



Bromptons at Clarendon

Condominium Association

Planned Heights: The Bromptons HOA were very concerned the **Planned Heights** (in light blue) as the building frontage for the new building at St. Charles was massed at over double the height of the Brompton Townhomes across Washington Boulevard. Considering the height is noted at 75 feet which is actually 87 feet given the calculation for determining the Average Site Elevation was set at 256 feet, this massing is not in keeping with the counties own requirements to transition gradually from residential areas.

Proposed Heights: The **Proposed Heights** are much better as the massing model implies a step down from the 75 foot tall level on the building from east to the western corner of Washington Boulevard and Kirkwood. Please note there is no notation of change in building height at the implied step down on the north side. Future slides illustrate the issue much more clearly as we proceed in our critique. It should also be noted the site topography slopes down rather quickly to the corner of Kirkwood and Washington Blvd.

Slide #6, #7 & #9 address the importance of the transition as well as being sensitive to the topography. These notes are consistent with the county requirements as well as our desire for the new project to be scale up gradually from our residential area. Slide 9 addresses the importance of steps in the façade of the new building. We are fine with the content of these slides.

Slide #10 below presents several concerns for our HOA as there are some uncoordinate issue between the graphic images below.

March 3rd LRPC Follow-up

Building Height & Topography

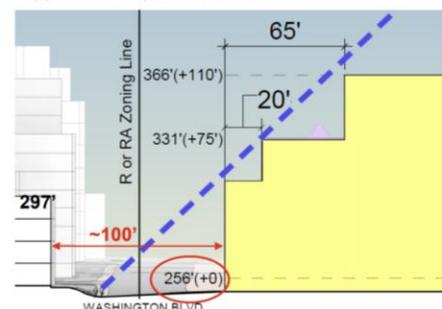
- Building Height
 - Zoning Ordinance § 3.1.6
 - Vertical distance is measured from a calculated **average elevation** of the existing or officially approved grade of the site at the perimeter of the site.
 - Average Site Elevation (ASE) = 256'
- Washington Blvd. Topography
 - Elevation falls approx. 22 feet from Clarendon Circle to N. Kirkwood Rd.



Sector Plan Heights Map



Applicant Proposed Section



Building Height & Topography: The notation of an ASE of 256' is a problem for us as its basis is disconnected to the relationship of the Bromptons. As it is noted on the plan 256' is 4 feet higher than the highest grade at the residence of our townhomes. Each townhouse steps down in elevation from the highest grade down to the corner of Washington Boulevard and Kirkwood. The **Average Site Elevation (ASE)** plan actually penalizes the Bromptons by using the standard method of establishing the elevation datum of 256 as it is 12 feet higher than corner elevation at Washington Boulevard and Kirkwood. The average elevation of the



Bromptons at Clarendon

Condominium Association

frontage at the Bromptons is roughly 244 to 245 foot elevation. About 12 feet lower than the ASE at St. Charles. As the townhouses step up from the corner, the Bromptons would expect the new building on the St. Charles site would step up from the corner too. This is not to say the measurement of building height would be 55 feet with the additional 12 feet applied to the height as shown in the **Applicant Proposed Section** above. The Bromptons is being penalized by the methodology used to derive the ASE.

In regards to the **Sector Plan Heights Map**, it is not coordinated with the **Applicant Proposed Section or previous slide #5 Proposed Heights massing model**. It should be illustrating how the building steps up from the corner.

The use of ASE is to define a reasonable base line datum elevation for measuring building height in an effort to provide more floors in a building depending on zone height strictions. Some times this method actually reduces the number of floors in a new building as the maximum height of a building may already be prescribed by the authority having jurisdiction. Every site is different and the results can vary. For example, the section relationship of residential to commercial is nowhere near the same as on 10th Street as illustrated with the presentation. The steep rise from the corner of Washington & Kirkwood has to be considered differently to be in compliance with county requirements for transitions between resident and commercial properties.

