

SEMINARY OVERLOOK COORDINATED DEVELOPMENT DISTRICT (CDD 22) CONCEPT PLAN BEAUREGARD CORRIDOR SMALL AREA PLAN CITY OF ALEXANDRIA, VIRGINIA JUNE 21, 2013

OWNERS/APPLICANTS

HOME PROPERTIES SEMINARY TOWERS, LLC
C/O HOME PROPERTIES OF NEW YORK
850 CLINTON SQUARE
ROCHESTER, NY 14604

HOME PROPERTIES SEMINARY HILLS, LLC
C/O HOME PROPERTIES OF NEW YORK
850 CLINTON SQUARE
ROCHESTER, NY 14604

PLANNERS AND URBAN DESIGNERS

DOVER KOHL AND PARTNERS
1571 SUNSET DRIVE
CORAL GABLES, FL 33143

DUANY PLATER-ZYBERK AND COMPANY
320 FIREHOUSE DRIVE
GAITHERSBURG, MD 20878

HORD COPLAN MACHT
750 EAST PRATT STREET
BALTIMORE, MD 21202

CDD 22 CONCEPT PLAN STATEMENT

THE APPLICANTS REQUEST APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN CONSISTENT WITH THE BEAUREGARD CORRIDOR SMALL AREA PLAN.

SEE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

ASSOCIATED APPLICATIONS

TEXT AMENDMENT - TA#2012-0008 AND TA#2012-0010

SHEET INDEX

P-0101 COVER SHEET
P-0201 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
P-0301 PRELIMINARY PHASING PLAN
P-0401 PROPOSED TRANSPORTATION IMPROVEMENTS
P-0501 EXHIBIT #2 - OPEN SPACE
P-0502 EXHIBIT #5 - PARKING LOCATION EXHIBIT

ATTORNEYS

WALSH, COLUCCI, LUBELEY, EMRICH AND WALSH
COURTHOUSE PLAZA
2200 CLARENDON BOULEVARD
ARLINGTON, VA 22201

ENGINEERS

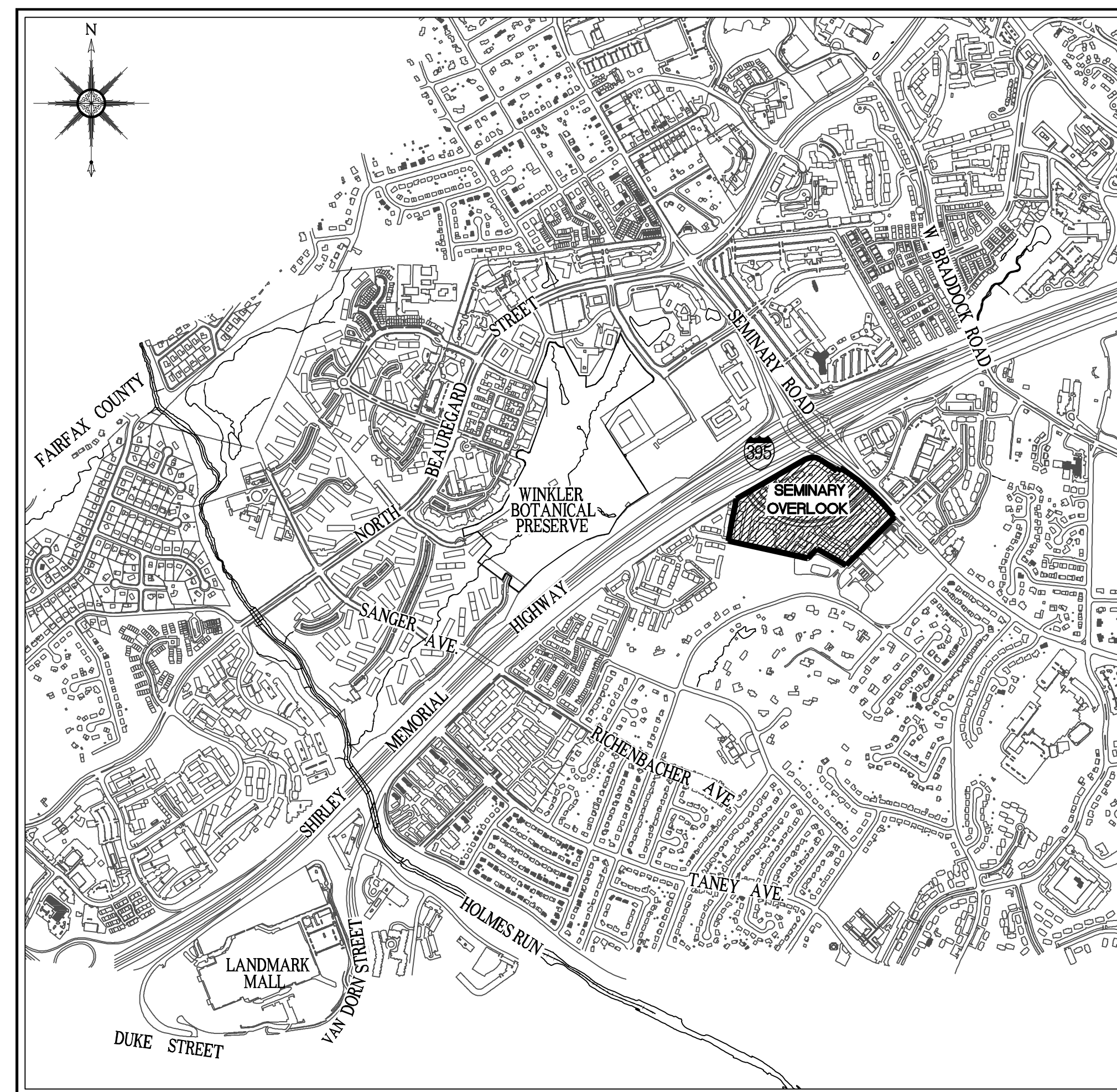
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046

