



# NORTH POTOMAC YARD INNOVATION DISTRICT

STREETSCAPE ELEMENTS + INTERIM METRO PLAZA

May 18, 2022

# Agenda

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## 1 Project Update

## 2 Streetscape Elements

1. Streetscape Material
2. Streetscape Characters
2. Site Furnishing
3. Site Lighting

## 3 Interim Metro Plaza

1. Site Features
2. Site Furnishing
2. Views

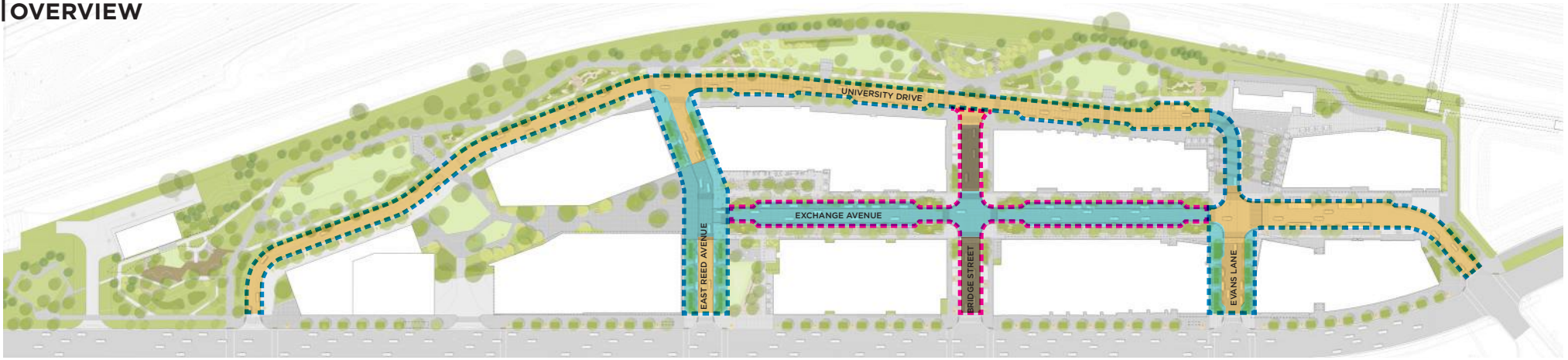
# PROJECT UPDATE



## Streetscape Elements

1. Streetscape Material
2. Streetscape Characters
3. Site Furnishing
4. Site Lighting

**STREETSCAPE ELEMENT  
OVERVIEW**



- PUBLIC STREET
- PRIVATE STREET
- CONCRETE
- ASPHALT
- CONCRETE UNIT PAVER

**STREET**

**PAVING:**

- PEDESTRIAN/VEHICULAR CONCRETE UNIT PAVER
- PEDESTRIAN/VEHICULAR PERMEABLE CONCRETE UNIT PAVER
- GRANITE ROADWAY EDGE
- GRANITE PEDESTRIAN CROSSING
- GRANITE TACTILE PAVING
- CAST IRON TACTILE PAVING
- PAVER GRATE
- VEHICULAR CONCRETE
- VEHICULAR PERMEABLE CONCRETE
- PEDESTRIAN CONCRETE
- ASPHALT

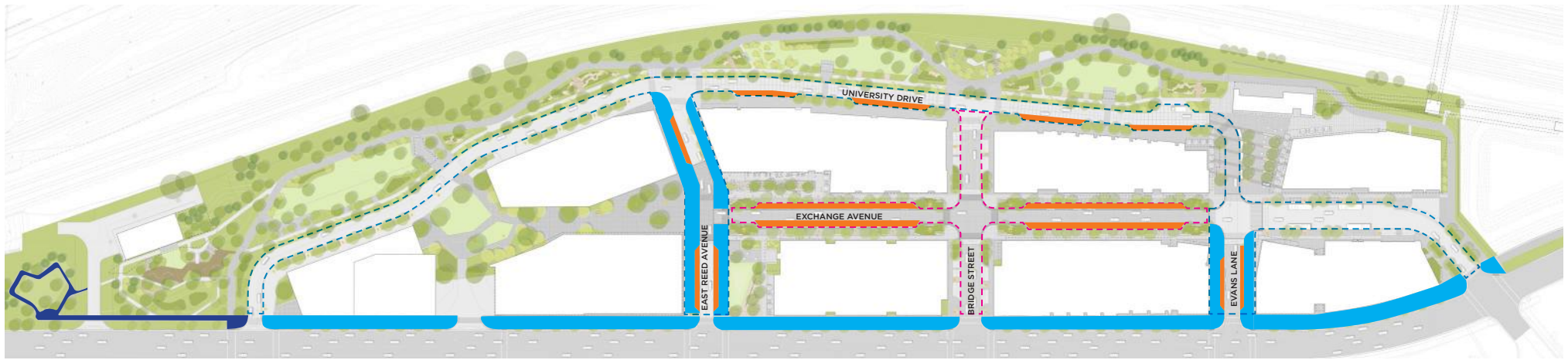
**SITE FURNISHING:**

- CUSTOM STONE AND WOOD BENCHES
- DISTRICT BENCHES
- BIKE RACKS
- BOLLARDS
- LITTER AND RECYCLING

**LIGHTING:**

- POTOMAC AVENUE STREET LIGHT
- DISTRICT STREET LIGHT
- POLE MOUNTED FLOOD LIGHT

STREETScape ELEMENT  
PERMEABLE PAVING

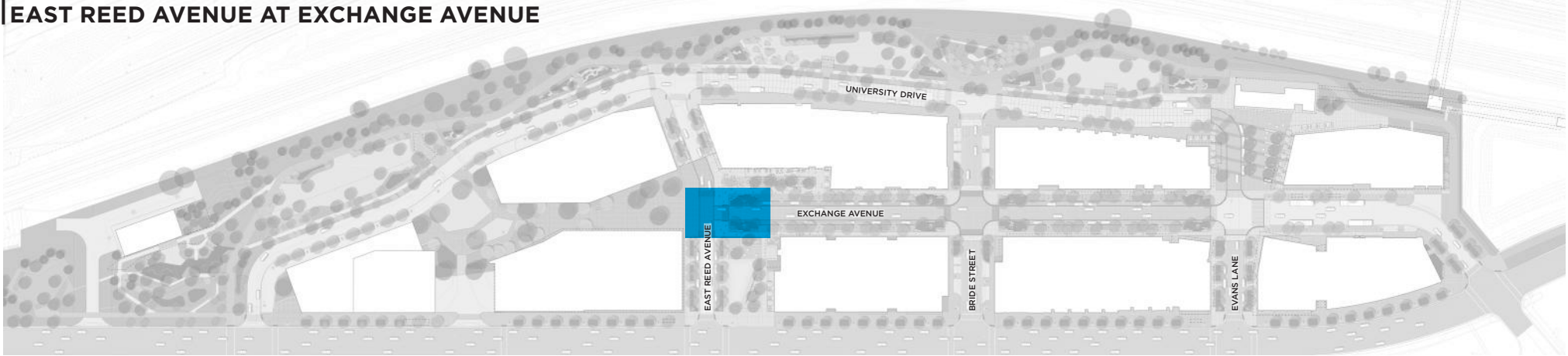


- PEDESTRIAN PERMEABLE CONCRETE
- PEDESTRIAN PERMEABLE PAVER
- VEHICULAR PERMEABLE PAVER

# STREETScape MATERIAL PALETTE OVERVIEW



**STREETSCAPE CHARACTERS**  
**EAST REED AVENUE AT EXCHANGE AVENUE**



**① PEDESTRIAN CONCRETE UNIT PAVER**

12"x36" Prest Paver #M3757 with Tudor finish



**② VEHICULAR CONCRETE UNIT PAVER**

4"x8" Prest Brick #B91763 with Tudor Finish



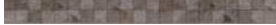
**③ PEDESTRIAN CONCRETE UNIT PAVER CHARCOAL MIX**

