

V. PLANS AND TABULATIONS

Architectural Narrative

Safeway has a national program to reinvigorate and replace their stores with their new state-of-the-art “lifestyle” supermarkets. The applicant’s goal in this PUD submission is to provide the Tenleytown community with their up-to-date, optimal store design, while improving the store’s physical relationship to the community. (Comp Plan Goals 708.7,9,10; 2307.3)

These stores include more spacious and convenient check-out areas, larger produce departments, state of the art food preparation areas, a greater selection of prepared foods and, in general, a greater selection of grocery products to appeal to the wide variety of individual tastes of residents that live in Tenleytown.

In the District of Columbia, Safeway opened a new Lifestyle store at CityVista in downtown Mount Vernon Square last year and new neighborhood stores are under construction for Georgetown, and at Waterfront in Southwest. Safeway has completed lifestyle renovations of its stores at upper Georgia Avenue at Piney Branch Rd., Benning Road, Corcoran Street, Chevy Chase, Palisades, and its two stores in Anacostia. The Adams Morgan store is now under renovation.

Here in Tenleytown, the Applicant is proposing to build its current standard size store to bring the Lifestyle features to the community. The overall style of the building is inclusive modern, modern to be in keeping with the character of buildings along Wisconsin Avenue, and inclusive to respect the urban fabric and architectural heritage of residential Tenleytown. The building is broken down into discrete masses, together comprising a whole, but each responding to the specific character of the street(s) they address.

Responding to Wisconsin Avenue

We expect to use the opportunity of a potential new store to make improvements to the quality of the relationship of the Safeway store to the neighborhood. Currently, the store turns its back to the half of the Tenleytown community that lives east of Wisconsin Avenue. We rectify this by creating a pedestrian-oriented entrance that strongly addresses Wisconsin Avenue, and creates an inviting choice for nearby residents to walk to this store, to do their shopping or just pick up a meal for their families. (Comp Plan Goals 906.1-6; 909.12; 2308.6)



Safeway Lifestyle Supermarket

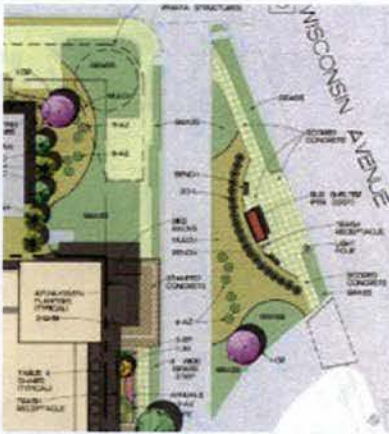


Georgetown Safeway, Under Construction



**Tenleytown Safeway:
Proposed Entrance to Wisconsin Avenue**





**Safeway Adopted park,
Wisconsin Avenue at 42nd St**



Tenleytown Safeway, 42nd Street Facade



Tenleytown Safeway, 42nd Street Cafe Seating

Safeway plans to adopt the triangular park in front of their store along Wisconsin Avenue under the District Department of Recreation's Adopt-A-Park Program. (Comp Plan Goal 913.18; 2308.10 - See landscape narrative). The triangular park will be landscaped to harmonize with the landscaping at the store so community residents who use public transportation will find it much easier to get off of the bus at the shelter in front of the store and shop as part of their evening commute. Currently, this is not very convenient because of the hidden nature of the entrance to the store. In addition, Safeway is proposing to improve and manage the landscaping on the WMATA corner parcel to harmonize with the park and the new store.

42nd Street

On most blocks within the Tenleytown/Friendship Heights neighborhood, density segues along the cross streets from single family houses deep in the neighborhood to residential townhouses, then to townhouse retail on/adjacent to Wisconsin Avenue and then, finally, to larger buildings adjacent to and on Wisconsin Avenue proper. The facade design for the Tenleytown Safeway echoes the unique character of Tenleytown's streetfront retail along Wisconsin Avenue by using repeated bays along 42nd street, to evoke the rhythm, material texture and humane scale of Tenleytown's best retail character. Our building's massing similarly segues appropriately from Wisconsin Avenue commercial character to the Georgetown Day School and harmonizes with the residential portions of the neighborhood. (Comp Plan Goal 910.4-7, 11,12,14) Current by-right zoning would allow a 5 story commercial structure here, but we have designed a site-specific neighborhood grocer that fits into its community, and whose architectural identity emphasizes the best of Tenleytown; its history and its aspirations.

A covered outside café seating area is to be incorporated along the urbanized street frontage of 42nd street, to create a place for residents to gather, activating the street. (Comp Plan Goal 913.5,17) This café will have outside seating and tables as shown in the comprehensive plan. (Comp Plan Goal 708.6)

Davenport Street

We have been careful to limit the mass our building at the entrance to Davenport Street in a way that is consistent with the heights of other buildings along 42nd Street. A green roof will be on the portion of the building at the corner of 42nd Street and Davenport. As the building turns onto Davenport Street, the building steps back from the street. Our facades facing Davenport, are simpler than that on 42nd St or Ellicott Street, and respond to GDS's facades by utilizing flush contrasting masonry banding at a similar scale to that on GDS. (Comp Plan Goal 910.4-7, 11,12,14) Our loading court is across from GDS's loading dock on Davenport and it is screened by a brick wall and landscaping. The garage clearances will not allow trucks to pass under the store; this will keep trucks off of Ellicott St.



**Georgetown Day School,
Davenport Street Elevation facing Safeway**
Showing existing flush masonry banding along
Davenport Street.



**Tenleytown Safeway, facing GDS
Davenport Street Service Court Elevation**
Showing sympathetic flush masonry banding on
court elevation facing GDS.



**Tenleytown Safeway,
Plan of park along Ellicott Street.**

Ellicott Street

Along Ellicott Street, the building is set back behind a well-landscaped park which will provide open space for the immediate neighborhood. The building deliberately steps down in height as it moves westward behind the well-buffered WMATA mechanical building, assuming a lower, subdued presence to harmonize with its residential neighbors by the use of a gabled roof massing and design elements. Vehicular and pedestrian entrances serve Tenleytown residents who come to the store from the north. The vehicular entrance lane from Ellicott will be adjusted to provide a more convenient perpendicular access to the lower parking level beneath the store. Its place of entry to the lower parking level allows this level to be conveniently driven like a conventional parking lot.

The largest trees in the landscaped park will be preserved, and will be augmented by additional appropriate plantings to create a welcoming park for our immediate neighbors (see landscape narrative). The park is intended to provide additional greenspace for the community and buffer the building from the adjacent residential neighborhood. (Comp Plan Goal 2312.12) The primary portion of the building facing Ellicott will be hidden from view and greatly subordinated to the main entrance at Wisconsin to deter usage by the casual passersby.



**Tenleytown Safeway,
Park along Ellicott Street, building beyond.**

©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

June 3rd, 2009

Architectural Narrative

Transitioning to the Neighborhood

The building is tallest to the east where it faces a major arterial; but it is kept smaller in scale than other buildings along the Wisconsin Avenue corridor to reflect its relationship to the neighborhood to the west. We've provided a 15' rear yard with evergreen planting along the egress walkway on this side of the building to provide a dense forested backdrop to our neighbor's back yards. Tightly spaced, 20' high Arborvitae trees will buffer the neighbor's view, beyond the dense planting that already exists on the adjacent properties. Our loading dock will be moved away from where it is currently located adjacent to the residences at this part of the site and located in a court across from the loading dock at the Georgetown Day School.

The building steps down as it transitions to the west, and we have given much consideration to allowing sun and light to our neighbors to the west using a computer-based solar study. (Comp Plan Goal 2312.6,12) Morning shadows, when they fall into our neighbor's properties, fall into the shadows of an existing stand of dense trees. Afternoon shadows never fall on our neighbors to the west. Our analysis compared by-right residential zoning to that being proposed, to determine if the sun shadows that are cast on neighboring structures by the proposed building would be unreasonably intrusive. It turns out that the Safeway structure will have *less* of a shadow impact than that which is allowed under the current residential zoning. Under the existing R-2 and R-3 zoning, 40' high larger-format residences (that are typically favored in today's market) could be built, by right, with 20' rear yards and 8' side yards along the property line in the R-2 zone. No side yard would need to be provided on the R-3 zoned lots on Ellicott Street. Potential developments under the existing residential zoning would cast longer shadows onto adjacent properties than that of the proposed design for the new Tenleytown Safeway.



**Potential By-right Development,
December 21, 11am Shadow Analysis**

©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Architectural Narrative



**Tenleytown Safeway,
June 21, 10am Shadow Analysis**
Red line indicates where shadow of the building would hit the ground plane, (shadows fall within landscaping)

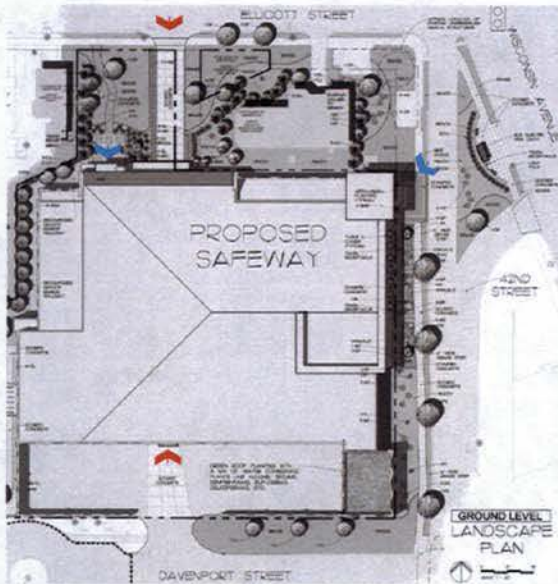


**Satellite Photo - Tenleytown Safeway, West-
ern Neighbors on Ellicott and 43rd Streets.**
Efforts have been made to model these properties and their landscaping with as much accuracy as possible. As shown here, the actual trees are more dense than the model shows.



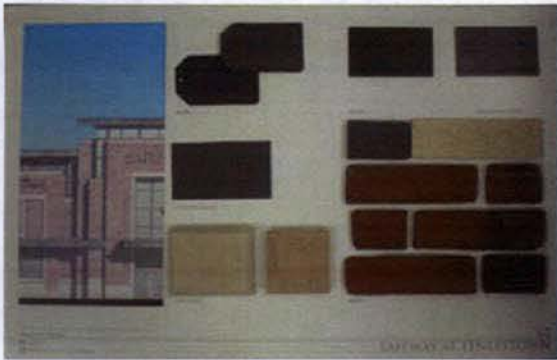
**Tenleytown Safeway,
December 21, 11am Shadow Analysis**

June 3rd, 2009



Tenleytown Safeway, Entrance Diagram

Vehicular Entrances are Red
Pedestrian Entrances are Blue



**Tenleytown Safeway,
Material Board**

Store Access

Vehicular access will remain nearly the same as it is today; neighborhood residents can access the store either from the alley on Ellicott Street or an entrance off of Davenport Street in locations similar to where they are now. These vehicular entrances will access a covered parking lot below the store, with some lot parking behind. (Comp Plan Goal 910.19,21; 2308.14) Bicycle parking will be provided both in front of and underneath the store. (Comp Plan Goal 2308.15) Customers will have escalators, stairs and elevators at the north end of the building that they can use to access the main store level. Pedestrians will be provided with a corner entrance at Wisconsin Avenue, as well as one within the park on Ellicott Street previously described, which are intended to meet the Comprehensive Plan's goals of encouraging pedestrian use. (913.1)

Exterior Materials

Red brick and cast stone masonry units have been chosen for the Tenleytown Safeway to bridge the divide between Washington DC townhouse vernacular and the more modern buildings along Wisconsin Avenue. Red brick also respects the distinction in District architecture between Civic architecture (stone, heavy masonry, some glass) and commercial buildings (traditionally red brick). Windows along 42nd street and on the Ellicott street park will bring light into the store. The articulated paving within the Ellicott Street park will be stamped concrete, as will the café seating and entrance pavings for pedestrians along 42nd St. Scored concrete will define vehicular roadways to the covered garage. Paving in parking lots and loading areas will be broom-finish concrete.



