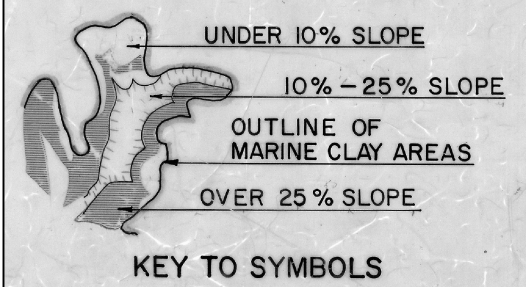
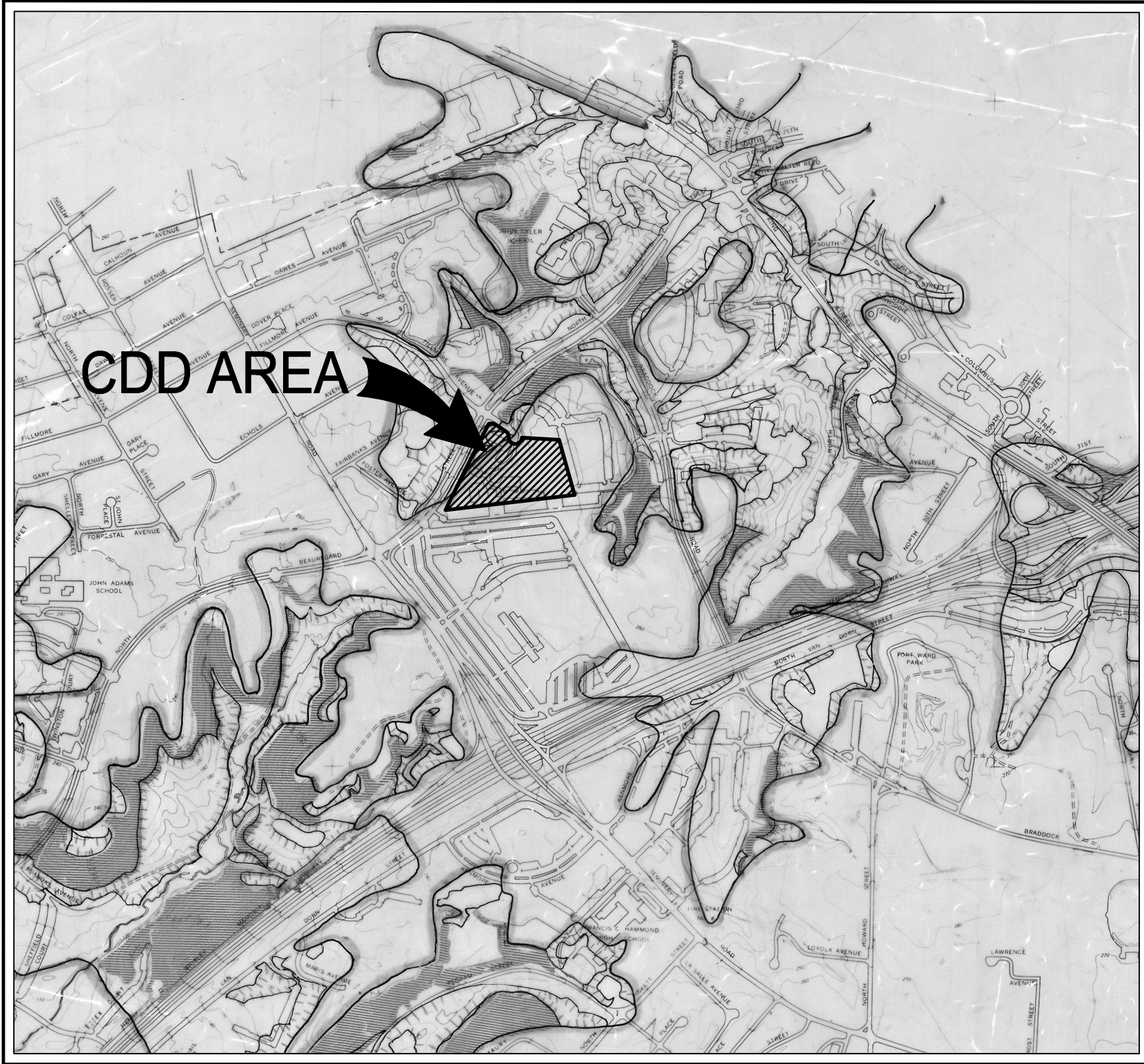