WETLAND STUDIES AND SOLUTIONS
5300 WELLINGTON BRANCH DRIVE
GAINESVILLE, VA 20155

TRANSPORTATION

AECOM
3131 WILSON BOULEVARD
ARLINGTON, VA 22201

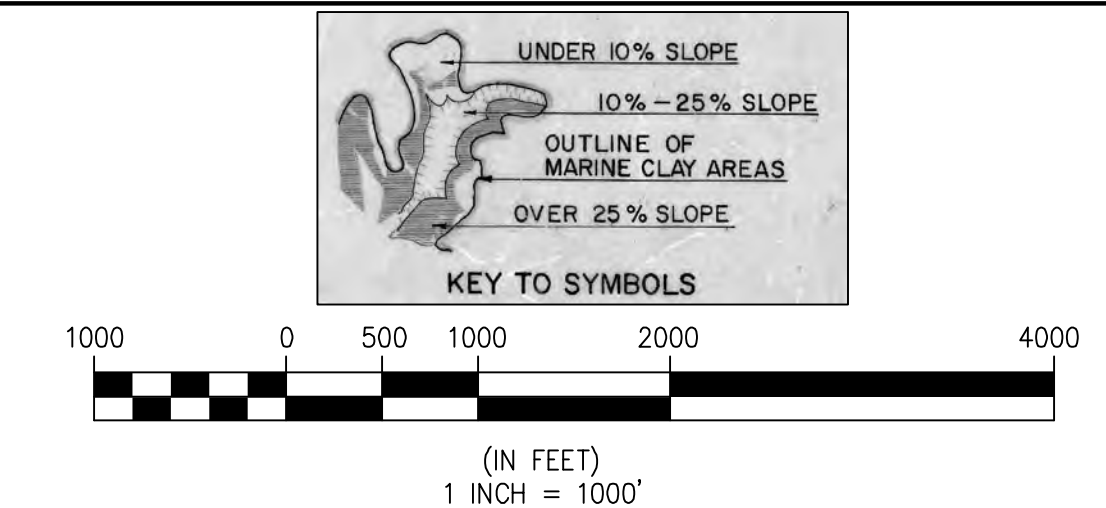
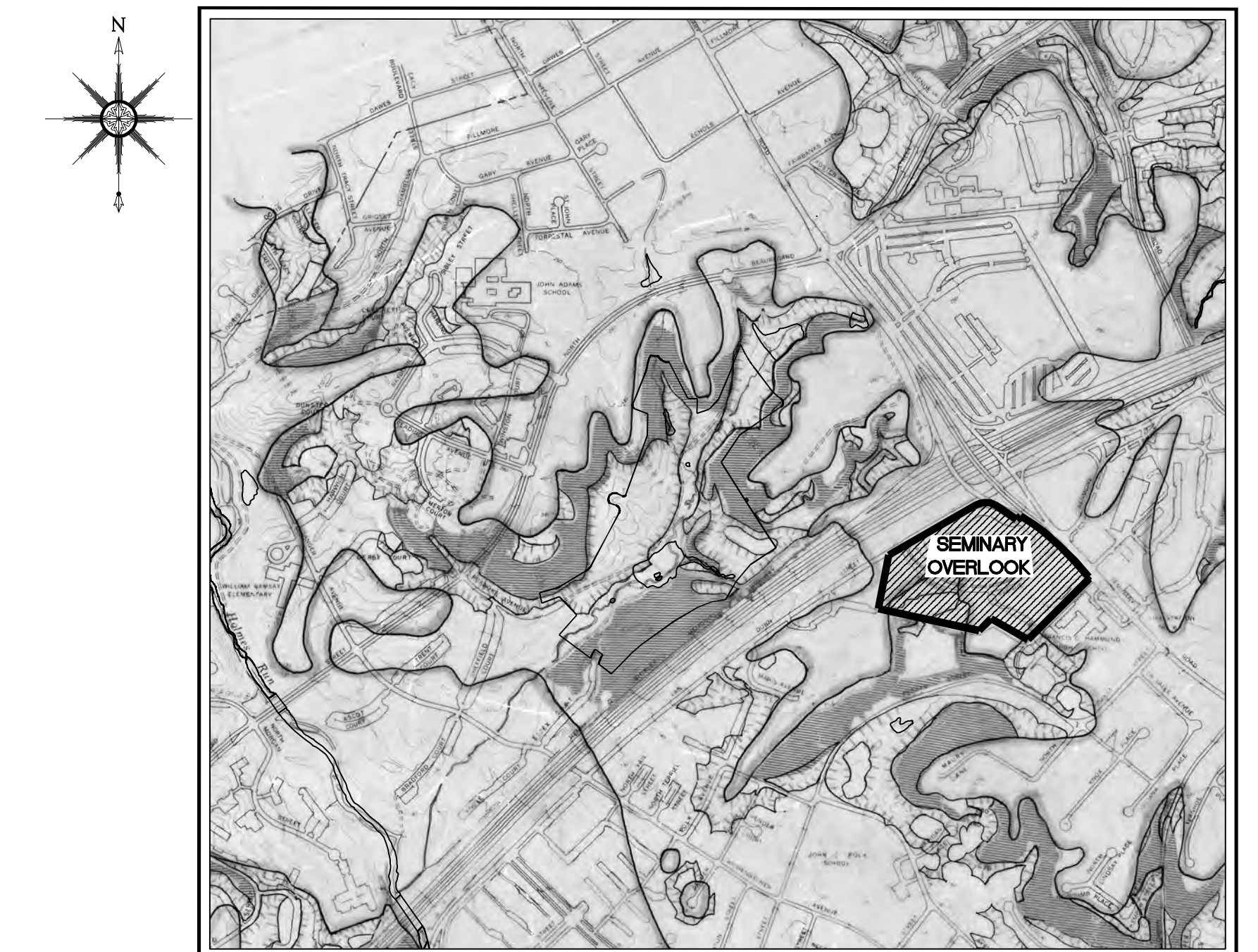
WELLS AND ASSOCIATES
5 WIRT STREET, S.W.
LEESBURG, VA 20175



SCALE: 1"=1000'

