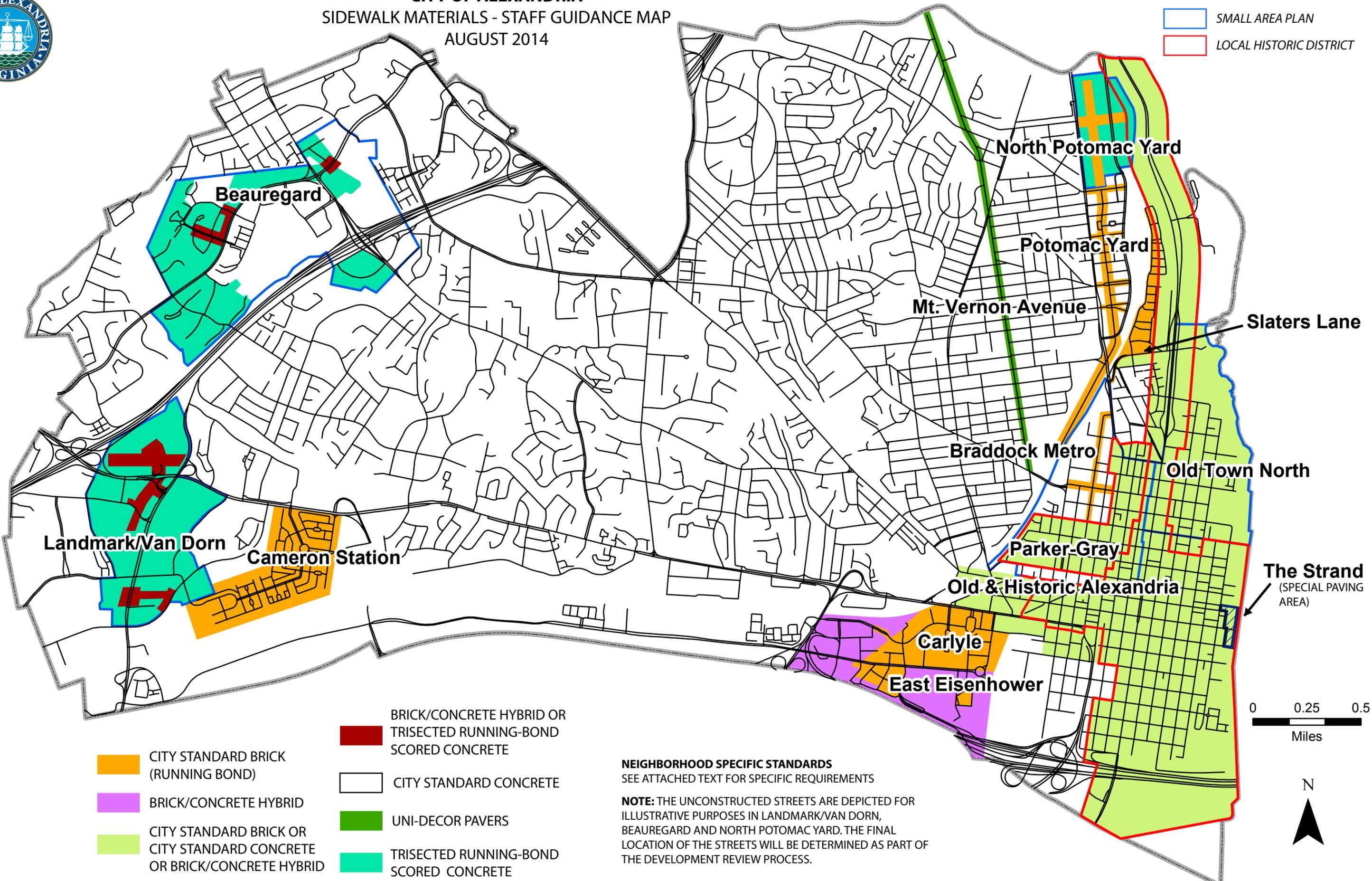




**CITY OF ALEXANDRIA**  
**SIDEWALK MATERIALS - STAFF GUIDANCE MAP**  
**AUGUST 2014**

SMALL AREA PLAN  
 LOCAL HISTORIC DISTRICT



- CITY STANDARD BRICK (RUNNING BOND)
- BRICK/CONCRETE HYBRID
- CITY STANDARD BRICK OR CITY STANDARD CONCRETE OR BRICK/CONCRETE HYBRID
- BRICK/CONCRETE HYBRID OR TRISECTED RUNNING-BOND SCORED CONCRETE
- CITY STANDARD CONCRETE
- UNI-DECOR PAVERS
- TRISECTED RUNNING-BOND SCORED CONCRETE