Lighting, Ventilation and Acoustical Minimization

A high level of consideration has been given to the exterior lighting of the store, ventilation and acoustical concerns. Pedestrian paths to the store in the Ellicott Street park and on 42nd street will be lit with bollards to levels appropriate for pedestrian safety. The 42nd street façade will be architecturally illuminated while the Entrance Feature at Wisconsin Avenue will be lit with a soft glow befitting its identifier as the main building entrance. In evenings, the light from the clerestory windows of this Entrance Feature will glow like a welcoming lantern toward Wisconsin Avenue. Roof overhangs will protect the dark skies and lighting will be directed downward. Full cut-off lighting is proposed for outside and all interior garage fixtures; therefore light from the source of these fixtures is directed to shine on Safeway's property, and not on our neighbors. (Comp Plan Goal 624.6) Further, exterior fixtures will be finished black or a dark bronze color and most garage and exterior fixtures will be LED based, using a fraction of energy for more conventional lighting systems, assisting Safeway in achieving it's goals for sustainability.

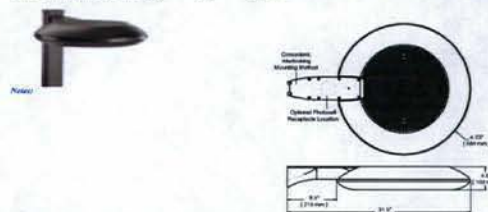
Rooftop equipment will be out of view, away from neighbors to limit noise. An acoustical analysis has been performed to ensure that noise from mechanical equipment will be below District noise limits and requirements. Broom finishes will be used in vehicle parking areas to minimize tire squeal. The open garage will provide generous ventilation to parking areas per code requirements. (Comp Plan Goal 620.1-3,5,8)

Sustainable Design and Living.

Safeway is committed to certifying the Tenleytown Safeway under LEED for Retail 2009, using a variety of measures, including a commitment to energy efficient equipment, water efficiency, resource management, the highest quality interior environments and sustainable site strategies.

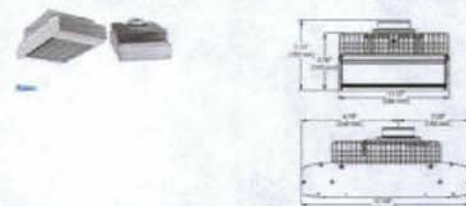
Safeway is also committed to healthy lifestyles, and has received much positive press and praise from President Obama recently for their innovative Healthy Measures corporate health-care program. Safeway's CEO, Stephen Burd, is the founder of the Coalition to Advance Health Care Reform. As part of their commitment to healthier lifestyles, Safeway is proud to make a renewed commitment to their urban stores, such as that in Tenleytown. We are proud that the new design for the Tenleytown Safeway specifically encourages pedestrian, transit, and bicycle access.

BLD-ARR-2S-DA The Edge™ Round LED Area Light – Type II Short 60-90cm (24-36")
Beta Catalog Number: BLD-ARR- -DA- -LED-B- - - - -



**Tenleytown Safeway,
Exterior LED Cut-off Parking Lot Fixture**

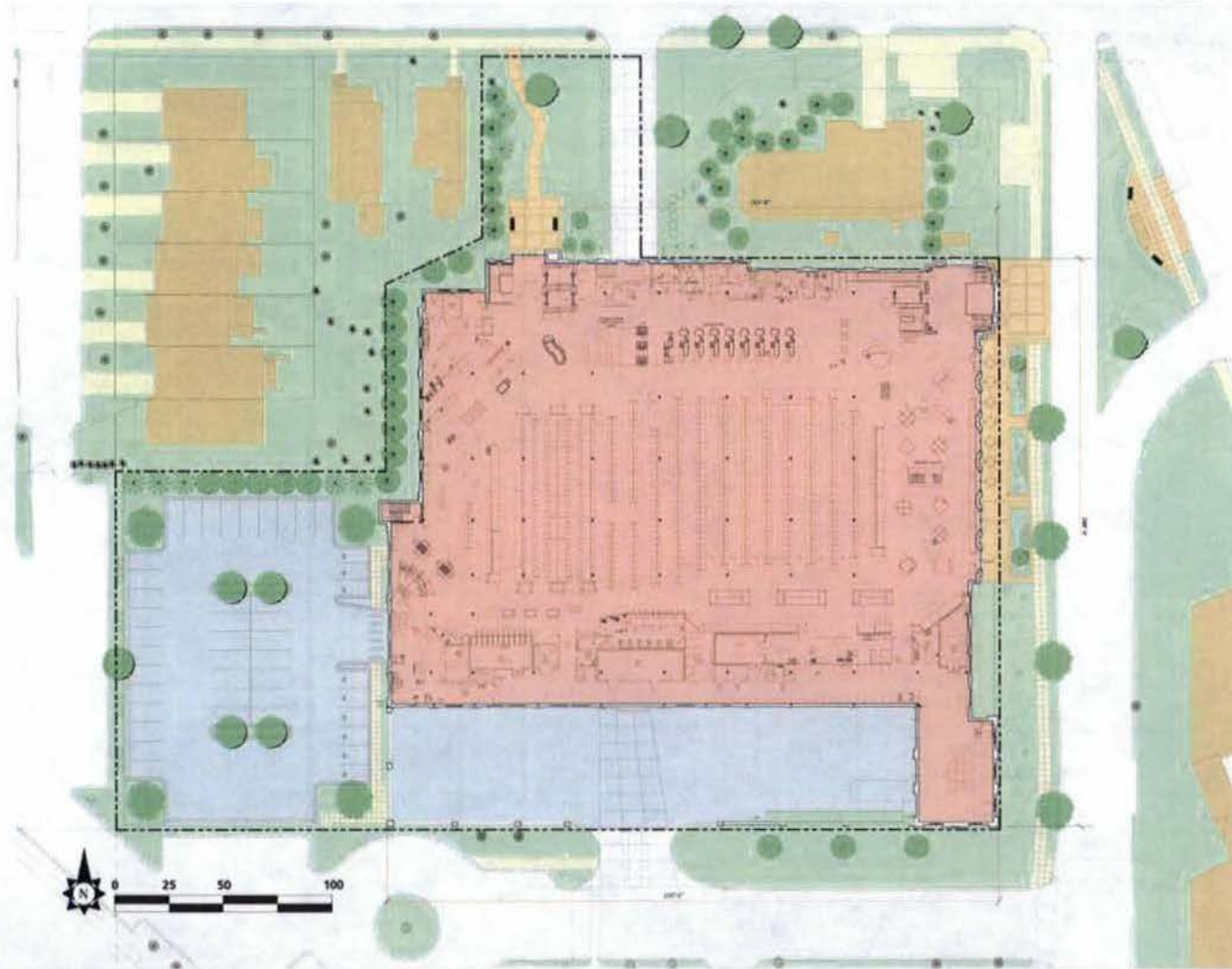
BLD-PKG-TS-PD The Edge™ LED Parking Structure Light 60-90cm (24-36")
Beta Catalog Number: BLD-PKG-TS-PD- -LED-B- - - - -



**Tenleytown Safeway,
Interior Garage LED Cut-off Fixture**



**Tenleytown Safeway,
Healthy Lifestyle Design Goals**



Safeway will be providing their state-of-the-art design to the Tenleytown community. This efficient floorplan is organized to face the neighborhood with a main entrance at Wisconsin Avenue, a naturally lit large produce section facing 42nd street, and includes new and exciting products such as more groceries, a much larger prepared foods area, an in-store Starbucks, and other features demanded by today's consumer.

© 2009 Torti Gallas and Partners, Inc. | 1300 Irving Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Store Level Plan

 SAFEWAY
 TORTI GALLAS AND PARTNERS

July 28th, 2009

A01

SAFEWAY AT TENLEYTOWN



Safeway will pursue certification for this project under LEED. Certification will likely include a cool roof over the main grocery areas and a green roof over some of the back-of-house functions.

©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4900

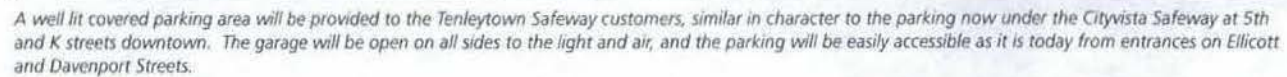
Roof Level Plan

SAFEWAY
TORTI GALLAS AND PARTNERS

July 28th, 2009

A02

SAFEWAY AT TENLEYTOWN



SAFEWAY AT TENLEYTOWN



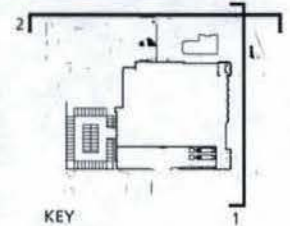
1 - East (42nd Street) Elevation -

The facade design for the Tenleytown Safeway echoes the unique character of Tenleytown's streetfront retail along Wisconsin Avenue by using repeated bays along 42nd street, to evoke the rhythm, material texture and humane scale of Tenleytown's best retail character. Our building's massing similarly segues appropriately from Wisconsin Avenue commercial character to the Georgetown Day School and harmonizes with the residential portions of the neighborhood. At the corner with Wisconsin Avenue, the entrance element provides a ceremonial pedestrian entrance to serve all of Tenleytown's residents, including those arriving by transit and those who live across Wisconsin Avenue to the east.



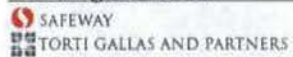
2 - North (Ellicott Street) Elevation-

Along Ellicott Street, the building is set back behind a well landscaped community park which serves the immediate neighborhood. A subdued entrance serves the residents who choose to walk to the store from the west. The building deliberately steps down in height as it moves westward, assuming a lower presence to its neighbors by the use of a gabled roof and through other design motifs and devices. A garage entrance to covered parking serves those neighborhood customers who come by car from the north.



©2009 Torti Gallas and Partners, Inc. | 1300 Flying Horse, 4th floor, Silver Spring, Maryland 20910 301.388.4800

Building Elevations



July 28th, 2009

A04

SAFeway AT TENLEYTOWN



1 - South (Davenport Street) Elevation -

The South facade responds to the Georgetown Day School by echoing across Davenport Street the GDS's use of masonry banding and color fields to define masonry masses. The loading and service area for the Safeway is screened from public view by a wall and is located directly across from the GDS's loading dock on Davenport Street. A garage entrance serves those neighborhood customers who come by car from the South.



