ii. Guidelines

(1) In the Greenway, Garden, Upland Park and Seminary Overlook neighborhoods setbacks for front yards and courtyards are encouraged.

(2) Larger front setbacks for residential buildings are encouraged within the Garden and Greenway Neighborhoods.

(3) Multi-family buildings should provide building breaks in the form of courtyards and front yards as landscape amenities.

(4) Eroded building corners are generally discouraged.

(5) Townhouses and stacked townhouses may provide side yards and gardens.

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 ensure smoother transition of scale to neighboring communities to maintain the urban design intent of the CDD #21 and #22. See illustrated definitions in Chapter 10 - Definitions

i. Standards

(1) Building heights and height transitions shall be required at locations shown on Neighborhood Specific Standards and Guidelines (Chapter 9).

(2) Buildings adjacent to the required building transition areas (as shown in Chapter 9) shall utilize approaches such as building stepbacks, building shoulders, landscape buffers and/or courtyards, but not limited to those defined and illustrated in Chapter 10 - Definitions. Transitions may be required at other locations if deemed necessary as part of the development review process.

(3) The height of residential buildings on major mid-block passages identified on Diagram 3.h shall be limited to a height of 45 to 55 feet.

Courtesy of Shindoverse

ii. Guidelines

(1) Building setbacks may include landscaping shoulders, decks, and landscaping.

(2) A variety of building heights is encouraged.

e) Building Orientation and Entries

Building orientation and entries are important components of a building's design and contribute 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, open space or mid-block pedestrian passages, such that the front of a building faces the front or side of buildings, except in instances when it faces existing buildings.

(2) Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.

(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 for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.

ii. Guidelines

(1) Building entries to retail and residential mixed-uses should be provided on interval of 80 feet on average, with the exception of large-scale retail buildings, hotels or site constraints.

(2) Townhouse entries should include special details, such as changes in plane, color, materials or front stoops and railings, to enhance the distinction of each unit.

(3) Building entries where adjacent to off-street multi-use paths should be set back to minimize pedestrian and bicyclist conflicts.

(4) Pedestrian entrances for underground parking structures should not be from an alley, where possible.

f) 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 shall have a finished floor height above average sidewalk grade of a minimum 12 inches if setback a minimum of 5 feet. All other ground floor residential uses shall have a finished floor height above average sidewalk grade of a minimum 18 inches. Exceptions shall be allowed for ADA/FHA compliance. See illustrated definitions in Chapter 10 - Definitions.

(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) Stoops, porches and direct individual entries should be encouraged for ground-floor residential units.

g) Garden Walls, Retaining 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 yards and courtyards.

i. Standards

(1) Garden walls and fences shall be built to a minimum height of two feet and a maximum height of three and a half feet along street frontages. Rear walls and fences shall be built to a maximum height of six feet.

(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 and fences materials:

(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.

(c) Garden walls at frontages shall match the principal building.

(d) Where fencing is provided within the front or side yards, decorative metal fencing shall be used. Fences in rear yards shall be wood or metal.

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 retaining walls are needed, the height, length and visual impacts of the walls should have pedestrian scale elements.

(4) Retaining walls where visible from an adjoining street should include a brick or stone veneer, and should include pattern changes or similar design measures to relieve visual monotony of longer walls.

(5) Vegetated walls should be considered for wall sections above six feet in height.

Page intentionally left blank

Chapter 5: Building Design

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

a) Retail Uses & Storefronts

Storefronts line streets and sidewalks, typically containing the greatest pedestrian activity within the neighborhood. As such, higher level of design scrutiny shall be given to these building components to ensure pedestrian comfort, a high quality and a high level of transparency at the ground level of the building. Storefronts should 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. 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. 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. The following storefront standards and guidelines shall apply:

i. Standards

(1) Ground floor retail uses shall be provided in locations shown as required retail frontages on Diagram 3.d for an average depth of 45 feet for each block.

(2) Corner retail storefronts shall extend at least 45 feet on average in depth along the side street and/or open space, and shall also be expressed in the architecture. Depth shall be measured from the primary entrance for corner retail entrances.

(3) Required retail frontage setbacks shall not exceed 25 feet from back of curb.

(4) Required retail shall provide a minimum of 18 feet of height from floor to floor.

(5) Storefront windows shall be used frequently to enliven the sidewalks.

(6) On required retail frontages (Diagram 3.d), shall provide a solid to void ratio of a maximum of 40% solid and a minimum of 60% void. Large format retail uses (defined as uses exceeding 20,000 square feet) shall be allowed to reduce the minimum void requirement to 40%, the remainder of the frontage shall be required to include windows, murals, artwork, or other compatible architectural treatments.

(7) Special consideration shall be given to the scale and configuration of large format retail buildings to ensure they are in keeping with the massing and urban character of buildings.

(8) Retail frontages shall be architecturally articulated through the varied use of materials, colors, display windows, entrances, awnings and signage.

(9) High-quality, durable materials are especially critical at street level within reach of pedestrians. The materials for the retail storefronts shall consist of stone, brick, concrete, metal, glass, and wood. Construction detail and finish shall adhere to craftsman standards.

(10) Opaque, smoked, and reflective glass on storefront windows shall be prohibited unless used as accent materials.

(11) Window groupings, material changes, or columns on the principal facade to accentuate individual storefronts and denote a smaller increment of building bays shall utilize pedestrian-scaled design on the ground floor of larger buildings.

(12) Various door and storefront configurations shall be permitted, including, but not limited to: protruding, inverted and flush entry ways.

(13) Storefront awnings shall be appropriate to the style of the building and storefront. Other standards include:

(a) Awning and canopies shall be durable and resistant to fade.

(b) Awnings and canopies shall be a woven fabric or other material that conveys the aesthetic of the natural material of canvas, metal, glass etc.

(c) Backlit awnings shall be prohibited.

(d) Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.

(14) The design of the retail storefronts shall be administratively approved by the Director of Planning and Zoning and subject to the standards herein.

ii. Guidelines

(1) Retail frontages should be designed to create a comfortable, yet highly animated pedestrian environment.

(2) Storefronts should be predominantly glass to provide views into the store.

(3) Storefront colors should reflect a store's unique identity and be complementary to the entire building colors.

(4) Street-level retail and restaurant use as are encouraged to use operable windows and doors which can allow them to open onto sidewalk areas. Outdoor patios should be encouraged to activate street frontages. Operable windows are encouraged where feasible and appropriate.

(5) Recessed storefront doors should be encouraged as they provide shelter and do not impede pedestrian movement.

(6) Awnings and canopies:

(a) Storefronts longer than 20 feet should provide awnings, canopies and/or other architectural embellishments.

(b) Storefront awnings may be retractable or fixed.

(c) Awnings and canopies should be mounted above display window, but below the cornice line or second story window sills.

(d) Structural supports for awnings should be finished and painted to match or complement the awning fabric.

(e) Awnings and/or canopies should be placed on buildings near local transitway stops.

(f) Street Cart Vendors should be permitted within retail areas of the plan, subject to city standards.

b) Signage

It is the intent of the signage standards and guidelines, that signage will incorporate uniqueness, creativity and high quality design, yet well integrated into the overall streetscape. Signs are applied architectural elements and can be used to reinforce the architectural style of the building. Good signage design will enliven and enrich the streetscape experience for pedestrians without detracting from the coherence and quality of streets and public spaces.

i. Standards

(1) Signage shall be designed to be integral and compatible with the storefront.

(2) Each retail tenant shall install a minimum of one sign for each retail street frontage. In addition, each retail tenant shall provide a second pedestrian oriented sign such as a projecting sign, blade, or window sign. Corner retail tenants shall install a minimum of two signs, one on each street frontage.

(3) Retail tenants shall be allowed a maximum of one square feet per linear foot of tenant storefront or 50 square feet, whichever is greater. The Director of Planning and Zoning may approve signage for retail uses up to two square feet per linear foot of frontage for exceptional design.

(4) Signs shall be in the form of a window sign, a band sign, a blade sign, a nameplate sign, a marquee sign, a painted dimensional sign, flat sign, illuminated sign, fabricated dimension sign or awnings.

(5) Signage shall be located to not obscure architectural design elements such as projections, cornices, or change of building material or pattern.

(6) Illuminated retail and residential signs shall be limited to a maximum height of 35 feet above the grade of the adjoining sidewalk. Illuminated office and hotel signs shall be permitted a maximum of 50 feet above the grade of the adjoining sidewalk and illuminated office and hotel signs shall be permitted above 35 feet subject to the criteria listed below:

(a) Illuminated signage shall be appropriate in scale, design, color and compatible with the building;

(b) Illuminated signage may not be internally illuminated with neon gas;

(c) Illuminated signage may not be illuminated between 10:30 pm and 6:30 am.; and

(d) Does not have an adverse impact on the adjoining residential use(s) or park(s)

(7) Sign illumination by bare floodlight, blinking or flashing bulbs shall be prohibited.

(8) Blade signs shall be attached perpendicular to the building façade and may extend from the frontage line as long as it does not interfere with pedestrian flow.

(9) Freestanding signs other than traffic/directional and wayfinding signs shall be prohibited with the exception of sandwich boards, which are permitted on the sidewalk, but shall be removed by the end of business each day.

(10) Materials shall be durable natural materials such as cast, polished or painted metal; glazed and ceramic tile; etched, cut or stained glass; cast stone and carved natural stone. Fixed lightweight metal and glass structures are acceptable.

(11) Box signs, signs employing flickering rotating or moving lights and/or signs painted directly on the storefront other than window graphics, freestanding signs, vinyl plastic awnings shall be prohibited.

(12) High-pressure sodium vapor (yellow orange) lighting shall be prohibited for exterior use including buildings, parking facilities, service areas, signage, etc. Such lighting shall be prohibited inside parking garages or building entries where it would be visible from the outside.

ii. Guidelines

(1) For any building or project, exterior light fixtures- their design, size, finish and location should be compatible with, and appropriate for, the building architecture, materials and colors.

(2) Signage illumination should be designed and located to control light trespass such that it accommodates public safety without creating glare. Other illumination Guidelines include:

(a) Illuminated signage should be externally illuminated, except signage within storefront glazing. However, back-lit, halo-lit and reverse channel letters should be permitted.

(b) Decorative bracketed lighting complementary to the storefront is encouraged for blade signs.

(c) Neon signs may be considered based on creativity and the overall compatibility and character of the tenant storefront design.

