

POTOMAC YARD

Planning Advisory Group

February 18, 2009

Height Discussion

February 17, 2009



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Topics of Discussion

1. Height Comparisons
2. Height in Relation to Street Width
3. Building Height Examples
4. Case Study
5. Contextual Relationships
6. Zones of Height



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Local Height Comparisons

- King Street Metro
- Eisenhower East / Carlyle
- Braddock Metro
- Bethesda



*If buildings are **beautiful**, higher density compounds that beauty. Conversely, if buildings are ugly, then higher density compounds that **ugliness**.*

- Vince Graham



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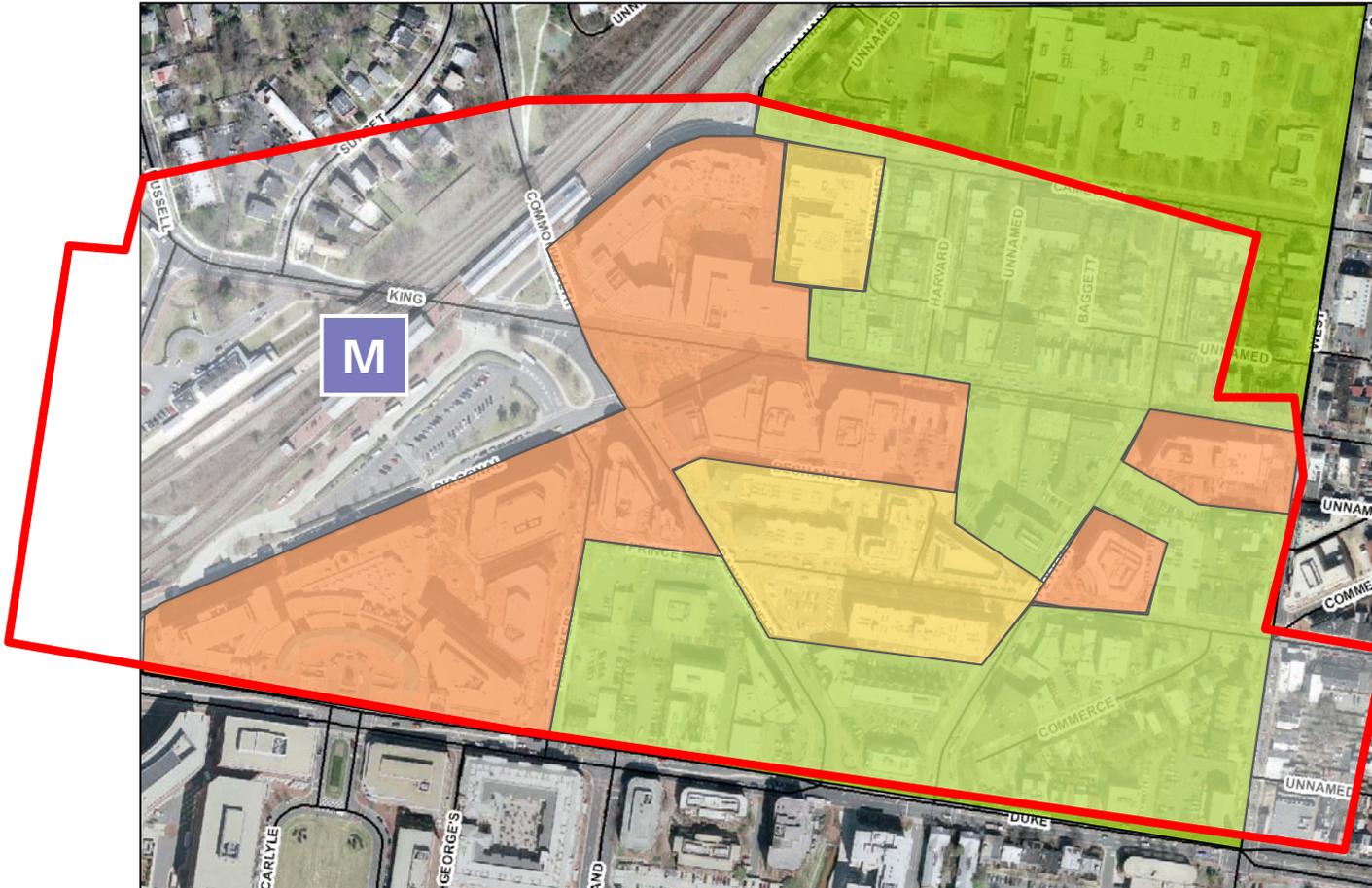
King Street Metro