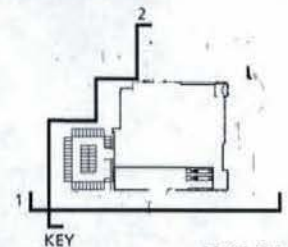
2 - West Elevation -

The northern half of this facade responds to the residential neighbors to the northwest by stepping down the massing with five distinct moves at this corner of the building, to allow light and air. We have provided a 15' buffer setback here and have augmented this area with screening trees and a tall fence along the property line. The southern portion of this facade is scaled to the height of the Georgetown Day School and opens up to an exterior overflow lot for primary use by employees.



©2009 Torti Gallas and Partners, Inc. | 1300 Spring Ridge, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Building Elevations



July 28th, 2009

A05

SAFeway AT TENLEYTOWN

Zoning Tabulation

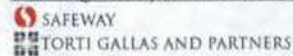
Venable, LLP; Torti Gallas and Partners, Inc.; Safeway Inc.

Tenleytown -Safeway
Total Land Area 108,319 sf
Existing C-2-A Zone Area: 60,750 sf (est.)
R-2 Zone Area: 41,771 sf (est.)
R-3 Zone Area: 6,579 sf

Allowable	Existing Safeway	Existing Matter-of-Right Zoning (C-2-A, R-2, R-3)	Proposed Project (C-2-A, C-1)	Variance from MOR
FAR	0.31	C-2-A: 2.5 [11 DCMR 771.2] 1.5 [11 DCMR 771.2] R-2, R-3: none prescribed [11 DCMR 402.4]	0.91	none
Building Area (allowable)	Safeway 32,985 sf GDS Storage 314 sf	Residential 118,770 sf Commercial 91,126 sf * Res limited through Lot Occ. & Build Height limits	Store Level 58,580 sf + Garage Level 56,520 sf (including below-grade areas) Garage Level 39,806 sf (contributing to FAR - using perimeter method) Total 98,386 sf	none
Roof Structures	2272 sf	.37 increase in FAR per 11 DCMR (411.7) .37 x 52,711 sf = 19,503 sf	3,640 sf	none
Penthouse	One continuous structure 1:1 Setback	One continuous structure 1:1 Setback 1 structure per Elevator and Roof Level	Penthouse structure expressed on exterior and open to the center of the roof	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	31% 32,985 sf	C-2-A: no req. for nonresidential 11DCMR (772.1) R-2, R-3: 40% [11DCMR 403.2]	n/a	none
Building Height	24'-1" 1 story	C-2-A: 50 feet [11 DCMR 770.1] R-2, R-3: 40 feet [11 DCMR 400.1] stories - R2, R3: 3 stories; C-2-A: no limit	32'-0" to top of roof measured from t.o.c. at center of 42nd St. frontage 36'-8" to top of architectural embellishment entry feature 1 story	none
Dwelling Units	NA	C-2-A: Potential Allowable is 152 units at 1000sf/unit R-2, R-3: 15 mcmanion units; Total Units Allowed =167	NA	none
Rear Yard	136 feet	C-2-A: 15 ft minimum per 11 DCMR (774.7); R-2, R-3: 20 ft minimum per 11DCMR (404.1)	15'-0"	5'-0" of relief in C-1 district
Side Yard	31 feet	C-2-A: None required; If provided 3 inches per foot of height not < 6 feet [11 DCMR 775.5] R-2: 8 feet [11 DCMR 405.9] R-3: none 0 feet [11 DCMR 405.9]	Provided as req'd on portions north property line 4' on other portions of north property line	1-2' relief on portions of north property line
Courtyards Open	none	Min. Width: 3" per ft of height not < 12' (non-res) Min. Width: 4" per ft of height not < 15' (res dist.)	Provided as req'd	
Courtyards Closed	none	Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res) [11 DCMR 406, 776]	Wall steps 5'-4" back from property line to establish massing	8' or 5' [0' or 12'min. requirement] of relief
Parking Requirement Residential	N/A	C-2-A: 1 space for each 2 dwelling units (11 DCMR 2101) R-2, R-3: 1 space for each dwelling unit (11 DCMR2101) Residential Spaces Required: 15 + 76 = 91 Min. 60% of required to be full size (11 DCMR 2115.2) 91 x .6 = 55 full size required	N/A	none
Retail	114 spaces	1 space for each add'l 300 sf over 3000 sf of retail 91,125-3,000=88,125/300 =294 spaces Min. 60% of required to be full size 294 x .6 = 177 full size required Total Spaces Required for 91K retail = 268 spaces	1 space for each add'l 300 sf over 3000 sf of retail 58,580-3,000=55,580/300 =185 spaces required 179 spaces provided	-6 spaces
Bicycles	none	5% of required retail spaces per 11 DCMR (2119.2) 177 spaces x .05 = 9 spaces	9 spaces provided	none
Loading Residential	N/A	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	N/A	none
Grocery Store	1 berth @55' dock	1 berth @ 30 feet deep w/ 100sf platform 1 berth @ 55 feet deep w/200sf platform 1 service/delivery @ 12' x 20' Required per 11 DCMR (2201.1)	1 berth @ 30 feet deep w/ 100sf platform 1 berth @ 55 feet deep w/200sf platform 1 service/delivery @ 12' x 20'	none

©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

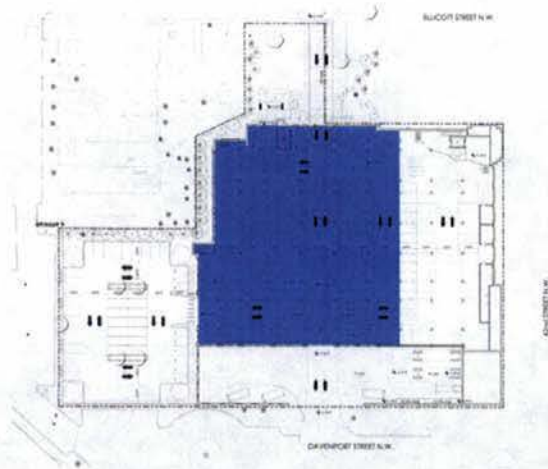
Zoning Analysis and PUD Tabulations



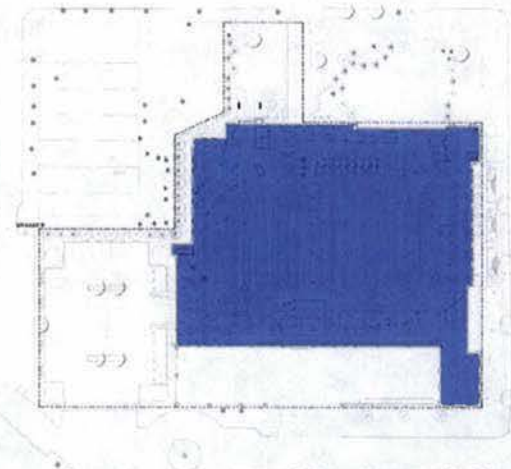
July 28th, 2009

G04

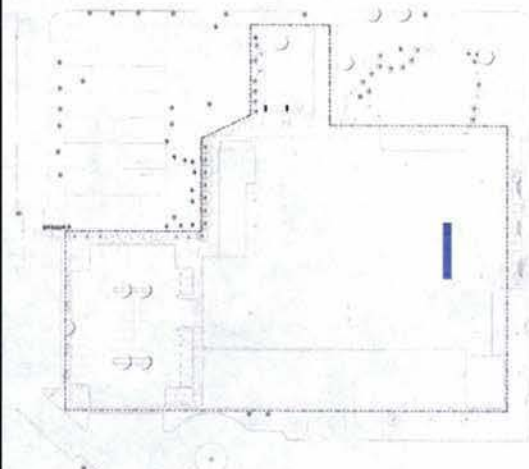
SAFEWAY AT TENLEYTOWN



A1 GFA GARAGE LEVEL
39,806 SF per perimeter method
(total area 56,520 SF)



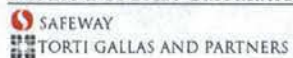
B1 GFA STORE LEVEL
58,580 SF



C1 GFA ROOF
200 SF (estimated)

© 2009 Torti Gallas and Partners, Inc. | 1300 Frying Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

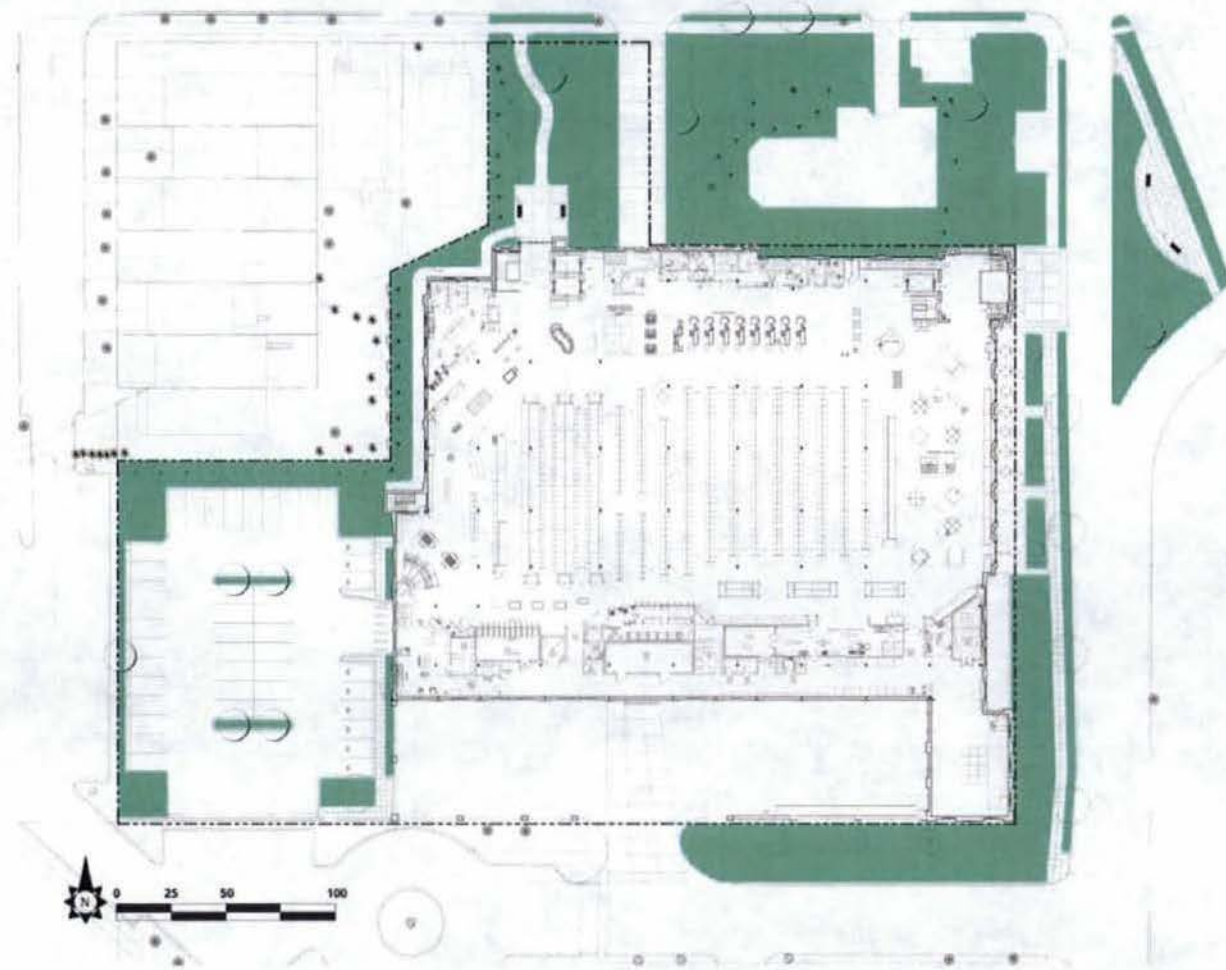
Method of FAR Calculation



July 28th, 2009

G05

SAFeway AT TENLEYTOWN



Much open space will be preserved with the new Tenleytown Safeway design, and it will be organized in a more urban way by using neighborhood parks, eating terraces, screened parking yards, and entrance plazas as opposed to being entirely composed of suburban buffer yards and screening plantings.

