

Prerequisites	Text	Yes / No	Applicant Comments	Staff Comments
P-1.1	The Innovation District is conceived as an integrated whole. A minimum of five blocks is planned with a mix of land uses and developed and designed with District-wide consideration of individual buildings and spaces.	Yes	Phase 1 of the proposed Innovation District encompasses Blocks 4, 7, 10, 14, 15, 18, 19, and 20. A mix of institutional, research, office, residential, retail, and open space are conceived of as an integrated, vibrant, mixed-use neighborhood woven together through a contextually sensitive public realm.	Complies.
P-1.2	The blocks show variety and interest in massing and articulation across the District.	Yes	Massing and heights vary in response to each building's physical context, relative prominence, and use type. Height variation, as established by the approved master plan, contributes to variety in massing, with the articulation of each building responding creatively to the open space network, streetscape, Metro station, and solar orientation. Additionally, as the designs have progressed, architectural features on each building contribute to the overall variation. In order to fully achieve this, the Applicant has requested a CDD and Master Plan Amendment for Blocks 15 and 18.	Staff agrees with the applicant's general assessment of the range of diversity in building massing but believes more needs to be done to avoid the ubiquitous datum line imposed by both the SAP and FAA restrictions. While Buildings 7A, 10, 14 and 20 have made significant strides in this area, other buildings need additional carving, stepping, and articulation. Note in particular bridge comments for Building 10.

P-1.3	Buildings in a prominent location or with a prominent use have an architecture which reflects their contextual importance, including key buildings in the Virginia Tech Campus, Block 10 (at the end of Reed Avenue) and Block 18 (at the Metro Station entrance).	Yes	Prominent buildings, including Virginia Tech campus, Block 10, and Block 18 demonstrate architecture that expresses their individual identity, while maintaining sensitivity to context. See Design Excellence Criteria responses for Block 7W, Block 10, and Block 18.	Complies.
P-2.1	Environmental sustainability is integrated with the design and infrastructure, open spaces, and buildings. The applicant will demonstrate an integrated building approach to design, open space and infrastructure to meet or exceed the sustainability goals.	Yes	Numerous sustainability measures are integrated into the infrastructure, open space, and individual building design. The infrastructure will feature bioretention swales/tree pits along the streets. The open space design encourages pedestrian and bike porosity throughout the site and incorporates native plantings. The design and planning for the buildings incorporates sustainability through solar orientation, green roof elements, and biophilic design.	Not yet met: Staff is continuing to review the recently submitted Environmental Sustainability Master Plan to ensure the plan provides a roadmap to achieving a sustainable approach to developing Phase 1 of North Potomac Yard.
P-2.2	The District’s Environmental Sustainability Master Plan demonstrates compliance with the goals and recommendations of the North Potomac Yard Small Area Plan and identifies short-term, mid-term, and long-term strategies to achieve the goal of district-wide sustainability measures.	Yes	The Applicant has submitted a draft of the Environmental Sustainability Master Plan (ESMP) to staff in accordance with the Small Area Plan guidance. In the ESMP, the Applicant has identified short-term, mid-term and long-term sustainability strategies for each block in Phase I.	Ongoing: Staff will continue to work with the Applicant team on the final content and criteria of the Environmental Sustainability Master Plan to ensure the plan incorporates building design objectives to achieve demonstrated measures of sustainability. Staff is

				also hopeful that design evolution will result in strategies which lead to experiential design elements that can be understood and interacted with by users and visitors alike.
P-2.3	Buildings and site design also comply with the applicable Green Building Policy and Landscape Guidelines.	Yes	Building design will meet LEED NC Silver and Neighborhood design will meet LEED ND Silver. Site-wide, open spaces are designed to meet the general standards in the 2019 Landscape Guidelines.	Complies. Staff will include conditions in individual building DSUPs to ensure compliance.
P-3	Quality and durable building materials are specified. Building materials will be limited to natural stone, metal, porcelain tile, terra cotta, brick, wood, concrete, glass, photo-voltaic panels, glass or materials of equal quality, performance and longevity.	Yes	All buildings have been designed with high-quality building materials.	Complies (with exception of certain parking and loading entrance details, materials and doors)
P-4.1	Off-street parking is located below grade. All parking is provided entirely below grade.	Yes	At full build-out of Phase I, all off-street parking is below grade.	Complies.
P-4.2	Adequate soil depth is provided to support large canopy trees, surface paving materials, and innovative water management strategies.	Yes	Soil depth at tree wells will support large canopy trees and permeable pavers in the street parking zones. Innovative stormwater management strategies are integrated throughout the district.	Complies. Staff will include conditions in individual building DSUPs to ensure compliance.

