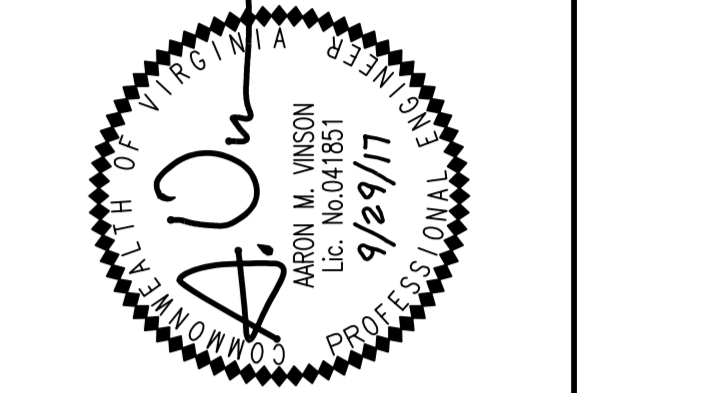


WALTER L. PHILLIPS INCORPORATED
 Engineers • Surveyors • Planners • Landscape Architects • Arborists
 207 PARK AVENUE FALLS CHURCH, VIRGINIA, 22046
 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 100'
 DRAWN: DP
 CHECKED: BF
 DATE: 09/29/17
 PLAN STATUS: DATE DESCRIPTION



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

CHURCH OF THE RESURRECTION AND GOODWIN HOUSE CDD CONCEPT PLAN
 CITY OF ALEXANDRIA, VIRGINIA
 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

TAX MAP	ADDRESS	OWNER NAME	OWNER ADDRESS	LAND DESCRIPTION	ZONING
①	011.01-01-02 4898 W. BRADDOCK ROAD	UDR NEWPORT VILLAGE LLC	1745 SHEA CENTER DR STE 200 HIGHLANDS RANCH, CO 80129	GARDEN APT 3 ST OR < (310)	RA
②	011.03-01-07 2240 N. BEAUREGARD STREET	FDR COMPANY C/O ASHER INVESTMENTS	7900 E UNION AVE STE 500 DENVER, CO 80237	GARDEN APT 3 ST OR < (310)	RA
③	011.03-01-04 2618 FOSTER AVENUE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	505 MAIN ST. STE 400 HACKENSACK, NJ 07601	DETACHED HOUSE (100)	R 12
④	011.03-01-03 2623 FOSTER AVENUE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	505 MAIN ST. STE 400 HACKENSACK, NJ 07601	VACANT LAND - RESID. (910)	R 12
⑤	011.01-01-03 5101 FILLMORE AVENUE	VIRGINIA METHODIST HOME FOR THE AGED INC	5000 FAIRBANKS AVE ALEXANDRIA, VA 22311	CHARITABLE (770)	RC
⑥	011.01-01-03 5100 FILLMORE AVENUE	WATERMARK WASHINGTON HOUSE OWNER LLC	2 BETHESDA METRO CENTER STE 1300 BETHESDA, MD 20814	NURSING HOME (492)	RC

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD-23)
- LANDBAY LINE
- INDIVIDUAL DEVELOPMENT BLOCK
- EXISTING BUILDING
- DEVELOPMENT AREA
- LANDBAY DESIGNATION