(d) Blade signs externally illuminated with decorative bracketed lighting complementary to the storefront should be permitted.

c) Other Signage

i. Standards for banners

(1) Banners for specific community-oriented events such as festivals or holidays may be approved for a defined period of time at the discretion of the Director of Planning and Zoning and Transportation and Environmental Services. Banners for seasonal or recurring events may be installed on a regular basis if so approved.

(2) The banners shall be maintained in good condition. Maintenance of the banners shall be the sole responsibility of the retail tenants and property owners.

ii. Standards for Wayfinding

(1) A Comprehensive wayfinding system shall be provided within the CDD #21 and #22 . It shall be consistent with the City's wayfinding program and requirements.

d) 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) Office and retail buildings shall provide a minimum solid to void ratio of 60%/40%.

(3) Multi-family residential buildings shall provide a minimum solid to void ratio of 70%/30%.

(4) Townhouses and stacked townhouses shall provide a minimum solid to void ratio of 75%/25%

(5) Mirrored, reflective or darkly-tinted glass is prohibited. Frosted and/or etched glass shall be permitted as accent glazing.

(6) Within a building, window types shall be complementary and minimize the use of different window styles.

(7) Doors for residential uses shall be vertical in proportion (taller than they are wide).

(8) Doors shall be constructed of wood or metal, and may be entirely glazed in glass.

(9) Permitted window finish materials include wood, pvc wood-board, aluminum, copper, steel or vinyl.

(10) The above standards shall exclude garage doors, or doors not visible from a street or public space.

(11) Mullions visible from public streets or open spaces shall be exterior on the window. Exclusions are permitted for windows on interior courtyards and facades not visible from the adjoining street or open space.

(12) Permitted dormer types include gable, hipped, shed, and eyebrow.

(13) When used, shutters shall be appropriately sized to cover the window opening.

(14) In masonry construction, a header and sill is required for windows not located in a storefront.

(15) Bay windows on townhouses and stacked townhouses shall not exceed a depth of three feet (measured perpendicular to the wall face) and a minimum underside clearance of nine feet.

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) Multiple rhythm of window openings are encouraged for larger buildings.

(4) Windows should be grouped to establish rhythms and hierarchies at important places on the facade.

(5) Transparent glass should contain a minimum 60% light transmittance factor.

(6) Front entry doors should be distinctive in order to enhance a building façade.

(7) Permitted configurations for doors should be casement and french. Sliding doors should only be permitted in interior courtyard or in rear yards where not visible from an adjoining street or open space.

(8) Windows openings should reveal their thickness within the building wall, when appropriate to the building material used.

(9) Where stylistically appropriate, windows should include mullions or muntins to create shadow lines.

(10) Residential units should maximize operable windows.

(11) Windows should reflect a rhythm, scale and proportion compatible with the overall building design.

(12) Simulated or true-divided lights are encouraged on the ground floor.

(13) Bay windows should be visually supported.

(14) Headers should span openings in masonry construction and appear to visually carry the wall load above. They should be slightly wider than the opening they span.

(15) Window openings in masonry construction should have a sill that is rectangular in form that gently slopes slightly away from the opening to shed water.

(16) Sills should be slightly wider than the window opening.

e) 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) Building materials shall be used to express their specific purpose and express the tectonic nature of the materials (i.e.:heavier materials should support lighter materials).

(2) Building materials for each facade shall consist of the following: brick, stucco, wood, metal, stone, cementitious siding or cementitious panels or architectural precast concrete. Trim materials shall consist of stone, cast stone, metal, wood, or similar durable materials.

(3) Other innovative and new materials not listed here and not prohibited shall be considered as part of the DSUP Process.

(4) Sides and rears of townhouses that are visible from an adjoining street and/or open space shall be designed in a compatible manner utilizing a similar architectural treatment as the primary facade.

(5) Masonry walls, whether load-bearing or veneer, shall be of brick, natural stone, or cast stone.

(6) Vinyl and aluminum siding is prohibited. Decorative and/or split-face CMU shall only be permitted as accent material.

(7) (EIFS) shall only be permitted as accent material above the first floor.

(8) 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.

(9) Permitted roofing materials shall include metal standing seam, wood shingle, slate, synthetic slate, low profile metal tile, architectural asphalt shingles for townhouses and stacked townhouses and/or flat roof membranes. Recycled products are highly encouraged.

(10) Railings shall be constructed of wood, metal, iron, stone or glass.

(11) Gutters shall be copper, steel, or aluminum and shall be painted or galvanized (except for copper). Downspouts shall match gutters in material and finish.

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 should occur at the floor or sill level.

(2) Masonry

(a) Headers and sills should meet the following guidelines:

(i) Headers and sills should be comprised of a variety of materials including brick, stone, cast stone, terra-cotta and metal.

(ii) Headers should include ornate moldings and pediments, where appropriate.

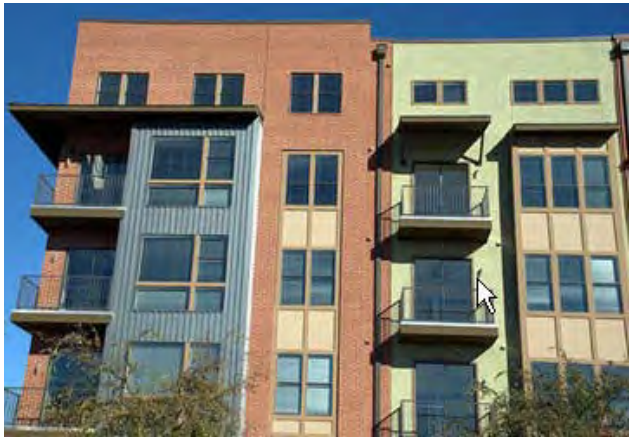
(3) Siding

(a) Siding types should include: horizontal lap, of wood or composition board (such as Hardiplank); vertical board and batten of wood or composition board (such as Hardiplank); wood shingles.

(b) Siding types should incorporate vertical corner boards at least 3” in width on outside building corners, if appropriate to the architectural style of the building.

(4) Chimneys should be constructed of masonry.

(5) Railings should be factory finished or painted (except in the case of stone) to match other trim elements.



f) 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 open spaces.

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.

i. Standards

(1) New buildings taller than 100 feet in height shall articulate their top in a manner that creates a distinctive and deliberate building top roof form interest and recognize their visibility from outside the project area.

(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. Where not visible from an adjoining street and/or open space, the screening requirements may be waived. Where screening is provided, it shall be integral to the building and designed to minimize its overall impact.

(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 for signature facades and gateway locations shall be permitted to exceed the height limits by up to 18 feet.

(8) Penthouses and mechanical equipment shall be permitted to exceed the height limits by up to 18 feet.

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 six inches from the building wall.

(5) The design of rooftop gardens should be integrated with the architecture and serve as an extension of each building's common area.

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

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 three feet and a minimum underside clearance of nine feet. Exceptions shall include Juliette balconies.

(2) If Chimneys are provided they shall be built as part of the side exterior building walls and be flush with the wall and shall be brick.

(3) Porches, where provided, shall have a minimum depth of six feet.

ii. Guidelines

(1) Building projections should meet the following requirements:

(a) Porches

(i) Side and rear porches may be screened; however, if screened, architectural expression (columns, railings, etc.) should occur on the outside of the screen.

(b) Stoops:

(i) Stoops should match the architectural language of the primary building and use similar materials and details.

(ii) Stoops should have a minimum depth of four feet and a minimum finished stoop height of 18 inches above the sidewalk.

(iii) Stoop stairs should run to the front or to the side.

(c) Columns:

(i) Columns should be arranged such that they appear to support the weight of the building above.

(ii) Columns should use spans of a width that is appropriate for the material used.

(d) 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.

Page intentionally left blank

Chapter 6: Parking

The following parking requirements seek to balance the needs of pedestrians, bicyclists, and transit users with necessary car storage. Parking design should accommodate the minimum number of spaces necessary to support commercial and residential uses, in order to support the creation of active, walkable, transit-oriented development in the CDD #21 and #22 . Standards and guidelines for parking configuration and access are intended to ensure necessary vehicular and bicycle storage that does not degrade the quality of the pedestrian environment, while also being compatible with adjacent neighborhoods.

a) Structured Parking Configuration and Access

i. Standards:

(1) Parking garage entrances shall be minimized and comply with the street hierarchy requirements.

(2) Each building is required to provide a minimum of one level of parking below the building. The underground parking need not be entirely under the building as long as it complies with the following:

(a) The configuration is a result of dimensional requirements of typical parking bays;

(b) Does not decrease the amount of permitted development;

(c) Increases the amount of open space – courtyards that do not have underground parking below the open space -courtyards; and

(d) Increases the total amount of ground level open space.

(3) Above-grade parking structures shall comply with the following requirements:

(a) Frontages along “A” Streets: Active uses for each level, for the entire length of the street or park or frontage shall be required to screen above-grade parking structures for a minimum depth of 30 feet, for an average of 45 feet for retail.

(b) Frontages along “B” Streets: Parking structures entirely surrounded by “A” and “B” streets (i.e.: do not have alley or “C “street frontages) shall be screened as follows: up to two “B” street frontages within a neighborhood may be screened with architectural treatment compatible to the building, so long as the ground floor is screened with an active use. The remainder of all other frontages shall provide active uses, for each level for the entire length of the street or park frontage.

(c) Frontages along “C” Streets and alleys: Active uses shall not be required, but parking structures shall be architecturally screened for each level, for the entire length of the street or park frontage.

(4) The requirements regarding above-grade structured parking herein shall not apply within the Adams neighborhood, due to the potential reconfiguration, relocation of the streets, open space and/or buildings referenced within the applicable CDD conditions. The screening of any above-grade structured parking within the Adams neighborhood shall be evaluated based on the location, configuration of streets, open spaces and buildings as part of the first development

special use permit within the Adams neighborhood. The type, design, amount and location of the screening for the neighborhood shall be determined as part of the first development special use permit within the Adams neighborhood. The type, design and location of the screening shall be consistent with the intent of the screening requirements herein.

(5) Above grade structured parking is permitted within the Southern Towers and Seminary Overlook neighborhoods to replace existing parking for the existing high-rise buildings that are to remain within the CDD conditions and that are impacted by development in accordance with the CDD, but shall be architecturally screened.

(6) Where parking structures are permitted to be architecturally screened (as defined herein), the screening shall be provided for each level for the entire length of each street or park frontage. The architectural screening shall consist of the following:

(a) The design and materials shall be similar to the adjoining buildings, including the fenestration.