75 - 90 FT

50 - 75 FT

<50 FT

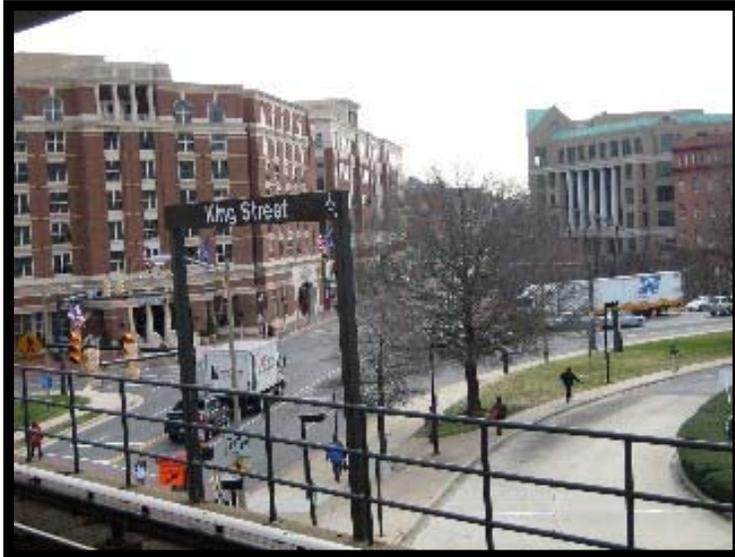
Landbay F



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King Street Metro



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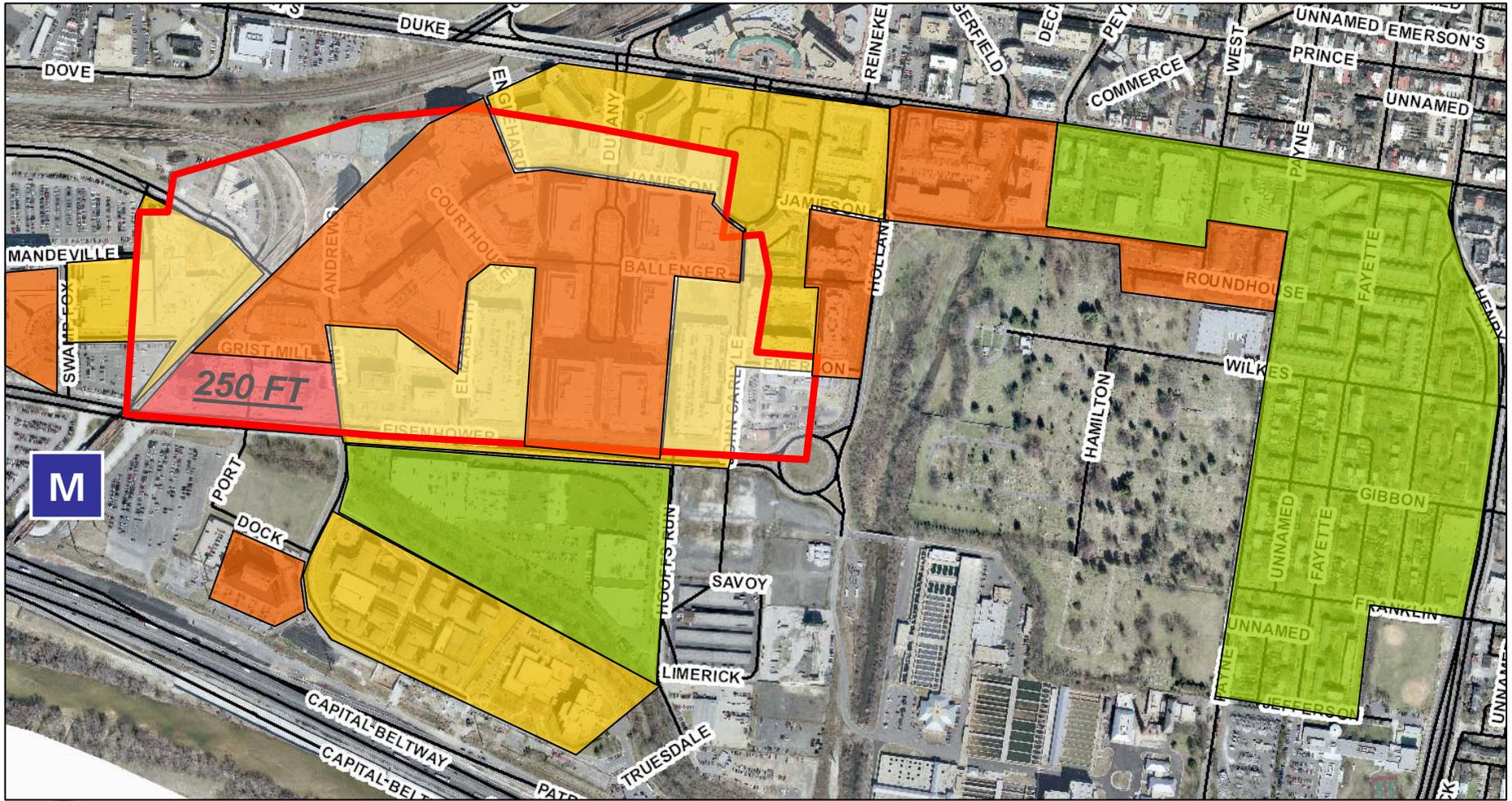
Eisenhower East

100-200 FT

50 – 100FT

<50 FT

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Eisenhower East



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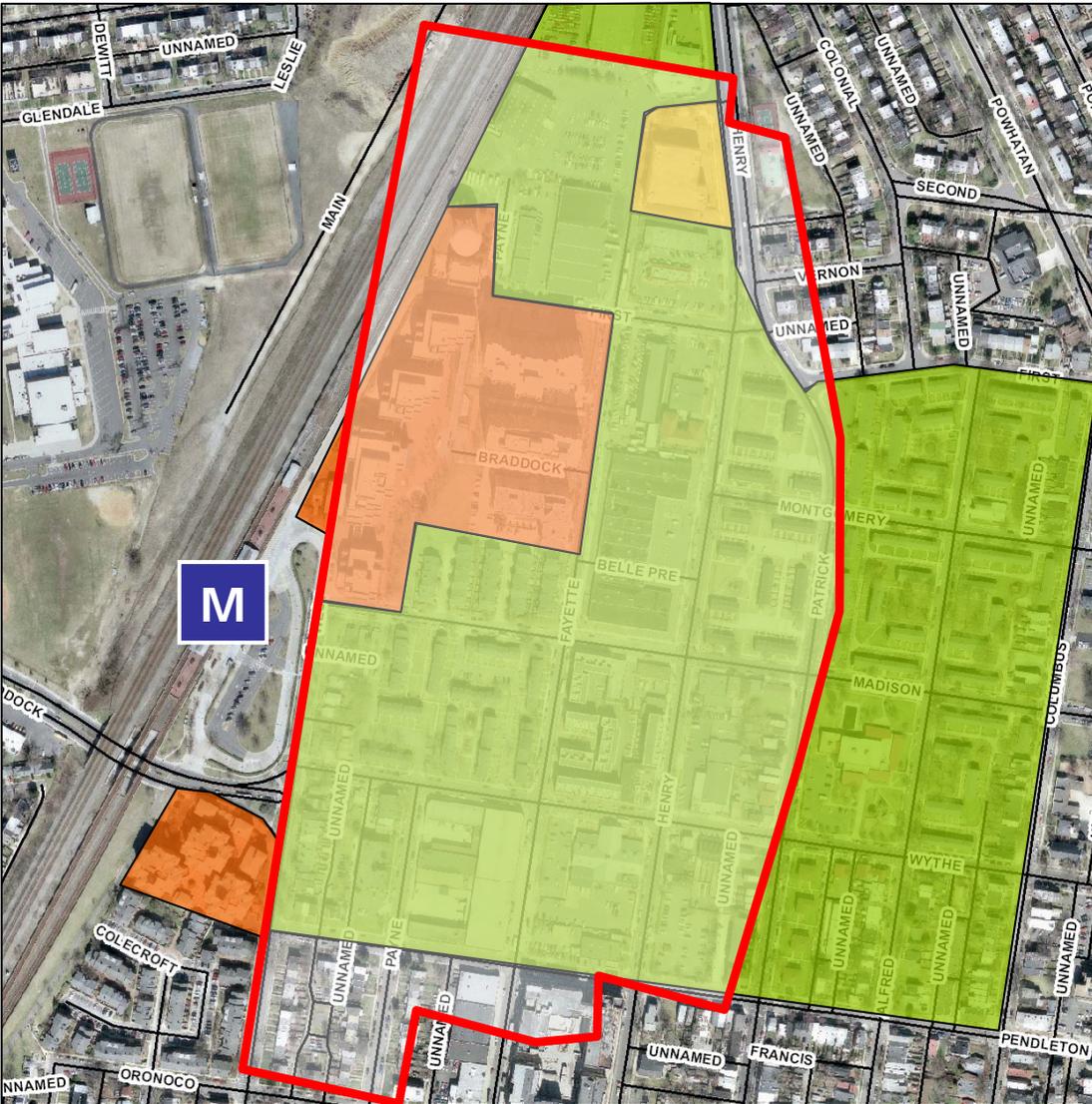
Braddock Metro