DEVELOPMENT SUMMARY

APPROXIMATE CDD AREA: ±8.84 AC

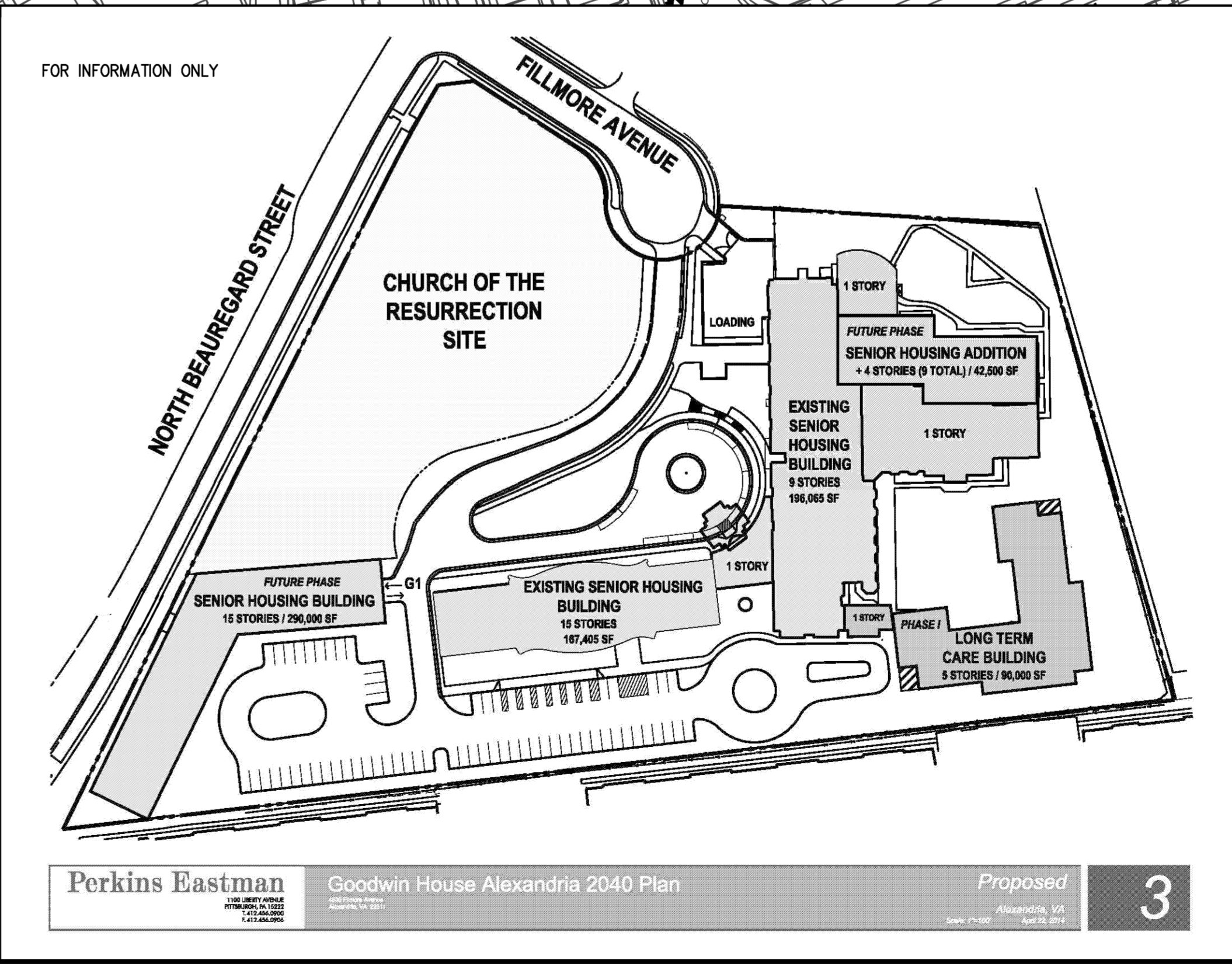
FUTURE LONG TERM CARE BUILDING (BLOCK A): ±82,850 SF
 FUTURE SENIOR HOUSING BUILDINGS (BLOCKS B/C): ±297,575 SF
 EXISTING SENIOR HOUSING BUILDING TO REMAIN: ±363,470 SF

FUTURE MULTIFAMILY BUILDING (BLOCK D): ±175,000 SF
 FUTURE CHURCH BUILDING (BLOCK E): ±7,500 SF

*BUILDING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FUTURE DEVELOPMENT PHASES.

100 0 50 100 200 400
 (IN FEET)
 1 INCH = 100'

