



BEAUREGARD

URBAN DESIGN STANDARDS & GUIDELINES

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& DOVER KOHL & PARTNERS
JULY 11, 2013

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Chapter 1: Introduction

1.1 Intent of Standards and Guidelines

- (1) These Design Standards and Guidelines (Standards and Guidelines) contain standards and guidelines that impact the design and character of development within CDD #21 and CDD #22. This document augments the Bearegard Small Area Plan (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 CDD #21 and #22. Standards shall require a higher level of review and the expectation is that new development will be required to comply with these Standards. Any deviation from the standards contained herein shall be evaluated and determined through the Development Special Use Permit (DSUP) process. Guidelines are advisory and new development is encouraged to incorporate them as appropriate.
- (3) These Standards and Guidelines are exclusively applicable to new development within 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 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 also shown for illustrative purpose and meant to help demonstrate future development within the CDD #21 and #22 .
- (7) 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 elements:

- (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:

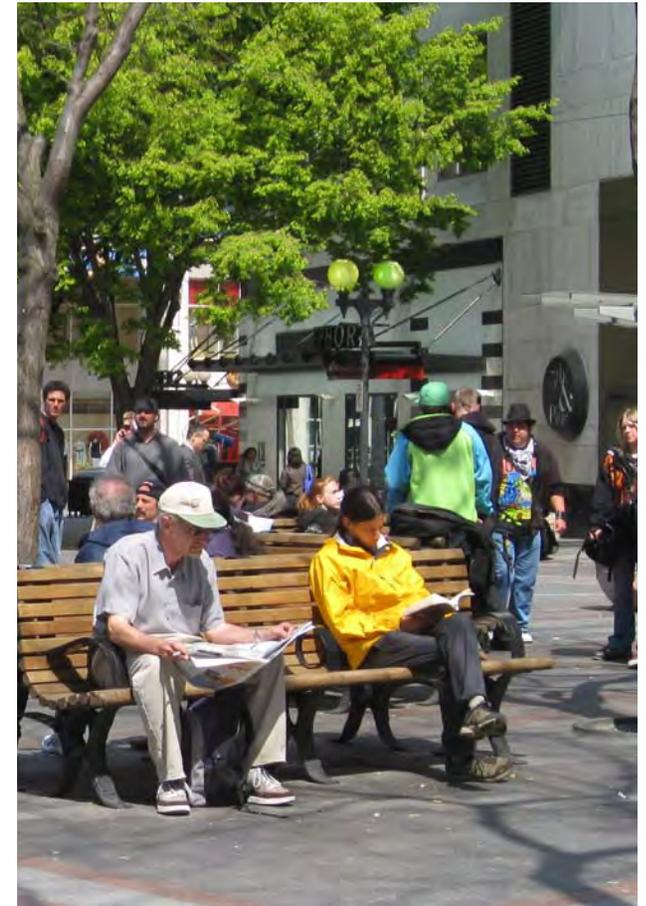
a) The Community

- (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 the streetscape 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. Architecture and landscape design should reflect local climate, topography, history, and building practice.
- (4) Public gathering places should be distributed to locations that reinforce neighborhood identity.



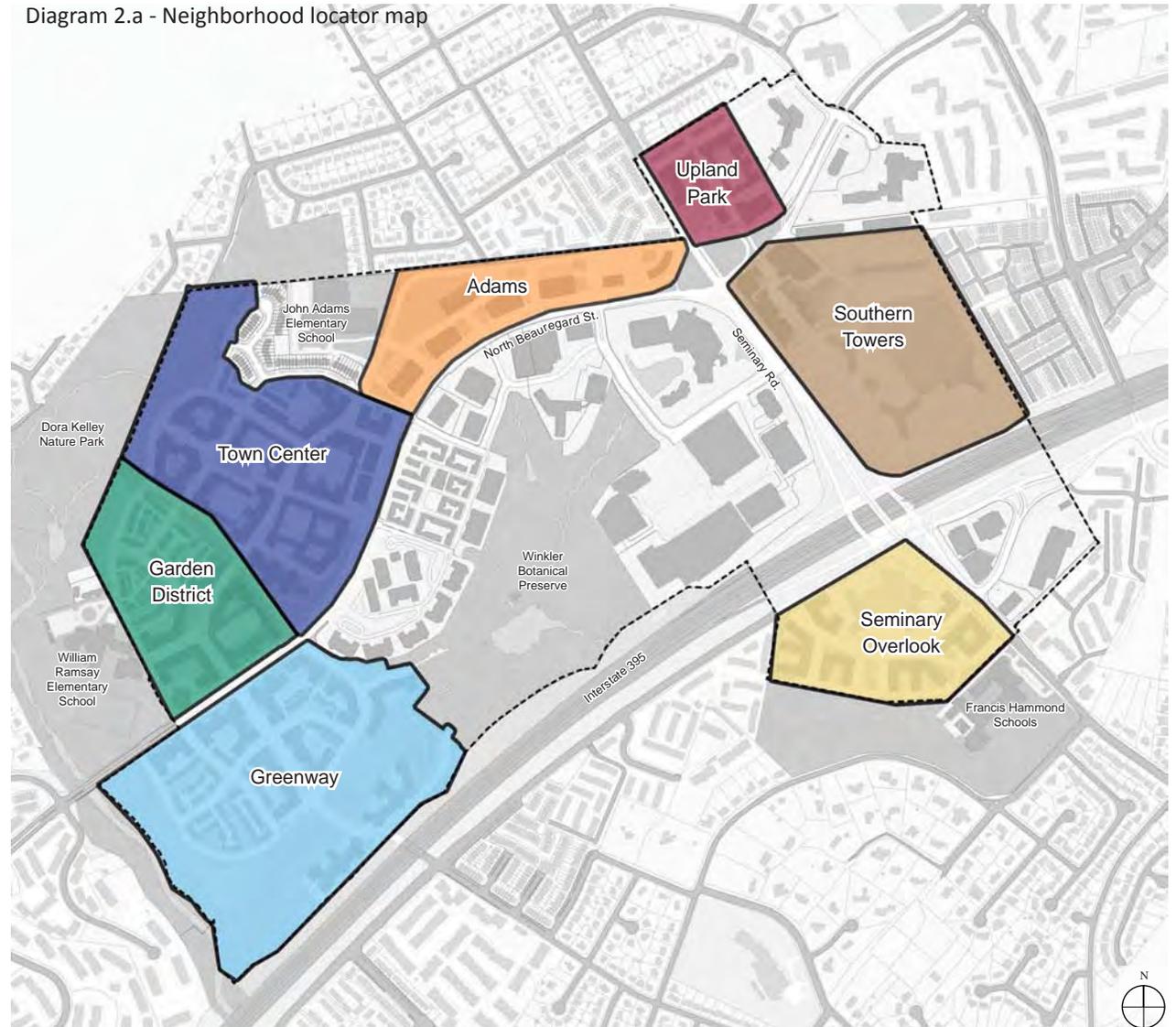
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Chapter 2: Neighborhoods

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. It is the intent of this document to create 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 Ave. within the neighborhood, the CDD Concept 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 Ave. The infill buildings will help complete the transformation of Kenmore Ave. (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).