6"x18" Prest Paver #M1763, #M3757, and #M1764 Mix



**④ GRANITE ROADWAY EDGE**

6"x6" Granite Paver



**⑤ CUSTOM STONE AND WOOD BENCH, TYPE 1**

**⑥ BOLLARD**

**⑦ PLANTING METAL EDGING**

**⑧ GRANITE PEDESTRIAN CROSSING**

12"x24" Granite Paver with Thermal finish

**⑨ VEHICULAR CONCRETE UNIT PAVER (STOP BAR)**

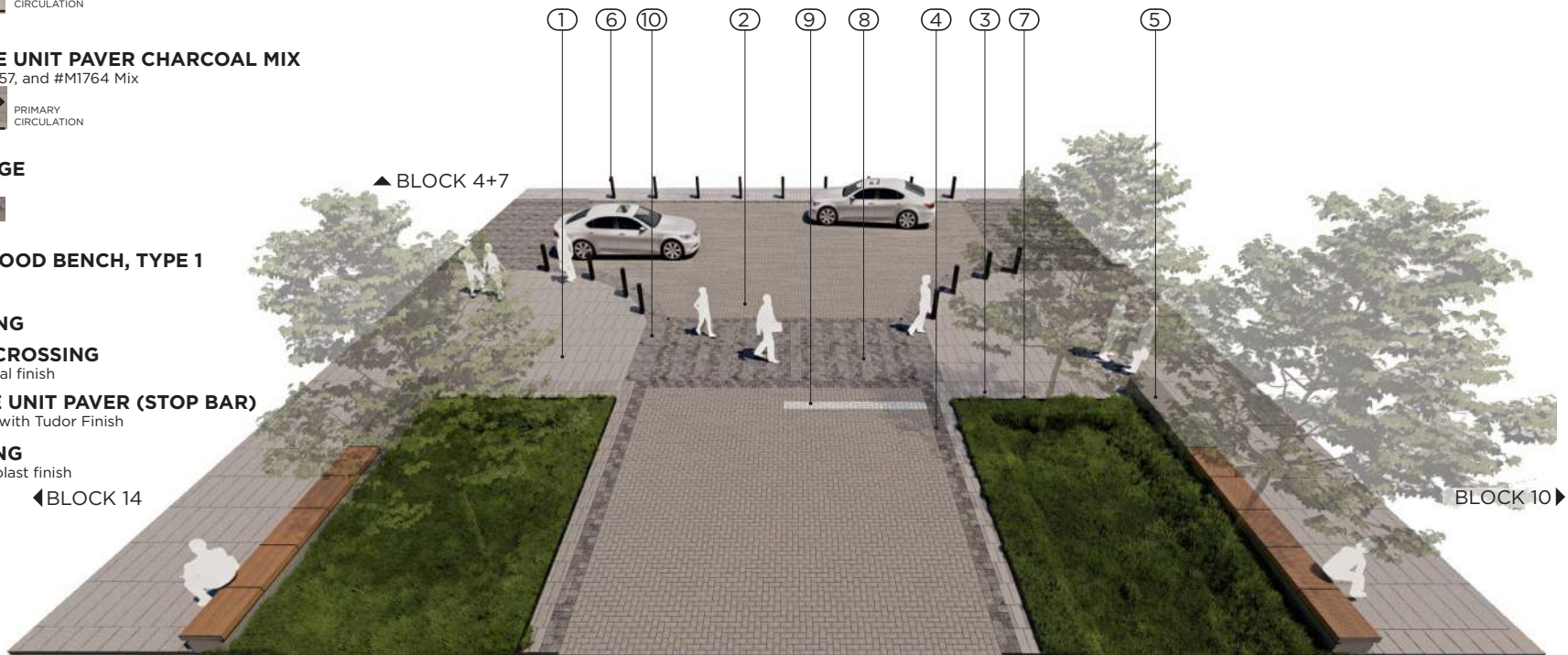
4"x8" Preset Brick Glacier White with Tudor Finish