(b) Screens, panels and comparable elements shall be limited to accent elements

(7) Parking for multi-family buildings may be provided half a story below the average street grade and shall be counted as one level below-grade parking, if embedded into the topography for more than half its height and if it does not extend above grade for more than three feet. That portion above grade shall be architecturally treated. See Diagram 6.a

(8) Internal elements such as pipes, fans, lights shall be concealed from public view. Where possible, ramping should be internalized.

(9) The height of the interior parking structures shall be concealed from street view, and shall be subject to the applicable height requirements.

b) Access to Off-Street Parking

i. Standards:

(1) Parking shall be implemented so as to provide a safe and convenient access to and from public frontage.

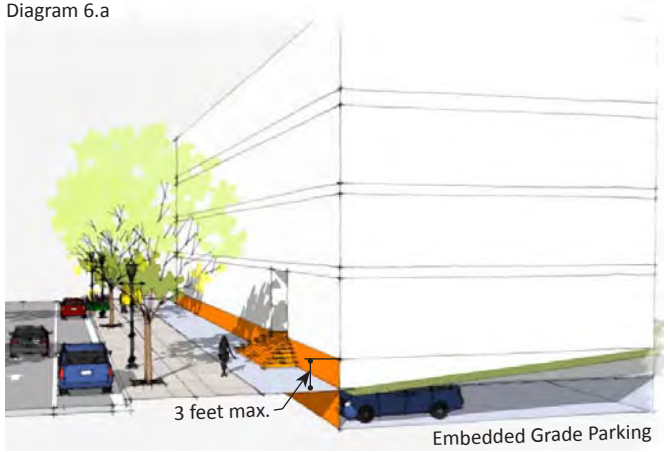
(2) Parking for townhouses and stacked townhouses (urban loft) shall be accessed from an alley.

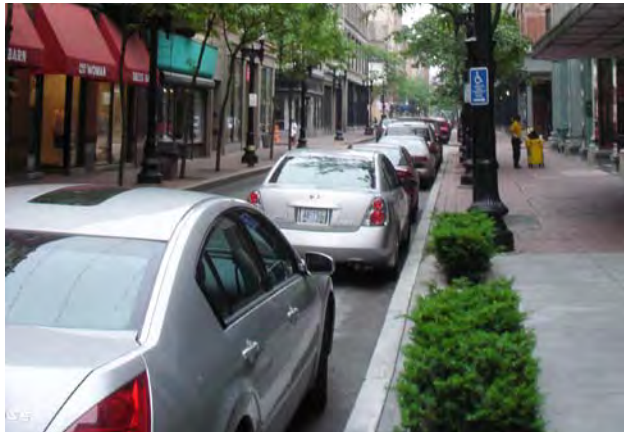
ii. Guidelines:

(1) Where rear alley access is unavailable, excluding townhouses and stacked tonwhouses, parking may be accessed by driveways directly from the street. Generally, parking entrances should not face public open spaces.

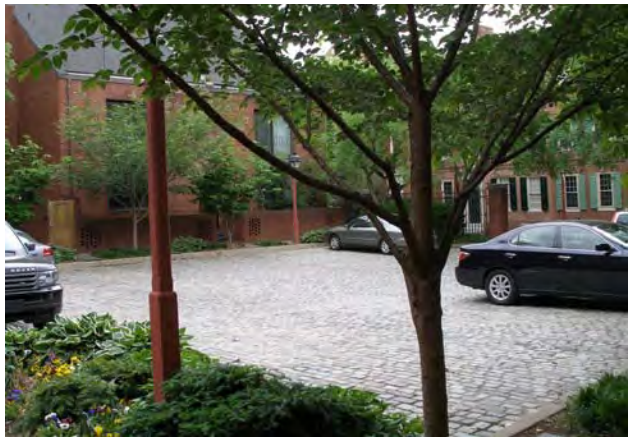
(2) Vehicular entrances to parking lots, parking structures and loading areas directly facing the street frontages should be no wider than 26 feet of pavement. Exceptions may be permitted if entrances are combined to serve for multiple-uses.

Diagram 6.a





c) Surface Parking Lot Configuration



i. Standards:

(1) Surface parking lots are permitted for existing uses to remain, Community Facilities, Public Buildings, and for interim parking needs during construction phasing.

(2) Surface parking lots for new development other than parallel on-street parking and surface parking for interim uses or public buildings shall be prohibited.

ii. Guidelines:

(1) Lining interim surface parking lots with a minimum 10 foot landscape buffer along the street frontage is strongly encouraged.

d) Vehicular On-street Parking Configuration

i. Standards:

(1) On-street parking shall be required as generally depicted in the street cross sections, unless spatially limited by topography, BRT lanes, indicated in Chapter 7- Street Standards and Guidelines, Chapter 9 in Neighborhood Specific Standards or other existing conditions.

e) Bicycle Parking

i. Standards

(1) Bicycle racks to be provided from the City of Alexandria's pre-approved types.

(2) Bicycle parking should be provided in a safe, accessible and convenient location, within 100 feet of a building's entrance. Refer to Chapter 8 for more detail on the location/design of bicycle parking in the public realm.

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

Page intentionally left blank

Chapter 7: Streets

a) Street Assembly

(1) Selected terminology of the streetscape assembly are defined and illustrated in Chapter 10 - Definitions

(2) The urban landscape is characterized by a set of interdependent elements that create a sense of place. These include street types, building types, frontage types, and the form and disposition of landscape and lighting. Streets provide both the major part of public open space as well as moving lanes for vehicles, bicycles and transit.

(3) A street is associated with a particular type of movement, and is endowed with two attributes: movement type and character. The movement type of the street refers to the number of vehicles that can move safely through a segment within a given time period; it is physically manifested by the number of lanes and their width, by the centerline radius, the curb radius, and the super-elevation of the pavement. The character of the street refers to its suitability as a setting for pedestrian activities and is physically manifested by the associated frontage types as determined by location.

(4) The primary function of streets is to provide access to private lots and open spaces. In accordance with the intent of these Standards and Guidelines, primary and secondary streets must be designed to support several modes of transportation: motor vehicles, public transportation, pedestrians and bicycles.

(5) Consideration shall be given to functional and aesthetic goals such as: the scale of streets, the placement of landscaping to provide visual interest, the definition of outdoor spaces, and enhancements which ensure a pedestrian-scaled environment.

(6) This chapter provides detailed dimensional requirements for the creation of context sensitive streets within the CDD #21 and #22. To the extent possible, the street pattern should follow the terrain.

(7) Intersections by schools shall be designed to minimize crossing distance for pedestrians.

b) Street Components

(1) The required right-of-way and/or public access easement for each street is depicted in the street sections.

(2) Tree wells shall be provided for all required retail areas. The remaining streets shall generally provide landscape strips as generally depicted in the attached cross-sections.

Diagram 7.a - Framework Street Classifications

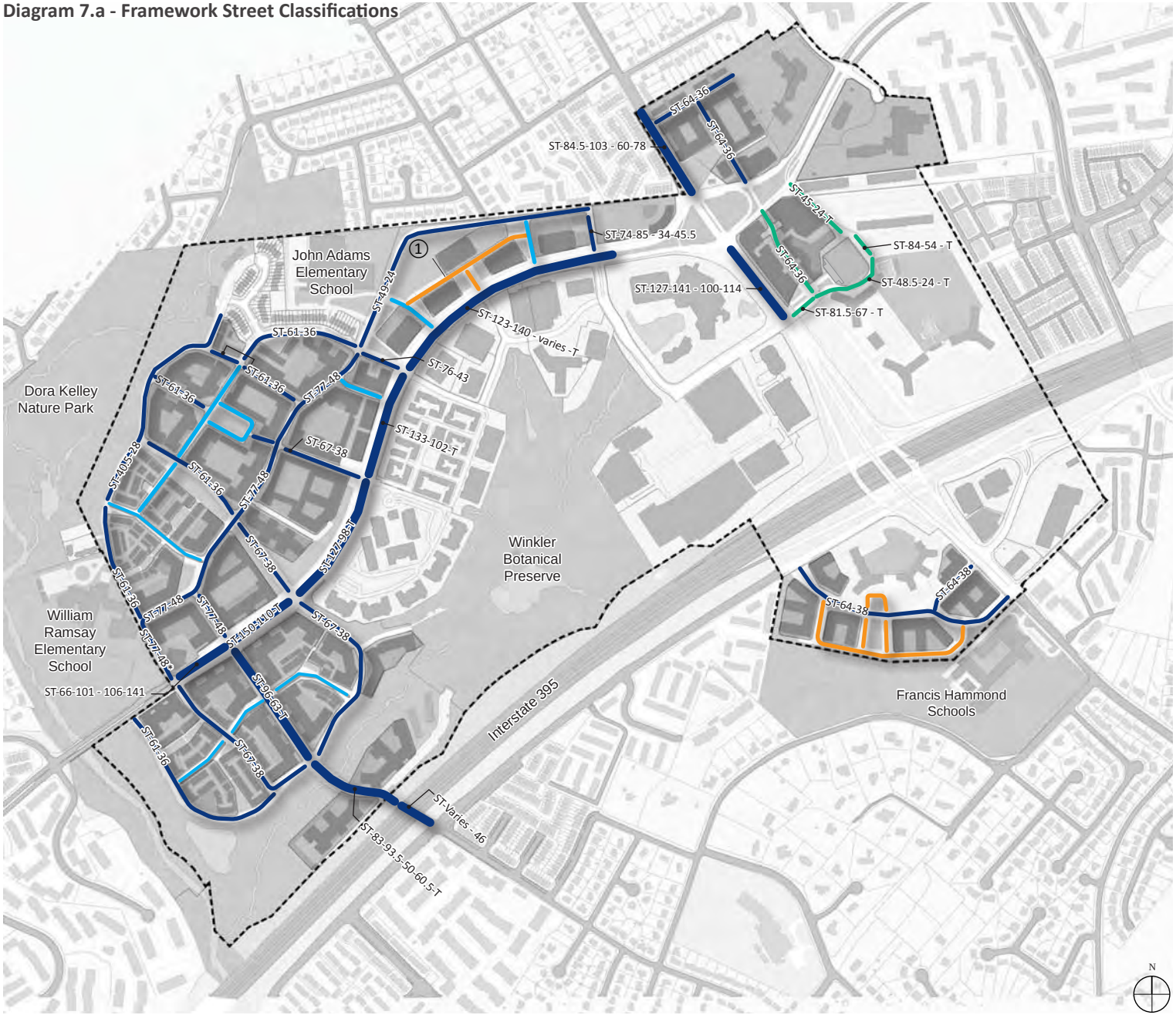


Diagram 7.a Framework Street Classification

- BSAP Boundary
- Public Framework Streets
- Public Non-Framework Streets (See Chapter 9)
- Private Streets (with public access easements) and determined during DSUP process. (See Chapter 9)
- Private Streets (with public access easements and public maintenance)

Street	(ST)
Key	TT - # - # - T
Street Type	TT
Right-of-way Width	#
Pavement Width	#
Transitway	T

Notes:

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

- Streets numbers ordered according to R.O.W. size.
- Building footprints shown for illustrative purposes.
- At secondary and tertiary streets, curb radii shall be limited to 15' where curb-side parking occurs and 25' where curb-side parking does not occur and where bulbouts occur.
- Proposed private streets and non-designated streets shall be finalized during the DSUP process.