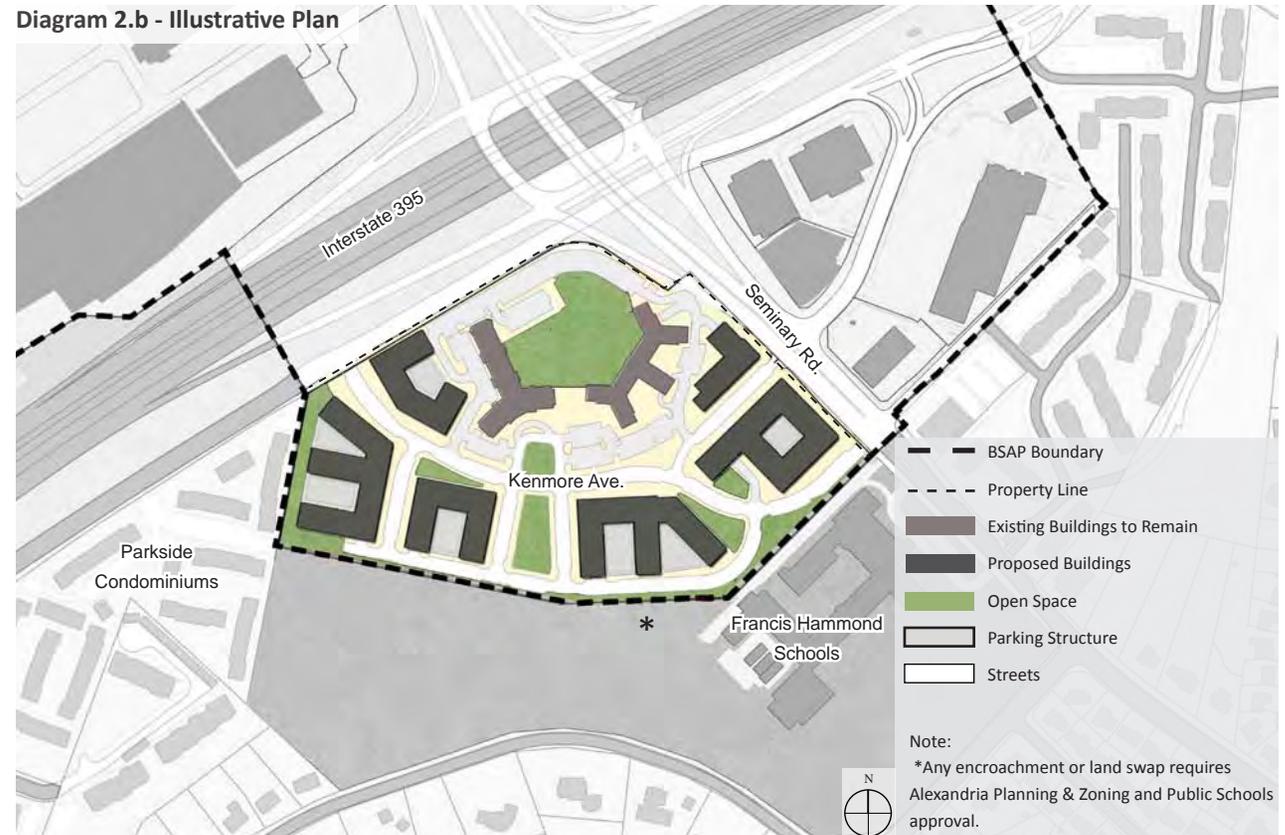
The central design feature of the Seminary Overlook neighborhood will be the development of a central public green that is prominently located along Kenmore Ave. and will serve as the heart of this primarily residential neighborhood. The green will further help to join together the new residential buildings 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 Rd. at the existing signalized intersection of Seminary Rd. and Library Lane. The realignment will create direct westbound access to Seminary Rd. 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 Rd. (see Diagram 3.g)



Courtesy of RocketDogPhoto

Diagram 2.b - Illustrative Plan



b) Southern Towers Neighborhood

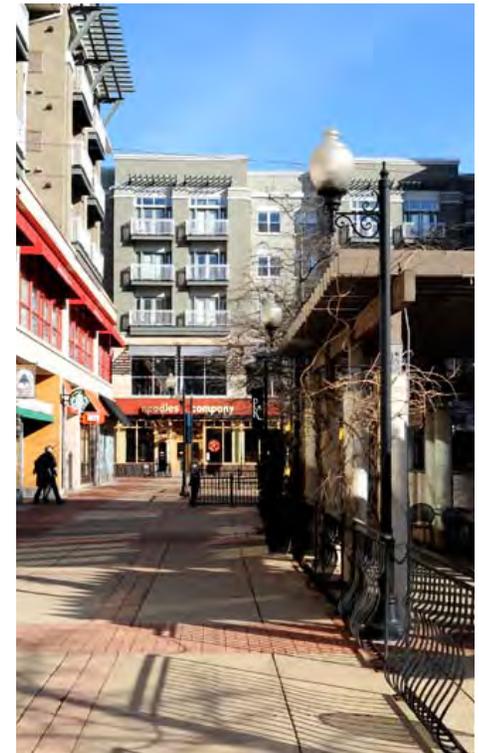
Southern Towers has access to transportation including direct access from southbound I-395 and currently provides the community with approximately 2,300 residential units. This community serves as an important residential hub for Alexandria and through the planning and rezoning process will become an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



Diagram 2.c - Illustrative Plan



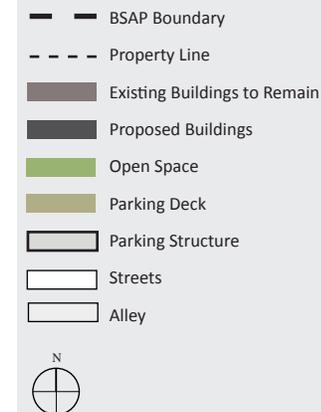
c) Upland Park Neighborhood

The Upland Park neighborhood is primarily planned as a residential neighborhood but is also planned to include commercial and retail 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 blocks, 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 protected entries along the tree lined sidewalks. The north 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 on retaining the existing building at the intersection of N. Beauregard St. and Seminary Rd. If and when the property containing this building becomes available, development of a hotel or office building in that location may be realized as depicted in Diagram 2.d. and envisioned in the BSAP. The interim plan will be depicted throughout this document.

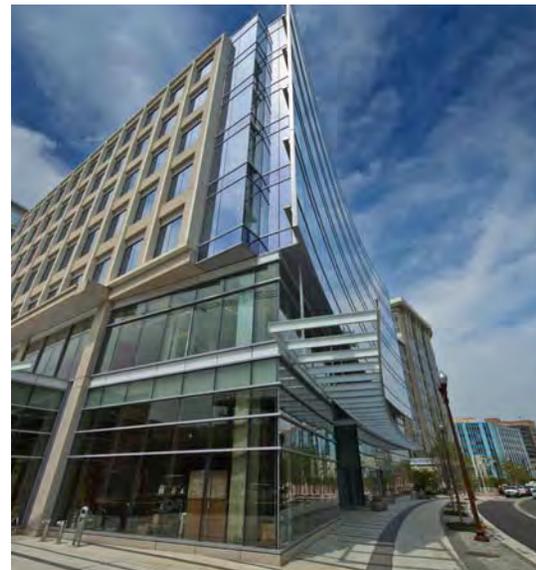


d) Adams Neighborhood

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 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 North Beauregard St. and Seminary Rd. (the ellipse) will frame one of the corners of the 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.

The location and configuration of the streets have been designed and configured in cooperation with the adjoining John Adams Elementary school. The small area plan recommends the provision of an open space/park that can also be used by the adjoining school and community.



