

Balloon Test Shows Accuracy of DDIS' Rendering of Terrace Level Height / Location

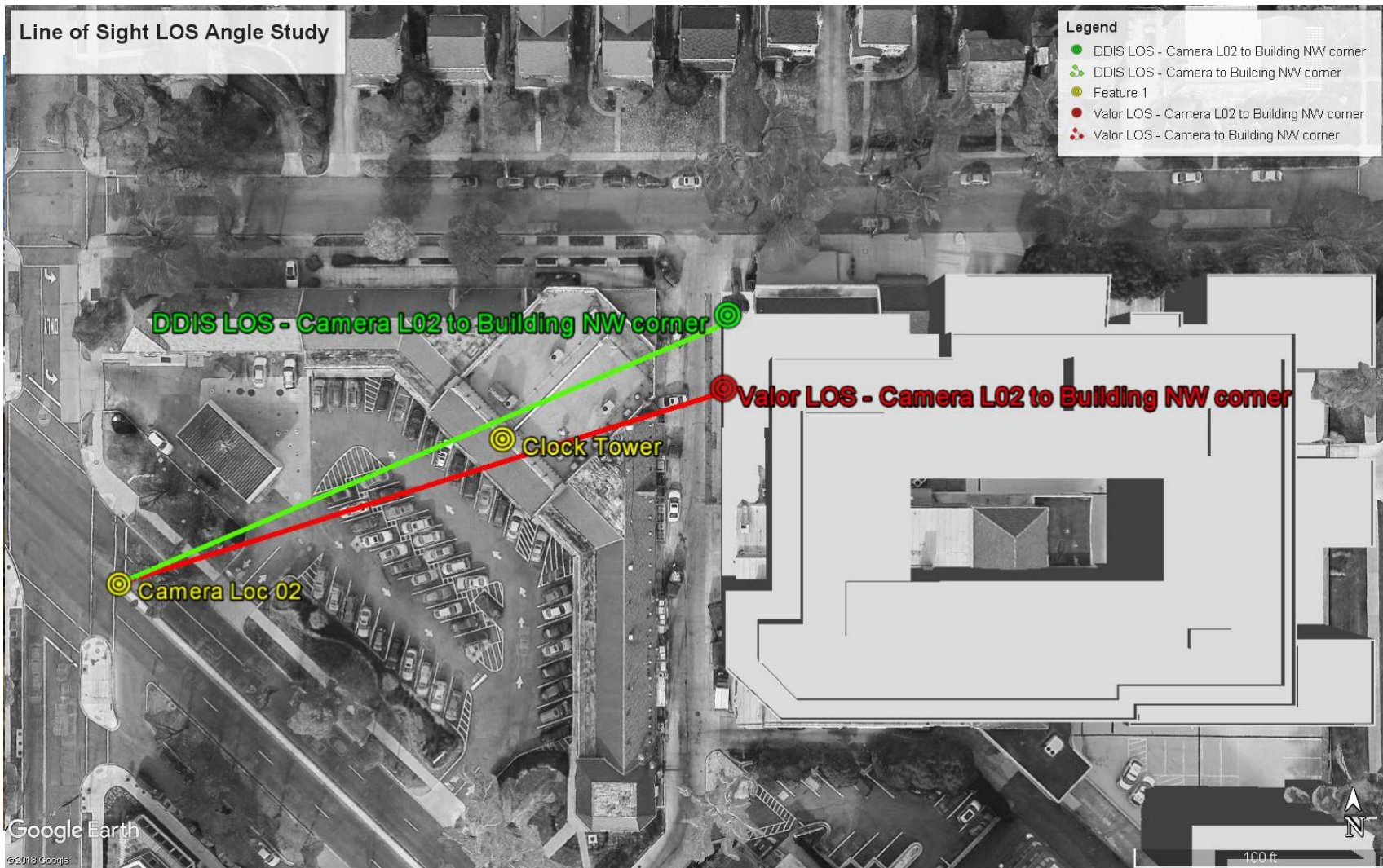
Balloon
Location



Note that the height of the tethered surveillance balloon (bottom of the balloon) is 51ft above the North/ South alley. The alley is 238ft AMSL (above mean sea level). This 289ft AMSL balloon is the height of the proposed terrace level. The location of this balloon proves that the Valor rendering is both too short and too narrow, effectively scaled down in size by **19%**.

