

DRAFT COPY

Addendum A

Modifications to
Potomac Yard Urban Design Guidelines

Proposed Modifications Summary
Sections 2,3,4,5
May 28, 2010

Statement of Purpose

The modifications listed within Addendum A reflect the Amendments approved by City Council on _____

Modification Summary

Parcel PG.

ORIGINAL TEXT

February 6, 2007 Potomac Yard Urban Design Guidelines

PROPOSED TEXT and/or GRAPHIC REVISION

May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

H 47	It is a primarily residential neighborhood.	It is a primarily office neighborhood with some residential.
H 47	Each block shall be no more than 1450ft in total perimeter frontage, and no more than 500ft in any one direction.	Each block shall be no more than 1750ft in total perimeter frontage, and no more than 500ft in any one direction.
H 47	The north boundary of this parcel abuts a residential street in Parcel G and the south boundary is an alley.	The north boundary of this parcel abuts a residential street in Parcel G.
H 47	Alleys shall not be accessed from Swann Avenue, nor shall they be dead ends.	Garage entrances shall not front onto a public street.
H 47	There shall be a minimum of 10,900sf (1/4 acre) of park space in addition to the Swann Finger Park within the parcel.	There shall be a minimum of 10,900sf (1/4 acre) of park/plaza space(s) in addition to the Swann Finger Park within the parcel.
H 47	The main purpose of these parks is to provide passive recreation space for the neighborhood residents.	The main purpose of the park(s)/plaza(s) is to provide passive recreation space for the office tenants.
H 47	The minimum dimension of such spaces is 60ft by 100ft.	Delete text.
H 47	The typical building types in this parcel are townhouses, stacked townhouses and apartment buildings.	The typical building types in this parcel are office with ground floor retail and multi-family residential.
H 47	Buildings shall range in height from 35ft to 55ft, with at least some of the townhouses no more than 35ft in height.	Buildings shall range in height from 45ft to 110ft. Buildings between Main Line Blvd and Route 1 shall have max height of 100ft with appropriate transitions to adjacent uses.
H 47	Taller buildings such as stacked townhouses or apartment buildings, shall be located either on Potomac Avenue, Main Street or along Route 1.	Delete text.

NOTE: ILLUSTRATIVE GRAPHIC SHOWN ON PAGE 47 OF DESIGN GUIDELINES IS SUPERSEDED.

Modification Summary

Parcel PG.**ORIGINAL TEXT**

February 6, 2007 Potomac Yard Urban Design Guidelines

PROPOSED TEXT and/or GRAPHIC REVISION

May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

- I 48 The blocks between Main Street and Route 1 shall be mixed in use and building type.
- I 48 All of the street and block guidelines for Parcel H apply to this parcel with the exception that in the blocks on Route 1 there shall be at least two pedestrian through block connections, at least 400ft from each other connecting Main Street to Route 1.
- I 48 The north boundary of this parcel abuts Parcel H at the southern right-of-way of an alley in parcel H and shall be developed to that boundary line.
- I 48 The typical building types in this parcel are townhouses, stacked townhouses and small apartment building.
- I 48 Small office buildings are permitted on Route 1.
- I 48 Buildings shall range in height from 35ft to 55ft, with at least some of the townhouses 35ft or less in height. Three buildings on Route 1 are permitted to go up to 65ft in height.
- I 48 Taller buildings such as stacked townhouses or apartment buildings shall be located either on Potomac Avenue, Main Street or Route 1.

The blocks between Main Line Boulevard and Route 1 shall be primarily residential in use.

All of the street and block guidelines for Parcel H apply to this parcel with the exception that in the blocks on Route 1 there shall be at least one pedestrian through block connection, connecting Main Line Boulevard to Route 1.

The north boundary of this parcel abuts Parcel H.

It is a residential neighborhood. The typical building types in this parcel are townhouses, stacked townhouses and multi-family buildings.

Delete text.