**NEIGHBORHOOD SPECIFIC STANDARDS**  
 SEE ATTACHED TEXT FOR SPECIFIC REQUIREMENTS

**NOTE:** THE UNCONSTRUCTED STREETS ARE DEPICTED FOR ILLUSTRATIVE PURPOSES IN LANDMARK/VAN DORN, BEAUREGARD AND NORTH POTOMAC YARD. THE FINAL LOCATION OF THE STREETS WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS.



## City of Alexandria Sidewalk Materials - Standards

May 2014

### A. General - Applicability

1. The material of new sidewalks will be governed by the City-Wide Sidewalk Materials map and the standards for each area of the City listed below.
2. New brick sidewalks will meet the City's construction standards as may be amended and be constructed in a running bond brick pattern.
3. Brick and concrete sidewalks as depicted on the map will comply with the Brick/Concrete Hybrid detail on page 10.
4. The requirements of the map apply to areas within the public R.O.W. or public access easements. The sidewalk materials outside the public R.O.W. or within public parks – open space will be determined as part of the development review process.
5. The City will work with the developer(s) of existing approval(s) to implement the City-wide Sidewalk Materials Map.
6. Lamp black color additive is to be added to the concrete in special pavement areas where concrete is used (Trisected running bond scored concrete, concrete hybrid and City standard concrete).

### B. Neighborhood – District Requirements

#### North Potomac Yard

City Standard Brick - Main Line Boulevard and E. Reed  
Trisected Running-Bond Scored Concrete – All other streets

#### Potomac Yard South

City Standard Brick – Potomac Greens, Potomac Plaza  
City Standard Brick – Framework streets: Main Line Boulevard, Glebe, Howell, Swann, and Custis  
City Standard Concrete – All other streets

#### Mount Vernon Avenue

City Standard Uni-Décor Pavers

#### Slaters Lane

City Standard Brick

#### Braddock Metro Neighborhood Plan

City Standard Brick - Walking streets: Fayette and Wythe as depicted in the Sidewalk Materials Map  
City Standard Concrete – All other streets

#### Old Town North

Within the Old Town North Small Area Plan sidewalks will be evaluated as part of the Old Town North Small Area planning process. Decisions will be evaluated on a case-by-case basis, based on the context of each site.

### **Old and Historic and Parker Gray District**

King Street and Washington Street: City Standard (Running Bond) Brick

All other streets: City Standard (Running Bond) Brick or City Standard Concrete or Brick/Concrete Hybrid. These may be provided based on the context of the street, block frontage, and adjoining streets. The intent is to reinforce the existing character of each block and neighborhood based on the age of the building(s), setting and context. In addition a more detailed sidewalk map will be produced for each block face by the city as part of a future work program item. Maintenance and replacement of existing brick sidewalks shall be with running bond brick. Granite curbs will be provided for all new development as part of the development review process or as part of the Waterfront park process. In addition, existing stone curbs will be repaired and maintained.

If a block and surrounding blocks are predominantly brick, City Standard Brick sidewalks will be provided.

If a block and surrounding blocks are predominantly concrete, City Standard Concrete sidewalks will be provided.

City Standard Brick – Waterfront Small Area Plan. The sidewalk materials within the parks will be determined as part of the park design process.

### **Upper King Street**

City Standard Brick – King Street

City Standard Concrete – All other streets

### **Cameron Station – CDD #9 Boundary**

City Standard Brick. – Existing brick sidewalks

Existing concrete sidewalks shall be replaced with concrete.

### **Carlyle (amended boundary)**

City Standard Brick

### **Eisenhower East (Amended Boundary)**

Brick/Concrete Hybrid – All streets within the Eisenhower East Small Area Plan and Eisenhower Avenue, except for the following:

City Standard Brick – Required on Blocks 11, 12, 19, 20 and along Mill Road in Block 23, excluding Eisenhower Avenue.

