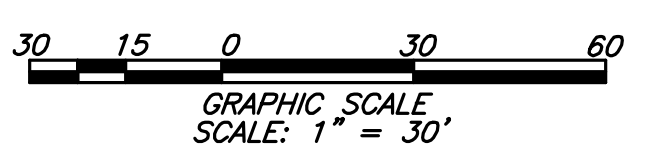
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**EXISTING  
CONDITIONS**

SHEET No.  
**C107**

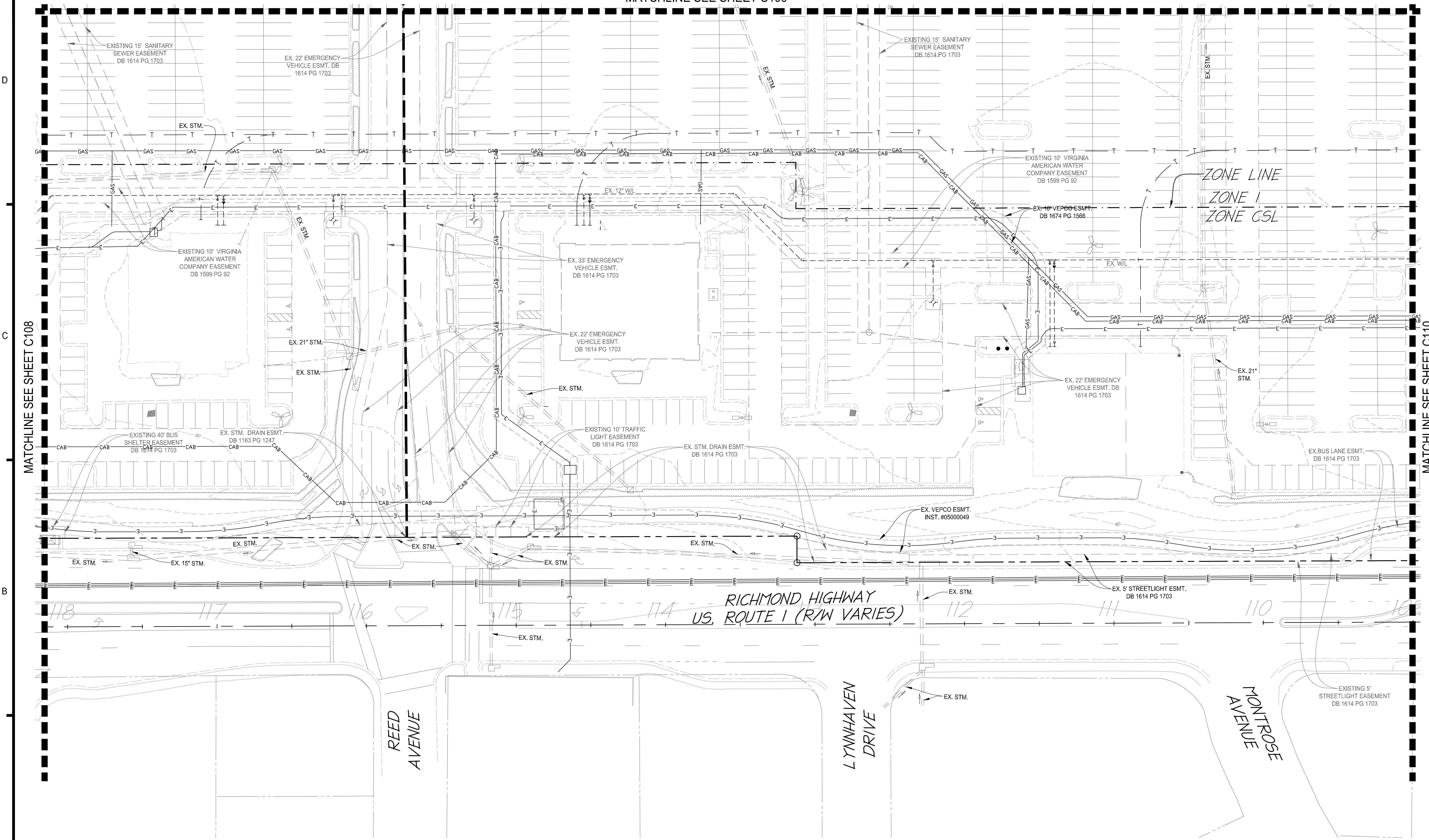






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MATCHLINE SEE SHEET C106