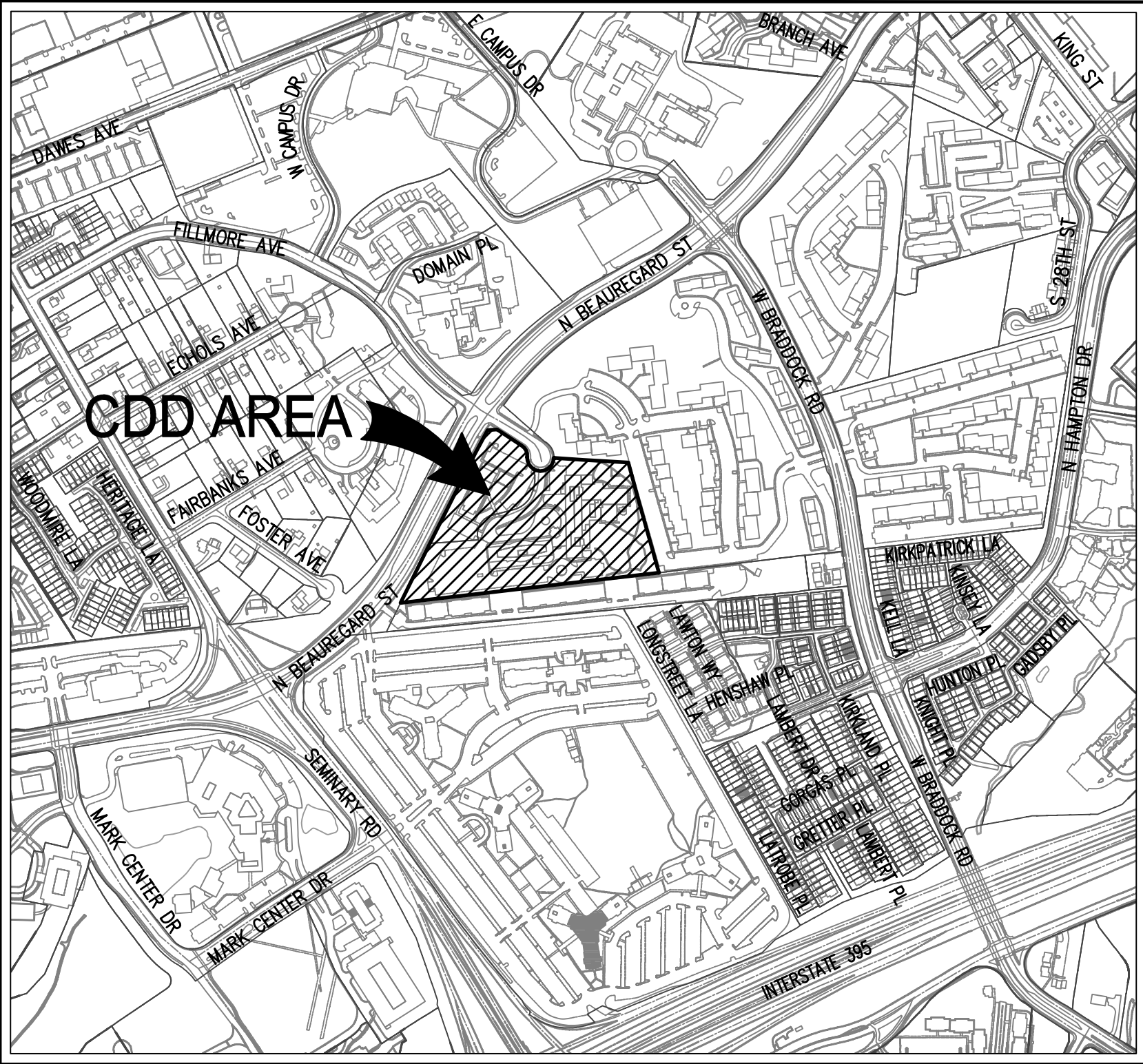


