

Realize Rosslyn Process Panel Meeting 12, July 24, 2013

Building height and form analysis scenarios

	Scenario/approach	Potential advantages	Potential disadvantages
General	<p>G1. “Existing policy/taper from Metro –FAR varies:” Distinct taper effect imposed regardless of base site elevation or development potential. Less than 10 FAR applied to some sites to preserve views/ground passages</p>	<p>Opportunity for sweeping public observation deck view corridors, and ground level open space and connections. Building scale (height and width) diminishes toward context neighborhoods.</p>	<p>Development value constrained; may prevent site reinvestment and/or limit the extent to which private development value can support community benefits. Private view opportunities constrained. Consider transfer of development rights (TDR) if height/form diversity can be maintained (unlike recent projects with more uniform height).</p>
	<p>G2. “Existing policy/taper from Metro – FAR 10:” Building heights greatest at Central Place, taper down to all edges as possible, given varied topography and site development potential.</p>	<p>Heights minimized, maximizing observation deck views.</p>	<p>Building widths maximized, posing scale, connectivity, marketability and environmental performance challenges. Private view opportunities constrained.</p>



	Scenario/approach	Potential advantages	Potential disadvantages
Transition variations	T1. "1:1 Taper:" Taper up to 300 feet @ 1:1 from building heights adjacent to RCRD	Effective height scale transitions to context. Broad views from public observation deck are preserved in most cases. Private view opportunities modestly improved.	Building widths pose view/scale/market challenges unless heights can increase into certain public deck view directions.
	T2. "Enhanced taper:" Long, stepped forms facing context, with courtyards/atriums	More sun/sky access. Effective height scale transitions to context. Building floorplates offer flexible market/use opportunity, good environmental efficiency, views	Longer, taller building facades face neighborhood; few gaps for sun/sky/access.
	T3. "Open space transition:" Terraced open space between context/new devt.	Public and/or private open space increased. Building floorplates offer flexible market/use opportunity, good environmental efficiency, views	Vertical and horizontal scale transitions are abrupt. Open spaces will depend on thoughtful design and programming to succeed. Limited building height and width diversity.
	T4. "Peaks and valleys:" Slender, tall forms facing context, spaced out	More sun/sky access. Building floorplates offer flexible market/use opportunity, good environmental efficiency, views. Additional open spaces and passages are created.	Increased height along context.
Core variations	C1. "Framed public views:" Priority public deck views preserved; taller buildings rise between views (reflected in certain Transition variations)	Core sites retain full development capacity, add skyline variation, and create ground level open space. "Peaks" can heighten as "valleys" deepen at neighborhood and park edges. Framing pub view corridors may enhance them.	Public deck views are more constrained.