MATCHLINE SEE SHEET C108

MATCHLINE SEE SHEET C110

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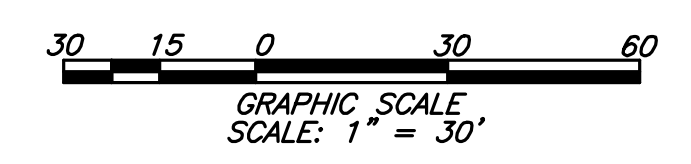
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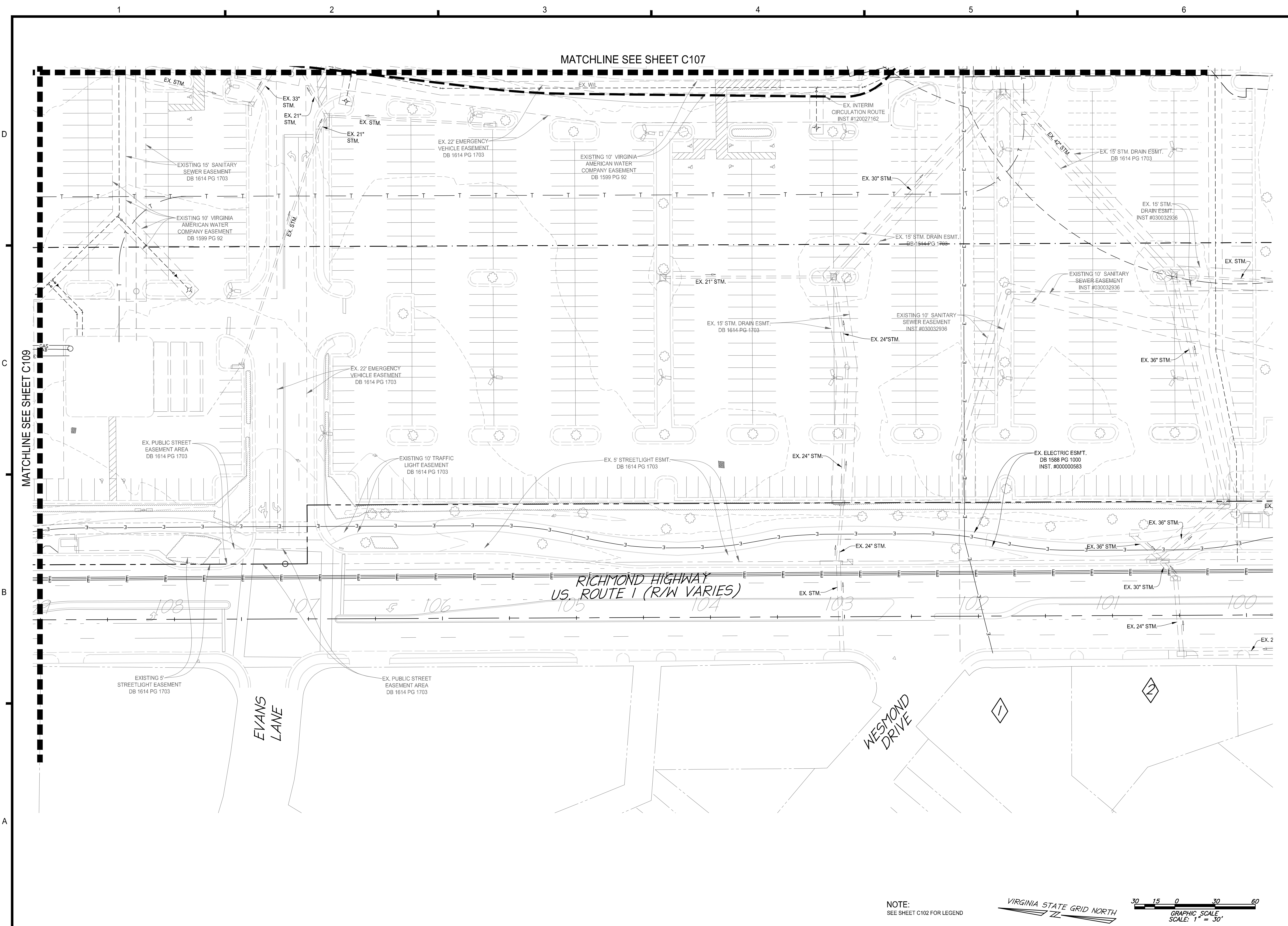
SHEET No.  
**C109**

