BEAUREGARD CORRIDOR COORDINATED DEVELOPMENT DISTRICT (CDD 21) CONCEPT PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN
CITY OF ALEXANDRIA, VIRGINIA
FEBRUARY 21, 2013

OWNERS/APPLICANTS

ALEXANDRIA DEVELOPMENT ASSOCIATES, LLC
C/O HEKEMIAN AND CO INC.
505 MAIN STREET
HACKENSACK, NJ 07601

JBG/MARK CENTER DEVELOPER, LLC
C/O THE JBG COMPANIES
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MD 20815

LAFAYETTE BUILDINGS, LLC
C/O DUKE REALTY
4900 SEMINARY RD, SUITE 900
ALEXANDRIA, VA 22311

SOUTHERN TOWERS, LLC
4600 N. FAIRFAX DRIVE, SUITE 1000
ARLINGTON, VA 22203

FDER COMPANY
C/O ASHER INVESTMENTS
7345 S PIERCE STREET, SUITE 100
LITTLETON, CO 80128

ATTORNEYS

MCGUIRE WOODS LLP
1750 TYSONS BLVD.
SUITE 1800
MCLEAN, VA 22102

WALSH, COLUCCI, LUBELEY, EMRICH AND WALSH
COURTHOUSE PLAZA, SUITE 1300
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

PLANNERS AND URBAN DESIGNERS

COOPER CARRY
625 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314

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

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

HICKOK COLE ARCHITECTS
1023 31ST STREET NW
WASHINGTON, DC 20007

TRANSPORTATION

AECOM
3131 WILSON BOULEVARD
ARLINGTON, VA 22201

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

CDD 21 CONCEPT PLAN STATEMENT

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

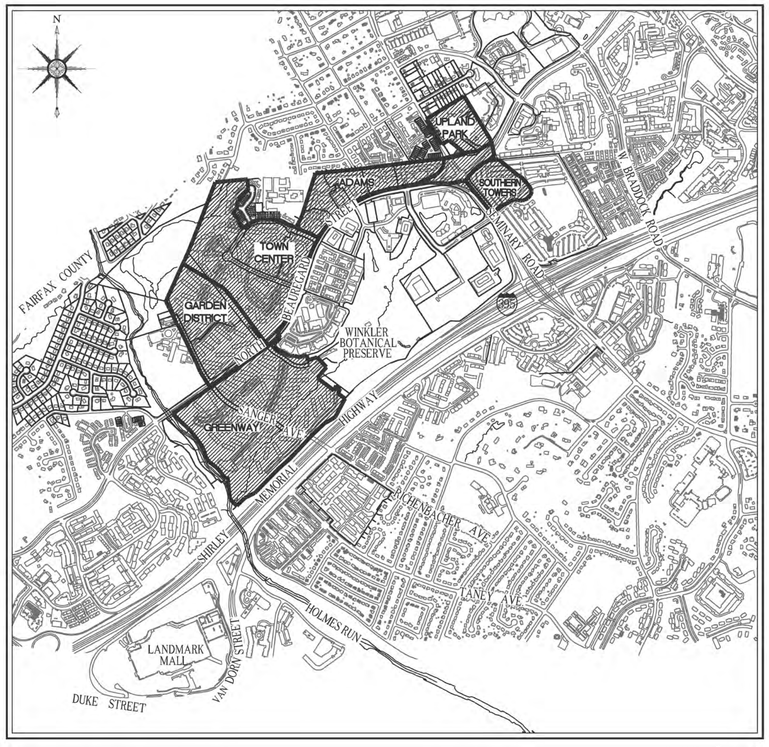
SEE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

ASSOCIATED APPLICATIONS

TEXT AMENDMENT – TA#2012-0007 AND TA#2012-0010

SHEET INDEX

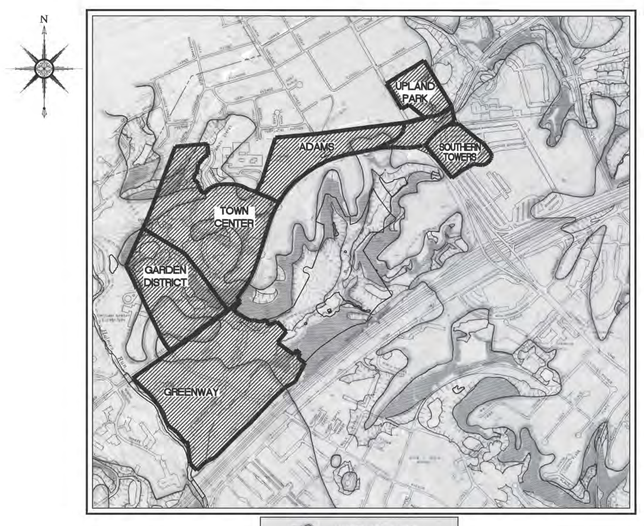
P-0101 COVER SHEET
P-0201 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
P-0301 ENVIRONMENTAL FEATURES PLAN
P-0401 PRELIMINARY PHASING PLAN
P-0501 INTERIM TRANSITWAY PLAN
P-0502 INTERIM TRANSITWAY PLAN
P-0503 INTERIM TRANSITWAY PLAN
P-0504 INTERIM TRANSITWAY PLAN
P-0505 INTERIM TRANSITWAY PLAN
P-0601 PROPOSED TRANSPORTATION IMPROVEMENTS



SCALE: 1"=1000'

PROPERTIES WITHIN PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD #21)

MARINE CLAY SOILS MAP



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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
02/21/13
PROFESSIONAL ENGINEER

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.

