

10/27/09

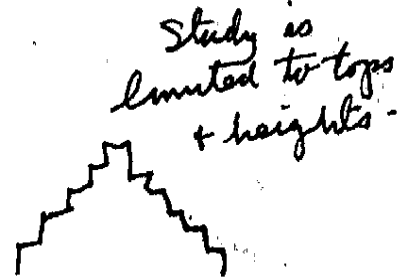
Jennifer, 202 467 4045

I don't know the source of this, but we discussed it. I have a feeling that it was a staff creation. I shall be in Portland, O. on the 5th. Lucia may be there as she was before. North Rosslyn may want to discuss in or disagree. Tapering was ignored with Turnberg's approval a decade ago.

Landis

Rosslyn Renaissance
Urban Design Committee
October 21, 2009

Rosslyn Height Study
Comment List



A. Views

1. Central Place Observation Deck

- a. Protect important views from the Observation Deck. Hierarchy of views:
 1. Monumental Core: Washington Monument, Lincoln Memorial, White House, US Capitol building
 2. Arlington Cemetery: Marine Corps Memorial, Netherlands Carillon
 3. Key Bridge
 4. Georgetown University spires
 5. National Cathedral
 6. Potomac River Gorge at Potomac Falls
 7. Intermittent views of the Potomac River to the North, Northeast, and Northwest.
 8. Wilson Boulevard Corridor
 9. Major public open spaces

Reality is that some views are already obstructed

sight lines from observation deck.

*Memorial Bridge
Roosevelt Island*

2. View Corridors from Pedestrian Levels

- a. Protect views along Rosslyn's major orienting streets (Wilson Blvd, Lynn Street, Ft Myer Dr. and 19th Street) to key outside features:
 1. Key Bridge/ Georgetown spires
 2. Natural landscape (trees) of Arlington Cemetery, Roosevelt Island, and Gateway Park
 3. Monuments from Wilson Boulevard

3. Ensure Interesting Views to Rosslyn From Surrounding Areas

- a. Varied and interesting buildings and skyline:
 1. "Peaks and Valleys" in heights
 2. Thin as well as wider buildings - *spires*
 3. Variety of building materials
 4. Interest from all sides - *lib, no may blank out - open to community*
 5. Appropriate and well-designed rooftop signage
- b. Define the topography by allowing height up the hill and on top of the hill.
- c. Avoid solid walls of building of any height.
(Where do most people mostly view Rosslyn from?)

where do people see Rosslyn from?

"too massive" defined

B. Architecture and Form

1. Building tops

- a. Encourage Rooftop penthouse design to define the skyline and not detract.
- b. No rooftop mechanical equipment to be exposed from view from above.
- c. Flat-roofed buildings should require rooftop planting - decks or green roofs.

*A boldy.
all the hills!
revisit!*

2. Varied Skyline

- a. The Rosslyn skyline should not be based on one central height but be varied to include "peaks and valleys" of height.
- b. Heights should be encouraged to "climb" up the hill on Wilson Boulevard and 18th Street to accentuate Rosslyn's natural topography and provide more variety in the skyline.

*against
boxes!*

3. Tapered Buildings

- a. Encourage interesting building form from base to top and include tapering wherever possible to provide less bulk at the top of the building, allowing more light and views to penetrate the skyline.

a variety of shapes

C. Massing

1. Bulk vs. Height

- a. Massing at pedestrian level should accommodate active retail and pedestrian uses and provide "permeability" for pedestrian movement, views and connections.
- b. Massing should not intrude into site lines or view corridors but "define" them.
- c. Avoid the creation of a "wall" of building mass along the edges of Rosslyn.

D. Shadows

1. Public Spaces

- a. Shadow studies must be performed to ensure that public spaces are not hindered by shadows to the extent possible. ~~tapering of the building form may be necessary.~~

*many
obstacles*