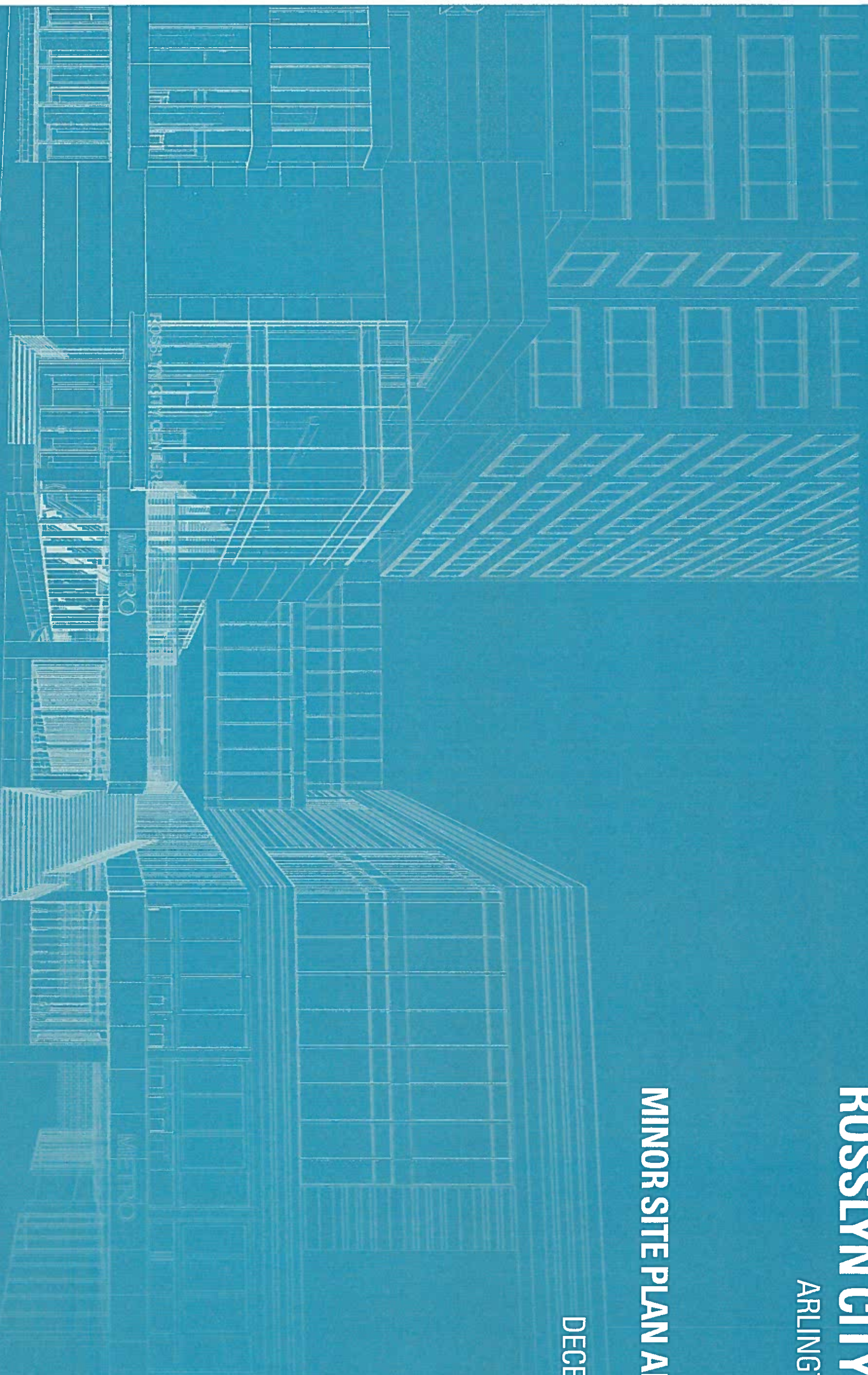


ROSSLYN CITY CENTER

ARLINGTON, VIRGINIA

MINOR SITE PLAN AMENDMENT

DECEMBER 19, 2016



DENSITY TABULATIONS

PHASE I ADDITIONAL SQUARE FOOTAGE	
LEVEL 1	1,989.10 sf
LEVEL 2	-1,506.80 sf
LEVEL 3	6,902.00 sf
TOTAL	7,384.30 sf

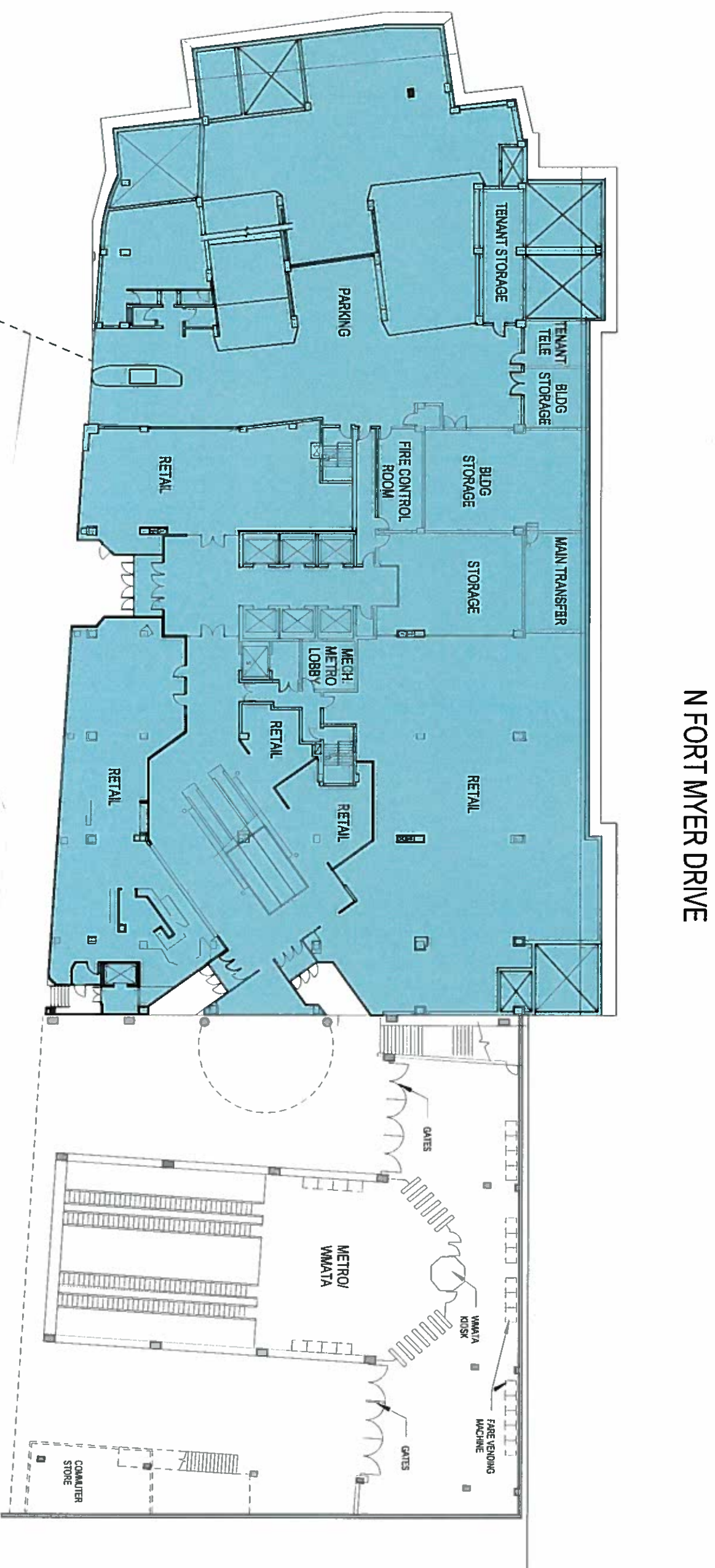
SP #94 OVERALL DENSITY	
SITE AREA	68,225.00 sf
EXISTING GFA	424,671.00 sf
EXISTING FAR	6.22
PROPOSED GFA	432,055.30 sf
PROPOSED FAR	6.33

PHASE 2 ADDITION - OPTIONAL	
LEVEL 4	13,845.70 sf
SP #94 GFA	445,901.00 sf
SP#94 FAR	6.54

*Site Area includes 11,124 sf park/ open space parcel located across N. Moore Street



