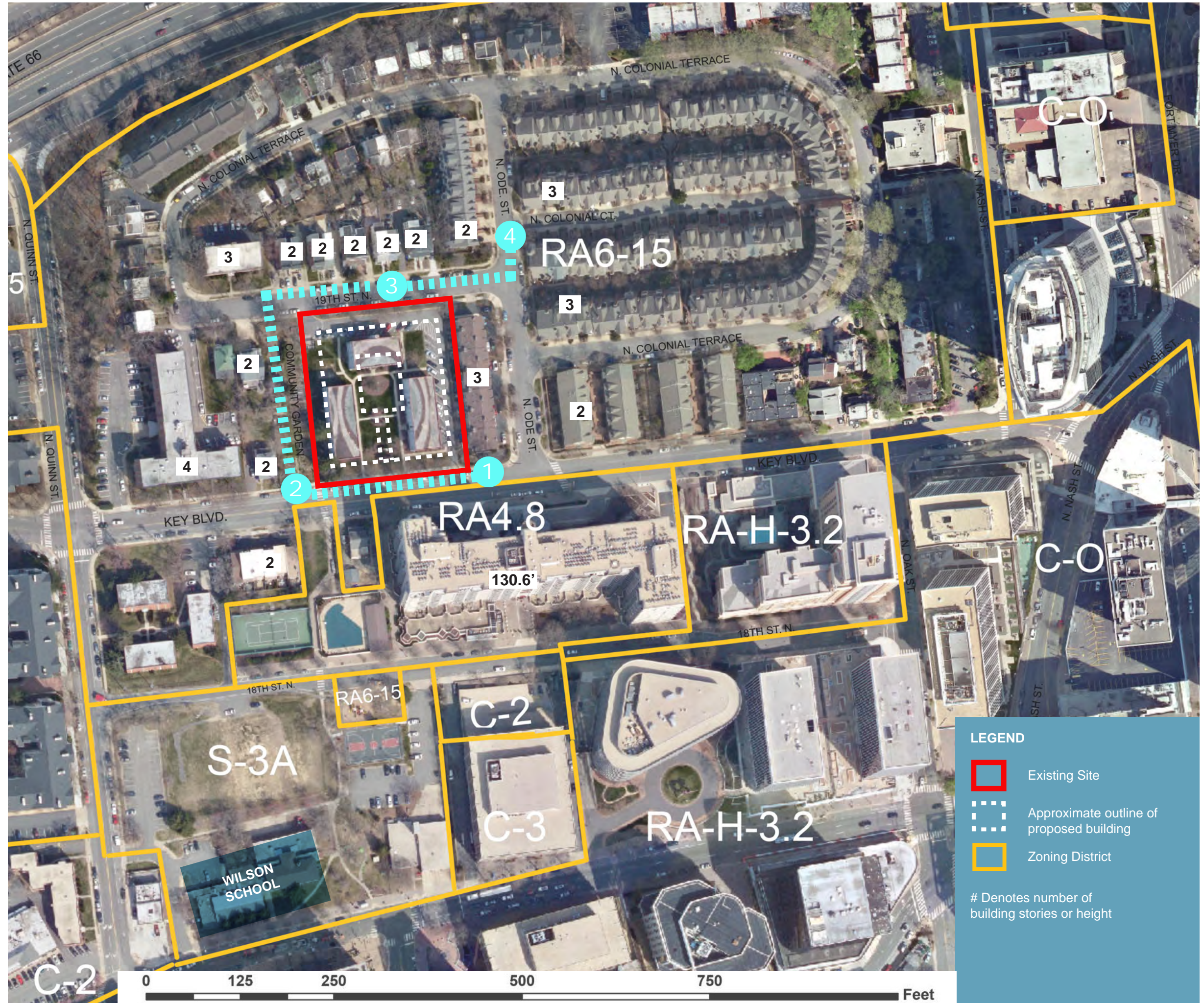


KEY BOULEVARD APARTMENTS

Walking Tour Stops

Site Plan Review Committee, July 14, 2014
7:00 p.m.

- 1 **Assembly Point at 7 p.m.**
 - History of site, including Site Plan #181 history
 - Remarks on eligibility of site for National Register and HRI status
 - Key Boulevard as dividing line in Rosslyn Transit Plan
- 2 **Community Garden/Unbuilt Pierce Street**
 - Height/setbacks in relation to adjacent properties like garden
 - Existing and proposed lot coverage on the site
- 3 **19th Street façade**
 - Proposed location of loading space
 - Rear façade and relationship to surrounding properties
- 4 **North Ode Street**
 - Highgate Townhouses—only site plan in Colonial Terrace; density within range of GLUP recommendations
 - By-right development in Colonial Terrace

