



ZONING COMMISSION  
CASE No. 08-24  
EXHIBIT No. 42

# CUA South Campus Redevelopment

Zoning Commission Hearing  
October 5, 2009

# Abdo Development



Senate Square  
H Street, NE

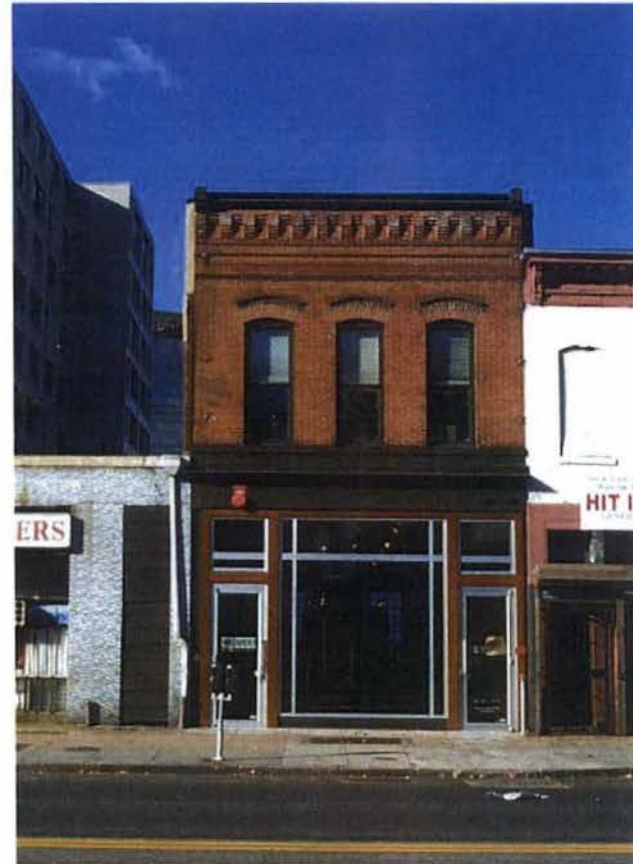
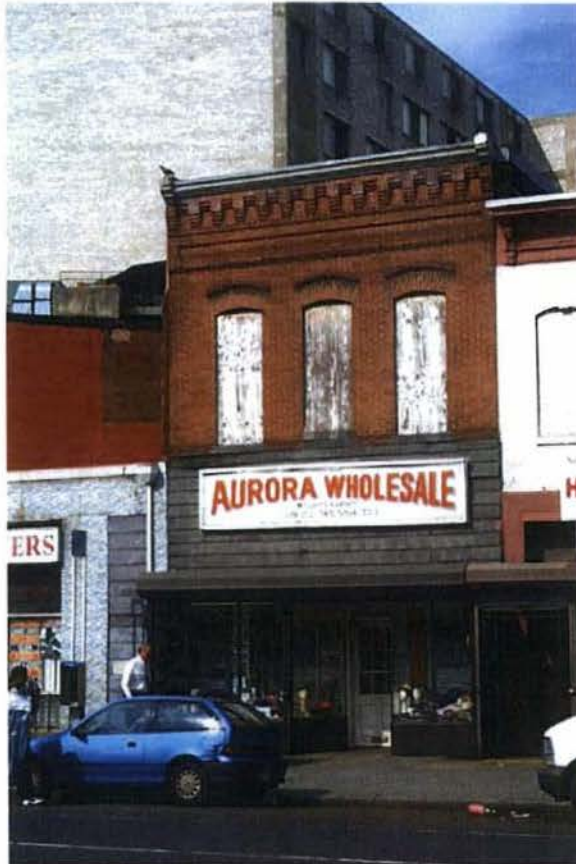
# Abdo Development



