



BEAUREGARD

URBAN DESIGN STANDARDS & GUIDELINES

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D R A F T

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Text: Text still under discussion

Chapter 1: Introduction

1.1 Intent of Standards and Guidelines

- (1) These Development and Design Standards and Guidelines (Standards and Guidelines) contain standards and guidelines that impact the design and character of development within the Beaugard Small Area Plan (BSAP). This document augments the BSAP and is intended to ensure the highest quality urban and architectural designs that affect the public realm. Their purpose is to shape high-quality public spaces and streetscapes with buildings and other physical features to create a strong sense of place that can become an amenity and model of sustainable growth for Alexandria. Buildings, open space and the public realm shall be evaluated based on compliance with the applicable approvals, requirements and this document.
- (2) These Standards and Guidelines ensure high quality design within the Beaugard Corridor. Standards shall require a higher level of review and the expectation is that Projects will be required to meet these Standards absent special circumstances. Any deviation from the standards contained herein shall be evaluated and determined through the DSUP process. Guidelines are advisory and projects are encouraged to incorporate them as appropriate.
- (3) These Standards and Guidelines are exclusively applicable to new development within the Beaugard Small Area Plan. Existing development shall not be impacted by these Standards and Guidelines, unless a site plan or development special use permit is required due to building and /or site improvements.
- (4) The provisions of these Standards, when in conflict with other standards, codes and standards, shall take precedence for issues related to urban design; however, these provisions shall not supercede any existing Building Code or Fire Code standards which relate to life safety issues.
- (5) Special Conditions for each Neighborhood in Chapter 10 may supersede the Standards and Guidelines described in Chapters 4 - 9.
- (6) The photographs provided throughout these Standards and Guidelines are intended to illustrate the design principles stated herein and are for illustrative purposes only. The illustrative plan is meant to help demonstrate future development within the Beaugard Small Area Plan.
- (7) These Standards and Guidelines incorporate the vision and guiding elements of the Beaugard Small Area Plan.
- (8) These Standards and Guidelines do not apply to the interior of buildings.



1.2 Guiding Elements

The Beaugard Small Area Plan is based on the following:

- (1) Integrate Transit, Land Use and Urban Design;
- (2) Create Seven Distinct Neighborhoods;
- (3) Encourage Diversity of Uses and Housing;
- (4) Integrate Urban Ecology -Sustainability;
- (5) Provide an Interconnected Open Space Network;
- (6) Ensure Compatibility with the Existing Neighborhoods; and
- (7) Encourage Economic Sustainability.

1.3 Planning Principles

The intent and purpose of these Standards and Guidelines is to enable and encourage the implementation of the following policies:

a) The Community

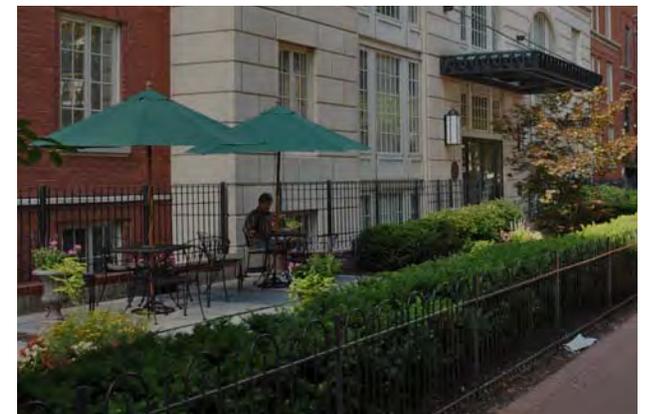
- (1) Compact, pedestrian-oriented and mixed-use development will be the pattern of development.
- (2) Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- (3) Interconnected networks of streets should be designed to disperse traffic and reduce the length of vehicle trips.
- (4) A range of housing types, sizes and price levels should be provided to accommodate diverse ages and incomes.
- (5) High building densities and a mix of land uses should be concentrated within walking distance of transit stops.
- (6) Civic, institutional, and commercial activity should be in centrally located areas, not isolated in remote single-use complexes.
- (7) A range of parks, squares, and playgrounds, open space, should be distributed within neighborhoods and neighborhood centers.
- (8) At the time of development, green infrastructure strategy should use best practices consistent with city guidelines, storm water management standards, and green building policies.

b) The Block and the Building

- (1) Buildings and landscaping should contribute to the spatial definition of streets, parks and civic spaces.



- (2) Block structure should adequately accommodate automobiles while addressing the needs of pedestrians and the use of public areas.
- (3) The design of streets and buildings should contribute to safe, accessible environments, with active uses adjacent to the streets and parks. **Definition of active use still being discussed.**
- (4) Architecture and landscape design should reflect local climate, topography, history, and building practice.
- (5) The architectural design of buildings should incorporate climatically adapted methods and materials to promote energy efficiency through consistent with the City's Green Building Policy. LEED certification, LEED-ND or equivalent at the time of redevelopment.
- (6) Public gathering places should be distributed to locations that reinforce neighborhood identity.
- (7) The form of urban areas and compatibility of mixed-uses should be secured through regulating the form of buildings.

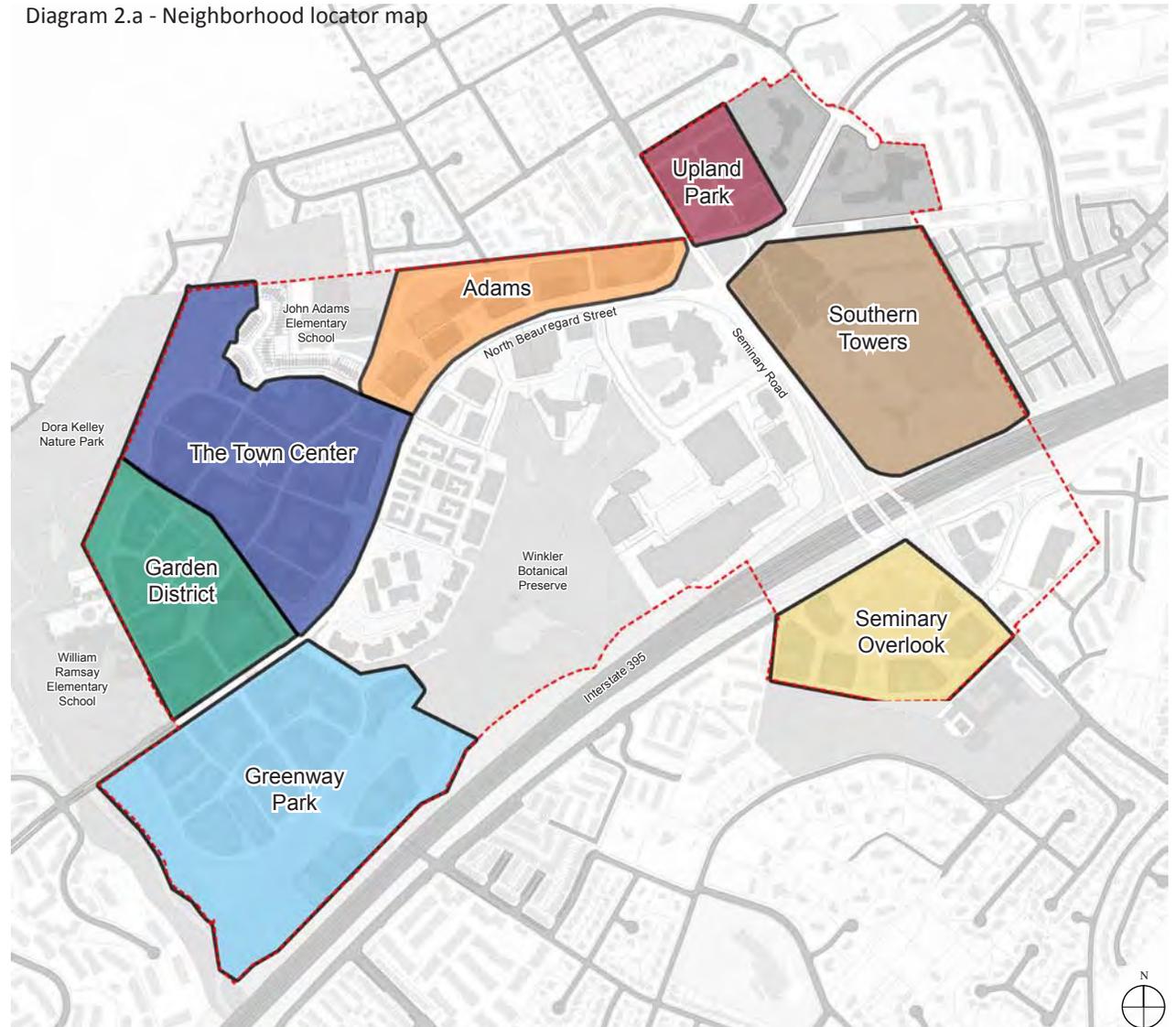


Chapter 2: Neighborhoods

Cities and neighborhoods have physical forms that vary in character, use and intensity. Generally, there is the greatest mix of uses and intensity and most urban character found at the neighborhood centers, along primary corridors, or near transit stops. As one moves from the center to the edge, land development generally becomes less intense and primarily residential in character. These differences complement each other and contribute to the urban experience of the City. The Beauregard Small Area Plan defines several unique and identifiable neighborhoods (Diagram 2.a).

Additional detail on the Neighborhoods can be found in Chapter 10, Neighborhood-Specific Standards and Guidelines. The neighborhoods depicted in Diagram 2.a will be subject to the Standards and Guidelines upon redevelopment.

Diagram 2.a - Neighborhood locator map



a) Seminary Overlook

The Seminary Overlook neighborhood contains the existing Seminary Hill and Seminary Towers apartment communities. The Seminary Hill community consists of 2- and 3-story garden apartments, while Seminary Towers consists of two 13-story apartment towers. Both communities were built in the early 1960's.

The Beauregard Small Area Plan recommends that the Seminary Hill site could be redeveloped in the future with 4-5 story multi-family residential buildings with underground parking and a compact, urban block size that will facilitate movement through and around the site. Across Kenmore Avenue on the Seminary Towers site, the plan recommends that two 4-5 story multi-family residential infill buildings could be developed, which will replace existing surface parking lots with buildings that front and frame Kenmore Avenue. The infill buildings will help complete the transformation of Kenmore Avenue (relocated) from a car-oriented street, lined primarily with surface parking lots, to a street contained by buildings with ample sidewalks for pedestrians. The new buildings will have a comfortable scale relative to the street and will provide for transitions to adjacent neighborhoods through height transitions or the use of outward-facing courtyards that reduce building mass adjacent to the existing buildings to the west (Parkside Condominiums).

The central design feature of the Seminary Overlook neighborhood will be the development of a central public green that is prominently located along Kenmore Avenue and will serve as the heart of this primarily residential neighborhood. The green will further help to join together the new residential buildings with the existing Seminary Towers, which are expected to remain.

An additional key component of redevelopment in the Seminary Overlook neighborhood will be the realignment of the eastern half of Kenmore Avenue to meet Seminary Road at the existing signalized intersection of Seminary Road and Library Lane. The realignment will create direct westbound access to Seminary Road from Kenmore, as well as help address traffic circulation. The realignment will also enable an enhanced pedestrian crossing for the community and school to the adjoining library and retail. As part of the improved road network, a new dedicated bike trail will run north-south through the neighborhood connecting the Parkside community with Seminary Road.

Diagram 2.b - Illustrative Plan



b) Southern Towers

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

The northwest corner of Southern Towers is to include a new hotel, retail space with potential grocery store, office and/or multifamily residential. The existing residential building, the Berkeley, will continue to operate and will be the anchor to this new mixed-use environment. This portion of the property will be characterized by wide sidewalks, a high capacity transit station, and an active and inviting main street. A new plaza and new open space will serve the entire Southern Towers community and offer residents and visitors a place to socialize and interact.

The balance of Southern Towers will continue to maintain its residential character with its apartment towers which include retail and commercial spaces.

