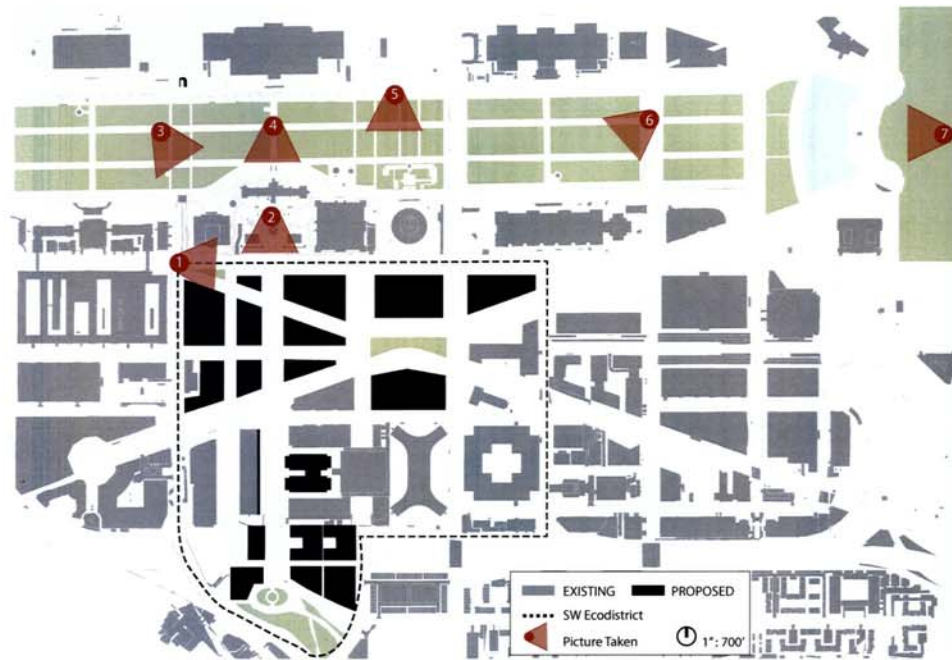


Appendix B: Independence Avenue Modeling Study

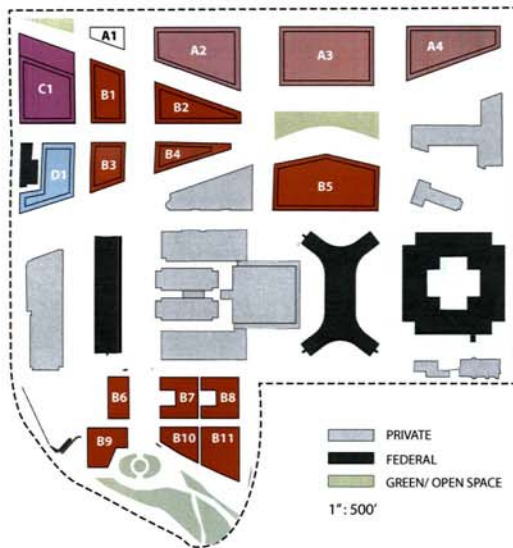


MODELING NOTES

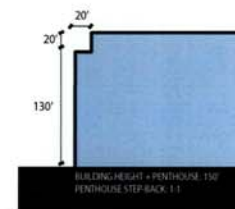
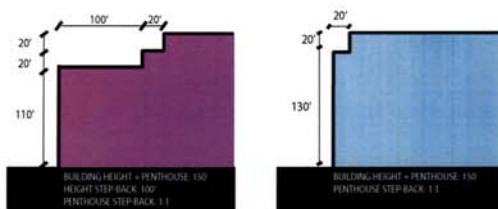
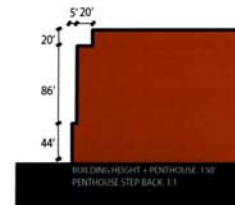
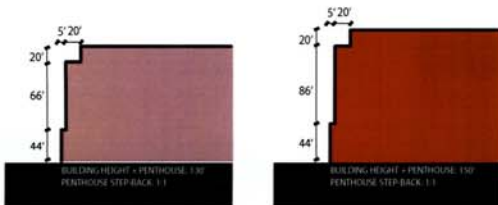
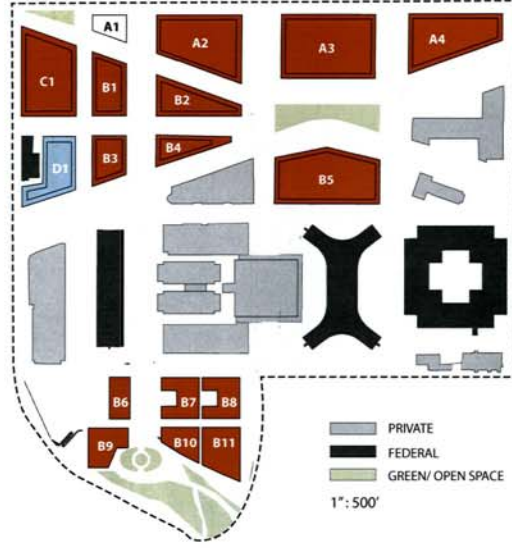
1. Penthouse step-backs were applied on all sides of a building.
2. Step-backs were applied for additional height along designated streets only, which are 10th Street and Independence Avenue.
