

SEMINARY OVERLOOK COORDINATED DEVELOPMENT DISTRICT (CDD 22) CONCEPT PLAN

BEAUREGARD CORRIDOR SMALL AREA PLAN CITY OF ALEXANDRIA, VIRGINIA FEBRUARY 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

ATTORNEYS

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

ENGINEERS

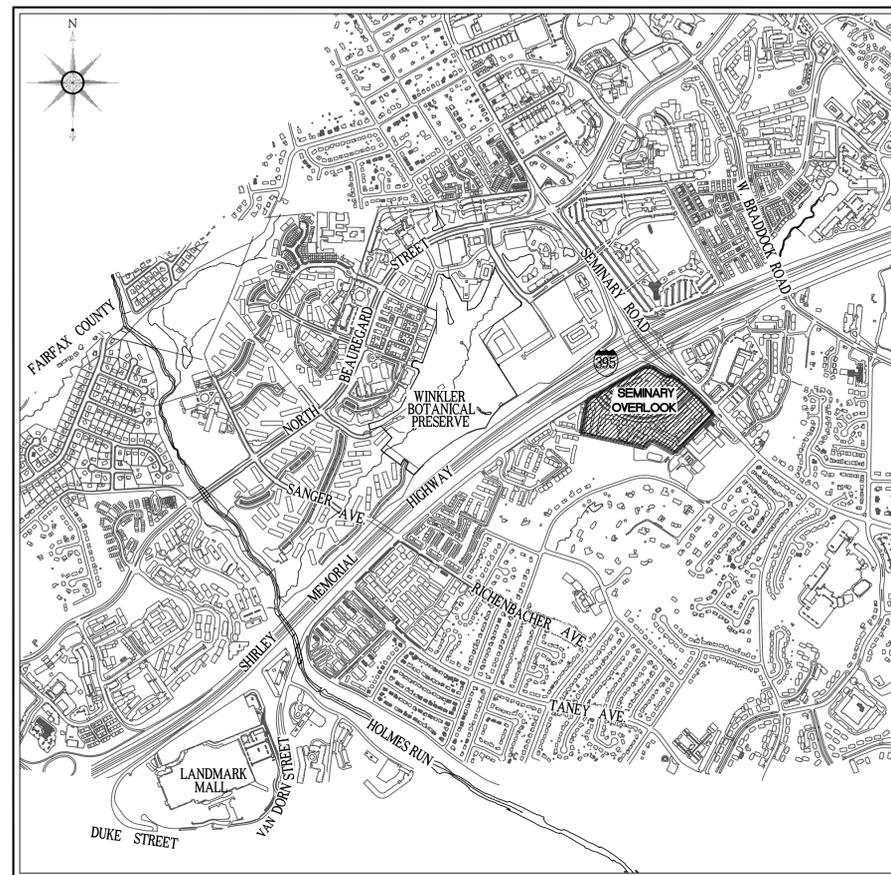
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046

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

TRANSPORTATION

AECOM
3131 WILSON BOULEVARD
ARLINGTON, VA 22201

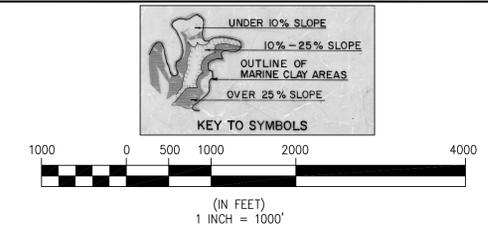
WELLS AND ASSOCIATES
5 WIRT STREET, S.W.
LEESBURG, VA 20175



SCALE: 1"=1000'

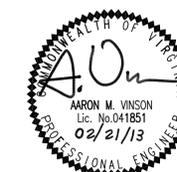
PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD#22)

MARINE CLAY SOILS MAP



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



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 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)

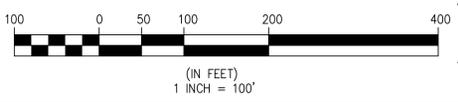
INTERSTATE ROUTE #395
HENRY G. SHIRLEY MEMORIAL HIGHWAY

N. VAN DORN STREET

KENMORE AVENUE

SEMINARY ROAD

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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SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED:	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

SEMINARY OVERLOOK
COORDINATED DEVELOPMENT DISTRICT #22
CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
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ESTABLISHED 1945
DATE: 06/22/12, 11/02/12, 02/21/13

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CHECKED: BCF
DRAWN: DCV

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
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 _____

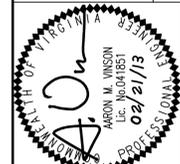
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PRELIMINARY PHASING PLAN