- — BSAP Boundary
- - - Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Structure
- Streets
- Proposed Transitway Stop

Note:

- ① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

e) Town Center Neighborhood

The Town Center is the most urban of the Beauregard 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



- BSAP Boundary
- Property Line
- Neighborhood Boundaries
- Fire Station
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Structure
- Streets
- Proposed Transitway Stop

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. This 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.



Diagram 2.h - Proposed Illustrative Plan See Key on page 2.6



Multi-Purpose field and adjacent Firehouse



g) Greenway Neighborhood

The Greenway 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 potential pond, 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).



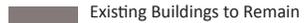
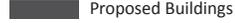
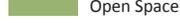
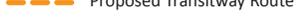
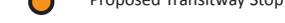
Chapter 3: Plan Framework

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

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

Note:

① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

Diagram 3.a - Illustrative Plan



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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 framework street location, will be as generally depicted in (Diagram 3.b) The location of the non-framework streets 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

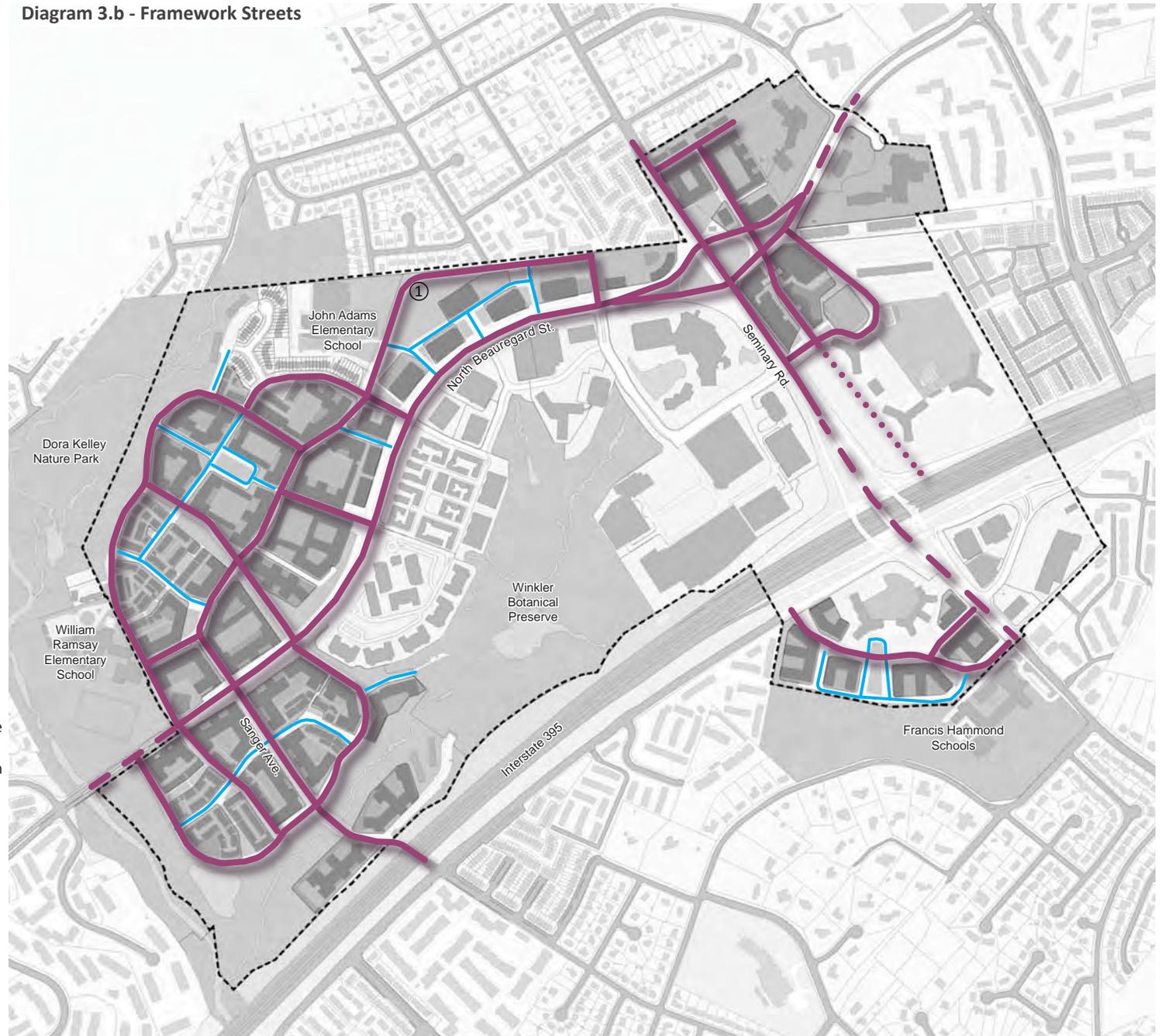


Diagram 3.b- Framework Streets

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

Note:

- ① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

c) Street Hierarchy

The CDD #21 and #22 sites 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. 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. 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.

i. Standards

- (1) The streets shall be built according to the Framework Street classification type assigned to each street as specified in Diagram 3.c.
- (2) Streets shall be constructed in the location depicted in the approved CDD #21 and #22 Plans and to their appropriate cross-section dimensions as shown in this Chapter 7.
- (3) The street hierarchy designations are as described below and shall meet the following requirements:
 - (a) **“A” street:** Primary streets include the major streets within the CDD #21 and #22 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 St. and Seminary Rd. 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 quality of architecture and streetscape. Access to alleys (excluding N. Beauregard St. and Seminary Rd.) 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.
 - (iv) Buildings with frontage on both Seminary Rd. and the new internal street should have entrances on the internal streets.
 - (b) **“B” Street:** Secondary Streets include smaller, community-scaled streets that connect different neighborhoods together. A high quality of architecture and streetscape is required.
 - (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.
- (4) The street network shall be designed to prioritize connectivity.
- (5) Pedestrian access shall be provided along sidewalks, as well as through pedestrian mid-block passages in locations depicted in the approved CDD #21 and #22 Plans.

ii. Guidelines

- (1) Streets should be built to consider all modes of transportation and should be consistent with the Complete Streets Policy.
- (2) Streets should terminate at other streets, forming a network.
- (3) Where possible, streets should connect to surrounding communities or pedestrian connections should be provided as shown in Diagram 3.g.
- (4) Transitway stops should be well integrated into the urban environment and should be safe and accessible for users.

