EPISCOPAL CHURCH OF THE RESURRECTION
Summary of Beauregard Urban Design Standards and Guidelines

Chapter 3: Plan Framework

3c) Street Hierarchy

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) The streets shall be built according to the Framework Street classification type assigned to each street as specified in Diagram 3.c.	Yes	Yes	Staff Comment: While not specifically identified on diagram 3.c., the proposed private road would be classified as a "C" Street within the city's terminology as it is approximately a block long, and connects to a secondary street, Fillmore Avenue.
(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.	No		
(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 manages 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	No		

(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.	No		
(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.	No		See response to (1) above
(4) The street network shall be designed to prioritize connectivity.	Yes	Yes	
(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	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Streets should be built to consider all modes of transportation and should be consistent with the Complete Streets Policy.	No		
(2) Streets should terminate at other streets, forming a network.	Yes	Yes	
(3) Where possible, streets should connect to surrounding communities or pedestrian connections should be provided as shown in Diagram 3.g.	Yes	Yes	
(4) Transit way stops should be well integrated into the urban environment and should be safe and accessible for users.	No		

3d) General Land Use Plan

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(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.	No		Land use for this site not specified in diagram 3.d
(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.	Yes	Yes	
(3) The neighborhoods shall be developed in the following manner:			
(a) Seminary Overlook neighborhood shall be developed with residential uses.	No		

(b) Southern Towers neighborhood shall be retail, hotel, office and /or multi-family residential uses.	No		
(c) Upland Park neighborhood shall be office, retail, hotel and/or residential.	No		
(d) Adams neighborhood shall be principally developed as office uses, with some retail and/or hotel uses.	No		
(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.	No		
(f) Garden District shall principally contain residential uses and/or may contain accompanying retail uses exclusively along primary or secondary streets.	No		
(g) Greenway shall principally contain residential uses and/or may contain accompanying retail uses exclusively along primary or secondary streets.	No		
(h) Ground floor retail uses shall be provided in locations shown as Required Retail frontages on Diagram 3.d.	No		
(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.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(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.	No		
(2) Retail uses are encouraged along Optional Retail Frontages.	No		
(3) Facilities for flexible community functions should be considered as part of the DSUP process.	Yes	Yes	
(4) Cultural and civic uses should be considered for each neighborhood to reinforce its distinct character as part of the DSUP process.	No		

3e) Building Heights

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Each block shall conform to the building height specified in Diagram 3.e.2.	No		This site is not specified on the height map (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.	No		
(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.	Yes	Yes	
(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.	No		This site is not specified in diagram 3.e.1.

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Ceiling heights and depths for various uses should be flexible to encourage a broad range of uses within different building types.	Yes	Yes	
(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 stepback.	No		
(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.	No		

3f) Gateway Elements & Signature Facades

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Gateway elements and signature facades shall be provided at locations as depicted on Diagram 3.f.	No		
(2) Signature facades shall provide a high level of design and materials, as described in Chapter 5 of this document.	Yes	Yes	
(3) Gateway elements and signature facades shall be proportioned to the size and scale of the building.	No		
(4) Required gateway element(s) shall provide distinctive three-dimensional forms, unique shapes and materials to reinforce the significance of each location.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Signature facades should provide the highest level of design, and an innovative use of materials.	Yes	Yes	
(2) Architectural features, such as towers, cupolas and lanterns should be used to address highly visible corners or terminated vistas.	Yes	Yes	
(3) Gateway elements should provide special elements at street terminations to frame views. This may include public art, special landscaping and/or building forms.	No		

3g) Bicycle & Pedestrian Network

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(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.	Yes	Yes	
(2) The various bicycle facilities shall be coordinated with the City's Transportation Master Plan, and Bicycle and Pedestrian Mobility Plan.	Yes	Yes	
(3) Three different bicycle facilities are proposed. These types include: (a) On-road Bicycle Facilities (lane) shall provide a five-foot bike lane.	No		
(b) On-road Bicycle Facilities (sharrow) shall provide a 14-foot sharrow (shared bicycle and vehicular lane).	No		
(c) Off-road Bicycle Facilities shall be included in a minimum 10-foot multi-use trail.	Yes	Yes	
Mid-block passages shall include landscaping and connect directly with the urban sidewalk network.	Yes	Yes	
Proposed off-street trails shall connect to existing trails where feasible to create a complete and enhanced trail network.	No		No existing trails to connect to.

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Enhanced street crosswalks should be provided at mid-block locations where mid-block passages intersect with streets.	No		

(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.	No		
(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.	No		
(4) Adequate bicycle parking should be provided within public and private open spaces in accordance with Alexandria's Bicycle Parking Standards	Yes	Yes	
(5) Placement for future bike share should be considered in near high activity, retail and/or transit locations.	Yes	N/A	Staff Comment: Staff evaluated the location and determined that a bikeshare station was not required at this time.
(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.	Yes	Yes	The location of the sidewalks along N. Beauregard street will enable pedestrian access to nearby bus stops and the primary entrance to the multi-family building at the intersection of Fillmore Ave and N. Beauregard St. is in close proximity to nearby bus stops.
(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.	No		

3h) Public Open Space

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(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.	No		None shown on Diagram 3.h for this area.
(2) Each neighborhood shall distribute public open space in such a manner to ensure residents are within a five-minute walk from one.	No		None shown on Diagram 3.h for this area.
(3) Open spaces shall be accessible and designed to invite people of all ages and mobility.	Yes	Yes	
(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.	No		
(5) Adjacent existing community parks shall be linked to the proposed Open Space Network.	No		No existing or proposed adjacent parks
(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.	Yes	Yes	
(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.	No		Area not within a neighborhood

