

APPENDIX C | Existing Viewshed Protections: *The Resolution of Concern Regarding Building Heights Related to the National Capitol Mall Axis.*

The resolution was adopted by the Arlington County Board on May 18, 1982 to address concerns of the National Capitol Planning Commission over the height of structures in the area identified as the Mall Axis, including portions of the Rosslyn, Courthouse, Clarendon and Virginia Square Metro Areas. The resolution includes general guidance for building height and materials.

**ARLINGTON COUNTY, VIRGINIA
RESOLUTION OF CONCERN REGARDING
BUILDING HEIGHTS RELATED TO THE NATIONAL CAPITAL MALL AXIS**

WHEREAS, the National Capital Planning Commission has noted its concern over the height of structures in the area defined as the Mall Axis (including portions of the Rosslyn, Court House, Clarendon, and Virginia Square Metro Stations) in Arlington, Virginia;

WHEREAS, the Arlington County General Land Use Plan supports the concentration of high density development around the Metro Stations in the Rosslyn-Ballston Corridor;

WHEREAS, these high density concentrations are implemented through Arlington County Zoning Ordinance Districts which by site plan generally allow office structures of one hundred and fifty-three feet in height and residential structures of one hundred and eighty feet in height;

WHEREAS, the construction of buildings to these basic site plan heights at locations designated for high density in the Rosslyn-Ballston Corridor is well established by past policy and precedents;

WHEREAS, the Zoning Ordinance, in addition, permits the Arlington County Board to allow further increases in building heights (so called Bonus Provisions) based upon the provision of certain specified features, public amenities, and other considerations;

WHEREAS, Arlington County is sympathetic to the National Capital Planning Commission's desires to promote a visually satisfying environment which combines harmoniously the best examples of contemporary styles and design;

NOW, THEREFORE, BE IT RESOLVED that the Arlington County Board will endeavor to maintain approved building heights within the basic site plan heights specified in the Arlington County Zoning Ordinance and, consistent with Virginia law, will discourage in the Mall Axis the use of bonus provisions for height except in clearly appropriate circumstances;

AND BE IT FURTHER RESOLVED that the Arlington County Board will encourage developers of high rise structures in these areas to use neutral and non-reflective facades to minimize their visual impact from the Mall area.