<p>P-4.3</p>	<p>These features will be integrated into the site design and will be provided at-grade.</p>	<p>Yes</p>	<p>Streetscape features will be provided at grade and are conceived as an integrated design approach to create a visually and spatially consistent public realm.</p>	<p>Not yet met: Staff would encourage the applicant team to develop a unique streetscape design and sitewide features which demonstrate a unique, innovative and sustainable design approach. Continue to evolve the design to create the unique identity of the “Innovation District” which is carried through the publicly accessible open spaces and along the streets.</p>
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Block 7W

Criteria	Text	Yes / No	Applicant Comments	Staff Comments
C-1	A variety of open spaces are provided.			
C-1.1	A variety of open spaces, which contribute to the regional network, are provided.	Yes	Blocks 4 and 7 contain a series of outdoor spaces that provide a variety of spatial experiences, through compression and expansion, and tactile experiences including a hardscape entry plaza at Reed Ave, quiet areas with seat walls for small gathering and open lawn for larger gatherings. The loading area for buildings 4 and 7W can be repurposed as a flexible plaza for open air or tented events. These campus environments engage the public realm and link directly to the local and regional open space network. Additionally, a terrace on level 8 provides outdoor gathering space and is another type of open space provided.	Complies.
C-1.2	The District includes public and private open spaces that, in concert with the regional Potomac Yard Park, support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.	Yes	The series of experiences connecting Reed Avenue through campus to the park on the east side of the development vary to support large and small activities.	Complies.
C-2	An active public realm (streets, sidewalk, streetscapes).			

C-2.1	The public realm prioritizes the pedestrian experience and ground floors of buildings include active uses, interior-exterior visibility, and high-quality architecture.	Yes	At the ground level, glass walls wrap the east façade, south facade and south end of the west facade to connect activities inside and out into the campus and streetscape. On the campus side, interior and exterior spaces are both programmed for collaboration zones, creating activity clusters on both sides of the double height glass walls. Along Potomac Avenue, glass curtain walls at areas showcasing research and science are highlighted with increased openness of the facade's gradation of projecting fins above.	Complies.
C-2.2	Streetscape design incorporates the City's Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit.	Yes	In progress, additional detail to be provided with a later submission.	Complies.
C-2.3	Site design incorporates high quality paving materials, site furnishings, and lighting.	Yes	In progress, additional detail to be provided with a later submission.	Complies.
C-2.4	Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.	Yes	Service for blocks 4 and 7 is consolidated to one area on Potomac Avenue, allowing for pedestrians to circulate through the campus separately from the service area.	Complies.
C-3	Inclusive design of buildings and open spaces.			

C-3.1	Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.	Yes	Blocks 4 and 7 walkways will all be 5% grade or less creating a campus environment without ramps or steps, and building entrances will be prominent, with the goal of inclusivity and ease of use.	Complies.
C3.2	Across the District, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.	Yes	The variety of open space, designed to be inclusive, will naturally attract people of all ages, and abilities, to encourage interaction for work and recreation - including Virginia Tech prospective students, current students, staff and faculty as well as alumni and their families.	Complies.
C-4	Utilitarian uses are thoughtfully integrated.			
C-4.1	Site and building design creatively integrates all support functions, parking garage entrances, loading docks, utility and mechanical spaces and penthouses to eliminate unsightly views and conflicts with pedestrians, and utilize creative screening where needed.	Yes	The building does not have a mechanical penthouse; a small amount of exterior equipment will be located behind a screen on level 8. Louvers for mechanical system demand are integrated into the building form, creating a reveal to reduce scale along the west façade.	<p>Ongoing: Staff agrees the site and building design well integrate the utilitarian functions.</p> <p>However, staff would encourage Virginia Tech to address the design of the two temporary surface parking lots. Staff would like to see the lots be designed in a way that allows them to be used in other ways such as added gathering spaces, incorporate environmentally appropriate features such as increased tree canopy, pervious paving, and</p>

