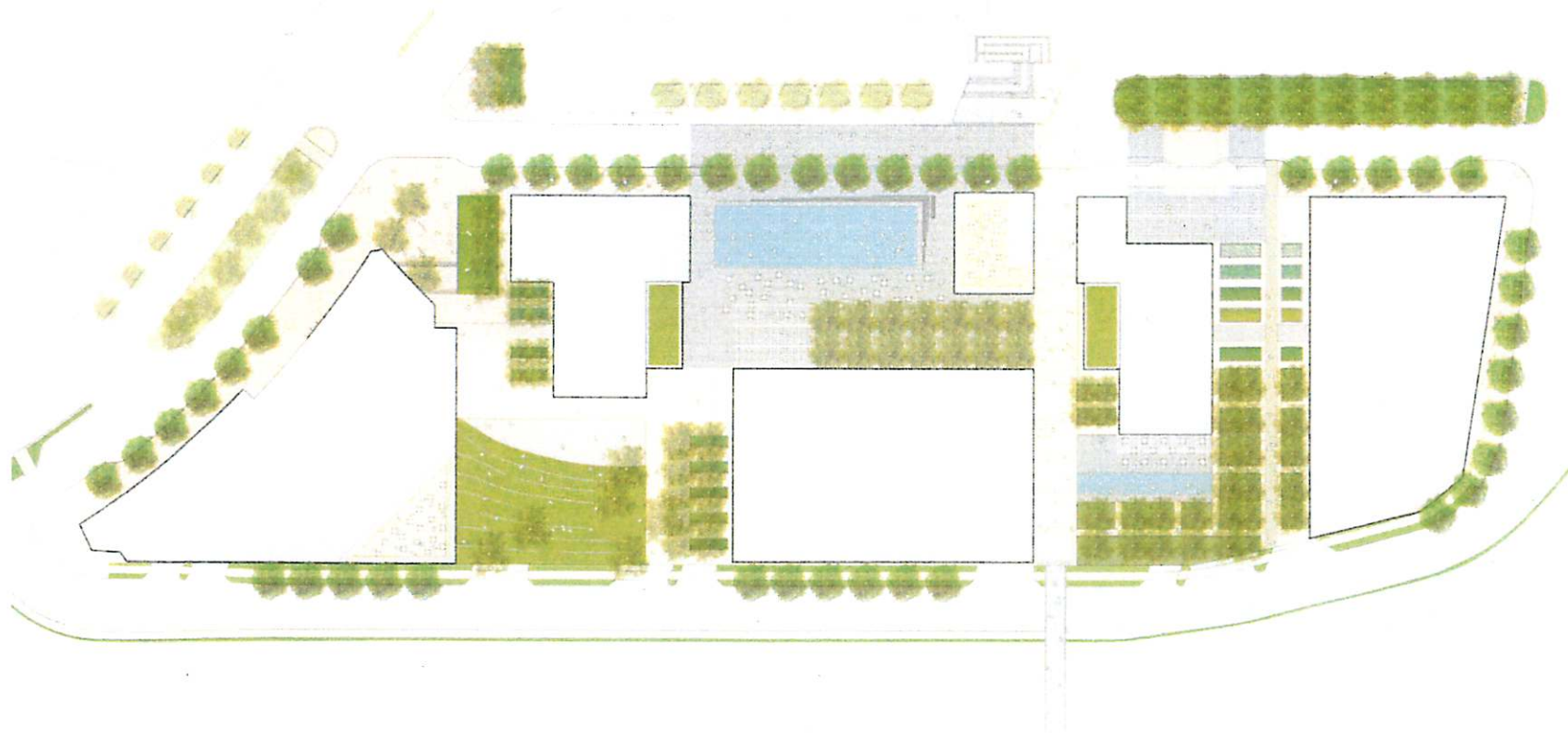


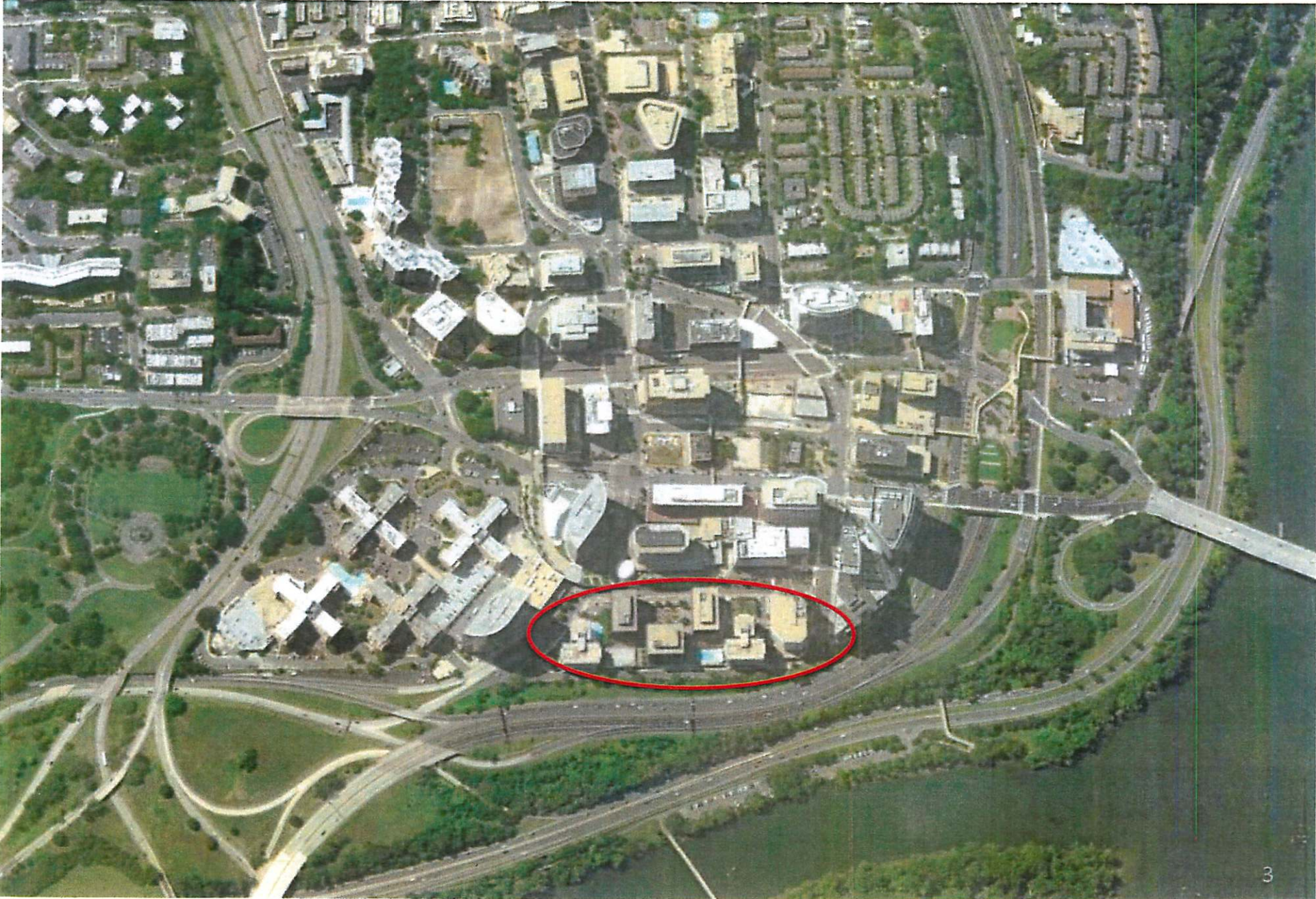
Rosslyn Plaza: SPRC #1



APPLICANT	Vornado / CES and The Gould Property Company
DESIGN ARCHITECT	Pickard Chilton
ARCHITECT OF RECORD	WDG
CIVIL ENGINEER	Bowman Consulting
LANDSCAPE ARCHITECT	Reed Hilderbrand
TRANSPORTATION ENGINEER	Wells and Associates
STRUCTURAL ENGINEER	Tadger-Cohen-Edelson Associates
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER	GHT Limited
LAND USE ATTORNEYS	Walsh Colucci Lubeley Emrich & Walsh PC

DATE 30 April 2012

Rosslyn Context



Rezoning and PDSP

- Rezoning the Property to C-0-Rosslyn
 → Phased Development Site PLAN
- PDSP Civil Set
 - Building Placement Zones / Use Location
 - Building Heights
 - Overall Density
 - Construction Phasing
 - Street Sections, Parking Ingress / Egress, Loading
 - ROW Vacation
 - Utility Locations
- Design Guidelines
- 4.1 Designs for each Building Will Follow / Not Part of PDSP

Design Guidelines

- Introduction
- Existing Site Analysis
- Zoning and Land Use Documents
- Planning Principles
 - Building Height and Placement
 - Retail and Theater
 - Public Art
 - Phasing
 - Proposed Open Space
 - Pedestrian Circulation
 - Ground Plane
- Streetscape and Landscape
 - Streetscape
 - Planting
 - Furniture and Furnishings
 - Site Lighting
 - Paving
- Architectural Guidelines
 - Style and Materiality
 - Relationship to Ground
 - Building Tops
 - Building Lighting
 - Theater

Design Goals

Ground Plane, Place-making & Benefits

- Inviting Entries for Pedestrians and Vehicles
- Pedestrian Connectivity within the Site and to Rest of Rosslyn
- Provision for a Future Mid-block Pedestrian Connection
- Significant, High Quality Open Space and Green Space
- Ability to Program Open Spaces for a Variety of Uses
- Potential for Pedestrian Bridge towards Roosevelt Island
- A Central Place-making Design Element
- Viable, Vibrant Retail Space