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



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

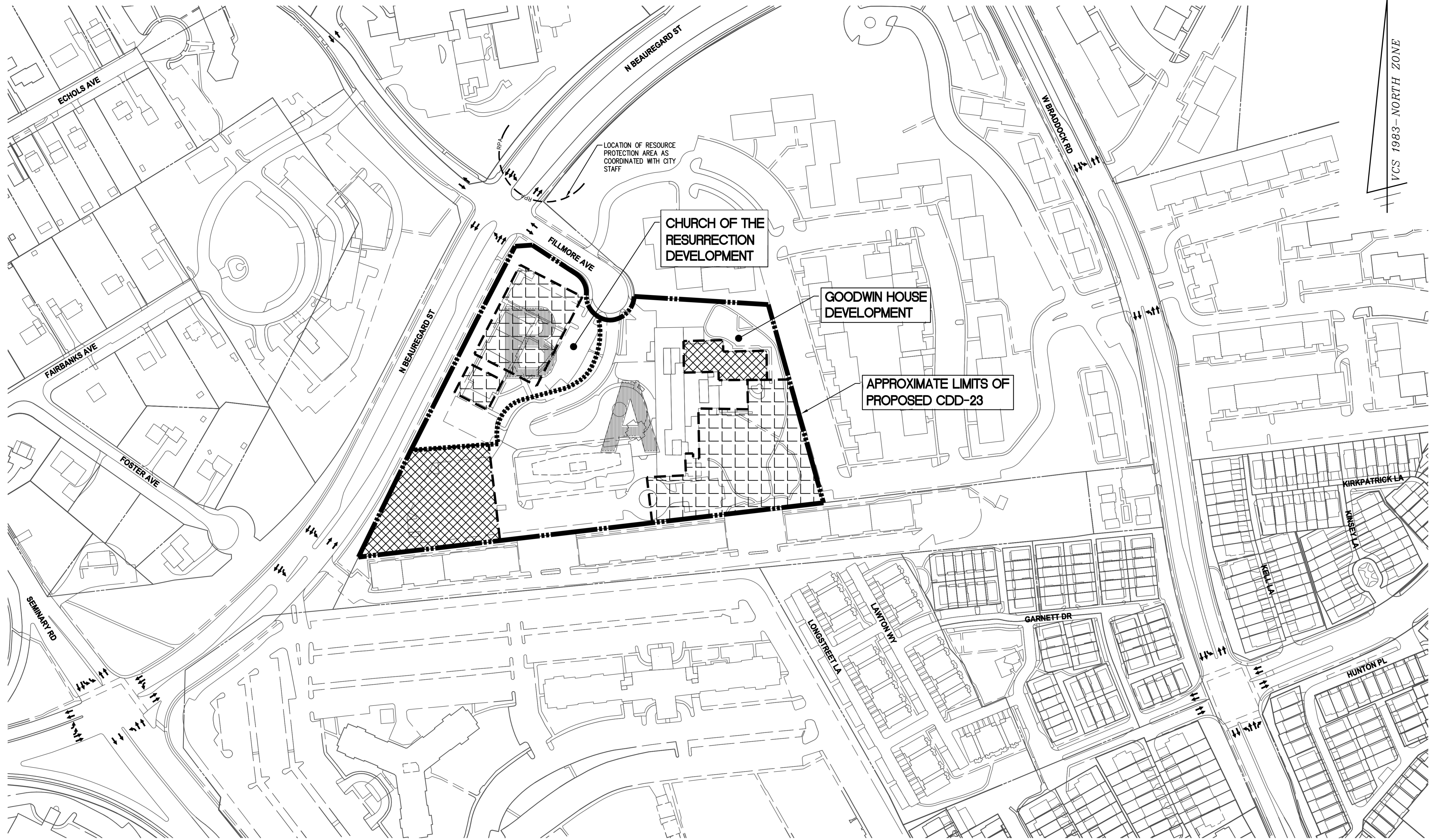
DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



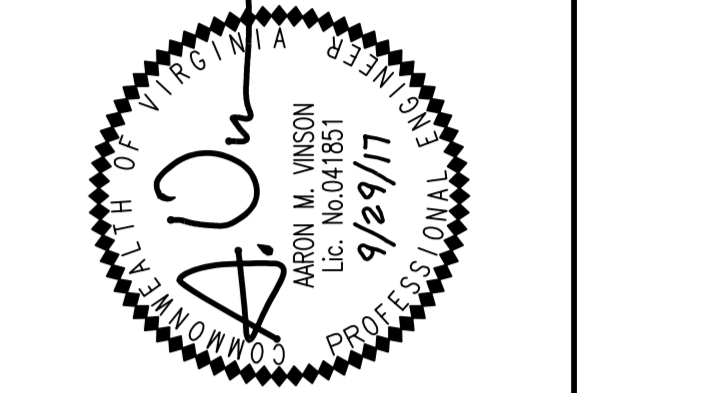
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DATE	DESCRIPTION	DATE	DESCRIPTION
09/29/17	1ST SUBMISSION		

PLAN STATUS: DATE DESCRIPTION

DRAWN: DP
 CHECKED: BF



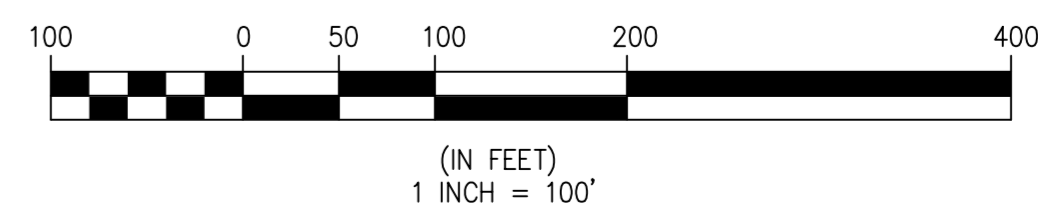
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

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

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.

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. _____