



Arbor Place PUD
2001 New York Avenue, NE

Zoning Commission Hearing
July 30, 2009

A New Vision Arbor Place



**Washington's Gateway from
the East**

Development Team

- **Applicant:** Abdo New York, LLC
 - Abdo Development
 - Broadway Group
- **Architect / Master Planner:** Maurice Walters Architect, PC
 - Maurice Walters
- **Architects :**
 - Torti Gallas and Partners, Inc.
 - Jyh-Mei Lee, AIA
- **Civil Engineer:** Wiles Mensch Corporation
- **Traffic Consultant:** Wells & Associates
 - Jami Milanovich
- **Landscape Architect:** Bradley Site Design
 - Sharon Bradley
- **Land Use Counsel:** Pillsbury Winthrop Shaw Pittman LLP
 - Allison Prince
 - David Avitabile

Abdo Development

Background

- Based in the District
- Build almost exclusively in the District
- Led revitalization of 14th St., NW corridor, Logan Circle, H Street, NE corridor
- Specialize in preservation, restoration, and conversion of historic buildings
- Experience developing new buildings that are sensitive to existing neighborhood context
- Excellent record of Local, Small, Disadvantaged Business Enterprise (LSDBE)
- Hire from within the community
- Add value to the neighborhoods we join

Abdo Development

Representative Projects



The Emerson
13th and N Streets, NW

Abdo Development

Representative Projects



The Willison
14th and Rhode Island Ave., NW

Abdo Development

Representative Projects



The Willison
14th and Rhode Island Ave., NW

Abdo Development

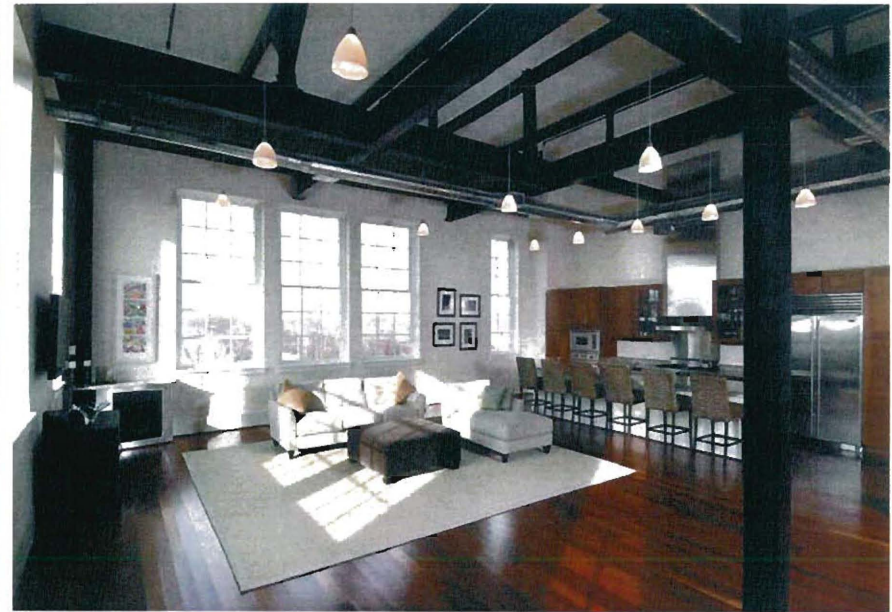
Representative Projects



Bryan School Lofts
1315 Independence Avenue, SE

Abdo Development

Representative Projects



Bryan School Lofts
1315 Independence Avenue, SE

Abdo Development

Representative Projects



The Wooster Lofts

Abdo Development

Representative Projects

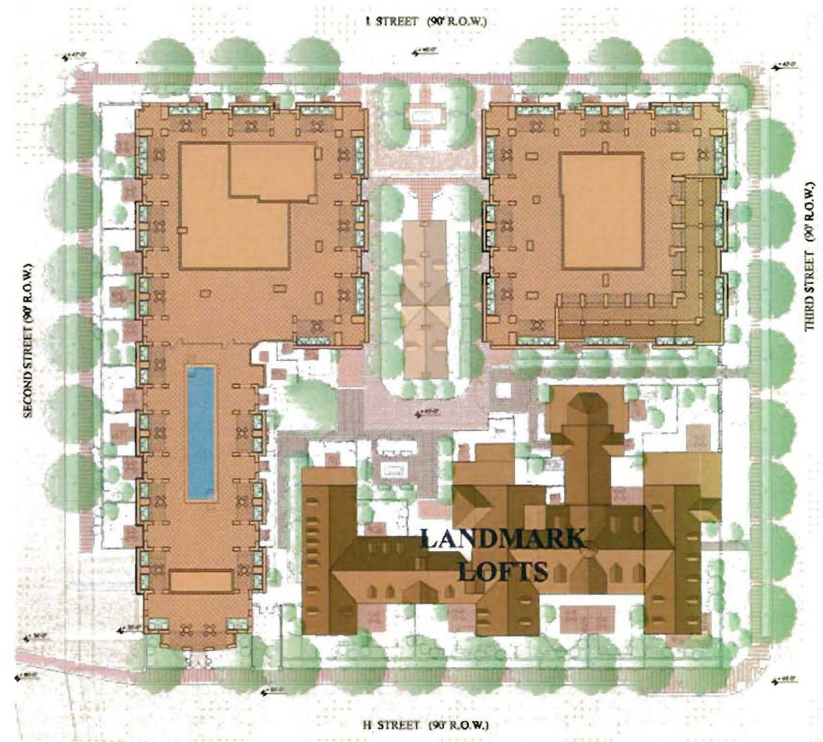


The Mercer Lofts

***Abdo Development
& Broadway Group***

***“A Successful PUD
& Development
Partnership in
Washington DC”***

***2 Million Square
Feet in Construction***







Completed PUD Project

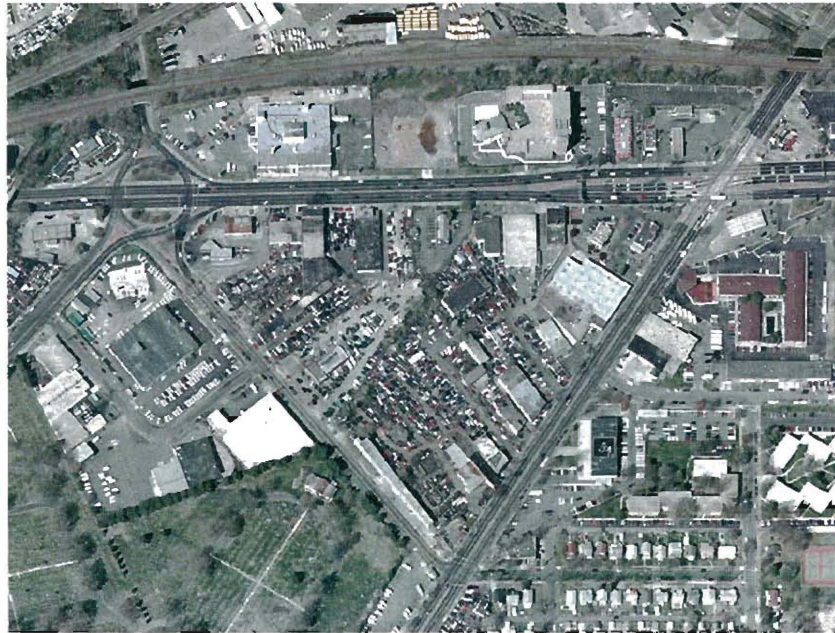
Senate Square – H Street, NE





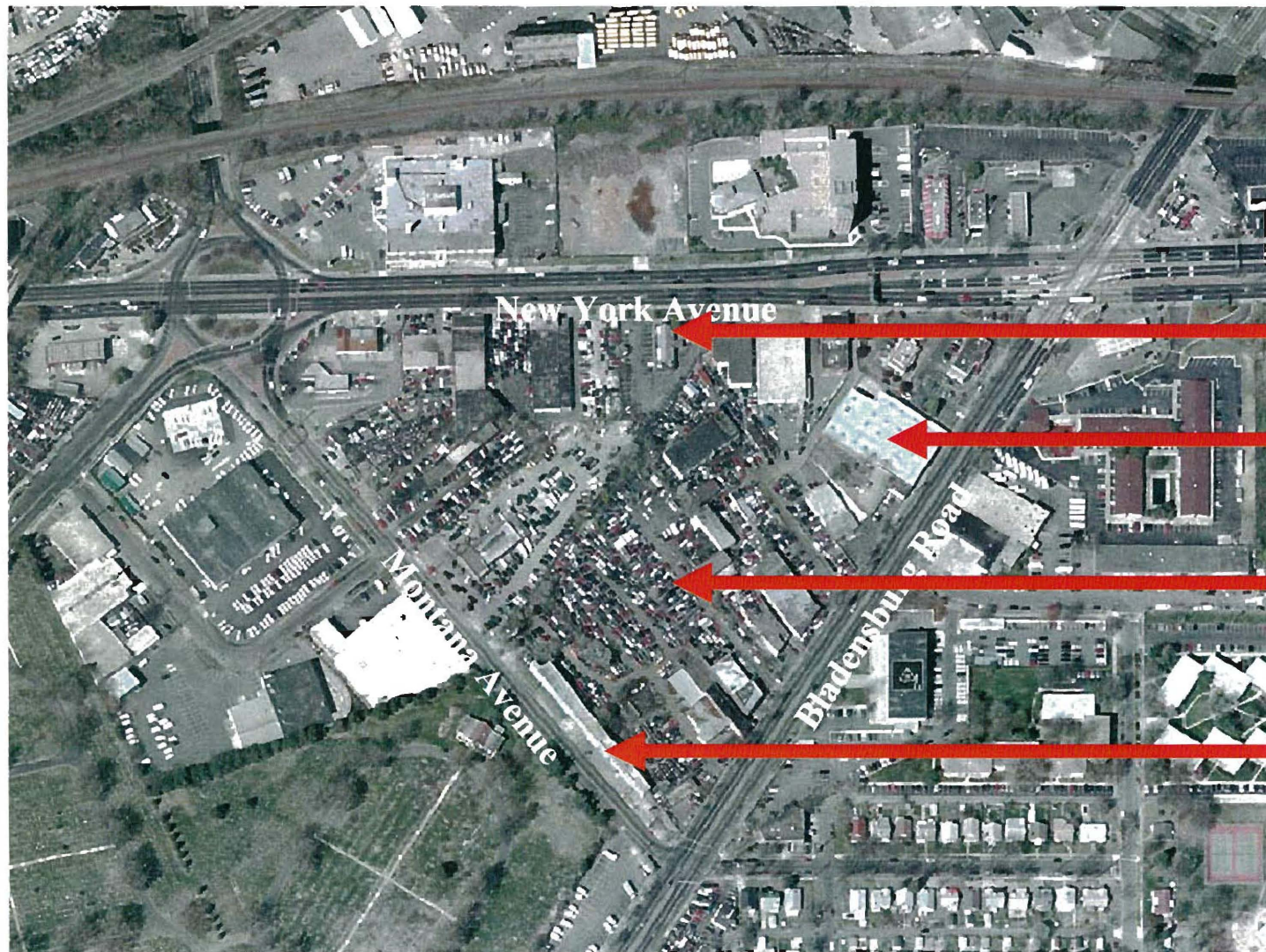
**Abdo Development and the
Broadway Group:
Bringing Commitment, Expertise and
A New Vision to New York Avenue**

THE SITE TODAY



- *Legal Activities*
- *Illegal Activities*

Existing Site



Strip Club

Charter
School

Junkyards

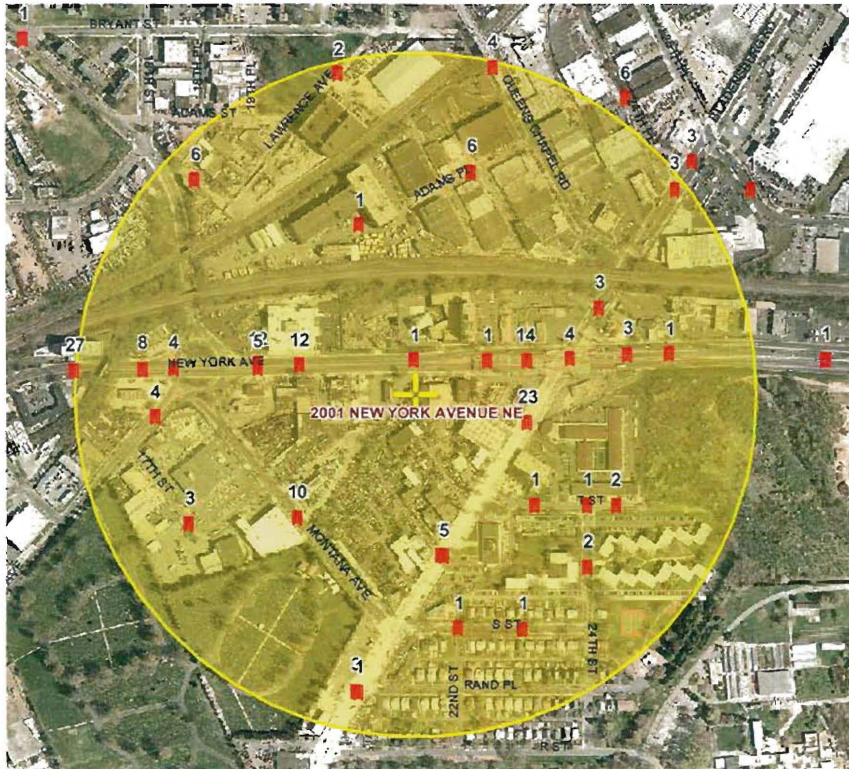
Former
Nightclub



Illegal Activities

Crime Statistics Report

In the Past Year, a Total of 187 Crimes, including 23 Violent crimes, have been Committed within 1500 feet of the Site.