Senate Square  
H Street, NE



# Abdo Development



Timothy Paul Home Furnishings  
14<sup>th</sup> Street, NW

# Abdo Development



Logan Hardware  
P Street, NW

# Abdo Development



Caribou Coffee  
14<sup>th</sup> Street and Rhode Island Ave., NW



# CATHOLIC UNIVERSITY OF AMERICA SOUTH CAMPUS REDEVELOPMENT

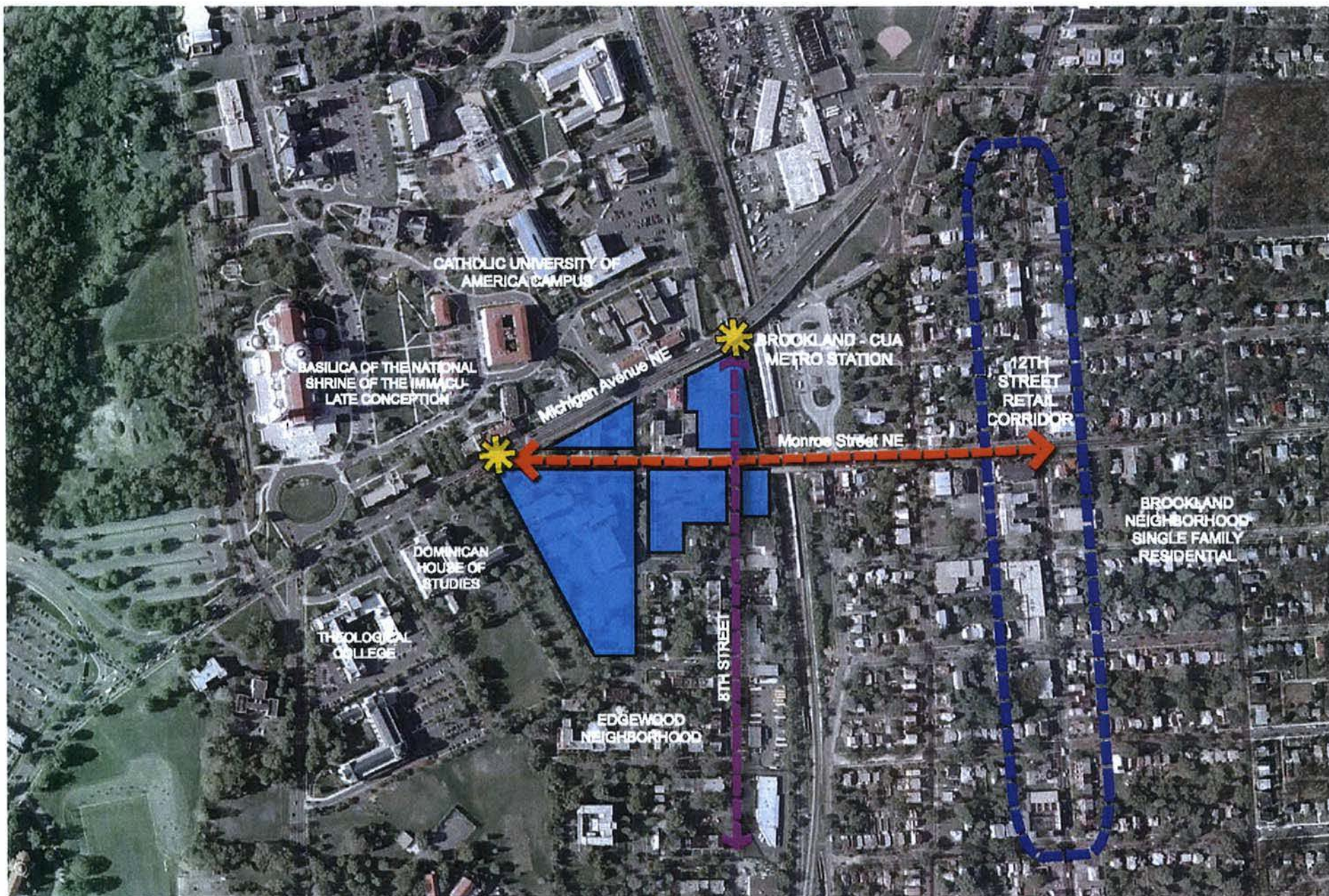


ABDO DEVELOPMENT, LLC  
TORTI GALLAS AND PARTNERS, INC.  
MAURICE WALTERS ARCHITECTS  
ASADOORIAN RETAIL SOLUTIONS  
OEHME, VAN SWEDEN & ASSOCIATES, INC.  
MACRIS, HENDRICKS AND GLASCOCK, PA  
WALTER L. PHILLIPS, INC.  
PILLSBURY WINTHROP SHAW PITTMAN LLP



# Context and Existing Conditions



















# Brookland/CUA Metro Station Small Area Plan

Washington, DC



★ ★ ★ Government of the  
District of Columbia  
Adrian M. Fenty, Mayor  
DC Office of Planning  
Market Engineering Division

Bay Area Economics, Gormley/Slack Associates, Judd & Sustainability Associates, Fikselson & Associates, A. Weber Thomas Associates

SMITHGROUP

**Monroe Street Vision:** “a revitalized, tree-lined urban street, connecting Brookland from west to east with retail, residential and cultural and arts uses.”



# Site Plan





July 10, 2009

