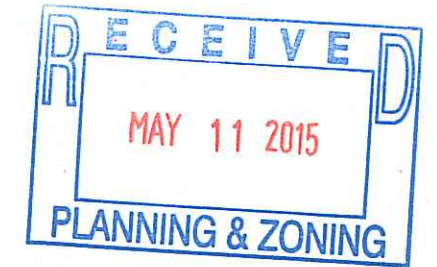
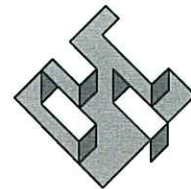


# COORDINATED DEVELOPMENT DISTRICT CAMERON PARK ALEXANDRIA, VIRGINIA



**PRELIMINARY**  
CDD2015-0002  
430 & 450 S Pickett St  
Cameron Park  
Planner: Pat Escher



PREPARED BY:

**christopher consultants**

engineering · surveying · land planning  
christopher consultants, ltd.  
9900 main street (fourth floor) · fairfax, va 22031-3907  
703.273.6620 · fax 703.273.7636

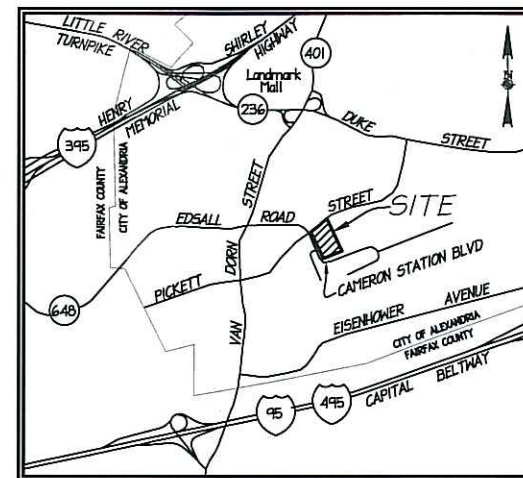
## NARRATIVE DESCRIPTION OF DEVELOPMENT

THE SITE IS BORDERED TO THE NORTH BY SOUTH PICKETT STREET; TO THE EAST BY HOME DEPOT ANCHORED STRIP SHOPPING CENTER; AND TO THE WEST AND SOUTH BY CAMERON STATION BLVD. THE CURRENT USES ON THE SITE ARE WAREHOUSES AND ASSOCIATED PARKING, AND IS CURRENTLY ZONED AS CDD IT(6). THE MAJORITY OF THE SITE IS LEVEL BUT THERE IS A SEVERE SLOPE ALONG SOUTH PICKETT STREET WHICH BECOMES MODERATE TO LOW TOWARDS THE NORTHEASTERN BOUNDARY. THERE ALSO IS A SIGNIFICANT GRADE DIFFERENCE ALONG THE SOUTHERN BOUNDARY.

**SITE ACCESS:** THE PRIMARY ACCESS TO THIS SITE WILL BE FROM SOUTH PICKETT STREET. ACCESS WILL ALSO BE PROVIDED FROM CAMERON STATION BLVD.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF TWO MIXED-USE BUILDINGS WITH GROUND FLOOR RETAIL AND TOWNHOUSE UNITS ON THE SOUTHERN END OF THE SITE. BUILDING 'A' WILL BE A RESIDENTIAL BUILDING WITH FIRST FLOOR RETAIL. BUILDING 'B' WILL BE EITHER RESIDENTIAL WITH FIRST FLOOR RETAIL OR HOME FOR THE ELDERLY BUILDING WITH FIRST FLOOR RETAIL. PARKING WILL BE PROVIDED AND A PARKING GARAGE WILL BE CONSTRUCTED BENEATH THE TWO MIXED USE BUILDINGS. FRONTAGE IMPROVEMENTS AND ENHANCEMENTS WILL INCLUDE AN IMPROVED STREETScape CONSISTING OF STREET TREES, LIGHTING AND SIDEWALK. ALSO, AN OUTDOOR PLAZA IS PROPOSED TO BE BUILT OUTSIDE OF BUILDING B, ALONG SOUTH PICKETT STREET.