Crime Statistics Report

Crime Type	07/21/2008 to 07/21/2009
Homicide	0
Sex Abuse	2
Robbery Excluding Gun	6
Robbery With Gun	8
Assault Dangerous Weapon (ADW) Excluding Gun	5
Assault Dangerous Weapon (ADW) Gun	2
Total Violent Crime	23
Burglary	16
Theft	42
Theft F/Auto	83
Stolen Auto	23
Arson	0
Total Property Crime	164
Total Crime	187

Metropolitan Police Department

<http://crimemap.dc.gov/presentation/report.asp>



U.S. Department of Justice

Kenneth L. Wainstein
*United States Attorney
for the District of Columbia*

Judiciary Center
555 4th Street, N.W.
Washington, D.C. 20530

**Department of Justice
Press Release**

PRESS RELEASE

FOR IMMEDIATE RELEASE
Tuesday, October 25, 2005

For Information, Contact Public Affairs
Channing Phillips (202) 514-6933

October 25, 2005

**Federal grand jury charges members of major cocaine and cocaine base drug trafficking organization in
Northeast Washington, D.C.**

Over 97 kilograms of cocaine and \$900,000 seized during raids

Washington, D.C. - United States Attorney Kenneth L. Wainstein and Michael A. Mason, Assistant Director in Charge of the Washington Field Office of the Federal Bureau of Investigation, announced that a federal grand jury today charged nine individuals with conspiracy to distribute and possess with intent to distribute cocaine and cocaine base, also known as crack, in the District of Columbia and Maryland.

The indictment is the result of a joint law enforcement operation, including a Title III wire intercept, that targeted the narcotics trade and related violence in Northeast Washington, D.C. Seven of the nine individuals charged were arrested yesterday following the execution of search warrants in nine different locations in the District of Columbia and Maryland, including the nightclub Levels, located at 1960 Montana Avenue, NE, Washington, D.C., which is owned by defendant Antoine Jones. The search warrants resulted in the seizure of more than 97 kilograms of cocaine, three kilograms of cocaine base, several firearms as well as over \$900,000 in cash.

Yesterday's operation grew out of a long-term investigation which was conducted by the Safe Streets Task Force, a joint FBI and MPD task force targeting gang activity in the District of Columbia. This investigation focused on the narcotics trade and attendant violence in the Northeast area.

U.S. Attorney Wainstein stated that, "with over \$2 million worth of drugs and almost \$1 million in cash, these defendants had risen to the top of the drug world. While they were accumulating this wealth, the drugs they allegedly distributed were destroying the health and lives of many of our citizens. Yesterday's law enforcement operation put these defendants out of business and into jail, demonstrating once again that drug dealing is a self-destructive career choice."

Assistant Director in Charge Mason stated, "today's indictment is a testament to the dedicated efforts of the members of the Safe Streets Task of the Washington Metropolitan area. I would also like to thank the agents of the Baltimore FBI office who assisted in the Maryland area searches."

Yesterday's operation entailed the joint efforts of over 100 law enforcement officers from the Federal Bureau of Investigation, the Metropolitan Police Department, and Maryland law enforcement authorities. In the early morning hours yesterday, the officers spread out throughout the District of Columbia and Maryland executing the search warrants. By day's end, they had arrested the seven of the charged defendants and conducted searches of at least 9 different locations related to the drug conspiracy. The drugs seized have a wholesale street value of at least \$2 million, while the cash seized will be the target of forfeiture, eventually being used in the ongoing fight against the drug trade.

1960 Montana Avenue, NE

220 Pounds of Cocaine

\$900,000 Cash

1960 Montana Avenue, Arson Fire, October 11, 2006





The Arboretum From Space



**SPACE
IMAGING**
Visual Information. Public Results.
www.spaceimaging.com

U.S. National Arboretum From Space
IKONOS[®] Image Collected: October 23, 2005

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The Vision



PREVIOUSLY APPROVED PUD



Previous Program - 2006



FAR	4.98 (3,477,427 gsf)
Retail	148,120 gsf
Residential	+/- 3,500 units
Parking	4,294 spaces
Public Open Space	+/- 1 acre
Affordable Units	+/- 280 units (80% AMI or below)

New Program



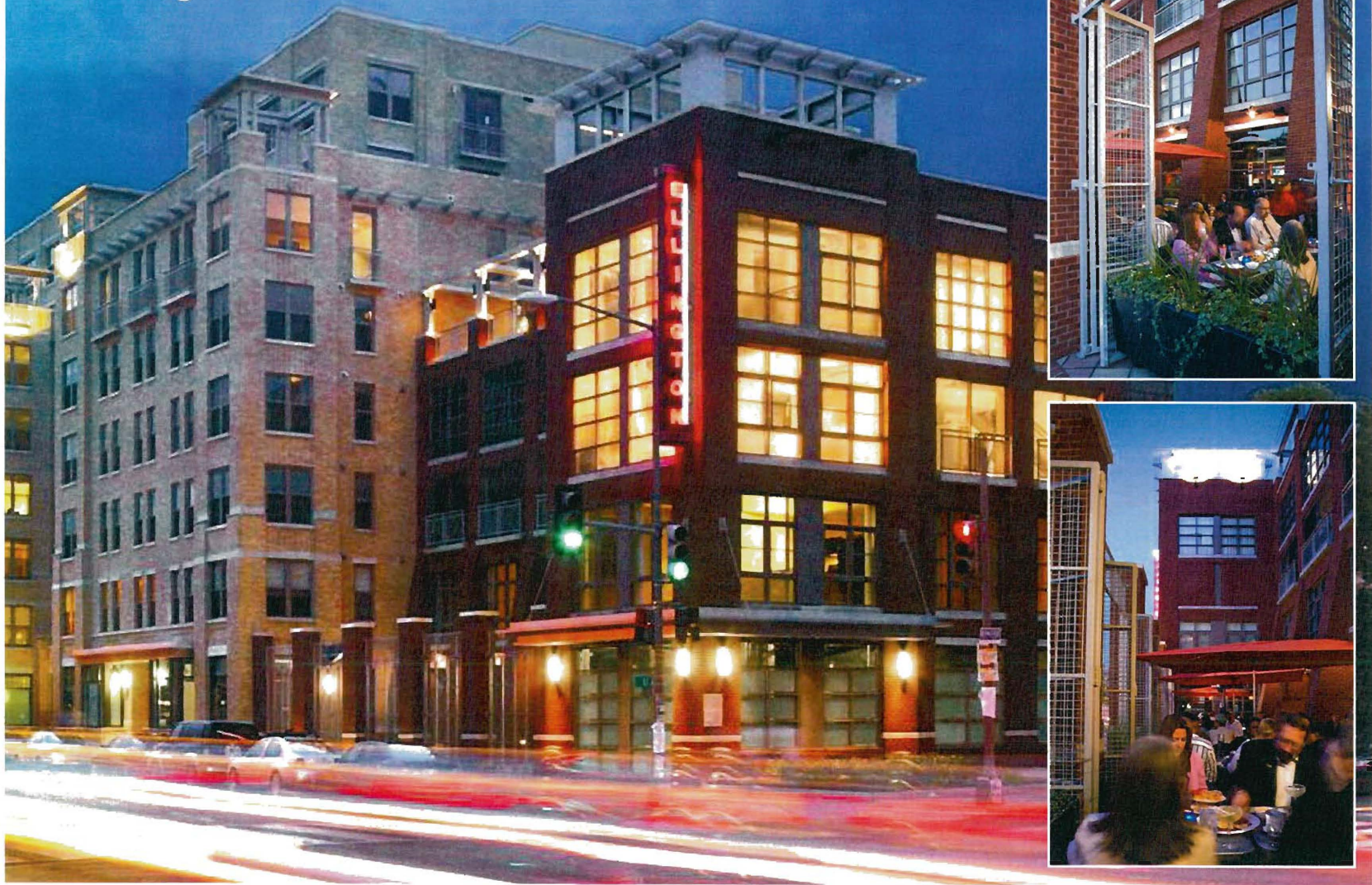
ARCHITECTURE



Responses to the Zoning Commission's Previous Comments from Set-Down Hearings

- Added variety to building facades
- Varied rooflines and articulation
- Additional detail of facades
- Refinement of exterior materials
- Additional drawings of alleys and garages
- Additional development of central plaza
- New renderings illustrating refinements
- Examples of previous work

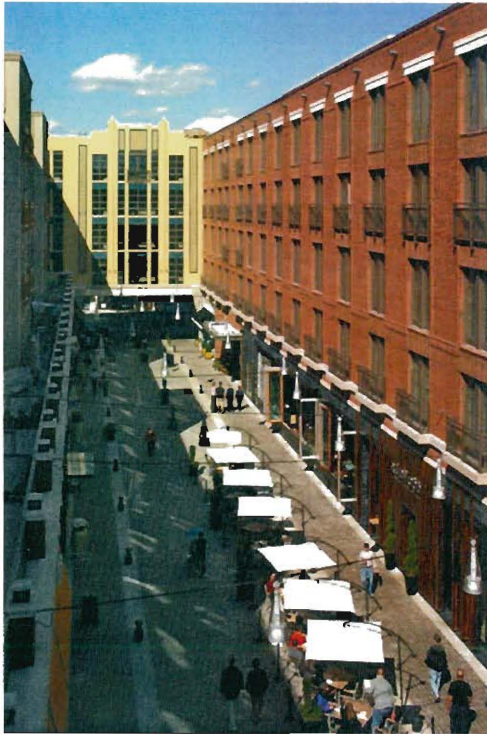
Recent Torti Gallas Projects: The Ellington