### **Landmark/Van Dorn Small Area Plan**

Trisected Running-Bond Scored Concrete or Brick/Concrete Hybrid – Within the R.O.W. or public access easement in the Required Retail areas as depicted in the Landmark/Van Dorn Small Area Plan, Trisected Running-Bond Scored Concrete or Brick/Concrete Hybrid may be used to differentiate the Required Retail areas. Outside the location of the public R.O.W. along Required Retail, special paving detail may be used if approved as part of the development review process.

Trisected Running-Bond Scored Concrete – All other streets

### **Beauregard CDDs #21 and #22 Boundaries**

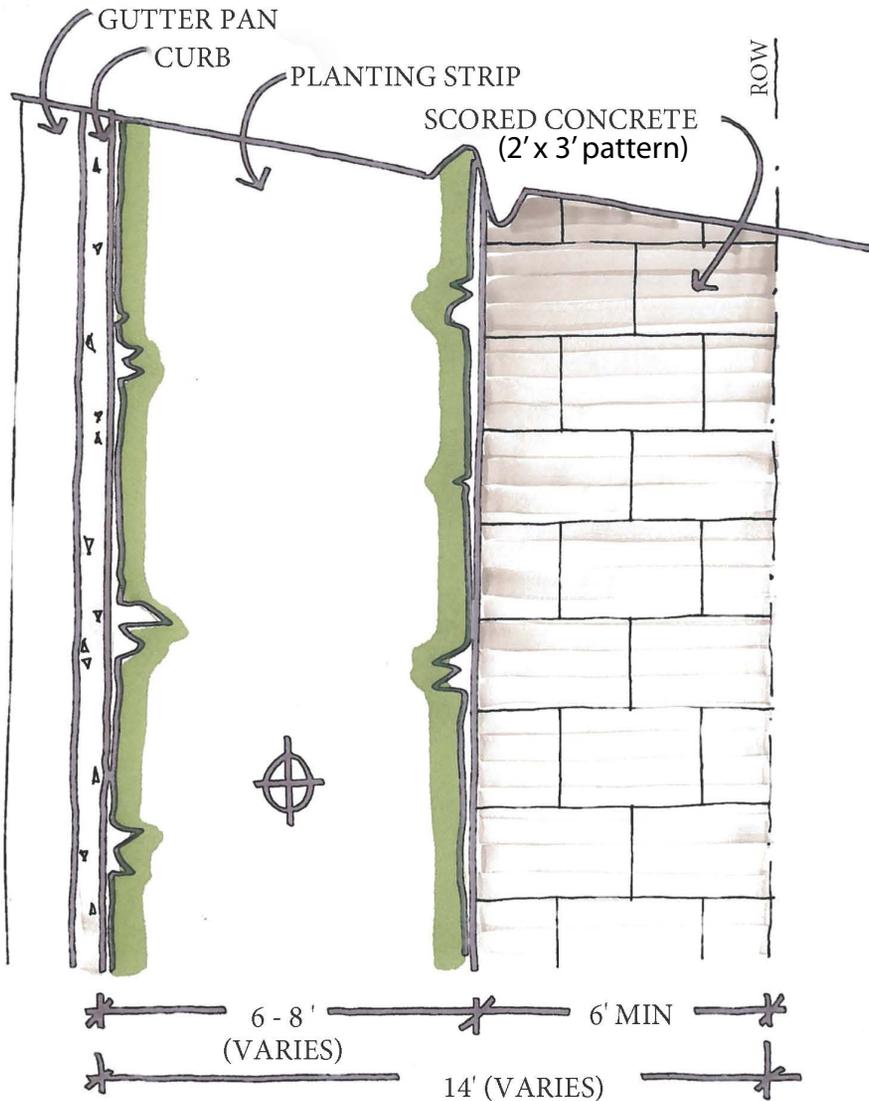
Trisected Running-Bond Scored Concrete or Brick/Concrete Hybrid – Within the R.O.W. or public access easement in the Required Retail areas as depicted in the Beauregard Urban Design Standards and Guidelines, Trisected Running-Bond Scored Concrete or Brick/Concrete Hybrid may be used to differentiate the Required Retail areas. Outside the location of the public R.O.W. along Required Retail frontages, special paving detail may be used if approved as part of the development review process.

