

## c) Other Signage

### i. Standards for banners

- (1) Banners for specific community-oriented events such as festivals or holidays may be approved for a defined period of time at the discretion of the Director of Planning and Zoning and Transportation and Environmental Services. Banners for seasonal or recurring events may be installed on a regular basis if so approved.
- (2) The banners shall be maintained in good condition. Maintenance of the banners shall be the sole responsibility of the retail tenants and property owners.

### ii. Standards for Wayfinding

- (1) A Comprehensive wayfinding system shall be provided within the CDD #21 and #22 . It shall be consistent with the City's wayfinding program and requirements.

## d) Building Fenestration

Building fenestration is used to articulate the building facades, contribute to the architectural character and use of a building and to provide points of visual interest for pedestrians. The size, frequency, and location of windows will be one of the primary visual characteristics of each building. Building fenestration should be appropriately proportioned for the building's scale and function.

### i. Standards

- (1) Window and door placement shall provide a high degree of transparency at the lower levels of the building, maximize visibility of pedestrian active uses, provide a human-scaled architectural pattern along the street and establish a pattern of individual windows and exterior openings within building facades that provides a greater variety of scale through material variation, detail and surface relief.
- (2) Office and retail buildings shall provide a minimum solid to void ratio of 60%/40%.
- (3) Multi-family residential buildings shall provide a minimum solid to void ratio of 70%/30%.
- (4) Townhouses and stacked townhouses shall provide a minimum solid to void ration of 75%/25%
- (5) Mirrored, reflective or darkly-tinted glass is prohibited. Frosted and/or etched glass shall be permitted as accent glazing.
- (6) Multi-family entries shall provide protection from the elements with canopies, marquees, recesses or roof overhangs. SF exceptions.
- (7) Doors for residential uses shall be vertical in proportion (taller than they are wide).
- (8) Doors shall be constructed of wood or metal, and may be entirely glazed in glass.
- (9) Permitted window finish materials include wood, pvc wood-board, aluminum, copper, steel or vinyl.
- (10) The above standards shall exclude garage doors, or doors not visible from a street or public space.
- (11) Within a building, window types shall be complementary and minimize the use of different window styles.



- (12) Mullions visible from public streets or open spaces shall be exterior on the window. Exclusions are permitted for windows on interior courtyards and facades not visible from the adjoining street or open space.
- (13) Permitted dormer types include gable, hipped, shed, and eyebrow.
- (14) When used, shutters shall be appropriately sized to cover the window opening.
- (15) In masonry construction, a header and sill is required for windows not located in a storefront.
- (16) Bay windows on townhouses and stacked townhouses shall not exceed a depth of three feet (measured perpendicular to the wall face) and a minimum underside clearance of nine feet.



## ii. Guidelines

- (1) Window glazing and patterning should be consistent or complementary throughout the building.
- (2) Buildings should provide a general vertical fenestration pattern, except where horizontal expressions are used as an accent or to emphasize a curvilinear facade.
- (3) Multiple rhythm of window openings are encouraged, for larger buildings.
- (4) Windows should be grouped to establish rhythms and hierarchies at important places on the facade.
- (5) Transparent glass should contain a minimum 60% light transmittance factor.
- (6) Front entry doors should be distinctive in order to enhance a building façade.
- (7) Permitted configurations for doors should be casement and french. Sliding doors should only be permitted in rear yards where not visible from an adjoining street or open space or in interior courtyards.
- (8) Windows openings should reveal their thickness within the building wall, when appropriate to the building material used.
- (9) Where stylistically appropriate, windows should include mullions or muntins to create shadow lines.
- (10) Residential units should maximize operable windows.
- (11) Windows should reflect a rhythm, scale and proportion compatible with the overall building design.
- (12) Simulated or true-divided lights are encouraged on the ground floor.
- (13) Bay windows should be visually supported, either by brackets or corbelling.
- (14) Headers should span openings in masonry construction and appear to visually carry the wall load above. They should be slightly wider than the opening they span.
- (15) Window openings in masonry construction should have a sill that is rectangular in form that gently slopes slightly away from the opening to shed water.
- (16) Sills should be slightly wider than the window opening.

## e) Building Materials - Design

Standards for building materials are provided to ensure durable materials are utilized to create permanent buildings, and to create visual harmony along neighborhood streetscapes.

### i. Standards

- (1) Building materials shall be used to express their specific purpose and express the tectonic nature of the materials (i.e.:heavier materials should support lighter materials).
- (2) Building materials for each facade shall consist of the following: brick, stucco, wood, metal, stone, cementitious siding or cementitious panels or architectural precast concrete. Trim materials shall consist of stone, cast stone, metal, wood, or similar durable materials.
- (3) Other innovative and new materials not listed here and not prohibited shall be considered.
- (4) Sides and rears of townhouse that are visible from an adjoining street and/or open space shall be designed in a compatible manner the same material treatment as the primary facade.
- (5) Masonry walls, whether load-bearing or veneer, shall be of brick, natural stone, or cast stone.
- (6) Vinyl and aluminum siding is prohibited. Decorative and/or split-face CMU or synthetic stucco (EIFS) shall only be permitted as accent material.
- (7) (EIFS) shall only be permitted as accent material above the first floor.
- (8) The base of the building (generally the first two stories) has the greatest effect on pedestrian activity and therefore shall be constructed of materials of the highest quality and durability.
- (9) Permitted roofing materials shall include metal standing seam, wood shingle, slate, synthetic slate, low profile metal tile, architectural asphalt shingles for townhouses and stacked townhouses and/or flat roof membranes. Recycled products are highly encouraged.
- (10) Railings shall be constructed of wood, metal, iron, stone or glass.
- (11) Gutters shall be copper, steel, or aluminum and shall be painted or galvanized (except for copper). Downspouts shall match gutters in material and finish.

### ii. Guidelines

- (1) Where multiple exterior materials are used in a single building, they should be combined on each facade horizontally or on a different plane, with heavier (physically or aesthetically) materials below the lighter. The change in material shall occur at the floor or sill level.
- (2) Masonry
  - (a) Headers and sills should meet the following guidelines:
    - (i) Headers and sills should be comprised of a variety of materials including brick, stone, cast stone, terra-cotta and metal.
    - (ii) Headers should include ornate moldings and pediments.



(3) Siding

- (a) Siding types should include: horizontal lap, of wood or composition board (such as Hardiplank); vertical board and batten of wood or composition board (such as Hardiplank); wood shingles.
- (b) Siding types should incorporate vertical corner boards at least 3" in width on outside building corners, if appropriate to the architectural style of the building.

(4) Chimneys should be constructed of masonry.

(5) Railings should be factory finished or painted (except in the case of stone) to match other trim elements.

**f) Building Roofs and Tops**

Standards for building roofs and tops are necessary to ensure a consistent and appropriate urban character. Their design should be aesthetically pleasing, integrated into the overall building design and function to conceal rooftop equipment from view of pedestrians from the adjoining streets and open spaces.

