

City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO. 03-18

DATE: OCTOBER 5, 2018

TO: CONTRACTORS, DEVELOPERS, AND DESIGN PROFESSIONALS

FROM: HEATHER DIEZ, P.E., DEPUTY DIRECTOR, RIGHT OF WAY AND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SERVICES
JEFFREY DUVAL, DEPUTY DIRECTOR, OPERATIONS, TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUBJECT: UPDATE TO MEMO 10-11 ON PAVING FOR PARK AND PLAZA AREAS WHICH ARE TO BE CITY OWNED AND MAINTAINED

In 2011, the City of Alexandria allowed an expanded range of paving materials to be installed in newly constructed or redeveloped park and plaza areas which were to be owned and maintained by the City. The 2011 memo is hereby superseded and updated with this memo.

The Department of Transportation and Environmental Services (T&ES) has the responsibility for maintaining paved areas within City-owned parks and plaza areas. In order to allow greater flexibility in terms of design, performance and appearance, the City shall allow an expanded range of paving and installation techniques for these areas. This Memo sets out:

- the areas of City-owned land where the expanded range of paving materials and installation is permitted
- the range of paving allowable, and
- the specifications for installation.

Background

The City maintains standards for paving installations on City-owned land in order to ensure a level of performance of paved surfaces, to facilitate its maintenance operations, to allow visual coherence and appropriateness (for example in historic districts) and to offer a clear direction to developers, contractors, design professionals and homeowners who are developing in the City.

The existing City standards for paving, and where they are permitted, can be found here:

- City's Memo to Industry 05-08 Standards for Brick Sidewalks:
<http://alexandriava.gov/uploadedFiles/tes/info/StandardsforBrickSidewalks%20.pdf>
- Paving materials for areas of Mt. Vernon Ave (see streetscape section):
<http://alexandriava.gov/uploadedFiles/planning/info/MtVernonAvenueurbanDesignGuidelinescomplete1993.pdf>

Areas where is the expanded range of paving materials is permitted:

The expanded range of paving material and installation techniques set out in this Memo applies to areas of public parks or plazas which are maintained by the City's T&ES Department. It is intended that these areas are suitable for larger scale paving installation (either new areas of construction or areas previously developed) rather than localized or piecemeal installations, or repairs. The suitability of the site(s) for installing the expanded range of paving shall be agreed by the City to the satisfaction of the Directors of T&ES and P&Z (Planning & Zoning), and in the case of impact to City Parks, also to the satisfaction of the Director of RP&CA (Recreation, Parks & Cultural Activities).

City-owned Parks

The City parks covered by this Memo and applicable for the expanded range of paving are the publicly-owned parks identified on the City's website. The full list of Parks arranged in alphabetical order can be found here:

<https://www.alexandriava.gov/recreation/info/default.aspx?id=12342>

The actual boundaries applicable to the expanded range of paving materials shall be determined in the development review process to the satisfaction of the Directors of RP&CA, T&ES and P&Z.

City-owned Plazas

The plazas covered by this Memo and applicable for the expanded range of paving are the publicly-owned open areas which are primarily paved in character and frequently found in urban locations. Plazas shall be considered to be outside the public right-of- way.

The actual boundaries applicable to the expanded range of paving materials shall be determined in the development review process to the satisfaction of the Directors of T&ES and P&Z.

Areas that are not covered by this memo

Property that is privately-owned and maintained is not covered by this Memo, nor is City right of way including City sidewalks and drive aprons, which are covered under separate paving standards. For the relevant paving standards for sidewalks and drive aprons, see the Memo to Industry 05-08 (listed above).

Paving materials

The three paving unit types covered by this Memo shall be permitted in addition to the materials already allowed as City Standard paving materials. These paving units are made of precast concrete, and shall be utilized according to the following specifications:

Paving Unit Type A: Boardwalk/Plank Pavers

Product information:

Size (inches)	Product Name	Color	Finish	Edges	Manufacturer
4 x 12 x 3-1/8	Urban Stone	PG-13	Antique	Square ¹	Nitterhouse
4 x 12 x 3-1/8	Urban Stone	PG-29	Antique	Square ¹	Nitterhouse
4 x 12 x 3-1/8	Urban Stone	PG-32	Antique	Square ¹	Nitterhouse

¹ A square edge is the standard stock for these pavers. Due to the nature of square edges, a bituminous

setting in vehicular applications is recommended.

Paving Unit Type B: Standard “Brick Shape” Pavers

Product information:

Size (inches)	Product Name	Color	Finish	Edges	Manufacturer
4 x 8 x 2-3/8	Interlocking Paving Stones	Limestone Blend	Matte	Beveled	Nitterhouse
4 x 8 x 2-3/8 ²	Traditional Prest Brick	Charcoal	Natural	Beveled	Hanover
4 x 8 x 2-3/8 ²	Traditional Prest Brick	Chocolate/Tan Blend	Natural	Beveled	Hanover

² Size is nominal.

Manufacturer contact information:

Nitterhouse
859 Cleveland Ave
Chambersburg, PA 17201
(717) 261-2652
www.nitterhousemasonry.com

Hanover
5000 Hanover Road
Hanover, PA 17331
(800) 426-4242
www.hanoverpavers.com

Paving Installation

Installers shall utilize the manufacturer’s recommendations for pavers set on a sand setting bed or a bituminous setting bed. Either type of setting bed (sand or bituminous) shall be considered by the paving installer and by the City, with site specific conditions and paving performance taken into account in determining the correct type of setting bed installation.

The manufacturer specifications are intended to provide standards for installation and offer variations to suit both the proposed performance of the paving and the site conditions. Given the range of site conditions within the City, and the varying performance expected for specific projects, these installation specifications will not adequately cover all types of installation. The installation for a specific project shall be directed by a professional paving contractor or designer, and shall be approved through the development review process to the satisfaction of the Directors of T&ES and P&Z, and in the case of Park installations by the Director of RP&CA.

Maintenance

In any application where the paving materials in this memo are to be maintained by the City, the City has the right to select a replacement material to ensure a safe, functional pavement condition if these pavers become unavailable for any reason including, but not limited to, back-orders by the manufacturer or discontinuation of the material.