Recent Torti Gallas Projects



Recent Torti Gallas Projects



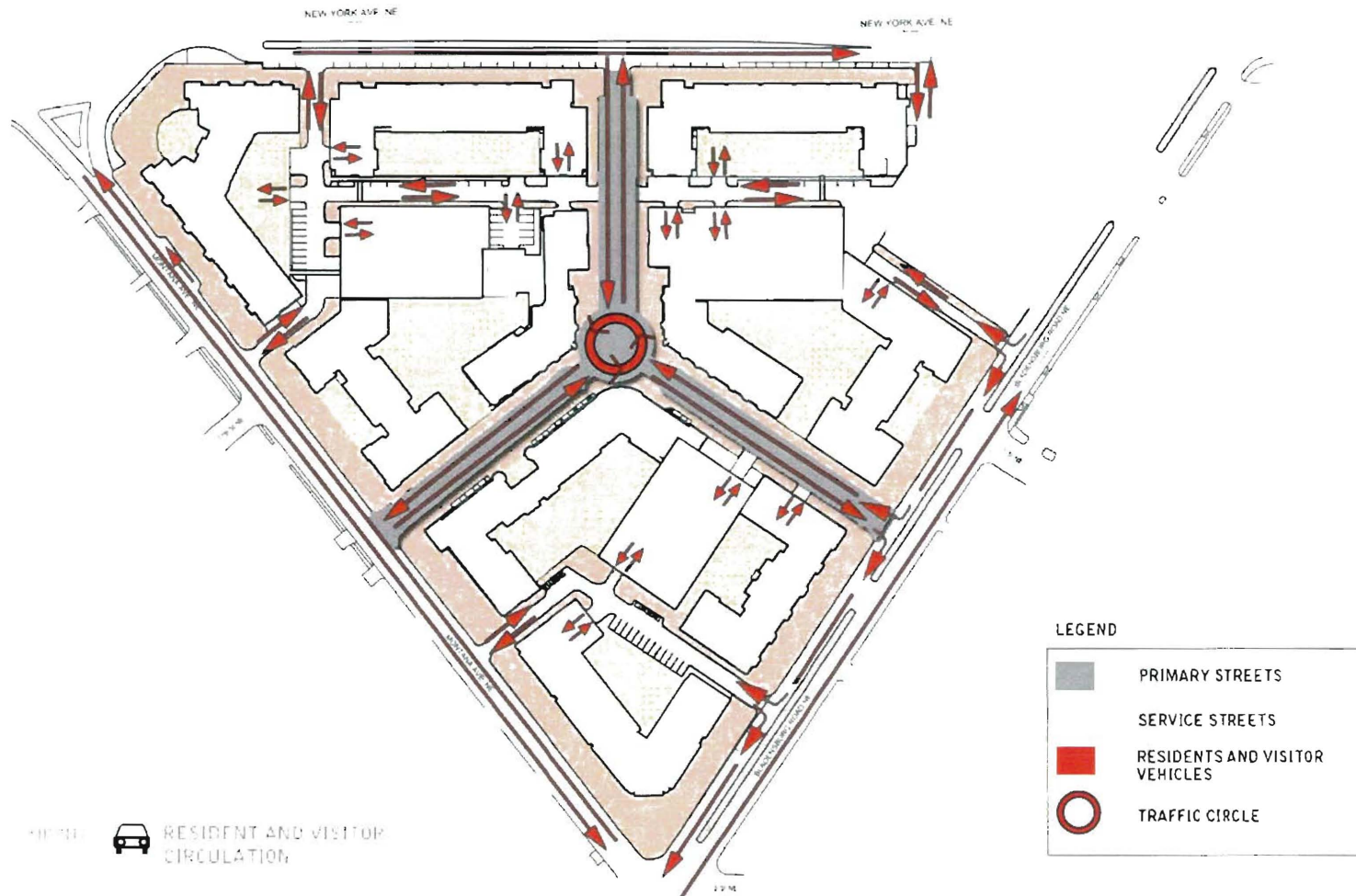
The Vision



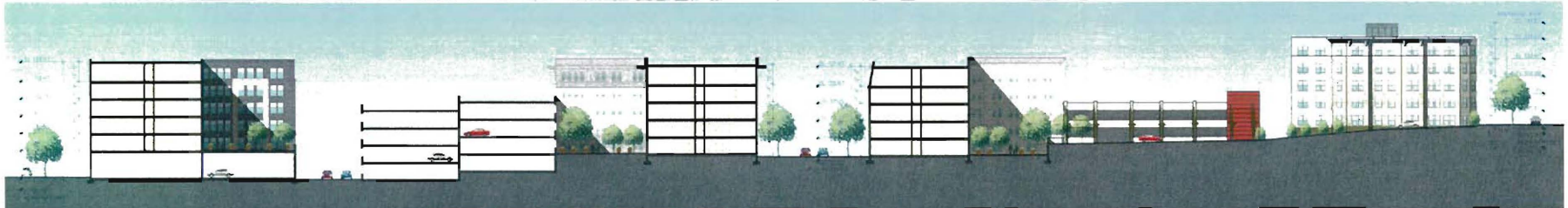
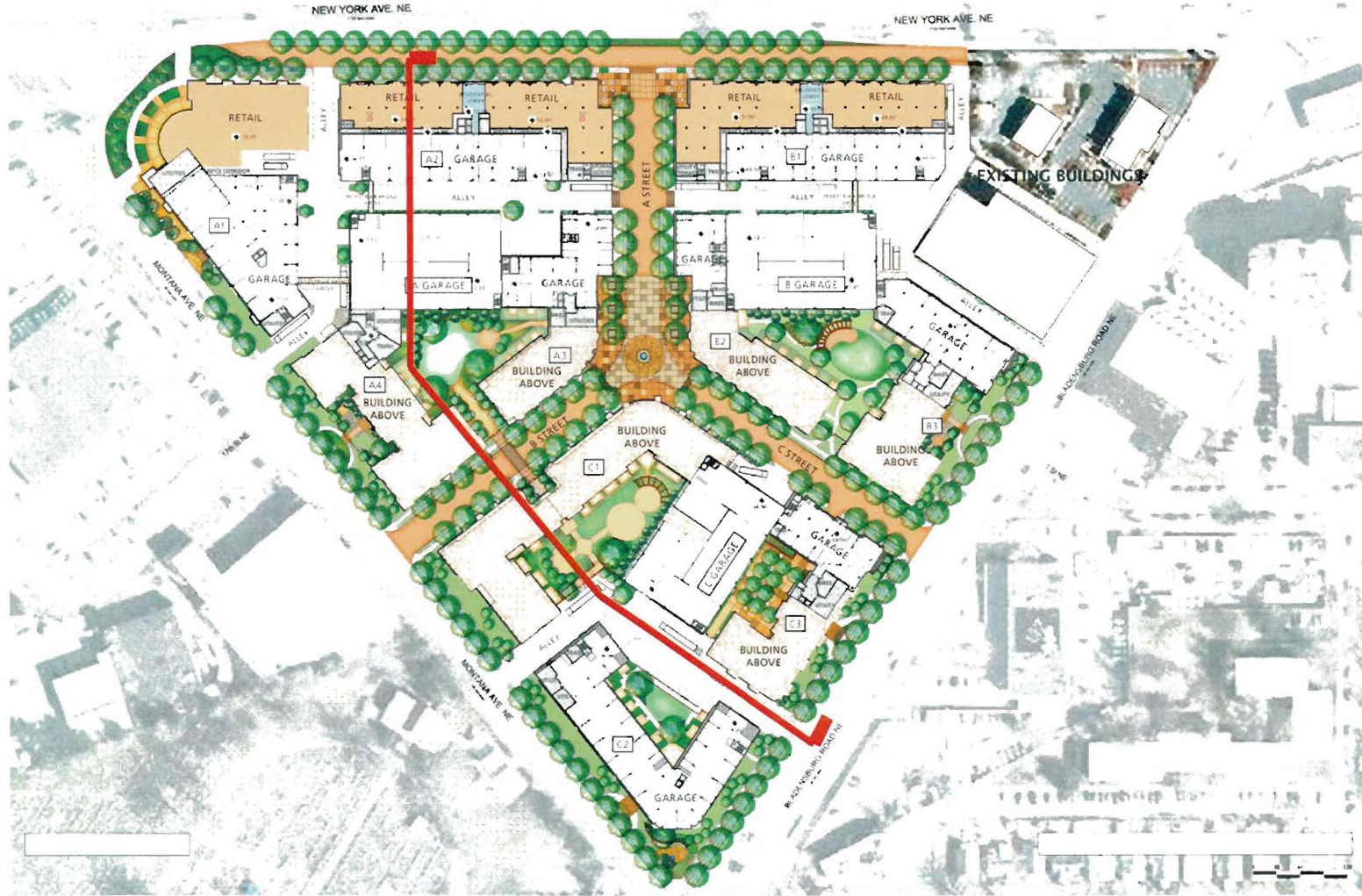
Retail Park: 219 sp
3.13 sp / 1,000 gsf



