

## Chapter 9: Neighborhood-Specific Standards

This chapter contains specific standards for each neighborhood in the BSAP area. These provisions will ensure the plan goals for a mix of uses, interconnected street network, and variety of high-quality open space are realized with plan implementation.

### The Neighborhoods

- a. Seminary Overlook
- b. Southern Towers
- c. Upland Park
- d. Adams
- e. The Town Center
- f. Garden District
- g. Greenway Park



## a) Seminary Overlook

### i. Neighborhood Illustrative Plan

- (1) Seminary Overlook Neighborhood Open Spaces:
  - (i) Private Open Space with Public Access: .52ac Minimum size for Framework Defined Open Spaces in the Seminary Overlook neighborhood shall be as noted in Diagram 9.a.1

### ii. Neighborhood Setbacks and Height Transitions

- (1) Building transitions shall be incorporated as described in Chapter 4, Section D.
- (2) Buildings setbacks within Seminary Overlook neighborhood shall be by building use as described in Chapter 4, Section C.

### iii. Neighborhood Non-Framework Street Sections

- (1) Proposed private non-framework streets should be as shown in Diagram 9.a.3
- (2) Sections may be finalized during the DSUP process.

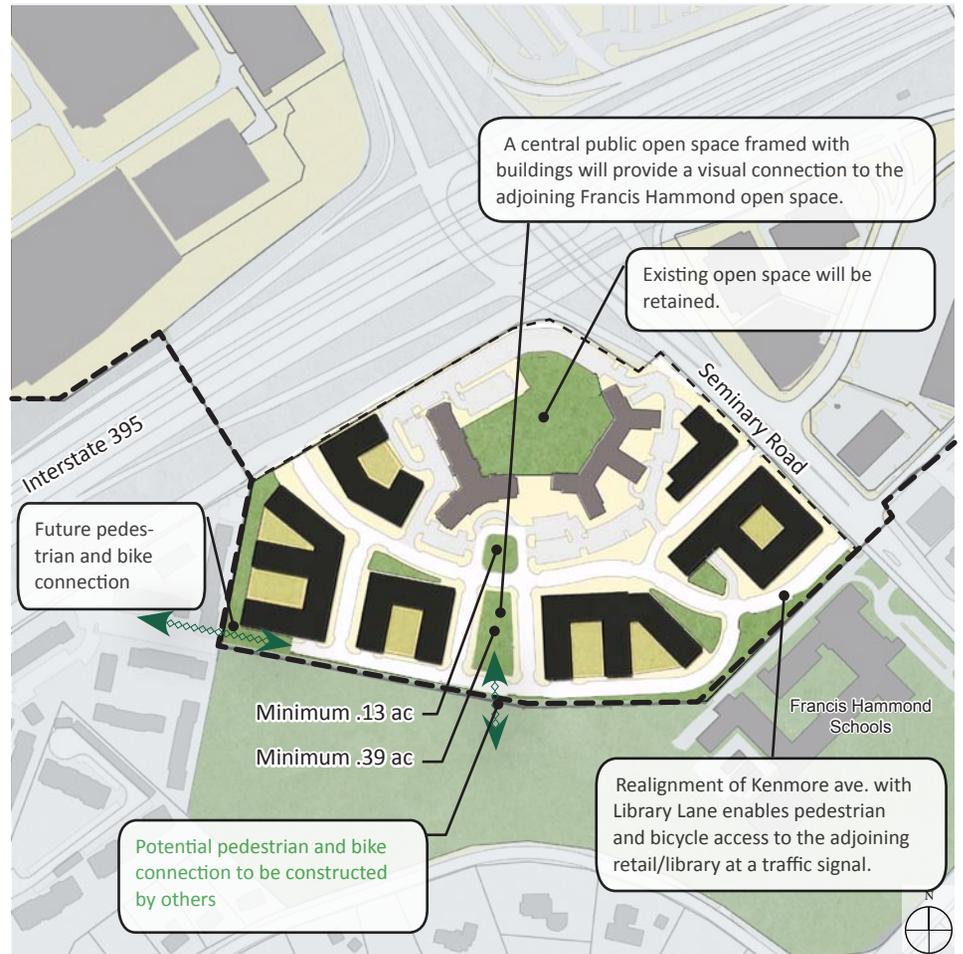
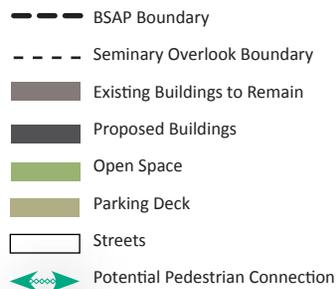


Diagram 9.a.1 Seminary Overlook Illustrative Plan



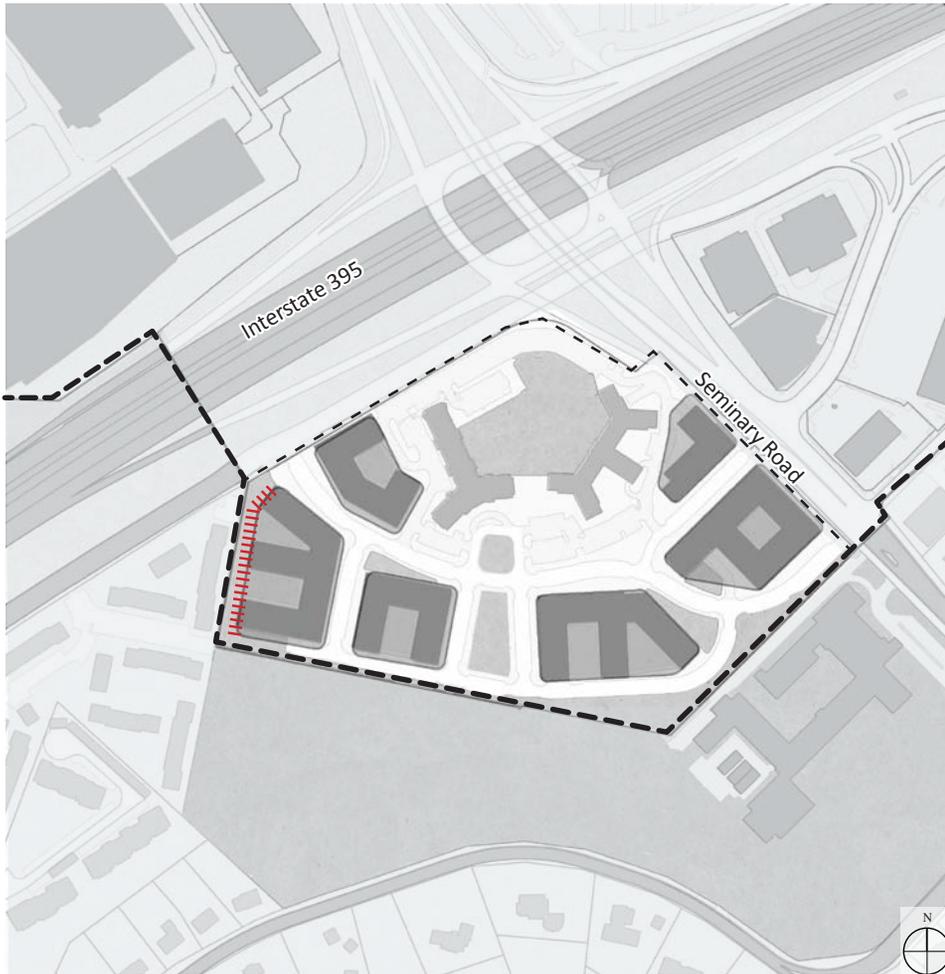


Diagram 9.a.2: Building Height Transitions

||||||| Required Building Transition (See Chapter 4, Section D)

