

5000 SEMINARY ROAD - HILTON HOTEL  
MARK CENTER PLAZA - AREA I-A  
COORDINATED DEVELOPMENT DISTRICT #4  
CDD AMENDMENT CONCEPT PLAN

WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DATE: 12/18/2020

DRAWN: TPB

CHECKED: JS

PLAN STATUS

DATE: 07/02/2021

DESCRIPTION: SUBMISSION #1

DATE: 03/10/2021

DESCRIPTION: SUBMISSION #2

DATE: 04/16/2021

DESCRIPTION: SUBMISSION #3

VICINITY MAP

SCALE: 1"=1000'

CURRENT ADDRESSES:  
5000 SEMINARY ROAD - HILTON  
TM# 019.02-02-01 - 5000 SEMINARY ROAD, ALEXANDRIA, VA 22311  
IDA MARK CENTER  
TM# 020.03-02-01 - 4825 MARK CENTER DRIVE, ALEXANDRIA, VA 22311  
TM# 019.04-02-15 - 4830 MARK CENTER DRIVE, ALEXANDRIA, VA 22311  
TM# 019.04-02-07 - 5110 MARK CENTER DRIVE, ALEXANDRIA, VA 22311  
TM# 019.04-02-17 - 4880 MARK CENTER DRIVE, ALEXANDRIA, VA 22311

MARINE CLAY SOILS MAP

SCALE: 1"=500'

NOTE: ACCORDING TO THE CITY RECORD MAP, THERE ARE MARINE CLAYS LOCATED ON THE SUBJECT PARCELS. HOWEVER, THIS PARCEL WAS PREVIOUSLY RE-DEVELOPED SINCE PUBLICATION OF THE ATTACHED MAP.

5000 SEMINARY ROAD - HILTON HOTEL  
DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER: CRP MARK CENTER HOTEL, LLC 1001 PENNSYLVANIA AVE NW WASHINGTON DC 20004	3. ARCHITECT: KGD ARCHITECTURE 1101 15TH STREET NW, SUITE 200 WASHINGTON DC, 20005 ATTN: CHRISTOPHER GORDON
2. PLAN PREPARED BY: WALTER L. PHILLIPS, INC. 207 PARK AVE. FALLS CHURCH, VA 22046 ATTN: JEFF STUCHEL	4. LAND USE ATTORNEY: WIRE GILL LLP 1750 TYSONS BOULEVARD, SUITE 1500 TYSONS, VA 22102 ATTN: KEN WIRE

MARK CENTER PLAZA - AREA I-A  
DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER: INSTITUTE FOR DEFENSE ANALYSES 4850 MARK CENTER DR ALEXANDRIA VA 22311	3. LAND USE ATTORNEY: WIRE GILL LLP 1750 TYSONS BOULEVARD, SUITE 1500 TYSONS, VA 22102 ATTN: KEN WIRE
2. PLAN PREPARED BY: WALTER L. PHILLIPS, INC. 207 PARK AVE. FALLS CHURCH, VA 22046 ATTN: JEFF STUCHEL	

SHEET INDEX

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P-0301	CDD CONCEPTUAL DESIGN PLAN - 1 OF 2 - FOR INFORMATION ONLY
P-0302	CDD CONCEPT PLAN - PROPOSED AMENDMENT
P-0303	CDD CONCEPTUAL DESIGN PLAN - 2 OF 2 - FOR INFORMATION ONLY

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

5000 SEMINARY ROAD - HILTON HOTEL  
MARK CENTER PLAZA - AREA I-A  
WINKLER TRACT  
CDD #4 AMENDMENT  
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

File No. ALEX Tax Map No. 019.02 Job No. 98-004/04-029 Cadd Dwg. File: Q:\sdsproj\98004\dwg\planning\Plans\98004\_CDD Amendment\_Hilton-IDA\98004P-0101.dwg

SHEET: P-0101



# 5000 SEMINARY ROAD - HILTON HOTEL

## NOTES AND NARRATIVES

### CDD Amendment Criteria §5-604(C)

A. §5-604(C)(1): A vicinity map is provided on P-0101.

B. §5-604(C)(2): On Sheets P-0201 and P-0202 are plans delineating the topography, location of scenic areas or natural features, and a statement describing the extent such areas or features will be preserved or protected, and landscape concepts is provided.

C. §5-604(C)(3): CDD #4 and the Alexandria West SAP did not anticipate development of the Property. Because of the large size, prominent location and adjacency to BRT, the Property is well situated for density and urbanization. The Applicant seeks development consistent with height, density, use and urban form with the nearby Beauregard Small Area Plan.

D. §5-604(C)(4): Future development of Lot 502 with a DSUP will take into consideration Lot 501 as required through the DSUP process. There are no other properties directly adjacent to Lot 502 since it is located at the intersection of Mark Center Drive and Mark Center Avenue.

E. §5-604(C)(5): The maximum requested building height for future building(s) on Lot 502 is 100'.

F. §5-604(C)(6): The net floor area proposed is approximately 497,072 SF or 2.5 FAR. The gross floor area for either a residential or commercial use would be approximately 520,000 SF.

G. §5-604(C)(7): A multifamily residential building would have a maximum of 420 units. Unit counts type and size to be determined at time of DSUP.

H. §5-604(C)(8): Maximum number of parking spaces would be 840 or 2.25 space per 1,000 SF of commercial space or 2 spaces per residential unit. The parking will be primarily structured parking with potential for ancillary surface parking. Note: this parking count is the theoretical maximum. Final parking count to be finalized with a future DSUP.

I. §5-604(C)(9): Primary benefits include affordable housing contribution, new on-site open space, and additional density near future BRT stations and the current transit center located across Mark Center Avenue.

J. §5-604(C)(10): The site is currently improved with a building that is ancillary to the hotel use. This building will remain in place until a new DSUP is approved for redevelopment of the site in accordance with this CDD amendment.

K. §5-604(C)(11): It is acknowledged that the City seeks ROW dedications for the transit way and/or Ellipse detailed in the Beauregard SAP.

L. §5-604(C)(12): A conceptual design plan, at a scale of not less than one inch equals 100 feet, showing the location and arrangement of all proposed uses, the proposed traffic circulation plan including points of access, parking areas, major streets and major pedestrian, bike, or other recreational paths, all proposed major open space and landscaped areas, and the approximate location of all proposed community and public facilities is provided on sheet P-0202.

M. §5-604(C)(13): The Applicant acknowledges additional information may be required by the Director to facilitate review and consideration of the plan.

N. §5-604(C)(14): A map identifying the general location of all marine clay soils is on P-0101.

O. §5-604(C)(15): Based on the conclusions of a phase 1 environmental site assessment performed for the site by a separate consultant and to the best of our knowledge and belief, there are no known contaminated soils or groundwater on this site. Future applications will provide all necessary environmental information and comply with all city, state, and federal environmental requirements.

### DEVELOPMENT TABULATIONS

	AREA III-A PROPOSED		AREA III-B PROPOSED	AREAS III-A & III-B PROPOSED
	EXISTING HILTON HOTEL	LOT 501	LOT 502	TOTAL
		HOTEL	RESIDENTIAL MULTIFAMILY, COMMERCIAL, OFFICE, HOTEL, SENIOR LIVING	RESIDENTIAL MULTIFAMILY, COMMERCIAL, OFFICE, HOTEL, SENIOR LIVING
USE	HOTEL	HOTEL		
SITE (PARCEL) AREA (SF)	559,037	360,208	198,829	559,037
SITE (PARCEL) AREA (AC)	12.83	8.27	4.56	12.83
MAXIMUM BUILDING HEIGHT	320 FT	320 FT	100 FT	320 FT
EXISTING FLOOR AREA*	594,300	535,595	--	535,595
MAXIMUM FLOOR AREA	594,300	535,595	497,072	1,032,667
MAXIMUM FAR	1.06	1.5	2.5	1.85
MAXIMUM DWELLING UNITS	N/A	N/A	420	420
EXISTING PARKING SPACES	528	454	--	454
MAXIMUM PARKING SPACES	573	--	840**	1294
OPEN SPACE	N/A	152,260 (42%)	49,708 (25%)	201,968 (36%)

\*PER SUP1386 - 594,300 TOTAL SF LESS 58,705 AMENITY BUILDING TO BE DEMOLISHED [EXCLUDES EX. GARAGE]

\*\*ASSUMES 2.0 SP/UNIT RESIDENTIAL MULTIFAMILY OR 2.25 SP/1000 SF COMMERCIAL

### CDD #4 AMENDMENT DESCRIPTION

THE SITE IS LOCATED IN THE BEAUREGARD SMALL AREA PLAN AND THE ALEXANDRIA WEST SMALL AREA PLAN AND IS CURRENTLY ZONED CDD #4 (PER REZONING #2003-0020. COORDINATED DEVELOPMENT DISTRICT #4 & TEXT AMENDMENT #93-005, DATED NOVEMBER 4, 1993)

THIS AMENDMENT APPLICATION PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO (2) LOTS AND TO AMEND THE ZONING TABULATIONS FOR EACH OF THE LOTS.

