



# APOLLO

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## DESIGN GUIDELINES



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***4th Revision—March 17, 2017***

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# 1. INTRODUCTION

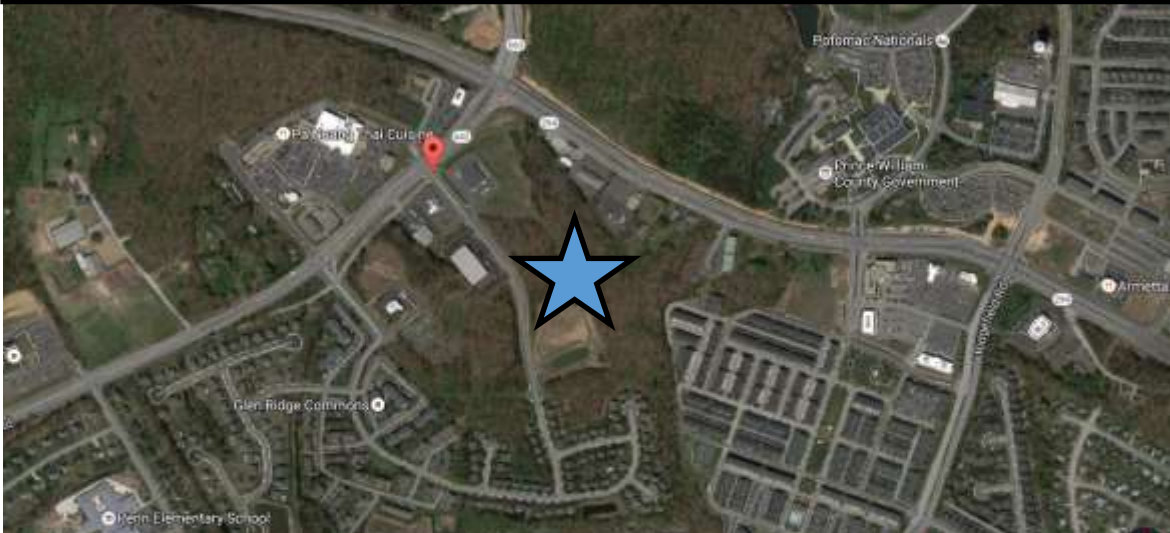
## DESIGN GUIDELINES INTRODUCTION

The Apollo Design Guidelines are intended to be a framework for development to be used by the developer and builders of the Apollo project, as well as to communicate to the stakeholders **and County representatives the Applicant's intent for the appropriate development of this project.** These Design Guidelines shall be utilized as guiding principles for the vision of the community and aid in the implementation of that design.

### 1.1 DESIGN GOALS

- Create a sense of enhanced community and neighborhood for its residents and businesses, through a plan that is pedestrian friendly and provides usable amenity spaces
- Ensure community longevity through the design of a high-quality neighborhood that will endure over time
- Create visual interest throughout the development by thoughtful architectural design, plantings, and public spaces.

## 1.2 SITE LOCATION



Apollo is located in Prince William County, Virginia, within the Washington Metropolitan Area, approximately 6 miles west of Interstate 95, 10 miles south of Interstate 66, and approximately 27 miles south of Washington, DC.

### LOCATION

Apollo is located in close proximity to the Prince William County Government Center, Regency Center Shopping Center (**Shops at County Center**), **County Center**, and **Reid's Prospect**. It is immediately adjacent to Hoadly Road, Apollo Drive, the Prince William County Parkway, and retail, office and residential uses.

The Apollo project will incorporate components designed in a style similar to the adjacent developments and will contain a mix of uses to include residential, retail, and self-storage. The site has been designed to provide outdoor amenity areas at varied locations around the property, such as pedestrian plazas with outdoor seating, a tot lot, a fishing pier, and natural surface walking trails.

The high level of architectural detail, pedestrian connections, preservation of peripheral vegetation, appreciable open space, transportation improvements, and mixture of uses will contribute to the addition of necessary services and appropriate residential development in the heart of Prince William County and the Government Center Sector Plan. The result will be a blended community neighborhood center that provides a comfortable and convenient place for families to access basic services and that provides an attractive addition to the County and a welcoming place to live, work, shop, and play.

