



# BEAUREGARD

## URBAN DESIGN STANDARDS & GUIDELINES

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D R A F T

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# Chapter 1: Introduction

## 1.1 Intent of Standards and Guidelines

- (1) These Development and Design Standards and Guidelines (Standards and Guidelines) contain standards and guidelines that impact the design and character of development within the Beaugard Small Area Plan (BSAP). This document augments the BSAP and is intended to ensure the highest quality urban and architectural designs that affect the public realm. Their purpose is to shape high-quality public spaces and streetscapes with buildings and other physical features to create a strong sense of place that can become an amenity and model of sustainable growth for Alexandria. Buildings, open space and the public realm shall be evaluated based on compliance with the applicable approvals, requirements and this document.
- (2) These Standards and Guidelines ensure high quality design within the BSAP. Standards shall require a higher level of review and the expectation is that projects will be required to comply these Standards absent special circumstances. Any deviation from the standards contained herein shall be evaluated and determined through the Development Special Use Permit (DSUP) process. Guidelines are advisory and projects are encouraged to incorporate them as appropriate.
- (3) These Standards and Guidelines are exclusively applicable to new development within the CDD#21 and CDD#22. Existing buildings shall not be impacted by these Standards and Guidelines, unless a site plan or development special use permit is required due to building and /or site improvements.
- (4) The provisions of these Standards, when in conflict with other standards, codes and standards, shall take precedence for issues related to urban and architectural design; however, these provisions shall not supersede any existing Building Code, Fire Code and/or other standards which relate to life safety and or health issues.
- (5) Special Conditions for each neighborhood in Chapter 9 may supersede the Standards and Guidelines described in Chapters 4 - 8.
- (6) The photographs provided throughout these Standards and Guidelines are intended to illustrate the design principles stated herein and are for illustrative purposes only. The illustrative plan, building footprints, blocks sizes and massing are shown for illustrative purpose and meant to help demonstrate future development within the BSAP.
- (7) These Standards and Guidelines incorporate the vision and guiding elements of the BSAP.
- (8) The form of urban areas and compatibility of mixed-uses should be secured through regulating the form of buildings. These Standards and Guidelines do not apply to the interior of buildings.



## 1.2 Guiding Elements

This document is based on the following:

- (1) Integrate Transit, Land Use and Urban Design;
- (2) Create Seven Distinct Neighborhoods;
- (3) Encourage Diversity of Uses and Housing;
- (4) Integrate Urban Ecology -Sustainability;
- (5) Provide an Interconnected Open Space Network;
- (6) Ensure Compatibility with the Existing Neighborhoods; and
- (7) Encourage Economic Sustainability.

## 1.3 Planning Principles

The intent and purpose of these Standards and Guidelines is to implement the following:

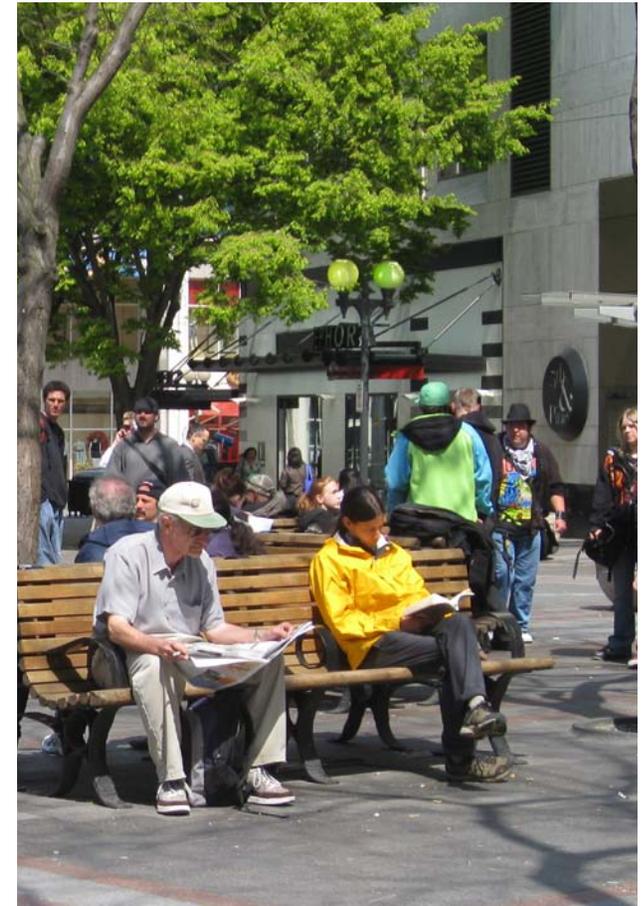
### a) The Community

- (1) Compact, pedestrian-oriented and mixed-use development will be the pattern of development.
- (2) Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- (3) Interconnected networks of streets to disperse traffic and reduce the length of vehicle trips.
- (4) A range of housing types, sizes and price levels should be provided to accommodate diverse ages and incomes.
- (5) High building densities and a mix of land uses should be concentrated within walking distance of transitway stops.
- (6) Civic, institutional, and commercial activity should be in centrally located areas, not isolated in remote single-use complexes.
- (7) A range of parks, squares, playgrounds, and open space should be distributed within neighborhoods.
- (8) At the time of development, green infrastructure strategy should use best practices consistent with city guidelines, storm water management standards, and green building policies.



## b) The Block and the Building

- (1) Buildings and landscaping will define the streets, open spaces and civic spaces.
- (2) Block structure should adequately accommodate automobiles while also addressing the needs of pedestrians and the use of public areas.
- (3) The design of streets and buildings should contribute to safe, accessible environments, with active uses adjacent to the streets and open spaces. Active uses defined and used throughout this document include permitted uses designed to encourage human presence within the space and screen above-grade parking garages. Active uses do not include mechanical rooms, storage rooms and loading docks.
- (4) Architecture and landscape design should reflect local climate, topography, history, and building practice.
- (5) The architectural design of buildings should incorporate climatically adapted methods and materials to promote energy efficiency through consistent with the City's Green Building Policy, LEED certification, LEED-ND or equivalent at the time of redevelopment.
- (6) Public gathering places should be distributed to locations that reinforce neighborhood identity.



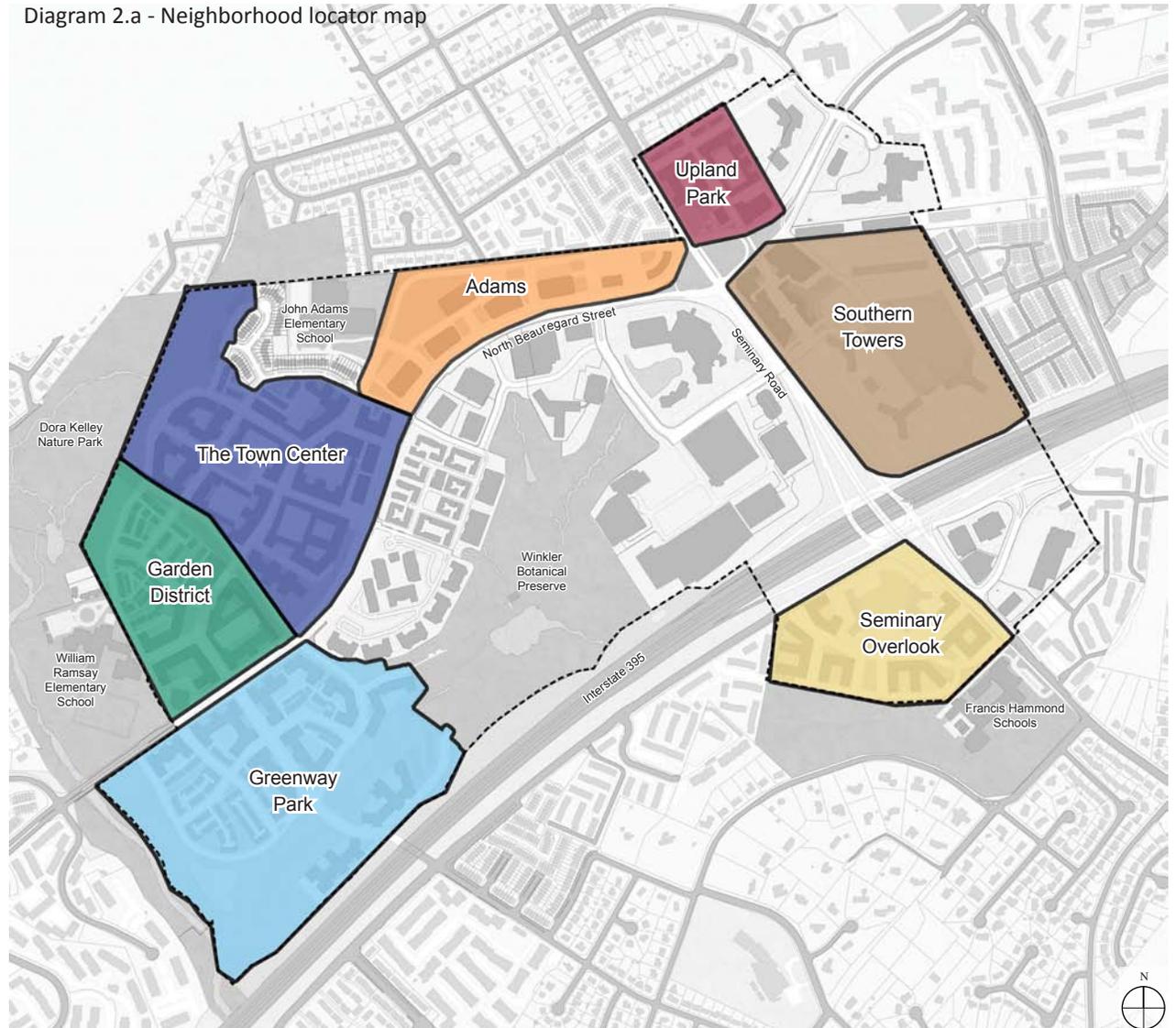


## Chapter 2: Neighborhoods

Cities and neighborhoods have physical forms that vary in character, use and intensity. Generally, there is the greatest mix of uses and intensity and most urban character found at the neighborhood centers, along primary corridors, or near transitway stops. These differences in the neighborhoods compliment each other and contribute to the urban experience of the City. The BSAP defines seven unique and identifiable neighborhoods (Diagram 2.a).

Additional detail on the neighborhoods can be found in Chapter 9, Neighborhood-Specific Standards and Guidelines.

