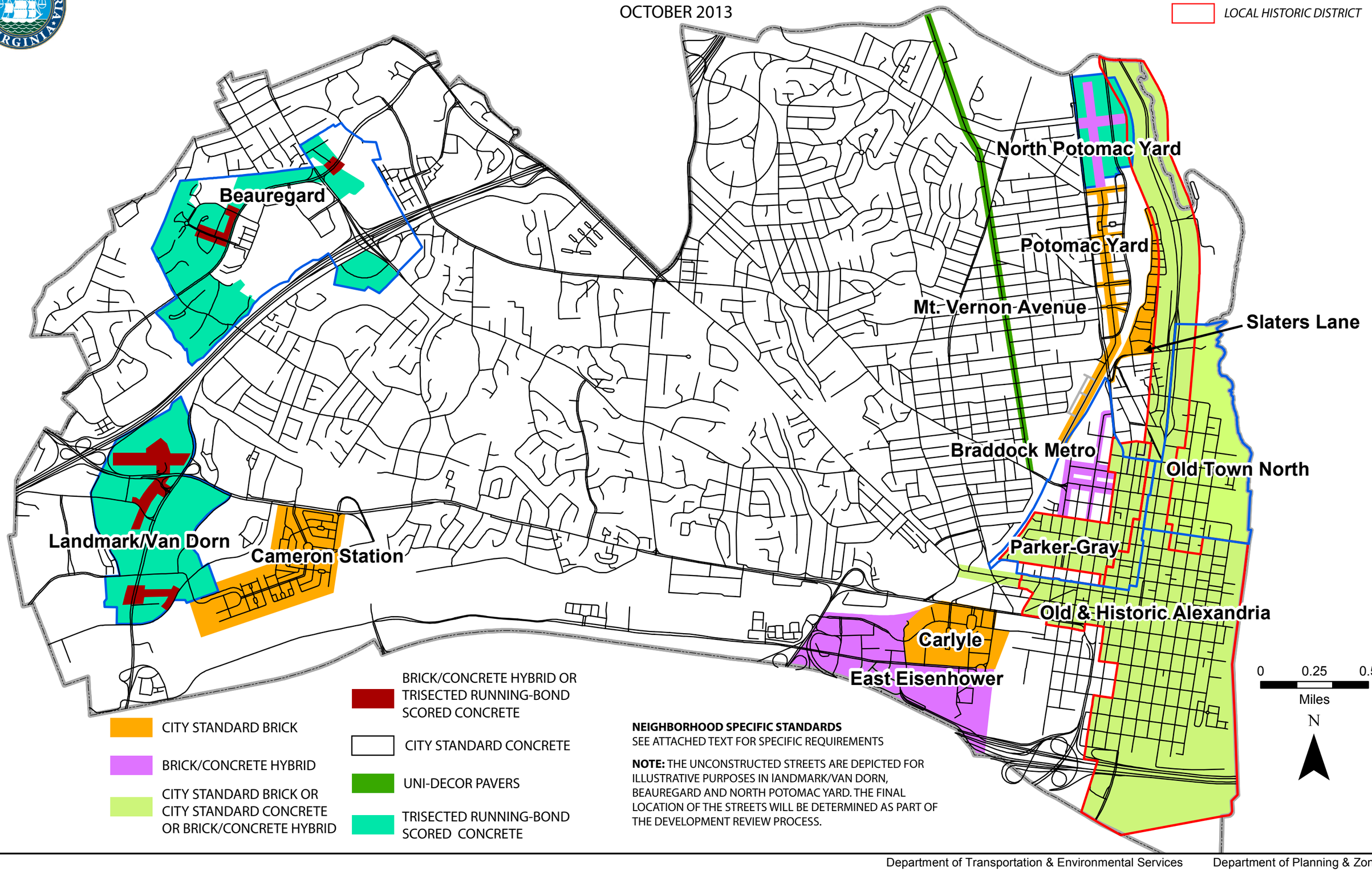
CITY OF ALEXANDRIA

SIDEWALK MATERIALS MAP

OCTOBER 2013

SMALL AREA PLAN

LOCAL HISTORIC DISTRICT



CITY STANDARD BRICK

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 IANDMARK/VAN DORN, BEAUREGARD AND NORTH POTOMAC YARD. THE FINAL LOCATION OF THE STREETS WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS.