# Overall Roof Plan

ARDO DEVELOPMENT, LLC  
FORT GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC





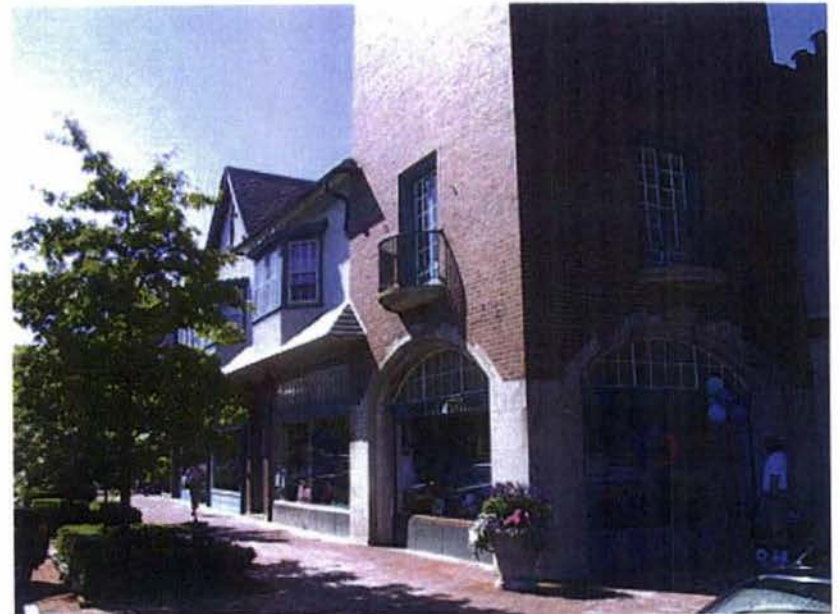
Revised: 07/10/09 - 09/10/09 - Revised: 09/10/09 - 09/10/09

## Overall Ground Floor Plan

ARDC DEVELOPMENT, LLC  
FORT GALLANT PARTNERS, INC. | MAURICE WATERS ARCHITECT, P.C.

# Architectural Precedents

# Architectural Precedents



Lake Forest, Illinois



# Architectural Prec



Forest Hills, NY



# Architectural Precedents



Portland Flats – Thomas Circle, DC  
Demolished 1962

# Architectural Precedents



Wooster and Mercer Lofts  
by Abdo Development

## Key Plan Features



# Public Square

Public Square and  
Clock Tower

Reconfigured Intersection  
for Pedestrian Safety



# Public Square



CENTRAL FOUNTAIN



CAFE SEATING

LOW PLANTER / SEAT WALL  
WITH PERENNIALS &  
ORNAMENTAL GRASSES

BENCHES

SPECIAL PAVING

FOUNTAIN WITH  
STEPS

MOVEABLE FURNITURE

POTS WITH  
ANNUAL PLANTINGS

MICHIGAN AVENUE, NE

EXISTING TREE

BLOCK B

MONROE STREET, NE

PARCEL A1

CLOCK  
TOWER  
(ABOVE)