Diagram 3.c - Street Hierarchy

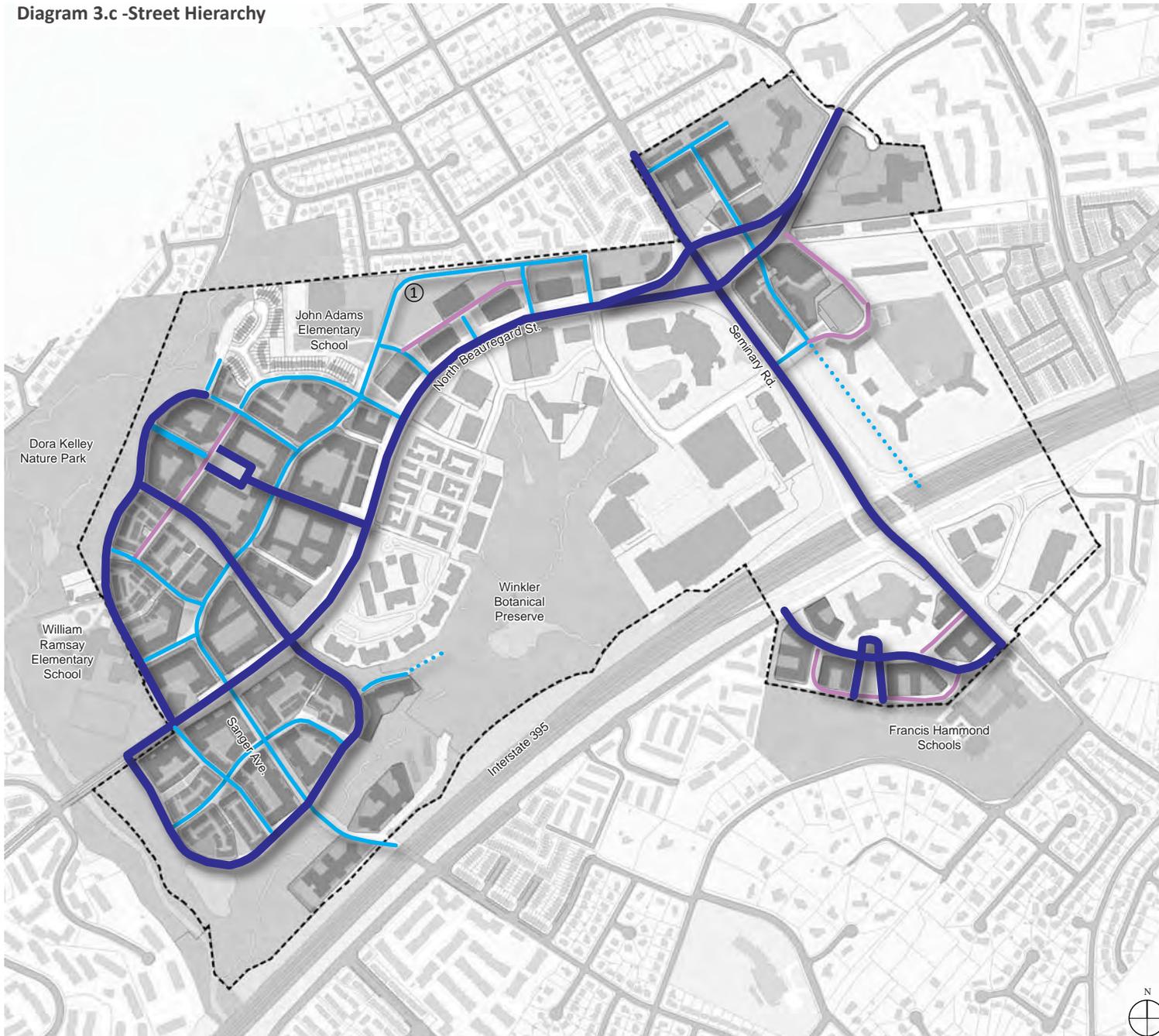


Diagram 3.c - Street Hierarchy

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

Note:
 ① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will 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 of the CDD zoning and concept plan.
- (2) Affordable and workforce rental housing units shall be dispersed throughout the Plan area in neighborhoods containing residential units and shall include a mix of unit types, a mix of affordability levels and a mix of existing and new units, including accessible units.
- (3) 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 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.
- (4) Public open space shall be provided within each neighborhood as shown in Diagram 3.h, 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 (required and 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) Facilities for flexible community functions should be considered as part of the DSUP process.
- (4) 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

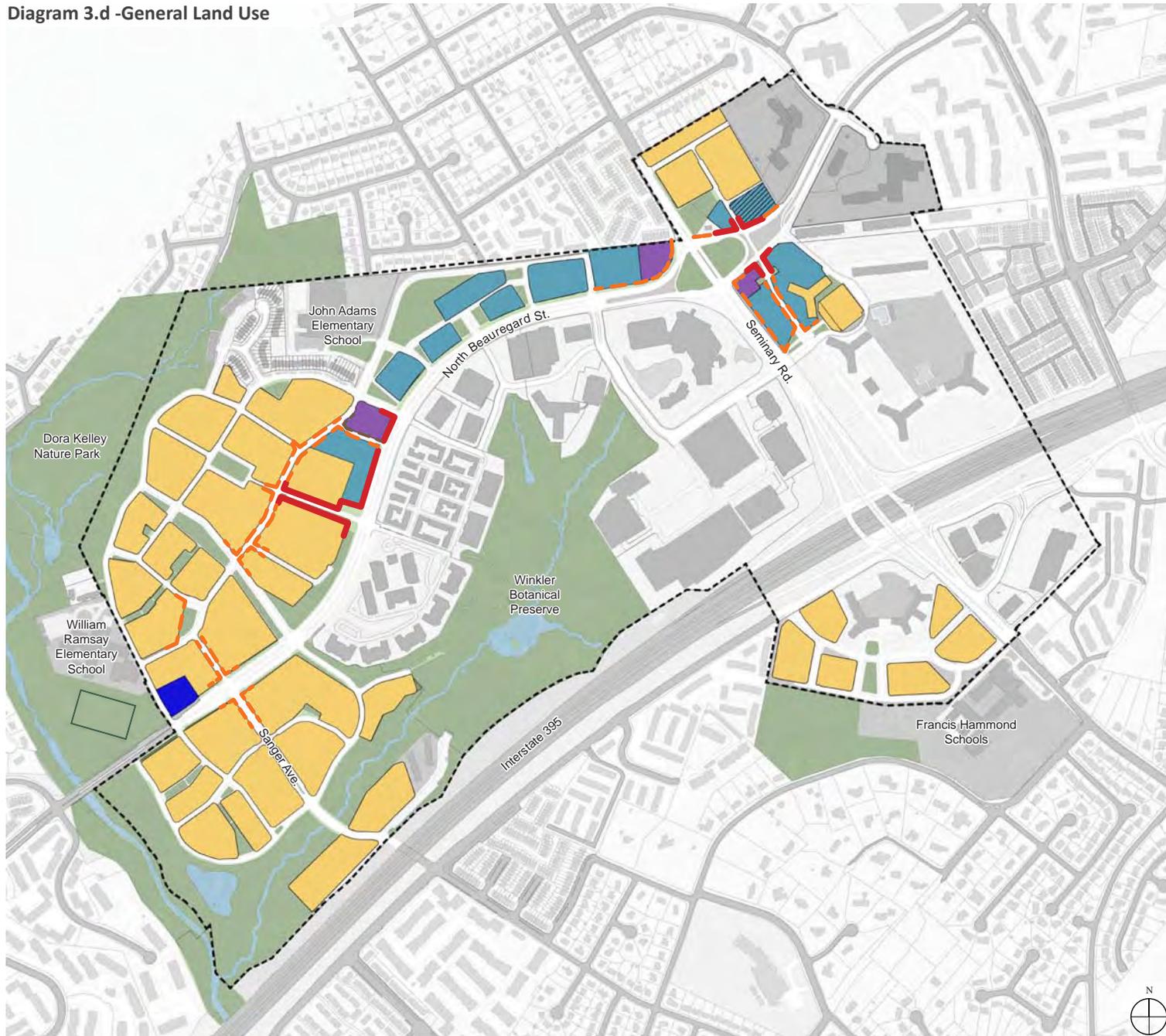


Diagram 3.d - General Land Use

- 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)

Note:
The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

e) Building Heights

Building heights, should relate to their surrounding context. The Building Heights Plan assigns a minimum and maximum height limit to each block. A diversity of building types and forms shall be accommodated. The highest heights are located in the Town Center, along Beaugard, and in close proximity to the transit stations.

i. Standards

- (1) Each block shall conform to the building height specified in Diagram 3.e.2.
- (2) 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.
- (3) 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.
- (4) 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 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 and is incorporated into a roof or provides a building setback.
- (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