Trisected Running-Bond Scored Concrete – All other streets



# SIDEWALK MATERIALS - TRISECTED RUNNING-BOND SCORED CONCRETE WITH PLANTING STRIP

May 2014



## INTENT:

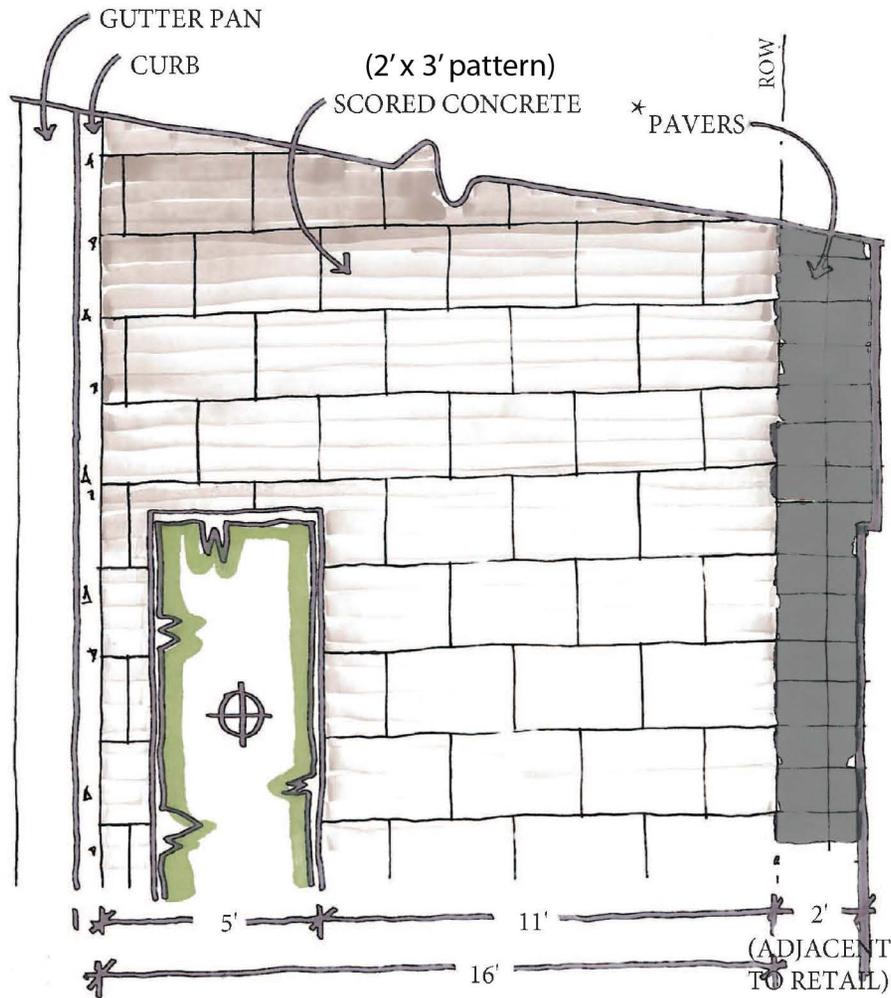
The intent of this sidewalk is to provide a concrete surface with a pedestrian-scale scoring pattern within the larger development areas and small area plans. This scoring pattern may also be used within larger development sites if approved as part of the development review process.