© 2009 Torti Gallas and Partners, Inc. | 1300 Tyng Street, 4th floor, Silver Spring, Maryland 20910 301.585.4800

Open Space Diagram

SAFeway
TORTI GALLAS AND PARTNERS

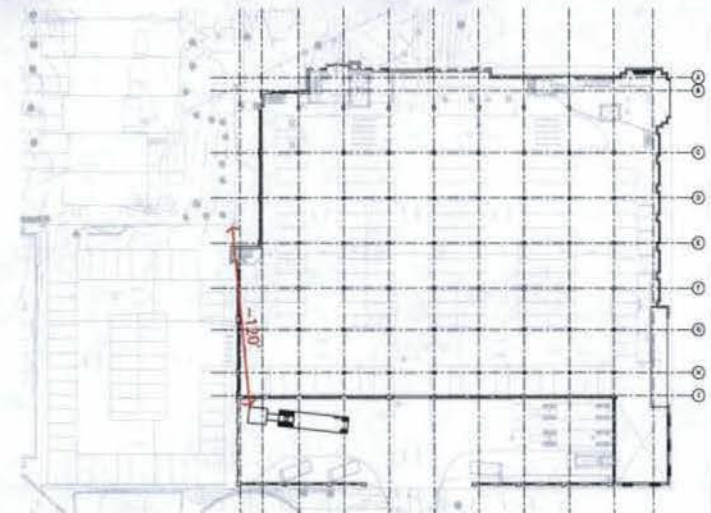
July 28th, 2009

G08

SAFeway AT TENLEYTOWN



Existing

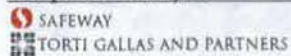


Proposed

Distances from neighboring residents' property line to Safeway's loading maneuvering area (before and after) - The proposed design for the new Tenleytown Safeway will relocate the loading dock so that the truck maneuvering area is no longer near the residents back yard. The distance between the truck loading maneuvering area and the residences is increased by over 100 feet and is proposed to be located behind a corner of the building out of view.

©2009 Inter Online and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

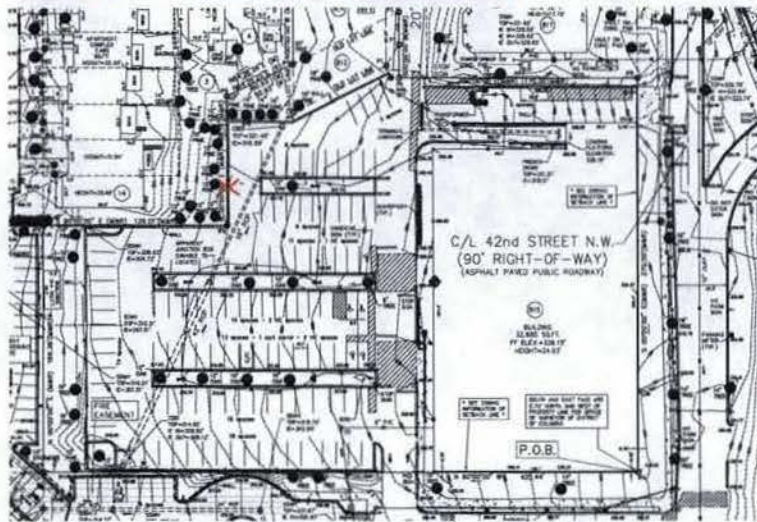
Graphical Analysis



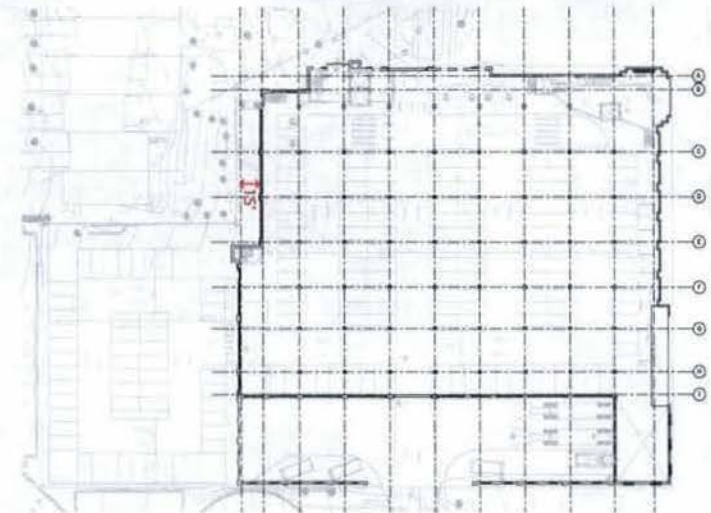
July 28th, 1909

A07

SAFEWAY AT TENLEYTOWN



Existing



Proposed

Distances from neighboring residents' property line to Safeway's parking area (before and after) - Besides moving the parking areas back from the property line, the proposed design now provides a 15' softscaped buffer zone, a row of screening trees, retains the existing property line wall and fence, and has the parking located behind the open building facades.

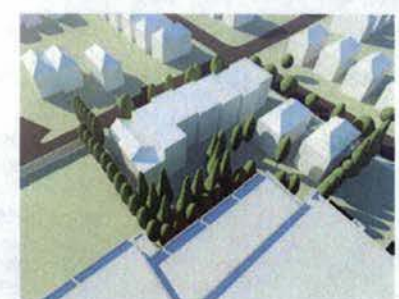
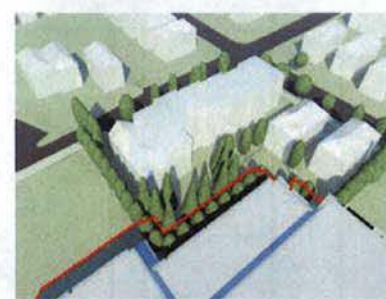
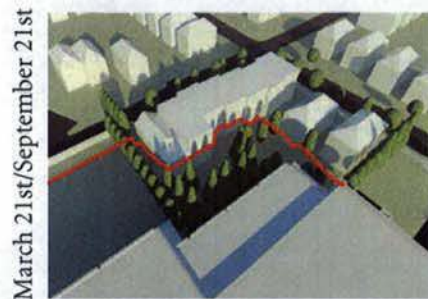
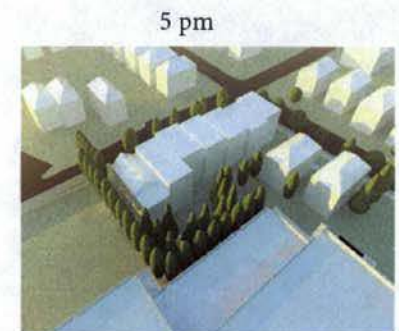
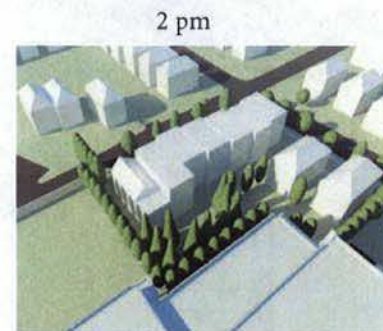
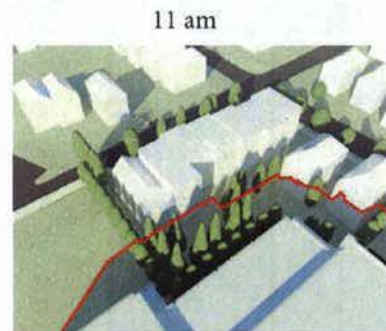
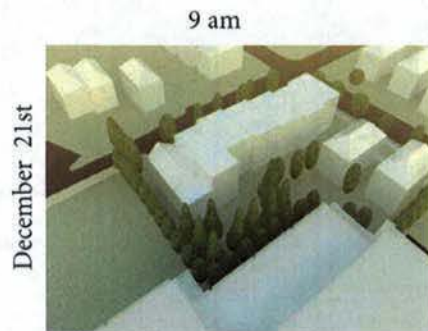
© 2009 Torti Gallas and Partners, Inc. | 1300 N. 17th Street, 4th Floor, Silver Spring, Maryland 20910 | 301.588.6800

Graphical Analysis



SAFeway AT TENLEYTOWN

July 28th, 2009



Shadow Study Method - Safeway commissioned a shadow study to evaluate the impact of the new store mass on adjacent property owners. Computer software simulated the distribution of sunlight at various times of the day throughout the year, at Winter and Summer Solstice, and at the Equinox. For the great majority of the year, shadows will not fall on adjacent residential property owner's properties to the West. In those brief morning periods where shadows would fall on neighboring properties, it was discovered that the majority of the new shadows will fall within the pre-existing shadows of existing landscaping. In the afternoon, shadows from the new building do not fall on the neighboring properties to the west.