3. Building A1 in Scheme 1 is 70' tall with no step-backs and no penthouse. In Scheme 2 it is 130' tall with no step-backs and no penthouse.

MASSING ALTERNATIVES

SCHEME 1 Proposed SW Ecodistrict Massing



SCHEME 2 Proposed D8B1 Zoning Massing



Existing Condition



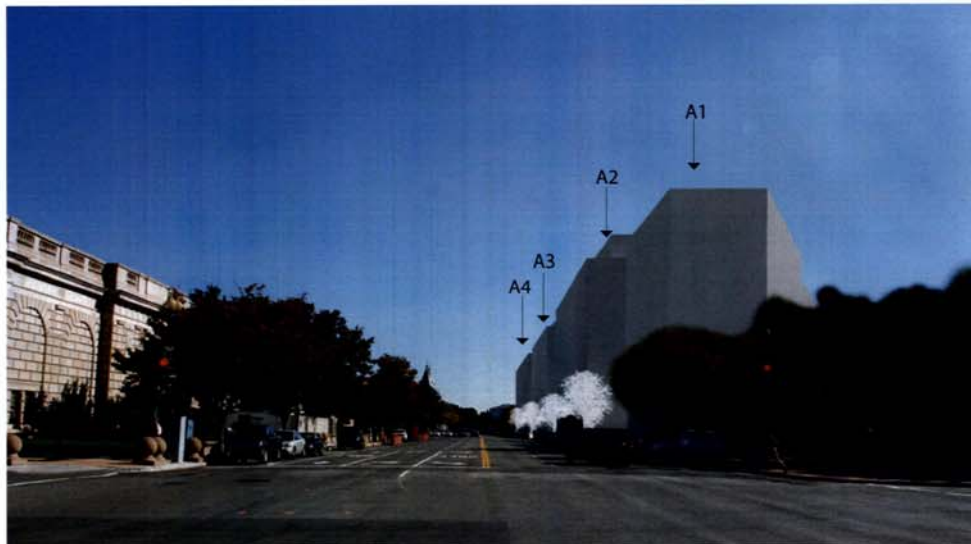
**Scheme 1
SW Ecodistrict Plan
Concept**

A1:
Building Height = 70'
Penthouse = none
Build to line = 34' from the
property line