| LEGEND                       |                             |
|------------------------------|-----------------------------|
| STREET TREE                  | Shrub: 10'<br>Urban populus |
| STREET TREE                  | Shrub: 10'<br>Urban populus |
| CAFE TREE                    | Shrub: 10'<br>Urban populus |
| PERENNIAL / ORNAMENTAL PLANT | Shrub: 10'<br>Urban populus |

0 15 30  
SCALE: 1" = 30'-0"

September 5, 2008

Landscape: Public Square

LANDSCAPE ARCHITECTURE  
FONDS FOR THE ARTS  
LANDSCAPE ARCHITECTURE  
FONDS FOR THE ARTS







# Retail Main Street

Mixed-Use Street

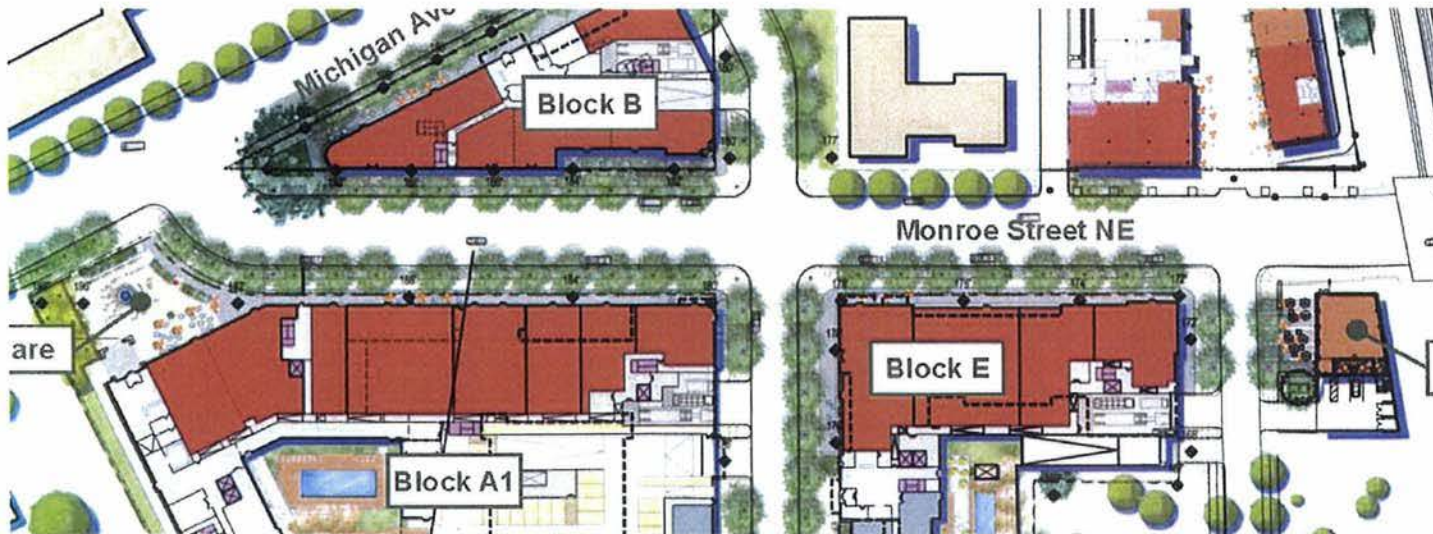
Building Massing Recessed for  
Visual Relief