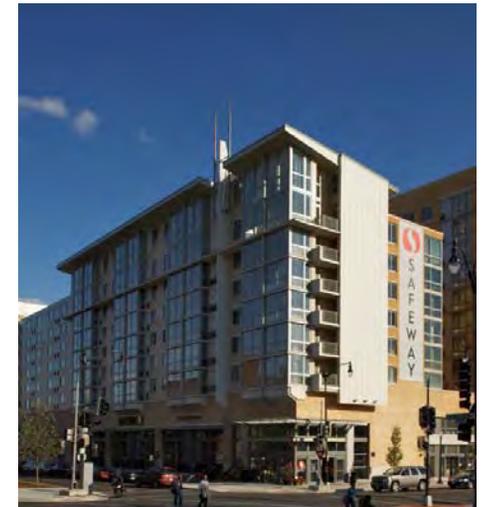
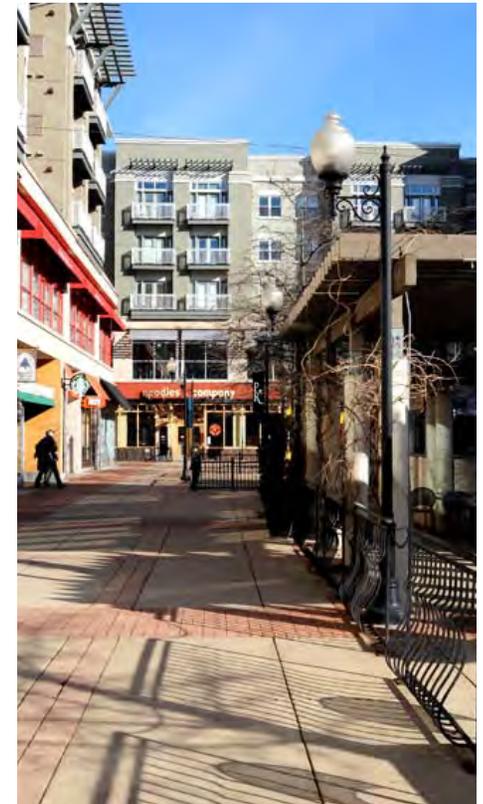
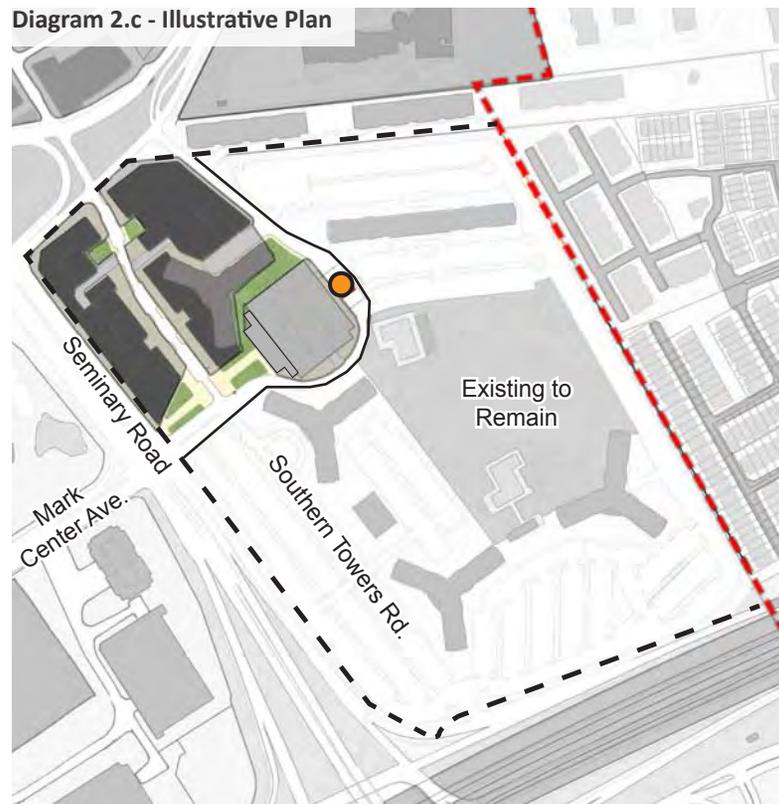


Diagram 2.c - Illustrative Plan

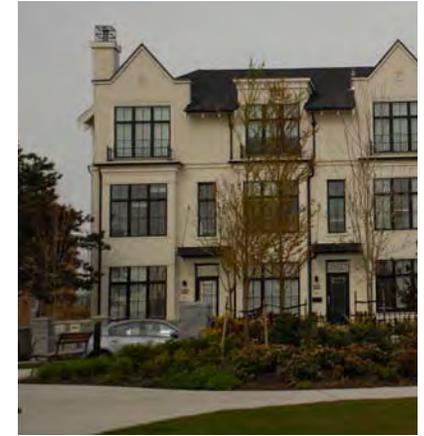


- Beaugard Small Area Plan Boundary
 - Property Line
 - Area of Intervention
 - Existing Buildings to Remain
 - Proposed Buildings
 - Open Space
 - Parking Deck
 - Streets
 - Proposed Transit Stop
 - N
- Note: Building footprints shown for illustrative purposes

c) Upland Park

The Upland Park Neighborhood, is primarily planned as a residential neighborhood but is also planned to include a variety of commercial uses. The most distinctive feature of the neighborhood will be the large green public open space around which the buildings and uses are organized. The two eastern most quadrants, which will eventually form the western edge of the ellipse, are planned as commercial uses, such as a hotel, retail and office uses. These buildings will provide an urban edge and a definition to the ellipse, while also serving to embrace and define the neighborhood's interior spaces. The two quadrants to the west are each planned as residential multifamily buildings. Ground floor units in these buildings will address the neighborhood streets and as such will have front doors and intimate protected entries along the tree lined sidewalks. The western edge of the neighborhood is planned as a row of town homes that address the interior neighborhood street while also providing a low scale transition to the established neighborhood of single family homes to the west. The large central green which organizes and provides a focus for the Upland Park neighborhood also connects directly to the greenways along the neighborhood frontages of N. Beaugard St. and Seminary Rd., and through the greenway, to the other neighborhoods (both existing and proposed) within the Plan Area.

The interim plan, as shown in Diagram 2.e, is based upon the current scenario in which the existing building with a dry cleaner is anticipated to remain. If and when the property containing the dry cleaner becomes available, development of a hotel or office building in that location may be realized.



- Beaugard Small Area Plan Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Deck
- Streets



Note: Building footprints shown for illustrative purposes

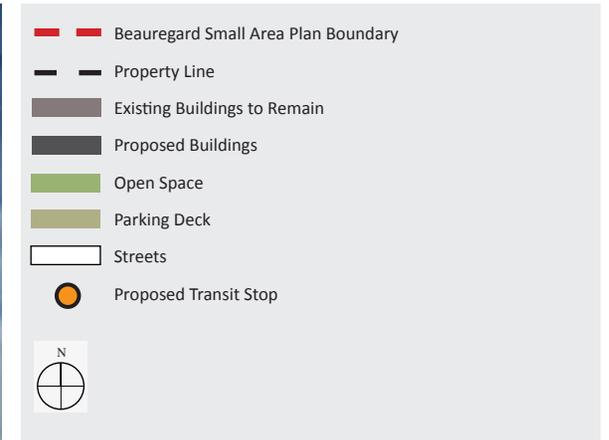
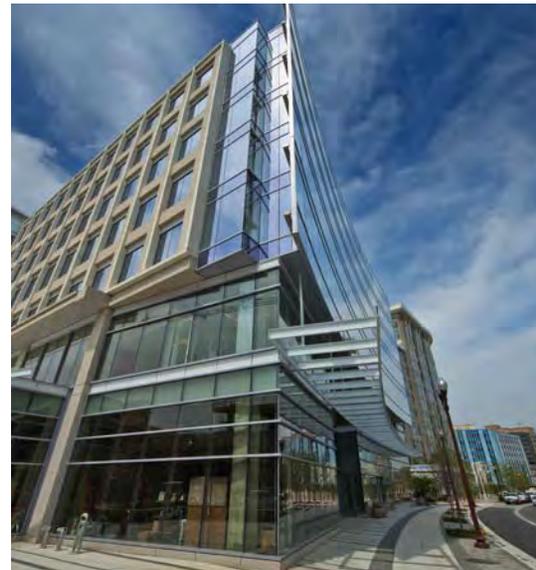
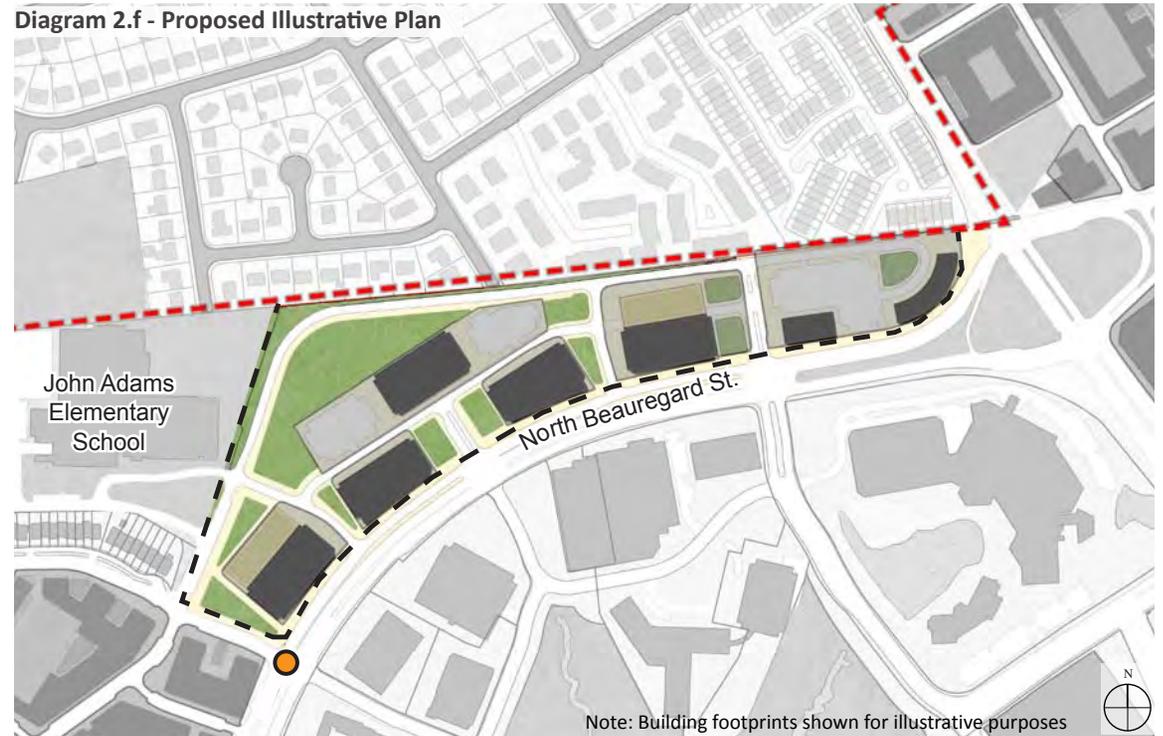
d) Adams Neighborhood

The Adams Neighborhood includes the office component that is a critical element in the overall mixed-use development concept proposed by the Bearegard Corridor. The redevelopment will include the demolition of the existing six office buildings and the construction of five new office buildings varying in height between six and eight stories, a restaurant and a six-story hotel. The hotel, fronting on the intersection of N. Bearegard St. and Seminary Rd. (the ellipse) will frame one of the corners of the N. Bearegard St. and Seminary Rd. intersection, forming a welcoming entrance to the western part of the corridor.

The neighborhood is within walking distance of the new Town Center. The combination of an enhanced sidewalk along the N. Bearegard St. frontage and the new parallel road will promote the utilization of the proposed network of pedestrian and bicycle systems as an alternative form of transit for the residents and office tenants in the area. The design of the office park will include improved street access to the buildings for the tenants and visitors and will be integrated with its surroundings to allow for a more attractive relationship between the buildings and street frontage. The height of these office buildings has been restricted and the setbacks from the adjacent residential areas have been established so as not to dominate the view sheds for residents in the neighborhoods.

The design of this neighborhood includes a green area that will be preserved on the north end of the site. Additionally, the roof open space of a garage is proposed to be at grade with the surrounding open space. An environmentally friendly roof open space is proposed on top of the underground parking garages to serve part of the offices.

The location of this office park provides a separation and buffer from the adjacent existing residential neighborhoods while still encouraging connectivity between all of the uses.



e) Town Center

The Town Center contains the most urban of the Beaugard neighborhoods with a mix of building types, uses and open spaces. It is intended to provide quality neighborhood services and destinations within a five-minute walk of most residents.

The tallest new buildings are located here, which also contains the greatest mix of uses along wide sidewalks, all contributing to the creation of an active, highly walkable destination for residents, workers, transit users, and surrounding neighbors. Uses planned in the Town Center include offices, a hotel, retail shops (including a grocery store) as well as residential multi-family buildings. The neighborhood edges transition to lower-scale residential buildings (multi-family units and townhouses) to be compatible with the character of existing neighboring development.

Public open space is provided in a variety of types. The center of the neighborhood provides urban paved, hardscaped and softscaped squares. Whereas, at the edge of the neighborhood, a greenway and trail system is provided, connecting the Town Center to surrounding neighborhoods and open spaces.