**Scheme 2
Proposed D8B1**

A1:
Building Height = 130'
Penthouse = none
Build to line = the property
line



Existing Condition

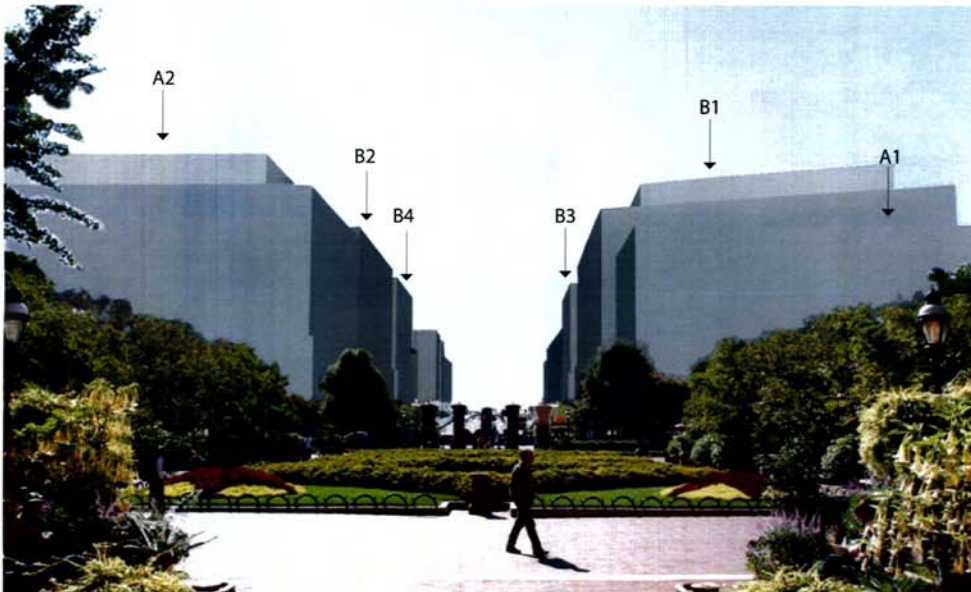


Scheme 1: SW Ecodistrict Plan Concept

A1:
Building Height = 70'
Penthouse = none
Build to line = 34' from the
property line

A2:
Building Height = 110'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = 34' from the
property line