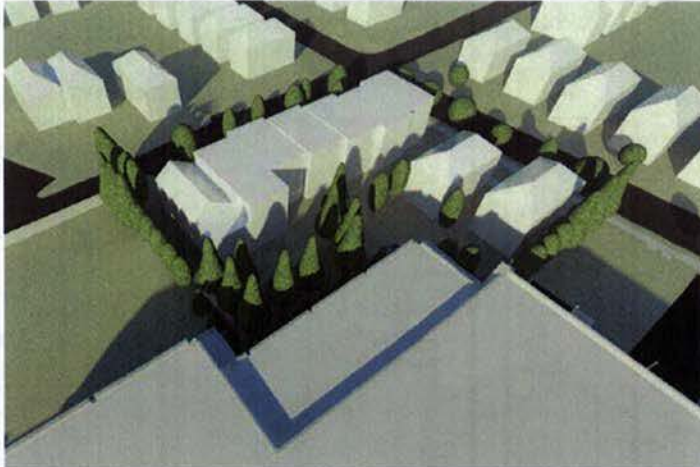
© 2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Sun Shadow Study at NorthWest Corner of the Proposed Building

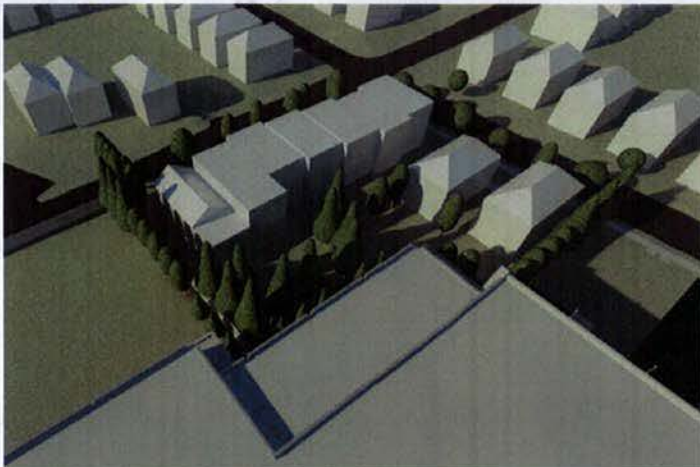
Proposed Safeway

Currently Allowed: By-Right Residential Development under R-2, R-3

December 21st, 11am



December 21st, 2pm



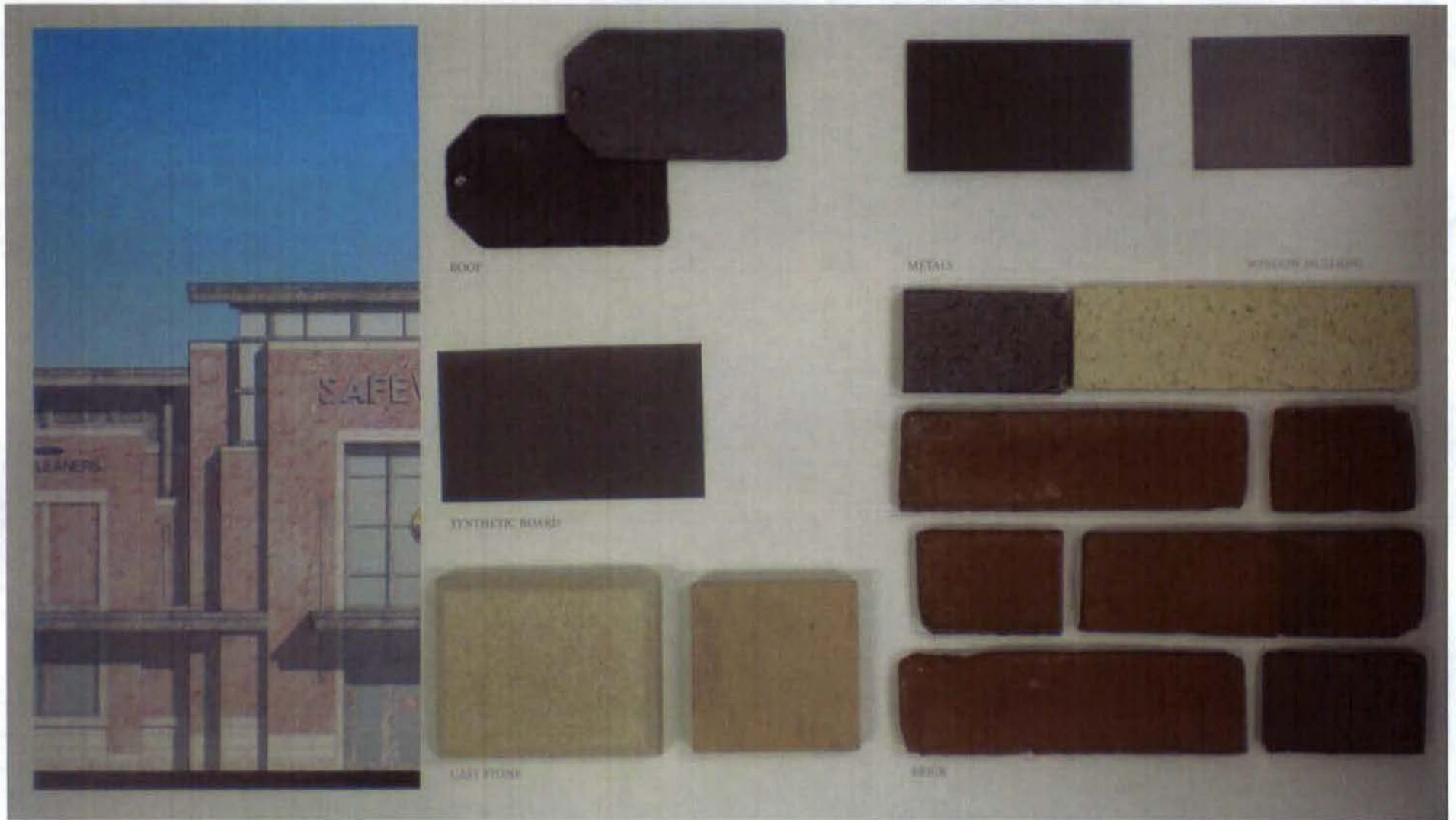
Shadow Study Comparison of By-right Residential Zoning to the Proposed Tenleytown Safeway - Safeway has prepared a Shadow Study Analysis that compares the by-right residential zoning to the zoning density that is being proposed, to determine if the sun shadows that are cast on neighboring structures by the proposed building would be unreasonably intrusive. It turns out that the Safeway structure will have **less** of a shadow impact than that which is allowed under the current residential zoning. Under the existing R-2 and R-3 zoning, 40' high larger-format residences (that are typically favored in today's market) could be built, by right, with 20' rear yards and 8' side yards along the property line in the R-2 zone. No side yard would need to be provided on the R-3 zoned lots on Ellicott Street. Potential developments under the existing residential zoning would cast longer shadows, at all times, onto adjacent properties than that of the proposed design for the new Tenleytown Safeway.

© 2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

By-Right vs Proposed Scheme Shadow Analysis

July 28th, 2009

A13



©2009 Torti Gallas and Partners, Inc. | 1300 Young Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Materials Board

 SAFEWAY
 TORTI GALLAS AND PARTNERS

July 28th, 2009

A14

SAFEWAY AT TENLEYTOWN

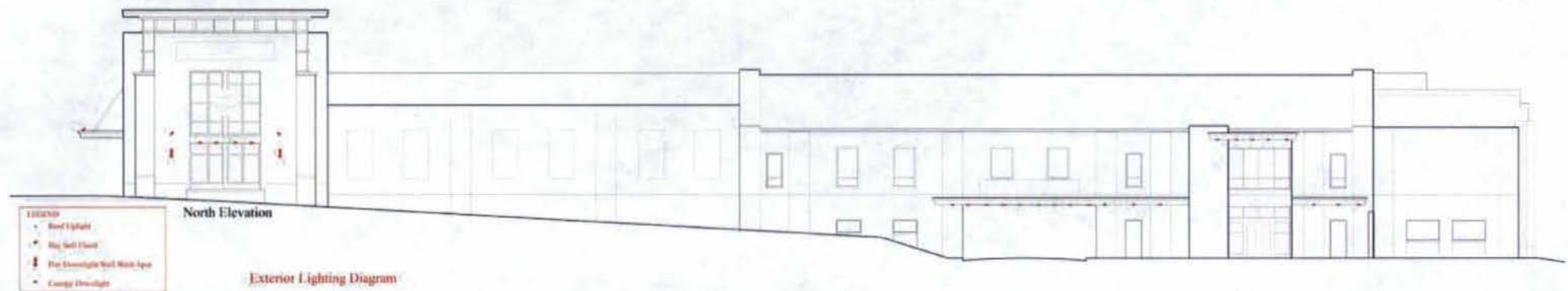


Existing



Proposed

View across Wisconsin Avenue toward Northeast corner of the site



©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 6th floor Silver Spring, Maryland 20910 | 301.588.4800