Visual Interest in Scale and Texture

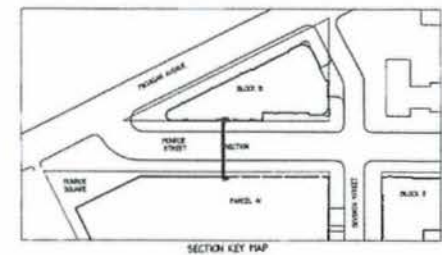
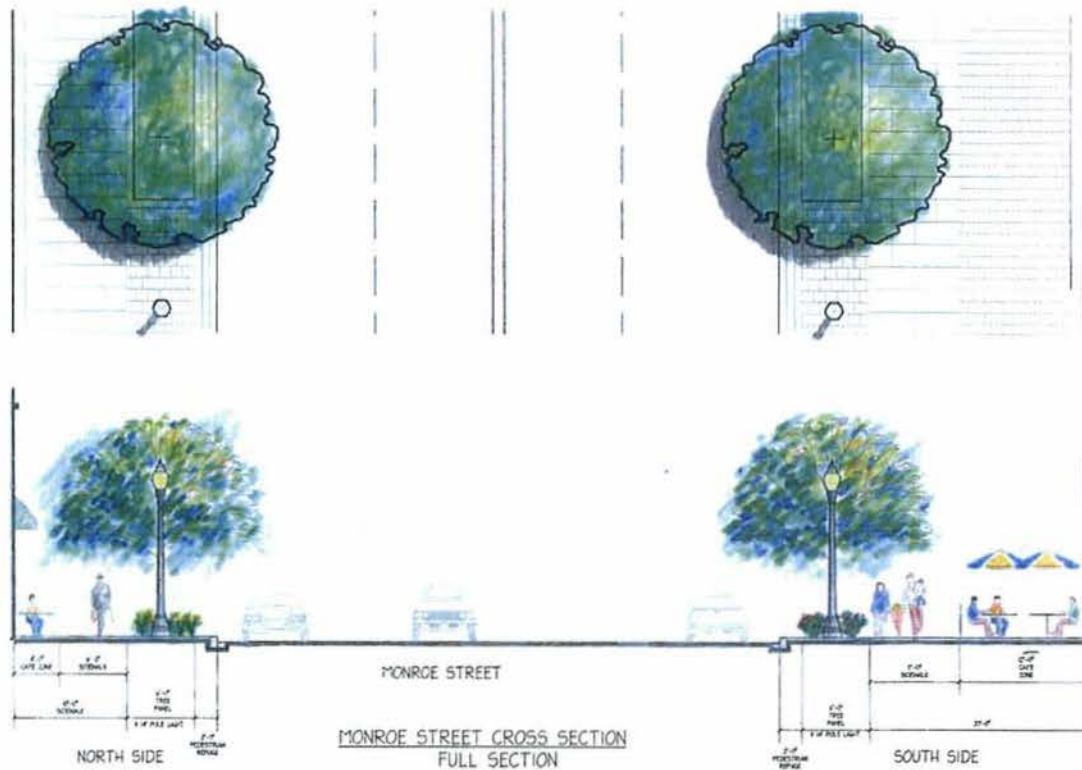