# SIDEWALK MATERIALS - TRISECTED RUNNING-BOND SCORED CONCRETE WITH SPECIAL PAVING

May 2014



## INTENT:

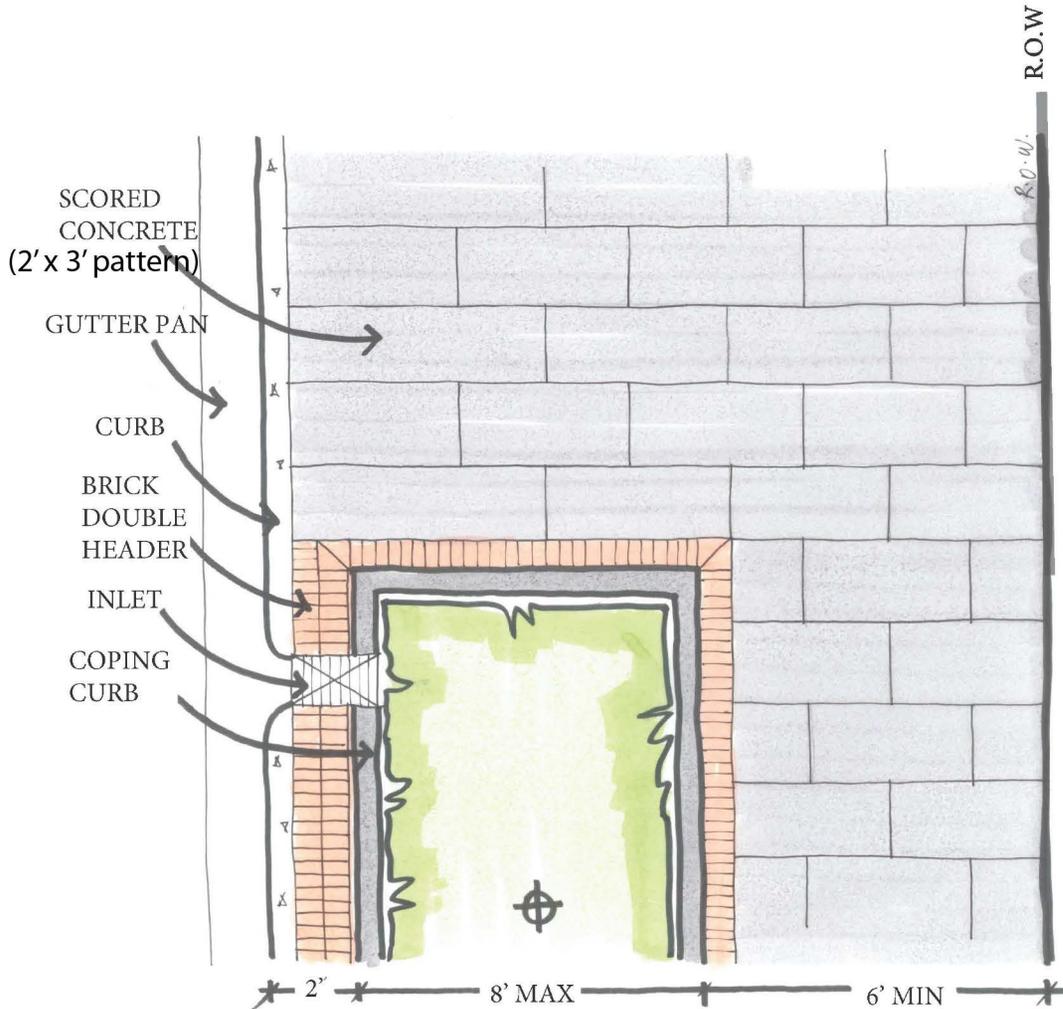
The intent of this sidewalk is to provide a concrete surface with a pedestrian-scale scoring pattern within the larger development areas and small area plans within retail and mixed-use areas. The special paving will be located outside of the right-of-way, adjacent to the retail - commercial areas.





# SIDEWALK MATERIALS - TRISECTED RUNNING-BOND SCORED CONCRETE WITH BMP

May 2014



## INTENT:

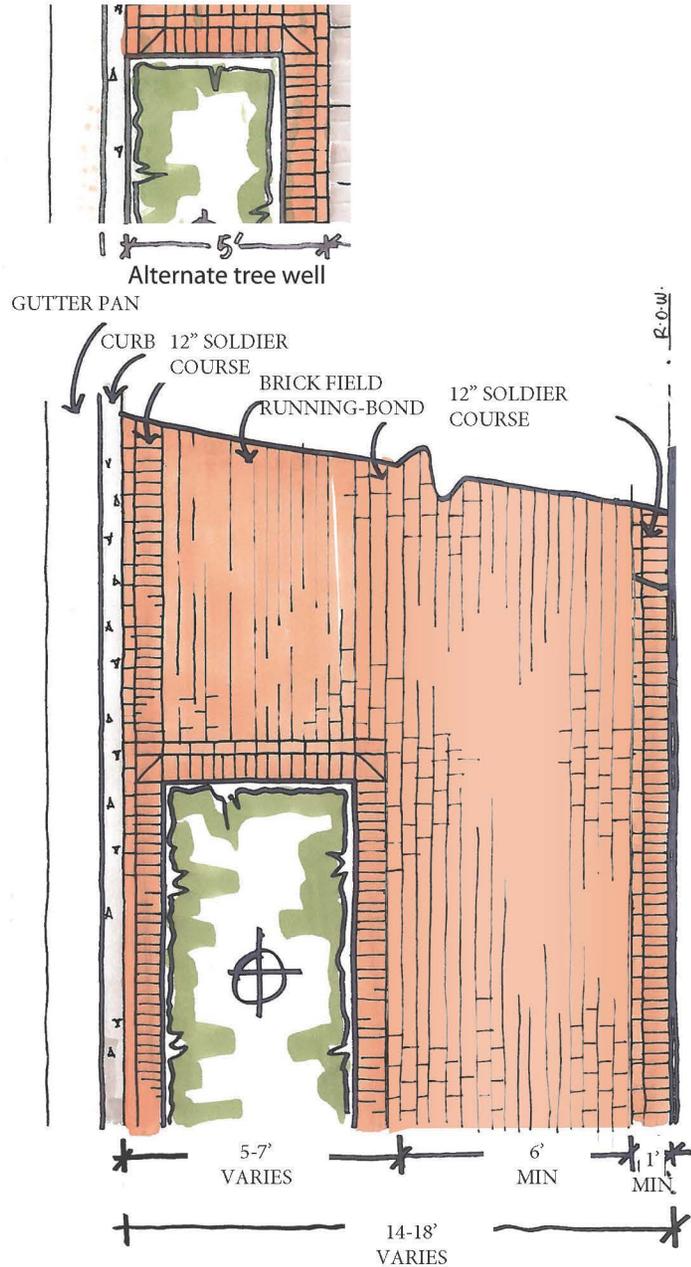
The intent of this sidewalk is to provide a concrete surface with a pedestrian-scale scoring pattern while also accommodating city-standard BMPs where provided or required by the City.