(8) Major mid-block pedestrian passages shall be required as depicted in Diagram 3.h and shall generally be 30 to 60 feet wide.	No		Not a “major” mid-block passage
(9) Walls within Defined Open Spaces shall be constructed of brick, stone or concrete. Fences shall be built of painted metal and/or wood.	No		
(10)Plants within Open Spaces shall require minimal maintenance and be horticulturally acclimatized to the region.	No		
(11) Open spaces shall contain benches, trash receptacles and bike racks, in keeping with the scale of the space.	No		
(12) Furnishings within public open space shall meet all applicable City standards.	No		
(13) Paving within Greenways shall consist of pervious materials.	No		No Greenways required or provided

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) The distribution of open space throughout the plan area should be comprised of a mix of passive and active uses.	No		
(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.	No		
(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.	No		

(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.	No		
(5) Open spaces should not be fenced, with the exception of playgrounds, pools and dog parks.	No		
(6) Landscape plantings should be consistent with the City's Landscape policy recommendations.	No		

Chapter 4: Urban Design

4a) Blocks

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(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.	No		
(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.	No		
(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.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Where possible, mid-block passages should be provided to ensure permeability of blocks.	Yes	Yes	
(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.	No		.

4c) Building Frontages and Setbacks - Building Streetwall

i. Standards

Design Standard or Guideline	Applicable	Standard/Guideline Met	Rationale for Deviation
(1) Building with retail frontages shall provide a minimum of 85% of the building streetwall along the property line. Exceptions shall include:	No		
(a) Along North Beauregard St. where additional setbacks are required as shown in street sections in Chapter 7.	No		
(b) Storefronts that provide seating areas may be permitted.	No		
(2) Office and hotel buildings shall provide a minimum of 80% of the building streetwall along the property line.	No		
(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.	No		
(4) Townhouses and stacked townhouses shall provide the following minimum frontage setbacks:	No		

(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.	No		
(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.	No		
(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.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable	Standard/Guideline Met	Rationale for Deviation
(1) In the Greenway, Garden, Upland Park and Seminary Overlook neighborhoods setbacks for front yards and courtyards are encouraged.	No		
(2) Larger front setbacks for residential buildings are encouraged within the Garden and Greenway Neighborhoods.	No		
(3) Multi-family buildings should provide building breaks in the form of courtyards and front yards as landscape amenities.	Yes	Yes	
(4) Eroded building corners are generally discouraged.	Yes	Yes	
(5) Townhouses and stacked townhouses may provide side yards and gardens.	No		

4d) Building Height and Height Transitions

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building heights and height transitions shall be required at locations shown on Neighborhood Specific Standards and Guidelines (Chapter 9).	No		Area not within a neighborhood
(2) Buildings adjacent to the required building transition areas (as shown in Chapter 9) shall utilize approaches such as building stepbacks, building shoulders, landscape buffers and/or courtyards, but not limited to those defined and illustrated in Chapter 10 - Definitions. Transitions may be required at other locations if deemed necessary as part of the development review process.	No		
(3) The height of residential buildings on major mid-block passages identified on Diagram 3.h shall be limited to a height of 45 to 55 feet.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building setbacks may include landscaping shoulders, decks, and landscaping.	Yes	Yes	
(2) A variety of building heights is encouraged.	Yes	Yes	

4e) Building Orientation and Entries

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building orientation shall provide a complementary façade to the building it faces across a street, open space or mid-block pedestrian passages, such that the front of a building faces the front or side of buildings, except in instances when it faces existing buildings.	Yes	Yes	
(2) Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.	Yes	Yes	
(3) Building entries shall be given prominence on the street frontage and sized appropriately for the scale of the building.	Yes	Yes	
(4) Building entries for mixed-use buildings shall distinguish entrances for residential and commercial uses.	No		
(5) Multifamily, office and hotels shall provide prominent entries through canopies, change-in-color materials or wall plane.	Yes	Yes	
(6) Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building entries to retail and residential mixed-uses should be provided on interval of 80 feet on average, with the exception of large-scale retail buildings, hotels or site constraints.	No		
(2) Townhouse entries should include special details, such as changes in plane, color, materials or front stoops and railings, to enhance the distinction of each unit.	No		
(3) Building entries where adjacent to off-street multi-use paths should be set back to minimize pedestrian and bicyclist conflicts.	Yes	Yes	
(4) Pedestrian entrances for underground parking structures should not be from an alley, where possible.	Yes	Yes	

4f) Residential Uses at Grade

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Ground floor residential uses shall have a finished floor height above average sidewalk grade of a minimum 12 inches if setback a minimum of 5 feet. All other ground floor residential uses shall have a finished floor height above average sidewalk grade of a minimum 18 inches. Exceptions shall be allowed for ADA/FHA compliance. See illustrated definitions in Chapter 10 Definitions.	Yes	Yes	
(2) Residential buildings with ground floor units shall provide landscaping, walls, fences, stoops or similar elements to provide an attractive and private frontage to the building.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable	Standard/Guideline Met	Rationale for Deviation
(1) Stoops, porches and direct individual entries should be encouraged for ground floor residential units.	No		