Buildings are encouraged to have green rooftop (gardens, etc.) that may be utilized as high quality outdoor open spaces and as an extension of the buildings common area. Rooftop open space may be used for the private open space percentage. The following shall apply:



**i. Standards**

- (1) New buildings taller than 100 feet in height shall articulate their top in a manner that creates a distinctive and deliberate building top roof form interest and recognize their visibility from outside the project area.
- (2) Permitted roof types shall include gable, hip, mansard, and flat. Applied mansard roofs shall not be permitted.
- (3) Rooftop equipment shall be concealed by a parapet and/or screened architecturally, employing building materials and design treatment consistent with the exterior facades of the building. The Where not visible from an adjoining street and/or open space, the screening requirements may be waived. Where screening is provided, it shall be integral to the building and designed to minimize its overall impact.
- (4) Rooftop penetrations such as vents and flues shall be placed to limit their visibility from the street and designed in material and color to match the roof, when possible.
- (5) Flat roofs shall be enclosed by parapets.
- (6) The architectural design of parapets shall be consistent to the rest of the building to minimize negative aesthetics impact upon the view from adjacent buildings and from street level.
- (7) Roof top projections (clock towers, towers, lanterns, etc.) shall be permitted to exceed the height limits by 18'.

## ii. Guidelines

- (1) Pitched Roofs should be sloped no less than 5:12, with the exception of shed roofs or minor roofs on porches and stoops which may have a pitch of no less than 2:12.
- (2) Pitched roofs should be symmetrically sloped.
- (3) Parapets on flat roofs should be a minimum of two feet in height above the roof, or as needed to conceal mechanical equipment (whichever is taller).
- (4) Cornices should extend a minimum of 6 inches from the building wall.
- (5) The design of rooftop gardens should be integrated with the architecture and serve as an extension of each building's common area.

## g) Building Elements (porches, stoops, chimneys, columns)

To create a pedestrian-friendly environment, building elements are encouraged to break down the massing of large buildings, add visual interest, ensure authenticity of detailing and provide shelter from the elements.

### i. Standards

- (1) Building projections shall meet the following requirements:
  - (a) Second floor balconies shall have a minimum depth of 3 feet and a minimum underside clearance of 9 feet. Exceptions shall include Juliette balconies.
- (2) If Chimneys are provided they shall be built as part of the side exterior building walls and be flush with the wall and shall be brick.
- (3) Porches, where provided, shall have a minimum depth of six feet.

### ii. Guidelines

- (1) Building projections should meet the following requirements:
  - (a) Porches
    - (i) Side and rear porches may be screened; however, if screened, architectural expression (columns, railings, etc.) should occur on the outside of the screen.
  - (b) Stoops:
    - (i) Stoops should match the architectural language of the primary building and use similar materials and details.
    - (ii) Stoops should have a minimum depth of four feet and a minimum finished stoop height of 18 inches above the sidewalk.
    - (iii) Stoop stairs should run to the front or to the side.



(c) Columns:

- (i) Columns should be arranged such that they appear to support the weight of the building above.
  - (ii) Columns should use spans of a width that is appropriate for the material used.
  - (d) Marquees should have a minimum depth of 5 feet (measured perpendicular to the wall face) and a minimum underside clearance of 9 feet.
- (2) Architectural accents such as railings, molding and trim should match the architectural character and detailing of the primary structure.
  - (3) A cornice or other horizontal banding elements are encouraged to highlight the separation of uses in mixed-use buildings.
  - (4) Caps should protect the top of masonry structures exposed to the weather including: garden walls, stair treads, parapets and freestanding piers.



## Chapter 6: Parking

The following parking requirements seek to balance the needs of pedestrians, bicyclists, and transit users with necessary car storage. Parking design should accommodate the minimum number of spaces necessary to support commercial and residential uses, in order to support the creation of active, walkable, transit-oriented development in the CDD #21 and #22. Standards and guidelines for parking configuration and access are intended to ensure necessary vehicular and bicycle storage does not degrade the quality of the pedestrian environment, and be compatible with adjacent neighborhoods.

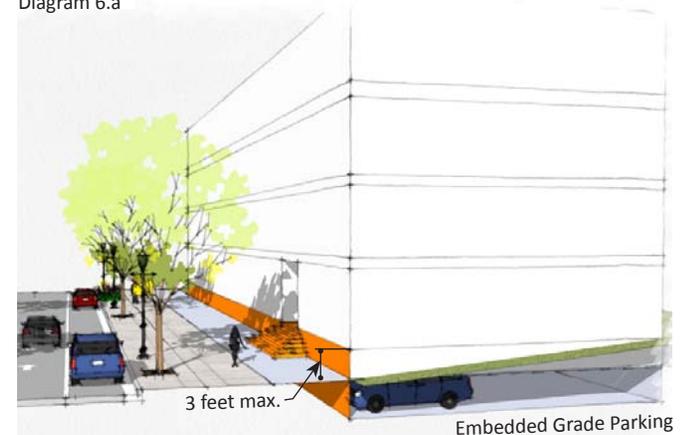
### a) Structured Parking Configuration and Access

#### i. Standards:

- (1) Parking garage entrances shall be minimized and comply with the street hierarchy requirements.
- (2) At least one level of the below grade parking shall be provided below the above grade parking structure.
- (3) Above-grade parking structures shall comply with the following requirements:
  - (a) Frontages along “A” Streets: Active uses **for each level, for the entire length of the street or park or frontage** shall be required to screen above-grade parking structures for a minimum depth of 30 feet, for an average of 45 feet for retail.
  - (b) Frontages along “B” Streets: Parking structures entirely surrounded by “A” and “B” streets (i.e.: do not have alley or “C” street frontages) shall be screened as follows: up to two “B” street frontages within a neighborhood may be screened with architectural treatment compatible to the building so long as the ground floor is screened with an active use.
  - (c) Frontages along “C” Streets and alleys: Active uses shall not be required, but parking structures shall be architecturally screened **for each level, for the entire length of the street or park frontage**.
- (4) The requirements regarding above-grade structured parking herein shall not apply within the Adams neighborhood, due to the potential reconfiguration, relocation of the streets, open space and/or buildings referenced within the applicable CDD conditions. The screening of any above-grade structured parking within the Adams neighborhood shall be evaluated based on the location, configuration of streets, open spaces and buildings as part of the first development special use permit within the Adams neighborhood. The type, design, amount and location of the screening for the neighborhood shall be determined as part of the first development special use permit within the Adams neighborhood. **The type, design and location of the screening shall be consistent with the intent of the screening requirements herein.**
- (5) Above grade structured parking is permitted within the Southern Towers and Seminary Overlook neighborhoods to replace existing parking for the existing high-rise buildings that are to remain within the CDD conditions and that are impacted by development in accordance with the CDD, **but shall be architecturally screened.**



Diagram 6.a



- (6) Where parking structures are permitted to be architecturally screened (as defined herein), the screening shall be provided for each level for the entire length of each street or park frontage. The architectural screening shall consist of the following:
  - (a) The design and materials shall be similar to the adjoining buildings, including the fenestration.
  - (b) Screens, panels and comparable elements shall be limited to accent elements
  - (c) The structures shall comply with the solid-to-void requirements herein.
- (7) Parking for multi-family buildings may be provided half a story below the average street grade and shall be counted as one level below-grade parking, if embedded into the topography for more than half its height and if it does not extend above grade for more than three feet. That portion above grade shall be architecturally treated. See Diagram 6.a
- (8) Internal elements such as pipes, fans, lights shall be concealed from public view. Where possible, ramping should be internalized.
- (9) The height of the interior parking structures shall be concealed from street view, and shall be subject to the applicable height requirements.



