530 FIRST STREET
COORDINATED DEVELOPMENT DISTRICT
CDD CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA
DECEMBER 14, 2015

OWNER/DEVELOPER

EDENS
7200 WISCONSIN AVENUE, SUITE 400
BETHESDA, MD 20814
ATTN: KRISTA DI IACONI
PHONE: (301) 652–7400

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201
ATTN: CATHY PUSKAR
PHONE: (703) 528–4700

CIVIL ENGINEER

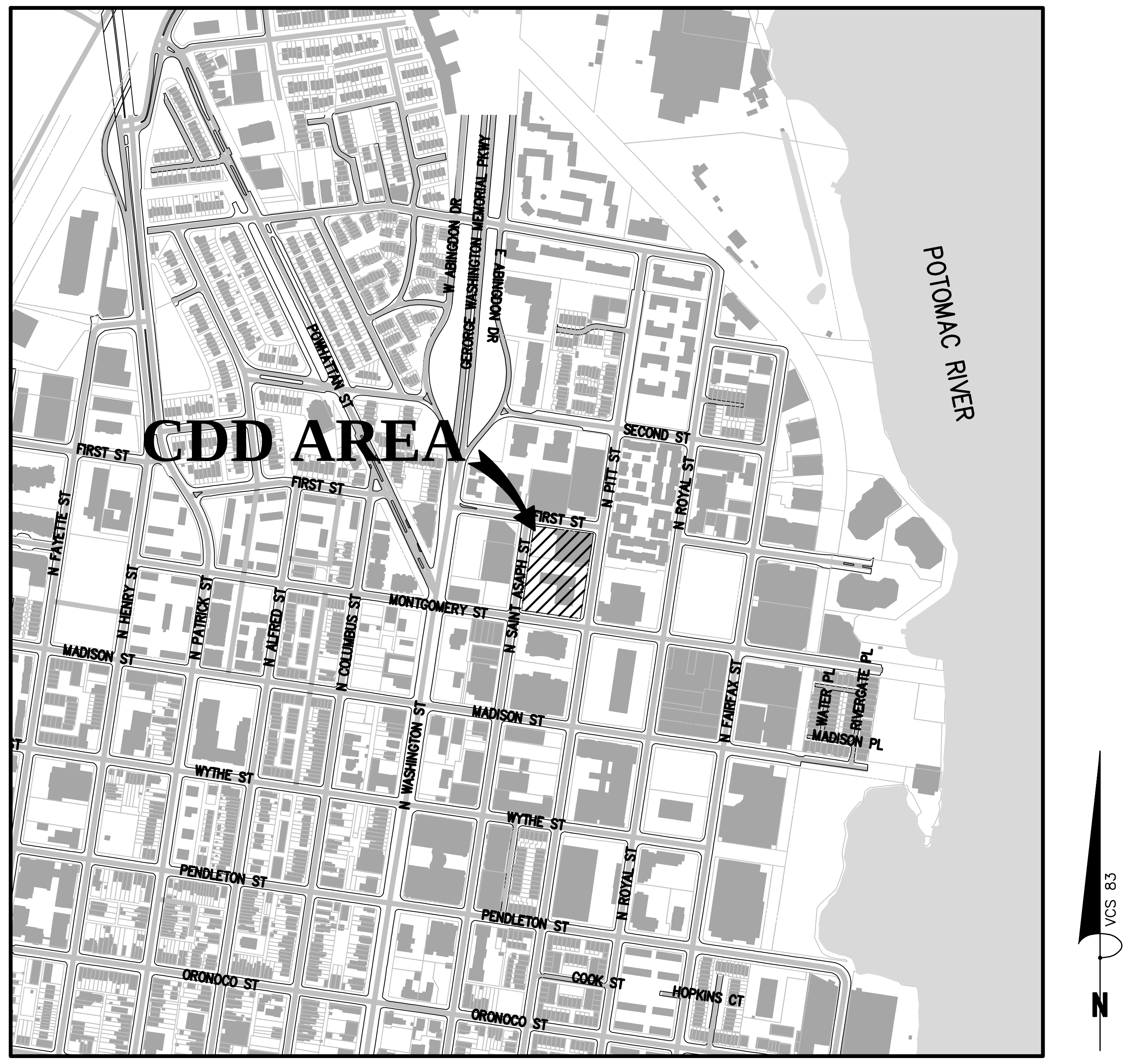
BOWMAN CONSULTING GROUP
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151
ATTN: STEVEN LIAM, PE
PHONE: (703) 464–1000