### ILLUSTRATIVE SITE PLAN





## 1.3 PEDESTRIAN CONNECTIVITY



*Images for illustrative purposes only.*



### PATH EXAMPLES

-  CONCRETE SIDEWALK
-  NATURAL SURFACE WALKING PATH

*Materials: including but not limited to, grass, gravel (for drainage purposes), wood chips, and/or cleared natural surfaces.*

### PEDESTRIAN CONNECTIVITY

The Apollo development will strive to create a community with a safe and comfortable walking environment. On the interior of the site, sidewalks will connect residents to amenity areas—such as the outdoor plaza, tot lot, and nature paths— to parking, and homes. The interior sidewalks will connect to a trail network that runs along the eastern perimeter of the site. The trail network may include observation platforms for nature study, birding, and the like. The trail network will provide connection points to the larger community on the outside of the development—namely for the residents in the vicinity of the project. Accessible routes shall be implemented throughout the community to provide connectivity and access for people of variable abilities.



## 2.1 OPEN SPACE OVERVIEW

### 2.1.1 RESIDENTIAL TOT LOT



*Images for illustrative purposes only.*



#### TOT LOT

Apollo's residential tot lot provides a convenient, safe play environment for families living within the community and is located so as to provide convenient, walkable access to the play equipment from anywhere in the residential development. Surrounding vegetation will create a natural barrier to screen the tot lot from the streetscape and add a layer of safety. The play structure will allow children to exercise and engage with neighborhood children, and explore.

### 2.1.2 PEDESTRIAN PLAZA



*Images for illustrative purposes only.*

#### PEDESTRIAN PLAZA

The outdoor pedestrian plaza serves as a sitting and gathering area for community residents and adjacent retail employees and patrons. This communal outdoor environment provides seating, trash receptacles, and lighting and is conveniently located in the space to allow for safe pedestrian usage. The vegetation shall consist of native ornamental trees with an understory composed of native shrubs and perennials that provide year-round interest and enjoyment. A trail map will be located on the plaza to encourage outdoor activity and exercise within the larger trail network.



## 2.2 LANDSCAPING

### 2.2.1 OVERVIEW OF LANDSCAPE GUIDELINES



*Images for illustrative purposes only.*

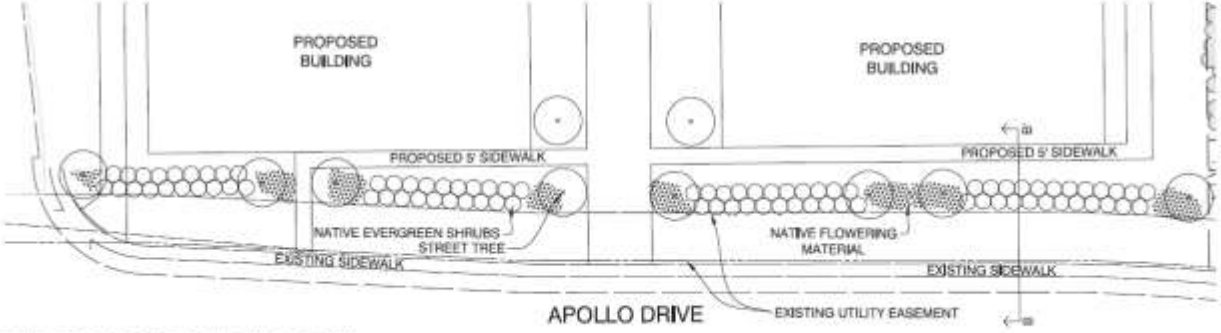
Landscaping in Apollo should define the space and community identity, soften the vertical space, and provide a comfortable pedestrian experience. Benefits of a well-designed landscape include helping to manage stormwater, provide shade and protection of non-vehicular travelers, buffer parking areas, and dramatically improve the aesthetics of the space.

Large canopy trees and understory trees should be located along parking areas and in buffers. Buffers are areas that are planted in a naturalized manner, and provide an edge to the community. These areas can include a variety of plantings to create a dense, layered effect. Street plantings are laid out in an organized manner.

Multiple species of trees should be planted in groups or an alternating pattern along streets to help improve the long-term health and stability of the tree canopy. Obstructive plant materials shall not be placed within the pedestrian zone.

