



CRYSTAL CITY
PLANNING PROCESS

CRYSTAL CITY TASK FORCE

TORTI GALLAS AND PARTNERS

FOR

ARLINGTON COUNTY

WITH

EDAW, INC.

DMJM HARRIS

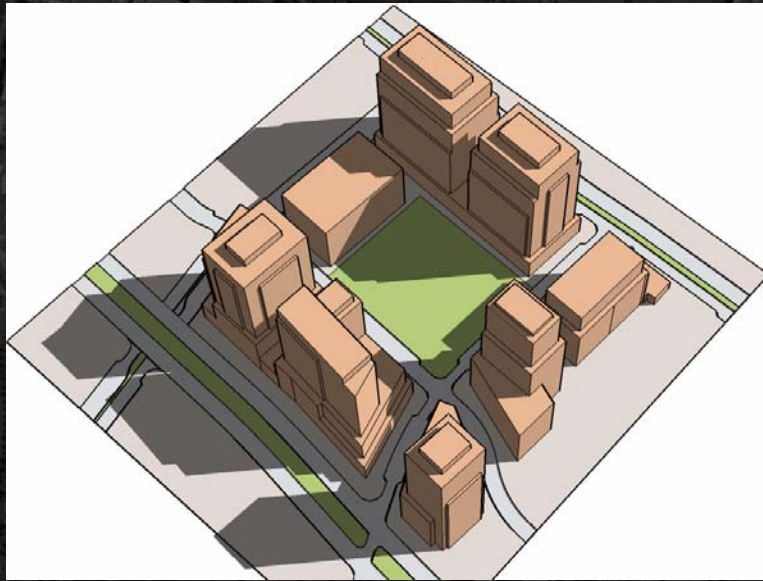
KIMLEY-HORN

NELSON NYGAARD

APRIL 16, 2007 (ADDENDUM TO MARCH 29TH)