Site Circulation - Vehicles



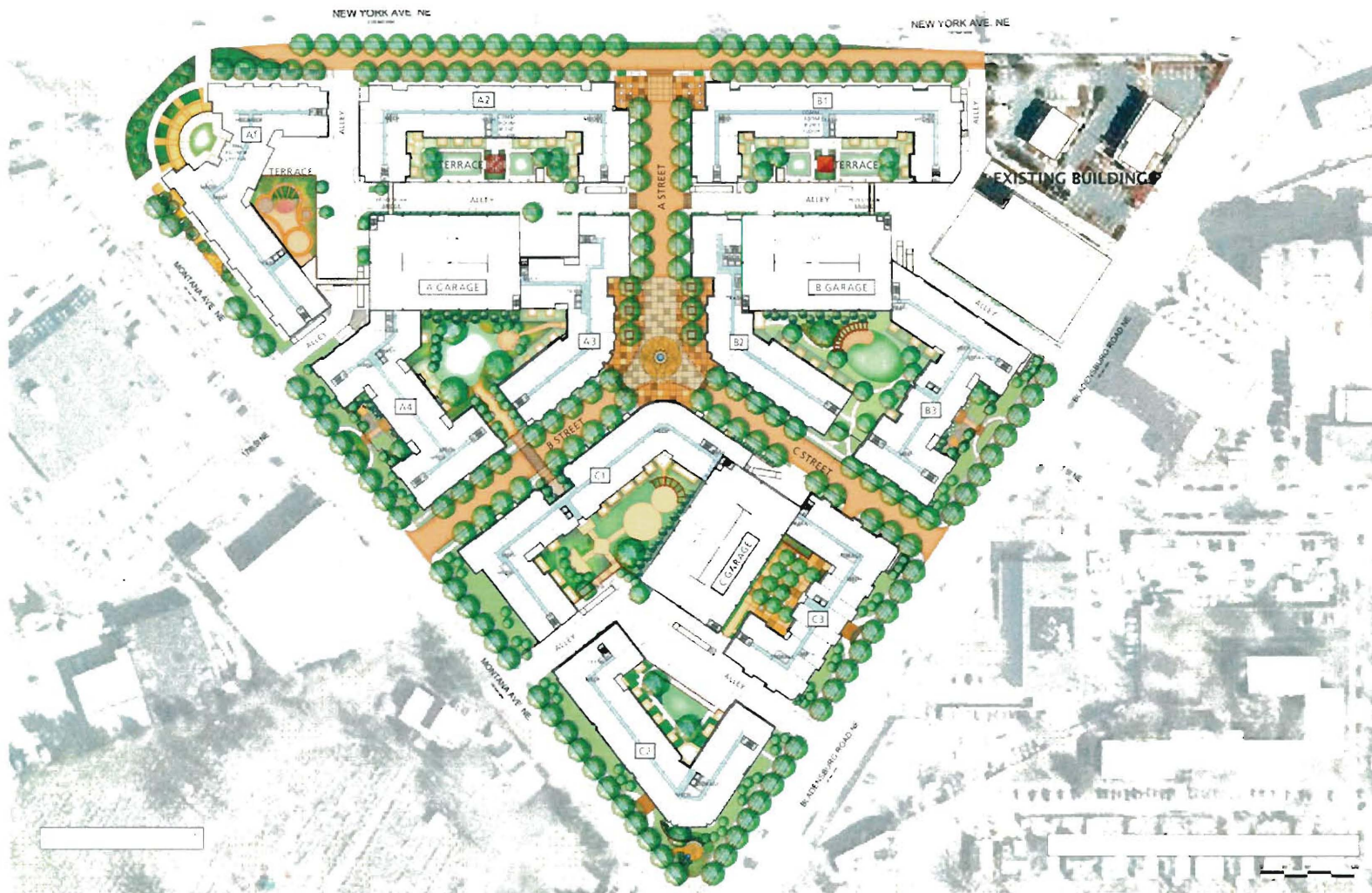
Retail and Garage Level Site Plan



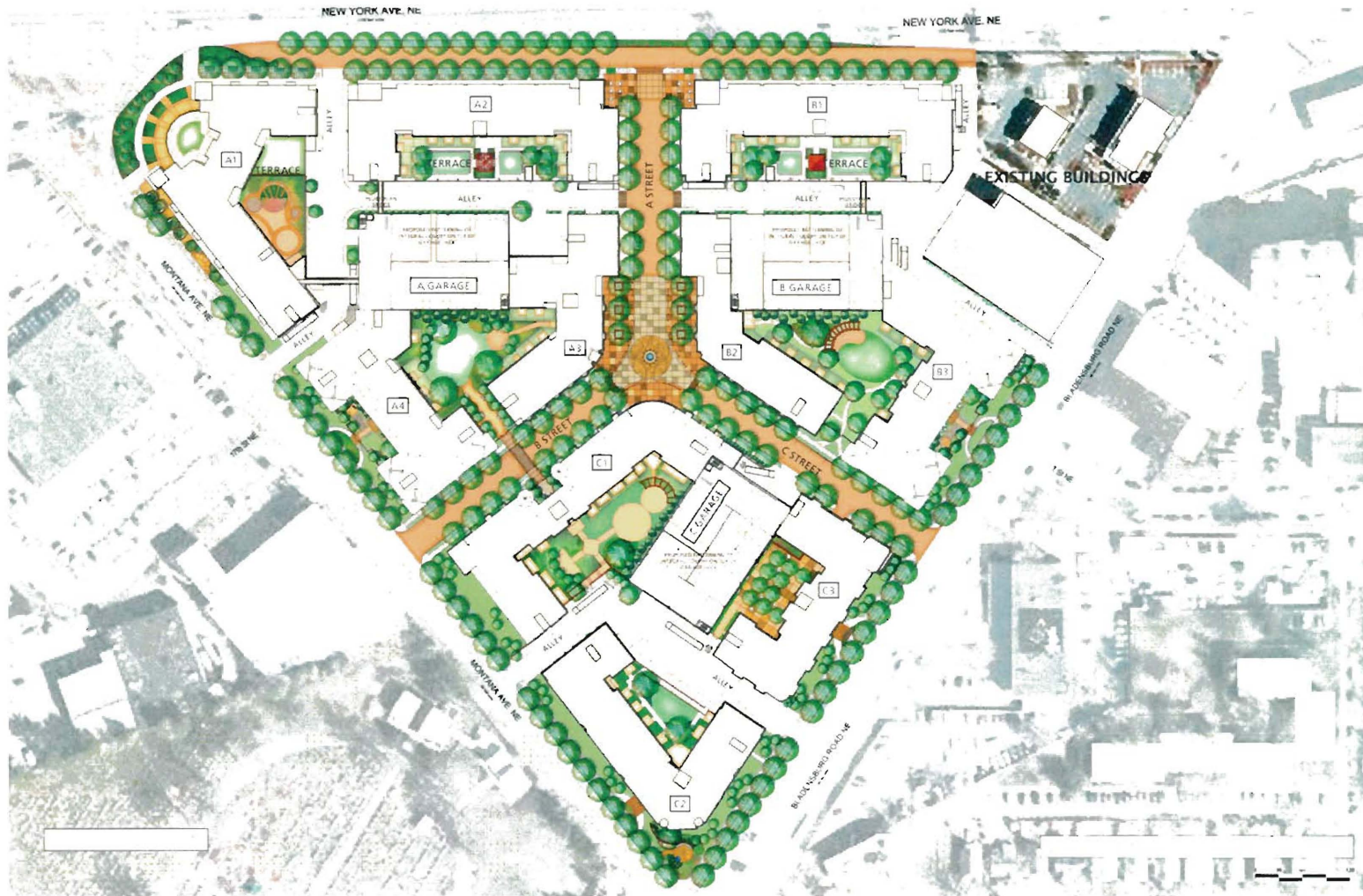
Upper Retail / Ground Floor Plans



Typical Floor Plans



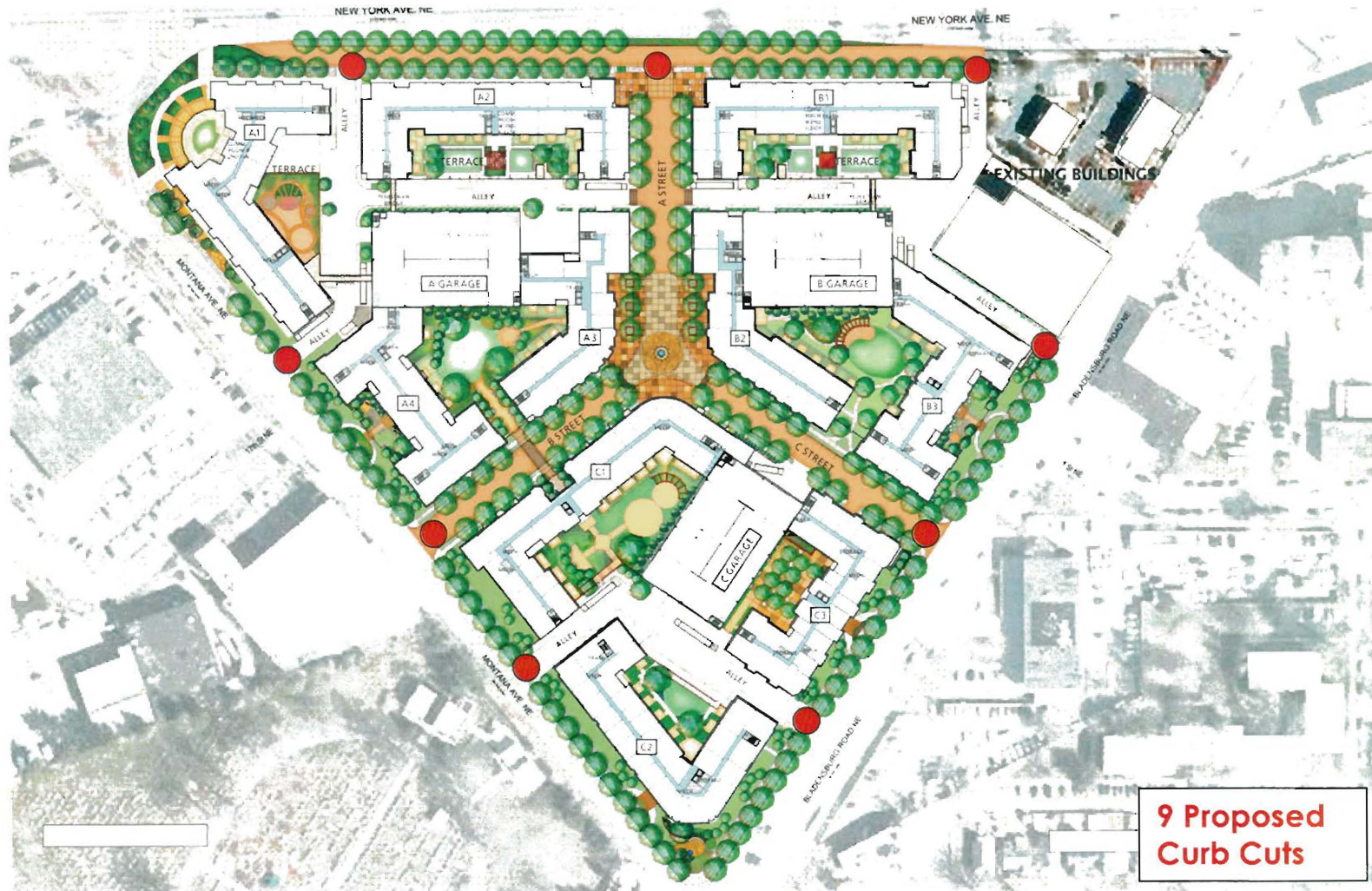
Amenities



Aerial Site Photo



Site Plan

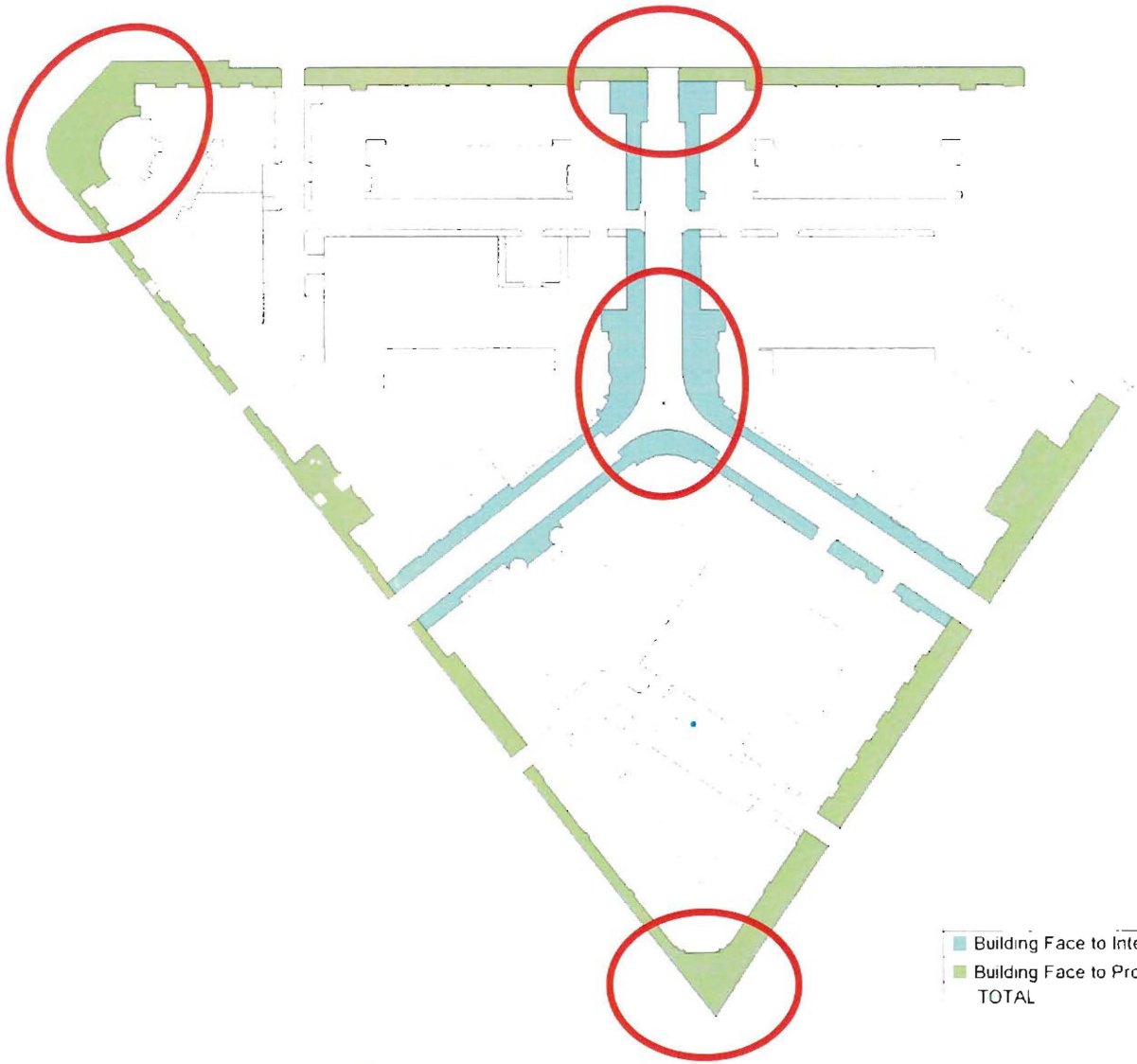


Open Space



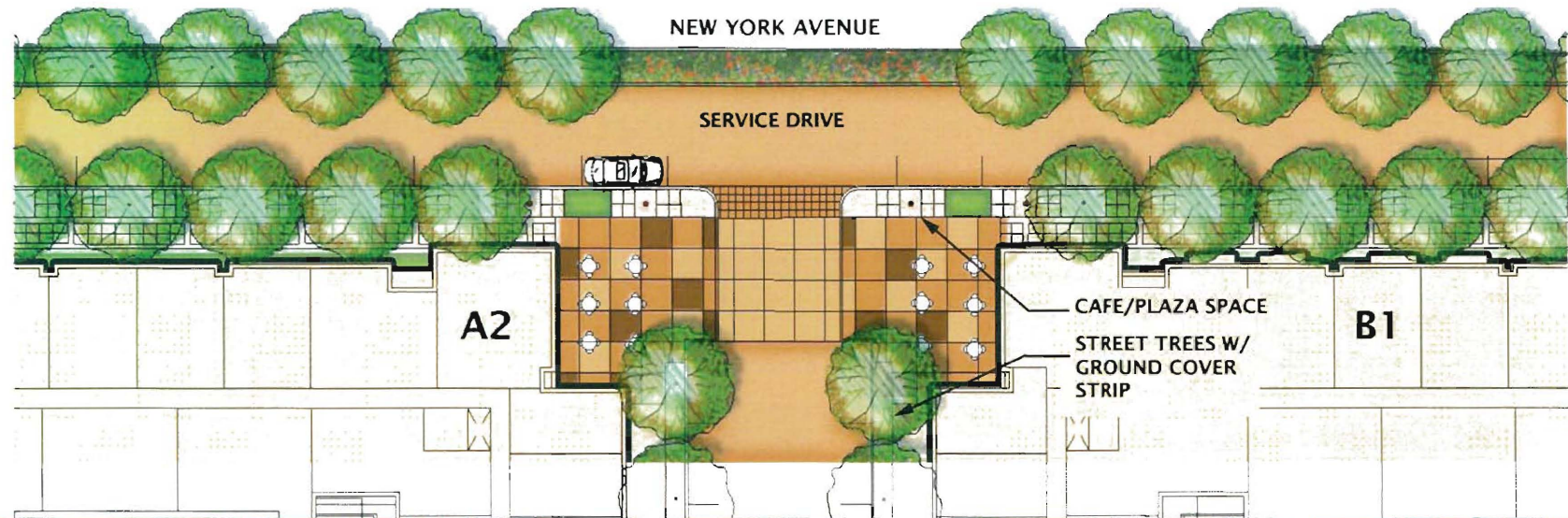
Private Open Space	127,156 SF	2.92 acres
Public Open Space on Private Land	117,836 SF	2.71 acres
TOTAL OPEN SPACE	244,992 SF	5.62 acres