GIVEN THE LOCATION OF THE PROPERTY AT A MAJOR INTERSTATE HIGHWAY, THE FUTURE BRT IMPROVEMENTS, THE TRANSIT CENTER ACROSS MARK CENTER AVENUE, AND PEDESTRIAN CONNECTIVITY, THE APPLICANT SEEKS TO ALLOW FOR FUTURE DEVELOPMENT OF A SUBDIVIDED 4.56 ACRE PORTION THE PROPERTY FOR A VARIETY OF USES INCLUDING MULTIFAMILY, SENIOR LIVING, COMMERCIAL, HOTEL, AND/OR OFFICE USES BY A FUTURE DEVELOPER. AS SHOWN ON THE ENCLOSED CDD #4 AMENDMENT PLANS, THE APPLICANT SEEKS A 2.5 FAR (INCLUDING GARAGE FLOOR AREA) AND A BUILDING HEIGHT OF 100 FEET ON AREA III-B LOCATED AT THE CORNER OF MARK CENTER DRIVE AND MARK CENTER AVENUE. THE INTENT IS THAT IN THE FUTURE, A DEVELOPER WILL COME FORWARD WITH A DSUP TO BUILD OUT AREA III-B WITHIN THE PARAMETERS LAID OUT IN THIS CDD #4 AMENDMENT.

THE APPLICANT SEEKS TO ALLOW FOR DEVELOPMENT THAT IS CONSISTENT IN TERMS OF HEIGHT, DENSITY, USE AND URBAN FORM WITH ADJACENT BEAUREGARD SMALL AREA PLAN AND CDD #21/22. WHILE CDD #4 AND THE ALEXANDRIA WEST SAP DID NOT ANTICIPATE DEVELOPMENT OF THE PROPERTY, GIVEN THE PROPERTY'S LARGE SIZE, PROMINENT LOCATION AND ADJACENCY TO BRT AND OTHER MODES OF TRANSPORTATION, THE PROPERTY IS WELL SITUATED FOR DENSITY AND URBANIZATION. IT IS ALSO GENERALLY ACKNOWLEDGED CDD #4 AND THE ALEXANDRIA WEST SMALL AREA PLAN, BOTH FROM THE EARLY 1990S, HAVE NOT BEEN UPDATED TO REFLECT DEMOGRAPHIC AND POLICY CHANGES THAT HAVE EMERGED OVERTIME.

THE APPLICANT SEEKS TO CONSTRUCT A NEW BUILDING ON A PORTION OF THE SITE AND, ACCORDINGLY, REQUESTS THE FOLLOWING AMENDMENTS TO THE CDD:

- SUBDIVIDE ONE EXISTING PROPERTY INTO TWO;
- ALLOW MULTIFAMILY RESIDENTIAL, COMMERCIAL, OFFICE, HOTEL, AND SENIOR LIVING USES AT THE SITE IN ADDITION TO HOTEL;
- AN INCREASE IN FLOOR AREA AT THE WESTERN/SOUTHWESTERN PORTION OF THE SITE OF UP TO 487,072 SQUARE FEET;
- A CORRESPONDING INCREASE IN FAR UP TO 2.5 FOR THE WESTERN/SOUTHWESTERN PORTION OF THE SITE; AND
- A CORRESPONDING INCREASE IN FAR OF UP TO 1.5 FOR THE PROPERTY ON WHICH THE HOTEL WILL REMAIN.

### DEVELOPMENT NOTES

- EXISTING AMENITIES LOCATED ON LOT 501 ARE TO BE RETAINED.
- APPROXIMATELY 42% OPEN SPACE TO BE RETAINED ON LOT 501 WITH CURRENT SITE CONDITIONS (SEE OPEN SPACE EXHIBIT ON SHEET P-0203). OPEN SPACE REQUIREMENTS FOR LOT 501 MAY BE ADJUSTED WITH FUTURE DEVELOPMENT APPLICATIONS AND WILL BE DETERMINED WITH A FUTURE DSUP.
- MINIMUM 25% OPEN SPACE TO BE PROVIDED FOR LOT 502. LOCATION(S) OF OPEN SPACE ON LOT 502 TO BE DETERMINED AT THE TIME OF DSUP.
- THE EXISTING HOTEL AND CONFERENCE CENTER WILL CONTINUE AS AN INTERIM USE UNTIL SUCH TIME THAT THE PROPERTY REDEVELOPS.
- THE 4.56-ACRE AREA OF AREA III-B IS SITUATED WITHIN THE OVERALL PROPERTY AND BORDERS ON MARK CENTER DRIVE AND MARK CENTER AVENUE. FUTURE DEVELOPMENT OF PARCEL 2 WITH A DSUP WILL TAKE INTO CONSIDERATION AREA III-A AS REQUIRED THROUGH THE DSUP PROCESS. THERE ARE NO OTHER PROPERTIES DIRECTLY ADJACENT TO AREA III-B SINCE IT IS LOCATED AT THE INTERSECTION OF MARK CENTER DRIVE AND MARK CENTER AVENUE.

### ENVIRONMENTAL NOTES

BASED ON THE CONCLUSIONS OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT PERFORMED FOR THE SITE BY A SEPARATE CONSULTANT AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CONTAMINATED SOILS OR GROUNDWATER ON THIS SITE. FUTURE APPLICATIONS WILL PROVIDE ALL NECESSARY ENVIRONMENTAL INFORMATION AND COMPLY WITH ALL CITY, STATE, AND FEDERAL ENVIRONMENTAL REQUIREMENTS.

# MARK CENTER PLAZA - AREA I-A

## NOTES AND NARRATIVES

### CDD Amendment Criteria §5-604(C)

A. §5-604(C)(1): A vicinity map is provided on P-0101.

B. §5-604(C)(2): On sheet P-0303, a map or plan delineating the topography, location of scenic areas or natural features, and a statement describing the extent such areas or features will be preserved or protected, and landscape concepts is provided.

C. §5-604(C)(3): CDD #4 and the Alexandria West SAP did not anticipate development of the Property. Because of the large size, prominent location and adjacency to BRT, the Property is well situated for density and urbanization. The Applicant seeks development consistent with height, density, use and urban form with the nearby Beauregard Small Area Plan.

D. §5-604(C)(4): The 4.1-acre area of Block TM# 019.04-02-17 is vacant and is located at the terminus of Mark Center Avenue. Future development of Block TM# 019.04-02-17 with a DSUP will take into consideration adjacency to other blocks in Plaza I-A and I-B and access points considering Washington Headquarters Service building as required through the DSUP process. There are no other properties directly north of the property as it abuts the Winkler Preserve.

E. §5-604(C)(5): The maximum requested building height for a future building on TM# 019.04-02-17 is 180'.

F. §5-604(C)(6): Notwithstanding the construction and approvals of the Washington Headquarters Service Building within this CDD, IDA requests additional uses and an increase in density of 82,487 SF of Floor Area derived from the expired DSUP #2007-0027 density of 368,400 SF of Floor Area to the proposed density of 450,887 SF of Floor Area.

G. §5-604(C)(7): The final unit count of a multifamily building would be determined at time of DSUP. Unit counts type and size to be determined at time of DSUP.

H. §5-604(C)(8): The maximum parking spaces would be 2.25 space per 1,000 SF of commercial space or 2 spaces per residential unit. The parking will be primarily structured with potential for ancillary surface parking. This parking count is the theoretical maximum and the DSUP would finalize the desired parking count. Parking for commercial uses would depend on the proposed use and total FAR as below grade parking for office and/or commercial uses is not economically viable.

I. §5-604(C)(9): The on-site amenities of the future project will be determined at the time of the future DSUP and will be suited to the particular use proposed. The project also brings additional density near future BRT stations and the transit center located across Mark Center Avenue.