ARCHITECT

HORD | COPLAN | MACHT
2000 DUKE STREET, SUITE 120
ALEXANDRIA, VIRGINIA 22314
ATTN: JOE SCHNEIDER
PHONE: (571) 388–7761

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES INC.
THE STIEFF SILVER BUILDING
800 WYMAN PARK DRIVE, SUITE 100
BALTIMORE, MD 21211
ATTN: MARK PELUSI
PHONE: (410) 235–6001



VICINITY MAP

SCALE : 1" = 500'

ADJACENT PROPERTIES

THE PROPOSED DEVELOPMENT WILL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES FROM ADVERSE EFFECTS OF THE CONSTRUCTION AND OPERATION OF THE DEVELOPMENT IN THE FUTURE.

BUILDING HEIGHTS

THE APPROXIMATE PROPOSED BUILDING HEIGHTS IS SHOWN ON SHEET C2.00. FINAL MAXIMUM BUILDING HEIGHTS WILL BE ADDRESSED WITH SUBSEQUENT DSUP APPLICATIONS.

DWELLING UNITS

MAXIMUM NUMBER OF DWELLING UNITS AND UNIT BREAKDOWNS WILL BE ADDRESSED WITH DSUP APPLICATION.

PARKING SPACES

MAXIMUM NUMBER OF PARKING SPACES AND GENERAL LOCATION AND CHARACTER OF PARKING SPACES WILL BE ADDRESSED WITH DSUP APPLICATION.

SPECIAL AMENITIES

ANY PROPOSED SPECIAL AMENITIES WILL BE ADDRESSED WITH DSUP APPLICATION.

GROSS FLOOR AREAS AND FAR

APPROXIMATE CDD AREA:	± 2.00 AC.
TOTAL FLOOR AREA RATIO:	± 3.50*

*FINAL GROSS FLOOR AREA AND FAR TO BE DETERMINED WITH DSUP APPLICATION.

PUBLIC/PRIVATE IMPROVEMENTS

NO PUBLIC IMPROVEMENTS ARE PROPOSED UNDER THIS CDD. NO ROW DEDICATIONS ARE PROPOSED UNDER THIS CDD.

THE SITE IMPROVEMENTS INCLUDE NEW BUILDINGS AND SUPPORT UTILITY INFRASTRUCTURE. ADDITIONAL IMPROVEMENTS WILL BE ADDRESSED UNDER DSUP APPLICATION.

SHEET INDEX

C1.00 COVER SHEET
C2.00 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
C3.00 EXISTING CONDITIONS
C4.00 CONCEPTUAL DESIGN PLAN

(4 TOTAL SHEETS)

CDD CONCEPT PLAN STATEMENT

THE APPLICANT PROPOSES TO REDEVELOP THE EXISTING GIANT AND VIRGINIA ABC PARCELS INTO A MIXED–USE DEVELOPMENT WITH APPROXIMATELY 50,942 SF OF RETAIL AND 232 RESIDENTIAL UNITS. THE PROPERTY IS LOCATED IN THE OLD TOWN NORTH SMALL AREA PLANNING AREA AND FALLS WITHIN A DESIGNATED RETAIL FOCUS AREA (RFA), THEREFORE, IS SUBJECT TO THE OLD TOWN NORTH DESIGN GUIDELINES.