**ii. Guidelines:**

- (1) No more than 20% of any street frontage should be curb cuts or driveway entrances.

**b) Access to Off-Street Parking**

**i. Standards:**

- (1) Parking shall be implemented so as to provide a safe and convenient access to and from public frontage.
- (2) Parking for townhouses and stacked townhouses (urban loft) shall be accessed from an alley, shall be provided on their lot and may be located within detached or attached garages.



**ii. Guidelines:**

- (1) Where rear alley access is unavailable, parking may be accessed by driveways directly from the street. Generally, parking entrances should not face public open spaces.
- (2) Vehicular entrances to parking lots, parking structures and loading areas directly facing the street frontages should be no wider than 26 feet of pavement. Exceptions may be allowed during the DSUP process, if combined for multiple uses.



### c) Surface Parking Lot Configuration

#### i. Standards:

- (1) Surface parking lots are permitted for existing uses to remain, for the Community Facilities and for interim parking needs during construction phasing.

#### ii. Guidelines:

- (1) Lining interim surface parking lots with a minimum 10 foot landscape buffer along the street frontage is strongly encouraged.

### d) Vehicular On-street Parking Configuration

#### i. Standards:

- (1) On-street parking shall be required along at least one side of all new or improved public street frontages, unless spatially limited by topography, BRT lanes, indicated in Chapter 7- Street Standards and Guidelines, Chapter 9 in Neighborhood Specific Standards or other existing conditions.

### e) Bicycle Parking

#### i. Standards

- (1) Bicycle racks to be provided from the City of Alexandria's pre-approved types.
- (2) Bicycle parking should be provided in a safe, accessible and convenient location, within 100 feet of a building's entrance. Refer to Chapter 8 for more detail on the location/design of bicycle parking in the public realm.
- (3) Short and long term bicycle facilities shall be placed throughout the plan. Locations to be determined during the DSUP approval process



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## Chapter 7: Streets

### a) Street Assembly

- (1) Selected terminology of the streetscape assembly are defined and illustrated in Chapter 10 - Definitions
- (2) The urban landscape is characterized by a set of interdependent elements that create a sense of place. These include street types, building types, frontage types, and the form and disposition of landscape and lighting. Streets provide both the major part of public open space as well as moving lanes for vehicles, bicycles and transit.
- (3) A street is associated with a particular type of movement, and is endowed with two attributes: movement type and character. The movement type of the street refers to the number of vehicles that can move safely through a segment within a given time period; it is physically manifested by the number of lanes and their width, by the centerline radius, the curb radius, and the super-elevation of the pavement. The character of the street refers to its suitability as a setting for pedestrian activities and is physically manifested by the associated frontage types as determined by location.
- (4) The primary function of streets is to provide access to private lots and open spaces. In accordance with the intent of these Standards and Guidelines, primary and secondary streets must be designed to support several modes of transportation: motor vehicles, public transportation, pedestrians and bicycles.
- (5) Consideration shall be given to functional and aesthetic goals such as: the scale of streets, the placement of landscaping to provide visual interest, the definition of outdoor spaces, and enhancements which ensure a pedestrian-scaled environment.
- (6) This chapter provides detailed dimensional requirements for the creation of context sensitive streets within the CDD #21 and #22. **To the extent possible, the street pattern should follow the terrain.**
- (7) **Intersections by schools shall be designed to minimize crossing distance for pedestrians.**

### b) Street Components

- (1) The required right-of-way and/or public access for each street is depicted in the street sections.
- (2) **Tree wells shall be provided for all required retail areas. The remaining streets shall generally provide landscape strips as generally depicted in the attached cross-sections.**