J. §5-604(C)(10): The property is currently undeveloped and vacant would remain that way until DSUP comes forward.

K. §5-604(C)(11): The Applicant is unaware of any public improvements required with a future development on TM# 019.04-02-17.

L. §5-604(C)(12): A conceptual design plan, at a scale of not less than one inch equals 100 feet, has been filed consistent with the requirements of this section.

M. §5-604(C)(13): The Applicant acknowledges additional information may be required by the Director to facilitate review and consideration of the plan.

N. §5-604(C)(14): A map identifying the general location of all marine clay soils in on Sheet P-0101.

O. §5-604(C)(15): There are no known locations of areas with probability of contaminated soil and/or groundwater based on available record information. See "Environmental Notes" on sheet P-0101.

### CDD #4 AMENDMENT DESCRIPTION

THE SITE IS LOCATED IN THE BEAUREGARD SMALL AREA PLAN AND IS CURRENTLY ZONED CDD #4.

THIS AMENDMENT APPLICATION PROPOSES TO ALLOW RESIDENTIAL AND COMMERCIAL MIXED-USE BUILDINGS WITHIN THE AREA.

GIVEN THE LOCATION OF THE PROPERTY AT A MAJOR INTERSTATE HIGHWAY, THE FUTURE BRT IMPROVEMENTS, THE TRANSIT CENTER ACROSS MARK CENTER AVENUE, AND PEDESTRIAN CONNECTIVITY, THE APPLICANT SEEKS TO ALLOW FOR FUTURE DEVELOPMENT OF A VARIETY OF USES INCLUDING MULTIFAMILY, CONTINUING CARE OR SENIOR LIVING, COMMERCIAL, HOTEL, AND/OR OFFICE USES BY A FUTURE DEVELOPER. AS SHOWN ON THE ENCLOSED CDD #4 AMENDMENT PLANS, FOR M 019.04-02-17, THE APPLICANT SEEKS TO AMEND THE EXISTING ALLOCATION OF THE 2.0 FAR, INCREASE IT TO 2.5 FAR, AND TO ALLOW FOR AFOREMENTIONED USES, EXCLUDING GARAGE FLOOR AREA BELOW GRADE. THE APPLICANT ALSO REQUESTS A BUILDING HEIGHT OF 180 FEET ON TM 019.04-02-17. THE INTENT IS THAT IN THE FUTURE, A DEVELOPER WILL COME FORWARD WITH A DSUP TO BUILD OUT THE BLOCK WITHIN THE PARAMETERS LAID OUT IN THIS CDD #4 AMENDMENT.

THE APPLICANT SEEKS TO ALLOW FOR DEVELOPMENT THAT IS CONSISTENT IN TERMS OF HEIGHT, DENSITY, USE AND URBAN FORM WITH ADJACENT OFFICE STRUCTURES AS WELL AS BEAUREGARD SMALL AREA PLAN AND CDD #21/22. ADDITIONALLY, THE PROPOSED DENSITY AND HEIGHT ALLOW FOR A BUILDING MASS CONSISTENT WITH EXISTING DEVELOPMENT SURROUNDING IT THROUGH THE IDA BUILDING AND THE WASHINGTON HEADQUARTERS SERVICE BUILDING. THE PROPERTY IS WELL SITUATED FOR DENSITY AND URBANIZATION. IT IS GENERALLY ACKNOWLEDGED CDD #4 AND THE ALEXANDRIA WEST SMALL AREA PLAN, BOTH FROM THE EARLY 1990S, HAVE NOT BEEN UPDATED TO REFLECT DEMOGRAPHIC AND POLICY CHANGES THAT HAVE EMERGED OVERTIME.

SPECIFICALLY, THE APPLICANT SEEKS TO CONSTRUCT A NEW BUILDING IN THE FUTURE ON A PORTION OF PLAZA I-A, A PARCEL KNOWN AS TM# 019.04-02-17, AND REQUESTS THE FOLLOWING AMENDMENTS TO THE CDD:

- ALLOW RESIDENTIAL, COMMERCIAL, OFFICE, HOTEL, AND SENIOR LIVING USE(S) IN TM 019.04-02-17 LOCATED IN PLAZA I-A, IN ADDITION TO RESIDENTIAL AND OFFICE;
- NOTWITHSTANDING THE CONSTRUCTION AND APPROVALS OF THE WASHINGTON HEADQUARTERS SERVICE BUILDING WITHIN THIS CDD, IDA REQUESTS ADDITIONAL USES AND AN INCREASE IN DENSITY OF 82,487 SF OF FLOOR AREA DERIVED FROM THE EXPIRED DSUP #2007-0027 DENSITY OF 368,400 SF OF FLOOR AREA TO THE PROPOSED DENSITY OF 450,887 SF OF FLOOR AREA.

### DEVELOPMENT NOTES

- ADJACENT PROPERTIES: THE 4.1-ACRE AREA OF TM# 019.04-02-17 IS VACANT AND IS LOCATED AT THE TERMINUS OF MARK CENTER AVENUE. FUTURE DEVELOPMENT OF TM# 019.04-02-17A WITH A DSUP WILL TAKE INTO CONSIDERATION ADJACENCY TO OTHER BLOCKS WITHIN PLAZA I-A/I-B AND ACCESS POINTS CONSIDERING WASHINGTON HEADQUARTERS SERVICE BUILDING AS REQUIRED THROUGH THE DSUP PROCESS. THERE ARE NO OTHER PROPERTIES DIRECTLY NORTH OF THE PROPERTY AS IT ABUTS THE WINKLER PRESERVE.
- SPECIAL AMENITIES: THE PRIMARY BENEFITS ARE THE PROVISION OF AFFORDABLE HOUSING UNITS AND GREEN BUILDING TECHNIQUES. THE PROJECT IS ALSO BRINGING ADDITIONAL DENSITY NEAR FUTURE BRT STATIONS AND THE CURRENT TRANSIT CENTER LOCATED ACROSS MARK CENTER AVENUE.
- INTERIM USE: THE PROPERTY IS CURRENTLY UNDEVELOPED AND VACANT WOULD REMAIN THAT WAY UNTIL DSUP COMES FORWARD.
- PARKING: THE MAXIMUM PARKING SPACES WOULD BE 2.25 SPACE PER 1,000 SF OF COMMERCIAL SPACE OR 2 SPACES PER RESIDENTIAL UNIT. THE PARKING IS PRIMARILY STRUCTURED PARKING WITH THE POTENTIAL FOR ANCIILARY SURFACE PARKING. THIS PARKING COUNT IS THE THEORETICAL MAXIMUM AND THE DSUP WOULD FINALIZE THE DESIRED PARKING COUNT. PARKING FOR COMMERCIAL USES WOULD DEPEND ON THE PROPOSED USE AND TOTAL FAR AS BELOW GRADE PARKING FOR OFFICE AND/OR COMMERCIAL USES IS NOT ECONOMICALLY VIABLE.

### ENVIRONMENTAL NOTES

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CONTAMINATED SOILS OR GROUNDWATER ON THIS SITE. FUTURE APPLICATIONS WILL PROVIDE ALL NECESSARY ENVIRONMENTAL INFORMATION AND COMPLY WITH ALL CITY, STATE, AND FEDERAL ENVIRONMENTAL REQUIREMENTS.