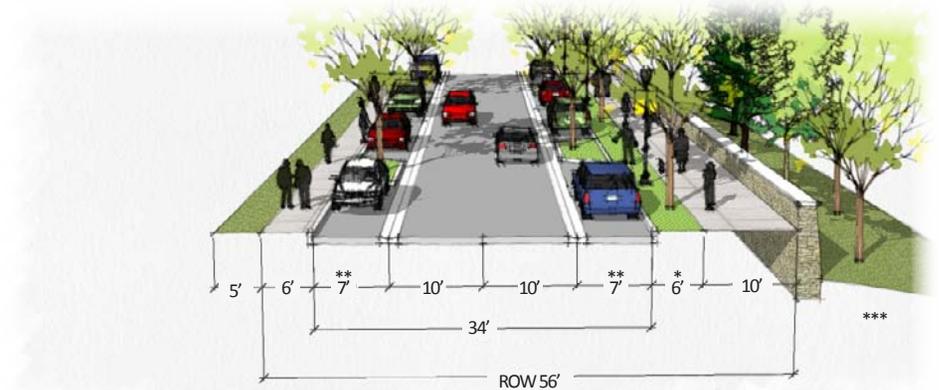
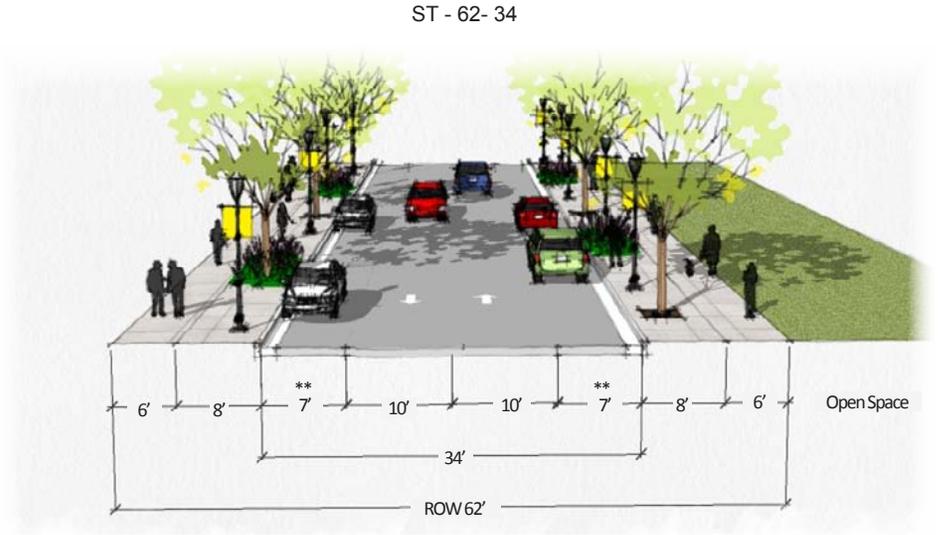


Diagram 9.b.3: Non-Framework Street Sections

- ST - 62 - 34
- ST - 56 - 34

Note:  
 R.O.W. based on existing condition  
 \*Planting strip at urban locations may be tree wells  
 \*\*On-street parking dedicated to Seminary Towers  
 \*\*\* Wall depicted for illustrative purposes only



## b) Southern Towers

### i. Neighborhood Illustrative Plan

#### (a) Southern Towers neighborhood Open Spaces:

- (i) Private Open Space with Public Access: .43ac Minimum size for Framework Defined Open Spaces in the Southern Towers neighborhood shall be as noted in Diagram 9.b.1.

### ii. Neighborhood Setbacks

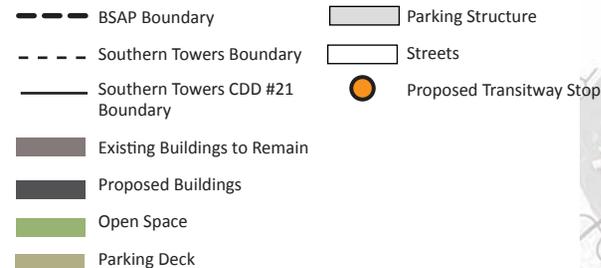
- (1) Building Setbacks within the Southern Towers neighborhood shall be as illustratively shown in Diagram 9.b.2. All other setbacks shall be by building use as described in Chapter 4, Section C.

### iii. Special Consideration

- (1) Southern Towers has existing buildings, infrastructure, and amenities which will remain in operation during and after the new development. Additionally many of Southern Towers surface parking lots will remain. In some circumstances, existing conditions may preclude the application of some of these standards.
  - (a) These standards shall only apply to the portion of Southern Towers within the CDD zone.
  - (b) In locations where there are existing vehicular/ parking entrances, structures and/or development, some requirements of these standards may not be feasible including, but not limited to: surface parking lots and block size/thoroughfares.



Diagram 9.b.1: Southern Towers Illustrative Plan



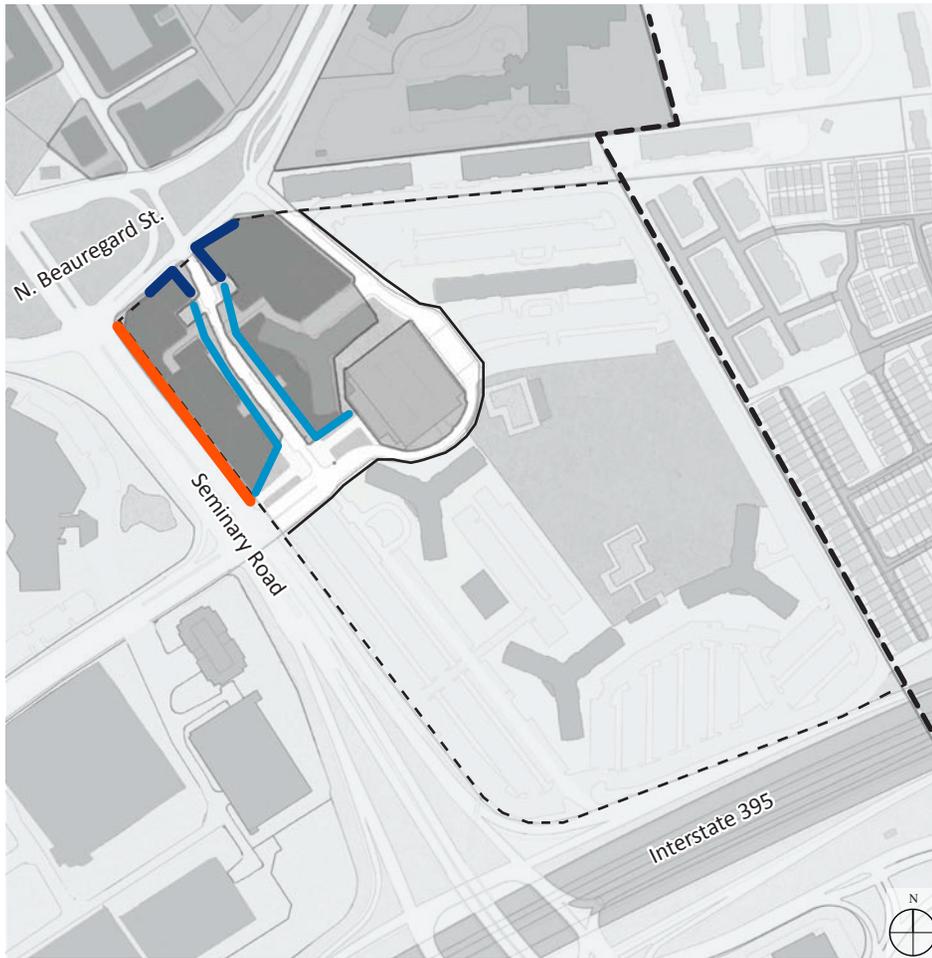


Diagram 9.b.2: Building Setbacks

- Frontage Setback Seminary Rd. (20' min. from edge of curb)
- Frontage Setback for Required Retail
- Frontage Setback for Optional Retail

All street section within Southern Towers neighborhood are framework streets and shown within Chapter 8 - Street Standards and Guidelines

### c) Upland Park

#### i. Neighborhood Illustrative Plan

(a) The interim plan shown in Chapter 2 Neighborhoods, is based on retaining the existing dry cleaner and providing for adequate access and parking. If, and when the property containing the dry cleaner becomes available, development of a hotel or office building in that location may be realized.

#### (b) Upland Park Neighborhood Open Spaces:

- (i) Private Open Space with Public Access: .20ac Minimum size for Framework Defined Open Spaces in the Upland Park neighborhood shall be as noted in Diagram 9.c.1.
- (ii) Dedicated open space owned by the City of Alexandria: .65ac minimum size for Framework Defined Open Spaces in the Upland Park neighborhood shall be as noted in Diagram 9.c.1.

#### ii. Neighborhood Setbacks

- (1) Building Setbacks within the Upland Park neighborhood shall be as illustratively shown in Diagram 9.c.2. All other setbacks shall be by building use as described in Chapter 4, Section C.
- (2) Building transitions shall be incorporated as described in Chapter 4, Section D.