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

____________ DIRECTOR ____________ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____________

____________ DIRECTOR ____________ DATE

____________ CHAIRMAN, PLANNING COMMISION ____________ DATE

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

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314

Phone: (703) 838-9422
Fax: (703) 683-5781

www.bowmanconsulting.com

COVER SHEET
530 FIRST STREET
CDD CONCEPT PLAN
CITY OF ALEXANDRIA VIRGINIA

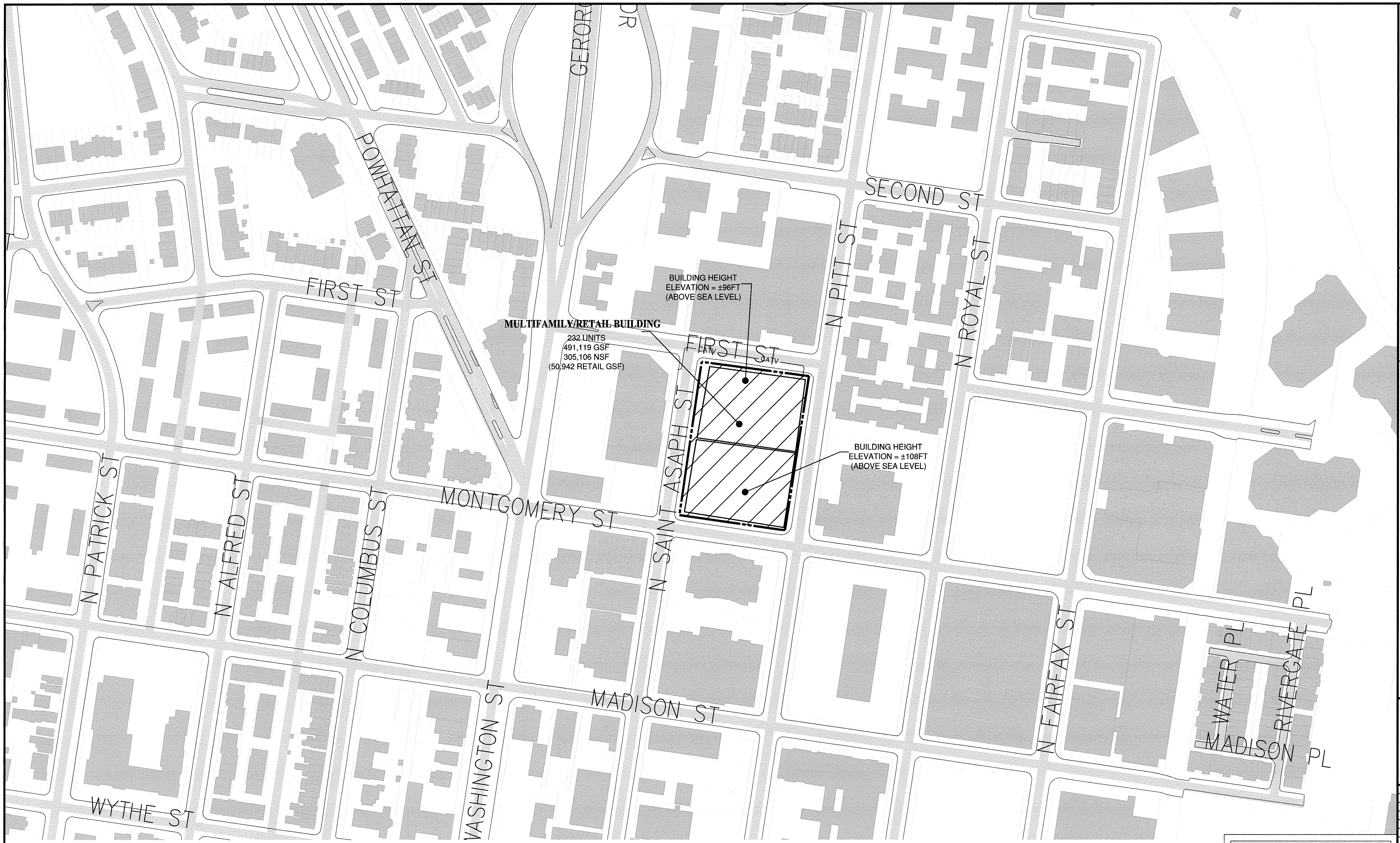
STEVEN T. LIAM
Lic. No. 40224
12/14/15

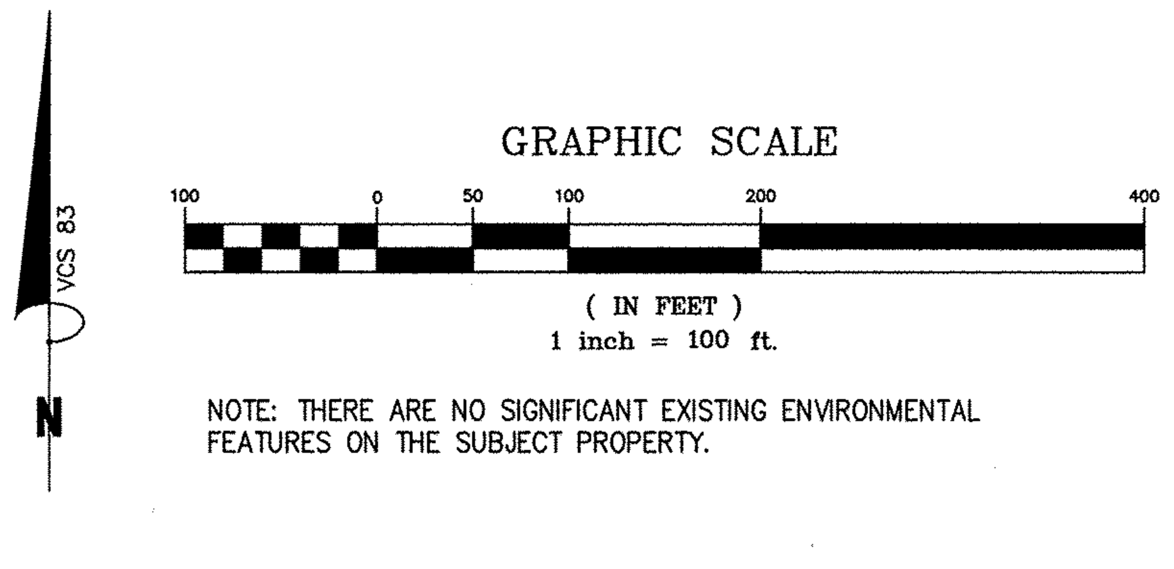
PLAN STATUS	
10/30/15	1ST SUBMISSION
12/14/15	2ND SUBMISSION
DATE	DESCRIPTION

DAP	DAP	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=500' V: N/A
JOB No. 8316-01-003
DATE : DECEMBER, 2015
FILE No. 8316-D-PR-003
SHEET C1.00

Cad file name : C:\Temp\AcPublish_5264\8316-D-PR-003-C1.00-COV-COVER.dwg





NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

LEGEND

—··—	APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT CDD
▨	BUILDING HEIGHT ELEVATIONS

DEVELOPMENT SUMMARY

APPROXIMATE CDD AREA: ± 2.00 AC.

APPROVED

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SITE PLAN NO. ____________

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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

