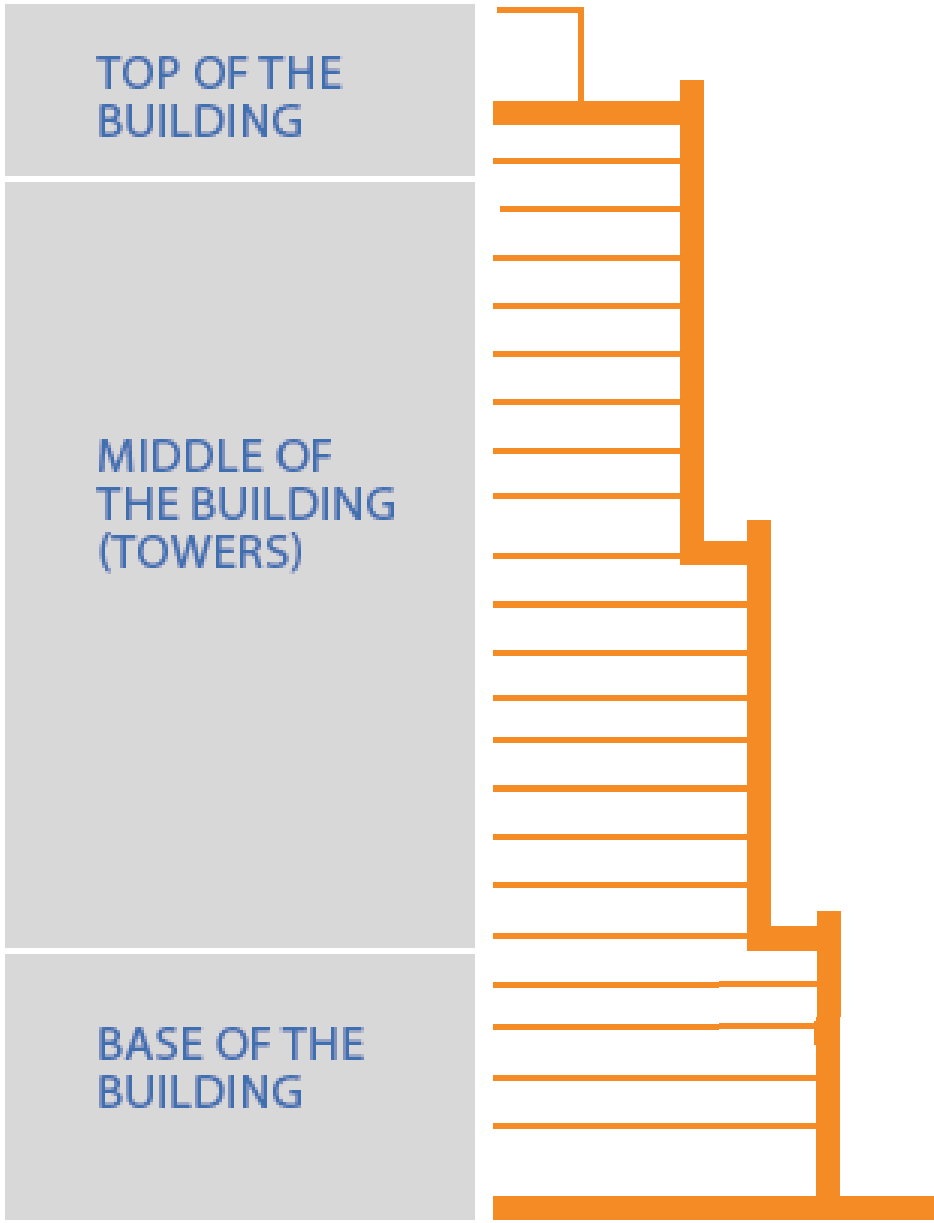
Realizing Rosslyn:

a new era of opportunity



Rosslyn Process Panel Subcommittee on Building Height and Massing Meeting #4

December 2, 2014
(and continued on December 15, 2014)

AGENDA

1. **Welcome/Meeting Overview** — 10 min.

2. **Proposed height and form approach** — 45 min.
   - Approaches and qualities incorporated from previous scenarios
   - Structuring the approach
   - Discussion

3. **Building form management framework** — 90 min
   - Framework measures
   - Discussion

4. **Next steps** — 5 min.

1. Meeting overview

- Framing of tonight's presentation
- Key messages from 10/22 meeting input

Subcommittee work plan

Building Heights and Massing Subcommittee Approach and General Work Plan

- Confirm assumptions, goals, and performance criteria
- Determine 3 alternative scenarios to explore for analysis
- Model 3 scenarios for review, discussion
- Continue review of 3 scenarios, with expanded analysis
- Seek input to narrow 3 scenarios down to 1 (or towards a hybrid)
- Present 1 preferred scenario for review, discussion (and refinement)
- Draft design guidelines, regulatory strategies

Meeting 1

Meeting 2

Meeting 3

Meeting 4

Introduction

- Presentation to focus on:
  - Proposed form/massing model based on composite of previous scenarios
  - Initial working draft concepts for a potential regulatory framework for future building height and massing in the RCRD

- Does NOT reflect formal recommendations at this time, but rather emerging concepts, strategies;

- Looking for early input before continued project team vetting and refinement

- Input from will help shape the proposed building height and massing recommendations in the first draft of the Sector Plan Update

10/22 summary input on scenarios

- Establishing more specific standards and guidelines than exist today could make a greater contribution to improving Rosslyn's overall future physical form

- At same time, need to understand and address relationship between density, height, economics of redevelopment, and community benefit expectations

- Several subcommittee members identified multiple advantages associated with Scenario C;

- A few other subcommittee members believed reduced density levels on certain sites in Scenario C could be problematic (stall redevelopment, Scenarios B or A preferred)

Discussion questions (preview)

- **Does the proposed building form & height approach** successfully balance these general categories of goals?
  - Providing each property owner feasible, desirable options
  - Maximizing the collective value of development in the RCRD
  - Maximizing benefits to, and minimizing any negative impacts on, neighborhoods and parklands
- **Are there ways this balance could be further improved?**
- **Does the proposed building form & height regulation approach** achieve these goals?
  - Provide development standards that are clear
  - Appropriately apply zoning requirements
  - Appropriately applying design guidelines

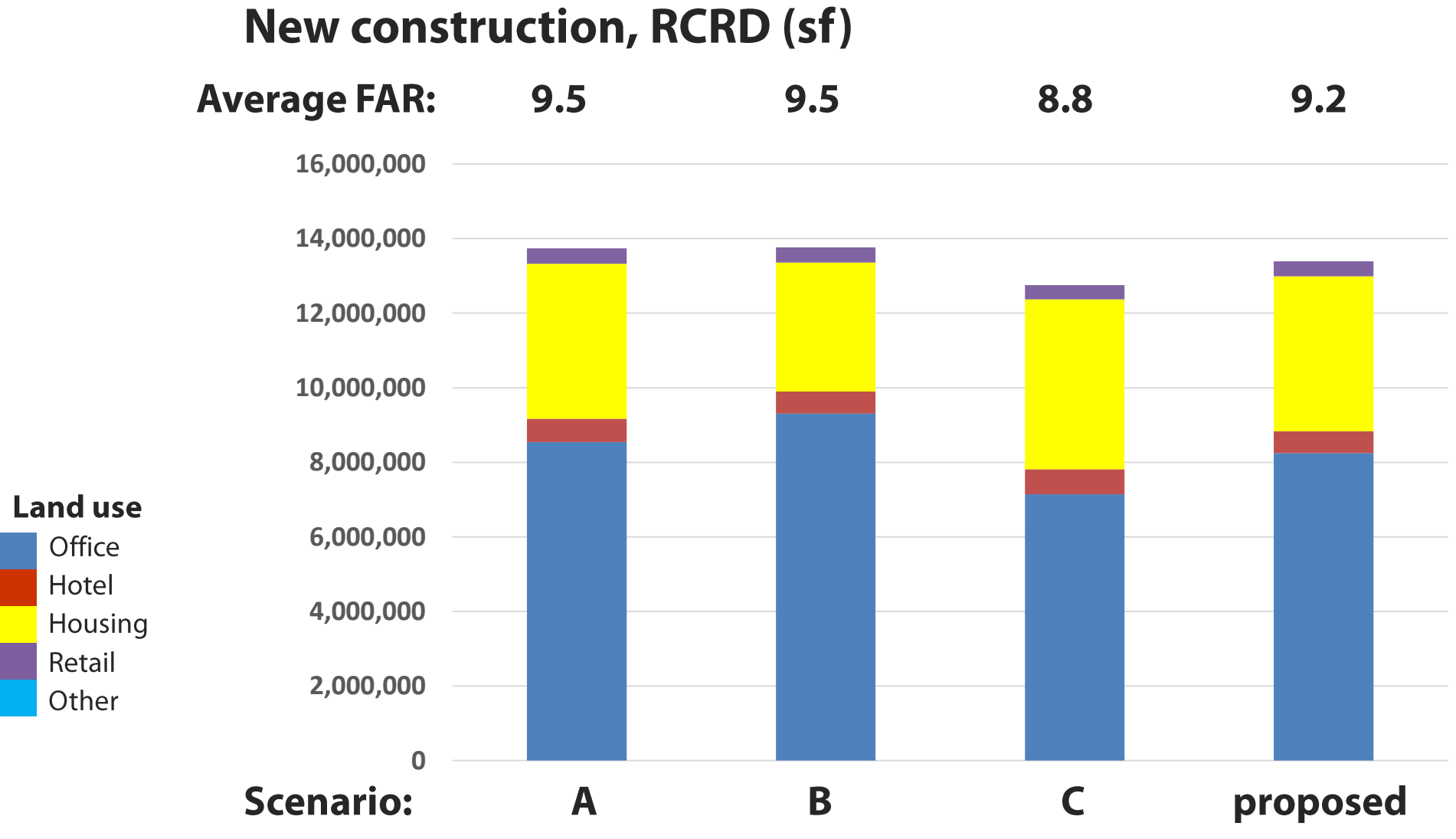
2. Proposed height and form approach

- Approaches and qualities from previous scenarios
- Discussion

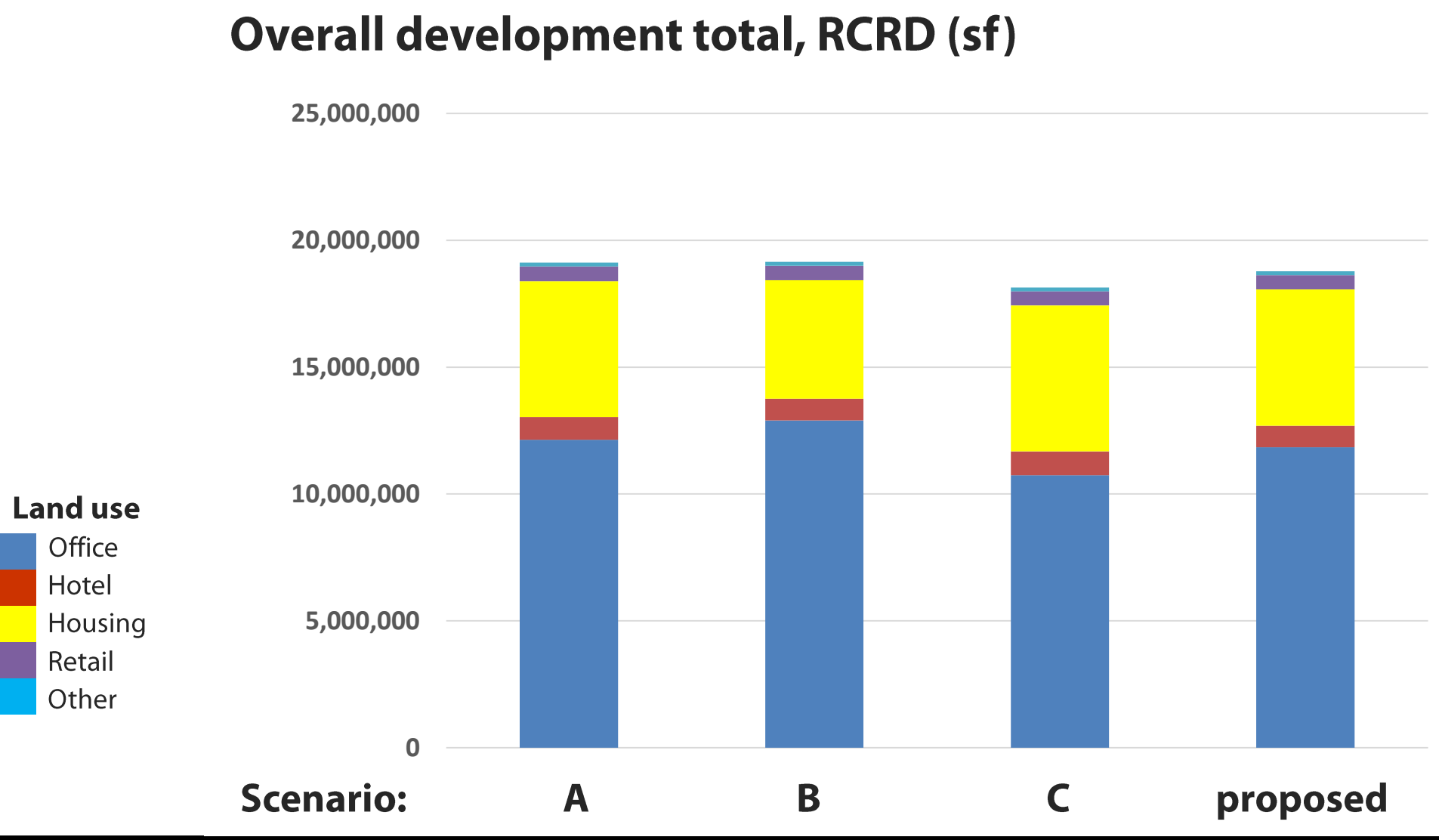
Goal: incorporate the qualities of Scenario C…

Criteria	Scenario A	Scenario B	Scenario C
Ground level view corridors	=	=	=
Observation deck priority views	−	=	+
Good views from all buildings	=	=	+
Good daylight access to buildings	=	=	+
Sensitive edge transitions (neighborhood, park, river)	−	=	=
Sun/shade opportunities	=	=	=
Varied building heights / skyline	−	=	+
Great open space and additional circulation opportunities	=	=	=
Marketable sites, multiple-use options	=	=	=
Land use mix	=	=	=
Composite	−	=	+

…with buildout closer to Scenarios A and B



…with buildout closer to Scenarios A and B



Scenario C – sample land use mix, FAR, heights

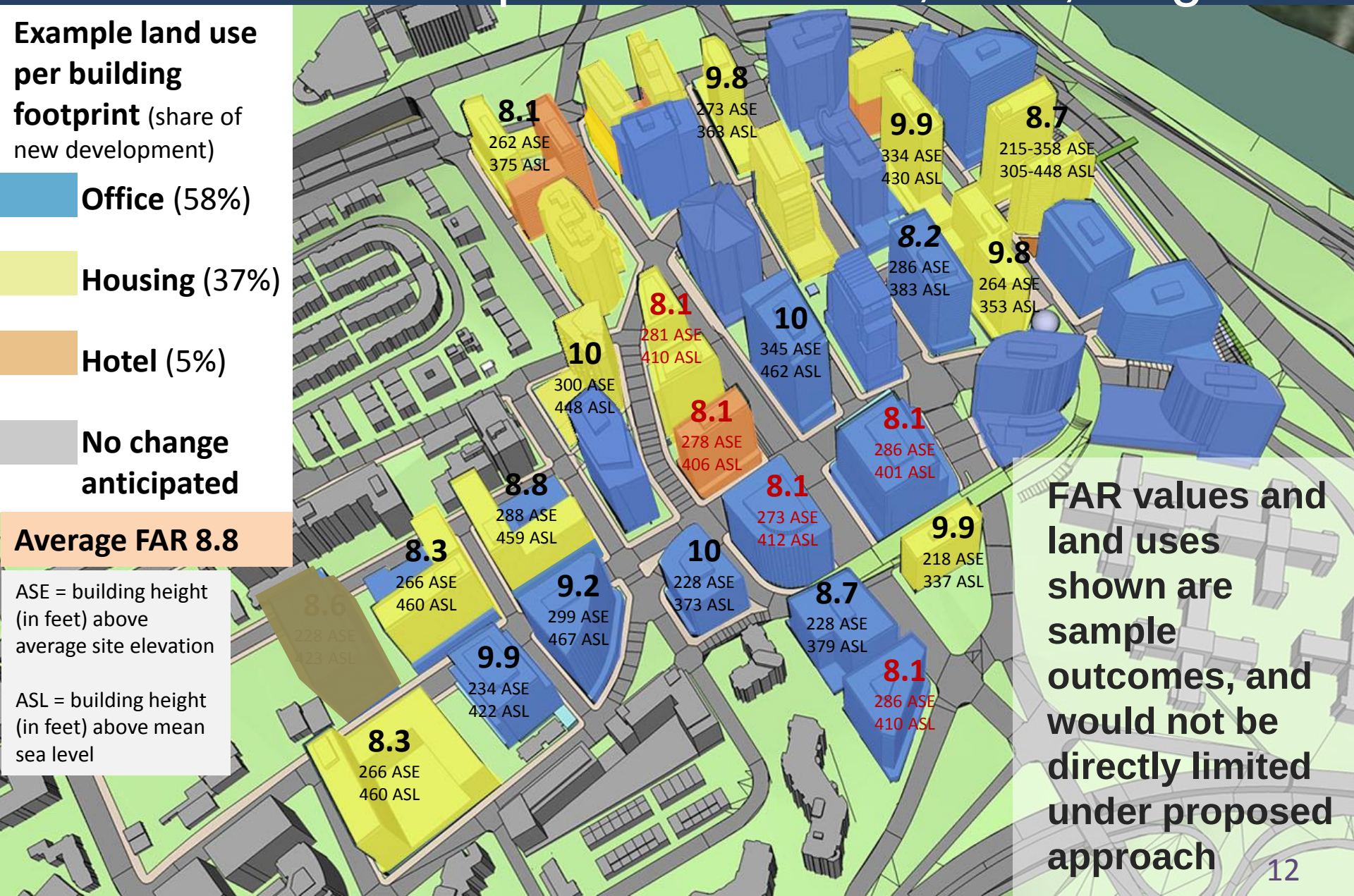
Example land use per building footprint (share of new development)

- **Office** (58%)
- **Housing** (37%)
- **Hotel** (5%)
- **No change anticipated**

Average FAR 8.8

ASE = building height (in feet) above average site elevation

ASL = building height (in feet) above mean sea level



FAR values and land uses shown are sample outcomes, and would not be directly limited under proposed approach

Proposed – sample land use mix, FAR, heights

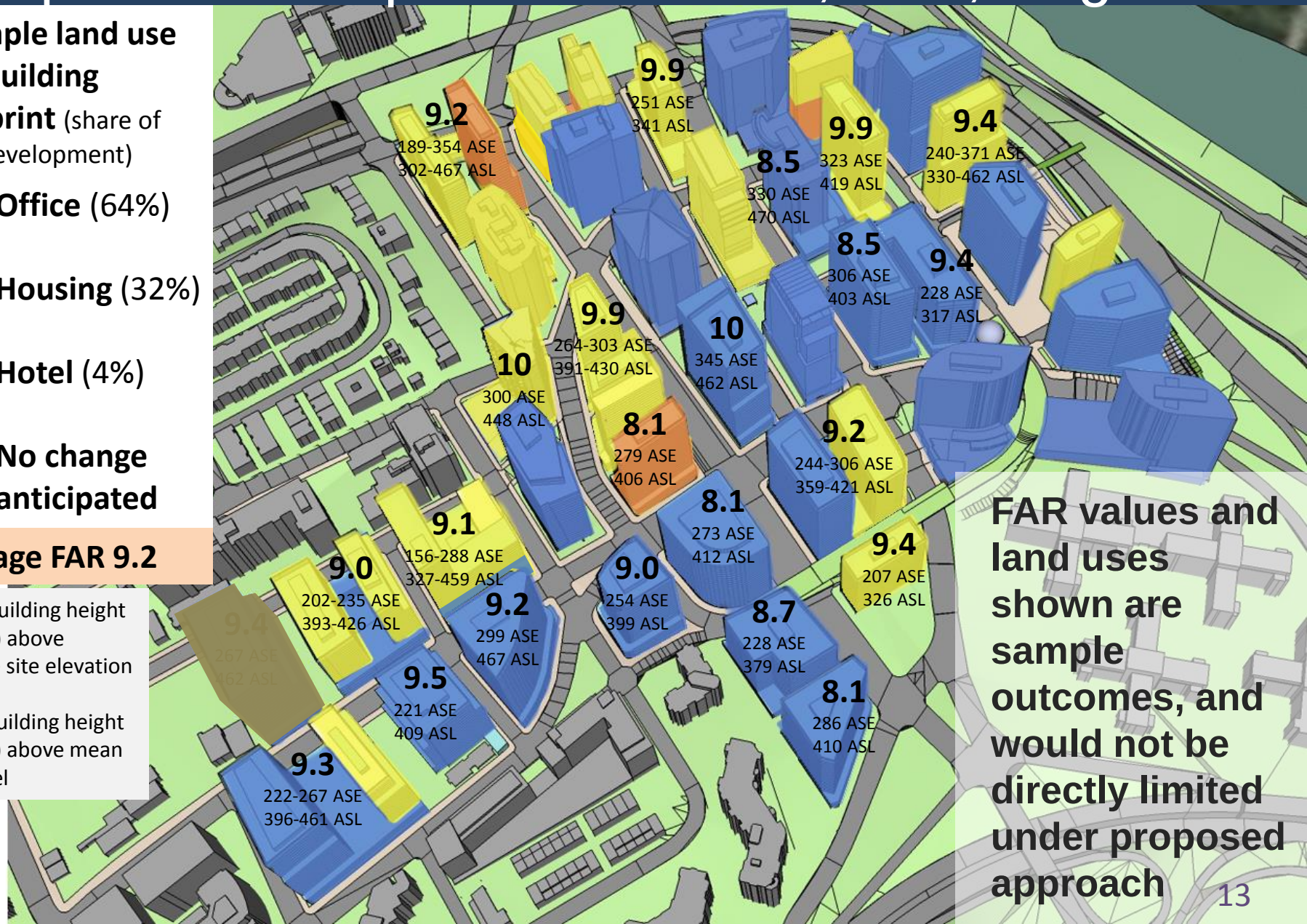
Example land use per building footprint (share of new development)