75 - 130 FT

50 - 75 FT

<50 FT

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Braddock Metro



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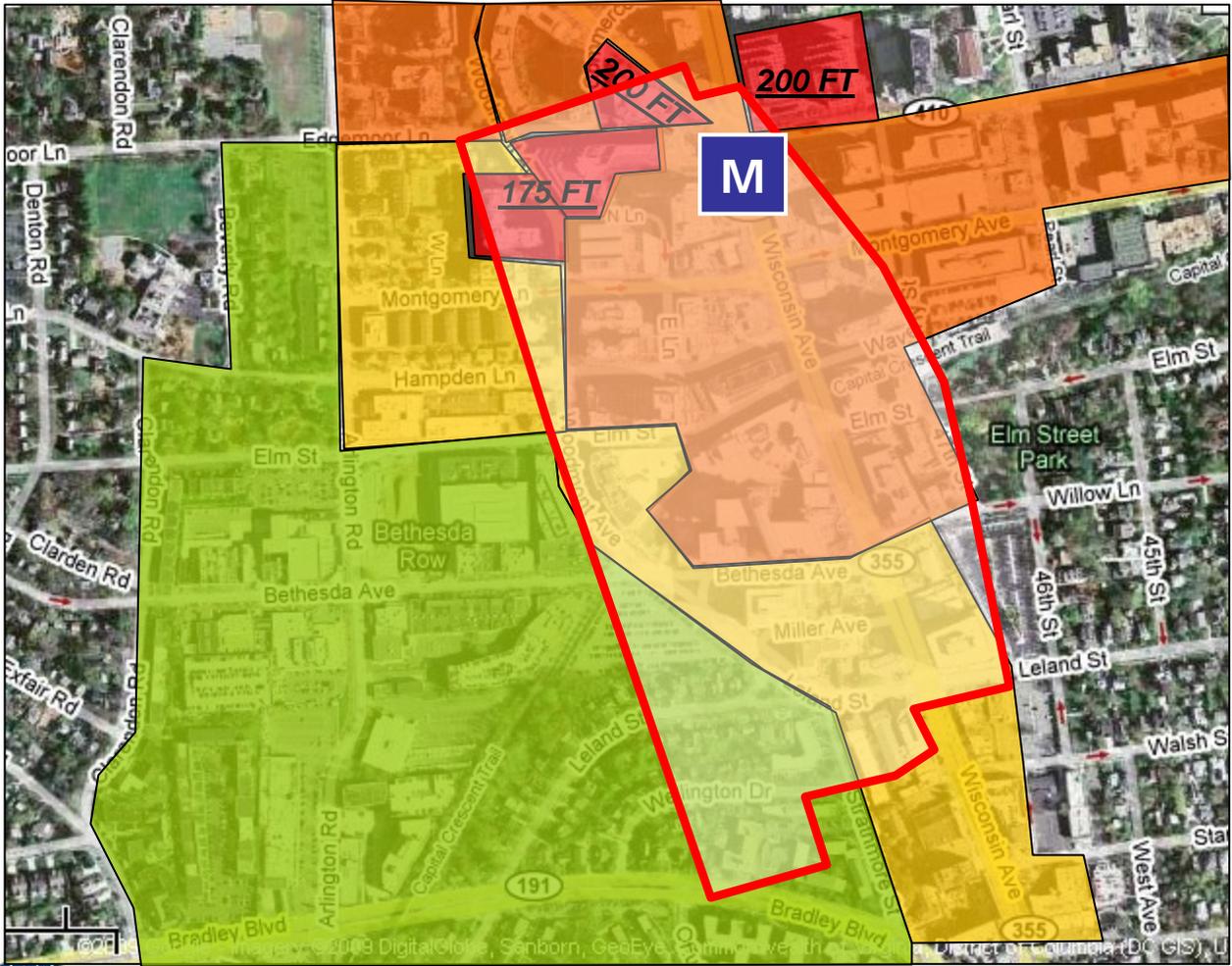
Bethesda Row

75 - 150 FT

50 - 75 FT

<50 FT

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Bethesda Row



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Street Widths Discussion

*“A street is a spatial entity
and not the residue between buildings.”
- Anonymous*