Buildings shall range in height from 35ft to 75ft, with at least some of the townhouses 35ft or less in height, buildings on Route 1 are permitted to go up to 75ft in height.

Taller buildings such as stacked townhouses or multi-family buildings shall be located either on Potomac Avenue, Main Line Boulevard or Route 1.

Modification Summary

Parcel PG.

ORIGINAL TEXT

February 6, 2007 Potomac Yard Urban Design Guidelines

PROPOSED TEXT and/or GRAPHIC REVISION

May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

- J 49** It is a mixed use neighborhood with offices along most of the Route 1 frontage and primarily residential east of Main Street.
- J 49** Each block shall have no more than 1400ft in total perimeter frontage, and no more than 450ft in any one direction.
- J 49** In the blocks fronting Route 1, there shall be at least two pedestrian through block connections in addition to the street connections at least 400 ft from each other connecting Main Street to Route 1.
- J 49** The north boundary of this parcel abuts Parcel I and the southern right-of-way of an alley in Parcel I and shall be developed up to that line.
- J 49** Due to the generous size of adjacent Framework Parks there is no minimum neighborhood park requirement in this parcel. However, they are encouraged as neighborhood amenities which add value to the development.
- J 49** Along Route 1 and fronting the Potomac Yard Park and Monroe soccer field, apartment and office buildings up to 65ft and five mid-sized office buildings with a variety of heights up to 82ft are permitted.

It is a residential neighborhood with accessory retail permitted.

Each block shall have no more than 1700ft in total perimeter frontage, and no more than 675ft in any one direction.

In the blocks fronting Route 1, there shall be at least one pedestrian through block connection in addition to the street connections connecting Main Line Blvd. to Route 1.

The north boundary of this parcel abuts Parcel I.

Due to the generous size of adjacent Framework Parks there is no minimum neighborhood park requirement in this parcel.

Along Route 1 and fronting the Potomac Yard Park and Monroe soccer field, multi-family buildings (up to 75ft) as well as townhouses and stacked townhouses are permitted with appropriate transitions between the multi-family buildings and adjacent use.

Modification Summary

PROPOSED TEXT and/or GRAPHIC REVISION
 May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

ORIGINAL TEXT
 February 6, 2007 Potomac Yard Urban Design Guidelines

Parcel PG.

- | | | |
|-----------------|--|--|
| <p>L</p> | <p>It is of higher density than the other parcels due to its proximity to the Braddock Road Metro Station.</p> | <p>Delete text.</p> |
| <p>L</p> | <p>Parking for this parcel shall be primarily underground. Since this parcel borders existing properties on multiple ownerships, street linkage and block integration to the existing neighborhood is particularly important.</p> | <p>Since this parcel borders existing properties on multiple ownerships, street and pedestrian linkages to the existing neighborhood are particularly important. Accommodation for two future connections to the existing neighborhood must be considered in the site design of this parcel.</p> |
| <p>L</p> | <p>The streets in this parcel shall be orthogonal to the newly extended Monroe Avenue providing the potential for future connections to Monroe Avenue and other local streets such as Nelson, Alexandria, Luray and Glendale Avenues through other properties.</p> | <p>The streets in this parcel shall provide for two potential future connections to adjoining neighborhood streets through off site properties.</p> |
| <p>L</p> | <p>Blocks shall be no more than 1250ft in total perimeter frontage, and no more than 350ft in any one direction. At least 50% of the block perimeter shall abut a street.</p> | <p>Blocks shall be no more than 1500ft in total perimeter frontage, and no more than 550ft in any one direction. Approximately 50% of the block perimeter shall abut a street.</p> |
| <p>L</p> | <p>There shall be a minimum of 22,000sf (1/2 Acre) of park space located in this parcel.</p> | <p>There shall be 20% of the total parcel area set aside as open space in this parcel.</p> |
| <p>L</p> | <p>The primary purpose of these parks is to provide an attractive address for the development in this parcel.</p> | <p>The primary purpose of the open space is to provide passive recreation for the residents of this parcel.</p> |
| <p>L</p> | <p>The typical building types in this parcel are apartment buildings and medium office buildings.</p> | <p>The typical building types in this parcel are townhouses, stacked townhouses and multi-family buildings</p> |
| <p>L</p> | <p>Two buildings up to 82ft in height are permitted and the remaining buildings shall not exceed 60ft in height with a variety of heights provided.</p> | <p>Multi-family buildings up to 75ft in height are permitted and the remaining buildings shall not exceed 55ft in height.</p> |
| <p>L</p> | <p>All buildings shall have their major bulk on South Main Street (and Monroe avenue) and step down towards the existing neighborhood.</p> | <p>Delete text.</p> |