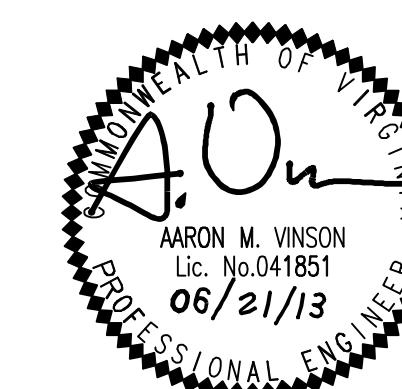
PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD#22)

MARINE CLAY SOILS MAP




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APPROVED	
SPECIAL USE PERMIT NO. CDD #2012-00005	
REZONING NO. REZ #2012-00005	
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.

LEGEND

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT CDD #22 

DEFINED OPEN SPACE 

EXISTING BUILDING 

DEVELOPMENT AREA 

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

SEMINARY OVERLOOK

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

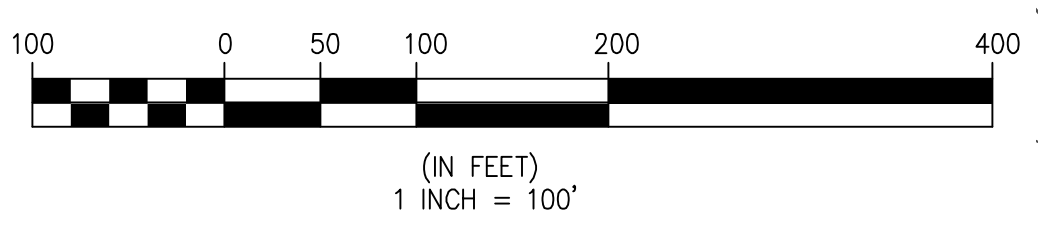
INTERSTATE ROUTE #395
HENRY G. SHIRLEY MEMORIAL HIGHWAY

N. VAN DORN STREET

SEMINARY ROAD

KENMORE AVENUE

FRANCIS HAMMOND MIDDLE SCHOOL



SEMINARY OVERLOOK DEVELOPMENT SUMMARY

APPROXIMATE AREA: ± 22.26 AC

MIX OF USE:

OFFICE	±0 SF
RESIDENTIAL	±925 UNITS
REQUIRED RETAIL	±0 SF
OPTIONAL RETAIL	±0 SF
HOTEL	±0 SF
EX. SEMINARY TOWERS BUILDINGS TO REMAIN	
OPEN SPACE:	±0.52 ACRES

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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

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INCORPORATED
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SCALE: 1" = 100'

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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

**SEMINARY OVERLOOK
COORDINATED DEVELOPMENT
DISTRICT #22
CONCEPT PLAN**

CITY OF ALEXANDRIA, VIRGINIA

LEGEND

APPROXIMATE LIMITS OF NEIGHBORHOOD PROPOSED TO BE REZONED

CONCEPTUAL PHASE 1
0 TO 5 YEARS

CONCEPTUAL PHASE 2
5 TO 10 YEARS

NOTES

1. ROADS AND BUILDINGS SHOWN ON THIS PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE DETERMINED AT THE TIME OF DSUP.

SEMINARY OVERLOOK

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

FRANCIS HAMMOND MIDDLE SCHOOL



(IN FEET)
1 INCH = 100'

APPROVED
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REZONING NO. REZ #2012-00005
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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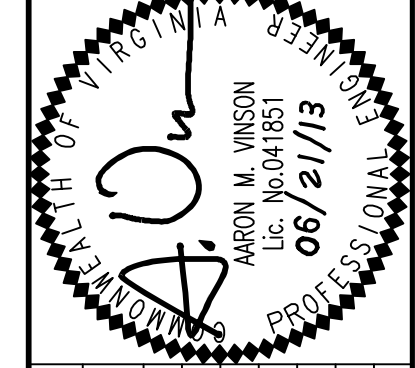
PRELIMINARY PHASING PLAN

**SEMINARY OVERLOOK
COORDINATED DEVELOPMENT
DISTRICT #22
CONCEPT PLAN**

CITY OF ALEXANDRIA, VIRGINIA

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SCALE: 1" = 100'
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CHECKED: BF



