

# Transforming Tysons: Building Heights

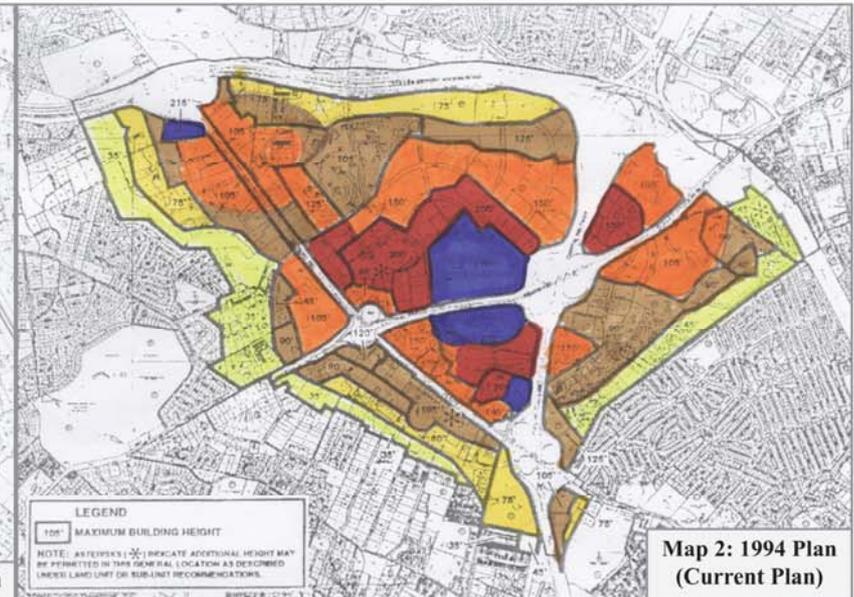
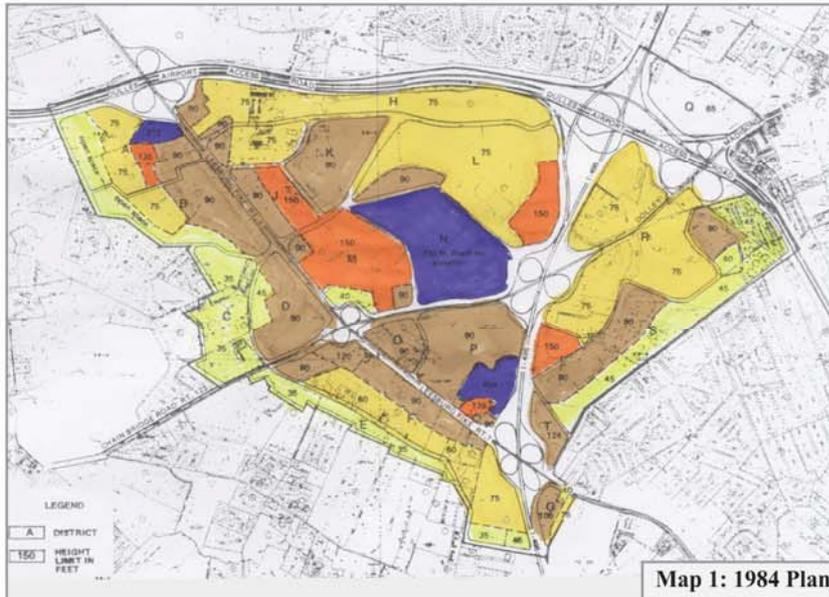


Fairfax County, Virginia



Fairfax County Department of  
Planning & Zoning

# History of Building Height Guidance



Building Height Map Legend		
Tier		Straw Man II Heights
1		200 to 360 ft
2		150 to 200 ft
3		100 to 150 ft
4		75 to 125 ft
5		25 to 75 ft
6		25 to 50 ft