4g) Garden Walls, Retaining Walls and Fences

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Garden walls and fences shall be built to a minimum height of two feet and a maximum height of three and a half feet along street frontages. Rear walls and fences shall be built to a maximum height of six feet.	Yes	Yes	
(2) Garden walls and fences shall minimize visual monotony through changes in plane, height, texture and material.	Yes	Yes	
(3) Garden walls and fences shall provide complete enclosure by connecting with other walls, fences, hedges or buildings.	Yes	Yes	
(4) Garden walls and fences materials:		Yes	
(a) Materials for walls shall be brick, stucco, metal and/or stone.	Yes	Yes	
(b) Gates in garden walls, if any, shall be painted wood or metal.	Yes	Yes	
(c) Garden walls at frontages shall match the principal building.	Yes	Yes	
(d) Where fencing is provided within the front or side yards, decorative metal fencing shall be used. Fences in rear yards shall be wood or metal.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable	Standard/Guideline Met	Rationale for Deviation
(1) Garden walls and fences should be articulated to match, or be complementary to, the building's architectural style and materials.	Yes	Yes	
(2) Variations in garden wall and fence designs should be strongly encouraged between adjacent properties.	Yes	Yes	
(3) Where retaining walls are needed, the height, length and visual impacts of the walls should have pedestrian scale elements.	Yes	Yes	
(4) Retaining walls where visible from an adjoining street should include a brick or stone veneer, and should include pattern changes or similar design measures to relieve visual monotony of longer walls.	Yes	Yes	On the hillside along N. Beauregard, segmental concrete retaining walls are being used to help terrace the slope because of their versatility in this application. The scale, pattern and color of the segmental modular retaining wall compliments the building and blends into the landscape. Layers of trees, shrubs and perennials will soften and in some cases completely cover the walls during the growing season.
(5) Vegetated walls should be considered for wall sections above six feet in height.	Yes	Yes	Areas where the retaining walls are six feet in height or higher will be planted with climbing vines to further soften them, in addition to the shrubs and perennials planted in front of them.

Chapter 5: Building Design

5a) Retail Uses & Storefronts

i. Standards

ii.

Design Standard or Guideline	Applicable	Standard/Guideline Met	Rationale for Deviation
(1) Ground floor retail uses shall be provided in locations shown as required retail frontages on Diagram 3.d for an average depth of 45 feet for each block.	No		
(2) Corner retail storefronts shall extend at least 45 feet on average in depth along the side street and/or open space, and shall also be expressed in the architecture. Depth shall be measured from the primary entrance for corner retail entrances.	No		
(3) Required retail frontage setbacks shall not exceed 25 feet from back of curb.	No		
(4) Required retail shall provide a minimum of 18 feet of height from floor to floor.	No		
(5) Storefront windows shall be used frequently to enliven the sidewalks.	No		
(6) On required retail frontages (Diagram 3.d), shall provide a solid to void ratio of a maximum of 40% solid and a minimum of 60% void. Large format retail uses (defined as uses exceeding 20,000 square feet) shall be allowed to reduce the minimum void requirement to 40%, the remainder of the frontage shall be required to include windows, murals, artwork, or other compatible architectural treatments.	No		

(7) Special consideration shall be given to the scale and configuration of large format retail buildings to ensure they are in keeping with the massing and urban character of buildings.	No		
(8) Retail frontages shall be architecturally articulated through the varied use of materials, colors, display windows, entrances, awnings and signage.	No		
(9) High-quality, durable materials are especially critical at street level within reach of pedestrians. The materials for the retail storefronts shall consist of stone, brick, concrete, metal, glass, and wood. Construction detail and finish shall adhere to craftsman standards.	No		
(10) Opaque, smoked, and reflective glass on storefront windows shall be prohibited unless used as accent materials.	No		
(11) Window groupings, material changes, or columns on the principal facade to accentuate individual storefronts and denote a smaller increment of building bays shall utilize pedestrian-scaled design on the ground floor of larger buildings.	No		
(12) Various door and storefront configurations shall be permitted, including, but not limited to: protruding, inverted and flush entry ways.	No		
(13) Storefront awnings shall be appropriate to the style of the building and storefront. Other standards include:	No		
(a) Awning and canopies shall be durable and resistant to fade.	No		

(b) Awnings and canopies shall be a woven fabric or other material that conveys the aesthetic of the natural material of canvas, metal, glass etc.	No		
(c) Backlit awnings shall be prohibited.	No		
(d) Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.	No		
(14) The design of the retail storefronts shall be administratively approved by the Director of Planning and Zoning and subject to the standards herein.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Retail frontages should be designed to create a comfortable, yet highly animated pedestrian environment.	No		
(2) Storefronts should be predominantly glass to provide views into the store.	No		
(3) Storefront colors should reflect a store's unique identity and be complementary to the entire building colors.	No		
(4) Street-level retail and restaurant use as are encouraged to use operable windows and doors which can allow them to open onto sidewalk areas. Outdoor patios should be encouraged to activate street frontages. Operable windows are encouraged where feasible and appropriate.	No		

(5) Recessed storefront doors should be encouraged as they provide shelter and do not impede pedestrian movement.	No		
(6) Awnings and canopies: (a) Storefronts longer than 20 feet should provide awnings, canopies and/or other architectural embellishments. (b) Storefront awnings may be retractable or fixed. (c) Awnings and canopies should be mounted above display window, but below the cornice line or second story window sills. (d) Structural supports for awnings should be finished and painted to match or complement the awning fabric. (e) Awnings and/or canopies should be placed on buildings near local transitway stops. (f) Street Cart Vendors should be permitted within retail areas of the plan, subject to city standards.	No		

5b) Signage

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Signage shall be designed to be integral and compatible with the storefront.	No		
(2) Each retail tenant shall install a minimum of one sign for each retail street frontage. In addition, each retail tenant shall provide a second pedestrian oriented sign such as a projecting sign, blade, or window sign. Corner retail tenants shall install a minimum of two signs, one on each street frontage.	No		