NOTE:  
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VIRGINIA STATE GRID NORTH







MATCHLINE SEE SHEET C107

MATCHLINE SEE SHEET C109

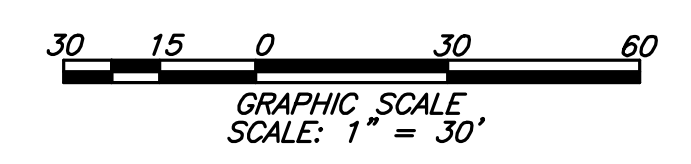
RICHMOND HIGHWAY  
US. ROUTE 1 (R/W VARIES)

EVANS LANE

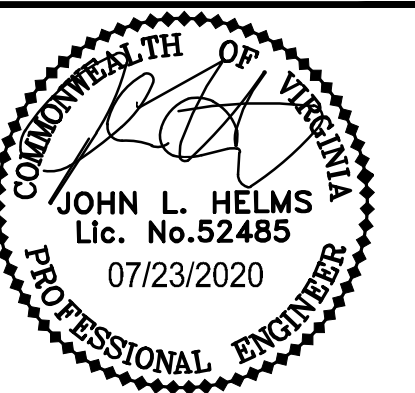
WESTMOND DRIVE

NOTE:  
SEE SHEET C102 FOR LEGEND

VIRGINIA STATE GRID NORTH



**christopher consultants**  
 2920 W. Broad St. p. 804.389.9903  
 Suite 222 richmond, va 23230  
 engineering • surveying • land planning