THE EXISTING STORM AND SANITARY SEWERS WILL NEED TO BE RE-ROUTED THROUGH/AROUND THE SITE AND TIE BACK IN TO THE EXISTING SYSTEM WITH THE OUTFALLS REMAINING THE SAME.



**LOCATION MAP**

SCALE 1" = 2000'

## SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 CONCEPTUAL DESIGN PLAN
- 4 CONTEXTUAL PLAN

## NOTES:

1. SITE AREA: 7.80 Ac. OR 339,667 SF
2. SITE ADDRESSES: 430 & 450 SOUTH PICKETT STREET
3. TAX MAP NUMBERS: 058.03-03-01 - 058.03-03-02
4. TOTAL AREA DISTURBED WITH THIS PROJECT: ±8.28 Ac. OR ±360,685 SF
5. PRE-DEVELOPED IMPERVIOUS AREA: 7.51 Ac. OR 327,133 SF
6. POST-DEVELOPED IMPERVIOUS AREA: 7.08 Ac. OR 308,402 SF
7. ALLOWABLE FAR IS 2.0  
PROPOSED FAR IS 2.0
8. MAXIMUM GROSS FLOOR AREA: 679,334 SF
9. THE NUMBER OF DWELLING UNITS PROPOSED AND APPROXIMATE BREAKDOWN OF UNITS BY TYPE AND SIZE ARE SHOWN ON SHEET 3.
10. THE SPECIAL AMENITIES PROPOSED WITH THIS CDD CONCEPT PLAN ARE TWO INTERIOR UPPER LEVEL COURT YARDS FOR THE RESIDENTS OF BUILDING 'A' AND AN UPPER LEVEL POOL DECK FOR THE RESIDENTS OF BUILDING 'B'.
11. THERE ARE NO NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS OR CONTAMINATED SOIL/GROUNDWATER ON SITE.
13. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 85'.
14. THE PROPOSED SITE MAY BE DEVELOPED IN THREE PHASES. THE FIRST PHASE WILL INVOLVE THE INFRASTRUCTURE OF THE SITE, THIS INCLUDES STREETS B AND C AND ALL UTILITIES IN THESE STREETS. ALL UTILITIES WILL BE STUBBED AT THE PROPERTY LINES AND THE TOWNHOUSE PAD WILL BE BROUGHT TO GRADE WITH THIS PHASE. THE SECOND PHASE IS THE CONSTRUCTION OF THE TOWNHOUSES. THE FINAL PHASE OF THIS DEVELOPMENT IS THE MIXED-USED BUILDINGS AND STREET A. ALL REMAINING UTILITY WORK (INCLUDING UTILITY UNDERGROUNDING) WILL BE COMPLETED WITH THIS FINAL PHASE.

**OWNER**  
**JBG CAMERON PARK LLC.**  
C/O THE JBG COMPANIES  
4445 WILLARD AVE, 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

**ARCHITECT**  
**MV+A ARCHITECTS**  
7910 WOODMONT AVENUE, SUITE 1250  
BETHESDA, MARYLAND 20814  
(301) 654-2456

**APPLICANT**  
**BRANDYWINE SENIOR LIVING**  
525 FELLOWSHIP ROAD, SUITE 360  
MT LAUREL, NJ 08054  
(856) 813-2000

**ATTORNEY**  
**McGUIRE WOODS**  
1750 TYSONS BLVD, SUITE 1800  
MCLEAN, VA 22102  
(703) 712-5000

**ARCHITECT**  
**HORD COPLAN MACHT, INC.**  
225 REINEKERS LANE, SUITE 205  
ALEXANDRIA, VA 22314  
(571) 388-7761

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	5/08/15	BLDG. 'B' USE: HOME FOR ELDERLY