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21
- APPROXIMATE NEIGHBORHOOD LIMIT
- MAJOR GREENWAY OPEN SPACE
- DEFINED OPEN SPACE
- CITY OPEN SPACE
- EXISTING BUILDING
- DEVELOPMENT AREA
- PROPOSED FIRE STATION
- LIMITS OF RESOURCE PROTECTION AREA
- LIMITS OF 100 YEAR FLOODPLAIN

UPLAND PARK DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±9.25 AC

MIX OF USE:
- OFFICE OR HOTEL: ±78,469 SF OR ±140 ROOMS
- RESIDENTIAL: ±535 UNITS
- REQUIRED RETAIL: ±8,000 SF
- OPTIONAL RETAIL: ±8,000 SF

OPEN SPACE: ±0.85 ACRES

SOUTHERN TOWERS DEVELOPMENT SUMMARY

APPROXIMATE AREA: ± 8.28 AC

MIX OF USE:
- OFFICE: ±195,000 SF
- RESIDENTIAL: ±0 SF
- REQUIRED RETAIL: ±25,000 SF
- OPTIONAL RETAIL: ±80,000 SF
- HOTEL: ±187 ROOMS
- EX. BERKLEY BUILDING TO REMAIN

OPEN SPACE: ±0.43 ACRES

ADAMS DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±19.16 AC

MIX OF USE:
- OFFICE: ±1,020,765 SF
- RESIDENTIAL: ±0 SF
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±15,000 SF
- HOTEL: ±187 ROOMS

OPEN SPACE: ±3.02 ACRES

TOWN CENTER DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±48.21 AC

MIX OF USE:
- OFFICE: ±405,165 SF
- RESIDENTIAL: ±2,319 UNITS
- REQUIRED RETAIL: ±200,000 SF
- OPTIONAL RETAIL: ±109,245 SF
- HOTEL: ±237 ROOMS

OPEN SPACE: ±8.15 ACRES

GARDEN DISTRICT DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±25.50 AC

MIX OF USE:
- OFFICE: ±0 SF
- RESIDENTIAL: ±928 UNITS
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±21,355 SF
- HOTEL: ±0 SF

OPEN SPACE: ±4.50 ACRES

GREENWAY DEVELOPMENT SUMMARY

APPROXIMATE AREA: ±63.35 AC

MIX OF USE:
- OFFICE: ±0 SF
- RESIDENTIAL: ±1,829 UNITS
- REQUIRED RETAIL: ±0 SF
- OPTIONAL RETAIL: ±13,250 SF
- HOTEL: ±0 SF

OPEN SPACE: ±24.47 ACRES

A TOTAL OF 0.85 ACRES OF OPEN SPACE, INCLUDING THE ADJACENT CITY OWNED PARCEL, SHALL BE PROVIDED IN UPLAND PARK.

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

1 ACRE OPEN SPACE IN ELLIPSE SUBJECT TO FINAL ENGINEERING DESIGN

5.6 ACRES OPEN SPACE

LIMITS OF RESOURCE PROTECTION AREA

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

1.7 ACRES OPEN SPACE

LIMITS OF RESOURCE PROTECTION AREA

0.75 ACRES OPEN SPACE IN ELLIPSE SUBJECT TO FINAL ENGINEERING DESIGN

LIMITS OF RESOURCE PROTECTION AREA

APPROXIMATE LOCATION OF PROP. FIRE STATION ± 0.76 AC

LIMITS OF 100 YEAR FLOOD PLAIN

LIMITS OF RESOURCE PROTECTION AREA

LIMITS OF RESOURCE PROTECTION AREA

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

UPLAND PARK

SOUTHERN TOWERS

ADAMS

TOWN CENTER

GARDEN DISTRICT

GREENWAY

JOHN ADAMS ELEMENTARY SCHOOL

DORA KELLEY NATURE PARK

WILLIAM RAMSAY ELEMENTARY SCHOOL

WINKLER BOTANICAL PRESERVE

FRANCIS HAMMOND MIDDLE SCHOOL

PROP. POND

ADAMS AVENUE

DUKE STREET

JORDAN AVENUE

MARK CENTER DRIVE

SEMINARY ROAD

NORTH BEAUREGARD STREET

NORTH VAN DORN STREET

KENMORE AVENUE

HOLMES RUN

TAYLOR RUN

INTERSTATE ROUTE 395 HENRY G. SHIRLEY MEMORIAL HIGHWAY

300 0 150 300 600 1200

(IN FEET)
1 INCH = 300'

NOTES:

1. DEFINED OPEN SPACE WILL BE DEDICATED OR WILL HAVE PUBLIC ACCESS EASEMENTS. SEE BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES FOR DETAILED INFORMATION.
2. ADDITIONAL PRIVATE AND PUBLIC ACCESS OPEN SPACE WILL BE PROVIDED IN EACH NEIGHBORHOOD IN ACCORDANCE WITH THE COORDINATED DEVELOPMENT DISTRICT CONDITIONS.
3. TWO PROPERTIES HAVE BEEN IDENTIFIED FOR THE ADDRESSES 1452 TO 1480 N. BEAUREGARD, THE BOARD OF ZONING APPEAL APPROVED BZA1297 ON JANUARY 14, 1971. FOR 1700 N. BEAUREGARD, BZA 1673 WAS APPROVED BY THE BOARD OF ZONNING APPEAL ON OCTOBER 13, 1977. THIS IS CURRENTLY ZONED CCD#4 KNOWN AS THE WINKLER TRACK.