- Beaugard Small Area Plan Boundary
- Property Line
- Neighborhood Boundaries
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Deck
- Streets
- Proposed Transit Stop
- Walking Shed (+/-10 min walk)

Diagram 2.g - Proposed Illustrative Plan



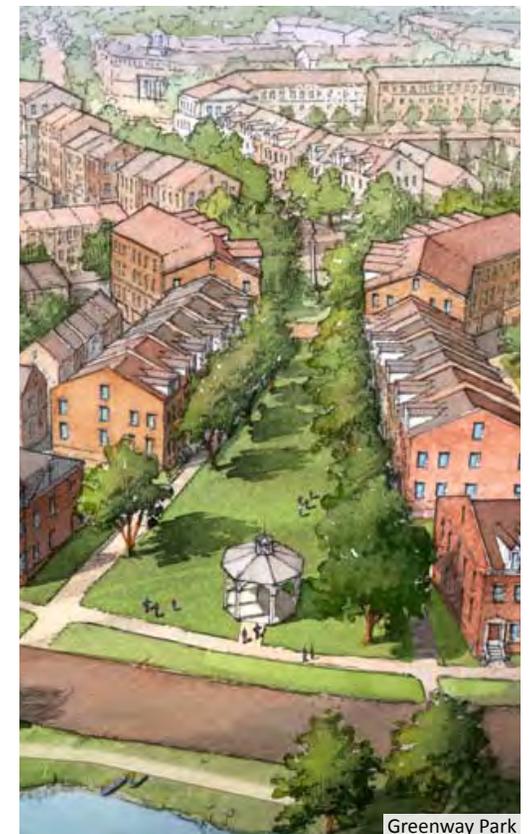
f) Garden District

The Garden District Neighborhood contains a variety of urban settings, mostly residential in character with the ability to add a smaller neighborhood-serving mixed-use center at a central location. Buildings are utilized to elegantly shape public spaces, defining the edges of walkable streets and neighborhood greens and plazas. A “durable outer shell” is proposed of mixed-use buildings and residential units on major street frontages (such as Beauregard) surrounded by a “soft center” of smaller scale townhouses and neighborhood greens. This blending of building types creates a grand presence along major street frontages and a smaller, more intimate residential experience on the interior streets. The advantage of this durable outer shell/soft center model is that a variety of housing types and uses can be combined within the neighborhood creating a complete community. Neighborhood parks and greens that are suitable in character for surrounding residential areas are provided. In addition, an enlarged greenway at the neighborhood edge provides new linkages with pedestrian connections to Dora Kelley Park, Holmes Run Park, The Winkler Preserve, Ramsay School and the Town Center neighborhood.



g) Greenway Park

The Greenway Park Neighborhood is similar in character to the Garden District Neighborhood, also containing the ability to have a small neighborhood-serving mixed-use center, a “durable outer shell” of urban apartment buildings on major street frontages, and “soft center” of smaller scale development with neighborhood parks and greens near secondary and tertiary streets. A greenway connection along the Resource Protection Area (RPA) connects Holmes Run Park and the Winkler Preserve. This greenway also contains a newly-created pond area, intended to be utilized for stormwater management but also designed as a community amenity, as well as larger open spaces that could be used for other active uses (such as a dog park or a community garden)



Chapter 3: Plan Framework

a) Illustrative Plan

The Illustrative Master Plan is intended to portray the organization of its blocks, streets, public open spaces, and private development. The Standards and Guidelines intend to regulate and encourage future development based on the vision represented by the Illustrative Master Plan. The specific design and location of the streets alignment and open space will be determined at the Development Special Use Permit (DSUP) process.

Throughout this document the building footprints, blocks sizes and massing are shown for illustrative purpose.

Diagram 3.a - Illustrative Plan



Diagram 3.a - Illustrative Plan

- - - Beaugard Small Area Plan Boundary
- Existing Buildings to Remain
- Fire station
- Proposed Buildings
- Open Space
- Parking Deck
- Streets
- Proposed Transit Stop

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b) Framework Streets

The framework streets (Diagram 3.b) are required as part of the redevelopment and will serve as the foundation for the required street grid. The location of the non-framework streets (Diagram 3.b) will be determined as part of the DSUP process, subject to the block sizes and other applicable provisions of the Standards and Guidelines.

Diagram 3.b - Framework Streets

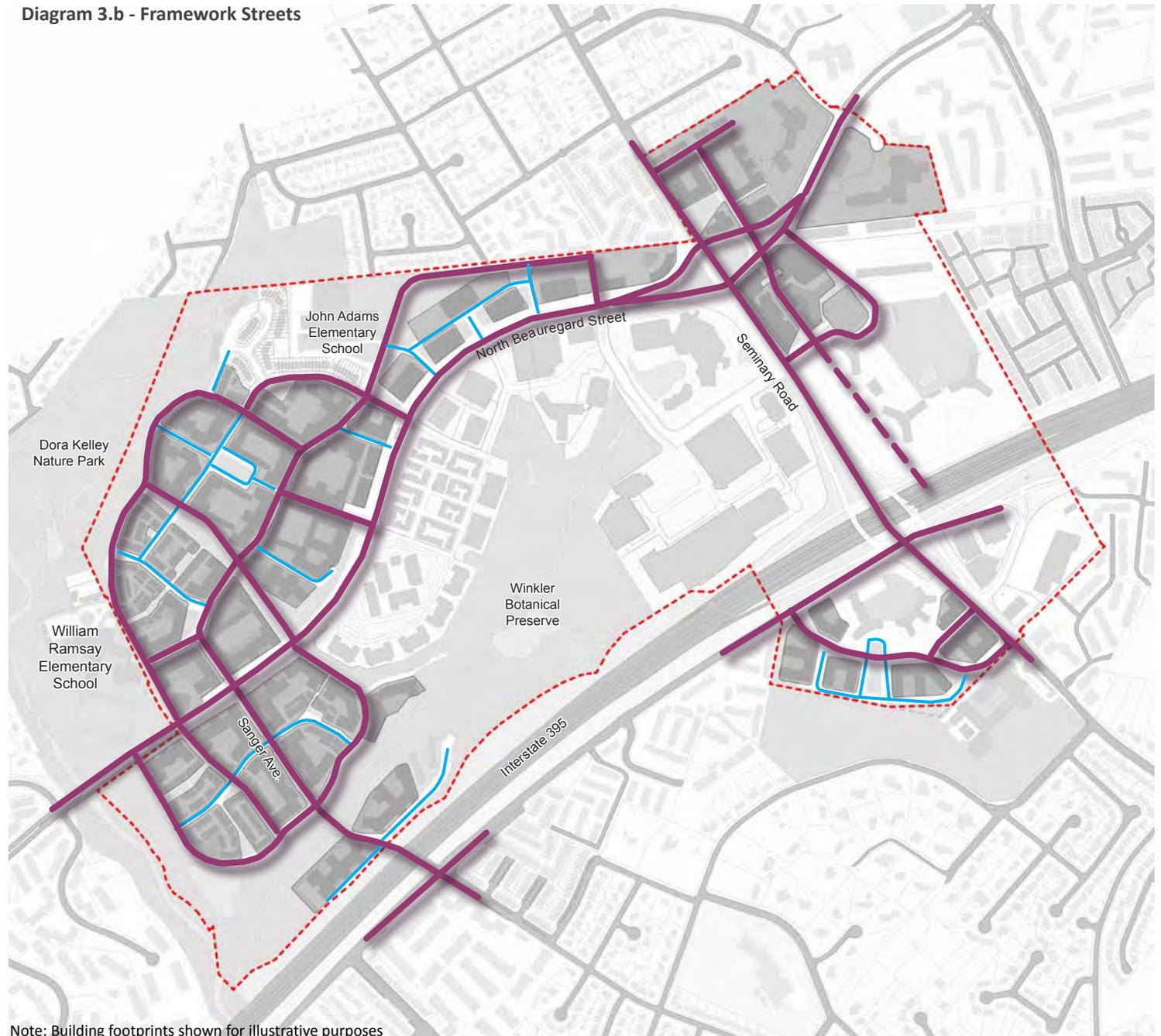


Diagram 3.b- Framework Streets

- Beauregard Small Area Plan Boundary
- Framework Streets
- Framework Street - Existing Drive Aisle Connection to Remain
- Non-Framework Streets

Note: Building footprints shown for illustrative purposes

c) Street Hierarchy

The Beaugard Corridor will be developed as compact, connected and convivial neighborhoods with everyday amenities within walking and cycling distance of all residents. The neighborhoods are developed along a comprehensive design strategy in its approach to pedestrian-friendly streets and circulation. The streets are organized to form a permeable and fine-grained network where pedestrians and cyclists are given equal consideration as vehicular movement. The porous nature of the pedestrian and vehicular networks is intended to create internal connectivity and accessibility across the entire site. The streets are conceived as “outdoor rooms” that provide the setting for a vibrant, high-quality public realm. Improved street connectedness will encourage walkability, bicycling and transit use, while also conserving energy and reducing carbon emissions.

i. Standards

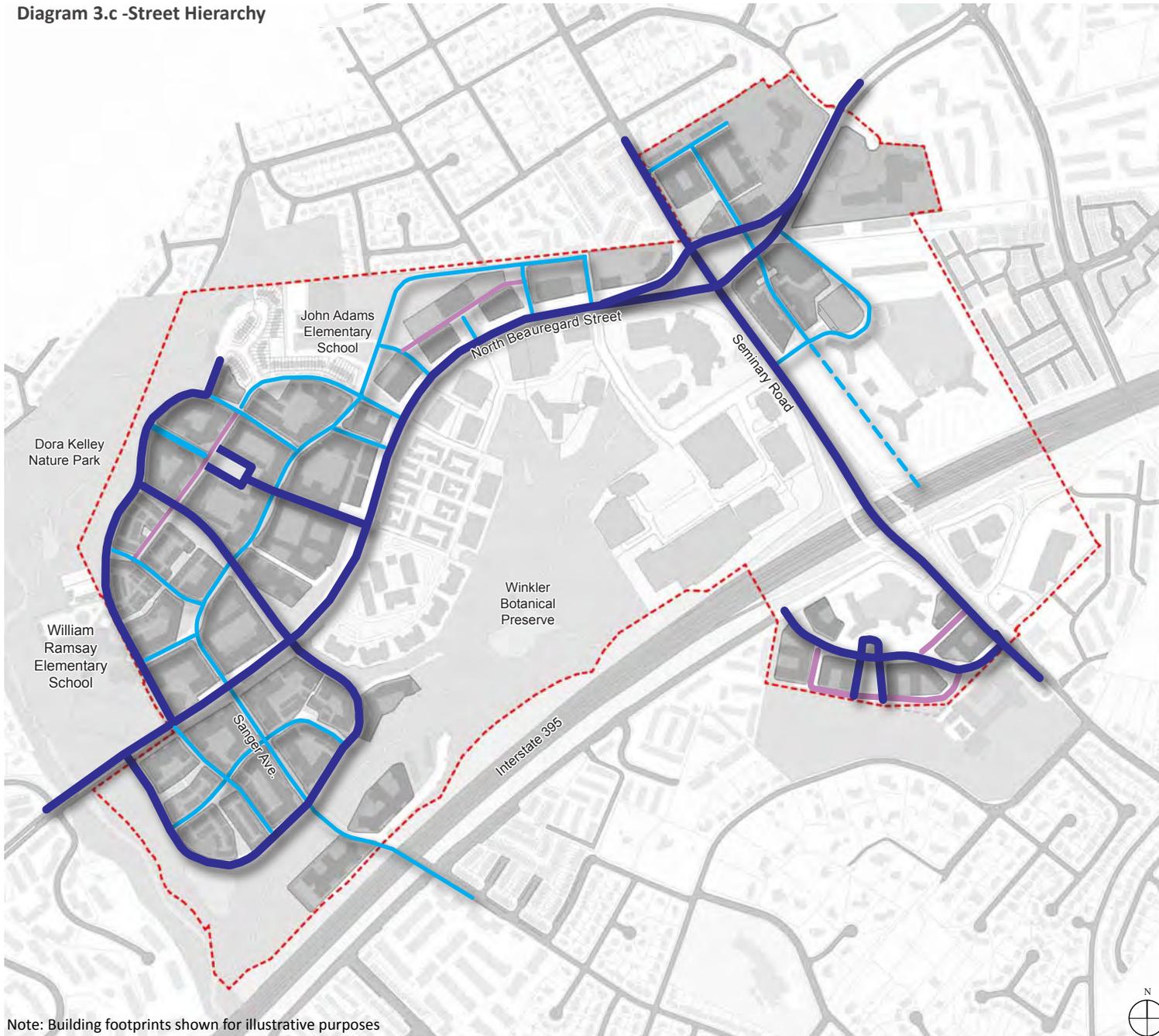
- (1) The Street Framework Plan assigns a street hierarchy type to each street in the Beaugard Corridor as specified in Diagram 3.c. These streets shall be incorporated into the City’s Street Classification System.
- (2) Streets shall be designed in context and scale with their urban form and land uses. A well-defined hierarchical system of connected streets featuring different widths and character shall respond to the high-quality street environment and circulation needs of the community. The hierarchy of streets is required to maintain a high-quality street environment and address a variety of needs.
- (3) Buildings with frontage on both Seminary Road and new streets internal to the development shall have their primary entrances on the internal streets.
- (4) The street designations are as follows:
 - (a) “A” street: Primary streets include the major streets within the BSAP that manage a great deal of vehicular and pedestrian activity, and may accommodate transit. They are considered high priority for public realm improvements.
 - (i) Curb cuts, entrances to parking garage and service bays shall be restricted. “A” streets are subject to the highest Standards and Guidelines;
 - (ii) Buildings shall front the street;
 - (iii) Active uses, such as pedestrian-supportive qualities for commercial or residential, shall be located on street frontages for each level of the building;
 - (b) “B” Street: Secondary Streets include smaller, community-scaled streets within the BSAP that connect different neighborhoods together. They shall be held to the highest standard of urban performance and must provide excellent pedestrian experiences.