CURVE TABLE

NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT
1	1315.00'	359.56'	15°39'59"	N54°28'30"E	358.44'	180.91'

THE TRADE CENTER  
USE: SHOPPING CENTER  
ZONE: CDD45  
TT: 058.03-03-03

APPROXIMATE LOCATION  
# EXISTING VEPKO EASEMENT

EXISTING WAREHOUSE  
HEIGHT = ±30'

CURRENT ZONE: CSL

EXISTING WAREHOUSE  
HEIGHT = ±30'

CAMERON STATION BLVD.  
(PUBLIC)

WOODLAND ALLEY

DATE	REVISION
5/8/15	BLDG 'B' USE: HOME FOR ELDERLY

ALL CONSTRUCTION SHALL CONFORM TO THE  
CURRENT CITY OF ALEXANDRIA STANDARDS AND  
SPECIFICATIONS

LEGEND

- △ DENOTES NUMBER OF STANDARD PARKING SPACES
- ☆ LIGHTPOLE
- CURB & GUTTER
- GAS VALVE
- BOLLARD
- ⊙ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊞ STORM GRATE
- ⊞ FIRE HYDRANT
- VEPKO VIRGINIA ELECTRIC AND POWER COMPANY
- DB DEED BOOK
- PG PAGE
- ⊞ LOADING DOCK
- — — — — PROPERTY LINE
- POWER POLE
- UTILITY POLE
- OVERHEAD UTILITY WIRE
- EX. G — EXISTING GAS
- EX. W — EXISTING WATERLINE
- EX. T — EXISTING TELE.
- EX. E — EXISTING ELEC.
- EX. S — EXISTING STORM
- EX. SAN — EXISTING SANITARY

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COMMONWEALTH OF VIRGINIA  
DAVID J. SHARON  
Lic. No. 033332  
05-08-2015  
PROFESSIONAL ENGINEER

EXISTING CONDITIONS  
PLAN

CAMERON PARK  
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 06013.004.00

SCALE: 1" = 30'