EXISTING

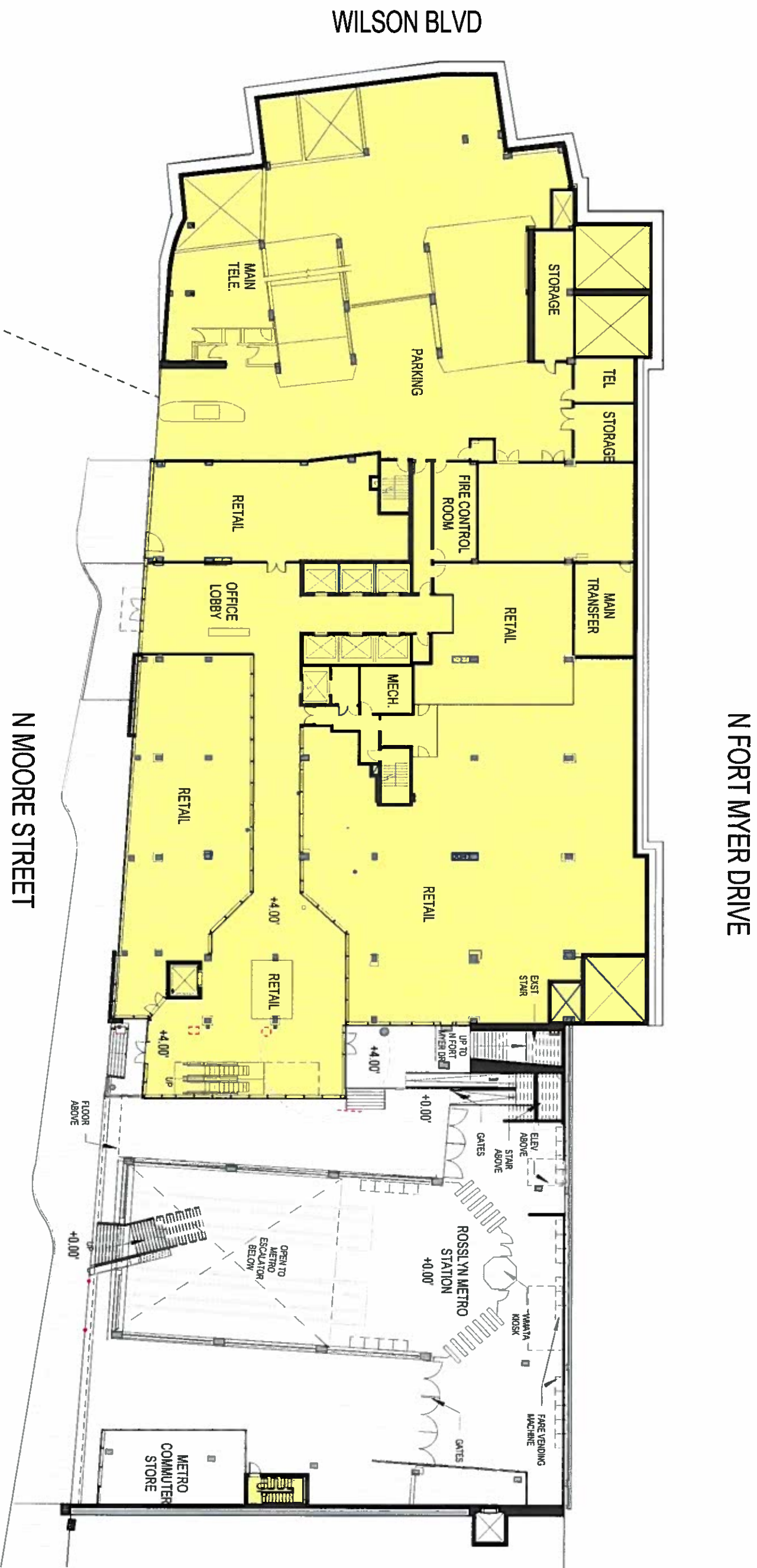


N FORT MYER DRIVE

N MOORE STREET

EXISTING LEVEL 1 PLAN

PROPOSED



N FORT MYER DRIVE

WILSON BLVD

N MOORE STREET

PROPOSED LEVEL 1 ADDED AREA: 1,989.1 SF

PROPOSED LEVEL 1 PLAN


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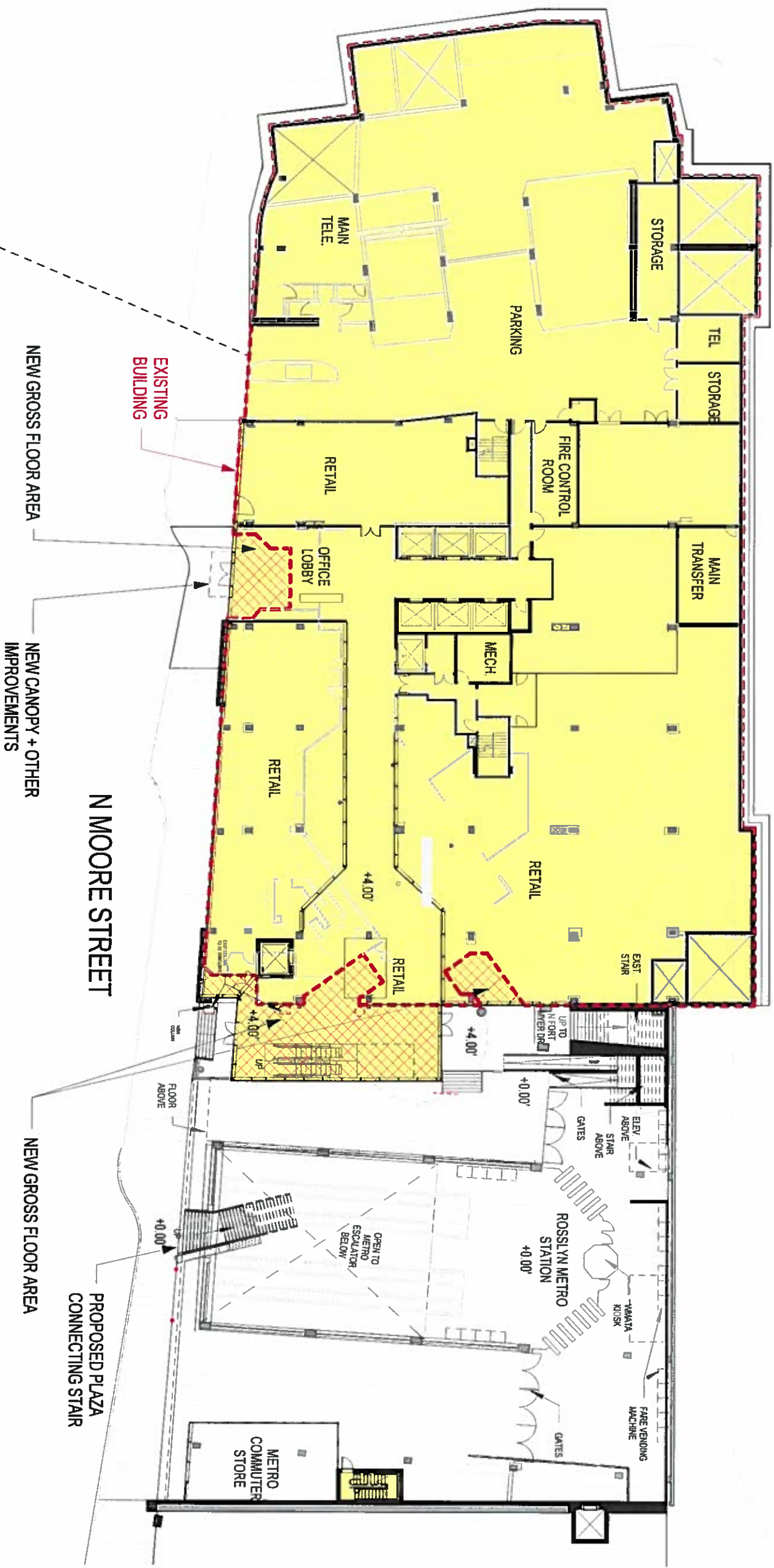
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ROSSLYN METRO CENTER