B1-B4:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

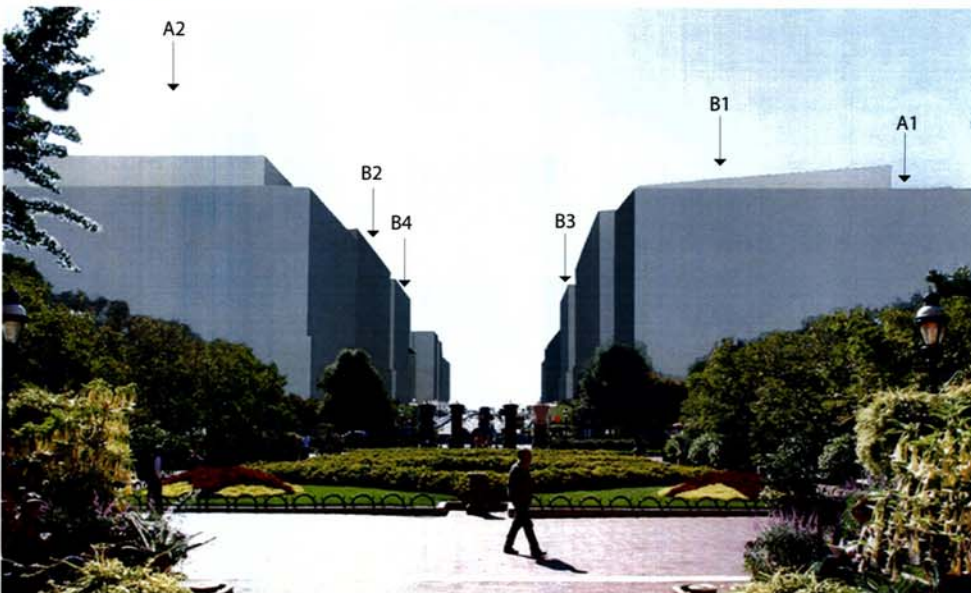


Scheme 2: Proposed D8B1

A1:
Building Height = 130'
Penthouse = none
Build to line = the property
line

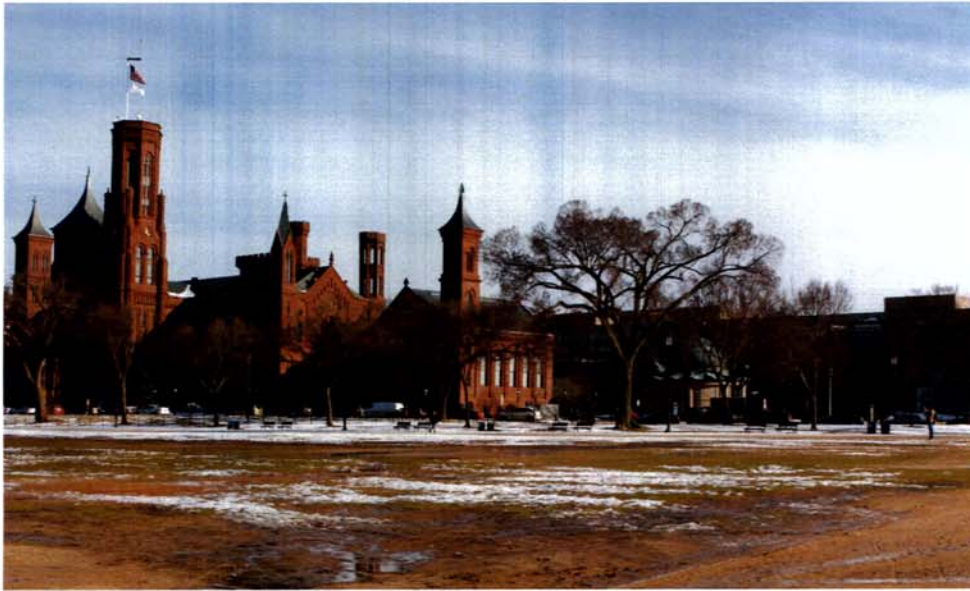
A2:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

B1-B4:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line



- DRAFT -

Existing Condition



**Scheme 1:
SW Ecodistrict Plan
Concept**

A1:
Building Height = 70'
Penthouse = none
Build to line = 34' from the
property line

A2-A3:
Building Height = 110'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = 34' from the
property line

