LEGEND

- APPROXIMATE LIMITS OF PROPOSED CDD
- MAJOR GREENWAY
- DEFINED OPEN SPACE
- CITY OPEN SPACE
- EXISTING BUILDING
- DEVELOPMENT AREA
- PROPOSED FIRE STATION
- LIMITS OF RESOURCE PROTECTION AREA
- LIMITS OF 100 YEAR FLOODPLAIN

UPLANDS PARK DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE OR HOTEL:	±78,469 SF OR ±140 ROOMS
RESIDENTIAL:	±535 UNITS
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±16,000 SF
OPEN SPACE:	±0.85 ACRES

SOUTHERN TOWERS DEVELOPMENT SUMMARY

MIX OF USE:

OFFICE	±195,000 SF
RESIDENTIAL:	±0 SF
REQUIRED RETAIL:	±25,000 SF
OPTIONAL RETAIL:	±80,000 SF
HOTEL:	±187 ROOMS
EXCLUDES EX. BERKLEY BUILDING TO REMAIN	
OPEN SPACE:	±0.43 ACRES

ADAMS DEVELOPMENT SUMMARY

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

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:	±8.33 ACRES

GARDEN DISTRICT DEVELOPMENT SUMMARY

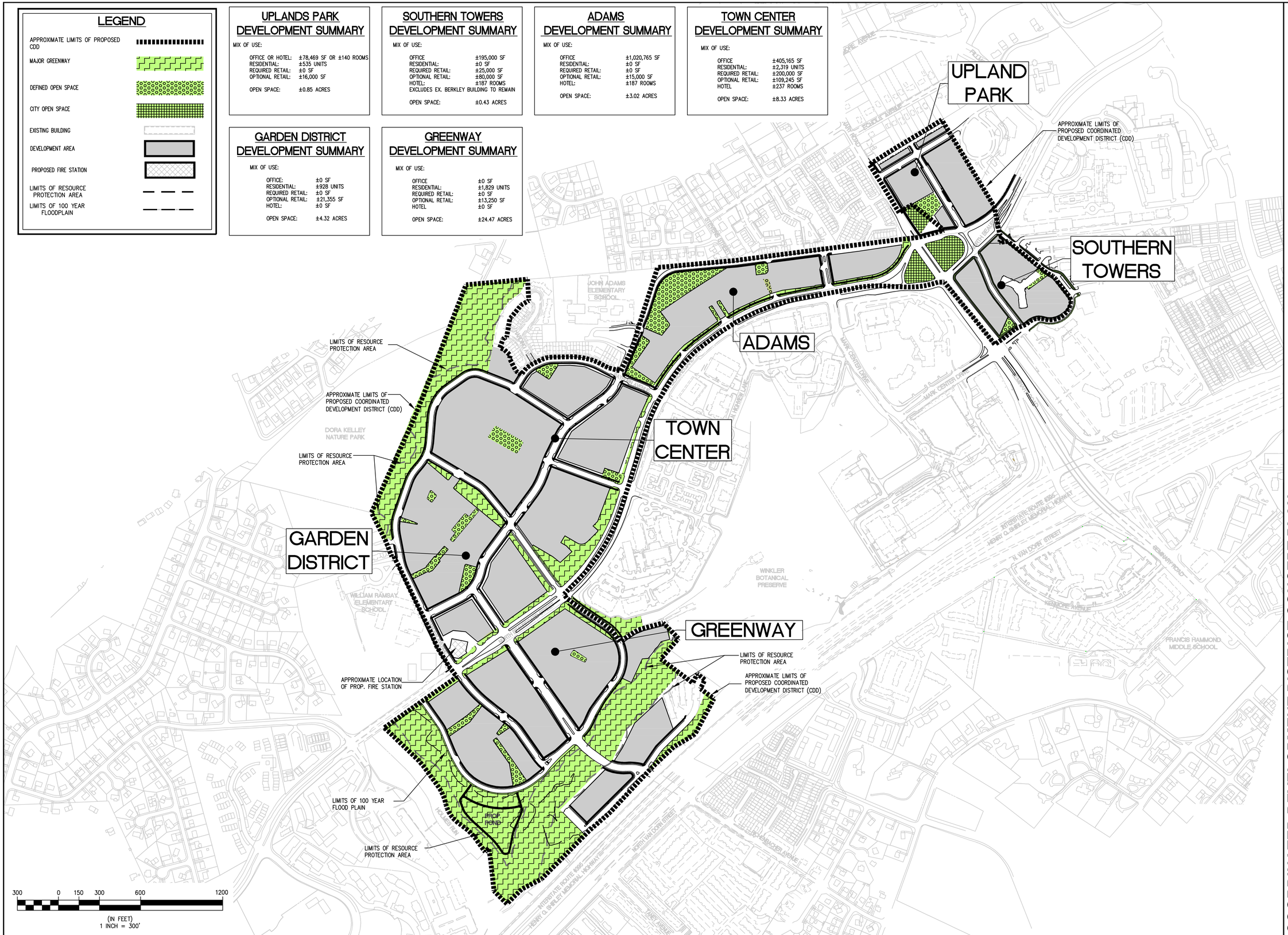
MIX OF USE:

OFFICE:	±0 SF
RESIDENTIAL:	±928 UNITS
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±21,355 SF
HOTEL:	±0 SF
OPEN SPACE:	±4.32 ACRES

GREENWAY DEVELOPMENT SUMMARY

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



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
ESTABLISHED 1945

DRAWN: PVV
CHECKED: DE
SCALE: 1" = 300'
DATE: 10/24/12

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

COORDINATED DEVELOPMENT DISTRICT #21

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-0201color.dwg Xref:

SHEET: P-0201