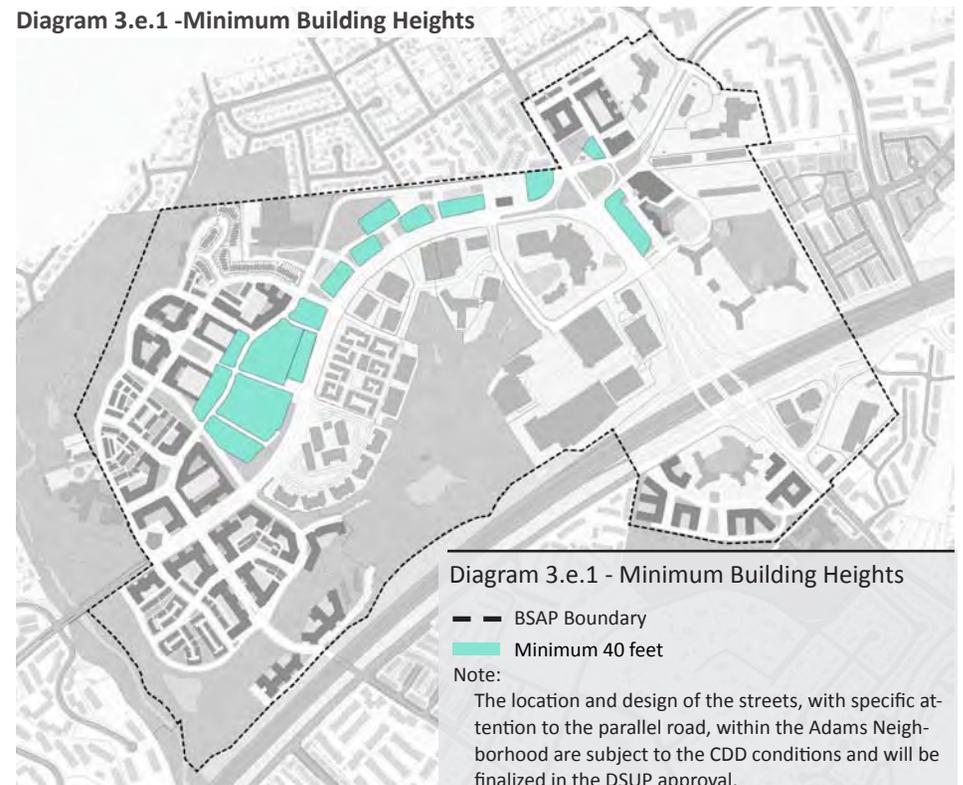


Diagram 3.e.2 - Building Heights

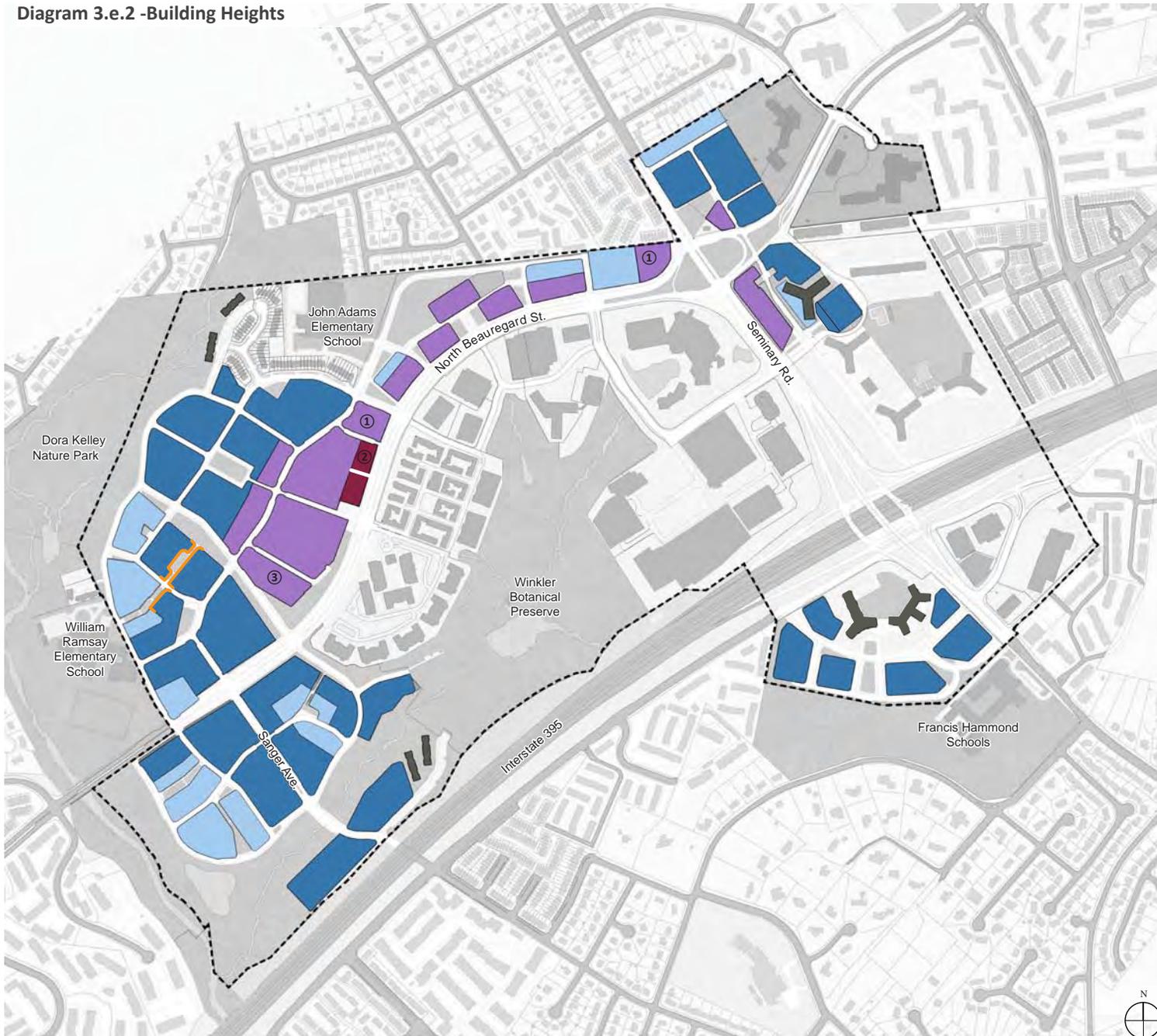


Diagram 3.e.2 - Building Heights

- 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 connections.
- ① Building height limited to 6 stories
- ② Building height limited to 9 stories, maximum 115 feet
- ③ Building height limited to 10 stories, maximum 110 feet

Notes:

Maximum height 60', except for multi-family buildings with pitched roofs and/or ground floor retail, in which case maximum height is 70'.

The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

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.

ii. Guidelines

- (1) Signature facades should provide the highest level of design, and an innovative use of materials.
- (2) Architectural features, such as towers, cupolas and lanterns should be used to address highly visible corners or terminated vistas.
- (3) Gateway elements should provide special elements at street terminations to frame views. This may include public art, special landscaping and/or building forms.