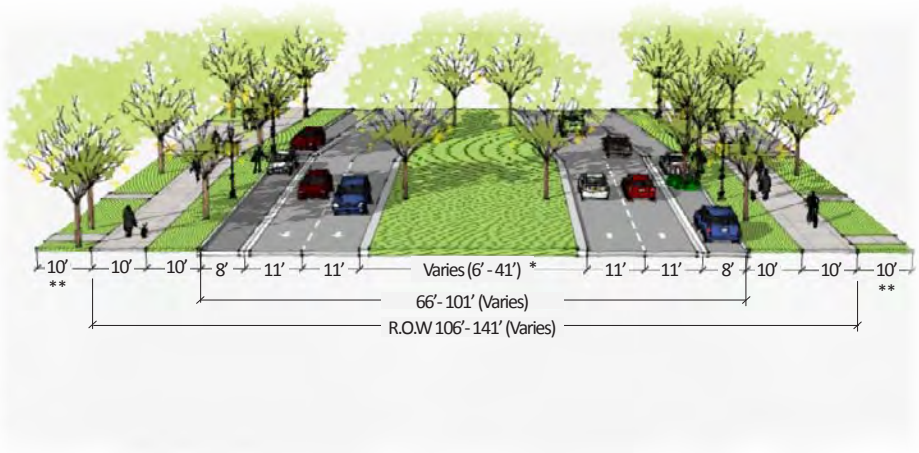
North Beauregard St.
ST - 150 - 110 - T

Notes:
* Planting median at intersections will be reduced, where turn lanes are provided.
** Optional mid-block bulbouts shown.
*** Required Setback - Refer to Chapter 9 neighborhood specific guidelines for details

North Beauregard St.
ST - 133 - 102 - T

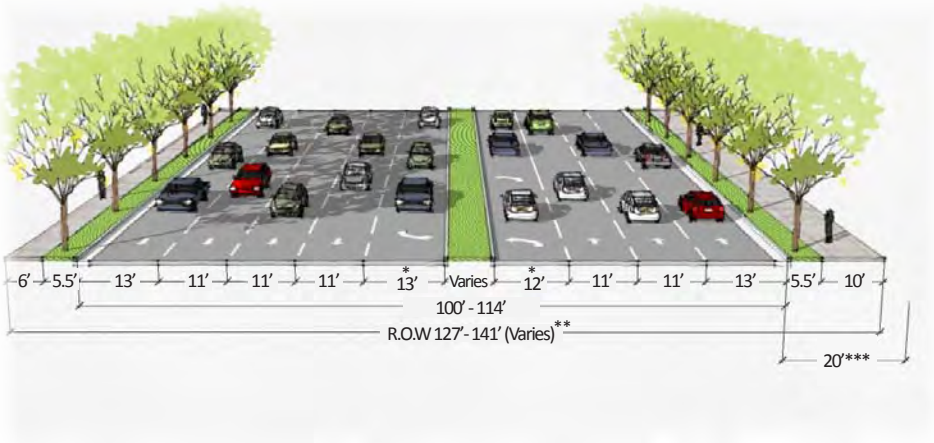
Notes:
* Planting median at intersections will be reduced, where turn lanes are provided.
** Optional mid-block bulbouts shown.
*** R.O.W. to be acquired from the property owners, as needed.

North Beauregard St.
ST - 66-101 - 106-141



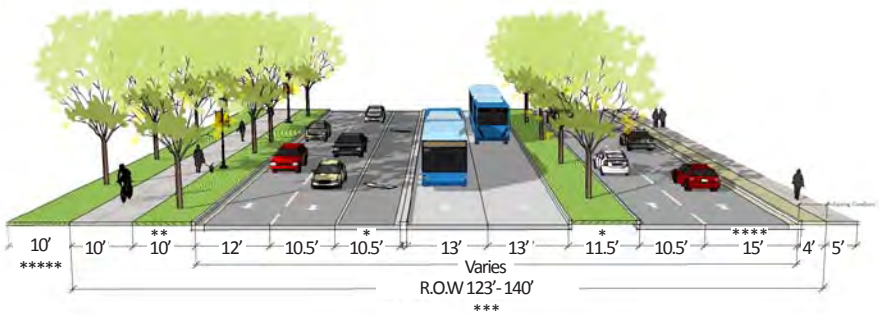
Notes:
- * Planting median at intersections will be reduced, where turn lanes are provided.
- ** Required Setback - Refer to Chapter 9 neighborhood specific guidelines for details

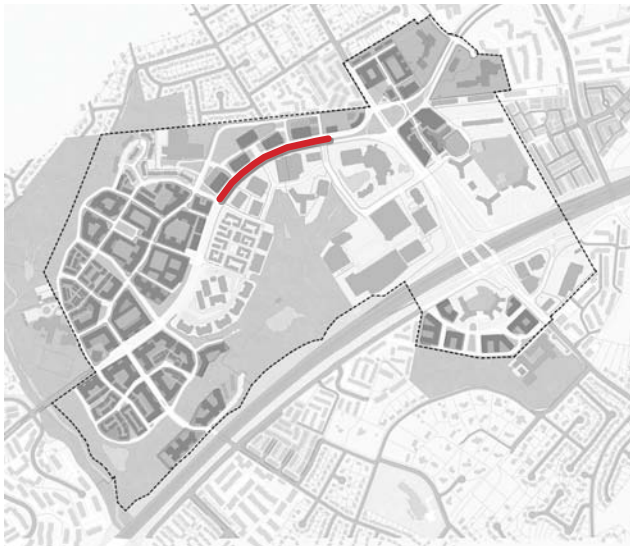
Seminary Rd.
ST - 127-141 - 100-114



Notes:
- * Turn lane only present in certain areas. Pavement width varies.
- ** Total Right-of-way width varies based on turn lane and existing conditions.
- *** Required Setback from face of curb for new buildings

North Beauregard St.
ST - 123-140 - varies - T

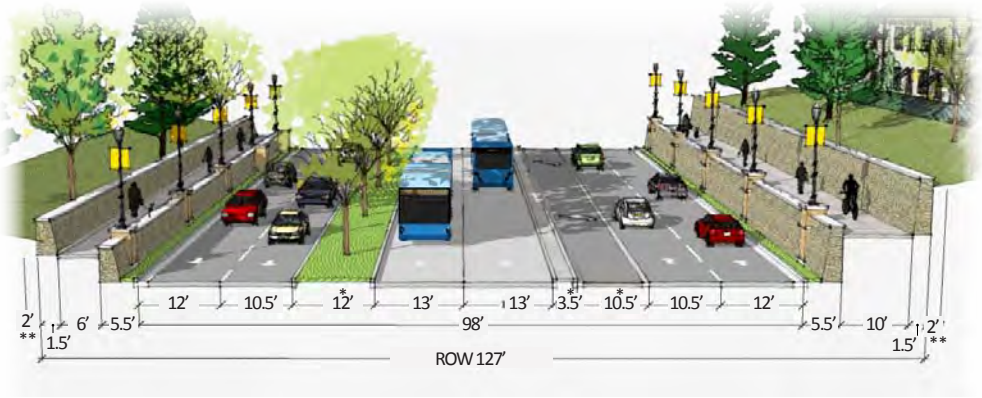




Notes:

- * Planting median at intersections will be reduced, where turn lanes are provided.
- ** Variable width landscape strip @ certain locations
- *** Total Right-of-Way width varies based on median widths and existing conditions.
- **** Lane width varies between 12'-15' due to existing conditions.
- ***** Required Setback - Refer to Chapter 9 neighborhood specific guidelines for details

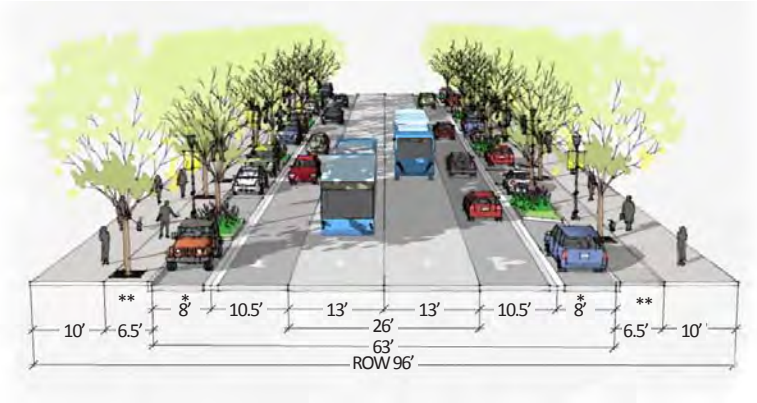
North Beauregard St.
ST - 127 - 98 - T



Notes:

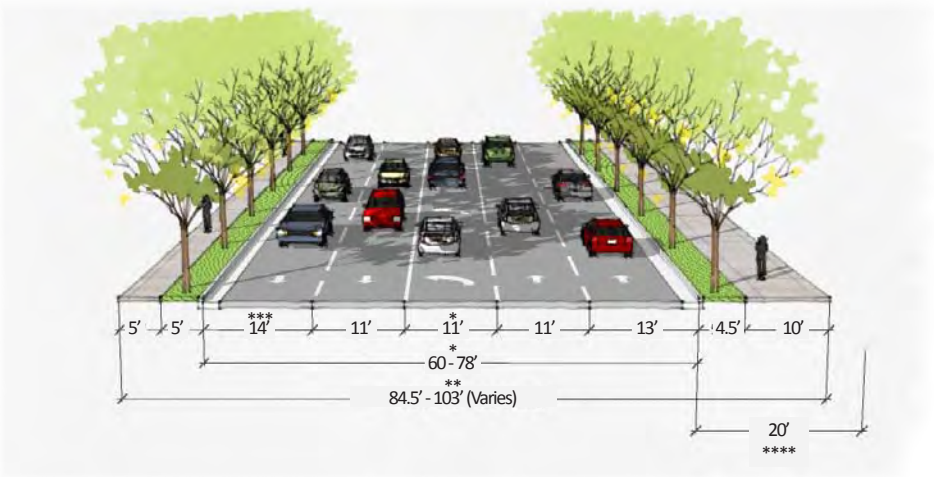
- * Planting median at intersections will be reduced, where turn lanes are provided.
- ** Maintenance easement for the wall
- *** The wall shall be divided into two walls to ensure a pedestrian scale on North Beauregard St..

