

Building form scenarios

Building Key ID Map

SITE ID	PROPERTY NAME
B8	RCA Building (Rosslyn East)
A19	1555 Wilson Blvd
B4	Holiday Inn
B13-14	Ames Center + ATUMC
D1	Architects Building (1400 Wilson)
B23	Pomponio Plaza East
A29	1500 Wilson Blvd
D18-19	Key and Berkeley Bldgs
A21	1515 Wilson Blvd (Art Associates)
B25-31	Rosslyn Plaza I
B25-31	Rosslyn Plaza II
B25-31	Rosslyn Plaza III
B25-31	Rosslyn Plaza IV
A20	1525 Wilson Blvd
A25-26-27	1550 Wilson Blvd
A28	1530 Wilson Blvd
D3	Commonwealth Tower
D4	Noland Building (1300 17th St)
D5	Xerox Building (1616 Fort Myer Dr)
D20	Park Place
B15	Hyatt Hotel
B17	Rosslyn Center
B22	International Place
B24	1101 Wilson Blvd
B5	Turnberry Tower
B6-7	Rosslyn Gateway
B9	Waterview
B10	Potomac Tower
B11-12	1400 Wilson Blvd 1400 Key Blvd
B16	1812 N Moore
B18	Central Place Residential
B20	Central Place Office
B21	1801 N Lynn St
D21	1100 Wilson Blvd
D22	1000 Wilson Blvd



Modified Major Peaks, Wider Valleys / Composite (Scenario D)																
		Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development (FAR)	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL	Proposed max. height above average grade EXCLUDING PENTHOUSE	Proposed max. height above average grade WITH 20' PENTHOUSE	Resulting height above sea level	WITH TDR SCENARIO: Proposed max. height above average grade	WITH TDR SCENARIO: Resulting height above sea level
Gateway Buildings																
Rosslyn Building (East) aka RCA	Base		27,100	4	108,400											
			0	0	0											
	Tower - Top (Res)		10,500	18	189,000											
				22	297,400	297,400	9.9	251	69.8	20	340.8	260	280	350	330	420
Park Place	Base		12,800	4	51,200											
	Tower - Mid (Res)		11,700	14	163,800											
				18	215,000	215,000	9.4	207	99.4	20	326.4	210	230	329	230	349
Noland Building	Base 1 (Office)		33,300	2.5	83,250											
	Base 2 (Office)		25,300	15	379,500											
			0	0	0											
			0	0	0											
				18	462,750	462,750	8.7	227.5	131	20	378.5	230	250	381		
Xerox Building	Base (Office)		27,000	3	81,000											
	Tower (Office)		20,700	19	393,300											
			0	0	0											
			0	0	0											
			22	474,300	474,300	8.1	286	104	20	410	290	310	414			
Central Core																
International Place (along 18th St Corridor)	Base 1		26,800	3	80,400											
	Tower (Office)		21,500	20	430,000											
				23	510,400	510,400	8.5	306	76.5	20	402.5	310	330	407		
						5.3 allowable										
Rosslyn Center (along 18th St Corridor)	Base		26,800	3	80,400											
	Tower - Mid (Office)		25,200	10	252,000											
	Tower - Top (Office)		23,700	13	308,100											
			0	0	0											
			26	640,500	640,500	10.0	345	96.6	20	461.6	353	373	470			
Key & Berkeley (combined)	Base		61,000	3	183,000											
	Tower - East (Res)		20,700	18	372,600			244	94.5	20	359	250	270	365		
Wilson at Ft Myer	Tower - West (Office)		20,000	20	400,000											
				23	955,600	955,600	9.2	306	94.5	20	421	310	330	425		
Arlington Temple UMC (along 18th St Corridor)	Base		16,300	3	48,900											
	Tower - Mid (Res)		13,000	12	156,000											
	Tower - Top (Res)		10,800	9	97,200											
				24	302,100	302,100	18.5	264	107.1 (assumed)	20	391	270	290	397		
Ames Building (along 18th St Corridor)	Base		20,000	3.5	70,000											
	Tower - Mid (Res)		18,000	12	216,000											
	Tower - Top (Res)		16,000	12	192,000											
			28	478,000	478,000	7.7	302.5	107.1	20	430	310	330	437			