Diagram 7.a - Framework Street Classifications

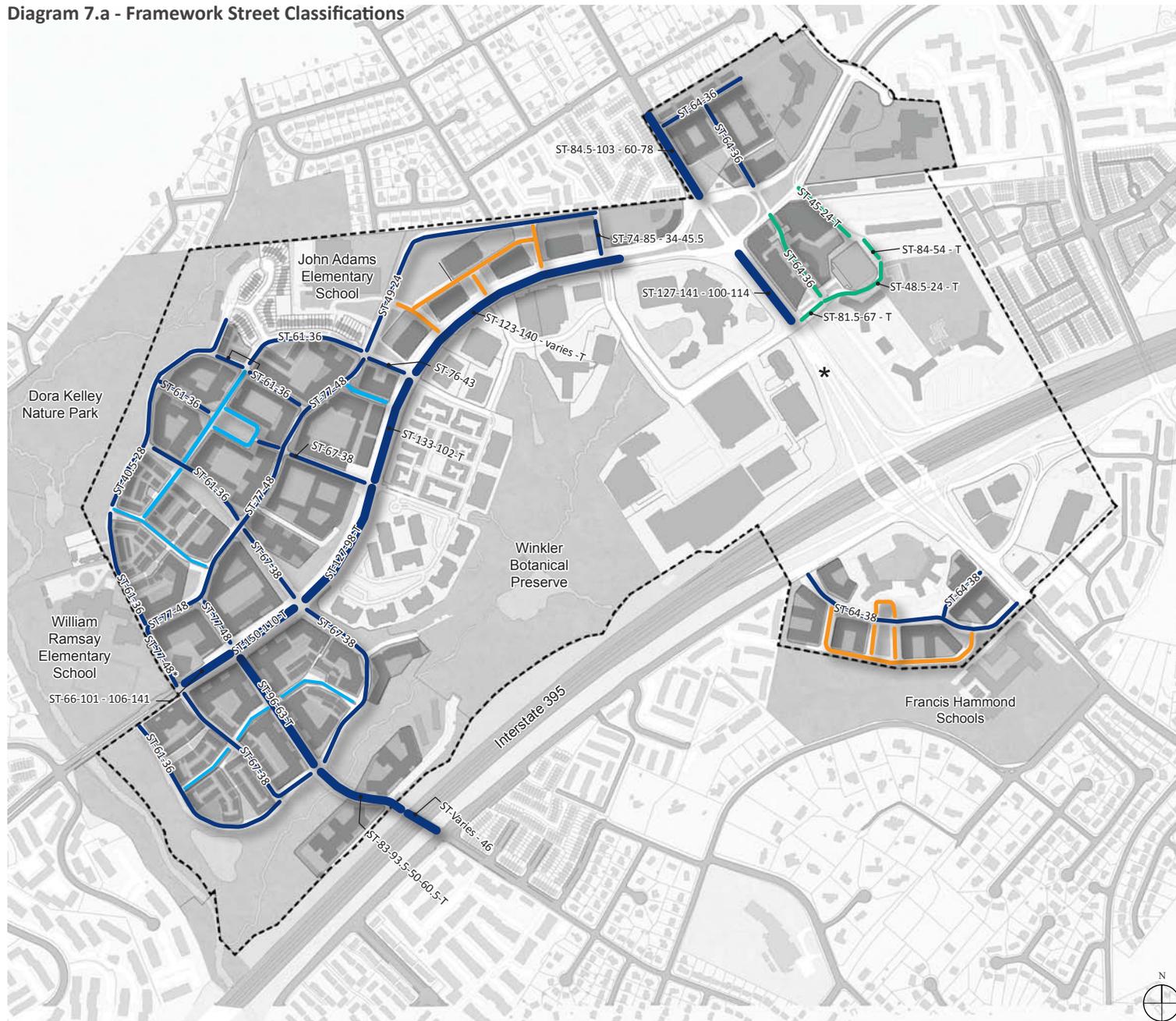


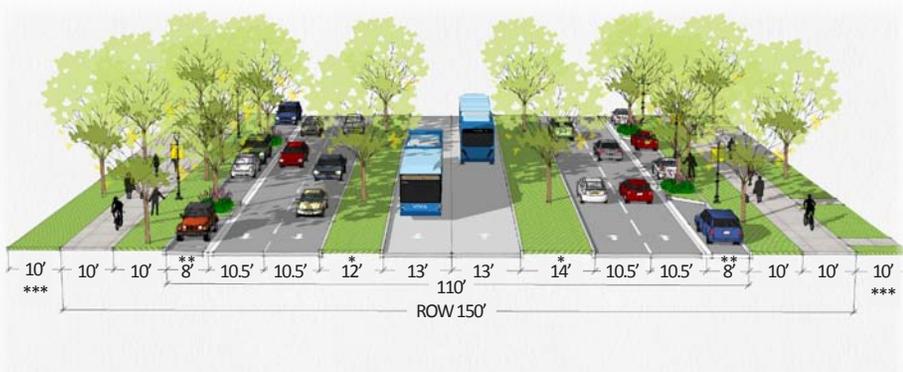
Diagram 7.a Framework Street Classification

- BSAP Boundary
- Public Framework Streets
- Public Non-Framework Streets (See Chapter 9)
- Private Streets (with public access easements) and determined during DSUP process. (See Chapter 9)
- Private Streets (with public access easements and public maintenance)

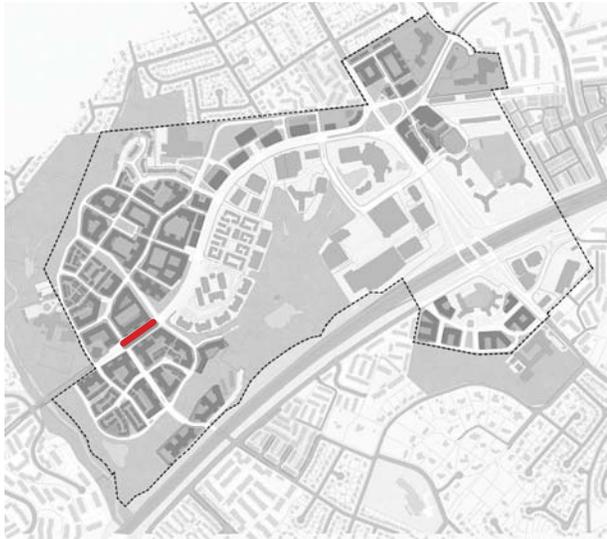
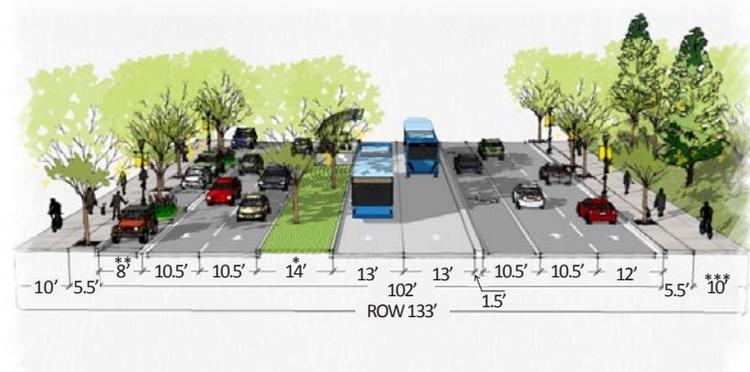
Street	(ST)
Key	TT - # - # - T
Street Type	
Right of Way Width	
Pavement Width	
Transitway	

- Notes:
- Streets numbers ordered according to R.O.W. size.
  - Building footprints shown for illustrative purposes.
  - At secondary and tertiary streets, curb radii shall be limited to 15' where curbside parking occurs and 25' where curbside parking does not occur and where bulb-outs occur.
  - Proposed private streets and non-designated streets shall be finalized during the DSUP process.
  - The location and design of the streets within the Adams neighborhood are subject to the CDD conditions and shall be finalized in the DSUP approval.

North Beauregard Street  
ST - 150 - 110 - T



North Beauregard Street  
ST - 133 - 102 - T

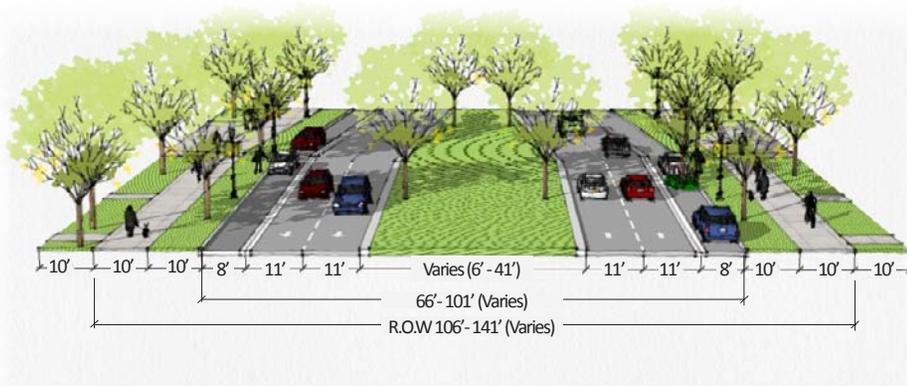


- Notes:
- \* Planting median at intersections will be reduced, where turn lanes are provided.
  - \*\* Optional bulb-outs shown.
  - \*\*\* Required Setback - Refer to Chapter 9 neighborhood specific guidelines for details

