

ABDO
DEVELOPMENT

ZONING COMMISSION
CASE No. 08-224
EXHIBIT No. 42

CUA South Campus Redevelopment

Zoning Commission Hearing
October 5, 2009

Abdo Development



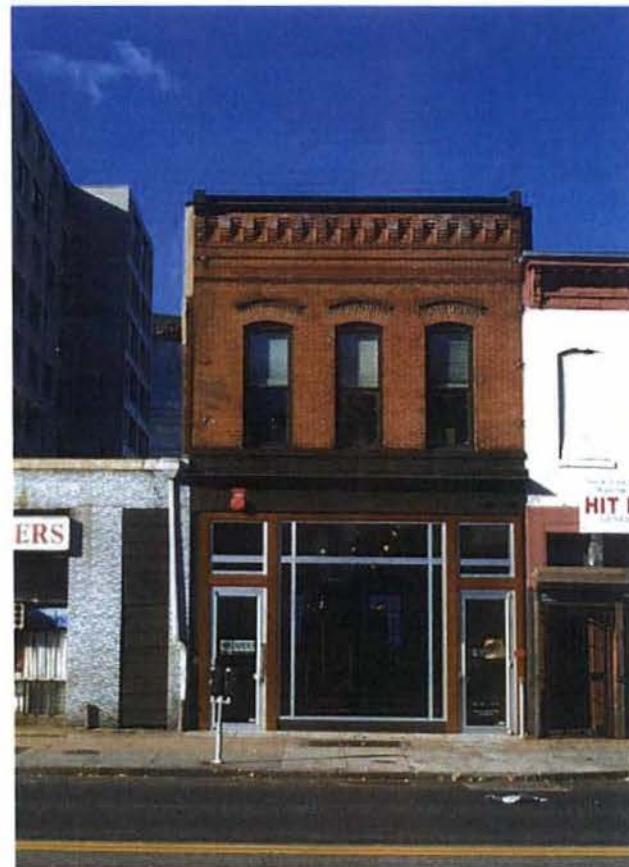
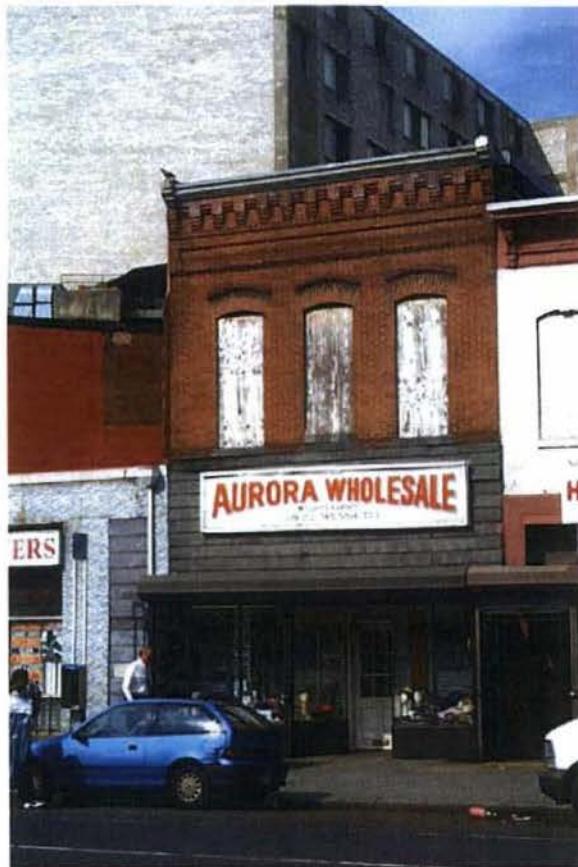
Senate Square
H Street, NE