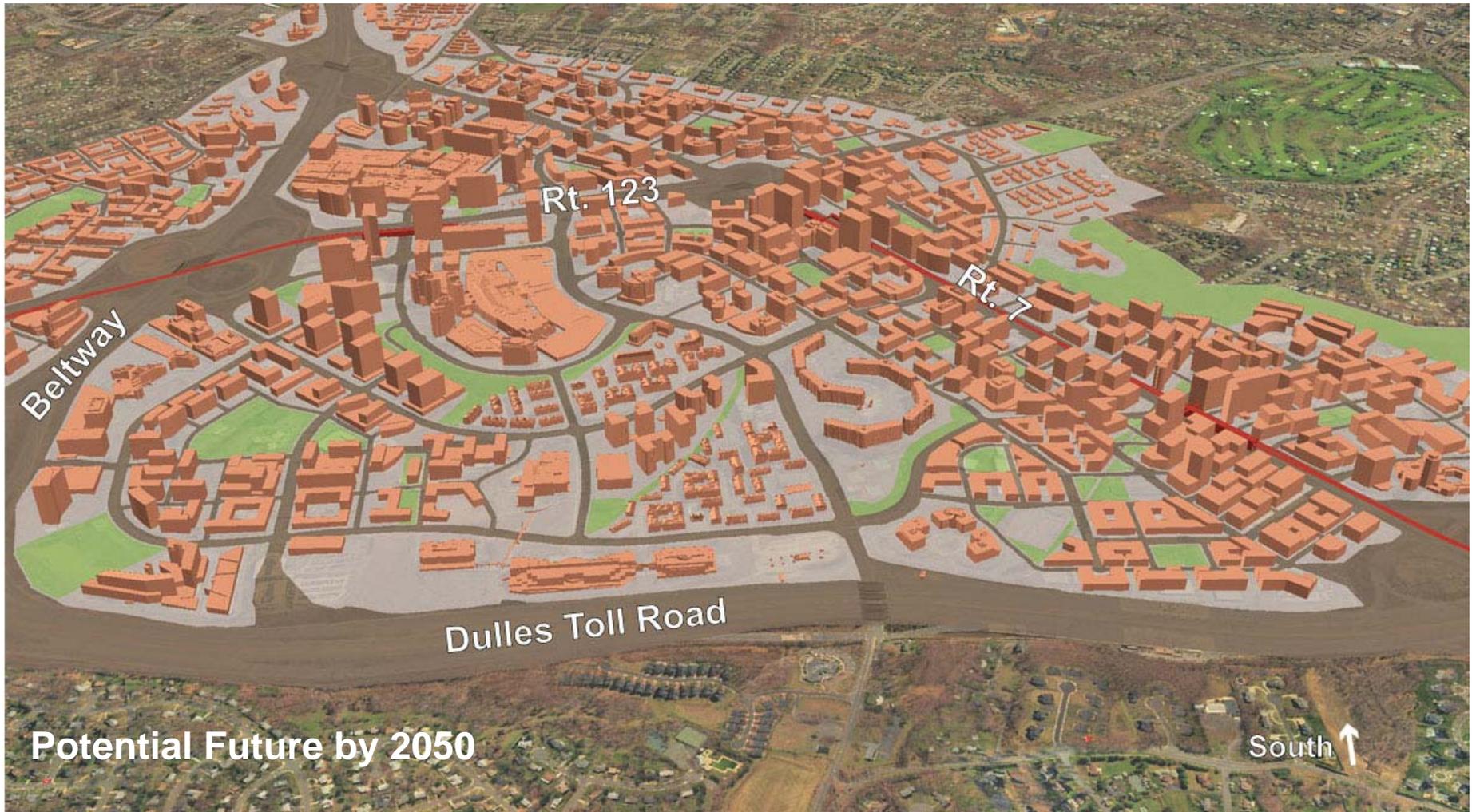
# Visualization and 3-D Modeling

## Used to help formulate recommendations



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## Used to help formulate recommendations



# Visualization and 3-D Modeling



Central 7 Station



# Visualization and 3-D Modeling



# Examples of Maximum FARs & Building Heights at Other TODs in the Region

<b>TOD</b>	<b>Building</b>	<b>FAR</b>	<b>Height (ft)</b>
Rosslyn	Central Place (under construction)	10.0	388
Courthouse	Courthouse Square	3.1	250
Clarendon	Olmsted Building	4.4	185
Virginia Square	Ballston Place	2.6	240
Ballston	Arlington Hilton & Towers	6.0	250
Silver Spring	Silver Spring Metro Plaza	6.0	200
Bethesda	Chevy Chase Bank	5.0	200
White Flint	White Flint Crossing (under construction)	2.0	280