SHADOW STUDY

Spring Equinox - March 21st



10:00am

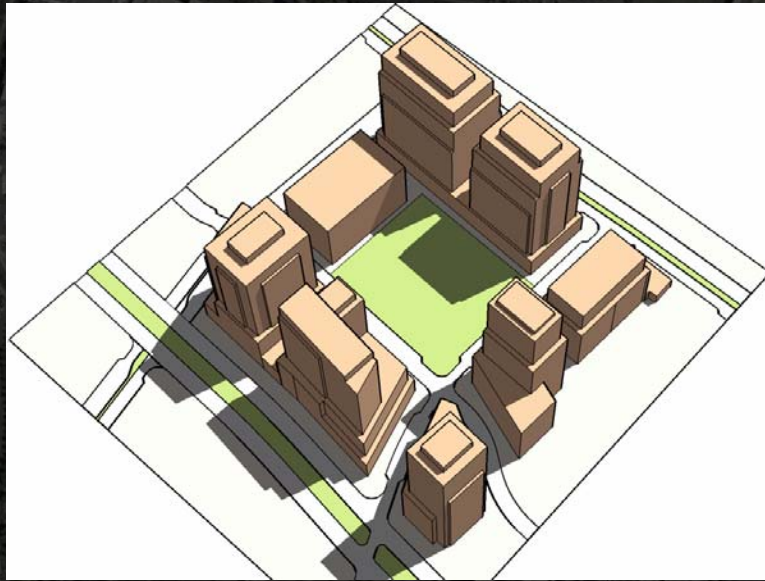


12:00pm

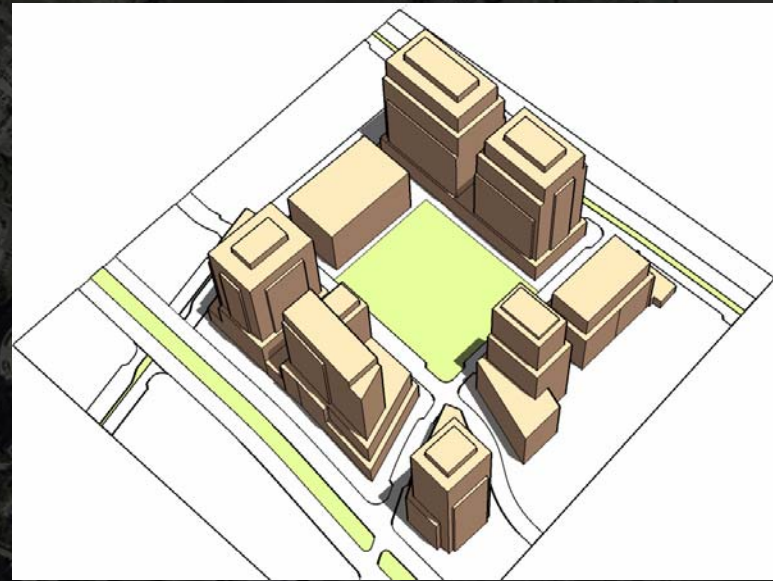


2:00pm

Summer Solstice - June 21st



10:00am

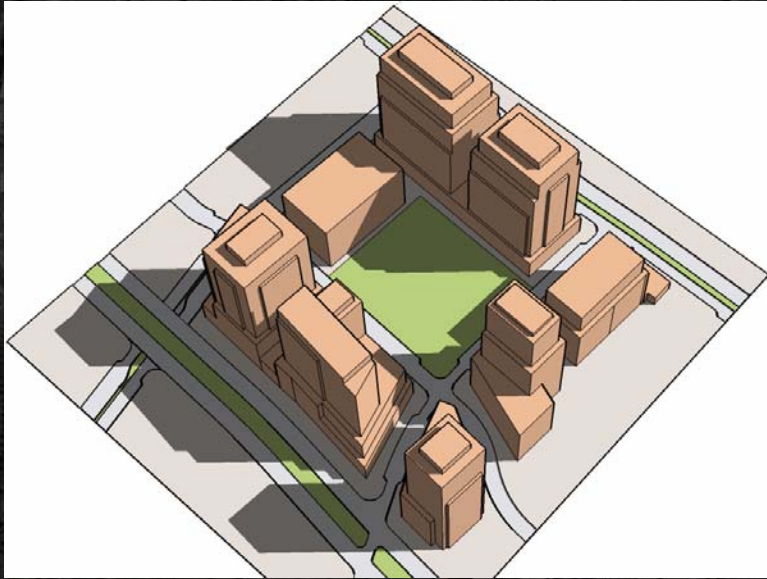


12:00pm