Modification Summary

PG.

51 Revised Summary of Parcel Development Criteria

	Parcel A Potomac Greens	Parcel C Potomac Plaza	Parcel G Town Center	Parcel H Mixed-use office, retail and residential	Parcel I Residential	Parcel J Residential with accessory retail	Parcel L Residential with accessory retail
General Land Use	Residential	Primarily open space	Mixed-use office, retail, residential and hotel	Mixed-use office, retail and residential	Residential	Residential with accessory retail	Residential with accessory retail
Total Area	33.6 Acres	3.1 Acres	19 Acres	18.9 Acres	22.6 Acres	16 Acres	14 Acres
Min. % Open Space Required	56%	50 % (app. 1.5 acres)	7% (including Town Green (app. 1.5 acres))	6% (including Finger Park (app. 0.25 acre))	7% (including Finger Park (app. 0.5 acre))	4% (including Howell Finger Park (app. 0.75 acre))	20% (app. 2.8 Acres)
Max. Block Perimeter	n/a	n/a	1250ft	1750ft	1750ft	1700ft	1500ft
Max. Block Dimension in one direction	n/a	n/a	400ft	500ft	500ft	675ft	550ft
General Building Height	45ft within 500ft of SWP 55ft max variety of heights 35'-55'	50ft max	45ft-110ft variety of heights	110ft Max.	35-55ft for Townhouse and Stacked Townhouse 75ft for Multifamily buildings	35-55ft for Townhouse and Stacked Townhouse 75ft for Multifamily buildings	35-55ft for Townhouse and Stacked Townhouse 75ft for Multifamily buildings
General Building Type	Townhouses and stacked townhouses	Small office	Office, hotel, and various residential	Office with ground floor retail and some residential	Townhouse-Stacked Townhouse (Urban loft) and Multifamily	Townhouse-Stacked Townhouse (Urban loft) and Multifamily	Townhouse-Stacked Townhouse (Urban loft) and Multifamily

NOTE:
Revisions shaded in yellow.

Modification Summary

PG.

ORIGINAL TEXT

February 6, 2007 Potomac Yard Urban Design Guidelines

55 Single family townhouses, serving as the primary building fabric of the development, line the east-west residential streets and form the main character and image of the neighborhoods.

55 Stacked townhouses, having similar exterior appearances and adding variety in housing product, price range and overall density are proposed on Potomac Yard Park and on Main Street.

55 The cornice line of single family townhouses may not exceed 35ft in height, or three stories.

55 The cornice line of a stacked townhouses may not exceed 45ft in height, or four stories.

55 The ground floor of single family units may be raised 18-24 inches above the sidewalk level.

55 Upper floor exterior terraces or balconies are only permitted at the rear facade of the building.

55 An optional fourth floor within the roof structure with dormers is allowed provided the building does not exceed 45ft.

55 A fifth floor may be incorporated into the roof structure with dormers.

56 Dormers and porches may be in wood, and bay windows may be in wood or metal.

56 The maximum height of a bay window is two stories.

PROPOSED TEXT and/or GRAPHIC REVISION

May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

Single family townhouses serve as the primary building fabric of the development and form the main character and image of the neighborhoods.