Diagram 2.a - Neighborhood locator map



## a) Seminary Overlook Neighborhood

The Seminary Overlook neighborhood contains the existing Seminary Hill and Seminary Towers apartment communities. The Seminary Hill community consists of 2- and 3-story garden apartments, while Seminary Towers consists of two 13-story apartment towers. Both communities were built in the early 1960's.

The BSAP recommends that the neighborhood could be redeveloped in the future with 4-5 story multi-family residential buildings with underground parking and compact urban block sizes that will facilitate movement through and around the site. Across Kenmore Avenue on the neighborhood, the plan recommends that two 4-5 story multi-family residential infill buildings could be developed, which will replace existing surface parking lots with buildings that front and frame Kenmore Avenue. The infill buildings will help complete the transformation of Kenmore Avenue (relocated) from a car-oriented street, lined primarily with surface parking lots, to a street defined by buildings with ample sidewalks for pedestrians and on-street parking. The new buildings will have a scale relative to the street and will provide for transitions to adjacent neighborhoods through height transitions and/or with the use of outward-facing courtyards that reduce building mass adjacent to the existing buildings to the west (Parkside Condominiums).

The central design feature of the Seminary Overlook neighborhood will be the development of a central public green that is prominently located along Kenmore Avenue and will serve as the heart of this primarily residential neighborhood. The green will further help to join together the new residential buildings with the existing Seminary Towers, which are expected to remain.

An additional key component of redevelopment in the Seminary Overlook neighborhood will be the realignment of the eastern half of Kenmore Avenue to meet Seminary Road at the existing signalized intersection of Seminary Road and Library Lane. The realignment will create direct westbound access to Seminary Road from Kenmore, as well as help address traffic circulation. The realignment will also enable an enhanced pedestrian crossing for the community and school to the adjoining library and retail. As part of the improved road network, a new dedicated bike trail will run north-south through the neighborhood connecting the Parkside community with Seminary Road. (see Diagram 3.g)



Diagram 2.b - Illustrative Plan



## b) Southern Towers Neighborhood

Southern Towers has access to transportation including direct access from southbound I-395 and currently provides the community with approximately 2,300 residential units. This community serves as an important residential hub for Alexandria and through the planning and rezoning process will become an even better place to live.

The northwest corner of Southern Towers is to include a new hotel, retail space with potential grocery store, office and multifamily residential. The existing residential building, the Berkeley, will continue to operate and will be the anchor to this new mixed-use environment. This portion of the property will be characterized by wide sidewalks, a high capacity transit station, and an active and inviting “main street” with retail uses. A new plaza and new open space will serve the entire Southern Towers community and offer residents and visitors a place to socialize and interact.

The balance of Southern Towers will continue to maintain its residential character with its apartment towers which include the existing retail and commercial spaces.

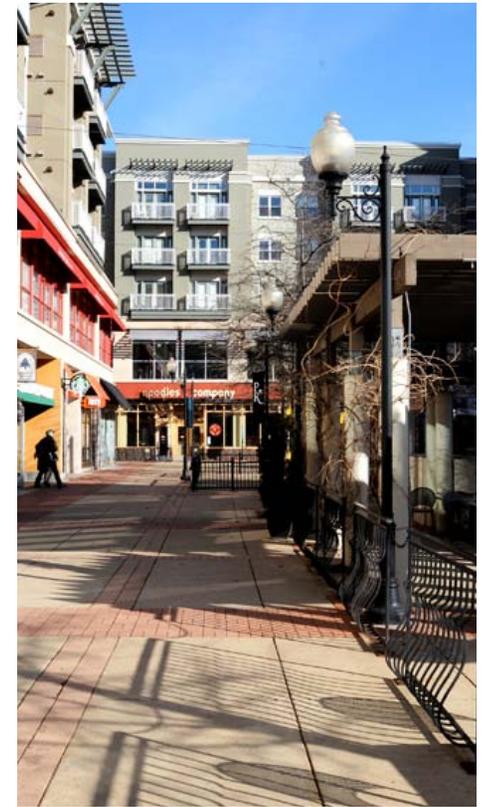
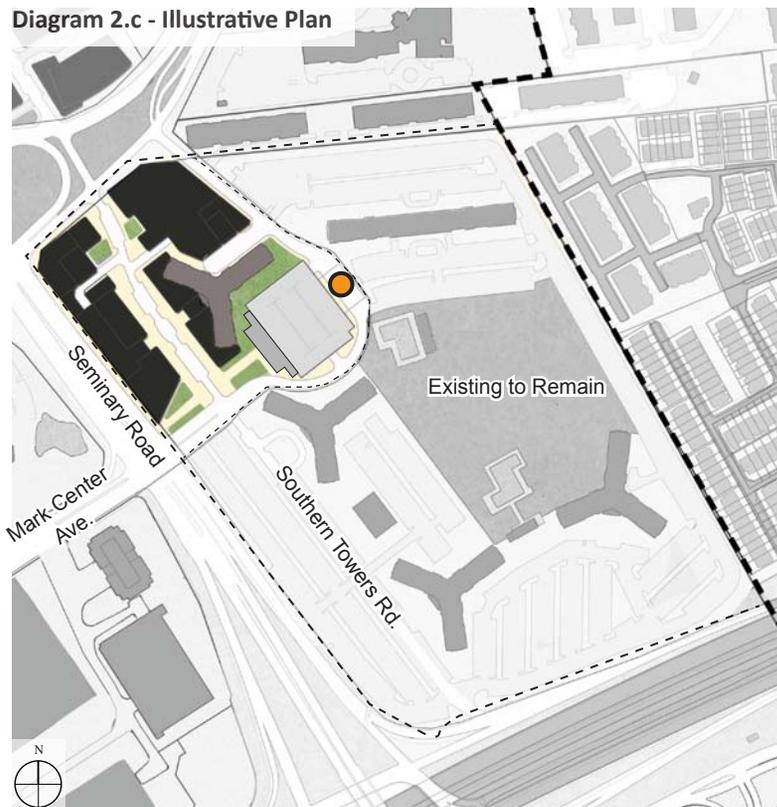


Courtesy of Humane Design



Courtesy of RocketDogPhoto

Diagram 2.c - Illustrative Plan



## c) Upland Park Neighborhood

The Upland Park neighborhood, is primarily planned as a residential neighborhood but is also planned to include a variety of commercial uses. The most distinctive feature of the neighborhood will be the large central public open space around which the buildings and uses are organized. The two eastern most quadrants, which will eventually form the western edge of the ellipse, are planned as commercial uses, such as a hotel, retail and office uses. These buildings will provide an urban edge and a definition to the ellipse, while also serving to embrace and define the neighborhood's interior spaces.

The two quadrants to the west are each planned as residential multifamily buildings. Ground floor units in these buildings will address the neighborhood streets and as such will have front doors and intimate protected entries along the tree lined sidewalks. The western edge of the neighborhood is planned as a row of rear-loaded town homes that address the interior neighborhood street while also providing a low scale transition to the established neighborhood of single family homes to the west.

The central open space which organizes and provides a focus for the Upland Park neighborhood also connects directly to the greenways along the neighborhood frontages of N. Beauregard St. and Seminary Rd., and through the greenway, to the other neighborhoods (both existing and proposed) within the Plan Area.

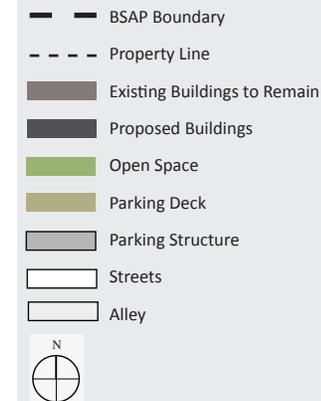
The interim plan, as shown in Diagram 2.e, is based upon the current scenario in which the existing building with a dry cleaner is anticipated to remain. If and when the property containing the dry cleaner becomes available, development of a hotel or office building in that location may be realized. The interim plan will be depicted throughout this document.



Diagram 2.d - Proposed Illustrative Plan



Diagram 2.e - Proposed Interim Plan

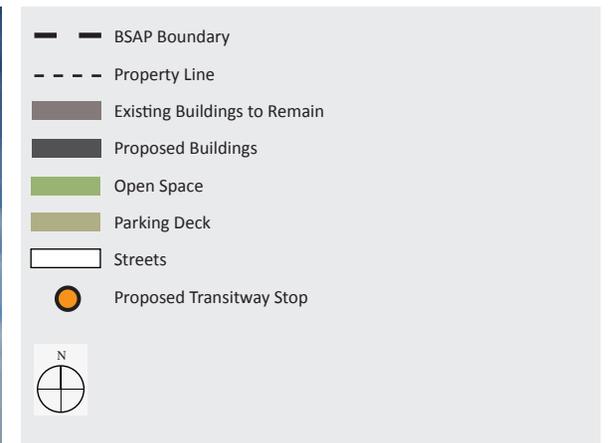
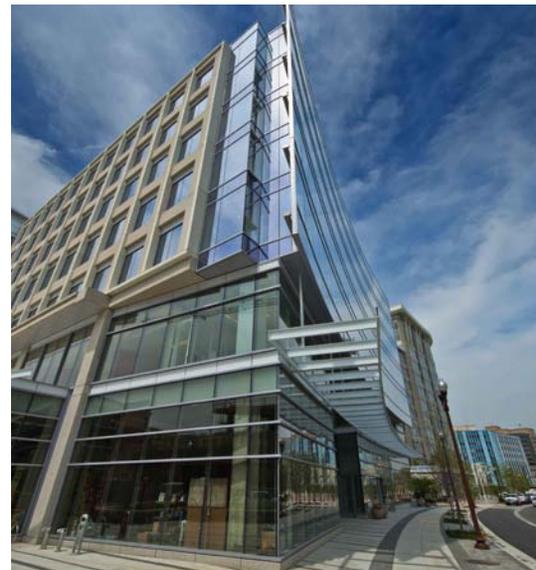
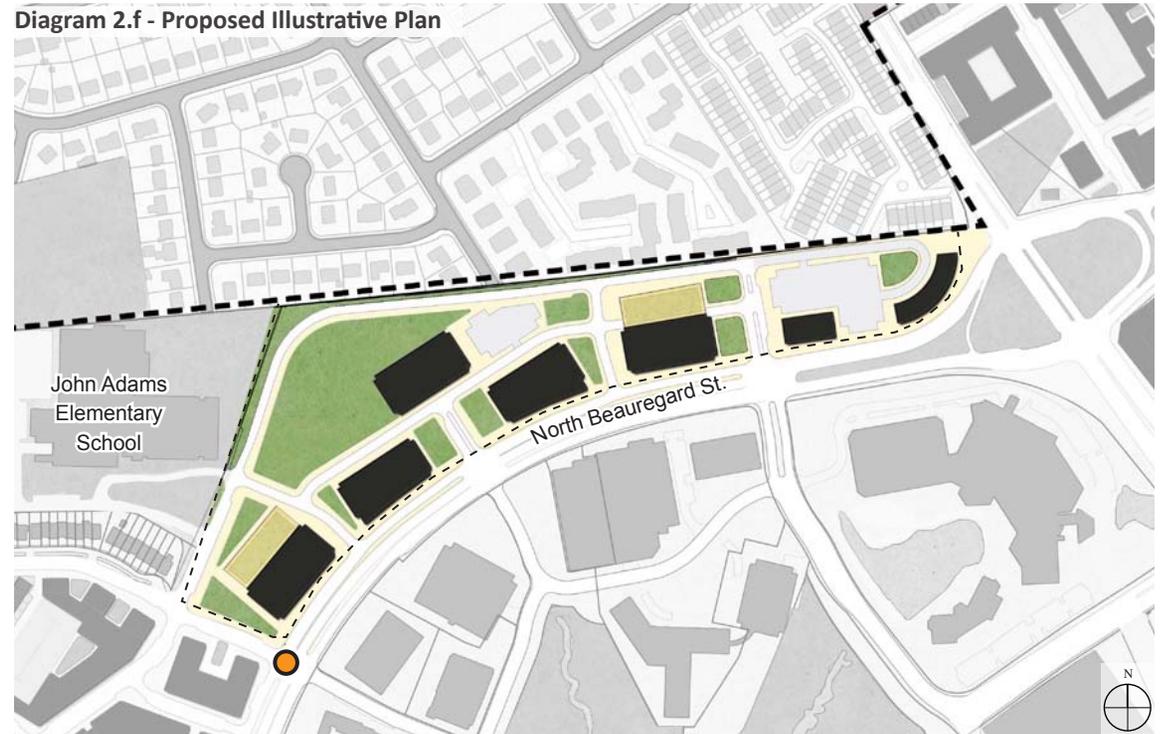