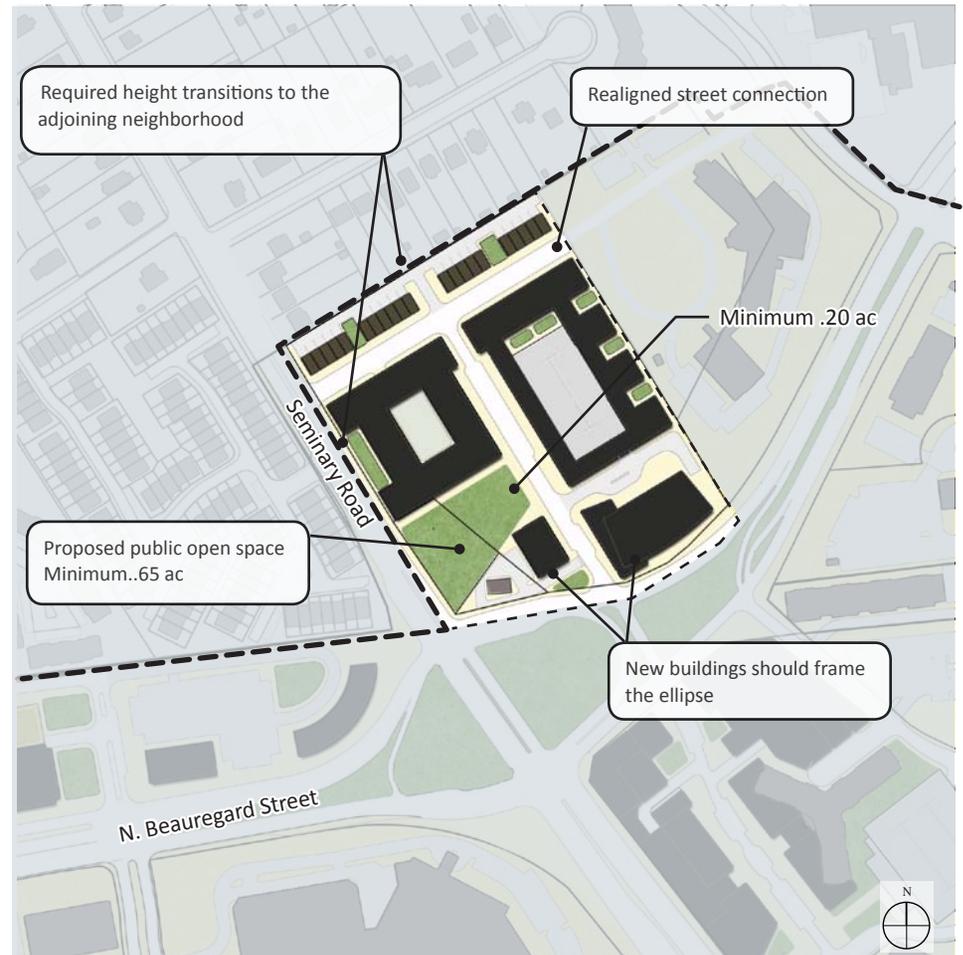
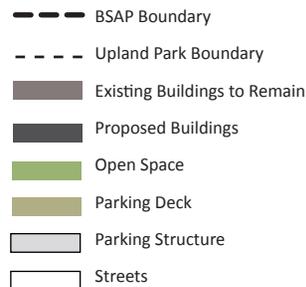
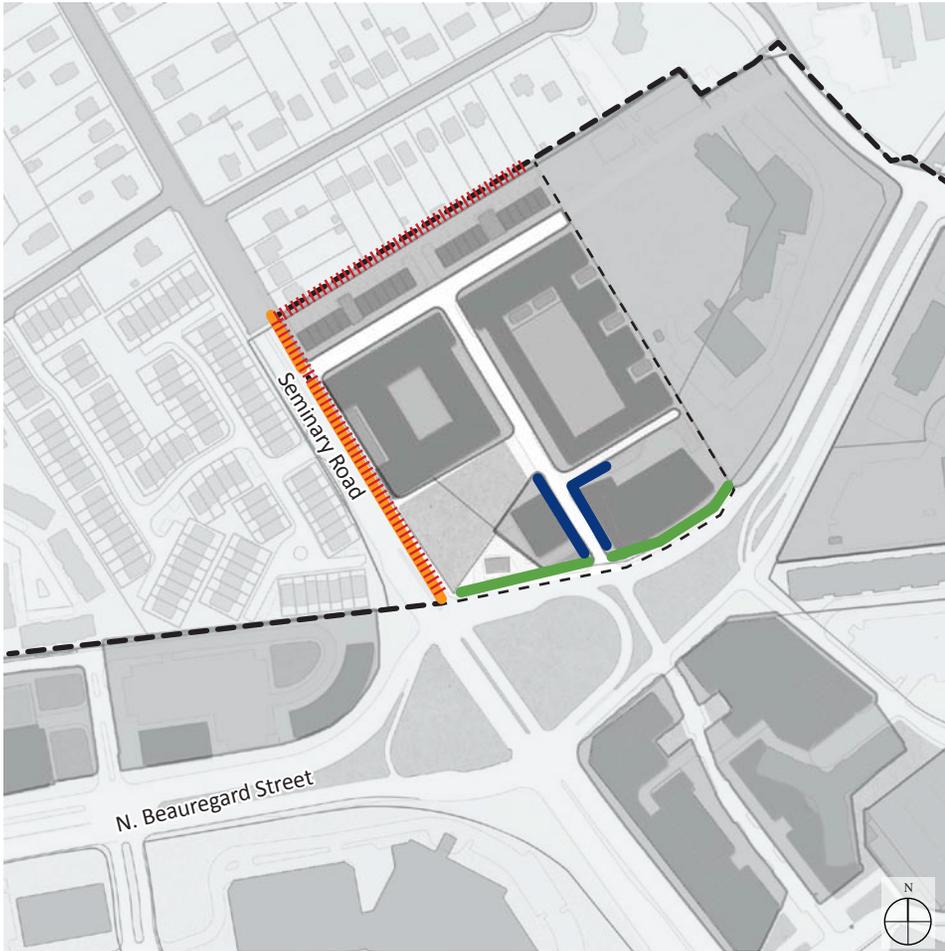


Diagram 9.c.1: Uplands Park Illustrative Plan





All street section within Upland Park neighborhood are framework streets and shown within Chapter 8 - Street Standards and Guidelines

Diagram 9.c.2: Building Setbacks and Transitions

- Frontage Setback For Seminary Rd. (20' min. from edge of curb)
- Frontage Setback for N. Beauregard St. (10' min.)
- Frontage Setback for Retail
- ||||| Required Building Transition (See Chapter 4, Section D)

## d) Adams

### i. Neighborhood Illustrative Plan

#### (a) Adams Neighborhood Open Spaces:

- (i) Private Open Space with Public Access: 2.87 Minimum size for Framework Defined Open Spaces in the Adams neighborhood shall be as noted in Diagram 9.d.1.

### ii. Neighborhood Setbacks

- (1) Building Setbacks within the Adams neighborhood shall be as illustratively shown in Diagram 9.d.2. All other setbacks shall be by building use as described in Chapter 4, Section C.
- (a) Building transitions shall be incorporated as described in Chapter 4, Section D.

### iii. Neighborhood Non-Framework Street Sections

- (1) Proposed non-framework streets should be as shown in Diagram 9.d.3.
- (2) The location and design of the roads within the Adams neighborhood are subject to the CDD conditions and shall be finalized in the DSUP approval.