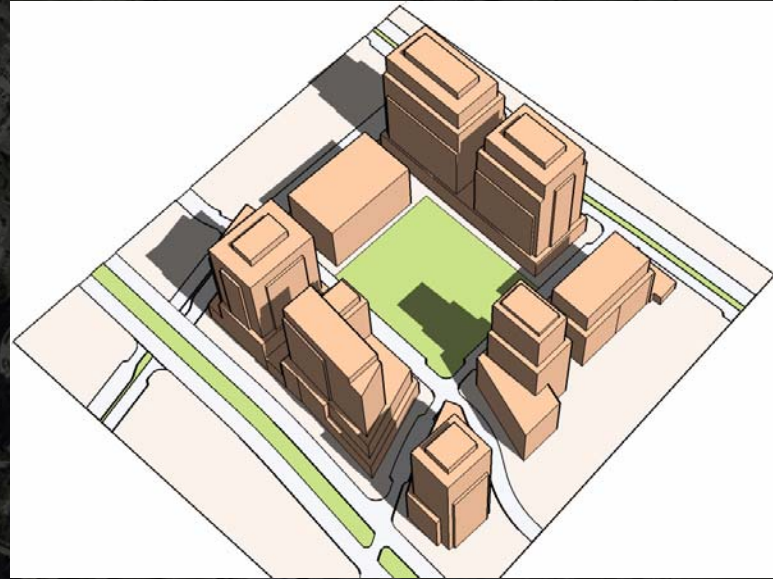


2:00pm

Fall Equinox - September 23rd



10:00am



12:00pm

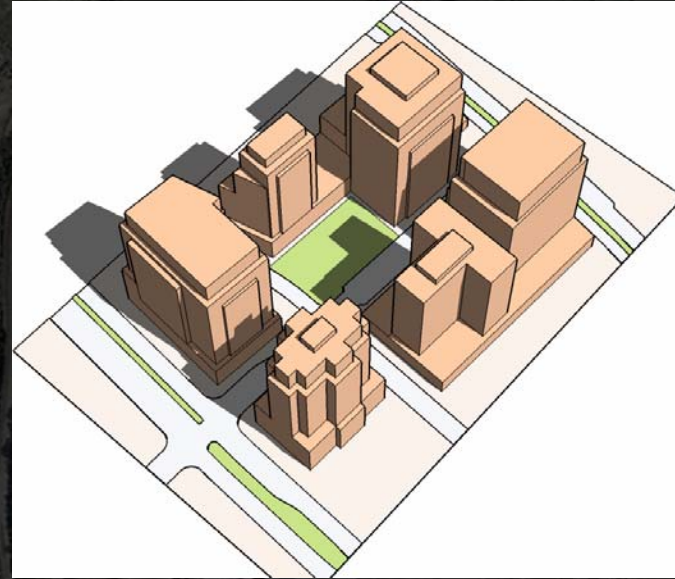


2:00pm

Spring Equinox - March 21st



10:00am



12:00pm



2:00pm

Summer Solstice - June 21st