Abdo Development



Senate Square
H Street, NE

Abdo Development



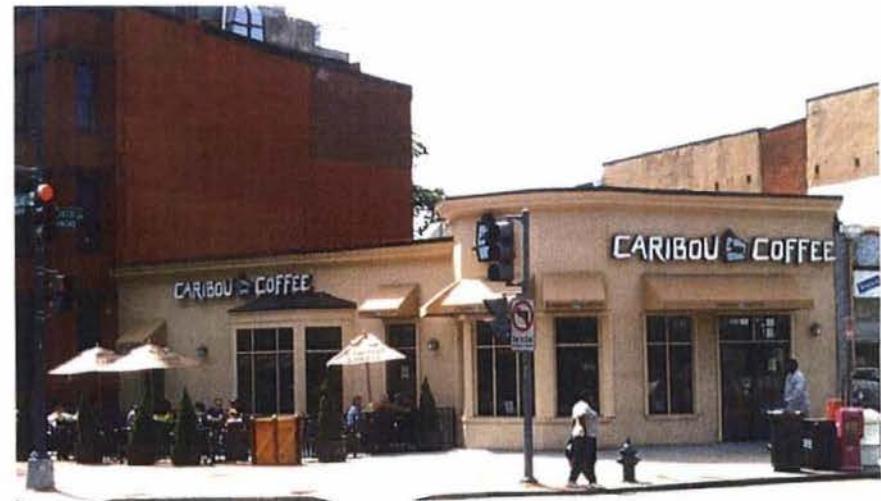
Timothy Paul Home Furnishings
14th Street, NW

Abdo Development



Logan Hardware
P Street, NW

Abdo Development



Caribou Coffee
14th Street and Rhode Island Ave., NW

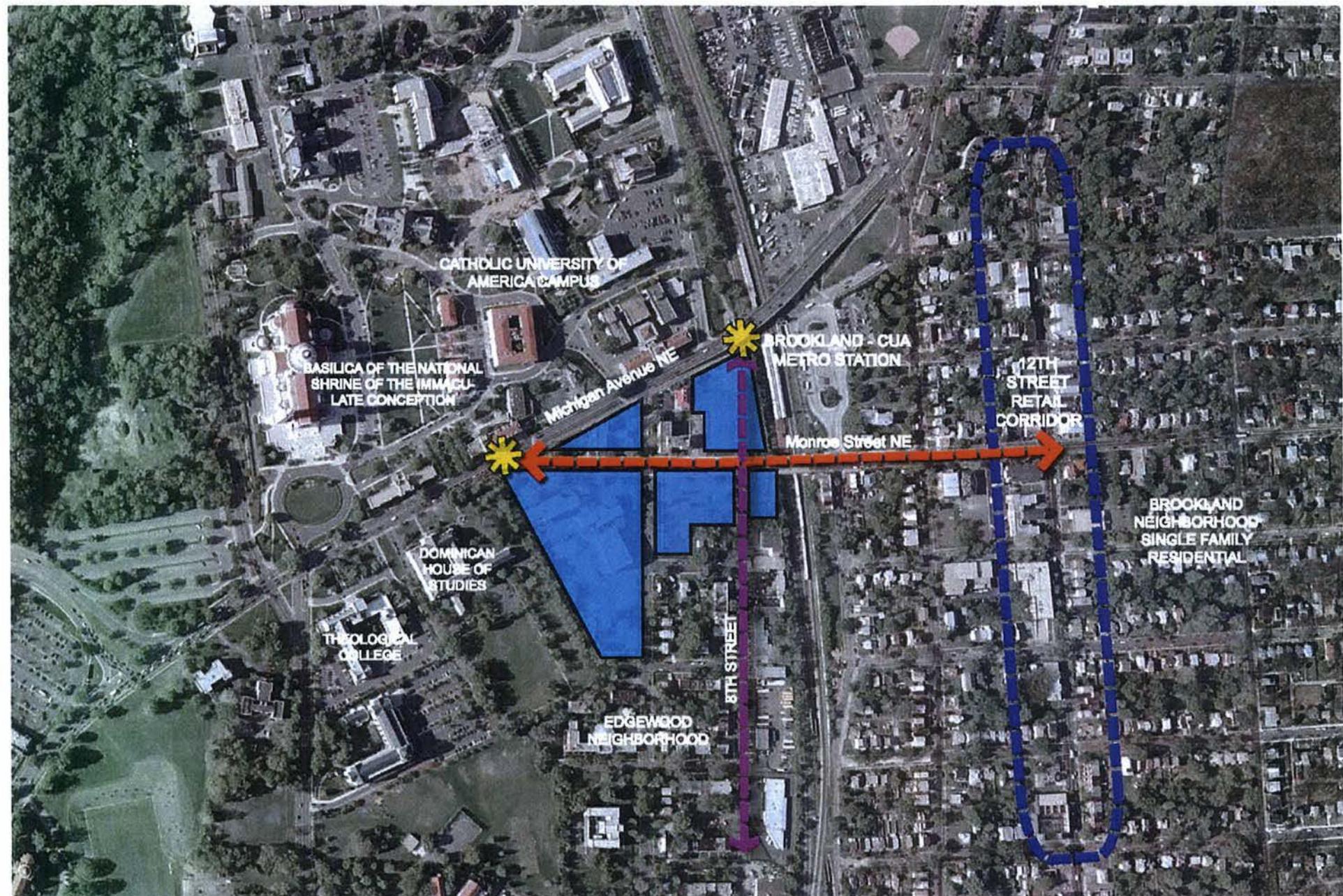
CATHOLIC UNIVERSITY OF AMERICA SOUTH CAMPUS REDEVELOPMENT