Exterior Site Lighting Elevation Diagrams



July 28th, 2009

SAFeway AT TENLEYTOWN

SAFEGWAY AT TENLEYTOWN

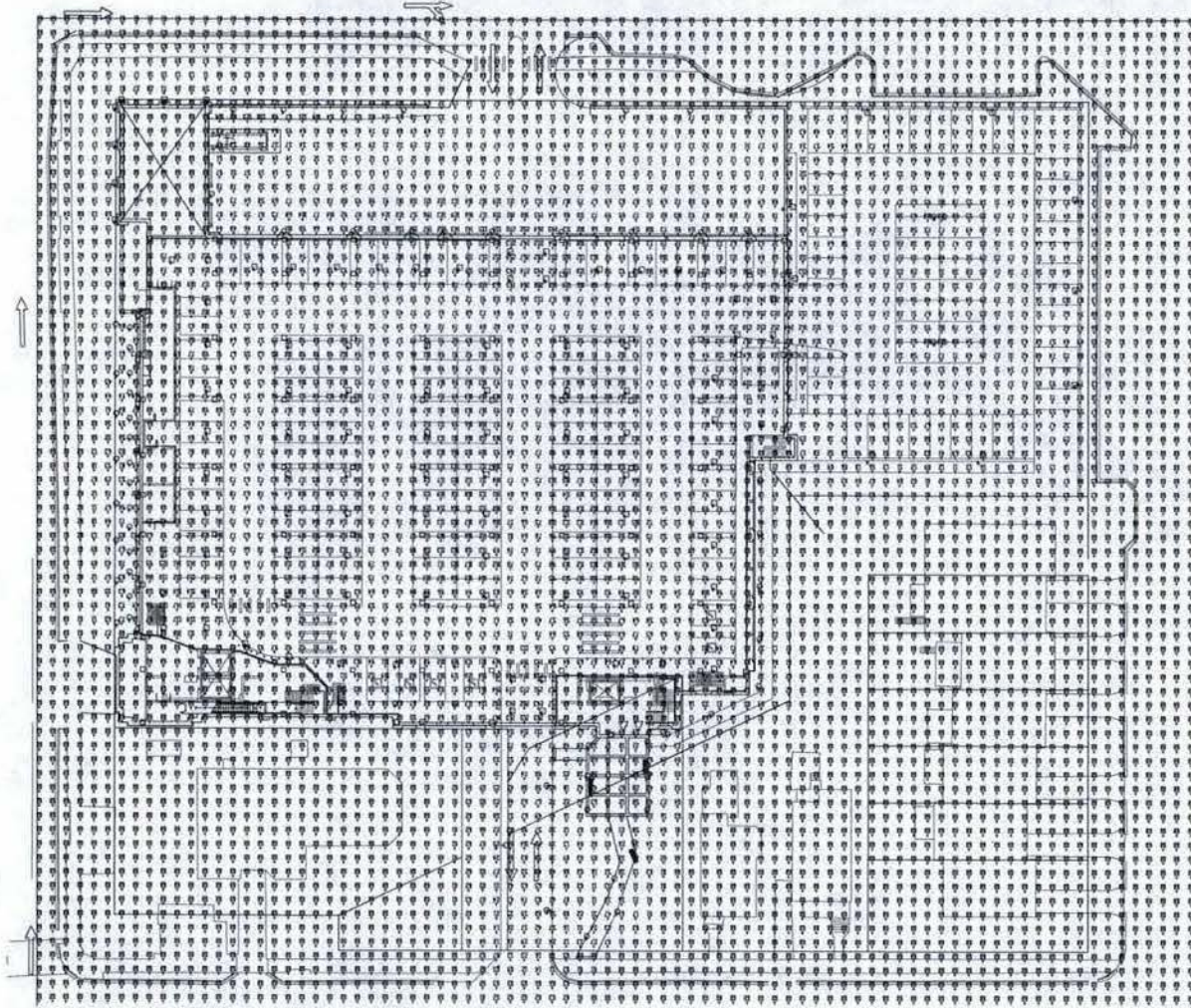
July 28th, 2009

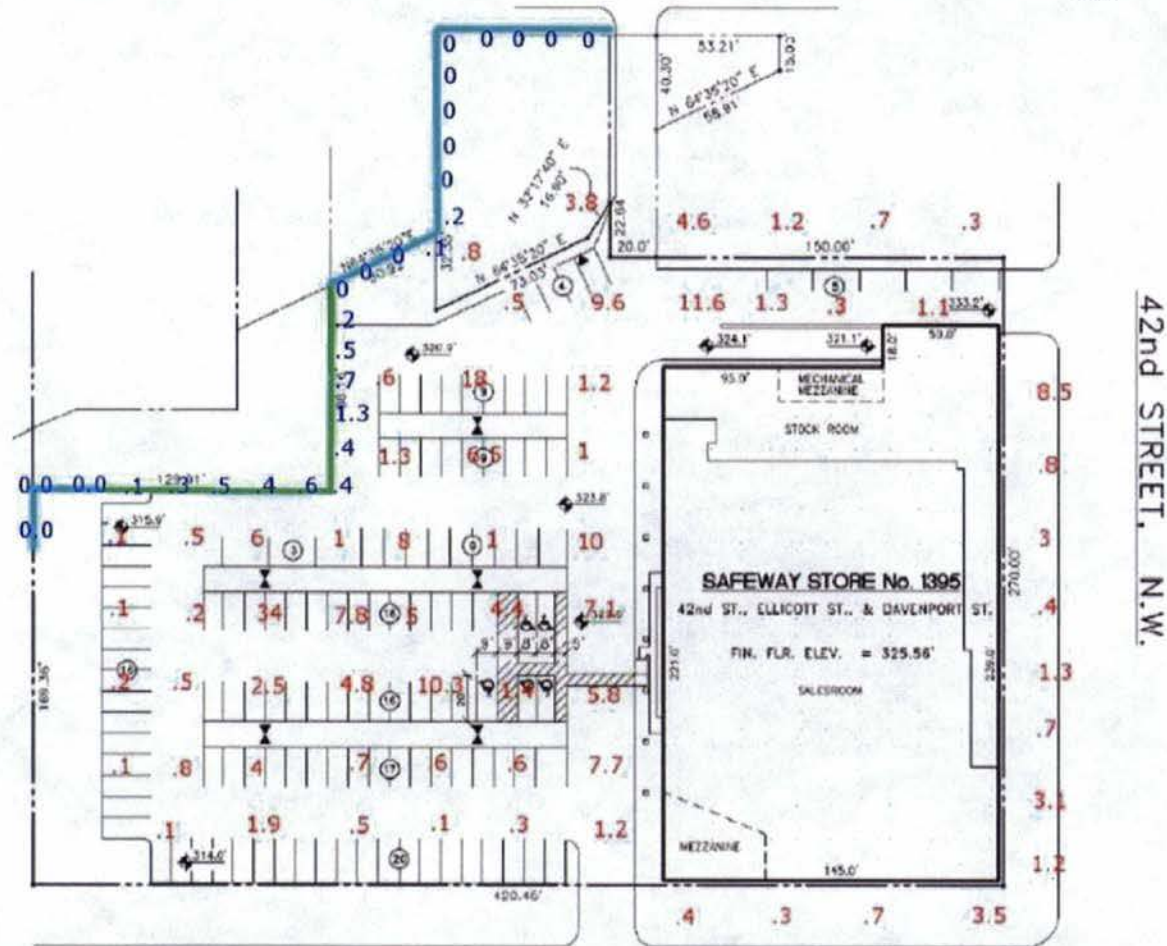
SAFEGWAY
TORTI GALLAS AND PARTNERS

Proposed Photometrics Diagram

©2009 Torti Gallas and Partners, Inc. | 1300 Pylong Street, 4th Floor, Silver Spring, Maryland 20910 301.586.4800

Comparison of Existing Lighting to New Exterior Lighting Scheme - In the proposed lighting scheme, less light will fall at the property line with residential neighbor's properties than does in the current condition, except adjacent to the new park at Ellcott, where safety lighting will be added to the park where there is none today. Dense plantings, walls and fencing will screen out the great majority of remaining minimal amounts of light that arrives at the property line. (Existing Photometric Studies by Lighting Maintenance; Proposed lighting Photometrics by Brandt Engineering)





Comparison of Existing Lighting to New Exterior Lighting Scheme - In the proposed lighting scheme, less light will fall at the property line with residential neighbor's properties than does in the current condition, except adjacent to the new park at Ellicott, where safety lighting will be added to the park where there is none today. Dense plantings, walls and fencing will screen out the great majority of remaining minimal amounts of light that arrives at the property line. (Existing Photometric Studies by Lighting Maintenance; Proposed Lighting Photometrics by Brandt Engineering)

©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Existing Photometrics Diagram



South Facade Signage



East Facade Signage



North facing (Wisconsin Ave. corner)
Facade Signage



SAFEGWAY SIGN



SAFEGWAY SIGNAGE



PHARMACY SIGN



PARKING BLADE SIGNS



Café Sign



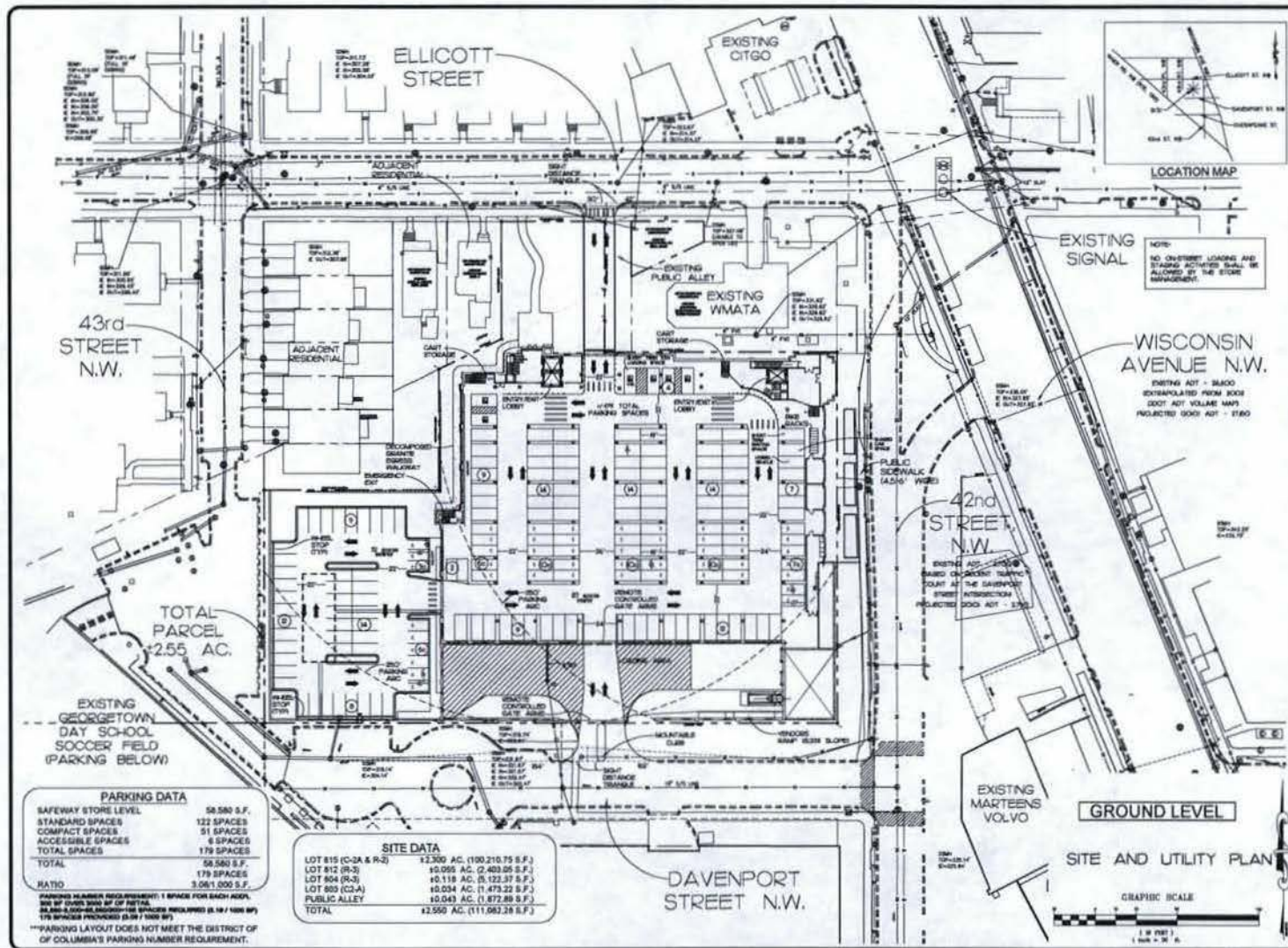
STARBUCKS SIGNAGE

Proposed Signage - The signage will be scaled appropriately for the facades and not oversized. Please see elevations above for rough sizes of the signs. Signs will be backlit, except for Signature Cafe, Bergmann's, Starbucks and Safeway logos, which will be frontlit. Parking blade signs will be located on the piers besides each of the garage entrance openings.