# CHURCH OF THE RESURRECTION AND GOODWIN HOUSE COORDINATED DEVELOPMENT DISTRICT (CDD) CONCEPT PLAN CITY OF ALEXANDRIA, VIRGINIA SEPTEMBER 29, 2017



**MARINE CLAY SOILS MAP**  
SCALE: 1" = 1000'

NOTE: ACCORDING TO THIS MAP,  
THERE ARE MARINE CLAYS LOCATED  
ON THE SUBJECT PARCEL.



**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. THE CONSTRUCTION OF EACH PHASE OF DEVELOPMENT WILL FOLLOW ALL REQUIRED CITY CODES.

## BUILDING HEIGHTS

THE APPROXIMATE PROPOSED BUILDING HEIGHTS FOR EACH PHASE IS SHOWN ON SHEET P-0201. 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 SUBSEQUENT DSUP APPLICATIONS.

## PARKING SPACES

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

## GROSS FLOOR AREAS AND FAR

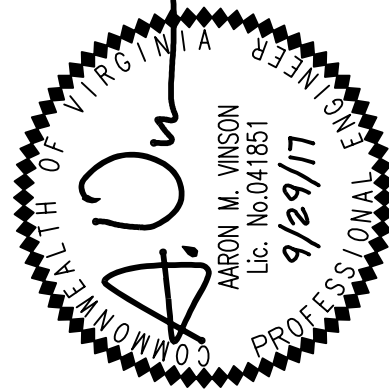
APPROXIMATE CDD AREA:	±8.84 AC
FUTURE LONG TERM CARE BUILDING (BLOCK A):	±82,850 SF
FUTURE SENIOR HOUSING BUILDINGS (BLOCKS B/C):	±297,575 SF
EXISTING SENIOR HOUSING BUILDINGS TO REMAIN:	±363,470 SF
FUTURE MULTIFAMILY BUILDING (BLOCK D):	±175,000 SF
FUTURE CHURCH BUILDING (BLOCK E):	±7,500 SF
TOTAL FLOOR AREA RATIO:	±2.50

## SPECIAL AMENITIES

ANY PROPOSED SPECIAL AMENITIES WILL BE ADDRESSED WITH SUBSEQUENT DSUP APPLICATIONS.

GENERAL DEVELOPMENT PHASING IS SHOWN ON SHEET P-0301. ANY INTERIM USES AND DIVISIONS OF THE DISTRICT INTO SECTIONS WILL BE ADDRESSED WITH SUBSEQUENT DSUP APPLICATIONS, IF APPLICABLE.

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
Engineers • Surveyors • Planners • Landscape Architects • Architects  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**CHURCH OF THE RESURRECTION  
AND GOODWIN HOUSE  
CDD CONCEPT PLAN  
CITY OF ALEXANDRIA, VIRGINIA**

**COVER SHEET**

APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

## CDD CONCEPT PLAN STATEMENT

CDD #23 WAS ESTABLISHED FOR SENIOR HOUSING. THIS PLAN REQUESTS AN EXPANSION OF THE CDD #23 LIMIT TO INCORPORATE THE ADJACENT PARCEL, WHICH IS PROPOSED TO BE REDEVELOPED WITH A CHURCH AND AN AFFORDABLE MULTIFAMILY BUILDING.