- **Office** (64%)
- **Housing** (32%)
- **Hotel** (4%)
- **No change anticipated**

Average FAR 9.2

ASE = building height (in feet) above average site elevation

ASL = building height (in feet) above mean sea level

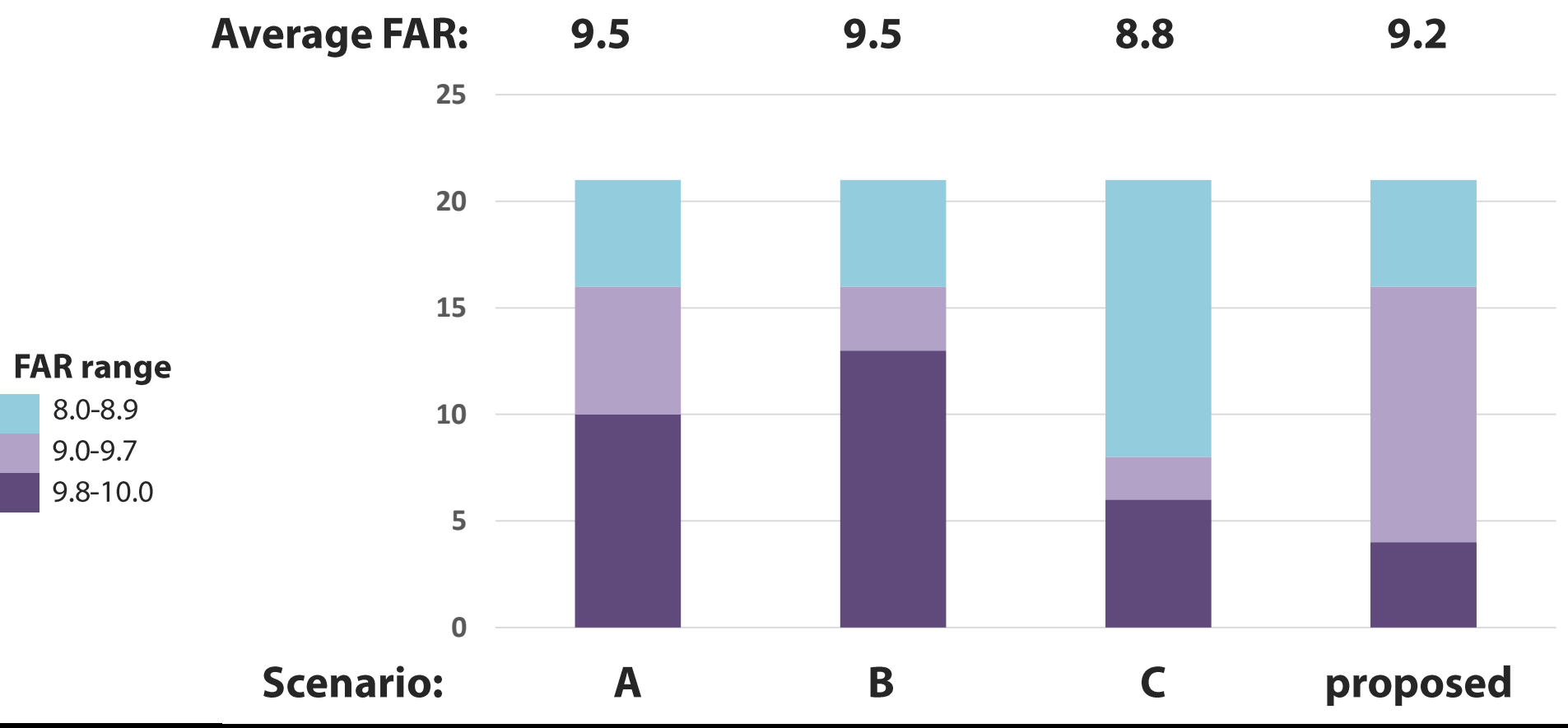


FAR values and land uses shown are sample outcomes, and would not be directly limited under proposed approach

Proposed approach does not directly limit FAR

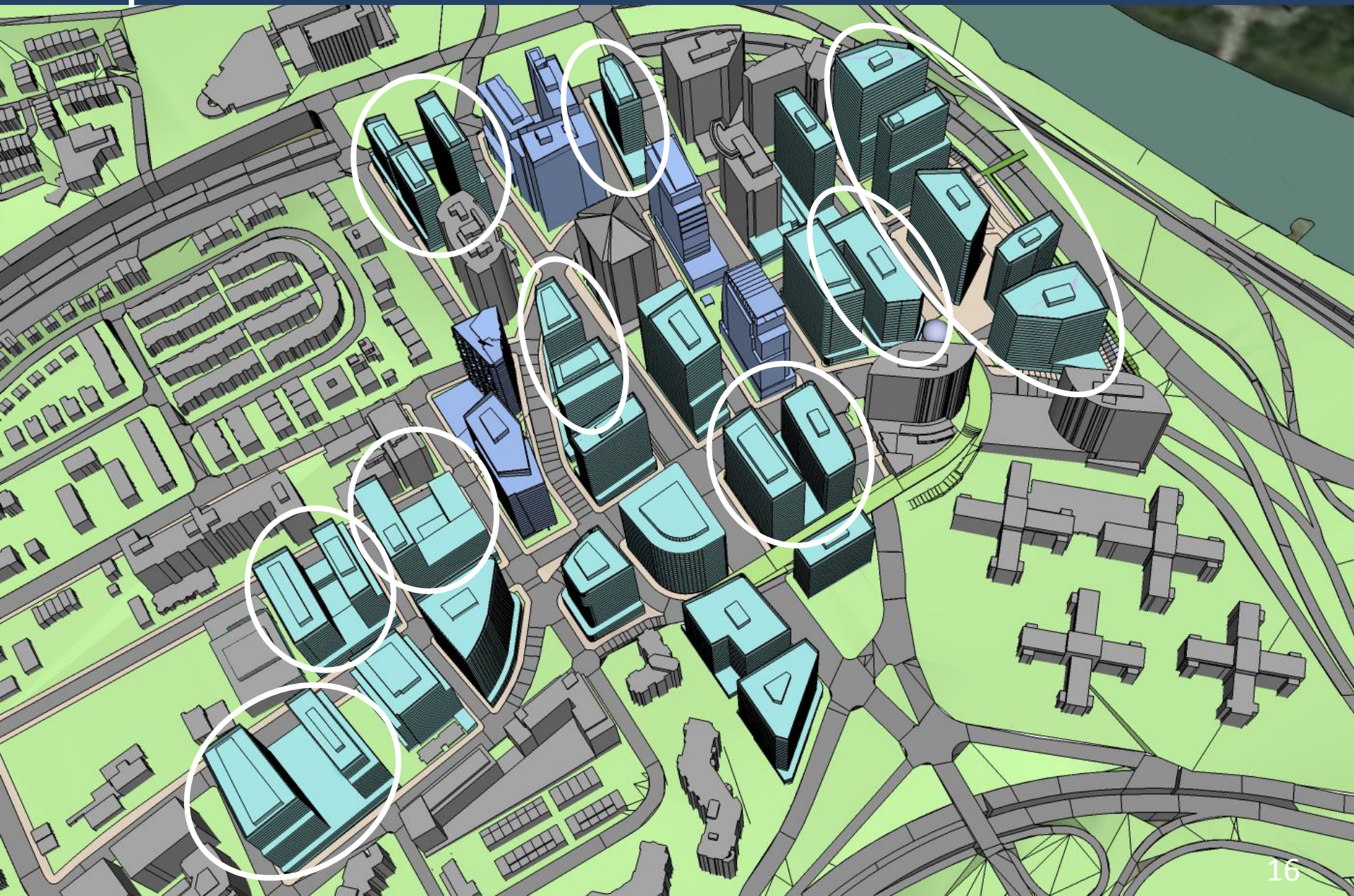
Retains potential for up to FAR 10 within height limits and design guidelines

Number of properties in FAR ranges listed

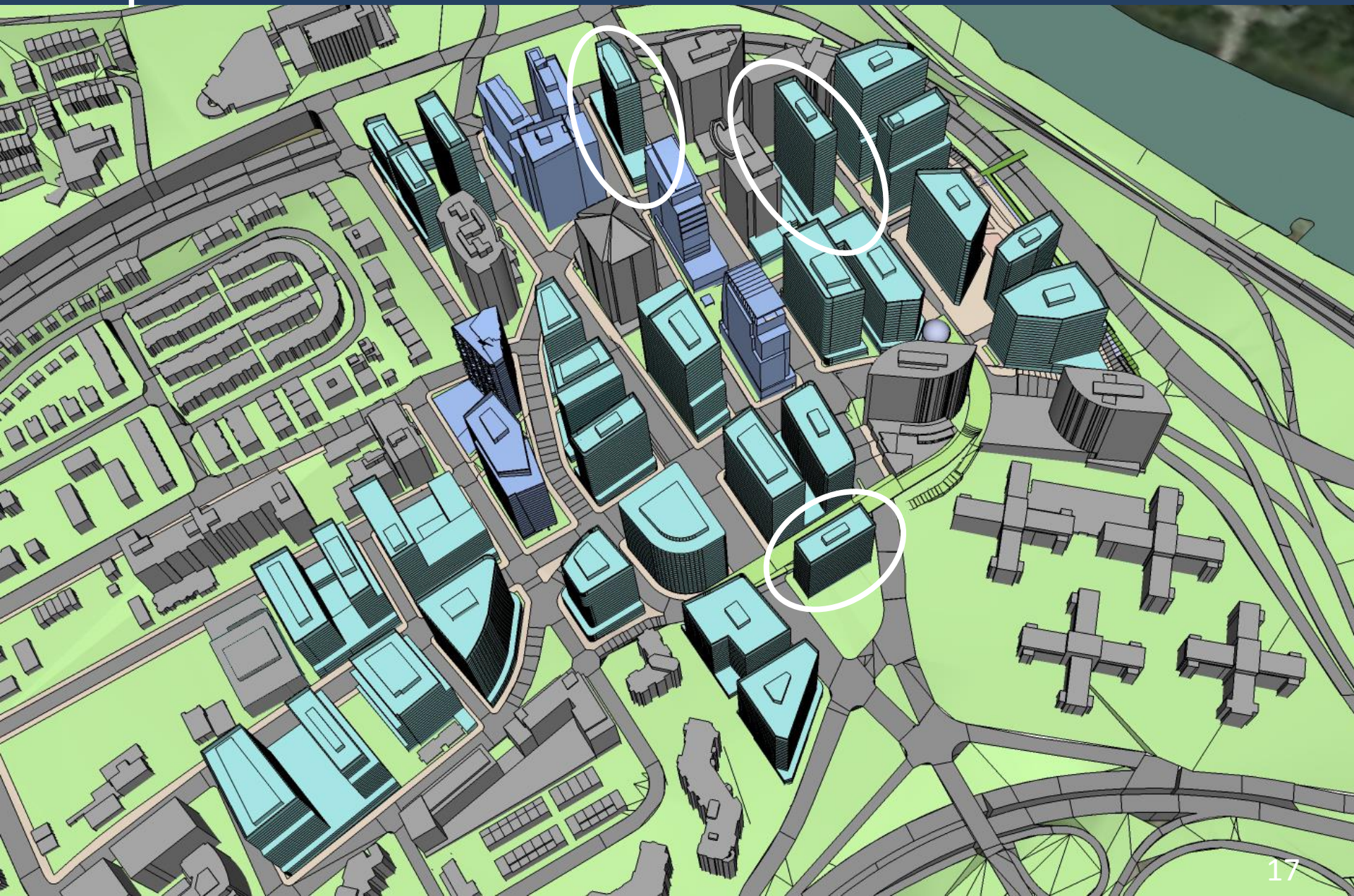


Scenario C – aerial view to northeast

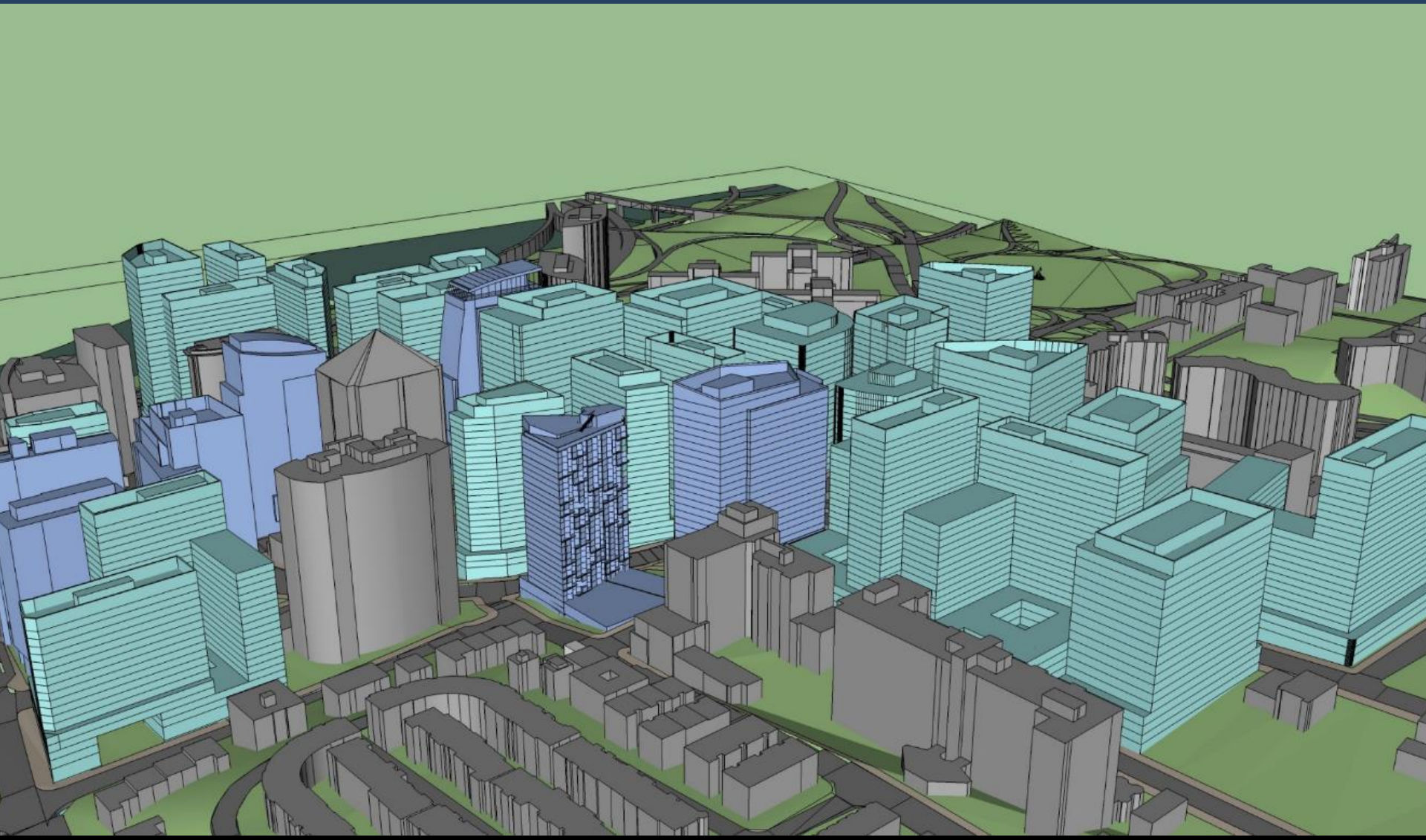
Proposed scenario – aerial view to northeast



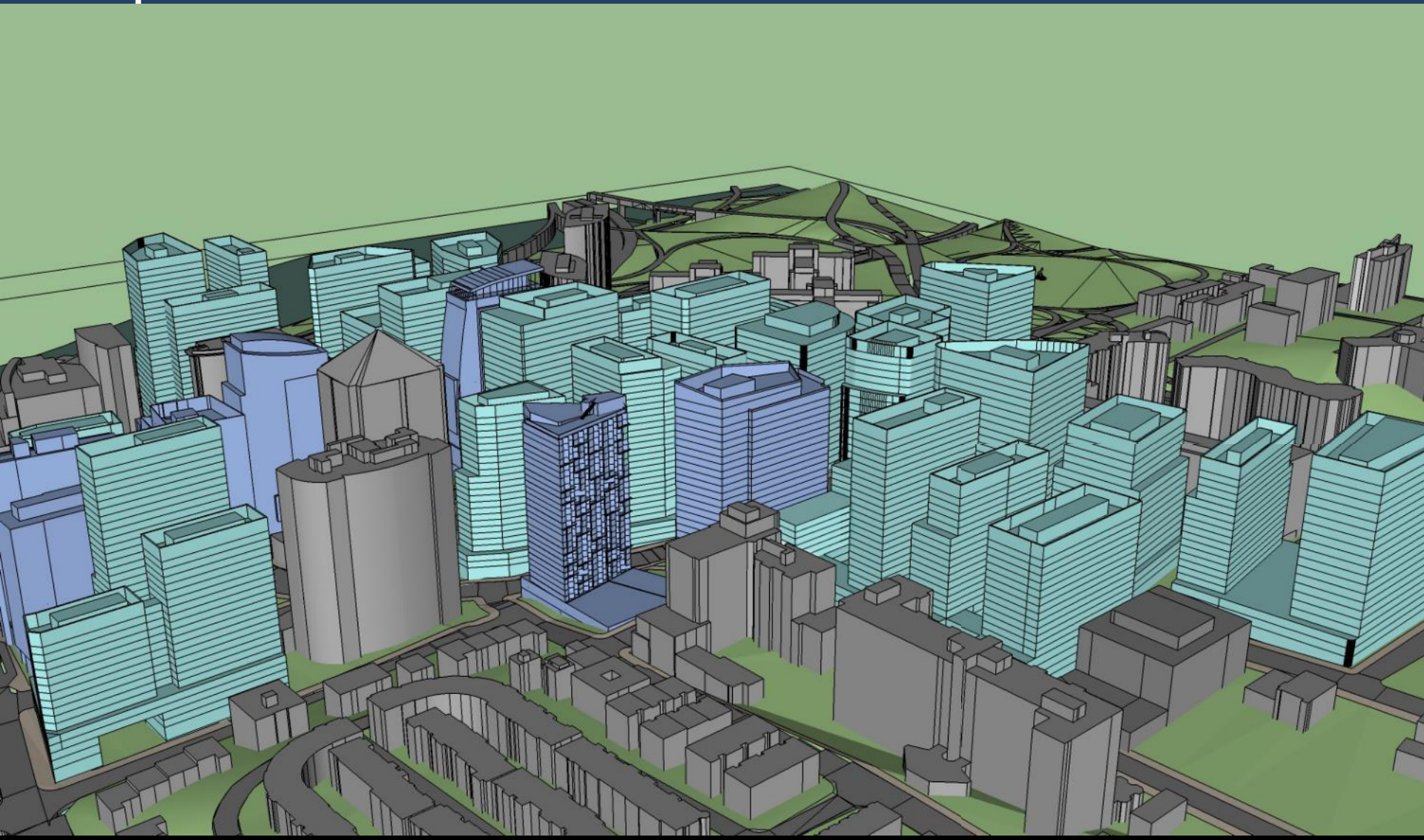
Proposed scenario – aerial view to northeast w/ TDR