©2009 Torti Gallas and Partners, Inc. | 1100 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

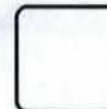
July 28th, 2009

Civil



REVISIONS	BY

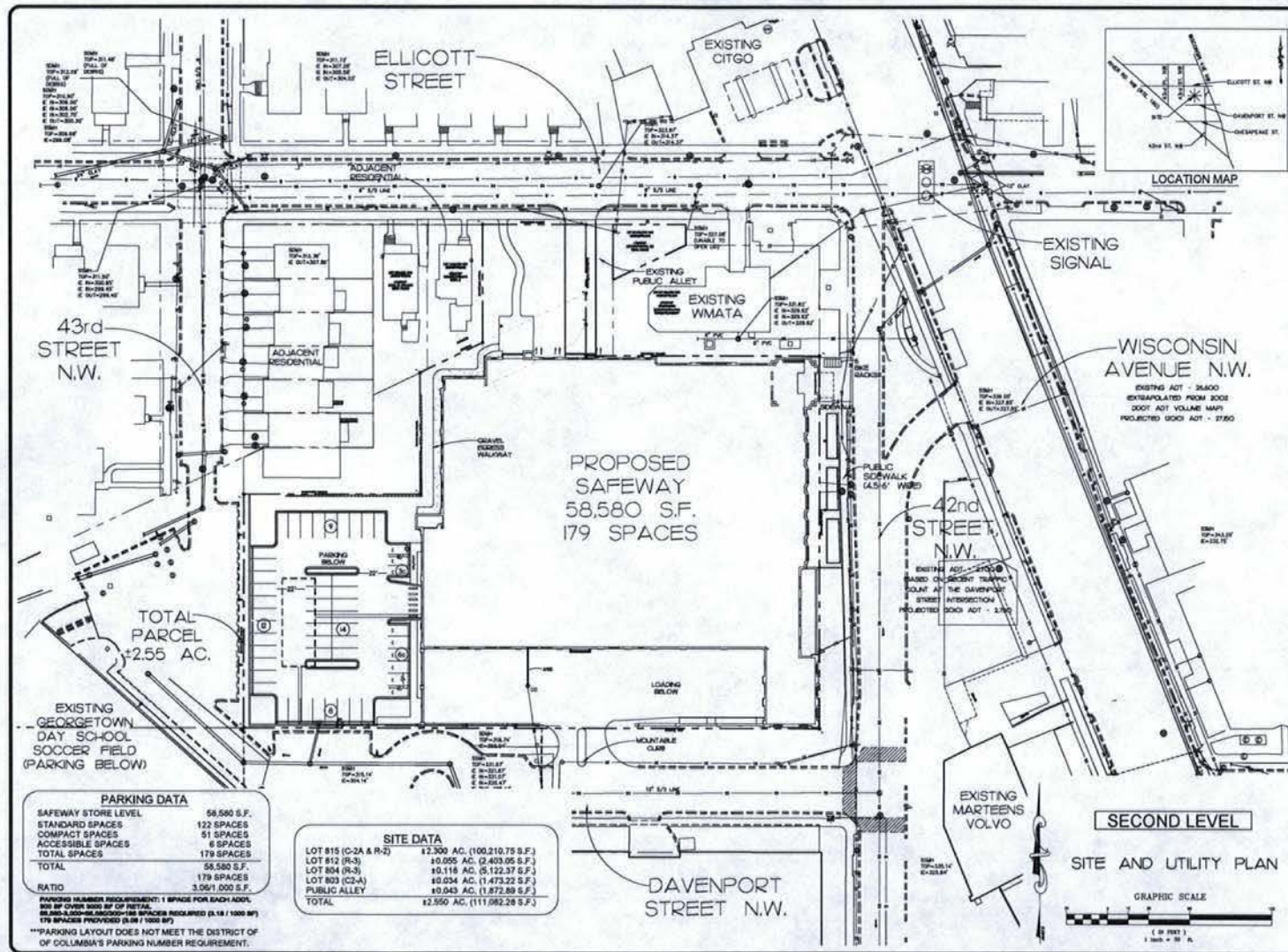
FREELEAD and KAUFFMAN, INC.
 Planning & Landscape Architecture
 200 West 20th Avenue
 Denver, Colorado 80202
 Tel: 303.733.5950



SAFEMART STORE #2865
WASHINGTON, DC
 Safeway Stores, Inc.
 4055 Potomac Blvd.
 Landover, MD 20785-4344
 Tel: 301.985.6662



CI



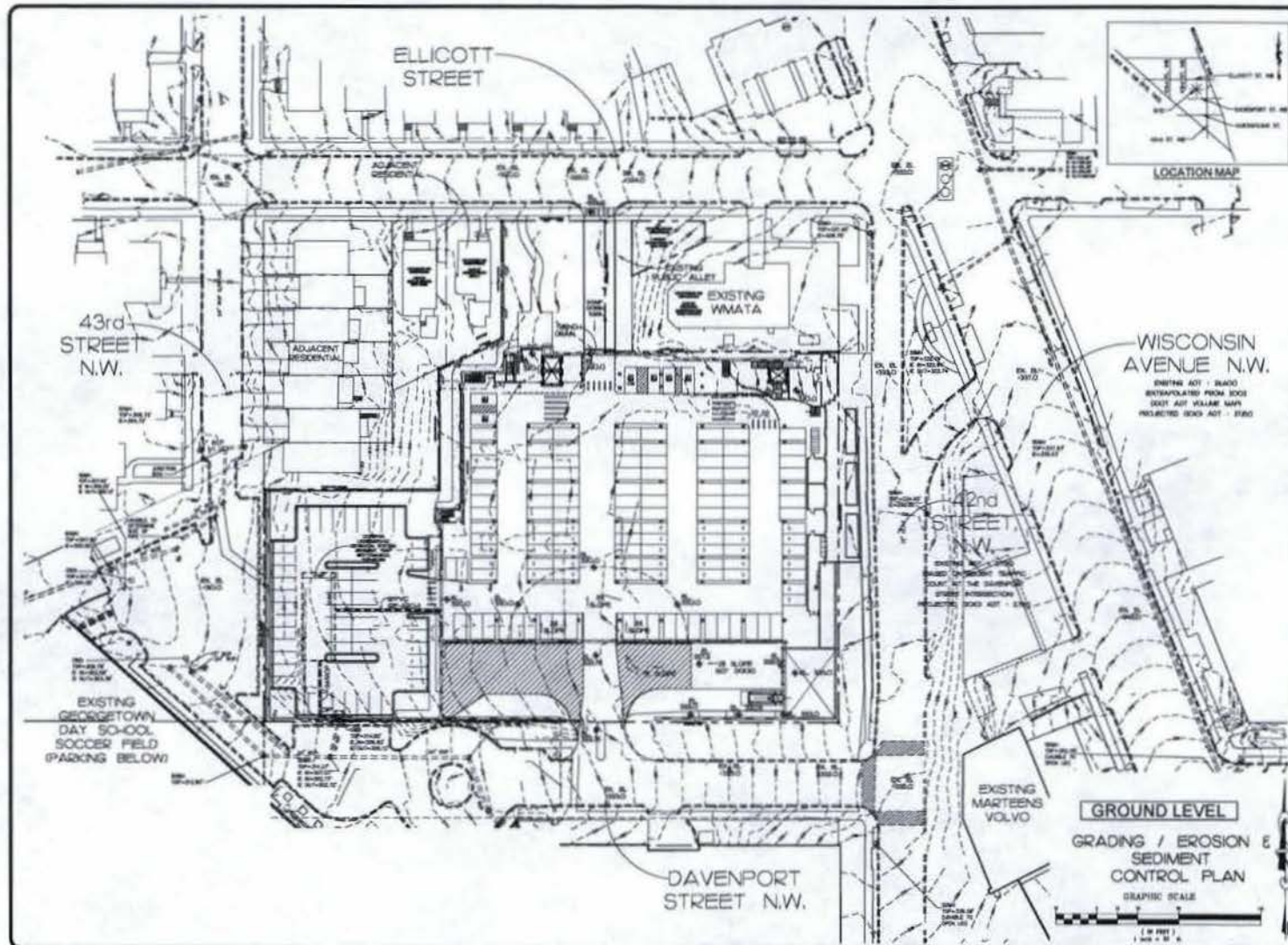
REVISIONS	BY

PRELAD and KAUFMAN, INC.
Engineers & Landscape Architects
1000 14th Street, N.W.
Washington, D.C. 20005
Phone: (202) 462-2800
Fax: (202) 462-2801

SAFEWAY STORE #2865
WASHINGTON, DC
Safeway Stores, Inc.
1000 14th Street, N.W.
Washington, D.C. 20005
Phone: (202) 462-2800
Fax: (202) 462-2801



C2



REVISIONS	BY

ROEB AND JOE KALFMAN, INC.
 Engineers & Architects
 2000 15th Street, N.W.
 Washington, D.C. 20005
 Phone: 202-331-1000
 Fax: 202-331-0000



SAFeway STORE #2865
 WASHINGTON, DC
 Safeway Store No.
 4000 Wisconsin Blvd.
 Lorton, VA 22070-4344
 Lorton, VA 22070-4344



C3

©2009 Torti Gallas and Partners, Inc. | 1300 Lying Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

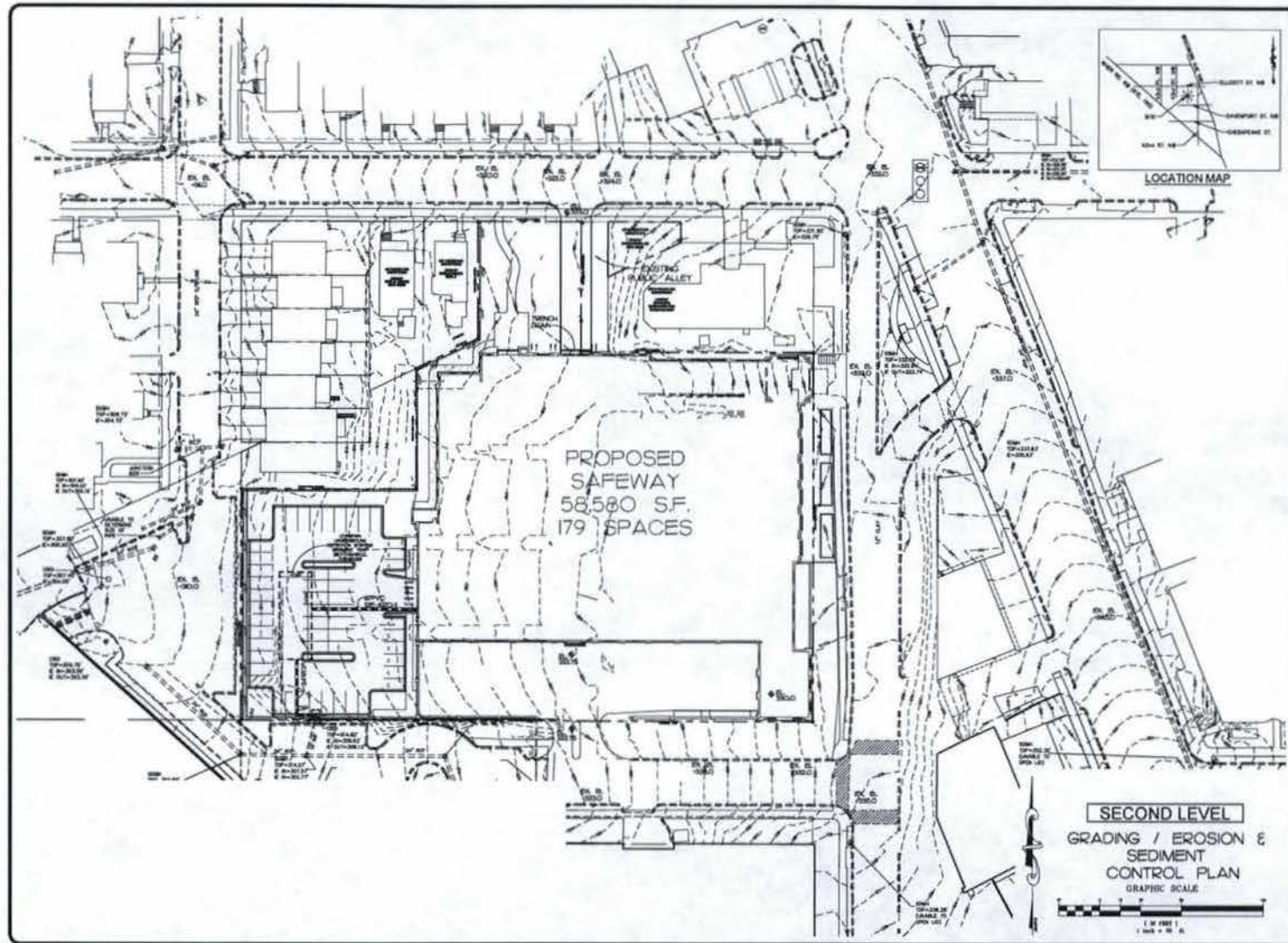
Grading, Erosion and Sediment Control, Ground Level