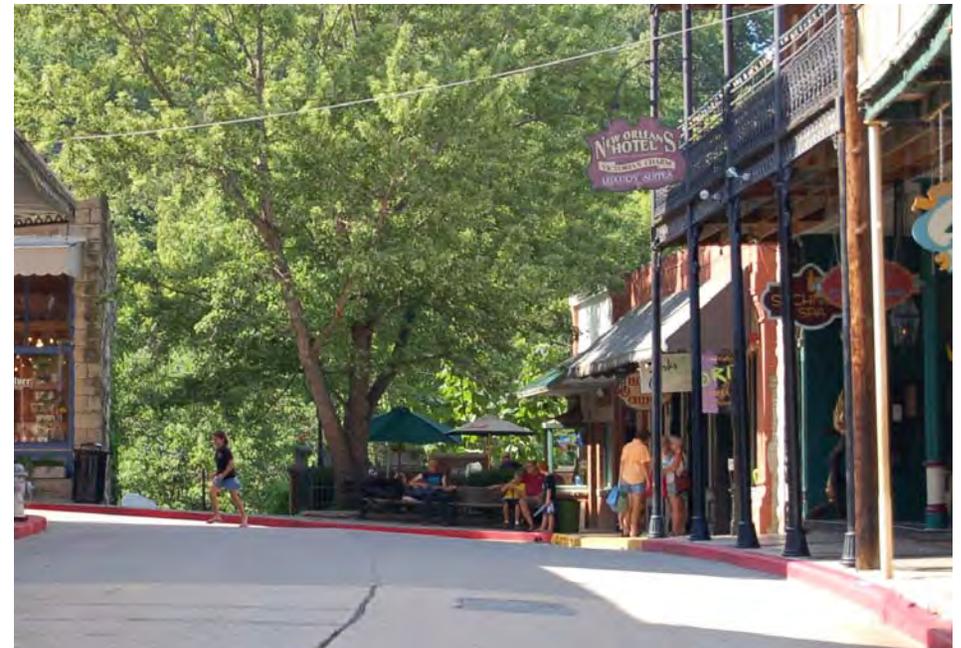


Diagram 3.f - Gateway Elements & Signature Facades



Diagram 3.f - Gateway Elements & Signature Facades

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

Note:
 The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.



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 mid-block passages will provide pedestrians with more choice of routes, creating a complete and diverse bicycle and 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 CDD #21 and #22. Mid-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) Mid-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) Enhanced street crosswalks should be provided at mid-block locations where mid-block passages intersect with streets.
- (2) 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.
- (3) 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.

- (4) Adequate bicycle parking should be provided within public and private open spaces in accordance with Alexandria's Bicycle Parking Standards
- (5) Placement for future bike share should be considered in near high activity, retail and/or transit locations.
- (6) 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.
- (7) Consideration of a future trail connection between the Upland Park neighborhood and the Alexandria Campus of the Northern Virginia Community College will be considered as part of the redevelopment within the Upland Park neighborhood and adjoining sites. The site configuration within the Upland Park neighborhood should not preclude a future trail connection to the community college.



Diagram 3.g - Bicycle & Pedestrian Network

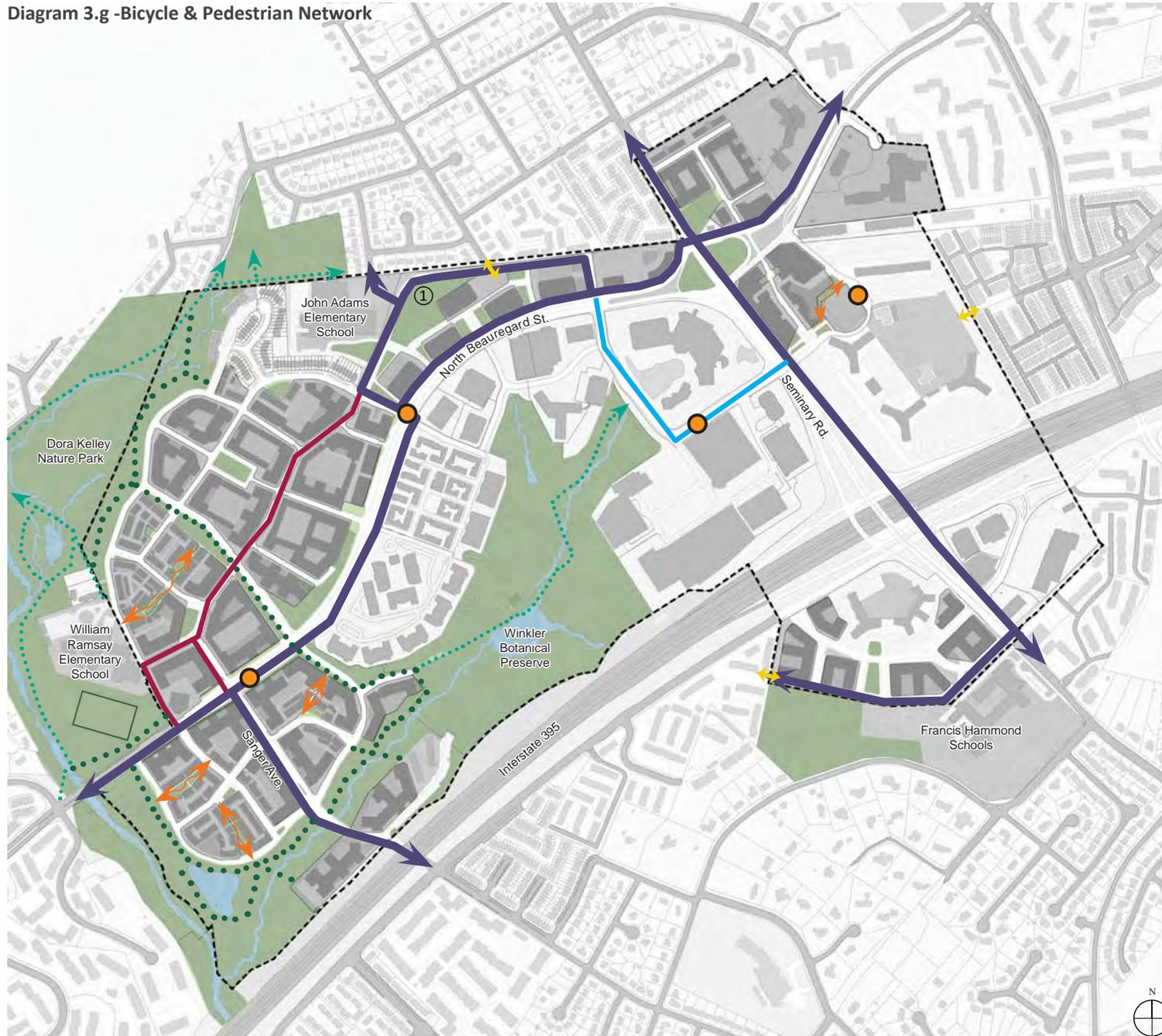


Diagram 3.g - Bicycle & Pedestrian Network

- 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)
- Major Mid-Block Passages
- Potential pedestrian and bicycle connections to neighboring communities
- Proposed Transitway Stop

Note:
 ① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.



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 CDD #21 and #22, 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 CDD #21 and #22. (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 CDD #21 and #22. Additional open space (public access and private access) shall be provided. Detailed Open Space is provided in Chapter 9 - Neighborhood Specific Standards and Guidelines.

i. Standards

- (1) Each neighborhood shall provide public open spaces as shown on Diagram 3.h. The specific design and location of the open spaces, as well as their general programming, shall be further detailed during 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. If approved as part of the DSUP process, such buildings and structures shall not be deducted from the maximum square footage.