Building Placement & Massing

- Skyline Creation / Variation in Buildings
- Permeability Between Buildings
- Preservation of Ob Deck Views
- Interesting Views into and out of Rosslyn
- Consideration of Neighboring Buildings

Design Goals

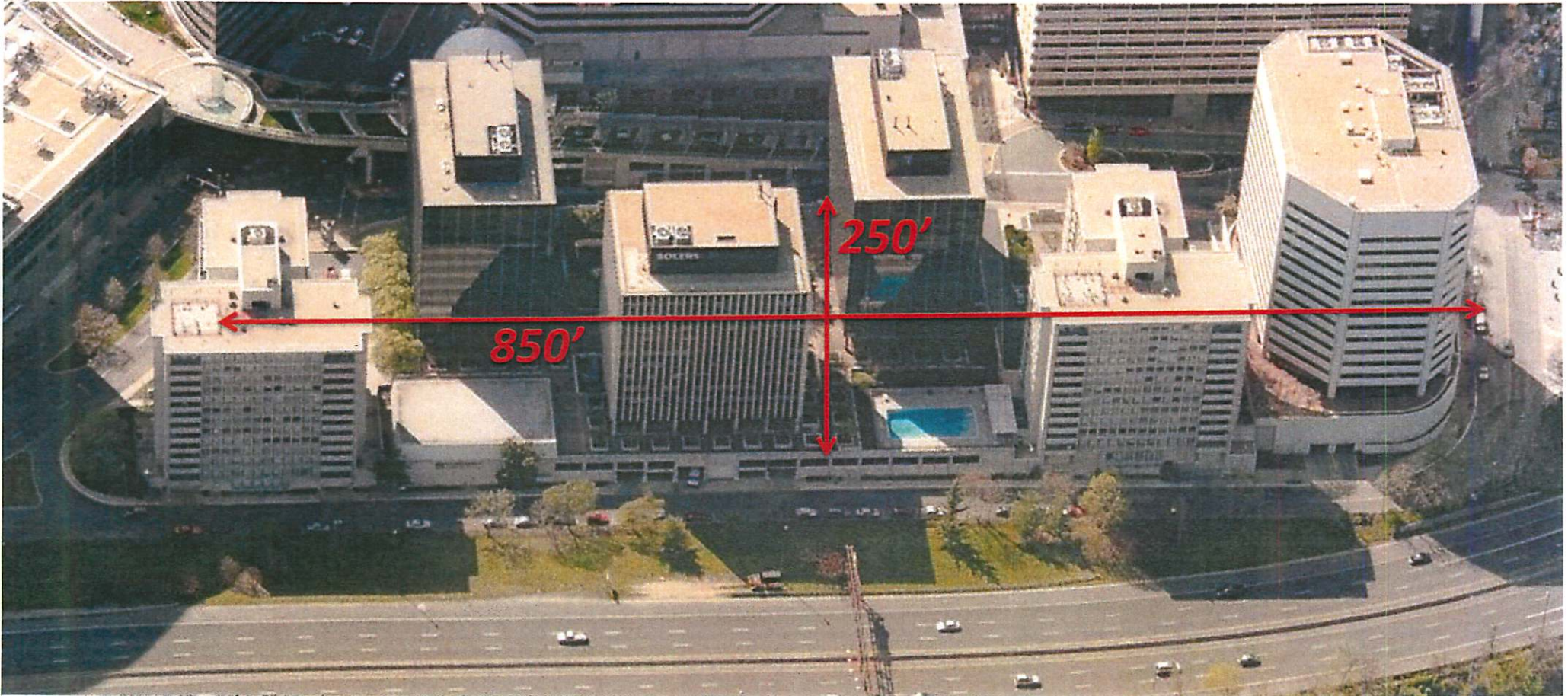
Phasing & Quality of Life

- Early Delivery of Theater Benefit
- Meaningful Phasing of Open Space Delivery
- Quality of Life During Redevelopment Period
- Flexibility to Deliver Buildings to Respond to Market Conditions

Building Design

- Exceptional Architecture
- Differentiated Architecture Among Buildings
- Marketable Building Sizes for Absorption
- Efficient Building Floor Plates to Meet Office Planning Needs
- Views to Attract Tenants to Rosslyn
- Efficient Residential Floor Plate Dimensions

Site Dimensions



Existing Topography



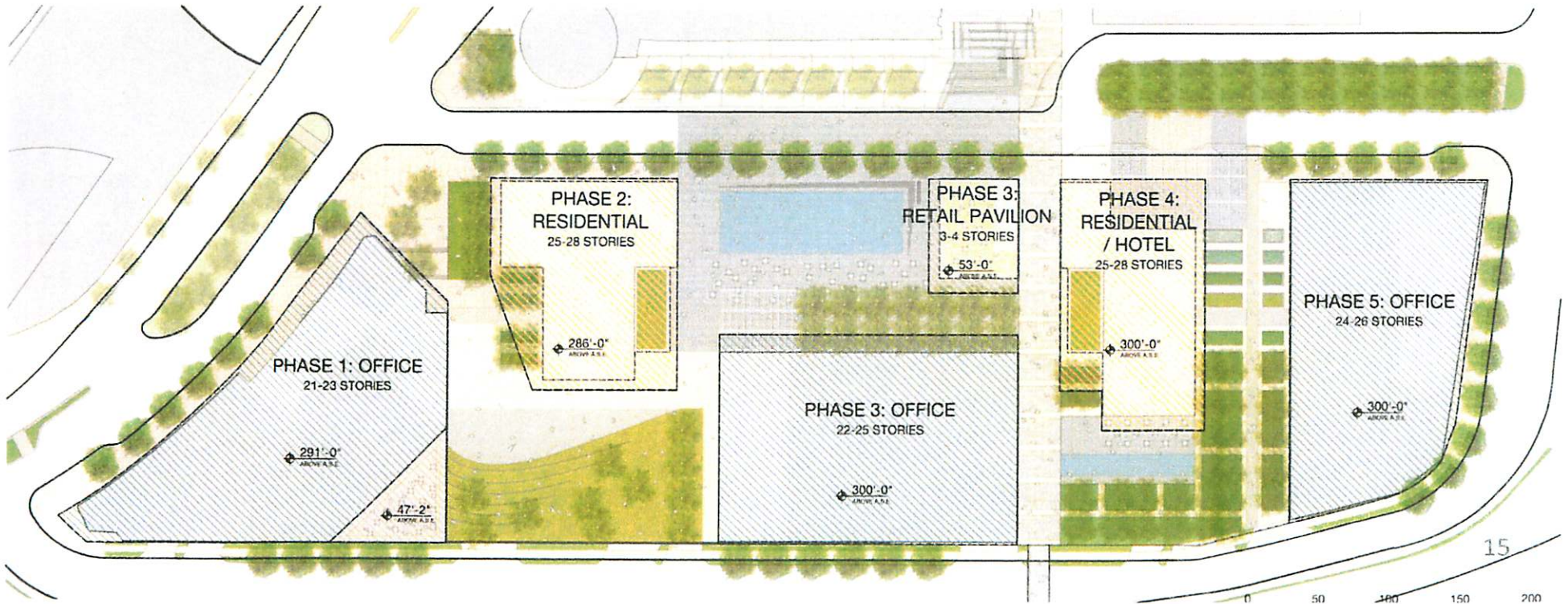
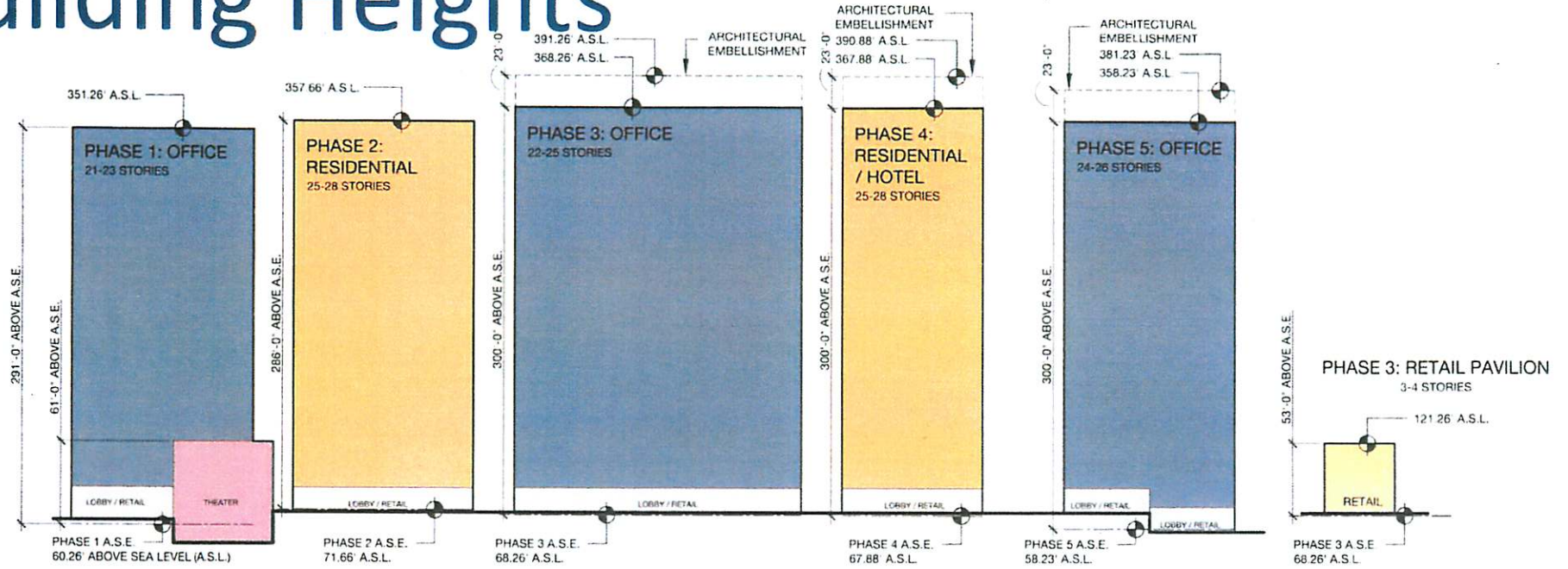
Design Constraints