### DEVELOPMENT TABULATIONS

AREA I-A AND AREA I-B			USE			BUILDING AREA			RESIDENTIAL UNITS	PARKING	BUILDING HEIGHT***		
TAX ID	DESCRIPTION	AREA	APPROVED CDD USE	EXISTING USE	PROPOSED USE	EXISTING BUILDING AREA	PROPOSED BUILDING AREA	PROPOSED FAR	MAXIMUM RESIDENTIAL UNITS	MAXIMUM PARKING (EXISTING/ PROPOSED)	APPROVED CDD BUILDING HEIGHT	EXISTING BUILDING HEIGHT	PROPOSED MAXIMUM BUILDING HEIGHT***
020.03-02-01	CNAC BUILDING	2.5 AC. ±	COMMERCIAL/ RESIDENTIAL	COMMERCIAL OFFICE	NO CHANGE	214,000	214,000	2.0	N/A (UNDER EXISTING USE)	4 SP / 1000 GSF OR 2 SP/UNIT	150 FT	150 FT	150 FT
019.04-021-15	FEDERAL BUILDING /BRAC-133*	15.9 AC. ±	COMMERCIAL/ RESIDENTIAL	FEDERAL GOVERNMENT**	NO CHANGE	1,385,562	1,385,562	2.0	N/A (UNDER EXISTING USE)	4 SP / 1000 GSF OR 2 SP/UNIT*	150 FT	17 STORIES*	17 STORIES*
019.04-02-07	INSTITUTE FOR DEFENSE ANALYSES	3.1 AC. ±	COMMERCIAL/ RESIDENTIAL	COMMERCIAL OFFICE	NO CHANGE	261,137	261,137	1.93	N/A (UNDER EXISTING USE)	4 SP / 1000 GSF OR 2 SP/UNIT	150 FT	150 FT	150 FT
019.04-02-17	UNDEVELOPED	4.1 AC. ±	COMMERCIAL/ RESIDENTIAL	UNDEVELOPED	COMMERCIAL/ HOTEL/ SENIOR LIVING		450,887	2.5		2.25 SP / 1000 GSF OR 2 SP/UNIT	150 FT	N/A	180 FT
TOTAL		25.6 AC. ±				2,207,856	2,658,743		1159				

\*NOT SUBJECT TO CITY OF ALEXANDRIA ZONING

\*\*FEDERAL PROJECT FLOOR AREA ABOVE CDD ALLOCATION

\*\*\* UP TO TWO (2) BUILDINGS MAY BE CONSIDERED FOR A MAXIMUM BUILDING HEIGHT UP TO 250 FT

5000 SEMINARY ROAD - HILTON HOTEL

MARK CENTER PLAZA - AREA I-A

WINKLER TRACT

CDD #4 AMENDMENT

CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

WALTER L. PHILLIPS

INCORPORATED

Engineers • Planners • Surveyors • Landscapes Architects • Arborists

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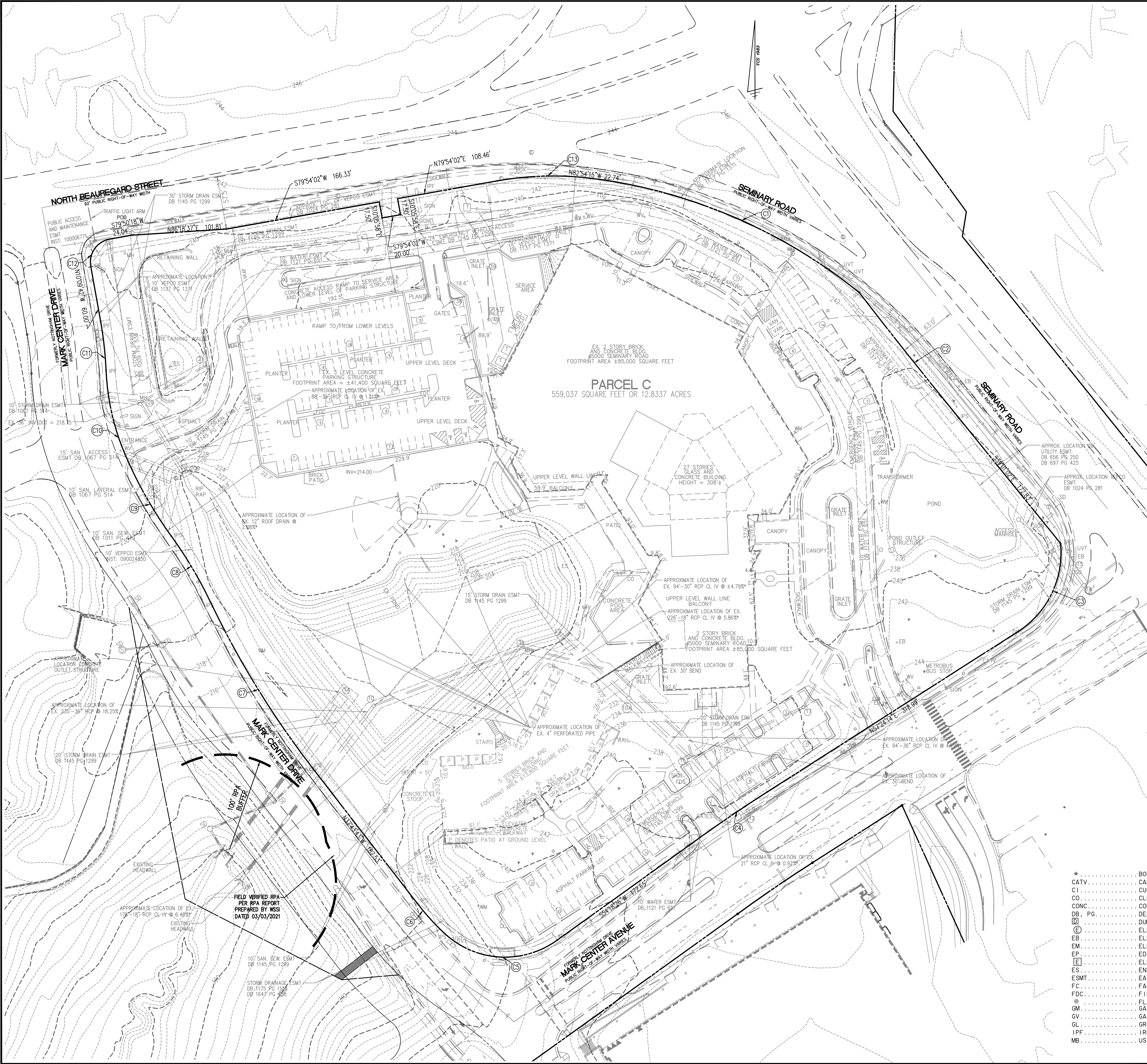
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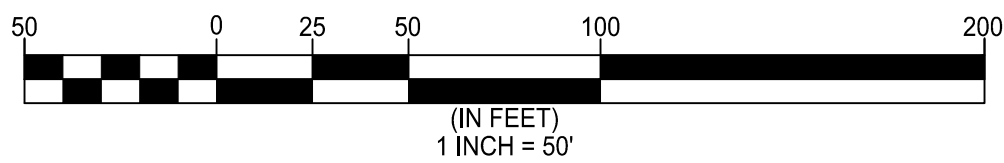
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CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	575.00'	301.14'	30°00'26"	154.11'	297.71'
C2	5,796.58'	171.91'	01°41'57"	85.96'	171.90'
C3	100.00'	110.51'	63°19'01"	61.66'	104.97'
C4	1,635.24'	102.80'	03°36'07"	51.42'	102.78'
C5	95.00'	131.89'	79°32'33"	79.07'	121.55'
C6	275.00'	42.85'	08°55'38"	21.47'	42.80'
C7	985.00'	210.20'	12°13'38"	105.50'	209.81'
C8	450.00'	82.10'	10°27'10"	41.16'	81.98'
C9	450.00'	99.64'	12°41'13"	50.03'	99.44'
C10	260.00'	94.26'	20°46'19"	47.65'	93.74'
C11	395.00'	52.85'	07°39'59"	26.47'	52.81'
C12	25.00'	39.27'	90°00'00"	25.00'	35.36'
C13	340.50'	93.52'	15°44'14"	47.06'	93.23'

- NOTES:
- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT NUMBER 019.02-02-01 AND IS ZONED CDD#4.
  - THE PROPERTY IS NOW IN THE NAME OF CRP MARK CENTER HOTEL, L.L.C. AS RECORDED IN INSTRUMENT NUMBER 15001094 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
  - THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
  - NO OBSERVED EVIDENCE WAS FOUND OF: CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS; PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION; RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS; THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL; A CEMETERY.
  - TOTAL AREA OF THE PROPERTY IS 559,037 SQUARE FEET OR 12.8337 ACRES.
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
  - THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
  - EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED ARE PER THE TITLE COMMITMENT ISSUED BY REPUBLIC TITLE OF TEXAS, INC., COMMITMENT NUMBER 1002-162052-RTT, EFFECTIVE DATE, AUGUST 24, 2015.
  - ZONING SETBACK AND HEIGHT RESTRICTIONS WERE ESTABLISHED AS A PART OF THE DEVELOPMENTAL CONDITIONS RECORDED IN DEED BOOK 1076 AT PAGE 586 AND AMENDED IN DEED BOOK 1100 AT PAGE 815.
  - THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY MAP IDENTIFIES THE TWO PONDS ON THIS SITE AS BEING FRESHWATER PONDS.
  - THERE ARE NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
  - THE BUILDINGS ON THIS PROPERTY DO NOT ENCR OACH OVER ANY PROPERTY LINES NOR DO THEY ENCR OACH ONTO ANY EASEMENTS OF WHICH THE SURVEYOR HAS BEEN MADE AWARE.