Sanger Ave.
ST - 96 - 63 - T



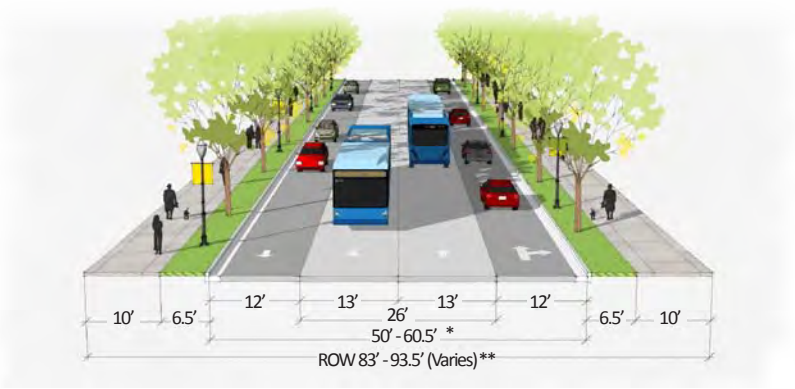
Notes:
* Optional mid-block bulbouts shown.
** Tree well or planting strip may be provided.

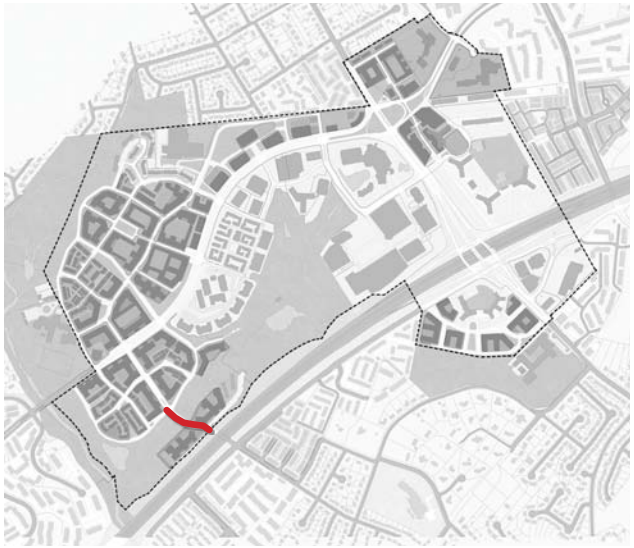
Seminary Rd.
ST - 84.5-103 - 60-78



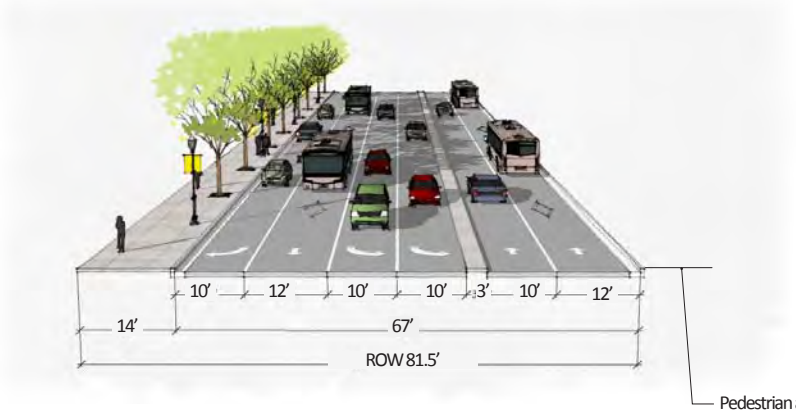
Notes:
* Turn lane only present in certain areas. Pavement width varies.
** Total right-of-way width varies based on turn lane and existing conditions.
*** Section does not include the additional eastbound right turn lane to the southbound direction of the ellipse.
**** Required Setback from face of curb for new buildings

ST - 83-93.5 -50-60.5 - T





ST - 81.5 - 67 - T

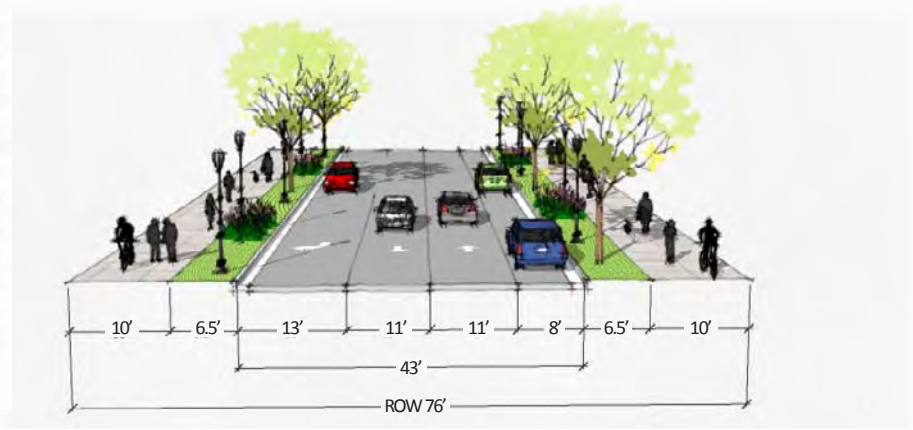


Pedestrian access in existing surface parking lot through landscape islands to be provided.

Note:
* Turn lane only present in certain areas. Pavement width varies.
** Total R.O.W. width varies based on turn lane.

ST - 77 - 48

ST - 76 - 43



Notes:

* Optional mid-block bulbouts shown.

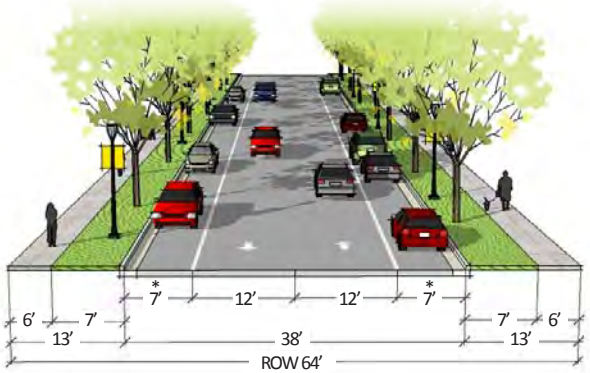
** Planting strip within the Town Center or where retail is provided shall be tree wells

\- R.O.W.s may vary based on existing conditions.

ST - 84 - 54 - T

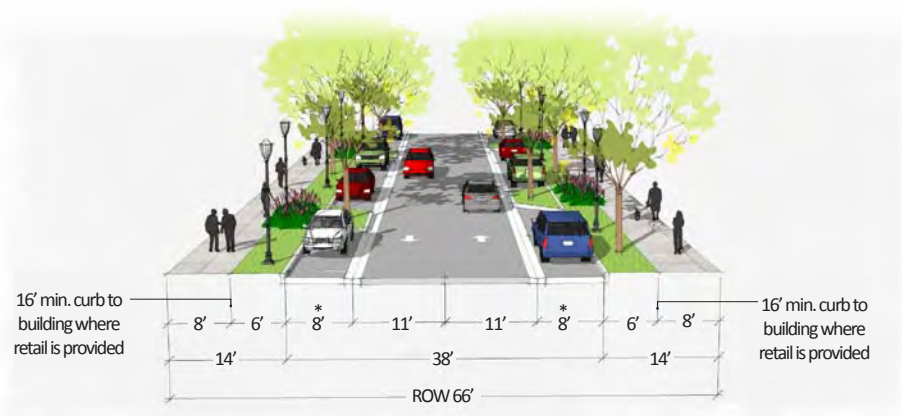
Note:
Section for transitway station may shift in location along the street.

Old/New Kenmore Ave.
ST - 64 - 38



Note:
* On-street parking dedicated to Seminary Towers
- R.O.W. based on existing condition

ST - 66 - 38

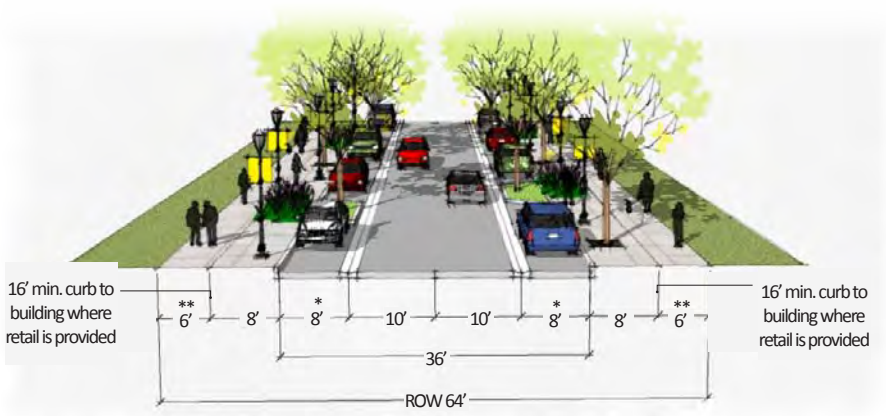


Notes:

*Optional mid-block bulbouts shown.

- There will be turn lanes at some intersections

ST - 64 - 36



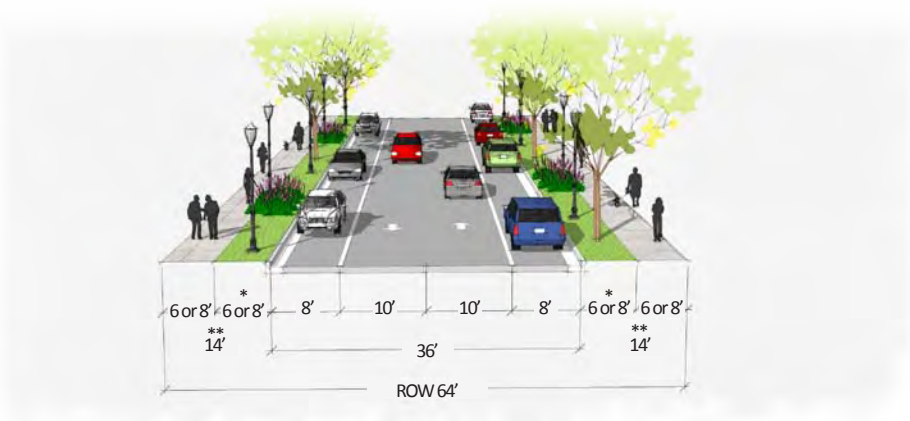
Notes:

* Optional mid-block bulbouts shown.