- (i) Buildings shall front the street;
 - (ii) Active uses, such as pedestrian-supportive qualities for commercial, residential, shall be located on street frontages for each level of the building.
 - (iii) Minimize the number of curb cuts per block on each side of the street. Curb cuts for each building will be permitted if the curb cuts cannot be located on a “C” street and/or alley.
- (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 on these streets, unless it can be determined that it is infeasible to do so.
 - (5) Main building entrances shall be located on “A” or “B” street frontages.
 - (6) The street network shall be designed to prioritize connectivity.
 - (7) Additional development standards apply to particular street types. Streets shall be constructed in the location depicted in the approved CDD Concept Design Plan and to their appropriate cross-section dimensions as shown in this document.
 - (8) Pedestrian access shall be provided along sidewalks, as well as through pedestrian cross-block paths in locations depicted in the approved CDD Concept Design Plan.
 - (9) Interior alleys shall provide parking access to townhouses.

ii. Guidelines

- (1) High quality of architectural and streetscape elements should be used.
- (2) Buildings with frontages on both Seminary Road and new internal streets may have their primary entrances on the internal streets.
- (3) Streets should be built to consider all modes of movement, and consistent with the City’s Complete Streets policy to the extent possible. The location for bike facilities should be as reflected in the BSAP.
- (4) Streets widths and curb radii should be designed to their operational minimums to improve pedestrian safety, slow traffic and maximize the public realm. Refer to street section details in Chapter 7.
- (5) Transit stops should be well integrated into the urban environment and should be safe and accessible for users.
- (6) Streets should terminate at other streets, forming a network. Cul-de-sacs should only be permitted when deemed necessary by natural site conditions as determined by the City.
- (7) Where possible, streets should connect to surrounding communities or pedestrian connections should be provided as shown in Diagram 3.g.

Diagram 3.c - Street Hierarchy



Note: Building footprints shown for illustrative purposes

Diagram 3.c- Street Hierarchy

- - - Beauregard Small Area Plan Boundary
- "A" Street
- "B" Street
- "C" Street
- - - Existing Drive Aisle Connection to Remain

Notes:
Some streets may be privately owned and maintained. This will be determined during the CDD approval process.

d) General Land Use Plan

A balanced mix of uses and building types are necessary to keep a community socially vibrant and economically viable day and night. Residents should be afforded the opportunity to live, work, shop, play and learn within a community for it to be truly complete, healthy and sustainable.

i. Standards

- (1) The Land Use Framework Plan assigns uses for certain blocks. Each block in the Beauregard Small Area Plan shall conform to the land uses specified; (Diagram 3.d) including all applicable provisions.
- (2) The neighborhoods shall be developed in the following manner:
 - (a) Seminary Overlook neighborhood shall be developed with residential uses.
 - (b) Southern Towers neighborhood shall complement its existing residential uses with new retail, hotel, office and /or multifamily residential uses.
 - (c) Upland Park neighborhood shall be office, retail, hotel and/or residential.
 - (d) Adams neighborhood shall be principally developed as office uses, with some retail and/or hotel uses.
 - (e) The Town Center has the greatest land use variety and shall be mixed use with retail, office, hotel and/or multi-family residential uses.
 - (f) Garden District shall principally contain residential uses and/or may contain accompanying retail uses exclusively along primary or secondary streets.
 - (g) Greenway Park shall principally contain residential uses and/or may contain accompanying retail uses exclusively along primary or secondary streets.
- (3) Ground floor retail uses shall be provided in locations shown as Required Retail frontages on Diagram 3.d for a minimum depth of 20 ft. for liner buildings and 45 ft. for non-liner buildings, unless approved otherwise as part of the DSUP process.
- (4) Basements shall not be considered stories for the purpose of determining height.
- (5) Centrally-located public open space is provided within each neighborhood.
- (6) A variety of open spaces shall be provided as shown in Diagram 3.6, and should include types such as community gardens, an athletic field, passive open space, urban squares and neighborhood parks.

ii. Guidelines

- (1) Ground floor retail uses should also be provided in locations other than those shown on Diagram 3.d, however they must be approved as part of the DSUP process and must be deducted accordingly from the permitted floor area pursuant to the requirements of the CDD Zoning.
- (2) Additional retail uses should be provided during the DSUP Process.
- (3) Retail uses are encouraged along Optional Retail Frontages.



Diagram 3.d -General Land Use

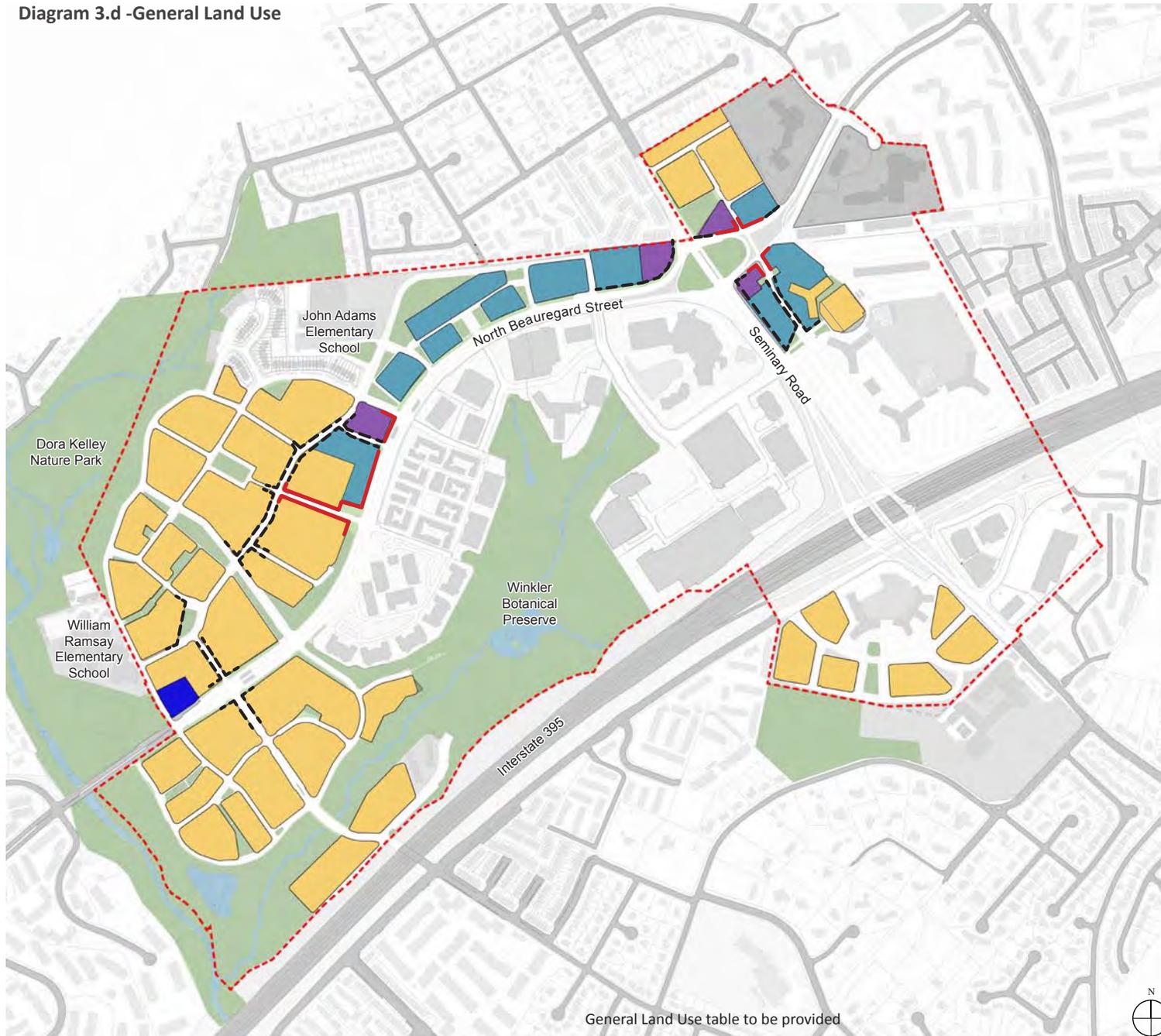


Diagram 3.d - General Land Use

- - - Beauregard Small Area Plan Boundary
- Office
- Hotel
- Residential
- Open Space
- Fire Station
- - - Required Retail (Commercial or Mixed-use buildings)
- - - Optional Retail (May revert to its primary use)

Note:
 Uses may be transferred to all applicable provisions of the CDD requirements and table __ (to be provided)



General Land Use table to be provided

e) Building Heights

Building types, with their corresponding heights, should relate to their surrounding context. A diversity of building types and forms shall be accommodated within the Bearegard Small Area Plan. The highest density housing is located in the Town Center, along Bearegard, and next to the transit stations. A range of housing types should accommodate diverse ages and incomes. A balanced mix of uses and building types is necessary to keep a community socially vibrant and economically viable day and night. Residents should be afforded the opportunity to live, work, shop, play and learn within a community for it to be truly complete, healthy and sustainable.

i. Standards

- (1) The Building Heights Framework Plan assigns heights to blocks. Each block in the Bearegard Corridor shall conform to the building stories specified in Diagram 3.e.
- (2) Building height shall be measured in accordance with the City's Zoning Ordinance.
- (3) 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.
- (4) 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.
- (5) **Minimum heights still under discussion**

ii. Guidelines

- (1) Ceiling heights and depths for various uses should be flexible to encourage a broad range of uses within different building types.
- (2) A ground level retail story should be a minimum of 15 feet from floor to floor. If the height exceeds 25 feet, it should be counted as two stories. Exceptions due to topographical restraints may be approved through the DSUP process.
- (3) Single-use residential buildings should have their ground floor raised 18-48 inches above the average sidewalk elevation.
- (4) The cornice line of a single-family 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.
- (5) 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.

- (6) For buildings five stories or taller, enclosures for housing stairs, elevators, mechanical equipment may extend up to 20 feet above the maximum height limit. Other building features and ornamental features may extend above the height limit as described in Chapter 5 – Building Roofs and Tops.



Diagram 3.e - Building Heights

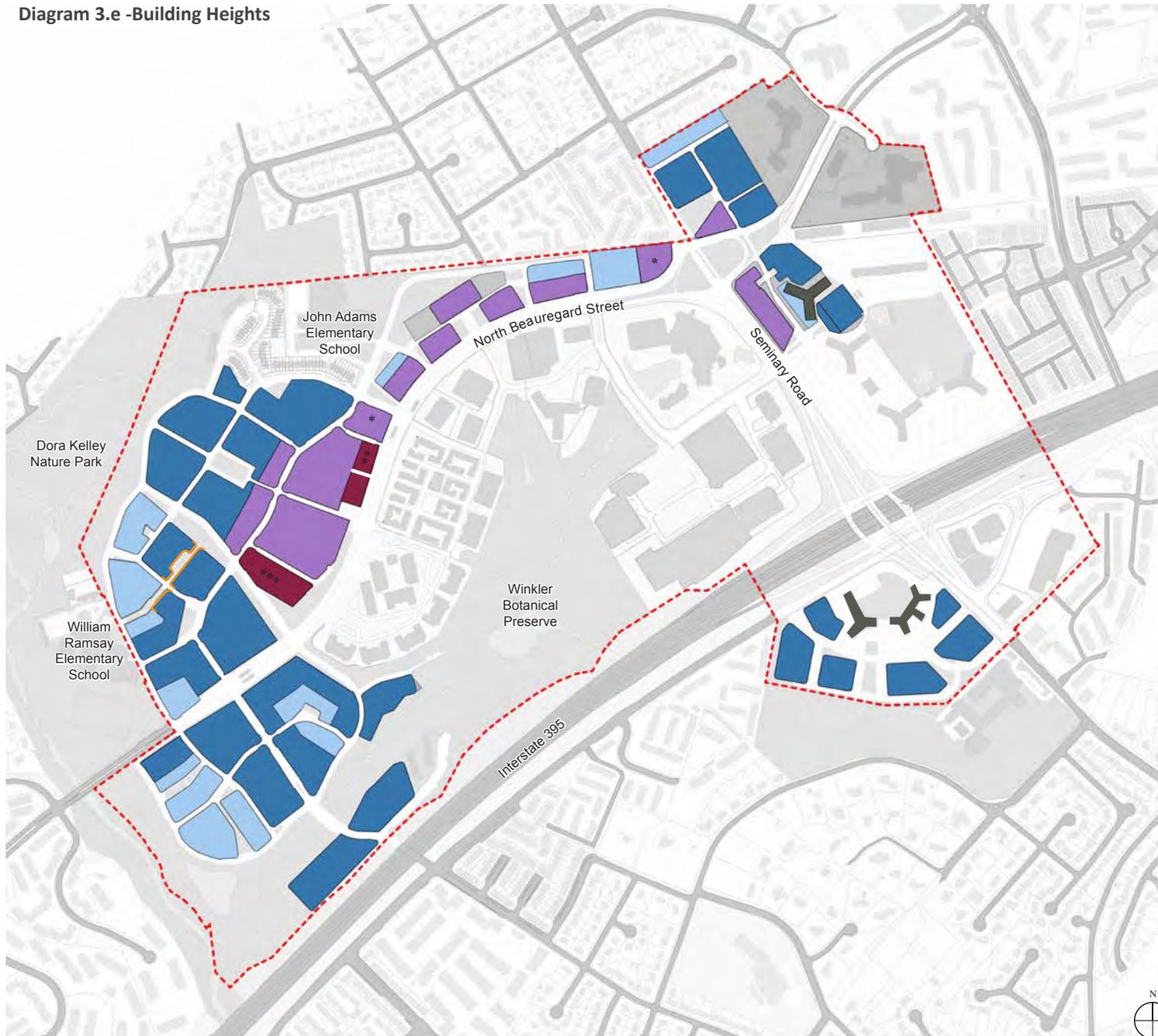


Diagram 3.e - Building Heights

- - - Beauregard Small Area Plan Boundary
- Maximum 130' (9-10 stories)
- Maximum 110' (6-8 stories)
- Maximum 60' (4-5 stories)
- Maximum 45' (3-4 stories)
- Existing buildings to remain in effected planned area
- Building heights limited to 55 ft. along mid-block passages.
- * Building height limited to 6 stories
- ** Building height limited to 9 stories, maximum 115'
- *** Building height limited to 10 stories, maximum 110'



f) Gateway Elements & Facades

Where appropriate, streets visually terminate on unobstructed open space to provide the maximum number of residents with open space view corridors. The gateway elements and facades are selected for their prominent locations and relationship to the public realm. As a result, they should provide points of focus and interest in the form of a “gift to the street”. These include distinctive architectural elements and/or special building forms that require special attention.