Scenario C – aerial view to southeast

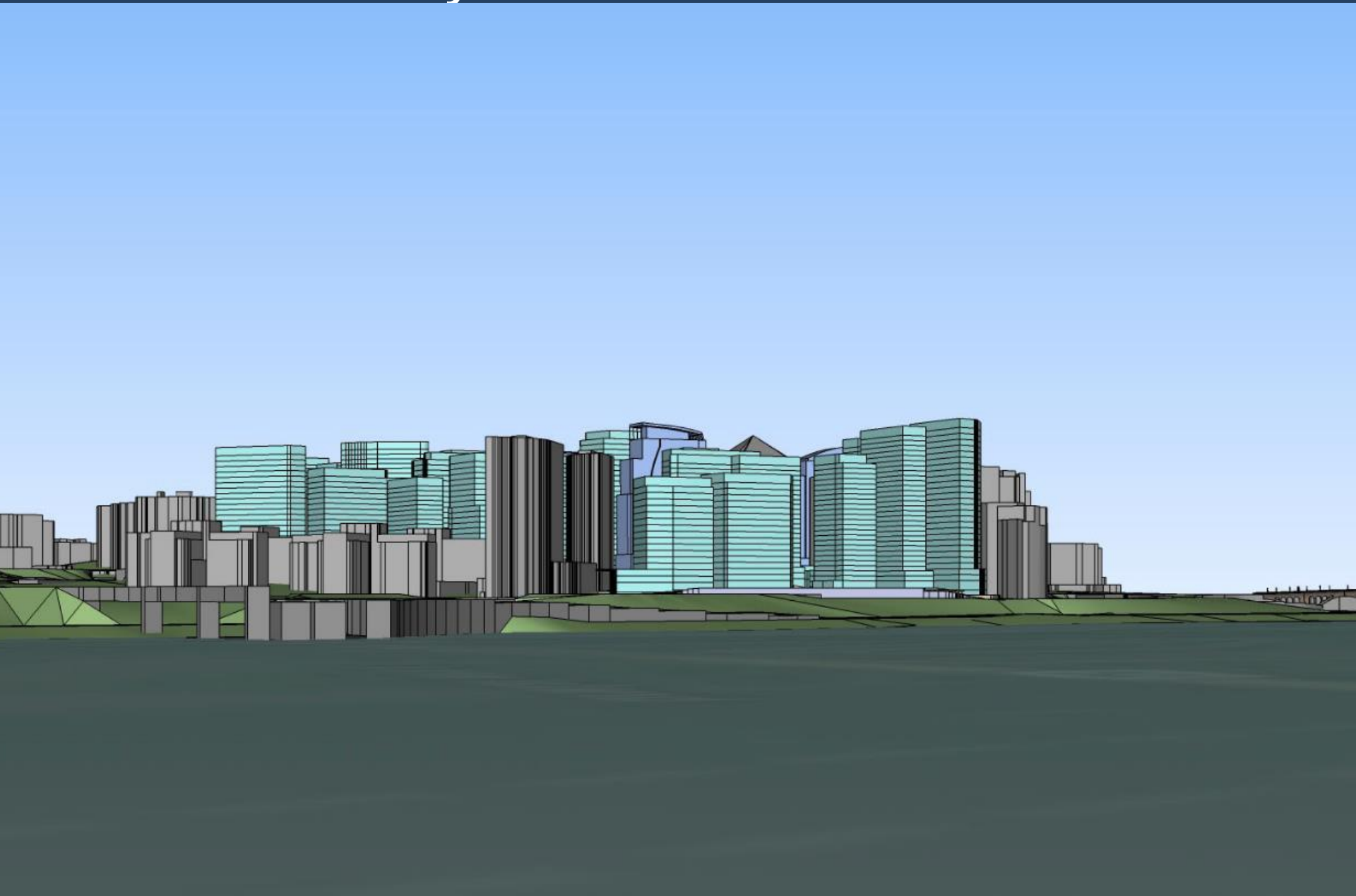


Proposed scenario – aerial view to southeast

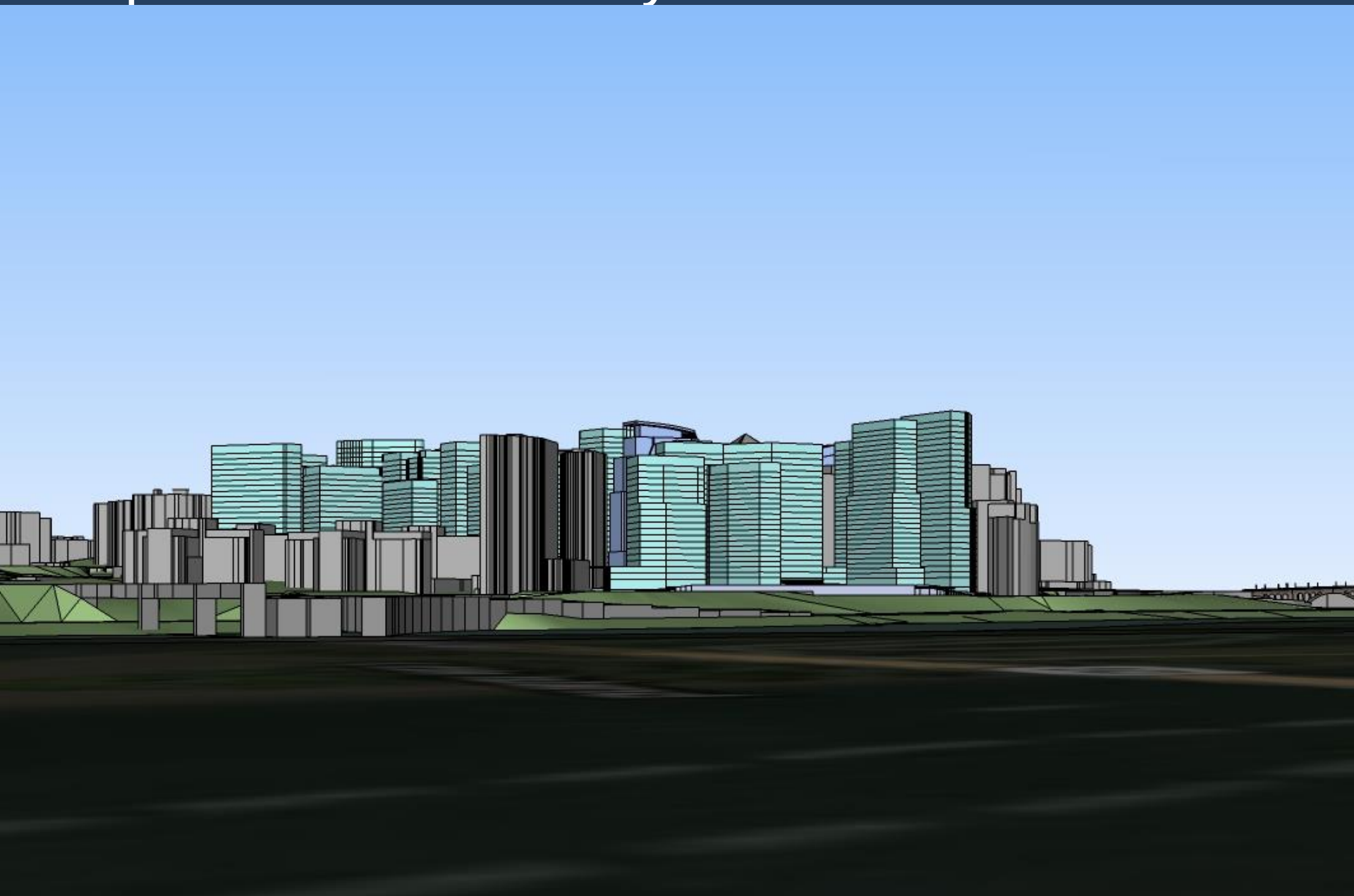


Proposed scenario – aerial view to southeast w/ TDR

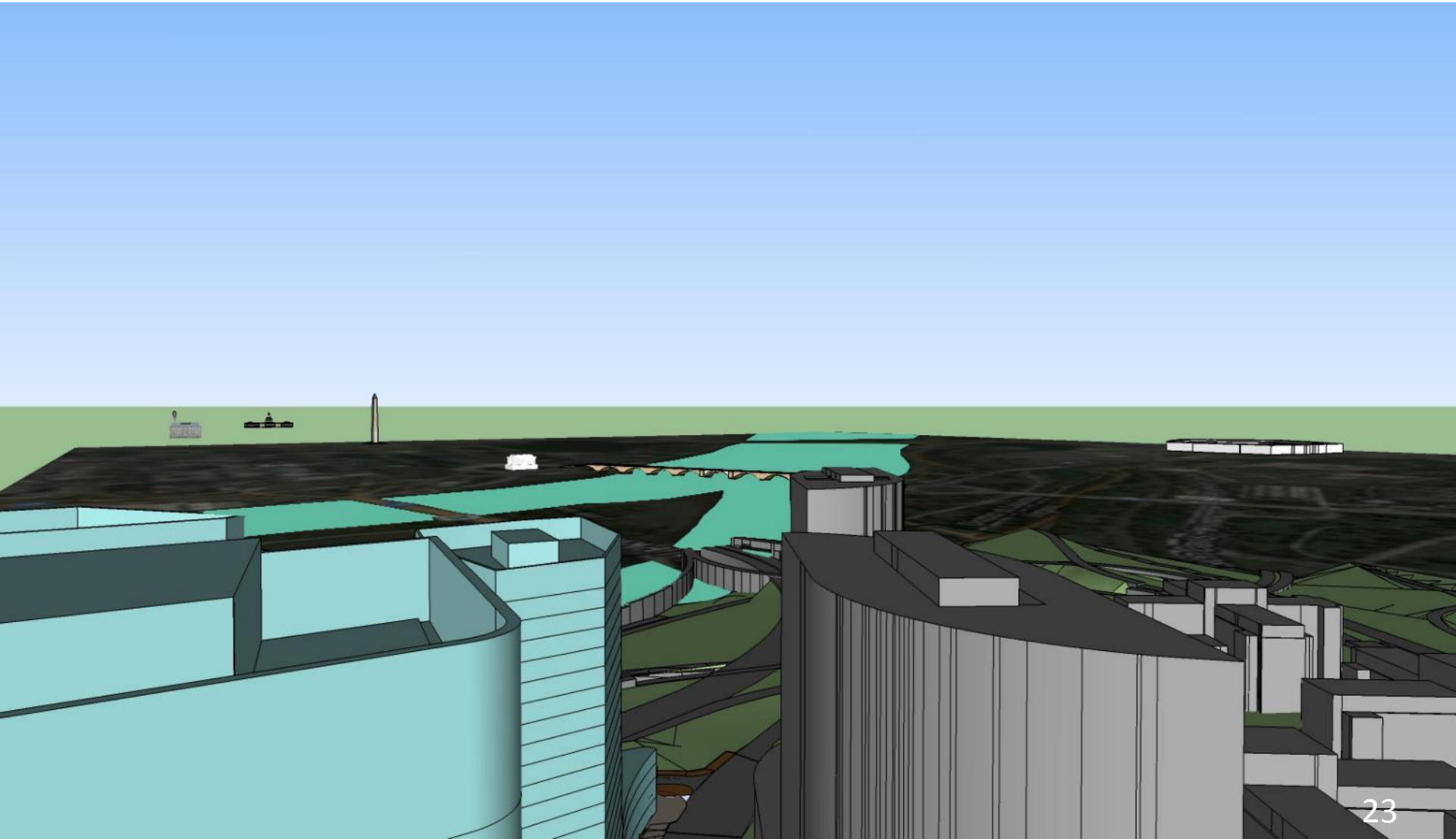
Scenario C – skyline view



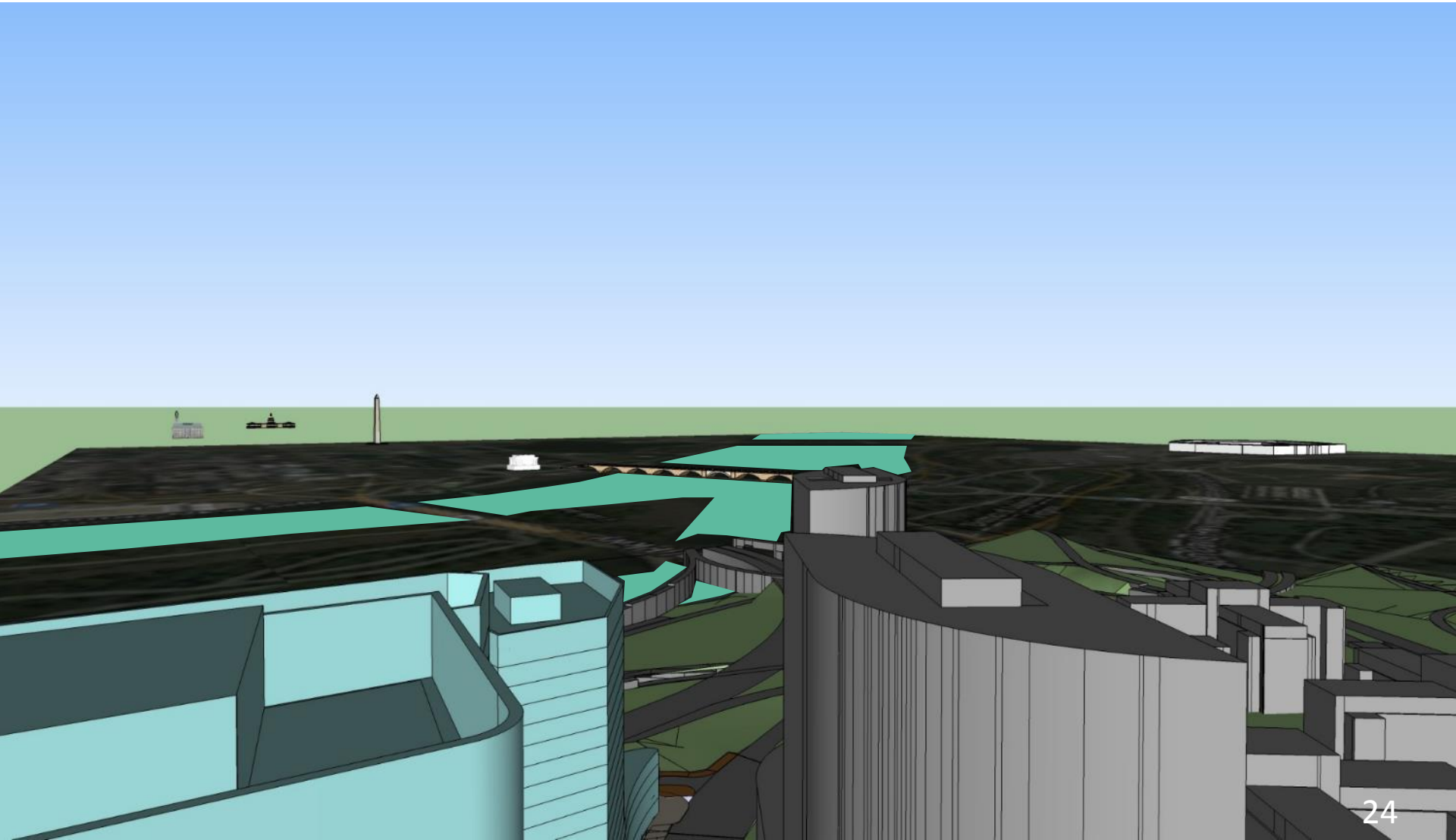
Proposed scenario – skyline view



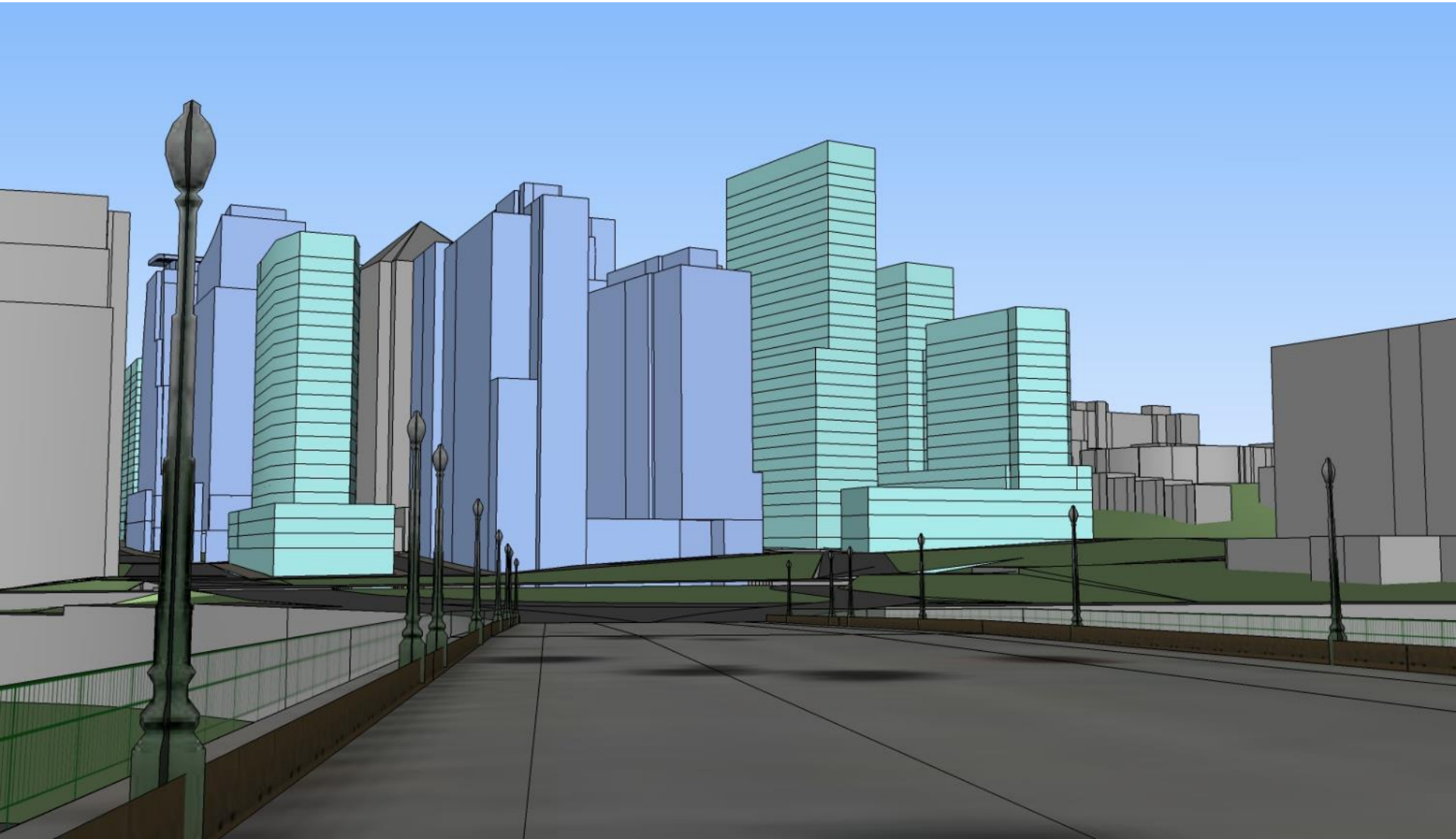
Proposed scenario – skyline view



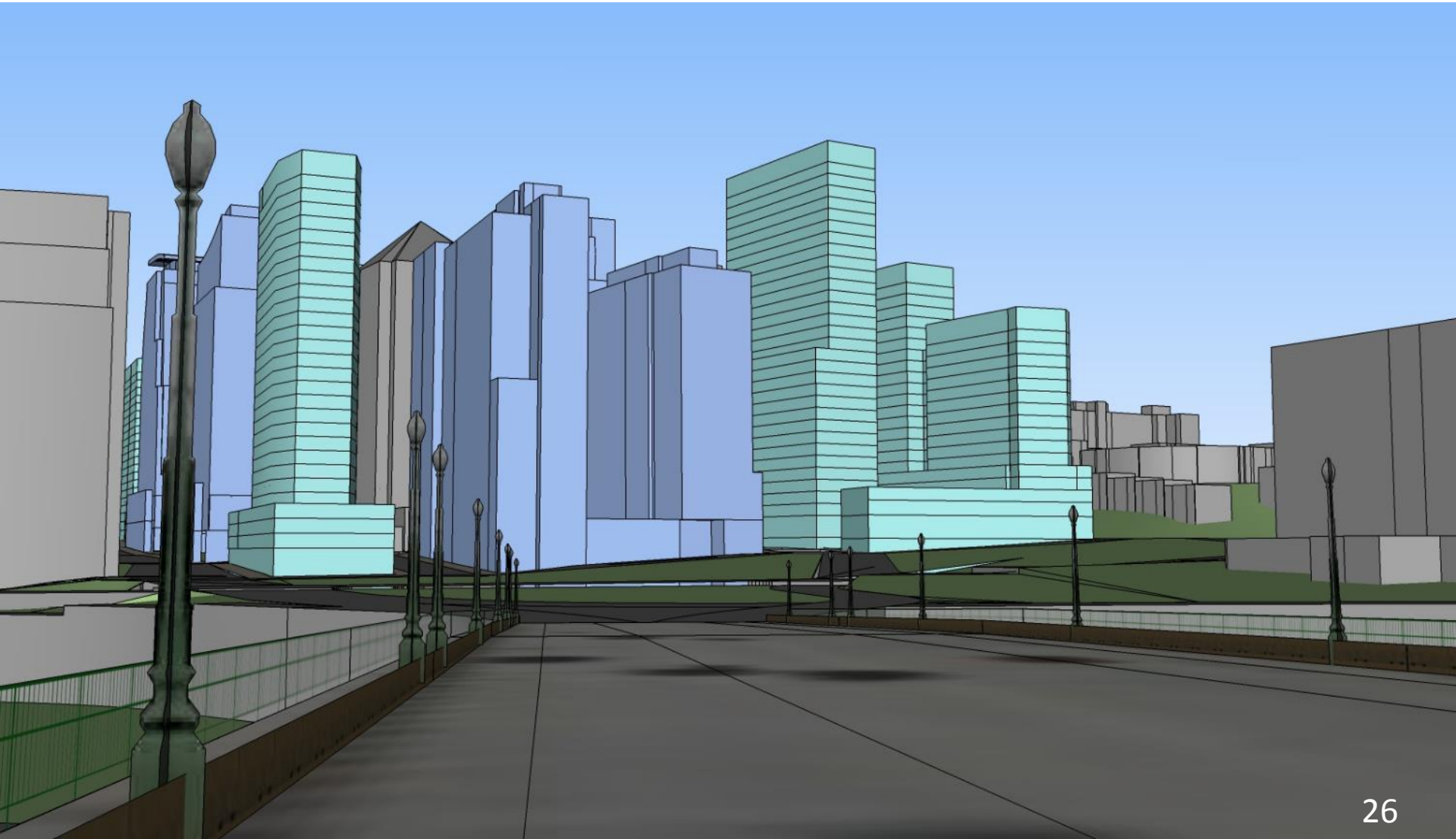
Scenario C – skyline view



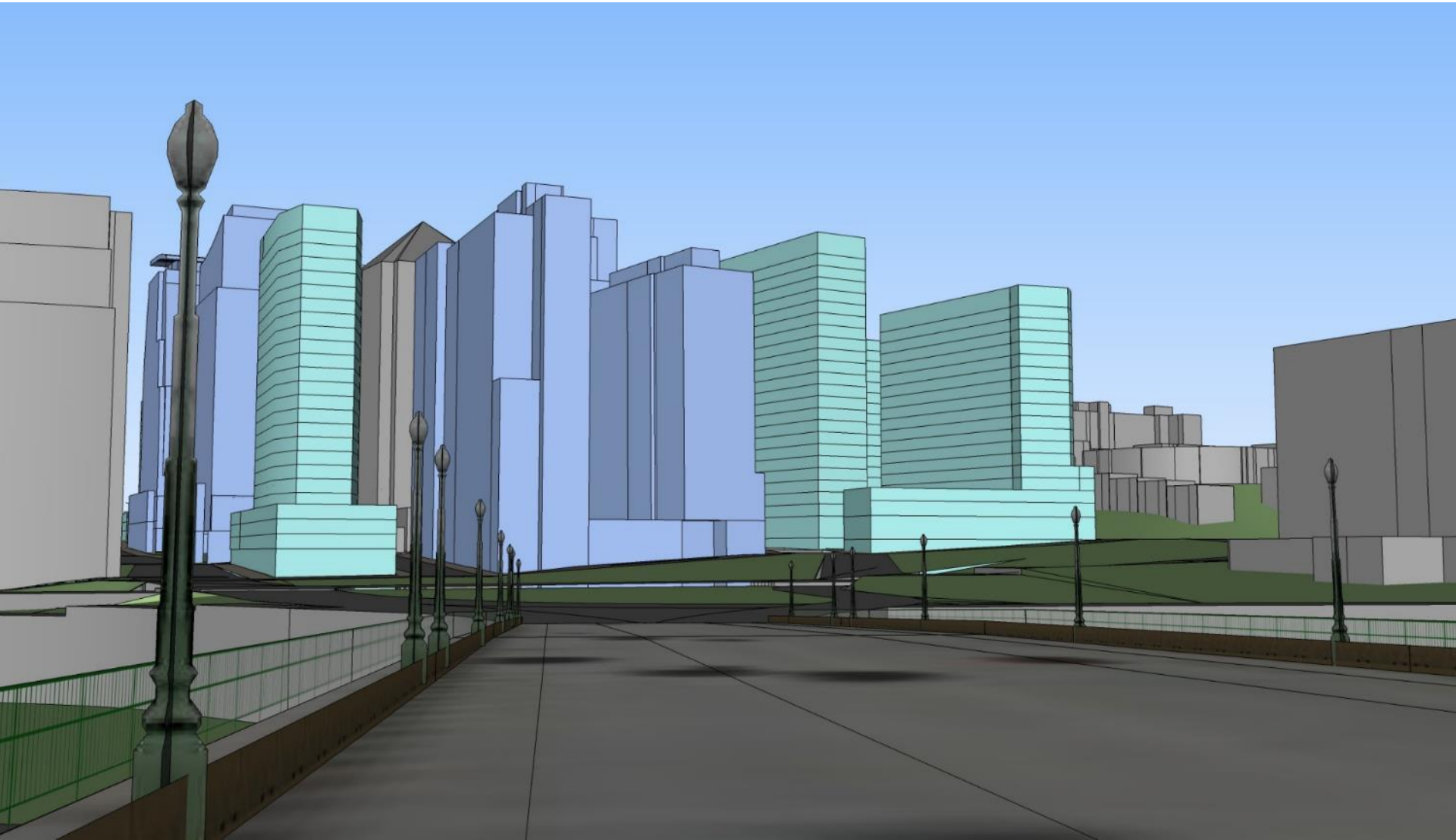
Proposed scenario – skyline view



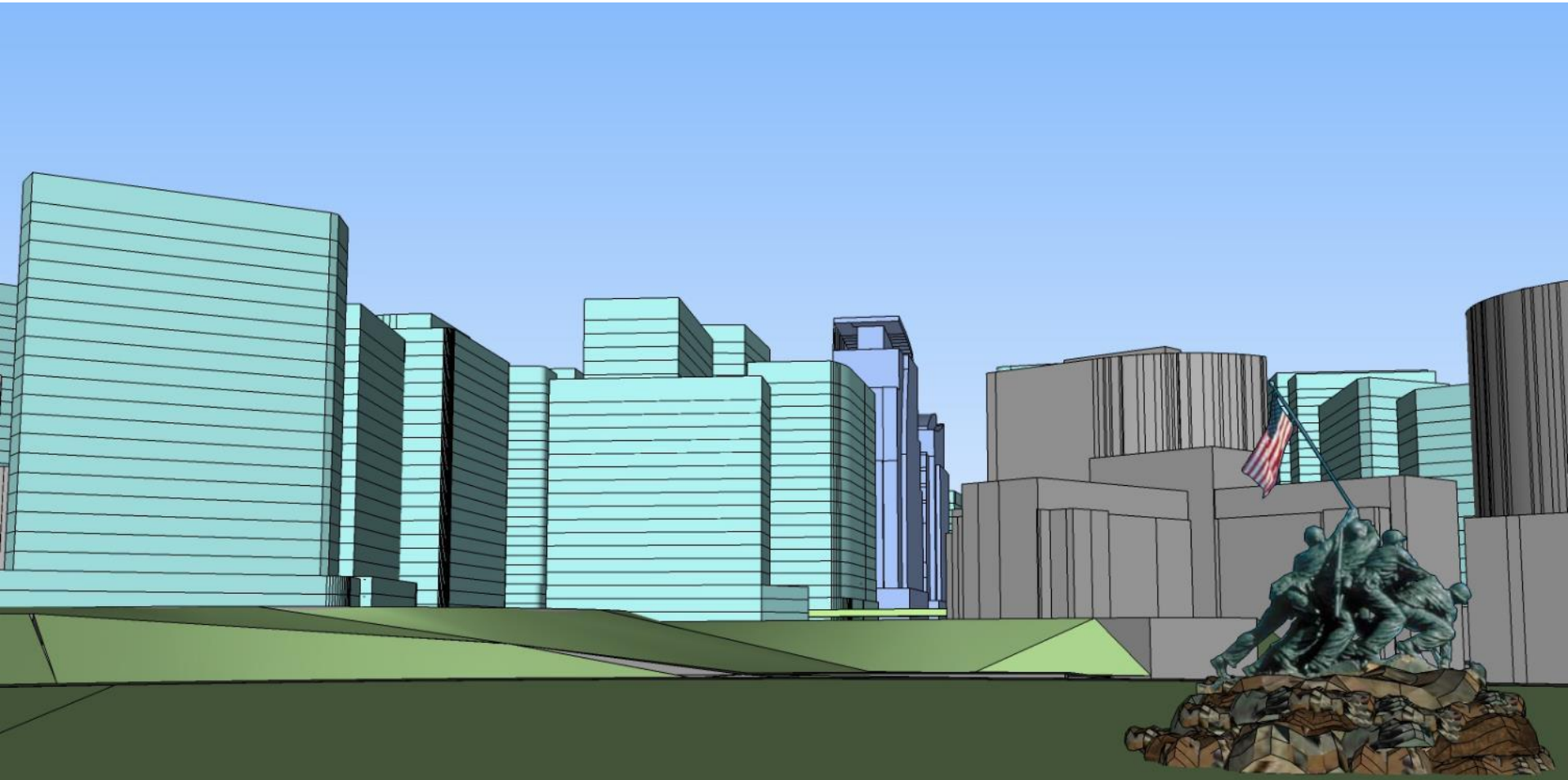