**⑩ GRANITE TACTILE PAVING**

24"x24" Granite Paver with Sandblast finish

◀ BLOCK 14

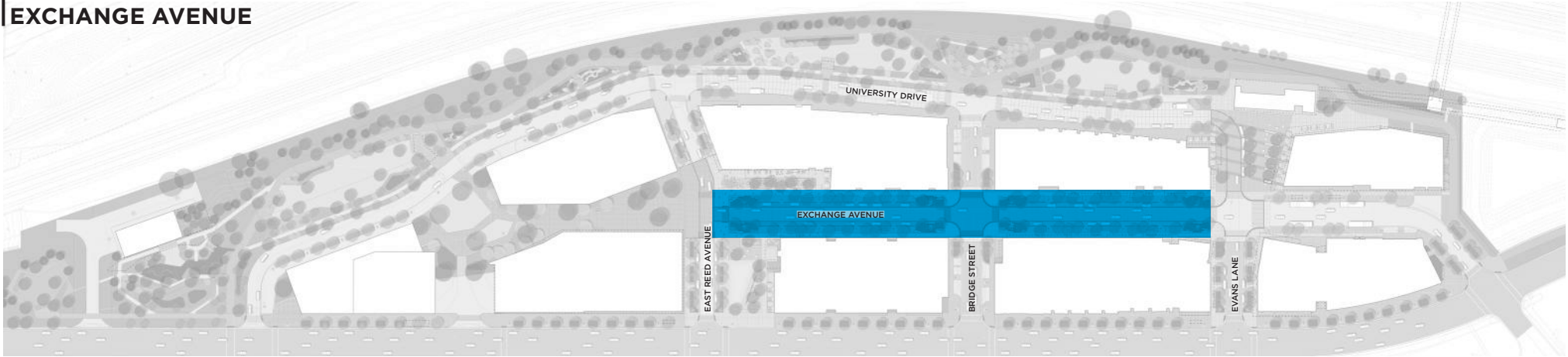
▲ BLOCK 4+7



NOTE: COBBLE PAVER PROVIDE TACTILE DIFFERENTIATION BETWEEN SIDEWALK AND ROADWAY



**STREETSCAPE CHARACTERS**  
**EXCHANGE AVENUE**



**① PEDESTRIAN CONCRETE UNIT PAVER**  
12"X36" Prest Paver #M3757 with Tudor finish



**② PEDESTRIAN CONCRETE UNIT PAVER**  
6"X18" Prest Paver #M3757 with Tudor finish



**③ VEHICULAR CONCRETE UNIT PAVER**  
4"X8" Prest Brick #B91763 with Tudor Finish



**④ PEDESTRIAN CONCRETE UNIT PAVER CHARCOAL MIX**  
6"X18" Prest Paver #M1763, #M3757, and #M1764 Mix



**⑤ VEHICULAR CONCRETE PERMEABLE PAVER**  
4"X8" Prest Brick #B91763 Permeable Paver



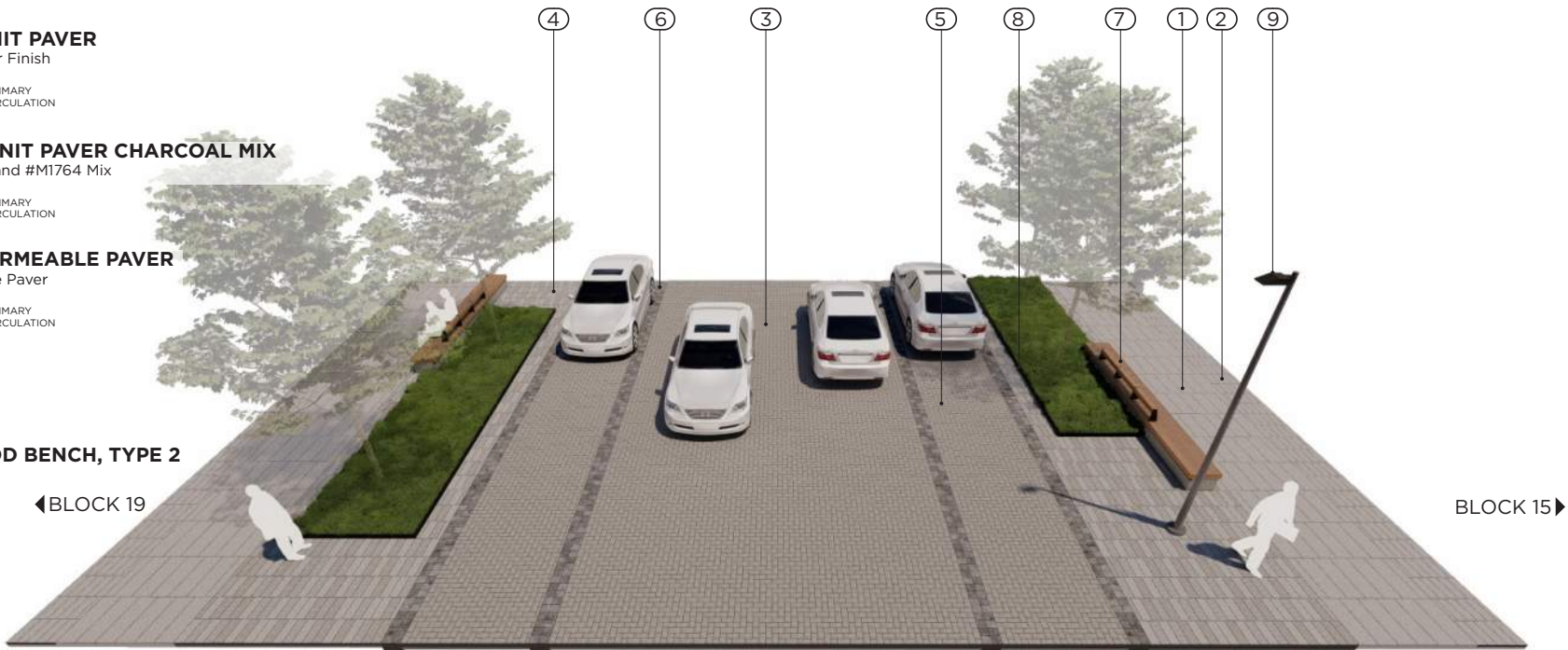
**⑥ GRANITE ROADWAY EDGE**  
6"X 6" Granite Paver