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Department of Transportation & Environmental Services Department of Planning & Zoning

City of Alexandria
Sidewalk Materials - Standards
October 2013

A. General

1. The material of new replacement and repair of City sidewalks will be governed by the City-Wide Sidewalk Materials map dated October 2013 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 permitted – required below will comply with the *Brick/Concrete Hybrid* detail on page 10.
4. The general and specific neighborhood requirements below apply to areas within the public right-of-way or areas where the City is responsible for maintenance. The sidewalk materials outside the public right-of-way or areas not subject to City maintenance 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

B. Neighborhood – District Requirements

North Potomac Yard

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

Potomac Yard

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

Brick/Concrete Hybrid - Walking streets: Fayette, Madison, Wythe and Madison 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

City Standard Brick – King Street and Washington Street
City Standard Brick or *City Standard Concrete* or *Brick/Concrete Hybrid* 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, age of building, setting and context. In addition a more detailed map will be produced for each block face. Maintenance, replacement of existing brick sidewalks shall be with brick. Granite curbs may be provided for all new development if required as part of the development review 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

Upper King Street

City Standard Brick – King Street
City Standard Concrete – All other streets

Carlyle (amended boundary)

City Standard Brick

Eisenhower East (Amended Boundary)

Brick/Concrete Hybrid – All streets within the Eisenhower East Small Area Plan
City Standard Brick – Permitted on Blocks 11, 12, 19 and 23, excluding Eisenhower Avenue.

Cameron Station – CDD #9 Boundary

City Standard Brick. Existing concrete sidewalks shall be replaced with concrete.

Landmark/Van Dorn Small Area Plan

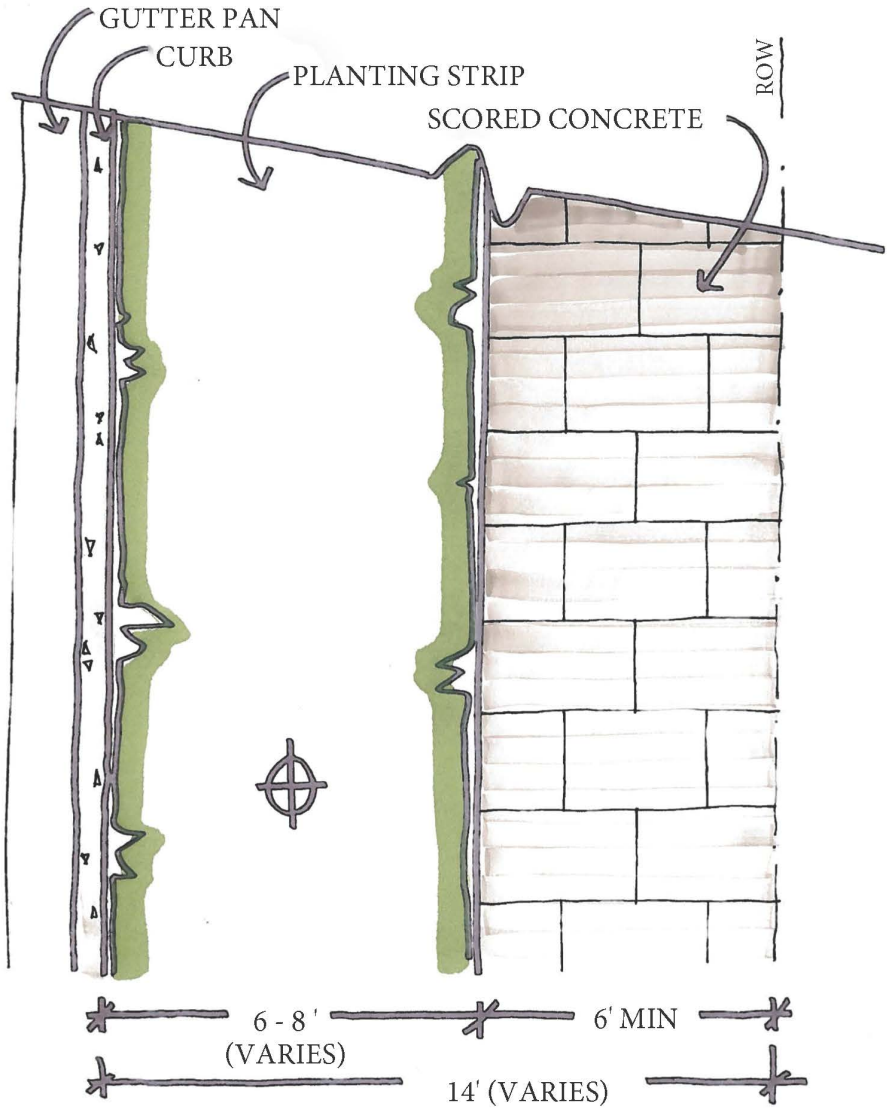
Trisected Running-Bond Scored Concrete or *Brick/Concrete Hybrid* – Within the R.O.W. in the Required Retail areas as depicted in the Landmark/Van Dorn Small Area Plan, *Trisected Running-Bond Scored Concrete or Brick/Concrete Hybrid* may be used, with the intent to provide pedestrian-scale paving which differentiates the Required Retail areas. Outside the location of the public R.O.W. along Required Retail frontages with *Trisected Running-Bond Scored Concrete*, the special paver detail may be used.
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. 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, with the intent to provide pedestrian-scale paving which differentiates the Required Retail areas. Outside the location of the public R.O.W. along Required Retail frontages with *Trisected Running-Bond Scored Concrete*, the special paver detail may be used.
Trisected Running-Bond Scored Concrete – All other streets