				screening features along the street frontages.
C-5	Building Signage is unique and identifiable.			
C-5.1	Signage design integrates high quality graphics with a variety of diverse signage styles into the architectural elements and streetscape to form an attractive composition.	Yes	The Coordinated Sign Program (CSP) encompasses a variety of sign types and styles that will be a cohesive part of the architecture, streetscape and overall experience in the public realm throughout the Innovation District. Sign types addressed in the CSP include, but are not limited to, building top signs, building entrance signs, a variety of sign types for retail and restaurant uses, vehicular and pedestrian wayfinding signs, historic interpretive signs, project icon signs that will identify the District and contribute to a unique sense of place, and innovative digital display signs that take advantage of technology to foster a sense of arrival in the Innovation District.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-5.2	Signage utilizes high quality materials and appropriate lighting to ensure successful integration with the quality of buildings and site design.	Yes	The CSP includes guidelines for materials, illumination, and methods of installation for the various sign types throughout the District to ensure signs are integrated with the quality of buildings and site design.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-5.3	Signage is creative, unique to the user, and enhances the visual	Yes	The parameters established by the CSP maintain a cohesive, District-wide approach to signage while allowing flexibility and	Not yet met: Staff is reviewing the first coordinated sign plan

	experience while providing clear, concise information and direction.		encouraging creativity in sign design for individual tenants throughout the District.	submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-6	Architectural Excellence.			
C-6.1	There is variety of architectural character, height, massing, and articulation which express a clear overall composition among the buildings within the District.	Yes	Virginia Tech's Academic 1 is designed as an urban icon with increased height relative to the other buildings and a high degree of sculpting. The building acts as a bellwether and marks entry to the VT campus.	Complies.
C-6.2	Individual buildings express their purpose and program through design while positively contributing to both the character of the overall urban plan as well as the individual block context.	Yes	The building contributes a meaningful, unique form derived entirely from site context; utilizing computational modeling to optimize solar energy capture. This correlates directly to research, innovation and ongoing work within Virginia Tech and sets the precedence for the two future campus buildings in iteration of this theme. The campus plan responds directly to the urban surroundings by opening the campus core to the terminus of a retail street, setting urban edges at the perimeter of campus, and softening and greening the campus landscape as it connects to the city park.	Complies.

C-6.3	Building massing generates depth, a layering of visual interest and expresses the building’s program.	Yes	The unique massing is directly tied to utilization of site opportunities, technological innovation and programmatic needs, which creates facades that address scale, shading, and proportion. The form was derived in part through computational analysis, expressive of the building's program which is primarily graduate level computer science and computer engineering.	Complies.
C-6.4	Buildings read as holistic and comprehensible entities.	Yes	The building facades and roof create a singular sculpted form to support the conceptual idea of a site-specific, environmentally responsive solution.	Complies.
C-6.5	Materials are used creatively, employ expressive and innovative detailing and are consistent with the underlying building concept.	Yes	Building details support the sculpted form, working to optimize solar exposure where desired and block it where necessary, with all components working together while creating interesting intersections, joints and resolution of massing elements. The detailing weaves together visually warm elements with the performative technologies integrated into the facade.	Complies.

Block 10

Criteria	Text	Yes / No	Applicant Comments	Staff Comments
C-1	A variety of open spaces are provided.			
C-1.1	A variety of open spaces, which contribute to the regional network, are provided.	Yes	The North tower aligns with 7E to complete that urban gesture. A plaza is formed in the resultant space and creates a dialogue with the Market Lawn to the east across New Street A at Block 14 and with the Virginia Tech Campus Hub to the north across East Reed.	Complies.
C-1.2	The District includes public and private open spaces that, in concert with the regional Potomac Yard Park, support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.	Yes	The South tower aligns with New Street A and the rest of the development to the south, funneling the space back down to an active retail corridor with a strong street wall condition. Roof terraces occur at the third, fourth, and seventh levels for office tenant access.	Complies.
C-2	An active public realm (streets, sidewalk, streetscapes).			
C-2.1	The public realm prioritizes the pedestrian experience and ground floors of buildings include active uses, interior-	Yes	Block 10’s massing has made room for a plaza space at the NW corner of the block, which highlights entry into the building and allows the ground floor program to spill out into the public realm.	Does not comply. Staff would encourage the further refinement of the plaza design to provide more clear sight lines into the northernmost building lobby and create