10:00am



12:00pm



2:00pm

Fall Equinox - September 23rd



10:00am



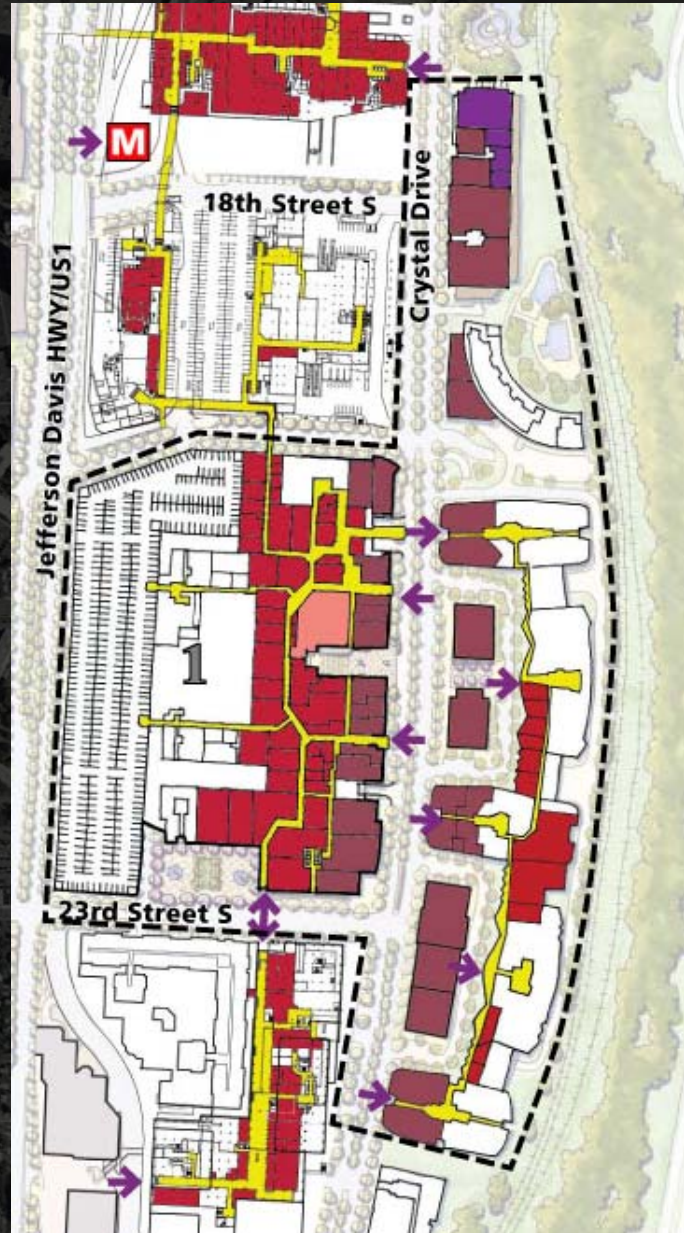
12:00pm



2:00pm

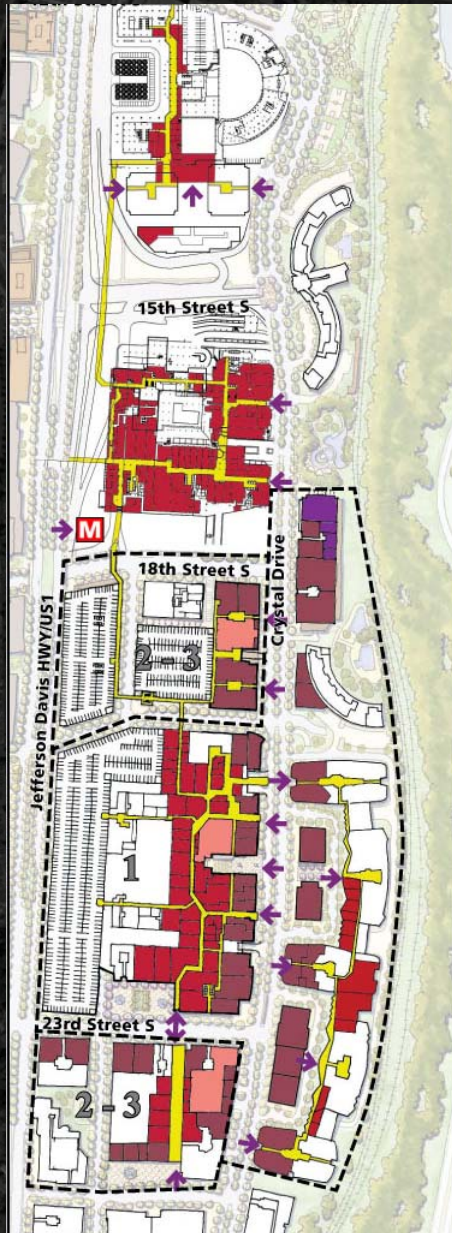
UNDERGROUND RETAIL PHASING

Phase 1



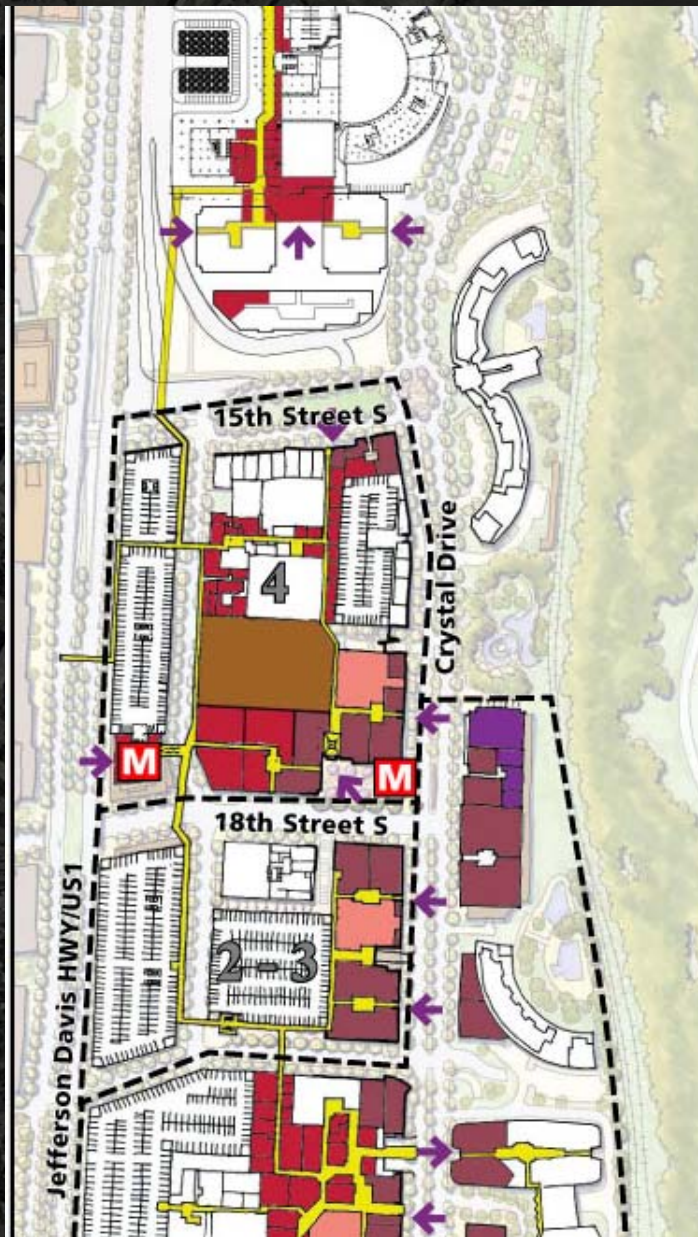