**NORTH POTOMAC YARD**  
 CONCEPT DESIGN PLAN  
 AMENDMENT  
 CITY OF ALEXANDRIA, VIRGINIA

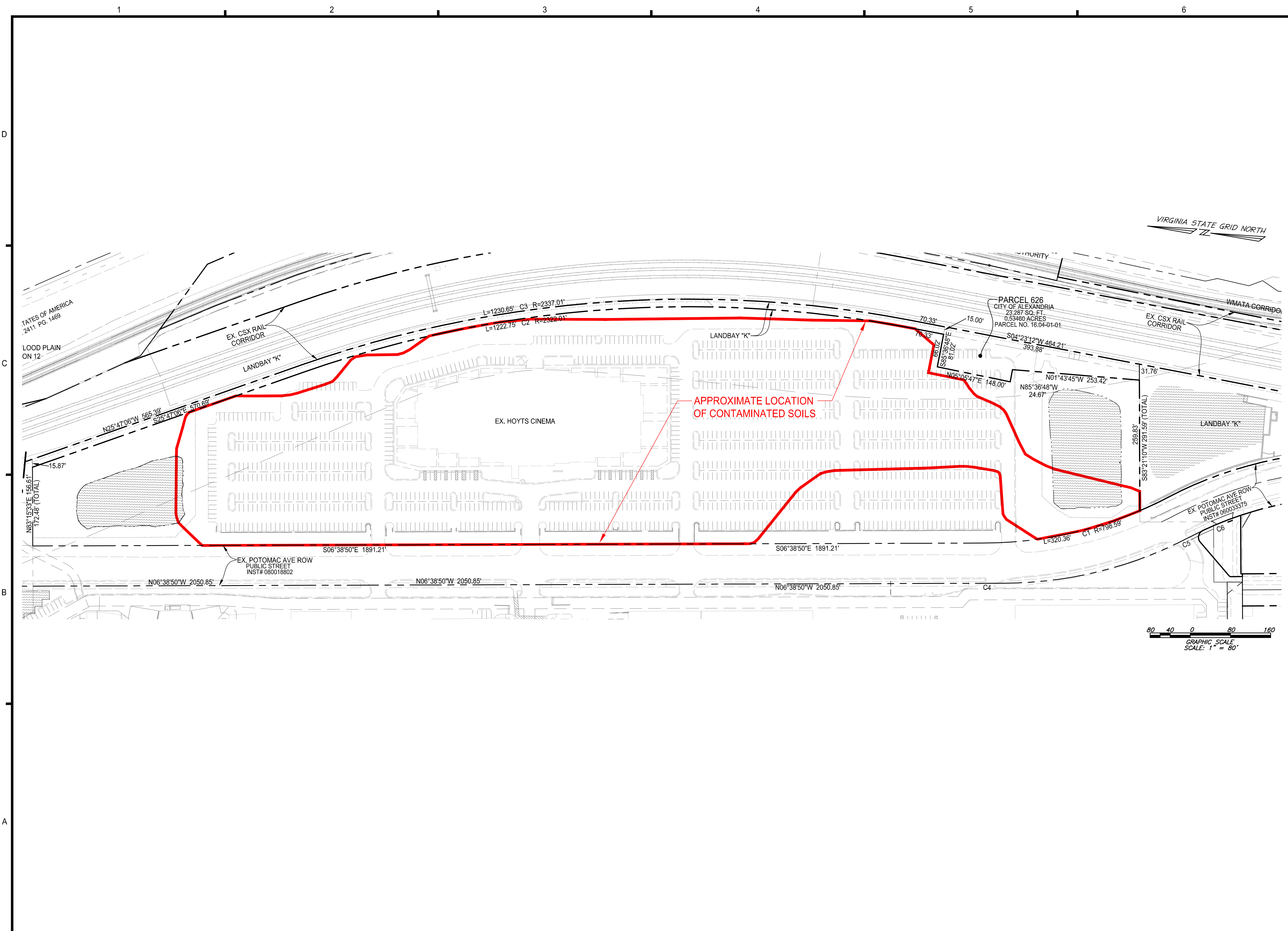
MARK	DATE	DESCRIPTION
12/17/2019		CITY COMMENTS
01/14/2020		CITY COMMENTS
03/19/2020		CITY COMMENTS
06/09/2020		CITY COMMENTS

PROJECT No.: 888024.172.0  
 DRAWING No.: 109480  
 DATE: 2020-03-19  
 DESIGN: JH  
 DRAWN: AN  
 CHECKED: KMW

SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET No.  
**C110**





**NORTH POTOMAC YARD**  
 CONCEPT DESIGN PLAN  
 AMENDMENT  
 CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 888024.172.0  
 DRAWING No.: 109480  
 DATE: 2020-03-19  
 DESIGN: JH  
 DRAWN: AN  
 CHECKED: KMW

SHEET TITLE:  
**CONTAMINATED SOIL EXHIBIT**

SHEET No.  
**C111**



**OWNER / APPLICANT**

CPYR SHOPPING CENTER LLC & CPYR  
THEATER LLC  
277 PARK AVENUE, 36th FLOOR,  
NEW YORK, NY 10171  
212.646.2129

**CONSULTANTS**

**DEVELOPMENT MANAGER**

JBG SMITH  
4445 WILLARD AVE, SUITE 400  
CHEVY CHASE, MARYLAND 20815  
240.333.3600

**CIVIL ENGINEER**

christopher consultants, ltd.  
9900 MAIN STREET, 4TH FLOOR  
FAIRFAX, VIRGINIA 22031  
703.273.6820