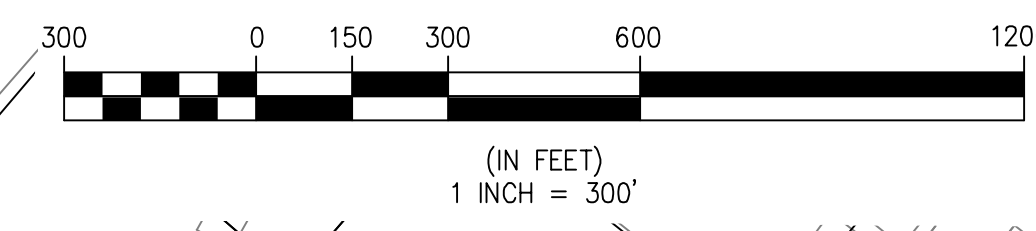
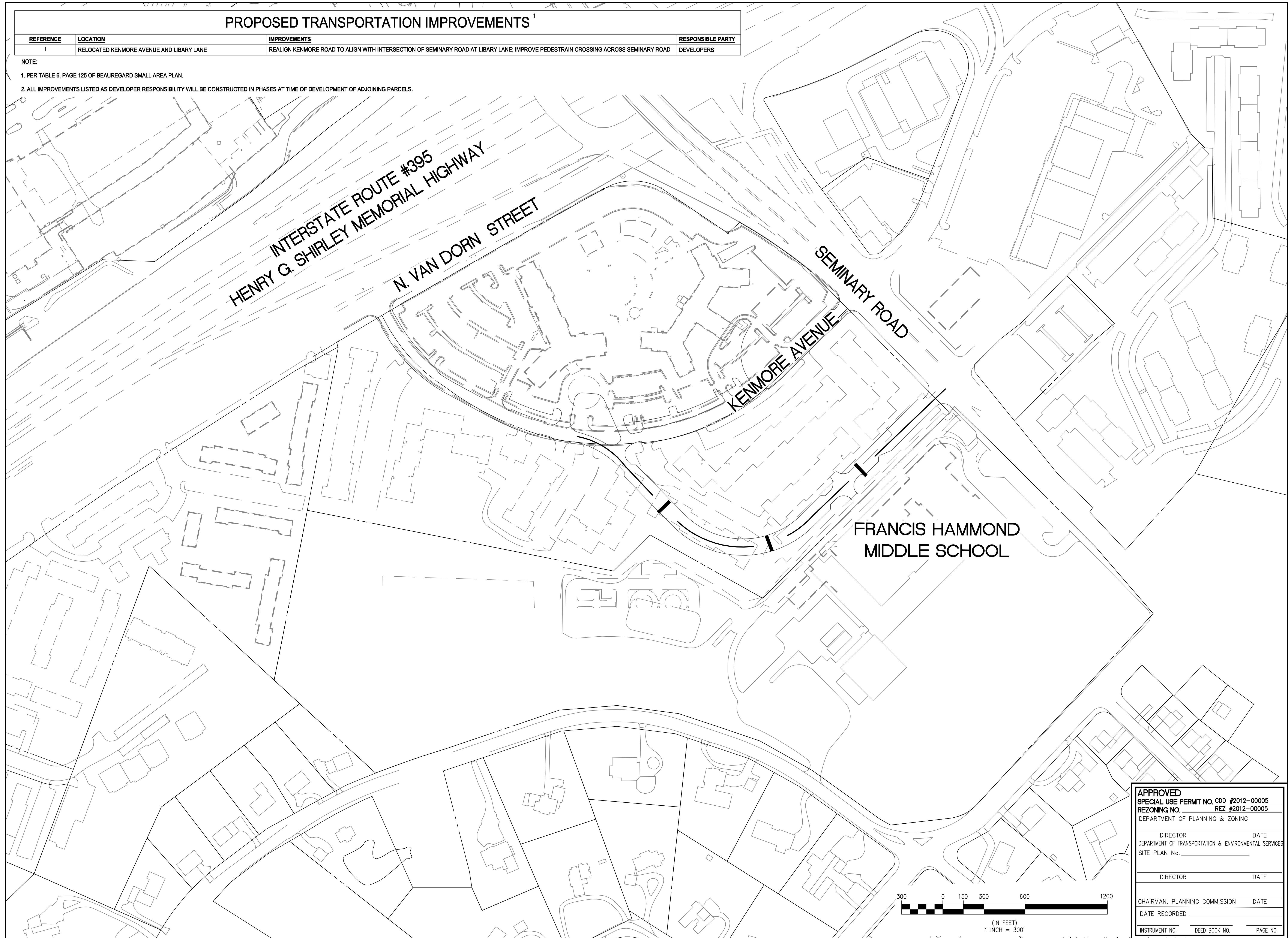
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PROPOSED TRANSPORTATION IMPROVEMENTS¹