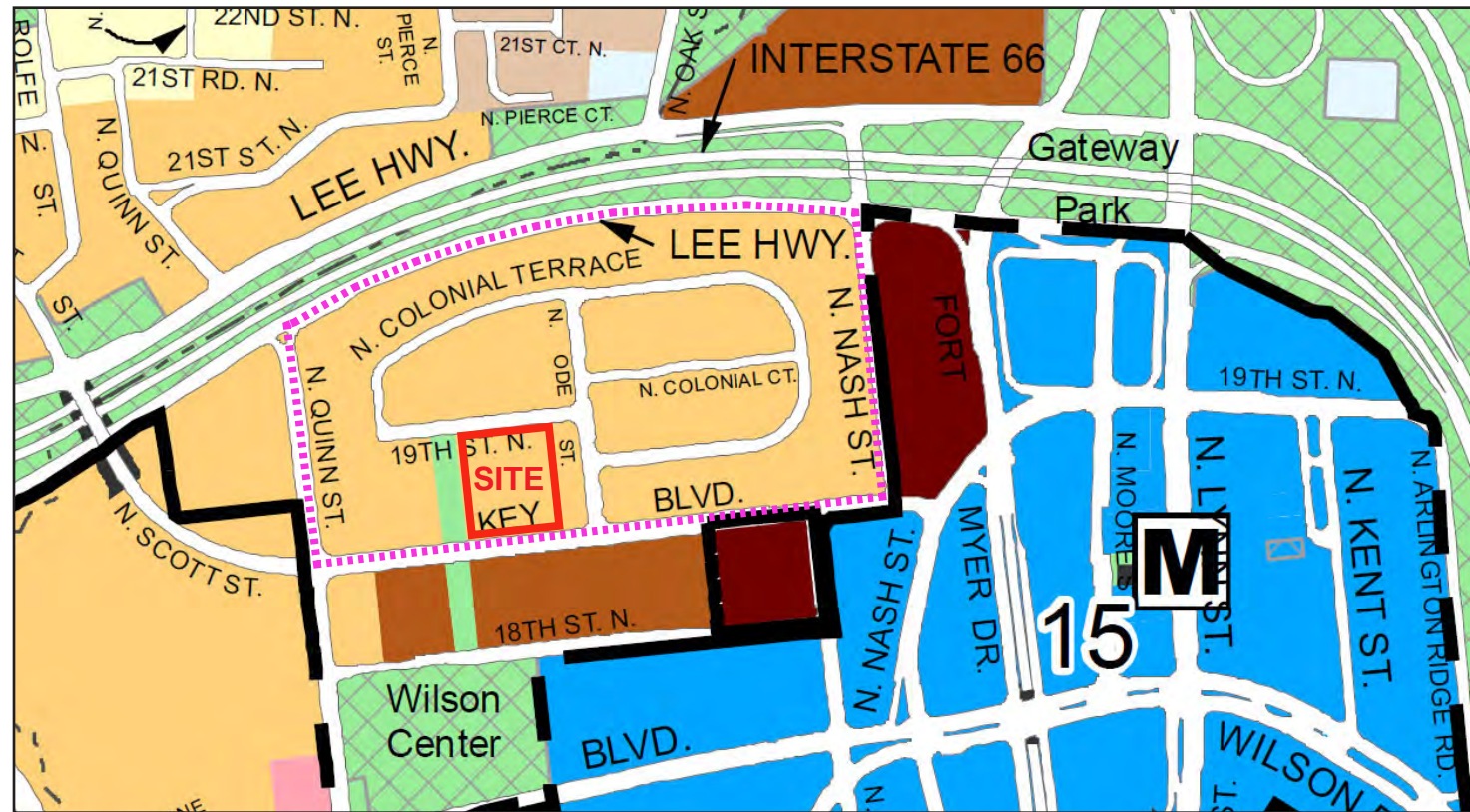


LEGEND

- Existing Site
- Approximate outline of proposed building
- Zoning District

Denotes number of building stories or height

GENERAL LAND USE PLAN (GLUP)



General Land Use Plan

- Low-Medium Residential
- High-Medium Residential
- High Residential
- Service Commercial
- Public
- Medium Office-Apartment-Hotel
- High Office-Apartment-Hotel

Colonial Terrace Conservation Area Boundary per the 1977 Rosslyn Transit Station Study

Note 15: This area was designated as the "Rosslyn Coordinated Redevelopment District" on 5/11/96.

AREA BUILDINGS AND CONTEXT



A: Highgate Townhouses (SP #272)
 Approved by County Board 1989
 # of Units: 112
 Units per acre: 22.3
 Max. Height: 48 feet

B: Rosslyn Mews Condominiums (By-Right)
 Constructed 1981
 # of units: 13
 Units Per acre: 27

C: Madison Townhouses (By-Right)
 Constructed 1998
 # of Units: 8
 Units per acre: 16.5

D: Crestmont Apartments (By-Right)
 Constructed 1957
 # of units: 62
 Units per acre: 37.8

E: Atrium Condominiums (SP #181)
 Constructed 1986
 # of Units: 357
 Units per acre: 111

F: Key Boulevard Apartments (SP #181)
 Constructed 1943
 # of Units: EXISTING: 41
 PROPOSED: 162
 Units per acre: EXISTING : 38.7
 PROPOSED: 127.4