OVERLAY

N FORT MYER DRIVE

WILSON BLVD



PROPOSED LEVEL 1 ADDED AREA: 1,989.1 SF

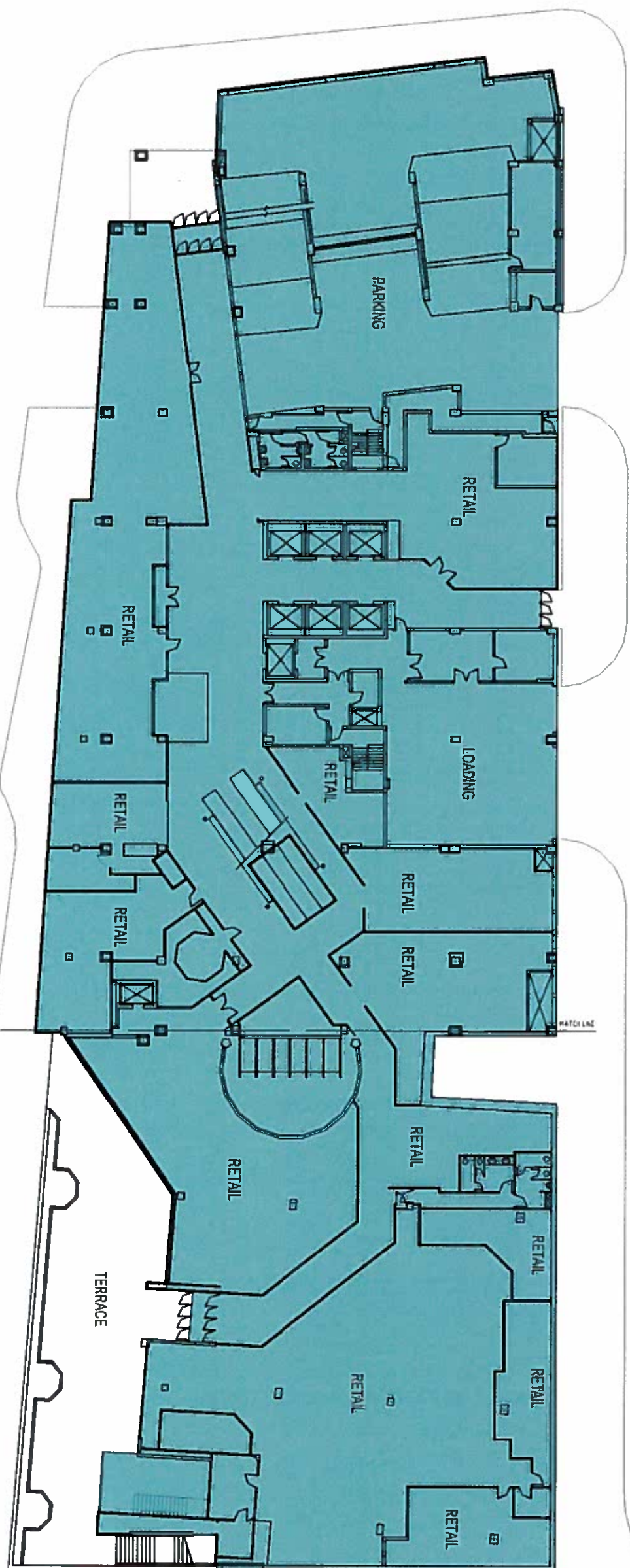
OVERLAY LEVEL 1 PLAN

EXISTING

WILSON BLVD

N FORT MYER DRIVE

N MOORE STREET



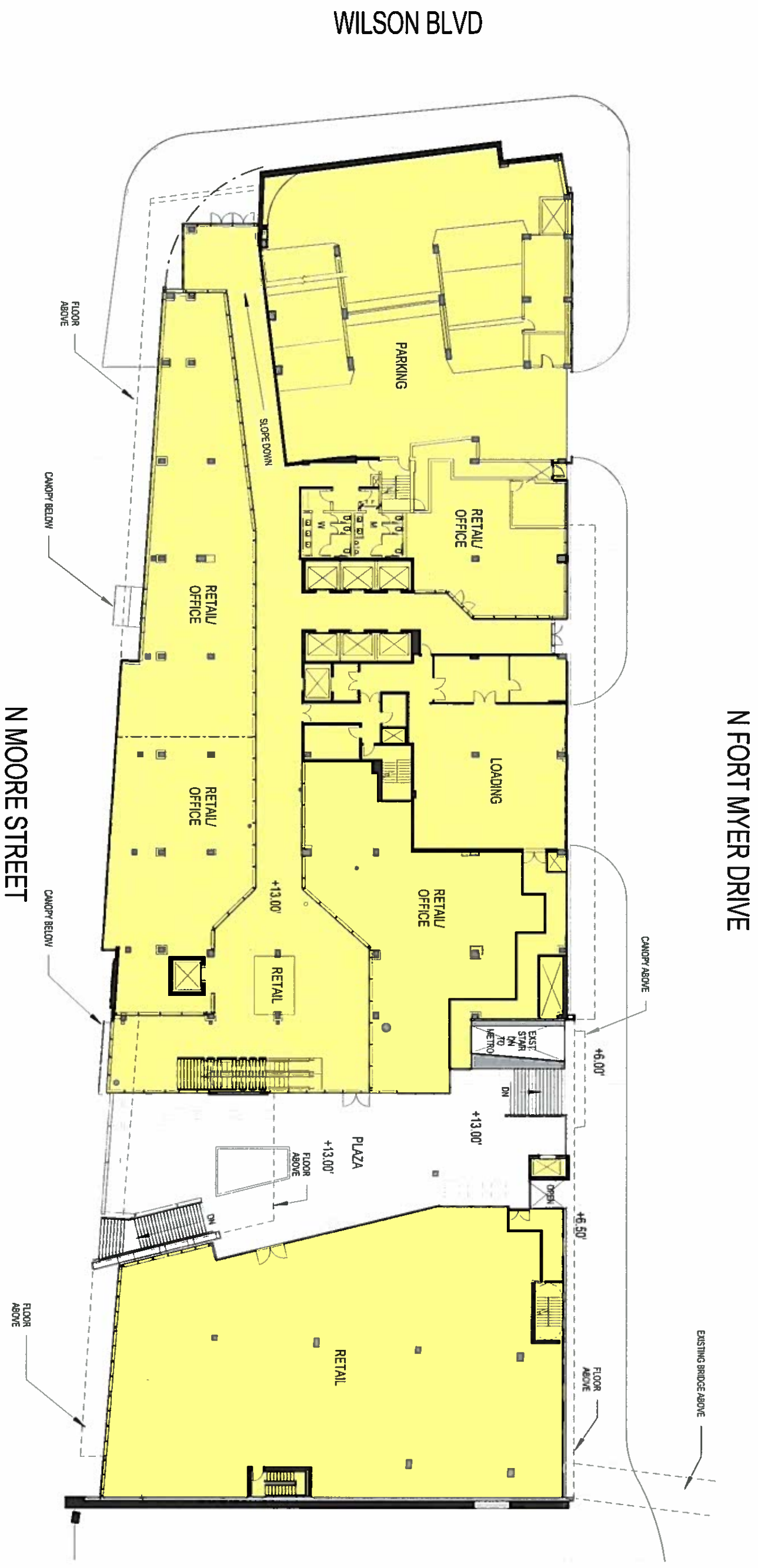
EXISTING LEVEL 2 PLAN



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PROPOSED



N FORT MYER DRIVE

WILSON BLVD

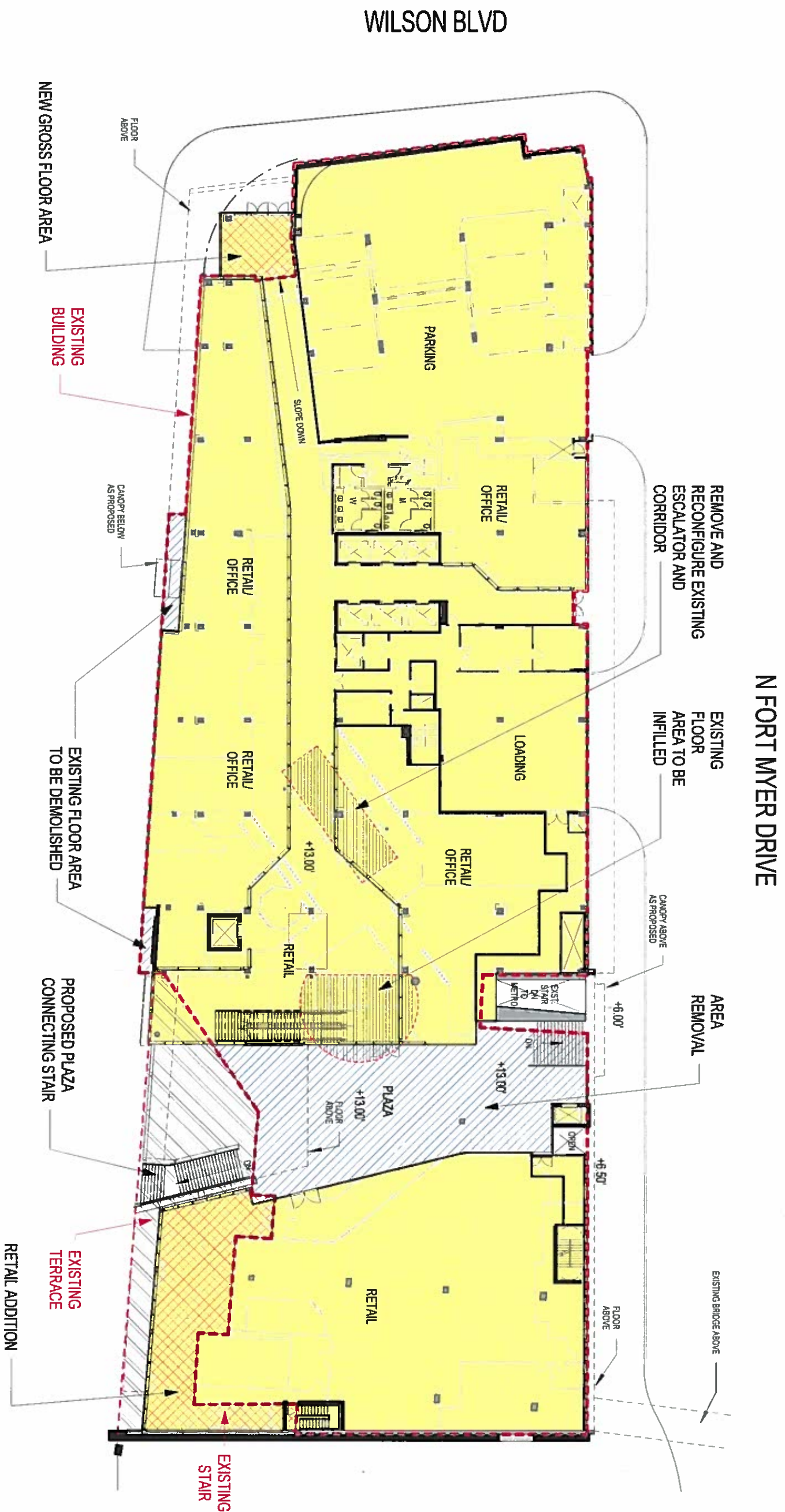
N MOORE STREET

PROPOSED LEVEL 2 ADDED AREA: (-1,506.8) SF

PROPOSED LEVEL 2 PLAN

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OVERLAY



PROPOSED LEVEL 2 ADDED AREA: (-1,506.8) SF

OVERLAY LEVEL 2 PLAN

EXISTING



N MOORE STREET

EXISTING LEVEL 3 PLAN

ROSSLYN METRO CENTER

PROPOSED



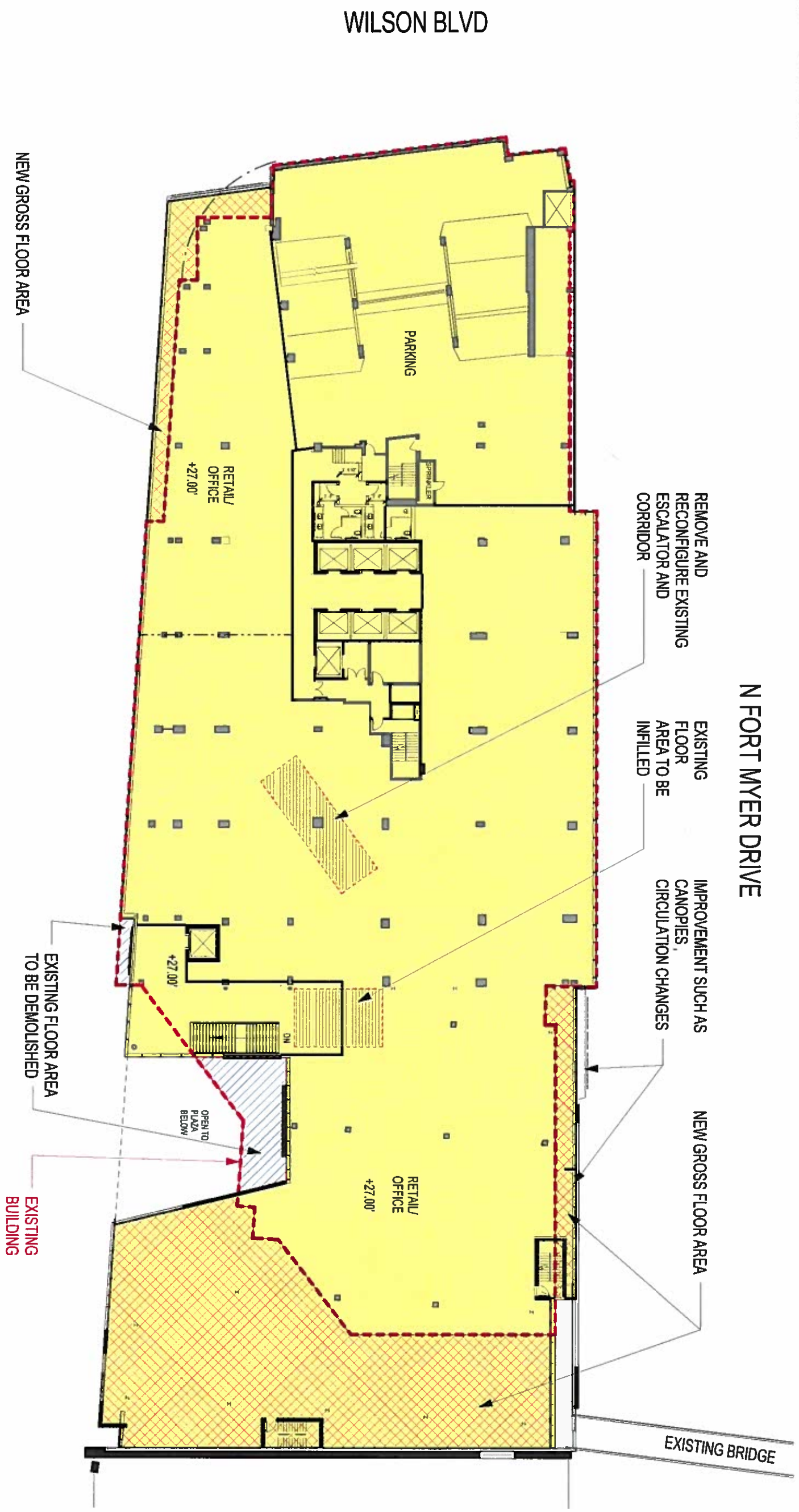
PROPOSED LEVEL 3 ADDED AREA: 6,902 SF

PROPOSED LEVEL 3 PLAN