LEGEND

- |        |                            |          |                            |
|--------|----------------------------|----------|----------------------------|
| •      | BOLLARD                    | MH       | STORM MANHOLE              |
| CATV   | CABLE TV                   | PKF, PKs | PK NAIL FOUND, PK NAIL SET |
| C1     | CURB INLET                 | POB      | POINT OF BEGINNING         |
| CO     | CLEANOUT                   | RD       | ROOF DRAIN                 |
| CONC   | CONCRETE                   | TR       | TRANSFORMER                |
| DB, PG | DEED BOOK, PAGE            | TB       | TELEPHONE BOOTH            |
| D      | DUMPSTER PAD               | TM       | TELEPHONE MANHOLE          |
| E      | ELECTRIC MANHOLE           | TCB      | TRAFFIC CONTROL BOX        |
| EB     | ELECTRIC BOX               | TSP      | TRAFFIC SIGNAL POLE        |
| EM     | ELECTRIC METER             | WM       | WATER METER                |
| EP     | EDGE OF PAVEMENT           | WV       | WATER VALVE                |
| E      | ELECTRIC PAD               | YI       | YARD INLET                 |
| ES     | EASEMENT                   | Y        | FIRE HYDRANT               |
| ESMT   | EASEMENT                   | Y        | HANDICAPPED PARKING SPACE  |
| FC     | FACE OF CURB               | Y        | LIGHT POLE                 |
| FDC    | FIRE DEPARTMENT CONNECTION | Y        | SANITARY MANHOLE           |
| G      | FLAG POLE                  | Y        | OVERHEAD WIRES             |
| GM     | GAS METER                  | W        | WATER LINE                 |
| GV     | GAS VALVE                  | T        | UNDERGROUND TELEPHONE LINE |
| GL     | GROUND LIGHT               | E        | UNDERGROUND ELECTRIC LINE  |
| IPF    | IRON PIN FOUND             | G        | GUY WIRE                   |
| MB     | US MAILBOX                 | S        | GAS LINE                   |
|        |                            | X        | FENCE                      |

WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945

Engineers • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

CHECKED: JS

DATE: 12/18/2020

DRAWN: TPB

SCALE: 1" = 50'



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

5000 SEMINARY ROAD - HILTON HOTEL  
MARK CENTER PLAZA - AREA I-A  
WINKLER TRACT  
CDD #4 AMENDMENT  
CITY OF ALEXANDRIA, VIRGINIA

HILTON HOTEL - EXISTING CONDITIONS PLAN





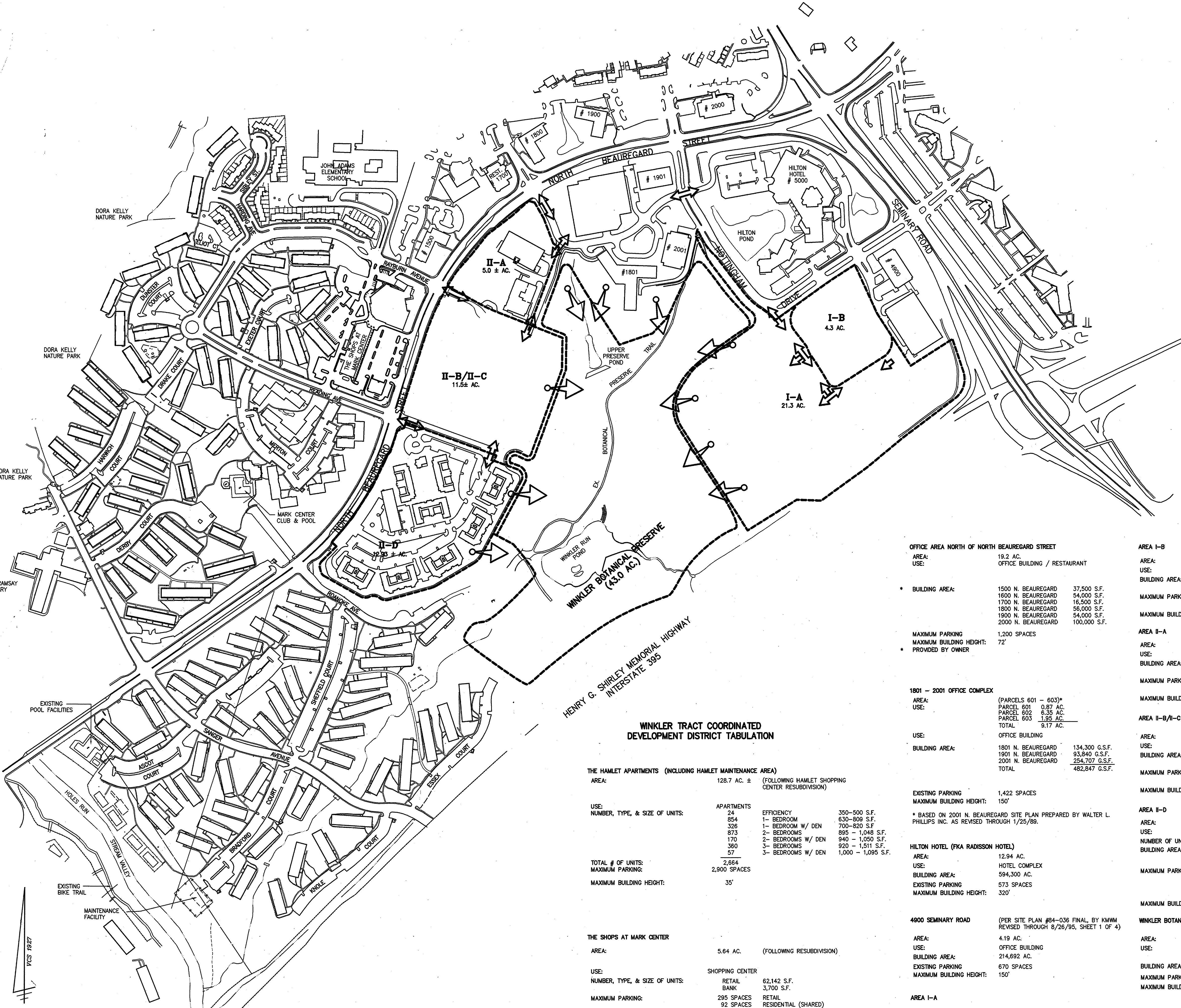
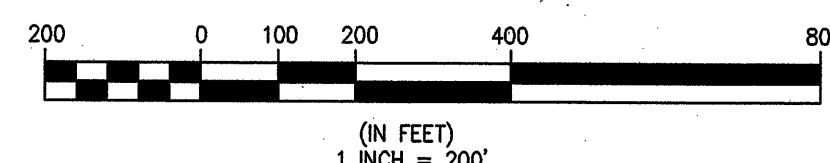




CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	575.00'	301.14'	30'00" 26"	154.11'	297.71'	S66°08'01"E
C2	5,796.58'	171.91'	01°41'57"	85.86'	171.90'	S38°28'25"E
C3	100.00'	110.51'	63°19' 01"	61.66'	104.97'	N25°44'43"E
C4	1,635.24'	102.80'	03°36' 07"	51.42'	102.78'	S55°10'34"W
C5	95.00'	131.89'	79°32' 33"	79.07'	121.55'	N86°25'37"W
C6	275.00'	42.85'	08°55' 38"	21.47'	42.80'	N42°11'32"E
C7	985.00'	210.20'	12°13' 38"	105.50'	209.81'	N31°36' 54"W
C8	450.00'	82.10'	10°27' 10"	41.16'	81.98'	N30°34'30"W
C9	450.00'	99.64'	12°41' 13"	50.03'	99.44'	N29°36' 38"W
C10	260.00'	94.26'	20°46' 19"	47.65'	93.74'	N12°52'52"E
C11	395.00'	52.85'	07°39' 59"	26.47'	52.81'	N06°19' 42"W
C12	25.00'	39.27'	90°00' 00"	25.00'	35.36'	N34°50'18"E
C13	340.50'	93.52'	15°44' 14"	47.06'	93.23'	N87°40' 07"E