	exterior visibility, and high-quality architecture.			more open and inviting gathering space.
C-2.2	Streetscape design incorporates the City's Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit.	Yes	The streetscape design incorporates the City's Complete Street Design Guidelines. Each street has a frontage zone, pedestrian zone, and amenity zone. The amenity zones will provide space for bike parking, lighting, trees, plantings, and bioretention. The streetscape dimensions have been coordinated with staff and are reflected in the infrastructure DSP and building DSUP.	Complies.
C-2.3	Site design incorporates high quality paving materials, site furnishings, and lighting.	Yes	Paving materials for the sidewalks will be a concrete unit paver at varying modules to differentiate the sidewalk zones. Along Potomac Avenue the pedestrian zone will be concrete. All street amenity zones will incorporate permeable pavers. Site furnishings and lighting will be selected to complement the aesthetic of the district and create a cohesive feel.	Not yet met: see prerequisite 4.3 for staff comments regarding site furnishings and the final design of publicly accessible open spaces.
C-2.4	Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.	Yes	The parking garage entry is limited to 22' curb cut, and the loading bays to 12' wide each. Service and garage entries will have a crossing that is flush with the sidewalk and made of the same material to prioritize pedestrian experience. Garage doors are recessed from the face of building and are incorporated into the architectural façade design to respond to the comments received by the city.	Complies.
C-3	Inclusive design of buildings and open spaces.			

C-3.1	Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.	Yes	Block 10 will be designed to meet or exceed the requirements of the Americans with Disabilities Act.	Complies.
C3.2	Across the District, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.	Yes	Block 10 will house an incubator and startup space for Virginia Tech’s campus, fostering partnerships and entrepreneurship as part of an innovation ecosystem. This will bring a diverse range of ages and people to this building and the district. Additional office and retail tenants will add to the mix. Public spaces such as the entry plaza, interior communal spaces, and roof terraces encourage collisions of ideas and mingling of the building's occupants.	Complies.
C-4	Utilitarian uses are thoughtfully integrated.			
C-4.1	Site and building design creatively integrate all support functions, parking garage entrances, loading docks, utility and mechanical spaces and penthouses to eliminate unsightly views and conflicts with pedestrians, and utilize creative	Yes	Building parking entry and loading has been located to the south side of the block along a tertiary street, Silver Meteor, and the width of the opening minimized. Mechanical penthouses at both towers are embedded in the top floor and integrated into the architectural articulation of the skin.	Complies.

	screening where needed.			
C-5	Building Signage is unique and identifiable.			
C-5.1	Signage design integrates high quality graphics with a variety of diverse signage styles into the architectural elements and streetscape to form an attractive composition.	Yes	The Coordinated Sign Program (CSP) encompasses a variety of sign types and styles that will be a cohesive part of the architecture, streetscape and overall experience in the public realm throughout the Innovation District. Sign types addressed in the CSP include, but are not limited to, building top signs, building entrance signs, a variety of sign types for retail and restaurant uses, vehicular and pedestrian wayfinding signs, historic interpretive signs, project icon signs that will identify the District and contribute to a unique sense of place, and innovative digital display signs that take advantage of technology to foster a sense of arrival in the Innovation District.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-5.2	Signage utilizes high quality materials and appropriate lighting to ensure successful integration with the quality of buildings and site design.	Yes	The CSP includes guidelines for materials, illumination, and methods of installation for the various sign types throughout the District to ensure signs are integrated with the quality of buildings and site design.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-5.3	Signage is creative, unique to the user, and enhances the visual experience while providing	Yes	The parameters established by the CSP maintain a cohesive, District-wide approach to signage while allowing flexibility and encouraging creativity in sign design for individual tenants throughout the District.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate

	clear, concise information and direction.			with the applicant and PYDAC to finalize the signage proposal.
C-6	Architectural Excellence.			
C-6.1	There is variety of architectural character, height, massing, and articulation which express a clear overall composition among the buildings within the District.	Yes	The massing of Block 10 is broken up into two towers – North and South, with a contiguous two story base. Although both towers are 7 stories, the Northern tower is emphasized by the curtain wall which extends past the roofline at the NW corner, creating a dynamic increase in perceived height and marking the most prominent corner at East Reed and New Street A. The southern tower breaks the 7th floor datum with masonry piers that continue to the roofline. The two story retail base datum has been offset to the extent it can be given that the floors align across north and south towers.	Generally, staff supports the architectural design of the two tower elements of Building 10. However, the proposed bridge between the two towers weakens the architectural composition by removing the sense of two separate towers and clear articulation of the towers. Staff does not support the proposed bridge spanning the full height of the two seven-story towers, but would consider the connection of up to two levels via circulation-only bridges.
C-6.2	Individual buildings express their purpose and program through design while positively contributing to both the character of the overall urban plan as	Yes	A critical piece of the Innovation District composition, Block 10 is located at the terminus of East Reed, it provides a backdrop to the market lawn and responds to the Virginia Tech building 7W. A folded and pleated glass veil curtain wall wraps the north tower’s west and north facades, expressing the incubator office inside. It is a prominent building with a unique and dynamic character, bridging the character of the Innovation	Complies.

	well as the individual block context.		campus to the north with the Innovation district to the south.	
C-6.3	Building massing generates depth, a layering of visual interest and expresses the building's program.	Yes	A two story base of masonry piers creates a strong street wall and rhythm for active retail use. Above, the building takes on a more glassy expression accented with masonry and metal details, denoting the function of office space. A biased metal panel is used in a shifted pattern along the north tower east façade. A strong, rigid masonry pier framework is used continuously around the south tower.	Complies.
C-6.4	Buildings read as holistic and comprehensible entities.	Yes	The simplicity of a two tower massing connected by a base can be read easily and materials are used seamlessly across the building.	Complies.
C-6.5	Materials are used creatively, employ expressive and innovative detailing and are consistent with the underlying building concept.	Yes	A timeless material palette of glass, metal, and masonry is employed in innovative ways on the skin, including a curtain wall on the North and West facades of the North Tower. The folded glass plane is treated with a ceramic frit pattern that accentuates the concept of a veil, providing protection to the intellectual property being incubated inside. Metal details channel the rail yard history and conveys the convergence of technology and human potential housed in the building. Masonry piers evoke the site's industrial past and are reminiscent of train trestle bridges.	Complies.

Block 14

Criteria	Text	Yes / No	Applicant Comments	Staff Comments
C-1	A variety of open spaces are provided.			
C-1.1	A variety of open spaces, which contribute to the regional network, are provided.	Yes	Open spaces are provided at the ground floor and upper levels of the building.	Complies.
C-1.2	The District includes public and private open spaces that, in concert with the regional Potomac Yard Park, support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.	Yes	The Market Lawn open space is immediately adjacent to the north of the building for public use. Private open space is located at the 4th, 7th, 8th, and 9th floors at exterior landscaped loggias (inset) and setback roof terraces.	Complies.
C-2	An active public realm (streets, sidewalk, streetscapes).			

C-2.1	The public realm prioritizes the pedestrian experience and ground floors of buildings include active uses, interior-exterior visibility, and high-quality architecture.	Yes	The ground floor facade consists of glazed storefront to provide interior-exterior visibility into the commercial lobby and other ground floor uses. The solar shading fin structure on the facade stops at varying heights above the storefront, adding visual interest. The footprint of the ground floor follows the ins-and-outs of the massing the building above, creating a pedestrian-scaled experience and integrates landscaping next to the building at the sidewalk level.	<p>Not yet met: Staff believes the applicant is on track to finalize the design of Market Lawn in a way that prioritizes the public realm and active uses of the outdoor space while creating strong sightlines and connections with the indoor Garden Room experience. However, the final design has yet to be reviewed by PYDAC.</p> <p>Please see comment under prerequisite 4.3 for staff comments regarding site furnishings and the final design of publicly accessible open spaces.</p>
C-2.2	Streetscape design incorporates the City's Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit.	Yes	The streetscape design incorporates the City's Complete Streets Design Guidelines. Each street has a frontage zone, pedestrian zone, and amenity zone. The amenity zones will provide space for bike parking, lighting, trees, plantings, and bioretention. The streetscape dimensions have been coordinated with staff and are reflected in the infrastructure DSP and building DSUP.	Complies.
C-2.3	Site design incorporates high quality paving materials, site furnishings, and lighting.	Yes	Paving materials for the sidewalks will be a concrete unit paver at varying modules to differentiate the sidewalk zones. Along Potomac Avenue the pedestrian zone will be concrete. All street amenity zones will incorporate permeable pavers. Site furnishings and lighting will be	<p>Not yet met: see prerequisite 4.3 for staff comments regarding site furnishings and the final design of publicly accessible open spaces.</p>

