

## HRP ALX

### Design Excellence Matrix Open Space - Waterfront



PREREQUISITE	TEXT	Y/N	APPLICANT COMMENTS	STAFF COMMENTS
<b>P1: Superior Urban Form</b>	<p>Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality, and massing. Blocks are planned with a mix of uses and developed and designed with site-wide consideration of individual buildings and spaces. Buildings or spaces in a prominent location or with a prominent use are designed to reflect their contextual importance, including key locations such as the North Fairfax and Slater's Lane gateways, and the central plaza.</p> <p>Examples include – Interplay of uses between levels; forms that frame water views; controlled relationships between ground plane &amp; upper levels; and architecture &amp; landscape designed holistically.</p>		<p>The comprehensive Open Space design creates a unique and varied experience for users emphasizing the site's natural beauty and waterfront location, while simultaneously creating a sense of wonder and scenery that connects blocks to one another, to varied open space, and to the immediate Old Town North neighborhood.</p> <p>The Waterfront Open Space is designed to provide a transition between the water's edge and the development and includes both passive elements such as woodland walks and waterfront overlooks and more active elements such as access to a personal watercraft launch and the Great Lawn that can host community activities. This space incorporates adjacency to the existing pumphouse that will feature waterfront dining, an expanded MVT bridge, opportunities for public art, and seating features at the water's edge.</p>	
<b>P2: Environmental Innovation Leader</b>	<p>Environmental Sustainability is integrated into the design of infrastructure, open spaces, and buildings. The Applicant will demonstrate an integrated approach to building design, open space and infrastructure to meet or exceed the sustainability goals as outlined in the Coordinated Sustainability Strategy. A building or group of buildings and site design must demonstrate a high level of commitment to environmental stewardship and responsibility using innovative technology and a holistic environmental response. This may include visible environmental measures for educational and demonstrative purposes. The project will demonstrate, implement or meet the goals and targets established by the site's Coordinated Sustainability Strategy, OTNSAP, and voluntary Carbon Neutrality Analysis (CNA).</p> <p>Examples include – Green roofs; integrated stormwater strategies at street level; on-site photovoltaic; and balanced hardscape &amp; landscape.</p>		<p>The open space plan includes a broad range of sustainability measures as outlined in the CSS. These measures include:</p> <ul style="list-style-type: none"> <li>• Balance of landscape and hardscape elements to mitigate urban heat island effect</li> <li>• Creation and conservation of natural habitats</li> <li>• On-site stormwater management, independent of the municipal stormwater system, including stormwater gardens, native meadows and planted berms</li> <li>• Reduction of potable water used in open space</li> <li>• Promotion of alternative modes of transportation through creation of new pedestrian and cyclist infrastructure that connects to citywide pedestrian and cyclist infrastructure</li> </ul>	
<b>P3: Quality + Durable Building Materials are Specified</b>	<p>Exterior building materials will be limited to natural or engineered stone, metal, porcelain tile, terra cotta, brick, wood, concrete, photovoltaic panels, glass or materials of equal quality, performance, and longevity.</p> <p>Examples include – Glass/aluminum; wood/glass; metal/glass; brick; and glass/metal panel/terra cotta.</p>		<p>The hardscape palette for exterior spaces will feature materials that complement the overall design aesthetic for the development, potentially including masonry pavers, locally sourced stone features, decorative concrete, concrete pavers, decorative aggregate, metal, and durable woods.</p>	
<b>P4: Off-Street Parking is Located Below Grade</b>	<p>Off-street parking will be provided entirely below grade. Adequate soil depth above the below-grade parking must be provided to support canopy trees, surface paving materials, and innovative water management strategies at key locations. These features will be integrated into the site design and will be provided at grade. Creative integration of parking and service functions enhances the public realm (e.g., combined parking and loading across the site with no on- street maneuvering, etc.).</p> <p>Examples include – Attractive service &amp; pedestrian alleyways; shared approach to pedestrian &amp; vehicle movement; and clear &amp; distinguishable parking wayfinding.</p>		<p>All off-street parking is located in a below-grade garage that encourages visitors to park and walk around the redevelopment and allows for a comprehensive open space network across the full redevelopment. Parking and loading entries for Blocks B and C have been consolidated along Road B to minimize impacts to the public realm experience. Street design includes ample pedestrian and cyclist infrastructure that includes a central woonerf along the waterfront for shared pedestrian, cyclist, &amp; vehicular movement; new connections to the Mount Vernon Trail, and a pedestrian alley at Block C.</p>	
<b>P5: Exceptional Site Response</b>	<p>A building or group of buildings that captures or enhances its setting in creative ways. This could include the integration of waterfront and city views with circulation, the relationship and engagement with public open space, and the creation of unique amenities within or on top of a structure, or subsurface structure with usable roof (such as the Pump House or other infrastructure).</p> <p>Examples include – Activation of building roofs as a "fifth elevation"; building forms that frame open space &amp; waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>		<p>The Waterfront Open Space is designed as a unique and layered space that simultaneously provides scenic views of the Potomac River and Capital Skyline while also providing a variety of passive and active spaces. The Open Space complements its greatest asset - the waterfront - in a variety of ways that include publicly accessible overlooks, seating and wildlife immersion opportunities, an improved Mount Vernon Trail bridge and new connections, a Great Lawn for active and passive programming and water shoreline activation that includes access to a personal watercraft launch.</p>	