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FALLS CHURCH, VIRGINIA 22046
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www.WLPINC.com
ESTABLISHED 1945

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CHECKED: BF
SCALE: 1" = 300'
DATE: 06/22/12, 11/02/12, 02/21/2013

COMMONWEALTH OF VIRGINIA — JARON M. VINSON — Lic. No. 041851 — 02/21/13 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

BEAUREGARD CORRIDOR

COORDINATED DEVELOPMENT DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskpro\09025\dwg\Planning\CDD-21\09025P-0201.dwg Xref:

SHEET: P-0201

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21
- APPROXIMATE NEIGHBORHOOD LIMIT
- EX. PROPERTY LINE
- EX. BUILDING
- EX. CURB AND GUTTER
- MAJOR EX. CONTOUR LINE
- MINOR EX. CONTOUR LINE
- LIMITS OF 100 YEAR FLOODPLAIN
- FUTURE DORA KELLY EXPANSION LINE
- LIMITS OF RESOURCE PROTECTION AREA

VCS 83 NORTH ZONE

UPLAND PARK

ADAMS

SOUTHERN TOWERS

TOWN CENTER

GARDEN DISTRICT

GREENWAY

AREA OF TREE PRESERVATION

RESOURCE PROTECTION AREA TO BE PRESERVED

AREA OF TREE PRESERVATION

APPROXIMATE LIMIT OF FUTURE DORA KELLY EXPANSION

AREA OF TREE PRESERVATION

APPROXIMATE LIMIT OF FUTURE DORA KELLY EXPANSION

ACCESS AND VIEWS TO HOLMES RUN TO BE PRESERVED

LIMITS OF 100 YEAR FLOOD PLAIN

RESOURCE PROTECTION AREA TO BE PRESERVED

JOHN ADAMS ELEMENTARY SCHOOL

DORA KELLEY NATURE PARK

WILLIAM RAMSAY ELEMENTARY SCHOOL

WINKLER BOTANICAL PRESERVE

FRANCIS HAMMOND MIDDLE SCHOOL

PROP. POND

HOLMES RUN

FILLMORE AVENUE

TAYLOR RUN AVENUE

SEMINARY ROAD

ECHOLS AVENUE

STEVENS STREET

NORTH BEAUREGARD STREET

HOOFF RUN

BARTHOLOMEW AVENUE

BATAILLON AVENUE

READING AVENUE

I-HEWICK LANE

MARK CENTER DRIVE

SANGER AVENUE

ROANOKE AVENUE

KENMORE AVENUE

N. VAN DORN STREET

INTERSTATE ROUTE 4395
HENRY G. SHIRLEY MEMORIAL HIGHWAY

TAMEY AVENUE

300 0 150 300 600 1200

(IN FEET)
1 INCH = 300'

NOTES

1. EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN CREATED USING A COMBINATION OF SURVEY DATA, ALEXANDRIA GIS DATA AND RECORD INFORMATION. ALL INFORMATION SHOWN WILL REQUIRE SURVEY VERIFICATION VIA A FIELD SURVEY PRIOR TO ALL FUTURE PLANS.

2. SEE STATEMENT OF JUSTIFICATION FOR MORE INFORMATION.

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ENVIRONMENTAL FEATURES PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0301

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0301.dwg Xref:

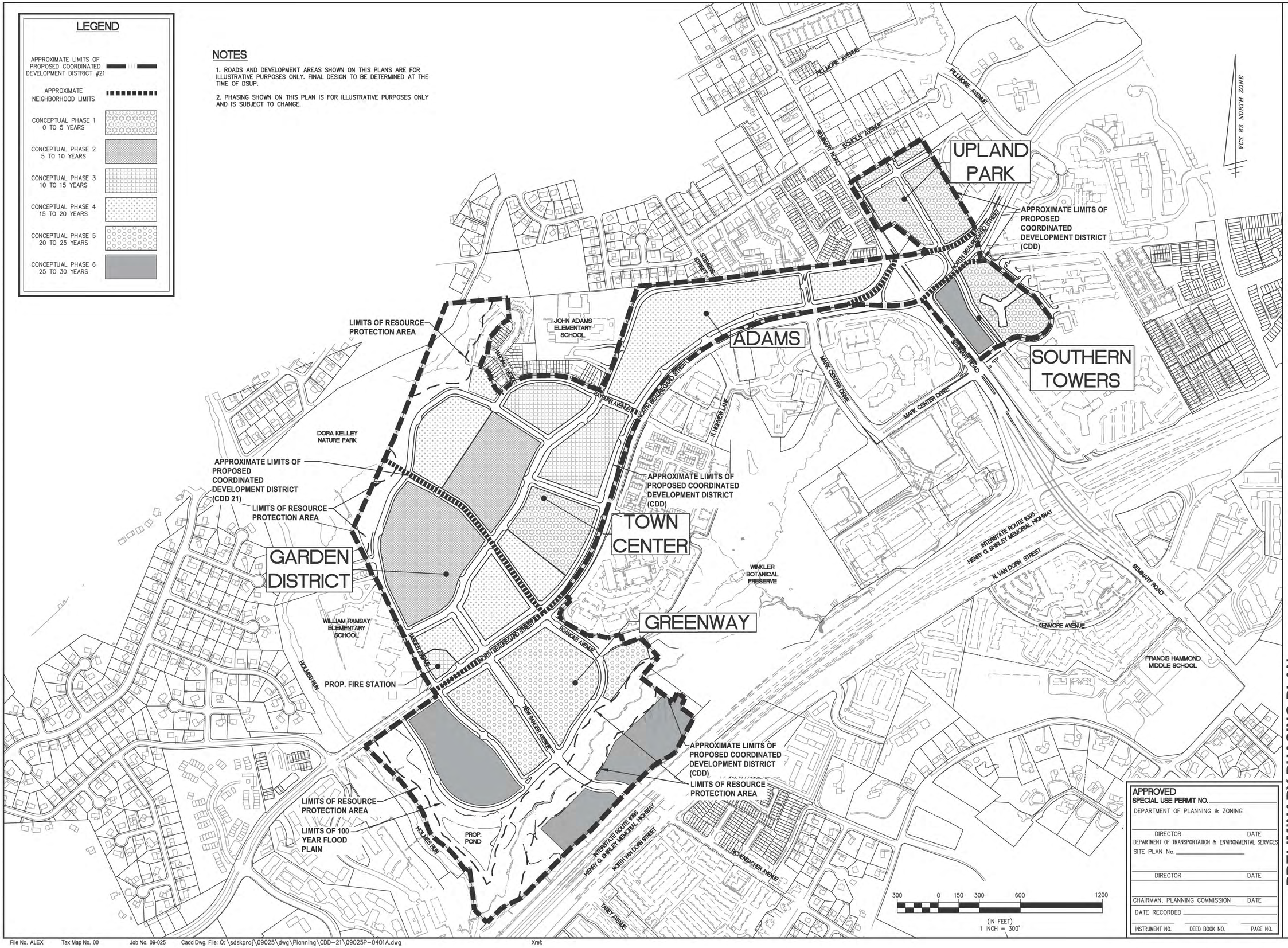
LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21
- APPROXIMATE NEIGHBORHOOD LIMITS
- CONCEPTUAL PHASE 1 0 TO 5 YEARS
- CONCEPTUAL PHASE 2 5 TO 10 YEARS
- CONCEPTUAL PHASE 3 10 TO 15 YEARS
- CONCEPTUAL PHASE 4 15 TO 20 YEARS
- CONCEPTUAL PHASE 5 20 TO 25 YEARS
- CONCEPTUAL PHASE 6 25 TO 30 YEARS