- Varying Topography
- Long and Narrow Parcel
- Existing Utilities in Kent Street and Arlington Ridge Road
- 6 Operating Buildings with Tenants / Residents
- Inconsistent Garage Elevations and Multiple Ramps
- Ingress / Egress Locations Must be Maintained
- Maintaining Acceptable Conditions During Phases of Construction
- Existing Building Locations / Constructability
- Expansion Joints / Structural Considerations

Project Overview

- 5 Main Buildings plus a Retail Pavilion
 - 25 % Residential / Hotel approx. 700 units / keys in 2 Buildings
 - 40 % of the Buildings are Residential
 - Increase from 196 to 700 Units (3.5X Increase)
 - 75% Commercial in 3 buildings (630,000 each)
 - 45,500 SF Retail
 - Total 2,531,660 SF (10 FAR)
 - 2,033 – 2,175 Underground Parking Spaces
 - 0 Aboveground Parking Spaces
 - 500-Seat Performance Theater
- 4 Major Open Spaces
 - Over 2.5 Acres (109,031 SF) of Open Space
 - 43 Street Trees & 69 Internal Trees

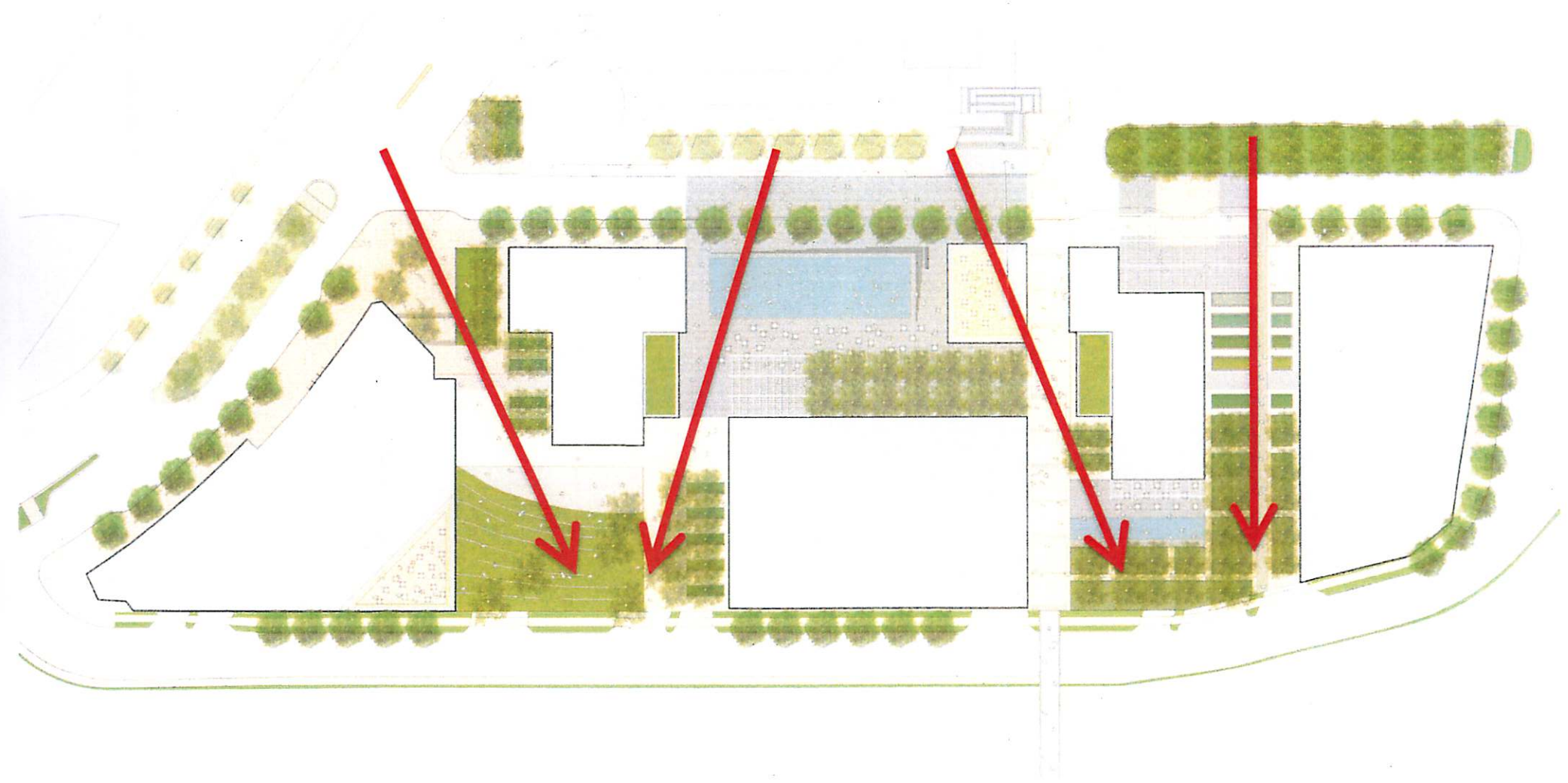
Building Heights



Adding to the Skyline



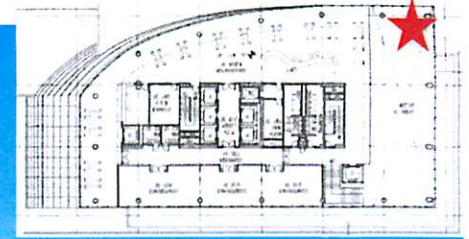
View Lines Through The Site



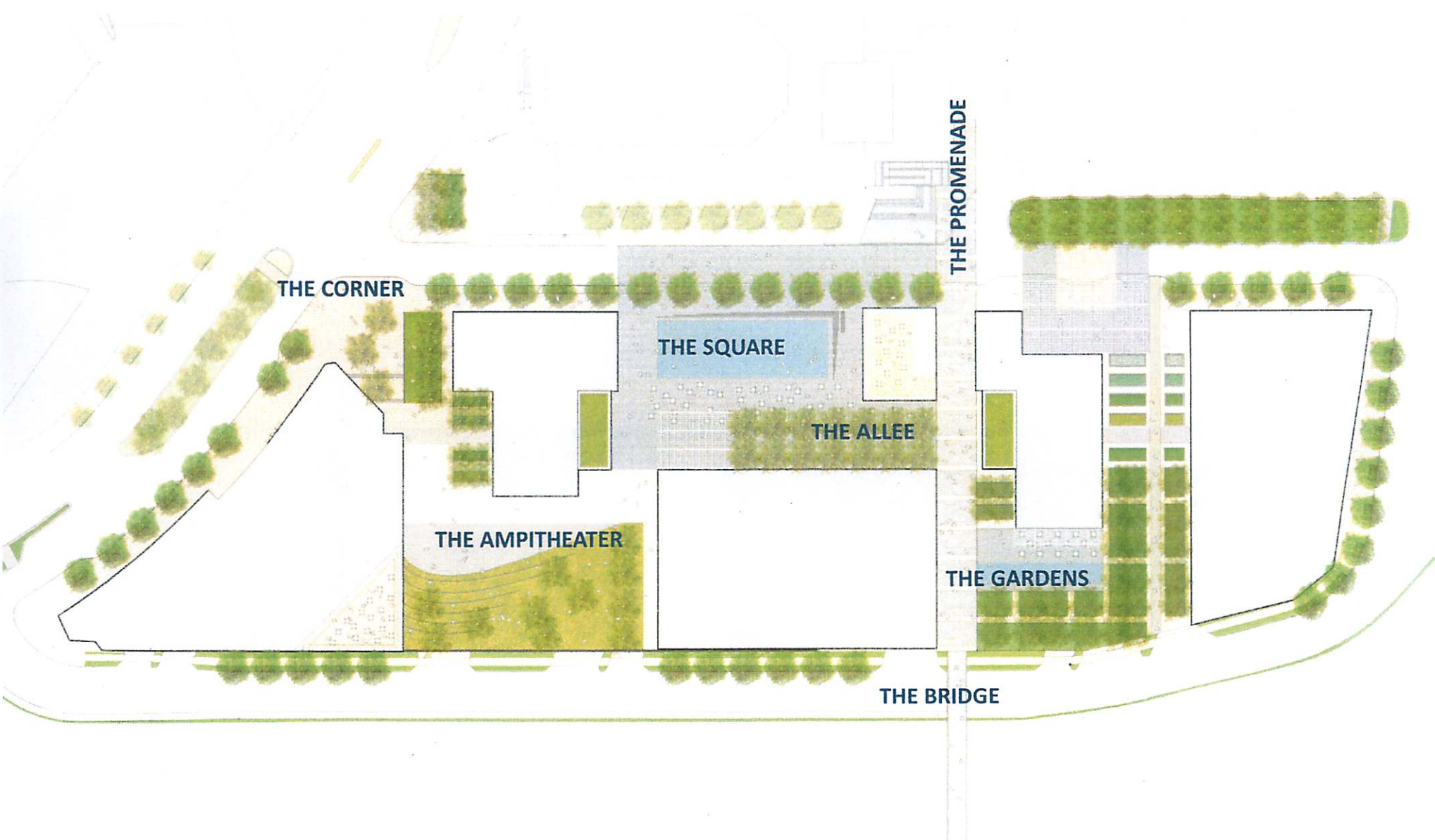
From Kennedy Center



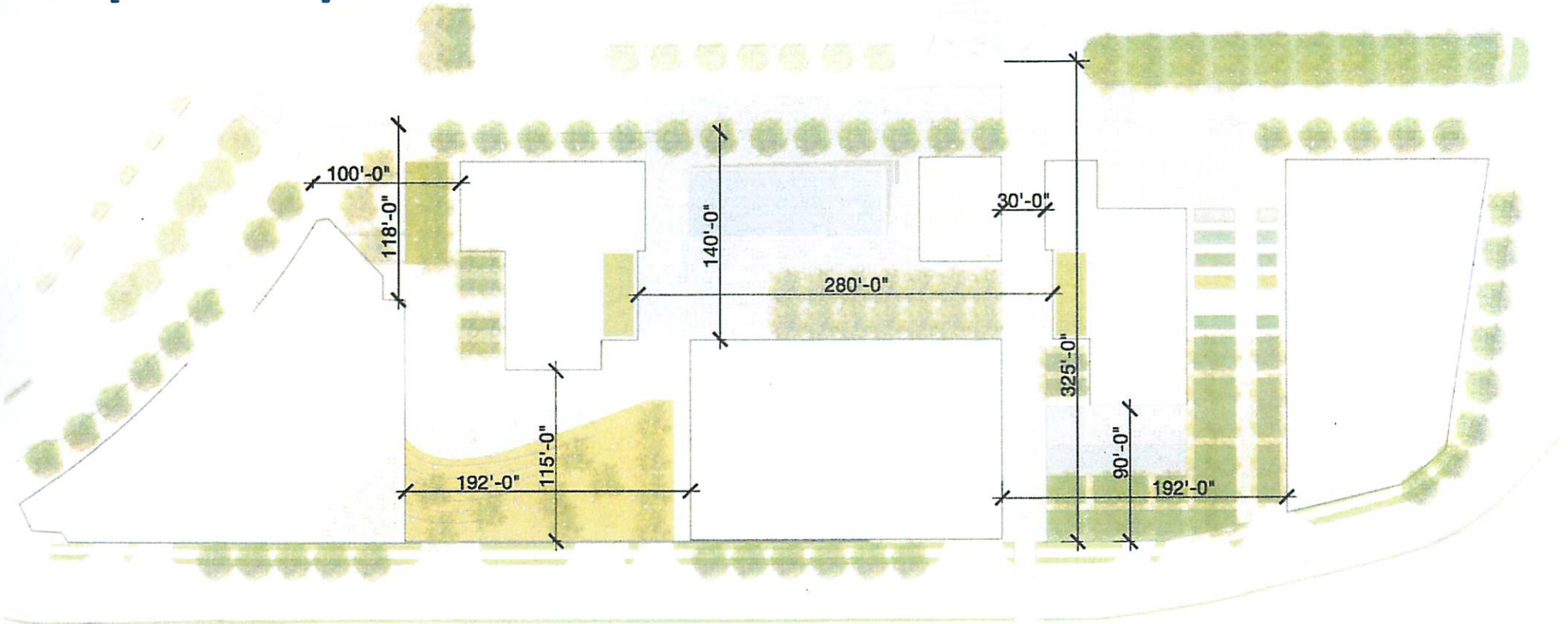
Views from the Observation Deck



All About the Ground Plane

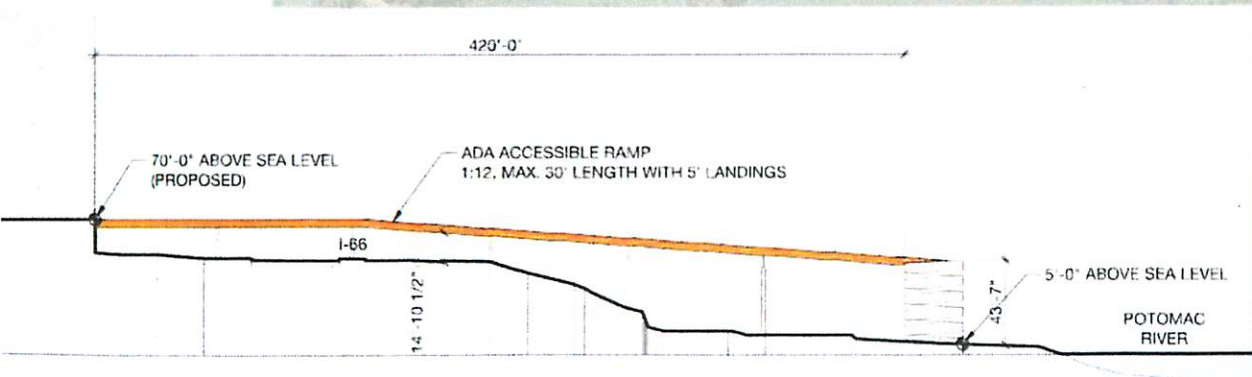
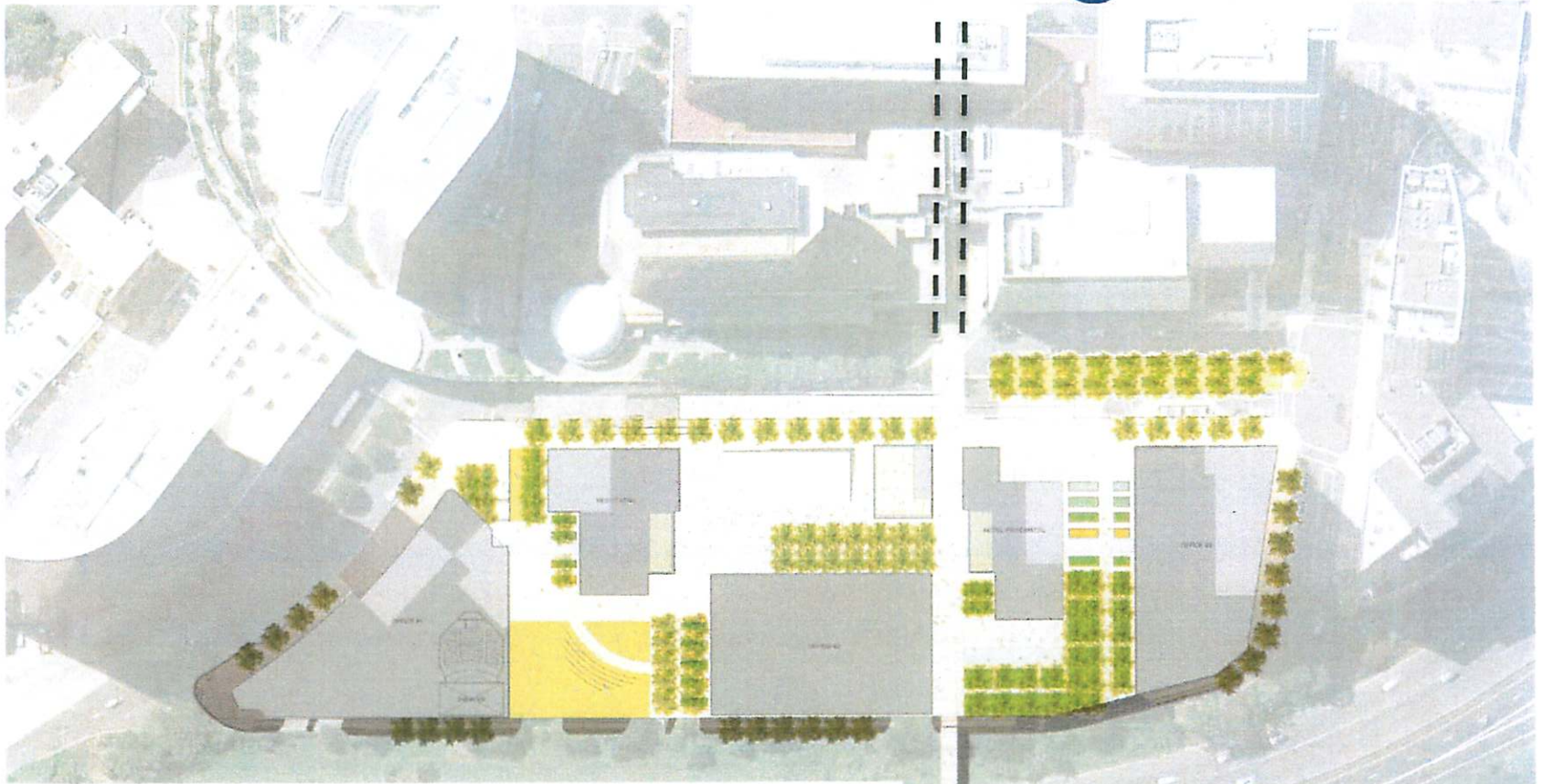