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<b>C1: Architectural Excellence</b>				

<b>C1A: Landmark/Iconic Structure (where identified)</b>	<p>A single building that, through its architectural expression, unique massing, strong roof form or other element, solar response, or exterior cladding of exceptional quality, becomes a place-defining element for the site.</p> <p>Examples include – Interesting and responsive forms; dynamic integrated signage; and jewel-box elements at ground level.</p>		Not Applicable	
<b>C1B: Contextual Character</b>	<p>A building or group of buildings whose design responds to its contextual location to create a meaningful place through its spatial relationships within the site and response to aerial views, waterfront views, and views from and to Old Town North.</p> <p>Examples include – Façade variation with varied character; site responsive massing; façades that respond to interior uses; and well-proportioned, contemporary façades.</p>		The Waterfront Open Space is designed to be highly responsive to the surrounding context and includes thoughtful physical connections to NPS property to create a seamlessly integrated experience, despite the different ownership. It is designed to connect seamlessly to the Old Town North neighborhood and will incorporate historic elements. The existing pumphouse is intended to be preserved and adaptively reused as contextual and historical element within the program of the Open Space.	
<b>C2: A Variety of Open Spaces/High Quality Open Spaces</b>	<p>A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided. The site includes public and/ or private open spaces that support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.</p> <p>Examples include – Intimately-scaled public spaces; multi-use public green spaces; moveable furniture; flexible outdoor areas; and varied connections to the water.</p>		The Waterfront Open Space contains a mix of high quality passive and active recreation areas have been planned for the benefit of Alexandrians of all ages and abilities. A Great Lawn with a shade structure provides space for a diversity of community facing events of varying sizes and scales. Working alongside these active spaces are a series of smaller spaces, like terraced seating and well-located benches for individual or smaller group activity. Amenity spaces that help support active uses (such as the temporary kayak storage area) have been identified as well.	
<b>C3: An Active Public Realm</b>	<p>The public realm dynamically engages the pedestrian experience and ground floors of buildings include active uses, interior- exterior visibility, and high- quality architecture. A dynamic public realm will create street- level vibrancy through the design of differentiated and unique storefronts with a higher level of design detailing and quality of materials, innovative lighting, high quality sign design, frequent building entries, and the potential integration of art into building façades.</p> <p>Streetscape design incorporates the City's Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit. Site design incorporates high quality paving materials, site furnishings, and lighting. Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.</p> <p>Examples include – Areas for shared movement; connected retail &amp; open space; spaces planned for multiple uses; and distinctive &amp; fluid streetscapes.</p>		<p>The project includes nearly 11 acres of new or improved publicly accessible open space designed to complement and celebrate the unique attributes of the site with a specific focus on the pedestrian experience and creation of a dynamic public realm.</p> <p>A critical feature of the comprehensive Open Space design is to enhance and connect the ground plane experience across the redevelopment blocks and into the immediate neighborhood network. The design encourages indoor-outdoor connections and spillover of activity, that activates the waterfront plaza centralized at the intersection of the woonerf, blocks C,D, &amp; E and the pumphouse rooftop while also engaging more passive, pocket-sized areas for quiet contemplation and viewsheds of the Potomac River and Capital Skyline.</p> <p>The streetscape design incorporates amenities and infrastructure from the City's Complete Streets Design Guidelines and will include high-quality materials and furnishings that are both unique to the setting and durable in nature.</p>	
<b>C4: Inclusive Design of Buildings and Open Spaces</b>	<p>Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act. Across the site, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.</p> <p>Examples include – Accessible open space &amp; features; an accessible urban realm designed for all abilities; and shared streetscapes.</p>		Diverse spaces have been planned to appeal to a wide range of users considering interests, age and abilities. All program areas within the open space provide universal access that conform to ADA requirements. This includes access to the waterfront and non-motorized personal watercraft launch, mitigating steep grades via sloped walks that provide universal access and a pleasant experience.	