B1-B4:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

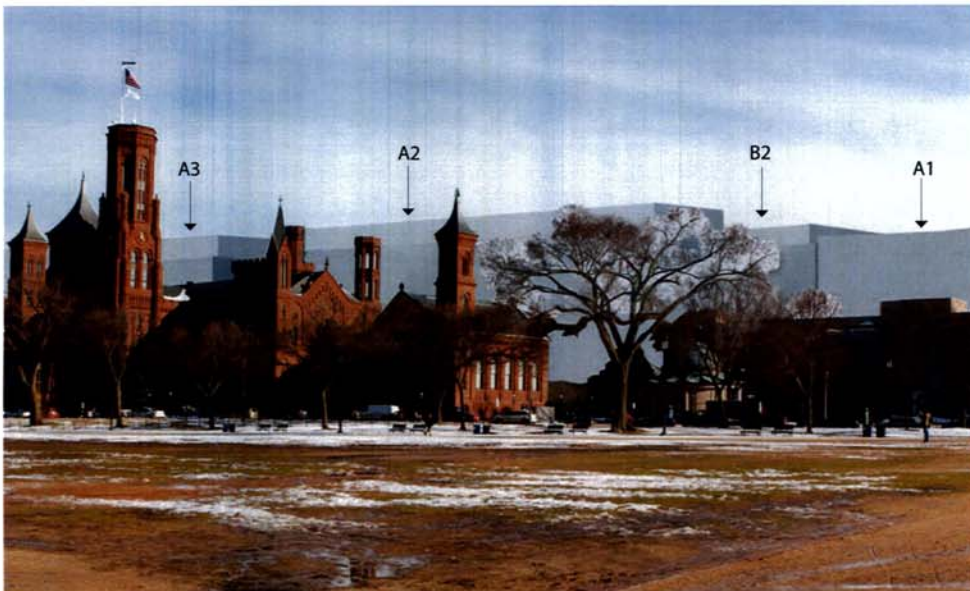


**Scheme 2:
Proposed D8B1**

A1:
Building Height = 130'
Penthouse = none
Build to line = the property
line

A2-A3:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

B1-B4:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line



Existing Condition



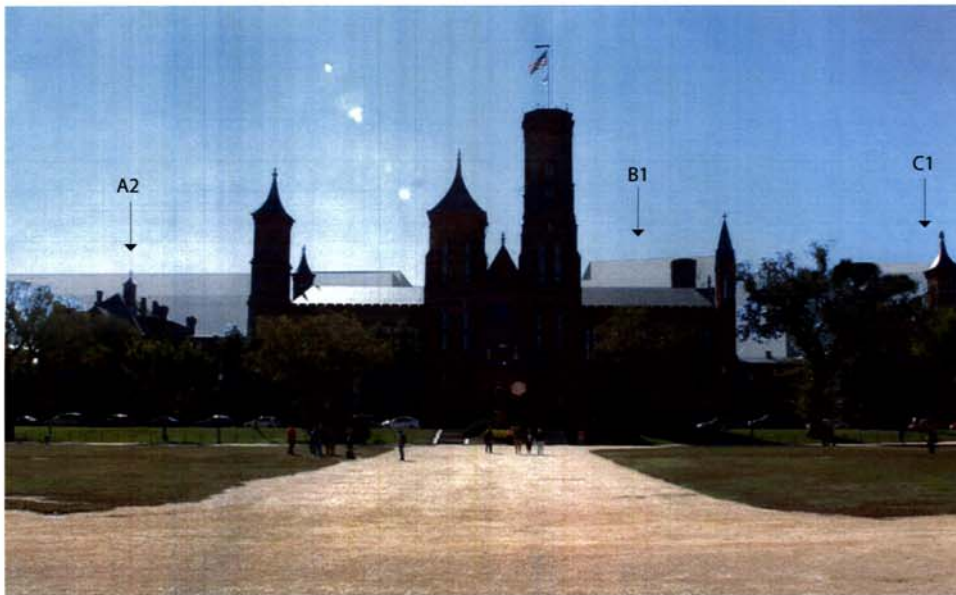
Scheme 1: SW Ecodistrict Plan Concept

A1:
Building Height = 70'
Penthouse = none
Build to line = 34' from the
property line

A2:
Building Height = 110'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = 34' from the
property line

B1:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

C1:
Building Height = 130'
Stepback = 100' at 110' in
height
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

