

**ROSSLYN COORDINATED REDEVELOPMENT DISTRICT:
CONCEPT MODELING FOR the REFINED DRAFT of the
ROSSLYN BUILDING HEIGHT PLAN AND SCULPTING GUIDELINES
(TO ACCOMPANY DRAFT TEXT DATED 09-13-2010)**

The attached graphics are screen shots from staff's modeling studies for the proposed Refined Draft Rosslyn Building Height Plan and Sculpting Guidelines.

General Assumptions:

- All models of potential development represent concepts only, and illustrate just one way in which the proposed draft guidelines articulated in the refined draft height plan could be implemented.
- The intent of the modeling is to illustrate height and massing, not to design buildings.

Views:

- Views shown are from the perspective of a fixed point at an eye level of 5 feet on the Central Place Observation Deck.
- All skyline views are best estimates of actual views from the specific location (not zoomed in or out).

Buildings:

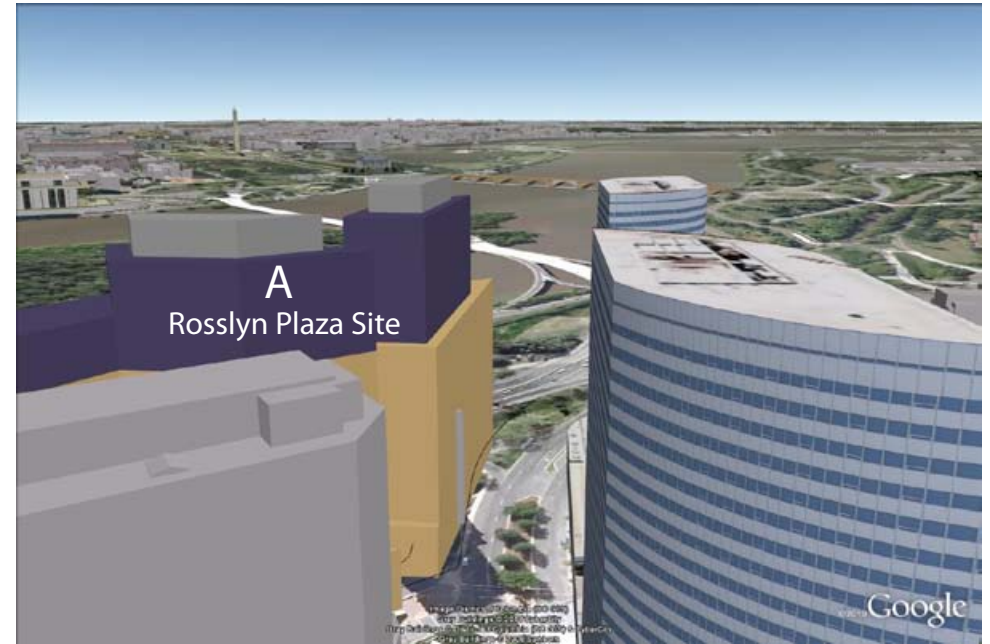
- All buildings are modeled to be approximately 300 feet and 10.0 FAR (except for those west of North Oak Street, which are modeled to be approximately 250 feet and 10.0 FAR).
- Estimated density is calculated for all models of potential development sites, assuming no above grade structured parking.

Key:

- Orange: Potential development (Rosslyn Gateway and Rosslyn Plaza)
- Dark Purple: Density above 200', modeled to illustrate 1.5 FAR
- Light Purple: Other potential development sites
- Grey: Existing development
- Light blue: Recent development
- Green/Red Lines: Illustrate height transition



