

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
4268	see attached	C-M-1	C-3-A

Address or description of the premises:

The affected property has an address of New York Avenue, N.E., Bladensburg Road, N.E., and Montana Avenue, N.E., Washington, D.C.

Area of the Site: 697,874 square feet, plus 3,367 s.f. of portion of public alley to be closed

Baist Atlas No. 4, Page 11.

Brief description of the proposal:

The proposed project will create a mixed-use, predominantly residential project with approximately 1,350 – 1,420 new residential units and approximately 69,883 gross square feet of ground floor retail. The PUD will consist of ten buildings arranged along New York Avenue, Montana Avenue, and Bladensburg Road as well as three new interior privately-constructed streets. The total gross floor area included in the PUD is approximately 1,695,571 square feet for a total Floor Area Ratio ("FAR") of approximately 2.43 and a lot occupancy of approximately 52-53%. The three buildings along New York Avenue will measure six stories in height; the remaining seven buildings will measure five stories in height. The PUD will include a combination of below-grade and structured parking, as well as on-street parking spaces, that provide a total of approximately 1052 residential and approximately 220 retail parking spaces.

Concurrent change of zoning requested (check one): ☒ Yes ☐ No

The above information and attached documents are true to the best of my knowledge.

Eric W. Price
Owner's Signature

03/26/09
Date

ERIC W. PRICE
Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince (202) 663-8000
Name Telephone Number

2300 N Street, N.W., Washington, D.C. 20037
Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401.1(c) of the Zoning Regulations.

Eric W. Price
Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

ZONING COMMISSION
District of Columbia
CASE NO.09-06
EXHIBIT NO.2A

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

<u>Lot/Parcel</u>	<u>Area</u>	<u>Owner</u> ¹	<u>Address</u>
6	101,183	Liberty LP	1801-1911 New York Ave
12	28,622	1940 Montana Avenue LP	1940 Montana Ave
8	55,921	1943 New York Ave LP c/o Gerald Schaffer	1936 Montana Ave
153/83	10,000	Abroad One LLC	1950-1960 Montana Ave
153/26	42,689	N R Ackerman	1810 Bladensburg Rd
11	58,512	N R Ackerman	1826 Bladensburg Rd
815	29,373	Muriel Ackerman	1828 Bladensburg Rd
2	10,906	1830 Bladensburg Road LLC	1830 Bladensburg Rd
153/123	56,092	1830 Bladensburg Road LLC	1836 Bladensburg Rd
800	17,974	Abroad Two LLC	1842 Bladensburg Rd
10	102,383	1900 Bladensburg Road LTD	1900 Bladensburg Rd
811	14,912	1908 Bladensburg Road LLC	1908 Bladensburg Rd
5	14,001	M Schaeffer	1910 Bladensburg Rd
804	15,900	DLY New York Avenue LLC Vanguard Realty	2115 New York Ave
801	22,824	DLY New York Avenue LLC Vanguard Realty	2101 New York Ave
153/153	17,276	DLY New York Avenue LLC Vanguard Realty	2101 New York Ave
153/152	27,600	1943 New York Avenue LP c/o Gerald Schaffer	2001 New York Ave
153/113	12,000	1943 New York Avenue LP c/o Gerald Schaffer	1927 New York Ave
153/150	7,405	1943 New York Avenue LP c/o Gerald Schaffer	NE (no listed address)
153/105	18,077	1943 New York Avenue LP c/o Gerald Schaffer	NE (no listed address)
14	34,808	33 New York Avenue LP	1923 New York Ave

¹ The Applicant, Abdo New York LLC, is under contract to purchase the various parcels that comprise the Subject Property. Pursuant to those contracts, the current owners have appointed Abdo New York LLC as their attorney-in-fact to file all documents required to obtain any government approvals.

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
4268	see attached	C-M-1	C-3-A

Address or description of the premises:

The affected property has an address of New York Avenue, N.E., Bladensburg Road, N.E., and Montana Avenue, N.E., Washington, D.C.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the C-3-A Zone District.

The proposed project will create a mixed-use, predominantly residential project with approximately 1,350 – 1,420 new residential units and approximately 69,883 gross square feet of ground floor retail. The PUD will consist of ten buildings arranged along New York Avenue, Montana Avenue, and Bladensburg Road as well as three new interior privately-constructed streets. The total gross floor area included in the PUD is approximately 1,695,571 square feet for a total Floor Area Ratio ("FAR") of approximately 2.43 and a lot occupancy of approximately 52-53%. The three buildings along New York Avenue will measure six stories in height; the remaining seven buildings will measure five stories in height. The PUD will include a combination of below-grade and structured parking, as well as on-street parking spaces, that provide a total of approximately 1052 residential and approximately 220 retail parking spaces.

Area of the Site: 697,874 square feet plus 3,367 square feet of public alley to be closed.

Baist Atlas No. 4, Page 11.

The above information and attached documents are true to the best of my knowledge.

Eric W. Price
Owner's Signature

03/26/07
Date

ERIC W. PRICE
Owner's Printed Name

Person to be notified of all actions:

<u>Allison C. Prince</u>	<u>(202) 663-8000</u>
Name	Telephone Number

<u>2300 N Street, N.W. Washington, D.C.</u>	<u>20037</u>
Address	Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

**ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION TO AMEND THE ZONING MAP**

<u>Lot/Parcel</u>	<u>Area</u>	<u>Owner²</u>	<u>Address</u>
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