Cross Section

Route 1



118 FT



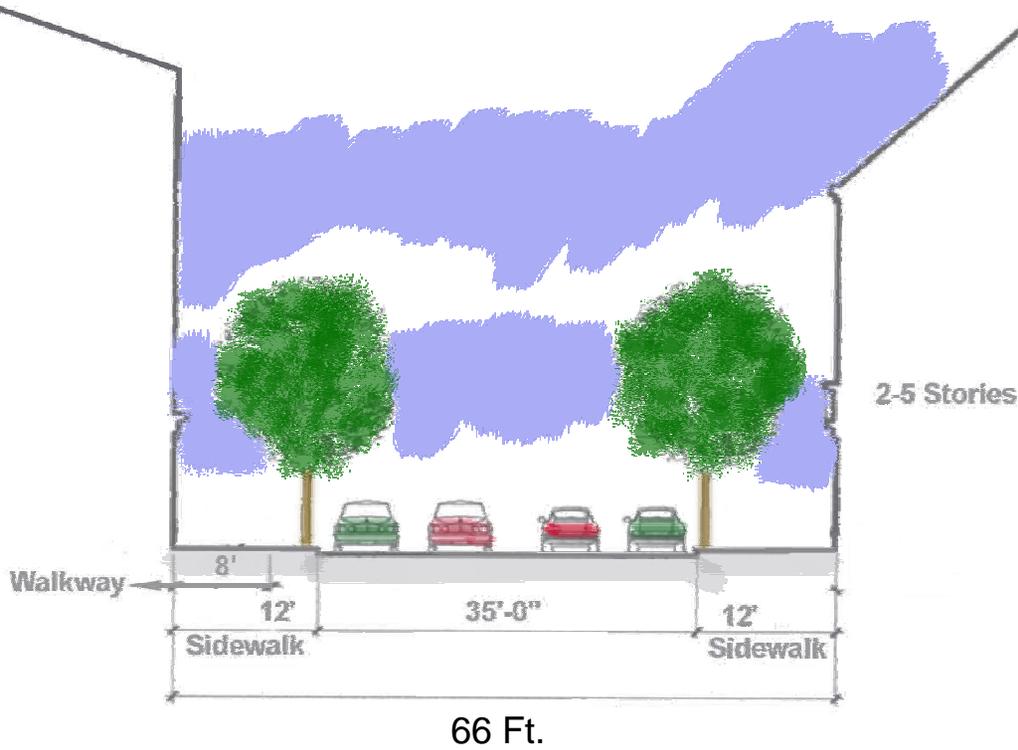
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Cross Section.

King St.

* Note: Dimensions are approximate

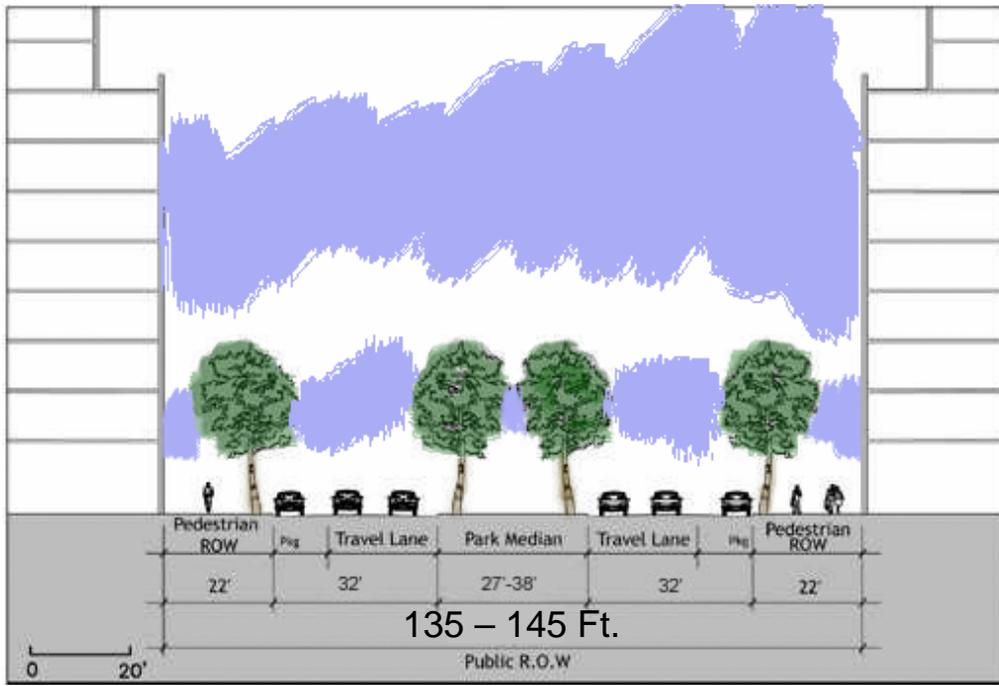


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Cross Section

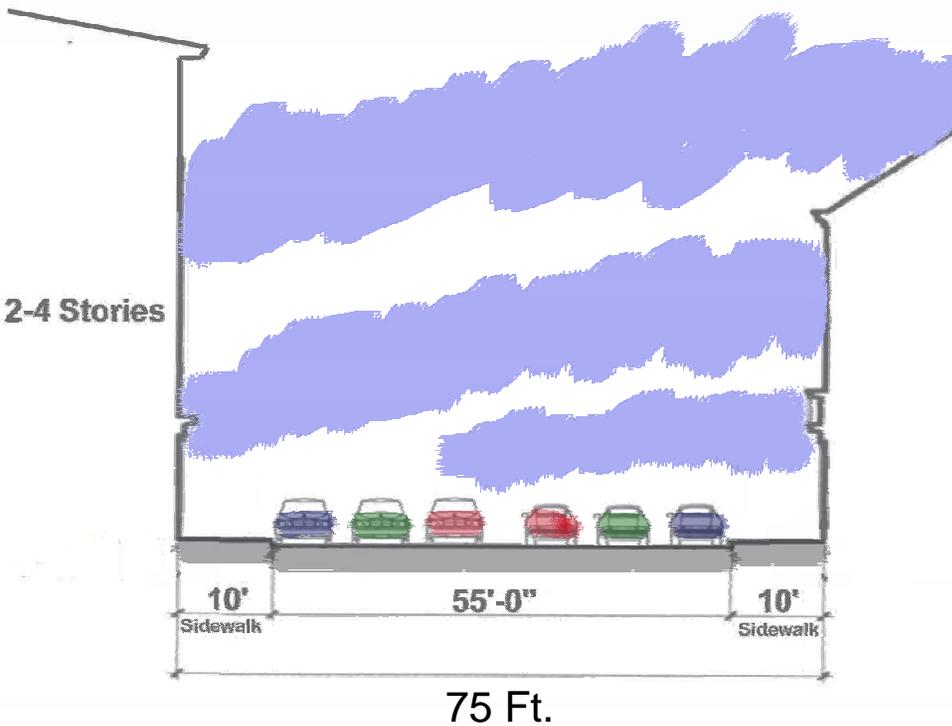
Eisenhower Ave.