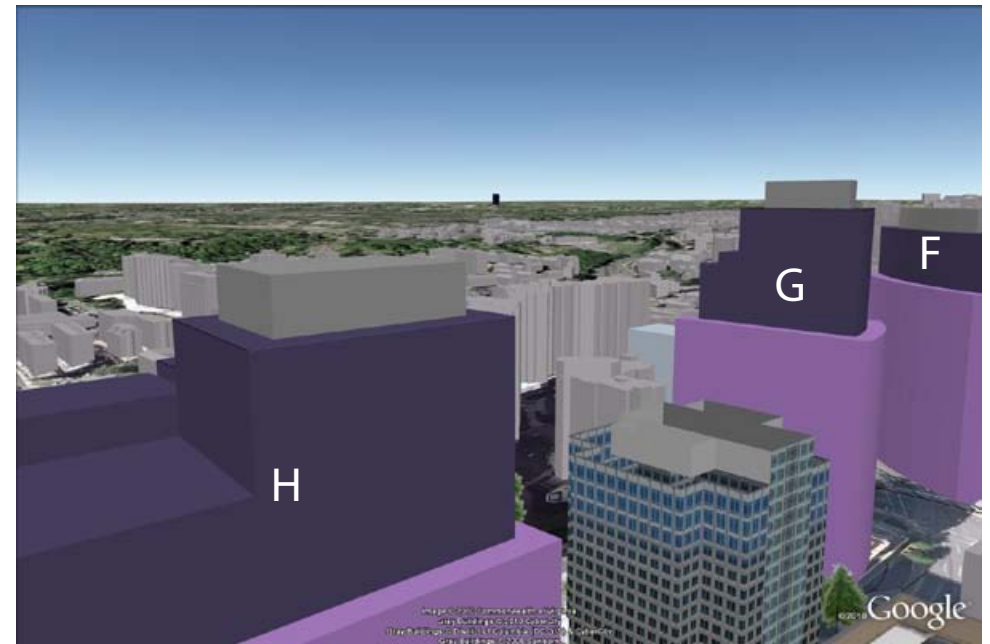
EAST



SOUTHEAST



SOUTH



SOUTHWEST

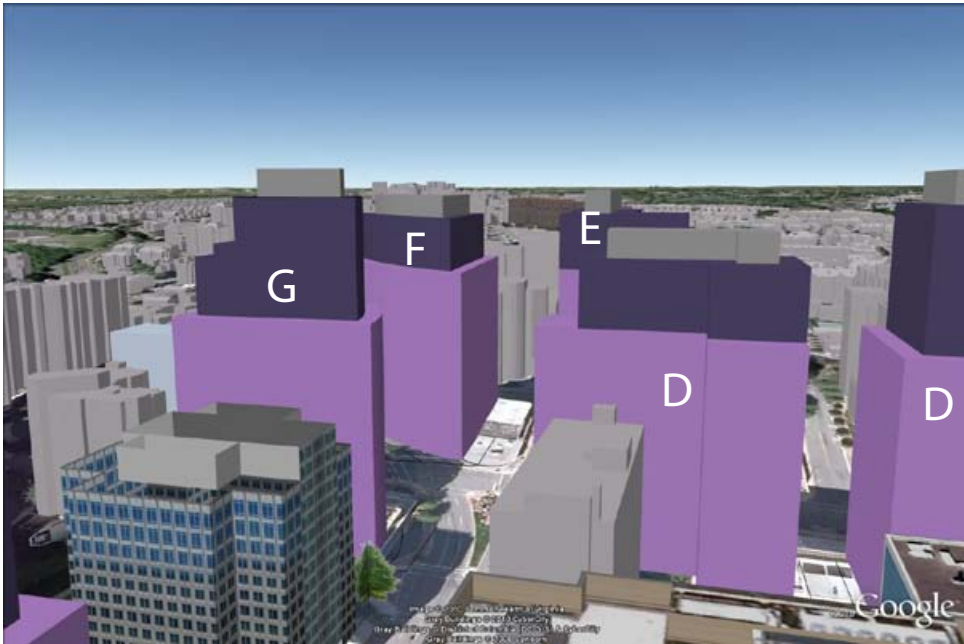
Potential Development
 (Rosslyn Plaza and Gateway sites)

Density above 200'
 (All sites)

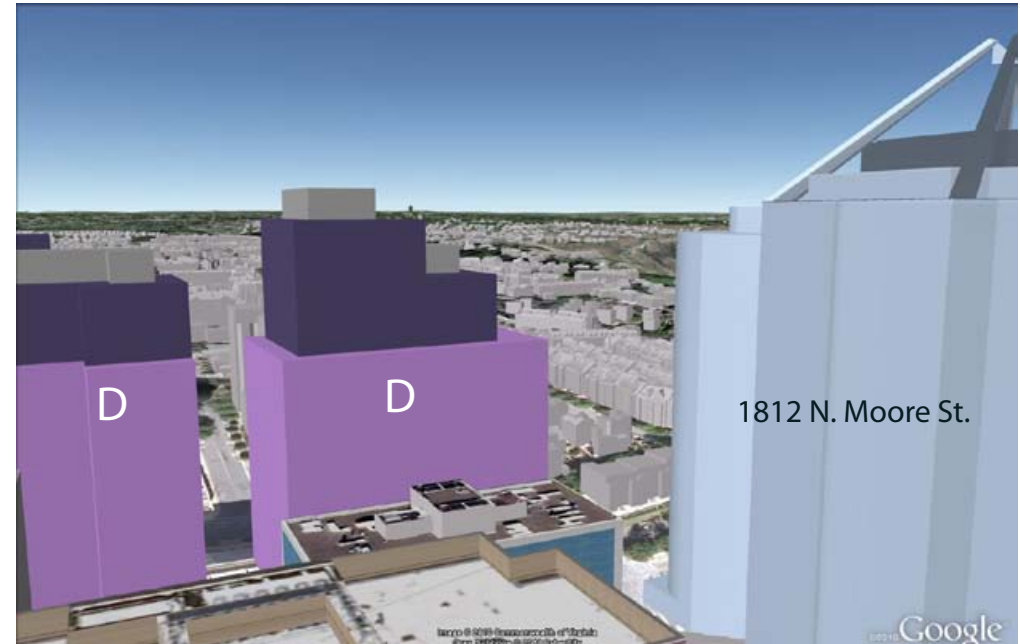
Other Potential Development

Recent Development

Existing Development



WEST



NORTHWEST



NORTH



NORTHEAST



Potential Development
(Rosslyn Plaza and Gateway sites)



Density above 200'
(All sites)