Public Open Space



		% of Total Land Area
Building Face to Internal Street	39680 SF	5.7%
Building Face to Property Line	68035 SF	9.7%
TOTAL	107715 SF	15.4%

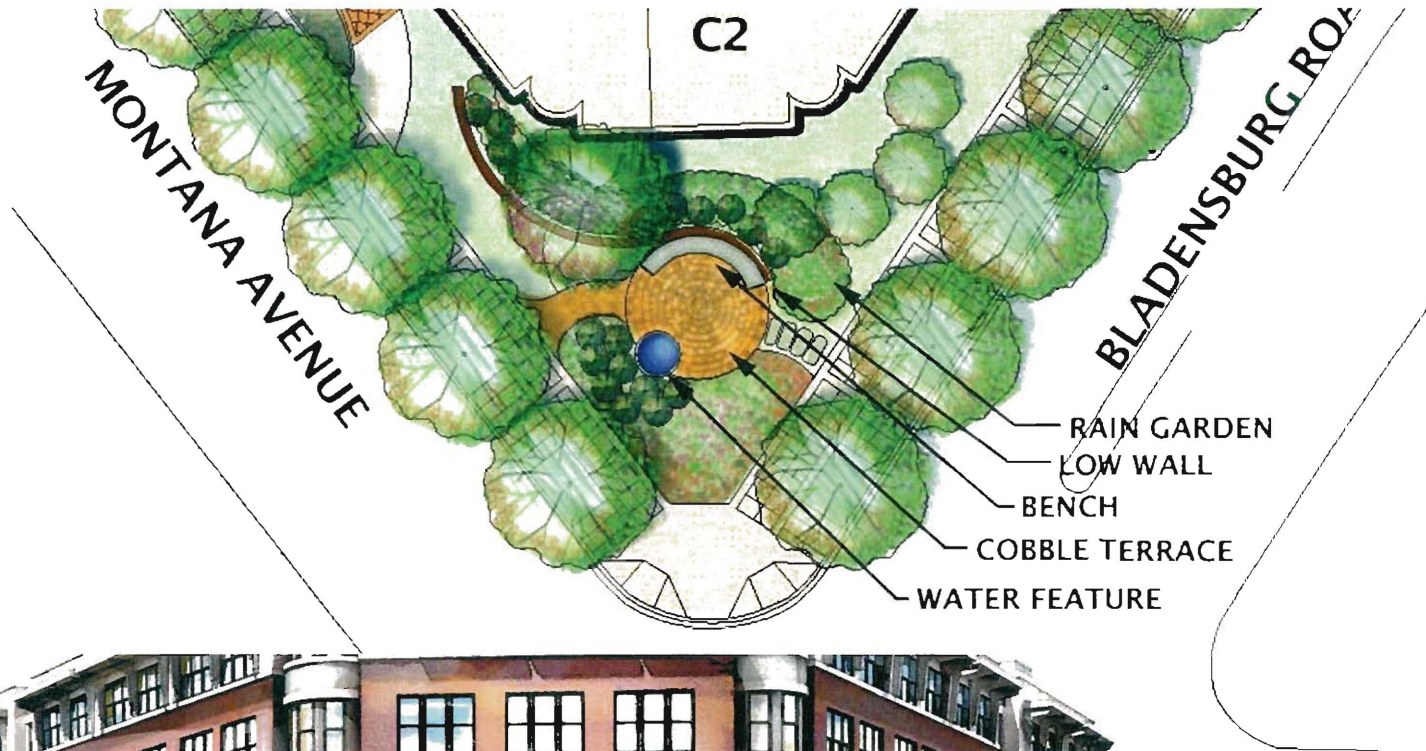
Public Amenity Space: New York Avenue



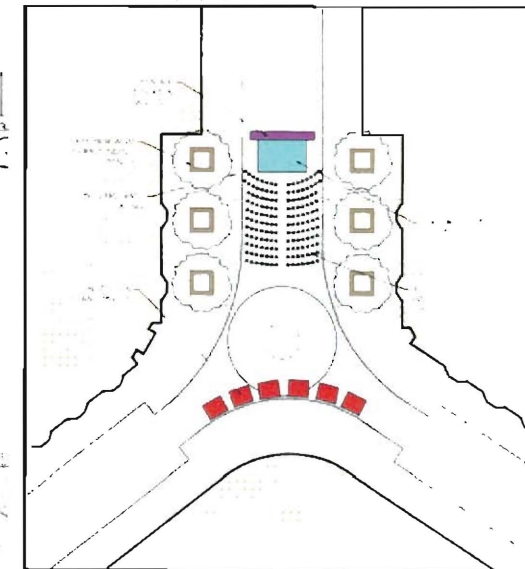
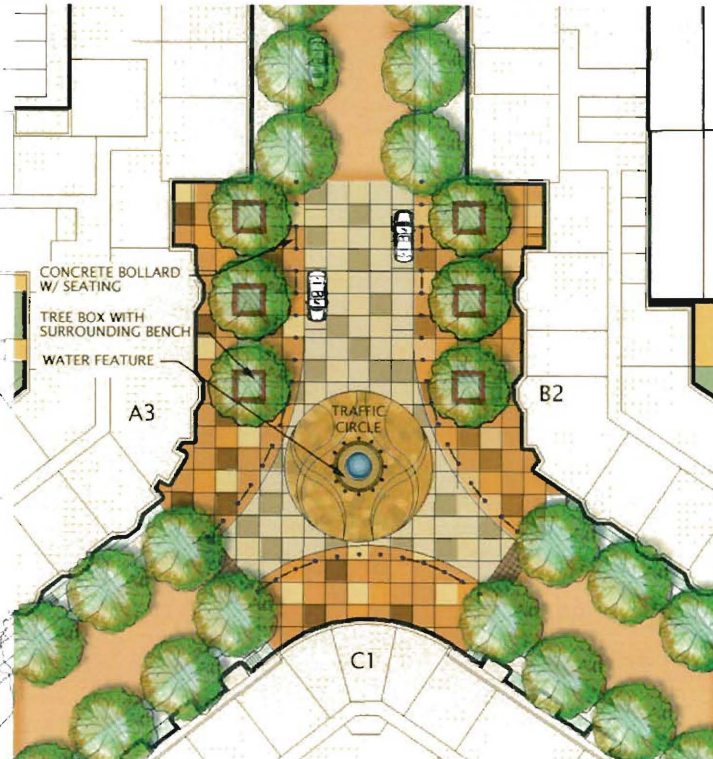
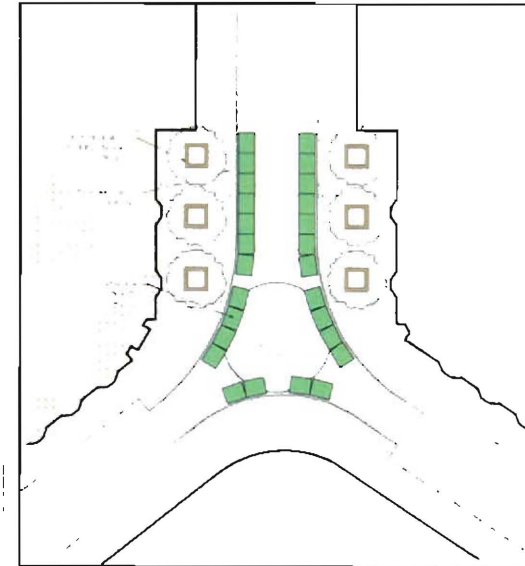
Public Amenity Space: New York Avenue and Montana Avenue



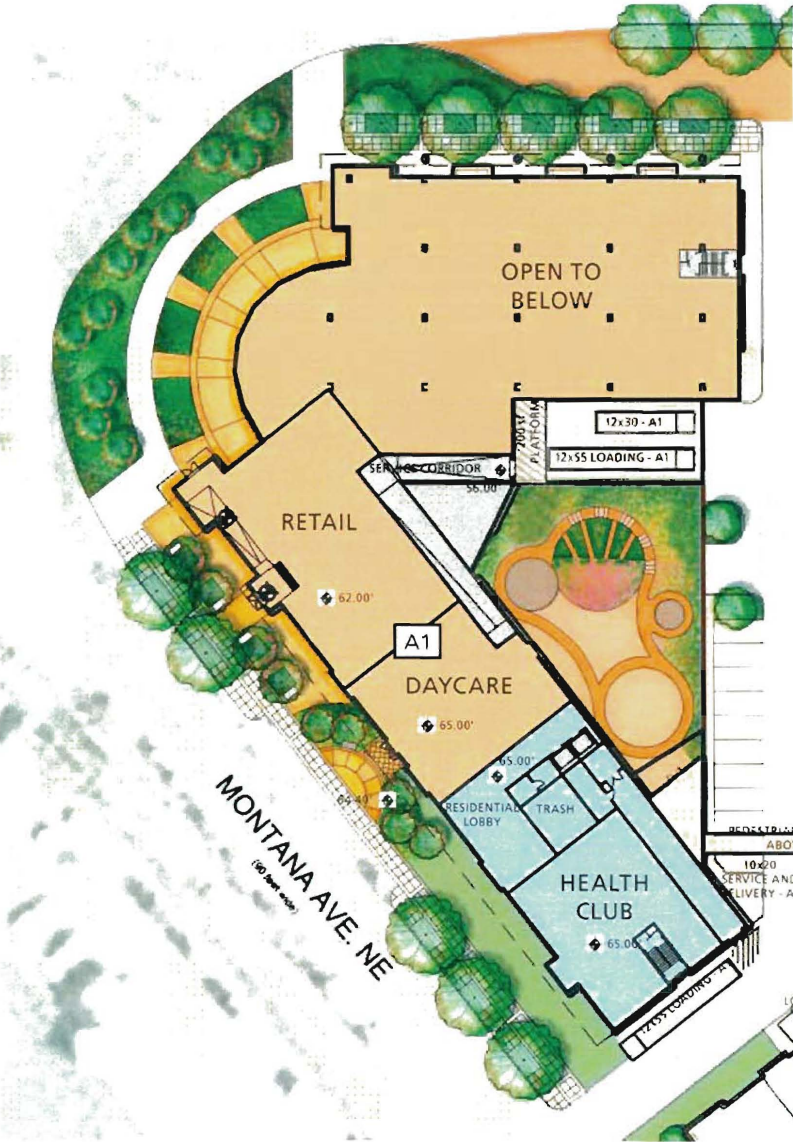
Public Amenity Space: Park at Montana Ave. & Bladensburg Road