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Ames Building & church (combines 2 sites above)	North Base	16,300	3	48,900	780,100	9.9	302.5	107.1 (assumed)	20	430	see above	see above			
	North Tower - Mid	13,000	12	156,000											
	North Tower - Top	10,800	9	97,200											
	South Base	20,000	3.5	70,000											
	South Tower - Mid	18,000	12	216,000											
	South Tower - Top	16,000	12	192,000											
				28											
Hyatt Hotel	Base	18,500	3.5	64,750	289,450	8.1	278.5	107	20	406	280	300	407		
		0	0	0											
	Tower (Hotel)	10,700	21	224,700											
			25	289,450											
Pomponio Plaza East (along 18th St Corridor)	Base	32,900	2.5	82,250	415,950	9.9	322.5	76.48	20	419	374	394	470	374	470
	Tower Mid (Res)	23,700	1	23,700											
	Tower Tall (Res)	12,400	25	310,000											
			29	415,950											
Gannett Building (along 18th St Corridor)	Base	44,200	3	132,600	573,600	9.4	228	69	20	317	230	250	319		
	Tower (Office)	31,500	14	441,000											
			17	573,600											
Neighborhood Transition															
Architects Building	Base	22,000	3.5	77,000	325,600	9.0	253.5	125	20	399	260	280	405		
	Tower - Mid (Office)	16,100	11	177,100											
	Tower - Top (Office)	14,300	5	71,500											
			20	325,600											
A-M Building (combined) (new public corridor)	Base (Office)	29,700	3	89,100	539,100	9.2	299	147.8	20	467	302	322	470		
	Tower - Mid (Office)	22,500	20	450,000											
		0	0	0											
			23	539,100											
1530 Wilson Blvd (new public corridor)	Base	28,900	3	86,700	416,300	9.5	221	168	20	409	230	250	418		
	Tower - Mid (Office)	25,000	10	250,000											
	Tower - Top	19,900	4	79,600											
			17	416,300											
1550, 1560 Wilson, 1533 Clarendon (new public corridor)	Base	72,200	3	216,600	889,300	9.3	267	174	20	461	276	296	470		
	Tower - Mid (Res)	16,300	12	195,600											
	Tower - Top (Res)	12,100	4	48,400											
	Tower - Mid (Office)	26,000	10	260,000											
	Tower - Top (Office)	24,100	7	168,700											
			20	889,300											
Art Associates (combined) (new public corridor)	Base	49,500	1	49,500											
	Base (office)	45,200	2	90,400											
	Tower -west (Res)	12,900	22	283,800											
	Tower-south (Res)	10,200	10	102,000											
	Tower-east (Res)	8,100	6	48,600											

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			25	574,300	574,300	9.1	288	151	20	459	299	319	470		
1525 Wilson (new public corridor)	Base Retail	54,700	1	54,700											
	Base Office	47,800	3	143,400											
	Tower East-Mid (Res)	14,700	11	161,700											
	Tower East-Top (Res)	10,700	5	53,500			235	171.2	20	426	240	260	431		
	Tower West (Res)	19,600	13	254,800											
				20	668,100	668,100	9.0	202	171.2	20	393	200	220	391	
1555 Wilson / Penzance (new public corridor)	Base	34,600	3.5	121,100											
	Tower (Office)	30,800	10	308,000											
		25,500	7	178,500											
			20.5	607,600	607,600	9.4	266.5	175.1	20	462	275	295	470		
Holiday Inn Rosslyn Westpark	Lee Street Base (Res)	12,800	3	38,400											
	Nash-Ft Myer Base (Res)	28,300	3	84,900											
	Nash Base Bridge (Res)	22,300	2	44,600											
	Nash Tower North (Res)	8,800	11	96,800			189	93	20	302	190	210	303		
	Nash Tower South (Res)	9,000	17	153,000			255	93	20	368	260	280	373		
	Ft. Myer Tower - Mid (Hotel)	12,600	12	151,200											
	Ft. Myer Tower - Top (Hotel)	9,900	16	158,400			354	93	20	467	357	377	470		
				31	727,300	727,300	9.2								
Commonwealth Bldg	Base (Office)	31,500	21	661,500											
		27,000	-	0											
		24,400	-	0											
			21	661,500	661,500	8.1	273	119	20	412	280	300	419		
RP Phase 1 - Office	Base	35,400	3.5	123,900											
	Tower - Mid (Office)	30,600	10	306,000											
	Tower - Upper (Office)	28,400	6	170,400											
			19.5	600,300	600,300		253.5	70	20	343.5	260	280	350		
RP Phase 2 - Residential	Base	11,900	1	11900											
	Tower - (Res)	11,900	20	238000											
			21	249900	249,900		240	70	20	330	240	260	330		
RP Phase 3 - Office	Base	21,400	1	21400											
	Tower - (Office)	21,400	21	449400											
			22	470800	470,800		293	70	20	383	300	320	390		
RP Phase 4 - Residential	Base	15,200	3	45600											
	Tower - Mid (Res)	14,100	15	211500											
	Tower - Upper (Res)	10,400	13	135200											
			31	392300	392,300		341	70	20	431	340	360	430		
RP Phase 5 - Office	Base	25,700	13.5	346950											

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	Tower - Upper (Office)	20,600	15	309000	655,950		370.5	70	20	460.5	380	400	470		
			29	655950											
RP - all phases					2369250	9.4									
LONG TERM															
Likely commercial buildings				8,505,000	64%										
Likely hotel buildings				599,050	4%										
Likely residential buildings				4,289,350	32%										
average FAR				13,393,400											
				9.17											