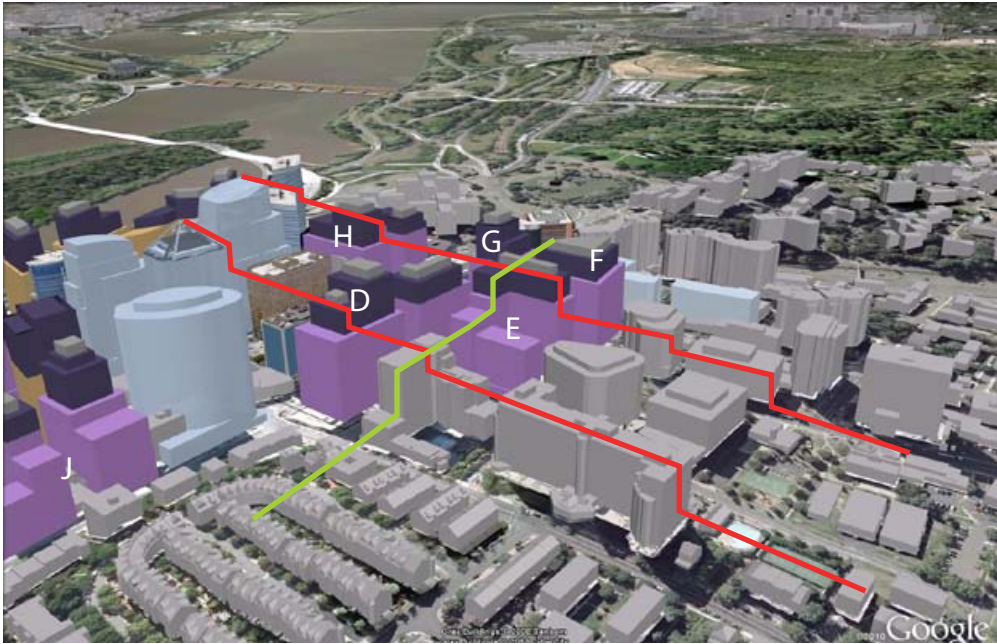
Other Potential Development



Existing Development



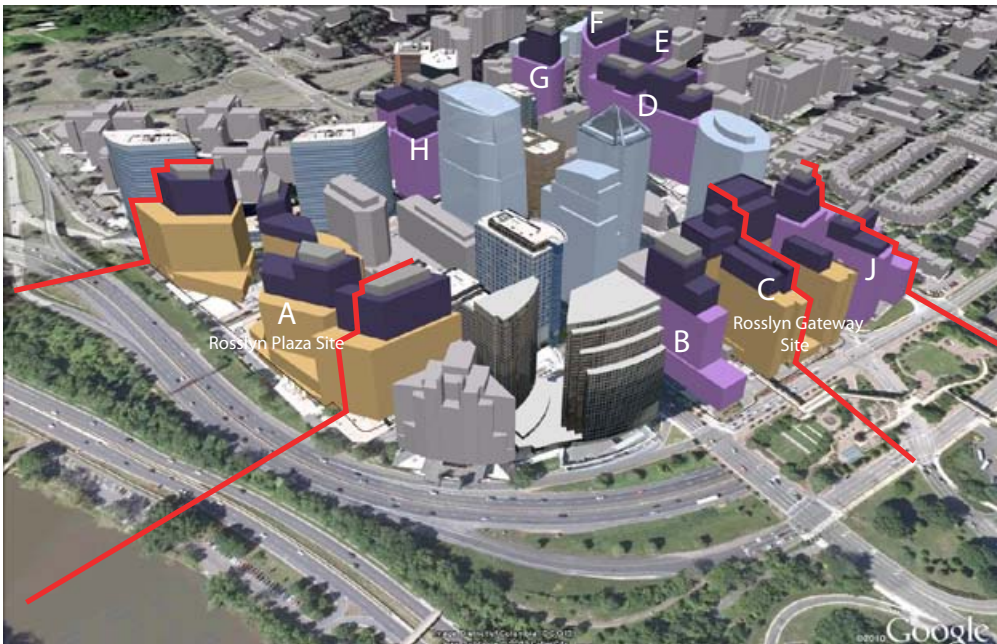
Recent Development



TRANSITION TO LOWER HEIGHT NEIGHBORHOOD--SOUTHWEST



TRANSITION TO LOWER HEIGHT NEIGHBORHOOD--WEST



TAPER DOWN TO THE POTOMAC RIVER



TRANSITION TO LOWER HEIGHT NEIGHBORHOOD--SOUTH



Potential Development
 (Rosslyn Plaza and Gateway sites)



Density above 200'
 (All sites)



Other Potential Development



Recent Development



Existing Development



Height Transition Page 8



SKYLINE -- GEORGETOWN LOOKING SOUTH



SKYLINE -- KEY BRIDGE LOOKING SOUTH



SKYLINE -- KENNEDY CENTER LOOKING SOUTHWEST



SKYLINE -- LINCOLN MEMORIAL LOOKING SOUTHWEST

Potential Development
 (Rosslyn Plaza and Gateway sites)

Density above 200'
 (All sites)

Other Potential Development

Existing Development

Recent Development