Stacked townhouses, having similar exterior appearances and adding variety in housing product, price range and overall density are proposed on Potomac Yard Park, Main Line Boulevard, South Main Street and along Route 1.

The height of single family townhouses may not exceed three stories.

The height of a stacked townhouses may not exceed four stories.

The ground floor of single family units may be raised a maximum of 5ft above the sidewalk level.

Upper floor exterior terraces or balconies are permitted at the rear facade of the building. These may also be permitted on the front facade of a building at the discretion of the Director of Planning and Zoning.

An optional partial fourth/fifth floor with dormers is allowed provided the building does not exceed 45ft.

An optional partial fourth/fifth floor may be incorporated with dormers.

Dormers, porches and bay windows may be in wood, metal and brick.

Maximum height of building bays and bay windows is to be determined at the discretion of the Director of Planning and Zoning.

Modification Summary

PG.

ORIGINAL TEXT

February 6, 2007 Potomac Yard Urban Design Guidelines

56 Windows should be primarily double-hung with muntins.

56 The maximum floor area for "Granny Flats" is 400sf, and may not be more than one level on top of the garage.

56 The main roof ridge should be parallel to the street.

56 The color palette of these buildings should be consistent and harmonious to similar buildings in the Old Town Alexandria area.

PROPOSED TEXT and/or GRAPHIC REVISION

May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

Windows should be primarily double-hung with muntins. Casement windows or other types appropriate to a particular building style are allowed.

The maximum floor area for "Granny Flats" is 440sf, and may not be more than one level on top of the garage.

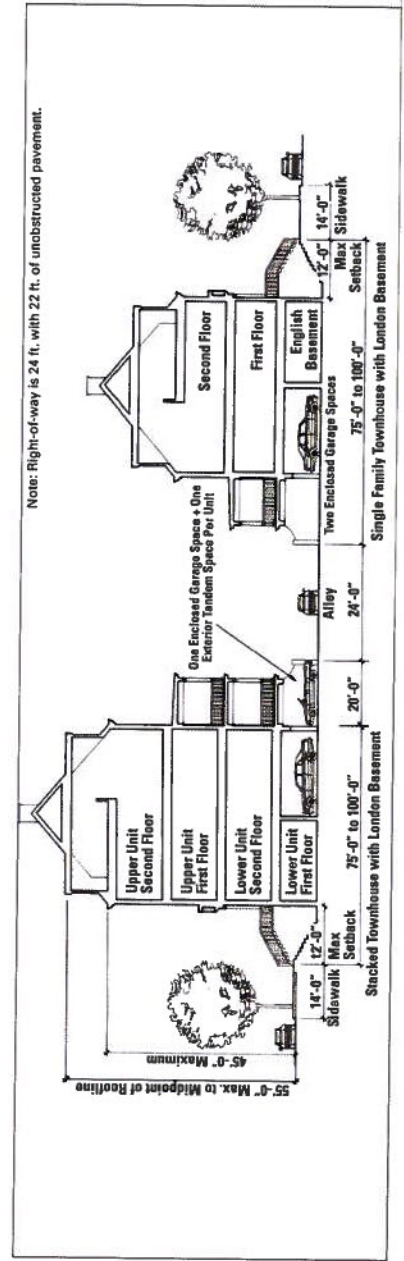
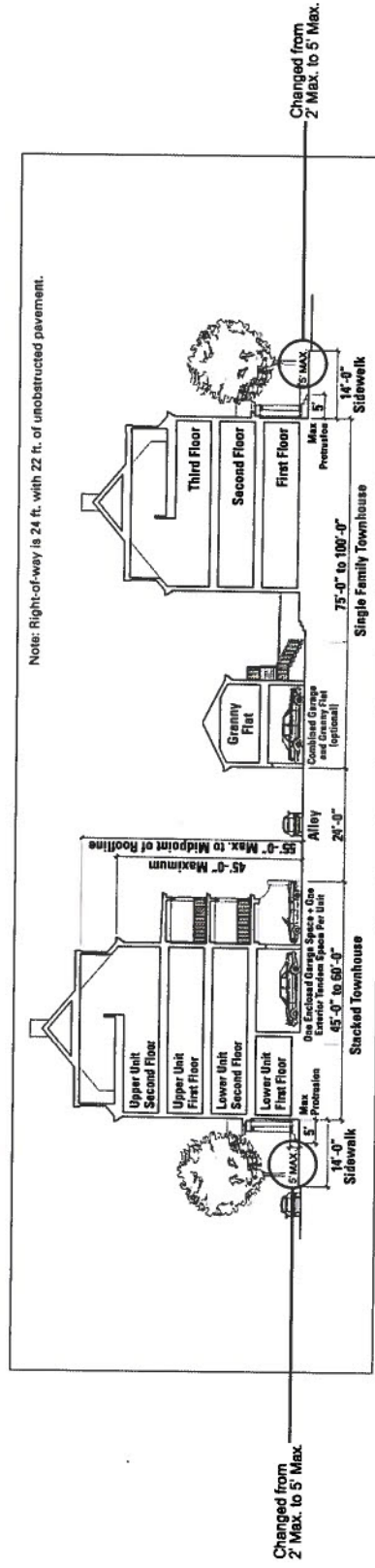
Most roof ridges should be parallel to the street.