Proposed scenario – skyline view w/ TDR



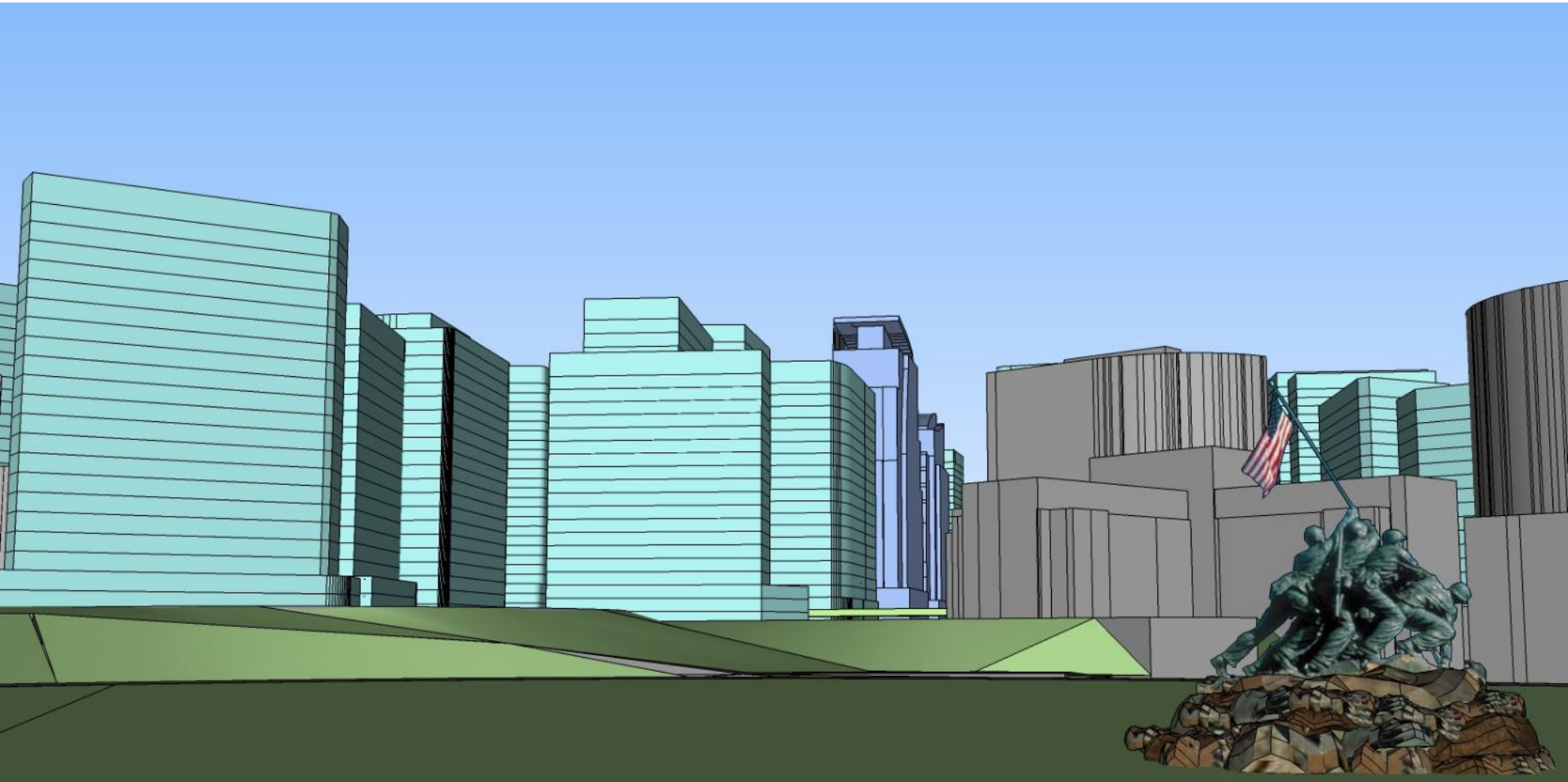
Scenario C – skyline view



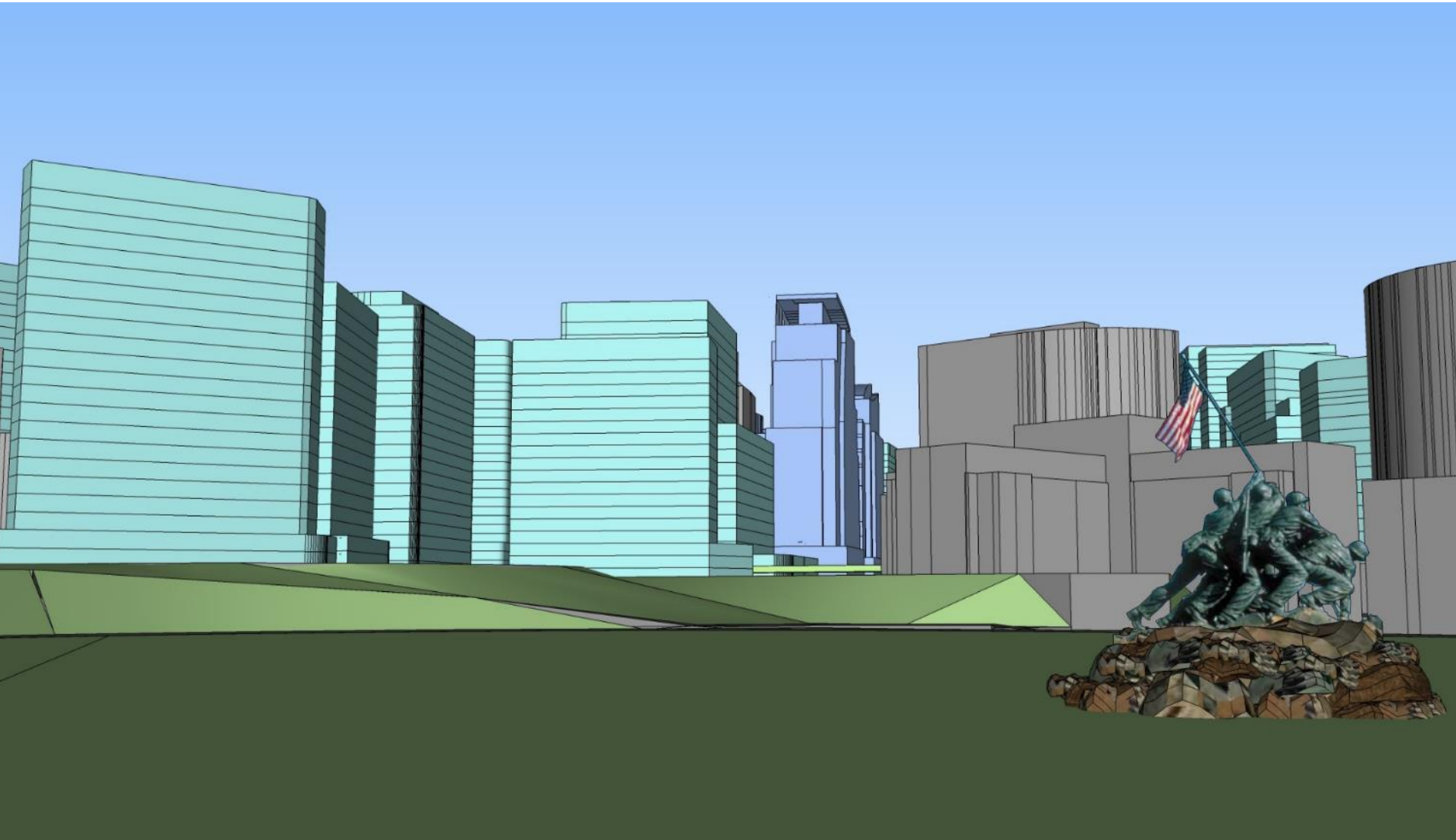
Proposed scenario – skyline view



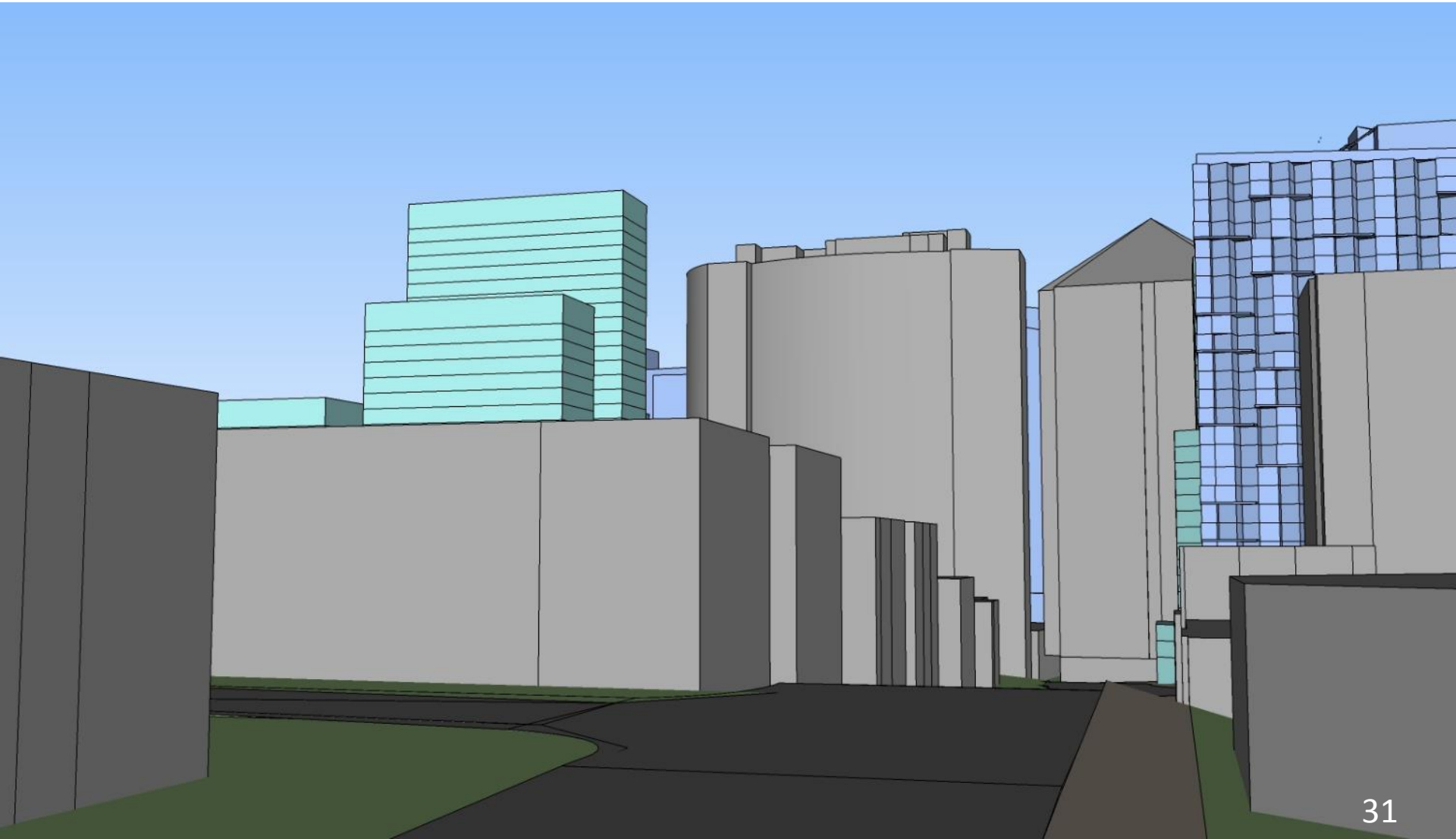
Proposed scenario – skyline view w/ TDR



Scenario C – skyline view

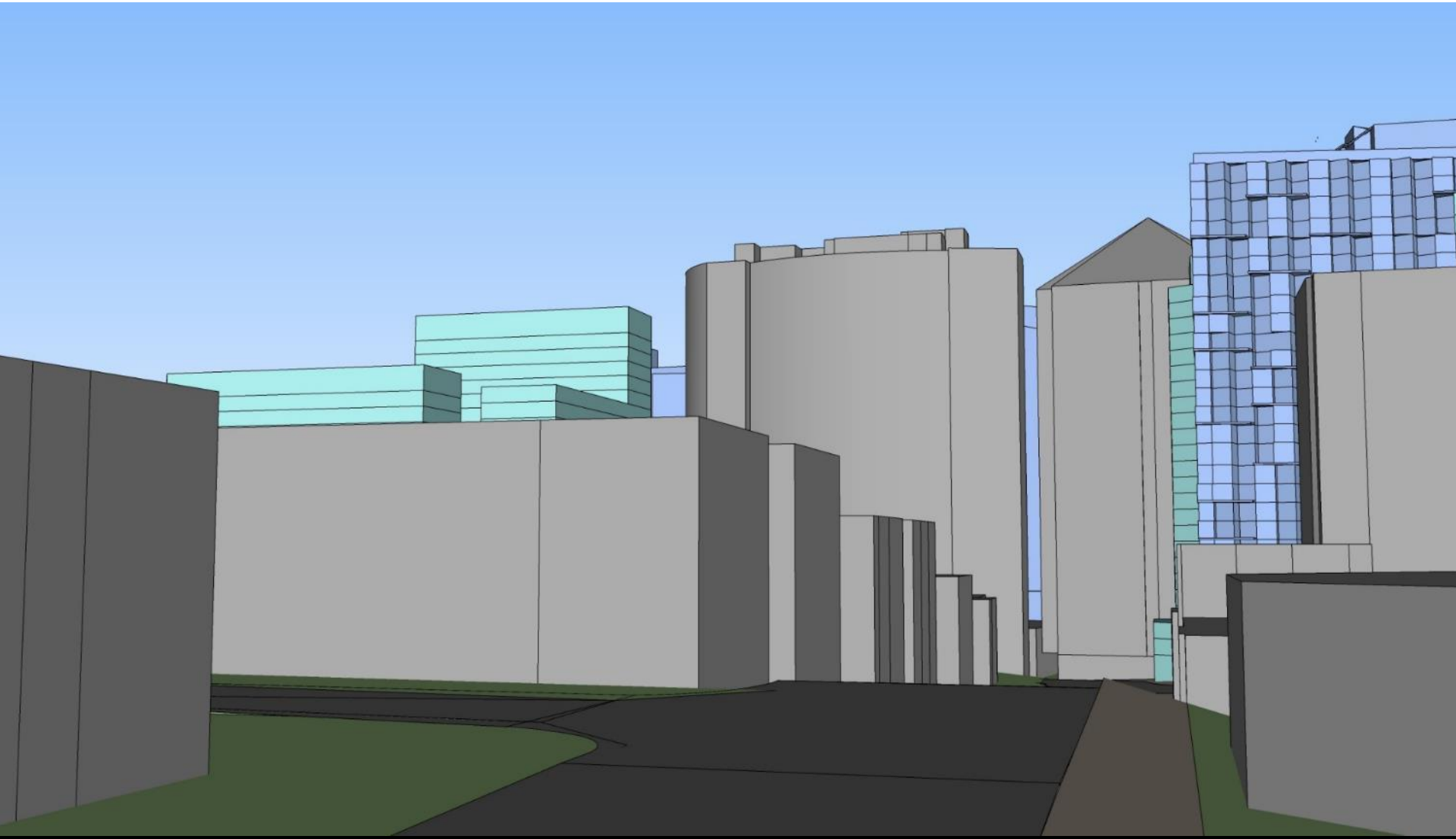


Proposed scenario – skyline view



2. Proposed scenario

Scenario C – skyline view



Scenarios A-B-C: peaks and tapers

SCENARIO A

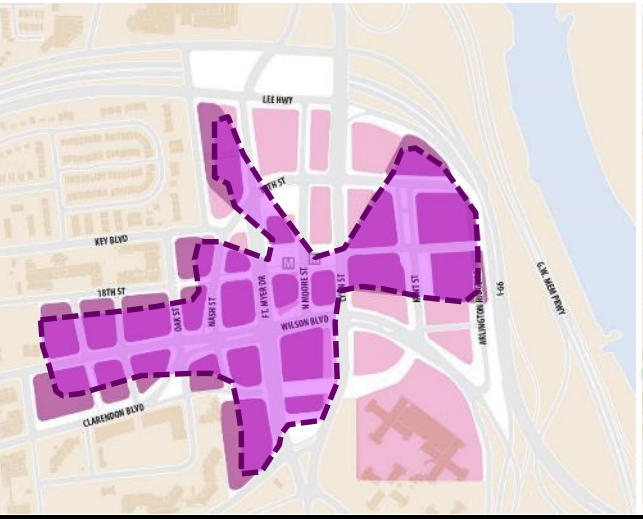
- Least height variation
- 470’ ASL peaks wherever public view corridors allow
- On 2-tower sites, lower tower limited to 75% height of taller tower