# SIDEWALK MATERIALS - CITY STANDARD BRICK

May 2014



## INTENT:

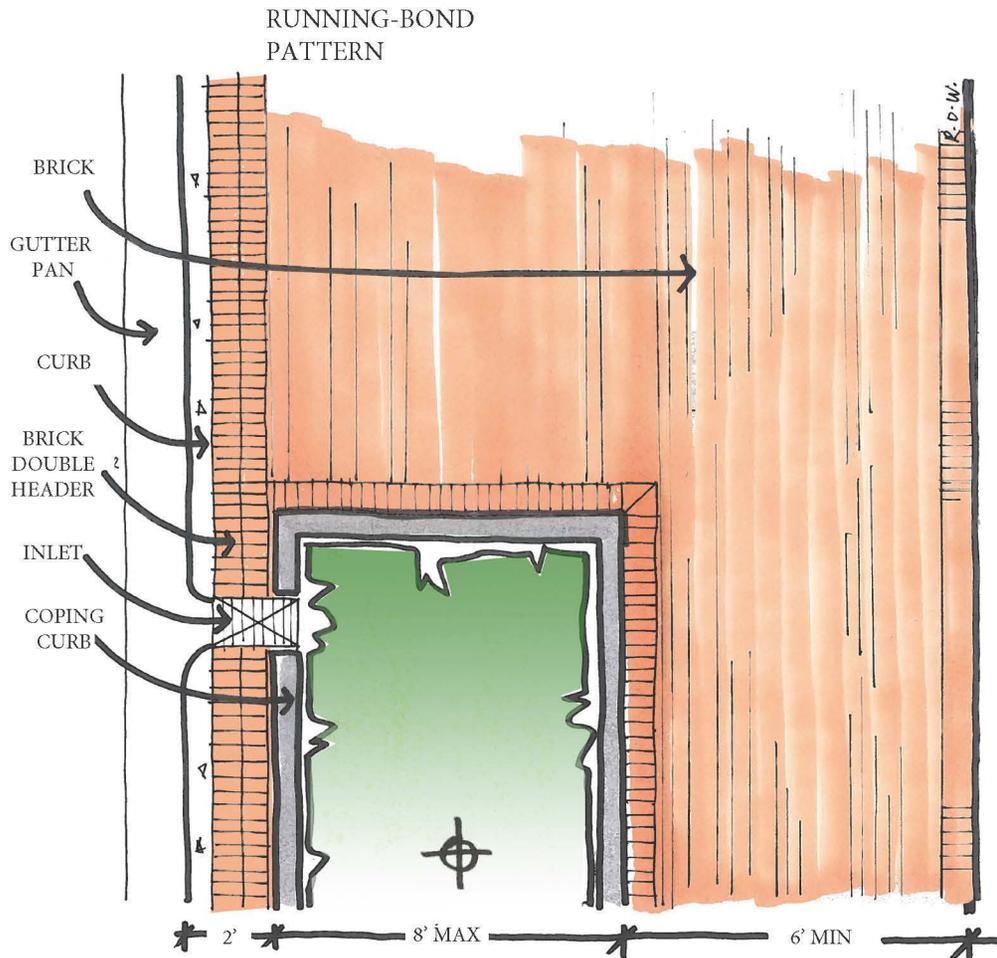
This sidewalk will be provided within areas where brick sidewalks are required or repaired. Brick will be provided in a running-bond pattern.