**⑦ CUSTOM STONE AND WOOD BENCH, TYPE 2**

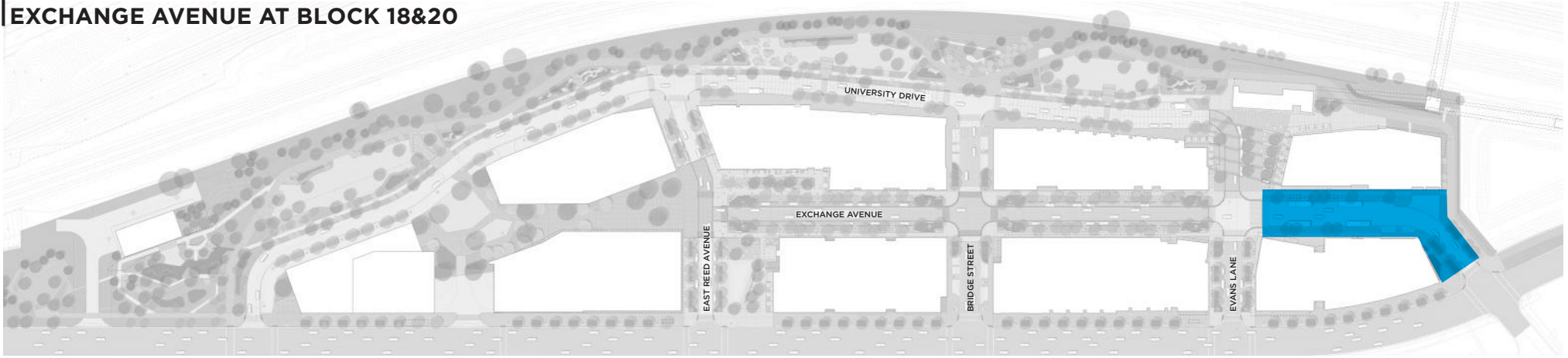
**⑧ PLANTING METAL EDGING** ◀ BLOCK 19

**⑨ DISTRICT STREET LIGHT**



NOTE: COBBLE PAVER PROVIDE TACTILE DIFFERENTIATION BETWEEN SIDEWALK AND ROADWAY

**STREETSCAPE CHARACTERS**  
**EXCHANGE AVENUE AT BLOCK 18&20**



**① PEDESTRIAN CONCRETE UNIT PAVER**

12"X36" Prest Paver #M3757 with Tudor finish



**② PEDESTRIAN CONCRETE UNIT PAVER**

6"X18" Prest Paver #M3757 with Tudor Finish



**③ PAVER GRATE**

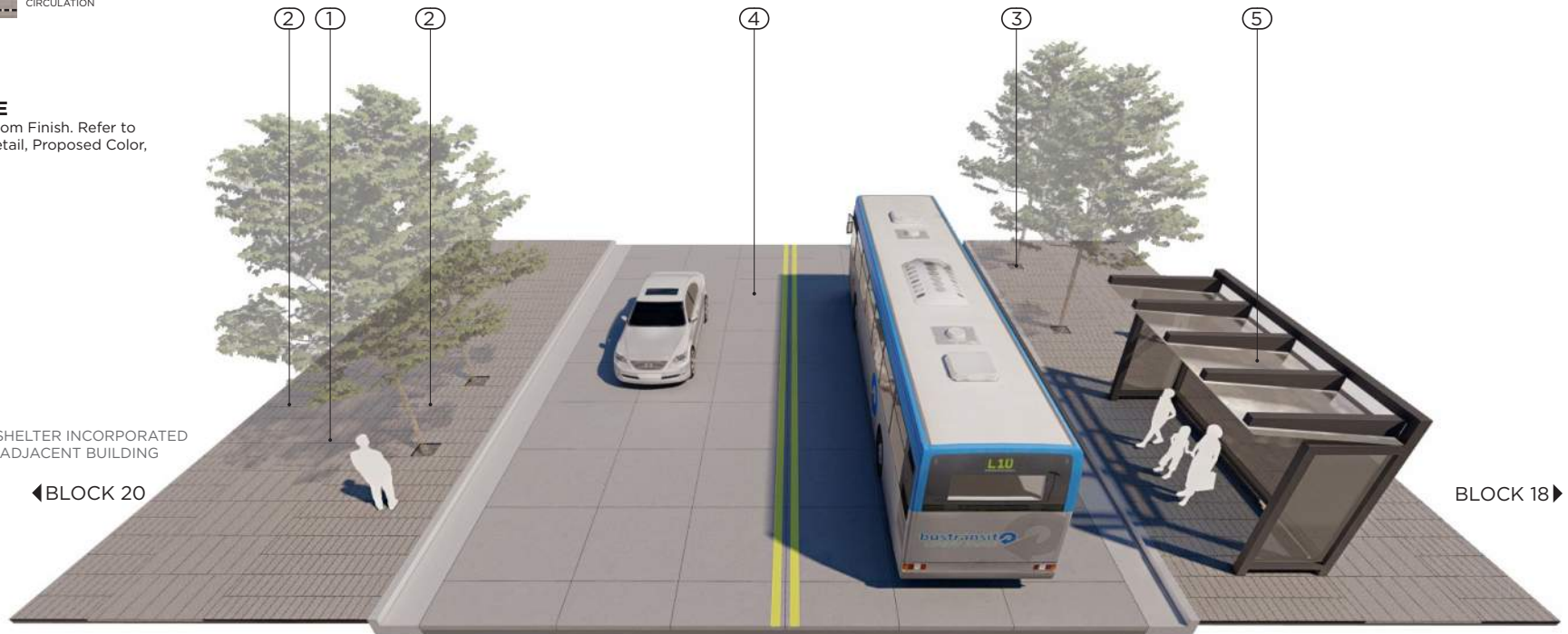
**④ VEHICULAR CONCRETE**

Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

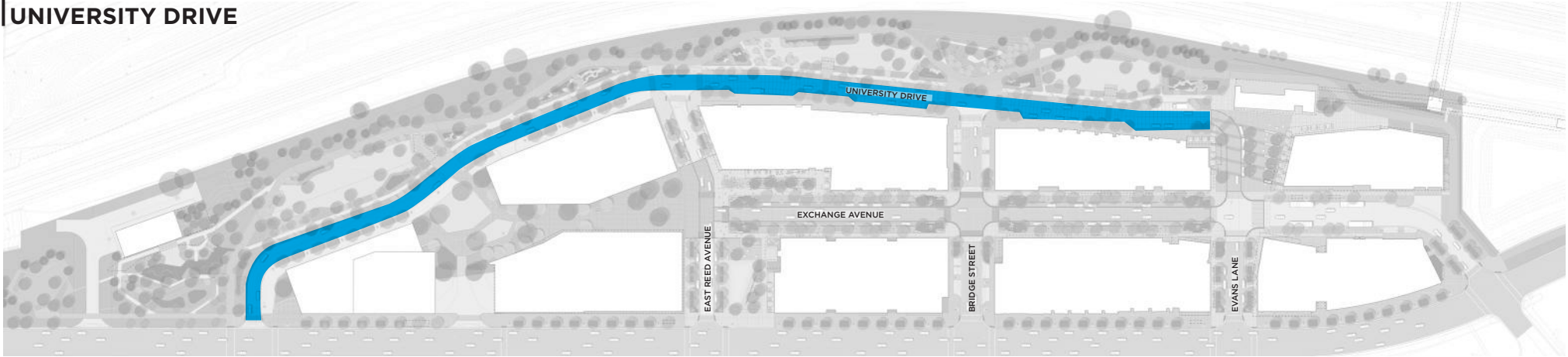
**⑤ BUS SHELTER**

City Standard

\* BUS SHELTER INCORPORATED INTO ADJACENT BUILDING



**STREETSCAPE CHARACTERS**  
**UNIVERSITY DRIVE**



① **PEDESTRIAN CONCRETE**  
Natural Concrete with Light Broom Finish

② **PEDESTRIAN CONCRETE UNIT PAVER**  
6"x18" Prest Paver #M3757 with Tudor finish



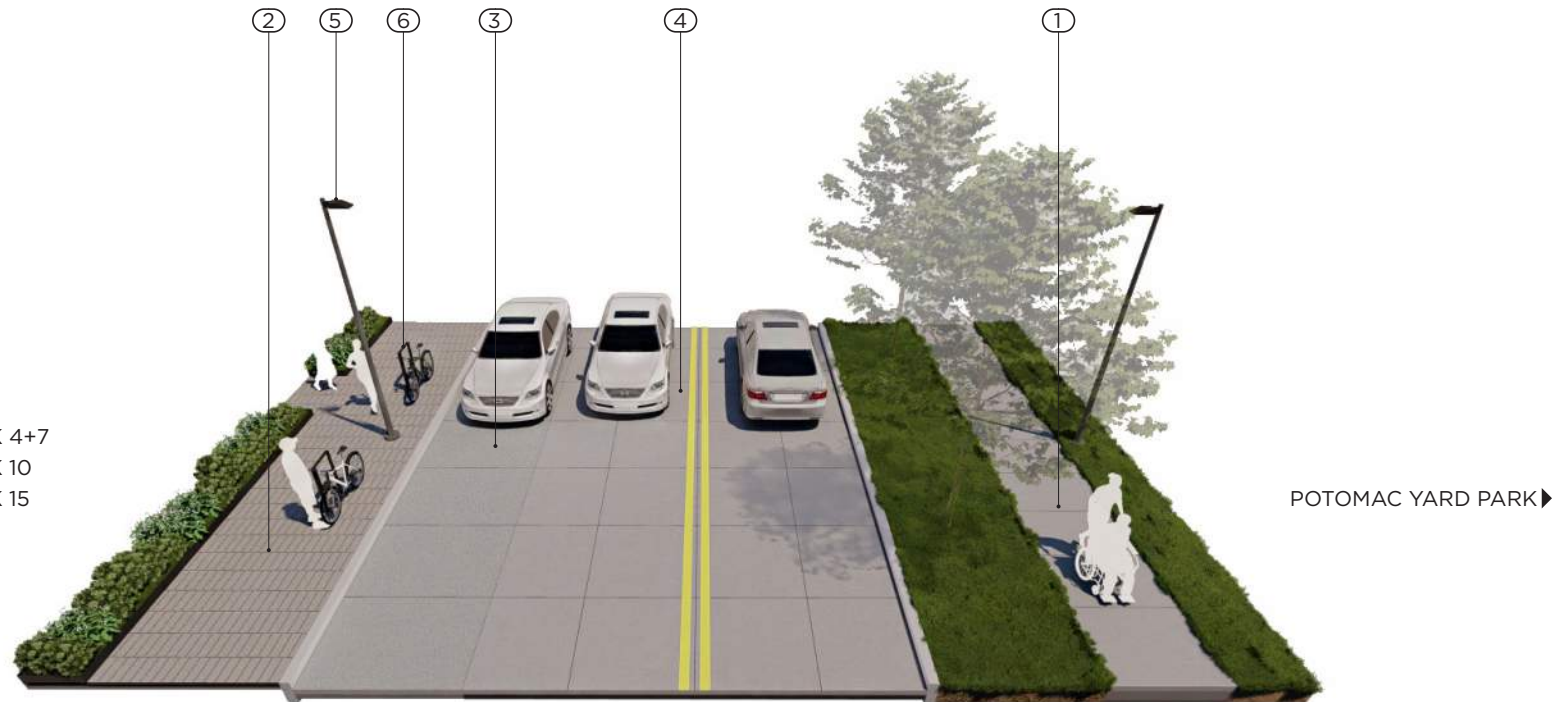
③ **VEHICULAR PERMEABLE CONCRETE**  
Grey Concrete

④ **VEHICULAR CONCRETE**  
Natural Concrete with Light Broom Finish. Refer to Appendix Page 19 for Paving Detail, Proposed Color, Scoring Pattern.