530 FIRST STREET
CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
01/11/16

PLAN STATUS	
10/30/15	1ST SUBMISSION
12/14/15	2ND SUBMISSION
01/11/16	INSERTS
DATE	DESCRIPTION

DAP DESIGN	DAP DRAWN	STL CHKD

SCALE H: 1"=150'
V: N/A

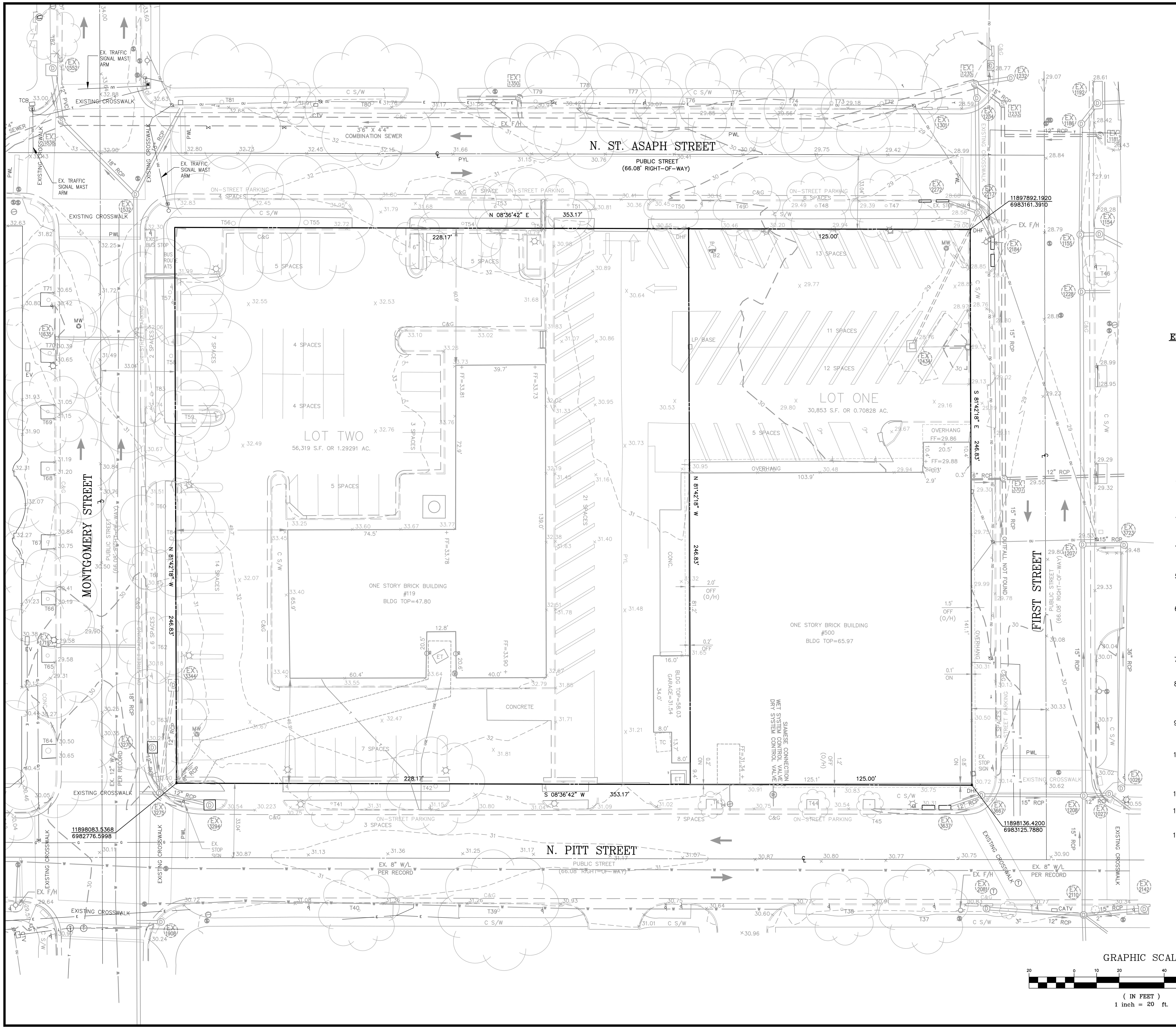
JOB No. 8316-01-003

DATE : DECEMBER, 2015

FILE No. 8316-D-PR-003

SHEET C2.00

Cad file name : P:\8476 - Giant ABC Site\8476-01-001 (ENG) - DSUP (Mixed)\Engineering\Engineering Plans\CDD\8316-D-PR-003-C2.00-CONCEPT.dwg



VIRGINIA STATE GRID
NAD 83, NORTH ZONE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING OFF-STREET PARKING

STANDARD: 116 SPACES

ADA: 4 SPACES

TOTAL: 112 SPACES

NOTES:

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA REAL ESTATE ASSESSMENT MAPS AS PARCELS 054.02-06-02 & 054.02-06-03 AND IS ZONED CG.
2. THE SURVEYED PROPERTY IS NOW IN THE NAMES OF, LOT ONE: GIANT ALEXANDRIA E&A, LLC RECORDED IN INSTRUMENT #080008604, LOT TWO: VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD RECORDED IN DEED BOOK 703 AT PAGE 405 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON APRIL 24, 2015.
4. THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VCS 83, NORTH ZONE AND THE VERTICAL DATUM IS REFERENCED TO NAVD 1988.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD, BOWMAN CONSULTING GROUP, LTD. WAS NOT PROVIDED A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
6. THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190033E, MAP REVISED JUNE 16, 2011.
7. THE PLANIMETRICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
9. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
10. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
12. ALL STREETS SHOWN ARE MAINTAINED BY THE CITY OF ALEXANDRIA.
13. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY IS BASED UPON EVIDENCE OBSERVED DURING THE SURVEY OF THIS PROPERTY.
14. THE SUBJECT PROPERTY IS LOCATED IN A COMBINED SEWER AREA. BCG PROPOSED TO SEPARATE STORM SEWER AND SANITARY SEWER FOR THIS SITE PLAN.

APPROVED

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SITE PLAN NO. ____________

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EXISTING CONDITIONS

530 FIRST STREET CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
12/14/15
PROFESSIONAL ENGINEER

PLAN STATUS	
10/30/15	1ST SUBMISSION
12/14/15	2ND SUBMISSION
DATE	DESCRIPTION

DAP	DAP	STL
DESIGN	DRAWN	CHKD

SCALE H: V: 1" = 20'