SHEET: **P-0401**





WINKLER TRACT COORDINATED  
DEVELOPMENT DISTRICT TABULATION

THE HAMLET APARTMENTS (INCLUDING HAMLET MAINTENANCE AREA)  
AREA: 128.7 AC. ± (FOLLOWING HAMLET SHOPPING  
CENTER RESUBDIVISION)

USE: NUMBER, TYPE, & SIZE OF UNITS:	APARTMENTS	EFFICIENCY	350-500 S.F.
	24	854	630-809 S.F.
	326	1- BEDROOM	700-820 S.F.
	873	2- BEDROOMS	895 - 1,048 S.F.
	170	2- BEDROOMS W/ DEN	940 - 1,050 S.F.
	360	3- BEDROOMS	920 - 1,511 S.F.
	57	3- BEDROOMS W/ DEN	1,000 - 1,095 S.F.
TOTAL # OF UNITS:	2,664		
MAXIMUM PARKING:	2,900 SPACES		
MAXIMUM BUILDING HEIGHT:	35'		

THE SHOPS AT MARK CENTER  
AREA: 5.64 AC. (FOLLOWING RESUBDIVISION)

USE: NUMBER, TYPE, & SIZE OF UNITS:	SHOPPING CENTER
	RETAIL
	BANK
	62,142 S.F.
	3,700 S.F.
MAXIMUM PARKING:	295 SPACES
	92 SPACES
MAXIMUM BUILDING HEIGHT:	50'

OFFICE AREA NORTH OF NORTH BEAUREGARD STREET  
AREA: 19.2 AC.  
USE: OFFICE BUILDING / RESTAURANT

BUILDING AREA:	1500 N. BEAUREGARD	37,500 S.F.
	1800 N. BEAUREGARD	54,000 S.F.
	1700 N. BEAUREGARD	16,500 S.F.
	1800 N. BEAUREGARD	56,000 S.F.
	1900 N. BEAUREGARD	54,000 S.F.
	2000 N. BEAUREGARD	100,000 S.F.
MAXIMUM PARKING	1,200 SPACES	
MAXIMUM BUILDING HEIGHT:	72'	
PROVIDED BY OWNER		

1801 - 2001 OFFICE COMPLEX	(PARCELS 601 - 603)*
AREA:	PARCEL 601 0.87 AC.
USE:	PARCEL 602 6.35 AC.
	PARCEL 603 1.95 AC.
	TOTAL 9.17 AC.
USE:	OFFICE BUILDING
BUILDING AREA:	1801 N. BEAUREGARD 134,300 G.S.F.
	1901 N. BEAUREGARD 93,840 G.S.F.
	2001 N. BEAUREGARD 254,707 G.S.F.
	TOTAL 482,847 G.S.F.

EXISTING PARKING 1,422 SPACES  
MAXIMUM BUILDING HEIGHT: 150'  
\* BASED ON 2001 N. BEAUREGARD SITE PLAN PREPARED BY WALTER L. PHILLIPS INC. AS REVISED THROUGH 1/25/99.

HILTON HOTEL (FKA RADISSON HOTEL)	AREA: 12.94 AC.
USE:	HOTEL COMPLEX
BUILDING AREA:	594,300 AC.
EXISTING PARKING	573 SPACES
MAXIMUM BUILDING HEIGHT:	320'
4900 SEMINARY ROAD	(PER SITE PLAN #84-036 FINAL BY KWMV REVISED THROUGH 8/26/95, SHEET 1 OF 4)
AREA:	4.19 AC.
USE:	OFFICE BUILDING
BUILDING AREA:	214,892 AC.
EXISTING PARKING	670 SPACES
MAXIMUM BUILDING HEIGHT:	150'

AREA I-A	AREA: 21.3 AC. ±
USE:	COMMERCIAL / RESIDENTIAL
BUILDING AREA:	1,855,656 S.F. (2.00 F.A.R.) OR 1,159 UNITS
MAXIMUM PARKING	PARKING UP TO 4 SPACES / 1000 G.S.F. OR UP TO 2 SPACES / UNIT
MAXIMUM BUILDING HEIGHT:	150' / 250' PER CDD REQUIREMENTS

AREA I-B	AREA: 4.3 AC. ±
USE:	COMMERCIAL / RESIDENTIAL
BUILDING AREA:	374,616 S.F. (2.00 F.A.R.) OR 234 UNITS
MAXIMUM PARKING	PARKING UP TO 4 SPACES / 1000 G.S.F. OR UP TO 2 SPACES / UNIT
MAXIMUM BUILDING HEIGHT:	150'

AREA II-A	AREA: 5.0 AC. ±
USE:	COMMERCIAL / RESIDENTIAL
BUILDING AREA:	326,000 S.F. (1.5 F.A.R.) OR 272 UNITS
MAXIMUM PARKING	PARKING UP TO 4 SPACES / 1000 G.S.F. OR UP TO 2 SPACES / UNIT
MAXIMUM BUILDING HEIGHT:	150'

AREA II-B/II-C	AREA: 11.5 AC. ±
USE:	COMMERCIAL / RESIDENTIAL
BUILDING AREA:	751,400 S.F. (1.5 F.A.R.) OR 626 UNITS
MAXIMUM PARKING	PARKING UP TO 4 SPACES / 1000 G.S.F. OR UP TO 2 SPACES / UNIT
MAXIMUM BUILDING HEIGHT:	150'

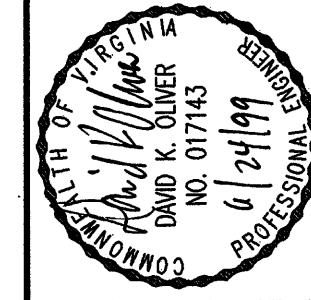
AREA II-D	AREA: 12.93 AC. ±
USE:	APARTMENTS
NUMBER OF UNITS:	406 (31.4 UNITS/AC)
BUILDING AREA:	512,045 G.S.F. * 372,944 N.S.F. (0.67 F.A.R.) SEE NARRATIVE FOR BREAKDOWN OF UNITS BY TYPE AND SIZE
MAXIMUM PARKING	REG. 250 COMPACT 411 H/C 13 TOTAL 674
MAXIMUM BUILDING HEIGHT:	60'

WINKLER BOTANICAL PRESERVE	AREA: 43.0 AC.
USE:	NATURE PRESERVE
BUILDING AREA:	UP TO 15,000 G.S.F. (SEE NARRATIVE)
MAXIMUM PARKING	15 SPACES (VISITORS / STAFF)
MAXIMUM BUILDING HEIGHT:	50'

PLAZA I-A / I-B UNITS AND TABULATIONS REWORKED (6-14-99)  
PLAZA I-A / I-B UNITS AND TABULATIONS MODIFIED (10-27-97)

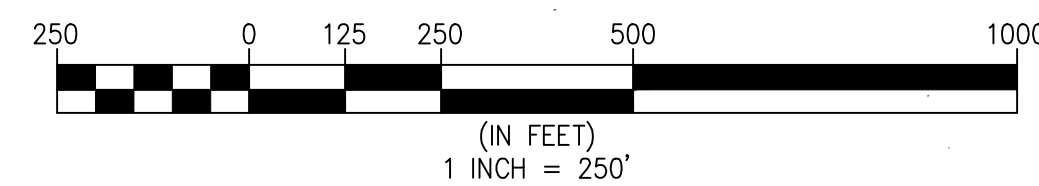
CONCEPTUAL DESIGN PLAN (AMENDED)