REFERENCE	LOCATION	IMPROVEMENTS	RESPONSIBLE PARTY
I	RELOCATED KENMORE AVENUE AND LIBRARY LANE	REALIGN KENMORE ROAD TO ALIGN WITH INTERSECTION OF SEMINARY ROAD AT LIBRARY LANE; IMPROVE PEDESTRAIN CROSSING ACROSS SEMINARY ROAD	DEVELOPERS

NOTE:

- PER TABLE 6, PAGE 125 OF BEAUREGARD SMALL AREA PLAN.
- ALL IMPROVEMENTS LISTED AS DEVELOPER RESPONSIBILITY WILL BE CONSTRUCTED IN PHASES AT TIME OF DEVELOPMENT OF ADJOINING PARCELS.



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DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

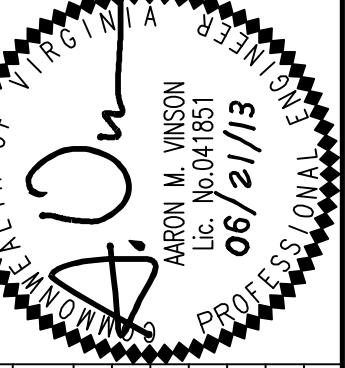
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PROPOSED TRANSPORTATION IMPROVEMENTS