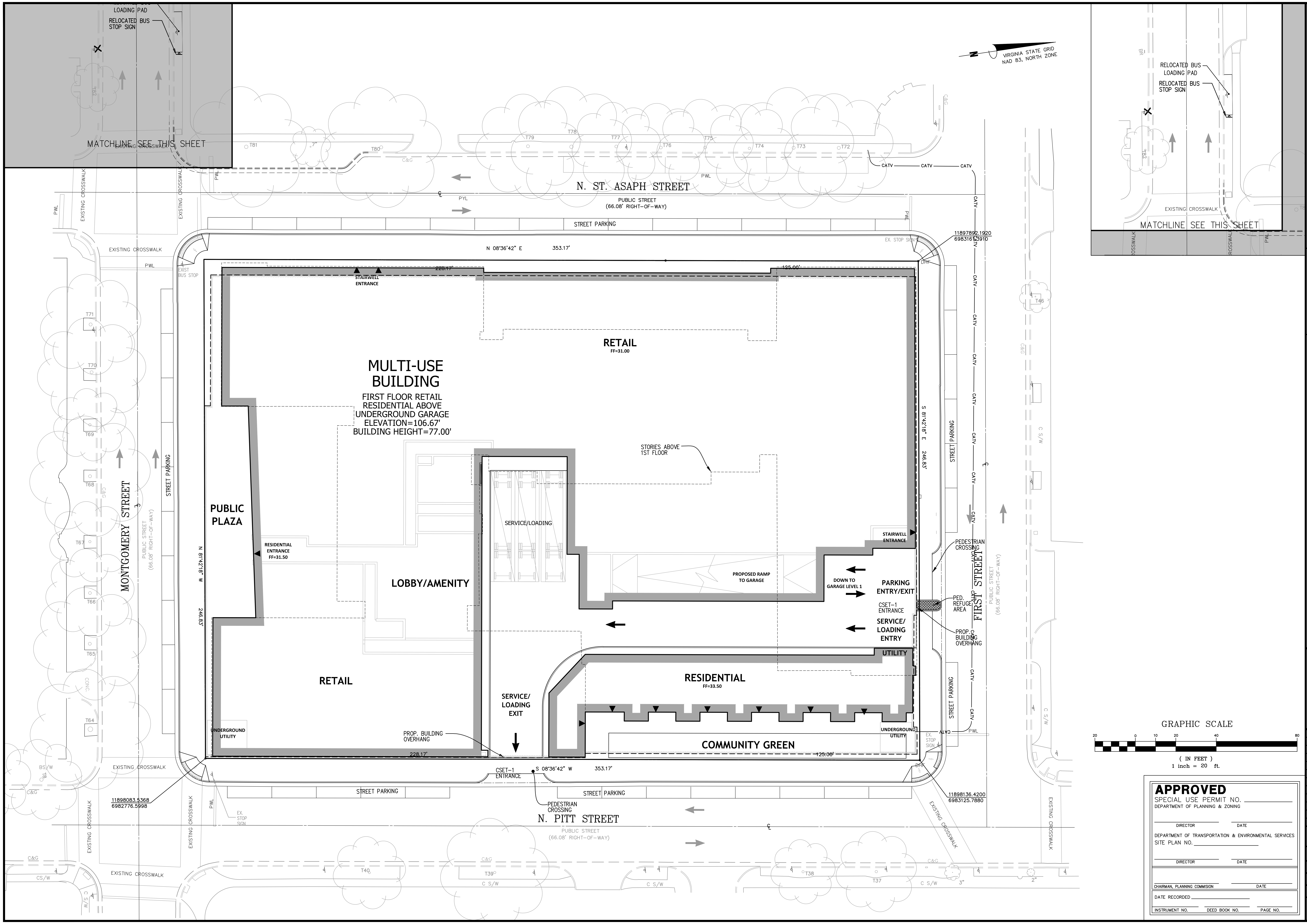
JOB No. 8316-01-003

DATE : DECEMBER, 2015

FILE No. 8316-D-PR-003

SHEET C3.00

Cad file name : P:\8476 - Giant ABC Site\8476-01-001 (ENG) - DSUP (Mixed)\Engineering\Engineering Plans\CDD\8476-D-PR-001-C3.00-EX COND.dwg



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CONCEPTUAL DESIGN PLAN

530 FIRST STREET
CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
12/14/15

PLAN STATUS	
10/30/15	1ST SUBMISSION
12/14/15	2ND SUBMISSION
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DAP	DAP	STL
DESIGN	DRAWN	CHKD

SCALE H: V: 1" = 20'
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DATE : DECEMBER, 2015
FILE No. 8316-D-PR-003
SHEET C4.00

Cad file name : P:\8476 – Giant ABC Site\8476-01-001 (ENG) – DSUP (Mixed)\Engineering\Engineering Plans\CDD\8476-D-PR-001-C4.00-CONCEPTUAL DESIGN PLAN.dwg