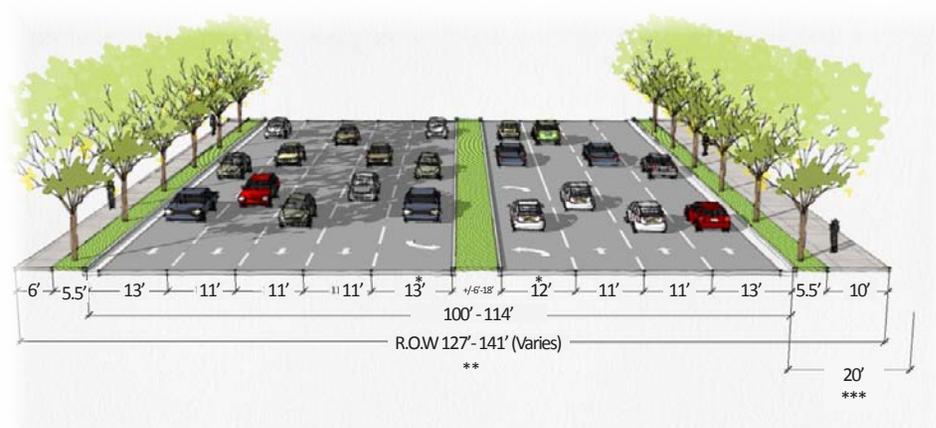


- Notes:
- \* Planting median at intersections will be reduced, where turn lanes are provided.
  - \*\* Optional bulb-outs shown.
  - \*\*\* R.O.W. to be acquired from the property owners, as needed.

North Beauregard Street  
ST - 66-101 - 106-141



Seminary Road  
ST - 127-141 - 100-114



Notes:

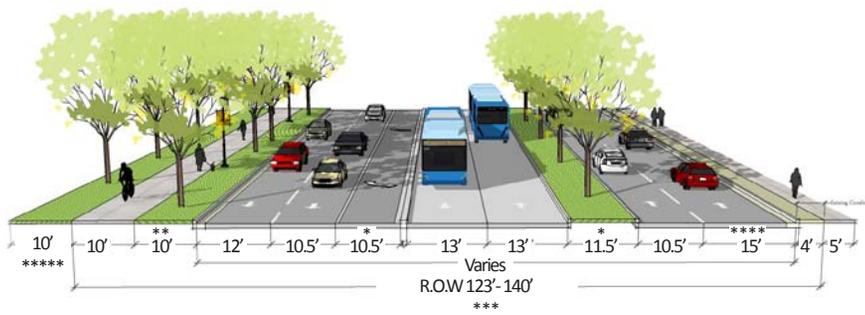
- \* Planting median at intersections will be reduced, where turn lanes are provided.
- \*\* Optional bulb-outs shown.
- \*\*\* Required Setback - Refer to Chapter 9 neighborhood specific guidelines for details



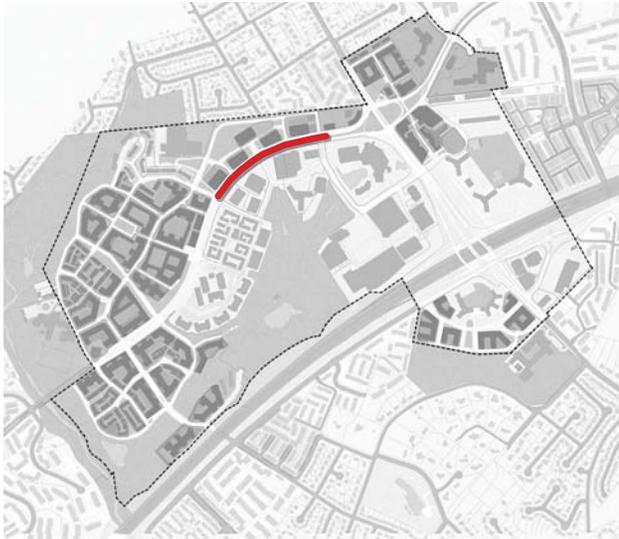
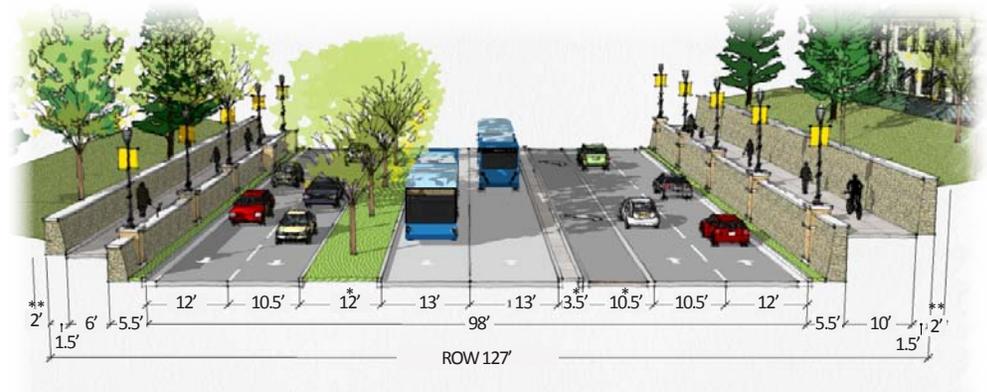
Notes:

- \* Turn lane only present in certain areas. Pavement width varies.
- \*\* Total Right-of-way width varies based on turn lane and existing conditions.
- \*\*\* Required Setback from face of curb for new buildings

North Beauregard Street  
ST - 123-140 - varies - T



North Beauregard Street  
ST - 127 - 98 - T



Notes:

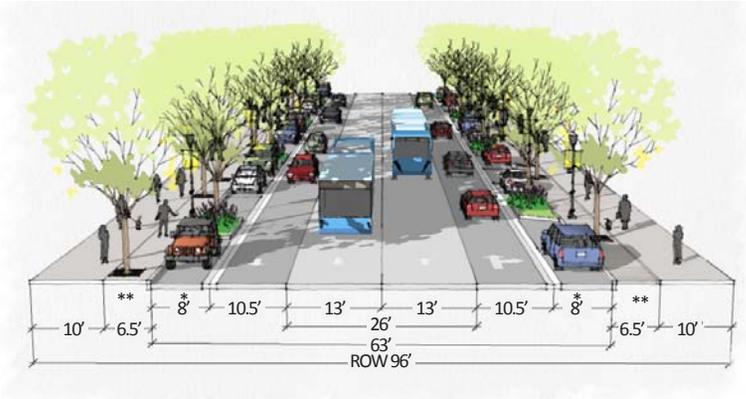
- \* Planting median at intersections will be reduced, where turn lanes are provided.
- \*\* Variable width landscape strip @ certain locations
- \*\*\* Total Right-of-Way width varies based on median widths and existing conditions.
- \*\*\*\* Lane width varies between 12'-15' due to existing conditions.
- \*\*\*\*\* Required Setback - Refer to Chapter 9 neighborhood specific guidelines for details