## d) Adams Neighborhood

The Adams neighborhood includes the office component that is a critical element in the overall mixed-use development concept proposed by the BSAP. The redevelopment will include the demolition of the existing six office buildings and the construction of five new office buildings varying in height between six and eight stories, a restaurant and a six-story hotel. The hotel, fronting on the intersection of N. Beauregard St. and Seminary Rd. (the ellipse) will frame one of the corners of the N. Beauregard St. and Seminary Rd. intersection, forming a welcoming entrance to the western part of the corridor.

The neighborhood is within walking distance of the new Town Center. The combination of an enhanced sidewalk along the N. Beauregard St. frontage and the new streets will promote the utilization of the proposed network of pedestrian and bicycle systems as an alternative form of transit for the residents and office tenants in the area. The design of the offices will include improved street access to the buildings for the tenants and visitors and will be integrated with its surroundings to allow for a more attractive relationship between the buildings and street frontage. The height of these office buildings has been restricted and the setbacks from the adjacent residential areas have been established so as not to dominate the view sheds for residents in the neighborhoods. The location of these office buildings provides a separation and buffer from the adjacent existing residential neighborhoods while still encouraging connectivity between all of the uses. **It is recommended that the design of this neighborhood include a proposed open space for use by the adjoining school and community.**

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



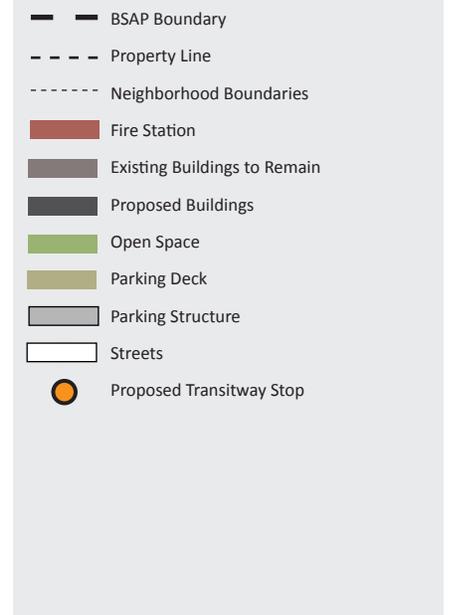
## e) Town Center Neighborhood

The Town Center is the most urban of the Beaugard neighborhoods with a mix of building types, uses, concentration of retail and open spaces. It is intended to provide quality neighborhood services and destinations within a five-minute walk of most residents.

The tallest new buildings are located here, in close proximity to one of the planned transitway stops in which contains the greatest mix of uses along wide sidewalks, all contributing to the creation of an active, highly walkable destination for residents, workers, transit users, and surrounding neighbors. Uses planned in the Town Center include offices, a hotel, retail shops (including a grocery store) as well as residential multi-family buildings. The neighborhood edges transition to lower-scale residential buildings (multi-family units and townhouses) to be compatible with the character of existing neighboring development.

Public open space is provided in a variety of types. The center of the neighborhood provides urban open spaces, hardscaped and softscaped squares. Whereas, at the edge of the neighborhood, a greenway and trail system is provided, connecting the Town Center to surrounding neighborhoods and open spaces.

Diagram 2.g - Proposed Illustrative Plan



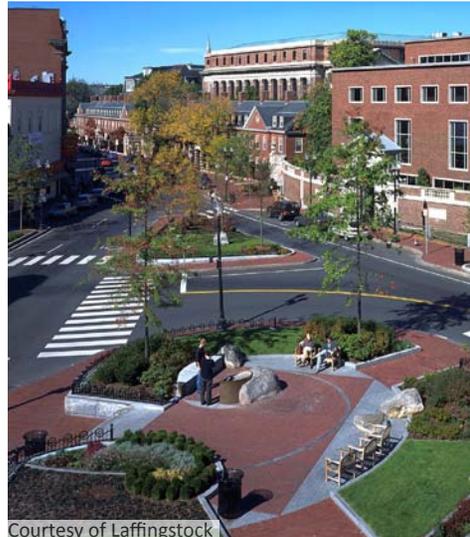
## f) Garden District Neighborhood

The Garden District neighborhood contains a variety of urban settings, mostly residential in character with the ability to add a smaller neighborhood-serving mixed-use center at a central location. Buildings are utilized to elegantly shape public spaces, defining the edges of walkable streets and neighborhood greens and plazas. A “durable outer shell” is proposed of mixed-use buildings and residential units on major street frontages (such as Beauregard) surrounded by a “soft center” of smaller scale townhouses and neighborhood greens. This blending of building types creates a grand presence along major street frontages and a smaller, more intimate residential experience on the interior streets. The advantage of this durable outer shell/soft center model is that a variety of housing types and uses can be combined within the neighborhood creating a complete community. Neighborhood open spaces and greens that are suitable in character for surrounding residential areas are provided. In addition, an enlarged greenway at the neighborhood edge provides new linkages with pedestrian connections to Dora Kelley Park, Holmes Run Park, The Winkler Preserve, Ramsay School and the Town Center neighborhood. In addition, a north-south mid-block pedestrian connection is planned to connect the adjoining open space and school. **The neighborhood will contain the Fire Station and will be adjacent to the planned multi-purpose field (shown below) at William Ramsay Elementary School to be constructed by the City using developer contributions.**



### g) Greenway Park Neighborhood

The Greenway Park neighborhood is similar in character to the Garden District neighborhood, also containing the ability to have a small neighborhood-serving mixed-use center, a “durable outer shell” of urban apartment buildings on major street frontages, and “soft center” of smaller scale development with neighborhood open spaces near secondary and tertiary streets. A greenway connection along the Resource Protection Area (RPA) connects Holmes Run Park and the Winkler Preserve. This greenway also contains a newly-created pond area, intended to be utilized for stormwater management but also designed as a community amenity, as well as larger open spaces that could be used for other active uses (such as a dog park or a community garden).



# Chapter 3: Plan Framework

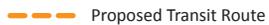
## a) Illustrative Plan

The Illustrative Plan is intended to portray the organization of its blocks, streets, public open spaces, and private development. The Standards and Guidelines intend to regulate and encourage future development based on the vision represented by the Illustrative Plan. The specific design and location of the streets alignment and open space will be determined at the Development Special Use Permit (DSUP) process.

Diagram 3.a - Illustrative Plan



Diagram 3.a - Illustrative Plan

-  BSAP Boundary
-  Existing Buildings to Remain
-  Fire station
-  Proposed Buildings
-  Open Space
-  Parking Deck
-  Parking Structure
-  Streets
-  Proposed Transit Route
-  Proposed Transitway Stop

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## b) Framework Streets

The framework streets (Diagram 3.b) are required as part of the redevelopment and will serve as the foundation for the required street grid. The location of the non-framework streets (Diagram 3.b) will be determined as part of the DSUP process, subject to the block sizes and other applicable provisions of the Standards and Guidelines.

