

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

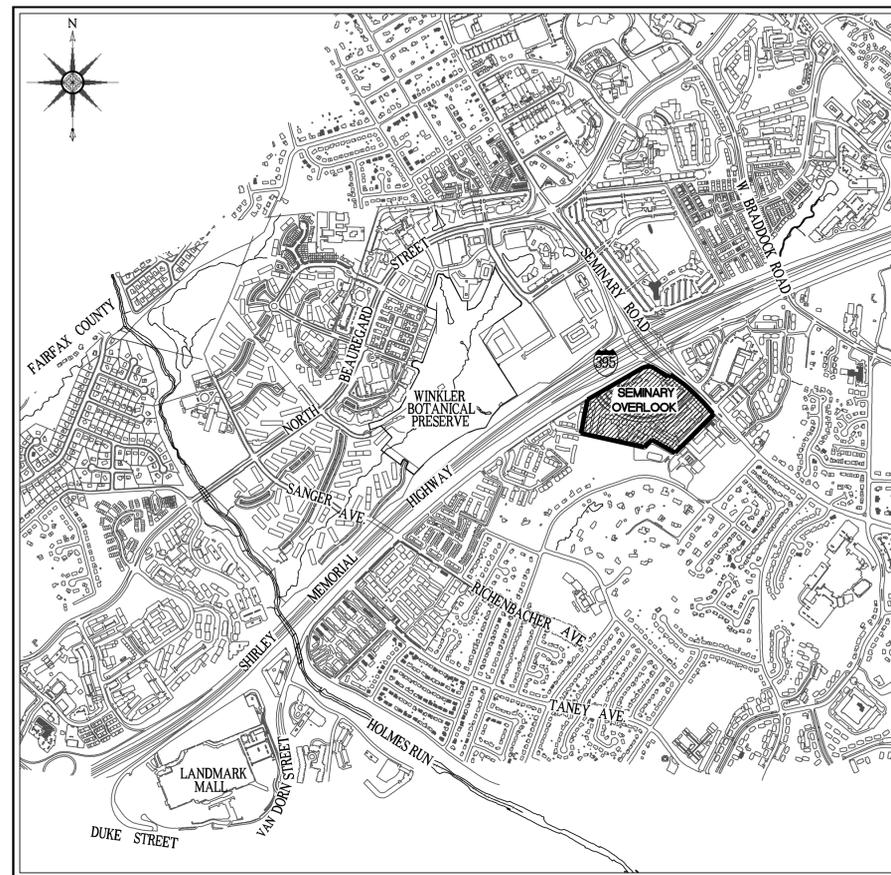
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046

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



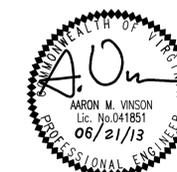
PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD#22)

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. 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 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)

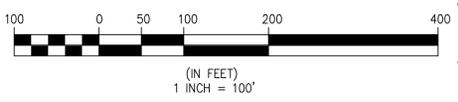
INTERSTATE ROUTE #395
HENRY G. SHIRLEY MEMORIAL HIGHWAY

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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REZONING NO. REZ #2012-00005

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
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INCORPORATED ESTABLISHED 1945
DATE: 09/22/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: 1" = 100'