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M St. Georgetown

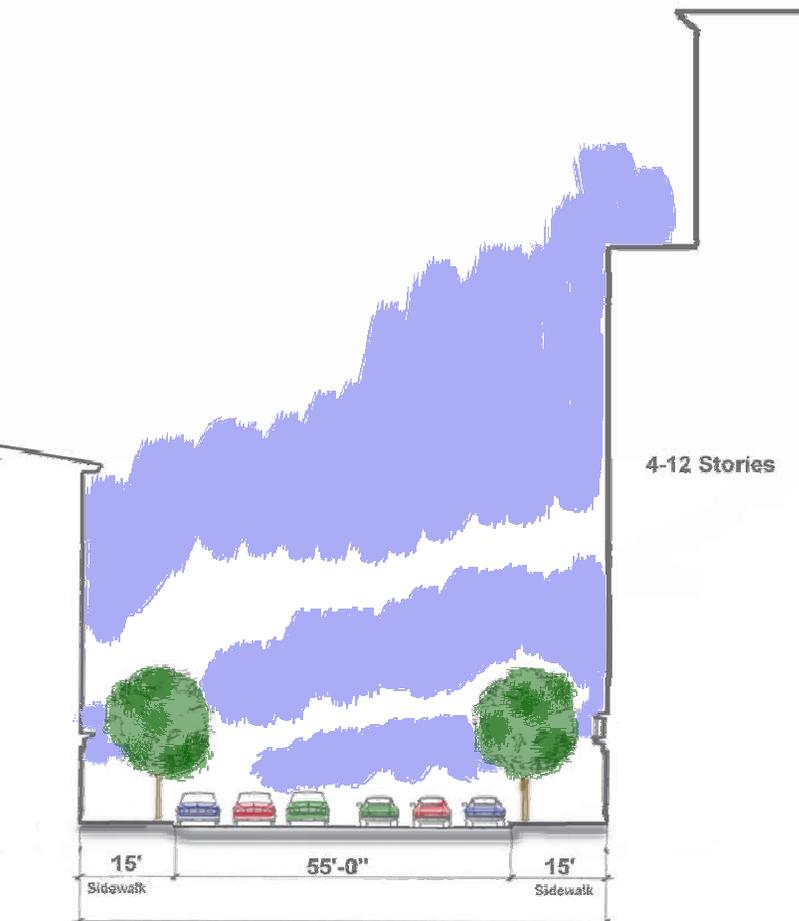


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Cross Section

F St. Penn Quarter

* Note: Dimensions are approximate



85 Ft.



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Building Height Examples



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Building Height Examples



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Example of Height Studies



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Example of Height Studies



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Example of Height Studies



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Example of Height Studies



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Example of Height Principles

1. High around the open spaces
2. Step down towards the adjacent neighborhoods
3. Step down towards the water
4. Generally low around the edges for better transition
5. High features at special locations: end of view, streets, vista, and corners
6. Variety within the blocks
7. No canyon effect on side streets



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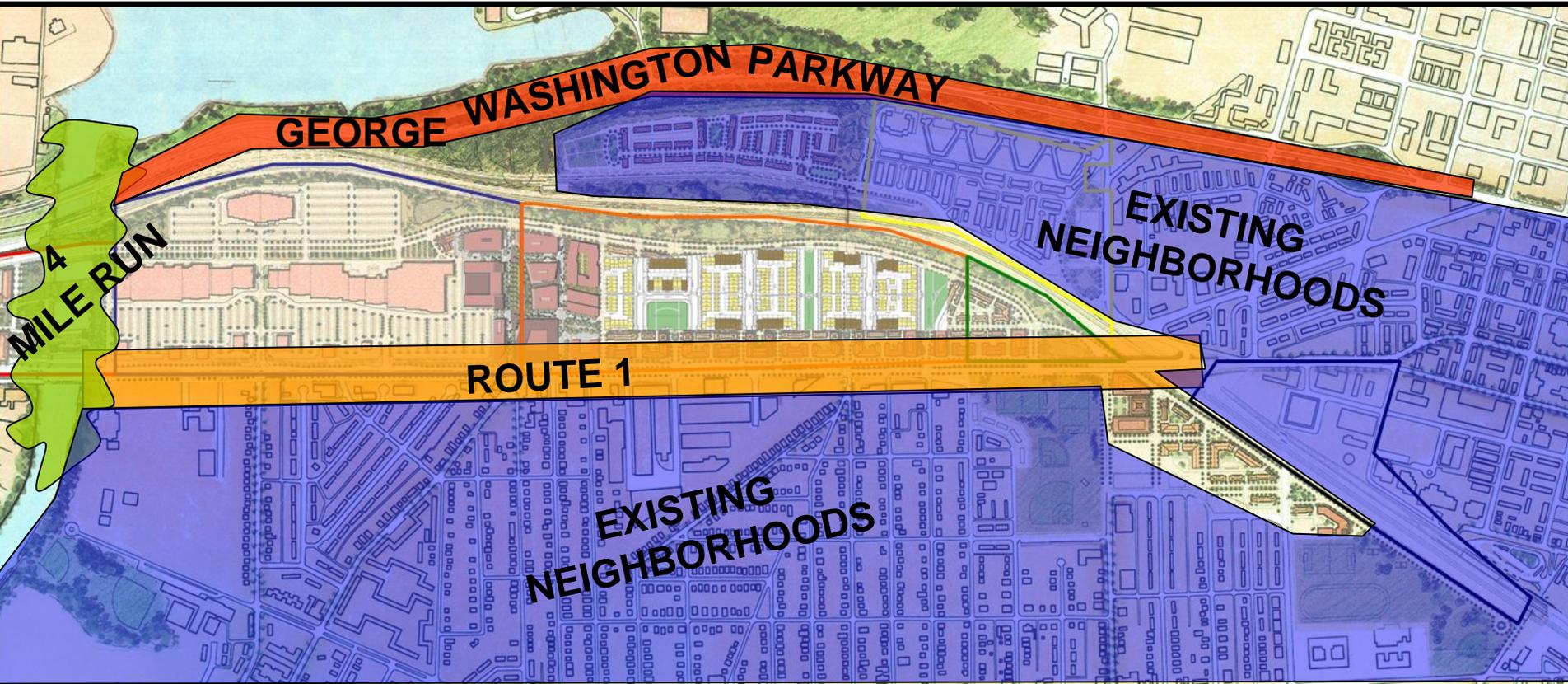
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Height Character Areas



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History of the GW Parkway

- 1929 - Selection of route on Washington St.
- 1929 Agreement:
 - *“To restrict the said streets to residential and business development of such character and of such buildings as will be in keeping with the quality and purpose and memorial character of said highway”*



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GW Memorial Parkway

- 1932 - Initial South Section 15.2 mi. from Arlington Bridge to Mount Vernon
- 1940's - Elevated roadway proposal
- 1946 - City agreed to create the Board of Architectural Review (BAR) with a charge of preserving the Parkway.