Public Amenity Space: The Central Plaza



Day Care and Health Club



Health Club	4,006 SF
Daycare	3,936 SF
TOTAL SF	7,942 SF



Sustainability



Green Communities Criteria Checklist

Revised February 2008

Developer Name: Abdo New York LLC

Project Name: Arbor Place

Address (Street/City/State): 2001 New York Avenue NE Washington, DC

Maximum Points

Criteria	Points	Notes	Maximum Points
Integrated Design			
1.1 Green Development Plan		Submit Green Development Plan outlining the integrated design approach used for this development that demonstrates involvement of the entire development team	Mandatory
1.2 Site, Location and Neighborhood Fabric			
1.2.1 Smart Site Location: Proximity to Existing Development			
N/A	1.1	Provide site map demonstrating that the development is located on a site with access to existing roads, water, sewers and other infrastructure within or contiguous (having at least 25 percent of the perimeter bordering) to existing development	Mandatory
N/A	1.2	Smart Site Location: Protecting Environmental Resources - New Construction Do not locate new development within 100 feet of wetlands, critical slope areas, land identified as habitat for a threatened or endangered species, or on land previously used as public park land, land identified as prime farmland, or with elevation at or below the 100-year floodplain	Mandatory
N/A	1.3	Smart Site Location: Proximity to Services - New Construction Locate projects within a 1/2 mile of at least two, or 1/4 mile of at least four community and retail facilities	Mandatory
87 + DU / AC	2.2	Compact Development: New Construction Achieve densities for new construction of at least six units per acre for detached semi-detached houses, 10 for town homes, 15 for apartments	Mandatory
X	2.3	Walkable Neighborhoods: Sidewalks and Pathways Connect project to the pedestrian grid. Include sidewalks or other all-weather pathways within a multi-family property or single-family subdivision linking residential development to public spaces, open spaces and adjacent development	Mandatory
X	2.4	Smart Site Location: Passive Solar Heating/Cooling Orient building to make the greatest use of passive solar heating and cooling	1
10	2.5	Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site Locate the project on a grayfield, brownfield or adaptive reuse site	10
5	2.6	Compact Development Increase average minimum densities to meet or exceed: seven units per acre for detached semi-detached, 12 units for town homes, and 20 units for apartments	5
5	2.7	Walkable Neighborhoods: Connections to Surrounding Neighborhood Provide a site plan demonstrating at least three separate connections from the development to sidewalks or all-weather pathways in surrounding neighborhoods	5
6	2.8	Transportation Choices Locate project within 1/4 mile radius of adequate public transit service, or 1/2 mile radius from an adequate fixed rail or ferry station	12
Site Improvements			
X	3.1	Environmental Remediation Conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary	Mandatory
X	3.2	Erosion and Sedimentation Control Implement EPA's Best Management Practices for erosion and sedimentation control during construction referring to the EPA document, Storm Water Management for Construction Activities	Mandatory
X	3.3	Landscaping Provide a tree or plant list certified by the Architect or Landscape Architect that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species. Locate plants to provide shading in the summer and allow for heat gain in the winter	Mandatory

LH = Compatible with a LEED for Homes credit
Revised Feb 2008

Page 1 of 4

X	3.4	Surface Water Management	5
2	3.5	Storm Drain Labels Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads	2
Water Conservation			
X	4.1	Water-Conserving Appliances and Fixtures: New Construction	
	1.1	Install water-conserving fixtures with the following minimum specifications: toilets - 1.3 GPF, showerheads - 2.0 GPM, kitchen faucets - 2.0 GPM, bathroom faucets - 2.0 GPM	Mandatory
N/A	4.2	Water-Conserving Appliances and Fixtures: Moderate Rehabilitation	
	1.1	Install water-conserving fixtures with the following minimum specifications for toilets and shower heads and follow requirements for other fixtures wherever and whenever they are replaced: toilets - 1.3 GPF, showerheads - 2.0 GPM, kitchen faucets - 2.0 GPM, bathroom faucets - 2.0 GPM	Mandatory
X	4.3	Water-Conserving Appliances and Fixtures	5
	1.1	Install water-conserving fixtures with the following minimum specifications: toilets - 1.1 GPF, showerheads - 1.75 GPM, kitchen faucets - 2.0 GPM, bathroom faucets - 1.5 GPM	
X	4.4	Efficient Irrigation	
	1.1	If irrigation is necessary, use recycled gray water, roof water, collected site run-off, water from a municipal recycled water system, or a highly efficient irrigation system including all the following: system designed by EPA Water Sense professional, plant beds with a drip irrigation system, separately zoned turf and bedding types, a watering zone timer controller, moisture sensor controller	Mandatory
Energy Efficiency			
X	5.1	Efficient Energy Use: New Construction	
	1.1	Meet Energy Star standards (single family and low rise residential), exceed ASHRAE 90.1-2003 by 15 percent, California exceed Title 24 by 15 percent, or meet Washington, Idaho and Montana meet Northwest Energy Star	Mandatory
N/A	5.2	Efficient Energy Use: Moderate & Substantial Rehabilitation	
	1.1	Perform an energy analysis of existing building condition, estimate costs of improvements, implement measures that will improve building energy performance by 15 percent from pre-rehabilitation figures	Mandatory
X	5.3	Energy Star Appliances	
	1.1	It providing appliances: install Energy Star clothes washers, dishwashers and refrigerators	Mandatory
X	5.4	Efficient Lighting: Interior	
	1.1	Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and outdoors	Mandatory
X	5.5	Efficient Lighting: Exterior	
	1.1	Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes	Mandatory
X	5.6	Electricity Meter	
	1.1	Install individual or sub-metered electric meters	Mandatory
X	5.7	Additional Reductions in Energy Use	
	1.1	Exceed the relevant Energy Star HERS score for low-rise residential buildings or exceed other standards by increased percentages	Optional
X	5.8	Renewable Energy	
	1.1	Install PV panels, wind turbines or other renewable energy source to provide at least 10 percent of the project's estimated electricity demand	15
	5.9	Photovoltaic (PV) Ready	
	1.1	Site, design, engineer and wire the development to accommodate installation of PV in the future	2
Materials Beneficial to the Environment			
5	6.1	Construction Waste Management	
	1.1	Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent	5
2	6.2	Recycled Content Material	
	1.1	Use materials with recycled content, provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. Minimum recycled material must be 5 percent	11

LH = Compatible with a LEED for Homes credit
Revised Feb 2008

Page 2 of 4

Sustainability



Ultra High Efficient Heat Pump
Carrier Infinity Series
Up to 19 SEER



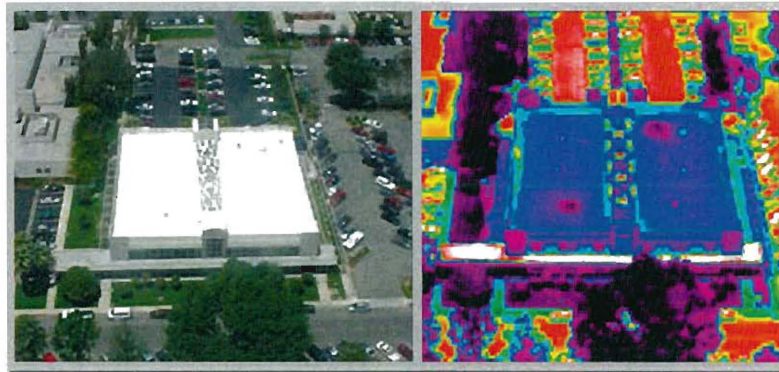
LED Lighting - Progress
Energy Star, 3W



Low Flow Shower Head - Kohler
1.75 GPM



Front Load Washer - GE
Energy Star



Cool Roof by Duro-Last
Energy Star

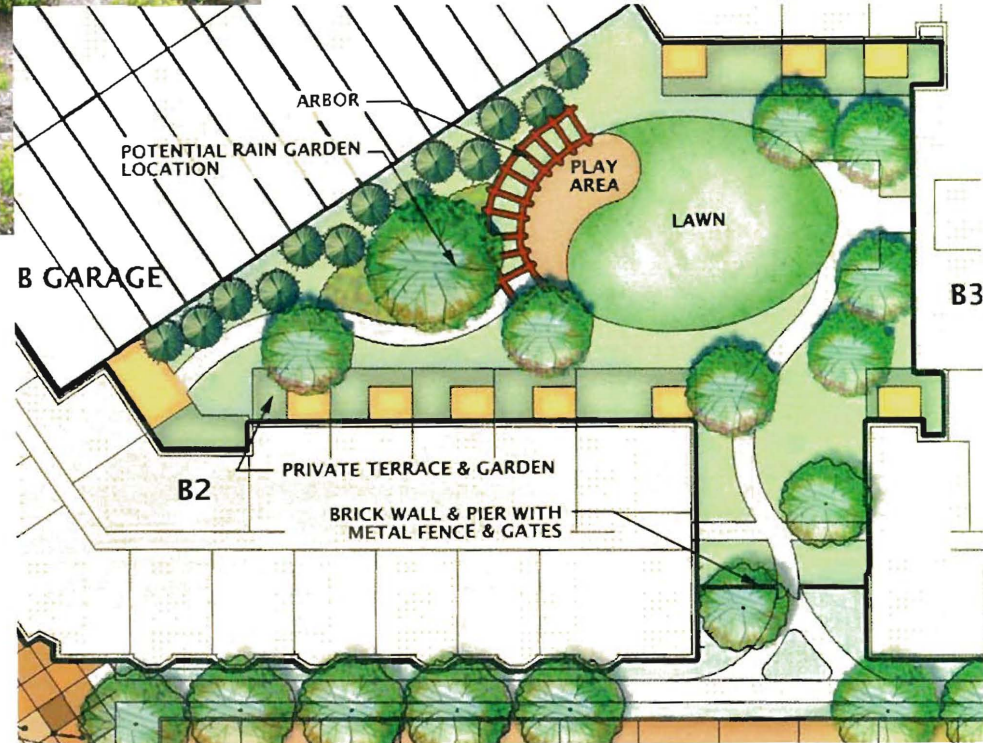


Dual Flush Toilet -
Kohler

Sustainability

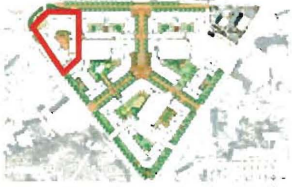


Rain Gardens



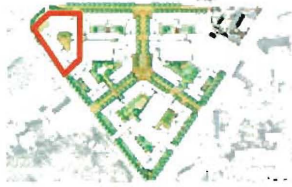
Sustainability – A Pedestrian Friendly Mixed Use Neighborhood





Building A1





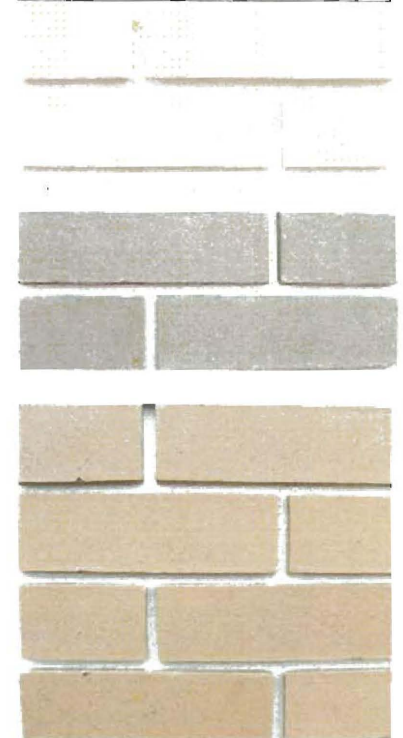
Elevation Detail : Building A1

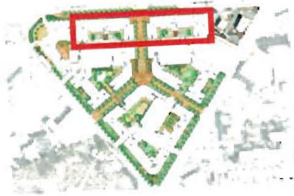


MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for main colors and accent colors)
- 2 - Windows
- 3 - Aluminum and Glass Storefront
- 4 - Canopy / Signage Band
- 5 - Decorative Column Cover

Sample materials are conceptual. Actual color and manufacturer are subject to availability.