The area west or left of the ASE line shown on the topographic map above represents 12 feet in elevation change from the corner of Washington and Kirkwood, while the east end has only 10 feet in elevation change. The standard method used to establish an ASE works well for sites with gradual elevation changes both up and down. However for the St. Charles site, it does not make sense the ground floor of the building at the corner of Washington Blvd and Kirkwood is not going to be 12 feet (1 floor of an office building in height) above the existing grade or at same elevation as the existing parking lot. This is especially true if there is a planned corner entry door into the building. The building height at the corner should not be falsely increased and should be measured from grade at the corner at near elevation 245.

Based on the **Applicant Proposed Section** in **yellow** above of the proposed building, there is the total building height of 110 feet, the first step down which we assume to be 75 feet (please note there is not a dashed line defining the 75 foot mark) and finally another step down that has yet to be defined properly. It was stated in the meeting by the presenters that height is to be 55 feet. When the 12 feet of grade difference is added it allows a building that is 77 feet tall.

The St Charles project is a mixed use development. It is not one big office building or residential building. There is a church being planned at the east end and residential/commercial at the west. Why would the ASE be applied to the entire site when the majority of the site west is a completely different use. It is unfair to use the length of the block as it does not represent the typical block frontage for Clarendon of around 250 to 330 feet. The elevation change is in one direction up from the west representing 22 feet of height. Again, we feel the Bromptons are being penalized by the use of the ASE system as we look to the county to ensure a gentle transition up from the residential neighborhood across the street.

Slide #12 is a great example of building frontages and occupancies of neighboring buildings. It is interesting to note that the image shows a building frontage of 550 feet while the calculations for ASE was based on 755 feet. Given the building use on the east is very different from the use on the west why apply 755 feet in plan to derive an ASE of 256 for the total project? See next page:



Bromptons at Clarendon

Condominium Association

March 3rd LRPC Follow-up



Slide 12 is a perfect example of how unfair the ASE method is for this site. The site west of St. Charles represents 620 feet of block frontage comprised of multiple buildings. Each building, when designed, used the ASE method to set the average building height. Each designer established their average elevation based on building frontage of a building at least 300 feet long.

The issue is the site frontage is 755 feet in length with an elevation change range of 22 feet, the average being 11 feet. It should be noted the development site is shown as 550 feet. The frontage in plan is not typical to Clarendon. It should be noted the tip end of the eastern part of the site is a park/pedestrian circulation area that is not part of the actual building development. It measures at least 200 feet of site frontage that should not be included in the ASE calculation.

If we compare the St. Charles site to the 10th Street site, 10th street slopes gradually up and down respectively along the the frontages of 420, 335 and 325 foot. The average elevation change at each of these frontages has to be in the range of 2 to 4 feet in lieu of 12 feet as applied to the St. Charles site.

Slide 20 is a great illustration of a reasonable transition from residential neighborhoods to high density residential/commercial building. The RED TOP Cab site, like the soon to be complete building to the east, establish 55 foot building height. It should be noted the 13th street grade change is gradual up and down setting the ASE at lower elevation than what is being shown for St. Charles site. Like the frontage on 10th street the average elevation might be in the 2 to 4 foot range. Since this project is by the same developer as the Earl project one block east, the Bromptons would appreciate the same thoughtfulness applied to the St. Charles project.



Bromptons at Clarendon

Condominium Association



Clarendon West

P

In summary, thank you very much for keeping the community involved in the process as well as listening to our issues. We realize you are coordinating with several entities in compiling these documents for presentation and at times the latest has not be fully coordinated as new information is passed to all parties. We were pleased to hear the building height at the corner of Kirkwood and Washington would be 55 feet as stated during the presentation. The Brompton would like to see this better memorialized in future presentations. What we are not pleased about is the ASE measurement being applied over a frontage of 755 feet with a 22 feet change in grade given the different uses and the potential introduction of 13th street transecting the site. Like the site shown above of Clarendon West (Red Top Cab) **Slide 20**, this new building shares a city block with other existing buildings. Their average building height on 13th street provides for a reasonable transition from residential neighborhoods. The Bromptons HOA feels it is reasonable to request the same consideration.

Sincerely,

Morgan Rhys Williams

Bromptons at Clarendon President

CC: Brompton's @ Clarendon Board Members



Bromptons at Clarendon

Condominium Association