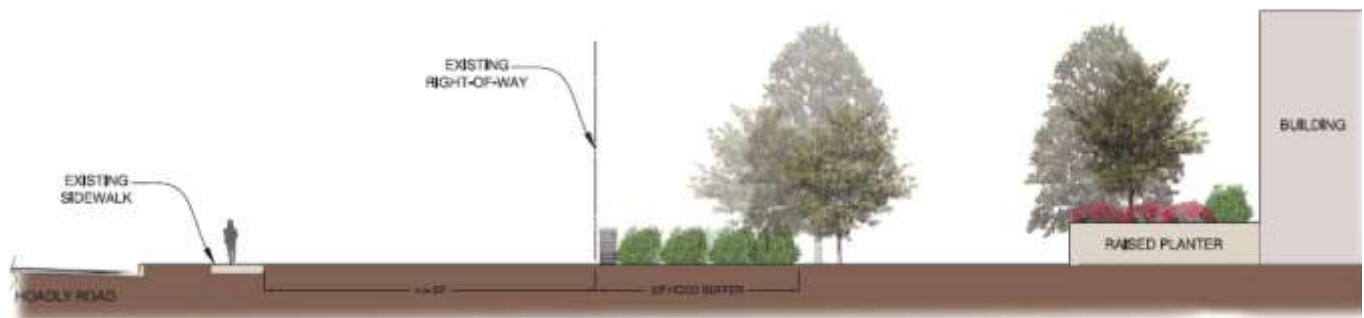
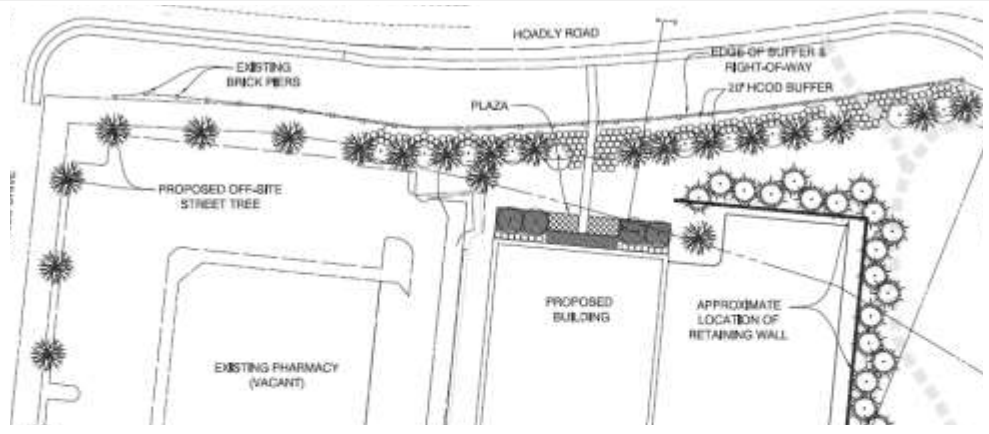
Landscape strips and parking lot plantings shall be provided in accordance with Prince William County standards and the County Design Standards Manual (DCSM). Supplemental plantings, particularly around building locations and amenity areas, may be utilized as well. Measures will be taken to utilize landscaping to provide sufficient, visual and noise buffers to service areas, service drives, and/or any mechanical equipment needed to assist in building function (such as air conditioning units).

## 2.2.2 APOLLO DRIVE CONCEPT PLANTING DETAIL



APOLLO DRIVE CONCEPT PLANTING - SECTION B-B'

## 2.2.3 HOADLY ROAD CONCEPT PLANTING DETAIL



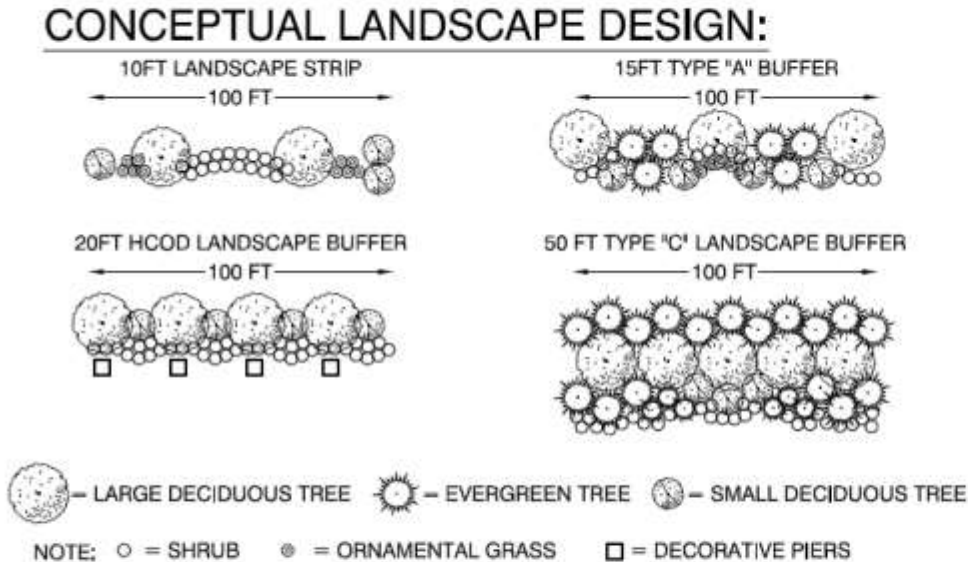
HOADLY ROAD CONCEPT PLANTING - SECTION A-A'