Building A2 and B1





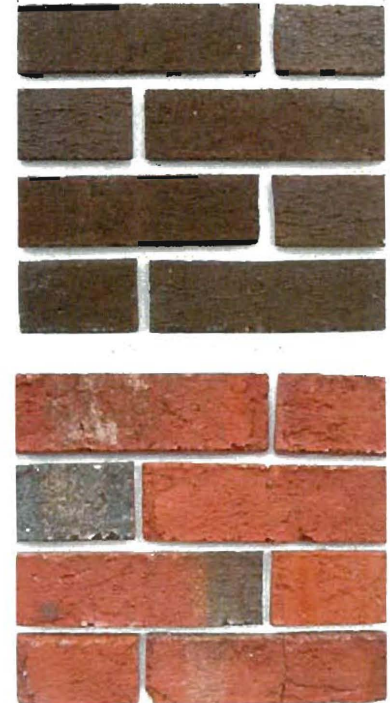
Elevation Detail : Building A2 (B1 Similar)

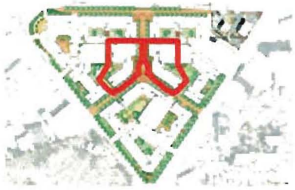


MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for main colors
and accent colors)
- 2 - Windows
- 3 - Aluminum and Glass Storefront
- 4 - Canopy / Signage Band
- 5 - Decorative Column Cover

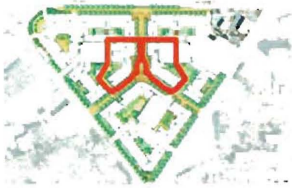
Sample materials are conceptual. Actual color
and manufacturer are subject to availability





Building A3 (B2 Similar)





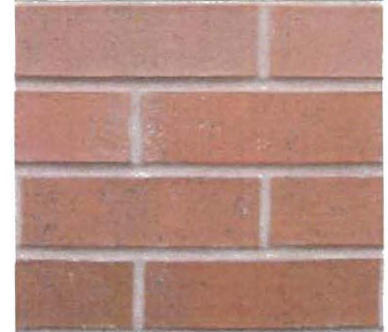
Elevation Detail : Building A3 (B2 Similar)



MATERIALS LEGEND

- 1 - Masonry w/ Precast Aurients
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Covered Entry Porches

Sample materials are conceptual. Actual color and manufacturer are subject to availability.





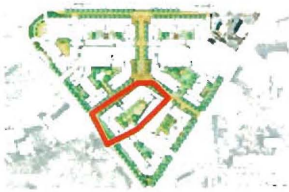
Building C1





Building C2





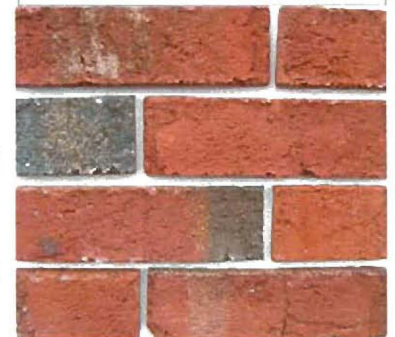
Elevation Detail : Building C1



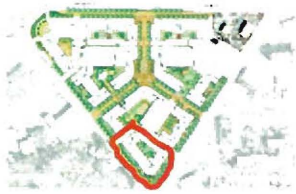
MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Covered Entry Porches
- 7 - Shingle Roofing

Sample materials are conceptual. Actual color and manufacturer are subject to availability



05-2023



Elevation Detail : Building C2



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Decorative Spandrel Panels

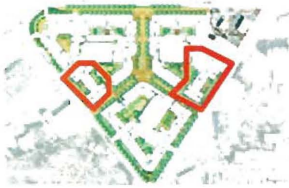
Sample materials are conceptual. Actual color and manufacturer are subject to availability.





Building A4 (B3 Similar)





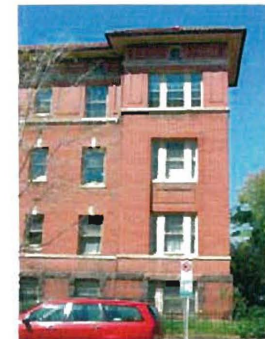
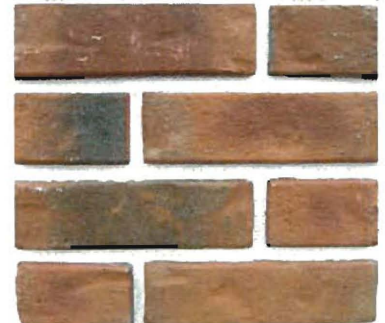
Elevation Detail : Building A4 (B3 Similar)



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice
- 4 - Windows
- 5 - Decorative Railing
- 6 - Shingle Roofing

Sample materials are conceptual. Actual color and manufacturer are subject to availability.





Elevation Detail : Building C3

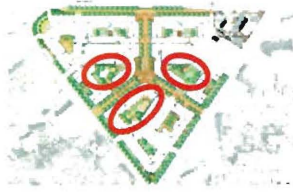


MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels : Siding
- 3 - Cornice with Brackets
- 4 - Windows
- 5 - Decorative Railing
- 6 - Decorative Spandrel Panels

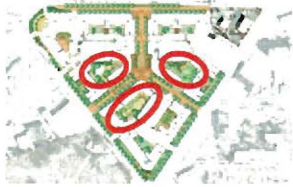
Sample materials are conceptual. Actual color and manufacturer are subject to availability





Courtyards





Courtyard Elevation Detail : Building B2 (Others Similar)

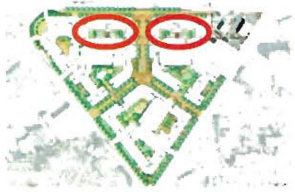


MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
(see below for colors)
- 2 - Fiber Cement Panels / Siding
- 3 - Cornice
- 4 - Windows
- 5 - Decorative Railing
- 6 - Glass Doors at Private Terraces

Sample materials are conceptual. Actual color and manufacturer are subject to availability.





A2 and B1 Courtyard



PROJECT BENEFITS



- *Job Creation*
- *LSDBE*
- *Taxes*
- *Affordable Housing*
- *Phasing / Infrastructure Improvement*
- *Physical Impact*

Job Creation

- Provide both Construction & Permanent Jobs
 - *Construction* – 1,645
 - *Permanent* - 159
 - *Project Spin-off* - 560
 - Est. Total: 2,364
 - **Est. Current Total: 50**
- *LSDBE Incubator*



LSDBE

InnerLoop
OF WASHINGTON
KINGSTON JOURNAL

Fashion, plates

Add Pringles and fresh-baked bread to the items frugal fashionistas can find at Loehmann's. Kara

Giant Food has signed a lease to stock its groceries in a new 50,000-square-foot building at the Falls Church shopping center. Federal Realty Investment Trust is spending \$12 million to redevelop

The center, which should open sometime in 2007, will move into a building being constructed on the former site of the 35-year-old center's namesake. Loehmann's, a discount retailer known for its brand-name deals on everything from furniture to sneakers, grows.

Loehmann's moved to the other side of the center in space vacated by Union City Thrugs.

When the project is complete, Federal Realty will have added 400,000 square feet to the 202,000-square-foot plaza it acquired in 1983. **Page 35**

Greenbaum & Rose Associates is selling 990 K.M. N.J. to Trammell Crow Co. The Vacant site is on D.C.'s Northern

WASHINGTON BUSINESS JOURNAL

October 20-26, 2006 Washington Post/Newsweek \$2.25

Cover Story

Local motives

To hire more D.C.-based contractors, Jim Abdo incubates them



One of D.C.'s busiest developers finds the time to turn an old warehouse near Union Station into an incubator for small and minority contractors. The businesses

LSBDE Incubator

On the fast track

See who made an annual list of the fastest-growing companies in the region inside



TOP STORIES

ECONOMIC DEVELOPMENT

Dropped calls

Arrow Financial Services, a Salty, Va., software company, closed a Maryland call center. **Page 6**

REAL ESTATE

Power play

An Alexandria developer pushes forward with plans for an \$80-million data center in Prince William. **Page 6**

REAL ESTATE

Surround science

Construction of the Smithsonian's new science center at University Heights set to start in Loudoun County. **Page 7**



FINANCE

Buyout boys

Two investing pros return to the city with a plan to gobble up as many as 100 companies. **Page 8**

REAL ESTATE

Jemal trial

Real estate developer and politician enters federal trial against Douglas Jemal. **Page 10**



Courtesy Joanne Lawton, Washington Business Journal



District Tax Benefits

One-Time Revenue	
Real Property Tax During Construction	\$ 884,000
Sales Tax on Constr. Materials	6,099,000
Sales Tax Paid by Constr Workers	239,000
Income Tax Paid by Constr. Workers	1,972,000
Total One-Time Revenues	\$ 9,914,000

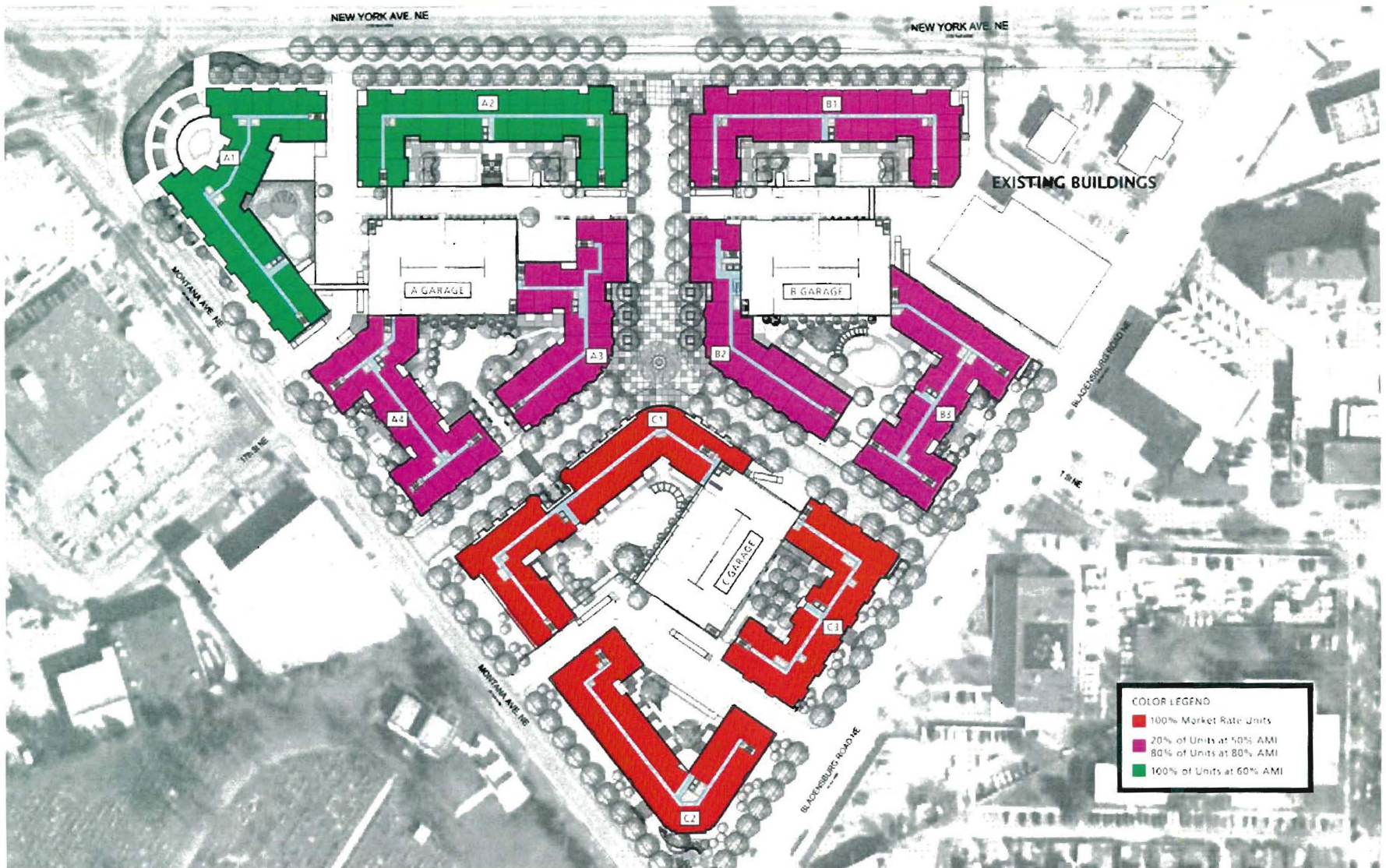
Annual On-Going Revenues	
Real Property Tax	\$ 2,293,000
Sales Tax Paid by Project Retailers	881,000
Sales Tax Paid by Project Residents	370,000
Sales Tax Paid by Project Employees	10,000
Income Tax Paid by Project Residents	5,529,000
Income Tax Paid by Project Employees	180,000
Total Annual On-Going Revenues	\$ 9,263,000
Current Tax Revenues	\$ 701,424