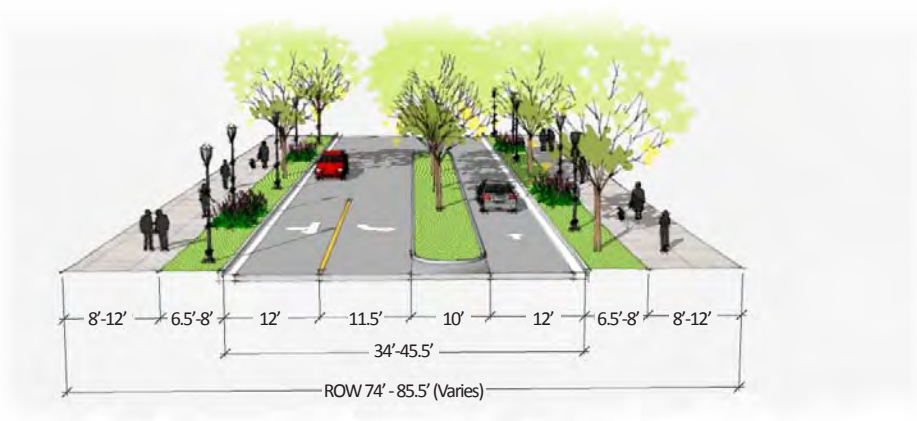
** Sidewalks vary on the Southern Towers neighborhood. Refer to the Framework Diagram and/or for details.

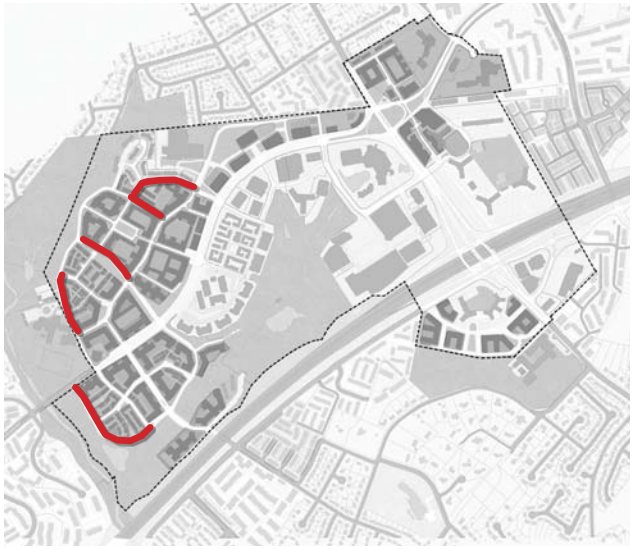
- There will be turn lanes at some intersections.

ST - 64 - 36



ST - 74-45.5 - 34-45.5





Notes:

* Planting strip at retail locations may be tree wells

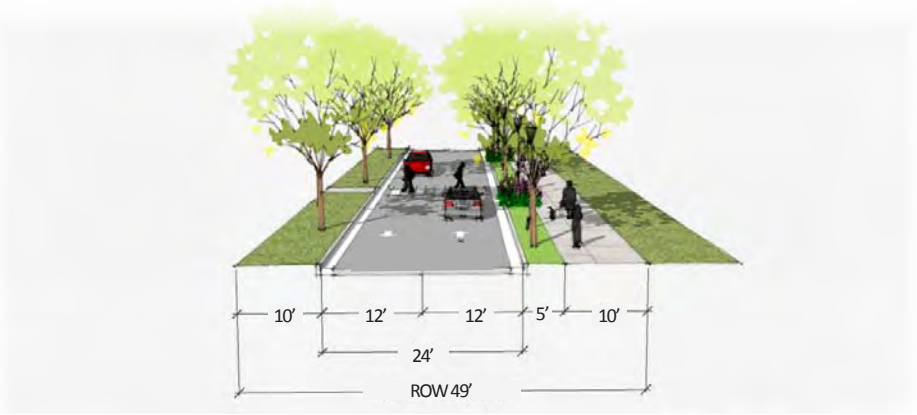
** Where 6 foot sidewalk is provided the landscape strip or the tree wells shall be increased to 8 feet. Where 6 foot landscape strip or tree well is provided the sidewalk shall be increased to 8 feet.

- Right-of-Ways may vary based on existing conditions.

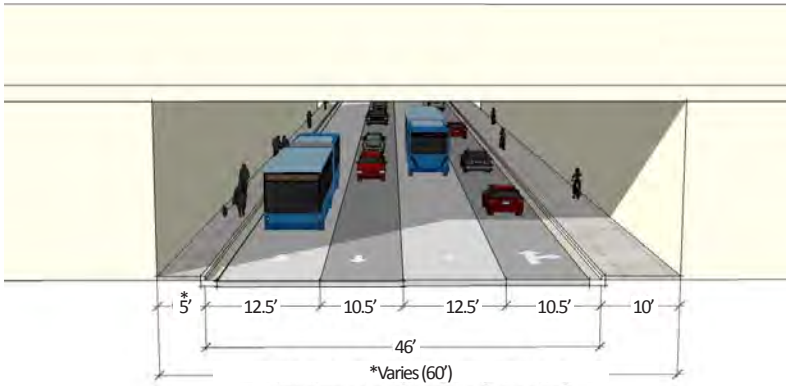
Note:

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

ST - 49 - 24



ST - varies - 46



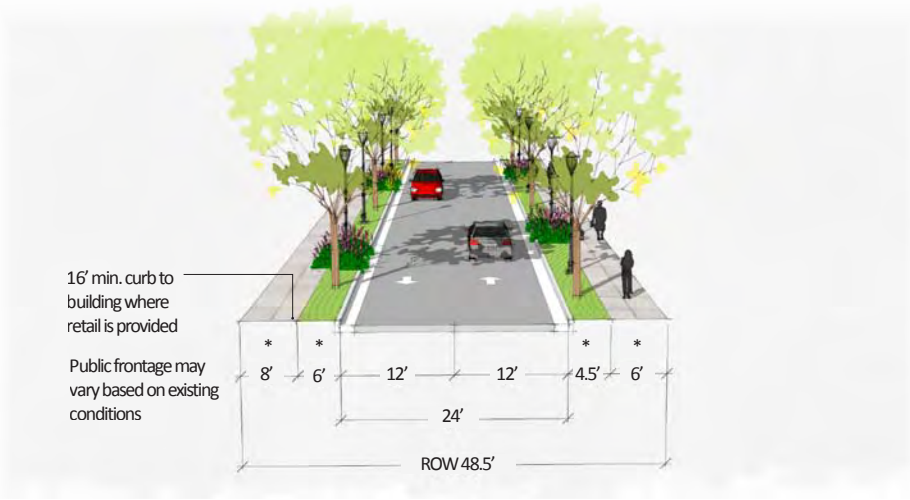
Note:

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

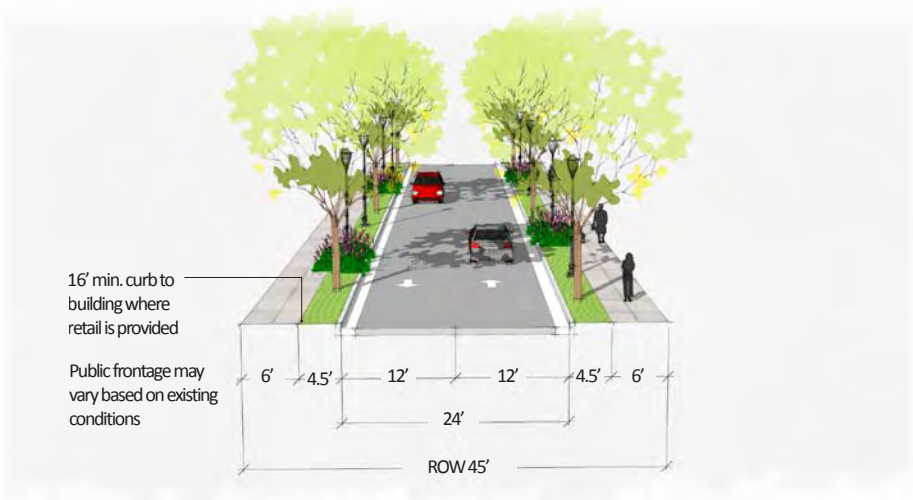
Note:

*Width of sidewalk varies based on existing width of bridge

ST - 48.5 - 24 - T

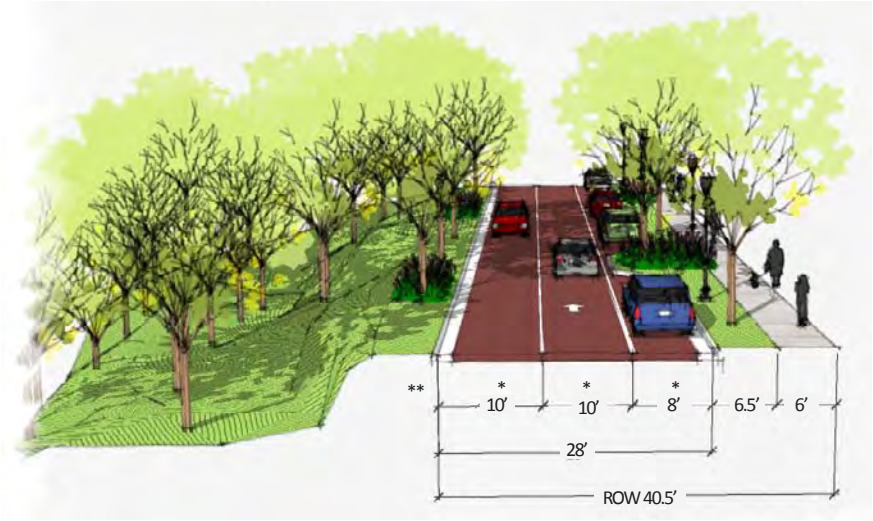


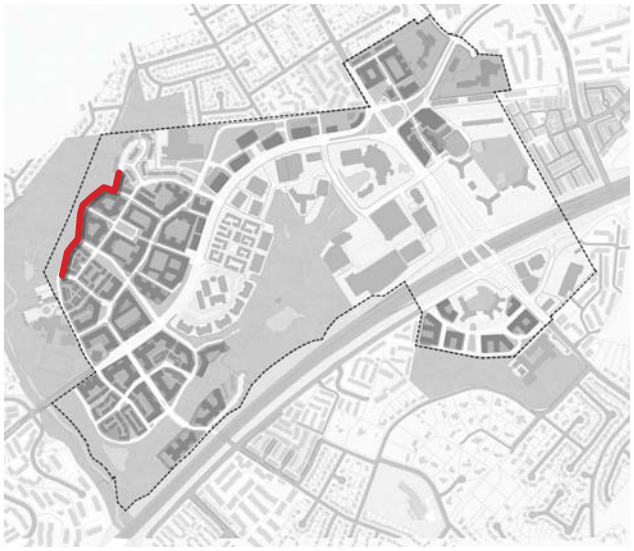
ST - 45 - 24 - T



Note:
* Public frontage (sidewalk/verge) may vary based on existing conditions

ST - 40.5 - 28





Notes:

- Street may be one or two way circulation as determined by the development review process.