NOTES

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

2. PHASING SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



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PRELIMINARY PHASING PLAN

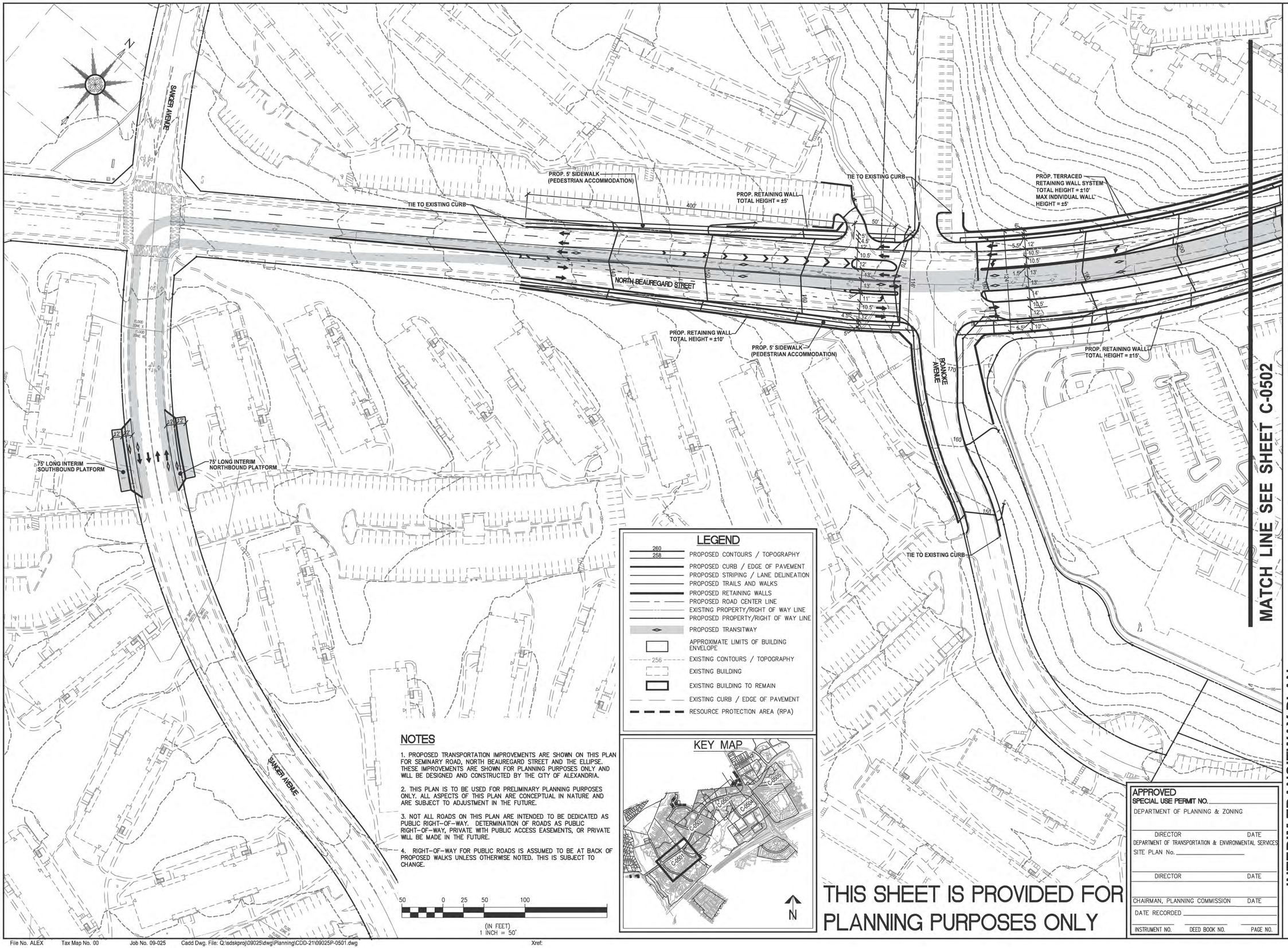
BEAUREGARD CORRIDOR COORDINATED DEVELOPMENT DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0401A.dwg Xref:

SHEET: P-0401



LEGEND

- PROPOSED CONTOURS / TOPOGRAPHY (260 / 258)
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED STRIPING / LANE DELINEATION
- PROPOSED TRAILS AND WALKS
- PROPOSED RETAINING WALLS
- PROPOSED ROAD CENTER LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- PROPOSED TRANSITWAY
- APPROXIMATE LIMITS OF BUILDING ENVELOPE
- EXISTING CONTOURS / TOPOGRAPHY (256)
- EXISTING BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING CURB / EDGE OF PAVEMENT
- RESOURCE PROTECTION AREA (RPA)

NOTES

1. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.

2. THIS PLAN IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL ASPECTS OF THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO ADJUSTMENT IN THE FUTURE.

3. NOT ALL ROADS ON THIS PLAN ARE INTENDED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. DETERMINATION OF ROADS AS PUBLIC RIGHT-OF-WAY, PRIVATE WITH PUBLIC ACCESS EASEMENTS, OR PRIVATE WILL BE MADE IN THE FUTURE.

4. RIGHT-OF-WAY FOR PUBLIC ROADS IS ASSUMED TO BE AT BACK OF PROPOSED WALKS UNLESS OTHERWISE NOTED. THIS IS SUBJECT TO CHANGE.

50 0 25 50 100

(IN FEET)
1 INCH = 50'

KEY MAP

THIS SHEET IS PROVIDED FOR PLANNING PURPOSES ONLY

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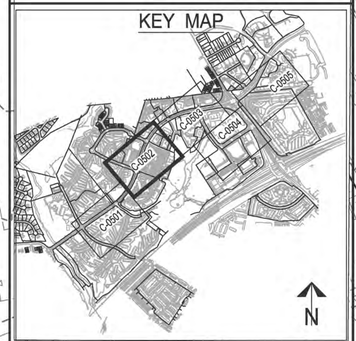
INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

LEGEND

- 260 / 258 — PROPOSED CONTOURS / TOPOGRAPHY
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED STRIPING / LANE DELINEATION
- PROPOSED TRAILS AND WALKS
- PROPOSED RETAINING WALLS
- PROPOSED ROAD CENTER LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- PROPOSED TRANSITWAY
- APPROXIMATE LIMITS OF BUILDING ENVELOPE
- 256 — EXISTING CONTOURS / TOPOGRAPHY
- EXISTING BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING CURB / EDGE OF PAVEMENT
- RESOURCE PROTECTION AREA (RPA)

KEY MAP



MATCH LINE SEE SHEET C-0501

MATCH LINE SEE SHEET C-0503

READING AVENUE

RAYBURN AVENUE

NORTH BEAUREGARD STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

75' LONG
TRANSIT STATION
SOUTHBOUND PLATFORM

75' LONG
TRANSIT STATION
NORTHBOUND PLATFORM

PROP. TERRACED RETAINING WALL SYSTEM
TOTAL HEIGHT = ±10'
MAX. INDIVIDUAL WALL HEIGHT = ±5'

PROP. 6' SIDEWALK
(PEDESTRIAN ACCOMMODATION)

PROP. 10' MULTI-USE TRAIL
(PEDESTRIAN AND BICYCLE ACCOMMODATION)

N. HIGHLAND

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50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

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INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0502

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: 09025C-1201 Dwg\Eng\Framework\09025BX-0004, 09025BX-0001 Xref:

MATCH LINE SEE SHEET C-0502

MATCH LINE SEE SHEET C-0504

PROP. 6' SIDEWALK (PEDESTRIAN ACCOMMODATION)

PROP. 6' SIDEWALK (PEDESTRIAN ACCOMMODATION)

PROP. 6' SIDEWALK (PEDESTRIAN ACCOMMODATION)

PROP. 10' MULTI-USE TRAIL (PEDESTRIAN AND BICYCLE ACCOMMODATION)

N. HIGHVIEW LANE

MARK CENTER DRIVE

NORTH BEAUREGARD STREET

LEGEND

- PROPOSED CONTOURS / TOPOGRAPHY
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED STRIPING / LANE DELINEATION
- PROPOSED TRAILS AND WALKS
- PROPOSED RETAINING WALLS
- PROPOSED ROAD CENTER LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- PROPOSED TRANSITWAY
- APPROXIMATE LIMITS OF BUILDING ENVELOPE
- EXISTING CONTOURS / TOPOGRAPHY
- EXISTING BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING CURB / EDGE OF PAVEMENT
- RESOURCE PROTECTION AREA (RPA)

KEY MAP

C-0501, C-0502, C-0503, C-0504, C-0505

N

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3. RIGHT-OF-WAY FOR PUBLIC ROADS WILL BE AT BACK OF PROPOSED WALKS UNLESS OTHERWISE NOTED.

4. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.

50 0 25 50 100 200

(IN FEET)
1 INCH = 50'

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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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Engineers • Surveyors • Planners
Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
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SCALE: 1" = 50'
DATE: 06/22/12, 11/02/12, 02/21/2013

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — 02/21/13 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REVIEWED BY	APPROVED

INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

MATCH LINE SEE SHEET C-0503

MATCH LINE SEE SHEET C-0505

MARK CENTER DRIVE
RIGHT-OF-WAY VARIES
DB 1026 PG 474
DC POSTED SPEED LIMIT 25 MPH

4900
SEMINARY ROAD
EX BUILDING
12-STORIES (HT. 150')
FF = 248.00

PARCEL 501
D.B. 1178 P. 935

SEMINARY ROAD
(VARIABLE WIDTH PUBLIC R/W)
POSTED SPEED LIMIT 35 MPH

EX GARAGE
4-STORIES (HT. 40.5')
4880 SEMINARY ROAD

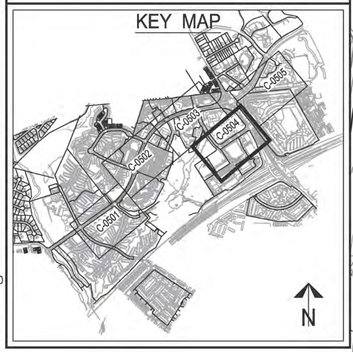
EX. 50"-33" STM. @ 1.24%

DR.
DING

LEGEND

260 / 258	PROPOSED CONTOURS / TOPOGRAPHY
	PROPOSED CURB / EDGE OF PAVEMENT
	PROPOSED STRIPING / LANE DELINEATION
	PROPOSED TRAILS AND WALKS
	PROPOSED RETAINING WALLS
	PROPOSED ROAD CENTER LINE
	EXISTING PROPERTY/RIGHT OF WAY LINE
	PROPOSED PROPERTY/RIGHT OF WAY LINE
	PROPOSED TRANSITWAY
	APPROXIMATE LIMITS OF BUILDING ENVELOPE
256	EXISTING CONTOURS / TOPOGRAPHY
	EXISTING BUILDING
	EXISTING BUILDING TO REMAIN
	EXISTING CURB / EDGE OF PAVEMENT
	RESOURCE PROTECTION AREA (RPA)

KEY MAP



NOTES

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AARON M. VINSON
Lic. No.041851
02/21/13
PROFESSIONAL ENGINEER

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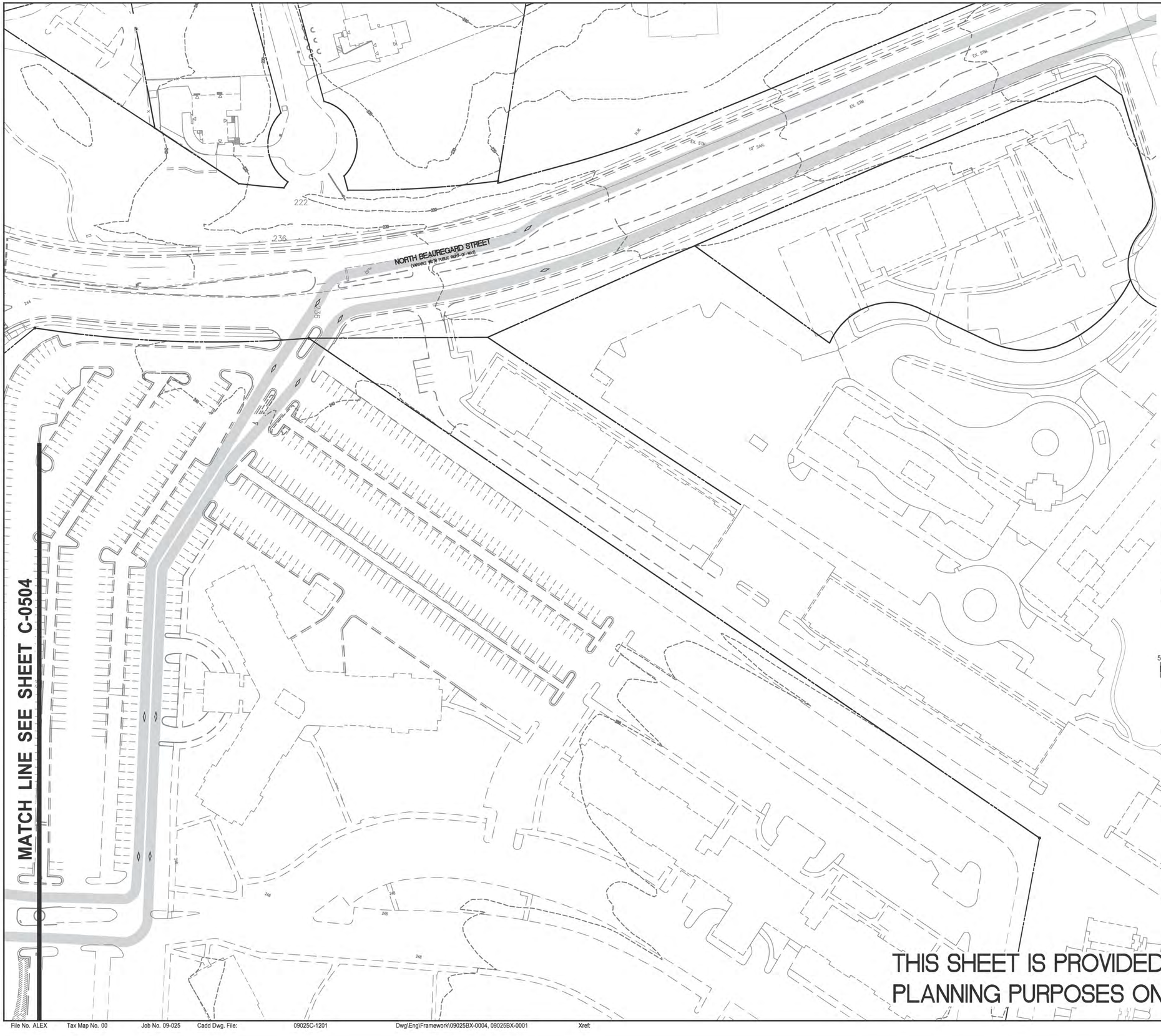
INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