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



City Asset Economics | George Glass Associates | Jacobs Sustainability Associates | Fossen & Associates | A. Morris Design 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



Overall Roof Plan

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

29

CUA SOUTH CAMPUS REDEVELOPMENT

July 10, 2009



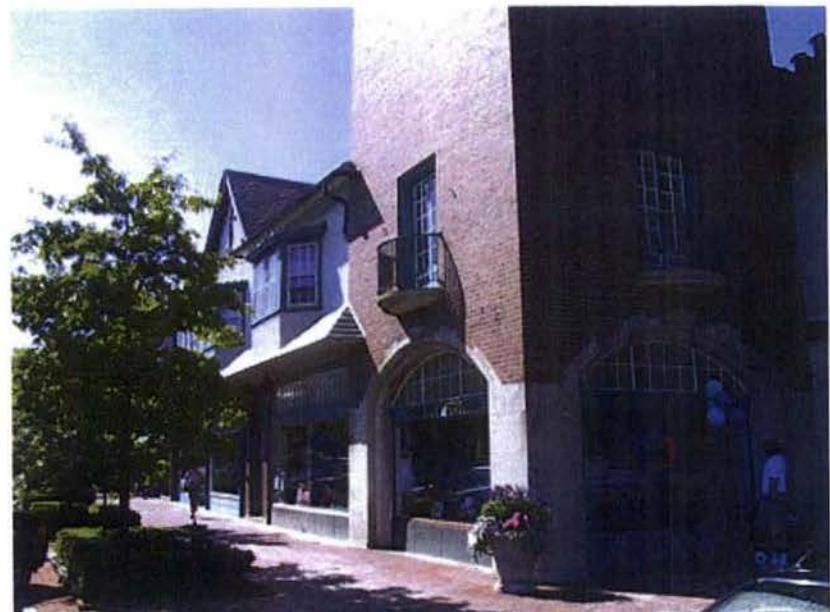
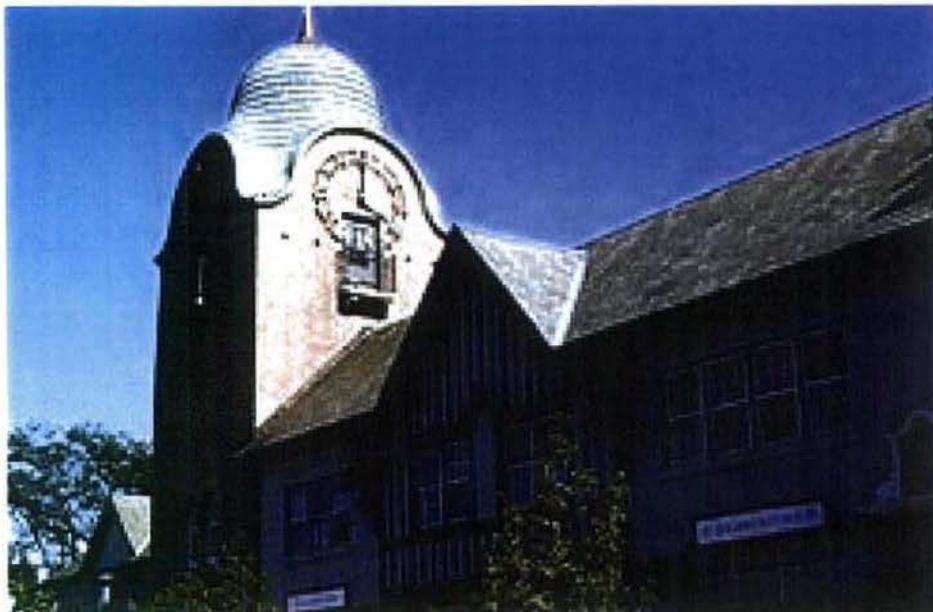
Overall Ground Floor Plan