Open Space Areas

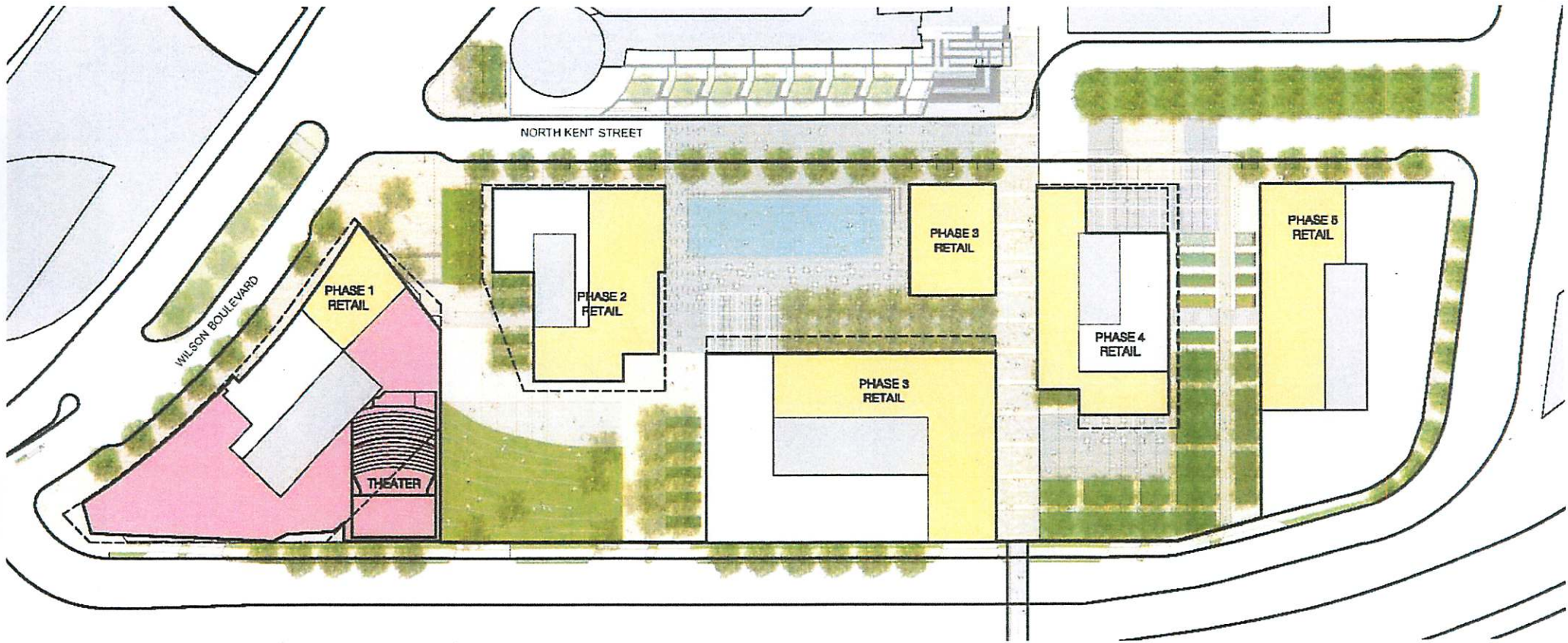


- Corner = 11,800 SF
- Amphitheater = 22,080 SF
- Square = 39,200 SF
- Promenade = 9,750 SF
- Gardens = 17,280 SF
- Total = 109,031 SF (2.5 acres)