**TRAFFIC ENGINEER**

KIMLEY-HORN  
11400 COMMERCE PARK DRIVE, SUITE 400  
RESTON, VIRGINIA 20191  
703.674.1300

**ATTORNEY**

WALSH, COLUCCI, LUBELY & WALSH  
COURTHOUSE PLAZA  
2200 CLARENDON BOULEVARD, STE 1300  
ARLINGTON, VA 22201  
703.528.4700

**ISSUANCES / REVISIONS**

#	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN PLAN AMENDMENT	11/1/2019
2	CONCEPTUAL DESIGN PLAN AMENDMENT	01/14/2020
3	CONCEPTUAL DESIGN PLAN AMENDMENT	03/19/2020
4	CONCEPTUAL DESIGN PLAN AMENDMENT	06/09/2020

**PROFESSIONAL SEAL**

PROFESSIONAL CERTIFICATION:  
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WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ARCHITECT UNDER THE LAWS OF THE STATE  
VIRGINIA



LICENSE NO: 0401013798 EXP: 06/30/2022

**POTOMAC YARD  
NORTH  
CONCEPTUAL  
DESIGN PLAN  
AMENDMENT**

ALEXANDRIA, VIRGINIA

**LAND USE  
SITE PLAN**

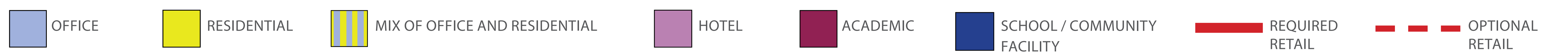
**A1**

PROJECT NUMBER 19-162

DATE 07/23/2020

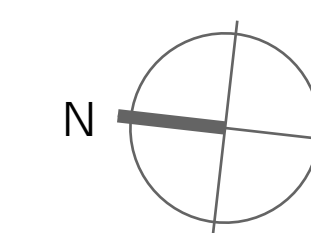
MANAGED BY KMD DRAWN BY HDS

SCALE 1" = 100'-0"



BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14	FLEXIBLE METRO RAIL ZONE BLOCKS 15, 16, 18-21	17	22	23	24	SUBTOTAL	TOTAL
OFFICE						110,000			55,000	230,300		55,000		266,900	1,100,000	60,000				1,877,200	7,675,000
RESIDENTIAL		500,000			600,000													150,000		1,250,000	
OFFICE / RESIDENTIAL						250,000		643,300	260,000		643,400	295,000			1,009,400	250,000	370,000			3,721,100	
RETAIL						35,000		154,800	40,000	32,600	171,900	50,000		17,600	126,900**	50,000	65,000			743,800	
HOTEL			82,900																	82,900	
ACADEMIC				150,000			450,000											150,000		750,000*	
																					126,900

NOTE: Street names are subject to change through the DSUP process with a street name application to be submitted at a later date.







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LICENSE NO: 0401013798      EXP: 06/30/2022