July 10, 2009

ABDO DEVELOPMENT LLC
DPR GALVANIS PARTNERS, INC. | MAURICE WALTERS ARCHITECT PC

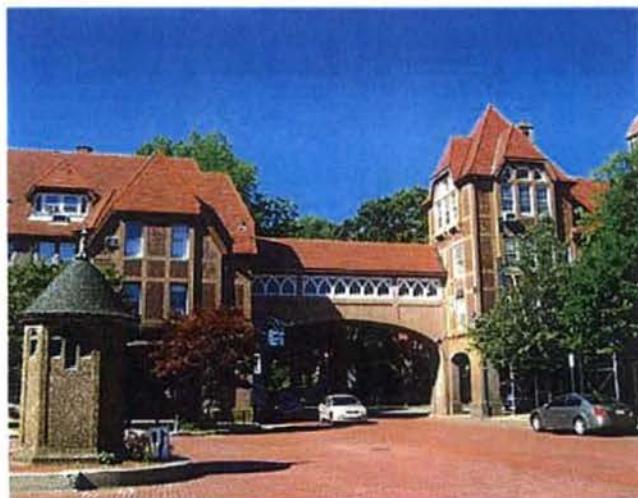
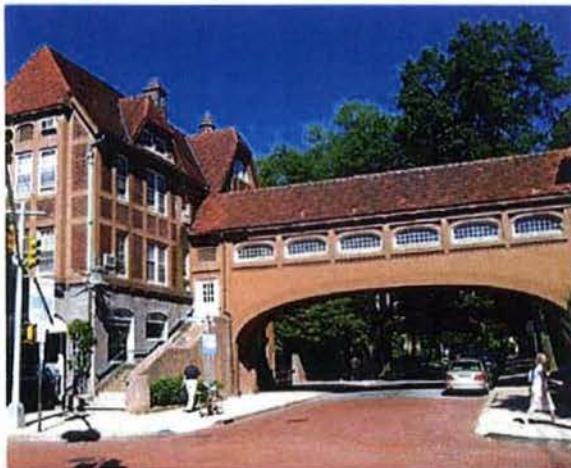
Architectural Precedents