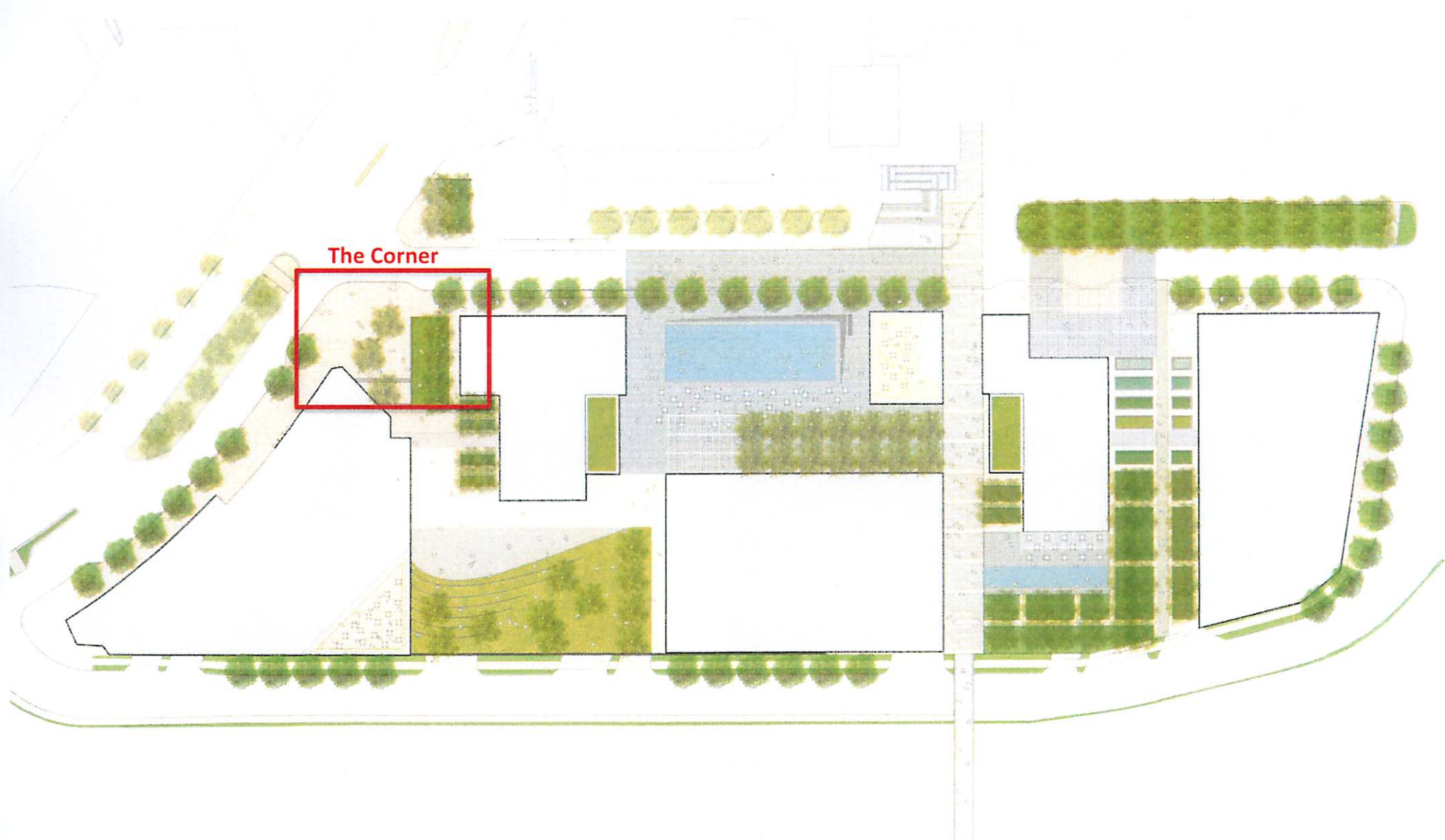
The Promenade to The Bridge



Ground Floor Focus



The Corner



The Corner



The Corner



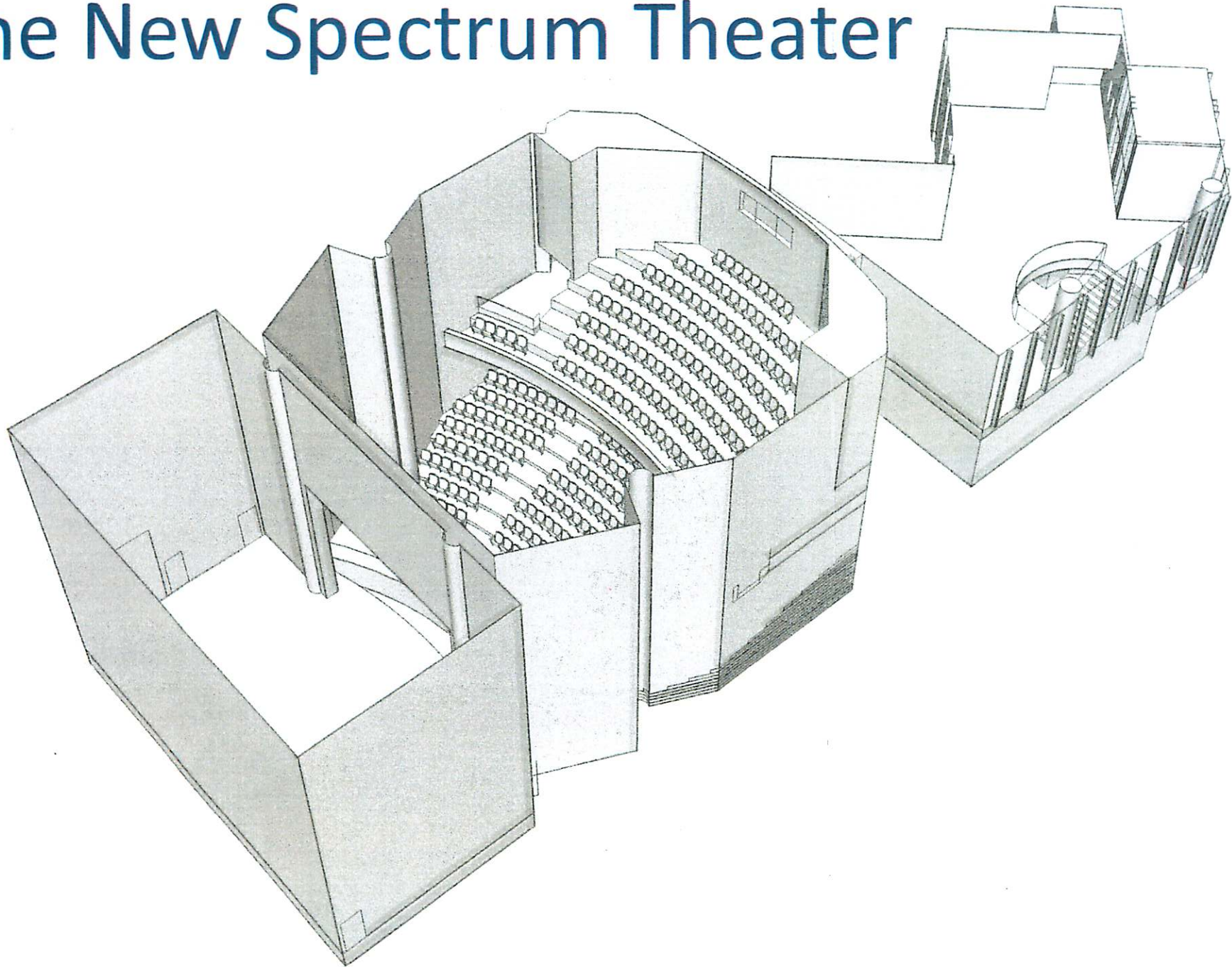
Entryway to Rosslyn Plaza - Before



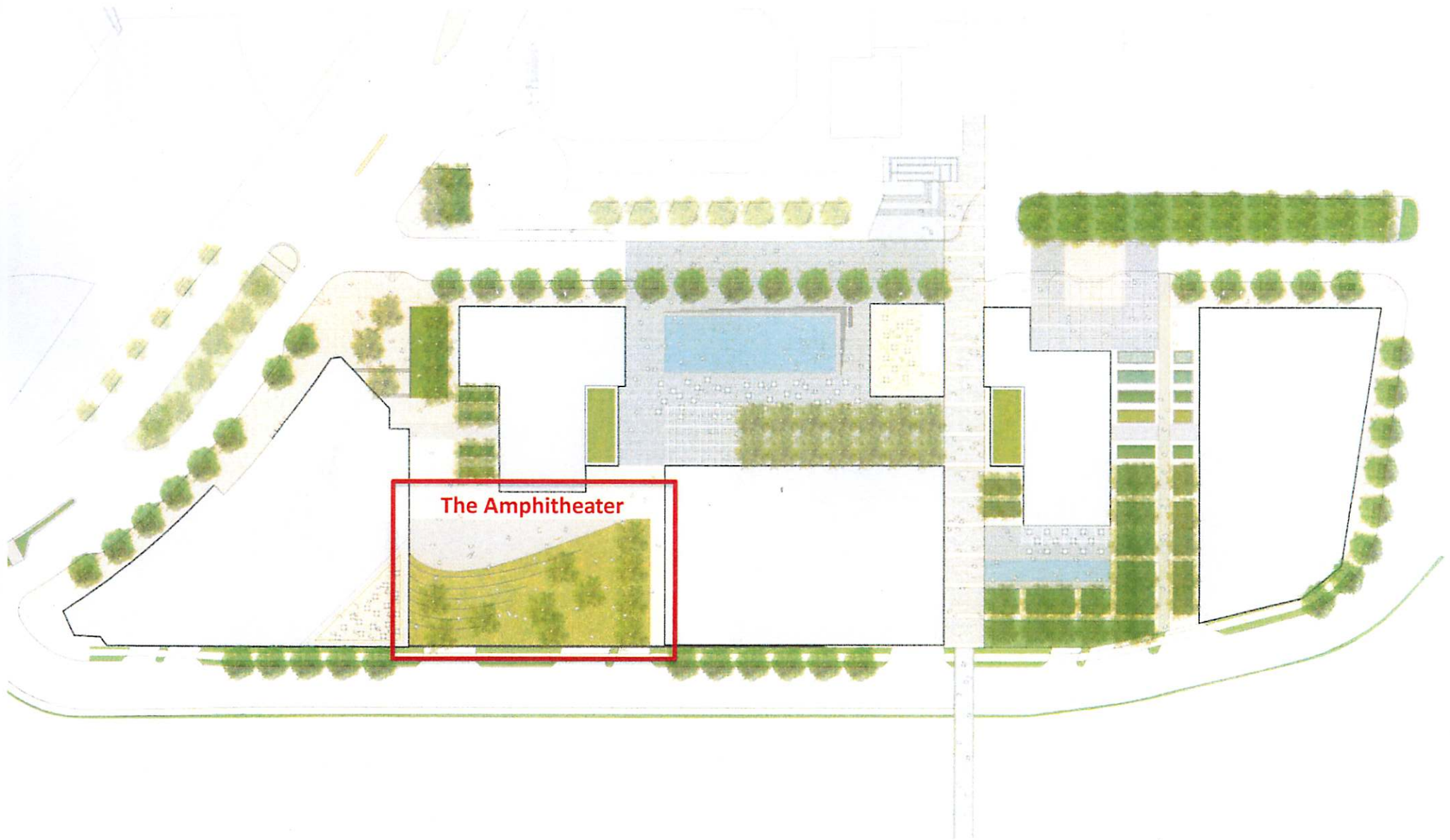
Entryway to Rosslyn Plaza - After



The New Spectrum Theater



The Amphitheater