Diagram 3.b - Framework Streets

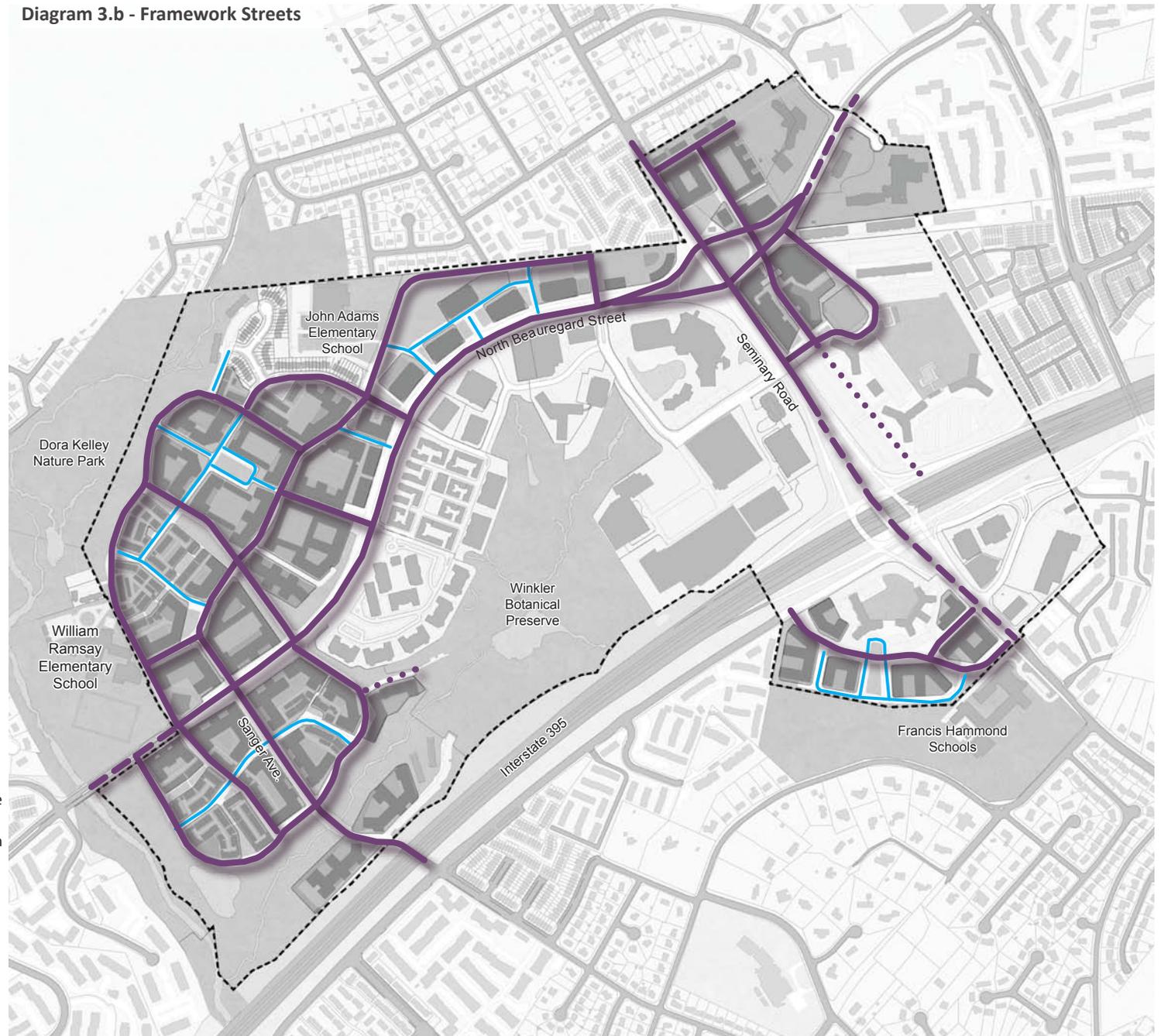


Diagram 3.b- Framework Streets

- BSAP Boundary
- Framework Streets
- Framework Street - Existing Drive Aisle Connection to Remain
- Framework Street - Existing Configuration to Remain
- Non-Framework Streets

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

## c) Street Hierarchy

The BSAP will be developed as compact, connected and convivial neighborhoods with everyday amenities within walking and cycling distance of all residents. The neighborhoods are based on a comprehensive design strategy to provide pedestrian-friendly streets and circulation. The streets are organized to form a permeable and fine-grained network where pedestrians and cyclists are given equal consideration as vehicular movement. The porous nature of the pedestrian and vehicular networks is intended to create internal connectivity and accessibility across the plan area. The streets are conceived as “outdoor rooms” that provide the setting for a vibrant, high-quality public realm. Improved street connectedness will encourage walkability, bicycling and transit use, while also conserving energy and reducing carbon emissions.

### i. Standards

- (1) The Street Framework Plan assigns a street hierarchy type to each street as specified in Diagram 3.c. See street sections in Chapter 7: Street Standards and Guidelines.
- (2) Streets shall be designed in context and scale with their urban form and land uses. A well-defined hierarchical system of connected streets featuring different widths, radii, and character shall respond to the high-quality street environment and circulation needs of the community to improve pedestrian safety, slow traffic and maximize the public realm. . The hierarchy of streets is required to maintain a high-quality street environment and address a variety of needs for the users of the streets.
- (3) Streets widths and curb radii shall be designed to their operational minimums to improve pedestrian safety, slow traffic and maximize the public realm. Refer to street section details in Chapter 7.
- (4) Buildings with frontage on both Seminary Road and new streets internal to the development shall have their primary entrances on the internal streets.
- (5) The street designations are as follows:
  - (a) “A” street: Primary streets include the major streets within the BSAP that manage a great deal of vehicular and pedestrian activity, and may accommodate transit. They are considered high priority for public realm improvements.
    - (i) Curb cuts, entrances to parking garage and service bays shall be prohibited along N. Beauregard Street and Seminary Avenue. All other curb cuts, entrances to parking garages and service bays shall also be prohibited, unless otherwise not feasible for individual buildings. “A” streets are subject to the highest Standards and Guidelines. Access to alleys (excluding N. Beauregard St. and Seminary Ave.) may be permitted as part of the DSUP process.
    - (ii) Buildings shall front the street;
    - (iii) Active uses, shall be located on street and open space frontages for each level of the building.
  - (b) “B” Street: Secondary Streets include smaller, community-scaled streets that connect different neighborhoods together. They shall be held to the highest standard of urban performance and must provide excellent pedestrian experiences.
    - (i) Buildings shall front the street;
    - (ii) Active uses shall be located on street frontages and open space for each level of the building, except as required for parking screening in Chapter 7.
    - (iii) Minimize the number of curb cuts per block on each side of the street.
  - (c) “C” Streets: Tertiary Streets include local, residential streets within the communities. They are typically only one to two-blocks long and typically connect to the Secondary Streets.
    - (i) Curb cuts for internal alleys and service shall be located primarily on these streets.
- (6) The street network shall be designed to prioritize connectivity.
- (7) Streets shall be constructed in the location depicted in the approved CDD Concept Design Plan and to their appropriate cross-section dimensions as shown in this document.
- (8) Pedestrian access shall be provided along sidewalks, as well as through pedestrian cross-block passages in locations depicted in the approved CDD Concept Design Plan.
- (9) Interior alleys shall provide parking access to townhouses and stacked townhouses.

### ii. Guidelines

- (1) Main building entrances and pedestrian entrances should be located on “A” or “B” street frontages.
- (2) Buildings with frontages on both Seminary Road and new internal streets may have their primary entrances on the internal streets.
- (3) Streets should be built to consider all modes of transportation and should be consistent with the Complete Streets Policy.
- (4) Transitway stops should be well integrated into the urban environment and should be safe and accessible for users.
- (5) Streets should terminate at other streets, forming a network.
- (6) Where possible, streets should connect to surrounding communities or pedestrian connections should be provided as shown in Diagram 3.g.

Diagram 3.c - Street Hierarchy

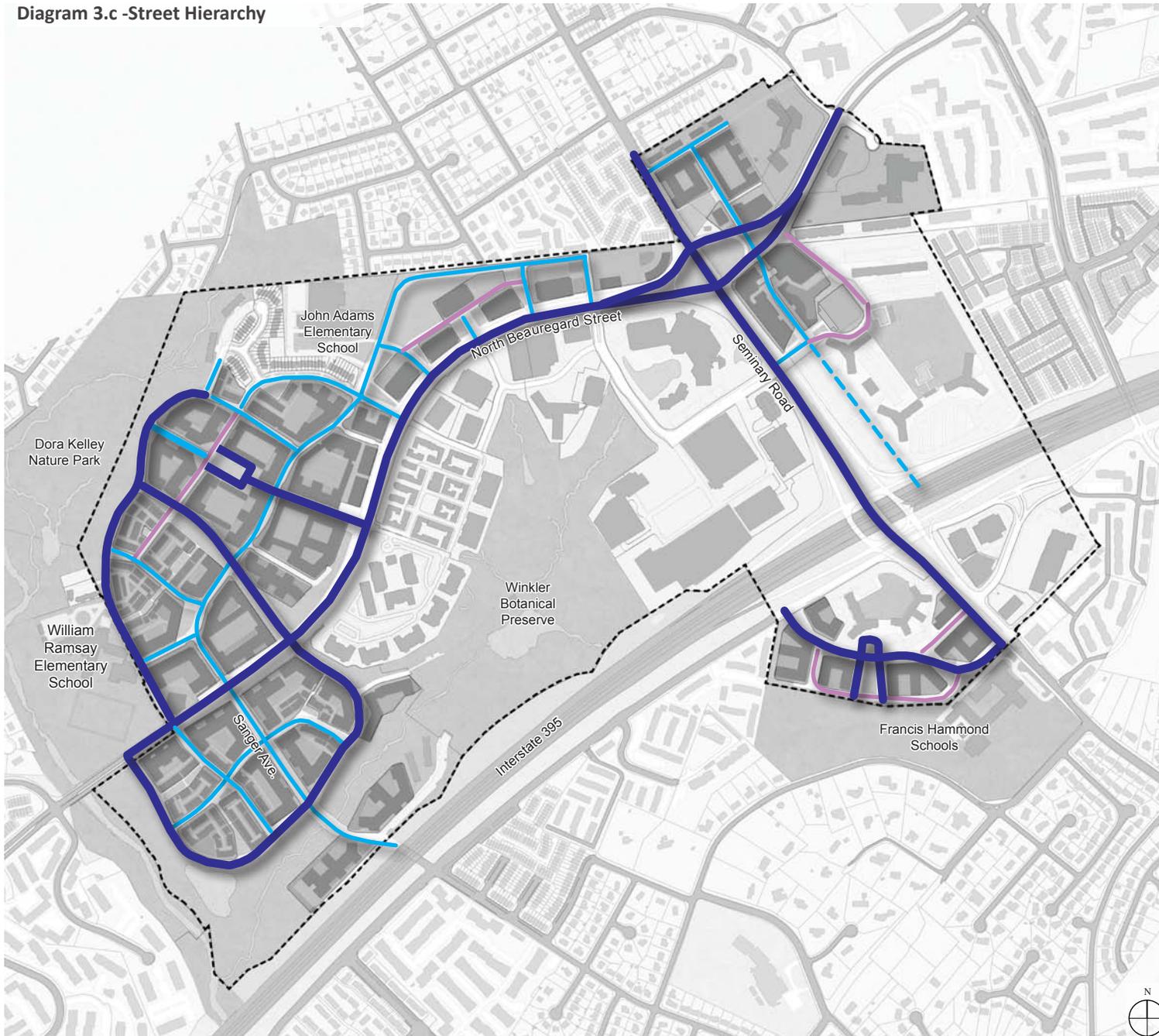


Diagram 3.c - Street Hierarchy

- BSAP Boundary
- "A" Street
- "B" Street
- "C" Street
- Existing Drive Aisle Connection to Remain

Notes:  
Some streets may be privately owned and maintained and shall be determined during the CDD approval process.

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

## d) General Land Use Plan

A balanced mix of uses and building types are necessary to keep a community socially vibrant and economically viable day and night. Residents should be afforded the opportunity to live, work, shop, play and learn within a community for it to be truly complete, healthy and sustainable.