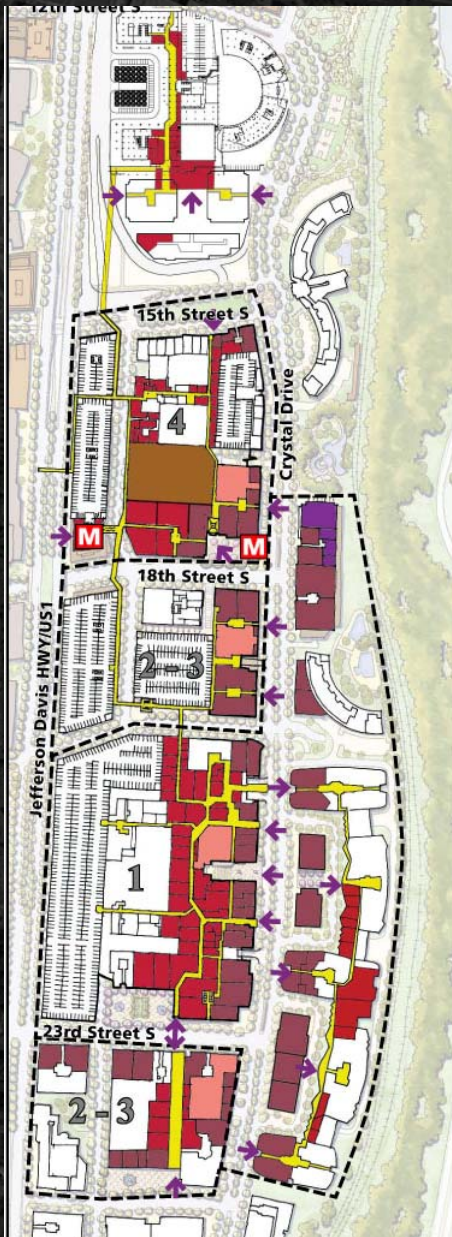
Legend	
Retail	Red
Retail with street access	Dark Red
Library	Purple
Theaters & Black Boxes	Light Red
Conference Center	Brown
Corridor	Yellow
Bus Parking	Grey
Access to Retail	Purple Arrow