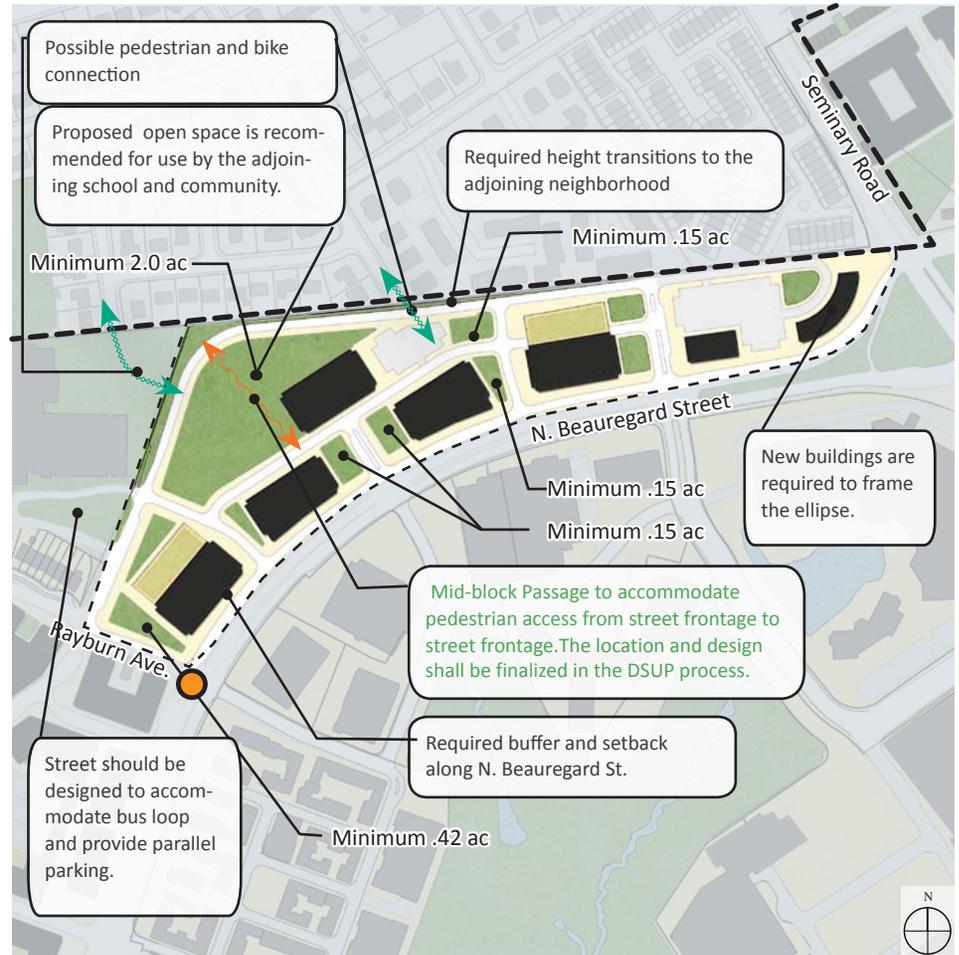


Diagram 9.d.1 Adams Illustrative Plan

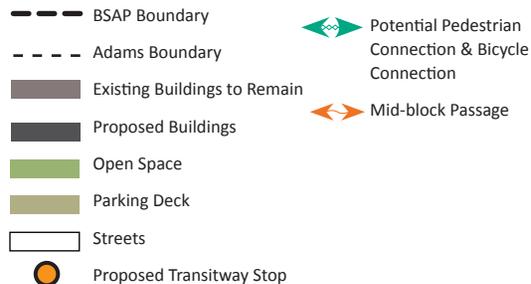




Diagram 9.d.2: Building Setbacks and Transitions

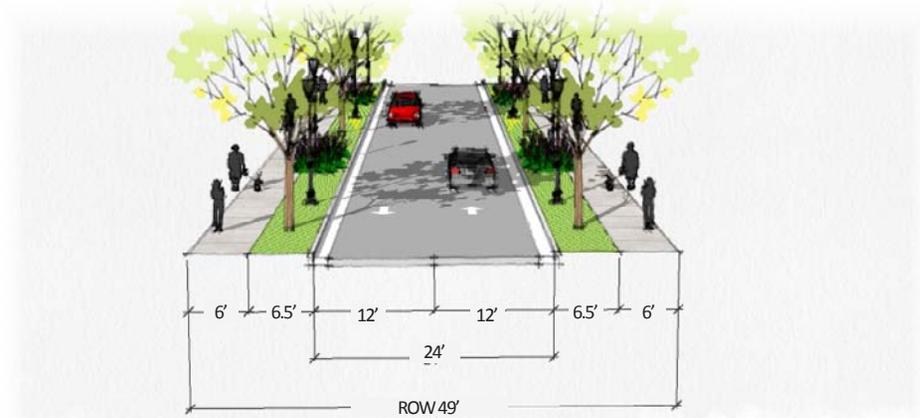
- Frontage Setback for N. Beauregard St. (10' min. - 15' max)
- ||||| Required Building Transition (See Chapter 4, Section D) see CDD conditions for requirements within required building transitions.

**Note:**

A minimum building set back is not required within this location, however the building shall be setback to provide the open space depicted in diagram 9.d.1.

JANUARY 18, 2013

ST - 24 - 49



ST - 24 - 49

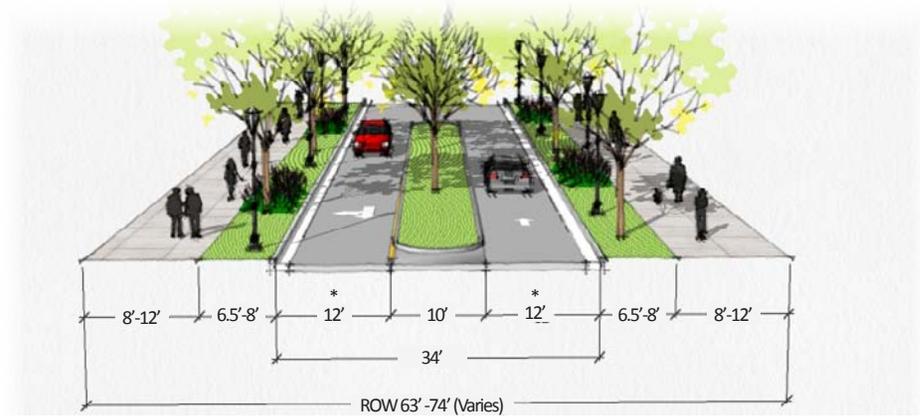


Diagram 9.d.3: Non-Framework Street Sections

- ST - 34 - 63-74
- ST - 24 - 49



## e) The Town Center

### i. Neighborhood Illustrative Plan

#### (a) Town Center (combined) Open Spaces:

- (i) Private Open Space with Public Access: .93ac Minimum size for Framework Defined Open Spaces in the Town Center neighborhood shall be as noted in Diagram 9.e.1

### ii. Neighborhood Setbacks

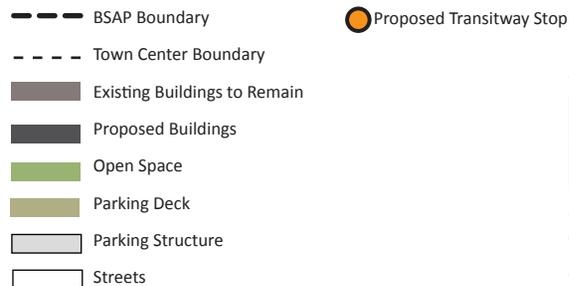
- (1) Building Setbacks within the Town Center neighborhood shall be as illustratively shown in Diagram 9.e.2. All other setbacks shall be by building use as described in Chapter 4, Section C.
- (a) Building transitions shall be incorporated as described in Chapter 4, section D.

### iii. Neighborhood Non-Framework Street Sections

- (1) Proposed non-framework streets should be as shown in Diagram 9.e.3.
- (2) Sections may be finalized during the DSUP process.