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OVERLAY

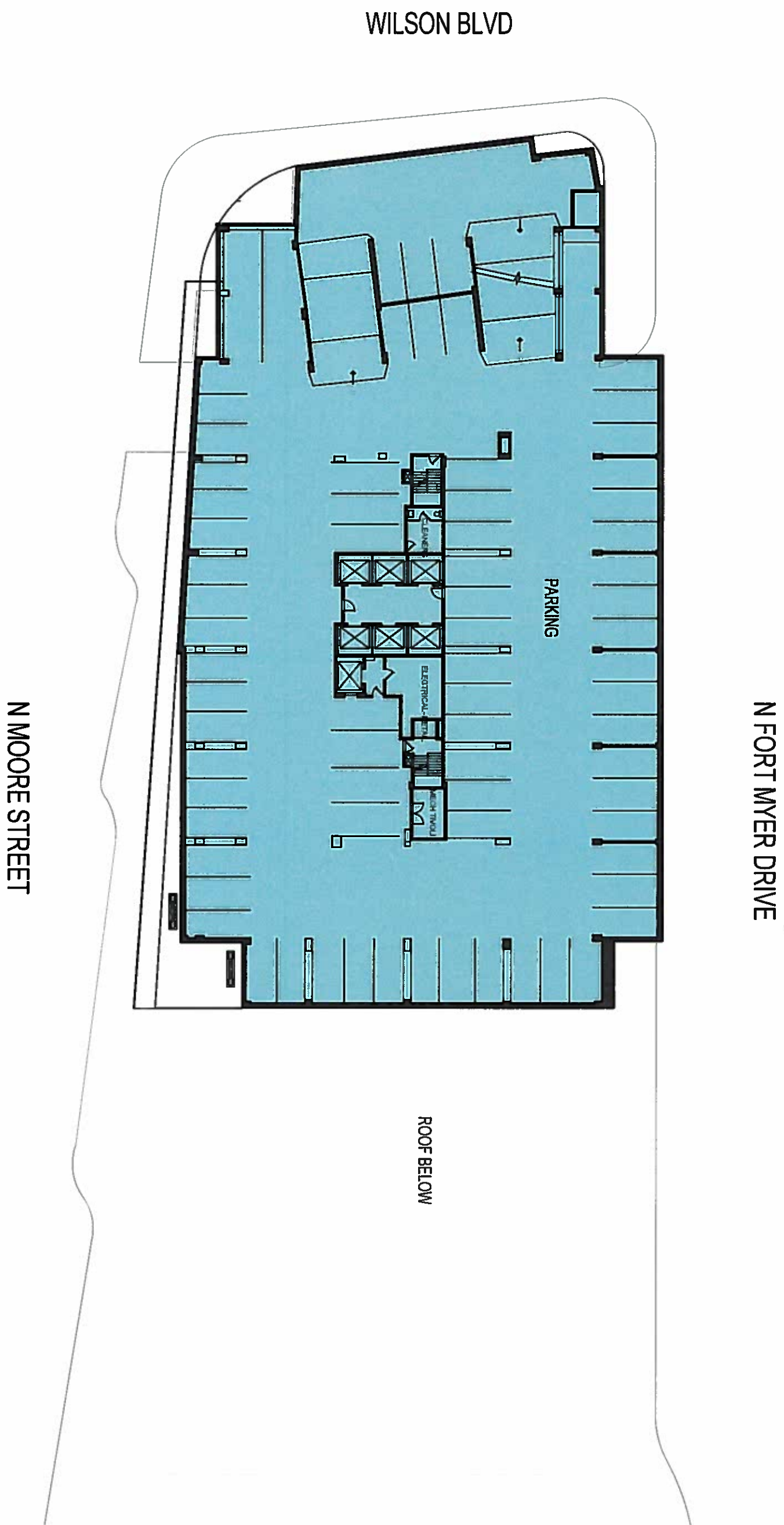


N MOORE STREET

PROPOSED LEVEL 3 ADDED AREA: 6,902 SF

OVERLAY LEVEL 3 PLAN

EXISTING

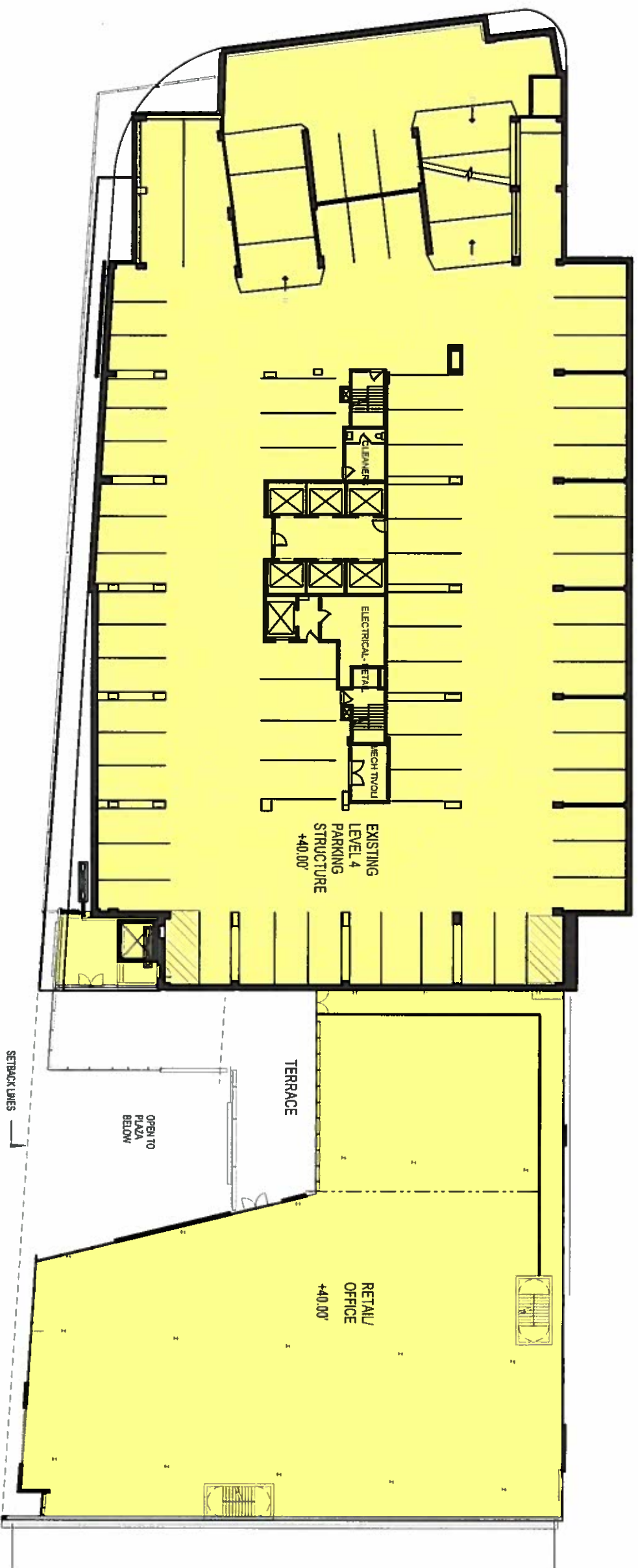


LEVEL 4 PHASE 2 OPTIONAL PLAN

PROPOSED

N FORT MYER DRIVE

WILSON BLVD



N MOORE STREET

PHASE 2 OPTIONAL RETAIL ADDITION
PROPOSED LEVEL 4 ADDED AREA: 13,845.7 SF

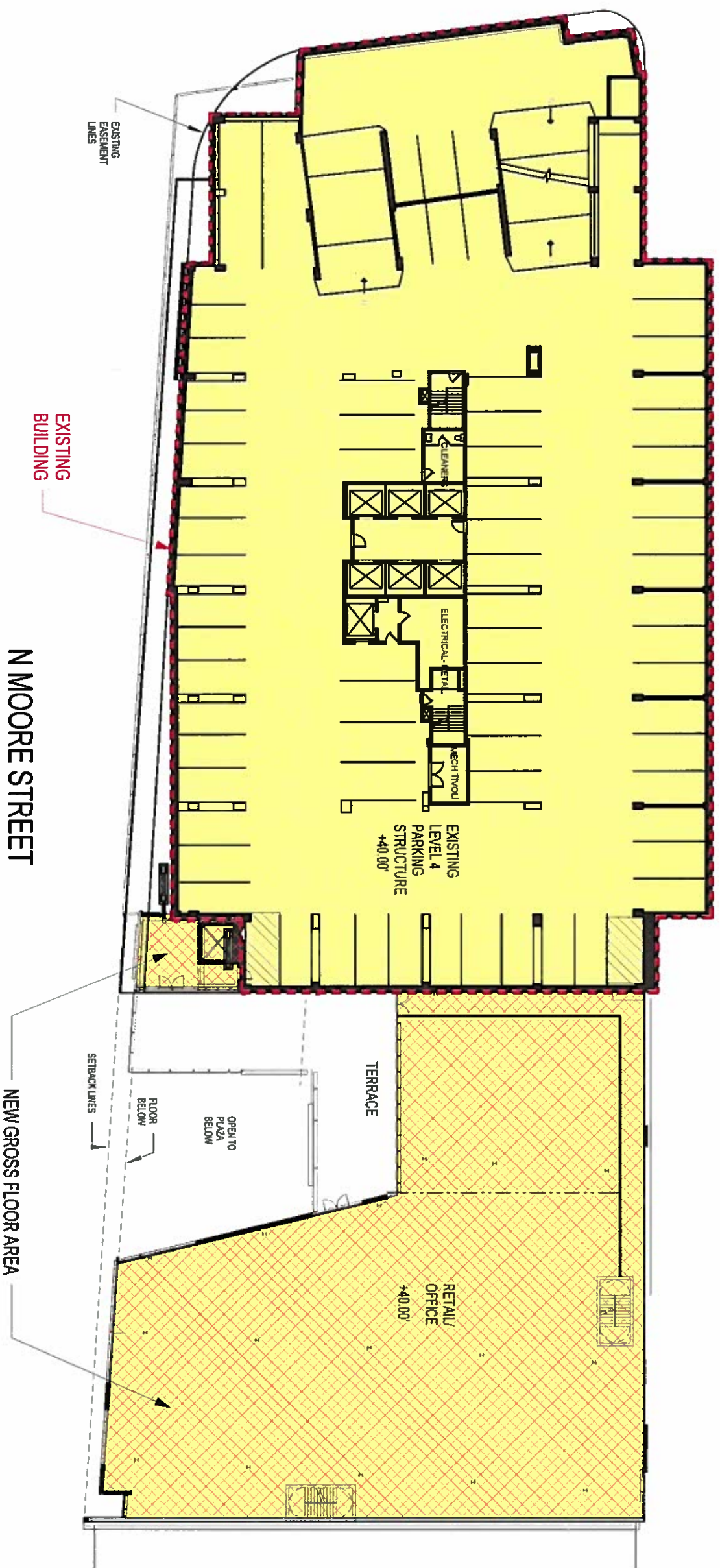
PROPOSED LEVEL 4 PHASE 2 OPTIONAL PLAN

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OVERLAY

N FORT MYER DRIVE

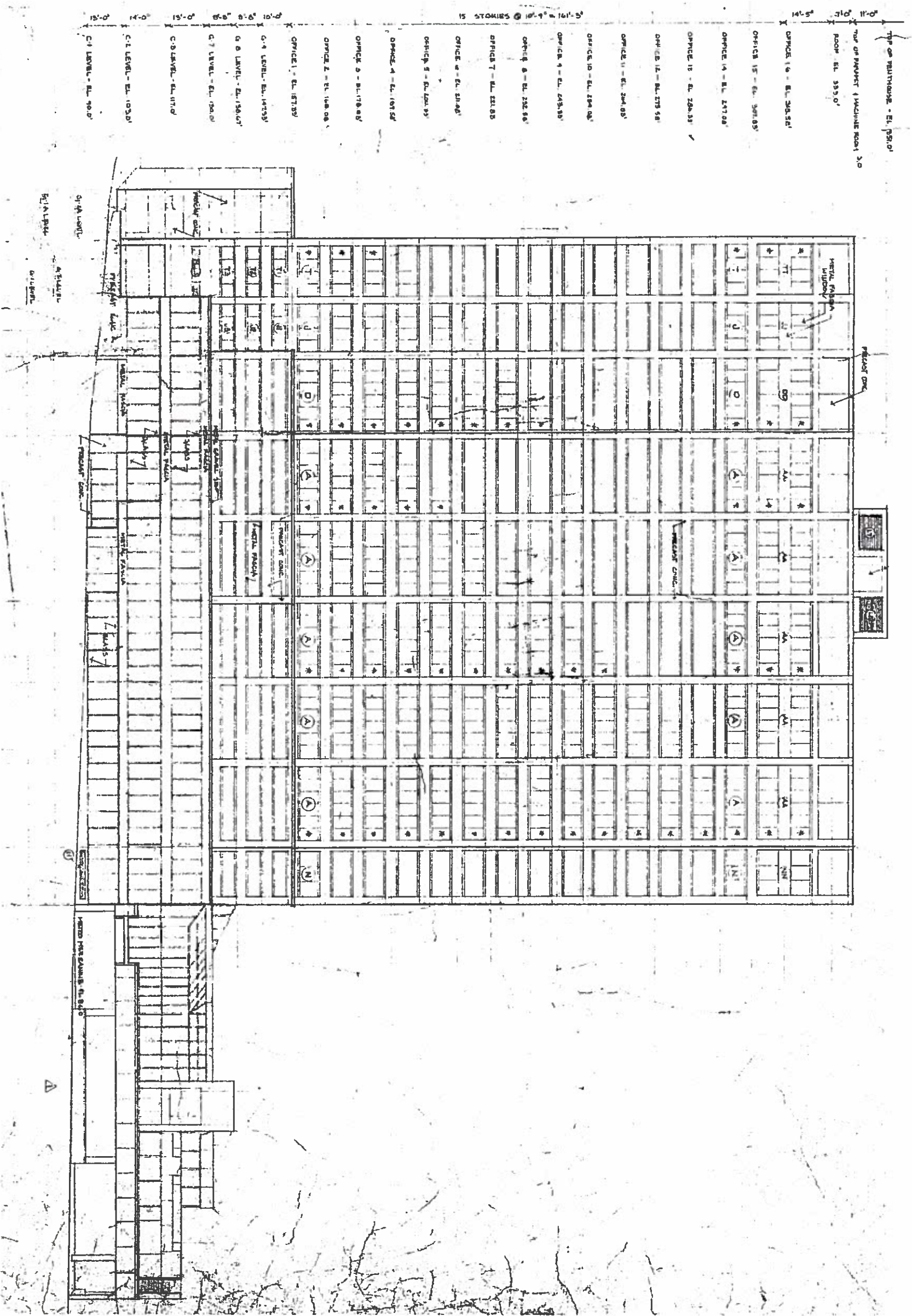
WILSON BLVD



N MOORE STREET

PHASE 2 OPTIONAL RETAIL ADDITION
PROPOSED LEVEL 4 ADDED AREA: 13,845.7 SF

OVERLAY LEVEL 4 PHASE 2 OPTIONAL PLAN



EXISTING EAST ELEVATION (N. MOORE STREET)