## ASSOCIATED APPLICATIONS

- TEXT AMENDMENT/REZONING

## SHEET INDEX

- P-0101 COVER SHEET  
P-0201 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN  
P-0301 PRELIMINARY PHASING PLAN

## OWNER/APPLICANT

CHURCH OF THE RESURRECTION TRES OF  
2280 N. BEAUREGARD STREET  
ALEXANDRIA, VA 22311  
PHONE: 703-998-0888  
EMAIL: OFFICE@WELCOMETORESURRECTION.ORG

GOODWIN HOUSE, INC.  
4800 FILLMORE AVENUE  
ALEXANDRIA, VA 22311  
ATTN: KATHY ANDERSON

## DEVELOPER/PROJECT MANAGER

AHC, INC.  
2230 N. FAIRFAX DRIVE  
ARLINGTON, VA 22201  
PHONE: 703-486-0626  
EMAIL: AHC@AHCINC.ORG

ADVANCED PROJECT MANAGEMENT, INC.  
4530 WALNEY ROAD, SUITE 202  
CHANTILLY, VA 20151  
ATTN: STEPHEN KARCHA

## ATTORNEY

LAND, CARROLL & BLAIR, P.C.  
524 KING STREET  
ALEXANDRIA, VA 22314  
ATTN: DUNCAN BLAIR

WALSH, COLUCCI, LUBELEY & WALSH, P.C.  
2200 CLARENDON BOULEVARD, SUITE 1300  
ALEXANDRIA, VA 22201  
ATTN: CATHY PUSKAR

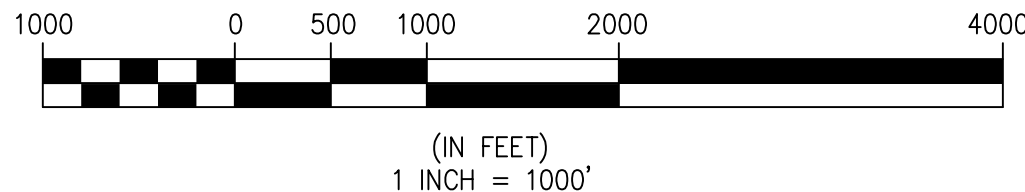
## CIVIL ENGINEER

WALTER L. PHILLIPS, INC.  
207 PARK AVENUE  
FALLS CHURCH, VA 22046  
