NORTH POTOMAC YARD

Phase I Building Concepts

MASS, HEIGHT, SCALE, ARCHITECTURAL CHARACTER

MARCH 11, 2020

ELKUS | MANFREDI
ARCHITECTS

NORTH POTOMAC YARD

Building 15

HORD COPLAN MACHT ARCHITECTS

MARCH 11, 2020

4
7E
7W
10
14
15
19
18
20
metro
0' 100' 200'

PRECEDENTS

GLASSHOUSE, PITTSBURGH -- HORD COPLAN MACHT

THE HENLEY, SARASOTA, FL -- HORD COPLAN MACHT

RYE STREET RESIDENTIAL, E5B, BALTIMORE -- HORD COPLAN MACHT

UNION MARKET, WASHINGTON DC -- HORD COPLAN MACHT

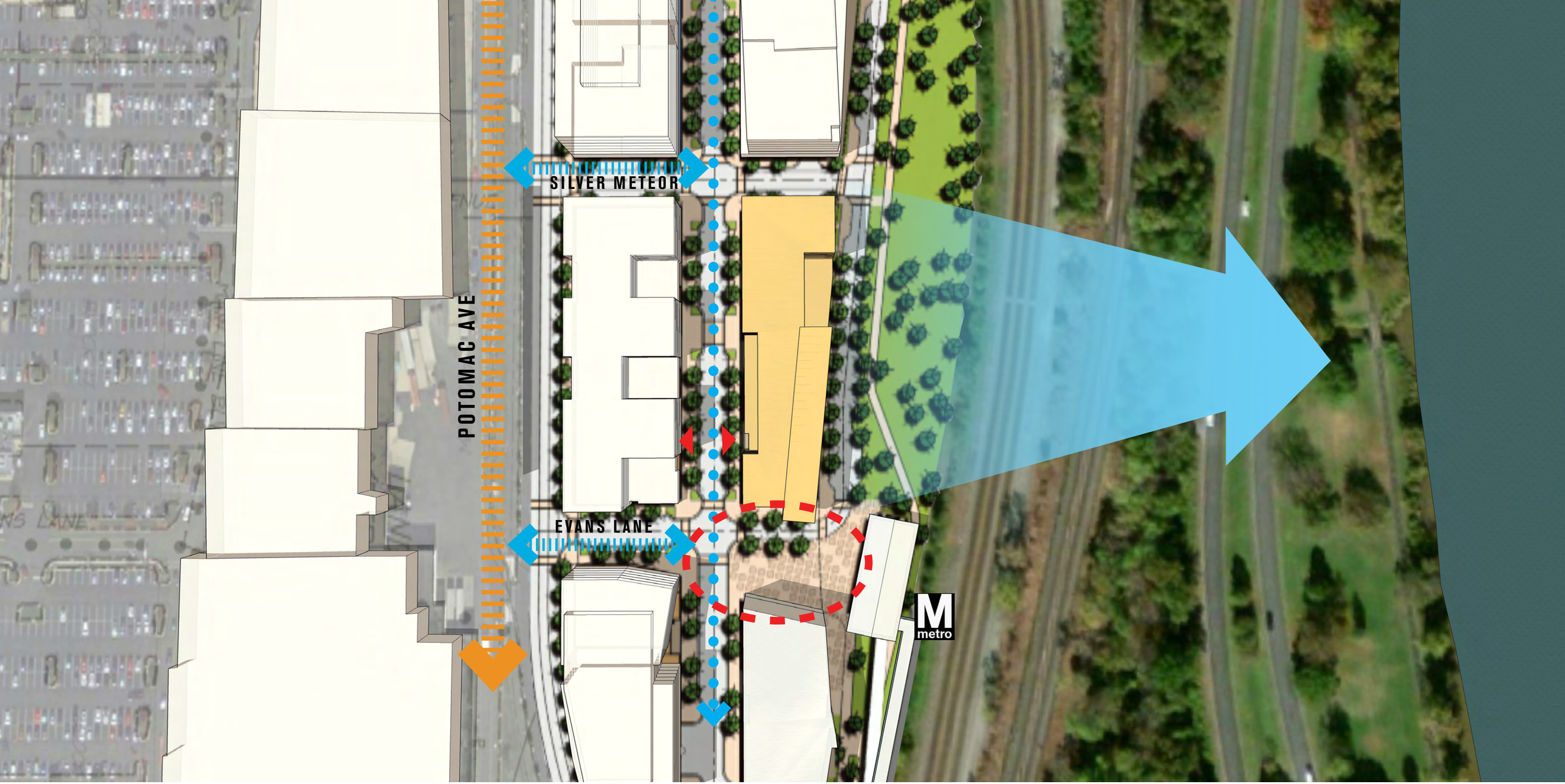
PRECEDENT IMAGES -MASSING

MOXY, CHELSEA - NYC -- STONEHILL TAYLOR

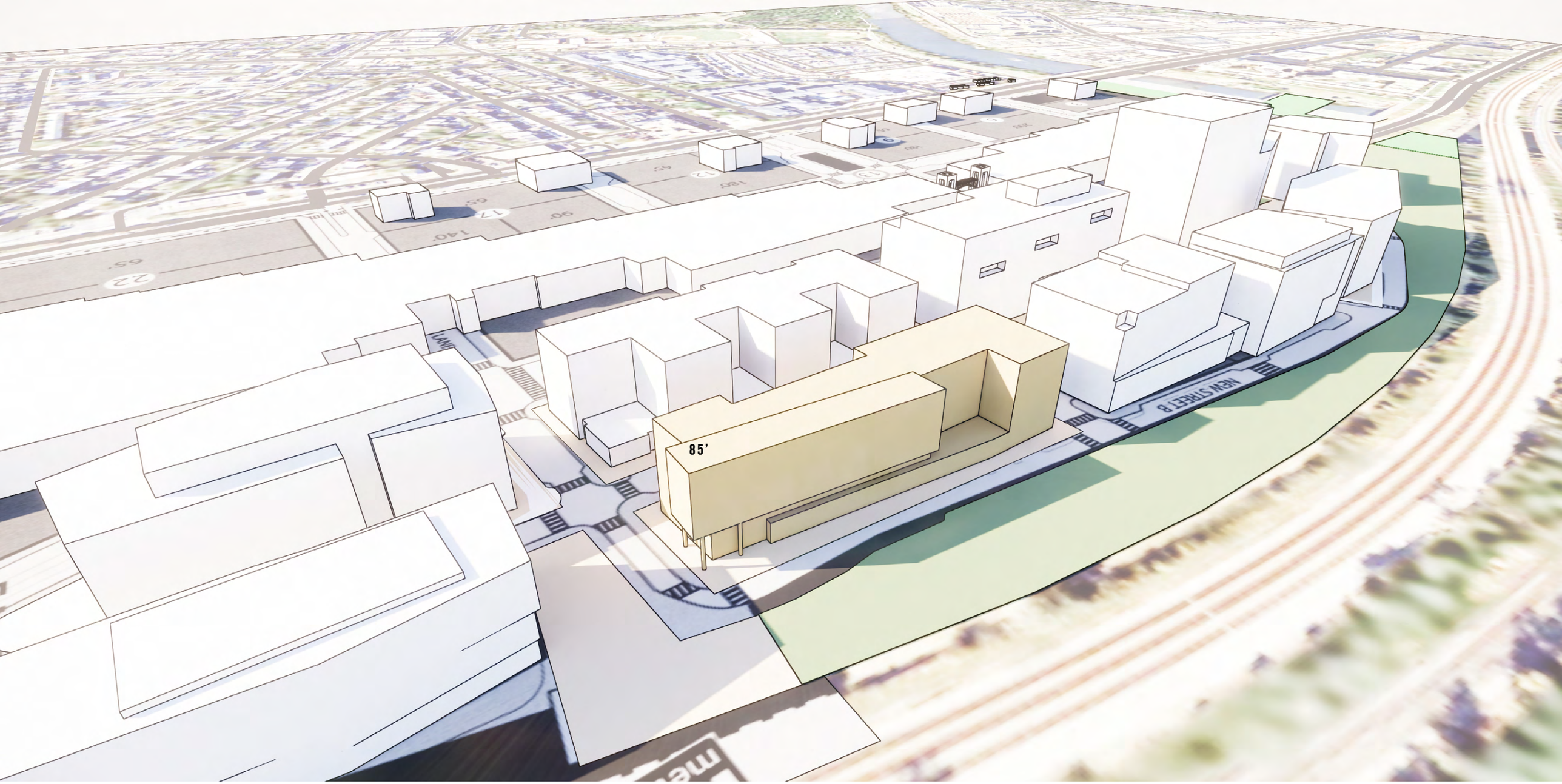
THE JEFFERSON - NYC -- BKSK ARCHITECTS

PRECEDENT IMAGES -MATERIALITY