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- PH ROOF 261'-0"
- PARADE 250'-0" ROOF 243'-0"
- Level 23-office 228'-7"
- Level 22-office 217'-10"
- Level 21-office 207'-1"
- Level 20-office 195'-4"
- Level 19-office 185'-7"
- Level 18-office 174'-10"
- Level 17-office 164'-1"
- Level 16-office 153'-4"
- Level 15-office 142'-7"
- Level 14-office 131'-10"
- Level 12-office 121'-1"
- Level 11-office 110'-4"
- Level 10-office 99'-7"
- Level 9-office 88'-10"
- Level 8-office 78'-1"
- Level 7-office 67'-4"
- Level 6-Parking 57'-4"
- Level 5-Parking 48'-8"
- RETAIL LEVEL 4-Parking 40'-0"
- RETAIL LEVEL 3 27'-0"
- RETAIL LEVEL 2 13'-0"
- RETAIL LEVEL 1 0'-0"
- METRO 4'-0"
- LEVEL B1 -10'-0"
- LEVEL B2 -20'-0"

- RETAIL LEVEL 4 (1/4-Parking) 40'-0"
- RETAIL LEVEL 3 27'-0"
- RETAIL LEVEL 2 13'-0"
- RETAIL LEVEL 1 0'-0"
- METRO 4'-0"