Architectural Precedents



Lake Forest, Illinois

Architectural Precincts



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

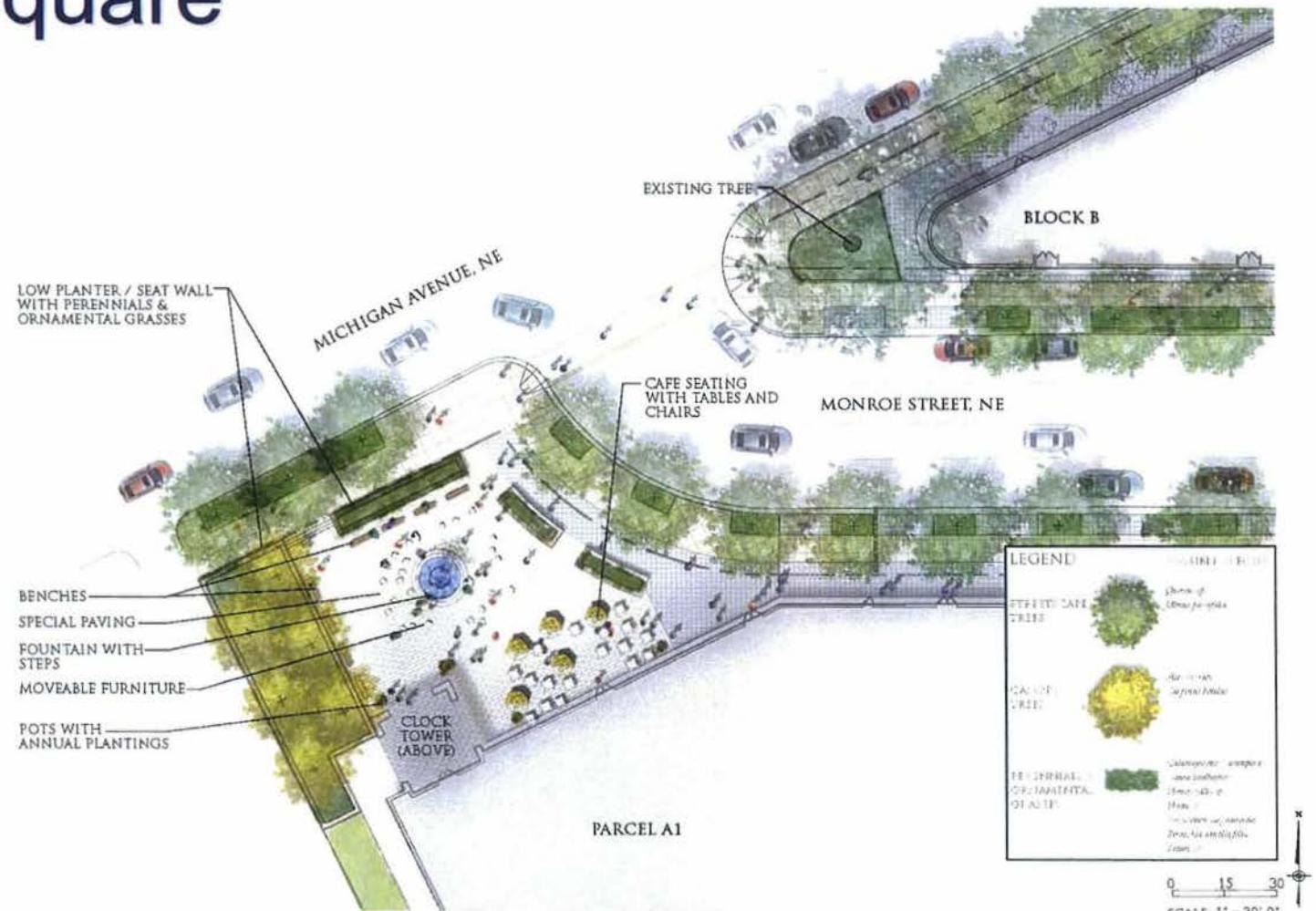
Public Square



CENTRAL FOUNTAIN
Photo: David Crotty Photography



CAFE SEATING
Photo: David Crotty Photography



Landscape: Public Square



Retail Main Street

Mixed-Use Street