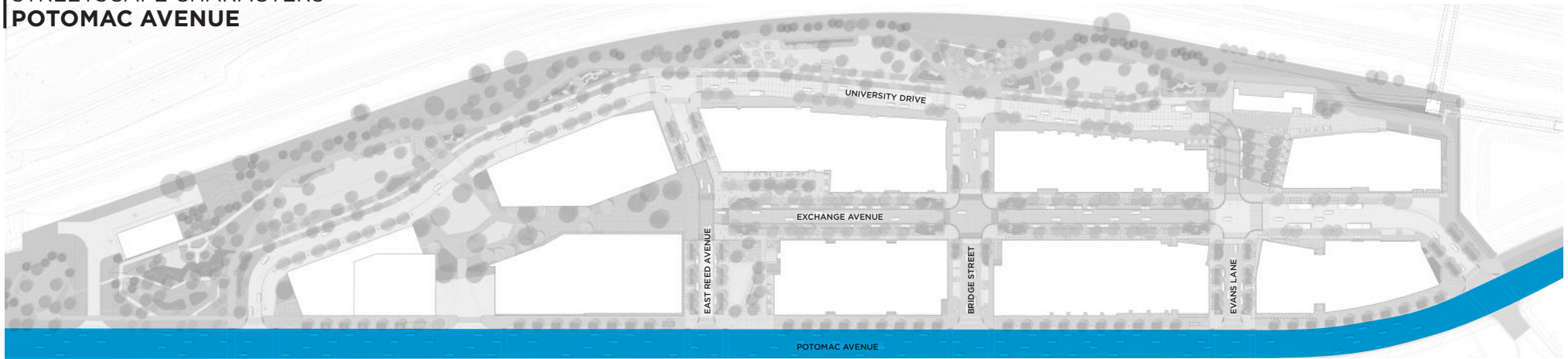
⑤ **DISTRICT STREET LIGHT**

⑥ **BIKE RACK**

BLOCK 4+7  
◀ BLOCK 10  
BLOCK 15



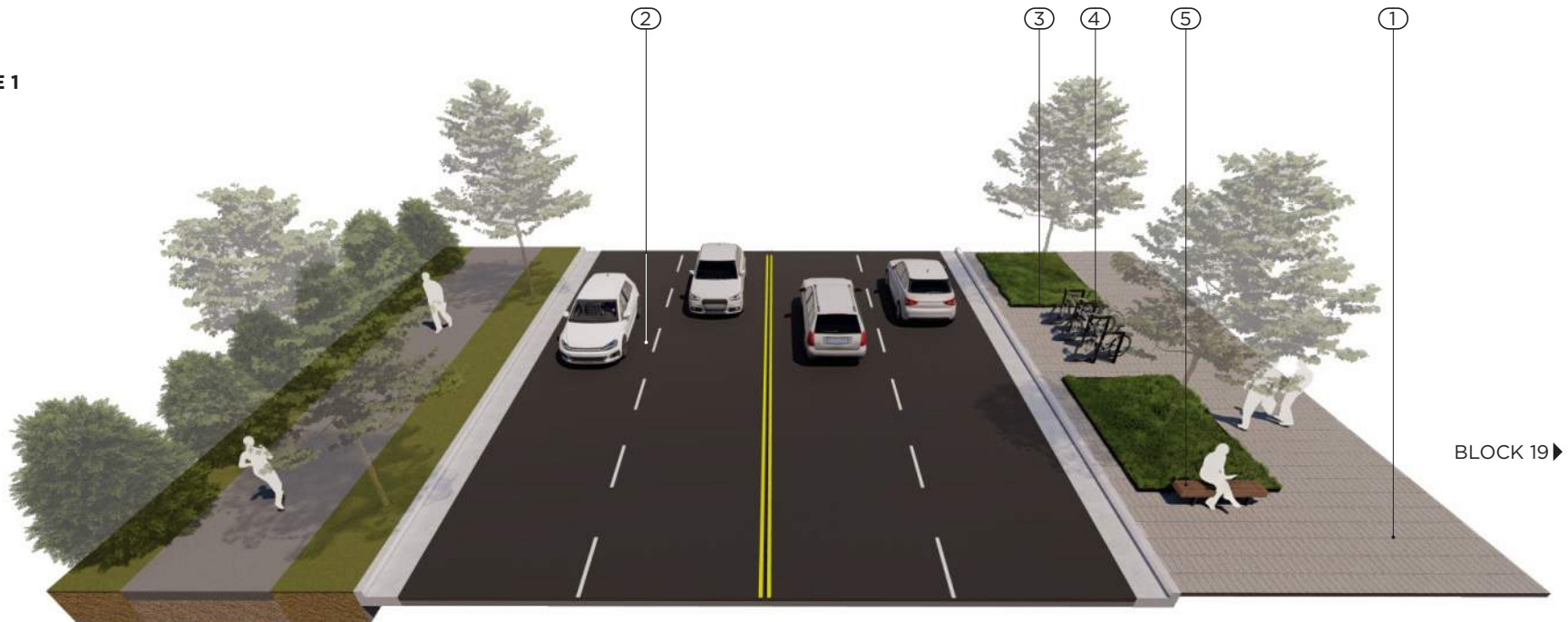
# STREETSCAPE CHARACTERS POTOMAC AVENUE



- ① PEDESTRIAN PERMEABLE CONCRETE UNIT PAVER  
6"X18" Prest Paver #M3757 with Tudor finish

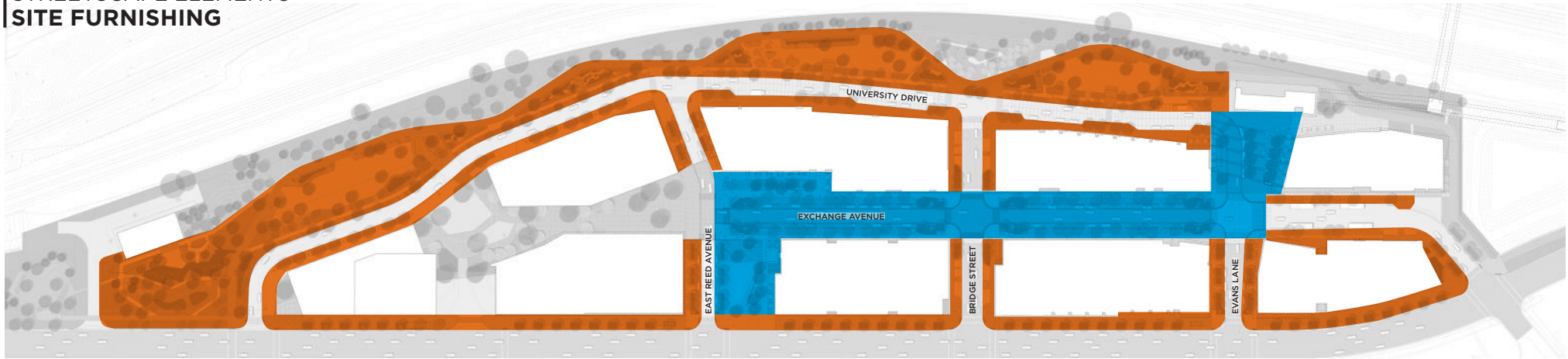


- ② ASPHALT PAVING
- ③ PLANTING METAL EDGING
- ④ BIKE RACK
- ⑤ DISTRICT BENCH, TYPE 1



BLOCK 19 ▶

**STREETSCAPE ELEMENTS  
SITE FURNISHING**



**CUSTOM STONE AND WOOD BENCH**

**Manufacturer:** Landscape Forms Studio 431

**Life Span:** More than 15 years

\*See Appendix Page 22

**Dimension:** Height: 18"

Width: 36"