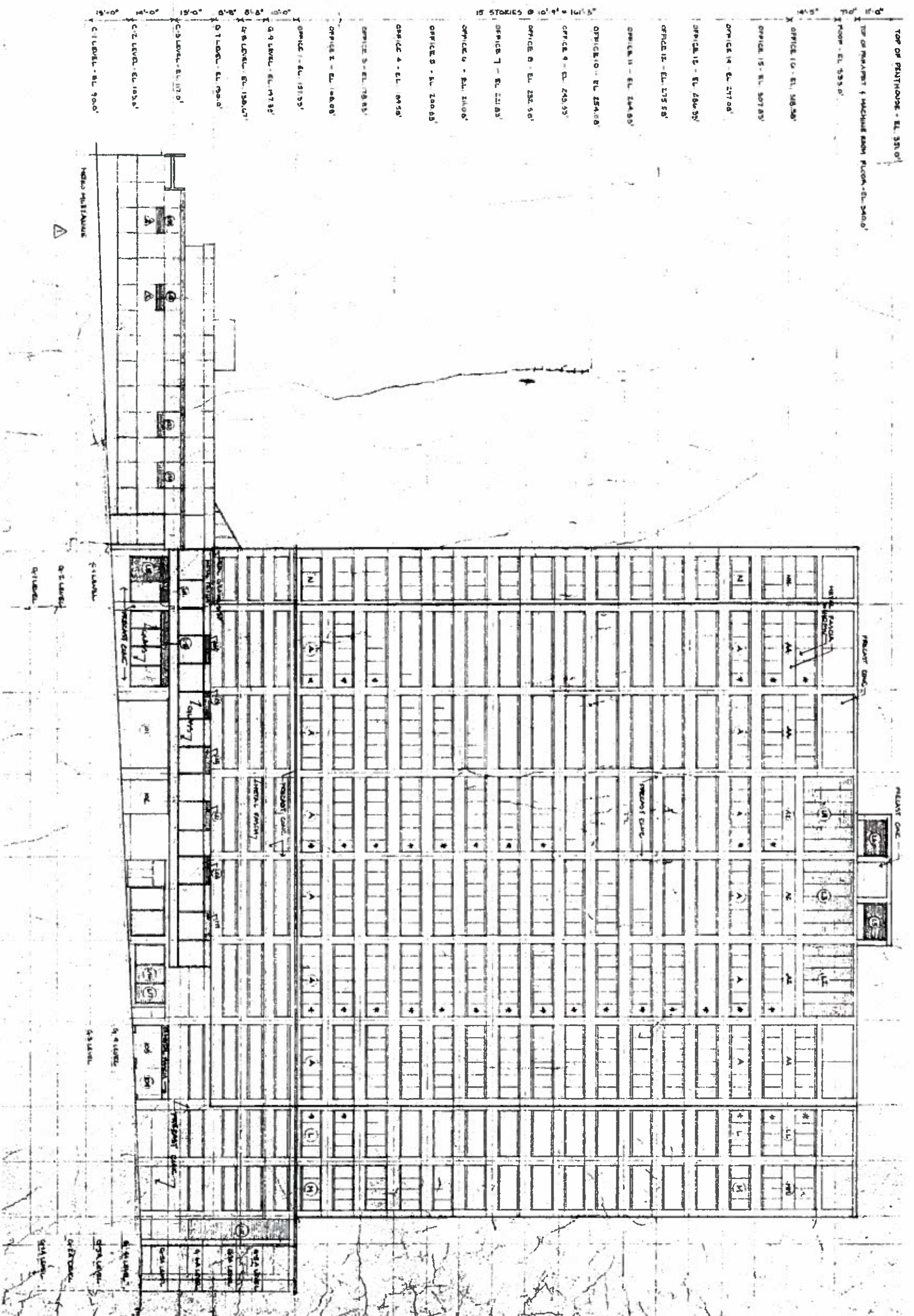
NOTE 1: INDIVIDUAL LINEAR TENANT SIGNAGE ON FACADE BASED ON TENANT NEED

NOTE 2: ACTUAL FLOOR HEIGHTS TO BE BASED ON TENANT NEEDS

NOTE 2: FINAL TYPE AND COMPOSITION OF EXTERIOR STOREFRONT WINDOW WALL AND METAL PANEL SYSTEMS TO BE COORDINATED WITH TENANT

PROPOSED EAST ELEVATION (N. MOORE STREET)

- WINDOW WALL SYSTEM (MWD-1)
- SPLIT-FACE CURTAIN WALL BASE (MCAU-1)
- EXTERIOR STOREFRONT WALL SYSTEM (MSF-1)
- STEEL & GLASS CANOPY SYSTEM (MCP-1)
- WINDOW WALL SYSTEM (MWD-2)
- METAL PANEL WALL SYSTEM (MMP-1)
- SPLIT-FACE CURTAIN WALL BASE (MCAU-1)
- EXTERIOR STOREFRONT WALL SYSTEM (MSF-1)
- METAL PANEL CANOPY SYSTEM (MCP-2)
- EXTERIOR STOREFRONT WALL SYSTEM (MSF-1)
- STATIC OR DIGITAL SCRAP
- CURTAIN WALL SYSTEM (MWC-1)
- WINDOW WALL SYSTEM (MWD-1)
- STATIC OR DIGITAL SERVICE
- METAL PANEL WALL SYSTEM (MMP-2)
- WINDOW WALL SYSTEM (MWD-1)
- STATIC OR DIGITAL SERVICE
- METAL PANEL WALL SYSTEM (MMP-1)
- WINDOW WALL SYSTEM (MWD-1)
- EXTERIOR STEEL STAIRS WITH STEEL RAILING SYSTEM
- METAL PANEL WALL SYSTEM (MMP-1)
- EXTERIOR STOREFRONT WALL SYSTEM (MSF-1)



EXISTING WEST ELEVATION (N. FORT MEYER STREET)



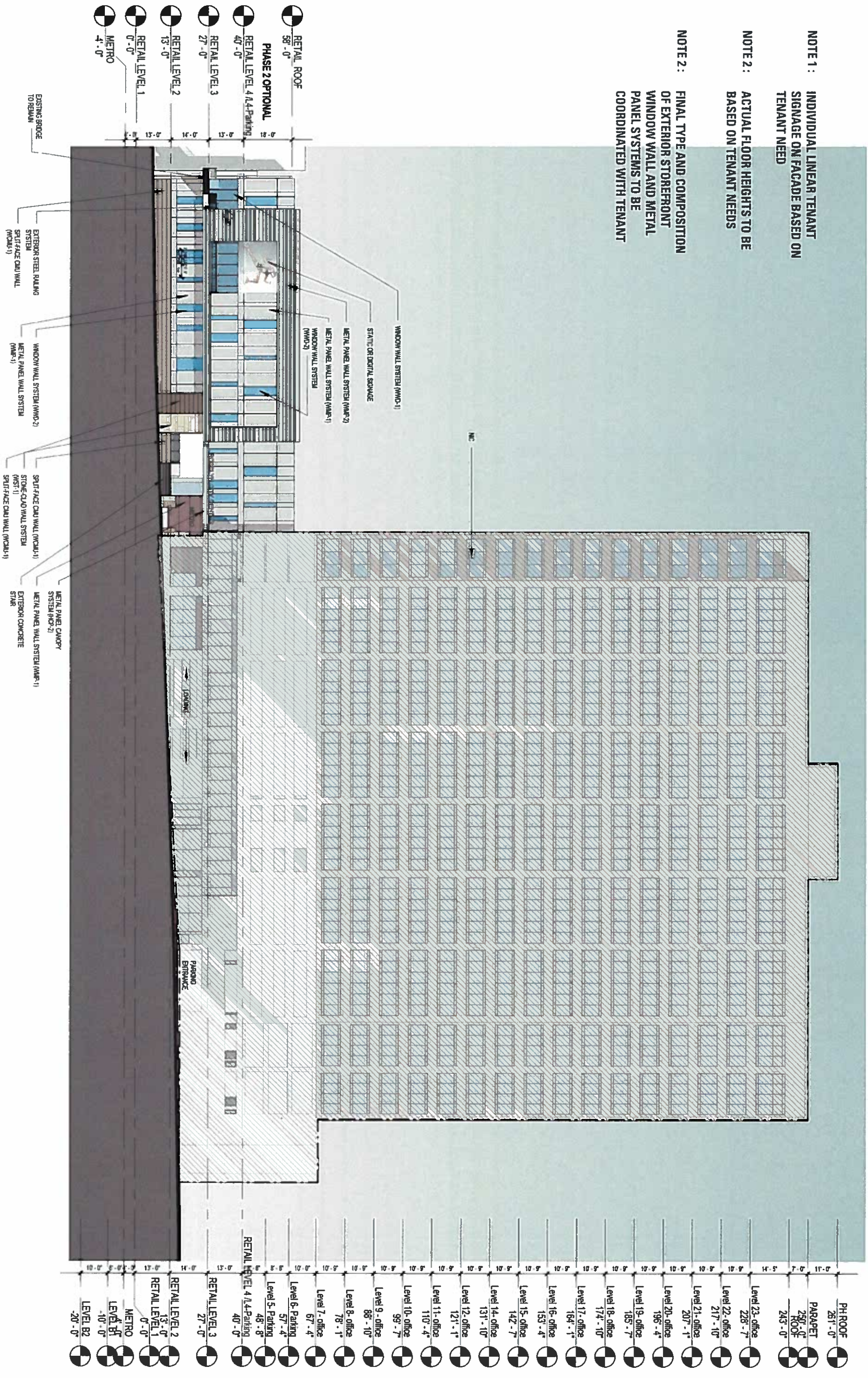
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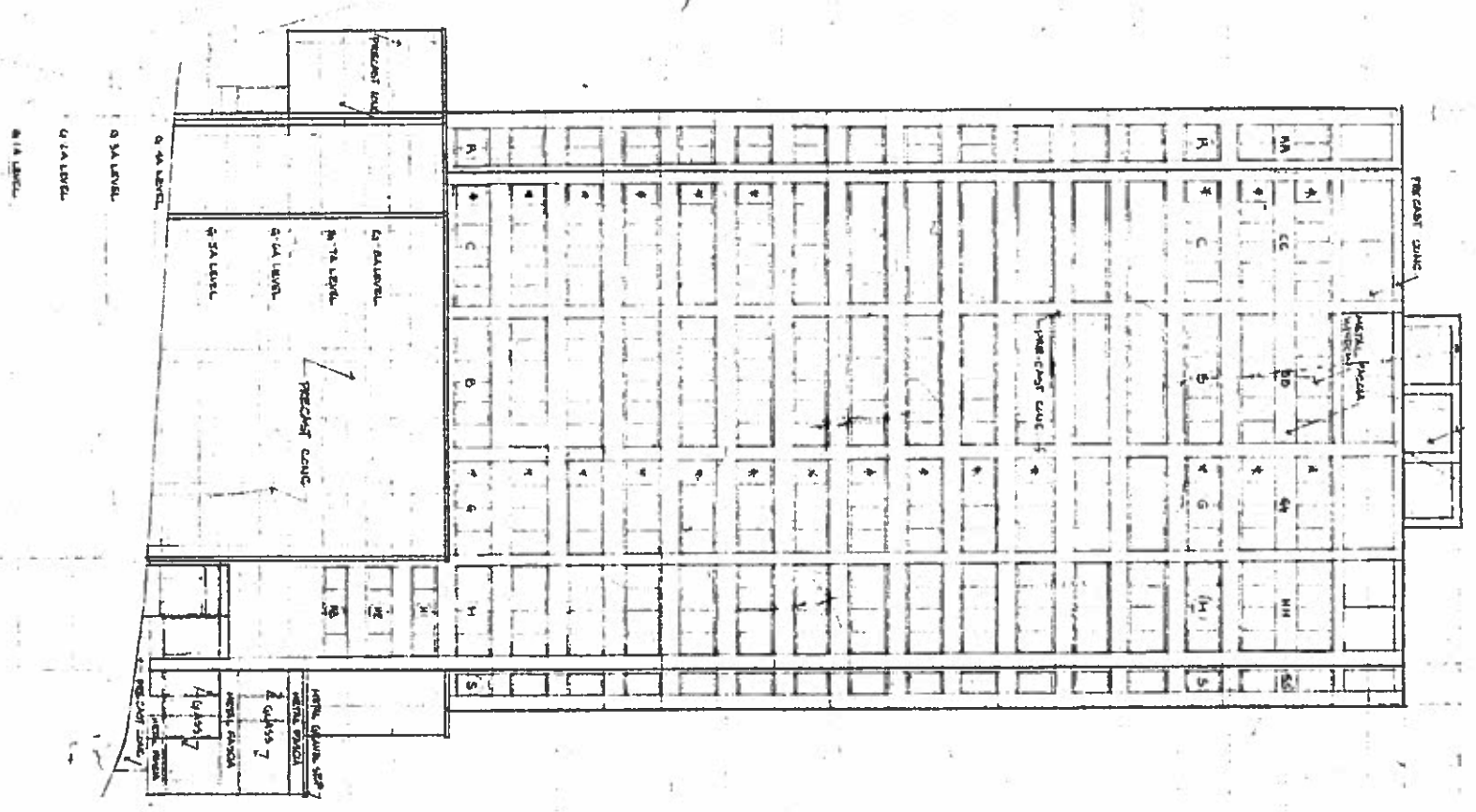
PROPOSED WEST ELEVATION (N. FORT MEYER STREET)