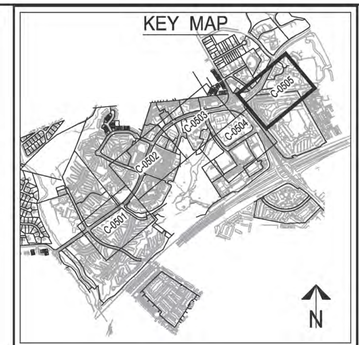
SHEET: P-0504

File No. ALEX | Tax Map No. 00 | Job No. 09-025 | Cadd Dwg. File: 09025C-1201 | Dwg\Eng\Framework\09025BX-0004, 09025BX-0001 | Xref:



MATCH LINE SEE SHEET C-0504

KEY MAP



LEGEND

- 260 / 258 — PROPOSED CONTOURS / TOPOGRAPHY
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED STRIPING / LANE DELINEATION
- PROPOSED TRAILS AND WALKS
- PROPOSED RETAINING WALLS
- PROPOSED ROAD CENTER LINE
- EXISTING PROPERTY/RIGHT OF WAY LINE
- PROPOSED PROPERTY/RIGHT OF WAY LINE
- PROPOSED TRANSITWAY
- APPROXIMATE LIMITS OF BUILDING ENVELOPE
- 256 — EXISTING CONTOURS / TOPOGRAPHY
- EXISTING BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING CURB / EDGE OF PAVEMENT
- RESOURCE PROTECTION AREA (RPA)

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COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — 02/21/13 — LICENSED PROFESSIONAL ENGINEER

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

INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: 09025C-1201 Dwg\Eng\Framework\09025BX-0004, 09025BX-0001 Xref:

SHEET: P-0505

PROPOSED TRANSPORTATION IMPROVEMENTS [1]

REFERENCE	LOCATION	IMPROVEMENTS	RESPONSIBLE PARTY
A	SOUTHERN TOWERS	NEW ROAD AND RAPID TRANSITWAY THROUGH SOUTHERN TOWERS	DEVELOPERS
B	BEAUREGARD AT SEMINARY	ELLIPSE AT SEMINARY ROAD AND BEAUREGARD STREET	CITY OF ALEXANDRIA
C	BEAUREGARD NORTH OF SOUTHERN TOWERS	TRANSITWAY IMPROVEMENTS FOR BUS RAPID TRANSIT	CITY OF ALEXANDRIA
D	BEAUREGARD BETWEEN MARKCENTER DRIVE AND EXISTING SANGER	PROVIDE NECESSARY RIGHT OF WAY AND WIDEN BEAUREGARD STREET AND CONSTRUCT A TRANSITWAY	CITY OF ALEXANDRIA
E	BEAUREGARD BETWEEN FILLMORE AVENUE AND HOLMES RUN	BUILD MULTI-USE TRAIL (FOR BICYCLE AND PEDESTRIANS)	DEVELOPERS/ CITY OF ALEXANDRIA [2]
H	SEMINARY ROAD FROM FAIRBANKS AVENUE TO LIBRARY LANE	CONSTRUCT MULTI-USE TRAIL ON NORTH SIDE OF STREET	DEVELOPERS/ CITY OF ALEXANDRIA [2]
J	BEAUREGARD ST AT EXISTING MARK CENTER DRIVE	ADD NORTHBOUND RIGHT TURN LANE. RECONFIGURE WESTBOUND APPROACH AS 3 LANES - 1 LEFT, 1 THRU AND 1 RIGHT TURN LANE.	CITY OF ALEXANDRIA
K	BEAUREGARD ST AT EXISTING SANGER AVENUE	RECONFIGURE SANGER AVENUE APPROACHES TO CONSIST OF A ONE LEFT TURN LANE AND A SHARED THRU/RIGHT LANE IN THE EASTBOUND DIRECTION, AND A RIGHT TURN LANE IN THE WESTBOUND DIRECTION. PROVIDE PERMISSIBLE LEFT-TURN PHASING FOR THE SANGER AVE LEFT TURNS. PROVIDE PERMISSIBLE TURN PHASING FOR WESTBOUND SANGER AVE.	CITY OF ALEXANDRIA
L	SEMINARY ROAD AT HERITAGE LANE	ADD WESTBOUND LEFT TURN LANE	CITY OF ALEXANDRIA
M	SEMINARY ROAD AT MARK CENTER DRIVE	WIDEN MARK CENTER DR. TO ALLOW FOR SOUTHBOUND DUAL LEFT TURN LANES	CITY OF ALEXANDRIA
P	NEW PARALLEL ROAD TO BEAUREGARD STREET	CONSTRUCT NEW PARALLEL ROAD WEST OF BEAUREGARD BETWEEN MARK CENTER DRIVE AND RELOCATED SANGER AVENUE	DEVELOPERS
Q	RELOCATED SANGER AVENUE	CONSTRUCT NEW SANGER AVENUE. CONSTRUCT TRANSITWAY AND CONSTRUCT MULTI-USE-TRAIL	DEVELOPERS/ CITY OF ALEXANDRIA [3]
R	NEW LOCAL STREETS PARALLEL TO RELOCATED SANGER AVENUE	CONSTRUCT NEW LOCAL STREETS	DEVELOPERS