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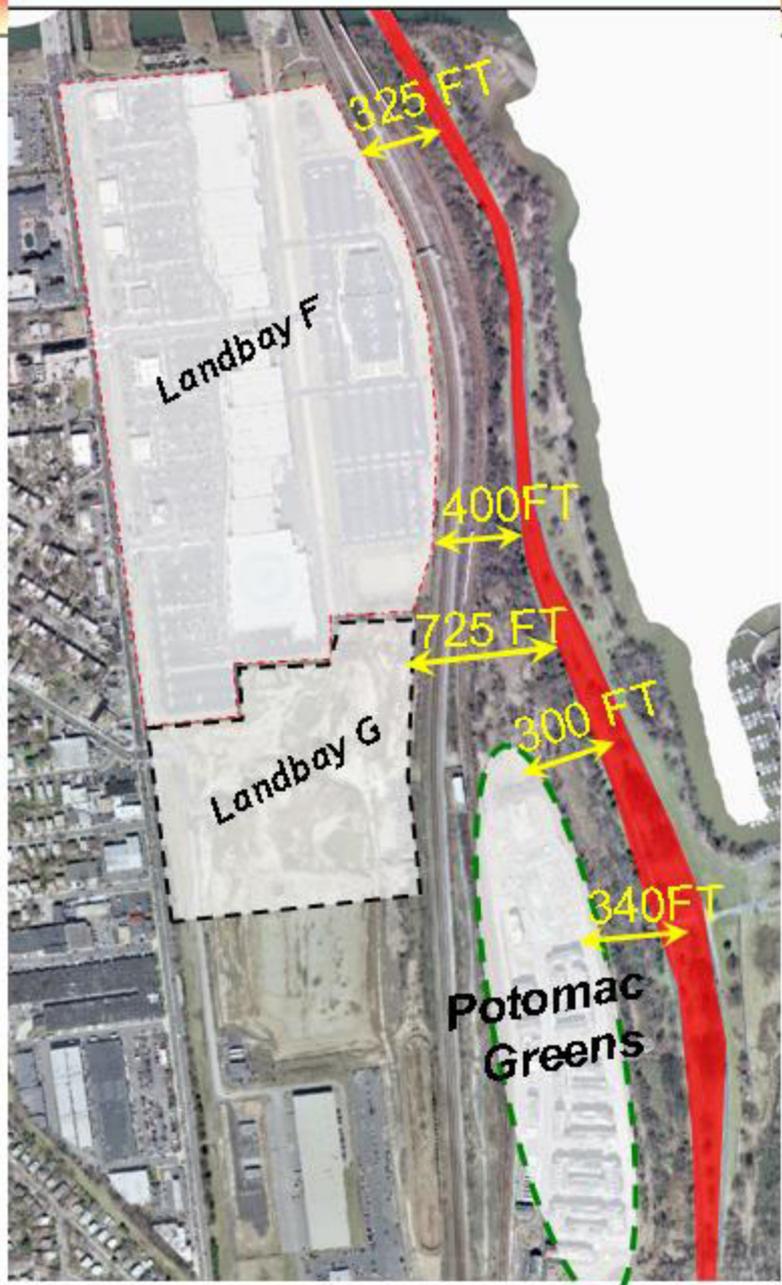
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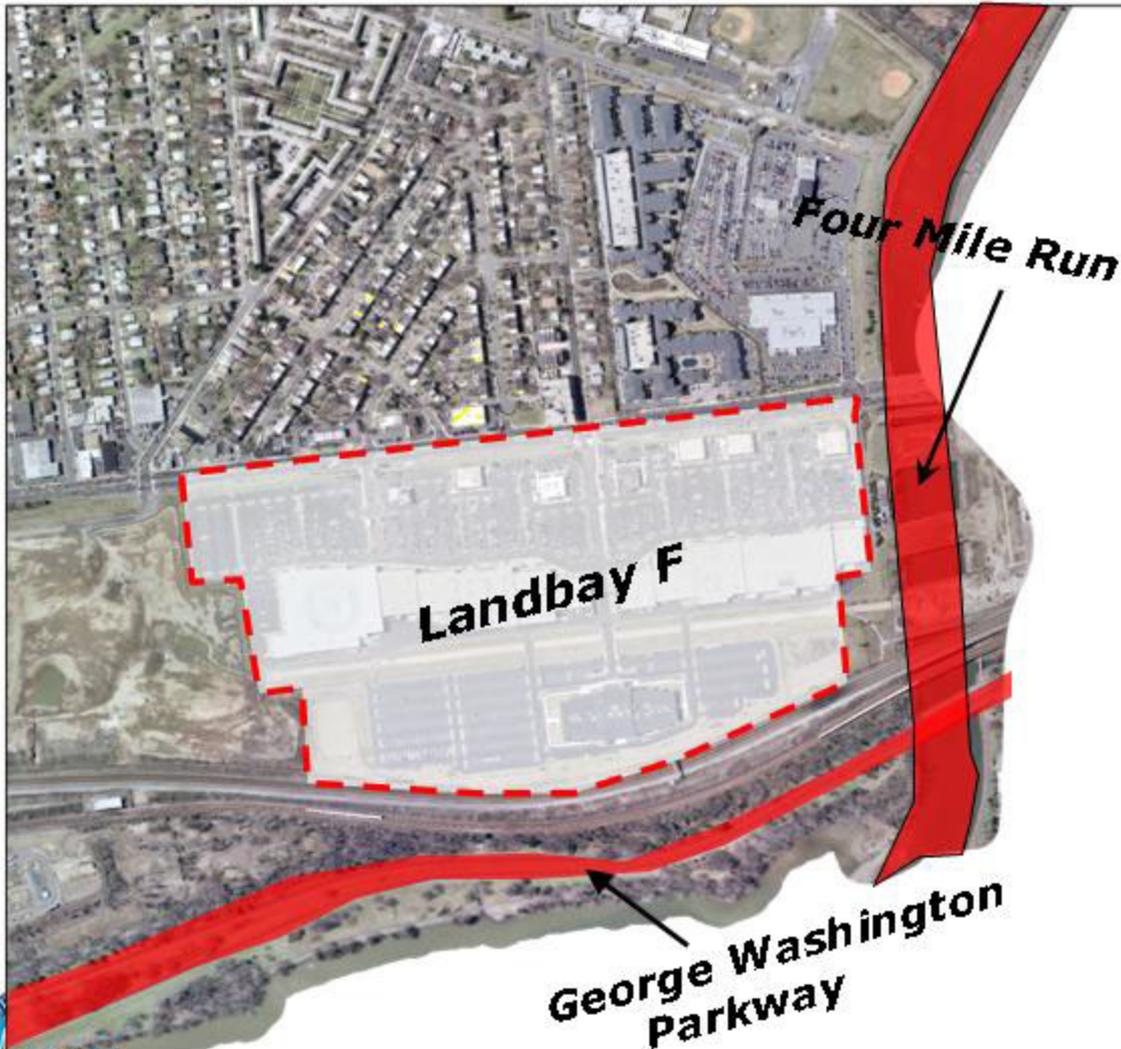
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Contextual Relationship - Monroe Ave. Bridge