i. Standards

- (1) Gateway elements and facades shall be provided at locations as depicted on Diagram 3.f.
- (2) Facades shall provide a high level of design and materials, as described in Chapter 5 of this document.
- (3) Gateway elements and facades shall be proportioned to the size and scale of the building.
- (4) Required gateway element(s) shall provide distinctive three-dimensional forms, unique shapes and materials to reinforce the significance of each location.
- (5) Change in building massing proportionate to the size and scale of the building shall be required to denote gateway locations.

ii. Guidelines

- (1) Signature facades should provide the highest level of design, and an innovative use of materials.
- (2) Gateway elements should provide special elements at street terminations to frame views. This may include public art or special landscaping.

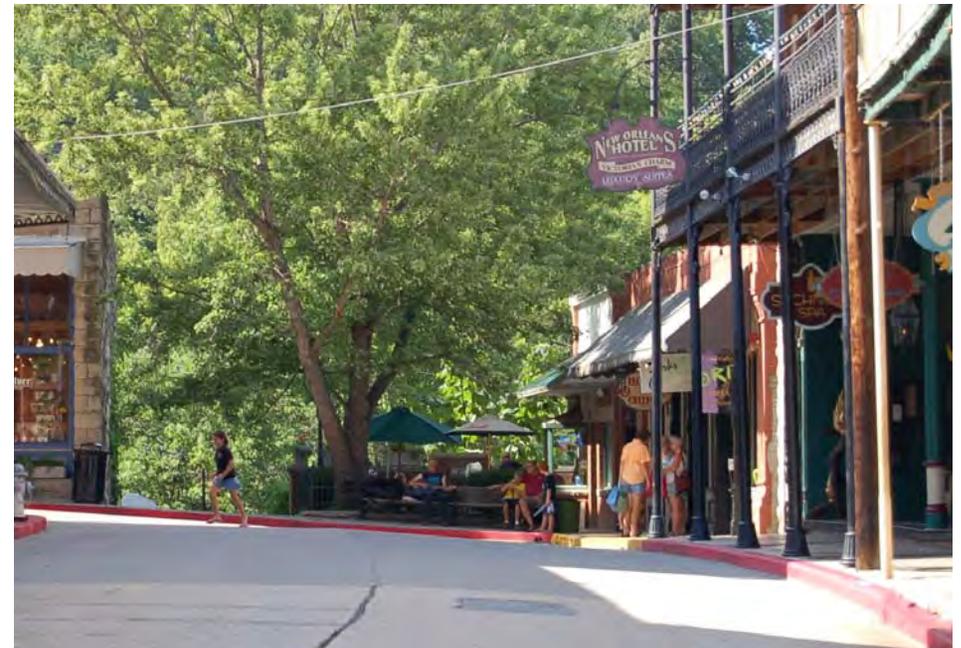


Diagram 3.f -Gateway Elements & Facades



Diagram 3.f - Gateway Elements & Facades

- Beauregard Small Area Plan Boundary
- ▲ Views to Open Space
- Gateway Elements and Facades

Note: Building footprints shown for illustrative purposes



g) Bicycle & Pedestrian Network

Combined with an efficient transit system and pedestrian-friendly streets, a proposed fine-grained bicycle and pedestrian network that promotes walking and cycling will further contribute to a more sustainable community and a healthier populace. A collective system of new sidewalks, off-street trails, green streets and cross-block paths will provide pedestrians with more choice of routes, creating a complete and diverse pedestrian network. The proposed bicycle network capitalizes on the new streets and will provide a variety of dedicated on-street and off-street safe bicycle facilities.

i. Standards

- (1) The Bicycle and Pedestrian Network Plan assigns the different types of routes proposed in the Beauregard Corridor. Cross-block paths and on- and off-street bicycle facilities and trails shall be provided as shown in Diagram 3.g.
- (2) The various bicycle facilities shall be coordinated with the City's Transportation Master Plan, and Bicycle and Pedestrian Mobility Plan.
- (3) Three different bicycle facilities are proposed. These types include:
 - (a) On-road Bicycle Facilities (lane) shall provide a five-foot bike lane.
 - (b) On-road Bicycle Facilities (sharrow) shall provide a 14-foot sharrow (shared bicycle and vehicular lane).
 - (c) Off-road Bicycle Facilities shall be included in a minimum 10-foot multi-use trail.
 - (d) Cross-block paths shall include landscaping and connect directly with the urban sidewalk network.
 - (e) Proposed off-street trails shall connect to existing trails where feasible to create a complete and enhanced trail network.

ii. Guidelines

- (1) Major mid-block passages with residential units fronting on them should be a minimum of 20 feet wide, be landscaped and integrate aesthetically pleasing storm-water management features as part of the landscape.
- (2) All other cross-block paths should be a minimum of 10 feet wide. They may be soft-scaped or hardscaped and should be well lit for security and comfort purposes.
- (3) Enhanced street crosswalks should be provided at mid-block locations where cross-block paths intersect with streets.

- (4) 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.
- (5) Non-vehicular connections to surrounding communities outside the Small Area Plan should be provided as shown on Diagram 3.5 so as to enhance overall regional connectivity.
- (6) Adequate bicycle parking should be provided within public and private spaces. in accordance with Alexandria's Bicycle Parking Standards
- (7) Placement for future bike share should be considered in key locations.

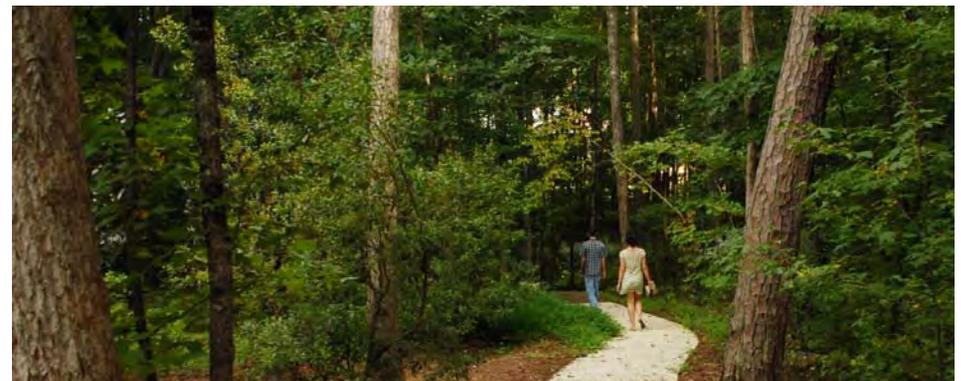


Diagram 3.g - Bicycle & Pedestrian Network

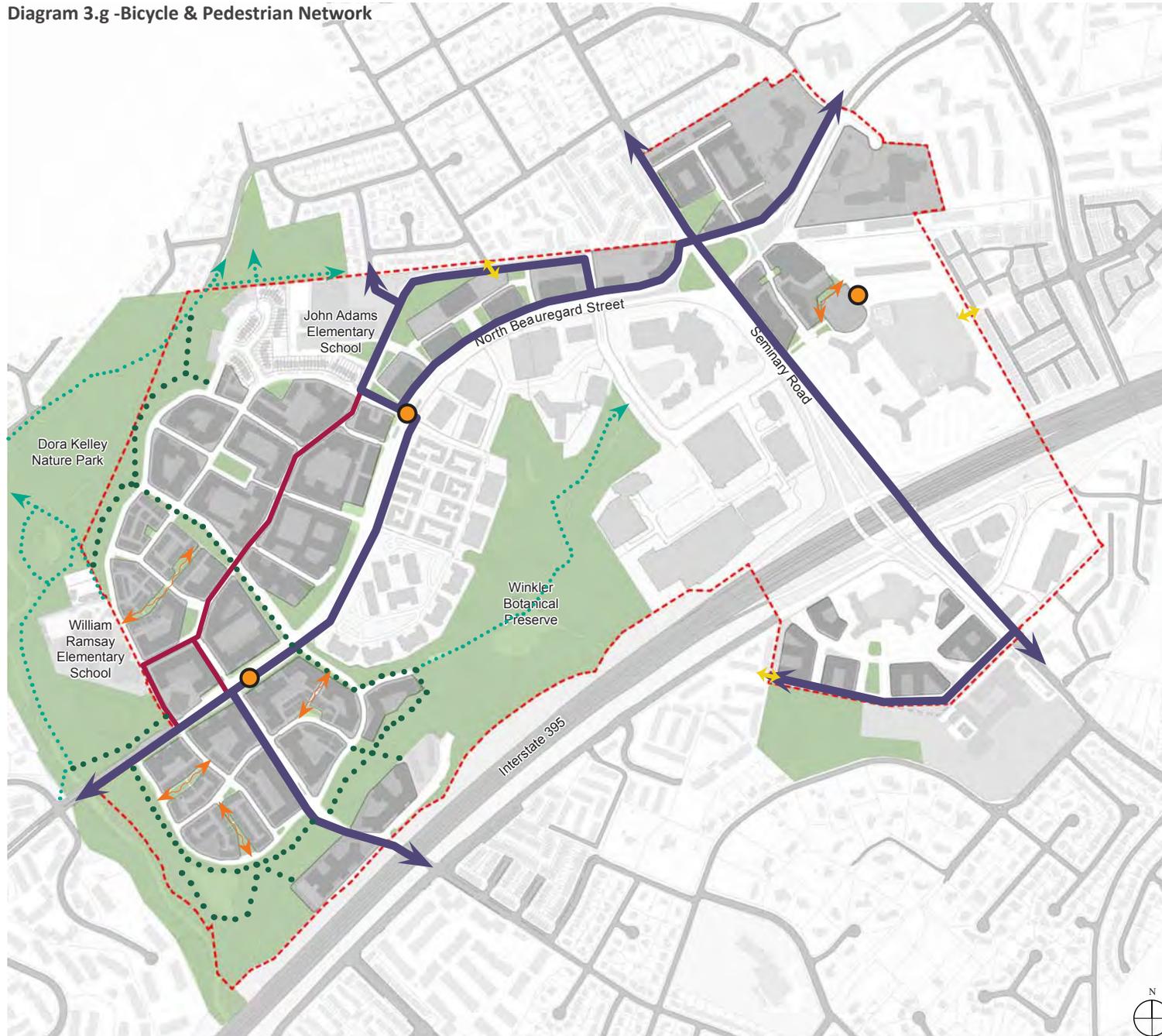


Diagram 3.g - Bicycle & Pedestrian Network

- - - Beauregard Small Area Plan Boundary
- - - Existing Trails
- - - Proposed Trails
- On-road Bicycle Facilities (5' Bike Lane)
- On-road Bicycle Facilities (14' Sharrows includes vehicular travel lane)
- Off-road Bicycle Facilities (10' multi-use trail)
- ↔ Cross block paths
- ↔ Potential pedestrian and bicycle connections to neighboring communities
- Proposed Transit Stop

Note: Building footprints shown for illustrative purposes

h) Public Open Space

Each neighborhood should give equal consideration to its urban fabric and public realm. As an important component of the public realm, the Open Space Network capitalizes on a wide range of passive and active recreational opportunities, interwoven throughout the Beauregard Corridor, where people can gather, stroll, exercise, picnic, celebrate and play in a safe and beautiful environment. Open spaces are intended to serve as the primary social gathering places for residents and workers. A collection of useful public spaces, greatly ranging in size and character will positively contribute to the vitality of the urban environment, enrich the civic spirit of a community and reinforce the area's habitat biodiversity and ecology.