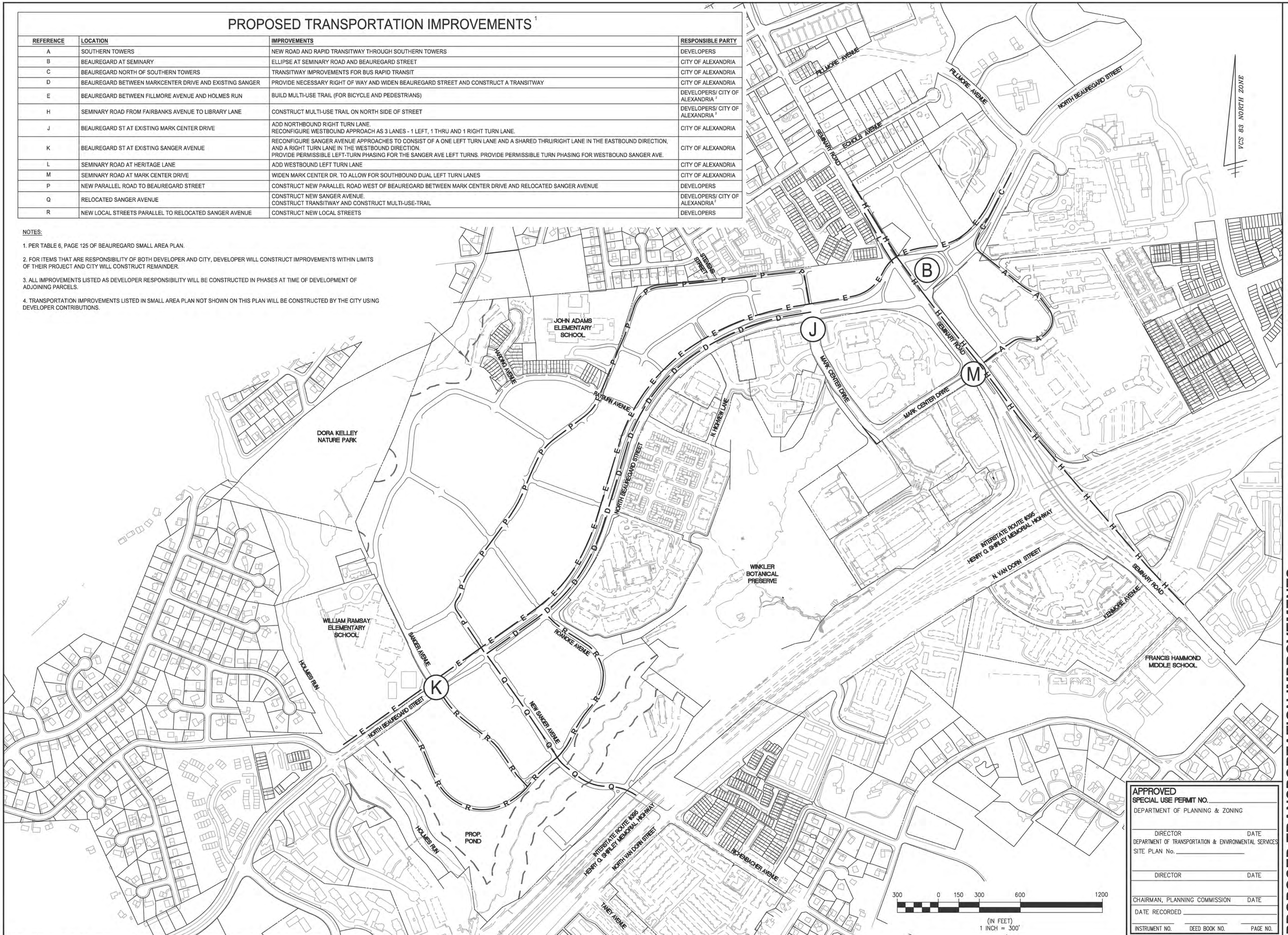
NOTES:

1. PER TABLE 6, PAGE 125 OF BEAUREGARD SMALL AREA PLAN.

2. FOR ITEMS THAT ARE RESPONSIBILITY OF BOTH DEVELOPER AND CITY, DEVELOPER WILL CONSTRUCT IMPROVEMENTS WITHIN LIMITS OF THEIR PROJECT AND CITY WILL CONSTRUCT REMAINDER.

3. ALL IMPROVEMENTS LISTED AS DEVELOPER RESPONSIBILITY WILL BE CONSTRUCTED IN PHASES AT TIME OF DEVELOPMENT OF ADJOINING PARCELS.

4. TRANSPORTATION IMPROVEMENTS LISTED IN SMALL AREA PLAN NOT SHOWN ON THIS PLAN WILL BE CONSTRUCTED BY THE CITY USING DEVELOPER CONTRIBUTIONS.



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CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

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LAND SURVEYOR PROFESSIONAL

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