Phase 2-3



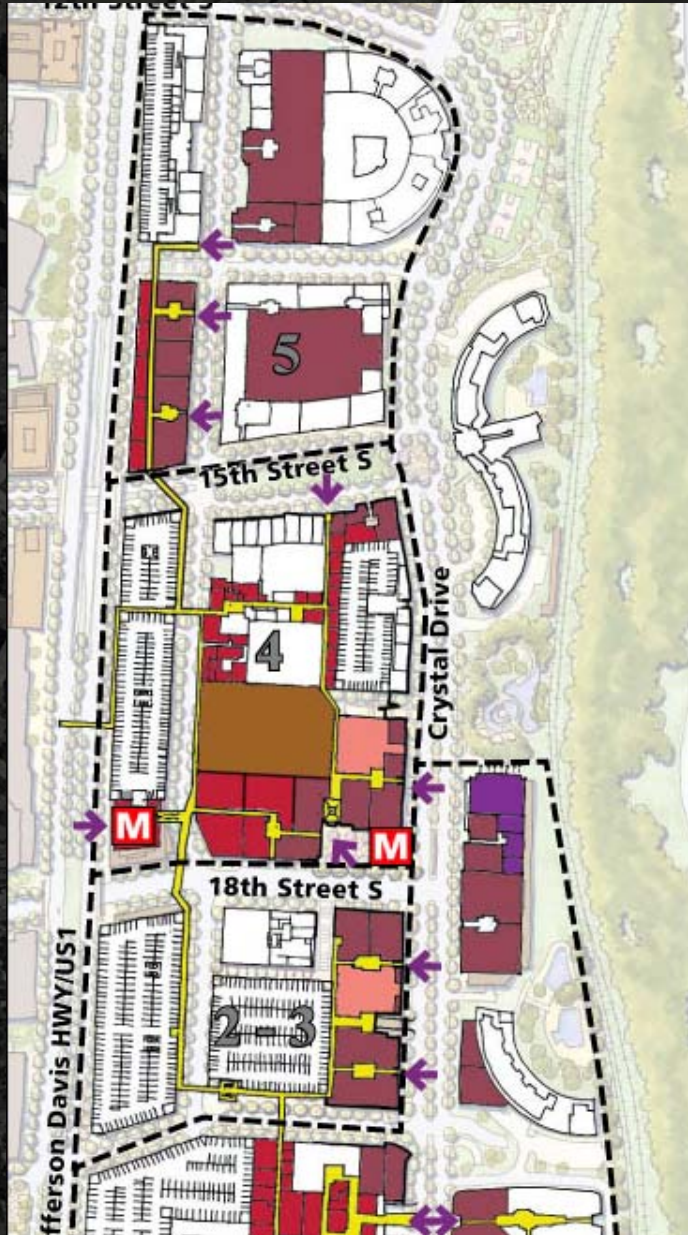
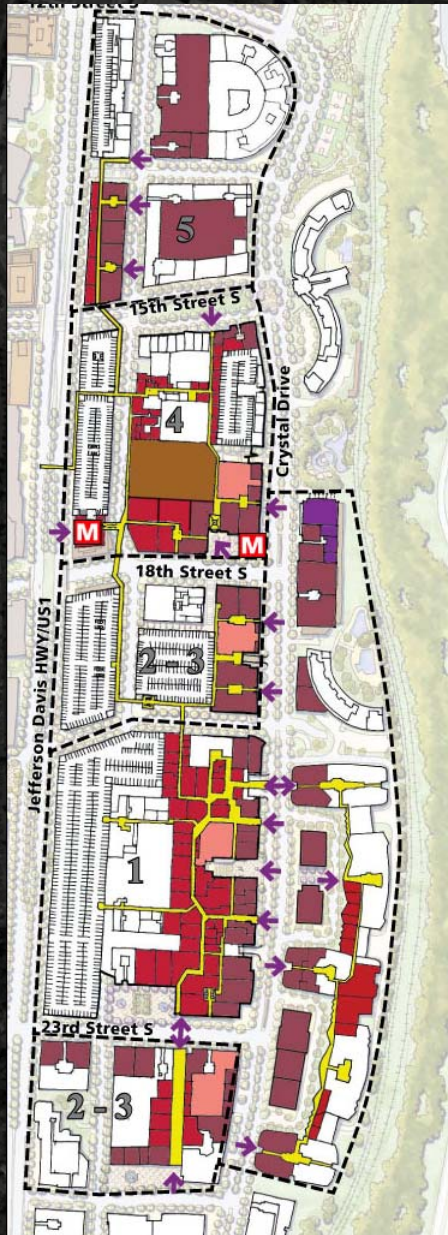
Legend	
Retail	Red
Retail with street access	Dark Red
Library	Purple
Theaters & Black Boxes	Light Red
Conference Center	Brown
Corridor	Yellow
Bus Parking	Grey
Access to Retail	Purple Arrow

Phase 4



Legend	
Retail	[Red square]
Retail with street access	[Dark red square]
Library	[Purple square]
Theaters & Black Boxes	[Light red square]
Conference Center	[Brown square]
Corridor	[Yellow square]
Bus Parking	[Grey square]
Access to Retail	[Purple arrow]

Phase 5



Legend	
Retail	[Red square]
Retail with street access	[Dark red square]
Library	[Purple square]
Theaters & Black Boxes	[Light red square]
Conference Center	[Brown square]
Corridor	[Yellow square]
Bus Parking	[Grey square]
Access to Retail	[Purple arrow]

HEIGHT VS. DENSITY

MAXIMUM
BUILDING
HEIGHT

DENSITY
GFA (SF)

DENSITY
FACTOR

300 FT

31.9 MIL

1.77

275 FT

31.3 MIL

1.74

250 FT

30.3 MIL

1.68

225 FT

29.1 MIL

1.62