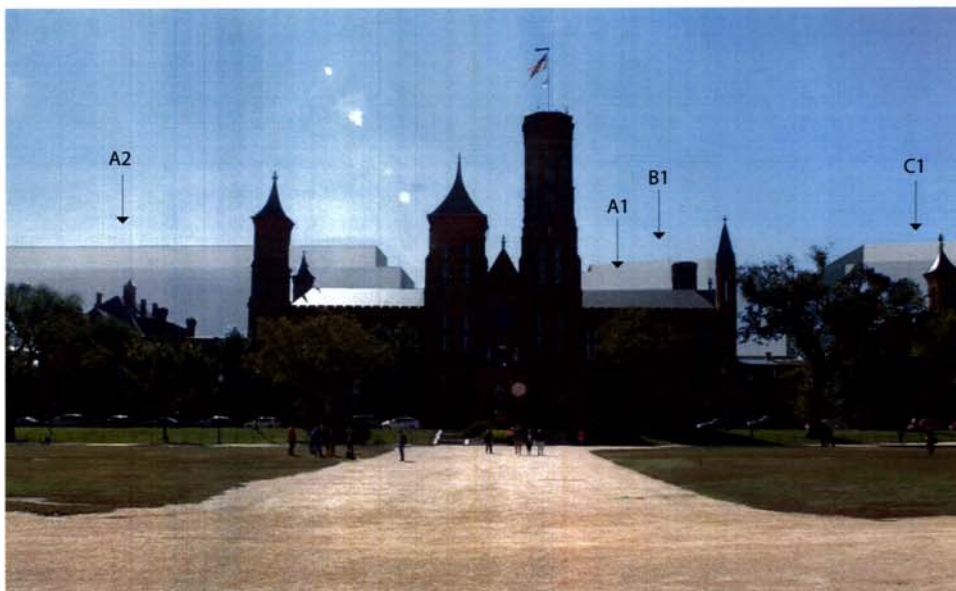


Scheme 2: Proposed D8B1

A1:
Building Height = 130'
Penthouse = none
Build to line = the property
line

A2:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

B1/C1:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line



- DRAFT -

Existing Condition



Scheme 1: SW Ecodistrict Plan Concept

A3-A4:
Building Height = 110'
Penthouse = 20' (setback
at 1:1 ratio)
Build to line = 34' from the
property line

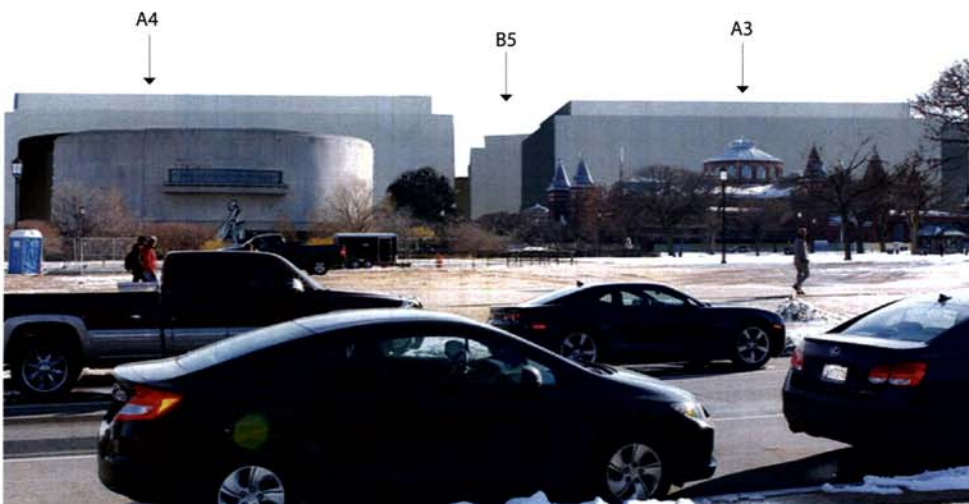
B5:
Building Height = 130'
Penthouse = 20' (setback
at 1:1 ratio)
Build to line = the property
line



Scheme 2: Proposed D8B1

A3-A4:
Building Height = 130'
Penthouse = 20' (setback
at 1:1 ratio)
Build to line = the property
line

B5:
Building Height = 130'
Penthouse = 20' (setback
at 1:1 ratio)
Build to line = the property
line



Existing Condition



Scheme 1: SW Ecodistrict Plan Concept

A2-A3:
Building Height = 110'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = 34' from the
property line

C1:
Building Height = 130'
Stepback = 100' at 110' in
height
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line



Scheme 2: Proposed D8B1

A1:
Building Height = 130'
Penthouse = none
Build to line = the property
line

A2-A3:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

C1:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line



Existing Condition



**Scheme 1:
SW Ecodistrict Plan
Concept**

A2:
Building Height = 110'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = 34' from the
property line



**Scheme 2:
Proposed D8B1**

A2-A3:
Building Height = 130'
Penthouse = 20' (setback at
1:1 ratio)
Build to line = the property
line