# Retail Main Street



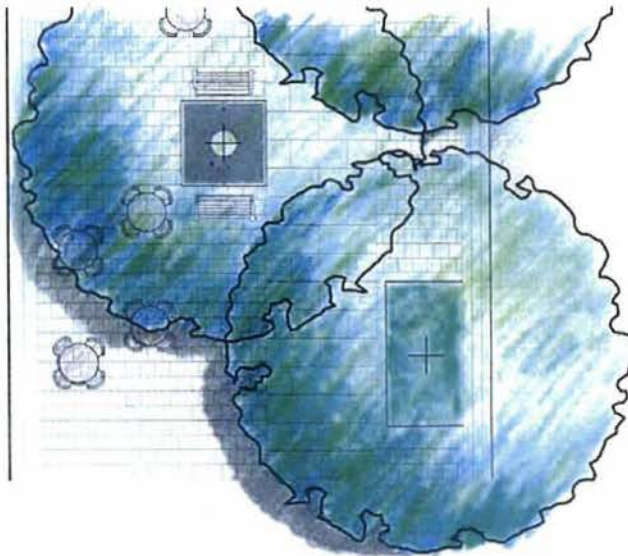
# Retail Main Street



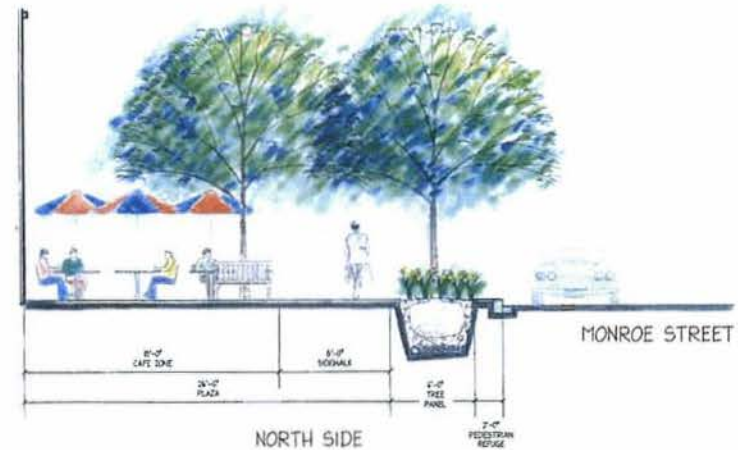
Landscape- Monroe Street Cross Section



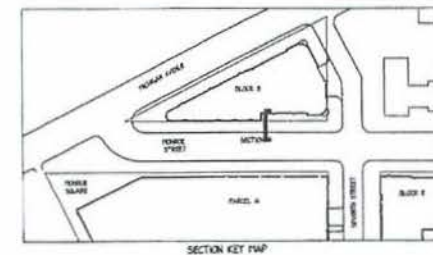
# Retail Main Street



MONROE STREET PLAN VIEW  
NORTH SIDE PLAZA



MONROE STREET CROSS SECTION  
NORTH SIDE PLAZA



SECTION KEY MAP

Landscape- Monroe Street Cross Section North Side Plaza