Diagram 9.e.1: Town Center Illustrative Plan



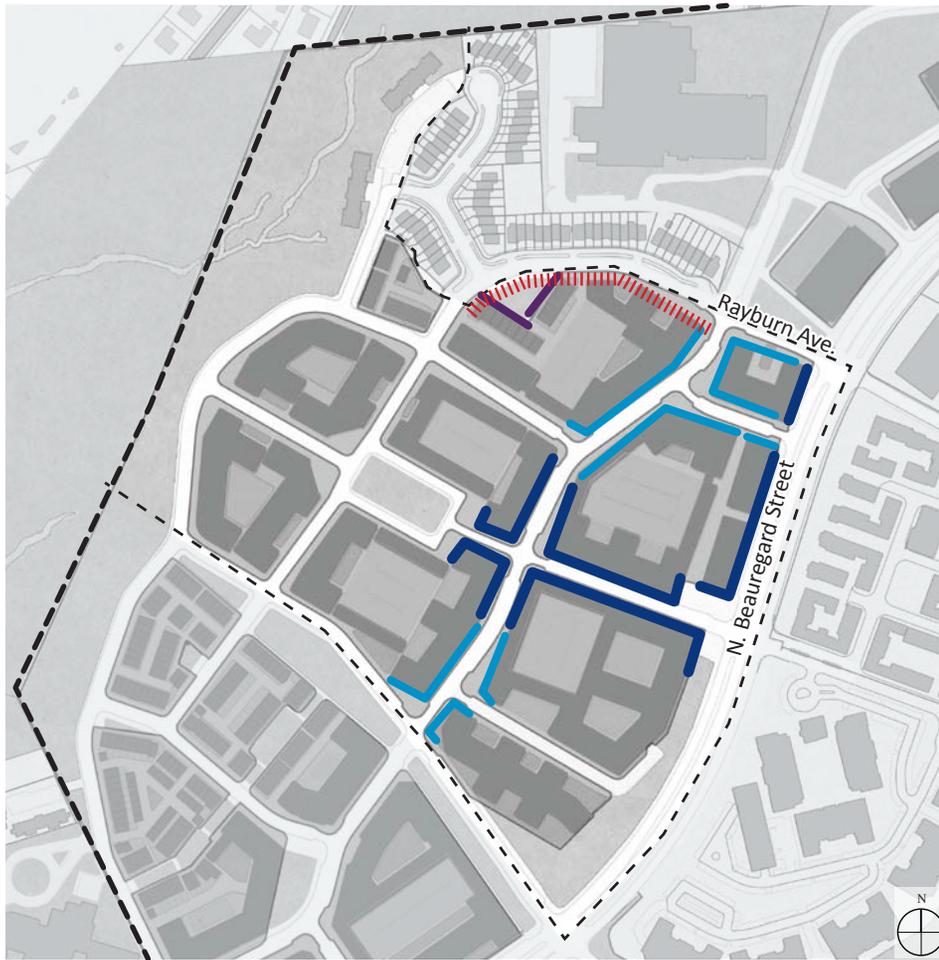


Diagram 9.e.2: Building Setbacks

- Frontage Setback for Required Retail
- Frontage Setback for Optional Retail
- Frontage Setback frontage along Major Mid-Block Passages and Dedicated Open Space
- - - - - Required Building Transition (See Chapter 4, Section D)

JANUARY 18, 2013

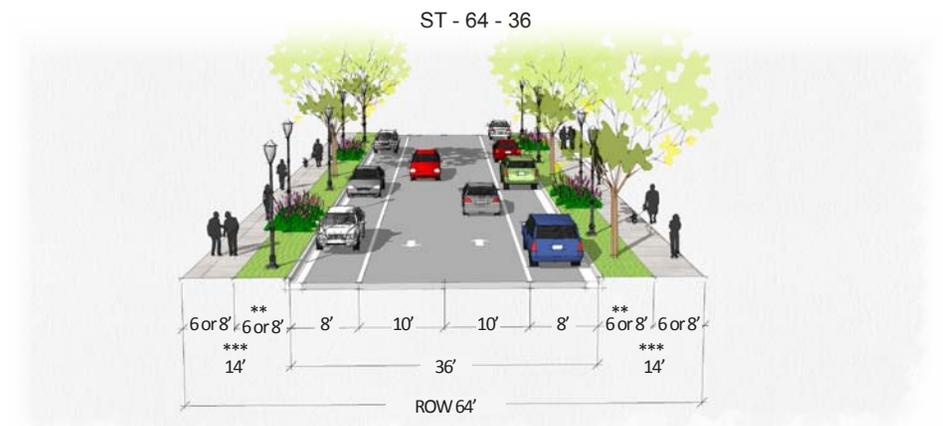
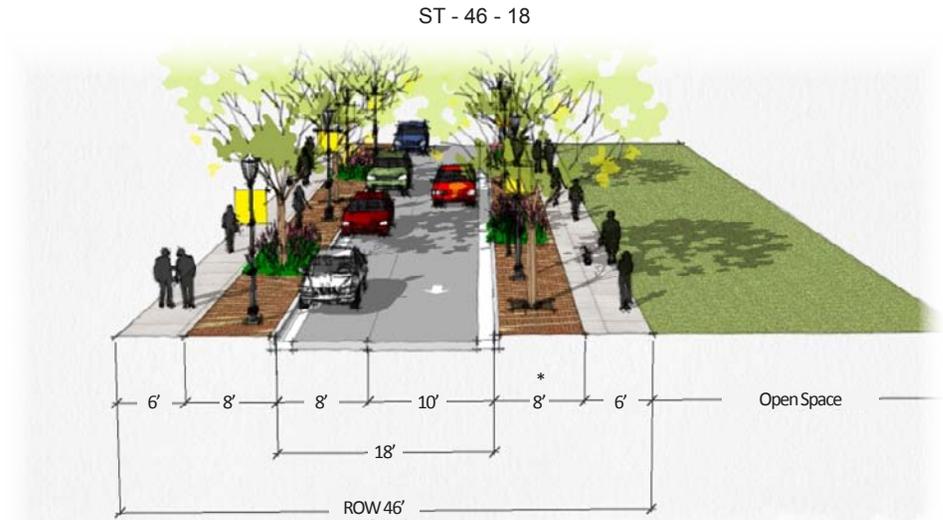


Diagram 9.e.3: Non-Framework Street Sections

- ST - 46 - 18
- ST - 64 - 36

Notes:  
 R.O.W.'s may vary based on existing conditions.  
 \* The adjoining sidewalks will need to comply with all applicable City load rating requirements for fire truck as deemed necessary as part of the development review process.  
 \*\*Planting strip at urban locations may be tree wells  
 \*\*\* Where 6 feet sidewalk is provided the landscape strip or the tree wells shall be increased in width to 8 feet



**f) Garden District**

**i. Neighborhood illustrative plan**

(a) Town Center (combined) Open Spaces:

- (i) Private Open Space with Public Access: 1.25ac Minimum size for Framework Defined Open Spaces in the Garden District neighborhood shall be as noted in Diagram 9.f.1.

**ii. Neighborhood Setbacks**

- (1) Building Setbacks within the Garden District neighborhood shall be as illustratively shown in Diagram 9.f.2. All other setbacks shall be by building use as described in Chapter 4, Section C.
- (a) Building transitions shall be incorporated as described in Chapter 4, Section D.

**iii. Neighborhood Non-Framework Street Sections**

- (1) Proposed non-framework streets should be as shown in Diagram 9.f.3.
- (2) Sections may be finalized during the DSUP process.



Diagram 9.f.1: Garden District Illustrative Plan

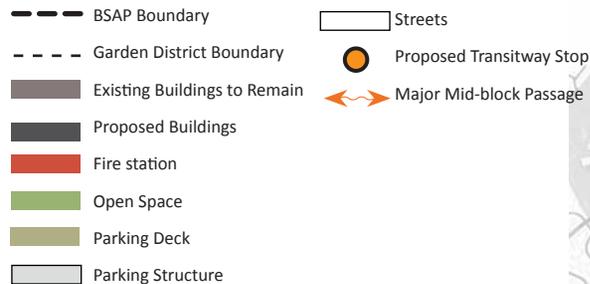




Diagram 9.f.2: Building Setbacks

- Frontage Setback for N. Beauregard St. (10' min.- 15' max)
- Frontage Setback for Optional Retail
- Frontage Setback frontage along Major Mid-Block Passages and Dedicated Open Space

JANUARY 18, 2013

ST - 64 - 36

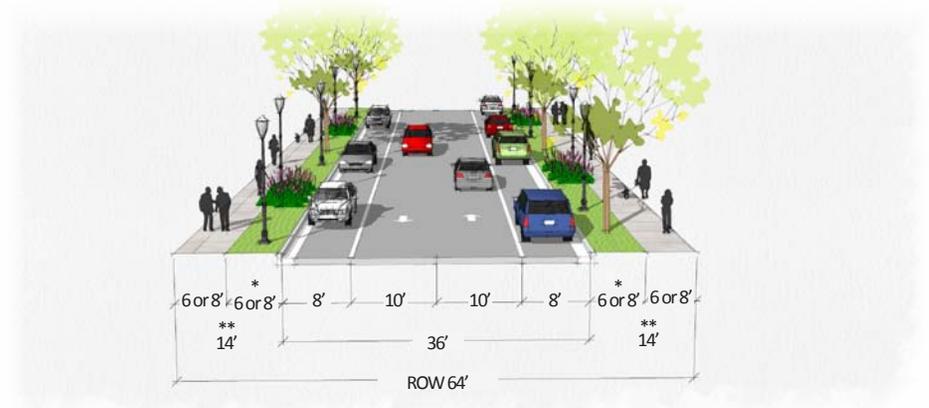
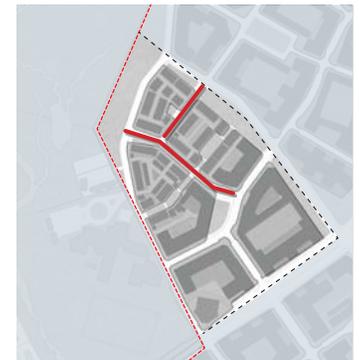


Diagram 9.f.3: Non-Framework Street Sections

— ST - 64 - 36

Note:

- R.O.W's may vary based on existing conditions.
- \* Planting strip at urban locations may be tree wells
- \*\* Where 6 feet sidewalk is provided the landscape strip or the tree wells shall be increased in width to 8 feet.