Building Massing Recessed for
Visual Relief

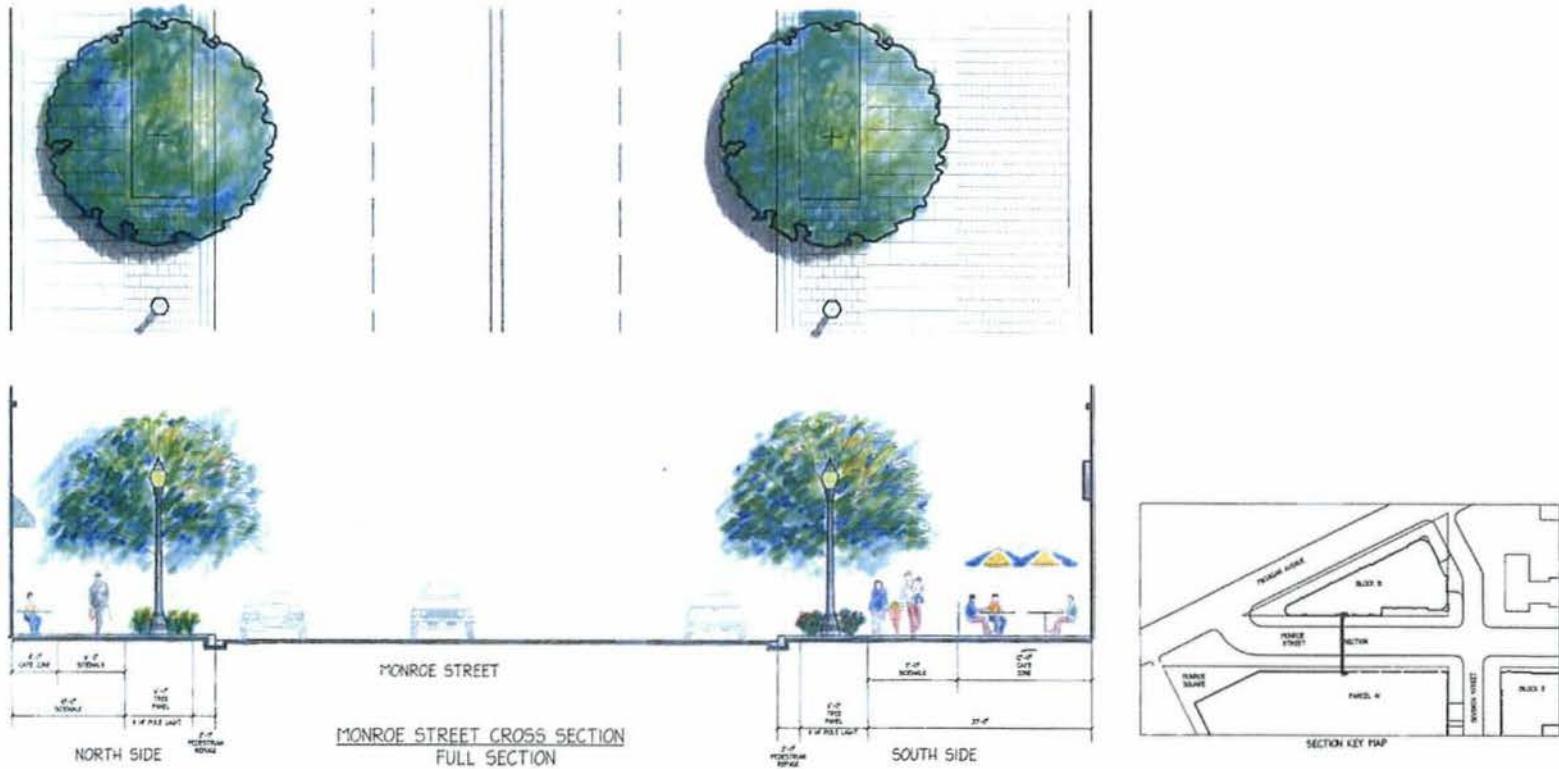
Visual Interest in Scale and Texture



Retail Main Street



Retail Main Street



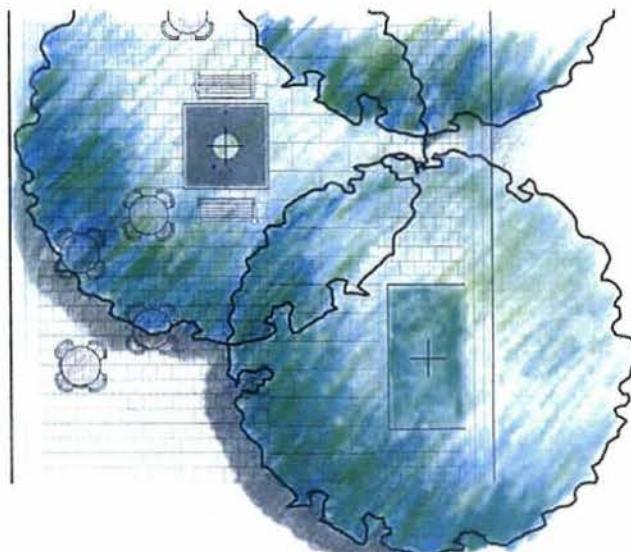
Landscape- Monroe Street Cross Section

ABDO DEVELOPMENT, INC.
MELVIN VAN SWIDEN AND ASSOCIATES MACRIS, HENDRICKS AND GLASCOCK, P.A.