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

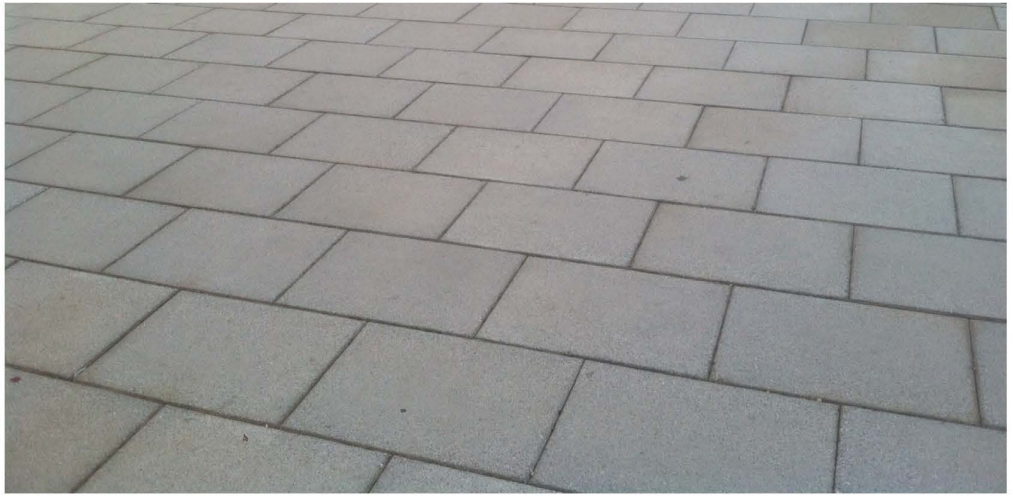
OCTOBER 2013



INTENT:

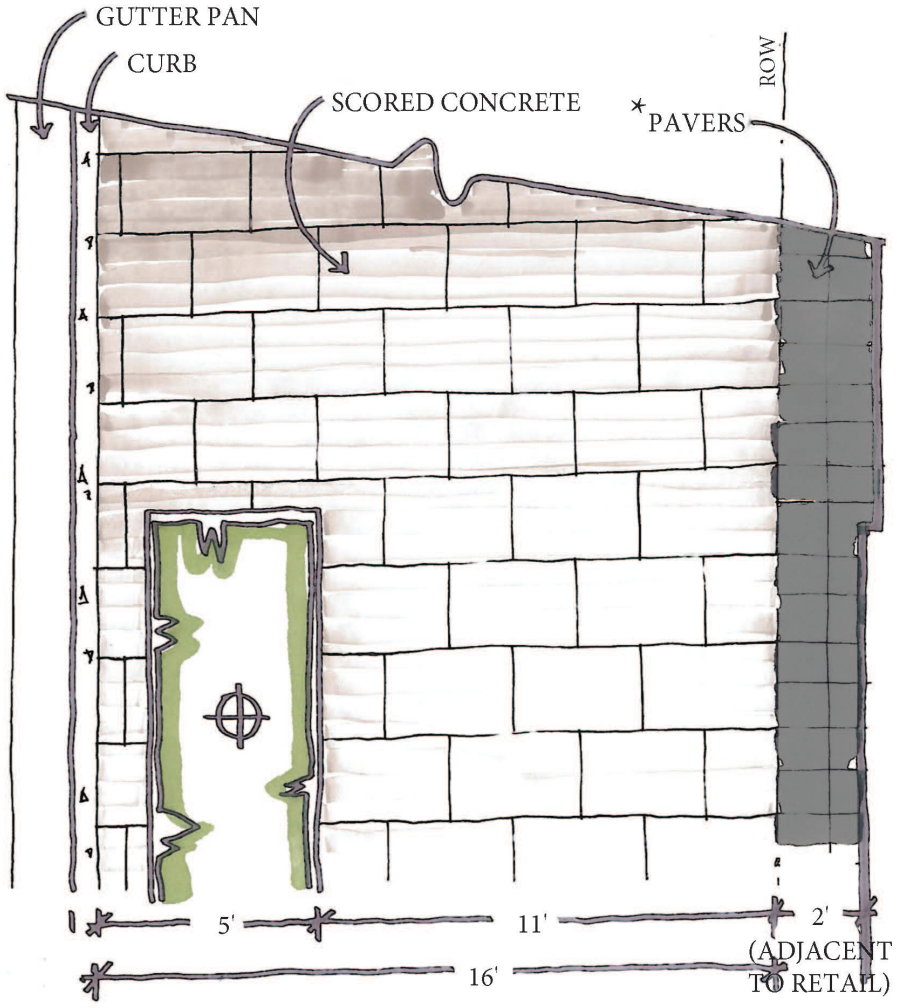
The intent of this sidewalk is to provide a concrete surface with a pedestrian-scale scoring pattern within the larger development areas and small area plans.