## g) Greenway Park

### i. Neighborhood Illustrative Plan

#### (a) Greenway Park Open Spaces:

- (i) Private Open Space with Public Access: 1.07ac Minimum size for Framework Defined Open Spaces in the Greenway Park neighborhood shall be as noted in Diagram 9.g.1.
- (ii) \*Current location marker is for illustrative purposes only. Specific size, design and location to be defined during the DSUP Process

### ii. Neighborhood Setbacks and Transitions

- (1) Building Setbacks within the Greenway Park Neighborhood shall be as illustratively shown in Diagram 9.g.2. All other setbacks shall be by building use as described in Chapter 4, Section C.
- (a) Building transitions shall be incorporated as described in Chapter 4, Section D.

### iii. Neighborhood Non-Framework Street Sections

- (1) Proposed non-framework streets should be as shown in Diagram 9.g.3.
- (2) Sections may be finalized during the DSUP process.

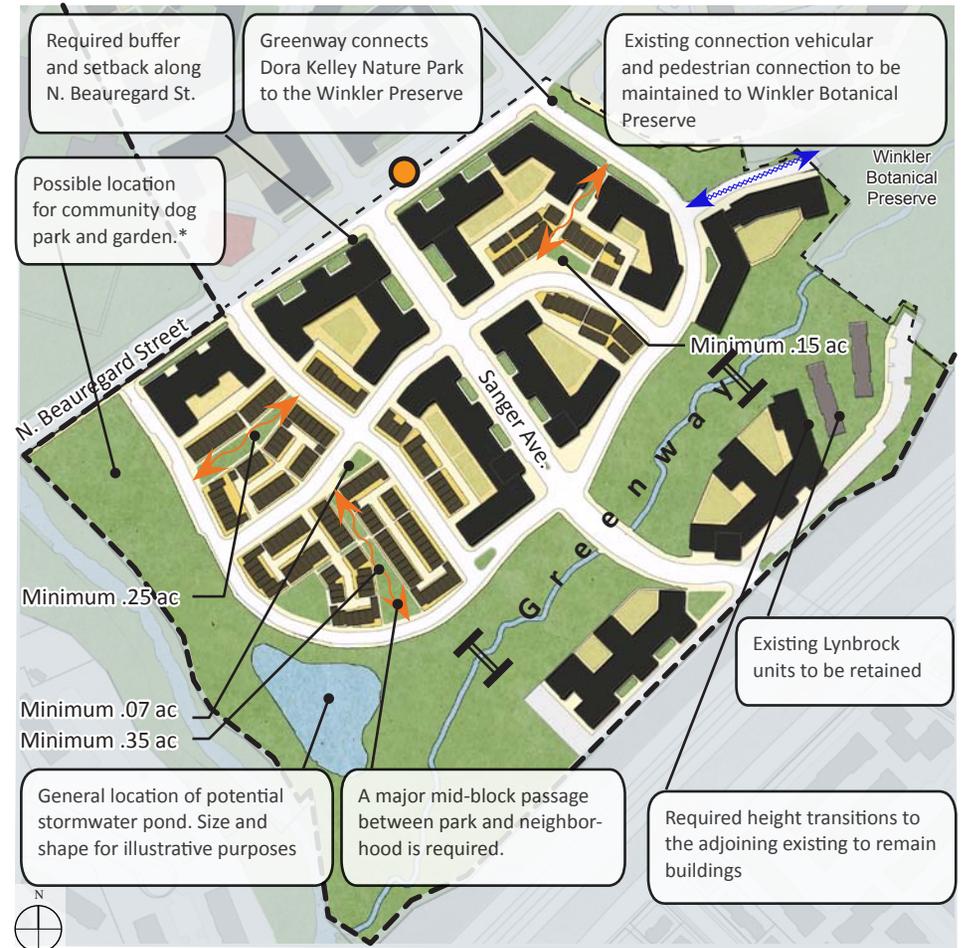
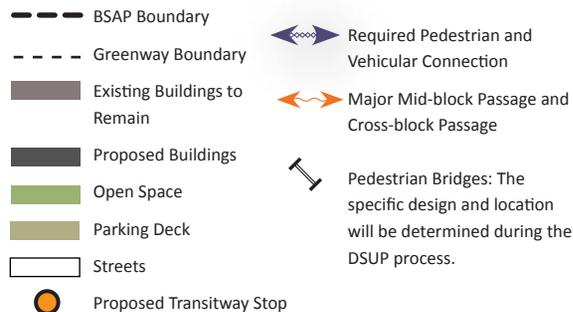


Diagram 9.g.1: Greenway Park Framework



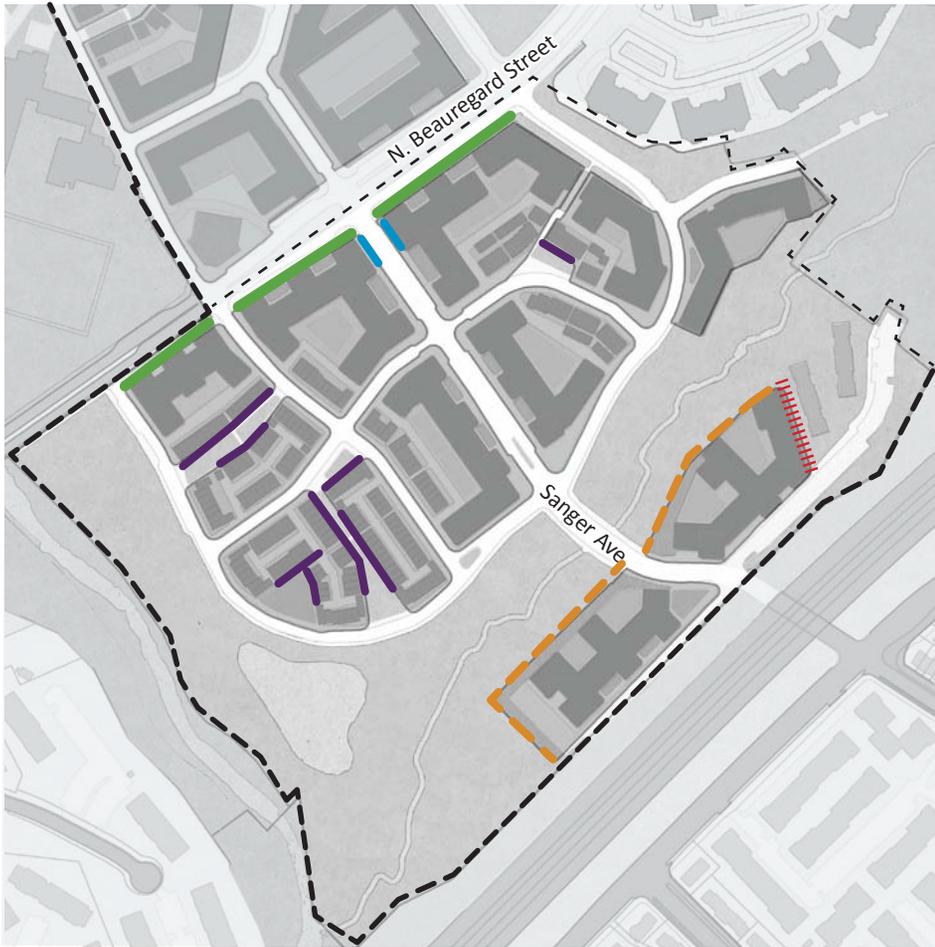


Diagram 9.g.2: Building Setbacks and Transitions

- Frontage Setback for N. Beauregard St. (10' min.- 15' max)
- Frontage Setback for Optional Retail
- Frontage Setback frontage along Major Mid-Block Passages and Dedicated Open Space=
- ||||| Required Building Transition (See Chapter 4, Section D)
- Recommended Courtyard Frontage

ST - 64 - 36

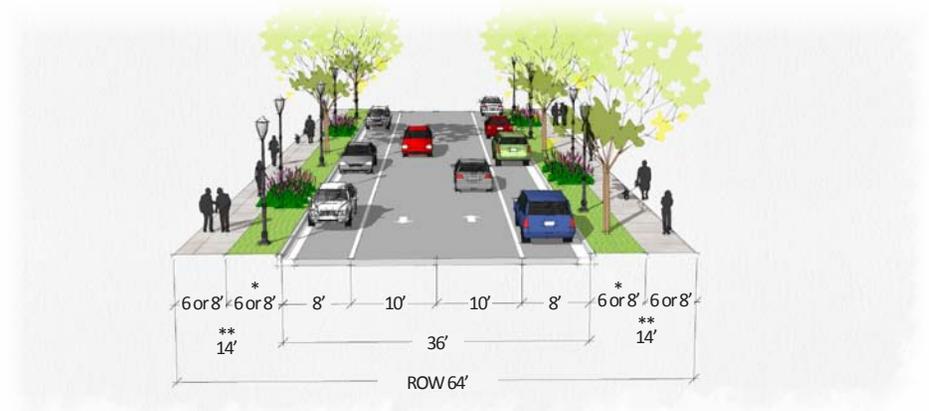


Diagram 9.g.3: Non-Framework Street Sections

— ST - 64 - 36

Note:  
 R.O.W.'s may vary based on existing conditions.  
 \* Planting strip at urban locations may be tree wells  
 \*\* Where 6 feet sidewalk is provided the landscape strip or the tree wells shall be increased in width to 8 feet.