- (7) A range of open space types, each with their own character and scale shall be provided within each neighborhood. Each open space type will be determined during the DSUP process and designed for their principal intended character and function as set forth in Table 3.h.1.
- (8) Major mid-block pedestrian passages shall be required as depicted in Diagram 3.h and shall generally be 30 to 60 feet wide.
- (9) Walls within Defined Open Spaces shall be constructed of brick, stone or concrete. Fences shall be built of painted metal and/or wood.
- (10) Plants within Open Spaces shall require minimal maintenance and be horticulturally acclimatized to the region.
- (11) Open spaces shall contain benches, trash receptacles and bike racks, in keeping with the scale of the space.
- (12) Furnishings within public open space shall meet all applicable City standards.
- (13) Paving within Greenways shall consist of pervious materials.

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 should consist of the following pervious and non-pervious materials such as: 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 -Illustrative Public Open Space Types

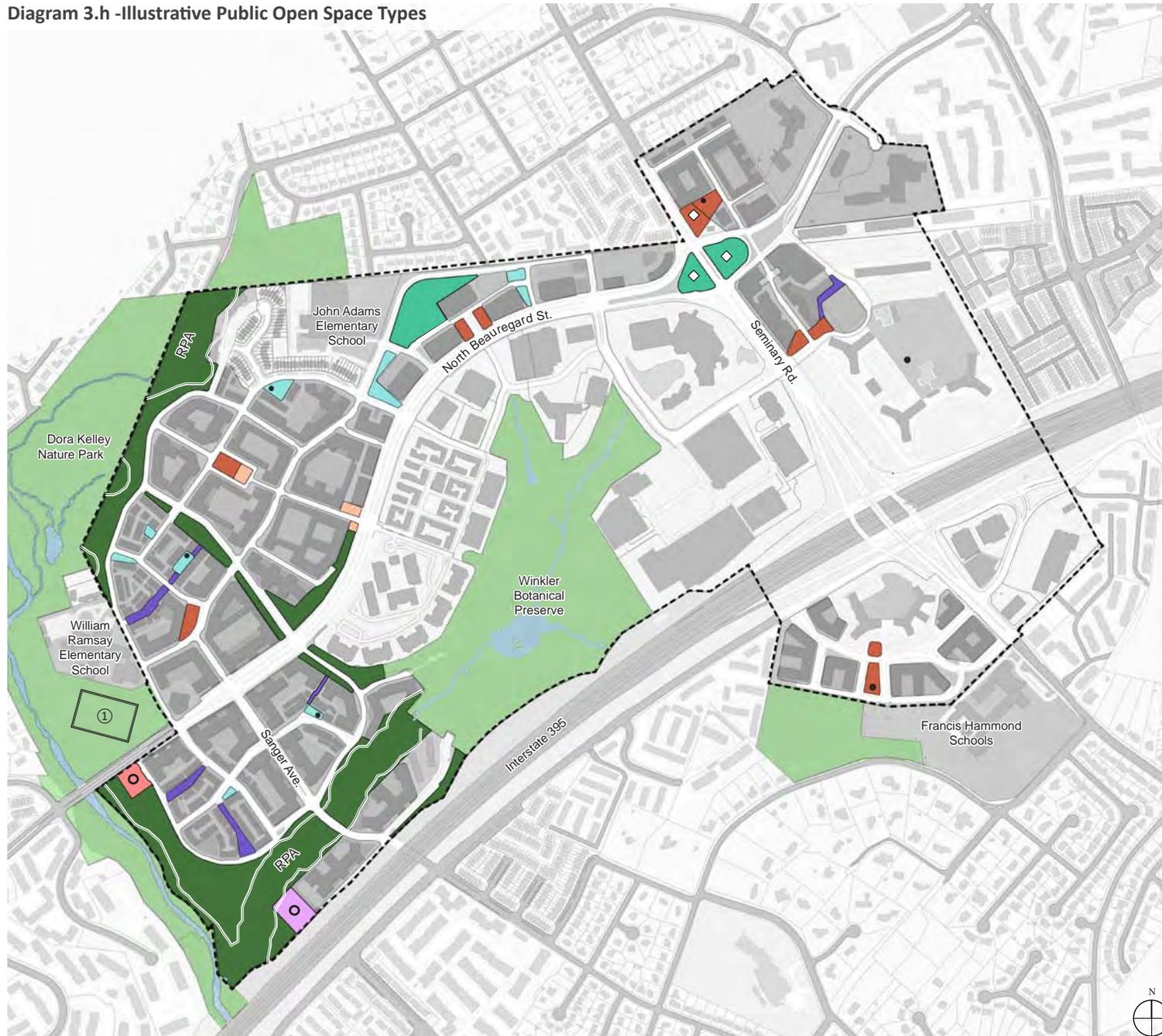


Diagram 3.h Public Open Space Types

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
(A playground will be located in each of the six residential neighborhoods.)
- Existing Major Adjacent Open Space
- City-Owned Land
- The possible location of the Community Garden and Dog Park are shown for illustrative purposes only. Specific size, design and location to be defined during the DSUP process.
- ① Athletic field to be constructed by the City using developer contributions

Note:
The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

TABLE 3.H.1 OPEN SPACE TYPES

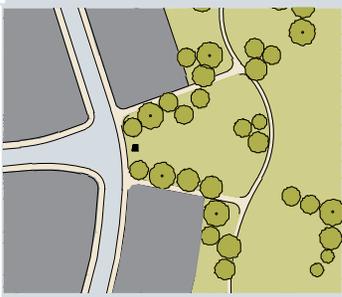
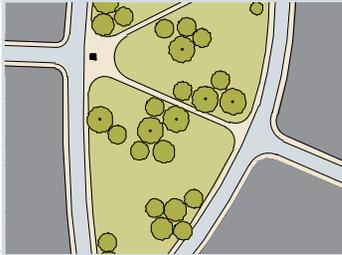
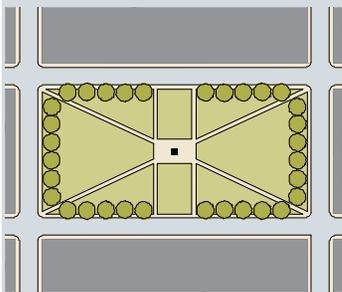
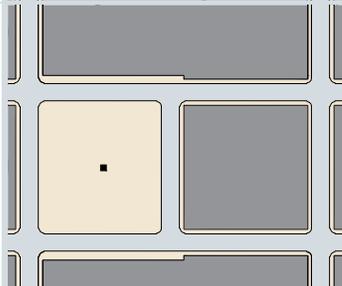
TYPE	CHARACTERISTICS	DIAGRAM	PHOTOGRAPHIC ILLUSTRATION
GREENWAY (GW)	Highly accessible and visible larger open space for structured active and passive recreation. Greenways have extensive street frontage and are spatially independent of surrounding building frontages. Landscape treatment can consist 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.		
GREEN (GR)	A neighborhood-centered local open space sized to site conditions and available for unstructured passive and active recreation. Greens are 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.		
SQUARE (SQ)	Prominently sited urban open space for unstructured civic use, commercial activity and passive recreation. Squares are 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 0.15 acre to 2 acres.		
PLAZA (PZ)	Major urban open space for civic purposes and programmed activities. Plazas are spatially defined by building and street frontages. Building edges at grade 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 the 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 0.10 acre to 2 acres.		