CHECKED: BF
DRAWN: DCV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

SEMINARY OVERLOOK
COORDINATED DEVELOPMENT DISTRICT #22
CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

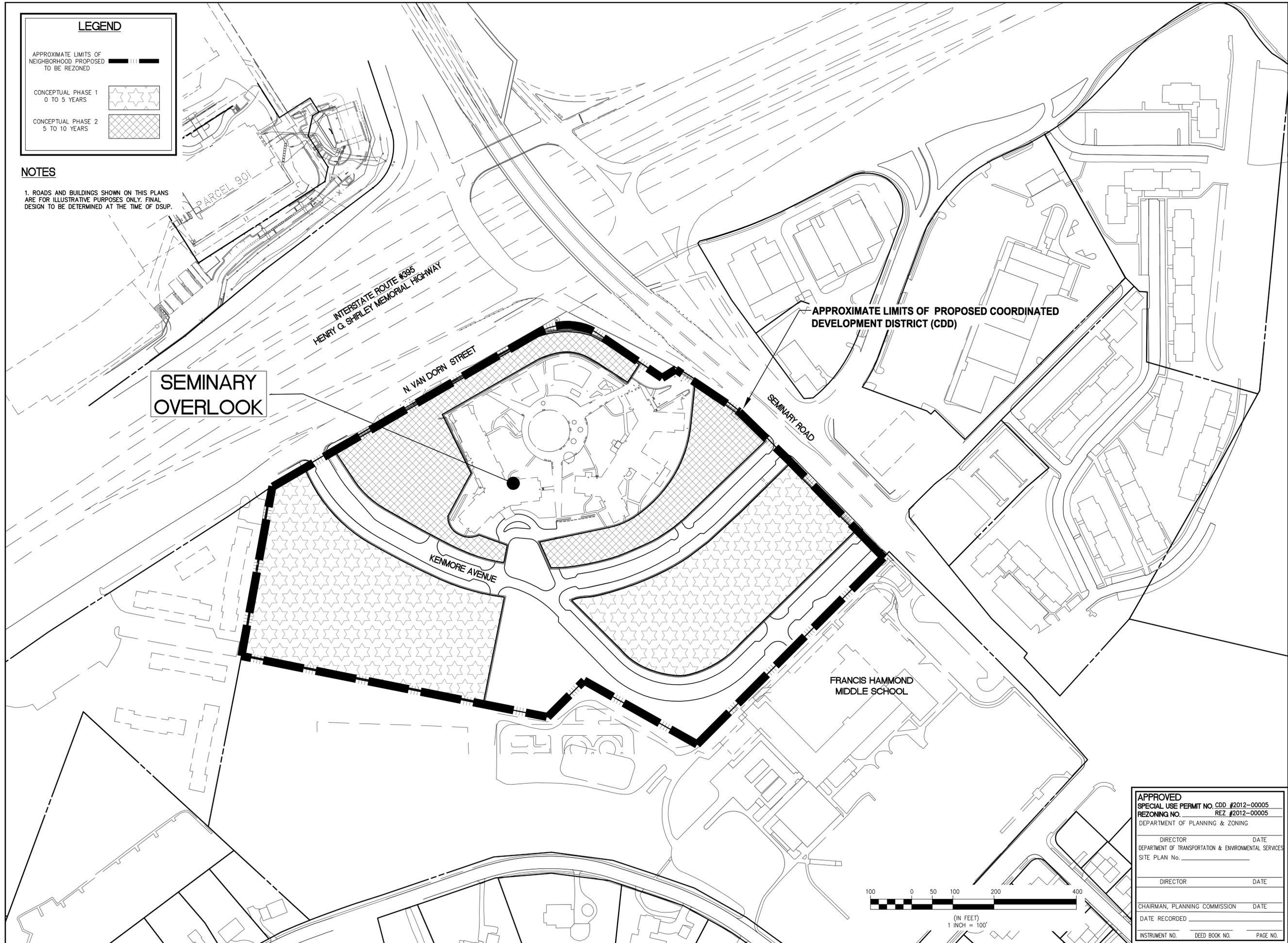
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LEGEND

- APPROXIMATE LIMITS OF NEIGHBORHOOD PROPOSED TO BE REZONED 
- CONCEPTUAL PHASE 1 0 TO 5 YEARS 
- CONCEPTUAL PHASE 2 5 TO 10 YEARS 

NOTES

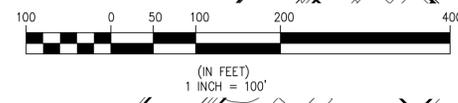
1. ROADS AND BUILDINGS SHOWN ON THIS PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE DETERMINED AT THE TIME OF DSUP.



SEMINARY OVERLOOK

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD)

FRANCIS HAMMOND MIDDLE SCHOOL



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. _____

PRELIMINARY PHASING PLAN

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

CITY OF ALEXANDRIA, VIRGINIA

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