The Amphitheater



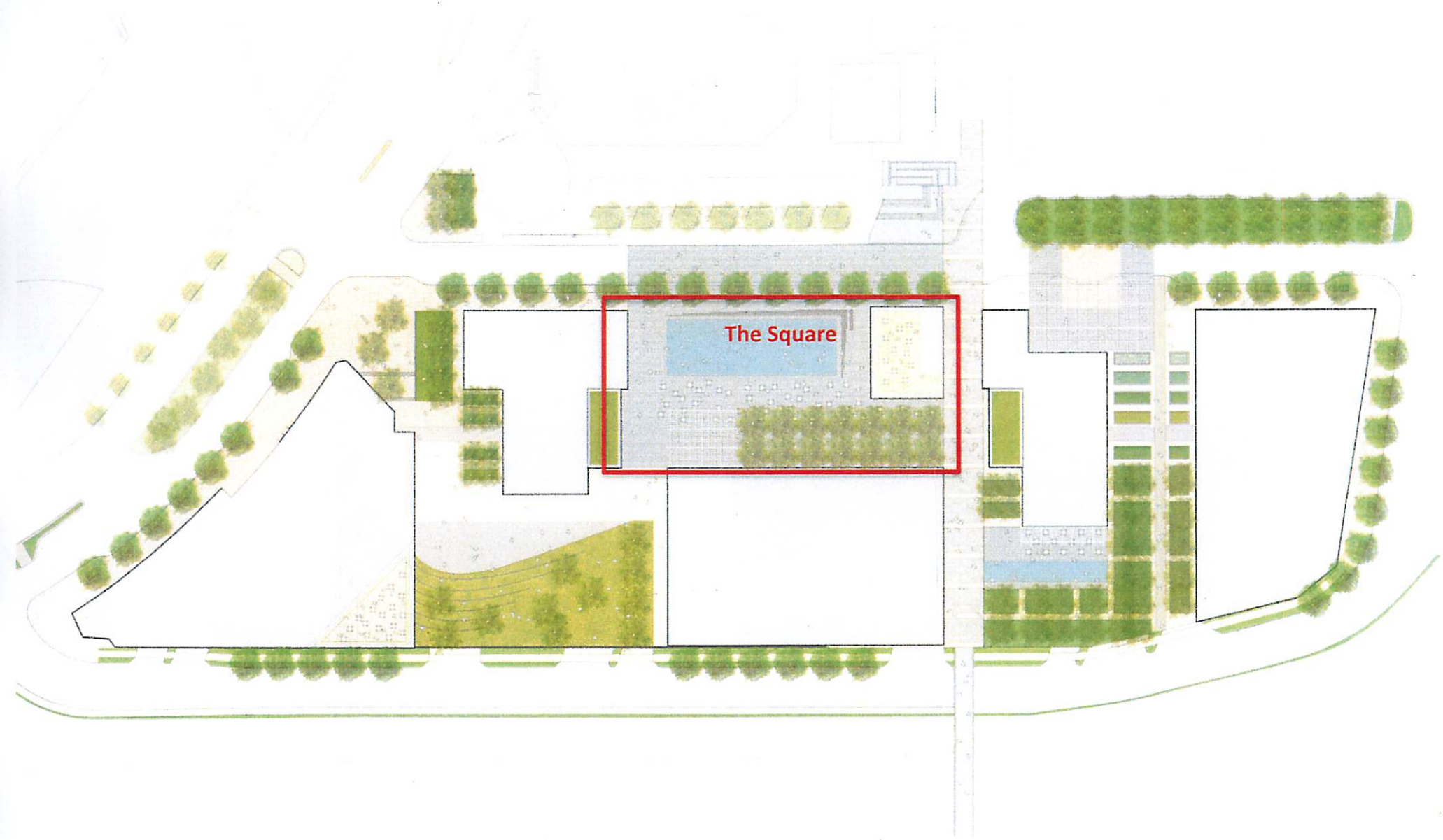
The Amphitheater



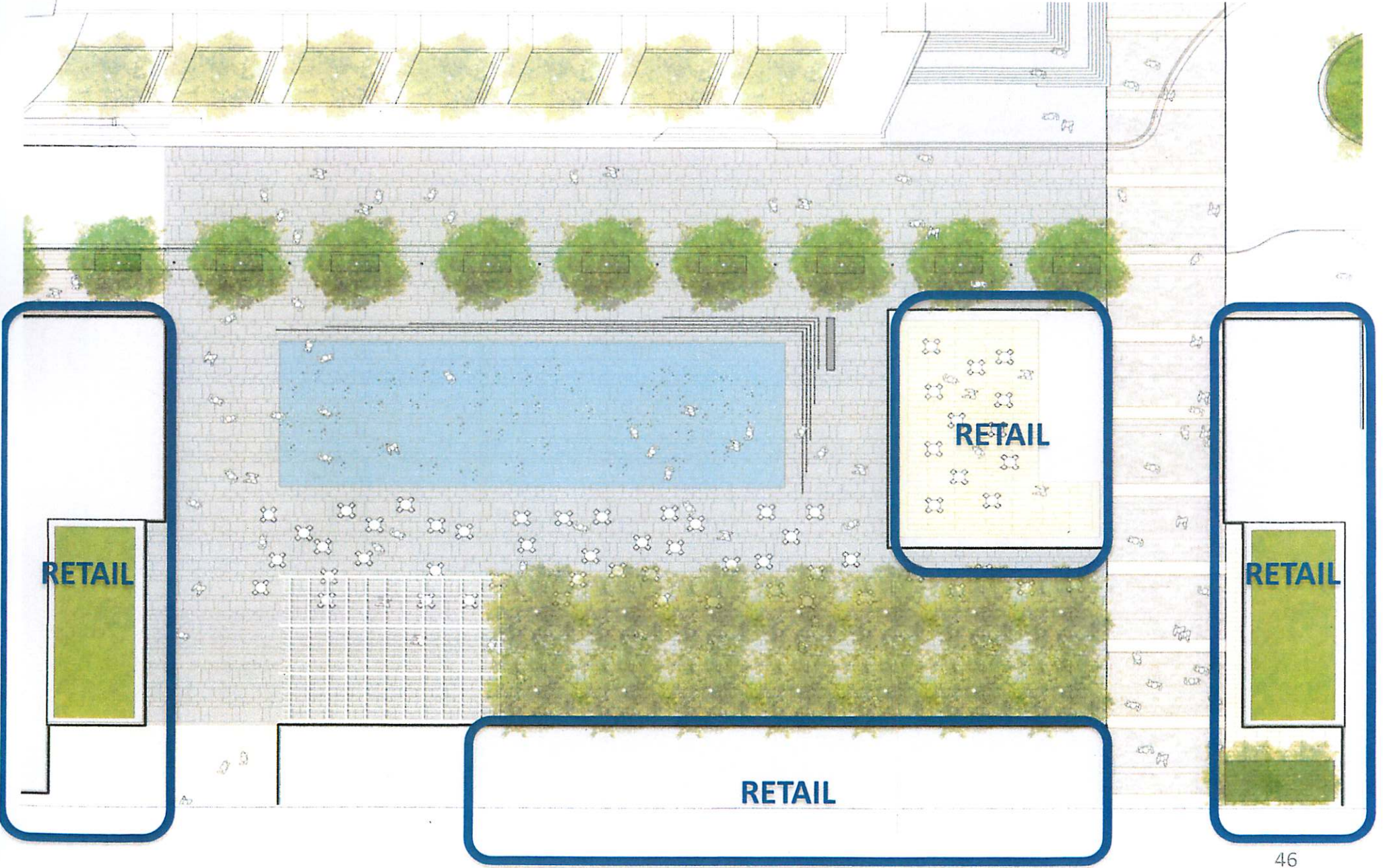
The Amphitheater



The Square



Multi-sided Retail



Surface Fountain



Winter Possibilities



The Square



The Square



The Square

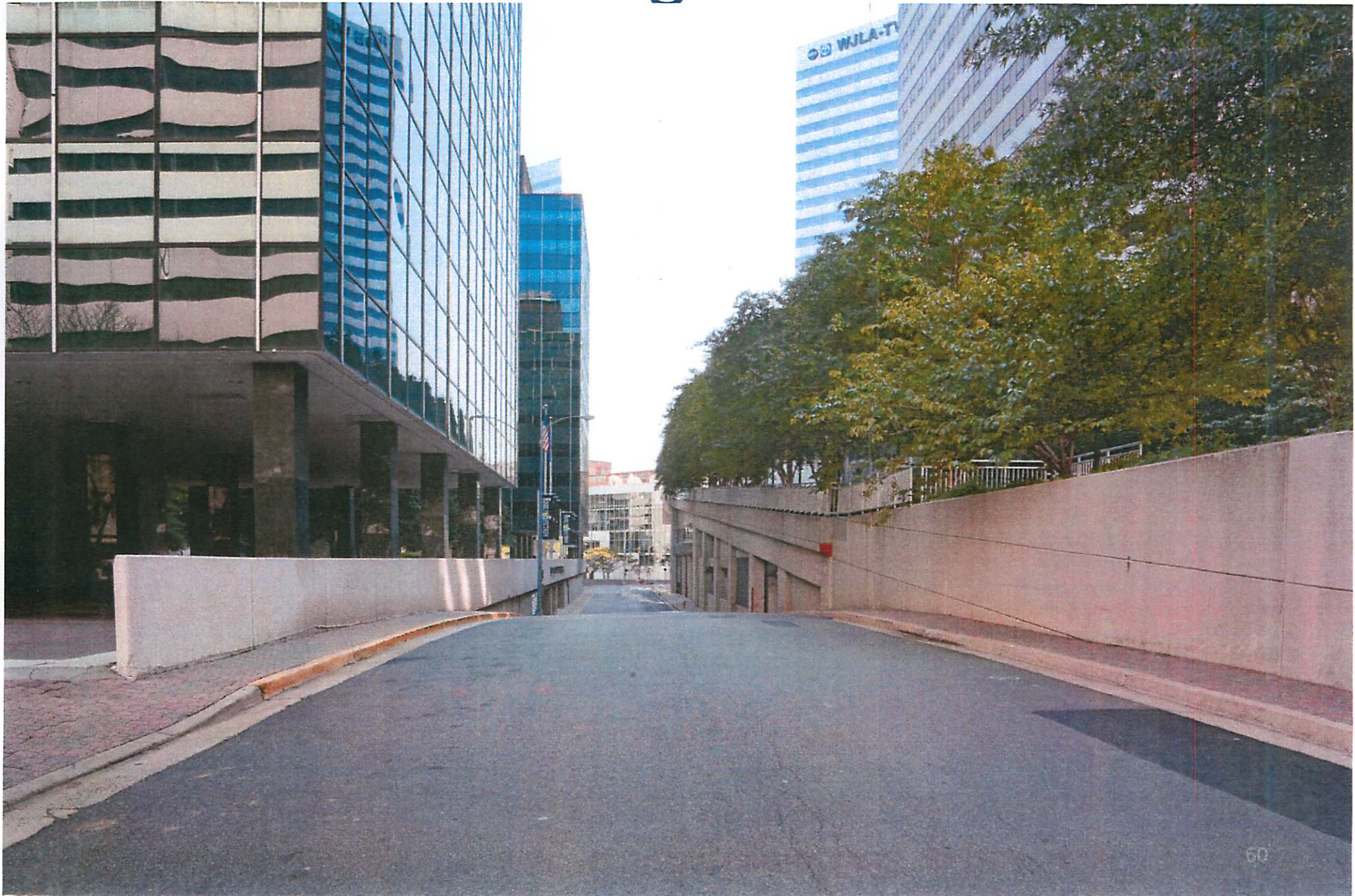


The Square





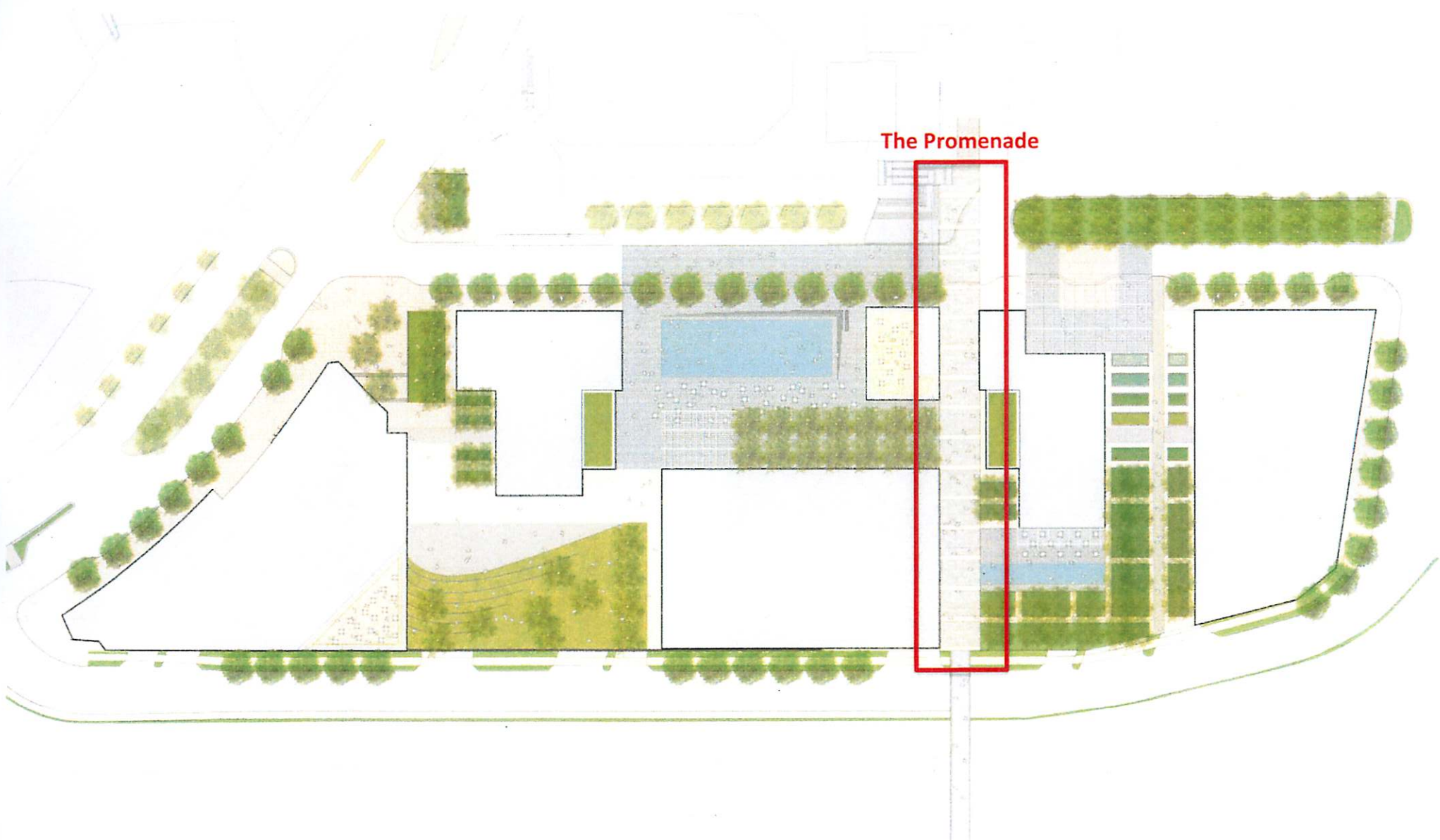