WINKLER TRACT  
COORDINATED DEVELOPMENT DISTRICT  
CITY OF ALEXANDRIA, VIRGINIA

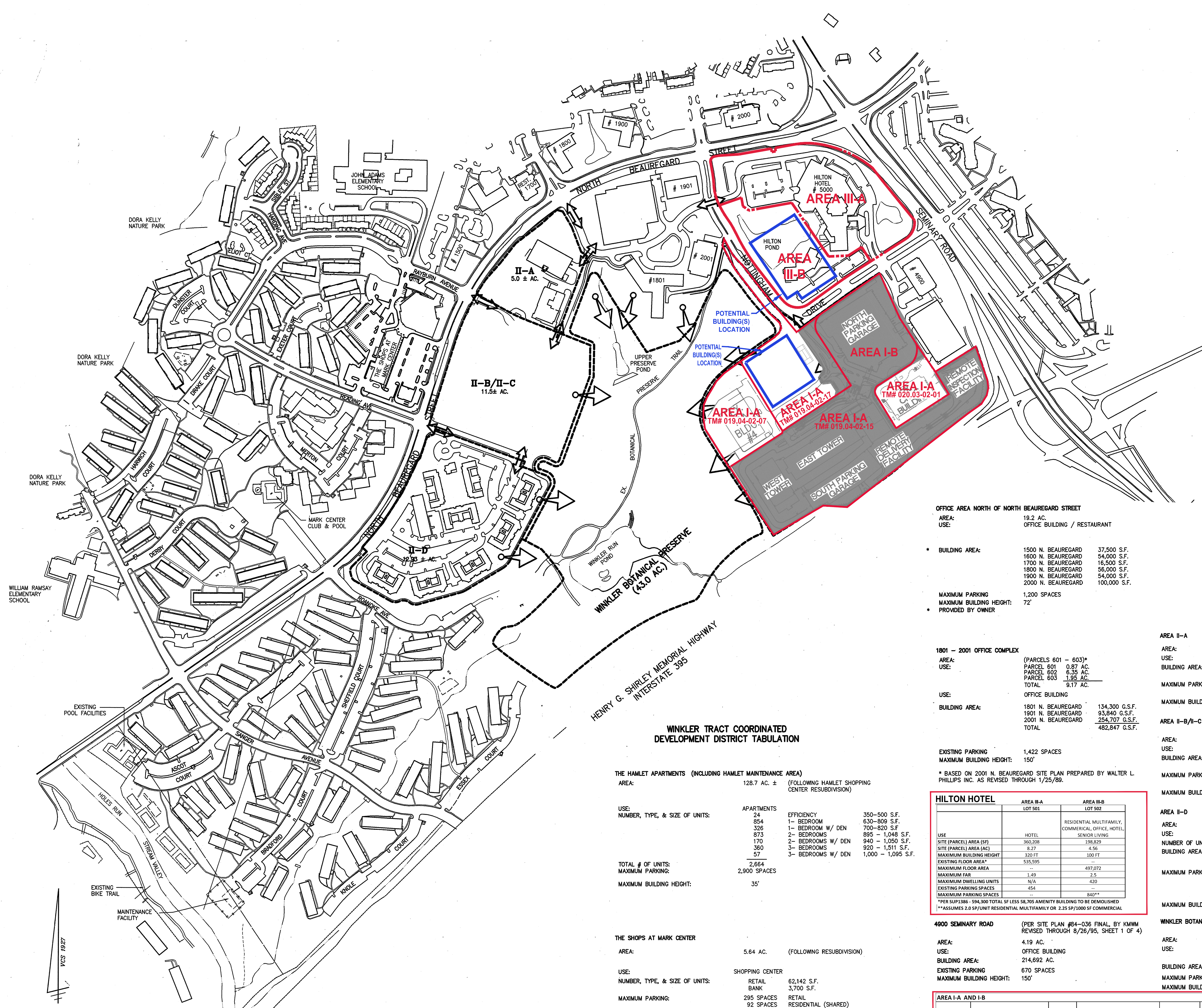


WALTER L. PHILLIPS  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 302-985 FAX (703) 302-9861  
DATE: 9/17/95  
SCALE: 1" = 200'  
DRAWN: AWW/KAC





# CDD #4 PLAN - REVISED



WINKLER TRACT COORDINATED DEVELOPMENT DISTRICT TABULATION			
THE HAMLET APARTMENTS (INCLUDING HAMLET MAINTENANCE AREA)			
AREA:	128.7 AC. ±	(FOLLOWING HAMLET SHOPPING CENTER RESUBDIVISION)	
USE:	APARTMENTS		
NUMBER, TYPE, & SIZE OF UNITS:	24 854 326 873 170 360 57	1- BEDROOM 1- BEDROOM W/ DEN 2- BEDROOMS 2- BEDROOMS W/ DEN 3- BEDROOMS 3- BEDROOMS W/ DEN	3 6 7 8 9 9 1
TOTAL # OF UNITS:	2,664		
MAXIMUM PARKING:	2,900 SPACES		
MAXIMUM BUILDING HEIGHT:	35'		
THE SHOPS AT MARK CENTER			
AREA:	5.64 AC.	(FOLLOWING RESUBDIVISION)	
USE:	SHOPPING CENTER		
NUMBER, TYPE, & SIZE OF UNITS:	RETAIL BANK	62,142 S.F. 3,700 S.F.	
MAXIMUM PARKING:	295 SPACES 92 SPACES	RETAIL RESIDENTIAL (SHARED)	
MAXIMUM BUILDING HEIGHT:	50'		

OFFICE AREA NORTH OF NORTH BEAUREGARD STREET			
AREA:	19.2 AC.		
USE:	OFFICE BUILDING / RESTAURANT		
BUILDING AREA:	1500 N. BEAUREGARD 37,500 S.F. 1600 N. BEAUREGARD 54,000 S.F. 1700 N. BEAUREGARD 16,500 S.F. 1800 N. BEAUREGARD 56,000 S.F. 1900 N. BEAUREGARD 54,000 S.F. 2000 N. BEAUREGARD 100,000 S.F.		
MAXIMUM PARKING:	1,200 SPACES		
MAXIMUM BUILDING HEIGHT:	72'		
PROVIDED BY OWNER:			

1801 - 2001 OFFICE COMPLEX			
AREA:	(PARCELS 601 - 603)*		
USE:	PARCEL 601 0.87 AC. 602 6.35 AC. 603 1.95 AC. TOTAL 9.17 AC.		
USE:	OFFICE BUILDING		
BUILDING AREA:	1801 N. BEAUREGARD 134,300 G.S.F. 1901 N. BEAUREGARD 93,840 G.S.F. 2001 N. BEAUREGARD 254,707 G.S.F. TOTAL 482,847 G.S.F.		

EXISTING PARKING 1,422 SPACES  
MAXIMUM BUILDING HEIGHT: 150'  
\* BASED ON 2001 N. BEAUREGARD SITE PLAN PREPARED BY WALTER L. PHILLIPS INC. AS REVISED THROUGH 1/25/09.

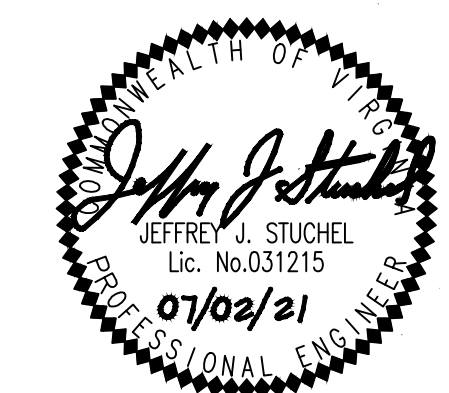
HILTON HOTEL			
	AREA II-A LOT 501	AREA II-B LOT 502	
USE (PARCEL) AREA (SF)	HOTEL 360,000	RESIDENTIAL MULTIFAMILY, COMMERCIAL, OFFICE, HOTEL, SENIOR LIVING 198,820	
SITE (PARCEL) AREA (AC)	8.27	4.56	
MAXIMUM BUILDING HEIGHT	320 FT	100 FT	
EXISTING FLOOR AREA*	535,595	497,072	
MAXIMUM FLOOR AREA	1.49	2.5	
MAXIMUM DWELLING UNITS	N/A	420	
EXISTING PARKING SPACES	454	840**	
MAXIMUM PARKING SPACES			
**PER SUP1386 - 594,300 TOTAL SF LESS 58,705 AMENITY BUILDING TO BE DEMOLISHED ***ASSUMES 2.0 SP/UNIT RESIDENTIAL MULTIFAMILY OR 2.25 SP/1000 SF COMMERCIAL			

4900 SEMINARY ROAD (PER SITE PLAN #04-036 FINAL, BY KWHM REVISED THROUGH 8/26/05, SHEET 1 OF 4)			
AREA:	4.19 AC.		
USE:	OFFICE BUILDING		
BUILDING AREA:	214,692 AC.		
EXISTING PARKING:	670 SPACES		
MAXIMUM BUILDING HEIGHT:	150'		