(3) Retail tenants shall be allowed a maximum of one square feet per linear foot of tenant storefront or 50 square feet, whichever is greater. The Director of Planning and Zoning may approve signage for retail uses up to two square feet per linear foot of frontage for exceptional design.	No		
(4) Signs shall be in the form of a window sign, a band sign, a blade sign, a nameplate sign, a marquee sign, a painted dimensional sign, flat sign, illuminated sign, fabricated dimension sign or awnings.	Yes	Yes	
(5) Signage shall be located to not obscure architectural design elements such as projections, cornices, or change of building material or pattern.	Yes	Yes	
(6) Illuminated retail and residential signs shall be limited to a maximum height of 35 feet above the grade of the adjoining sidewalk. Illuminated office and hotel signs shall be permitted a maximum of 50 feet above the grade of the adjoining sidewalk and illuminated office and hotel signs shall be permitted above 35 feet subject to the criteria listed below:	Yes, if illuminated	N/A	
(a) Illuminated signage shall be appropriate in scale, design, color and compatible with the building;	Yes, if illuminated	N/A	
(b) Illuminated signage may not be internally illuminated with neon gas;	Yes, if illuminated	N/A	
(c) Illuminated signage may not be illuminated between 10:30 pm and 6:30 am.; and	Yes, if illuminated	N/A	
(d) Does not have an adverse impact on the adjoining residential use(s) or park(s)	Yes, if illuminated	N/A	

(7) Sign illumination by bare floodlight, blinking or flashing bulbs shall be prohibited.	Yes, if illuminated	N/A	
(8) Blade signs shall be attached perpendicular to the building façade and may extend from the frontage line as long as it does not interfere with pedestrian flow.	Yes, if blade sign is proposed	N/A	
(9) Freestanding signs other than traffic/directional and wayfinding signs shall be prohibited with the exception of sandwich boards, which are permitted on the sidewalk, but shall be removed by the end of business each day.	No		
(10) Materials shall be durable natural materials such as cast, polished or painted metal; glazed and ceramic tile; etched, cut or stained glass; cast stone and carved natural stone. Fixed lightweight metal and glass structures are acceptable.	Yes	Yes	
(11) Box signs, signs employing flickering rotating or moving lights and/or signs painted directly on the storefront other than window graphics, freestanding signs, and vinyl plastic awnings shall be prohibited.	Yes	Yes	
(12) High-pressure sodium vapor (yellow orange) lighting shall be prohibited for exterior use including buildings, parking facilities, service areas, signage, etc. Such lighting shall be prohibited inside parking garages or building entries where it would be visible from the outside.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) For any building or project, exterior light fixtures- their design, size, finish and location should be compatible with, and appropriate for, the building architecture, materials and colors.	Yes	Yes	
(2) Signage illumination should be designed and located to control light trespass such that it accommodates public safety without creating glare. Other illumination Guidelines include:	Yes, if illuminated	N/A	
(a) Illuminated signage should be externally illuminated, except signage within storefront glazing. However, back-lit, halo-lit and reverse channel letters should be permitted.	Yes, if illuminated	N/A	
(b) Decorative bracketed lighting complementary to the storefront is encouraged for blade signs.	No		
(c) Neon signs may be considered based on creativity and the overall compatibility and character of the tenant storefront design. (d) Blade signs externally illuminated with decorative bracketed lighting complementary to the storefront should be permitted.	Yes, if illuminated	N/A	

5c) Other Signage

i. Standards for banners

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Banners for specific community-oriented events such as festivals or holidays may be approved for a defined period of time at the discretion of the Director of Planning and Zoning and Transportation and Environmental Services. Banners for seasonal or recurring events may be installed on a regular basis if so approved.	No		
(2) The banners shall be maintained in good condition. Maintenance of the banners shall be the sole responsibility of the retail tenants and property owners.	No		

ii. Standards for Wayfinding

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) A Comprehensive wayfinding system shall be provided within the CDD #21 and #22. It shall be consistent with the City's wayfinding program and requirements.	Yes	OK	Will meet requirements of zoning area CRMU-M

5d) Building Fenestration

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Window and door placement shall provide a high degree of transparency at the lower levels of the building, maximize visibility of pedestrian active uses, provide a human-scaled architectural pattern along the street and establish a pattern of individual windows and exterior openings within building facades that provides a greater variety of scale through material variation, detail and surface relief.	Yes	Yes	
(2) Office and retail buildings shall provide a minimum solid to void ratio of 60%/40%.	No		
(3) Multi-family residential buildings shall provide a minimum solid to void ratio of 70%/30%.	Yes	No	Staff comment: At ground floor the applicant is not meeting this ratio, however due to the challenging site topography the applicant is actively working with staff to improve the façade along the lower levels and minimize the solid presence of the building.
(4) Townhouses and stacked townhouses shall provide a minimum solid to void ratio of 75%/25%	No		
(5) Mirrored, reflective or darkly-tinted glass is prohibited. Frosted and/or etched glass shall be permitted as accent glazing.	Yes	Yes	
(6) Within a building, window types shall be complementary and minimize the use of different window styles.	Yes	Yes	
(7) Doors for residential uses shall be vertical in proportion (taller than they are	Yes	Yes	