			selected to complement the aesthetic of the district and create a cohesive feel.	
C-2.4	Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.	Yes	Service and garage entries will have a crossing that is flush with the sidewalk and made of the same material to make them pedestrian friendly.	Complies.
C-3	Inclusive design of buildings and open spaces.			
C-3.1	Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.	Yes	All portions of the building will be designed per the requirements of the Americans with Disabilities Act and will take into consideration the needs of diverse users.	Complies.

C3.2	Across the District, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.	Yes	The Market Lawn is located near the adjacent open spaces at block 7W and 10 to help create a center of activity.	Complies
C-4	Utilitarian uses are thoughtfully integrated.			
C-4.1	Site and building design creatively integrates all support functions, parking garage entrances, loading docks, utility and mechanical spaces and penthouses to eliminate unsightly views and conflicts with pedestrians, and utilize creative screening where needed.	Yes	The parking garage entrance, loading dock and associated support functions are consolidated along the south façade, away from primary building entrances. The mechanical penthouse and rooftop equipment is concealed by an architectural screen wall that is in keeping with the architectural design of the building. The screen wall is set back from the primary elevation to reduce visibility from the street level.	Not yet met: Staff can not confirm the proposed materials for the doors of the loading dock and garage entrance to verify compliance with the Design Excellence criteria. The final materials for the two doors should utilize a frosted glass panel with indirect interior lighting, or similarly high-quality material for the door.
C-5	Building Signage is unique and identifiable.			
C-5.1	Signage design integrates high quality graphics with a variety of diverse signage	Yes	The Coordinated Sign Program (CSP) encompasses a variety of sign types and styles that will be a cohesive part of the architecture, streetscape and overall experience in the public	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.

	styles into the architectural elements and streetscape to form an attractive composition.		realm throughout the Innovation District. Sign types addressed in the CSP include, but are not limited to, building top signs, building entrance signs, a variety of sign types for retail and restaurant uses, vehicular and pedestrian wayfinding signs, historic interpretive signs, project icon signs that will identify the District and contribute to a unique sense of place, and innovative digital display signs that take advantage of technology to foster a sense of arrival in the Innovation District.	
C-5.2	Signage utilizes high quality materials and appropriate lighting to ensure successful integration with the quality of buildings and site design.	Yes	The CSP includes guidelines for materials, illumination, and methods of installation for the various sign types throughout the District to ensure signs are integrated with the quality of buildings and site design.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-5.3	Signage is creative, unique to the user, and enhances the visual experience while providing clear, concise information and direction.	Yes	The parameters established by the CSP maintain a cohesive, District-wide approach to signage while allowing flexibility and encouraging creativity in sign design for individual tenants throughout the District.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-6	Architectural Excellence.			

<p>C-6.1</p>	<p>There is variety of architectural character, height, massing, and articulation which express a clear overall composition among the buildings within the District.</p>	<p>Yes</p>	<p>The building massing consists of vertical insets to break down the scale of the building along its north/south length. Cascading setback terraces at the upper floors create an articulated roof line, and connects the lower buildings to the south to the taller buildings to the north. The top occupied floor is limited to the north side of the building footprint, further emphasizing the articulation of the varied roof line.</p>	<p>Complies.</p>
<p>C-6.2</p>	<p>Individual buildings express their purpose and program through design while positively contributing to both the character of the overall urban plan as well as the individual block context.</p>	<p>Yes</p>	<p>The building is designed as a modern workplace that incorporates elements of biophilic design to connect building users to nature, and to restore the natural environment of the site. The high-performing façade of a glazed curtain wall with solar shading fins reduces solar heat gain and glare for building users. Integrated plantings throughout the building provide access to nature for building users and everyone in the District.</p>	<p>Complies.</p>
<p>C-6.3</p>	<p>Building massing generates depth, a layering of visual interest and expresses the building’s program.</p>	<p>Yes</p>	<p>The vertical insets and setback terraces noted in C-6.1 provide depth and visual interest. The massing also includes three cut-outs that create exterior landscaped loggias for use by office users. These loggias are sized and located to</p>	<p>Complies.</p>