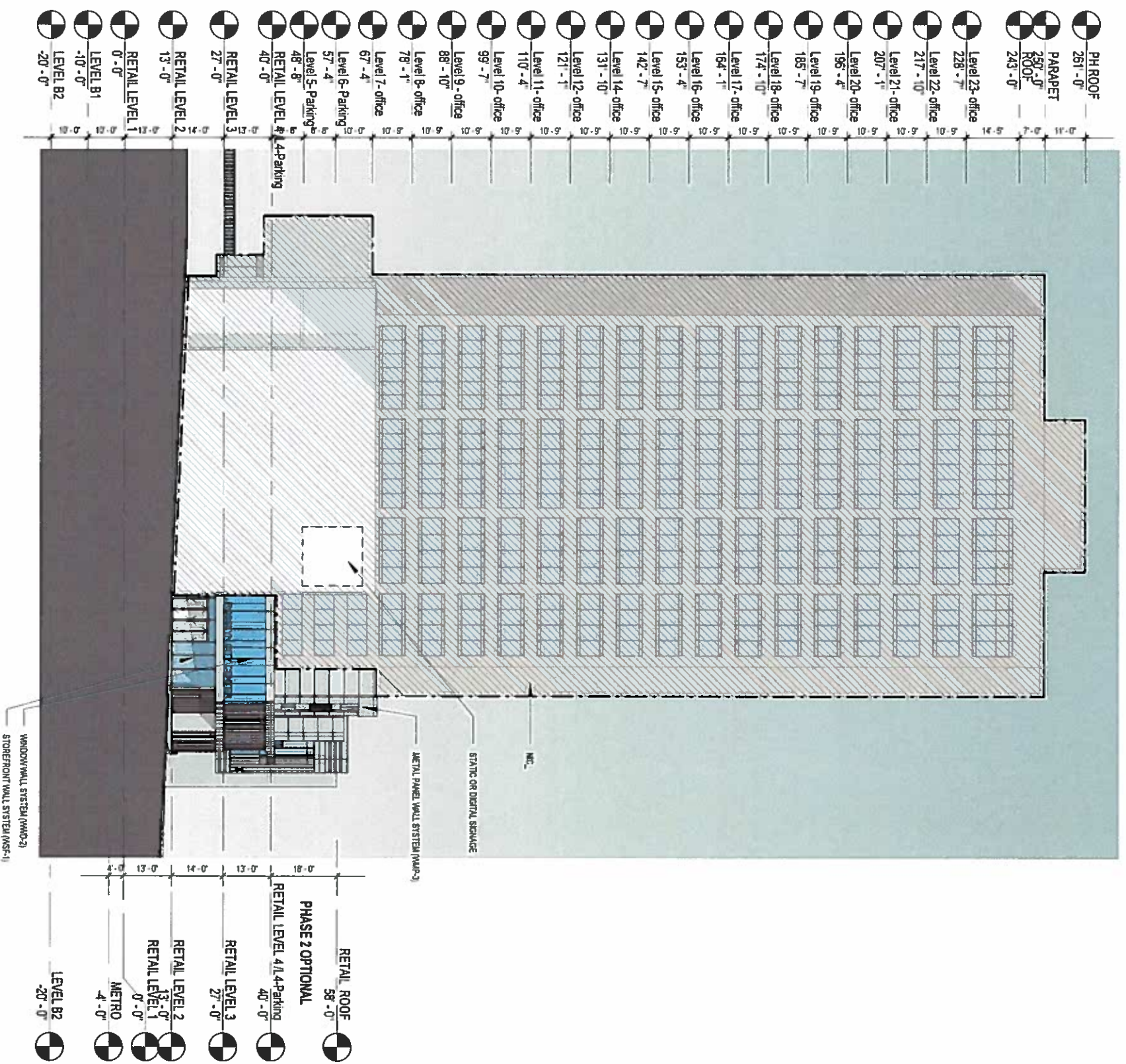
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TOP OF RAFTERS - EL. 11'-0"
 TOP OF PROJECT (MECHANICAL ROOM) - EL. 333.0'
 14'-5"
 13'-0"
 15'-0"
 15 STORIES @ 10'-4" = 161'-0"
 OFFICE 16 - EL. 206.50
 OFFICE 15 - EL. 207.81
 OFFICE 14 - EL. 211.08
 OFFICE 13 - EL. 224.35
 OFFICE 12 - EL. 227.62
 OFFICE 11 - EL. 230.89
 OFFICE 10 - EL. 234.16
 OFFICE 9 - EL. 237.43
 OFFICE 8 - EL. 240.70
 OFFICE 7 - EL. 243.97
 OFFICE 6 - EL. 247.24
 OFFICE 5 - EL. 250.51
 OFFICE 4 - EL. 253.78
 OFFICE 3 - EL. 257.05
 OFFICE 2 - EL. 260.32
 OFFICE 1 - EL. 263.59
 C-1 LEVEL - EL. 90.0'
 C-2 LEVEL - EL. 103.0'
 C-3 LEVEL - EL. 116.0'
 C-4 LEVEL - EL. 129.0'
 C-5 LEVEL - EL. 142.0'
 C-6 LEVEL - EL. 155.0'
 C-7 LEVEL - EL. 168.0'
 C-8 LEVEL - EL. 181.0'
 C-9 LEVEL - EL. 194.0'
 C-10 LEVEL - EL. 207.0'
 C-11 LEVEL - EL. 220.0'
 C-12 LEVEL - EL. 233.0'
 C-13 LEVEL - EL. 246.0'
 C-14 LEVEL - EL. 259.0'
 C-15 LEVEL - EL. 272.0'
 C-16 LEVEL - EL. 285.0'
 C-17 LEVEL - EL. 298.0'
 C-18 LEVEL - EL. 311.0'
 C-19 LEVEL - EL. 324.0'
 C-20 LEVEL - EL. 337.0'



EXISTING SOUTH ELEVATION (WILSON BOULEVARD)



NOTE 1: INDIVIDUAL LINEAR TENANT SIGNAGE ON FACADE BASED ON TENANT NEED

NOTE 2: ACTUAL FLOOR HEIGHTS TO BE BASED ON TENANT NEEDS

NOTE 2: FINAL TYPE AND COMPOSITION OF EXTERIOR STOREFRONT WINDOW WALL AND METAL PANEL SYSTEMS TO BE COORDINATED WITH TENANT

PROPOSED SOUTH ELEVATION (WILSON BOULEVARD)



PEDESTRIAN VIEW - EAST



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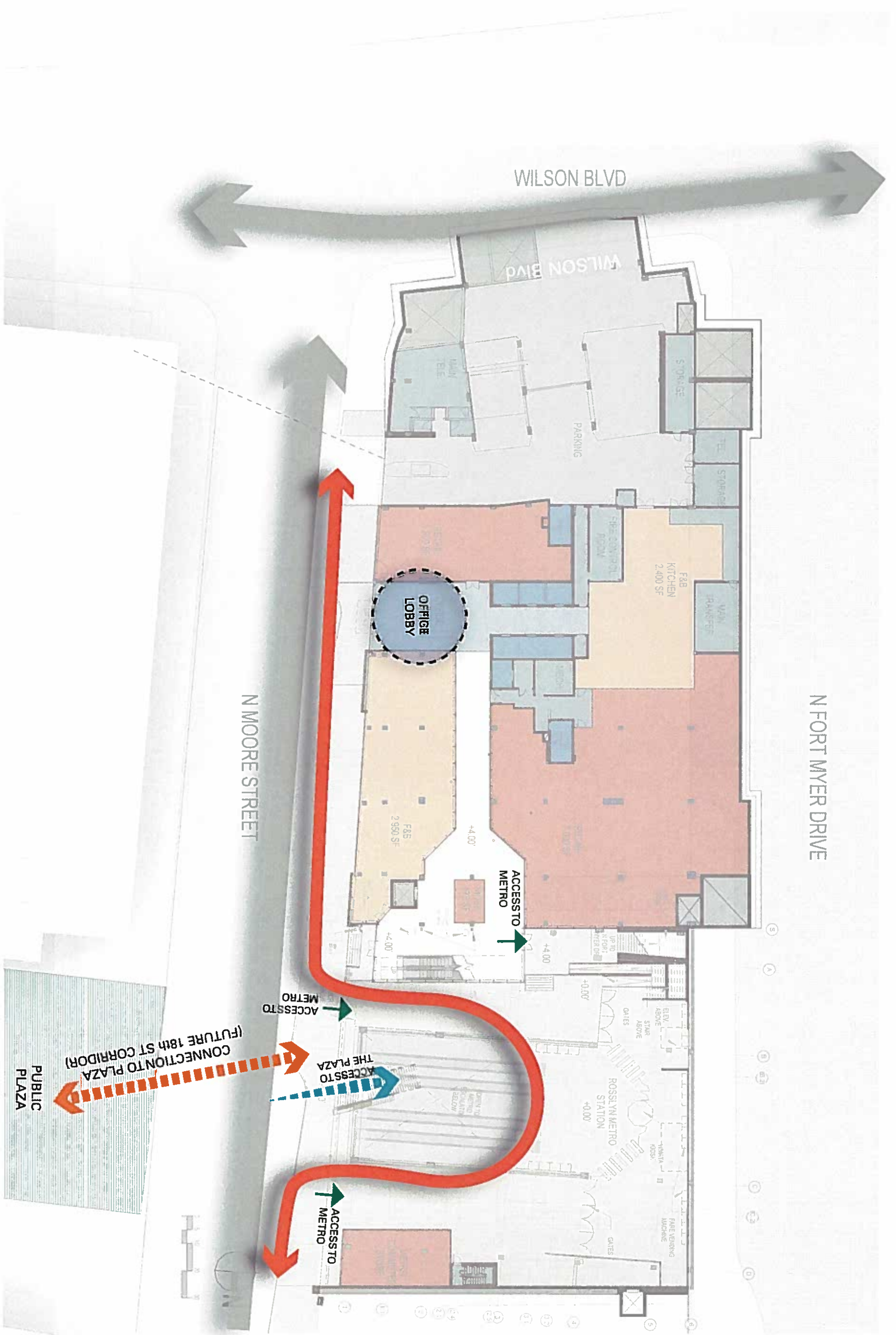