MASSING DIAGRAMS



SITE PLAN DIAGRAM



MASSING OVERALL VIEW

MASSING OVERALL VIEW

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

NORTH POTOMAC YARD

Building 18

HICKOK COLE ARCHITECTS

MARCH 11, 2020

4
7E
7W
10
14
15
19
20
18
metro
0' 100' 200'

BLOCK 18
SITE PLAN DIAGRAM

The east-west connection established in the DSUP Concept 1 site plan has its terminus at the Metro entrance.

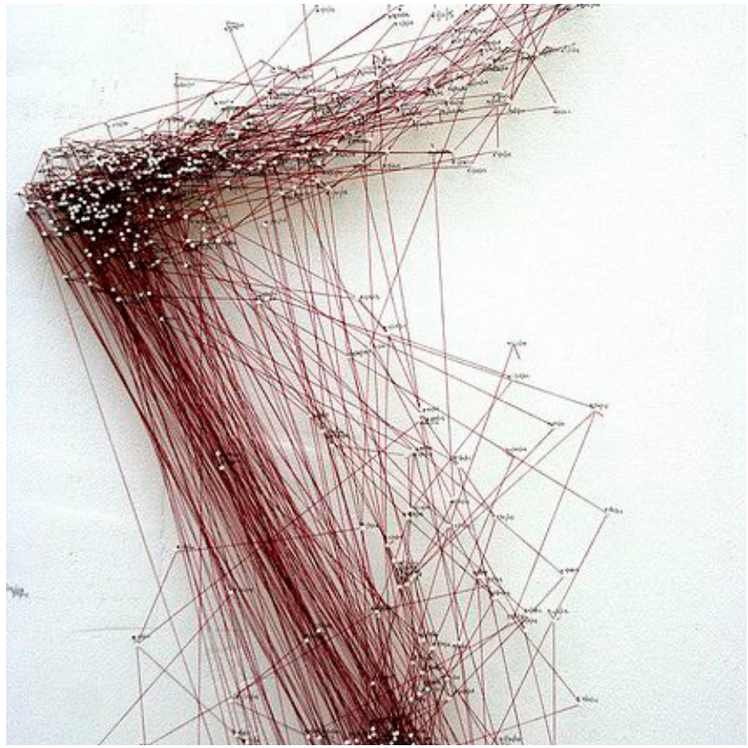
The geometry of lot 18 is affected by the the physical constraints of the site and the boundary of the historic district overlay that mirrors GW Parkway.

The north facade of blocks 20 and 18 are angled south to create a visual opening towards the Metro Plaza.