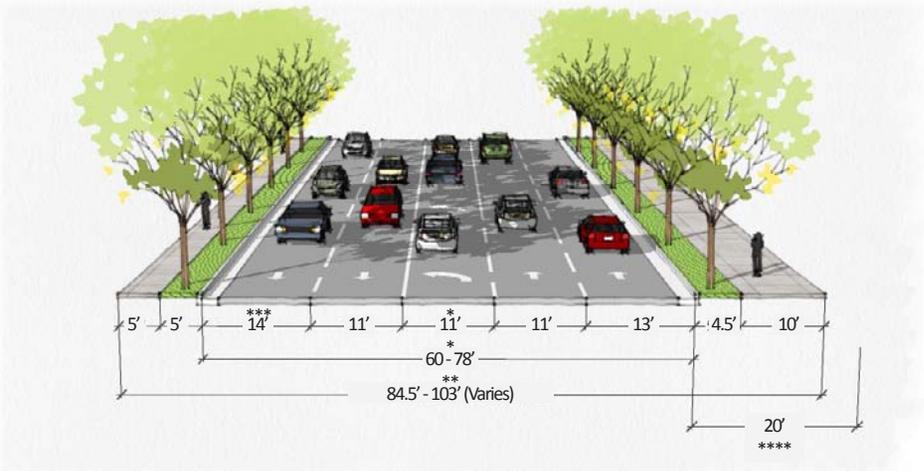
Notes:

- \* Planting median at intersections will be reduced, where turn lanes are provided.
- \*\* Maintenance easement for the wall
- \*\*\*The wall shall be divided into two walls to ensure a pedestrian scale on North Beauregard street.

Sanger Avenue  
ST - 96 - 63 - T



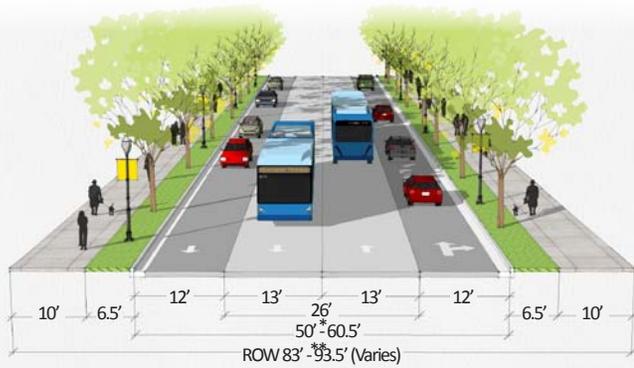
Seminary Road  
ST - 84.5-103 - 60-78



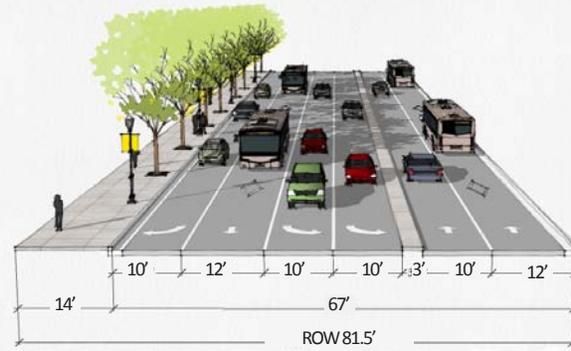
- Notes:
- \*Optional bulb-outs shown.
  - \*\* Tree well and concrete verge shown and maybe a planting strip.

- Notes:
- \* Turn lane only present in certain areas. Pavement width varies.
  - \*\* Total right-of-way width varies based on turn lane and existing conditions.
  - \*\*\* Section does not include the additional eastbound right turn lane to the southbound direction of the ellipse.
  - \*\*\*\* Required Setback from face of curb for new buildings

ST - 83-93.5 -50-60.5 - T



ST - 81.5 - 67 - T

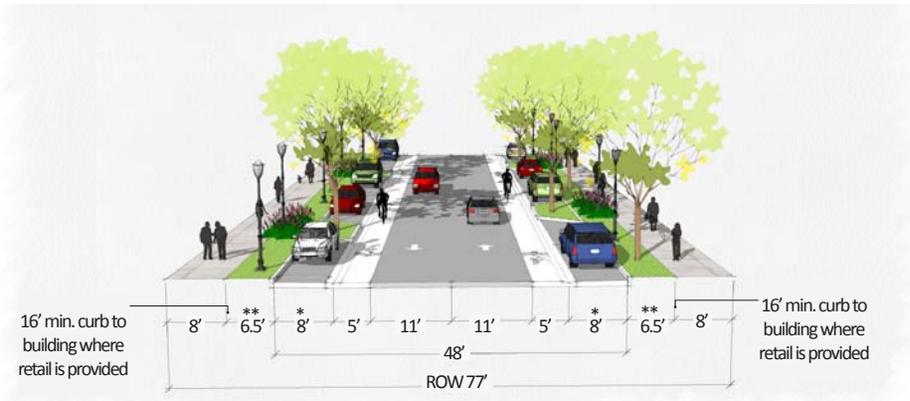


Pedestrian access in existing surface parking lot through landscape islands to be provided.

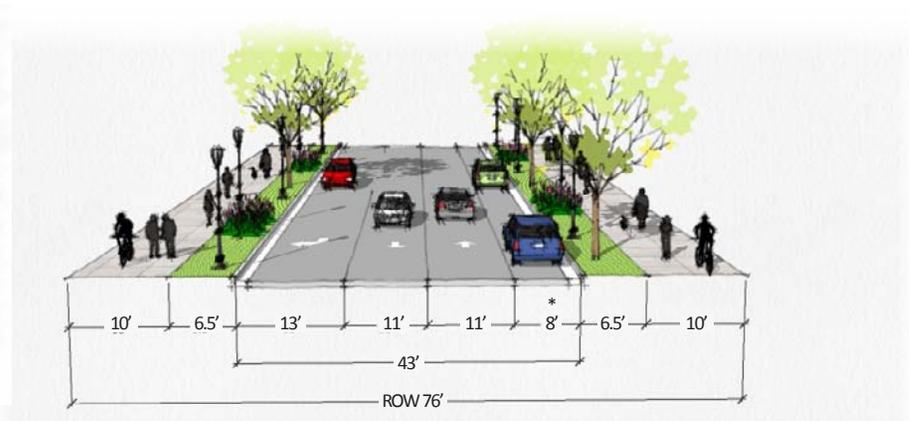


Note:  
 \* Turn lane only present in certain areas. Pavement width varies.  
 \*\* Total R.O.W. width varies based on turn lane.