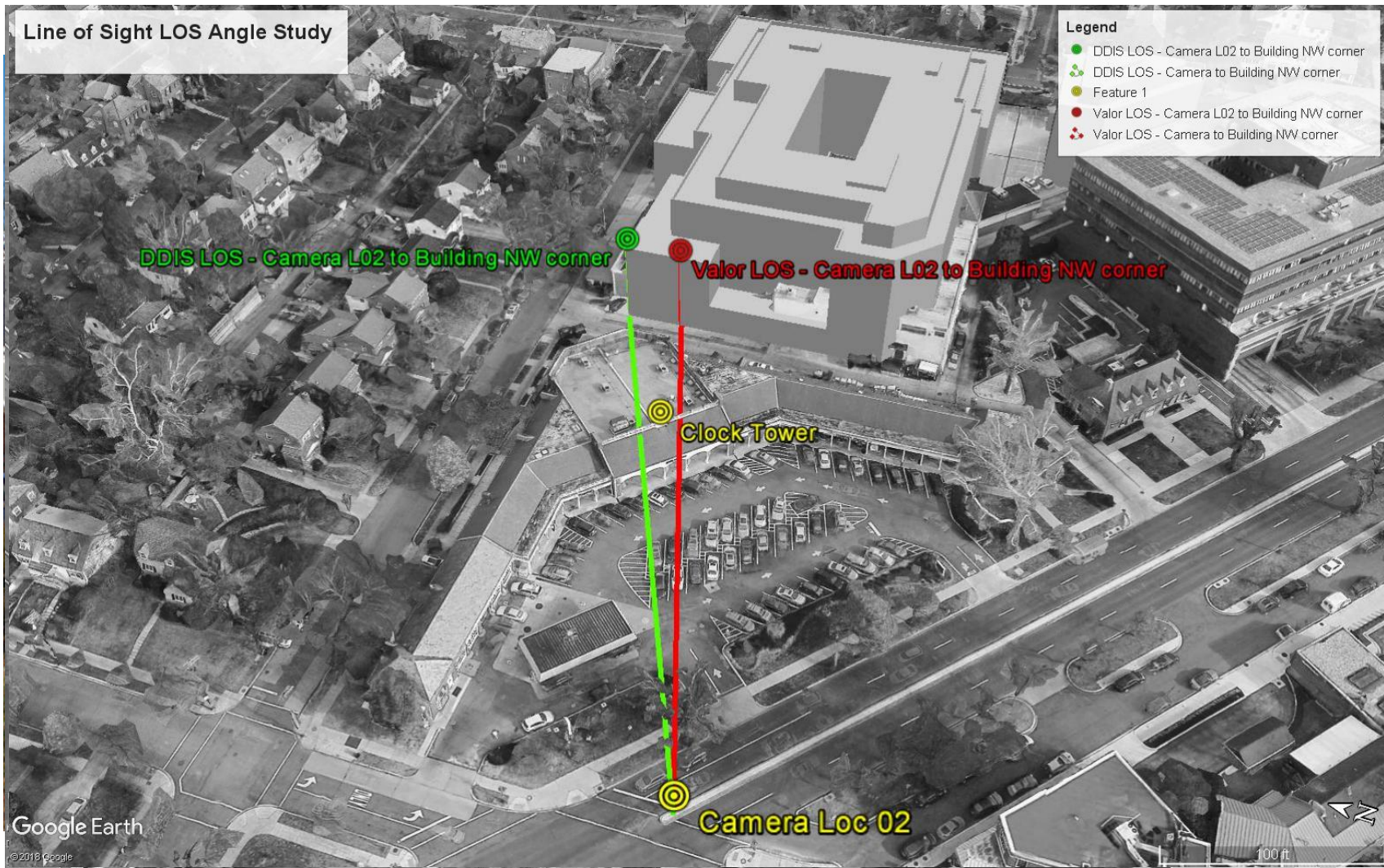
ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.213A2

Line-of-Sight (LOS) Inaccuracy of Valor Rendering



The Green LOS line shows the NW building corner to the left of the CVS clock tower. This matches with the DDIS rendering, but not the Valor rendering. The Valor LOS is shown in red. The Valor rendering places the NW corner of the building approx. 33ft further South, effectively shrinking the scale of the building by 19%. The Green and Red Dots on this and all the following images indicate the end points of each of these lines.

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Image Comparison – Building Scale



Note that in the DDIS rendering, the NW corner of building is located to the left of clock tower from the camera's perspective.

Image Comparison – Building Scale



Note that in the Valor rendering, the NW corner of the Ladybird building is located to the right of clock tower from the camera's perspective. This misalignment scales the building down creating a shorter and narrower building than is actually proposed.

Image Comparison – Building Scale



Due to the misalignment of Valor's model in their base photograph, the proposed development in the Valor rendering is presented as smaller and in the incorrect position.



Camera Location Map:
Camera Loc. 02 shown in Orange and Balloon locations above Public Alley shown in Blue.



View from Camera Loc. 02. The 3D model-massing accurately represents the visual impact of the proposed development from this Massachusetts Ave perspective.



Windom Place Camera Location Map: Camera Loc. 01 shown in Orange .



View from Camera Loc. 01. The 3D model-massing accurately represents the height and width of the proposed development from this Windom PI perspective. A 25ft tall survey rod is shown above.