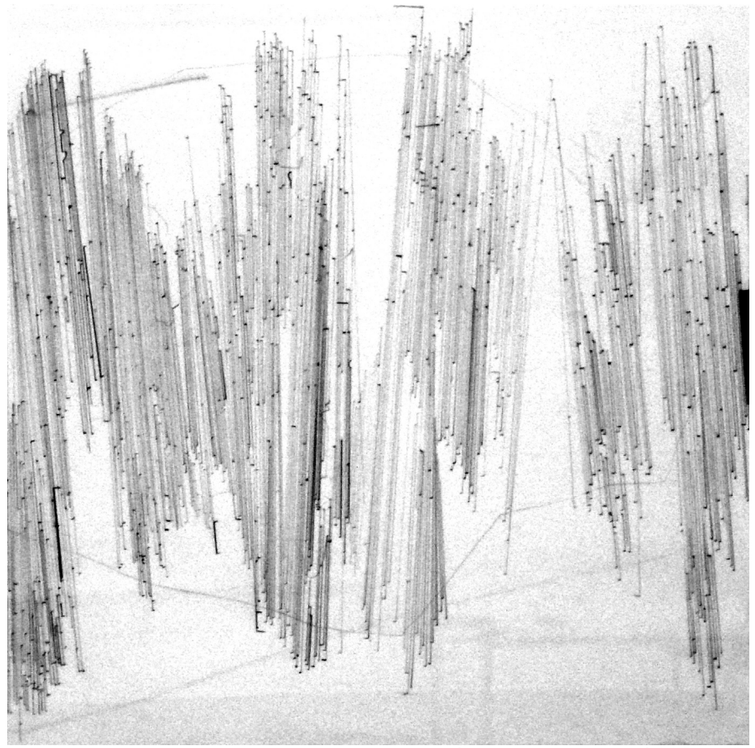
It is as if there is no context. As if it was erased. But we know through extensive photographic, cartographic, and archeological information, that underneath the “apparent nothingness” this site has a long and rich history.

The qualities of that layered past point us to an important north-south grain --physically, historically, and poetically-- and also to the tension between the primary axis, the terraced east edge, and the east-west connections back to the city.

CONCEPTS



"201 DAYS" - KATIE LEWIS



PENCIL DRAWING, DOROTHEE ROCKE (KIEL, GERMANY)