* Pavement material should be pervious, unique in textured and appearance from typical streets. Optional landscape islands may be used.

**A swale curb type should be utilized along the Dora Kelley Nature Park frontage.

Chapter 8: Public Realm - Streetscape

The design of the public realm, including sidewalks and other pedestrian amenities is intended for the comfort of residents and visitors to the neighborhoods and can provide opportunities for gathering, enhanced pedestrian circulation, and visual interest. Selected Items of the streetscape assembly are defined and illustrated in Chapter 10 - Definitions

i. General Standards

(1) Street Furniture (such as: street lights, benches, bike racks, trash receptacles, newspaper boxes, etc.) shall comply with city standards and be selected from the City of Alexandria's pre-approved list.

a) Sidewalks

i. Standards

(1) Sidewalks shall be provided on each block and shall be continuous on each side of the street, which has adjacent development.

(2) New sidewalks shall be a minimum width of six feet clear. Greater sidewalk widths shall be provided as required by the street cross sections as shown herein, or where retail is provided.

(3) City maintained sidewalk materials shall be concrete. Brick sidewalks will not be allowed within the R.O.W. or public access easements maintained by the city.

(4) Tree wells and landscape strips shall be planted with appropriate ground cover plantings.

(5) Adequate pedestrian clearance shall be considered where transitway stops are located.

(6) Bulbouts shall be provided for each intersection-crosswalk, where parallel parking is provided.

(7) Curb Radii shall be limited to 15 feet where curbside parking is provided and 25 feet where curbside parking is not provided. See Illustrated definition for curb radius.

(8) Sidewalks shall align with one another and connect to open space trails and paths, providing an unbroken circulation system.

(9) Except in open spaces, sidewalks shall be placed adjacent to the street with openings in the sidewalk to accommodate tree wells and/or landscape strips as depicted in the street sections Chapter 7.

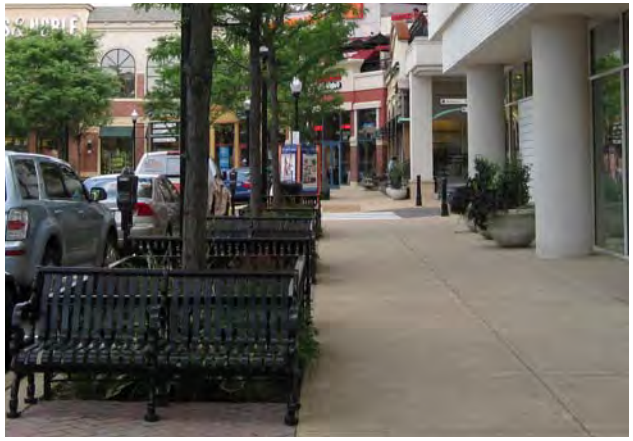
(10) Pedestrian paths through open spaces and mid-block passages shall serve as extensions to the street sidewalk system.

(11) If a local transitway stop is located on a bulbout, the bulbout shall be at minimum 30 feet in length to accommodate rear alighting.

ii. Guidelines

(1) Special paving and patterns are recommended for building entrances (excluding retail).

(2) Mid-block bulbouts / islands may be provided on North Beauregard St. and as generally depicted within the street cross-sections.



b) Benches

i. Standards

(1) Benches shall be provided for rest opportunities in areas of gathering or high pedestrian activity (such as along mixed-use and retail frontages), which shall meet city standards.

ii. Guidelines

(1) Benches should be provided where appropriate in locations based on the specific ground floor use and the location of bus stops and public open space.

c) Bike Racks

i. Standards

(1) Bike racks or storage areas shall also be provided in parking garages.

(2) Bicycle racks shall be capable of holding at least two bicycles.

(3) Bicycle racks shall be permanently anchored in a concrete footing to promote stability and security.

ii. Guidelines

(1) Bike racks should be placed in groups at convenient, safe, well lit paved areas in the building or curb zone.

d) Trash/Recycling Receptacles

i. Standards

(1) Waste receptacles shall be placed adjacent to building entrances, in selected locations along streets, sidewalks and trails, transitway stations, local transitway stops and in other locations determined by the property owners.

(2) A minimum of one waste receptacle shall be provided at each intersection in mixed-use areas.

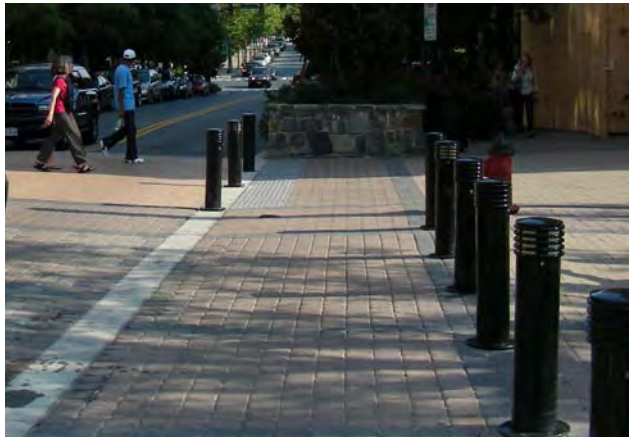
(3) Waste receptacles shall be provided as per city standards.

e) Bollards

i. Standards

(1) Bollards shall be at a height of 30 to 40 inches above grade, except in service areas where bollards shall be 30 to 48 inches in height, with a minimum diameter of eight inches.

(2) Bollards with lighting shall not exceed four feet in height and shall have a concealed light source.



f) Street Trees

i. Standards

(1) Tree well surface openings shall be a minimum of 4 x 10 feet.

(2) Continuity of street character shall be reinforced through the use of street trees. Contrasting species shall highlight special locations such as public parks and plazas.

(3) Trees shall be planted in continuous planting strips or tree wells according to City Street Standards and cross-sections shown in Chapter 7. Planting strips should be a minimum continuous width of four feet or wider as required within the street cross-section. Tree wells shall be provided adjacent to on-street parking, within the Required and optional Retail Areas, while in residential areas landscape strips should be provided. See illustrated definition in Chapter 10 - Definitions

(4) Street tree species selections shall contribute to street character through height, canopy, and foliage. Species shall be approved by the City.

(5) Trees within the median and street trees on N. Beauregard St. shall be four inches caliper at installation.

(6) A continuous spacing of street trees lining both sides of each street, 30 feet on center/average shall be provided.

(7) Trees adjacent to the transitway and local transit stops shall not interfere with transit operations. There should be adequate vertical clearance for trees and transit vehicles.

ii. Guidelines

(1) Street trees should predominately be large shade trees and should provide a sufficient diversity of tree species/genus/family to prevent catastrophic loss.

(2) Open space trees should follow the above stated diversity standards, and should be different from adjacent street trees.

g) Lighting

i. Standards

(1) Street lighting fixtures shall be single, black Dominion Virginia Power acorn lighting fixtures with a standard black finish. The street lights on North Beauregard St. shall be selected as part of the final design for North Beauregard St., and shall have a standard black finish or prevailing City standards. Other larger fixtures, if necessary, shall meet City standards.

(2) Street lights shall be designed to minimize light spillover. Where located next to residential uses, streetlights shall include shields as needed to prevent lighting from directly entering residential windows. Upward cast stray lights shall also be excluded or significantly limited through fixture reflection/refraction or shielding.

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

i. Guidelines

(1) Allowance for future innovation in lighting should be considered.

h) Transit Stations and Stops

i. Standards

(1) Platforms at stations along the transitway shall be at minimum ten inches in height and rundowns/ run-ups from the platform to the station area must be ADA compliant.

(2) All transitway stations shall be covered and include seating, a waste receptacle, and real time transit information.

(3) Where feasible, local transitway stops shall include a bus stop bench, bus shelter including a bench, or a covered area such as an awing with seating beneath.

(4) Bus stops shall be well illuminated.

i) Stormwater Management Ponds

i. Standards

(1) The stormwater management pond shall not be fenced or otherwise segregated. Public safety shall be provided through the modification of slopes, water levels, or other design solutions.

ii. Guidelines

(1) To the extent possible, the volume/size of the Level II Pond should be reduced through the utilization of advanced Low-Impact Development (LID techniques and similar Best Management Practices upstream of the Pond in order to maximize the available open space.)