### i. Standards

- (1) The Land Use Framework Plan assigns uses for certain blocks. Each block shall conform to the land uses specified; (Diagram 3.d) including all applicable provisions.
- (2) The neighborhoods shall be developed in the following manner:
  - (a) Seminary Overlook neighborhood shall be developed with residential uses.
  - (b) Southern Towers neighborhood shall be retail, hotel, office and /or multi-family residential uses.
  - (c) Upland Park neighborhood shall be office, retail, hotel and/or residential.
  - (d) Adams neighborhood shall be principally developed as office uses, with some retail and/or hotel uses.
  - (e) The Town Center has the greatest land use variety and shall be mixed use with retail, office, hotel and/or multi-family residential uses.
  - (f) Garden District shall principally contain residential uses and/or may contain accompanying retail uses exclusively along primary or secondary streets.
  - (g) Greenway Park shall principally contain residential uses and/or may contain accompanying retail uses exclusively along primary or secondary streets.
  - (h) Ground floor retail uses shall be provided in locations shown as Required Retail frontages on Diagram 3.d.
- (3) Public open space shall be provided within each neighborhood as shown in Diagram 3.d, and should include types such as community gardens, passive open space, urban squares and neighborhood parks.

### ii. Guidelines

- (1) Ground floor retail uses may also be provided in locations other than those shown on Diagram 3.d (optional retail), however they must be approved as part of the DSUP process and must be deducted accordingly from the permitted floor area pursuant to the requirements of the CDD Zoning.
- (2) Retail uses are encouraged along Optional Retail Frontages.
- (3) Open spaces should include types such as community gardens, passive open space, urban squares and neighborhood parks.
- (4) Facilities for flexible community functions should be considered as part of the DSUP process.
- (5) Cultural and civic uses should be considered for each neighborhood to reinforce its distinct character as part of the DSUP process.



Diagram 3.d - General Land Use

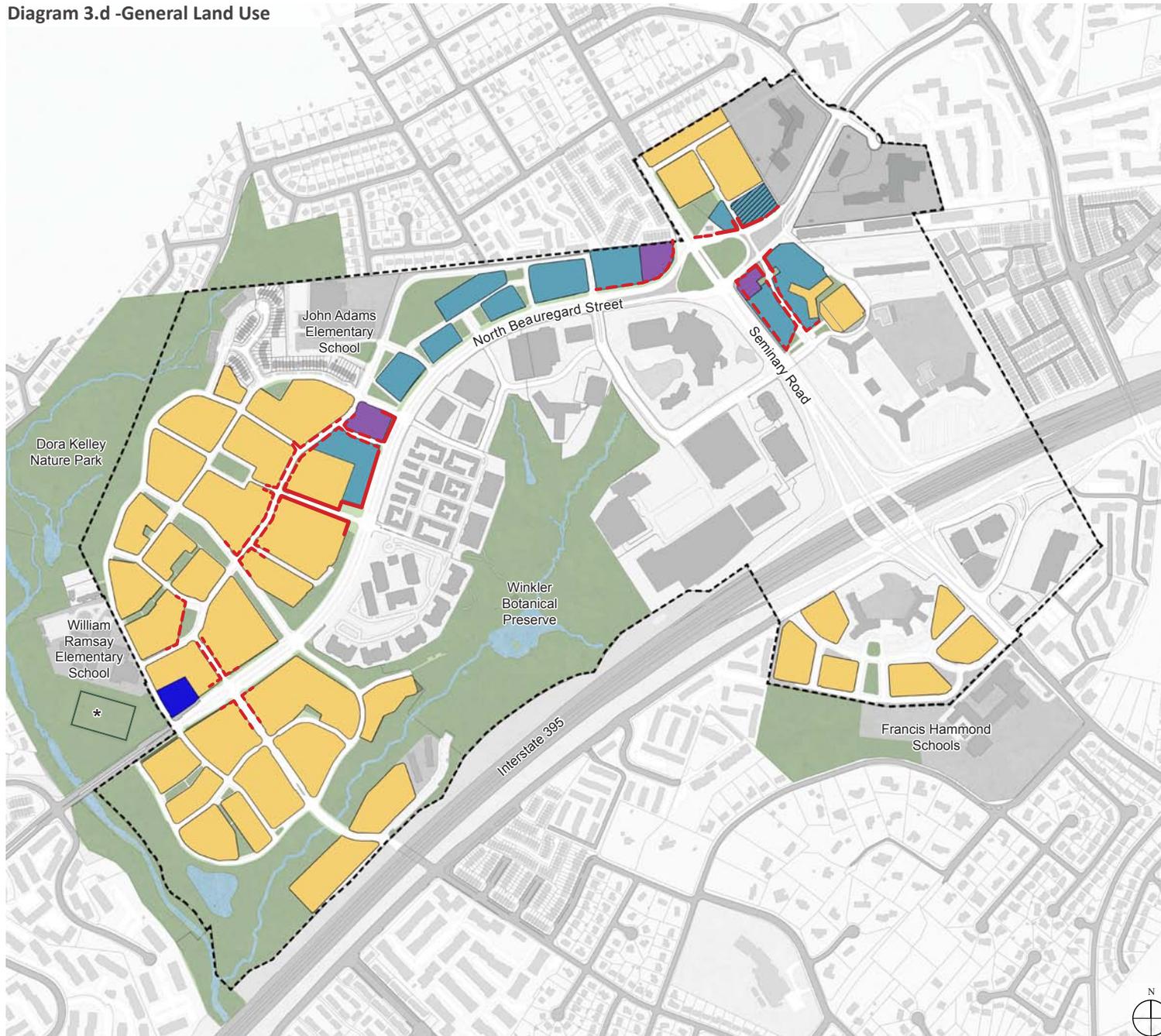


Diagram 3.d - General Land Use

- BSAP Boundary
- Office
- Office or Hotel Use
- Hotel
- Residential
- Open Space
- Fire Station
- Required Retail (Commercial or Mixed-use buildings)
- Optional Retail (May revert to its primary use)

**Notes:**  
 \* Athletic field to be constructed by City using Developer contributions  
 Uses may be transferred to all applicable provisions of the CDD requirements.



## e) Building Heights

Building types, with their corresponding heights, should relate to their surrounding context. A diversity of building types and forms shall be accommodated. The highest density housing is located in the Town Center, along Beauregard, and next to the transit stations. A range of housing types should accommodate diverse ages and incomes. Residents should be afforded the opportunity to live, work, shop, play and learn within a community for it to be truly complete, healthy and sustainable.

### i. Standards

- (1) The Building Heights Framework Plan assigns heights to blocks. Each block shall conform to the building stories specified in Diagram 3.e.2.
- (2) Building height shall be measured in accordance with the City's Zoning Ordinance.
- (3) New residential buildings taller than 100 feet shall have a clearly defined base, middle and top and shall use expression lines, changes in materials or articulations to distinguish these three building parts.
- (4) The height of the interior parking structures shall be concealed from street view and shall not exceed the eave height of that building, and shall be subject to the applicable height requirements.
- (5) Buildings shall be constructed to a minimum height of 40' for the areas shown in Diagram 3.e.1. Minimum height requirements shall not apply to interim uses in accordance with the CDD plan.

### ii. Guidelines

- (1) Ceiling heights and depths for various uses should be flexible to encourage a broad range of uses within different building types.
- (2) The cornice line of a single-family townhouse should not exceed 35 feet, or three stories. An optional fourth floor is permitted above the cornice line, provided it does not exceed 45 feet.
- (3) The cornice line of a stacked townhouse should not exceed 45 feet, or four stories. An optional fifth floor is permitted, provided it does not exceed 55 feet.