**SEMINARY OVERLOOK
 COORDINATED DEVELOPMENT
 DISTRICT #22
 CONCEPT PLAN**

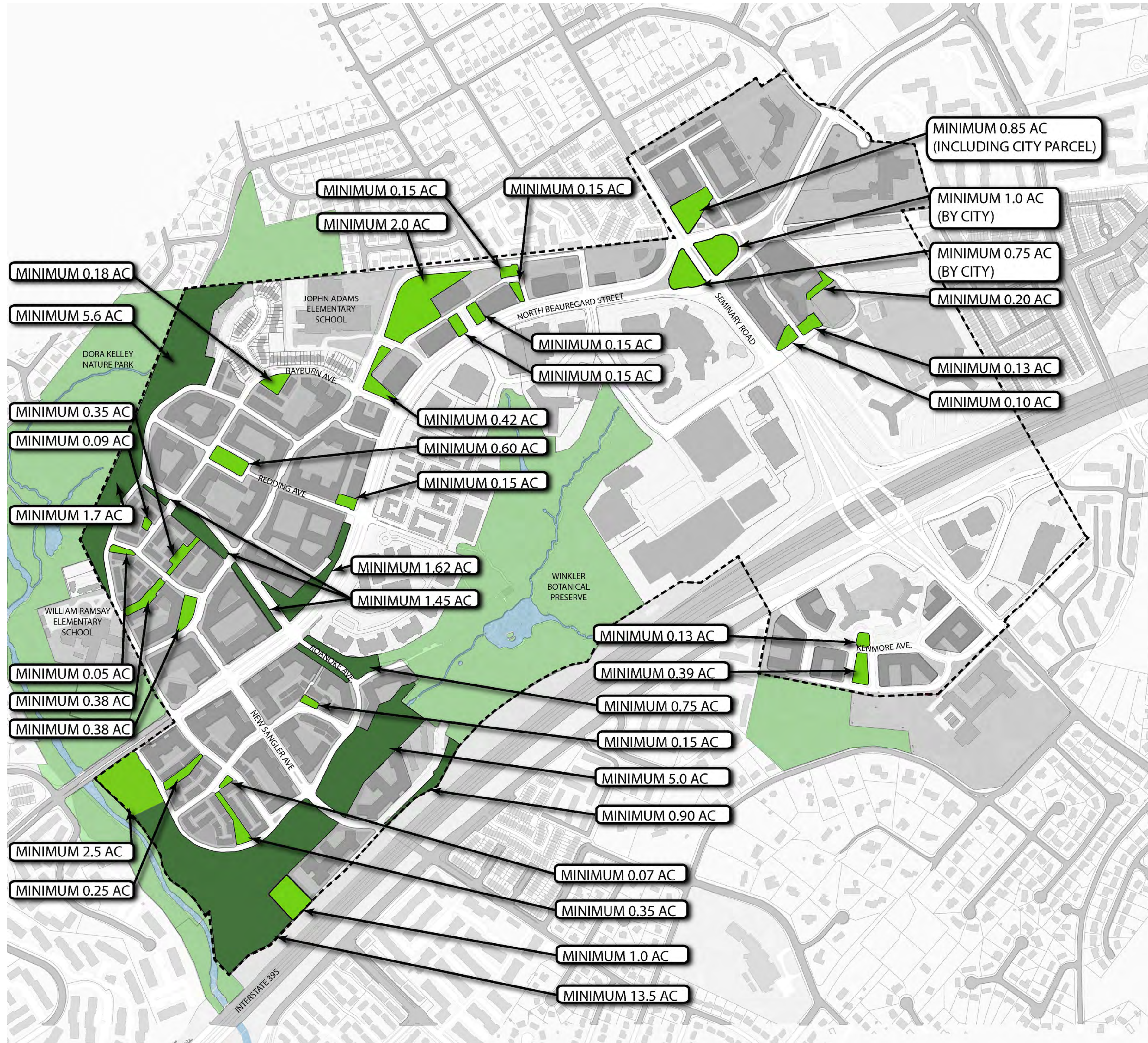
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		BY	REV.			



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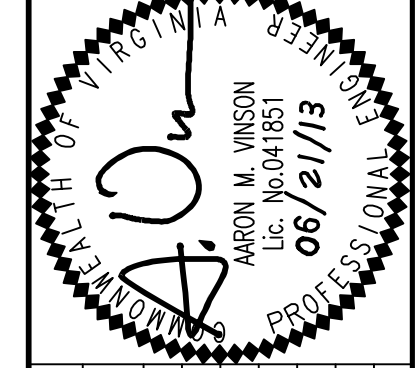


NOTE
 1. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

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CHAIRMAN, PLANNING COMMISSION	
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	PAGE NO.