**POTOMAC YARD  
NORTH  
CONCEPTUAL  
DESIGN PLAN  
AMENDMENT**

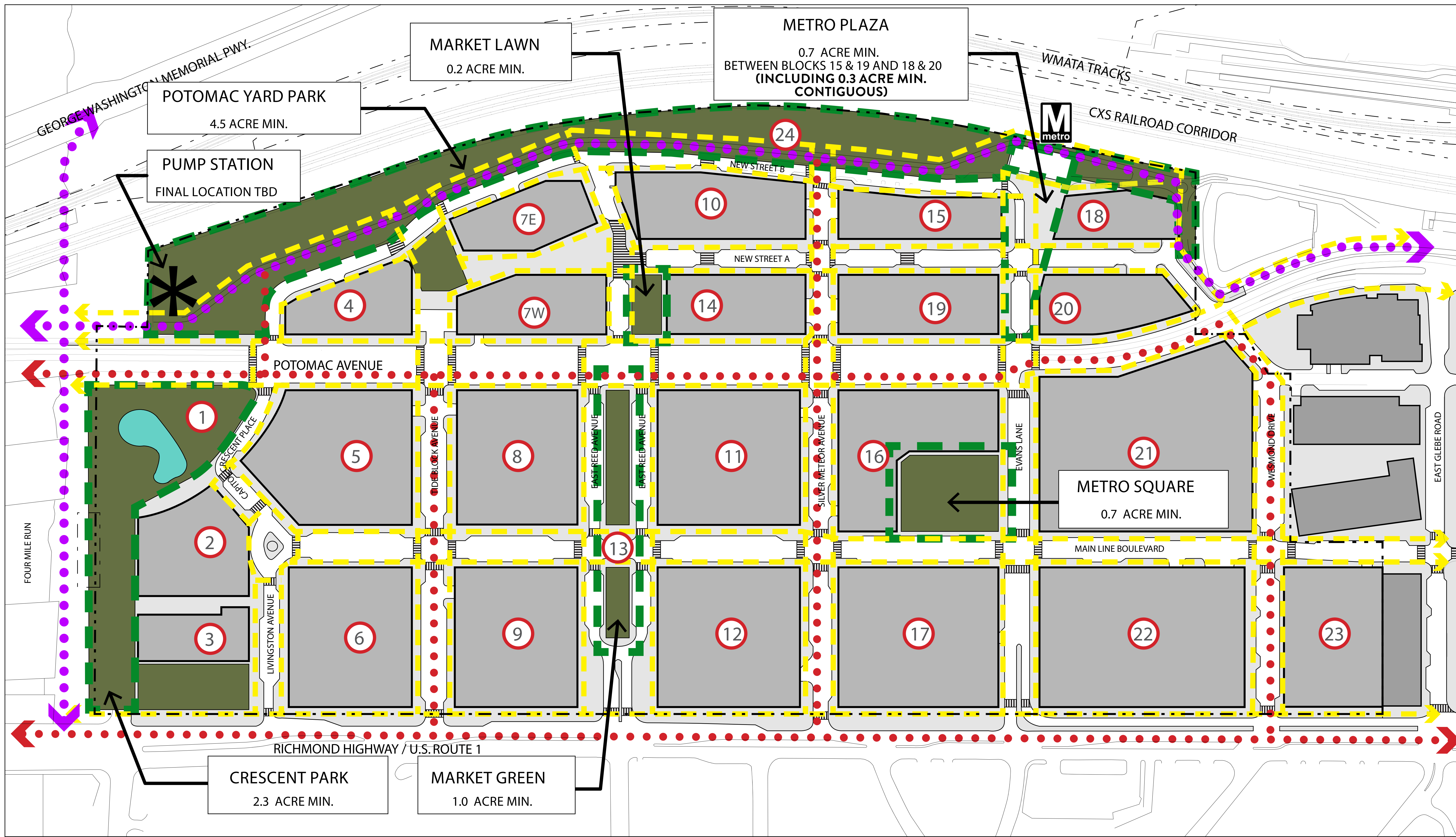
ALEXANDRIA, VIRGINIA

**BLOCK HEIGHT  
DIAGRAM**

**A2**

PROJECT NUMBER	19-162
DATE	07/23/2020
MANAGED BY	KMD
DRAWN BY	HDS
SCALE	1" = 100'-0"