DATE: 03-11-2014

DESIGN: EG

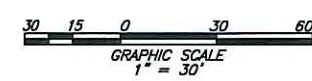
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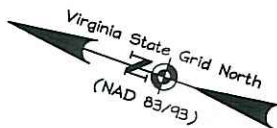
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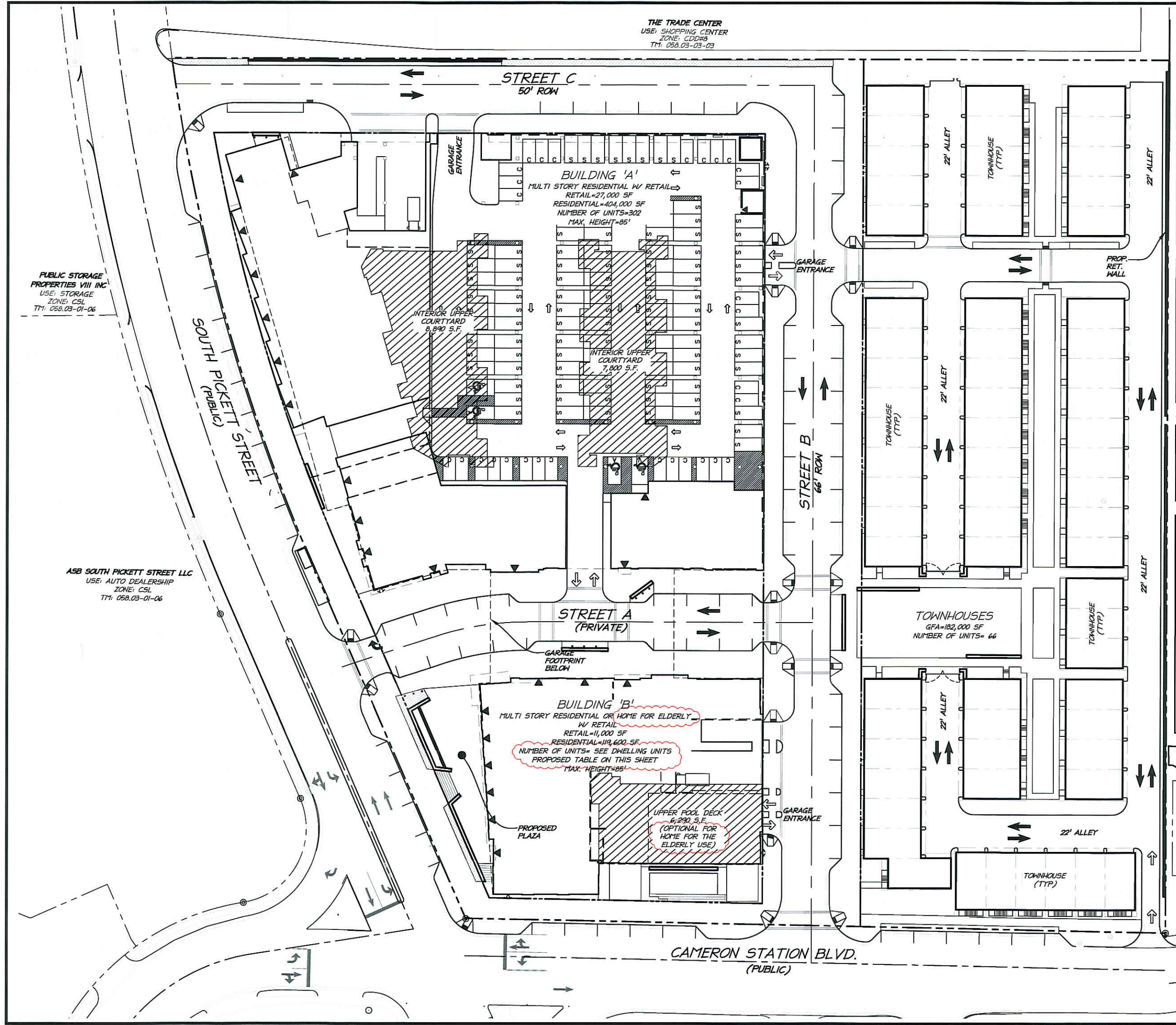


PUBLIC STORAGE  
PROPERTIES VIII INC  
USE: STORAGE  
ZONE: CSL  
TT: 058.03-01-06

ASB SOUTH PICKETT STREET LLC  
USE: AUTO DEALERSHIP  
ZONE: CSL  
TT: 058.03-01-06







DATE	REVISION
5/8/15	BLDG 'B' USE: HOME FOR ELDERLY

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

Virginia State Grid North  
(NAD 83/93)

- PROPOSED LEGEND**
- EXISTING PROPERTY BOUNDARY
  - STREET CENTERLINE
  - PROPOSED BUILDING ENTRANCE
  - TRAFFIC FLOW ARROWS
  - ABOVE GRADE OPEN SPACE

**DWELLING UNITS PROPOSED**

TOWNHOMES	66
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BUILDING 'A'	
1BR	241
2BR	61
TOTAL	302

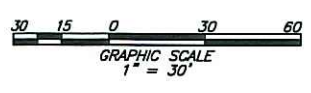
  

BUILDING 'B'	
1BR	64
2BR	25
TOTAL	89

OR

BUILDING 'B'	
HOME FOR THE ELDERLY UNITS	120

NOTE: BUILDING 'B' SHALL EITHER HAVE 89 DWELLING UNITS OR 120 HOME FOR THE ELDERLY UNITS.