ARND DEUTHER PAINT, LLC  
JULIAN VAN SWEDEN AND ASSOCIATES MACRIS, HENDRICKS AND GLASCOCK, PA



# Retail Main Street



# Retail Main Street





# Retail Main Street



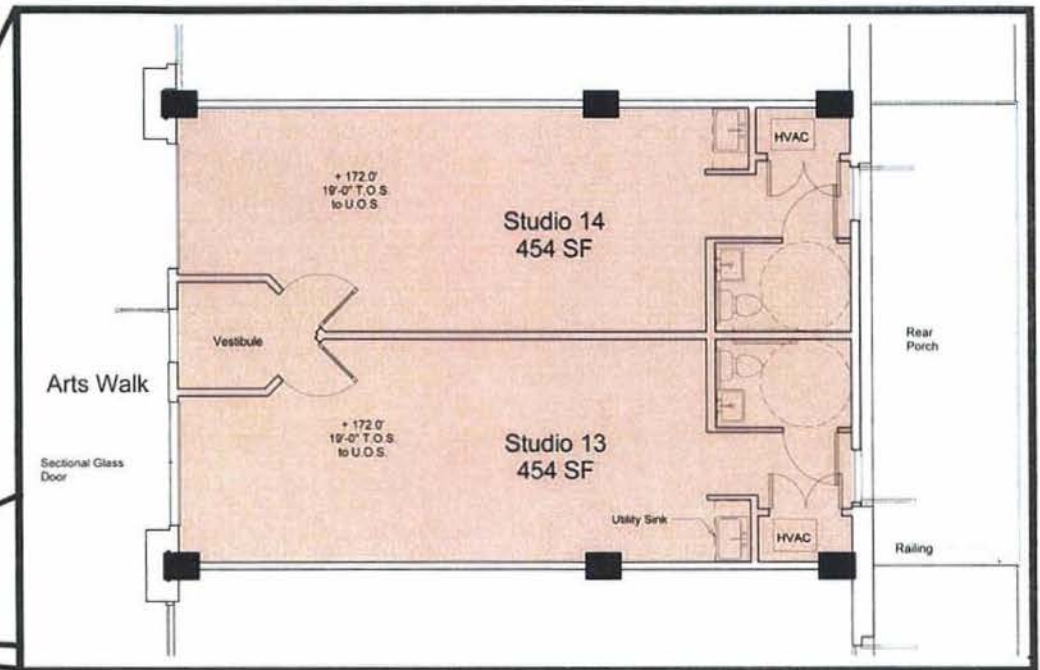
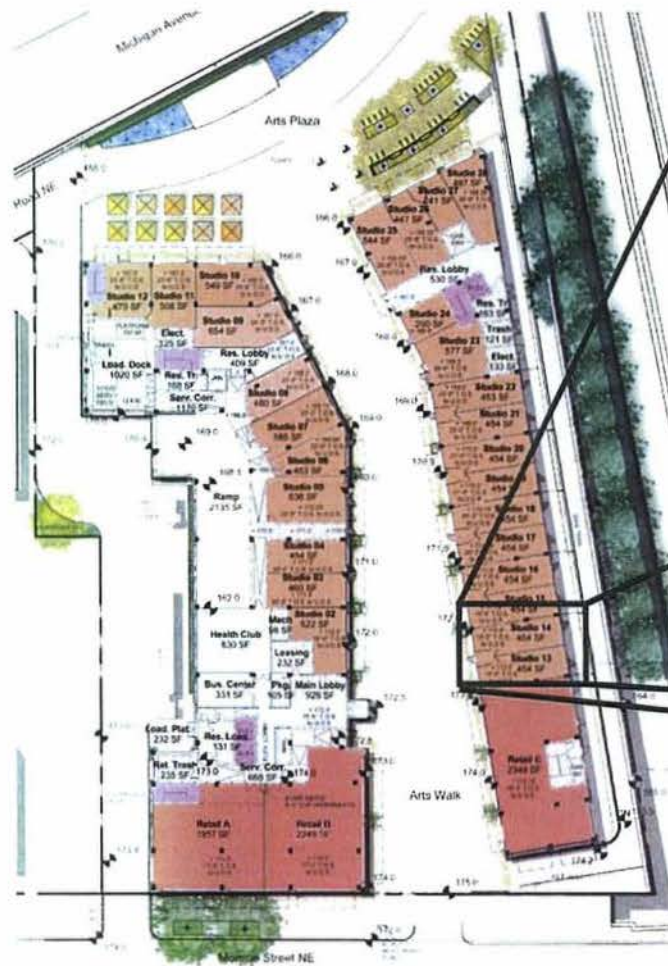
# Arts Walk

Artist Studios  
Outdoor Artists' Market  
Cafes  
Performance Art  
Pedestrian Street with Limited  
Vehicular Access