wide).			
(8) Doors shall be constructed of wood or metal, and may be entirely glazed in glass.	Yes	Yes	
(9) Permitted window finish materials include wood, pvc wood-board, aluminum, copper, steel or vinyl.	Yes	Yes	
(10) The above standards shall exclude garage doors, or doors not visible from a street or public space.	Yes	Yes	
(11) Mullions visible from public streets or open spaces shall be exterior on the window. Exclusions are permitted for windows on interior courtyards and facades not visible from the adjoining street or open space.	Yes	Yes	
(12) Permitted dormer types include gable, hipped, shed, and eyebrow.	No		
(13) When used, shutters shall be appropriately sized to cover the window opening.	No		
(14) In masonry construction, a header and sill is required for windows not located in a storefront.	No		
(15) Bay windows on townhouses and stacked townhouses shall not exceed a depth of three feet (measured perpendicular to the wall face) and a minimum underside clearance of nine feet.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Window glazing and patterning should be consistent or complementary throughout the building.	Yes	Yes	
(2) Buildings should provide a general vertical fenestration pattern, except where horizontal expressions are used as an accent or to emphasize a curvilinear facade.	Yes	Yes	
(3) Multiple rhythm of window openings are encouraged for larger buildings.	Yes	Yes	
(4) Windows should be grouped to establish rhythms and hierarchies at important places on the facade.	Yes	Yes	
(5) Transparent glass should contain a minimum 60% light transmittance factor.	Yes	Yes	
(6) Front entry doors should be distinctive in order to enhance a building façade.	Yes	Yes	
(7) Permitted configurations for doors should be casement and french. Sliding doors should only be permitted in interior courtyard or in rear yards where not visible from an adjoining street or open space.	Yes	Yes	
(8) Windows openings should reveal their thickness within the building wall, when appropriate to the building material used.	Yes	Yes	
(9) Where stylistically appropriate, windows should include mullions or muntins to create shadow lines.	Yes	Yes	

(10) Residential units should maximize operable windows.	Yes	Yes	
(11) Windows should reflect a rhythm, scale and proportion compatible with the overall building design	Yes	Yes	
(12) Simulated or true-divided lights are encouraged on the ground floor.	Yes	Yes	
(13) Bay windows should be visually supported.	Yes, if provided.	Yes	
(14) Headers should span openings in masonry construction and appear to visually carry the wall load above. They should be slightly wider than the opening they span.	Yes	Yes	
(15) Window openings in masonry construction should have a sill that is rectangular in form that gently slopes slightly away from the opening to shed water.	Yes	Yes	
(16) Sills should be slightly wider than the window opening.	Yes	Yes	

5e) Building Materials

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building materials shall be used to express their specific purpose and express the tectonic nature of the materials (i.e. heavier materials should support lighter materials).	Yes	Yes	
(2) Building materials for each facade shall consist of the following: brick, stucco, wood, metal, stone, cementitious siding or cementitious panels or architectural precast concrete. Trim materials shall consist of stone, cast stone, metal, wood, or similar durable materials.	Yes	Yes	
(3) Other innovative and new materials not listed here and not prohibited shall be considered as part of the DSUP Process.	Yes	OK	
(4) Sides and rears of townhouses that are visible from an adjoining street and/or open space shall be designed in a compatible manner utilizing a similar architectural treatment as the primary facade.	No		
(5) Masonry walls, whether load-bearing or veneer, shall be of brick, natural stone, or cast stone.	Yes	Yes	
(6) Vinyl and aluminum siding is prohibited. Decorative and/or split-face CMU shall only be permitted as accent material.	Yes	Yes	
(7) (EIFS) shall only be permitted as accent material above the first floor.	Yes, if provided	N/A	
(8) The base of the building (generally the first two stories) has the greatest effect on pedestrian activity and	Yes	Yes	

therefore shall be constructed of materials of the highest quality and durability.			
(9) Permitted roofing materials shall include metal standing seam, wood shingle, slate, synthetic slate, low profile metal tile, architectural asphalt shingles for townhouses and stacked townhouses and/or flat roof membranes. Recycled products are highly encouraged.	Yes	Yes	
(10) Railings shall be constructed of wood, metal, iron, stone or glass.	Yes	Yes	
(11) Gutters shall be copper, steel, or aluminum and shall be painted or galvanized (except for copper). Downspouts shall match gutters in material and finish.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Where multiple exterior materials are used in a single building, they should be combined on each facade horizontally or on a different plane, with heavier (physically or aesthetically) materials below the lighter. The change in material should occur at the floor or sill level.	Yes	Yes	
(2) Masonry: (a) Headers and sills should meet the following guidelines: (i) Headers and sills should be comprised of a variety of materials including brick, stone, cast stone, terra-cotta and metal.	Yes	N/A	Staff comment: The applicant is designing a contemporary building design which does not call for headers and sills of this construction style.

(ii) Headers should include ornate moldings and pediments, where appropriate.			
(3) Siding: (a) Siding types should include: horizontal lap, of wood or composition board (such as Hardiplank); vertical board and batten of wood or composition board (such as Hardiplank); wood shingles. (b) Siding types should incorporate vertical corner boards at least 3" in width on outside building corners, if appropriate to the architectural style of the building.	Yes	Yes	
(4) Chimneys should be constructed of masonry.	No		
(5) Railings should be factory finished or painted (except in the case of stone) to match other trim elements.	Yes	Yes	

5f) Building Roofs and Tops

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) New buildings taller than 100 feet in height shall articulate their top in a manner that creates a distinctive and deliberate building top roof form interest and recognize their visibility from outside the project area.	No		
(2) Permitted roof types shall include gable, hip, mansard, and flat. Applied mansard roofs shall not be permitted.	Yes	Yes	