Diagram 3.e.1 - Minimum Building Heights

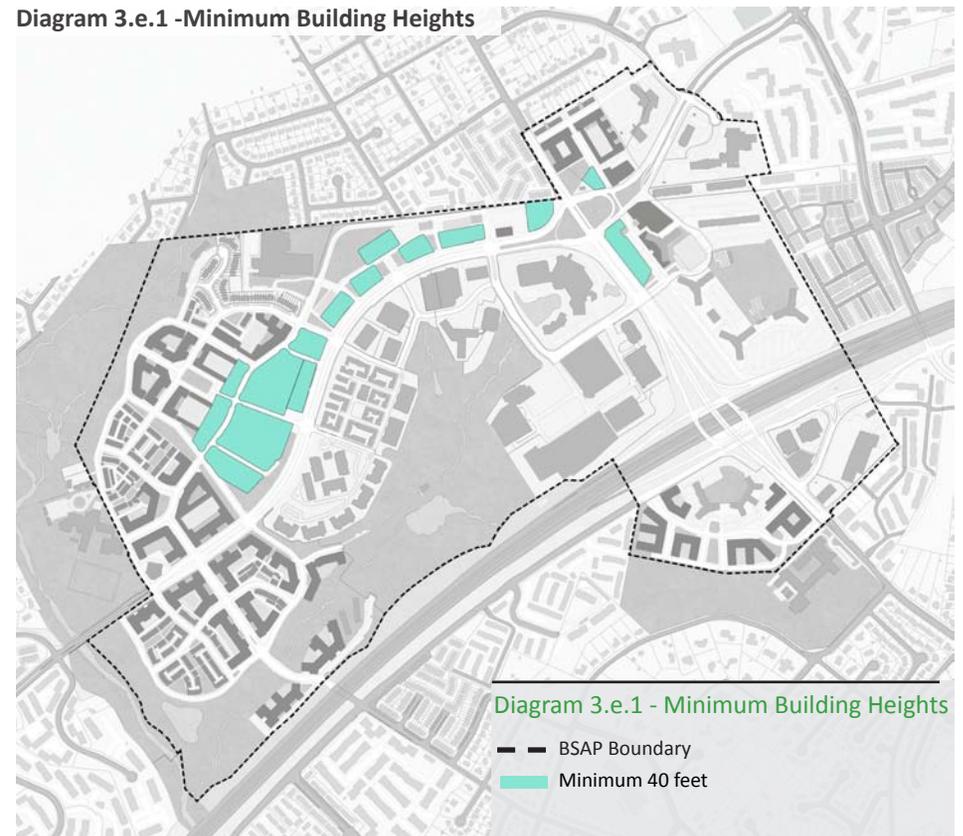


Diagram 3.e.2 - Building Heights

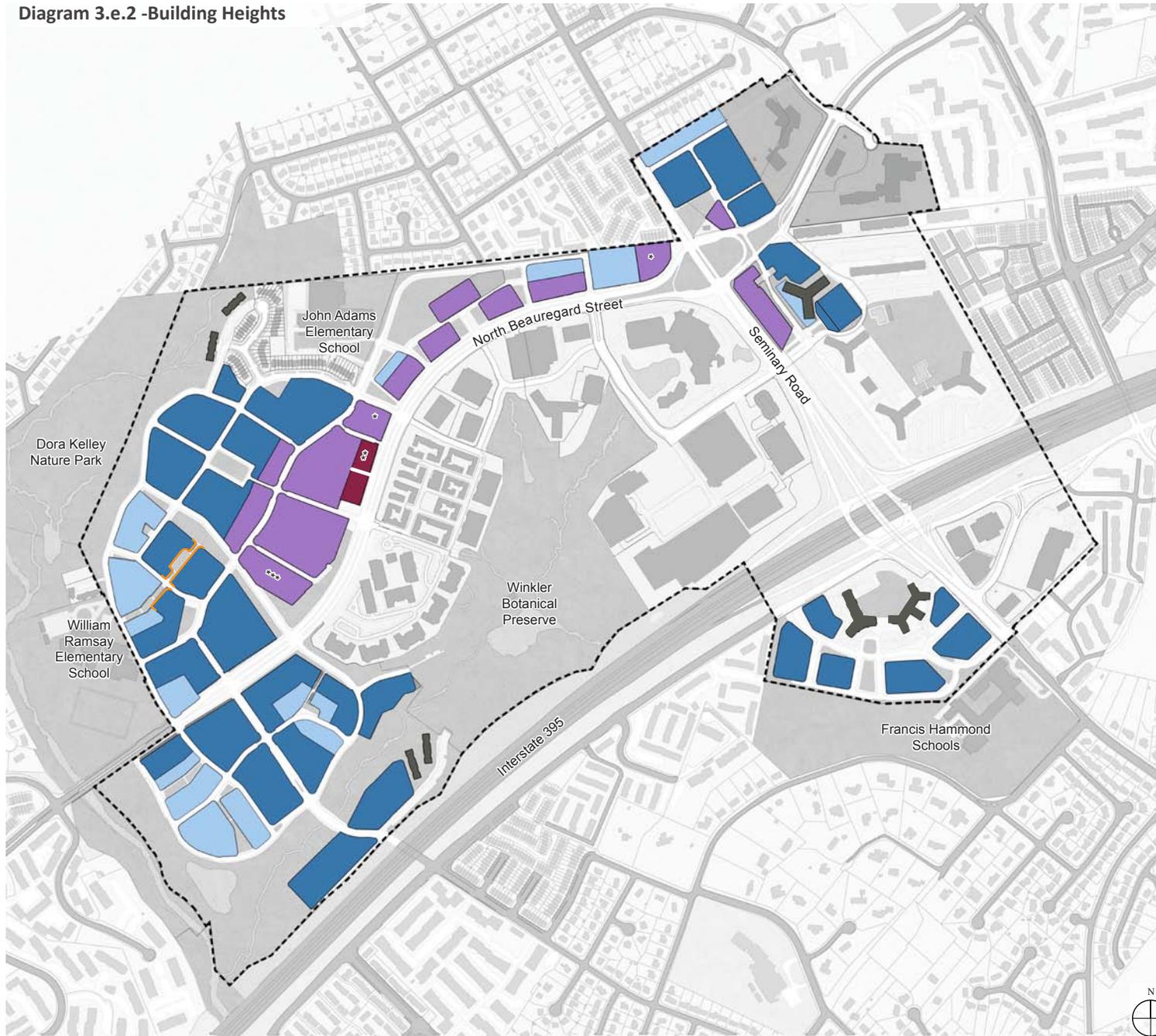


Diagram 3.e.2 - Building Heights

- BSAP Boundary
- Maximum 130 feet
- Maximum 110 feet
- Maximum 60 feet
- Maximum 45 feet
- Existing buildings to remain in effected planned area
- Building heights limited to 55 feet along mid-block passages.
- \* Building height limited to 6 stories
- \*\* Building height limited to 9 stories, maximum 115 feet
- \*\*\* Building height limited to 10 stories, maximum 110 feet

## f) Gateway Elements & Signature Facades

Where appropriate, streets visually terminate on unobstructed open space to provide the maximum number of residents with open space view corridors. The gateway elements and facades are selected for their prominent locations and relationship to the public realm. As a result, they should provide points of focus and interest in the form of a “gift to the street”. These include distinctive architectural elements and/or special building forms that require special attention.

### i. Standards

- (1) Gateway elements and signature facades shall be provided at locations as depicted on Diagram 3.f.
- (2) Signature facades shall provide a high level of design and materials, as described in Chapter 5 of this document.
- (3) Gateway elements and signature facades shall be proportioned to the size and scale of the building.
- (4) Required gateway element(s) shall provide distinctive three-dimensional forms, unique shapes and materials to reinforce the significance of each location.
- (5) Change in building massing proportionate to the size and scale of the building shall be required to denote gateway locations.
- (6) As part of the open space design, landscaping and other comparable elements shall be provided to frame views and vistas.

### ii. Guidelines

- (1) Signature facades should provide the highest level of design, and an innovative use of materials.
- (2) Gateway elements should provide special elements at street terminations to frame views. This may include public art or special landscaping, or building forms.



Diagram 3.f - Gateway Elements & Signature Facades

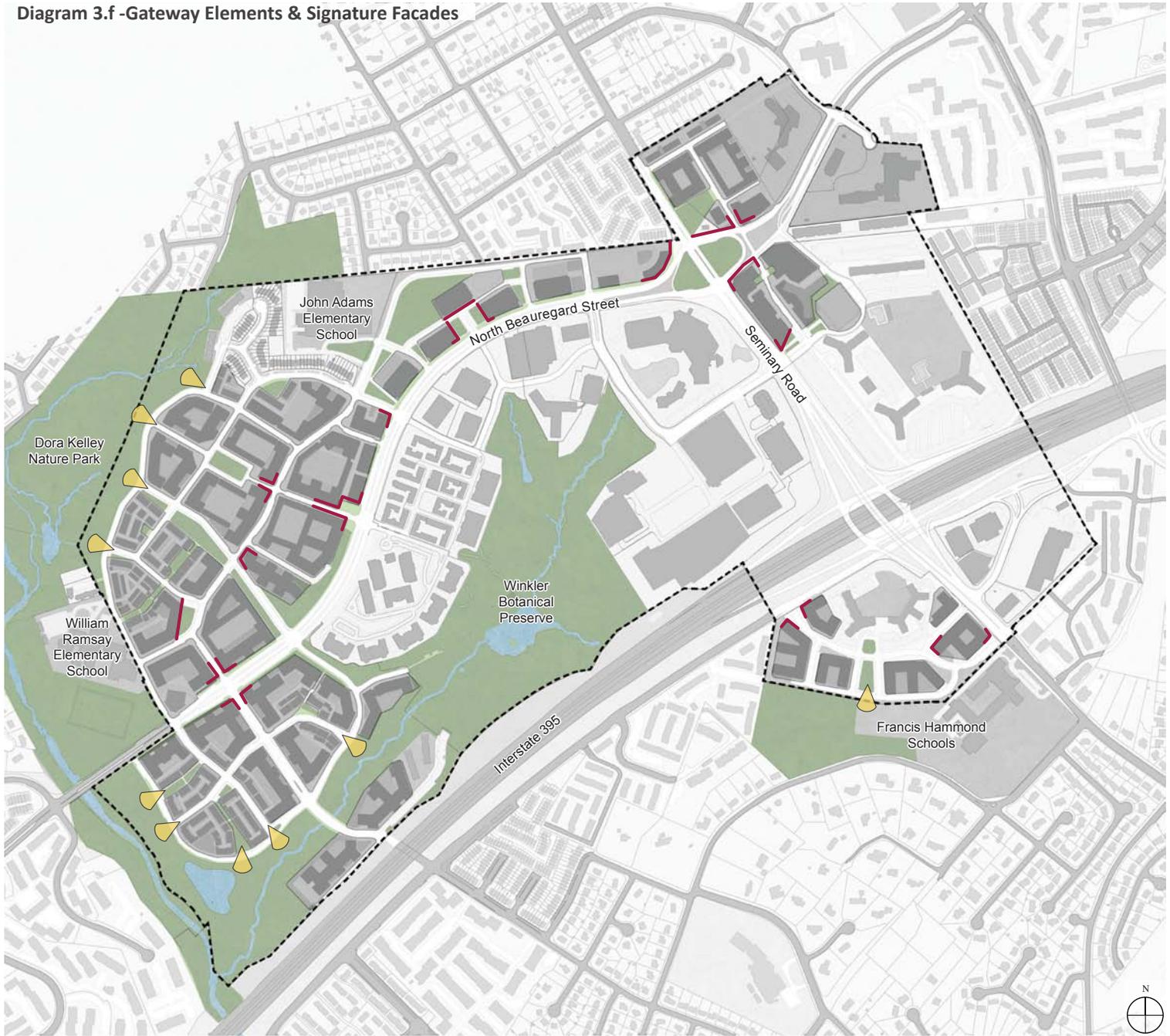


Diagram 3.f - Gateway Elements & Signature Facades

- BSAP Boundary
- Views to Open Space
- Gateway Elements and Facades

## g) Bicycle & Pedestrian Network

Combined with an efficient transit system and pedestrian-friendly streets, a proposed fine-grained bicycle and pedestrian network that promotes walking and cycling will further contribute to a more sustainable community and a healthier populace. A collective system of new sidewalks, off-street trails, green streets and cross-block passages will provide pedestrians with more choice of routes, creating a complete and diverse pedestrian network. The proposed bicycle network capitalizes on the new streets and will provide a variety of dedicated on-street and off-street safe bicycle facilities.

### i. Standards

- (1) The Bicycle and Pedestrian Network Plan assigns the different types of routes proposed in the BSAP. Cross-block passages and on- and off-street bicycle facilities and trails shall be provided as shown in Diagram 3.g.
- (2) The various bicycle facilities shall be coordinated with the City's Transportation Master Plan, and Bicycle and Pedestrian Mobility Plan.
- (3) Three different bicycle facilities are proposed. These types include:
  - (a) On-road Bicycle Facilities (lane) shall provide a five-foot bike lane.
  - (b) On-road Bicycle Facilities (sharrow) shall provide a 14-foot sharrow (shared bicycle and vehicular lane).
  - (c) Off-road Bicycle Facilities shall be included in a minimum 10-foot multi-use trail.
  - (d) Cross-block passages shall include landscaping and connect directly with the urban sidewalk network.
  - (e) Proposed off-street trails shall connect to existing trails where feasible to create a complete and enhanced trail network.