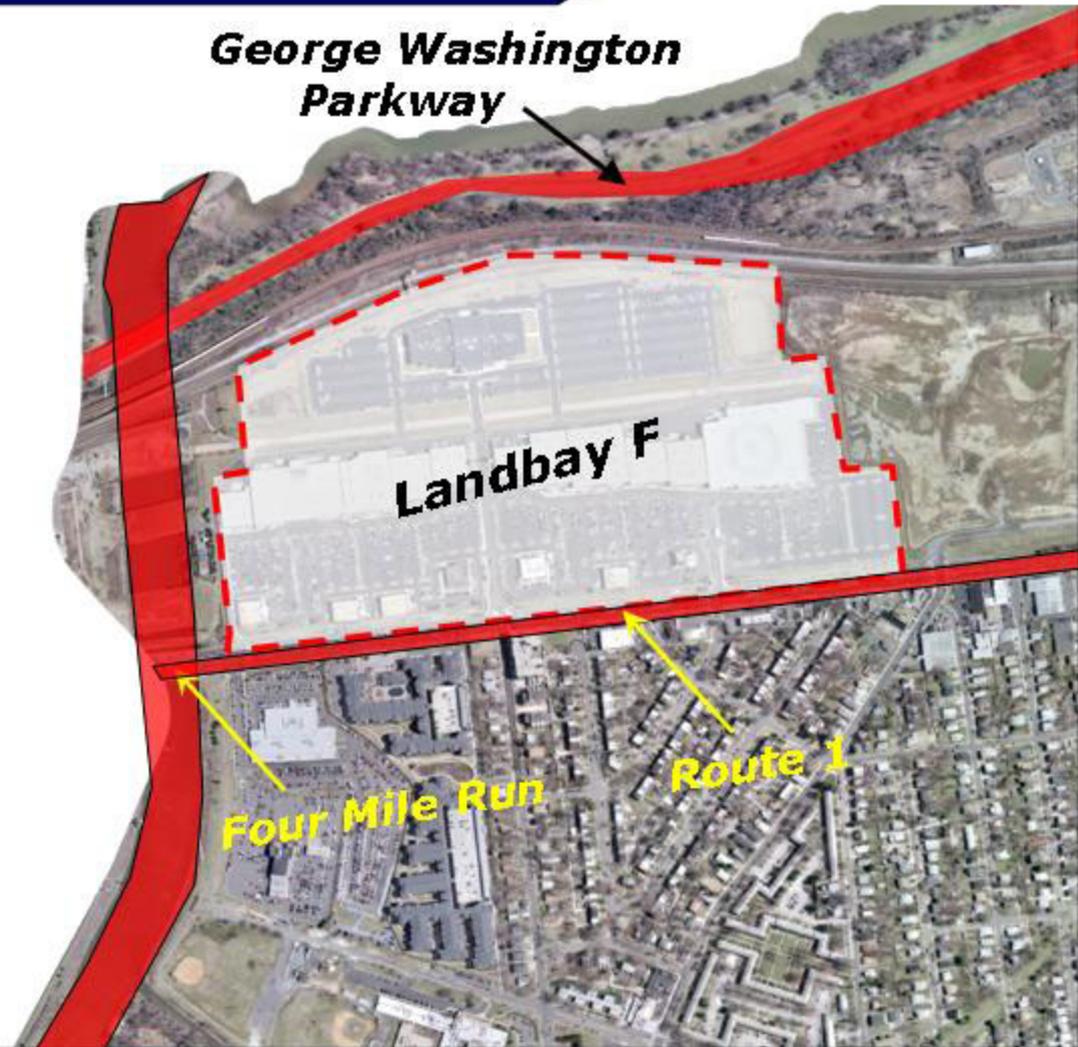
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Contextual Relationship - GW Pkwy



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Contextual Relationship - Route 1



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Contextual Relationship - Four Mile Run



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Metro Reservation



Site (G)	13.28 acres
Office	765,033 sq. ft.
Retail	192,196 sq. ft.
Hotel	623 rooms
Residential	414 units