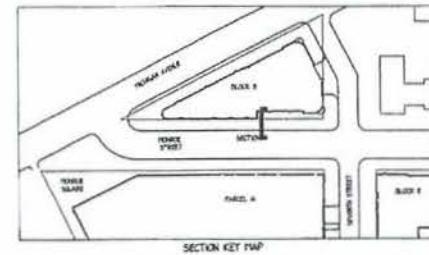
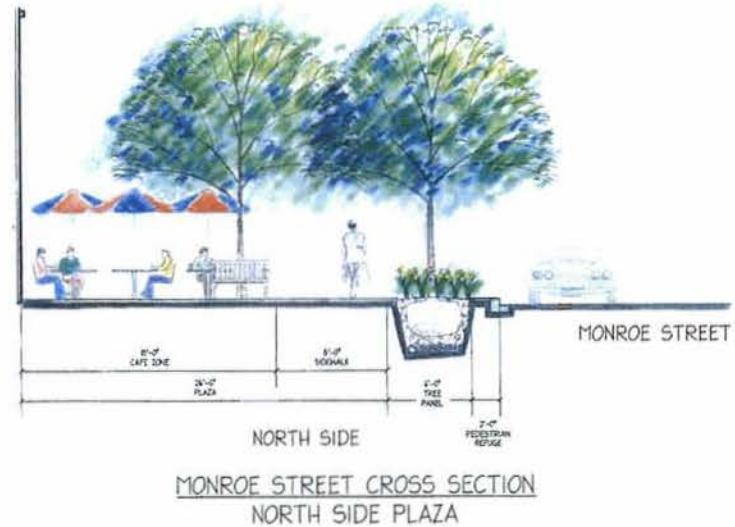
September 3, 1933