# SIDEWALK MATERIALS - CITY STANDARD BRICK WITH BMP

May 2014



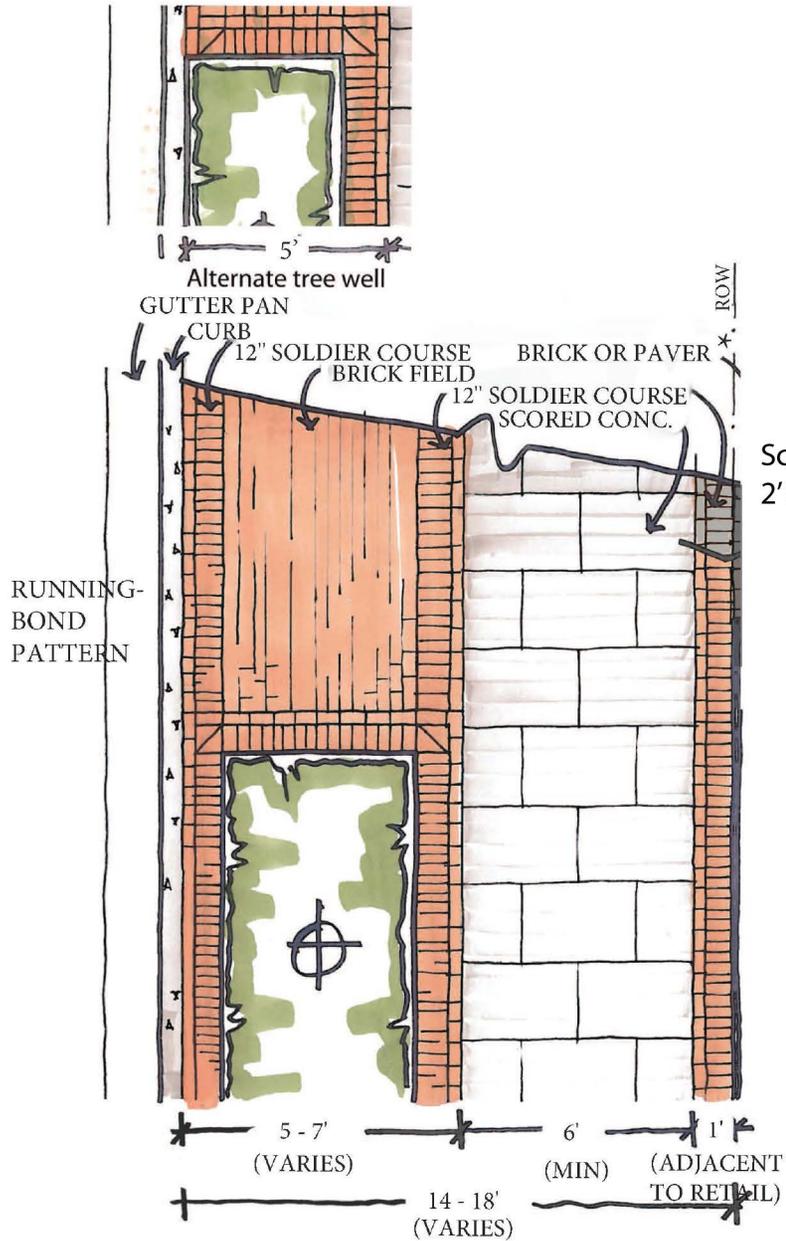
## INTENT:

This sidewalk will be provided within areas where brick sidewalks are required while also accommodating City-standard BMPs where provided.