BRIT AWARDS STATUE DESIGN, 2017, DRAWING, ZAHA HADID,

BLOCK 18 PERSPECTIVE

NE CORNER AERIAL

BLOCK 18 PERSPECTIVE

EVANS LANE TOWARDS METRO PLAZA

BLOCK 18 PERSPECTIVE

NE CORNER FROM METRO PLAZA

PRECEDENTS
FACADE ARTICULATION

CUMMINS INDY DISTRIBUTION HQ, DEBORAH BERKE PARTNERS

THE AMBERLY OFFICE BUILDING, WOODS BAGOT

DELFT CITY HALL, MECANOO

BLOCK 18 PERSPECTIVE

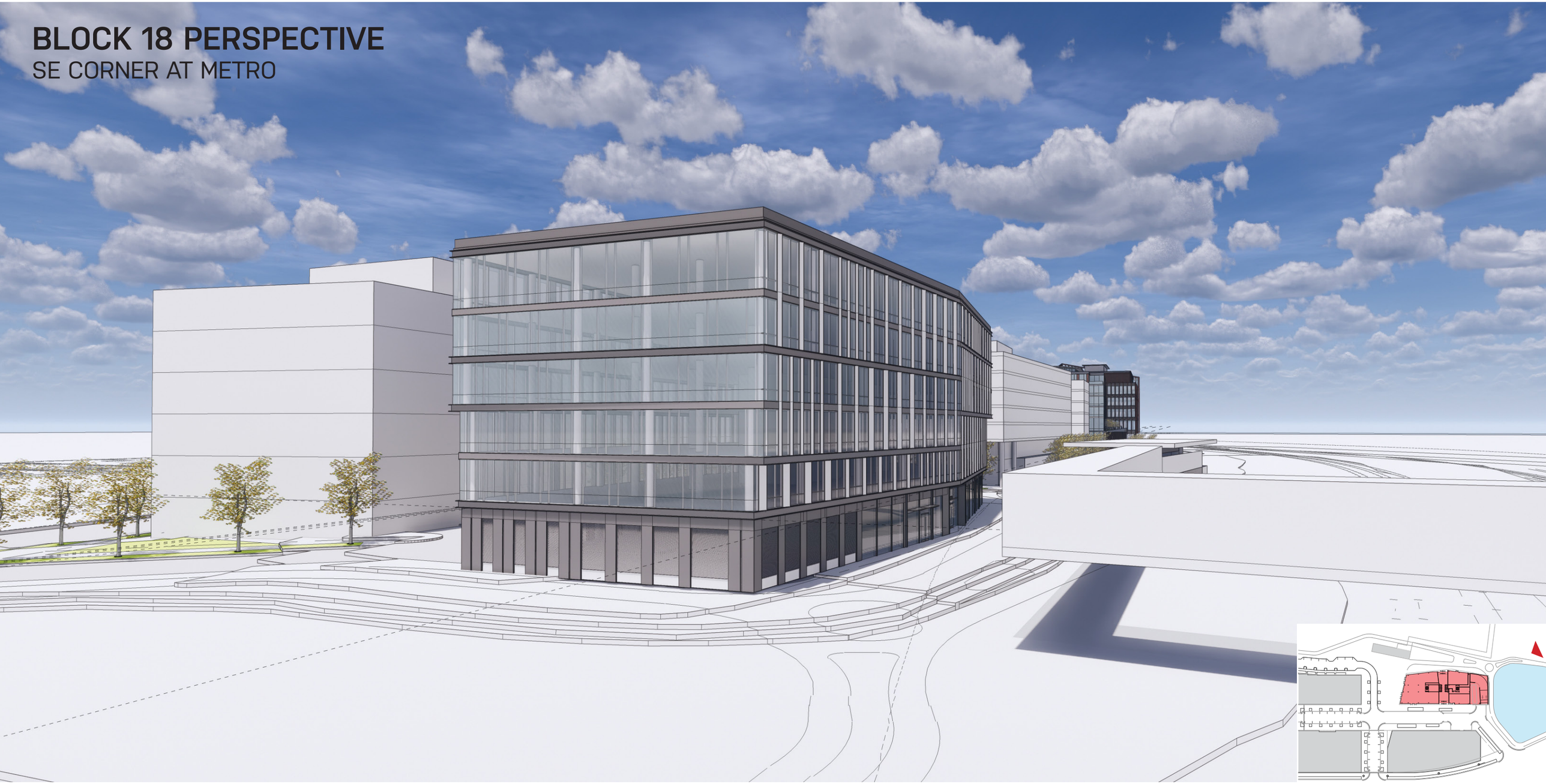
NW CORNER FROM METRO PLAZA

BLOCK 18 PERSPECTIVE

SW CORNER AT NEW STREET A

BLOCK 18 PERSPECTIVE

SE CORNER AT METRO

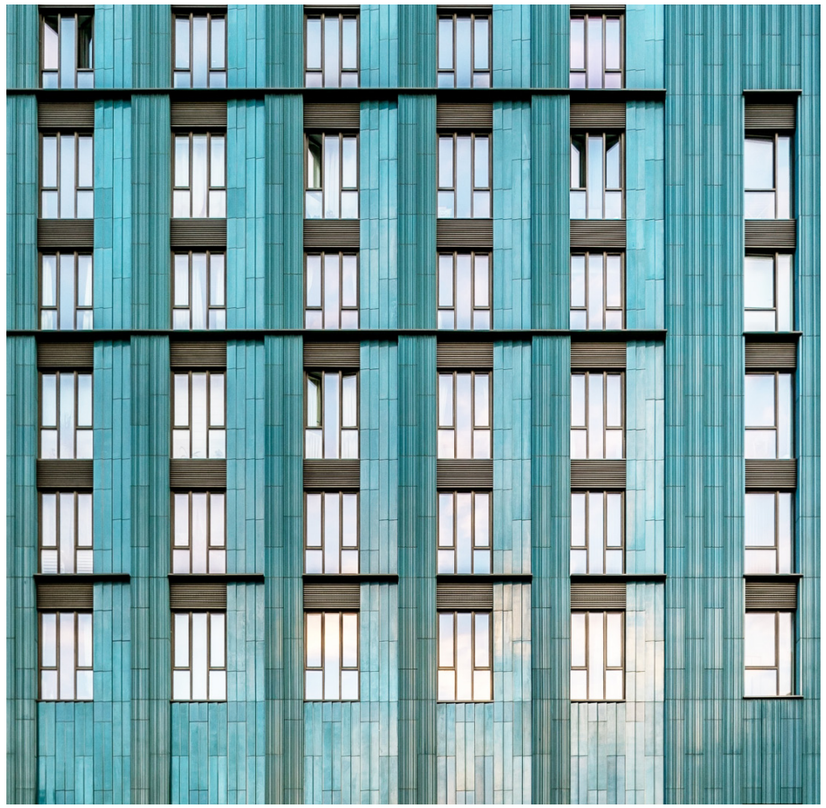