Delete text.

Modification Summary

- PG.** February 6, 2007 Potomac Yard Urban Design Guidelines
PROPOSED TEXT and/or GRAPHIC REVISION
 May 28, 2010 Potomac Yard Urban Design Guidelines Addendum
- 58** No Change
Graphic revised to depict 5ft Max. between Finish Floor elevation and adjacent sidewalk.
- 58** Revised Illustrative Townhouse Section

Illustrative Townhouse Sections

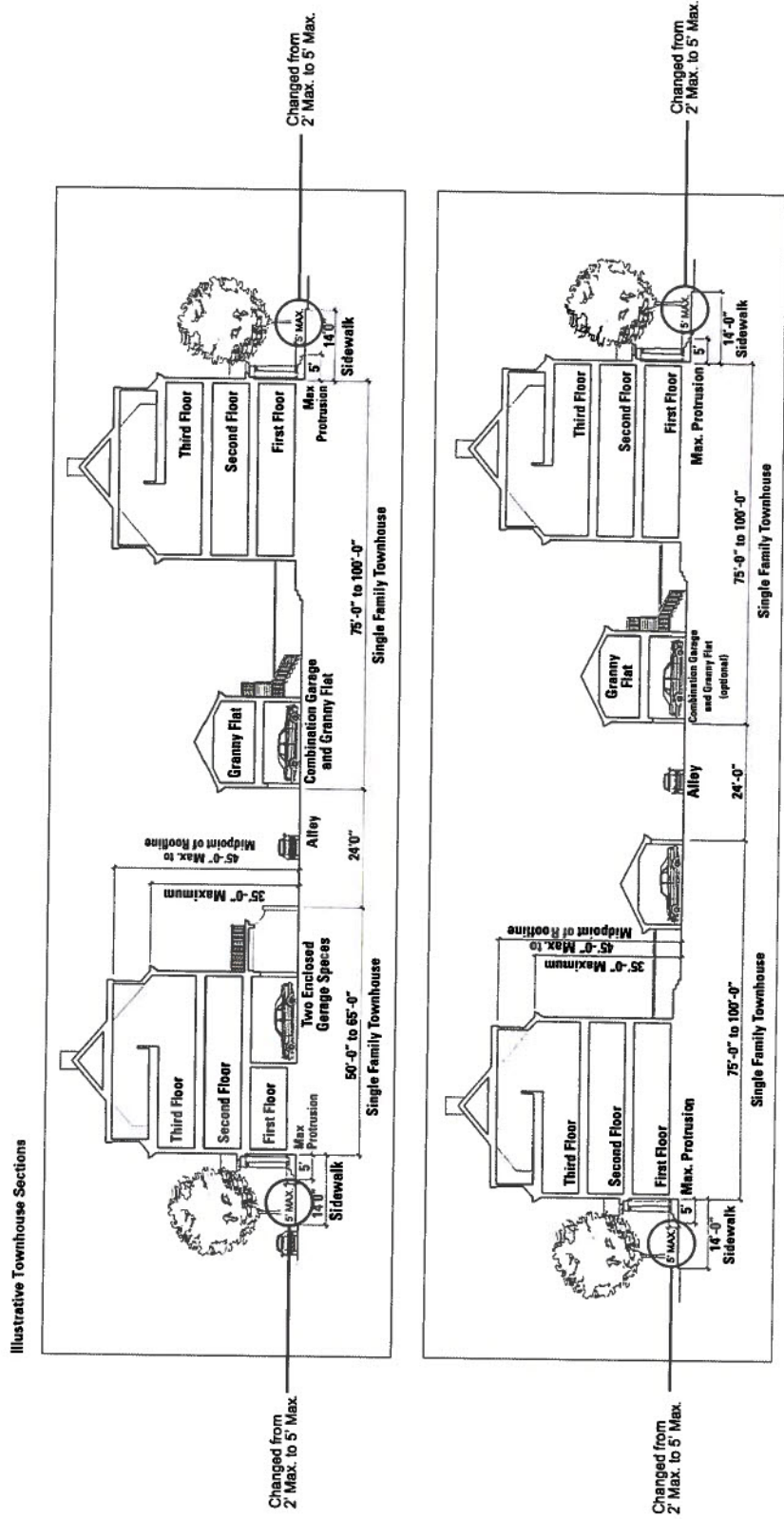


Modification Summary

- PG.** **ORIGINAL TEXT** **PROPOSED TEXT and/or GRAPHIC REVISION**

February 6, 2007 Potomac Yard Urban Design Guidelines May 28, 2010 Potomac Yard Urban Design Guidelines Addendum
- 59** No Change
- 59** Revised Illustrative Townhouse Section

Graphic revised to depict 5ft Max. between Finish Floor elevation and adjacent sidewalk.



Modification Summary

PG.

ORIGINAL TEXT

February 6, 2007 Potomac Yard Urban Design Guidelines

PROPOSED TEXT and/or GRAPHIC REVISION

May 10, 2010 Potomac Yard Urban Design Guidelines Addendum

- 60** Single use residential buildings may have their ground floor raised 18-24 inches above the sidewalk.
- 60** The color palette of these buildings should be consistent and harmonious to similar buildings in the Old Town Alexandria area.
- 62** Multifamily apartment buildings are proposed in this development in Town Center (Parcel G), near the Route 1 Bridge (Parcel J) and Braddock Metro Station (Parcel L).
- 62** Single use residential buildings may have their ground floor raised 18-24 inches above the sidewalk.
- 62** The color palette of these buildings should be consistent and harmonious to similar buildings in the Old Town Alexandria area.
- 66** The proportion of glass to wall shall be balanced to ensure a predominately masonry punched opening façade.

- Single use residential buildings ground floor may be a maximum of 5ft above grade.
- Delete text.
- Multi-family buildings are proposed in this development in Town Center (Parcel G), along Route 1 near (Parcel H and I), the Route 1 Bridge (Parcel J) and near Monroe Avenue (Parcel L).
- Single use residential buildings ground floor may be a maximum of 5ft above grade.
- Delete text.
- The proportion of glass to wall shall allow for contemporary styles and materials at the discretion of the Director of Planning and Zoning.

Modification Summary

PG.