PLAZA AERIAL VIEW

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PEDESTRIAN VIEW - WEST

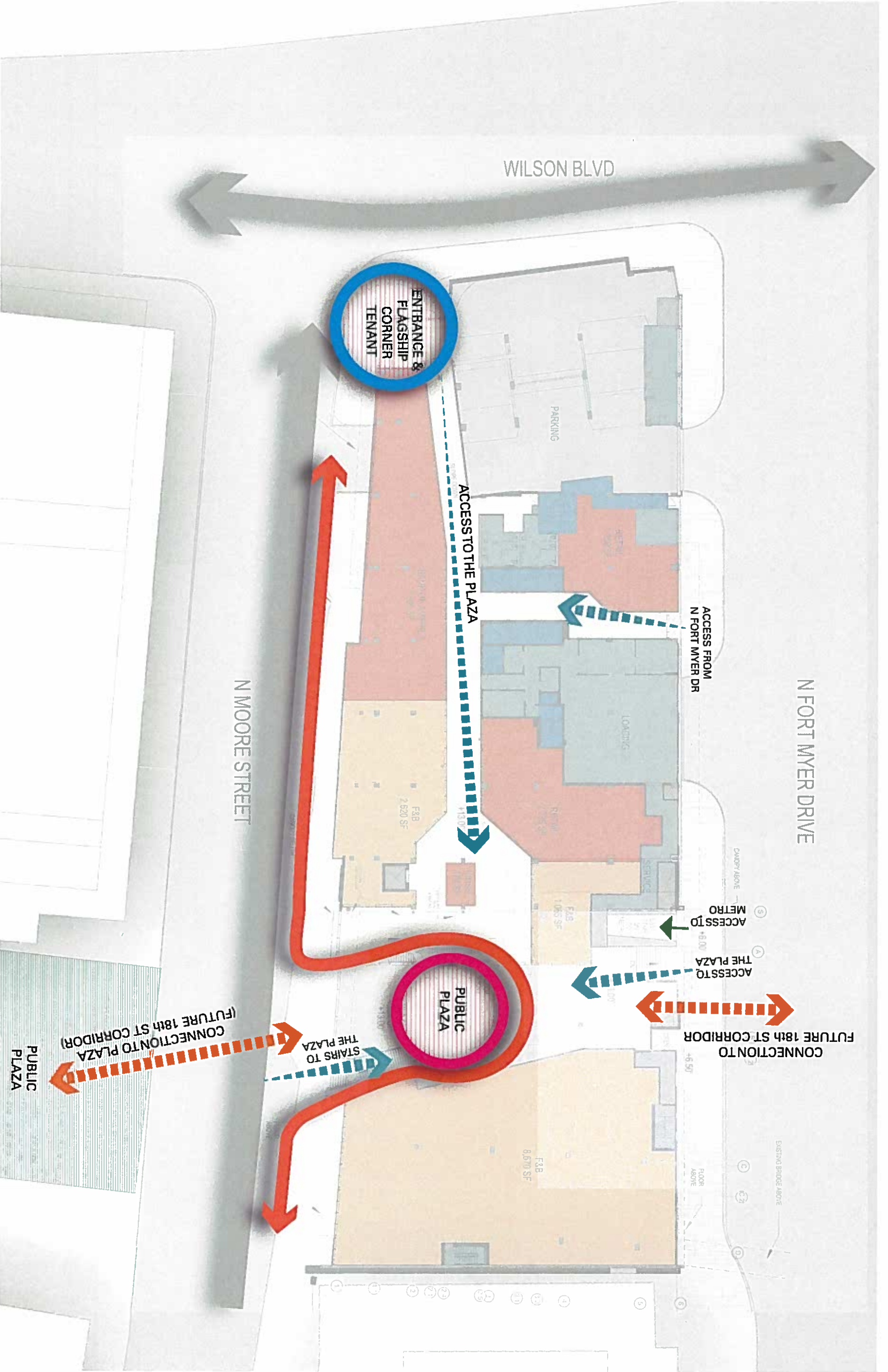


PEDESTRIAN DIAGRAM STREET LEVEL

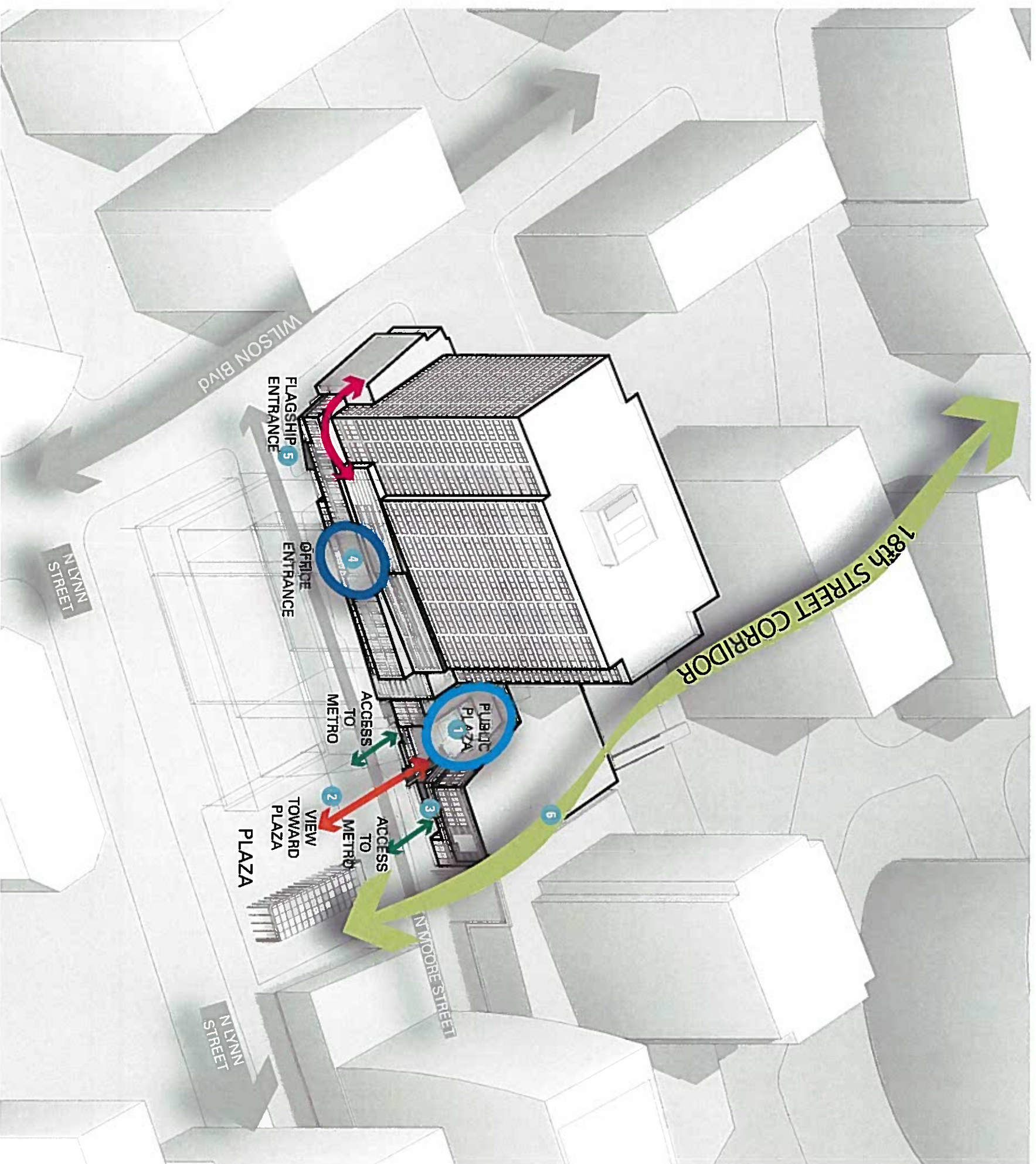
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ROSSLYN METRO CENTER



PEDESTRIAN DIAGRAM PLAZA LEVEL



PEDESTRIAN DIAGRAM

CONCEPT DIAGRAM

- 1 CREATE A SENSE OF PLACE, PUBLIC AND ENTERTAINMENT PLAZA
- 2 CONNECTION FROM PROJECT PLAZA TO URBAN SURROUNDINGS, STREETS AND ADJACENT PLAZA
- 3 RETAIL STREETFRONT ACTIVATION THRU ICONIC FACADE ACTIVATED BY OUTDOORS DINING OPPORTUNITIES
- 4 PROVIDE A GRAND OFFICE ENTRANCE
- 5 LOCATE AN ICONIC FLAGSHIP RETAIL ON THE SE CORNER
- 6 TAKE ADVANTAGE OF THE PLANNED 18 TH STREET CORRIDOR TO DRIVE THE PUBLIC THRU THE PROJECT



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