BLOCK 18 PERSPECTIVE

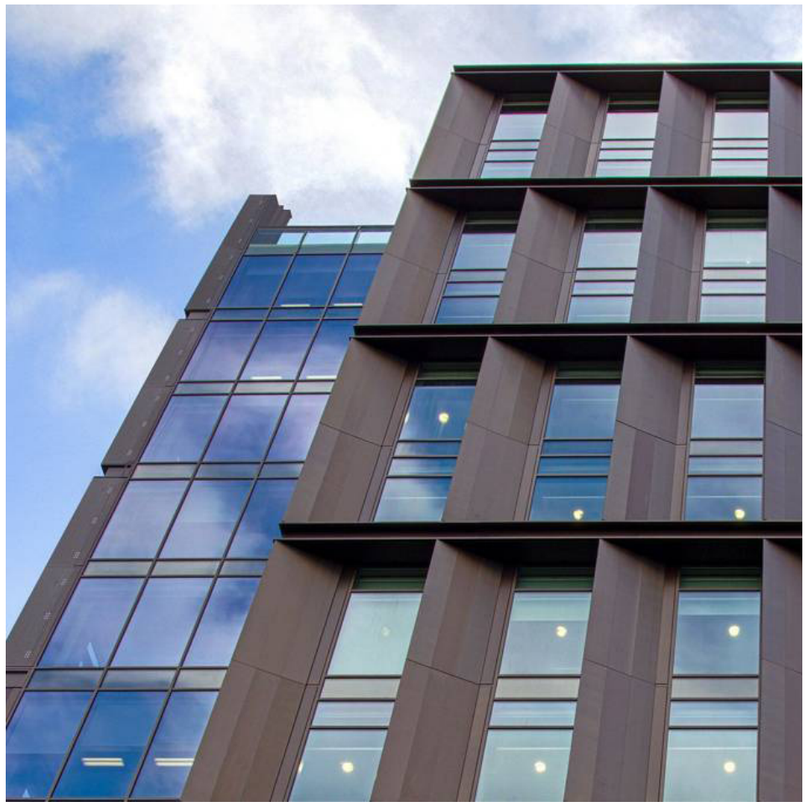
SE CORNER AERIAL

PRECEDENTS
MATERIALITY

HUBERT PERRODO BUILDING, DESIGN ENGINE ARCHITECTS
WOOD SLATS OVER METAL PANEL



MAPLETON CRESCENT, METROPOLITAN WORKSHOP
PLEATED CERAMIC PANELS



5 PANCRAS SQ., BENNETTS ASSOCIATES
METAL APNEL, ZINC

NORTH POTOMAC YARD

Building 19

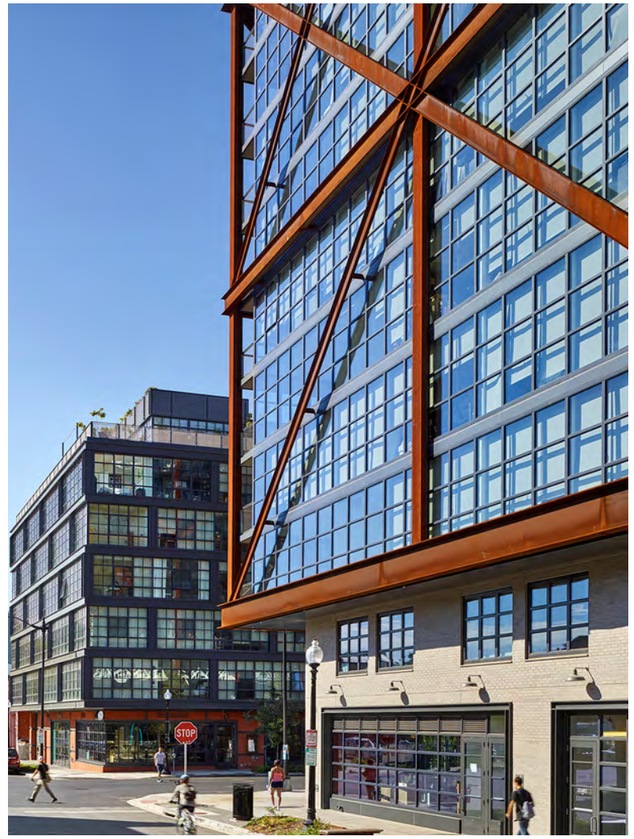
HORD COPLAN MACHT ARCHITECTS

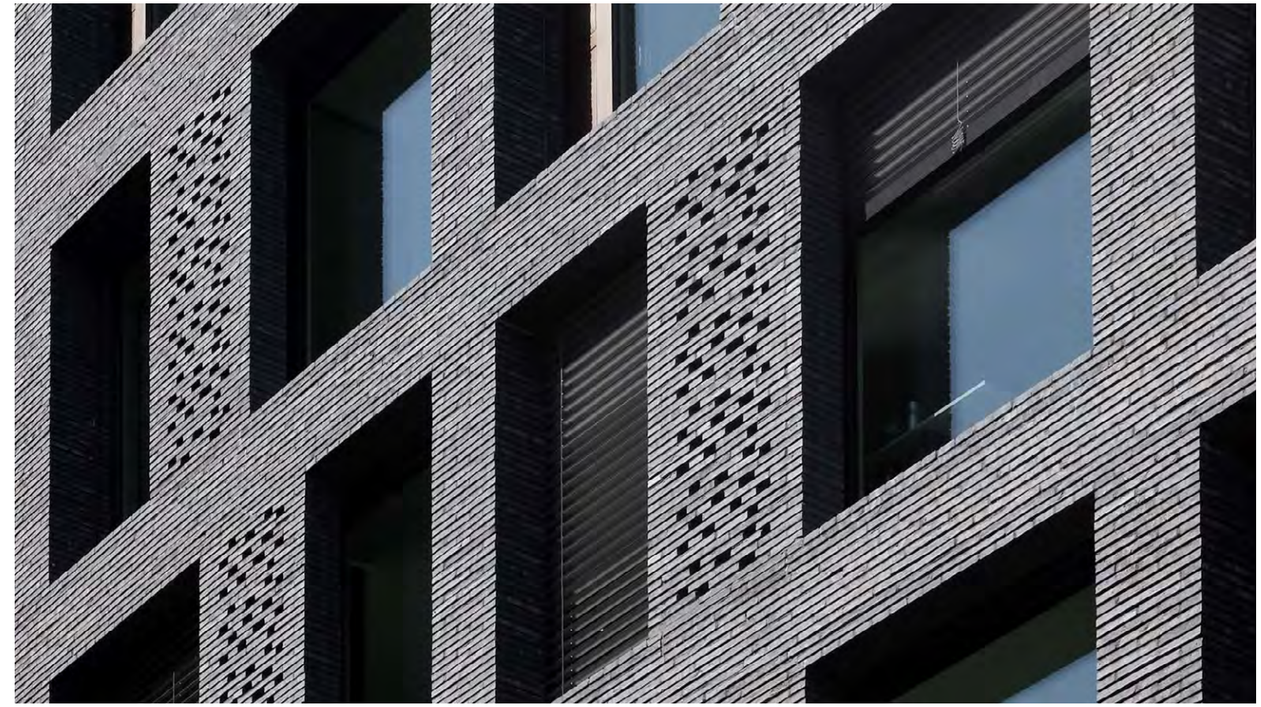
MARCH 11, 2020

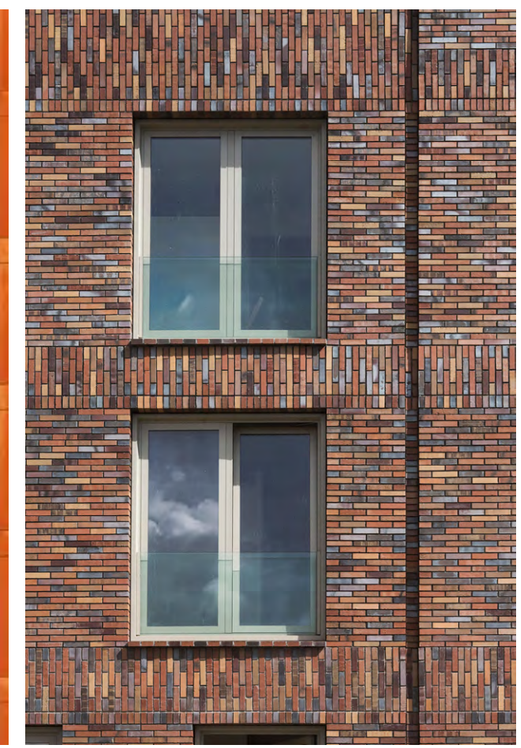
4
7E
7W
10
14
15
19
18
20
metro
0' 100' 200'