TABLE 3.H.1 OPEN SPACE TYPES

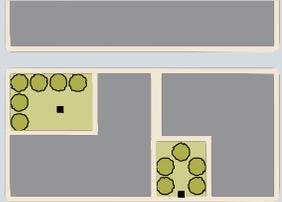
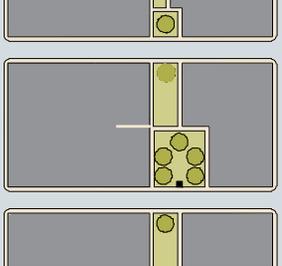
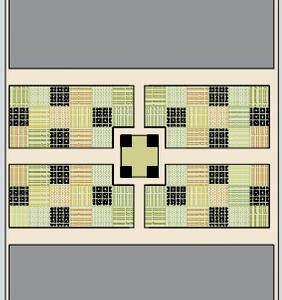
TYPE	CHARACTERISTICS	DIAGRAM	PHOTOGRAPHIC ILLUSTRATION
POCKET PARK (PP)	A small open space designed for both passive and active recreation. In residential areas, pocket open spaces may include playgrounds attached within a block or detached within the neighborhood. There shall be no minimum or maximum size.		
MAJOR MID-BLOCK PASSAGES (BP)	Linear open space passage dedicated to pedestrian use only, providing mid-block connection between streets or destinations. Passages are generally defined by buildings and provide 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. Provisions for emergency vehicles should be considered in their specific design.		
COMMUNITY GARDEN (CG)	A grouping of garden plots available for small-scale cultivation, generally for residents of apartments and other dwelling types without private gardens. 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. In the Greenway District the community garden shall be 2,500 square feet minimum.		
DOG PARK (DP)	A small open area specifically designed and equipped for the play of dogs. A dog park is fenced, has 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 shall be designed as per city standards.		

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

USES	GW	GR	SQ	PZ	PP	BP	CG	DP
ACTIVE USES								
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
PASSIVE USES								
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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Chapter 4: Urban Design

The character of Beauregard will be principally established by the size of the blocks, quality of the buildings on private lots and their meaningful relationship to the surrounding public spaces and streets. Urban Standards and Guidelines regulate the private land by establishing the physical and functional relationships between buildings. They prescribe the rules related to block size, building placement and massing (including setbacks, height, and frontages), and other Standards and Guidelines essential to creating a pedestrian-friendly, high-quality urban environment.

a) Blocks

One of the measures to ensure that Beauregard will develop as an urban, pedestrian-oriented series of neighborhoods is to require urban human-scaled block sizes for each of the neighborhoods.

i. Standards

- (1) Block sizes shall have a maximum perimeter of 1,600 feet. The intent of this standard is to maintain the permeability of all blocks in order to facilitate pedestrian movement and ensure the opportunity for blocks to accommodate uses that otherwise meet the urban design goals of this document. Block perimeter shall be measured as the right-of-way perimeter adjacent to public streets (dedicated or public access easements) Block size is further illustrated in Chapter 10 - Definitions.
- (2) Where mid-block pedestrian passages of 30 to 60 feet are provided, (see illustrative definitions in Chapter 10) the block perimeter shall be measured from public right-of-ways (dedicated or public access easements) to the mid-block pedestrian connections. Under this provision, the mid-block pedestrian passages shall be continually open to the public and connect two public streets.
- (3) Other mid-block pedestrian passages in mixed-use and commercial areas, as depicted in Chapter 9, shall be allowed to be a minimum of 15 feet wide.

ii. Guidelines

- (1) Where possible, mid-block passages should be provided to ensure permeability of blocks.
- (2) Other mid-block passages for residential locations should be a minimum of 20 feet wide. They may be softscaped or hardscaped and should be well lit for security and comfort purposes.



b) Building Character & Massing

Buildings that line the street should generally be in scale with the width of that street. The mass of a building also contributes to the air and light quality of a street. The size of a building is independent of its scale as articulating the massing can modify its scale. A building's massing can be articulated horizontally in plan (in and out), vertically in elevation (up and down), or both. Building character and massing are important features of neighborhood design as they contribute to the beauty and walkability of a community.

i. Standards

- (1) Buildings shall provide architectural scaling and material elements to reduce the appearance of the height and length of building facades through the use of changes in wall plane, height, and materials.
- (2) Large-scale buildings shall be architecturally differentiated through the use of color and materials within each block.
- (3) Buildings shall incorporate a variety of materials, fenestration, patterns and colors to ensure the articulation of the street wall.
- (4) The articulation of multi-family building courtyards shall maintain a minimum width:height ratio of 1:3 in at least one dimension, in order to avoid light well conditions. Courtyards should be wider where possible.
- (5) HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces. Through-wall units or vents shall be prohibited along street frontages and open spaces, unless recessed within a balcony.

ii. Guidelines

- (1) A variety of heights is encouraged within the neighborhoods
- (2) Uninterrupted facades should be discouraged. Long buildings (over 250 feet long), should be broken down to a scale comparable to that of the buildings on the rest of the block face. This can be accomplished by articulating the building in plan or elevation.
- (3) The design and façade treatment of mixed-use buildings should differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, etc.), changes in fenestration, façade articulation and/or material changes.
- (4) Mixed-use buildings should be articulated with architectural projections, such as terraces, awnings, canopies and bay windows in order to provide variation to the building massing.
- (5) Buildings should allow for live-work and comparable ground floor uses to occur where possible.
- (6) Balconies may be indented (as loggias) or cantilevered, excluding where retail is provided. Where appropriate, cantilevered balconies should be integrated within and add to the overall architectural design and aesthetic appearance of the building utilizing complementary materials and scale.



c) Building Frontages and Setbacks - Building Streetwall

Maintaining a consistent streetwall is a fundamental component for a vibrant and interesting pedestrian life and a coordinated public realm. Buildings should respond to their context and character of each neighborhood. For example, in the Town Center, buildings may have zero or shallow setbacks and generally be at the back of the sidewalk. Buildings closely aligned to the street edge, with consistent setbacks, provide a clear sense of enclosure to streets, enabling them to function as human-scaled, outdoor rooms while other neighborhoods may have deeper setbacks for front yard or courtyards. The placement of the building and design of the facade along the street edge should be given particular attention, as it is that portion of a building that is the primary contributor to pedestrian activity. Building setbacks and frontages terms are illustrated in Chapter 10 - Definitions.



i. Standards

- (1) Building with retail frontages shall provide a minimum of 85% of the building streetwall along the property line. Exceptions shall include:
 - (a) Along North Beauregard St. where additional setbacks are required as shown in street sections in Chapter 7.
 - (b) Storefronts that provide seating areas may be permitted.
- (2) Office and hotel buildings shall provide a minimum of 80% of the building streetwall along the property line.
- (3) Multi-family buildings shall provide an average setback of 10 feet from the property line for a minimum of 30% of the total frontage of each building. See streetwall definition and illustration in Chapter 10 - Definitions.
- (4) Townhouses and stacked townhouses shall provide the following minimum frontage setbacks:
 - (a) Townhouses with frontages along major mid-block passages and/or public open spaces may be built to the property line.
 - (b) All other townhouses and stacked townhouses shall provide a minimum five foot setback from the property line.
- (5) Corner townhouses and stacked townhouses shall provide a continuous street wall along side streets. Garden walls connecting the principal building to the garage shall maintain the streetwall.
- (6) With the exception of utility rooms, building mechanical equipment, utilities boxes and meters and trash storage shall be located on building roofs, below grade, or in alleys where possible. Where otherwise provided, they shall be adequately screened with landscaping walls or integrated as part of the design of the building. Bathroom and dryer vents shall be permitted to vent through walls.