ST - 77 - 48

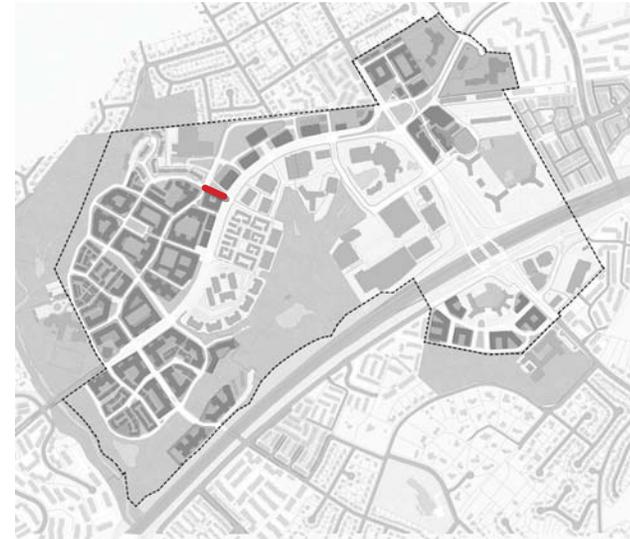


ST - 76 - 43



Notes:

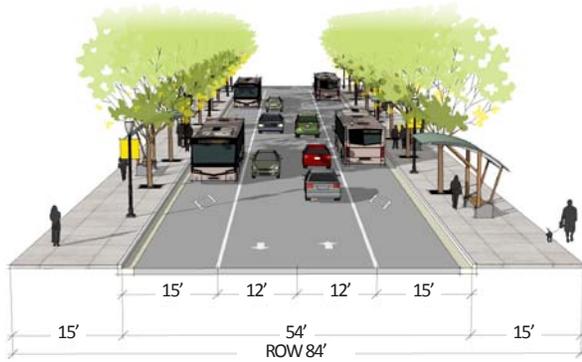
- \* Optional bulb-outs shown.
- \*\*Planting strip at urban locations shall be tree wells
- R.O.W.s may vary based on existing conditions.



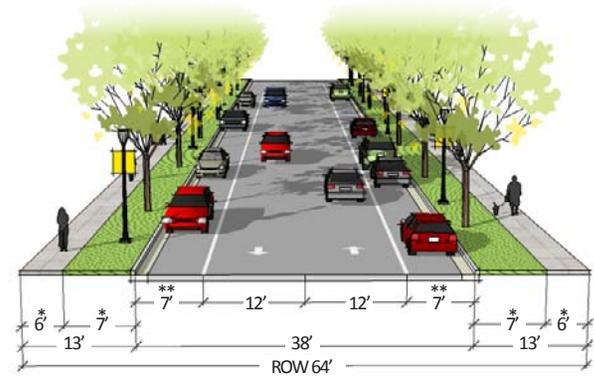
Note:

- \*Optional bulb-outs may be placed at the intersection N. Beauregard Street

ST - 84 - 54 - T



Old/New Kenmore Ave.  
ST - 64 - 38

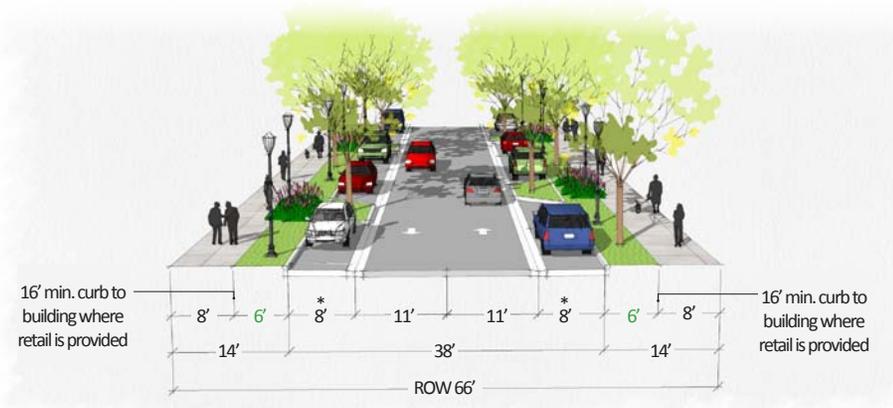


Note:  
Section for transitway station may shift in location along the street.

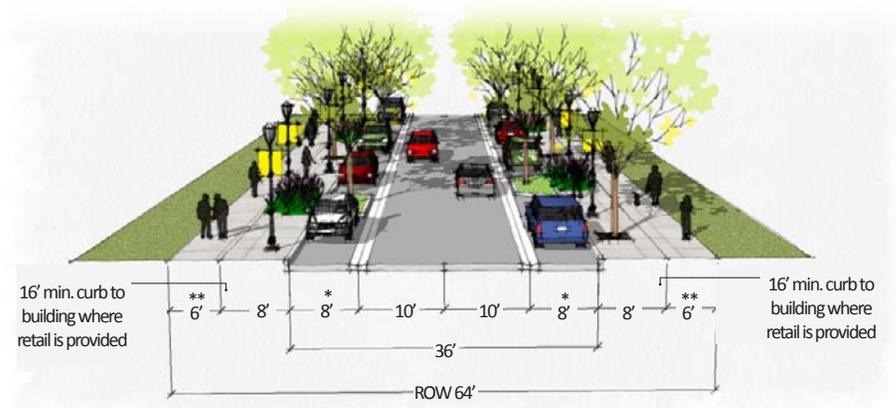


Note:  
R.O.W. based on existing condition  
\*Planting strip at urban locations may be tree wells  
\*\*On-street parking dedicated to Seminary Towers

ST - 66 - 38



ST - 64 - 36



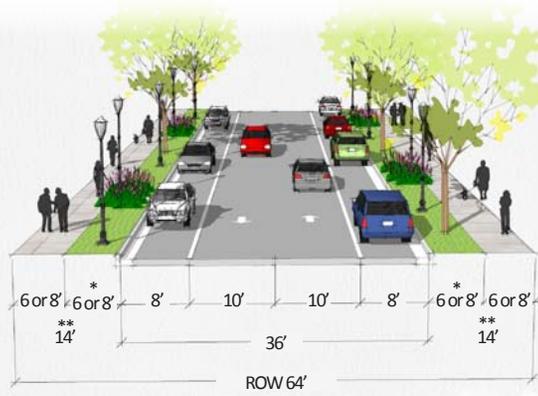
Notes:  
 \*Optional bulb-outs shown.  
 There will be turn lanes at some intersections



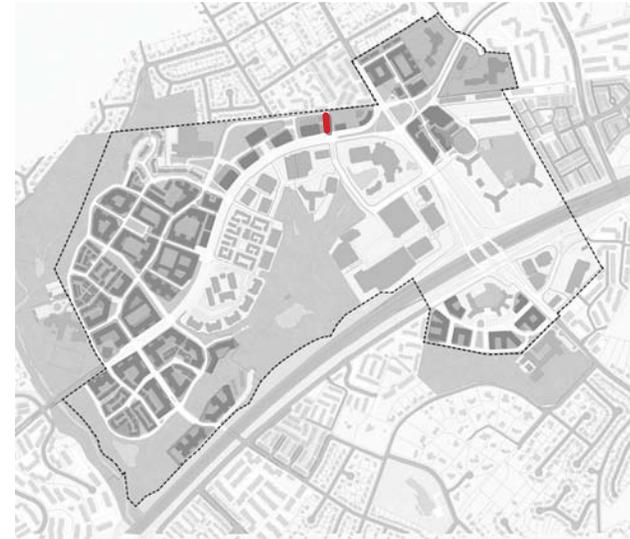
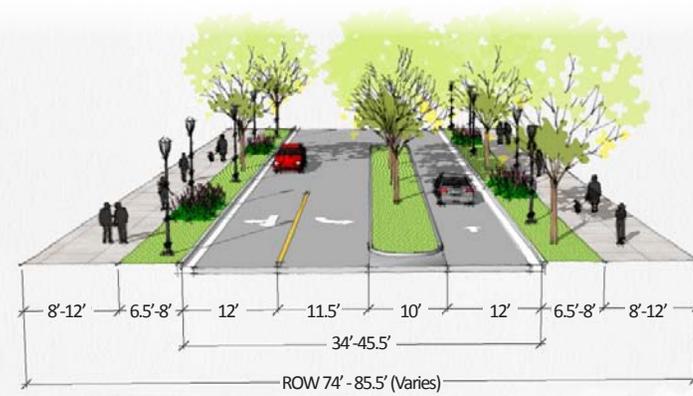
Notes:  
 \*Optional bulb-outs shown.  
 \*\* Sidewalks vary on the Southern Towers neighborhood. Refer to the Framework Diagram and/or for details.  
 There will be turn lanes at some intersections.