CUA SOUTH CAMPUS REDEVELOPMENT

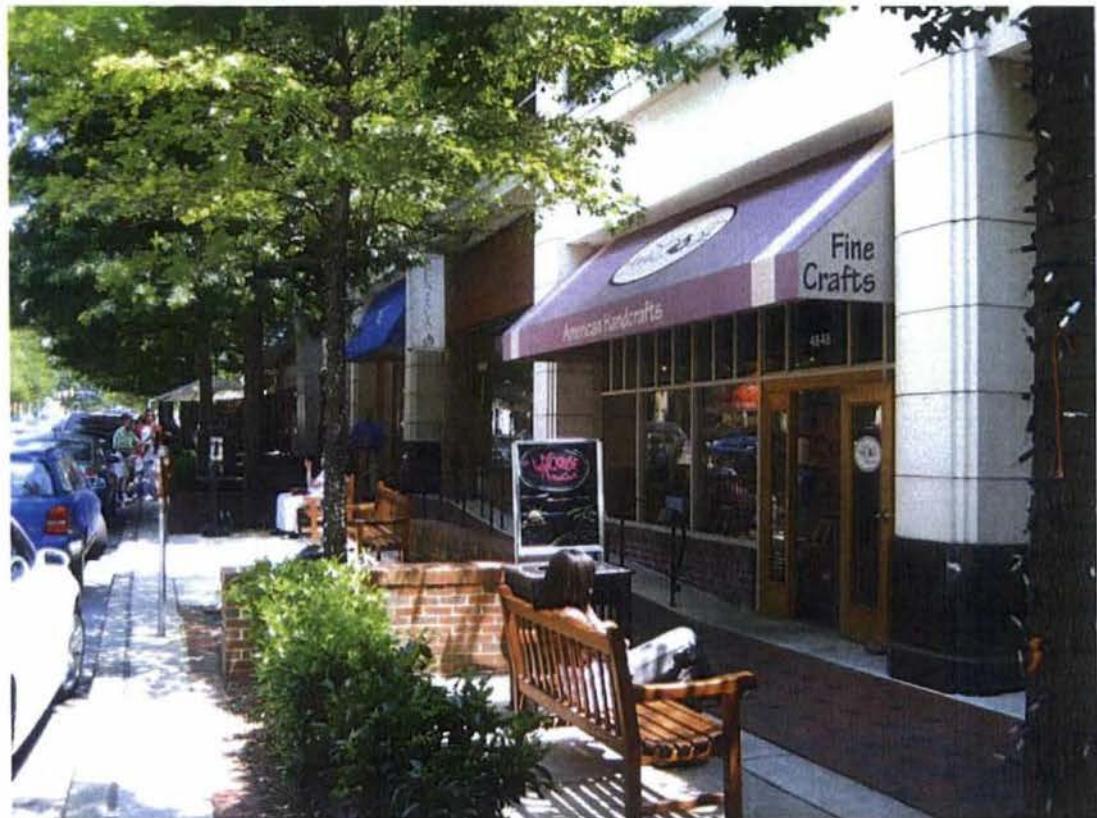
Retail Main Street



MONROE STREET PLAN VIEW
NORTH SIDE PLAZA



Retail Main Street



Retail Main Street



Retail Main Street

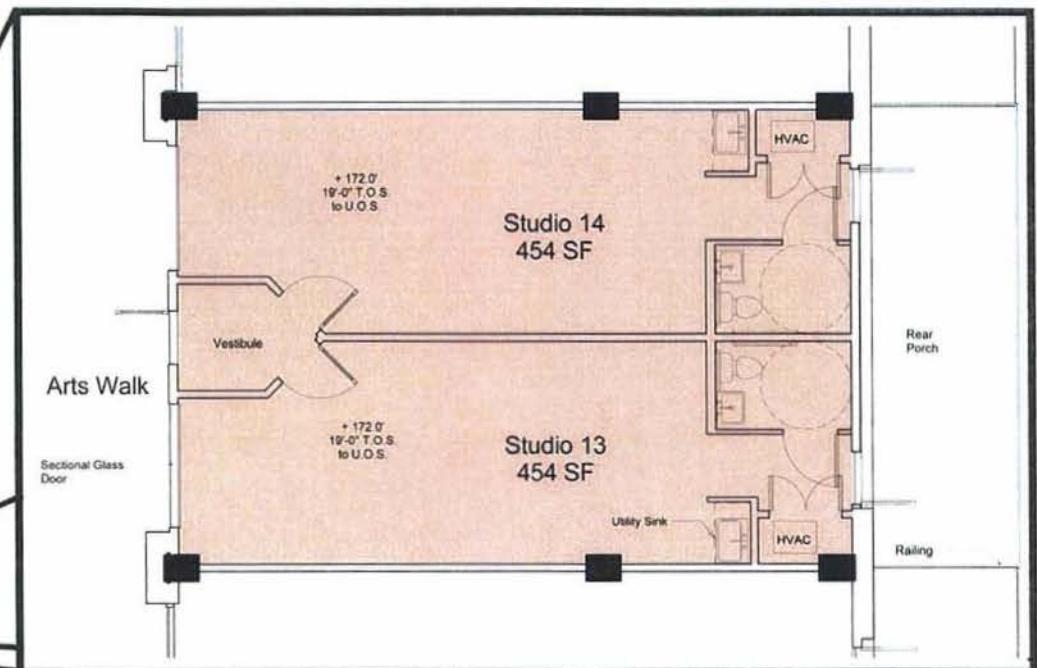


Arts Walk

- 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



GREEN WALL, located along Michigan Avenue and Bunker Hill Road, overlooking Arts Plaza



FLEXIBLE MARKET SPACE



BICYCLE PARKING

Landscaping and furniture by: www.artsyoungmills.com
Photo: www.artsyoungmills.com

Landscape Arts Plaza



September 5, 2006



Arts Flex Building