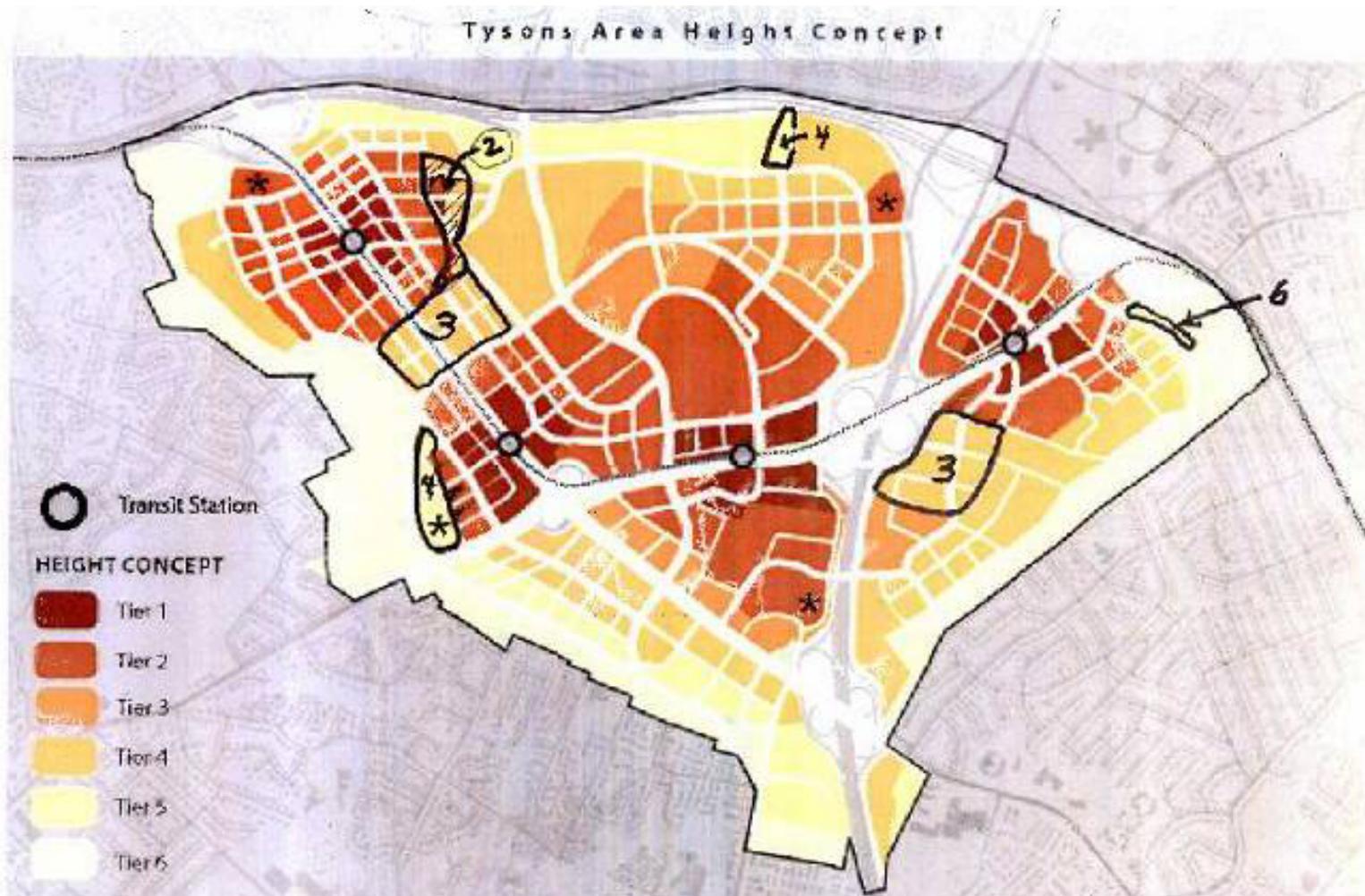
# Comparison of Proposed Building Heights

Tier	Staff's Straw Man II Recommendation	Task Force Draft Review Committee Recommendation	Proposed Staff Alternative
1	200 to 360 ft	360 to 455 ft	225 to 400 ft
2	150 to 200 ft	200 to 360 ft	175 to 225 ft
3	100 to 150 ft	150 to 200 ft	125 to 175 ft
4	75 to 125 ft	75 to 150 ft	75 to 125 ft (Staff)
5	25 to 75 ft	50 to 75 ft	50 to 75 ft (DRC)
6	25 to 50 ft	35 to 50 ft	35 to 50 ft (DRC)

# Additional Recommendations

- Height does not include mechanical penthouses, architectural features and wind turbines.
- Height flexibility should be provided to facilitate the provision of affordable/workforce housing as well as public and quasi-public uses such as a conference center or arts center.
- Solar shading analyses (also call shadow studies) should be provided in Tiers 1 through 4 to ensure adjacent buildings and public spaces will have adequate light and air.

# Areas of change identified by DRC and Staff





Staff  
Draft  
4/17/06

Staff  
Draft  
4/17/06

### Tysons Corner Existing Heights (Built)\*

#### Building Height Classification (feet):

- Over 200
- 151 - 200
- 126 - 150
- 91 - 125
- 46 - 90
- 0 - 45
- Public/Private Open Space

#### Generalized FEIS Metrorail Alignment & Stations:

- Proposed Metrorail Line
- Proposed Metrorail Access\*\*

#### Current Tysons Corner Plan's Rail Intensification Areas:\*\*\*

- Primary Intensification Area (1000 ft or app. 1/5 mi)
- Secondary Intensification Area (1600 ft or app. 1/3 mi)

#### Notes:

- \* Heights based on DTA data regarding the number of floors; 10' per residential floor and 12' per commercial floor with exception of 1 floor commercial bldgs., which are 15' and the malls, which are 50'
- \*\* Generalized location of the Metrorail station access points
- \*\*\* Actual areas to be intensified are based on walking distance from the station platform

### Tysons Corner Urban Center Study



Dept. of Planning and Zoning  
Fairfax County, VA  
April 17, 2006



For Discussion  
Purposes Only

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