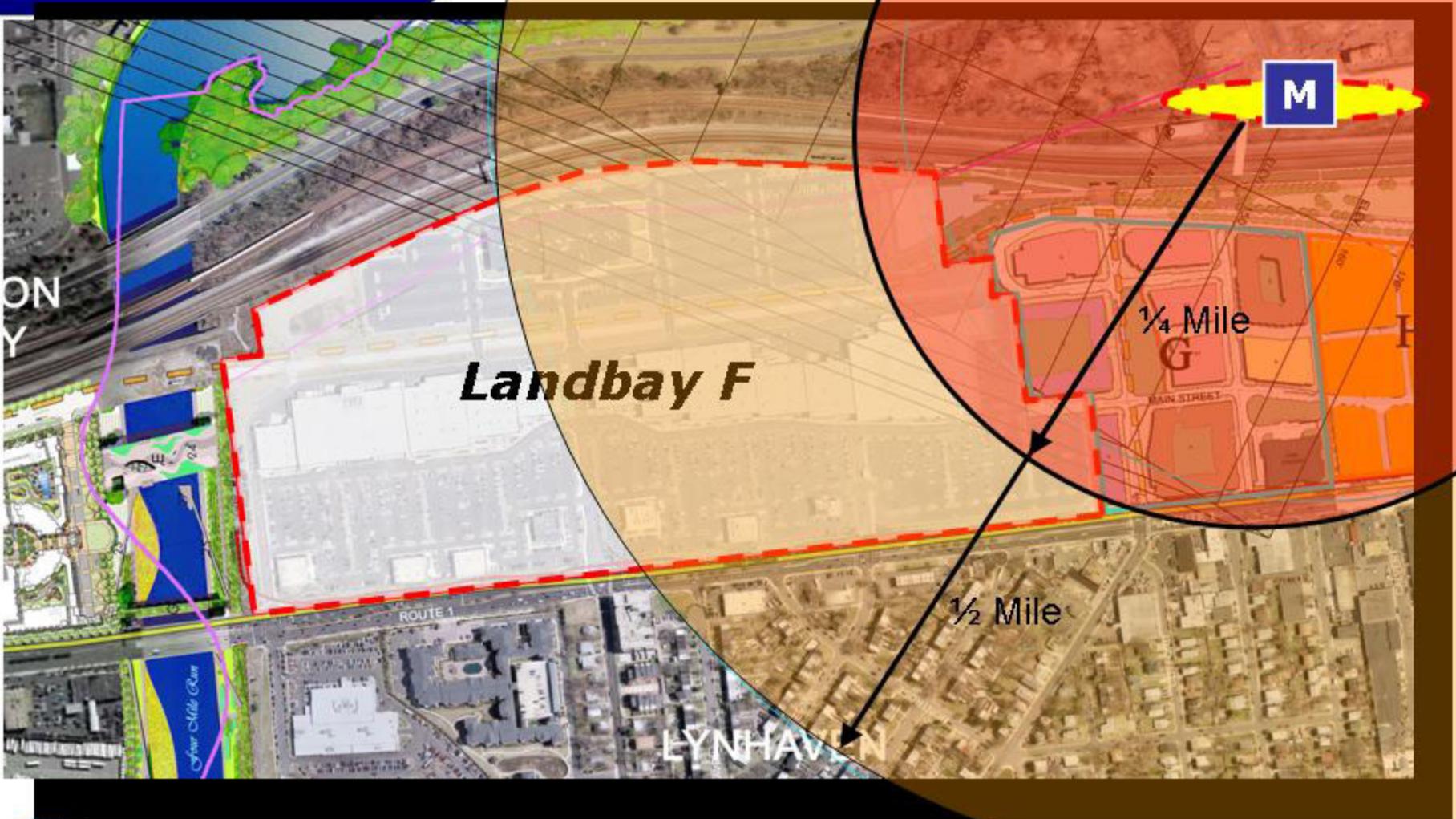
Site (H)	13.35 acres
Office	825,000 sq. ft.
Retail	5000 sq. ft.
Residential	232 units

Site (I)	22 acres
Office	104,000 sq. ft.
Retail	10,000 sq. ft.
Residential	407 units



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Metro Reservation



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Permitted Heights



Note: FAA heights shown measured from sea level.

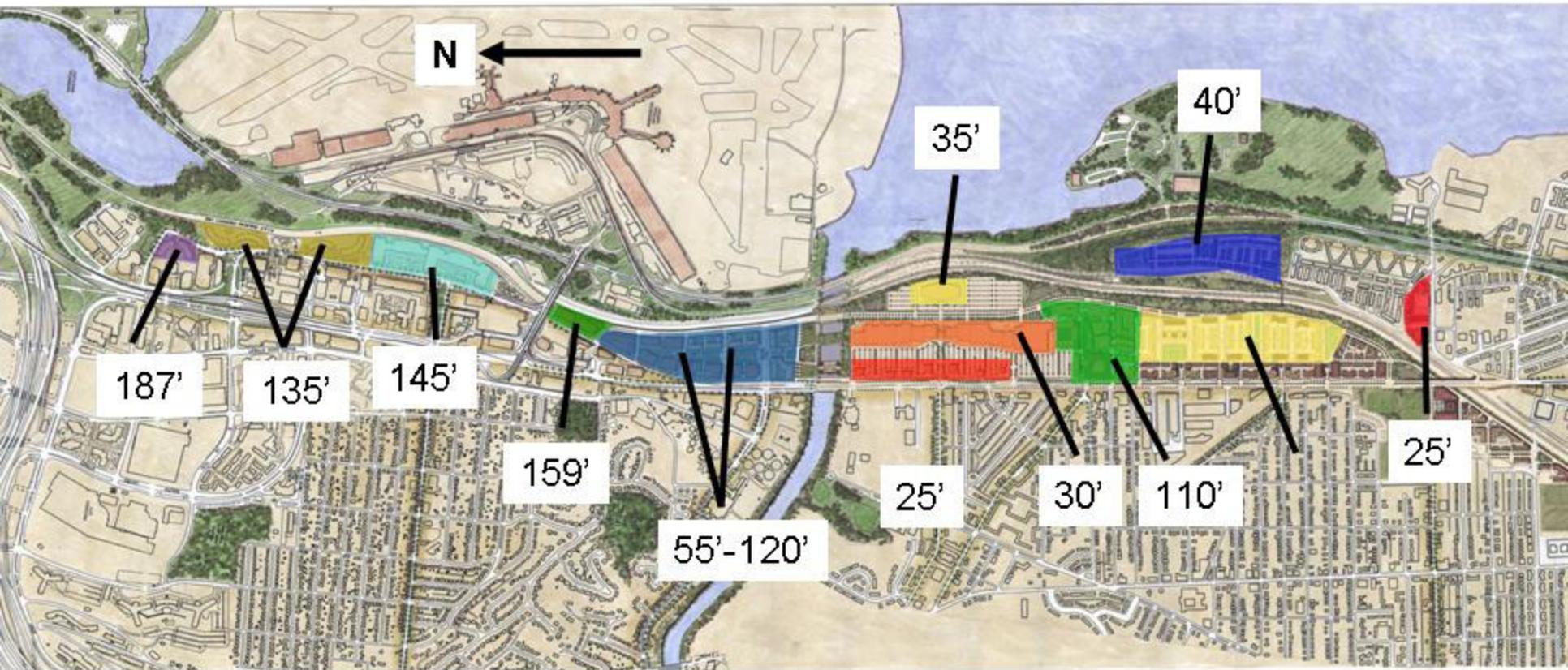


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Permitted Heights



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Height Principles

- Provide transitions appropriate to the character of surrounding neighborhoods (**lower heights at periphery**)
- Provide vibrant and diverse, mixed-use community (**variety of heights**)
- Provide strong connection to Four Mile Run and Potomac
- **Minimize impacts on GW Parkway**
- **Provide density near Metro**
- **Height of buildings related to width of streets**
- **Height at strategic and gateway locations**



Conclusion - Next Steps

- Establish Height Districts and Principles
- Model
- Photometrics
- Other - ex. Balloons



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