			create a dynamic yet balanced composition to the overall massing, and to activate the building corners.	
C-6.4	Buildings read as holistic and comprehensible entities.	Yes	A consistent façade treatment is carried across all facades. The fin design is informed by the solar orientation of the building so that each elevation is similar but unique to its context. A language of radiused edges at changes in massing is consistent on all facades. The three loggias are unique in dimension, but similarly detailed.	Complies.
C-6.5	Materials are used creatively, employ expressive and innovative detailing and are consistent with the underlying building concept.	Yes	Vertical solar shading fins are paired with wood-toned soffits at exterior ceilings and landscaped exterior terraces. The use of these natural materials expresses the concept of a building that is connected to the natural environment.	Complies.

Pump Station

Criteria	Text	Yes / No	Applicant Comments	Staff Comments
C-1	A variety of open spaces are provided.			
C-1.1	A variety of open spaces, which contribute to the regional network, are provided.	Yes	Open spaces are provided under a separate cover with Potomac Yard Park DSUP.	Complies.
C-1.2	The District includes public and private open spaces that, in concert with the regional Potomac Yard Park, support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.	Yes	For its contribution to the overall District open space system, the Pump Station includes an Educational Walkway with exhibits displaying the infrastructure’s function. A shade structure covers this walkway and is integrated with the Natural Play Area to the west. Finally, a green roof on top of the Pump Station, adds another vegetated plane to the Potomac Yard Park landscape.	Complies.
C-2	An active public realm (streets, sidewalk, streetscapes).			

C-2.1	The public realm prioritizes the pedestrian experience and ground floors of buildings include active uses, interior-exterior visibility, and high-quality architecture.	Yes	The infrastructural nature of the Pump Station precludes active use at the ground floor. As an alternative, the exterior educational walkway exhibits will be used to inform and engage the public in the building’s interior functions. The design of the building façade priorities the pedestrian by utilizing a relief of the façade surface to reduce the perceived height of the building. A linear light at this reveal activates and frames the features of the exhibit area and service access points.	Not yet met: staff would encourage further refinement of the educational walkway to identify opportunities for windows into the building to display the equipment within the building and/or incorporate additional interactive learning opportunities for the AlexRenew mission in the context of the Innovation District.
C-2.2	Streetscape design incorporates the City’s Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit.	Yes	There are no streets adjacent to the Pump Station site. The service access road and parking will be designed per AlexRenew’s requirements and integrated into the design of the Potomac Yard Park.	Not yet met: Staff would encourage consistency with the pump station driveway materials and the park paving materials so the driveway area is indistinguishable from park surfaces where they intersect, and better integrated with the overall park design.
C-2.3	Site design incorporates high quality paving materials, site furnishings, and lighting.	Yes	Paving materials, fencing and site furnishings will be designed to comply with AlexRenew’s standards and requirements for the long term maintenance and function of the Pump Station. All park materials and furnishings will be provided under a	Not yet met: Staff would encourage consistency with the pump station driveway materials and the park paving materials so the driveway area is better integrated with the overall park design.

			separate cover with the Potomac Yard Park DSUP.	
C-2.4	Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.	Yes	The equipment access doors have been located along the north and east facades to minimize their visibility from the park.	Not yet met: staff would encourage the location of the above ground fuel tank and transformed to be tucked behind the pump station building so they are less visible than the proposed location. The two units are situated in a highly visible location further south of the initial building.
C-3	Inclusive design of buildings and open spaces.			
C-3.1	Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.	Yes	As an infrastructure building, the Pump Station is not designed for public access. All exterior space open to public access, including the educational walkway, will be designed to meet or exceed the requirements of the Americans with Disabilities Act.	Complies.
C3.2	Across the District, buildings and open spaces invite users of different ages, interests, and abilities to	Yes	At grade, the Educational Walkway will provide exhibits and learning experiences for visitors to engage with and understand the Pump Station’s functions in the context of the park ecosystem and the larger North Potomac Yard development.	Complies.