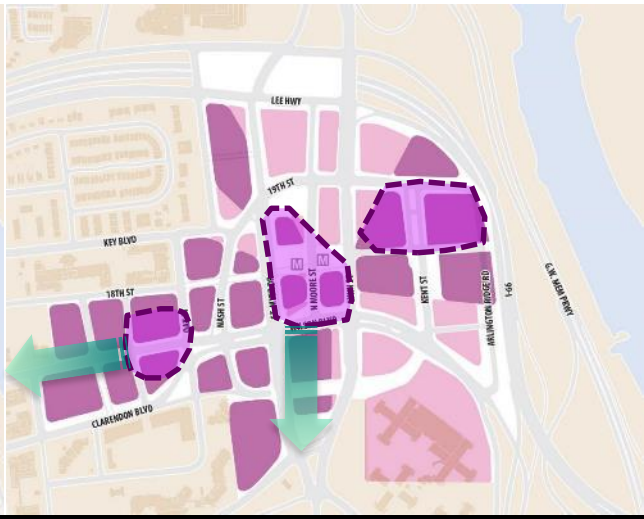
SCENARIO B

- Moderate height variation
- 470’ ASL peaks in selected areas
- Other sites limited to 85% of (470’-grade)

SCENARIO C

- Most height variation
- 470’ ASL peaks in selected areas
- Other sites limited to 70% of (470’-grade)





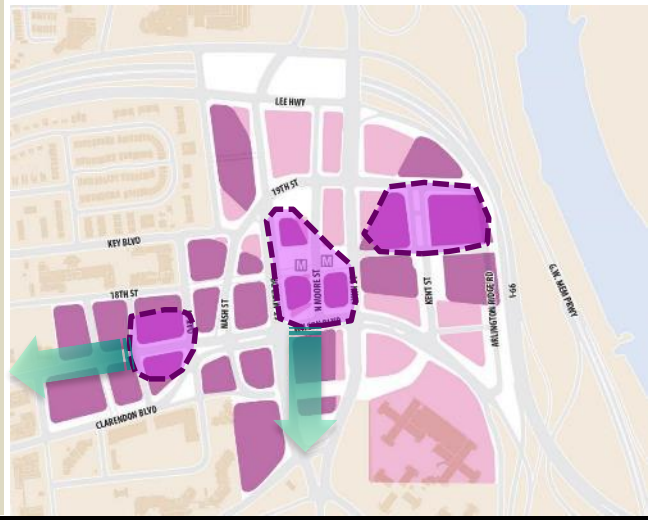
Proposed scenario: peaks and tapers

PROPOSED SCENARIO

- Significant height variation
- 470’ ASL peaks permitted in selected areas (where not blocking public observation deck view corridors)
- Heights on other sites generally limited to 70-80% of nearby towers to achieve height variation (may be taller to achieve at least FAR 8-9)
- On multiple-tower sites, min. 40’ height differences among towers sought

SCENARIO C

- Most height variation
- 470’ ASL peaks in selected areas
- Other sites limited to 70% of (470’-grade) (exceptions made to enable at least FAR 8)



Scenarios A-B-C: building layout

SCENARIO A

- 1:1 height taper down to zoning context height
- 2 towers where possible
- Longer building faces, toward neighborhoods, more gradual height transition
- More & deeper stepbacks to enhance streets & views

SCENARIO B

- 1:1 height taper down to zoning context height
- 1 or 2 towers
- Mix of Scenario A & C approaches on different sites
- Stepbacks applied where most beneficial to streets & views

SCENARIO C

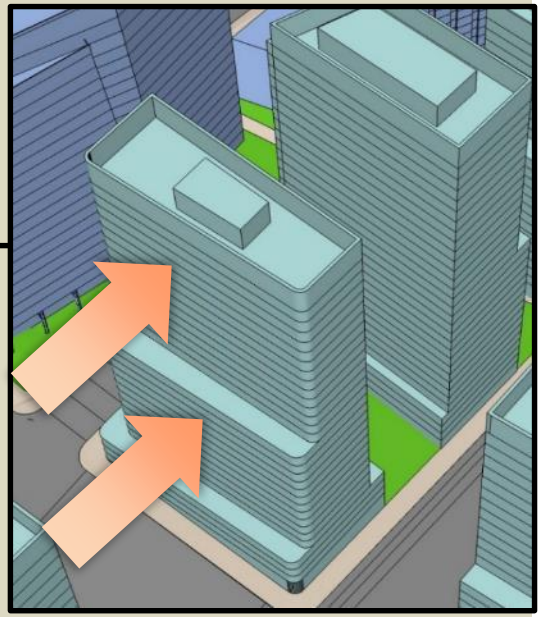
- 1:1 height taper down to zoning context height
- 1 tower where offers more FAR
- Thinner building faces toward neighborhoods, steeper height transition
- Fewer, shallower stepbacks

**Note: Scenario parameters for modeling apply broadly across the study area, yet in select instances sites may depart slightly to reach at least 8 FAR*

Proposed scenario: building layout

PROPOSED SCENARIO

- 1:1 height taper down to zoning context height
- 2+ towers where possible
- Thinner building faces toward neighborhoods, steeper height transition
- Stepback approach organized by street corridor



SCENARIO C

- 1:1 height taper down to zoning context height
- 1 tower where offers more FAR
- Thinner building faces toward neighborhoods, steeper height transition
- Fewer, shallower stepbacks

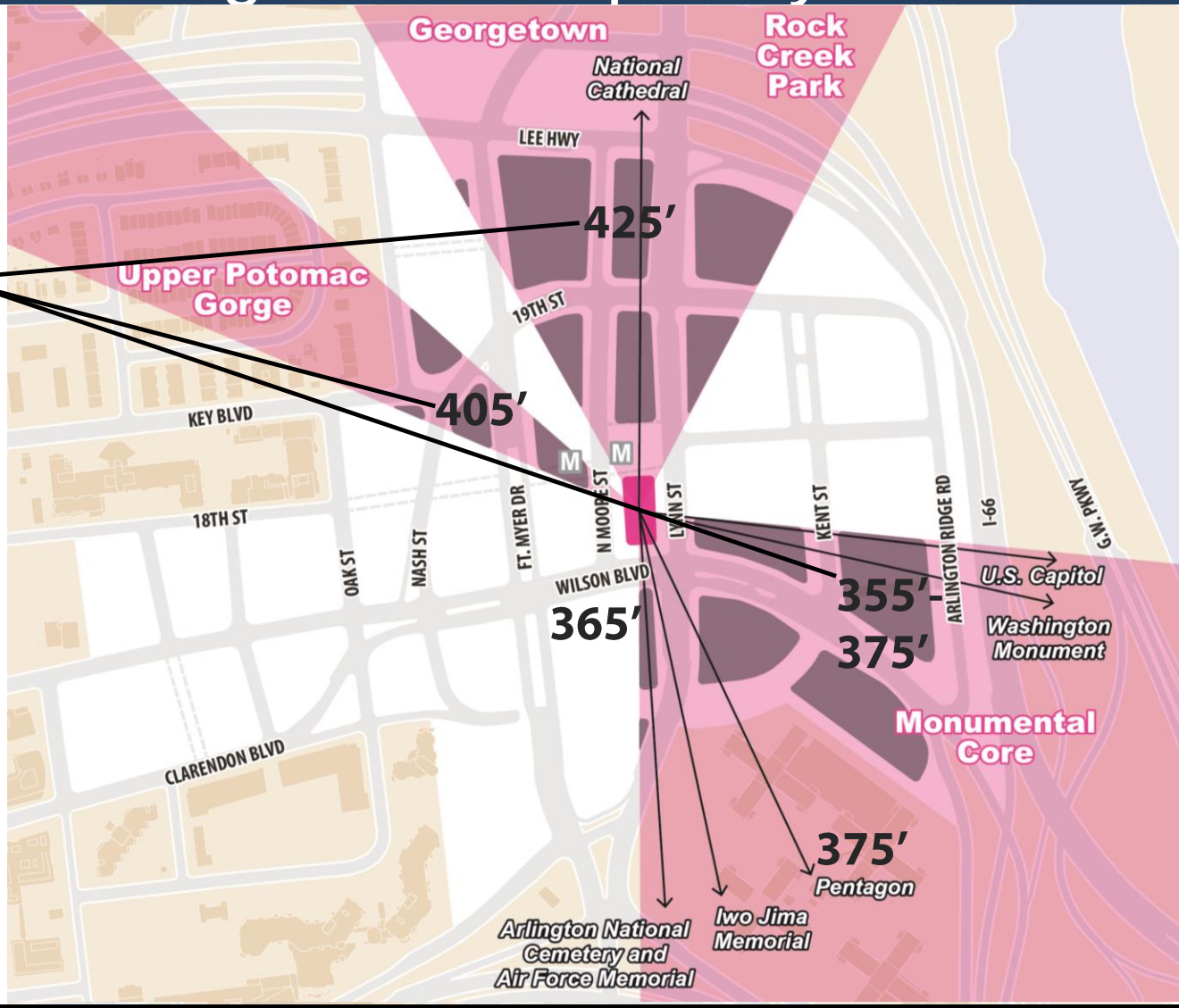
**Note: Scenario parameters for modeling apply broadly across the study area, yet in select instances sites may depart slightly to reach at least 8 FAR*

Building edge massing approach by street corridor

Corridors	Stepback approach	Strategy
Ft. Myer, Lynn, Kent	No significant stepback (streetwall definition required)	Stepbacks reserved for narrower and east-west streets where they provide greater impact
Pedestrian ways (18th, Freedom Park)	No significant stepback (streetwall definition required)	Stepbacks reserved for other streets where they provide greater impact; focus on active programming instead
Wilson east of Oak	Stepbacks applied on south where FAR allows	Stepbacks enhance significant views to east, daylight access
Wilson west of Oak, Nash	Stepbacks and/or intervals of open space applied	These narrower streets significantly benefit from the added space for daylight, street trees
Oak, Moore, Clarendon, Key, 19th	None, but more intervals of open space or lower buildings	While site geometry prevents stepbacks, larger gaps between towers mitigate canyon effect
Arlington Ridge, Key	More variation of building height, façade edge	Varied height façade placement reduce “wall” effect at park edges

Upper level views: height limits in priority corridors

- Greatest potential heights (approx) accommodating prime views to landmarks beyond



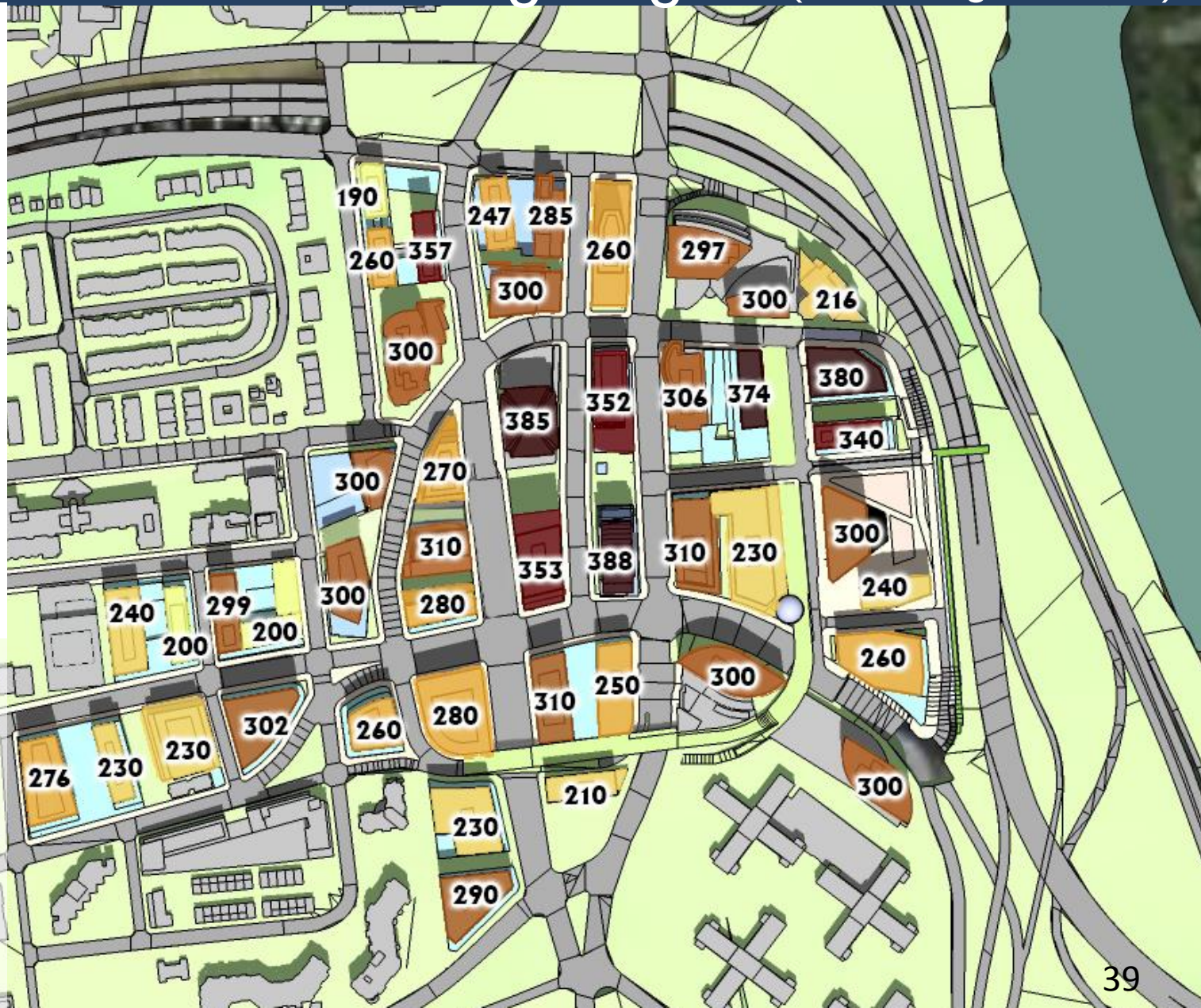
Proposed maximum building heights (above avg. site elev.)

Building Heights
(above average site elevation)

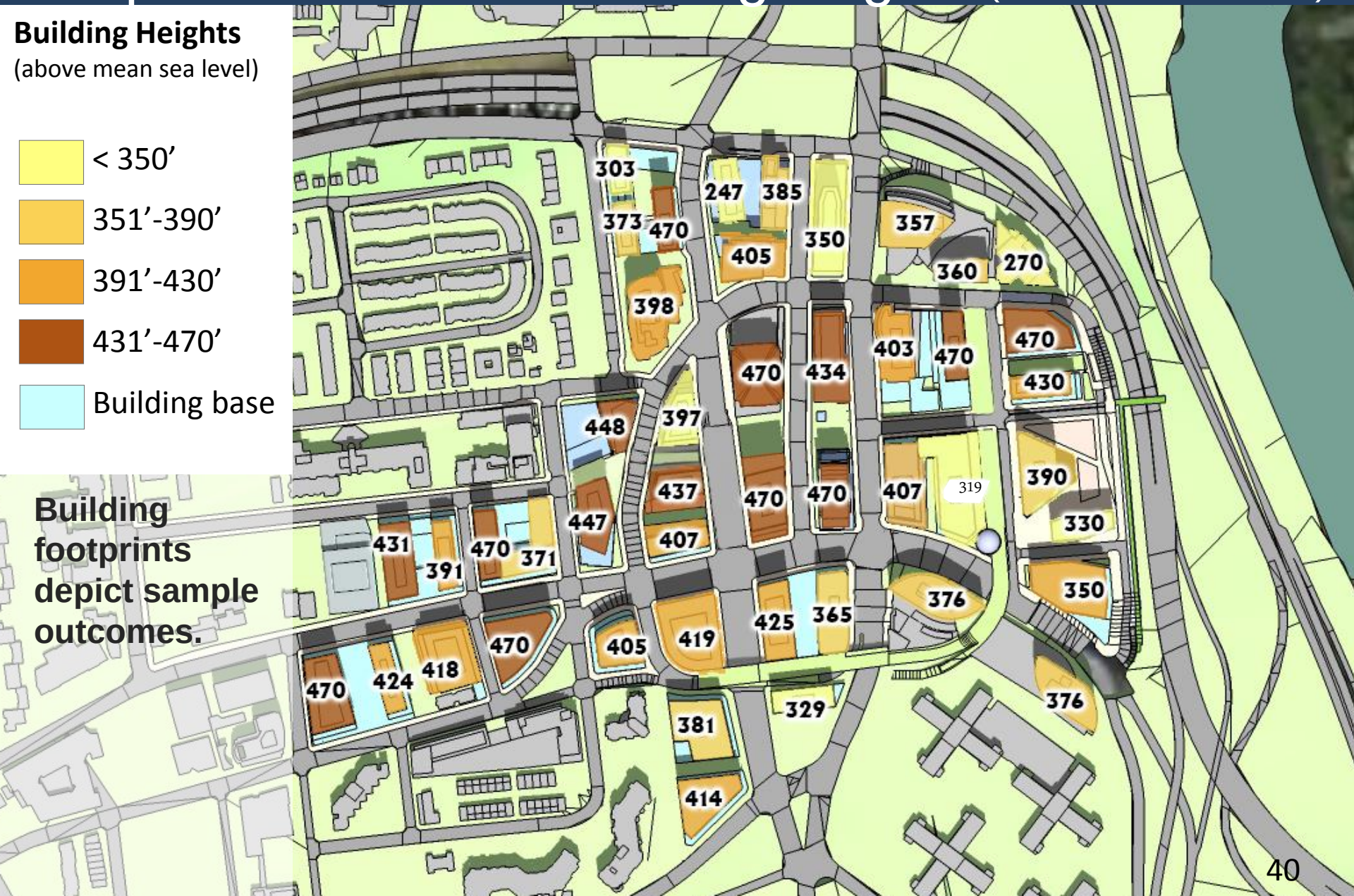
- <200’
- 201’-240’
- 241’-280’
- 281’-320’
- 321’-360’
- 361’-400’
- Building base

Heights not a multiple of 10 reach 470’ asl.

Building footprints depict sample outcomes.



Proposed maximum building heights (above mean sea lvl.)



How are the “valleys” defined?