## 2.2.4 CONCEPTUAL LANDSCAPE BUFFER DESIGNS

Trees, shrubs, and ornamental grasses create an attractive, appealing environment, providing shade and a buffer between street and sidewalk. A number of landscape treatments are proposed throughout the Apollo property. Within the landscaped areas will be a mixture of evergreen and deciduous trees, planting beds supplemented by ornamental grasses

and shrubs, and some may contain brick piers and wrought iron style fencing, as shown below. The specific types of trees, location, and number will be determined at the time of final site plan approval. Landscaped areas may vary based on the DCSM.



Note: See Buffer Concept Plan and Streetscape Concept Plan for further detail and/or more specific design for landscape areas shown thereon.



Note: Conceptual Landscape Buffer Design Elements as shown on Sheet 1 of 3 of the General Development Plan dated April 6, 2016, last revised March 24, 2017.

## 2.3 ARCHITECTURAL ELEMENTS

### 2.3.1 GENERAL GUIDELINES


In order to have a cohesive overall character for the Apollo development, a consistent design concept shall be implemented in the building architecture through a similar palette of materials, colors, and architectural styles. To create visually engaging buildings, slight variations with buildings shall be incorporated into the overall design. These can include, but not be limited to, variations in wall


planes, roof lines, detailing, and the addition of architectural elements, such as balconies, canopies, gables, dormers, and awnings. Building materials shall include, but not be limited to, brick or brick veneer, stone or stone veneer, fiber cement siding, i.e. HardiePlank or equivalent, or similar type siding materials, or some combination of these materials, vinyl siding or trim, and/or wood.



Images for illustrative purposes only. Subject to final engineering at time of site plan/subdivision plan approvals.

### 2.3.2. HIGH VISIBILITY RESIDENTIAL FACADES

 (marked by a yellow box) - All single family attached units that are adjacent to Apollo Drive shall have the front façade oriented towards Apollo Drive. The primary building façade materials for the fronts and sides of these units shall include, but not be limited to, brick or brick veneer; stone or stone veneer; fiber cement siding i.e.; HardiePlank or equivalent, or similar type siding materials; or some combination of these materials, and/or wood. No vinyl or aluminum siding materials shall be utilized on these elevations. Architectural elements and finish types shall be varied such that no two adjoining units have the same exact elevations.

 (marked by a black box) - All single family attached units which have the side or rear of the unit facing south (without any intervening structures between them and the southern boundary of the Property) shall also comply with the above primary building façade materials. No vinyl or aluminum siding materials shall be utilized on these elevations.

Adherence to the above-described high visibility residential facades shall be evidenced with the submission to the County Planning Office of building elevations for the applicable units for review and approval prior to the issuance of the building permit release letter.

### 2.3.3 EXAMPLES OF MATERIALS FOR HIGH VISIBILITY RESIDENTIAL FACADES

#### Rear-Loaded Single-Family Attached Units



*Images for illustrative purposes only.*

#### Front-Loaded Single Family Attached Units



*Images for illustrative purposes only.*



## 2.3.4 M-2 PROPERTY ARCHITECTURE



*Images for illustrative purposes only.*



*Images for illustrative purposes only.*

## 2.3.5 PRIMARY FAÇADE BUILDING MATERIALS

For any office building or self-storage building on the M-2 Property, the architectural style and primary exterior building materials for building facades shall include, but not be limited to, brick or brick veneer, stone or stone veneer, glass, fiber cement siding i.e. HardiePlank or equivalent, or similar type siding materials; or some combination of these materials, and/or wood. The foregoing shall not preclude use of other building materials for building features, such as fascia, trim, roofing, and/or other secondary building elements. Further, the building facades on the M-2 Property oriented towards Hoadly Road or Prince William Parkway shall have a multi-story appearance.