(3) Rooftop equipment shall be concealed by a parapet and/or screened architecturally, employing building materials and design treatment consistent with the exterior facades of the building. Where not visible from an adjoining street and/or open space, the screening requirements may be waived. Where screening is provided, it shall be integral to the building and designed to minimize its overall impact.	Yes	Yes	
(4) Rooftop penetrations such as vents and flues shall be placed to limit their visibility from the street and designed in material and color to match the roof, when possible.	Yes	Yes	
(5) Flat roofs shall be enclosed by parapets.	Yes	Yes	
(6) The architectural design of parapets shall be consistent to the rest of the building to minimize negative aesthetics impact upon the view from adjacent buildings and from street level.	Yes	Yes	
(7) Roof top projections for signature facades and gateway locations shall be permitted to exceed the height limits by up to 18 feet.	No		
(8) Penthouses and mechanical equipment shall be permitted to exceed the height limits by up to 18 feet.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Pitched Roofs should be sloped no less than 5:12, with the exception of shed roofs or minor roofs on porches and stoops which may have a pitch of no less than 2:12.	No		
(2) Pitched roofs should be symmetrically sloped.	No		
(3) Parapets on flat roofs should be a minimum of two feet in height above the roof, or as needed to conceal mechanical equipment (whichever is taller).	Yes	Yes	
(4) Cornices should extend a minimum of six inches from the building wall.	Yes, if provided	N/A	
(5) The design of rooftop gardens should be integrated with the architecture and serve as an extension of each building's common area.	No		

5g) Building Elements (porches, stoops, chimneys, columns)

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building projections shall meet the following requirements: (a) Second floor balconies shall have a minimum depth of three feet and a minimum underside clearance of nine feet. Exceptions shall include Juliette balconies.	No		
(2) If Chimneys are provided they shall be built as part of the side exterior building walls and be flush with the wall and shall be brick.	No		
(3) Porches, where provided, shall have a minimum depth of six feet.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Building projections should meet the following requirements:			
Porches: (i) Side and rear porches may be screened; however, if screened, architectural expression (columns, railings, etc.) should occur on the outside of the screen.	Yes, if provided	N/A	

(b) Stoops: (i) Stoops should match the architectural language of the primary building and use similar materials and details. (ii) Stoops should have a minimum depth of four feet and a minimum finished stoop height of 18 inches above the sidewalk. (iii) Stoop stairs should run to the front or to the side.	No		
(c) Columns: (i) Columns should be arranged such that they appear to support the weight of the building above. (ii) Columns should use spans of a width that is appropriate for the material used.	Yes, if provided	Yes	
(d) Marquees should have a minimum depth of 5 feet (measured perpendicular to the wall face) and a minimum underside clearance of 9 feet.	No		
(2) Architectural accents such as railings, molding and trim should match the architectural character and detailing of the primary structure.	Yes, if provided	Yes	
(3) A cornice or other horizontal banding elements are encouraged to highlight the separation of uses in mixed-use buildings.	Yes, if provided	N/A	
(4) Caps should protect the top of masonry structures exposed to the weather including: garden walls, stair treads, parapets and freestanding piers.	Yes	Yes	

Chapter 6: Parking

6a) Structured Parking Configuration and Access

i. Standards:

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Parking garage entrances shall be minimized and comply with the street hierarchy requirements.	Yes	Yes	
(2) Each building is required to provide a minimum of one level of parking below the building. The underground parking need not be entirely under the building as long as it complies with the following: (a) The configuration is a result of dimensional requirements of typical parking bays; (b) Does not decrease the amount of permitted development; (c) Increases the amount of open space – courtyards that do not have underground parking below the open space -courtyards; and (d) Increases the total amount of ground level open space.	Yes	Yes	
(3) Above-grade parking structures shall comply with the following requirements:		Yes	
(a) Frontages along "A" Streets: Active uses for each level, for the entire length of the street or park or frontage shall be required to screen above-grade parking structures for a minimum depth of 30 feet, for an average of 45 feet for retail.	Yes	Yes	
(b) Frontages along "B" Streets: Parking structures entirely surrounded by "A" and "B" streets (i.e.: do not have alley or "C "street frontages) shall be screened as follows: up to two "B" street frontages within a neighborhood may be screened with	No		

architectural treatment compatible to the building, so long as the ground floor is screened with an active use. The remainder of all other frontages shall provide active uses, for each level for the entire length of the street or park frontage.			
(c) Frontages along "C" Streets and alleys: Active uses shall not be required, but parking structures shall be architecturally screened for each level, for the entire length of the street or park frontage.	Yes	Yes	
(4) The requirements regarding above-grade structured parking herein shall not apply within the Adams neighborhood, due to the potential reconfiguration, relocation of the streets, open space and/or buildings referenced within the applicable CDD conditions. The screening of any above-grade structured parking within the Adams neighborhood shall be evaluated based on the location, configuration of streets, open spaces and buildings as part of the first development special use permit within the Adams neighborhood. The type, design, amount and location of the screening for the neighborhood shall be determined as part of the first development special use permit within the Adams neighborhood. The type, design and location of the screening shall be consistent with the intent of the screening requirements herein.	No		
(5) Above grade structured parking is permitted within the Southern Towers and Seminary Overlook neighborhoods to replace existing parking for the existing high-rise buildings that are to remain within the CDD conditions and that are impacted by development in accordance with the CDD, but shall be architecturally screened.	No		
(6) Where parking structures are permitted to be architecturally screened (as defined herein), the screening shall be provided for each level for the entire length of each street or park frontage. The architectural screening	Yes	Yes	

shall consist of the following: (a) The design and materials shall be similar to the adjoining buildings, including the fenestration. (b) Screens, panels and comparable elements shall be limited to accent elements			
(7) Parking for multi-family buildings may be provided half a story below the average street grade and shall be counted as one level below-grade parking, if embedded into the topography for more than half its height and if it does not extend above grade for more than three feet. That portion above grade shall be architecturally treated. See Diagram 6.a	Yes	Yes	
(8) Internal elements such as pipes, fans, lights shall be concealed from public view. Where possible, ramping should be internalized.	Yes	Yes	
(9) The height of the interior parking structures shall be concealed from street view, and shall be subject to the applicable height requirements.	Yes	Yes	

6b) Access to Off-Street Parking

i. Standards:

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Parking shall be implemented so as to provide a safe and convenient access to and from public frontage.	Yes	Yes	
(2) Parking for townhouses and stacked townhouses (urban loft) shall be accessed from an alley.	No		

ii. Guidelines:

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Where rear alley access is unavailable, excluding townhouses and stacked townhouses, parking may be accessed by driveways directly from the street. Generally, parking entrances should not face public open spaces.	No		
(2) Vehicular entrances to parking lots, parking structures and loading areas directly facing the street frontages should be no wider than 26 feet of pavement. Exceptions may be permitted if entrances are combined to serve for multiple-uses.	Yes	Yes	

6c) Surface Parking Lot Configuration

i. Standards:

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Surface parking lots are permitted for existing uses to remain, Community Facilities, Public Buildings, and for interim parking needs during construction phasing.	Yes	Yes	
(2) Surface parking lots for new development other than parallel on-street parking and surface parking for interim uses or public buildings shall be prohibited.	Yes	Yes	

ii. Guidelines:

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Lining interim surface parking lots with a minimum 10 foot landscape buffer along the street frontage is strongly encouraged.	No		

6d) Vehicular On-street Parking Configuration

i. Standards:

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) On street parking shall be required as generally depicted in the street cross sections, unless spatially limited by topography, BRT lanes, indicated in Chapter 7 Street Standards and Guidelines, Chapter 9 in Neighborhood Specific Standards or other existing conditions.	Yes	Yes	

6e) Bicycle Parking

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Bicycle racks to be provided from the City of Alexandria's pre-approved types.	Yes	Yes	
(2) Bicycle parking should be provided in a safe, accessible and convenient location, within 100 feet of a building's entrance. Refer to Chapter 8 for more detail on the location/design of bicycle parking in the public realm.	Yes	Yes	

(3) Short and long term bicycle facilities shall be placed throughout the plan. Locations to be determined during the DSUP approval process	Yes	Yes	

Chapter 7: Streets

7a) Street Assembly

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Selected terminology of the streetscape assembly are defined and illustrated in Chapter 10 – Definitions	No action required		
(2) The urban landscape is characterized by a set of interdependent elements that create a sense of place. These include street types, building types, frontage types, and the form and disposition of landscape and lighting. Streets provide both the major part of public open space as well as moving lanes for vehicles, bicycles and transit.	No action required		
(3) A street is associated with a particular type of movement, and is endowed with two attributes: movement type and character. The movement type of the street refers to the number of vehicles that can move safely through a segment within a given time period; it is physically manifested by the number of lanes and their width, by the centerline radius, the curb radius, and the super-elevation of the pavement. The character of the street refers to its suitability as a setting for pedestrian activities and is physically manifested by the associated frontage types as determined by location.	No action required		

(4) The primary function of streets is to provide access to private lots and open spaces. In accordance with the intent of these Standards and Guidelines, primary and secondary streets must be designed to support several modes of transportation: motor vehicles, public transportation, pedestrians and bicycles.	No		
(5) Consideration shall be given to functional and aesthetic goals such as: the scale of streets, the placement of landscaping to provide visual interest, the definition of outdoor spaces, and enhancements which ensure a pedestrian-scaled environment.	Yes	Yes	
(6) This chapter provides detailed dimensional requirements for the creation of context sensitive streets within the CDD #21 and #22. To the extent possible, the street pattern should follow the terrain.	No		
(7) Intersections by schools shall be designed to minimize crossing distance for pedestrians.	No		

7b) Street Components

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) The required right-of-way and/or public access easement for each street is depicted in the street sections.	Yes	Yes	The pedestrian areas of the streetscape located on site are proposed to be encumbered with a public access easement. Staff Comment: The applicant is constructing a "C" street typology and coordinated with Transportation and Environmental Services and Emergency Services to ensure the appropriate street sections for the project are met.

(2) Tree wells shall be provided for all required retail areas. The remaining streets shall generally provide landscape strips as generally depicted in the attached cross-sections	yes	yes	This development does not propose required retail. There are no street cross sections within BUDSG which govern this application's street frontages. Applicant has however coordinated appropriate street sections for the project. A continual tree planter is proposed along Beauregard and for a portion of Fillmore Ave. A small segment of Fillmore Ave has the sidewalk adjacent to the curb to support on street parallel parking and the main entrance point to the multifamily building.

Chapter 8: Public Realm - Streetscape

i. General Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Street Furniture (such as: street lights, benches, bike racks, trash receptacles, newspaper boxes, etc.) shall comply with city standards and be selected from the City of Alexandria's pre-approved list.	Yes, if provided	Yes	

8a) Sidewalks

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Sidewalks shall be provided on each block and shall be continuous on each side of the street, which has adjacent development.	Yes	Yes	
(2) New sidewalks shall be a minimum width of six feet clear. Greater sidewalk widths shall be provided as required by the street cross sections as shown herein, or where retail is provided.	Yes	Yes	All new public sidewalks are a minimum of 6' wide. Private sidewalks are a minimum of 5' wide. Staff comment: Staff finds the 5' minimum width for private sidewalks acceptable as the site has limited area for additional sidewalk width and the new sidewalks will likely experience a low volume of pedestrian traffic.