Length: varies

**DISTRICT BENCH**

**Manufacturer:** MMCite

**Product Names:** Woody LWD110t

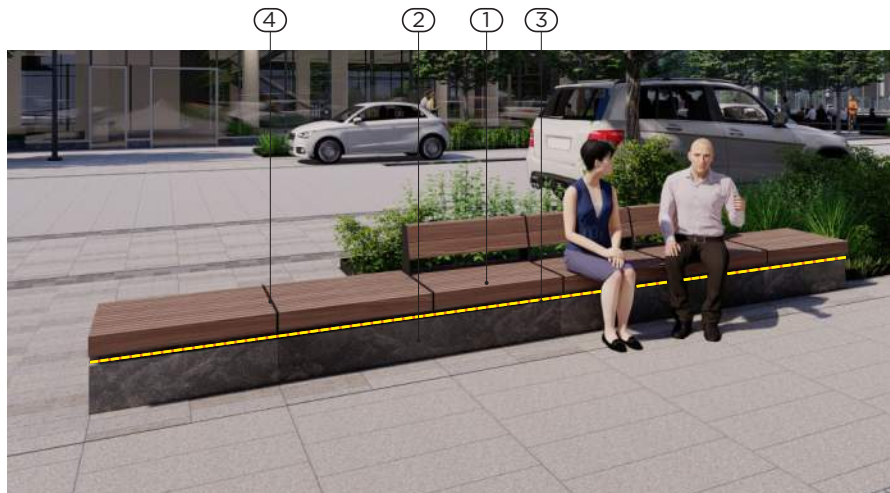
**Life Span:** More than 15 years

\*See Appendix Page 20

**Dimension:** Height: 17"

Width: 20"

Length: 55"



① **WOOD TOP**

Jatoba



③ **INTEGRATED STRIP LIGHT**

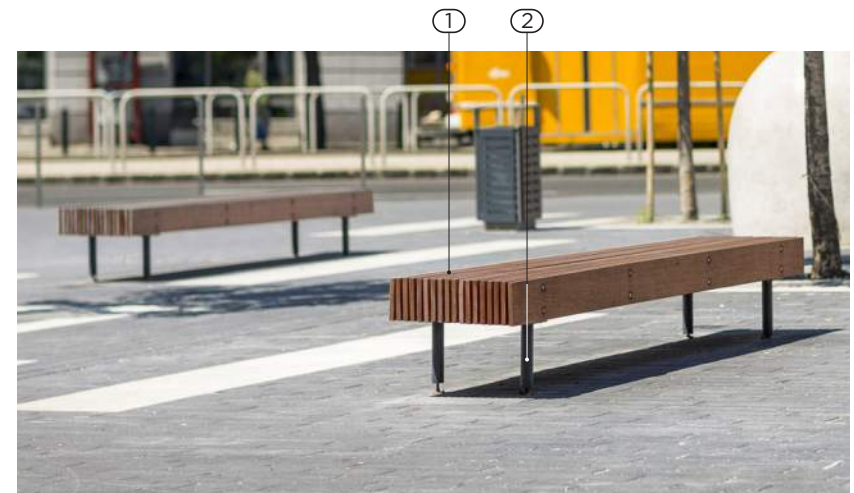
② **MONOLITHIC GRANITE BASE**

Virginia Mist



④ **SKATE DETERRENT**

RAL:9011



① **WOOD TOP**

Jatoba



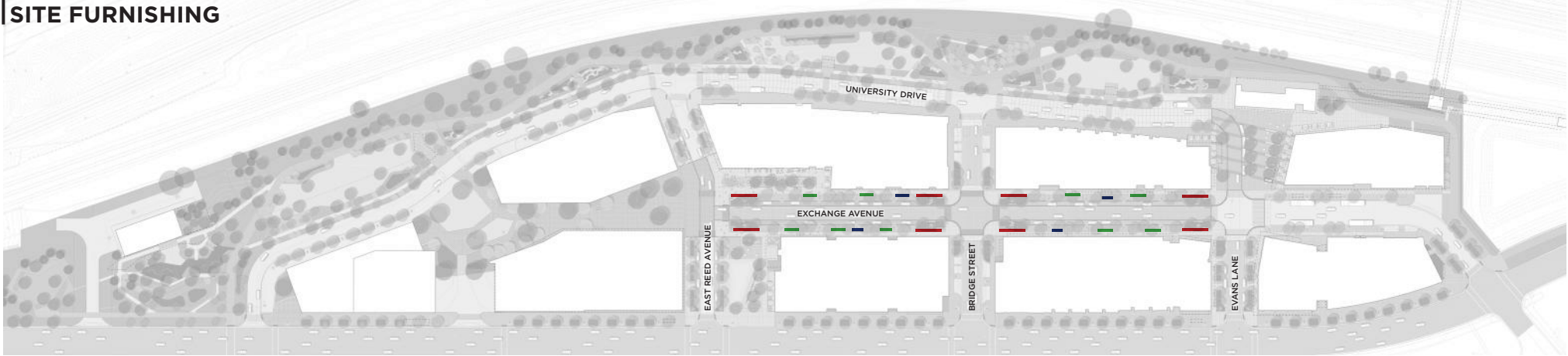
② **METAL SUPPORT**

RAL:9011



**NOTE:** CUSTOM BENCH DESIGN IS CONCEPTUAL. DESIGN AND DETAIL TO BE DEVELOPED DURING FINAL SITE PLAN

**STREETSCAPE ELEMENTS  
SITE FURNISHING**



**CUSTOM STONE AND WOOD BENCH CONFIGURATIONS**

Wood Table and Bench



Wood and Stone Bench with Bench Back



Wood and Stone Bench at Street Intersection



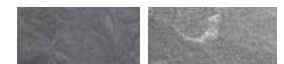
- ① Wood Top
- ② Table and Bench Metal Leg
- ③ Integrated Power Outlet



- ① Wood Top
- ② Monolithic Granite Stone Base
- ③ Skate Deterrent
- ④ Integrated Bench Light

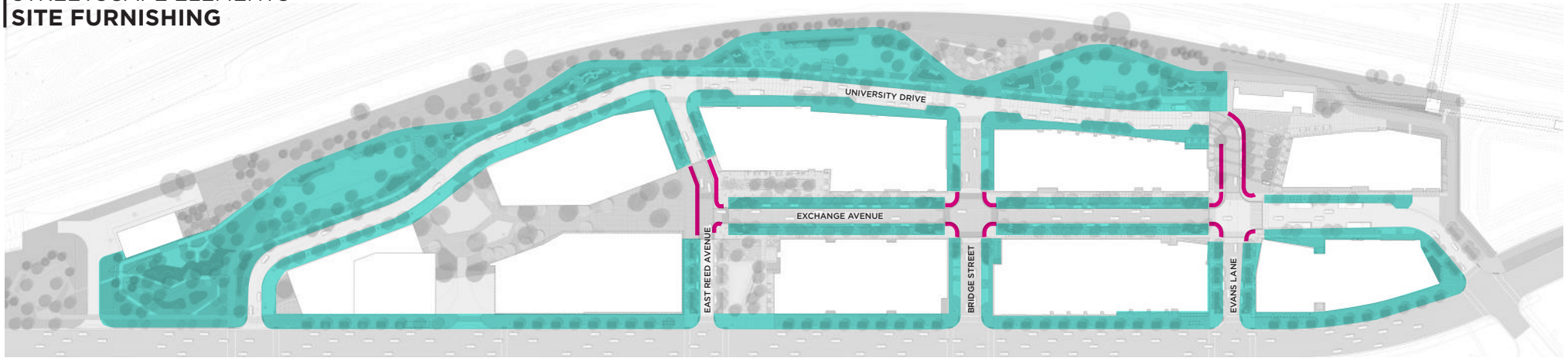


- ① Wood Top
- ② Monolithic Granite Stone Base
- ③ Skate Deterrent
- ④ Integrated Bench Light