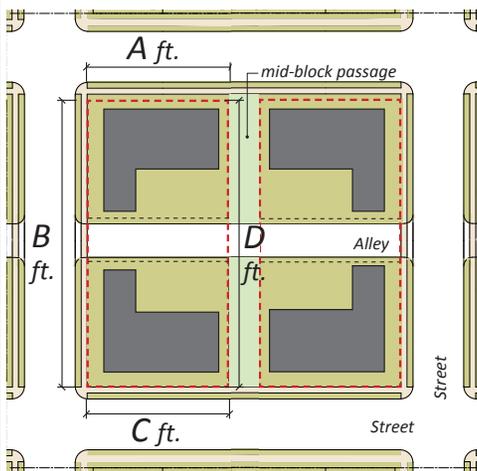


Page intentionally left blank

# Chapter 10: Definitions

## ILLUSTRATED DEFINITIONS - URBAN STANDARDS & GUIDELINES

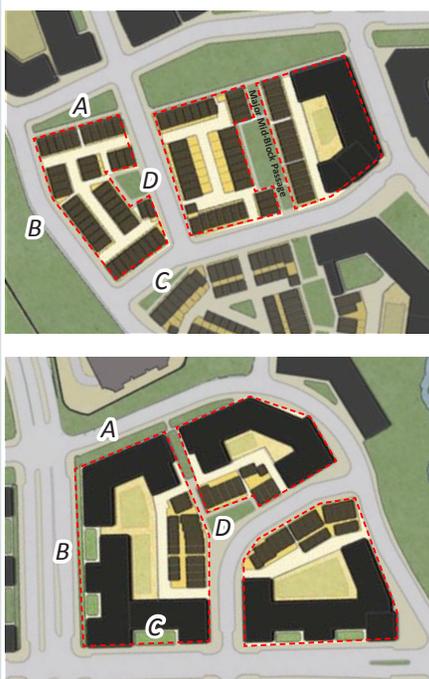
### BLOCK PERIMETER



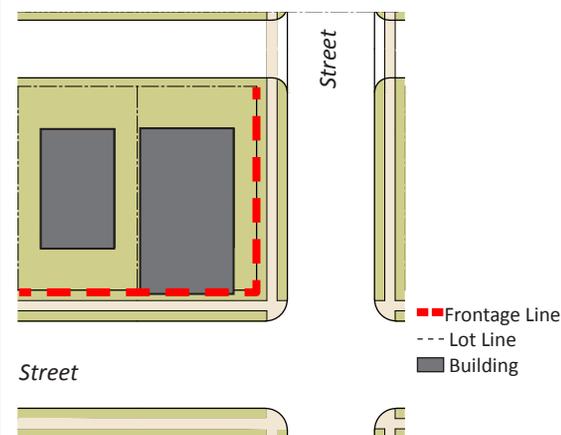
Block perimeter is measured as the right-of-way perimeter adjacent to public streets. If mid-block pedestrian connections are provided, the block perimeter shall be measured from public streets to the mid-block pedestrian connections as shown in the illustration above.

- - - Block Perimeter
- - - Lot Line
- Building

### IMAGE EXAMPLE



### FRONTAGE LINE AND LOT LINE



- - - Frontage Line
- - - Lot Line
- Building

### Definitions

**Frontage Line:** a lot line bordering a public right of way.

**Lot Line:** The boundaries that legally and geometrically demarcate the edges of parcels held in private ownership.

## ILLUSTRATED DEFINITIONS - BUILDING HEIGHT TRANSITIONS

### BUILDING STEPBACK

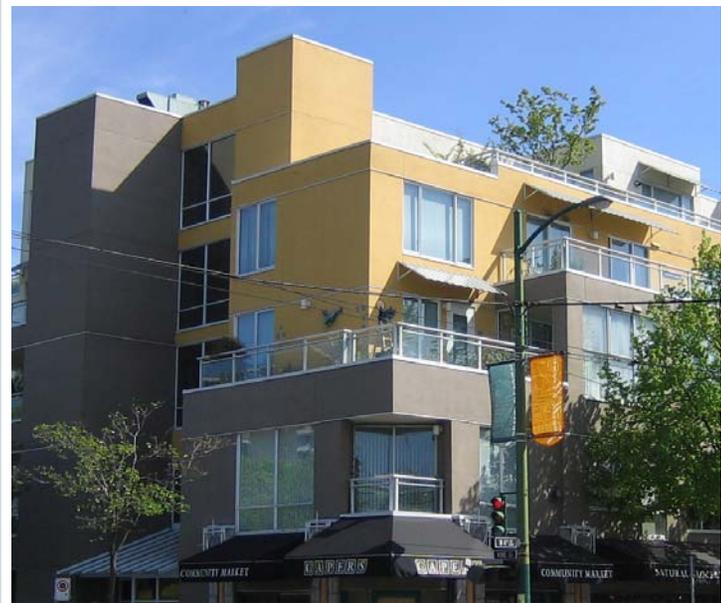


Image Example

### BUILDING SHOULDER



Image Example



## 10.2 DEFINITIONS

ILLUSTRATED DEFINITIONS - BUILDING HEIGHT TRANSITIONS

LANDSCAPE BUFFER

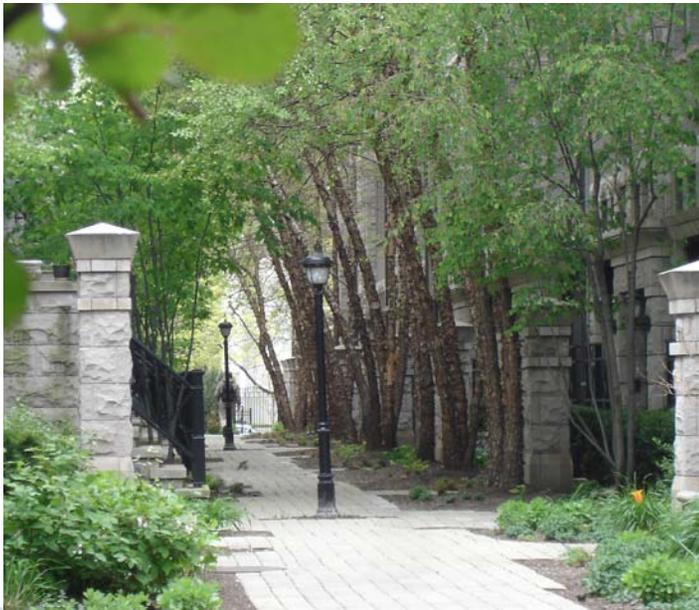


Image Example

FRONTAGE COURT

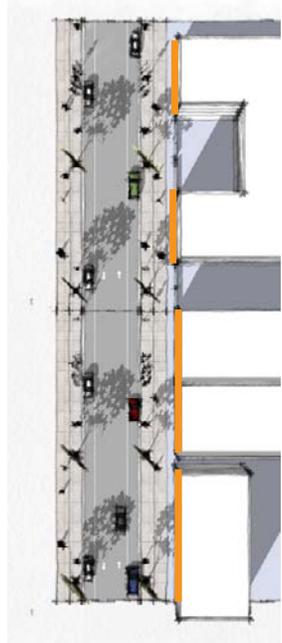


Image Example



## ILLUSTRATED DEFINITIONS - URBAN STANDARDS & GUIDELINES (ILLUSTRATIVE)

### BUILDING STREETWALL



**building Streetwall:** the defining elements of a public space provided by generally aligned building walls and elements.

### GROUND FLOOR RESIDENTIAL FLOOR HEIGHT

Image Example



**Entry Height:** the maximum or minimum vertical dimension from the average sidewalk level to the finish floor of the building.



