

# BLOCK A

**Prerequisites:**

PREREQUISITE	TEXT	YES/NO	APPLICANT COMMENTS	STAFF COMMENTS
<b>P1: Superior Urban Form</b>	<p><b>Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality, and massing. Blocks are planned with a mix of uses and developed and designed with site-wide consideration of individual buildings and spaces. Buildings or spaces in a prominent location or with a prominent use are designed to reflect their contextual importance, including key locations such as the North Fairfax and Slater’s Lane gateways, and the central plaza.</b></p> <p>Examples include – Interplay of uses between levels; forms that frame water views; controlled relationships between ground plane &amp; upper levels; and architecture &amp; landscape designed holistically.</p>		<p>Block A's southwest corner creates, with Block B, a sense of arrival at the gateway intersection at N Fairfax Street and Road A. Open space and sidewalk treatment support this sense of arrival at the ground level and are designed to compliment the first floor retail and arts/cultural uses. Block A's eastern facade runs parallel to the Potomac River to provide sweeping views of the waterfront. The design is inspired by sails and evocative of the river's recreational culture.</p>	
<b>P2: Environmental Innovation Leader</b>	<p><b>Environmental Sustainability is integrated into the design of infrastructure, open spaces, and buildings. The Applicant will demonstrate an integrated approach to building design, open space and infrastructure to meet or exceed the sustainability goals as outlined in the Coordinated Sustainability Strategy. A building or group of buildings and site design must demonstrate a high level of commitment to environmental stewardship and responsibility using innovative technology and a holistic environmental response. This may include visible environmental measures for educational and demonstrative purposes. The project will demonstrate, implement or meet the goals and targets established by the site’s Coordinated Sustainability Strategy, OTNSAP, and voluntary Carbon Neutrality Analysis (CNA).</b></p> <p>Examples include – Green roofs; integrated stormwater strategies at street level; on-site photovoltaic; and balanced hardscape &amp; landscape.</p>		<p>Block A's rooftop will include photovoltaic panels to generate on-site energy and a portion will be reserved for a green roof to support on-site stormwater management. The building's envelope will be designed to respond to solar orientation and energy performance requirements.</p>	
<b>P3: Quality + Durable Building Materials are Specified</b>	<p><b>Exterior building materials will be limited to natural or engineered stone, metal, porcelain tile, terra cotta, brick, wood, concrete, photovoltaic panels, glass or materials of equal quality, performance, and longevity.</b></p> <p>Examples include – Glass/aluminum; wood/glass; metal/glass; brick; and glass/metal panel/terra cotta.</p>		<p>The design team is working through building materiality and has a keen interest in durable and sustainable materials that could include glass, metal panel, and composite wood.</p>	

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<b>P4: Off-Street Parking is Located Below Grade</b>	<p><b>Off-street parking will be provided entirely below grade. Adequate soil depth above the below-grade parking must be provided to support canopy trees, surface paving materials, and innovative water management strategies at key locations. These features will be integrated into the site design and will be provided at grade. Creative integration of parking and service functions enhances the public realm (e.g., combined parking and loading across the site with no on- street maneuvering, etc.).</b></p> <p>Examples include – Attractive service &amp; pedestrian alleyways; shared approach to pedestrian &amp; vehicle movement; and clear &amp; distinguishable parking wayfinding.</p>		Parking will be provided below grade and will be accessed from Blocks B and C. Wayfinding will direct users of Block A to the building.	
<b>P5: Exceptional Site Response</b>	<p><b>A building or group of buildings that captures or enhances its setting in creative ways. This could include the integration of waterfront and city views with circulation, the relationship and engagement with public open space, and the creation of unique amenities within or on top of a structure, or subsurface structure with usable roof (such as the Pump House or other infrastructure).</b></p> <p>Examples include – Activation of building roofs as a “fifth elevation”; building forms that frame open space &amp; waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>		Block A's orientation and facade are intentionally designed to maximize visual connectivity and views. The northern "prow" of the structure opens towards the Potomac River, Washington, D.C.'s monuments, and the Capitol, while connecting to the Mount Vernon Trail, future Woonerf, and open space below. The rooftop above shares these views and connects visually to the Old Town North neighborhood.	