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

CITY OF ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
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ESTABLISHED 1945
DATE: 09/22/12, 11/02/12, 02/21/13
SCALE: 1" = 100'

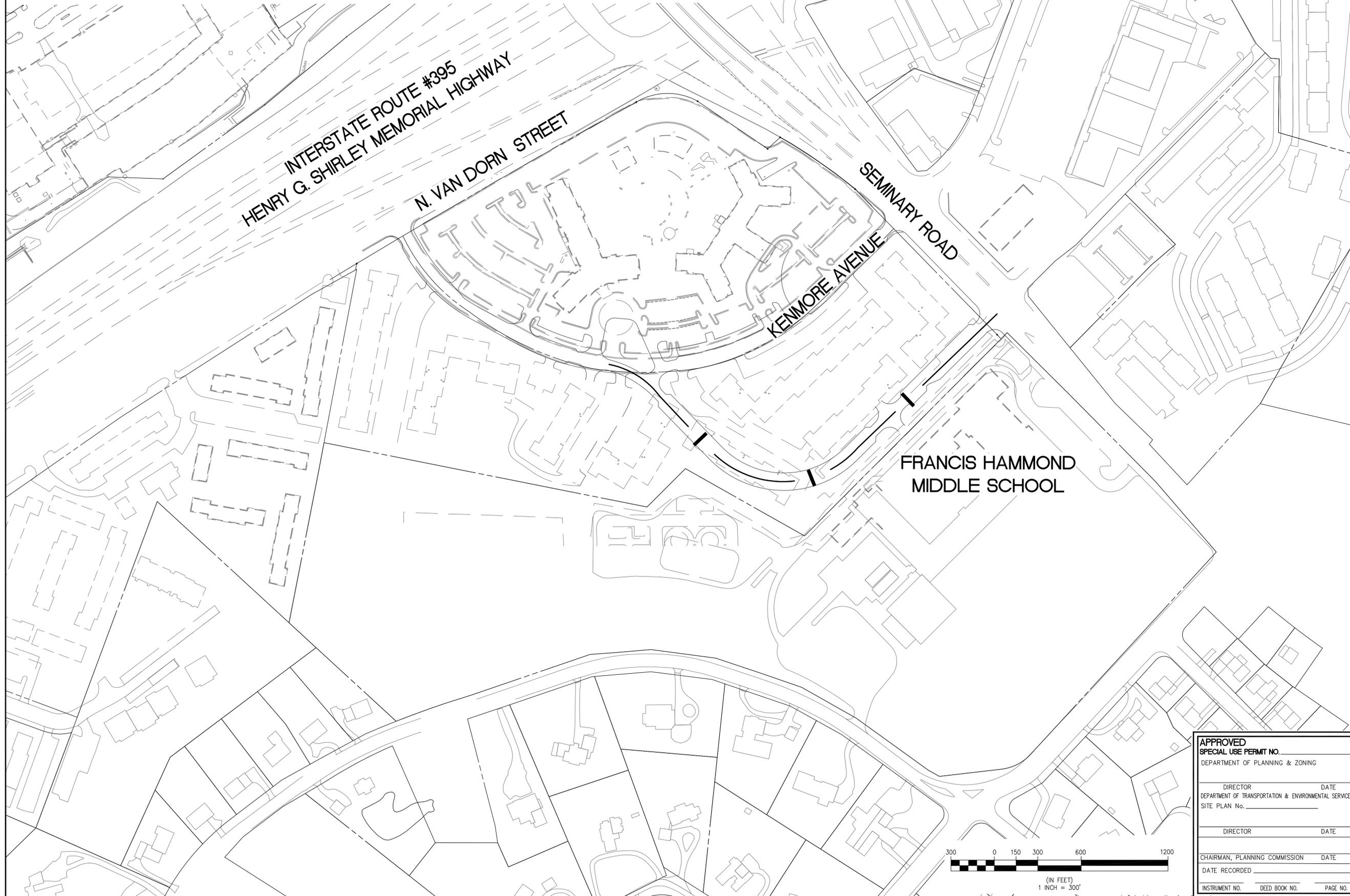
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com
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CHECKED: BF

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.



WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPHINC.com

INCORPORATED ESTABLISHED 1945
 DATE: 09/22/12, 11/02/12, 02/21/13
 SCALE: 1" = 300'

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PROPOSED TRANSPORTATION IMPROVEMENTS

SEMINARY OVERLOOK
 COORDINATED DEVELOPMENT
 DISTRICT #22
 CONCEPT PLAN
 CITY OF ALEXANDRIA, VIRGINIA

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 DEPARTMENT OF PLANNING & ZONING

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CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

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