	engage with the spaces.			
C-4	Utilitarian uses are thoughtfully integrated.			
C-4.1	Site and building design creatively integrates all support functions, parking garage entrances, loading docks, utility and mechanical spaces and penthouses to eliminate unsightly views and conflicts with pedestrians, and utilize creative screening where needed.	Yes	In addition to the treatment of loading and parking access noted in C-2.4, the Pump Station also utilizes the green roof plantings to screen mechanical equipment located on the roof from view. Fencing as required by AlexRenew and landscape screening are employed around the south and east facades to shield equipment from the park for safety and security.	Not yet met: staff would encourage the location of the above ground fuel tank and transformed to be tucked behind the pump station building so they are less visible than the proposed location. The two units are situated in a highly visible location further south of the initial building.
C-5	Building Signage is unique and identifiable.			
C-5.1	Signage design integrates high quality graphics with a variety of diverse signage styles into the architectural elements and streetscape to	Yes	The Coordinated Sign Program (CSP) encompasses a variety of sign types and styles that will be a cohesive part of the architecture, streetscape and overall experience in the public realm throughout the Innovation District. Sign types addressed in the CSP include, but are not limited to, building top signs, building entrance	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.

	form an attractive composition.		signs, a variety of sign types for retail and restaurant uses, vehicular and pedestrian wayfinding signs, historic interpretive signs, project icon signs that will identify the District and contribute to a unique sense of place, and innovative digital display signs that take advantage of technology to foster a sense of arrival in the Innovation District.	
C-5.2	Signage utilizes high quality materials and appropriate lighting to ensure successful integration with the quality of buildings and site design.	Yes	The CSP includes guidelines for materials, illumination, and methods of installation for the various sign types throughout the District to ensure signs are integrated with the quality of buildings and site design.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-5.3	Signage is creative, unique to the user, and enhances the visual experience while providing clear, concise information and direction.	Yes	The parameters established by the CSP maintain a cohesive, District-wide approach to signage while allowing flexibility and encouraging creativity in sign design for individual tenants throughout the District.	Not yet met: Staff is reviewing the first coordinated sign plan submission and will continue to coordinate with the applicant and PYDAC to finalize the signage proposal.
C-6	Architectural Excellence.			

C-6.1	There is variety of architectural character, height, massing, and articulation which express a clear overall composition among the buildings within the District.	Yes	The Pump Station is a stand-alone building in Potomac Yard Park and its character is tied directly to the language of the park. The shade structure will employ materials and qualities of other shade structure follies in the park, and the building itself seeks to recede and be a backdrop for the landscape and park.	Complies.
C-6.2	Individual buildings express their purpose and program through design while positively contributing to both the character of the overall urban plan as well as the individual block context.	Yes	As an infrastructural building, the Pump Station seeks to minimize its impact on the Potomac Yard Park, while still providing educational and interactive engagement with its purpose.	Complies.
C-6.3	Building massing generates depth, a layering of visual interest and expresses the building's program.	Yes	The Pump Station's low rectangular massing is dictated by functional concerns. Its simplicity allows for it to be graded into the park to further reduce the building's perceived volume.	Complies.
C-6.4	Buildings read as holistic and comprehensible entities.	Yes	An active line of light, created by a reveal between two planes of metal panel, traces all four sides of the building. This move ties the building	Complies.

			together and serves to highlight important exhibit material and even provide integrated lighting for the service access points.	
C-6.5	Materials are used creatively, employ expressive and innovative detailing and are consistent with the underlying building concept.	Yes	The Pump Station building seeks to recede into the Potomac Yard Park landscape and to that end employs a simple, dark metal panel cladding with minimal patterning. A lighter, wood shade structure gestures towards the park and becomes the foreground element focusing visitors on the education walkway exhibits and directing views back into the park.	Complies.