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**POTOMAC YARD  
NORTH  
CONCEPTUAL  
DESIGN PLAN  
AMENDMENT**

ALEXANDRIA, VIRGINIA

**OPEN SPACE,  
PEDESTRIAN AND  
BICYCLE TRAIL  
DIAGRAM**

**A3**

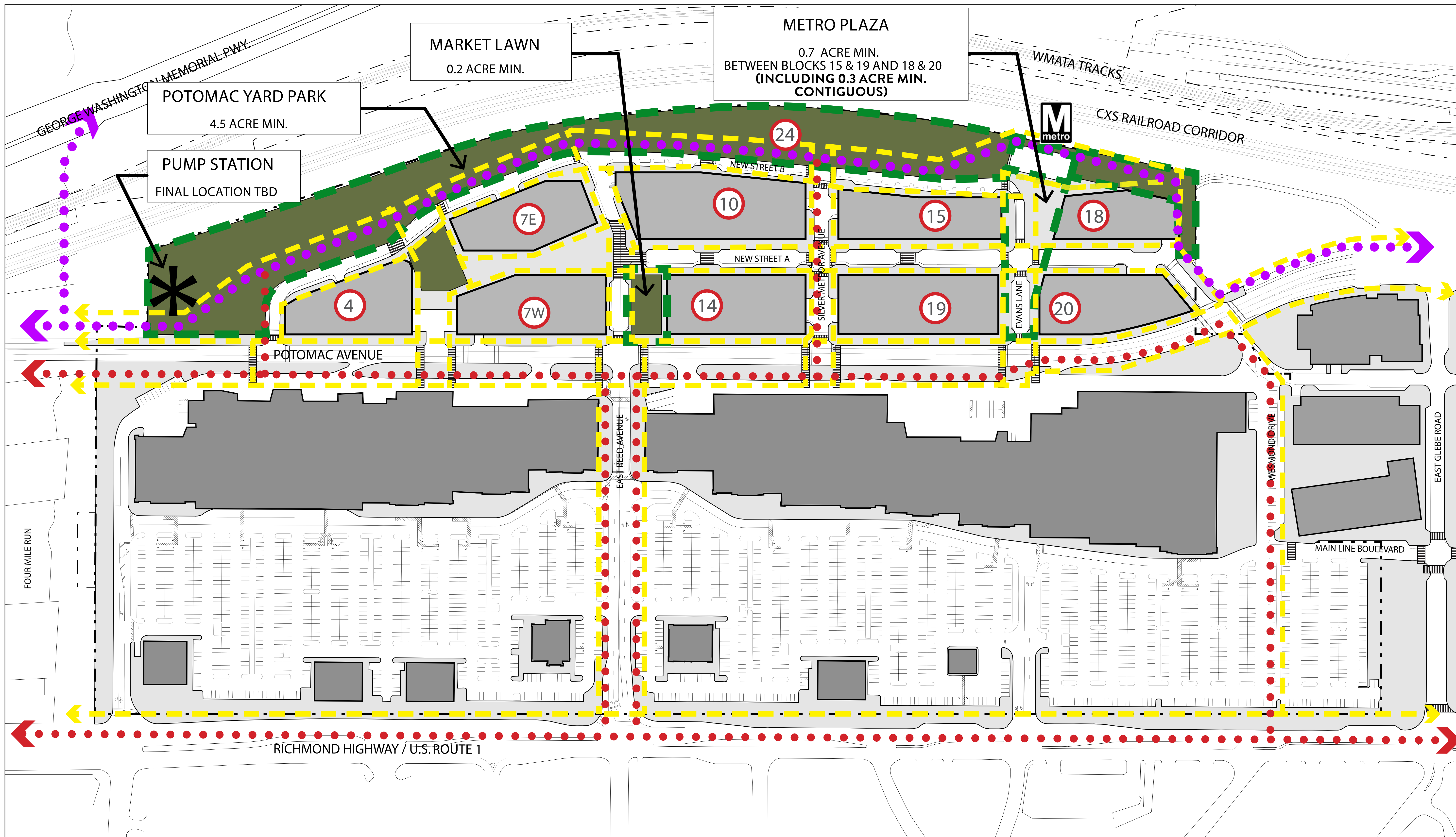
PROJECT NUMBER 19-162

DATE 07/23/2020

MANAGED BY KMD DRAWN BY HDS

SCALE 1" = 100'-0"





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**POTOMAC YARD  
NORTH  
CONCEPTUAL  
DESIGN PLAN  
AMENDMENT**

ALEXANDRIA, VIRGINIA

**INTERIM PEDESTRIAN  
AND BICYCLE TRAIL  
DIAGRAM**

**A4**

PROJECT NUMBER 19-162

DATE 07/23/2020

MANAGED BY KMD DRAWN BY HDS

SCALE 1" = 100'-0"