## ILLUSTRATED DEFINITIONS - PUBLIC REALM TABLE 1

### DEFINITIONS OF PUBLIC REALM ELEMENTS

**Right of Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape (public frontage).

**Transportation Way:** the surface dedicated to the circulation and parking of vehicles.

**Frontage:** the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

**Private Frontage:** the privately held Layer between the Frontage Line and the Principal Building Facade.

**Public Frontage:** the area between the curb of the vehicular lanes and the Frontage Line.

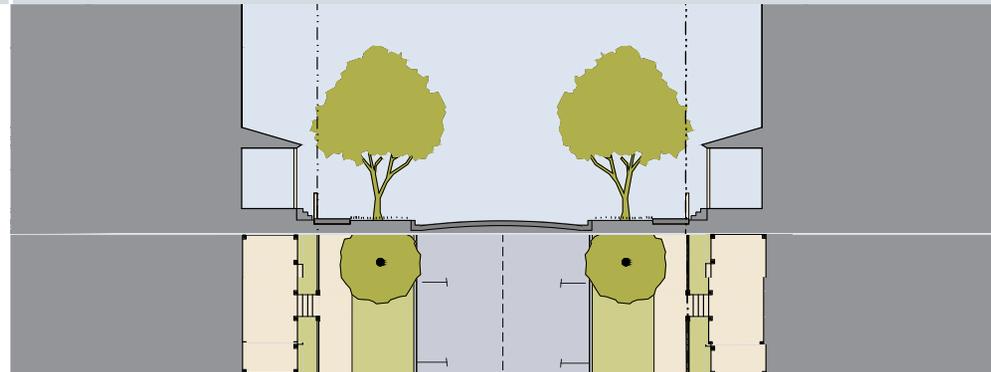
Active uses: Permitted uses designed to encourage human presence within the space and screen above-grade parking garages. Active uses do not include mechanical rooms, storage rooms and loading docks.

**Alley:** A narrow service access to the rear of buildings and provides service areas, parking access, and utility easements. Syn.: Rear Lane

**Trail:** A pedestrian way traversing an open space. Trails should connect directly with the sidewalk network at the urban edge. Syn.: Path, Walk.

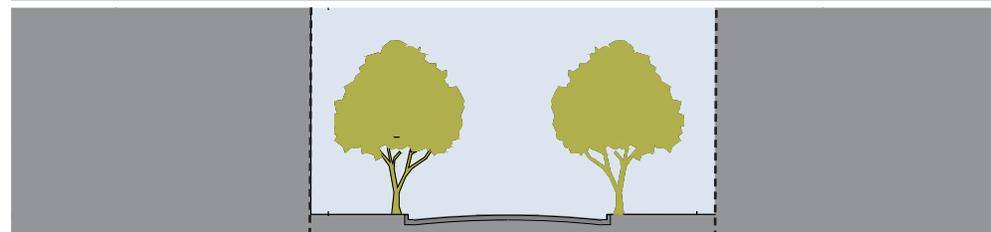
**Liner Building:** a shallow building conceived specifically to mask a parking lot or a parking structure.

### A. TYPICAL RESIDENTIAL SECTION



|             |                  |  |                    |   |                  |          |
|-------------|------------------|--|--------------------|---|------------------|----------|
| Building    | Private Frontage | Public Frontage (see def in t PR-Table2) | Transportation Way | Public Frontage (see def in PR-Table 2) | Private Frontage | Building |
| PRIVATE LOT |                  | RIGHT OF WAY (R.O.W.)                    |                    | PRIVATE LOT                             |                  |          |

### B. TYPICAL COMMERCIAL SECTION



|             |  |                    |   |          |
|-------------|--|--------------------|---|----------|
| Building    | Public Frontage (see def in PR-Table2) | Transportation Way | Public Frontage (see def in PR-Table 2) | Building |
| PRIVATE LOT | RIGHT OF WAY (R.O.W.)                  |                    | PRIVATE LOT                             |          |

ILLUSTRATED DEFINITIONS - PUBLIC REALM TABLE 2

**DEFINITIONS**

**Public Frontage**  
**a. Sidewalk:** the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

**b. Planting Strip:** the landscape area of the Public Frontage which accommodates street trees, whether continuous or individual.

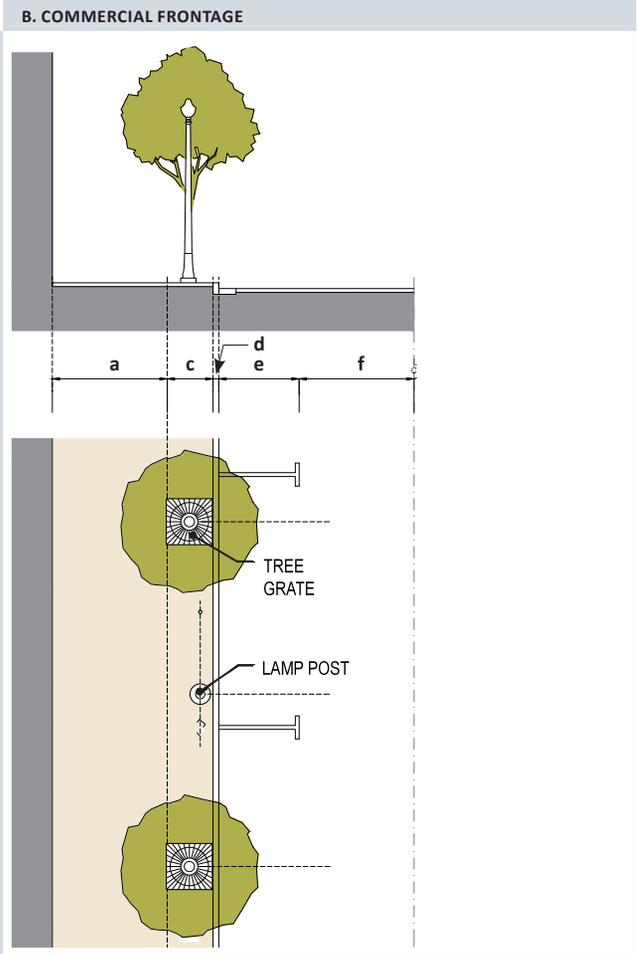
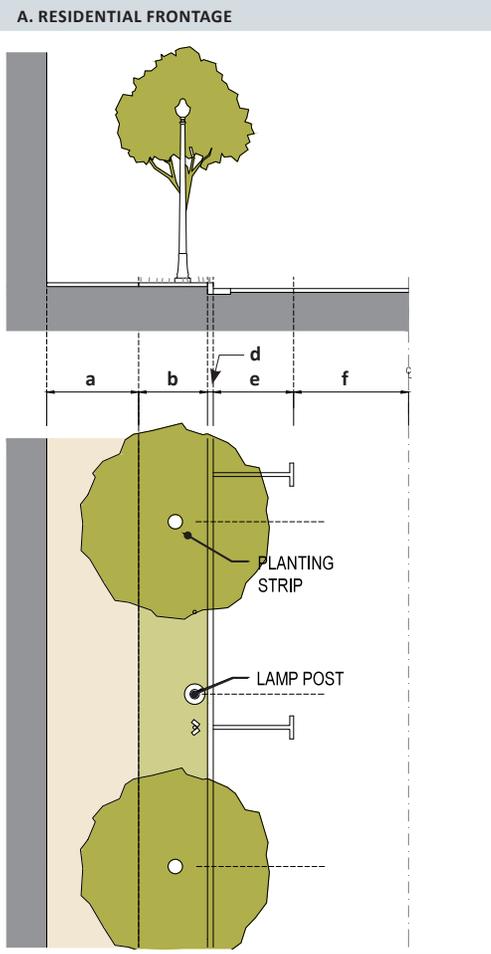
**c. Verge:** the paved area which accommodates street trees in tree grates and street furniture within the sidewalk

**Transportation Way**  
**d. Curb:** the edge of the vehicular pavement that may be raised and usually incorporates the drainage system.

**e. Parking Lane:** the surface dedicated to the parking of vehicles.

**f. Vehicular Lane:** the surface dedicated to circulation

note: these drawings are illustrative



**Other definitions, not illustrated:**

**Active uses:** Permitted uses designed to encourage human presence within the space and screen above-grade parking garages. Active uses do not include mechanical rooms, storage rooms and loading docks.

**Alley:** A narrow service access to the rear of buildings and provides service areas, parking access, and utility easements. Syn.: Rear Lane

**Trail:** A pedestrian way traversing an open space. Trails should connect directly with the sidewalk network at the urban edge. Syn.: Path, Walk.

**Liner Building:** a shallow building conceived specifically to mask a parking lot or a parking structure.