- Located to create contrast with peaks, and preserve priority view corridors
- Also to assist with edge transitions
- Height limits are a balance of:
  - Contrast with surrounding building heights as measured from the ground
  - Contrast with surrounding building heights as seen in the skyline
  - Ensuring FAR of at least 8, and preferably 9 or greater where possible, in the modeled scenario
- Resulting height differences from peaks are generally at least 40’
  - Reduced to 30’ in certain cases like Commonwealth and Hyatt buildings to achieve FAR 8)

Discussion

- **Does the proposed building form & height approach** successfully balance these general categories of goals?
  - **Providing each property owner feasible, desirable options** for redevelopment and/or maintaining existing property
  - **Maximizing the collective value of development in the RCRD** by promoting a predictable development environment offering a variety of good views from all properties, quality address locations, walkable streets, park and retail amenity, etc.
  - **Maximizing benefits to, and minimizing any negative impacts on, neighborhoods and parklands** adjoining the RCRD
- **Are there ways this balance could be further improved?**

3. Building form management framework

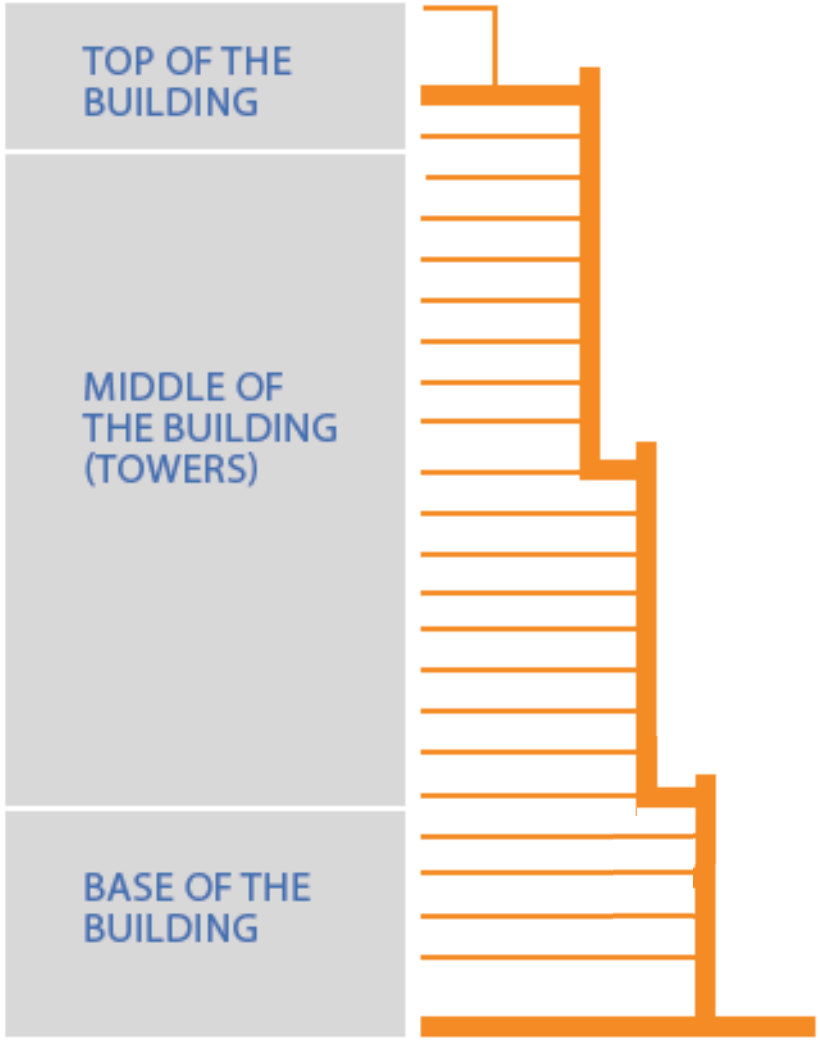
- Framework measures
- Discussion

Proposed framework organization

1. Base
2. Tower
3. Cap

Each category includes a variety of **anticipated** requirements and guidelines driven by one or more of these factors:

- Maximum building height map, informed by public and private view corridors
- Street edge treatment, specific to certain street corridors
- Other design considerations that are consistent for all sites

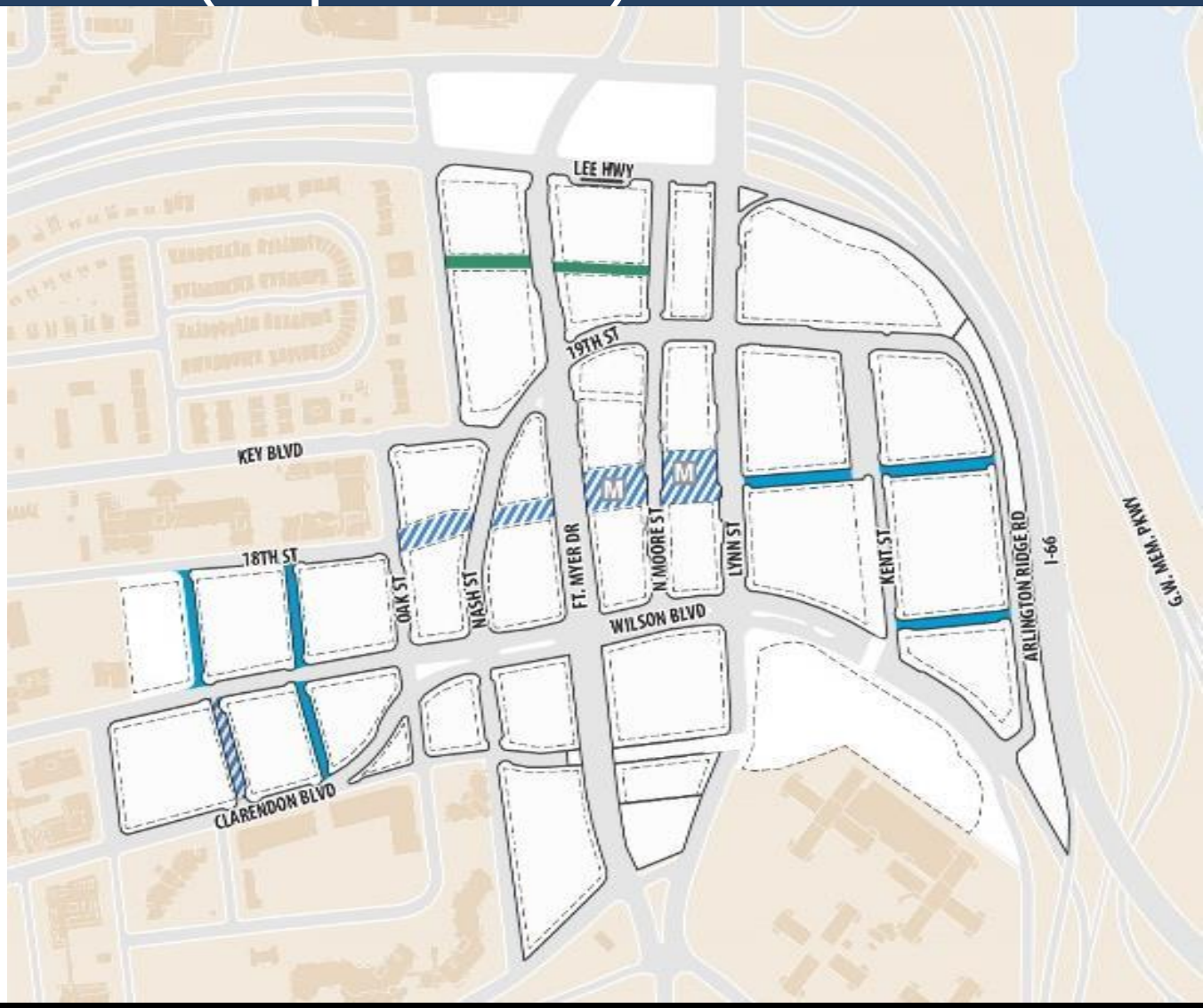


The building base: measures

Measure	Type	Basis
1A. Buildable areas	Requirement	Map (location-specific)
1B. Street façade placement	Guideline	General
1C. Ground level use	Requirement	Map (location-specific)
1D. Ground level design	Guideline	Map (location-specific)
1E. Service & parking access	Guideline	Map (location-specific)
1F. Grade transitions	Guideline	General
1G. Streetscape	Guideline	Map (location-specific)
1H. Neighborhood connections	Guideline	Map (location-specific)
1I. Parking	Guideline	General

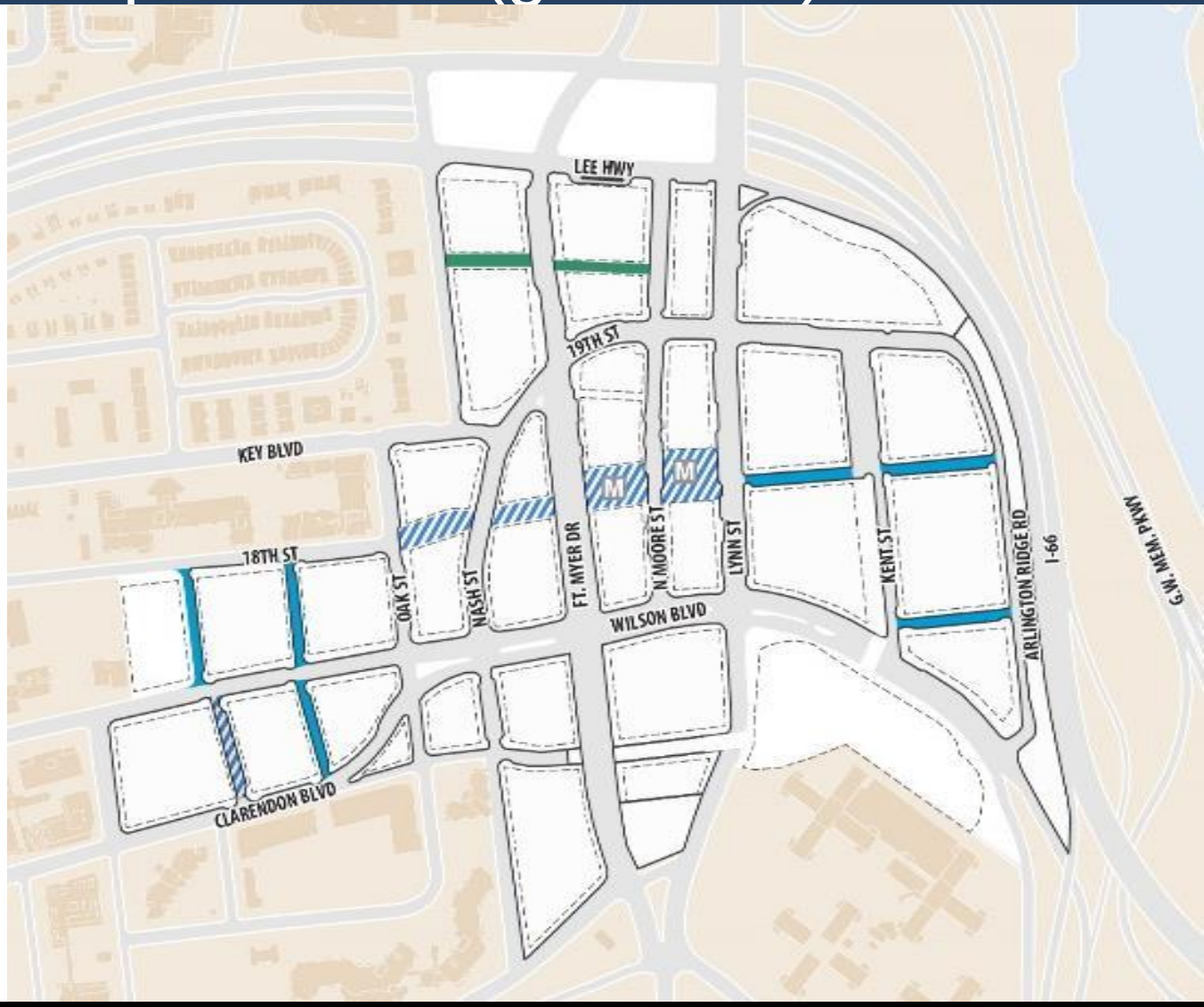
1A. Buildable areas (requirement)

- Indicated by dashed lines
- New streets must meet Sector Plan Update recommended cross-sections
- Any planned public spaces should have significant physical and visual access to adjacent streets and sidewalks



1B. Street façade placement (guideline)

- Over 90% of façade length should meet build-to line, except at publicly accessible open space defined in parks framework
- Min. 3 story streetwall height
- Min. 16’ ground floor height at Priority and Secondary active use frontage



1C. Ground level use (requirement)

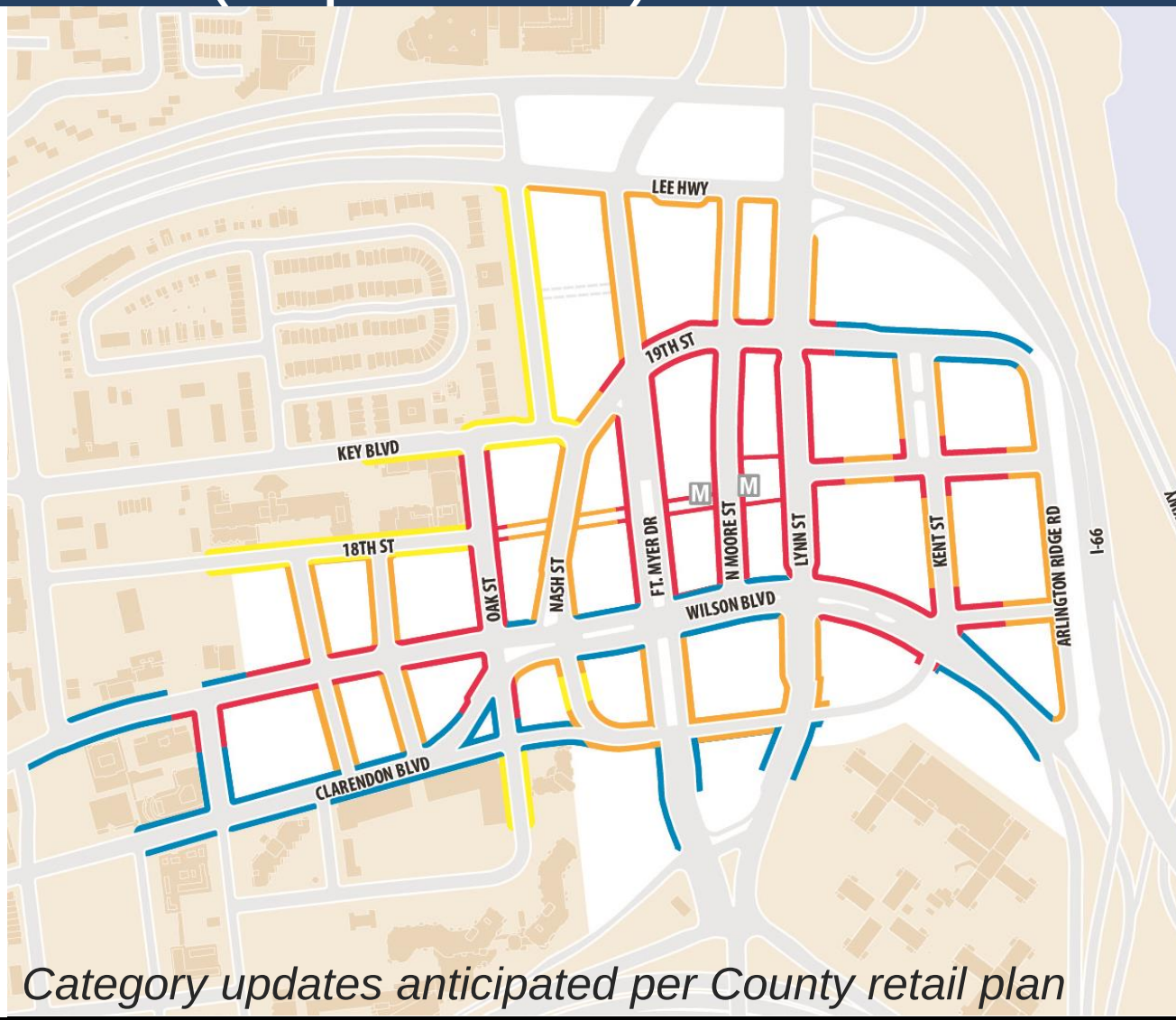
- Occupy Primary active use edges with retail
- Secondary active use edges may include arts, community use, child care, live/work
- Other categories: pedestrian-scale design, frequent visual access

Primary active use (priority retail)

Secondary active use (retail and/or alternative active uses)

Office, hotel, and/or residential address

Residential front doors or secondary active use



Category updates anticipated per County retail plan

1D. Ground level design (guideline)

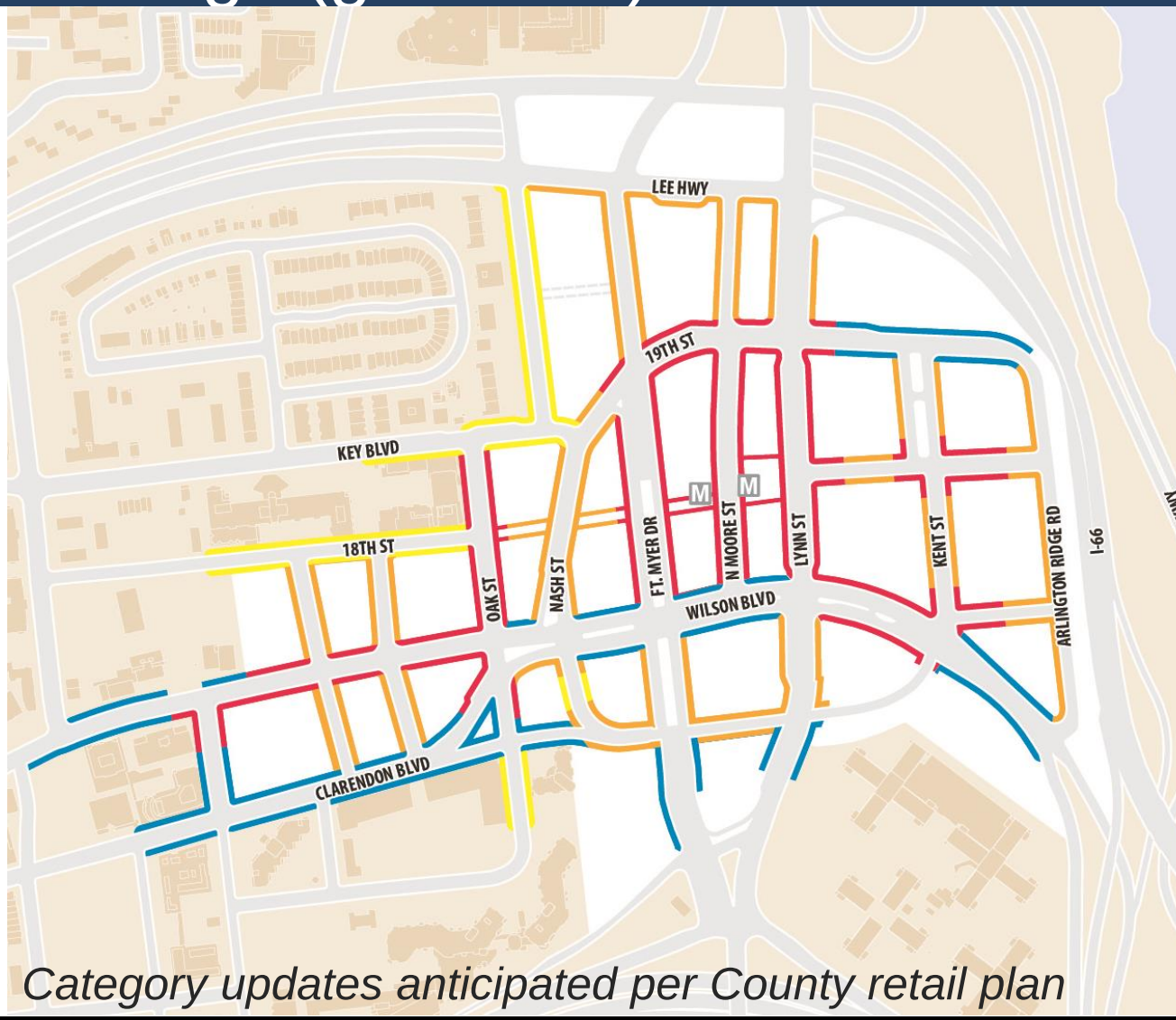
- Primary and secondary active use edges: min. 16’ height, min. 40’ depth, level access, min. 65% transparent, max. 15’ opaque wall, zoned utilities
- Frequent entrances, min. 45% transparent at other edges

Primary active use (priority retail)

Secondary active use (retail and/or alternative active uses)

Office, hotel, and/or residential address

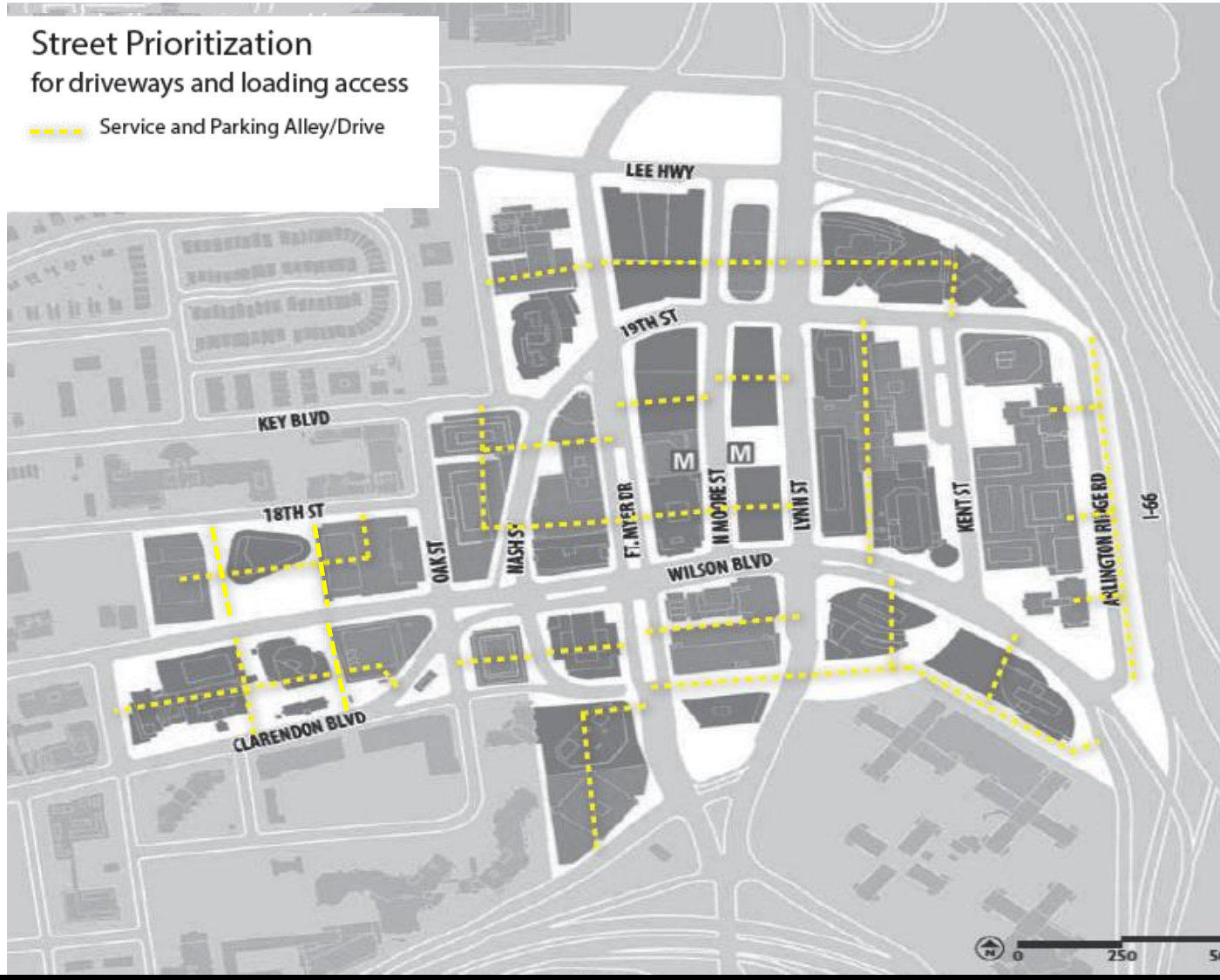
Residential front doors or secondary active use