### ii. Guidelines

- (1) Major mid-block passages with residential units fronting on them should be a minimum of 20 feet wide, be landscaped and integrate aesthetically pleasing storm-water management features as part of the landscape.
- (2) All other cross-block passages should be a minimum of 10 feet wide. They may be softscaped or hardscaped and should be well lit for security and comfort purposes.
- (3) Enhanced street crosswalks should be provided at mid-block locations

where cross-block passages intersect with streets.

- (4) Proposed trails for pedestrian use should be a minimum of 6 feet wide. They should preserve the integrity of Holmes Run and Dora Kelley Nature Park. Trails should be made of pervious materials and be kept to a minimum scale to fulfill their promenade purpose.
- (5) Non-vehicular connections to surrounding communities outside the Small Area Plan should be provided as shown on Diagram 3.g so as to enhance overall regional connectivity.
- (6) Adequate bicycle parking should be provided within public and private spaces. in accordance with Alexandria's Bicycle Parking Standards
- (7) Placement for future bike share should be considered in near high activity, retail and/or transit locations.
- (8) Transitway stops and stations should be fully accessible via sidewalks or paved trails. Effort should be made to provide direct connections between transitway stops and building entries where feasible.



Diagram 3.g - Bicycle & Pedestrian Network

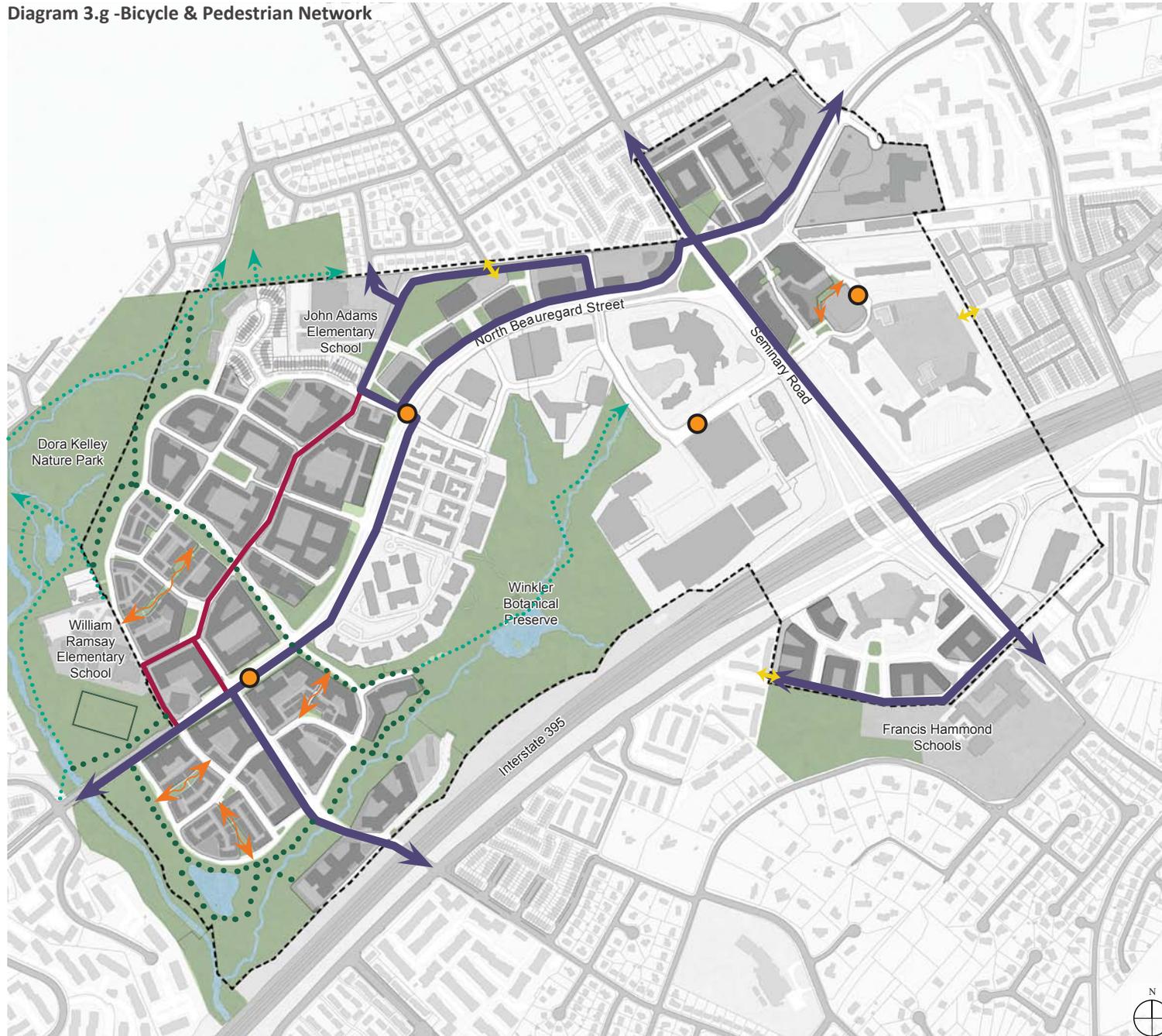


Diagram 3.g - Bicycle & Pedestrian Network

- BSAP Boundary
- Existing Trails
- Proposed Trails
- On-road Bicycle Facilities (5' Bike Lane)
- On-road Bicycle Facilities (14' Sharrows includes vehicular travel lane)
- Off-road Bicycle Facilities (10' multi-use trail)
- Cross block passages
- Potential pedestrian and bicycle connections to neighboring communities
- Proposed Transitway Stop

Note: Building footprints shown for illustrative purposes



## h) Public Open Space

Each neighborhood should give equal consideration to its urban fabric and public realm. As an important component of the public realm, the Open Space Network capitalizes on a wide range of passive and active recreational opportunities, interwoven throughout the BSAP, where people can gather, stroll, exercise, picnic, celebrate and play in a safe and beautiful environment. Open spaces are intended to serve as the primary social gathering places for residents and workers. A collection of useful public spaces, greatly ranging in size and character will positively contribute to the vitality of the urban environment, enrich the civic spirit of a community and reinforce the area's habitat biodiversity and ecology.

The Open Space Network is intended to connect to the City and Regional open space system, and also be connected by the pedestrian network within the BSAP. (see Diagram 3.h).

For purposes of this document, public open space shall include both dedicated public open space and private open spaces with public access easements in accordance with the BSAP and CDD concept plan. Additional open space (public access and private access) shall be provided. Detailed Open Space is provided in Chapter 9 - Neighborhood Specific Standards and Guidelines. The specific design and location of the open space types will be determined during the DSUP process.

### i. Standards

- (1) Each neighborhood shall provide public open spaces shown on Diagram 3.h. Specific design and location of the open spaces shall be further detailed during the DSUP process. The programming of the open spaces shall generally be determined throughout the DSUP process.
- (2) Each neighborhood shall distribute public open space in such a manner to ensure residents are within a five-minute walk from one.
- (3) Open spaces shall be accessible and designed to invite people of all ages and mobility.
- (4) Defined Open Spaces shall be visible with a minimum of one side bordering a street unless constrained by natural conditions. Defined Open Spaces shall be entered directly from a street.
- (5) Adjacent Existing Community parks shall be linked to the proposed Open Space Network.
- (6) Accessory buildings and semi-enclosed structures (such as a cafe, a gazebo or pavilion) may be built within an open space but shall not exceed 25% of the total area.
- (7) A range of open space types, each with their own character and scale shall be provided within each neighborhood. Each open space

is assigned a type, details of which shall be provided during the DSUP process and designed for their principal intended function. Characteristics and size for the following open space types are defined in Table 3.h.1 and possible uses on Table 3.h.2 for illustrative purposes. The purpose of Table 3.h.2 is to demonstrate that the different types of open spaces in the plan area can incorporate a variety of active and passive uses.

- (a) Defined Open Spaces are spatially defined by buildings facades and/or landscaping. They are available for unstructured and structured recreational civic purposes.
  - (i) Defined Open Spaces include the following types: greens, squares, plazas, pocket parks, major mid-block passages, community gardens, dog parks.
  - (ii) Walls within Defined Open Spaces shall be constructed of brick, stone or concrete. Fences shall be built of painted metal and wood.
- (b) Plants within Open Spaces shall require minimal maintenance and be horticulturally acclimatized to the region.
- (c) Open spaces shall contain benches, trash receptacles and bike racks, in keeping with the scale of the space.
- (d) Paving within Greenways shall be of pervious materials.
- (e) Furnishings within public open space shall meet all applicable City standards.

### ii. Guidelines

- (1) The distribution of open space throughout the plan area should be comprised of a mix of passive and active uses.
- (2) Pavement within Defined Open Spaces shall consist of the following pervious and non-pervious materials: scored concrete, concrete pavers, brick, stone or gravel.
- (3) Public Open Spaces should be designed with consideration of climate and sun exposure throughout the year. Where appropriate, provide opportunities for wind-protected, shaded and sunny areas for different year-round recreational activities.
- (4) Materials within open spaces should be selected with consideration of their durability and maintenance. Their quality should reflect the importance of the space as a civic space.
- (5) Open spaces should not be fenced, with the exception of playgrounds, pools and dog parks.
- (6) Landscape plantings should be consistent with the City's Landscape policy recommendations.