PRECEDENTS

PRECEDENT IMAGES -MASSING

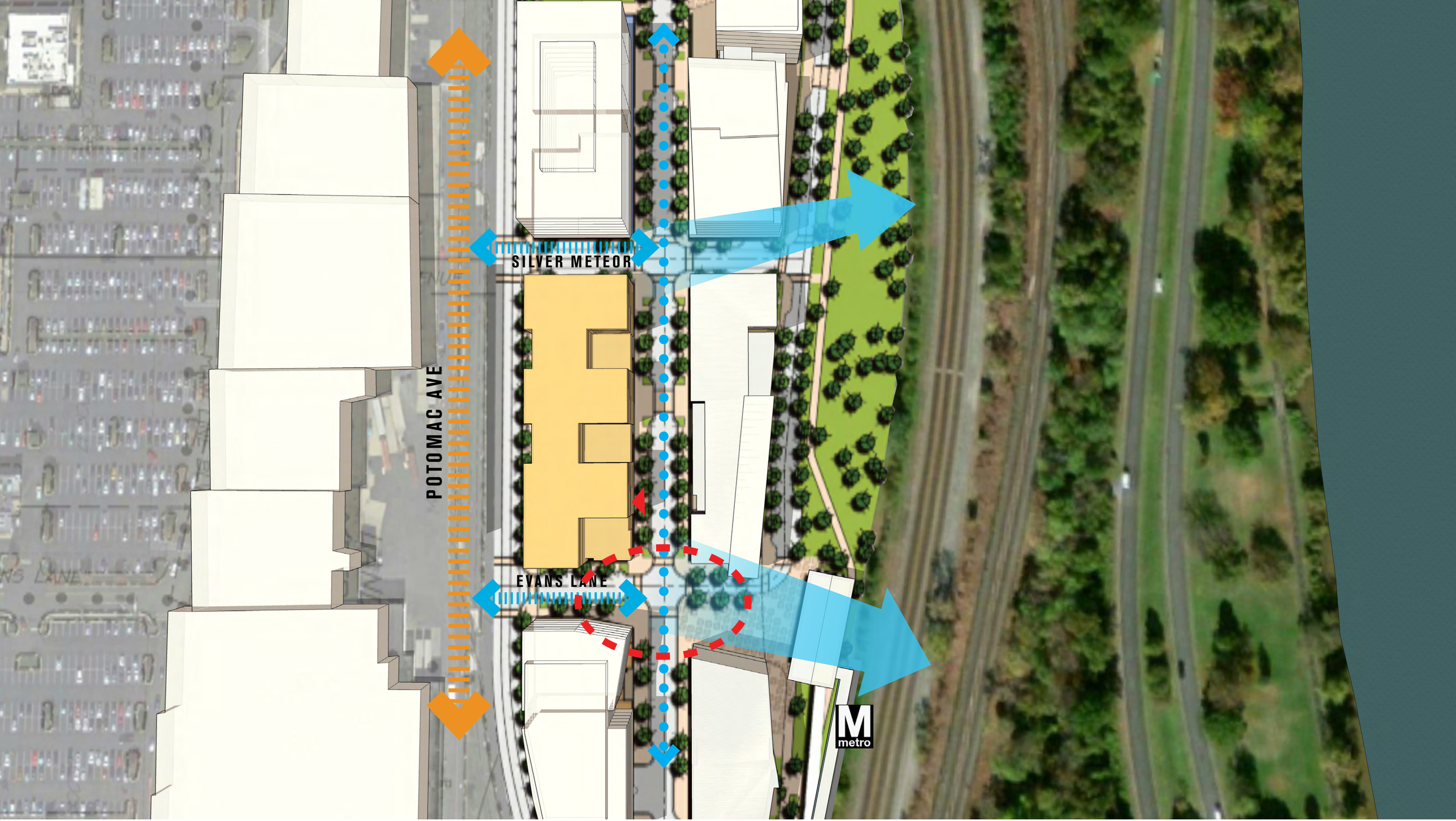




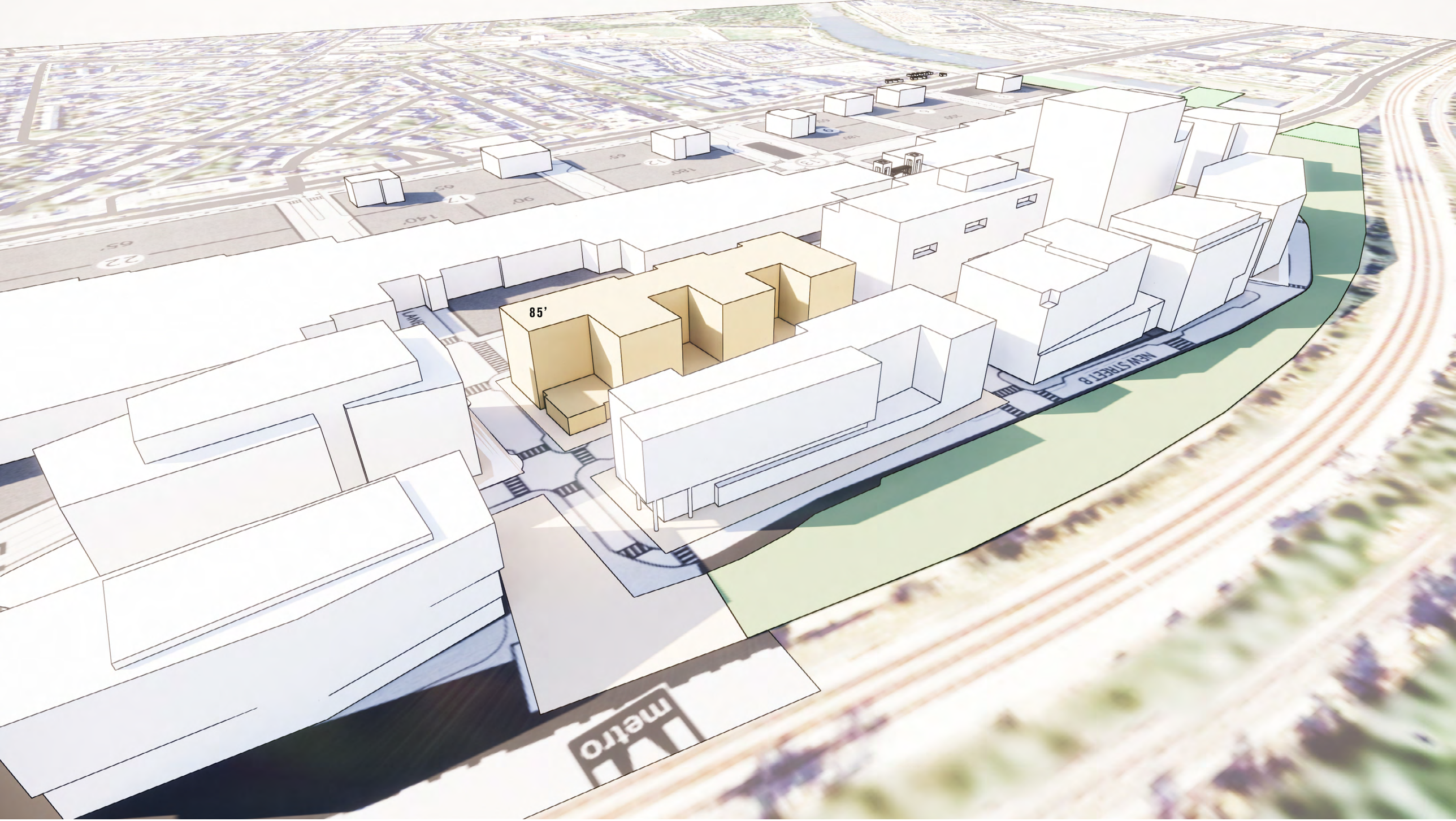


PRECEDENT IMAGES -MATERIALITY

MASSING DIAGRAMS



SITE PLAN DIAGRAM



MASSING OVERALL VIEW