The Open Space Network is intended to connect to the greater regional open space system, and also be connected by the pedestrian network within the Beauregard Corridor. Detailed Open Space is provided in Chapter 10 - Neighborhood Specific Standards and Guidelines. The specific design and location of the open space types will be determined during the DSUP process.

i. Standards

- (1) Each neighborhood shall provide public open spaces shown on Diagram 3.h. Specific design and location of the open spaces shall be refined during the DSUP process.
- (2) Each neighborhood shall distribute public open space in such a manner to ensure residents are within a five-minute walk from one.
- (3) Open spaces shall be accessible and designed to invite people of all ages and mobility.
- (4) Defined Open Spaces shall be visible with a minimum of one side bordering a street unless constrained by natural conditions or approved otherwise through the DSUP Process. Defined Open Spaces shall be entered directly from a street.
- (5) Adjacent Existing Community parks shall be linked to the proposed Open Space Network.
- (6) Accessory buildings and semi-enclosed structures (such as a cafe, a gazebo or pavilion) may be built within an open space but shall not exceed 25% of the total area.

(7) A range of open space types, each with their own character and scale shall be provided within each neighborhood. Each open space is assigned a type, details of which shall be provided during the DSUP process and designed for their principal intended function. Characteristics and size for the following open space types are defined in Table 3.h.1 and possible uses on Table 3.h.2 on the subsequent pages:

- (a) Defined Open Spaces are spatially defined by buildings facades and/or landscaping. They are available for unstructured and structured recreational civic purposes.
 - (i) Defined Open Spaces include the following types: greens, squares, plazas, pocket parks, major mid-block passages, community gardens, dog parks.
 - (ii) Walls within Defined Open Spaces shall be constructed of brick, stone or concrete. Fences shall be built of painted metal and wood.
 - (iii) Pavement within Defined Open Spaces shall consist of the following materials: scored concrete, concrete pavers, brick or stone.
- (b) Plants within Open Spaces shall require minimal maintenance and be horticulturally acclimatized to the region.
- (c) Open spaces shall contain benches, trash receptacles and bike racks, in keeping with the scale of the space.
- (d) Paving within Greenways shall be of pervious materials.
- (e) Furnishings within public open space shall meet the City's standards.

ii. Guidelines

- (1) The distribution of open space throughout the plan area should be comprised of a mix of passive and active uses.
- (2) 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.
- (3) **Paving within all open spaces should be of pervious materials.**
- (4) Materials within open spaces should be selected with consideration of their durability and maintenance. Their quality should reflect the importance of the space as a civic space.
- (5) Open spaces should not be fenced, with the exception of playgrounds, pools and dog parks.
- (6) Landscape plantings should be consistent with the City's Landscape policy recommendations.



Diagram 3.h -Public Open Space Types



Diagram 3.h Public Open Space Types

| Open Space Types | | Public Open Space | Private with Public Access |
|---|-------------------------|-------------------|----------------------------|
|  | Greenways | ● | |
|  | Greens | | ● |
|  | Squares | | ● |
|  | Plazas | | ● |
|  | Pocket Parks | | ● |
|  | Major Mid-Block Passage | | ● |
|  | Community Garden** | ● | |
|  | Dog Park** | ● | |

-  Beauregard Small Area Plan Boundary
-  Resource Protection Area
-  Playground*
-  Existing Major Adjacent Open Space
-  City-Owned Land

Notes:
Building footprints shown for illustrative purposes

* A playground will be located in each of the six residential neighborhoods.

** Current location markers are for illustrative purposes only. Specific size, design and location to be defined in the DSUP.

The Optional .85 acre open spaces final design and programming will occur as part of the rezoning(s) and DSUP process

TABLE 3.H.1 OPEN SPACE TYPES

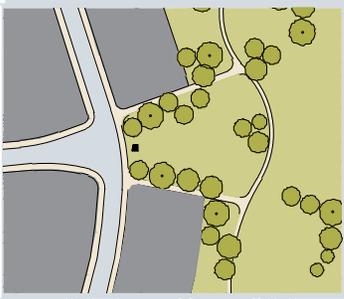
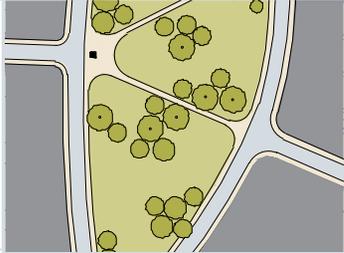
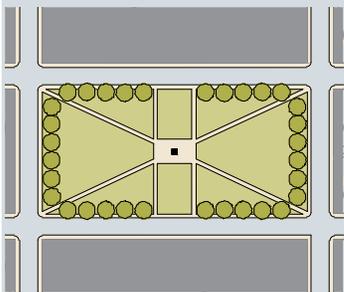
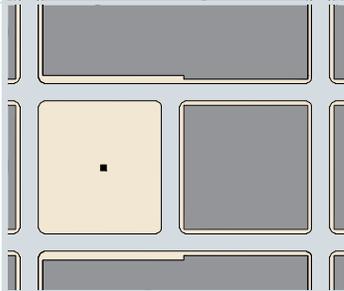
| TYPE | CHARACTERISTICS | DIAGRAM | PHOTOGRAPHIC ILLUSTRATION |
|----------------------|---|--|---|
| GREENWAY (GW) | Highly accessible and visible larger park for structured active and passive recreation. Extensive street frontage and spatially independent of surrounding building frontages. Landscape treatment can consist of paths, trails, waterbodies and woodlands, naturally disposed landform, playing fields, playgrounds, pedestrian and cycling trails, seating, lighting, community center and infrastructure and parking. Greenway may be lineal, following the trajectories of natural corridors and their size may vary. Its landscape pattern can be naturalistic in more rural areas and formal in urban areas. There are no minimum or maximum size requirements. |  |  |
| GREEN (GR) | A neighborhood-centered local park sized to site conditions and available for unstructured passive and active recreation. Spatially defined by extensive perimeter streetscape rather than building frontages. Its landscape consists of treatment of landform, open ground and plantings, naturalistically arranged with pedestrian circulation, seating, recreation facilities and lighting. Stormwater management provisions may be integrated into landscape treatment, but may not impede the public use of the open space. Greens typically vary in size from 1/4 acre to two acres. |  |  |
| SQUARE (SQ) | Prominently sited urban open space for unstructured civic use, commercial activity and passive recreation. Spatially defined by substantial, adjacent streetscape and/or building frontages with streets on at least one side. Its landscape consists of paving, walls, landscape elements and plantings formally arranged. They may contain civic buildings. Squares typically vary in size from .15 acre to 2 acres. |  |  |
| PLAZA (PZ) | Major urban open space for civic purposes and programmed activities. Spatially defined by building and street frontages. Building edges at grade to contain continuous public service uses for animation and support. Plaza grade should be flush with perimeter sidewalks and provide access to adjacent buildings. Its landscape consists primarily of pavement with option of strategically placed trees planted at grade. Plazas may be anchored by landmark focal point, such as water feature or public art. Plazas are typically located at the intersection of important thoroughfares. They may contain civic buildings. Plazas typically vary in size from .10 acre to 2 acres. |  |  |

TABLE 3.H.1 OPEN SPACE TYPES

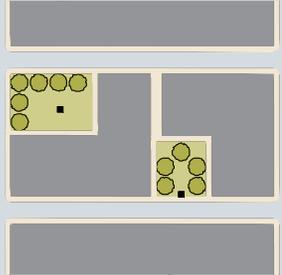
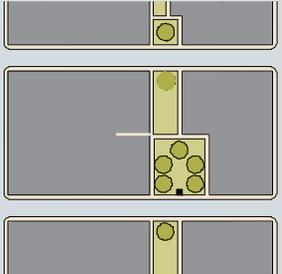
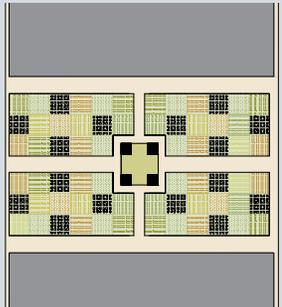
| TYPE | CHARACTERISTICS | DIAGRAM | PHOTOGRAPHIC ILLUSTRATION |
|---|--|--|---|
| <p>POCKET PARK (PP)</p> | <p>A small open space designed for both passive and active recreation. In residential areas, Pocket Parks may include playgrounds attached within a block or detached within the neighborhood. There shall be no minimum or maximum size.</p> |  |  |
| <p>MAJOR MID-BLOCK PASSAGES (BP)</p> | <p>Linear open space passage dedicated to pedestrian use only, mid-block connection between streets or destinations. Spatially defined by architecture, streets and/or public space at points of access. Direct visual and physical link to facilitate pedestrian circulation. The minimum width shall be 30 feet.</p> |  |  |
| <p>COMMUNITY GARDEN (CG)</p> | <p>A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens are valuable for their recreational and communal role, similar to that of a club. Minimum size shall be 1/10th acres (2,000 sf). <i>Additional requirements under discussion</i></p> |  |  |
| <p>DOG PARK (DP)</p> | <p>A small open area specifically designed and equipped for the play of dogs. A dog park is fenced, water access and may include an open shelter. Minimum size must be 1/2 acre as per city guidelines for new dog areas. <i>Additional requirements under discussion</i></p> |  |  |

TABLE 3.H.2 OPEN SPACE USES

| USES | GW | GR | SQ | PZ | PP | BP | CG | DP |
|----------------------------|----|----|----|----|----|----|----|----|
| ACTIVE USES | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Structured Playfields | □ | □ | □ | | | | | |
| Unstructured Playfields | ■ | ■ | ■ | ■ | ■ | | | |
| Nature Trails | ■ | ■ | | | | | | |
| Riding Trails | □ | | | | | | | |
| Sledding | □ | □ | | | | | | |
| Playground | ■ | ■ | ■ | ■ | ■ | □ | □ | |
| Bicycling | ■ | ■ | | | | | | |
| Interactive Water Fountain | | | ■ | ■ | | | | |
| Concerts | ■ | ■ | ■ | ■ | | | | |
| Swimming | □ | □ | | | | | | |
| Festivals | | ■ | ■ | ■ | | | □ | □ |
| Farmers Market | | | □ | □ | | | □ | |
| Fishing | □ | | | | | | | |
| Bird Watching | ■ | ■ | | | | | | |
| Rock Climbing | ■ | □ | | | | | | |
| Dog Park Unfenced | □ | □ | | | | | | ■ |
| Dog Park Fenced | □ | □ | | | | | □ | ■ |
| Community Garden | ■ | □ | | | □ | | ■ | |
| Skate Park | | □ | □ | □ | □ | | | |

TABLE 3.H.2 OPEN SPACE USES

| USES | GW | GR | SQ | PZ | PP | BP | CG | DP |
|---------------------------|----|----|----|----|----|----|----|----|
| PASSIVE USES | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Picnic | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Parking | ■ | ■ | | □ | | | □ | □ |
| Food and Retail Kiosk | | | □ | □ | | | | |
| Seating / Comfort Station | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Restrooms | ■ | | ■ | | | | | |
| Barbeque Grill | ■ | ■ | | | □ | | ■ | □ |
| Concerts | ■ | ■ | ■ | ■ | | | | |
| Festivals | | ■ | ■ | ■ | | | □ | □ |
| Farmers Market | | | ■ | ■ | | | □ | |
| Outdoor Dining | | | ■ | ■ | ■ | | □ | |

■ Allowed by Right

□ Allowed by administrative review

- Other recreational uses may be permitted if approved administratively and/or determined at the DSUP phase

KEY:

GW: Greenway

GR: Green

SQ: Square

PZ: Plaza

PP: Pocket Park

BP: Major Mid-block Passage

CG: Community Garden

DG: Dog Park

Chapter 4: Urban Standards & Guidelines

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

a) Blocks

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

i. Standards

- (1) Block sizes still under discussion. Block sizes defined and illustrated in table 4.a
- (2) Major mid-block pedestrian paths shall be provided consistent with Diagram 3.h.
- (3) The Major mid-block pedestrian connections shall be required as depicted in Diagram 3.h and will generally be 30 to 60 ft. wide.

ii. Guidelines

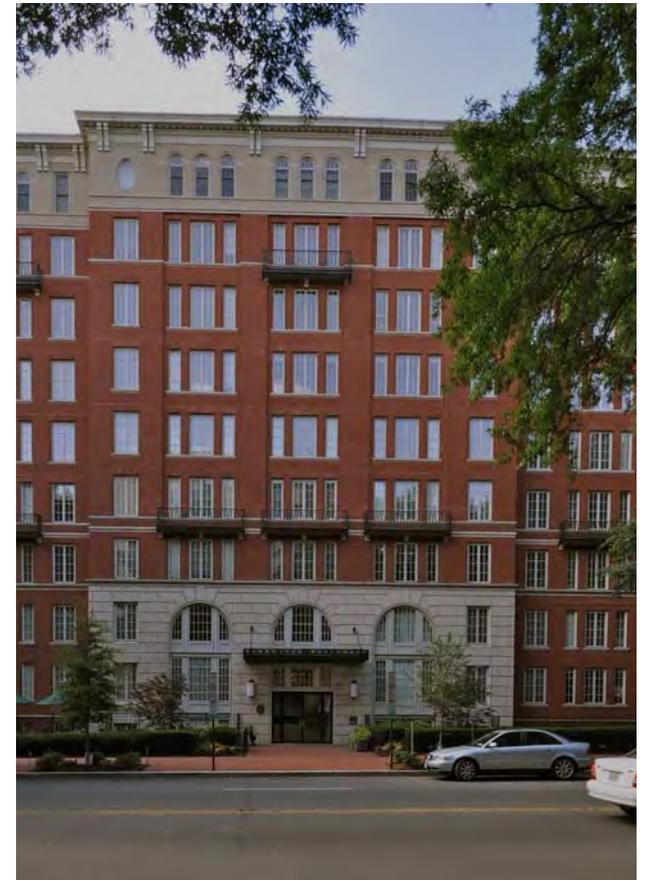
- (1) Where possible, cross-block paths should be provided to ensure permeability of blocks.

b) Building Character & Massing

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

iii. Standards

- (1) Buildings shall incorporate a variety of materials, fenestration, patterns and colors to ensure the articulation of the street wall.
- (2) The base of the building (generally the first two stories) has the greatest effect on pedestrian activity and therefore shall be constructed of materials of the highest quality and durability.
- (3) Buildings shall provide architectural scaling and material elements to reduce the appearance of the height and length of building facades through the use of changes in wall plane, height, and materials.