7.10 STREETS

ST - 64 - 36



ST - 74-45.5 - 34-45.5



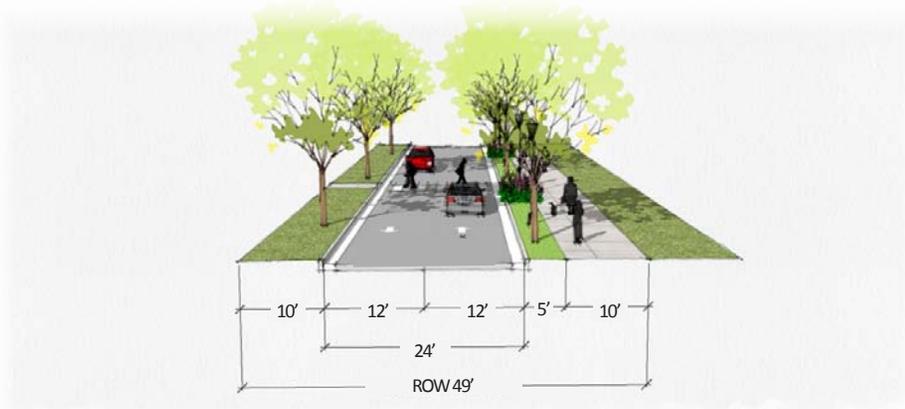
Notes:

- \* Planting strip at urban locations may be tree wells
  - \*\* Where 6 feet sidewalk is provided the landscape strip or the tree wells shall be increased in width to 8 feet.
- Right-of-Ways may vary based on existing conditions.

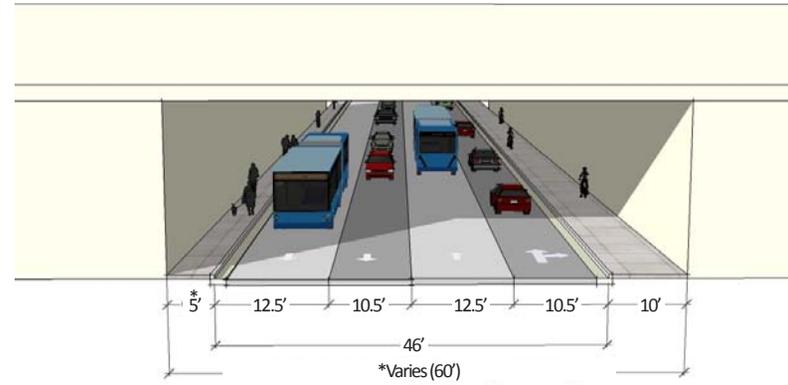
Note:

The location and design of the streets within the Adams neighborhood are subject to the CDD conditions and shall be finalized in the DSUP approval.

ST - 49 - 24



ST - varies - 46



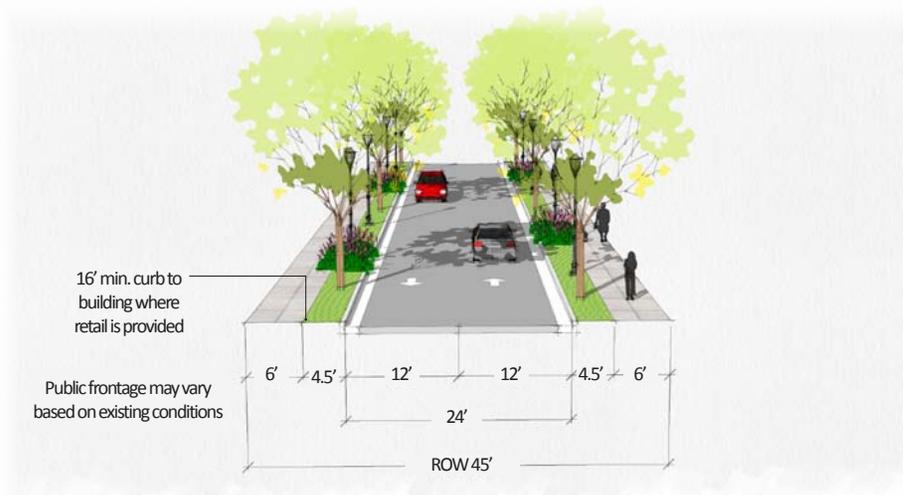
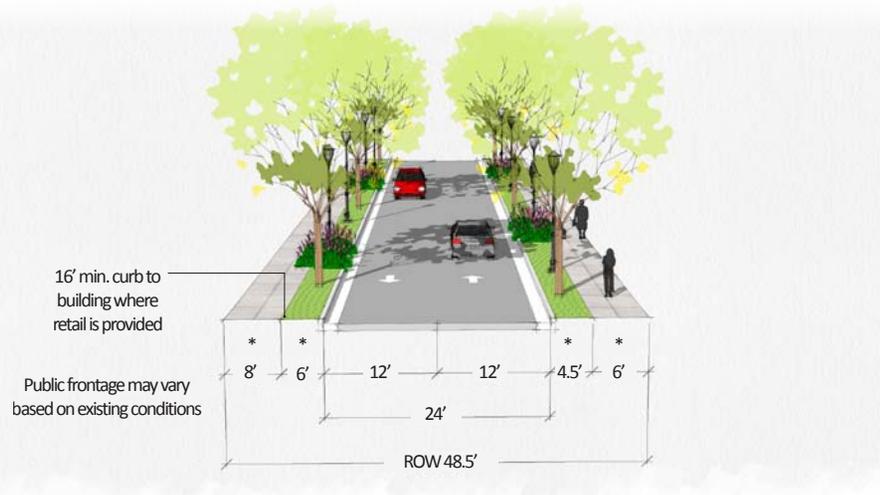
Note:  
The location and design of the streets within the Adams neighborhood are subject to the CDD conditions and shall be finalized in the DSUP approval.



Note:  
\*Width of sidewalk varies pending on existing width of bridge

ST - 48.5 - 24 - T

ST - 45 - 24 - T



Note:  
 Street sections on the Southern Towers site are under reconsideration.  
 \*Public frontage (sidewalk/verge) may vary based on existing conditions