**NOTE:** CUSTOM BENCH DESIGN IS CONCEPTUAL. DESIGN AND DETAIL TO BE DEVELOPED DURING FINAL SITE PLAN

# STREETSCAPE ELEMENTS SITE FURNISHING



## BIKE RACK

**Manufacturer:** MMCITE LOT LIMIT  
**Finish:** RAL 9011  
**Life Span:** More than 15 years

\*See Appendix Page 20



## BOLLARD

**Manufacturer:** Landscape Forms Studio 431  
**Finish:** RAL 9011  
**Life Span:** More than 15 years

\*See Appendix Page 22



## LITTER AND RECYCLING

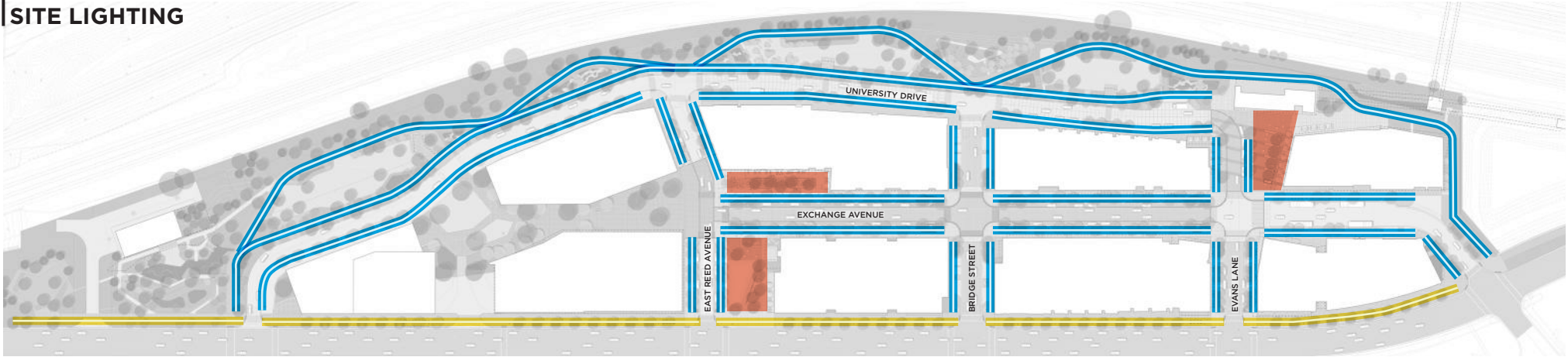
**Manufacturer:** ID CREATED BOX SOLID  
**Body Finish:** RAL 9011  
**Door Finish:** RAL 9011  
**Life Span:** More than 15 years

\*See Appendix Page 21



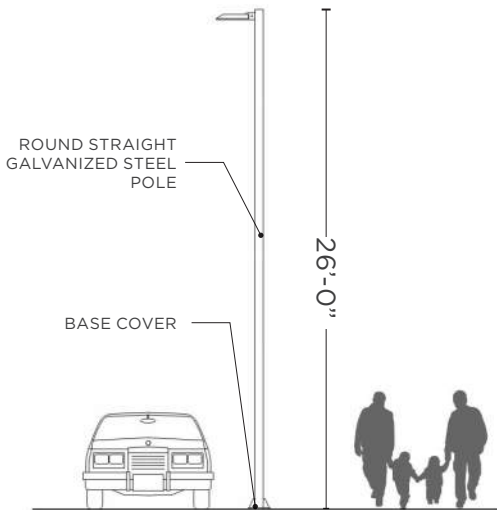
**NOTE:** ALL MATERIALS AND SPECIFICATIONS SUBJECT TO CHANGE DURING FINAL SITE PLAN PROCESS

STREETSCAPE ELEMENTS  
SITE LIGHTING



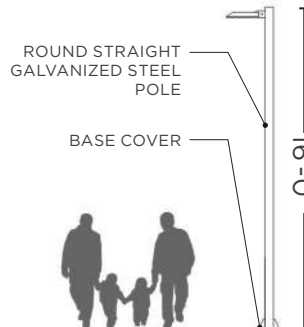
POTOMAC AVENUE STREET LIGHT

**Fixture:** LIGMAN USE-90002 Streamer Medium Rectangular Streetlight  
**Pole:** SPD-RSS-5512 Galvanized Steel Pole  
**Finish:** Black RAL 9011



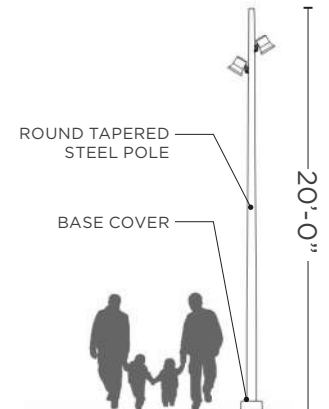
DISTRICT STREET LIGHT

**Fixture:** LIGMAN USE-90002 Streamer Medium Rectangular Streetlight  
**Pole:** SPD-RSS-5512 Galvanized Steel Pole  
**Finish:** Black RAL 9011



POLE MOUNTED FLOOD LIGHT

**Fixture:** LIGMAN UOD-50051 Odessa small Threaded Knuckle Floodlight  
**Pole:** UOD-21023 Odessa Cluster Column  
**Finish:** Black RAL 9011



**NOTE:** TOP OF ALL FOOTINGS TO BE LOCATED MINIMUM 6" BELOW GRADE  
 SEE APPENDIX PAGE 20 FOR 5G READY LIGHT POLE CUT SHEET



## Interim Metro Plaza

1. Site Features
2. Site Furnishing
3. Views

# INTERIM METRO PLAZA PLAN



DROP OFF ZONE

LAWN

DISTRICT BENCH

MOVABLE FURNITURE

SOLAR LIGHT

SHADE TREES

PERIMETER PLANTINGS

ASPHALT PAVING

PAINTED COLOR COATING ON ASPHALT (YELLOW AND PEWTER)