Category updates anticipated per County retail plan

1E. Service & parking access (guideline)

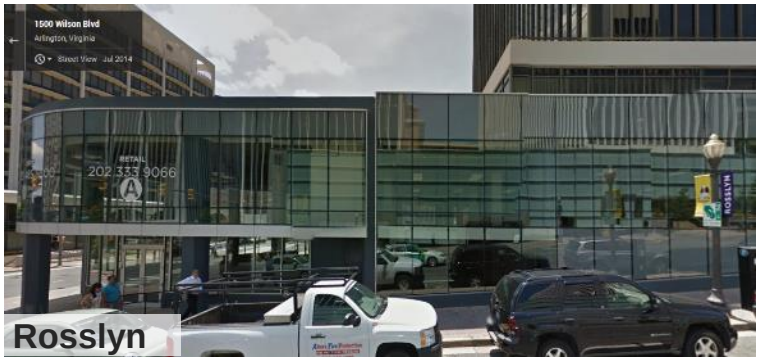
- Loading and parking should be located off service alleys wherever possible
- Screen loading from streets
- Parking/ service access should be separated at least 100’ and max. 22’ wide
- Continuous sidewalk design across curb cuts



1F. Grade transitions (guideline)

- At retail:
  - Step interior floor where possible
  - Maximize visual access between waist and eye height
  - Limit knee wall and blank spandrel area
- At housing:
  - Step interior floor where possible
  - Frequent entrances
  - Landscape transitions, high quality materials

Retail edge precedents



Rosslyn


Asheville, NC


Georgetown, DC


Seattle

Residential edge precedents


Charlotte

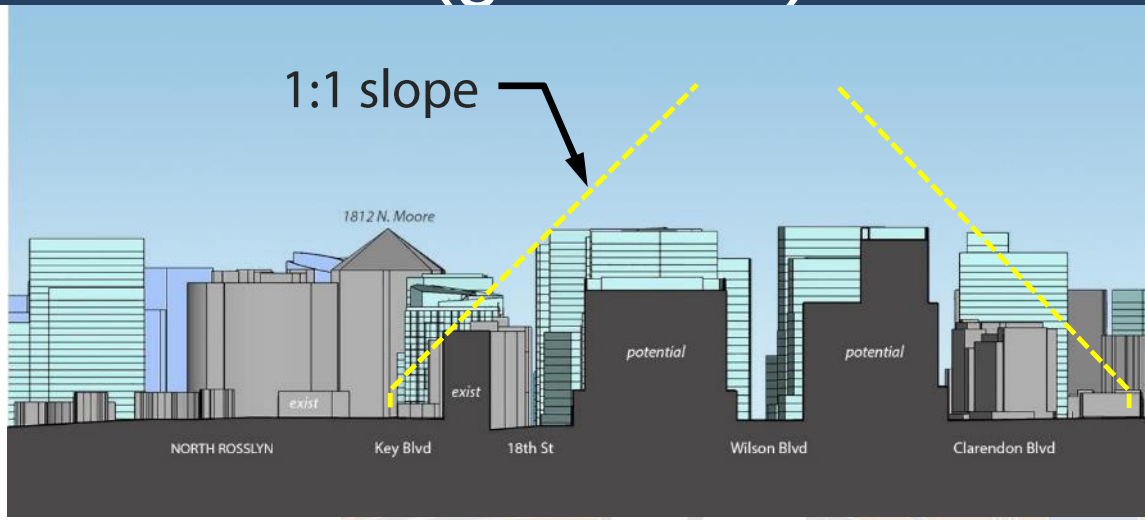

San Francisco

1G. Streetscape (guideline)

- Coordinate sidewalk improvements/upkeep with County and BID standards, with attention to:
  - Street trees
  - Paving
  - Lighting
  - Seating
  - Planters
  - Public Art
  - Wayfinding Signage
  - Other amenities
- Prioritize enhancements on signature streets: Ft. Myer, Lynn, 18th and Wilson

1H. Neighborhood connections (guideline)

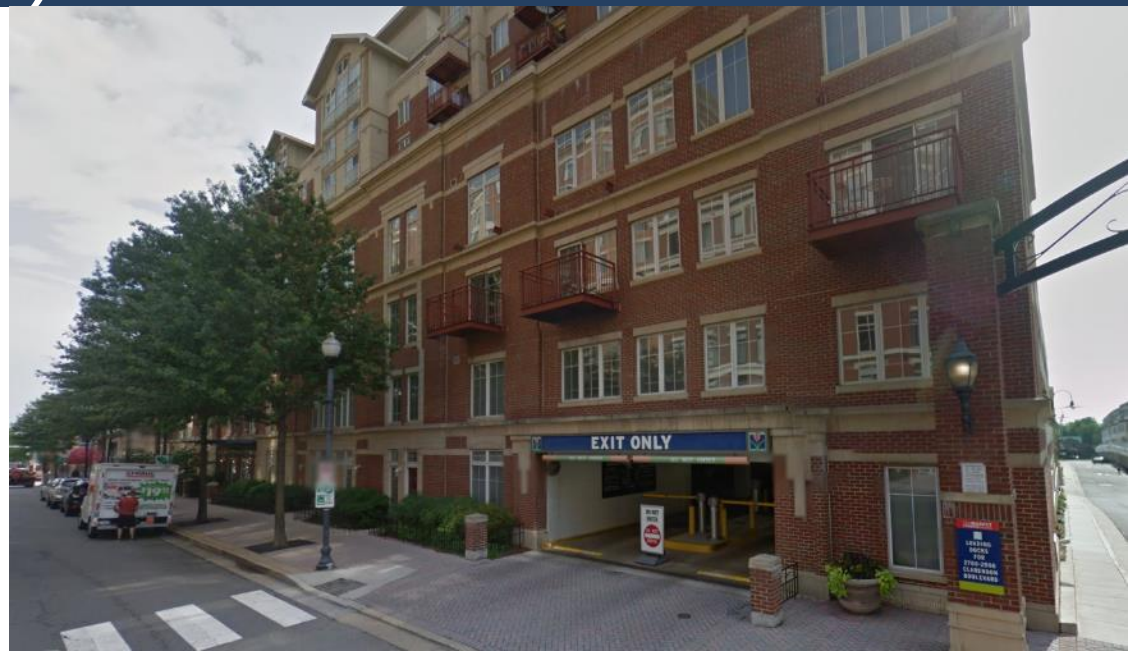
- Preserve/add circulation, view and solar access corridors where prioritized
- Face neighborhoods with housing or other compatible use
- Minimize building profiles facing neighborhoods
- Create height transitions



Gaps between buildings for sky, sun, views, access

1I. Parking (guideline)

- Minimize need for new off-street parking through shared use of current inventory, TDM
- New parking should be below grade wherever possible
- Any above grade parking should be screened behind occupied space, except where lot widths prohibitively narrow
- Any below grade parking exposed due to grade should be enclosed with architectural facade consistent with floors above



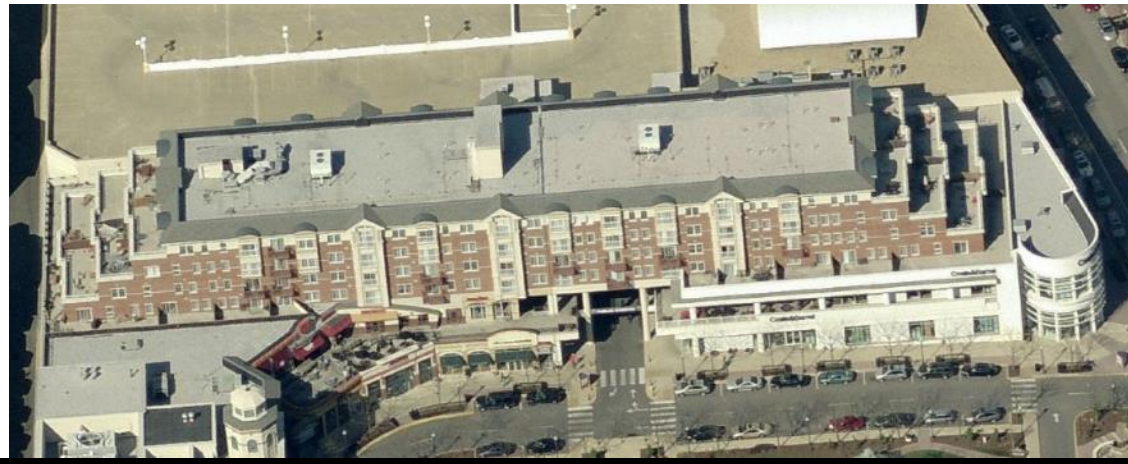


Image courtesy Monday Properties

The building tower: measures

Measure	Type	Basis
2A. Tower height	Requirement	Map (location-specific)
2B. Potential for TDR	Requirement	Map (location-specific)
2C. Height variation	Guideline	General
2D. Tower orientation	Guideline	Map (location-specific)
2E. Tower size & spacing	Guideline	General
2F. Street scale transition	Requirement	Map (location-specific)
2G. Tower articulation	Guideline	General

2A. Max. tower height – relative to ground elevation

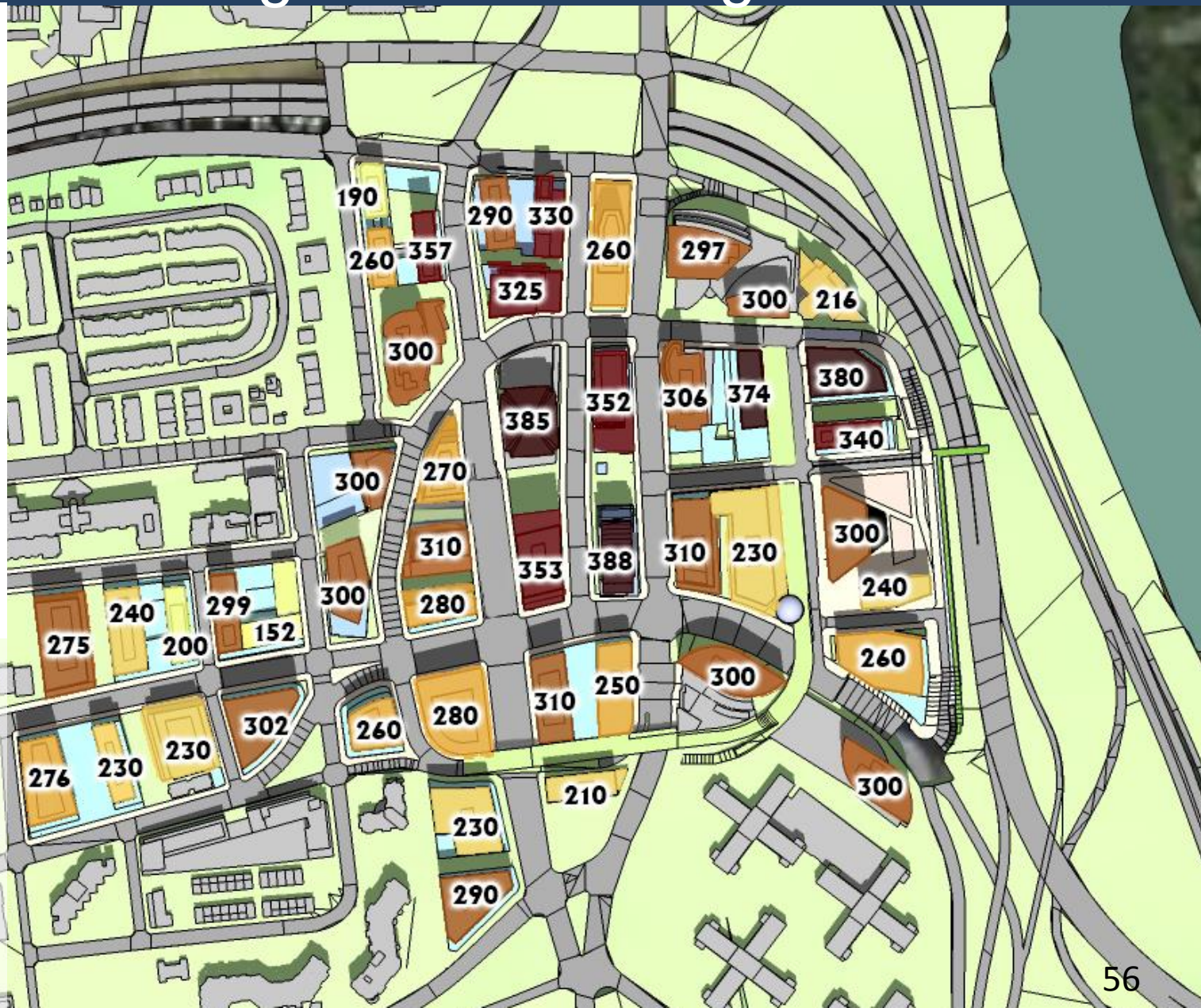
Building Heights
(above average site elevation)

- <200’
- 201’-240’
- 241’-280’
- 281’-320’
- 321’-360’
- 361’-400’
- Building base

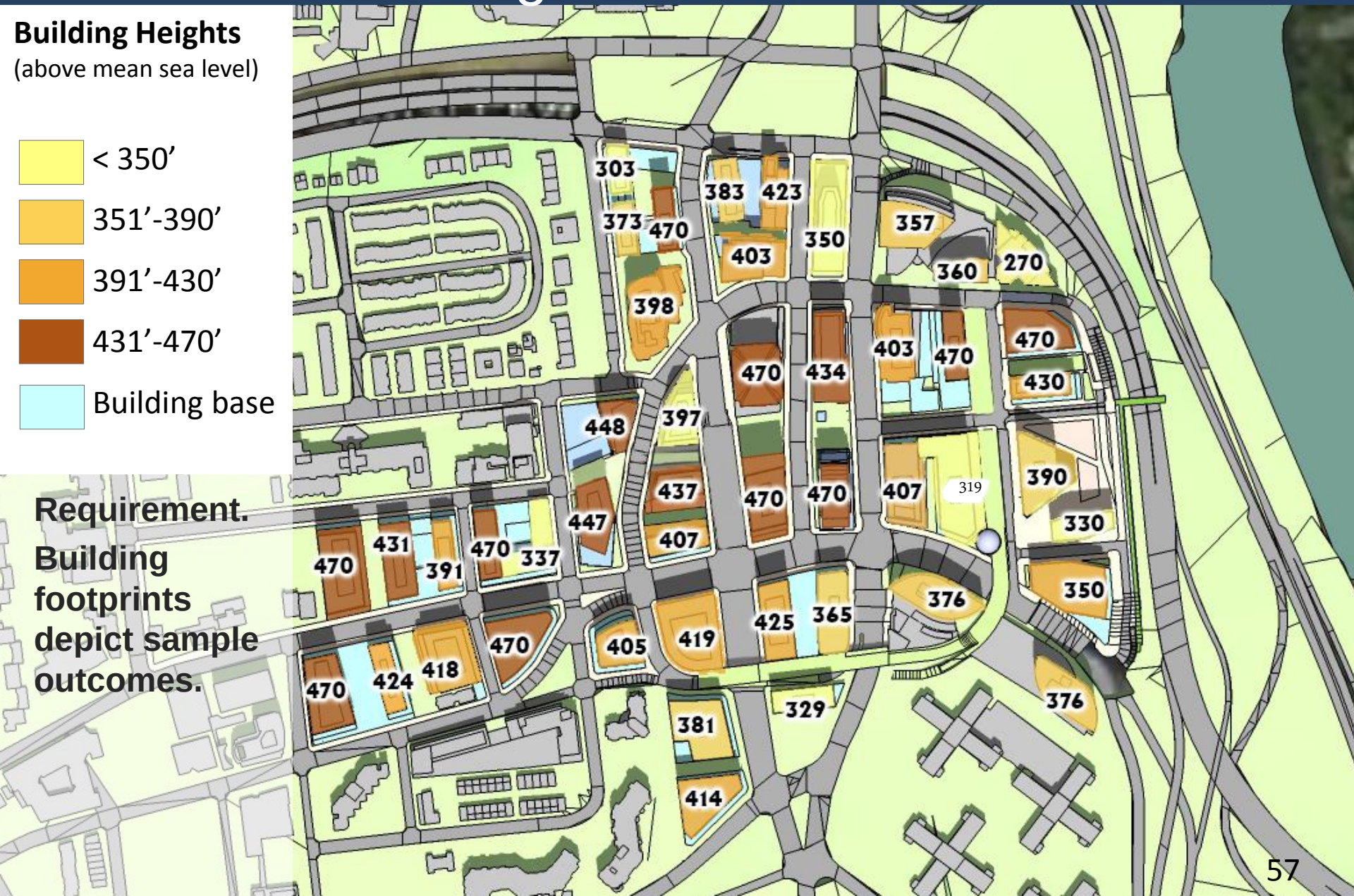
Requirement.

Heights not a multiple of 10 reach 470’ asl.

Building footprints depict sample outcomes

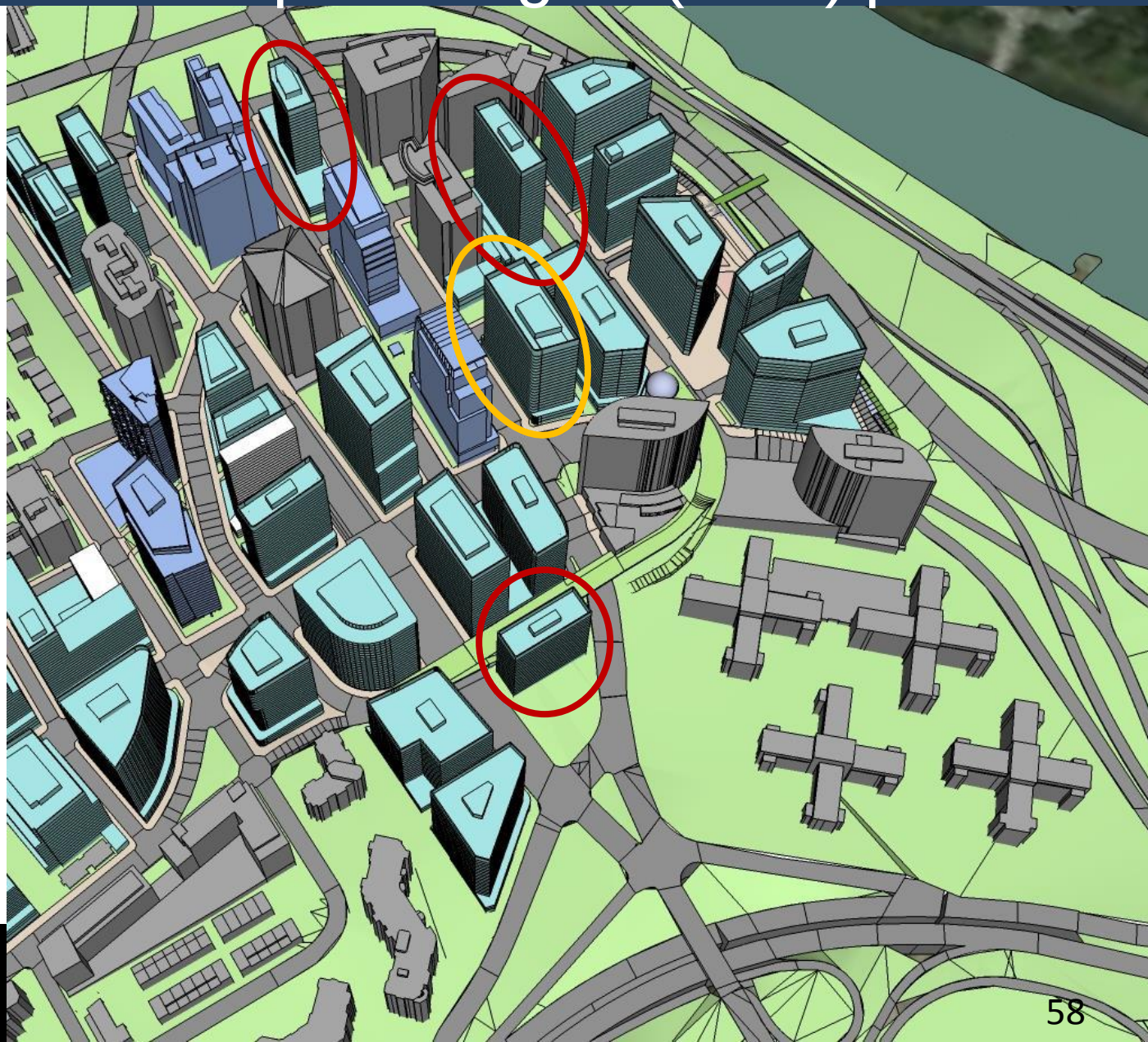


2A. Max. tower height – relative to mean sea level



2B. Transfer of development rights (TDR) potential

- Sites on which FAR 10 may be reached within dimensional restrictions may be considered as receiving areas for development rights transferred from other parcels in the RCRD
- International Place scenario assumes density increase beyond current FAR 5.3 limit