### EXTERIOR LIGHTING

Exterior lighting installed on the M-2 Property shall be fully cutoff and fully shielded light fixtures. Lighting shall be directed inward and downward toward the interior of the Property, and away from public streets and adjacent properties. The lighting details shall be determined in connection with site plan review.

### BUFFERING AND SCREENING

Landscaping and buffering shall be provided in accordance with the General Development Plan.

## 2.3.6 SELF-STORAGE PRELIMINARY ELEVATIONS



① Elevation from Hoadly Road



② Elevation from Apollo Drive



③ Elevation from Retail Buildings



④ Elevation from Prince William Parkway



APOLLO DRIVE SELF STORAGE

SCALE: 1/16" = 1'-0"  
PRELIMINARY ELEVATIONS

03.17.2017

## 2.3.7 SELF-STORAGE DESIGN

Any self-storage building on the M-2 Property shall be developed in substantial conformance with the Self Storage Elevations. Modifications shall be permitted to the building features such as, but not limited to, the number, location and dimension of windows, doors, number of building stories and other architectural features and details, provided the overall design concept is maintained. Significant changes to the architecture and/or materials must be approved by the Planning Director prior to the issuance of the building permit release letter, which shall be evidenced with the submission to the Planning Office of architectural construction plan drawings at least two weeks prior to the issuance of the building permit release letter.

For any self-storage buildings on the M-2 Property, any windows facing Hoadly Road or the Prince William Parkway shall be tinted, or otherwise designed so that entrances to individual self-storage units behind such windows are not visible from Hoadly Road or the Prince William Parkway. Window advertisements shall not be permitted.

## 2.3.8 SELF-STORAGE PRELIMINARY ELEVATIONS WITH SCREENING



① Elevation from Hoadly Road



② Elevation from Apollo Drive



③ Elevation from Retail Buildings



④ Elevation from Prince William Parkway



APOLLO DRIVE SELF STORAGE

SCALE: 1/16" = 1'-0"  
PRELIMINARY ELEVATIONS

03.17.2017

*Images for illustrative purposes only.*

## 2.3.9 GREENSCREENS

The Applicant is proposing the use of greenscreens on the exterior of the self-storage buildings as a design feature to minimize a monolithic appearance. The greenscreens are three-dimensional welded wire façade trellis wall systems that will attach to the exterior of the self-storage building walls as noted in the Apollo Drive Self Storage Preliminary Elevation Exhibit dated 3.17.2017.

Panels may be installed vertically or horizontally, combined or shaped for a variety of project applications.



*Example of a greenscreen trellis wall system.*



### 2.3.10 PROPOSED RETAIL ELEVATIONS



Images for illustrative purposes only.

### 2.3.11 PRIMARY FAÇADE MATERIALS

The primary exterior building materials for building facades on the B-1 Property shall be constructed primarily of brick, brick veneer, stone and/or stone veneer, as depicted in the Proposed Retail Elevations. The foregoing shall not preclude the use of other building materials such as glass, fiber cement siding i.e. Hardi-ePlank or equivalent, or similar type siding materials; or some combination of these materials, and/or wood for building features, such as fascia, trim, roofing, and/or other secondary building elements.



## 2.3.12 PROPOSED PRINCE WILLIAM PARKWAY/HOADLY ROAD ENTRY FEATURE



*Street view of proposed entry feature from the Prince William Parkway.*

If all necessary off-site easements are obtained and a sign permit is issued, the Applicant shall construct an entry feature at the intersection of Hoadly Road and the Prince William Parkway, in the general location depicted on the Streetscape Concepts Exhibit, prior to and as a condition of issuance of the first non-residential occupancy permit on the B-1 Property or M-2 Property. Said entry feature shall have a design as generally depicted on this page of the Design Guidelines. **Landscaping in accordance with the 50' wide Highway Corridor Overlay District standards shall be provided on-site and/or off-site around and surrounding the entry feature.** If the necessary off-site easements are not obtained, the Applicant may construct such entry feature and associated landscaping on the Property.



*Aerial view of proposed entry feature from the corner of the Prince William Parkway and Hoadly Road*

### 3. TEAM MEMBERS



WALSH COLUCCI  
LUBELEY & WALSH PC



These Design Guidelines are subject to minor modifications made in connection with site/subdivision and building plans review. More substantial modifications to the Design Guidelines, which represent an overall improvement to the quality of the development, may be approved by the Planning Director.