# SIDEWALK MATERIALS - BRICK/CONCRETE HYBRID

May 2014



## INTENT:

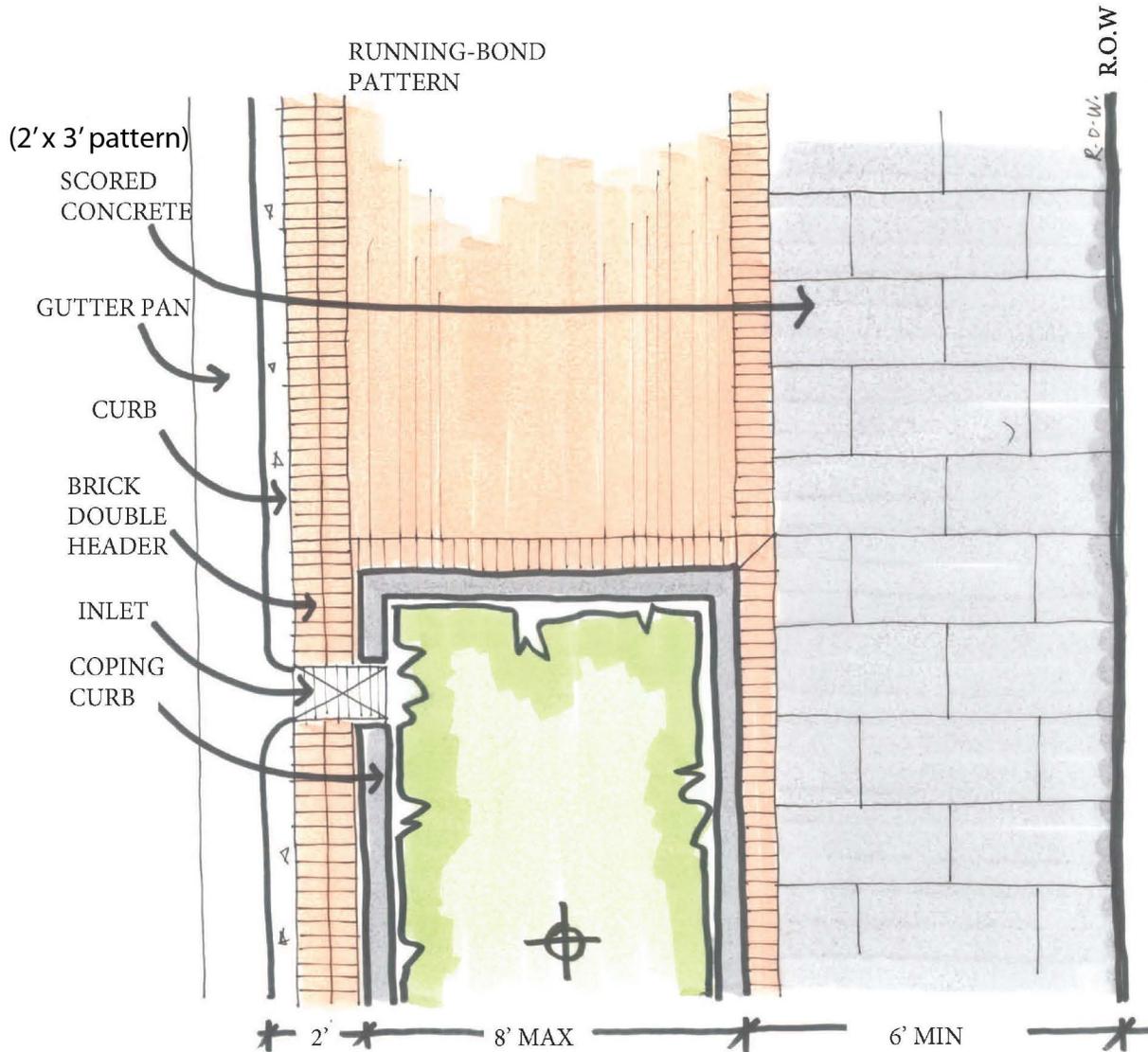
The intent of this sidewalk material and scoring pattern is to allow flexibility to keep brick as part of the streetscape but have concrete within the pedestrian zone.





# SIDEWALK MATERIALS - BRICK/CONCRETE HYBRID WITH BMP

May 2014



**INTENT:**  
The intent of this sidewalk material and scoring pattern is to allow flexibility to keep brick as part of the streetscape but have concrete within the pedestrian zone while accommodating city-standard BMPs where provided.



## SIDEWALK MATERIALS - CITY STANDARD CONCRETE

May 2014



### INTENT:

This sidewalk will be provided within areas where city-standard concrete sidewalks are required

The scoring pattern is intended to generally be 3' x 3' where appropriate or required by the City.