AREA I-A AND I-B							
TAX ID	DESCRIPTION	AREA	USE	BUILDING AREA	MAXIMUM RESIDENTIAL UNITS	MAXIMUM PARKING	MAXIMUM BUILDING HEIGHT
020.03-02-01	CNAC BUILDING	2.5 AC. ±	COMMERCIAL/OFFICE/RESIDENTIAL	214,000 (2.0 FAR)	113	4 SP / 1000 GSF OR 2 SP/UNIT	150 FT
019.04-02-15	FEDERAL BUILDING/BRAC-133*	15.9 AC. ±	FEDERAL GOVERNMENT*	1,732,719*	720	4 SP / 1000 GSF OR 2 SP/UNIT**	17 STORIES*
019.04-02-07	INSTITUTE FOR DEFENSE ANALYSES	3.1 AC. ±	COMMERCIAL/OFFICE/RESIDENTIAL	270,000 (2.0 FAR)	140	4 SP / 1000 GSF OR 2 SP/UNIT	150 FT
019.04-02-17	UNDEVELOPED	4.1 AC. ±	COMMERCIAL/RESIDENTIAL/OFFICE	450,887 (2.5 FAR)	186	2.25 SP / 1000 GSF OR 2 SP/UNIT	180 FT
TOTAL		25.6 AC. ±		2,667,606	1139		
*NOT SUBJECT TO CITY OF ALEXANDRIA ZONING							

AREA II-A		5.0 AC. ±
AREA:		
USE:	COMMERCIAL / RESIDENTIAL	
BUILDING AREA:	326,000 S.F. (1.5 F.A.R.) OR 272 UNITS	
MAXIMUM PARKING:	PARKING UP TO 4 SPACES / 1000 G.S.F. OR UP TO 2 SPACES / UNIT	
MAXIMUM BUILDING HEIGHT:	150'	
AREA II-B/II-C		11.5 AC. ±
AREA:		
USE:	COMMERCIAL / RESIDENTIAL	
BUILDING AREA:	751,400 S.F. (1.5 F.A.R.) OR 626 UNITS	
MAXIMUM PARKING:	PARKING UP TO 4 SPACES / 1000 G.S.F. OR UP TO 2 SPACES / UNIT	
MAXIMUM BUILDING HEIGHT:	150'	
AREA II-D		12.93 AC. ±
AREA:		
USE:	APARTMENTS	
NUMBER OF UNITS:	406 (31.4 UNITS/AC)	
BUILDING AREA:	512,045 G.S.F. * 372,944 N.S.F. (0.67 F.A.R.) SEE NARRATIVE FOR BREAKDOWN OF UNITS BY TYPE AND SIZE	
MAXIMUM PARKING:	REG. 250 COMPACT 411 H/C 13 TOTAL 674	
MAXIMUM BUILDING HEIGHT:	60'	
WINKLER BOTANICAL PRESERVE		43.0 AC.
AREA:		
USE:	NATURE PRESERVE	
BUILDING AREA:	UP TO 15,000 G.S.F. (SEE NARRATIVE)	
MAXIMUM PARKING:	15 SPACES (VISITORS / STAFF)	
MAXIMUM BUILDING HEIGHT:	50'	

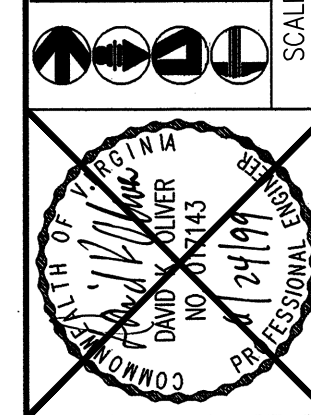
PLAZA I-A / I-B UNITS AND TABULATIONS REMOVED (6-14-09)  
PLAZA I-A / I-B UNITS AND TABULATIONS MODIFIED (10-27-07)



## CONCEPTUAL DESIGN PLAN (AMENDED)

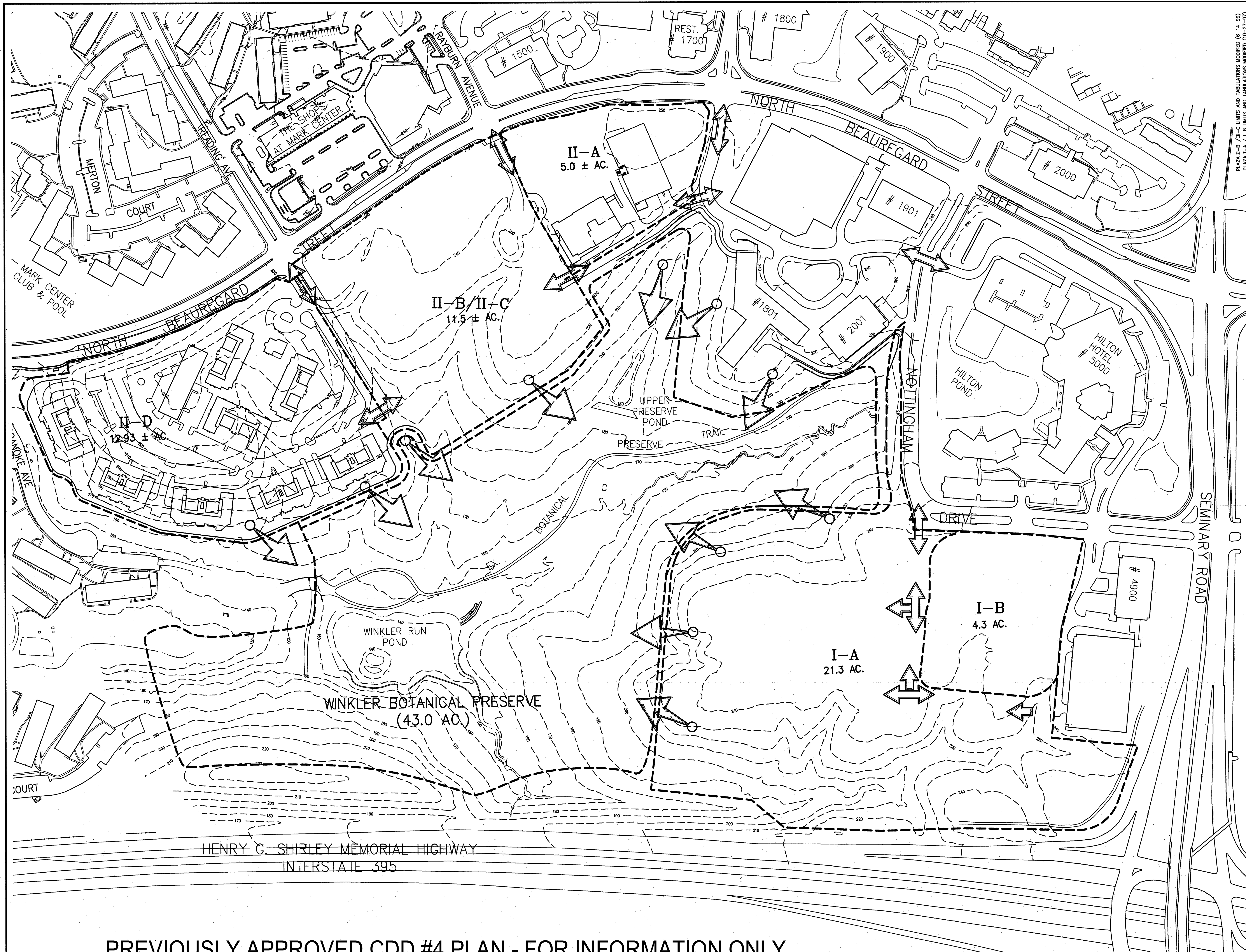
**WINKLER TRACT**  
COORDINATED DEVELOPMENT DISTRICT  
CITY OF ALEXANDRIA, VIRGINIA

**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
703.332.935 FAX 703.332.931  
DATE: 9/17/95  
SCALE: 1"=250'  
DRAWN: A.W./K.C.



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED



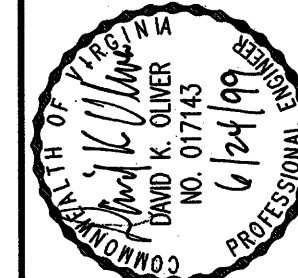


PLAZA 3-B / 3-C LIMITS AND TABULATIONS MODIFIED (6-14-99)  
PLAZA 2-A / 2-B LIMITS AND TABULATIONS MODIFIED (10-27-97)

**CONCEPTUAL DESIGN PLAN**

**WINKLER TRACT**  
COORDINATED DEVELOPMENT DISTRICT  
CITY OF ALEXANDRIA, VIRGINIA

**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046  
(703) 582-6183 FAX (703) 585-5011  
DATE: 9/7/95  
SCALE: 1" = 100'



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

PREVIOUSLY APPROVED CDD #4 PLAN - FOR INFORMATION ONLY