Courtesy of Portland Urban Condos



Courtesy of Park View Condos



Courtesy of Justin Martin

Diagram 3.h -Public Open Space Types

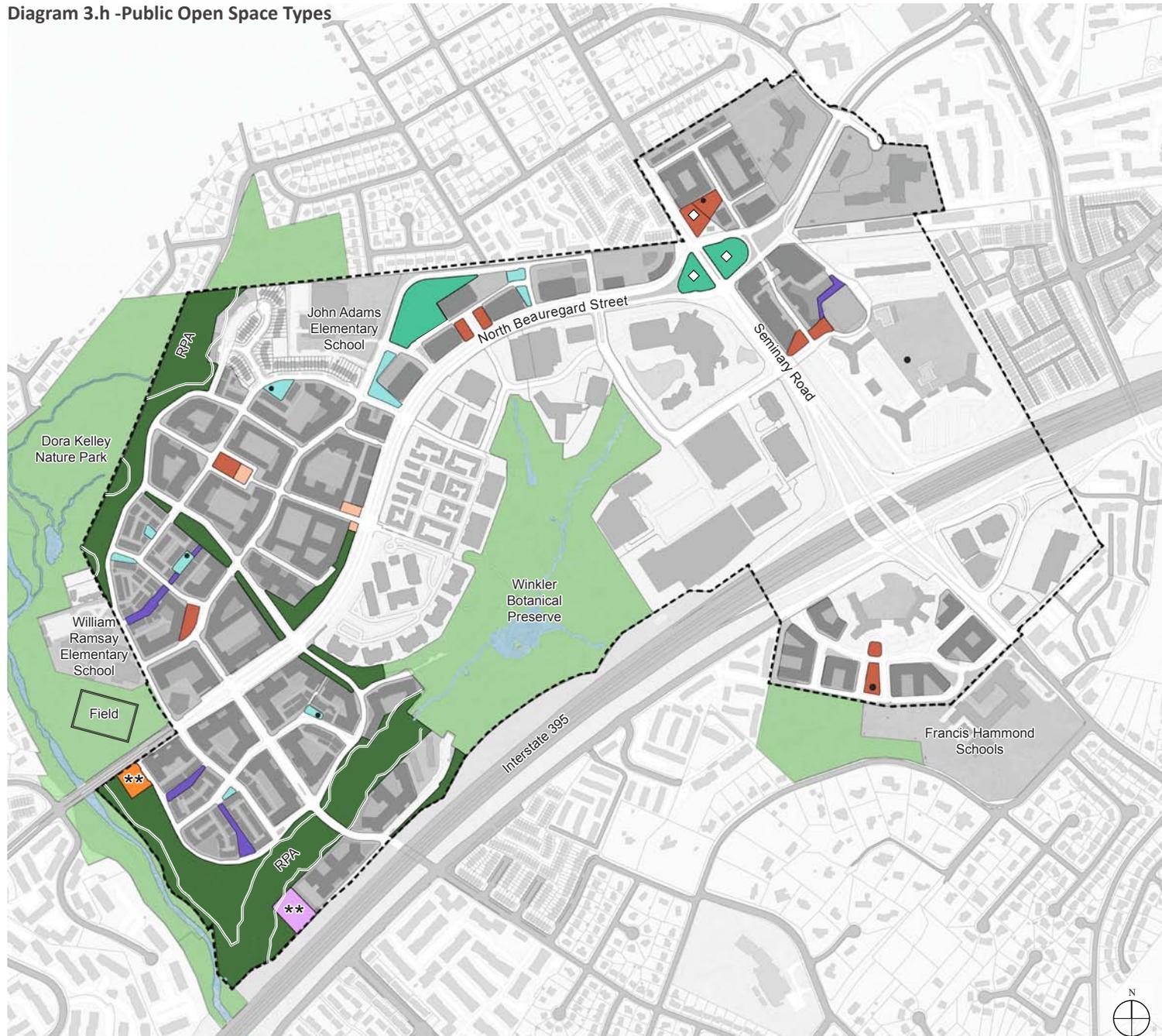


Diagram 3.h Public Open Space Types

Open Space Types		Public Open Space	Private with Public Access
	Greenways	●	
	Greens		●
	Squares		●
	Plazas		●
	Pocket Parks		●
	Major Mid-Block Passage		●
	Community Garden**	●	
	Dog Park**	●	

-  BSAP Boundary
-  Resource Protection Area (RPA)
-  Playground\*
-  Existing Major Adjacent Open Space
-  City-Owned Land

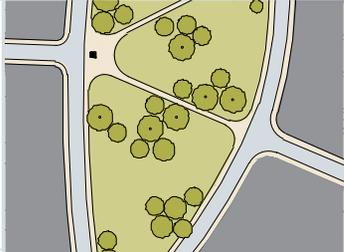
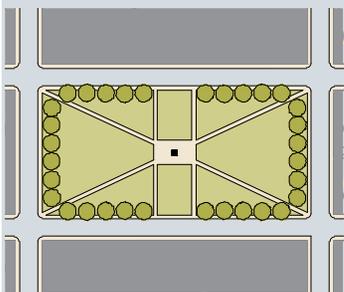
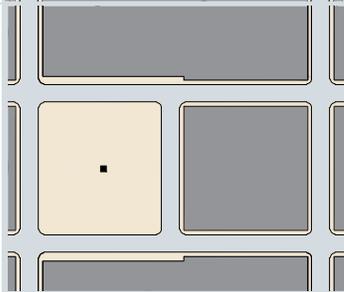
Notes:

\* A playground will be located in each of the six residential neighborhoods.

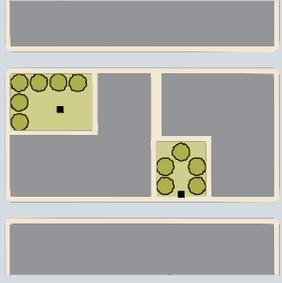
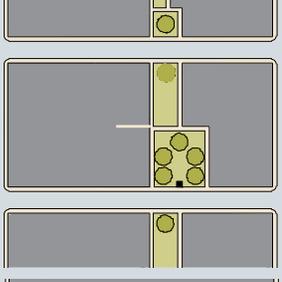
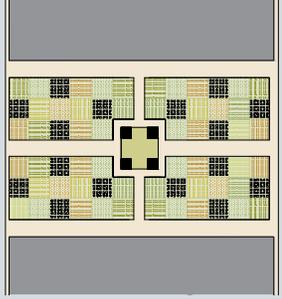
\*\* The possible location of the Community Garden and Dog Park are for illustrative purposes only. Specific size, design and location to be defined during the DSUP process.

The specific design and location of the open space types will be determined during the DSUP process.

**TABLE 3.H.1 OPEN SPACE TYPES**

TYPE	CHARACTERISTICS	DIAGRAM	PHOTOGRAPHIC ILLUSTRATION
<b>GREENWAY (GW)</b>	Highly accessible and visible larger open space for structured active and passive recreation. Extensive street frontage and spatially independent of surrounding building frontages. Landscape treatment can consist of paths, trails, waterbodies and woodlands, naturally disposed landform, playing fields, playgrounds, pedestrian and cycling trails, seating, lighting, community center and infrastructure and parking. Greenway may be lineal, following the trajectories of natural corridors and their size may vary. Its landscape pattern can be naturalistic in more rural areas and formal in urban areas. There are no minimum or maximum size requirements.		
<b>GREEN (GR)</b>	A neighborhood-centered local open space sized to site conditions and available for unstructured passive and active recreation. Spatially defined by extensive perimeter streetscape rather than building frontages. Its landscape consists of treatment of landform, open ground and plantings, naturalistically arranged with pedestrian circulation, seating, recreation facilities and lighting. Stormwater management provisions may be integrated into landscape treatment, but may not impede the public use of the open space. Greens typically vary in size from 1/4 acre to two acres.		
<b>SQUARE (SQ)</b>	Prominently sited urban open space for unstructured civic use, commercial activity and passive recreation. Spatially defined by substantial, adjacent streetscape and building frontages with streets on at least one side. Its landscape consists of paving, walls, landscape elements and plantings formally arranged. They may contain civic buildings. Squares typically vary in size from .15 acre to 2 acres.		
<b>PLAZA (PZ)</b>	Major urban open space for civic purposes and programmed activities. Spatially defined by building and street frontages. Building edges at grade to contain continuous public service uses for animation and support. Plaza grade should be flush with perimeter sidewalks and provide access to adjacent buildings. Its landscape consists primarily of pavement with option of strategically placed trees planted at grade. Plazas may be anchored by landmark focal point, such as water feature or public art. Plazas are typically located at the intersection of important thoroughfares. They may contain civic buildings. Plazas typically vary in size from .10 acre to 2 acres.		

**TABLE 3.H.1 OPEN SPACE TYPES**

TYPE	CHARACTERISTICS	DIAGRAM	PHOTOGRAPHIC ILLUSTRATION
<p><b>POCKET PARK (PP)</b></p>	<p>A small open space designed for both passive and active recreation. In residential areas, Pocket open spaces may include playgrounds attached within a block or detached within the neighborhood. There shall be no minimum or maximum size.</p>		
<p><b>MAJOR MID-BLOCK PASSAGES (BP)</b></p>	<p>Linear open space passage dedicated to pedestrian use only, mid-block connection between streets or destinations. Generally defined by buildings. Direct visual and physical link to facilitate pedestrian circulation. The minimum width shall be 30 feet and shall vary in width as generally depicted in Diagram 3.h. These spaces are intended to be more pedestrian, intimate, landscaped “green” streets.</p>		
<p><b>COMMUNITY GARDEN (CG)</b></p>	<p>A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds. Community gardens are valuable for their recreational and communal role, similar to that of a club. There are no minimum size for community gardens. Community gardens may extend no greater than 25 feet into the landward Resource Protection Area (RPA) boundary. <i>In the Greenway District the community garden shall be 2,500 square feet minimum</i></p>		
<p><b>DOG PARK (DP)</b></p>	<p>A small open area specifically designed and equipped for the play of dogs. A dog park is fenced, water access and may include an open shelter. Minimum size must be 1/2 acre as per city guidelines for new dog areas. Dog parks shall be located outside the Resource Protection Area (RPA) and per city standards.</p>		

**TABLE 3.H.2 ILLUSTRATIVE LIST OF POSSIBLE OPEN SPACE USES**

USES	GW	GR	SQ	PZ	PP	BP	CG	DP
<b>ACTIVE USES</b>								
Structured Playfields	■	■	■					
Unstructured Playfields	■	■	■	■	■			
Nature Trails	■	■						
Riding Trails	■							
Sledding	■	■						
Playground	■	■	■	■	■	■	■	
Bicycling	■	■						
Interactive Water Fountain			■	■				
Concerts	■	■	■	■				
Swimming	■	■						
Festivals		■	■	■			■	
Farmers Market			■	■			■	
Fishing	■							
Bird Watching	■	■						
Rock Climbing	■	■						
Dog Walking	■	■	■	■	■	■	■	■
Dog Park Fenced	■	■						■
Community Garden	■	■			■		■	
Skate Park		■	■	■	■			

USES	GW	GR	SQ	PZ	PP	BP	CG	DP
<b>PASSIVE USES</b>								
Picnic	■	■	■	■	■	■	■	
Parking	■	■		■			■	■
Food and Retail Kiosk			■	■				
Seating / Comfort Station	■	■	■	■	■	■	■	■
Restrooms	■		■					
Barbeque Grill	■	■			■		■	
Concerts	■	■	■	■				
Festivals		■	■	■			■	
Farmers Market			■	■			■	
Outdoor Dining			■	■	■		■	

■ Illustrative permissible uses.

**Note:**

The purpose of Table 3.h.2 is to demonstrate that the different types of open spaces in the plan area can incorporate a variety of active and passive uses.

Final programming of permissible uses shall be determined during the DSUP process.

**KEY:**

- GW: Greenway
- GR: Green
- SQ: Square
- PZ: Plaza
- PP: Pocket Park
- BP: Major Mid-block Passage
- CG: Community Garden
- DG: Dog Park

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