

BLOCK B

Prerequisites:

PREREQUISITE	TEXT	YES/NO	APPLICANT COMMENTS	STAFF COMMENTS
P1: Superior Urban Form	<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 & upper levels; and architecture & landscape designed holistically.</p>		<p>Block B's two residential towers are complimentary in massing and employ height variety to create distinct viewsheds of the Potomac River and Washington, D.C. and Maryland skylines, both through the block and out to Blocks A and C.</p> <p>The condominium tower provides a sense of place closest to the waterfront with a strong diagonal gesture, which reaches from the ground floor to the penthouse, emphasizing a connection to the water with balconies at every level. The materiality proposed is a refined and contemporary take on traditional masonry proportions.</p> <p>The apartment tower's City-facing design is evident both through its height variety along the southwestern facade and more earthy materiality tones. The southern corner reaches to the pedestrian level and, with Block A, creates the key gateway at N Fairfax Street and Road A.</p>	
P2: Environmental Innovation Leader	<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 & landscape.</p>		<p>Block B's rooftop will include photovoltaic panels to generate on-site energy and a portion will be reserved for a green roof to support on-site stormwater management. The street level design balances hardscape to encourage pedestrian activation and landscaping to support 100% on-site stormwater treatment. The introduction of new tree canopy will create a comfortable walking experience and reduce heat island effect.</p> <p>The building enclosure, at both the tower and base levels, will support the overall energy performance goals of the block.</p>	
P3: Quality + Durable Building Materials are Specified	<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 design team is working through building materiality and has a keen interest in durable and sustainable materials that could include glass, masonry, metal panel, terracotta, and other innovative materials.</p>	

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P4: Off-Street Parking is Located Below Grade	<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 & pedestrian alleyways; shared approach to pedestrian & vehicle movement; and clear & distinguishable parking wayfinding.</p>		<p>Off-street parking will be provided in a shared, underground garage accessible to pedestrians at all blocks. A parking entry will be accessible to Block B from Road B. Wayfinding to and through the garage will be provided.</p>	
P5: Exceptional Site Response	<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 & waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>		<p>Block B towers are oriented to maximize waterfront views towards the Potomac River while simultaneously creating a dynamic form within the block through a variety of heights that engage the existing neighborhood form.</p> <p>The tower buildings engage with the ground level at key locations and the location of retail around the perimeter of the block reinforces street level vitality and movement, providing a gateway to the waterfront and other site open spaces. In addition, the residential lobby program is woven into the podium to create an elevated residential experience.</p>	

Criteria:

CRITERIA	TEXT	YES/NO	APPLICANT COMMENTS	STAFF COMMENTS
C1: Architectural Excellence	<p>Architectural excellence should be achieved using one of the two following paths:</p> <p>Landmark/Iconic Structure; or Contextual Character.</p>		<p>Block B Condo: C1A: Landmark/Iconic Structure</p> <p>Block B Rental: C1B: Contextual Character</p>	
C1A: Landmark/Iconic Structure (where identified)	<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>		<p>The Block B Condo building has a dynamic facade, with sloped piers that anchor the prominent corner of the triangular site. The unique massing provides visual interest, as seen from the Potomac River, Washington, D.C., and Maryland shorelines, as well as from the air. The architectural expression of the building connects to the public realm at the ground pedestrian level on all sides of the condo building.</p>	

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C1B: Contextual Character	<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>		<p>The Block B apartment building's dynamic massing pulls back from Road A, to connect at the pedestrian level while providing a facade expression that relates to the existing neighborhood context. The building's corners connect at pedestrian level to engage the public realm, enhance the retail experience, and create a gateway experience at both N Fairfax and N Royal Streets. The rental massing also includes a facade expression that relates to the existing neighborhood context.</p>	
C2: A Variety of Open Spaces/High Quality Open Spaces	<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>		<p>Block B's dynamic massing creates new viewsheds from publicly accessible open space at the ground level and from private podium and rooftop spaces. The retail program is designed to engage the extensive open space provided as part of this redevelopment, specifically with the more passive, riverfront nature along the eastern facade and the more actively programmed western facade.</p>	
C3: An Active Public Realm	<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 <i>Complete Streets Design Guidelines</i>, 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 & open space; spaces planned for multiple uses; and distinctive & fluid streetscapes.</p>		<p>Each of Block B's three sides include retail opportunity and storefronts interspersed with residential lobbies to create a vibrant and walkable pedestrian experience. Activation will include outdoor dining, publicly accessible trails that connect to the Mount Vernon Trail, and a sidewalk purposefully planned to link pedestrians to the waterfront and extensive open space network. Block B's building entries are designed to create connections between the waterfront, open space, and redevelopment. Lighting, signage, and materiality will support this sidewalk connectivity to the waterfront, the woonerf, and publicly accessible open space.</p>	
C4: Inclusive Design of Buildings and Open Spaces	<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 & features; an accessible urban realm designed for all abilities; and shared streetscapes.</p>		<p>All open and building spaces will meet or exceed the requirements of the American Disabilities Act. Programmed interior and exterior elements will be designed to be inclusive, welcoming to varied user groups.</p>	