- (4) The location and screening of rooftop mechanical equipment shall be integrated into the building design and concealed from view from a street or public open space.
- (5) The articulation of multi-family building courtyards shall maintain a minimum width: height ratio of 1:3 in at least one dimension, in order to avoid light well conditions.
- (6) Particular attention shall be placed in the design and programming of the base of parking decks and the designed facades of the upper decks. Refer to Chapter 6 for structured parking standards.
- (7) HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from adjoining streets and or parks. Through-wall units or vents shall be prohibited along street frontages and parks, unless recessed within a balcony.



iv. Guidelines

- (1) Large-scale buildings still under discussion.
- (2) Sides and rears of buildings are under discussion.
- (3) Within the primary residential neighborhoods a variety of building types and heights are encouraged, with the exception of Seminary Overlook.
- (4) Buildings should be appropriate in character and massing to their urban context and use.
- (5) Uninterrupted facades should be discouraged. Long buildings (over 250 feet long), should be broken down to a scale comparable to that of the buildings on the rest of the block face. This can be accomplished by articulating the building in plan or elevation.
- (6) Architectural features, such as towers, cupolas and lanterns should be used to used to address highly visible corners or terminated vistas.
- (7) The design and façade treatment of mixed-use buildings should differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, etc.), changes in fenestration, façade articulation and/or material changes.
- (8) Mixed-use buildings should be articulated with architectural projections, such as terraces, awnings, canopies and bay windows in order to provide variation to the building massing.
- (9) Balconies may be indented (as loggias) or cantilevered. Cantilevered balconies above the second floor should not extend more than four feet in depth beyond the building face and should be visually supported from below by brackets, or from above by suspension cables or chains.



c) Building Frontages and Setbacks - Building Streetwall

Maintaining a consistent streetwall is an important component for a vibrant and interesting pedestrian life and a coordinated public realm. Buildings should respond to their context. In the neighborhood center, buildings may have zero or shallow setbacks and be at the back of the sidewalk and should be encouraged. Buildings closely aligned to the street edge, with consistent setbacks, provide a clear sense of enclosure to streets, enabling them to function as human-scaled, outdoor rooms. The placement of the building and design of the facade along the street edge should be given particular attention, as it is that portion of a building that is the primary contributor to pedestrian activity. Building setbacks and frontages terms are illustrated in the table 4.a. In the neighborhood edge deeper setbacks for front yards and courtyards are more appropriate.



i. Standards

- (1) Building fronts with Required Retail Frontages, and where retail is provided, shall provide a minimum of 85% of the building streetwall along the front setback line. Exceptions for architectural merit or for storefronts that provide seating areas, may be approved through the DSUP Process. Office and hotel buildings shall provide a minimum of 80% of the building streetwall at front setback lines.
- (2) Residential buildings shall provide a minimum of 70% of the building streetwall along the front setback line. Exceptions shall be given for those portions of a building set back for the provision of a landscape courtyard or front yards, for residential uses.
- (3) Frontage setbacks shall be provided within the ranges shown in Chapter 10 for each neighborhood.
- (4) Frontage setbacks along building fronts with Required Retail Frontages shall provide setbacks that ensure a sidewalk-to-building face width of 16 feet minimum. The frontage setback shall be paved and landscaped to match the sidewalk in the public right-of-way.
- (5) A maximum of eight continuous townhouses shall be permitted without a setback of 12-24 inches from adjacent townhouse frontages.
- (6) Townhouse steps and stoops shall be permitted to extend into the front setback by five feet. Townhouse bay windows shall be permitted to extend into the front setback by three feet.
- (7) Townhouses shall extend the full width of their lot at the front façade. Exceptions shall include corner units, which may provide for side yards and gardens.
- (8) Corner townhouses shall provide a continuous street wall along side streets. Garden walls connecting the principal building to the garage shall be permitted.
- (9) The rear setback for townhouse garage doors shall be a minimum of 15 feet from the alley centerline.
- (10) Building mechanical equipment and trash storage shall be located in alleys where possible. Where alleys are not provided, they shall be adequately screened.
- (11) The location of utilities such as transformers, condensers, junction boxes, and meters shall be located within an internal alley where possible. Appropriate screening shall include grills, louvers and lattice.
- (12) Active uses are predominantly required adjacent to the adjoining streets, blocks or mid-block pedestrian connections.

ii. Guidelines

- (1) Permitted encroachments such as cantilevered elements may encroach into the public right-of-way. These elements are further described in Chapters 5 and 10.
- (2) Eroded building corners are generally discouraged.
- (3) Multi-family buildings should provide building breaks in the form of courtyards and front yards as landscape amenities.
- (4) Frontage setback requirements should be modified to accommodate topographic constraints (such as slopes greater than 10 percent) or site conditions.

d) Building Height and Height Transitions

Maximum building heights are intended to ensure buildings of complementary size and massing face each other. Height transitions ensure appropriate massing and scale next to existing neighborhoods. Alternatively, height transitions along frontages allow buildings to minimize their impact on the public realm and insure a smoother transition of scale to neighboring communities to maintain the urban design intent of the Beaugard Small Area Plan.

i. Standards

- (1) Building heights and height transitions shall be required as shown on neighborhood specific standards and guidelines (Chapter 10).
- (2) The height of units on mid-block connections shall be limited to a height of 45 to 55 ft. Building heights outside that range may be allowed for a maximum of 15% of the units as part of the DSUP process.

ii. Guidelines

- (1) Where required, building height transitions should be setback from building edge as shown, but not limited to those defined in table 4.b. Exceptions based on architectural merit and may be approved through the DSUP process
- (2) Building setbacks may include landscaping shoulders, decks, and landscaping.
- (3) A variety of building types and heights is encouraged.



e) Building Orientation and Entries

Building orientation and entries are an important component of a building's design and contribute heavily to the public realm and distinctive character of a building. Well-designed and detailed entries provide visual cues to pedestrians and motorists.

i. Standards

- (1) Building orientation shall provide a complementary façade to the building it faces across a street, park or cross-block pedestrian connection, such that the front of a building face the front or side of buildings, except in instances when it faces existing buildings.
- (2) Buildings shall have their principal pedestrian entrance visible and along a street, park or mid-block passage with the exceptions of visible entrances off a courtyard.
- (3) Building entries shall be given prominence on the street frontage and sized appropriately for the scale of the building.
- (4) Building entries for mixed-use buildings shall distinguish entrances for residential and commercial uses.
- (5) Multifamily, office and hotels shall provide prominent entries through canopies, change-in-color materials or wall plane.
- (6) Entries shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.

ii. Guidelines

- (1) For all buildings the appropriate and most carefully designed faces of buildings should front streets and public spaces.
- (2) Building entries should have a change in material, color or wall plane to enhance the building façade and to clearly indicate entry locations.
- (3) Building entries to retail and residential mixed-uses should be provided at a maximum interval of 80 feet, with the exception of large-scale retail buildings, hotels or site constraints.
- (4) Residential entrances for multi-family buildings should be defined with canopies, marquees, recessed doors or other architectural devices.



- (5) Townhouse entries should include special details, such as pediments or front stoops and railings, to enhance the distinction of each unit.
- (6) Pedestrian entrances for underground parking structures should not be from an alley, where possible.
- (7) Building entries where adjacent to off-street multi-use paths should be setback to minimize pedestrian and bicyclist conflicts.
- (8) For required retail frontages, the width of the residential and/or office lobbies should be the minimum necessary.

f) Building Fenestration

Building fenestration is used to articulate the building facades, contribute to the architectural character and use of a building and to provide points of visual interest for pedestrians. The size, frequency, and location of windows will be one of the primary visual characteristics of each building. Building fenestration should be appropriately proportioned for the building's scale and function.



i. Standards

- (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.
- (2) Residential Building openings solid-to-void still under discussion
- (3) Mirrored, reflective or darkly-tinted glass is prohibited. Frosted and/or etched glass shall be permitted as accent glazing.
- (4) Entries shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.

ii. Guidelines

- (1) Window glazing and patterning should be consistent or complementary throughout the building.
- (2) Buildings should provide a general vertical fenestration pattern, except where horizontal expressions are used as an accent or to emphasize a curvilinear facade.
- (3) Windows should reflect a rhythm, scale and proportion compatible with the overall building design.
- (4) Multiple rhythm of window openings should be encouraged.
- (5) Windows should be grouped to establish rhythms and hierarchies at important places on the facade.
- (6) Transparent glass still under discussion

g) Large Format Retail Buildings

Special consideration shall be given to the scale and configuration of large format retail buildings exceeding 20,000 square feet to ensure they are in keeping with the massing and urban character of buildings within the Beauregard Plan Area.

i. Standards

- (1) Standards in Chapter 5 shall apply to large format retail buildings.
- (2) **Active uses in large format retailers still under discussion**
- (3) Delivery truck curb cuts shall not be provided along Required Retail Frontages unless no other access is feasible.
- (4) **Other loading service access locations still under discussion.**
- (5) Loading docks and trash enclosures shall be screened from view.

ii. Guidelines

- (1) Large format retailers should be encouraged to locate compactly to minimize its impact at grade and better integrate with its surrounding urban context.
- (2) Outdoor patios should be encouraged to activate street frontages.

h) Residential Uses at Grade

It is important to provide sufficient privacy for ground-floor residents and to achieve an appropriate, yet harmonious interface between residential buildings and the adjacent sidewalks.

i. Standards

- (1) Ground floor residential uses along a street shall have a minimum finished floor of minimum of 18 inches above the average adjoining sidewalk elevation.
- (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.

ii. Guidelines

- (1) A mix of heights along a block should be encouraged
- (2) Stoops, porches and direct individual entries should be encouraged for ground-floor residential units.



i) Garden Walls and Fences

Garden walls and fences provide transitions between the private and public realm and contribute to the spatial enclosure of streets and privacy of front yards.

i. Standards

- (1) Garden walls 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. The Director of Planning and Zoning may grant exceptions based on design intent and architectural merit as part of the DSUP process.
- (2) Garden walls and fences shall minimize visual monotony through changes in plane, height, texture and material.
- (3) Garden walls and fences shall provide complete enclosure by connecting with other walls, fences, hedges or buildings.
- (4) Garden walls shall be located along frontages and typically within two feet of the right-of-way.
 - (a) Garden walls at frontages shall match the principal building, and shall be capped.
 - (b) Where fencing is provided, decorative fencing shall be used.
 - (c) Gates in fences, if any, shall be built of the fence material.

ii. Guidelines

- (1) Garden walls and fences should be articulated to match, or be complementary to, the building's architectural style and materials.
- (2) Variations in garden wall and fence designs should be strongly encouraged between adjacent properties.
- (3) Where fencing is provided with the front and/or side yard, a decorative fencing should be provided.