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

OCTOBER 2013

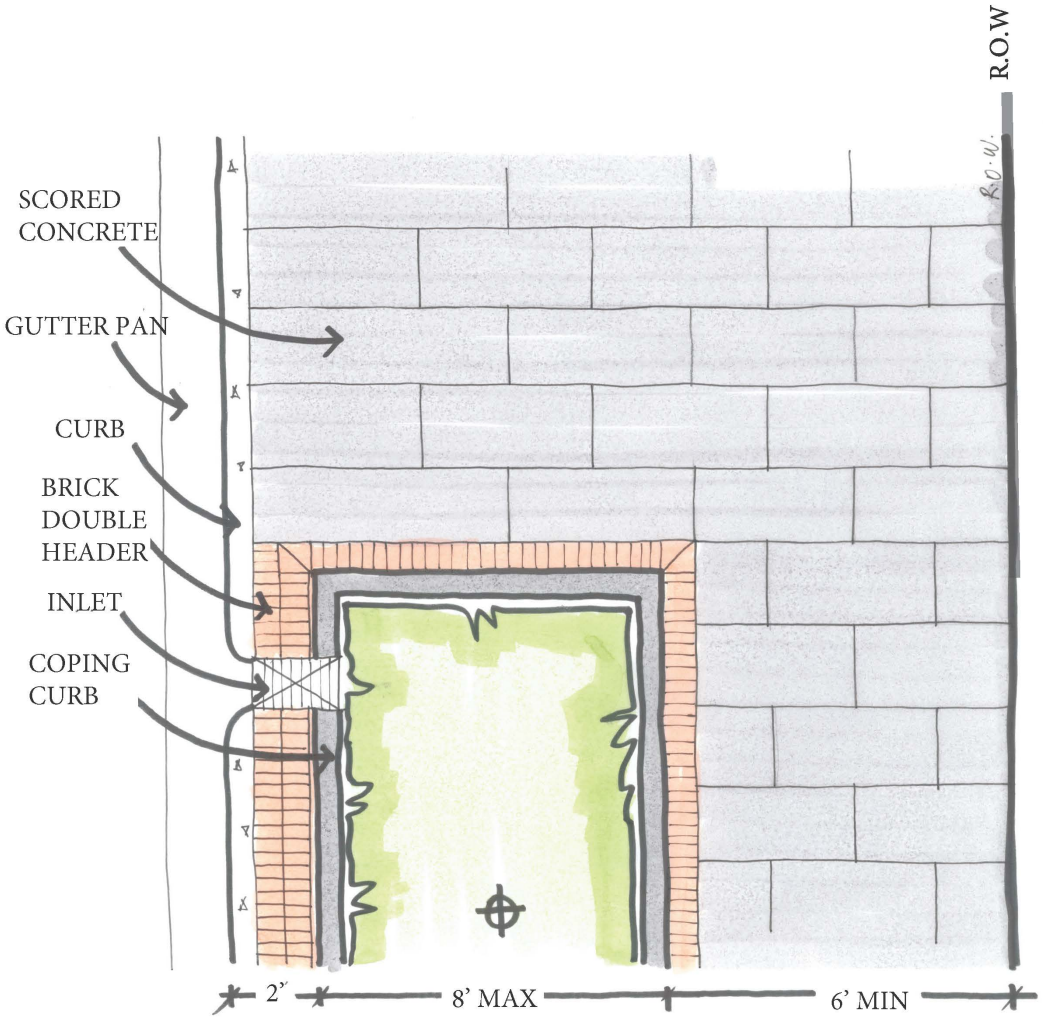


INTENT:

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 out side of the right-of-way, adjacent to the retail - commercial areas.