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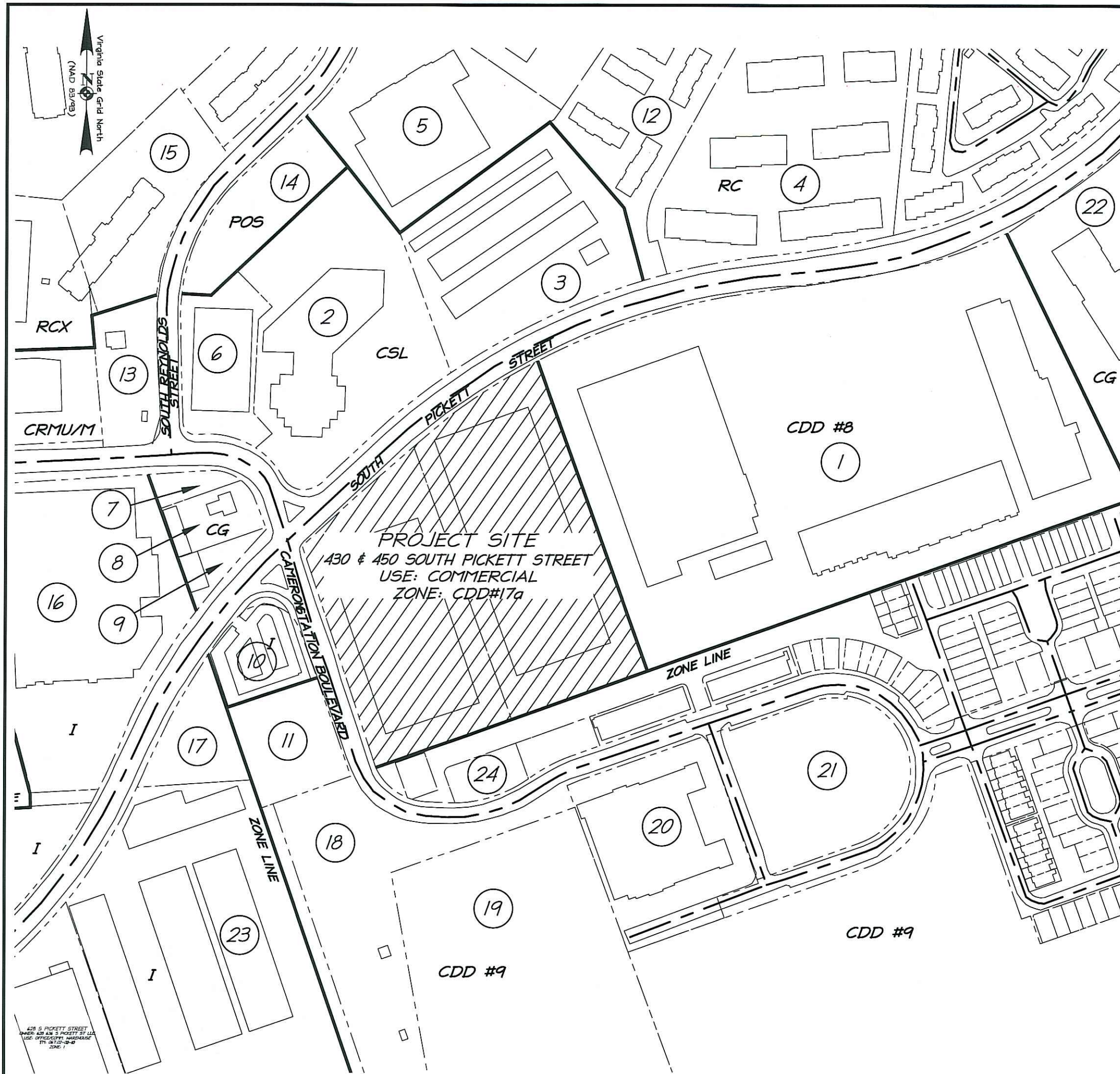
CONCEPTUAL DESIGN  
PLAN

CAMERON PARK  
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 06013.009.00  
SCALE: 1"=30'  
DATE: 03-11-2014  
DESIGN: EG  
DRAWN: EG  
CHECKED: DS  
SHEET No.