MASSING OVERALL VIEW

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

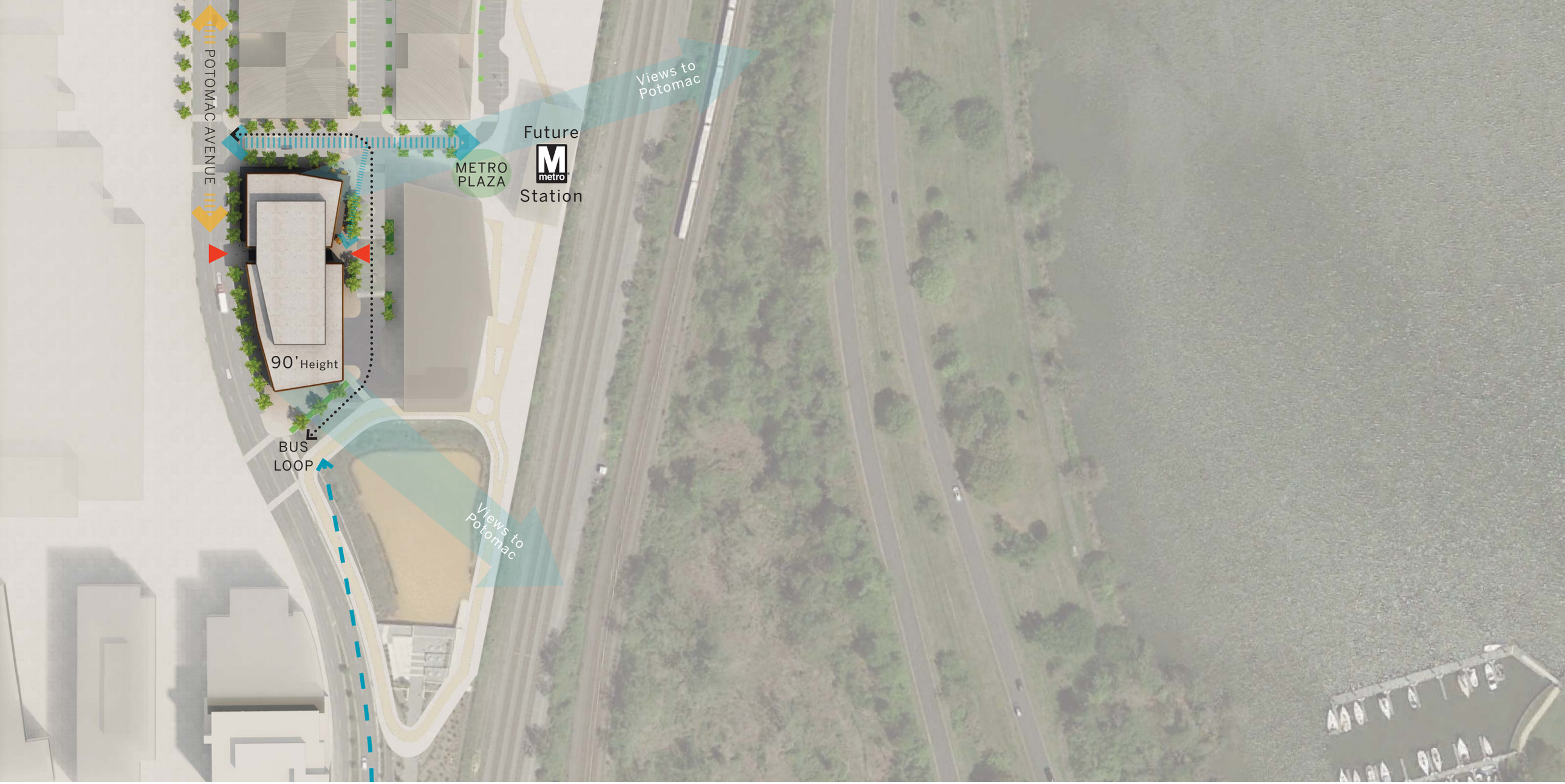
NORTH POTOMAC YARD

Building 20

ELKUS MANFREDI ARCHITECTS

MARCH 11, 2020

4
7E
7W
10
14
15
19
18
20
metro
0' 100' 200'