ATTN: BEN FLOOD

BOWMAN CONSULTING GROUP  
2121 EISENHOWER AVENUE, SUITE 302  
ALEXANDRIA, VA 22314  
ATTN: MICHAEL SZYNAL

## ARCHITECT

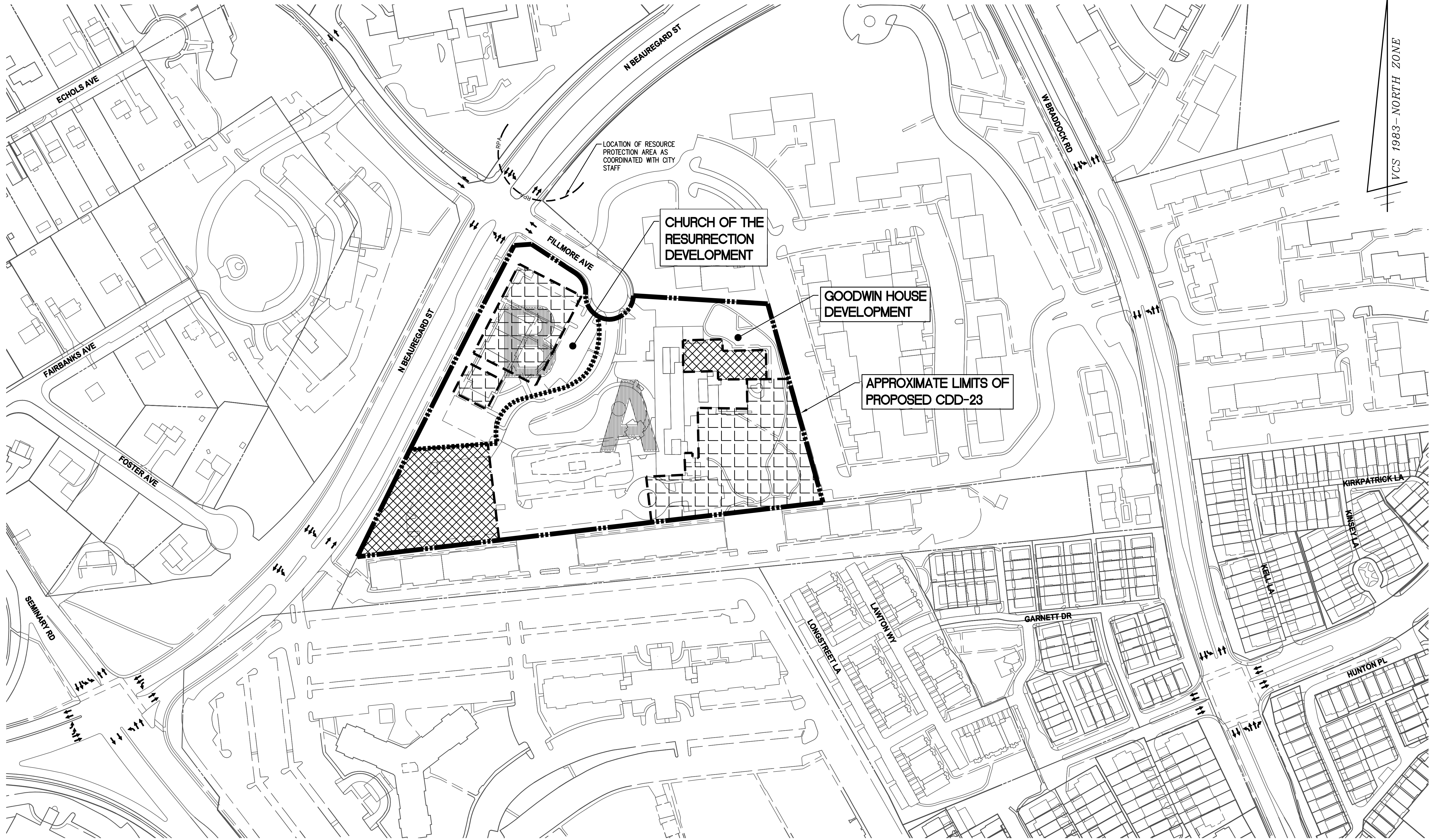
CUNNINGHAM QUILL ARCHITECTS  
1054 31ST STREET NW, SUITE 315  
WASHINGTON, DC 20007  
ATTN: LEE QUILL











LEGEND

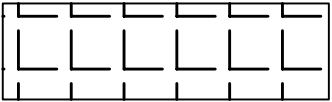
APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD-23)



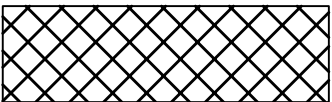
LANDBAY LINE  
INDIVIDUAL DEVELOPMENT BLOCK



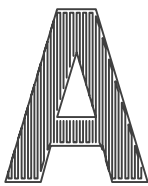
CONCEPTUAL PHASE 1  
0 TO 5 YEARS



FUTURE PHASES



LANDBAY DESIGNATION

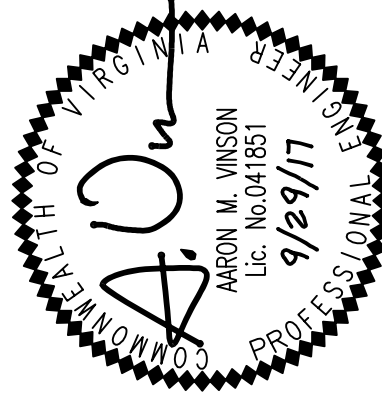


NOTE: PHASING SUBJECT TO CHANGE.



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

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**CHURCH OF THE RESURRECTION  
AND GOODWIN HOUSE  
CDD CONCEPT PLAN**  
CITY OF ALEXANDRIA, VIRGINIA

**PRELIMINARY PHASING PLAN**

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
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. \_\_\_\_\_