3 of 4  
101378





# OWNERSHIP INFORMATION

1. THE TRADE CENTER  
300 S. PICKETT STREET  
USE: SHOPPING CENTER  
ZONE: CDD#8
2. ALEXANDRIA PICKETT STREET LLC  
499 S. PICKETT STREET  
USE: AUTO DEALERSHIP  
ZONE: CSL
3. PUBLIC STORAGE PROPERTIES VIII INC.  
401 S. PICKETT STREET  
USE: OFFICE/COMMERCIAL WAREHOUSE  
ZONE: CSL
4. TOWNS OF HILLWOOD CONDOMINIUMS  
283, PICKETT STREET  
USE: CONDOMINIUMS  
ZONE: RC
5. TEMPLETON CONDOMINIUMS  
250 S. REYNOLDS STREET  
USE: CONDOMINIUMS  
ZONE: RC
6. ALEXANDRIA PICKETT STREET LLC  
5651 EDSALL ROAD  
USE: AUTO DEALERSHIP  
ZONE: CSL
7. THEO T. HACKNEY  
5660 EDSALL  
USE: VACANT  
ZONE: CG
8. MARY ELLEN ROGERS TR.  
5650 EDSALL ROAD  
USE: OFFICE/COMMERCIAL WAREHOUSE  
ZONE: CG
9. 501 PICKETT LLC  
501 S. PICKETT STREET  
USE: OFFICE/COMMERCIAL WAREHOUSE  
ZONE: CG
10. MINI H STORAGE LANDMARK LP  
500 S. PICKETT STREET  
USE: MINI STORAGE  
ZONE: I
11. CITY OF ALEXANDRIA  
530 CAMERON STATION BOULEVARD  
USE: PARK  
ZONE: CDD#9
12. TOWNS OF HILLWOOD CONDOMINIUMS  
399 S. PICKETT STREET  
USE: CONDOMINIUMS  
ZONE: RC
13. BRADDOCK WHITING REYNOLDS LIMITED PARTNERSHIP  
423 S. REYNOLDS STREET  
USE: HOUSING  
ZONE: CRMU/M
14. CITY OF ALEXANDRIA  
270 S. REYNOLDS STREET  
USE: CITY PARK/PLAYGROUND  
ZONE: POS
15. ESSEX HOUSE LP  
333 S. REYNOLDS STREET  
USE: APARTMENTS/VACANT LAND  
ZONE: RCX
16. GREENHILLS MAYFLOWER LLC  
611 S. PICKETT STREET  
USE: OFFICE/COMMERCIAL WAREHOUSE  
ZONE: I

## LEGEND



SITE

DATE	REVISION
5/8/15	BLDG 'B' USE: HOME FOR ELDERLY

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

## OWNERSHIP INFORMATION

17. EVELYN C. & LAWRENCE T. WASHINGTON  
550 S. PICKETT STREET  
USE: VACANT LAND/INDUSTRIAL  
ZONE: CDD#9
- 18/19. CITY OF ALEXANDRIA  
520 CAMERON STATION BOULEVARD  
USE: CITY PARK/PLAYGROUND  
ZONE: CDD#9
20. CITY OF ALEXANDRIA SCHOOL BOARD  
435 FERDINAND DAY DRIVE  
USE: PUBLIC SCHOOL  
ZONE: CDD#9
21. CAMERON STATION CONDOMINIUMS  
400 CAMERON STATION BOULEVARD  
USE: CONDOMINIUMS  
ZONE: CDD#9
22. ASC ALEXANDRIA REAL ESTATE LLC  
200 S. PICKETT STREET  
USE: SHOPPING CENTER  
ZONE: CDD#8
23. LRW LLC  
600 S. PICKETT STREET  
USE: OFFICE/COMMERCIAL WAREHOUSE  
ZONE: I
24. WOODLAND HALL AT CAMERON STATION  
401 - 533 CAMERON STATION BLVD.  
USE: CONDOMINIUMS  
ZONE: CDD#9