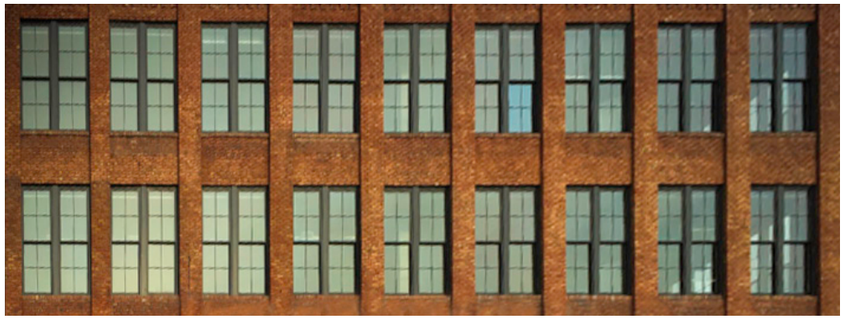
Site Diagram

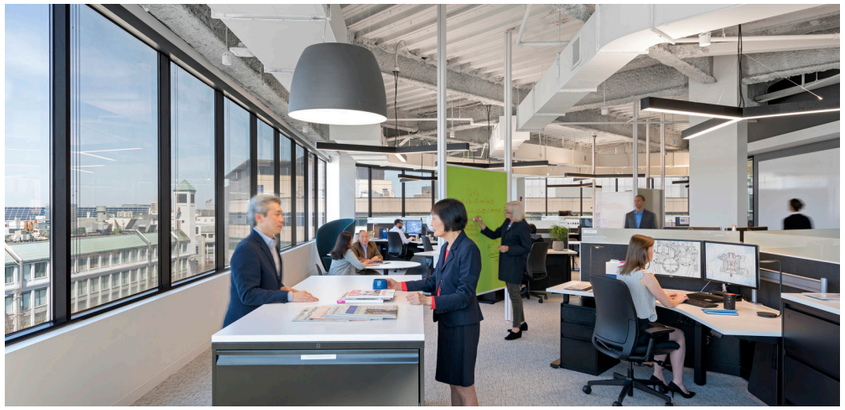
NORTHEAST AERIAL

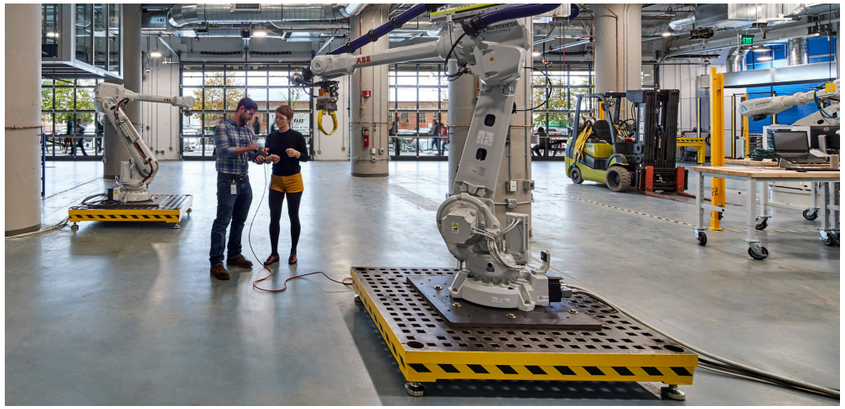
Perspective Sketch

SOUTHWEST AERIAL

Perspective Sketch







Design for how we innovate today in the context of the Yard's history

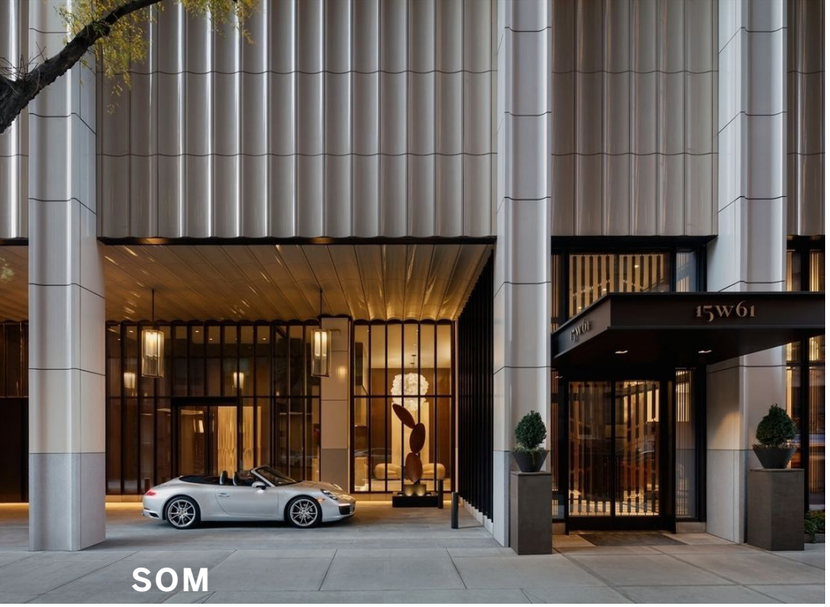
NORTHEAST CORNER

Envelope Study

NORTH POTOMAC YARD › PHASE I BUILDING CONCEPTS
ELKUS MANFREDI ARCHITECTS › FEBRUARY 13, 2020

SOUTHWEST CORNER

Envelope Study

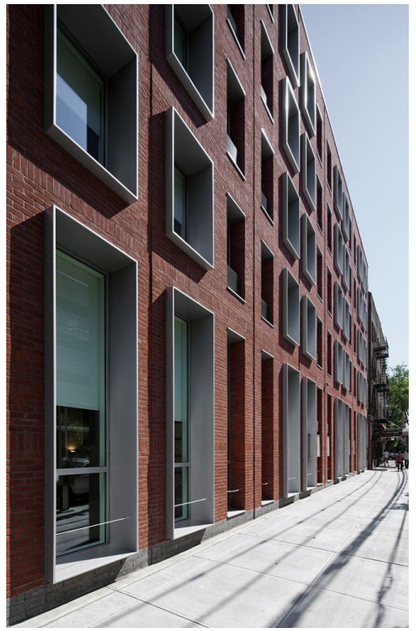


SOM

SOM

MORRIS ADJMI ARCHITECTS

COOK FOX ARCHITECTS



KOHN PEDERSEN FOX

Potential Envelope Materials

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ARCHITECTS