# INTERIM METRO PLAZA SITE FEATURE



Painted Pedestrian Connection to Metro



Flexible Open Space



River birch

Eastern Redbud



Plains oval sedge

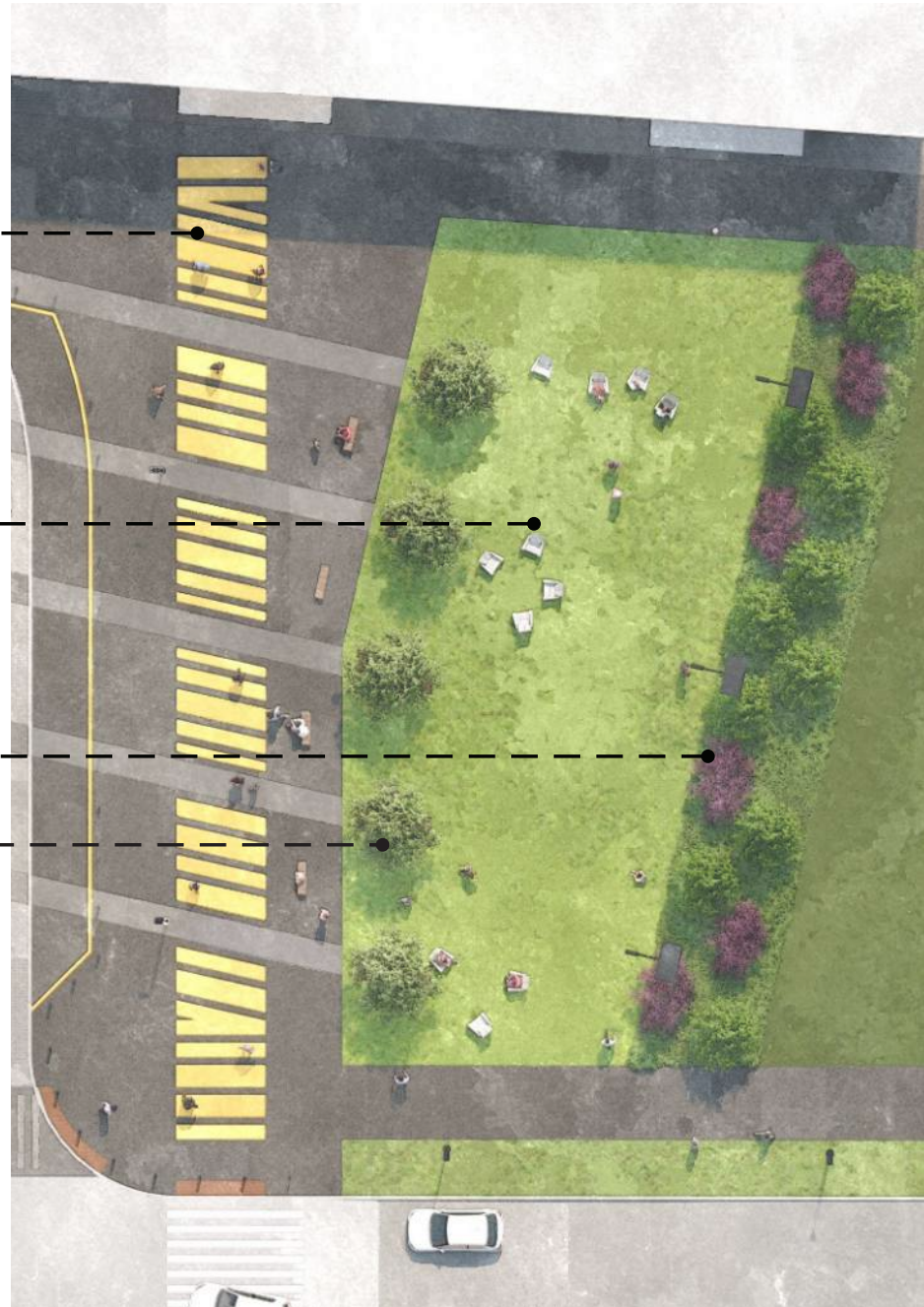
Prairie dropseed

Perimeter Plantings

Shade Trees



American Elm



# INTERIM METRO PLAZA SITE FURNISHING



● Solar light



● Street light



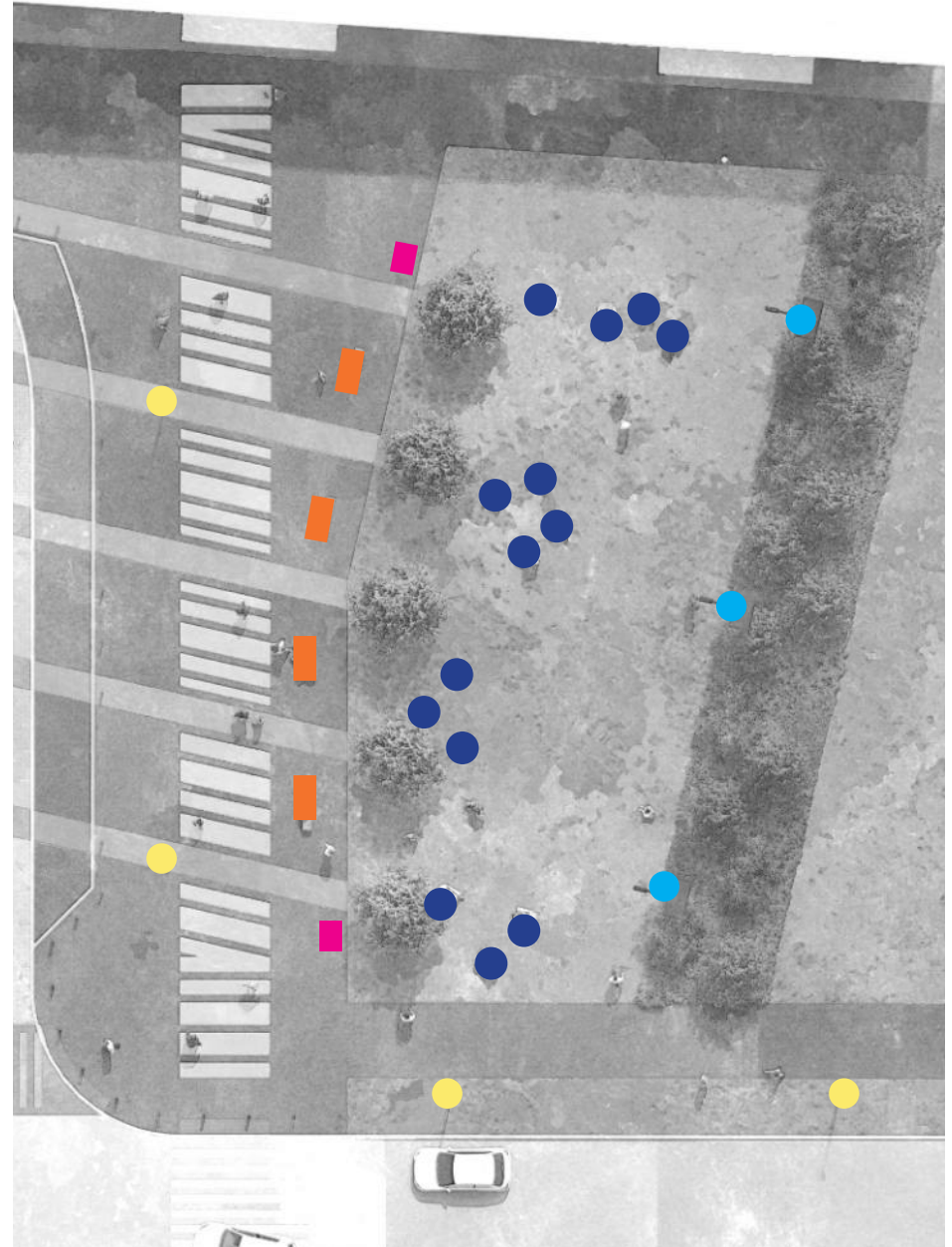
■ District bench



■ Waste receptacle



● Movable furniture



INTERIM METRO PLAZA  
VIEWS



INTERIM METRO PLAZA  
VIEWS



INTERIM METRO PLAZA  
VIEWS



INTERIM METRO PLAZA  
VIEWS





INTERIM METRO PLAZA  
VIEWS



## Questions & Discussion