Affordable Housing

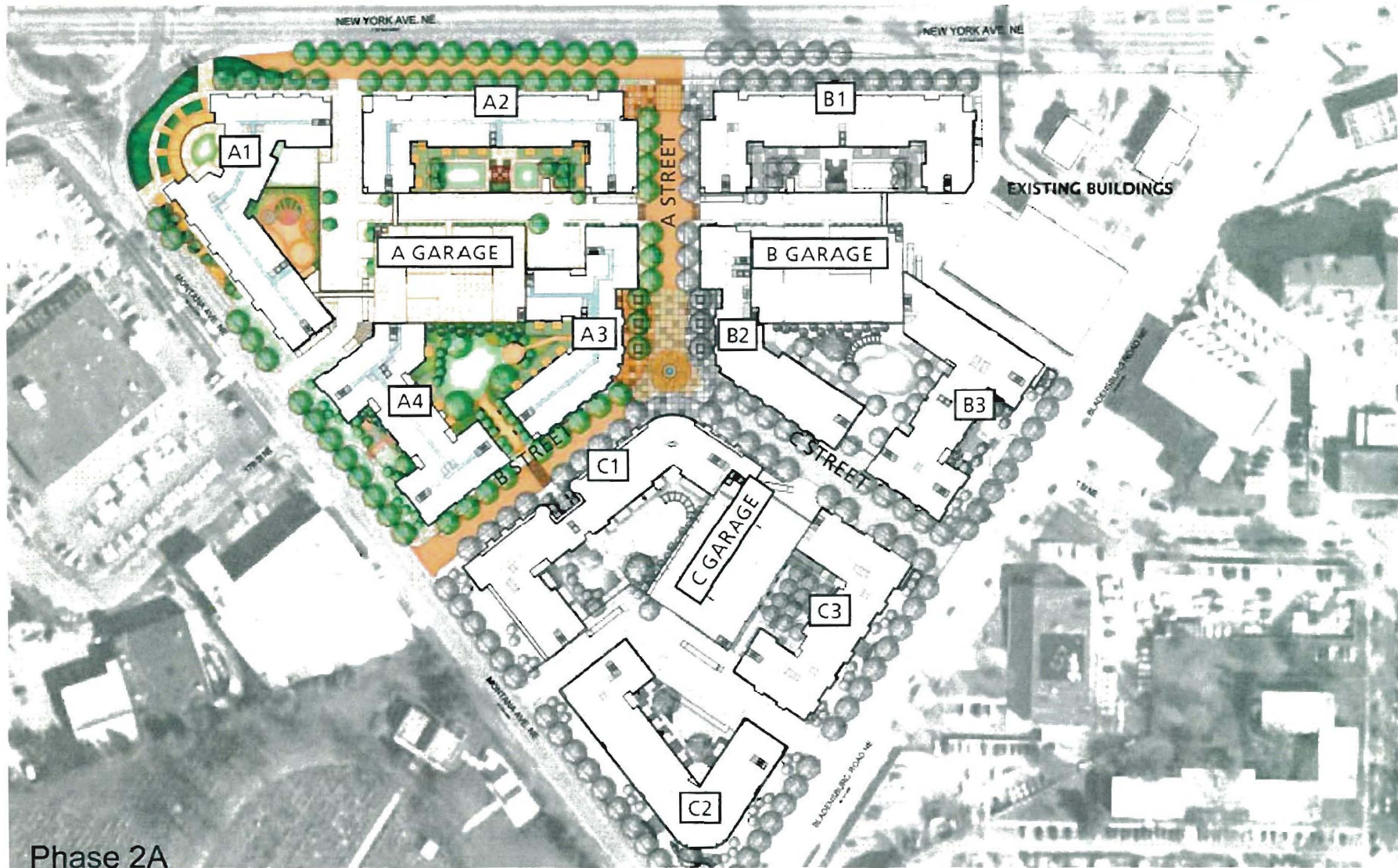
- Largest Workforce housing development in City's history
 - +/- 450 units @ 60% AMI or less
 - +/- 970 units @ 80% AMI or less
 - Mixed income project in underserved/ untapped market
- **“ the largest opportunity for development lies in the eastern half of the city, which has lost the most pop. In the past, the majority of market-rate residential development & development in general has been concentrated in the western half of the City. As a result, Washington has experienced imbalanced economic and physical growth. Poverty, unemployment, and low educational attainment remain concentrated in the eastern half of the city. Looking towards the future, the city government should make sure its policy and planning decisions address this imbalance.”**

Comprehensive Housing Strategy Task Force – April 5, 2006

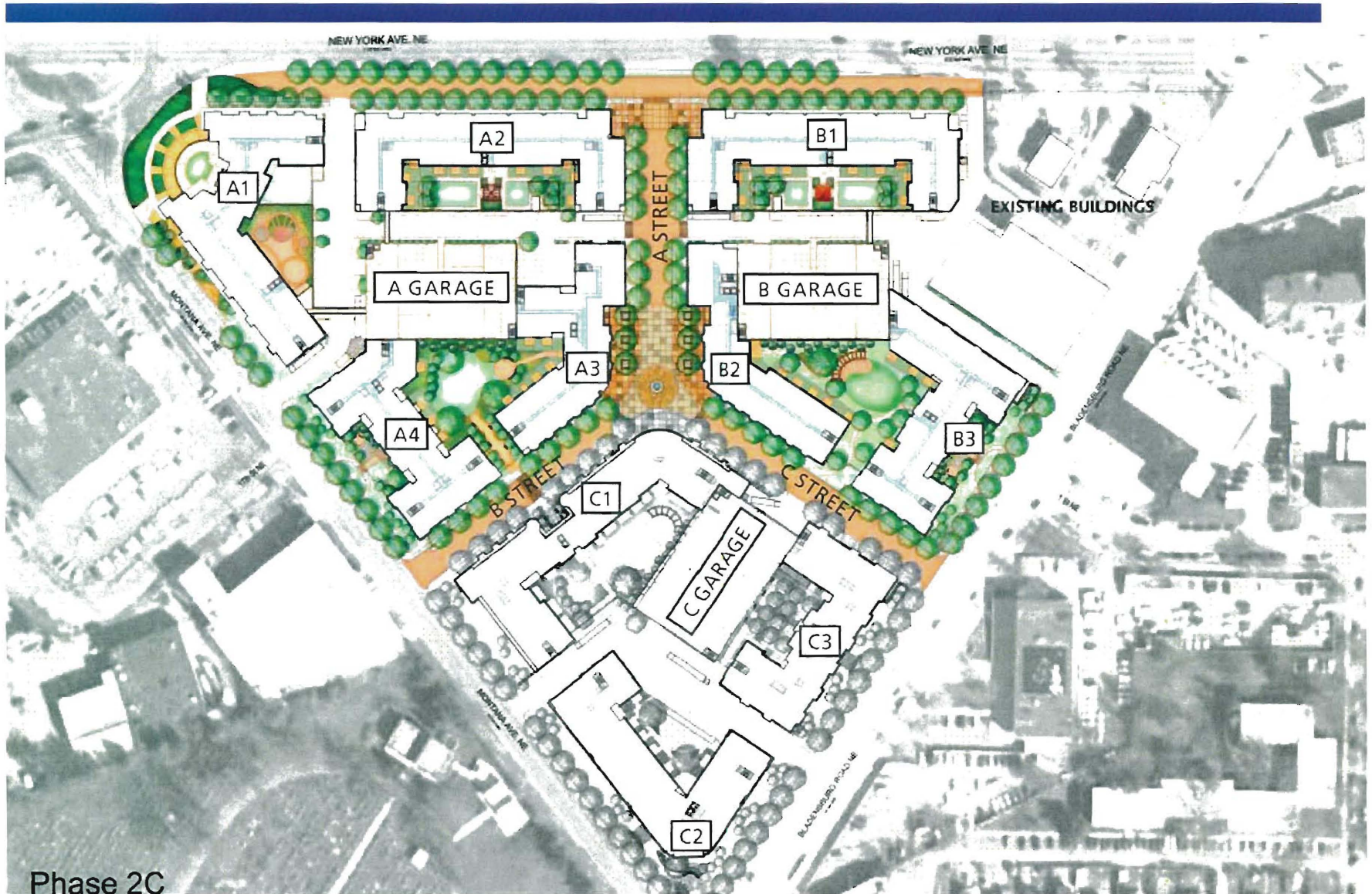
Affordable Housing



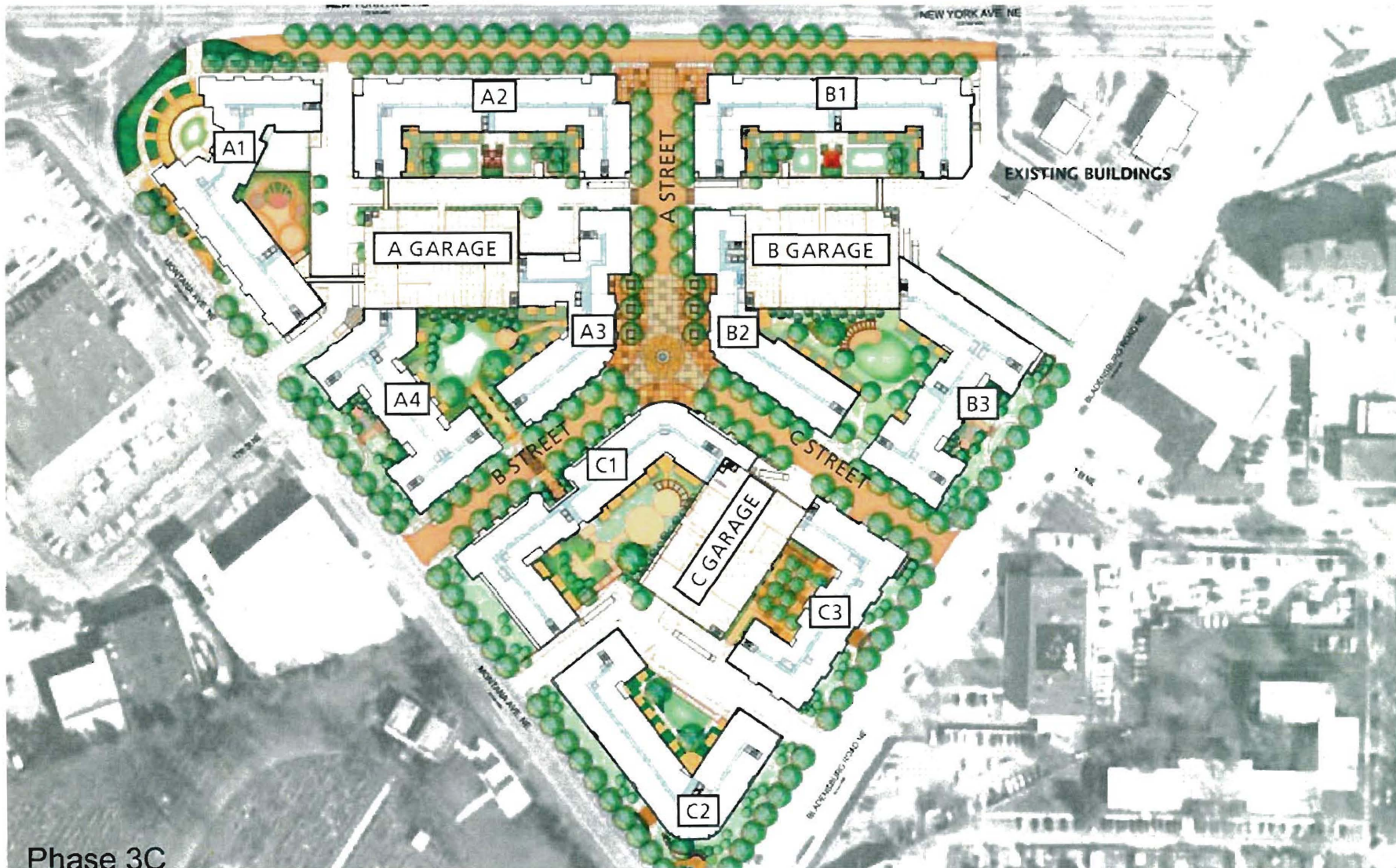
Phase 1



Phase 2



Phase 3



The Vision



The Arboretum From Space





Montana Avenue @ 17th St., NE





Montana Avenue & Bladensburg Road, NE





New York Avenue, NE In-bound





New York Avenue & Montana Avenue, NE





New York Avenue, NE

ARBOR PLACE