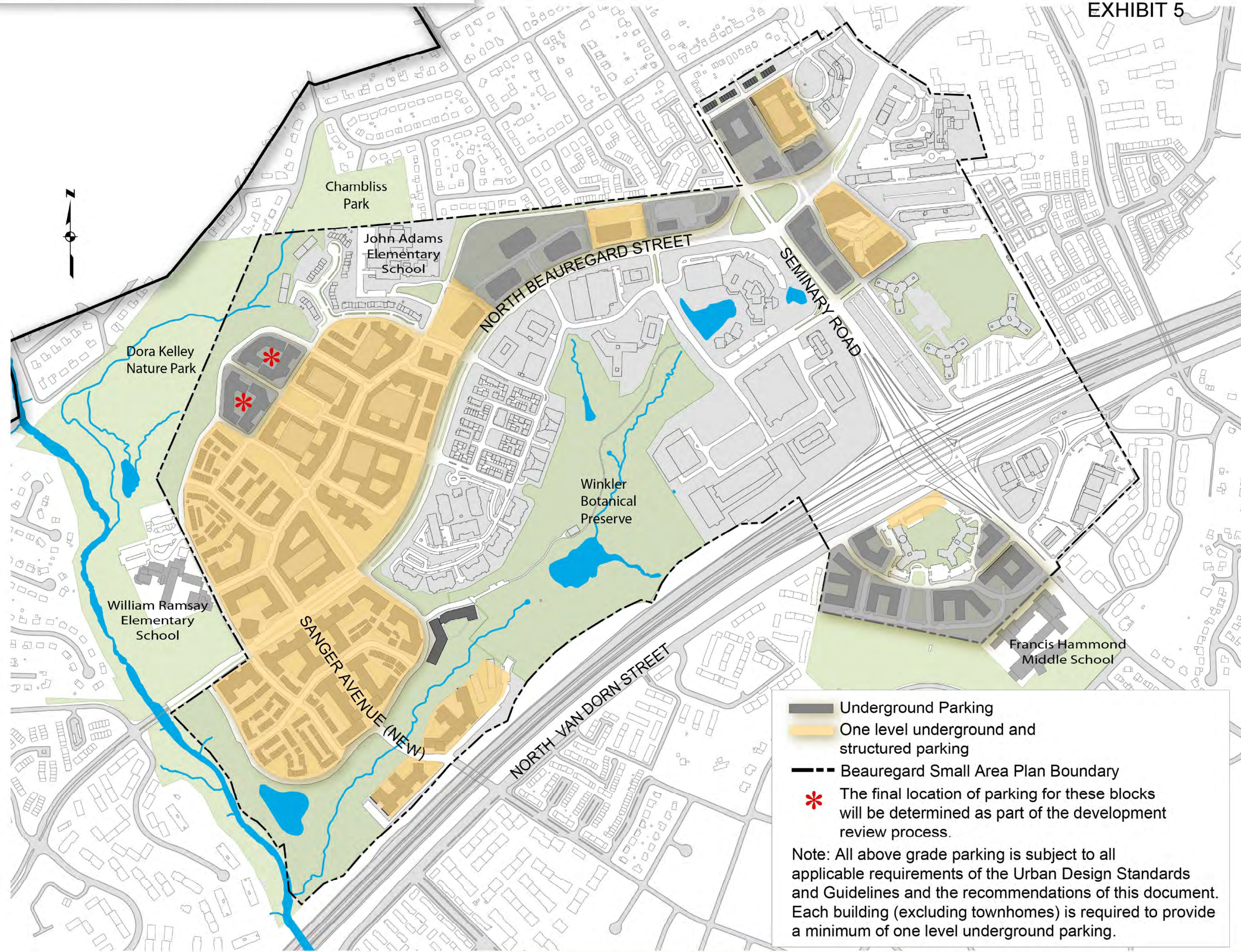
EXHIBIT #2 - OPEN SPACE
SEMINARY OVERLOOK
COORDINATED DEVELOPMENT
DISTRICT #22
CONCEPT PLAN
 CITY OF ALEXANDRIA, VIRGINIA

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Figure 32A: Underground and Structured Parking



■ Underground Parking
 ■ One level underground and structured parking
 - - - Beauregard Small Area Plan Boundary
 * The final location of parking for these blocks will be determined as part of the development review process.
 Note: All above grade parking is subject to all applicable requirements of the Urban Design Standards and Guidelines and the recommendations of this document. Each building (excluding townhomes) is required to provide a minimum of one level underground parking.

NOTE

1. REFER TO THE ORIGINAL COLOR VERSION OF THIS PLAN, PAGE 50 OF THE BEAUREGARD SMALL AREA PLAN.
2. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

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DIRECTOR _____ DATE _____

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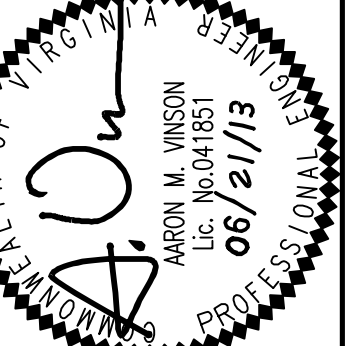
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EXHIBIT #5 - PARKING LOCATION EXHIBIT

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 DISTRICT #22
 CONCEPT PLAN
 CITY OF ALEXANDRIA, VIRGINIA**

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