# Arts Walk



*Studio pair example*

# Arts Walk





# Arts Plaza



**STAGE WITH IN-GROUND FOUNTAIN JETS**  
The stage will feature in-ground fountain jets that can be turned off.



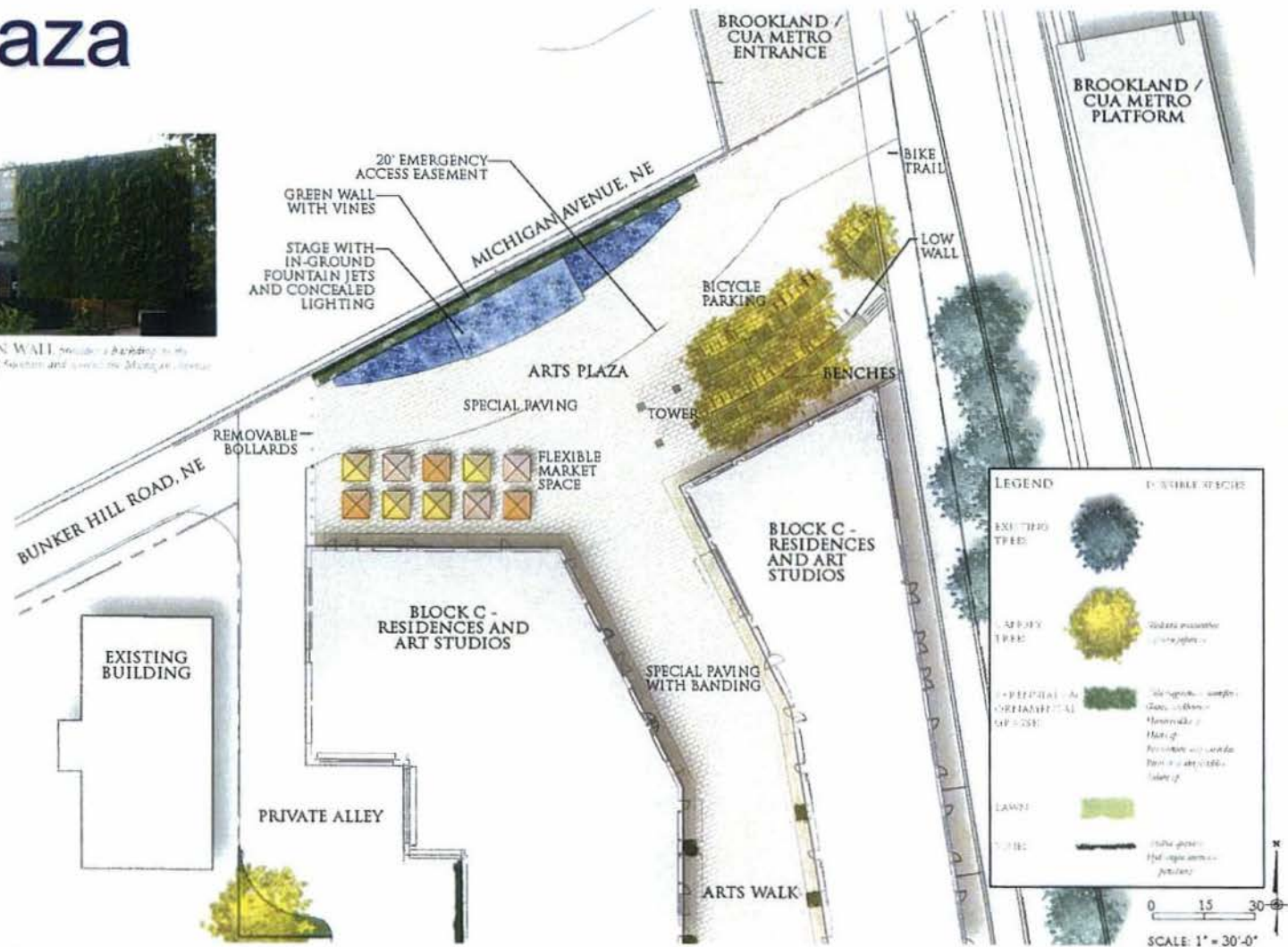
**GREEN WALL** provides a backdrop to the stage and fountain and screens the Michigan Avenue view.



**FLEXIBLE MARKET SPACE** is a versatile outdoor area for events.



**BICYCLE PARKING** provides secure parking for bicycles.



Source: The Urban Land Institute, "Designing for the Future of the City," 2008.

## Landscape Arts Plaza

LANDSCAPE ARCHITECT: JAMES H. HARRIS & ASSOCIATES, INC. ARCHITECT: MURPHY, HENDERSON, AND BLACKLOCK, P.A.







# Arts Flex Building