Kent Street Looking South - Before



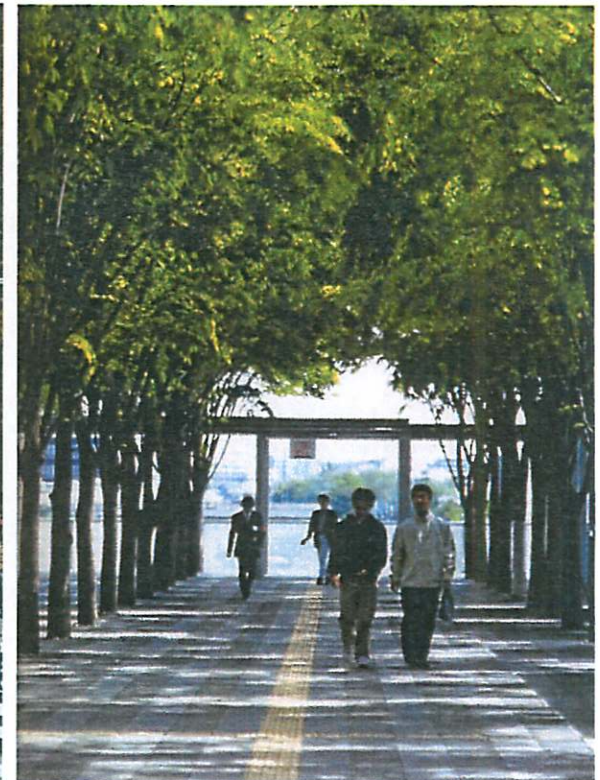
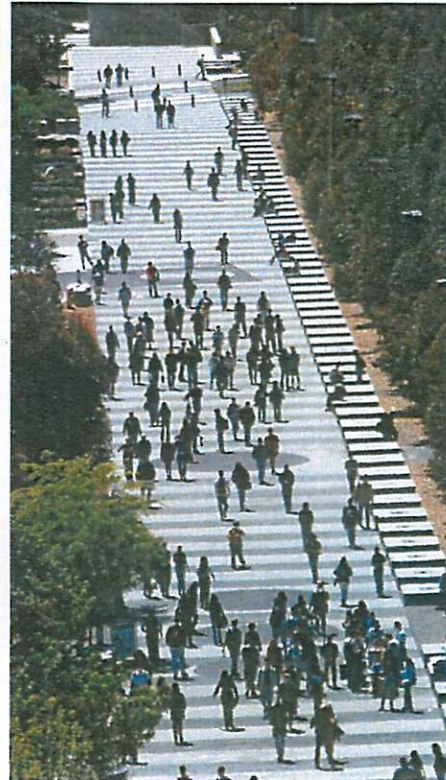
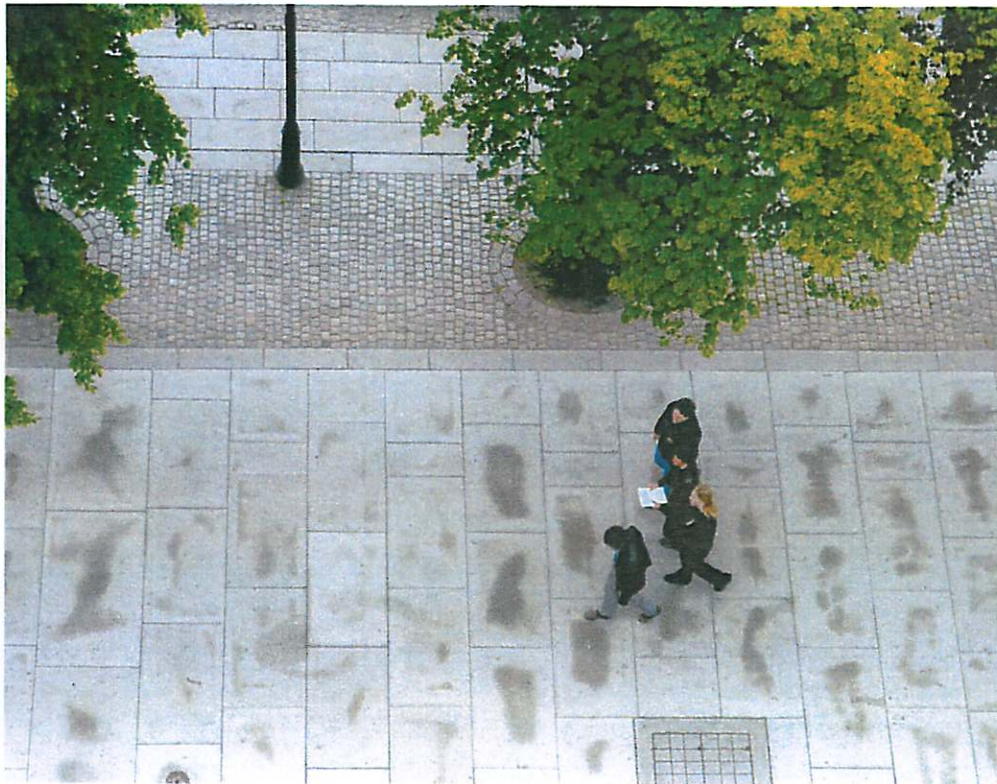
Kent Street Looking South - After



The Promenade



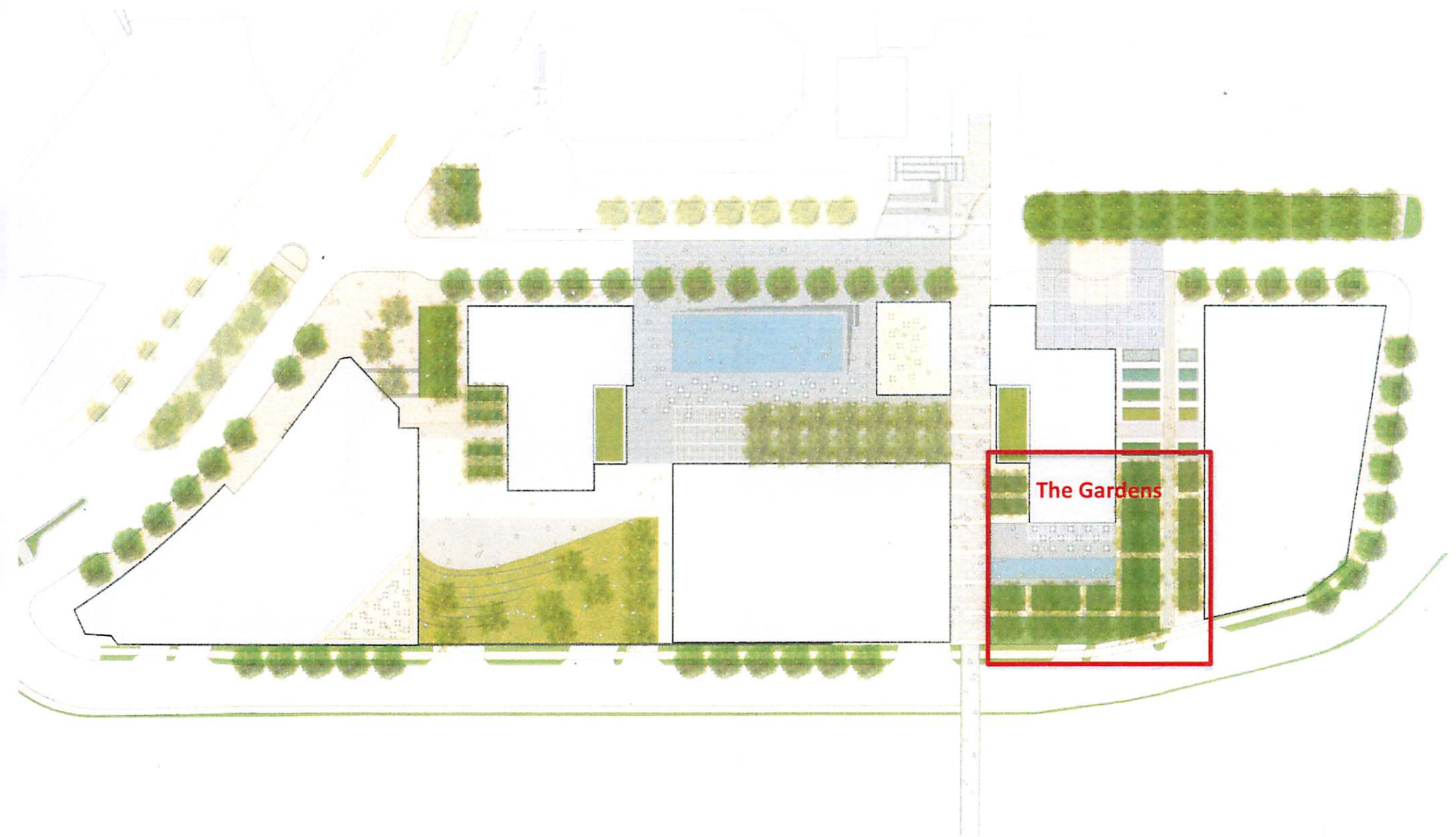
The Promenade



The Bridge



The Gardens



The Gardens



The Gardens