**Criteria:**

CRITERIA	TEXT	YES/NO	APPLICANT COMMENTS	STAFF COMMENTS
<b>C1: Architectural Excellence</b>	<p><b>Architectural excellence should be achieved using one of the two following paths:</b></p> <p><b>Landmark/Iconic Structure; or Contextual Character.</b></p>		Landmark/Iconic Structure	
<b>C1A: Landmark/Iconic Structure (where identified)</b>	<p><b>A single building that, through its architectural expression, unique massing, strong roof form or other element, solar response, or exterior cladding of exceptional quality, becomes a place-defining element for the site.</b></p> <p>Examples include – Interesting and responsive forms; dynamic integrated signage; and jewel-box elements at ground level.</p>		Block A will provide a striking silhouette along the Alexandria waterfront with its sail-inspired design. Likewise, the building's facade will create new views of the waterfront at N Fairfax and create a key gateway moment at the southern property line with this same design aesthetic. Ground level uses will spill out into the adjacent open spaces, inviting the public to and through the ground floor and the waterfront views beyond.	

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<b>C1B: Contextual Character</b>	<p><b>A building or group of buildings whose design responds to its contextual location to create a meaningful place through its spatial relationships within the site and response to aerial views, waterfront views, and views from and to Old Town North.</b></p> <p>Examples include – Façade variation with varied character; site responsive massing; façades that respond to interior uses; and well-proportioned, contemporary façades.</p>		At a key location within the development and with a unique footprint, the design of Block A will provide a striking silhouette along the waterfront. Simple, but powerful, the facades appear to open up, revealing views in and out. At grade, an arts program anchors the movement above and serves as a foil. Retail serves as a complimentary element, highly transparent and open to the public.	
<b>C2: A Variety of Open Spaces/High Quality Open Spaces</b>	<p><b>A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided. The site includes public and/ or private open spaces that support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.</b></p> <p>Examples include – Intimately-scaled public spaces; multi-use public green spaces; moveable furniture; flexible outdoor areas; and varied connections to the water.</p>		Block A connects both visually at the rooftop and along two of the three sail-inspired facades with balconies at every level. At the ground floor, the building connects directly to Alexandria's historic waterfront, the historic Mount Vernon Trail, and the extensive open space provided as part of the redevelopment.	
<b>C3: An Active Public Realm</b>	<p><b>The public realm dynamically engages the pedestrian experience and ground floors of buildings include active uses, interior- exterior visibility, and high- quality architecture. A dynamic public realm will create street- level vibrancy through the design of differentiated and unique storefronts with a higher level of design detailing and quality of materials, innovative lighting, high quality sign design, frequent building entries, and the potential integration of art into building façades.</b></p> <p><b>Streetscape design incorporates the City's <i>Complete Streets Design Guidelines</i>, with amenities and infrastructure for pedestrians, bicyclists, and transit. Site design incorporates high quality paving materials, site furnishings, and lighting. Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.</b></p> <p>Examples include – Areas for shared movement; connected retail &amp; open space; spaces planned for multiple uses; and distinctive &amp; fluid streetscapes.</p>		The pedestrian level at Block A will be activated by outdoor uses complimentary to the indoor uses at the ground floor, including outdoor dining, potential use as relates to the future arts/culture tenant, publicly accessible trails that connect to the Mount Vernon Trail, and a sidewalk purposefully planned to link pedestrians to the waterfront and extensive open space network. Block A's building entries are designed to create connections between the waterfront, open space, and redevelopment. Lighting, signage, and materiality will support this sidewalk connectivity to the waterfront, the woonerf, and publicly accessible open space.	
<b>C4: Inclusive Design of Buildings and Open Spaces</b>	<p><b>Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act. Across the site, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.</b></p> <p>Examples include – Accessible open space &amp; features; an accessible urban realm designed for all abilities; and shared streetscapes.</p>		All open and building spaces will meet or exceed the requirements of the American Disabilities Act. Programmed interior and exterior elements will be designed to be inclusive, welcoming to varied user groups.	