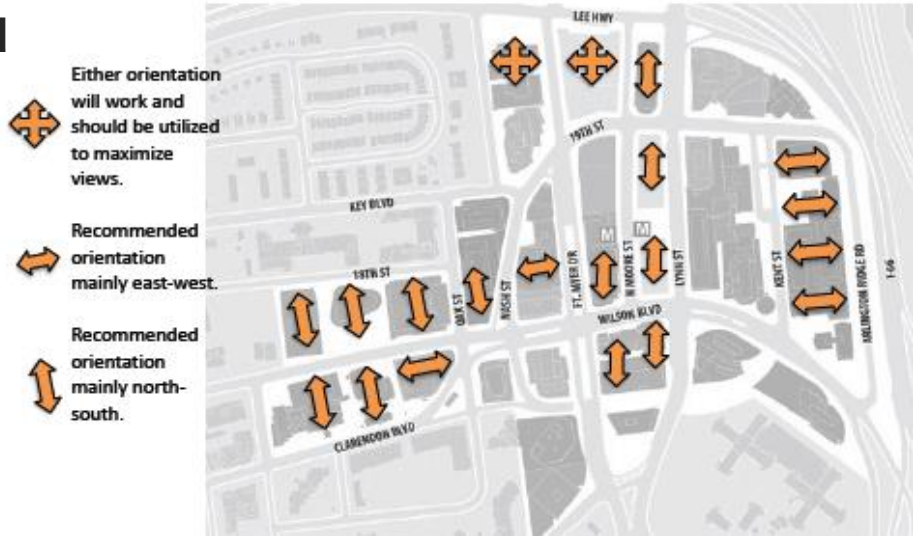
2C. Height variation (guideline)

- On sites with multiple towers, tower heights should differ by at least 40’ in height
- Exception: where four or more towers are present, up to one tower may be exempted from this variation requirement

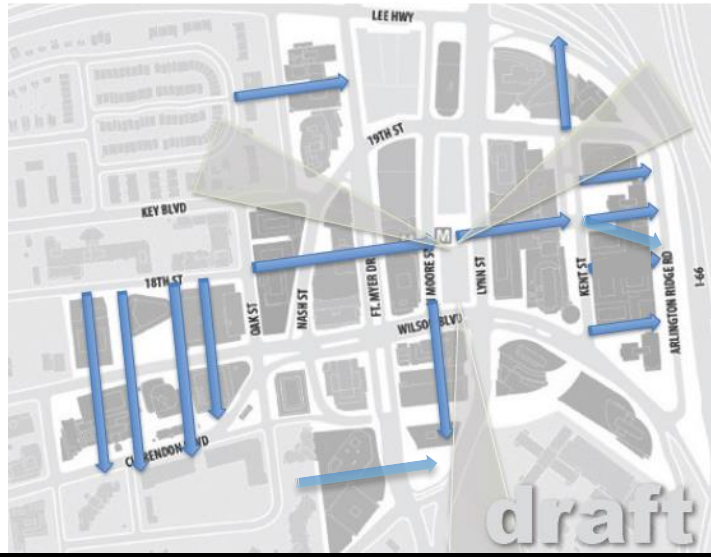
2D. Tower orientation (guideline)

- Towers should be oriented according to recommendations at right unless alternate orientation achieves comparable scale and shadow impacts
- Maintain required view corridors between towers as indicated
- Tower orientation should also be informed by wind analysis

Recommended orientation



Required view corridors between towers



2E. Tower size and spacing (guideline)

- Dimensions
  - Tower width should not exceed 120’ (60-90’ preferable for housing)
  - Tower length should not exceed 200’ without vertical façade break w/ plane shift of at least 15’
- Spacing
  - Towers should generally be separated by an average of at least 60’. Separation as little as 45’ is acceptable for a distance no greater than the separation
  - Design and program buildings to optimize tower adjacencies

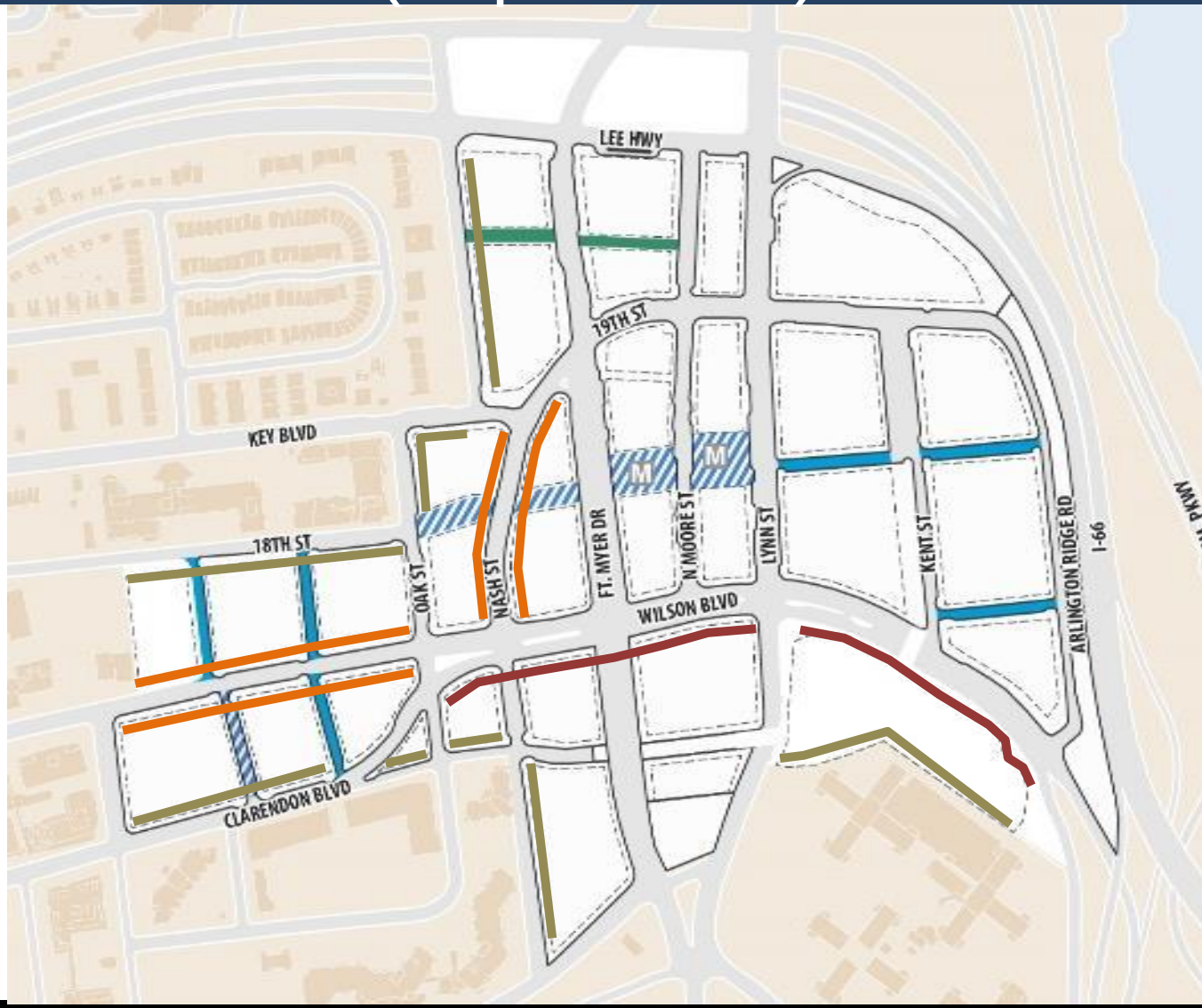
Separations under 65’ in scenario C

~50’ to 55’

~55’ to 65’

2F. Street scale transition (requirement)

- Provide minimum 15’ step-back between the 3rd and 6th story
- Provide minimum 15’ step-back OR view corridor through site between the 3rd and 6th story where resulting FAR not below 8.0
- 1:1 height transition
- Along all other corridor edges, provide minimum 3’ stepback, cornice, recess or other prominent horizontal break between the third and sixth story



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Stepback + view corridor

Recess

Intermediate cornice + material change

2G. Tower articulation (guideline)

- Tower façade composition should include a hierarchy of scale, distinction from surrounding buildings, and strong vertical lines utilizing techniques such as
  - Changes in material, color and/or texture
  - Changes in plane producing shadow lines
  - Distinctive shaping such as tapered, curved or stepped forms

Hierarchy of scale

2G. Tower articulation (guideline)

- Tower façade composition should include a hierarchy of scale, distinction from surrounding buildings, and strong vertical lines utilizing techniques such as
  - Changes in material, color and/or texture
  - Changes in plane producing shadow lines
  - Distinctive shaping such as tapered, curved or stepped forms

Prominent lines from shadows, material changes, plane shifts

The building cap: measures

Measure	Type	Basis
3A. Context	Guideline	General
3B. Form	Guideline	General

3A. Building cap: context (guideline)

- Some distinctive cap form precedents in Rosslyn as types to respond to (echo or differentiate from)

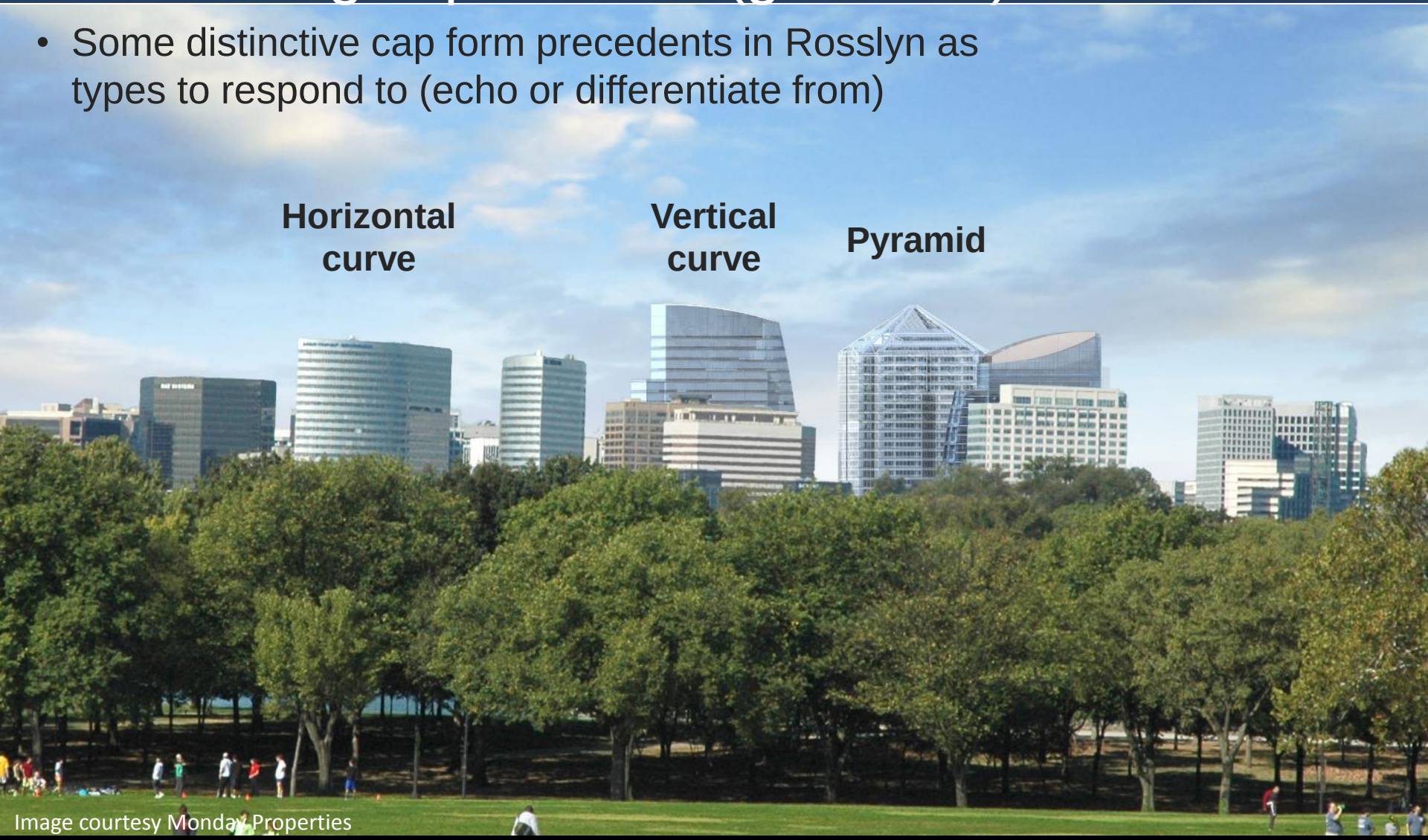
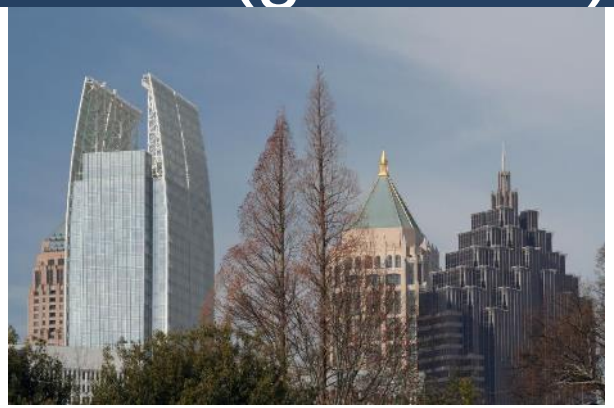
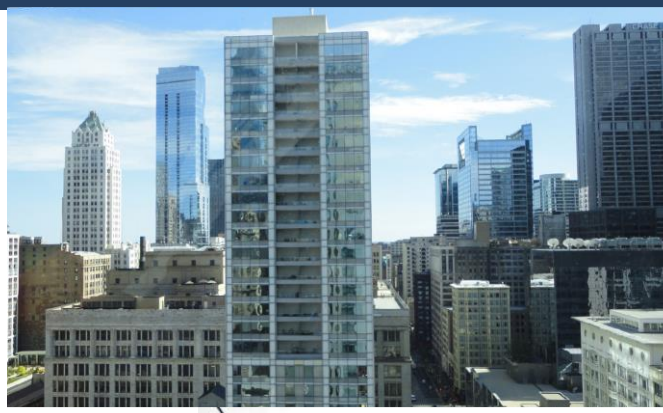


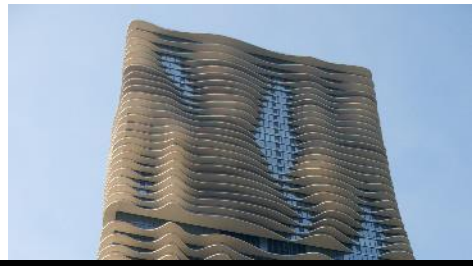
Image courtesy Monday Properties

3B. Building cap: form (guideline)

- Encourage distinctive building tops
  - Distinguished in shape, material, color, lighting or other means from other buildings
  - Require applicant to show before/ after simulated views in context
- Rosslyn height limits tend to limit opportunity for strong vertical expression







Discussion

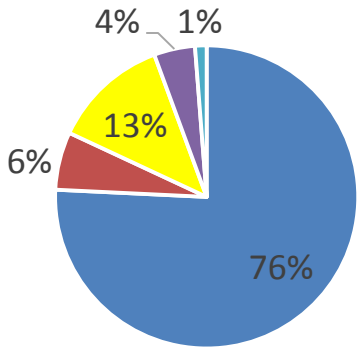
- **Does the proposed building form & height regulation approach** achieve these goals?
  - **Provide development standards that are clear** to the applicant, county review staff/officials and general public?
  - **Appropriately apply requirements** for those standards that should be firmly enforced to ensure high quality, predictable development and public spaces
  - **Appropriately applying design guidelines** for those standards that are best met through creative proposals by the applicant and its design team, through dialogue with review entities?

4. Next steps

- Develop Sector Plan Update document
- Process Panel review
- Adoption

Near term potential use mix

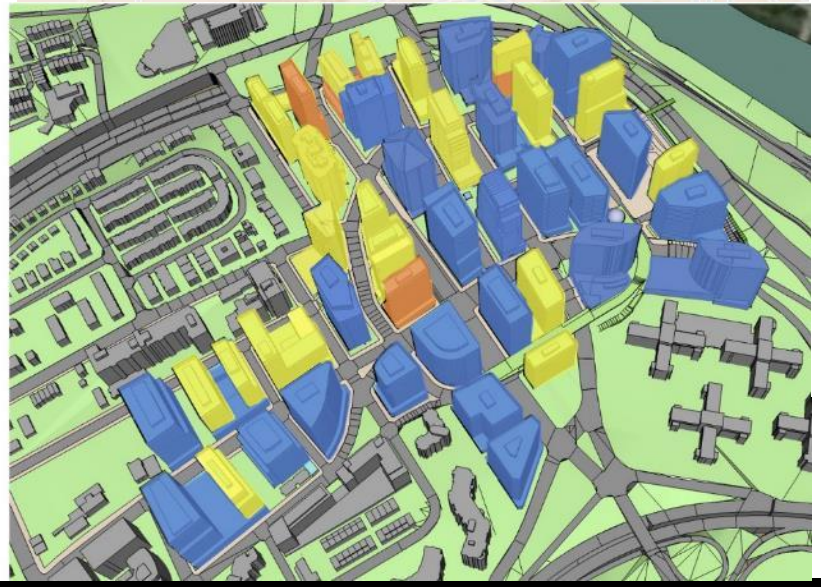
Existing + approved floor area



Land use

- Office
- Hotel
- Housing
- Retail
- Other

Assumed near term redevelopment sites shown in orange



Future land use scenario breakdown for near-term sites based on building floor size (percentages indicate share of new floor area)

Office (52% of new, approx. 65% of RCRD)

Housing (45% of new, approx. 20-25% of RCRD)

Hotel (4% of new, approx. 5% of RCRD)

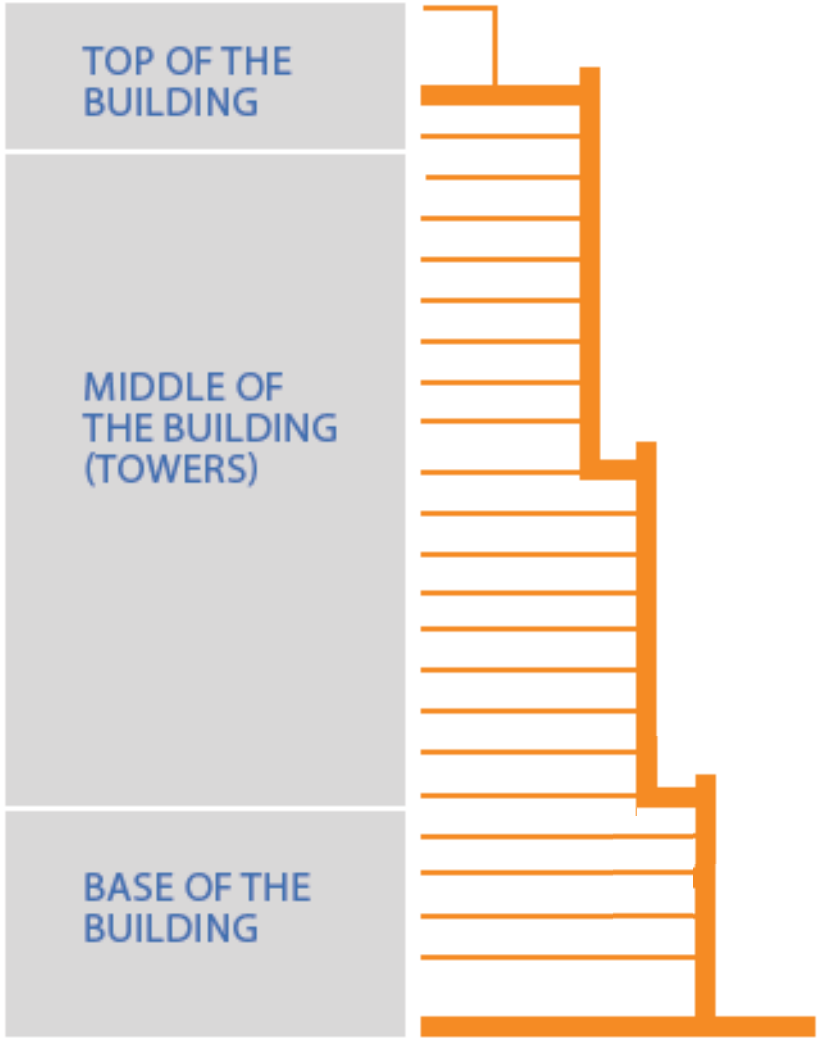
No change anticipated

Proposed framework organization

1. Base
2. Tower
3. Cap

Each category includes a variety of **anticipated** requirements and guidelines driven by one or more of these factors:

- Maximum building height map, informed by public and private view corridors
- Street edge treatment, specific to certain street corridors
- Other design considerations that are consistent for all sites



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