SIDEWALK MATERIALS - TRISECTED RUNNING-BOND SCORED CONCRETE WITH BMP

OCTOBER 2013

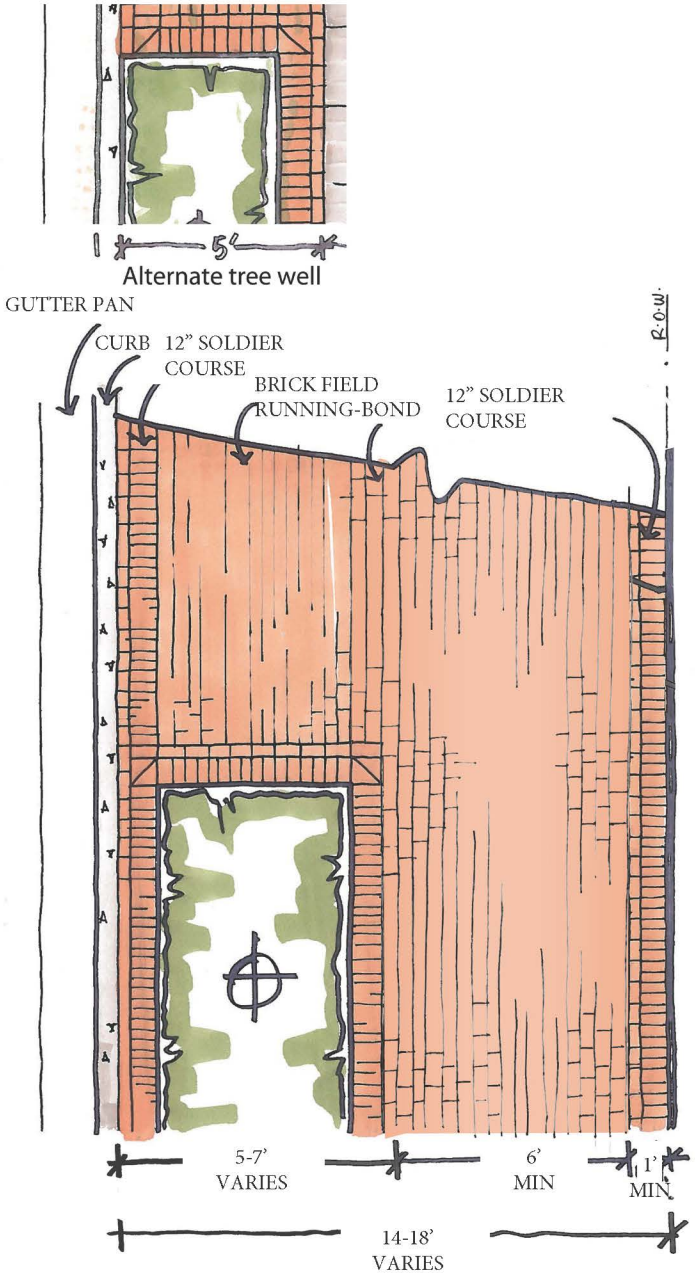


INTENT:

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

OCTOBER 2013



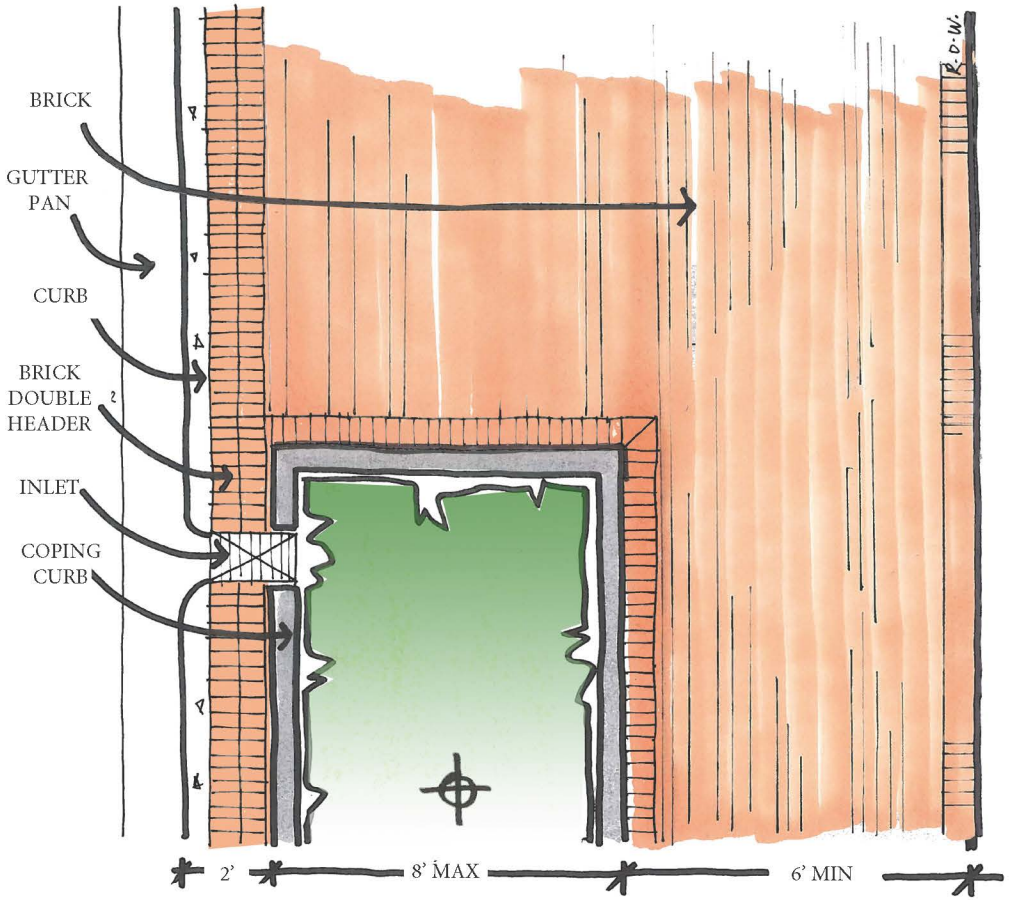
INTENT:

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

OCTOBER 2013

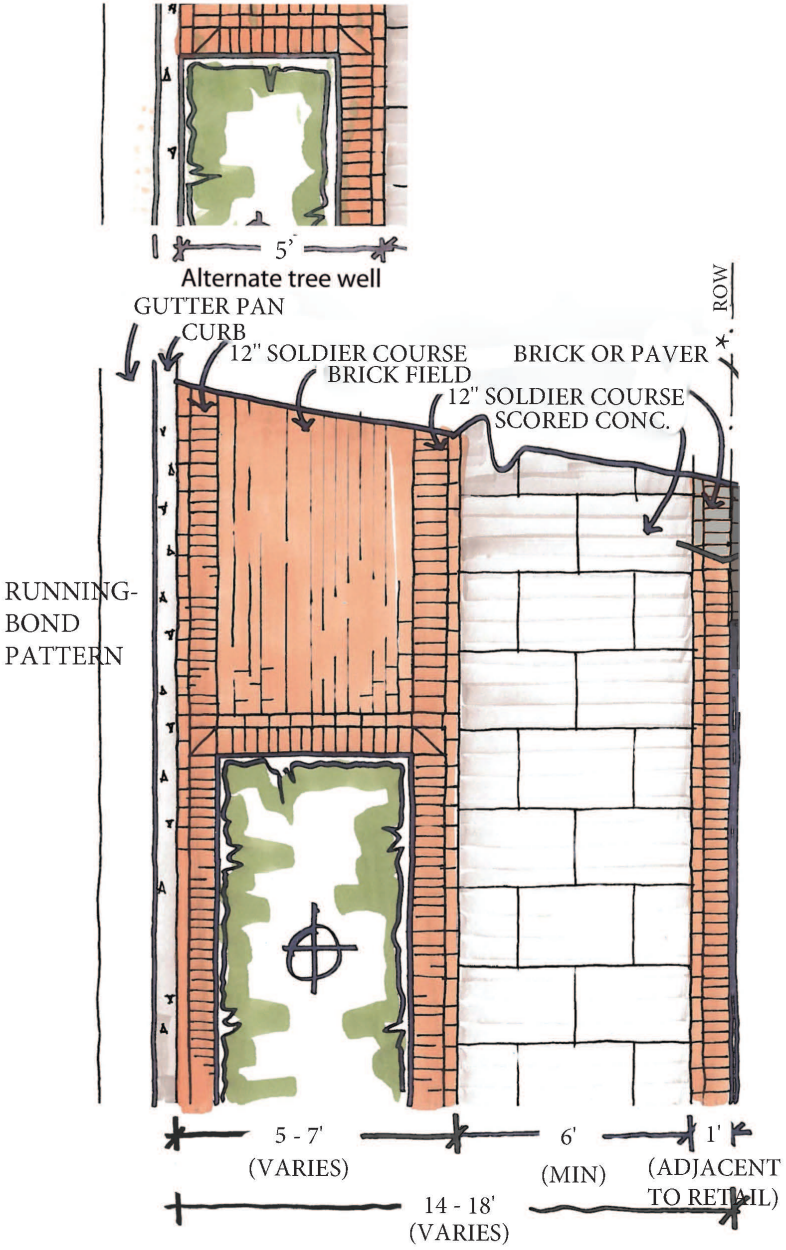
RUNNING-BOND PATTERN



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

OCTOBER 2013

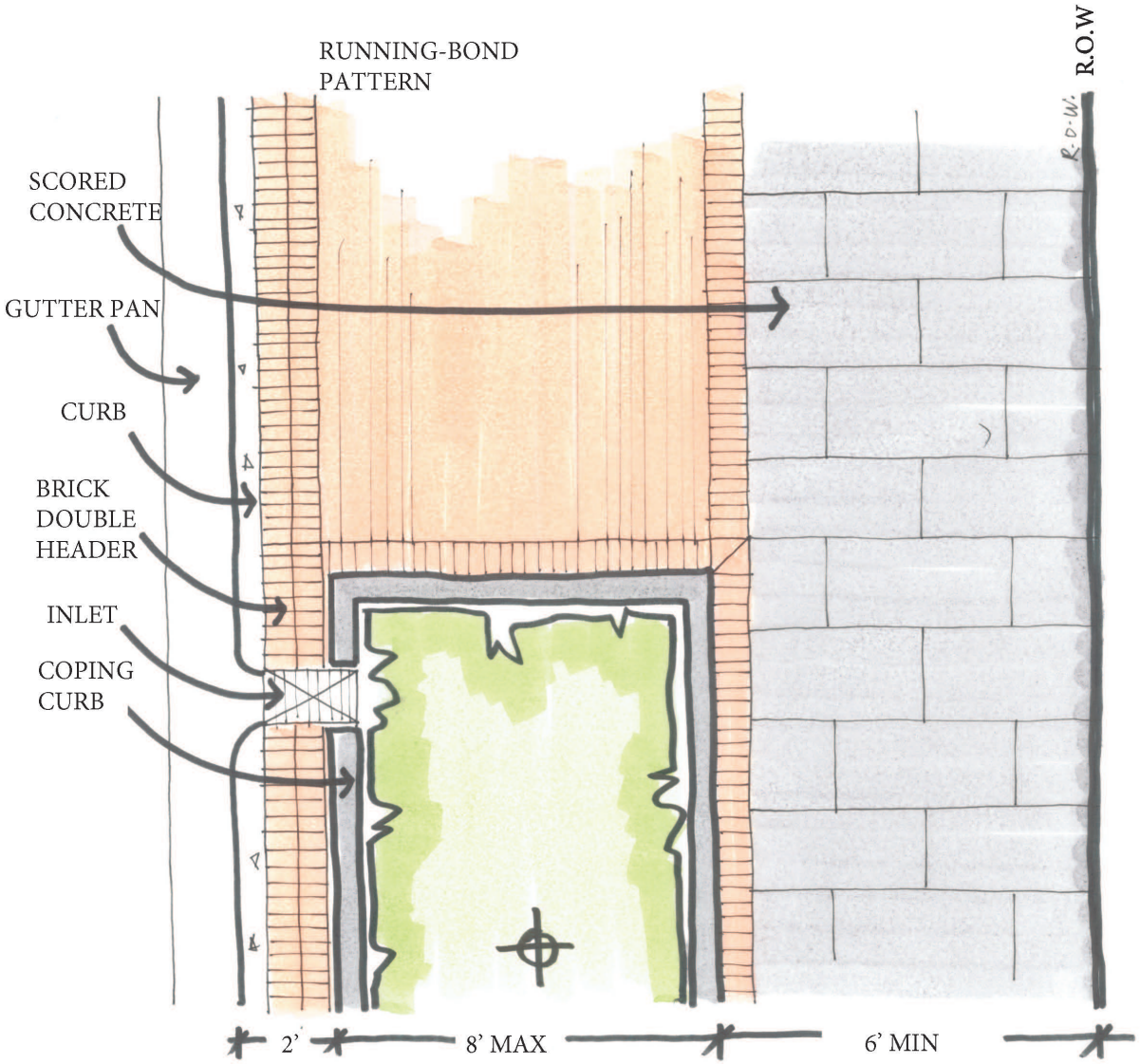


INTENT:

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

SIDEWALK MATERIALS - BRICK/CONCRETE HYBRID WITH BMP

OCTOBER 2013



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

SIDEWALK MATERIALS - CITY STANDARD CONCRETE

OCTOBER 2013

INTENT:
This sidewalk will be provided within areas where city-standard concrete sidewalks are required
The scoring pattern is intended to generally be 6'x6' where appropriate or required by the City.