(3) City maintained sidewalk materials shall be concrete. Brick sidewalks will not be allowed within the R.O.W. or public access easements maintained by the city.	Yes	Yes	
(4) Tree wells and landscape strips shall be planted with appropriate ground cover plantings.	Yes	Yes	
(5) Adequate pedestrian clearance shall be considered where transitway stops are located.	No		
(6) Bulbouts shall be provided for each intersection-crosswalk, where parallel parking is provided.	Yes	Yes	
(7) Curb Radii shall be limited to 15 feet where curbside parking is provided and 25 feet where curbside parking is not provided. See Illustrated definition for curb radius.	Yes	Yes	Staff Comment: The applicant has worked with Transportation and Environmental Services and Emergency Services to ensure that the new road complies with accessibility standards. As the new private road will likely have a low traffic volume staff finds the design acceptable.
(8) Sidewalks shall align with one another and connect to open space trails and paths, providing an unbroken circulation system.	Yes	Yes	
(9) Except in open spaces, sidewalks shall be placed adjacent to the street with openings in the sidewalk to accommodate tree wells and/or landscape strips as depicted in the street sections Chapter 7.	Yes	Yes	
(10)Pedestrian paths through open spaces and mid-block passages shall serve as extensions to the street sidewalk system.	Yes	Yes	
(11)If a local transitway stop is located on a bulbout, the bulbout shall be at minimum 30 feet in length to	No		

accommodate rear alighting.			

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Special paving and patterns are recommended for building entrances (excluding retail).	Yes	Yes	
(2) Mid-block bulbouts / islands may be provided on North Beauregard St. and as generally depicted within the street cross-sections.	No		

8b) Benches

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Benches shall be provided for rest opportunities in areas of gathering or high pedestrian activity (such as along mixed use and retail frontages), which shall meet city standards.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Benches should be provided where appropriate in locations based on the specific ground floor use and the location of bus stops and public open space.	No		

8c) Bike Racks

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Bike racks or storage areas shall also be provided in parking garages.	Yes	Yes	
(2) Bicycle racks shall be capable of holding at least two bicycles.	Yes	Yes	
(3) Bicycle racks shall be permanently anchored in a concrete footing to promote stability and security.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Bike racks should be placed in groups at safe convenient well lit paved areas in the building or curb zone.	Yes	Yes	

8d) Trash/Recycling Receptacles

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Waste receptacles shall be placed adjacent to building entrances, in selected locations along streets, sidewalks and trails, transitway stations, local transitway stops and in other locations determined by the property owners.	Yes	Yes	
(2) A minimum of one waste receptacle shall be provided at each intersection in mixed-use areas.	No		
(3) Waste receptacles shall be provided as per city standards.	Yes	Yes	

8e)Bollards

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Bollards shall be at a height of 30 to 40 inches above grade, except in service areas where bollards shall be 30 to 48 inches in height, with a minimum diameter of eight inches.	Yes, if provided	N/A	
(2) Bollards with lighting shall not exceed four feet in height and shall have a concealed light source.	Yes, if provided	N/A	

8f) Street Trees

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Tree well surface openings shall be a minimum of 4 x 10 feet.	Yes	Yes	
(2) Continuity of street character shall be reinforced through the use of street trees. Contrasting species shall highlight special locations such as public parks and plazas.	Yes	Yes	
(3) Trees shall be planted in continuous planting strips or tree wells according to City Street Standards and cross-sections shown in Chapter 7. Planting strips should be a minimum continuous width of four feet or wider as required within the street cross-section. Tree wells shall be provided adjacent to on-street parking, within the Required and optional Retail Areas, while in residential areas landscape strips should be provided. See illustrated definition in Chapter 10 Definitions.	Yes	Yes	
(4) Street tree species selections shall contribute to street character through height, canopy, and foliage. Species shall be approved by the City.	Yes	Yes	
(5) Trees within the median and street trees on N. Beauregard St. shall be four inches caliper at installation.	Yes	Yes	
(6) A continuous spacing of street trees lining both sides of each street, 30 feet on center/average shall be provided.	Yes	Yes	
(7) Trees adjacent to the transit way and local transit stops shall not interfere with transit operations. There should be adequate vertical clearance for trees and transit vehicles.	Yes	Yes	

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Street trees should predominately be large shade trees and should provide a sufficient diversity of tree species/genus/family to prevent catastrophic loss.	Yes	Yes	
(2) Open space trees should follow the above stated diversity standards and should be different from adjacent street trees.	Yes	Yes	

8g) Lighting

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Street lighting fixtures shall be single black Dominion Virginia Power acorn lighting fixtures with a standard black finish. The street lights on North Beauregard St. shall be selected as part of the final design for North Beauregard St. and shall have a standard black finish or prevailing City standards. Other larger fixtures if necessary shall meet City standards.	Yes	Yes	
(2) Street lights shall be designed to minimize light spillover. Where located next to residential uses streetlights shall include shields as needed to prevent lighting from directly entering residential windows. Upward cast stray lights shall also be excluded or significantly limited through fixture reflection/ refraction or shielding.	Yes	Yes	

(3) Street lights shall be placed to avoid conflict with street trees and sidewalks and shall be placed to be convenient to service.	Yes	Yes	

i. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Allowance for future innovation in lighting should be considered.	Yes	OK	

8h) Transit Stations and Stops

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) Platforms at stations along the transitway shall be at minimum ten inches in height and rundowns/run-ups from the platform to the station area must be ADA compliant.	No		
(2) All transitway stations shall be covered and include seating, a waste receptacle, and real time transit information.	No		
(3) Where feasible, local transitway stops shall include a bus stop bench, bus shelter including a bench, or a covered area such as an a wing with seating beneath.	No		
(4) Bus stops shall be well illuminated.	No		

8i) Stormwater Management Ponds

i. Standards

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) The stormwater management pond shall not be fenced or otherwise segregated. Public safety shall be provided through the modification of slopes water levels or other design solutions.	No		

ii. Guidelines

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
(1) To the extent possible, the volume/size of the Level II Pond should be reduced through the utilization of advanced Low-Impact Development (LID techniques and similar Best Management Practices upstream of the Pond in order to maximize the available open space.)	No		