71 Revised Summary of Building Criteria

Lot	Typical Lot Sizes	Townhouses	Stacked Townhouses	Small Apart. Bldg.	Large Apart. Bldg.	Mixed-use/ Typ Apart Bldg.	Small office Bldg.	Medium Office Bldg.	Hotel
Typical Coverage	18'-25' by 55'-100'	45-80%	18'-25' by 55'-100'	150'-200' by 120'-200'	180'-250' by 120'-200'	150'-250' by 120'-200'	150'-200' by 100'-120'	150'-200' by 120'-180'	200'-250' by 250'-350'
Front Lot Line Coverage	45-80%	100%	45-80%	70%	70%	70%	70%	70%	60%
R.O.W. Protrusion*1	5' max	5' max	5' max	5' max	5' max	5' max	5' max	5' max	5' max
Front facade Max. Setback when steps, stoops, or porches are used	n/a	n/a	n/a	12'	15'	15'	n/a	n/a	n/a
Max. Length before Break	n/a	n/a	n/a	150'	200'	200'	150'	250'	300'
Max. Front Facade Wall Length before Articulation	n/a	n/a	n/a	n/a	60'	60'	n/a	n/a	60'
Approximate Number of Stories	3-3 1/2 stories	4-4 1/2 stories	4-4 1/2 stories	3-4 stories	5 stories or higher	3-5 stories	3-5 stories	5-8 stories	6-8 stories
Max. Height at Cornice Line	Deleted	Deleted	Deleted						
Max. Height	45', variety required	55', variety required	55', variety required	50'	Typically 60', higher permitted in Parcels G, J and L	Typically 60', higher permitted in Parcels G, J and L	65'	80'-110'	110'
Ground Floor	May be raised 5' or depressed 3-5'	May be raised 5' or depressed 3-5'	May be raised 5' or depressed 3-5'	may be raised 18-24 in.	may be raised 18-24 in.	must be at sidewalk level	must be at sidewalk level	must be at sidewalk level	15' fl to ceiling (it recommended)
Main Entrance	at front facade	at front facade	at front facade	multiple entrances permitted	at front facade	multiple entrances permitted	multiple entrances permitted	at front facade	at front facade
Parking*2	attached, detached or common	attached, detached or common	attached, detached or common	underground or at grade	underground or embedded	underground or embedded	underground or at grade	primarily underground with some at grade	underground or embedded
Fenestration Proportion	1 horizontal to 2 vertical	1 horizontal to 2 vertical	1 horizontal to 2 vertical	1 horizontal to 2 vertical	1 horizontal to 2 vertical	oversized at street level	punched openings	punched openings	punched openings and oversized at street level
Fenestration % to Wall				30% min, 50% max	30% min, 50% max	30% min, 50% max			
Roof	8:12	8:12	8:12	flat or pitched	flat or pitched	flat or pitched	flat or pitched	flat or pitched	flat or pitched
Materials	brick, wood, stucco	brick, wood, stucco	brick, wood, stucco	brick, wood, stucco	brick, wood, stucco	brick, wood, stucco	brick, stone, stucco	brick, stone, stucco	brick, stone, stucco
Recommended Min. Architectural Expression	cornice line	cornice line	cornice line	cornice line	cornice line	cornice line	cornice line	cornice line	elaborated articulation for 1st and 2nd floors

NOTE: Revisions shaded in yellow.

*1 All encroachments into the right-of-way shall follow city code 3-4 encroachments for certain sized stoops and steps, depending on the width of the R.O.W. are permitted by right. Additional encroachments, up to the 5' maximum permitted by these guidelines, require approval of a city encroachment ordinance. It is recommended that a comprehensive encroachment ordinance for the project be requested by the applicant.

*2 Embedded parking shall be setback from the building wall a minimum of 20ft. Where retail use is proposed in the space, a minimum depth of 30ft shall be provided.

Modification Summary

ORIGINAL TEXT

February 6, 2007 Potomac Yard Urban Design Guidelines

- 91** There shall be at least one playground or tot lot located within each of the neighborhoods as defined in the parcel plan.

PROPOSED TEXT and/or GRAPHIC REVISION

May 28, 2010 Potomac Yard Urban Design Guidelines Addendum

Delete text.