Chapter 9: Neighborhoods Specific

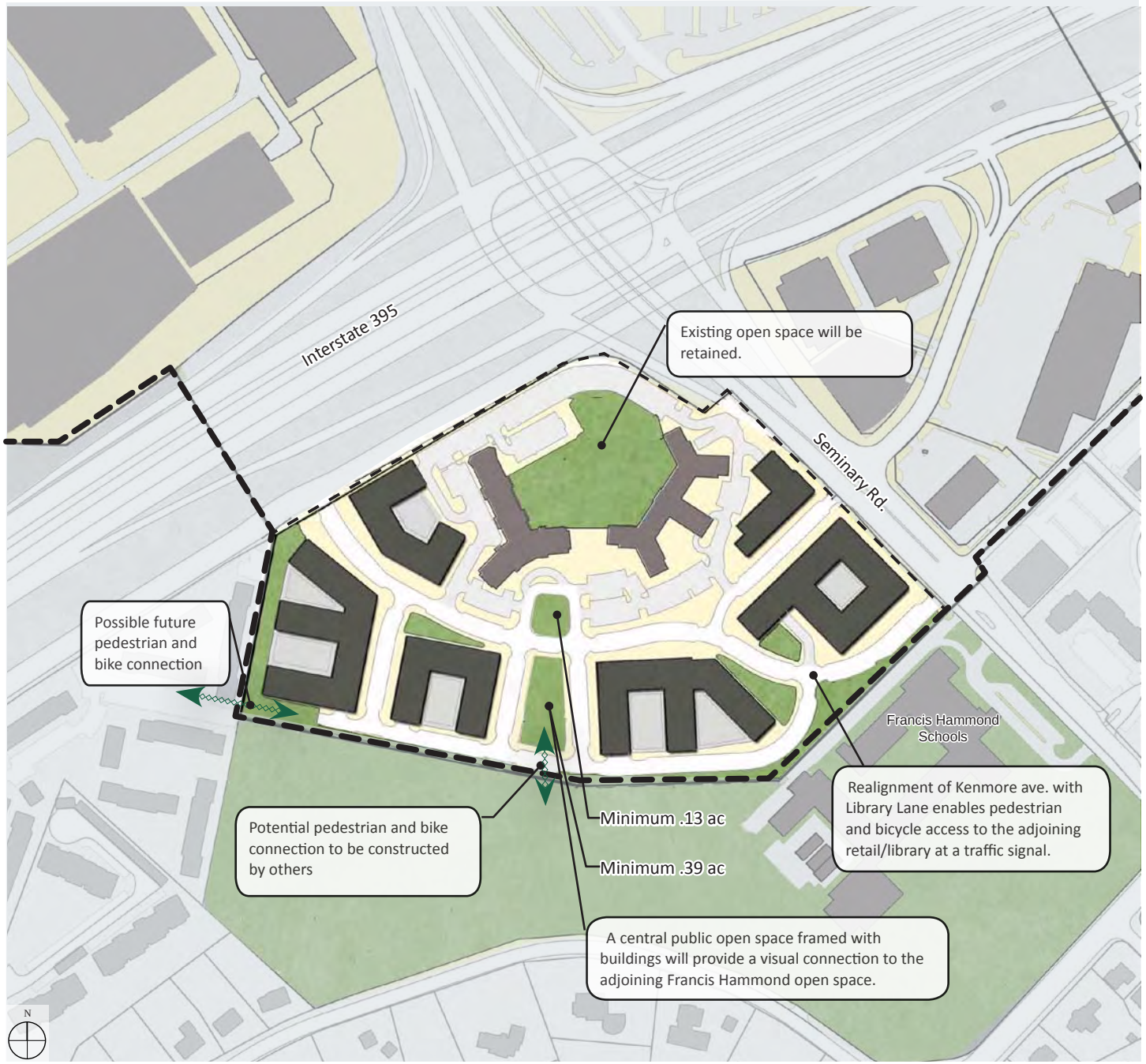
This chapter contains specific standards for each neighborhood in the CDD #21 and #22 area. These provisions will ensure the plan goals for a mix of uses, interconnected street network, and variety of high-quality open space are realized with plan implementation.

Diagram 9 - Neighborhoods

a) Seminary Overlook

Diagram 9.a.1 Seminary Overlook Illustrative Plan

- BSAP Boundary
- Seminary Overlook Boundary
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Structure
- Alley & Service Parking
- Streets
- Potential Pedestrian Connection



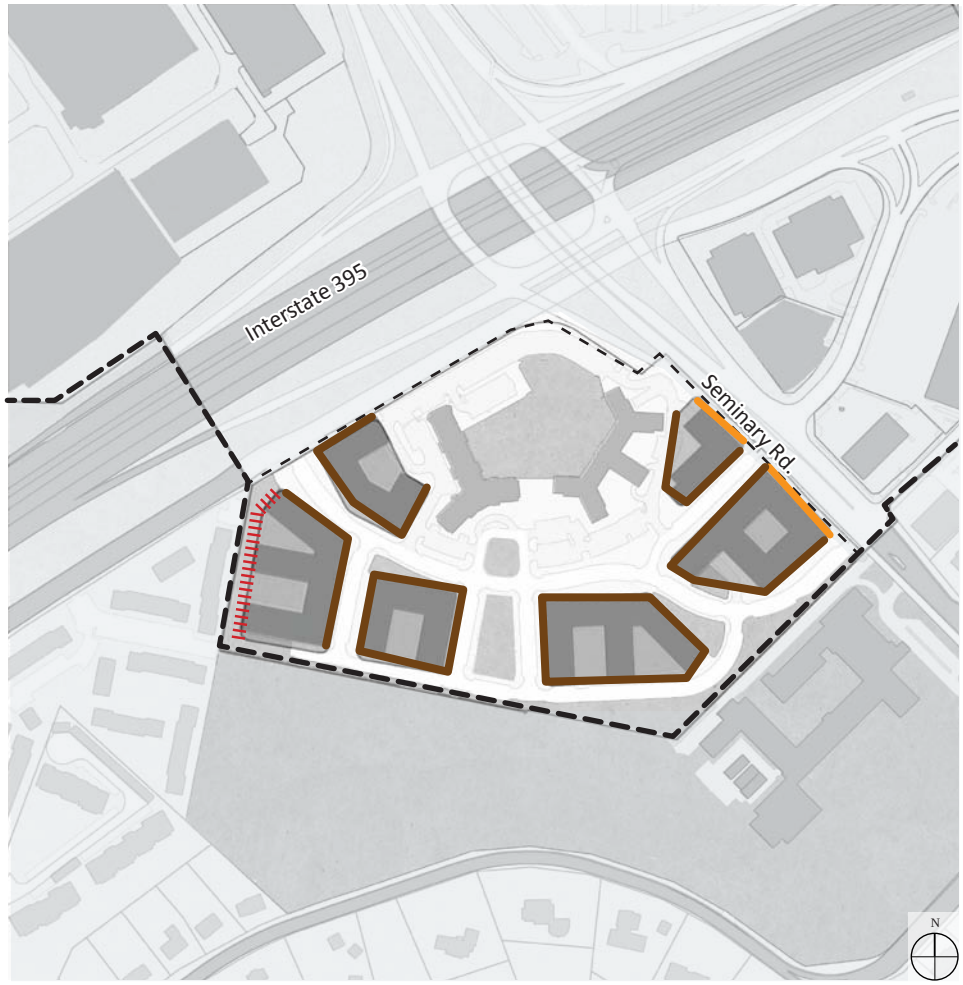
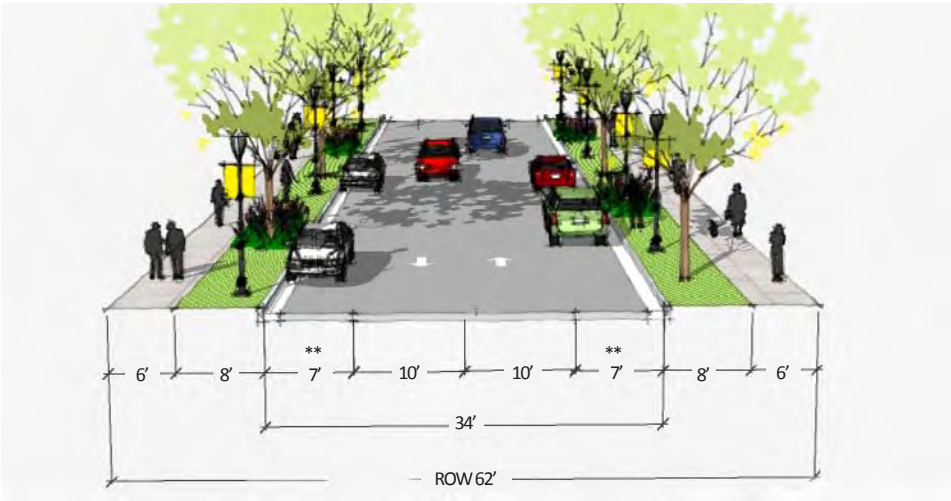


Diagram 9.a.2: Building Height Transitions and Setbacks

- Required Building Transition (See Chapter 4, Section D)
- Frontage Setback Seminary Rd. (20' min. from edge of curb to building)
- Frontages shall have an average setback of 10 feet (from property line to building) for a minimum of 30% of the identified frontage for each building.

Notes:
All other setbacks shall be by building use as described in Chapter 4, Section C.

ST - 62- 34



ST - 64 34

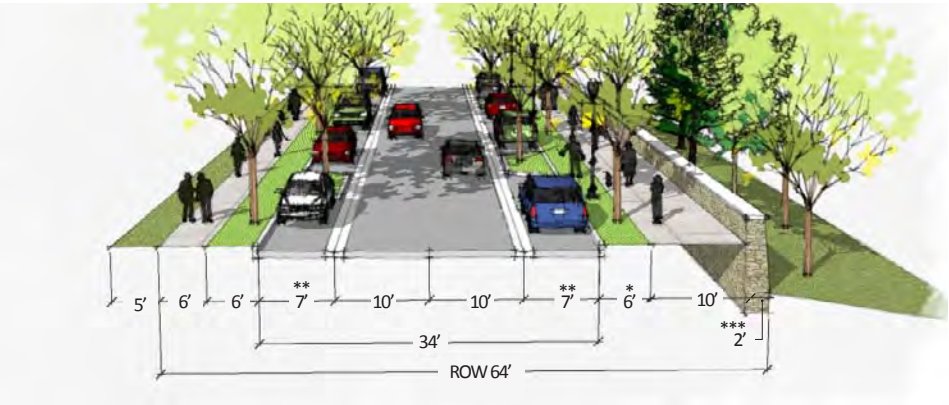
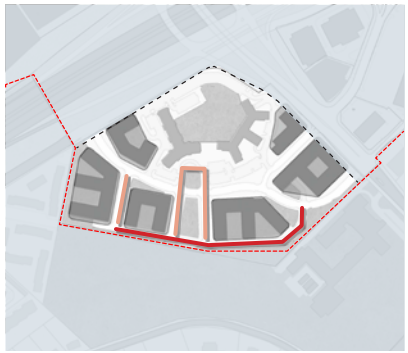


Diagram 9.b.3: Non-Framework Street Sections

- ST - 62 -34
- ST - 64 - 34

Notes:
- * Planting strip at retail locations may be tree wells
- ** On-street parking dedicated to Seminary Towers
- *** Wall depicted for illustrative purposes only
- \- R.O.W. based on existing condition
- \- Sections may be finalized during the DSUP process