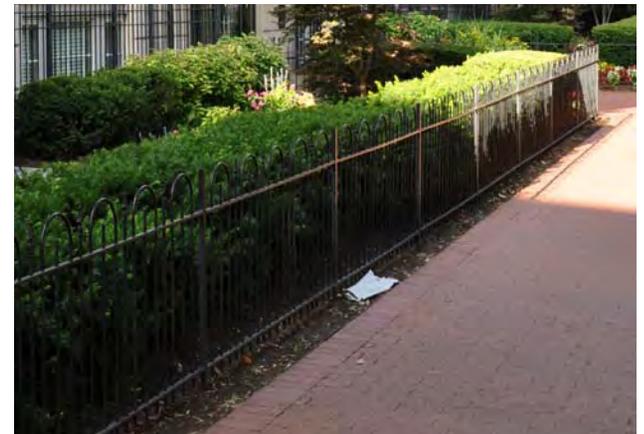


TABLE 4.A - DEFINITIONS ILLUSTRATED

A. BLOCK PERIMETER

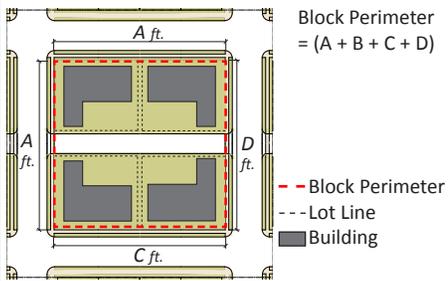
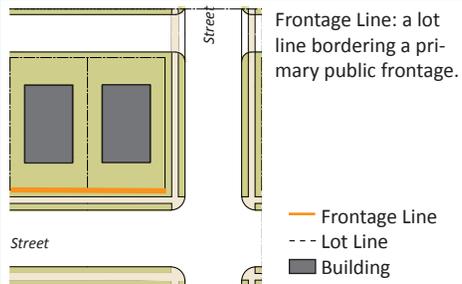


IMAGE EXAMPLE

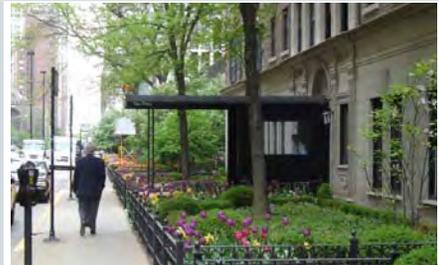
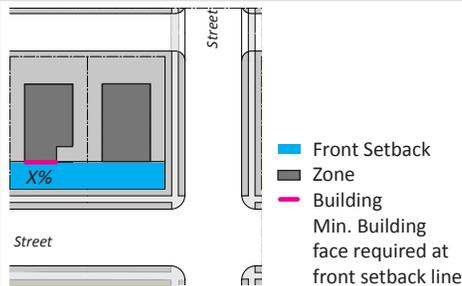


B. FRONTAGE LINE



Frontage Line

C. SETBACK



Setback

TABLE 4.B - HEIGHT TRANSITIONS DEFINITIONS

D. BUILDING STEPBACK



E. BUILDING SHOULDER



F. LANDSCAPE BUFFER



G. FRONTAGE COURT



Chapter 5: Architectural Standards and Guidelines

The following standards apply to building and site components that are visible from streets or public spaces. The intent is to create distinctive and elegant architecture within a high-quality public realm. New buildings are encouraged to reflect a high quality, contemporary and vernacular design vocabulary.

a) Retail Storefronts

Storefronts line streets and sidewalks, typically containing the greatest pedestrian activity within the neighborhood. As such, a higher level of design scrutiny shall be given to these building components to ensure pedestrian comfort, an exciting streetscape and a high level of transparency between the sidewalk and building. Storefronts provide significant visual interest and should have the opportunity to express their individual identity with varying storefront treatments, colors and patterns.

The City's successful retail streets and storefronts reflect a fine-grained pattern of multiple shops and businesses. Within a given block the variety of retail offerings, complexity of window displays and multiple entrances provide the pedestrian with a significant level of visual interest. The successful performance of the retail areas will be directly related to the successful design and construction of their retail storefronts. Lighting is required to add to both the character and the safety of public streets, as well as to contribute to the overall success of a neighborhood. It is the intent of the retail storefronts that all retail tenants will have the opportunity to design and install their own storefronts as a way to express their individual identity. Storefronts should be "individual" expressions of a tenant's identity. Tenants and buildings should be required to avoid uniform storefronts. The following storefront Standards and Guidelines shall apply:



i. Standards

- (1) Retail frontages shall be architecturally articulated through the varied use of materials, colors, display windows, entrances, awnings and signage. The storefront design shall be appropriate to the scale and style of the building and present their individuality.
- (2) **Corner retail storefronts extensions still under discussion.**
- (3) Window groupings, material changes, or columns on the principal facade to accentuate individual storefronts and denote a smaller increment of building bays shall be utilized pedestrian-scaled design on the ground floor of larger buildings.
- (4) Storefront windows shall be used frequently to enliven the sidewalks.
- (5) 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 the craftsman standards.
- (6) Various door and storefront configurations shall be permitted, including, but not limited to: protruding, inverted and flush entry ways.
- (7) In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, buildings with ground floor retail uses shall have storefront windows and/or doors covering no less than 70% of the wall area, between the ground plane and the second floor. Grocery stores shall be allowed to reduced the transparency requirement to 50%.

- (8) Opaque, smoked, and reflective glass on storefront windows shall be prohibited unless used as accent materials.
- (9) Storefront awnings shall be appropriate to the style of the building and storefront. Other standards include:
 - (a) Awnings and canopies shall be durable and resistant to fade.
 - (b) Backlit awnings shall be prohibited.
 - (c) Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.
 - (d) Awnings and canopies may occur forward of the frontage line and may encroach into the public right-of-way as per the City Code but shall not extend closer than 2 feet from the curb line.
 - (e) Exceptions based on architectural merit may be permitted during the DSUP process.



ii. Guidelines

- (1) The retail frontages should be designed to create a comfortable, yet highly animated pedestrian environment.
- (2) Street-level retail and restaurant use as are encouraged to use operable windows and doors which can allow them to open onto sidewalk areas. Operable walls are encouraged where feasible and appropriate.
- (3) Storefronts should be predominantly glass to provide views into the store.
- (4) Storefront windows should be designed for energy conservation. Reflective glazing should be minimized.
- (5) Storefront colors should reflect a store’s unique identity and be complementary to the entire building colors.
- (6) Recessed storefront doors should be encouraged as they provide shelter and do not impede pedestrian movement.
- (7) 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) Street Cart Vendors should be permitted within retail areas of the plan, subject to city standards.



b) Building Openings – Doors and Windows

The proportion, frequency and material of building fenestrations is one of the primary visual characteristics of each building. Exceptions based on architectural style or merit may be granted through the DSUP Process. Doors and windows are subject to the following:

i. Standards - Doors

- (1) Doors shall be vertical in proportion (taller than they are wide).
- (2) Doors shall be constructed of wood or metal, and may be entirely glazed in glass.
- (3) The above standards shall exclude garage doors, or doors not visible from a street or public space.

ii. Standards - Windows & Dormers

- (1) Windows shall provide a human-scaled architectural pattern along the street.
- (2) Within a building, window types shall be complementary and minimize the use of different window styles.
- (3) Heavily tinted or mirrored glass shall be prohibited. Frosted and/or etched glass shall be permitted as accent glazing.
- (4) Mullions visible from public streets or parks shall be exterior on the window. Exclusions are permitted for windows on interior courtyards and facades not visible from the adjoining street or park.
- (5) Permitted dormer types include gable, hipped, shed, and eyebrow. When composed of a single window, dormers shall not be wider than the width of the opening plus the width of the two corresponding walls on each side.
- (6) Permitted finish materials include wood, pvc wood-board, aluminum, copper, steel or vinyl.
- (7) When used, shutters shall be appropriately sized to cover the window opening.
- (8) In masonry construction, a header and sill is required for windows not located in a storefront.
- (9) Bay windows shall not exceed a depth of three feet (measured perpendicular to the wall face) and a minimum underside clearance of nine feet.

iii. Guidelines - Doors and Windows

- (1) Front entry doors should be distinctive in order to enhance a building façade.
- (2) Permitted configurations for doors should be casement and french. Sliding doors should only be permitted in rear yards.
- (3) Windows openings should reveal their thickness within the building wall, when appropriate to the building material used.
- (4) Where stylistically appropriate, windows should include mullions or muntins to create shadow lines.
- (5) Residential units should maximize operable windows.
- (6) Windows should reflect a rhythm, scale and proportion compatible with the overall building design.
- (7) Simulated or true-divided lights are encouraged on the ground floor.



- (8) Bay windows may encroach into the right-of-way as permitted by the zoning ordinance, unless approved as an encroachment.
- (9) Bay windows should be visually supported, either by brackets or corbelling.
- (10) 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.
- (11) 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.
- (12) Sills should be slightly wider than the window opening.

c) Building Materials

Standards for building materials are provided to ensure durable materials are utilized to create permanent buildings, and to create visual harmony along neighborhood streetscapes.



i. Standards

- (1) Exterior building wall materials shall include brick, siding, stucco, masonry, wood, metal, stone, cementitious siding or panels or architectural precast concrete.
- (2) Masonry walls, whether load-bearing or veneer, shall be of brick, natural stone, or cast stone.
- (3) Vinyl and aluminum siding is prohibited. Decorative and/or split-face CMU or synthetic stucco (EIFS) shall only be permitted as accent material.
- (4) EIFS material still under discussion
- (5) Permitted roofing materials shall include metal standing seam, wood shingle, slate, low profile metal tile, asphalt shingles and/or flat roof membranes. Recycled materials are highly encouraged.
- (6) Railings shall be constructed of wood, metal, iron, stone or glass.
- (7) Gutters shall be copper, steel, aluminum or wood and shall be painted or galvanized (except for copper). Downspouts shall match gutters in material and finish.
- (8) Garden walls and fences:
 - (a) Materials for walls shall be brick, stucco, metal and/or stone.
 - (b) Gates in garden walls, if any, shall be painted wood or metal.

ii. Guidelines

- (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 shall occur at the floor or sill level.
- (2) Building materials should be used to express their specific purpose and express the tectonic nature of the materials; heavier materials should support lighter materials.

- (3) 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.
 - (ii) Headers should include ornate moldings and pediments.
 - (b) Facades not visible from the street should transition to a complementary material at a minimum distance of 2 feet from the corner.
- (4) 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.
 - (c) Surfaces finished in stucco should be smooth or hand trowelled in texture, and painted.
- (5) Chimneys should be constructed of masonry.
- (6) Railings should be factory finished or painted (except in the case of stone) to match other trim elements.

d) Building Roofs and Tops

Standards for building roofs and tops are necessary to ensure a consistent and appropriate urban character. Their design should be aesthetically pleasing, integrated into the overall building design and function to conceal rooftop equipment from view of pedestrians from the adjoining streets and parks.

Buildings are encouraged to have green rooftop (gardens, etc.) that may be utilized as high quality outdoor open spaces and as an extension of the buildings common area. Rooftop open space may be used for the overall open space percentage. The following shall apply:



i. Standards

- (1) New buildings taller than 100 feet in height shall articulate their top in a manner that provides visual interest and recognize their visibility from outside the project area.
- (2) Permitted roof types shall include gable, hip, mansard, and flat. Applied mansard roofs shall not be permitted.
- (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.
- (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.
- (5) Flat roofs shall be enclosed by parapets.
- (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.

- (7) Roof top projections still under discussion
- (8) Gutters and downspouts shall be integrated into the design of the building in terms of color and shape.
- (9) Roof eaves shall be allowed to encroach into established setbacks up to 18 inches.

ii. Guidelines

- (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.
- (2) Pitched roofs should be symmetrically sloped.
- (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).
- (4) Cornices should extend a minimum of 6 inches from the building wall.
- (5) Sculptural roof forms should be encouraged for taller buildings.
- (6) The design of rooftop gardens should be integrated with the architecture and serve as an extension of each building’s common area.

e) Building Elements

To create a pedestrian-friendly environment, building elements are encouraged to break down the massing of large buildings, add visual interest, ensure authenticity of detailing and provide shelter from the elements.

i. Standards

- (1) Building projections shall meet the following requirements:
 - (a) Second floor balconies shall have a minimum depth of 3 feet and a minimum underside clearance of 9 feet. Exceptions shall include Juliette balconies.
 - (b) If Chimneys are provided they shall be built as part of the side exterior building walls and be flush with the wall.

ii. Guidelines

- (1) Building projections should meet the following requirements:
 - (a) Marquees may occur forward of the setback and may encroach into the public right-of-way, but shall not extend closer than 2 feet from the curb line. Marquees above the first floor should not be permitted.
 - (b) Front and side porches may be screened; however, if screened, architectural expression (columns, railings, etc.) should occur on the outside of the screen.
 - (c) Stoops may encroach into the right-of-way as permitted by the zoning ordinance or with an encroachment; where a stoop is present, a minimum 5 feet of clearance should be maintained on the sidewalk for pedestrians.



(d) Porches still under discussion

(e) 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.

(f) 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.

(g) Marquees should have a minimum depth of 5 feet (measured perpendicular to the wall face) and a minimum underside clearance of 9 feet.

- (2) Architectural accents such as railings, molding and trim should match the architectural character and detailing of the primary structure.
- (3) A cornice or other horizontal banding elements are encouraged to highlight the separation of uses in mixed-use buildings.
- (4) Caps should protect the top of masonry structures exposed to the weather including: garden walls, stair treads, parapets and freestanding piers.