SAFeway
 TORTI GALLAS AND PARTNERS

July 28th, 2009

C03

SAFeway AT TENLEYTOWN



REVISIONS	BY

PRELAD INC. KALFMAN, INC.
 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910
 301.588.4800
 301.588.4801
 301.588.4802
 301.588.4803
 301.588.4804
 301.588.4805
 301.588.4806
 301.588.4807
 301.588.4808
 301.588.4809
 301.588.4810
 301.588.4811
 301.588.4812
 301.588.4813
 301.588.4814
 301.588.4815
 301.588.4816
 301.588.4817
 301.588.4818
 301.588.4819
 301.588.4820
 301.588.4821
 301.588.4822
 301.588.4823
 301.588.4824
 301.588.4825
 301.588.4826
 301.588.4827
 301.588.4828
 301.588.4829
 301.588.4830
 301.588.4831
 301.588.4832
 301.588.4833
 301.588.4834
 301.588.4835
 301.588.4836
 301.588.4837
 301.588.4838
 301.588.4839
 301.588.4840
 301.588.4841
 301.588.4842
 301.588.4843
 301.588.4844
 301.588.4845
 301.588.4846
 301.588.4847
 301.588.4848
 301.588.4849
 301.588.4850
 301.588.4851
 301.588.4852
 301.588.4853
 301.588.4854
 301.588.4855
 301.588.4856
 301.588.4857
 301.588.4858
 301.588.4859
 301.588.4860
 301.588.4861
 301.588.4862
 301.588.4863
 301.588.4864
 301.588.4865
 301.588.4866
 301.588.4867
 301.588.4868
 301.588.4869
 301.588.4870
 301.588.4871
 301.588.4872
 301.588.4873
 301.588.4874
 301.588.4875
 301.588.4876
 301.588.4877
 301.588.4878
 301.588.4879
 301.588.4880
 301.588.4881
 301.588.4882
 301.588.4883
 301.588.4884
 301.588.4885
 301.588.4886
 301.588.4887
 301.588.4888
 301.588.4889
 301.588.4890
 301.588.4891
 301.588.4892
 301.588.4893
 301.588.4894
 301.588.4895
 301.588.4896
 301.588.4897
 301.588.4898
 301.588.4899
 301.588.4900
 301.588.4901
 301.588.4902
 301.588.4903
 301.588.4904
 301.588.4905
 301.588.4906
 301.588.4907
 301.588.4908
 301.588.4909
 301.588.4910
 301.588.4911
 301.588.4912
 301.588.4913
 301.588.4914
 301.588.4915
 301.588.4916
 301.588.4917
 301.588.4918
 301.588.4919
 301.588.4920
 301.588.4921
 301.588.4922
 301.588.4923
 301.588.4924
 301.588.4925
 301.588.4926
 301.588.4927
 301.588.4928
 301.588.4929
 301.588.4930
 301.588.4931
 301.588.4932
 301.588.4933
 301.588.4934
 301.588.4935
 301.588.4936
 301.588.4937
 301.588.4938
 301.588.4939
 301.588.4940
 301.588.4941
 301.588.4942
 301.588.4943
 301.588.4944
 301.588.4945
 301.588.4946
 301.588.4947
 301.588.4948
 301.588.4949
 301.588.4950
 301.588.4951
 301.588.4952
 301.588.4953
 301.588.4954
 301.588.4955
 301.588.4956
 301.588.4957
 301.588.4958
 301.588.4959
 301.588.4960
 301.588.4961
 301.588.4962
 301.588.4963
 301.588.4964
 301.588.4965
 301.588.4966
 301.588.4967
 301.588.4968
 301.588.4969
 301.588.4970
 301.588.4971
 301.588.4972
 301.588.4973
 301.588.4974
 301.588.4975
 301.588.4976
 301.588.4977
 301.588.4978
 301.588.4979
 301.588.4980
 301.588.4981
 301.588.4982
 301.588.4983
 301.588.4984
 301.588.4985
 301.588.4986
 301.588.4987
 301.588.4988
 301.588.4989
 301.588.4990
 301.588.4991
 301.588.4992
 301.588.4993
 301.588.4994
 301.588.4995
 301.588.4996
 301.588.4997
 301.588.4998
 301.588.4999
 301.588.5000



**SAFEWAY STORE #2865
 WASHINGTON, DC**
 Safeway Stores, Inc.
 600 Maryland Drive, N.E.
 Lorton, VA 22079-4344
 703.461.6663



DESIGN
 CHECKED
 DATE
 SCALE
 TITLE
 DRAWING

C4

©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

Grading, Erosion and Sediment Control, Second Level



July 28th, 2009

C04

SAFEWAY AT TENLEYTOWN

Landscape



Frontier Elm



Dynamite Crape Myrtle



Japanese Cryptomeria



Burkii Red Cedar



Croonenburg American Holly



Carolina Hemlock



Emerald Arborvitae



Oklahoma Redbud



Encore Azalea



Crimson Queen Japanese Maple



English Laurel



Brodie Red Cedar



Canessa Holly



Sky Pencil Holly



Mt. Fire Andromeda



Green Mountain Boxwood



Schip Laurel



Creeping Lilyturf



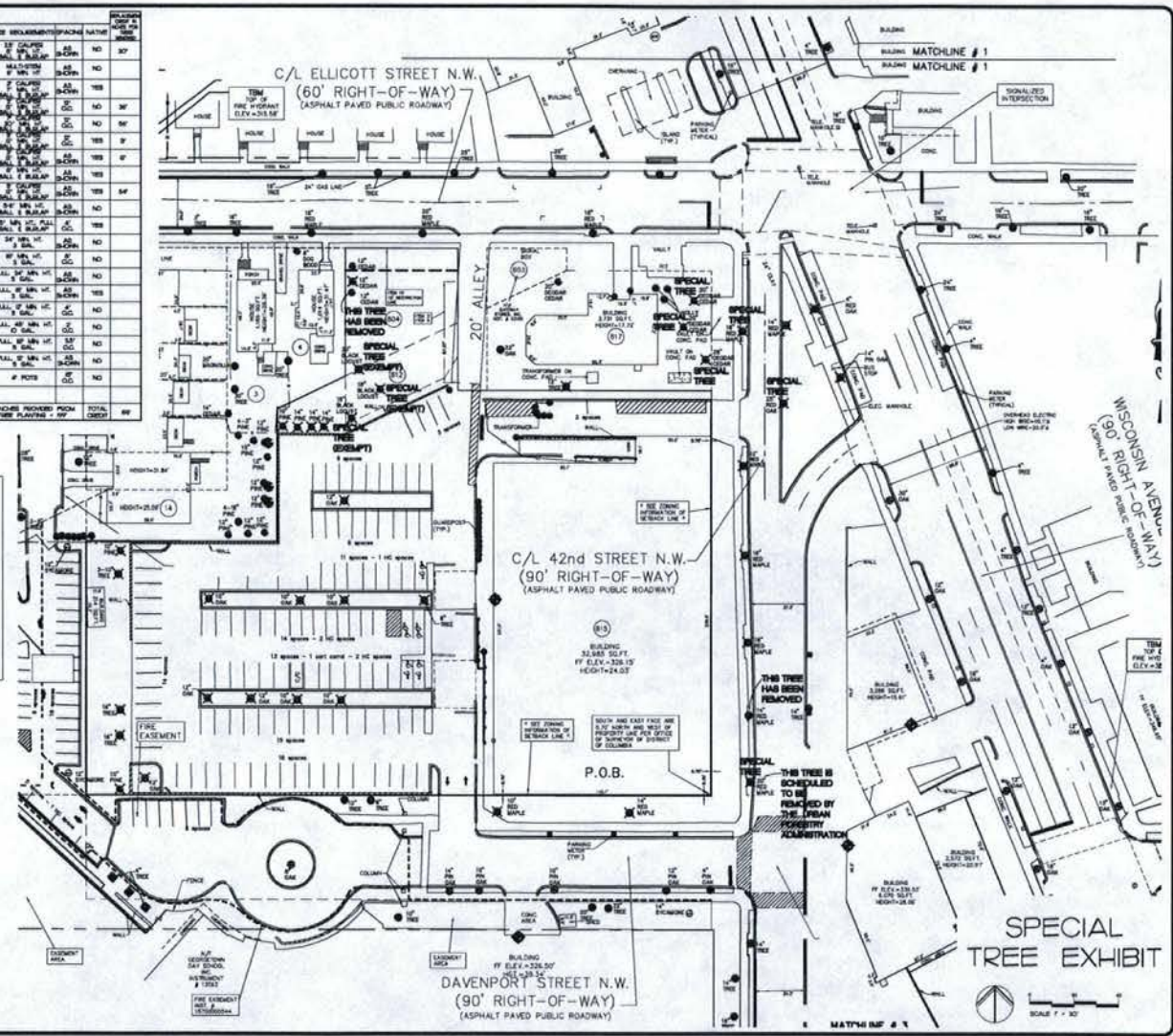
Green Giant Arborvitae



Wintergreen Boxwood

SYM.	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	QUANTITY	DATE	BY
1	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
2	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
3	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
4	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
5	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
6	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
7	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
8	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
9	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
10	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
11	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
12	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
13	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
14	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
15	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
16	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
17	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
18	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
19	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
20	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
21	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
22	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
23	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
24	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
25	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
26	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
27	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
28	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
29	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
30	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
31	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
32	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
33	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
34	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
35	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
36	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
37	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
38	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
39	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
40	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
41	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
42	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
43	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
44	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
45	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
46	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
47	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
48	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
49	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
50	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
51	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
52	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
53	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
54	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
55	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
56	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
57	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
58	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
59	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
60	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
61	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
62	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
63	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
64	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
65	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
66	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
67	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
68	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
69	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
70	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
71	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
72	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
73	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
74	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
75	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
76	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
77	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
78	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
79	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
80	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
81	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
82	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
83	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
84	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
85	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
86	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
87	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
88	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
89	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
90	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
91	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
92	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
93	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
94	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
95	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
96	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
97	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
98	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
99	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		
100	○	10	LEILE	POINCIANA	10' CALIPER	NO	30'		

SPECIAL TREES TO BE REMOVED:
 WMATA PARCEL:
 2 20' TREES
 1 20' TREE
 PUBLIC PARCEL:
 1 20' TREE
 1 20' TREE
 SAFEWAY / ELLICOTT PARCELS:
 0 TREES
TOTAL DIAMETER IN INCHES:
 0"

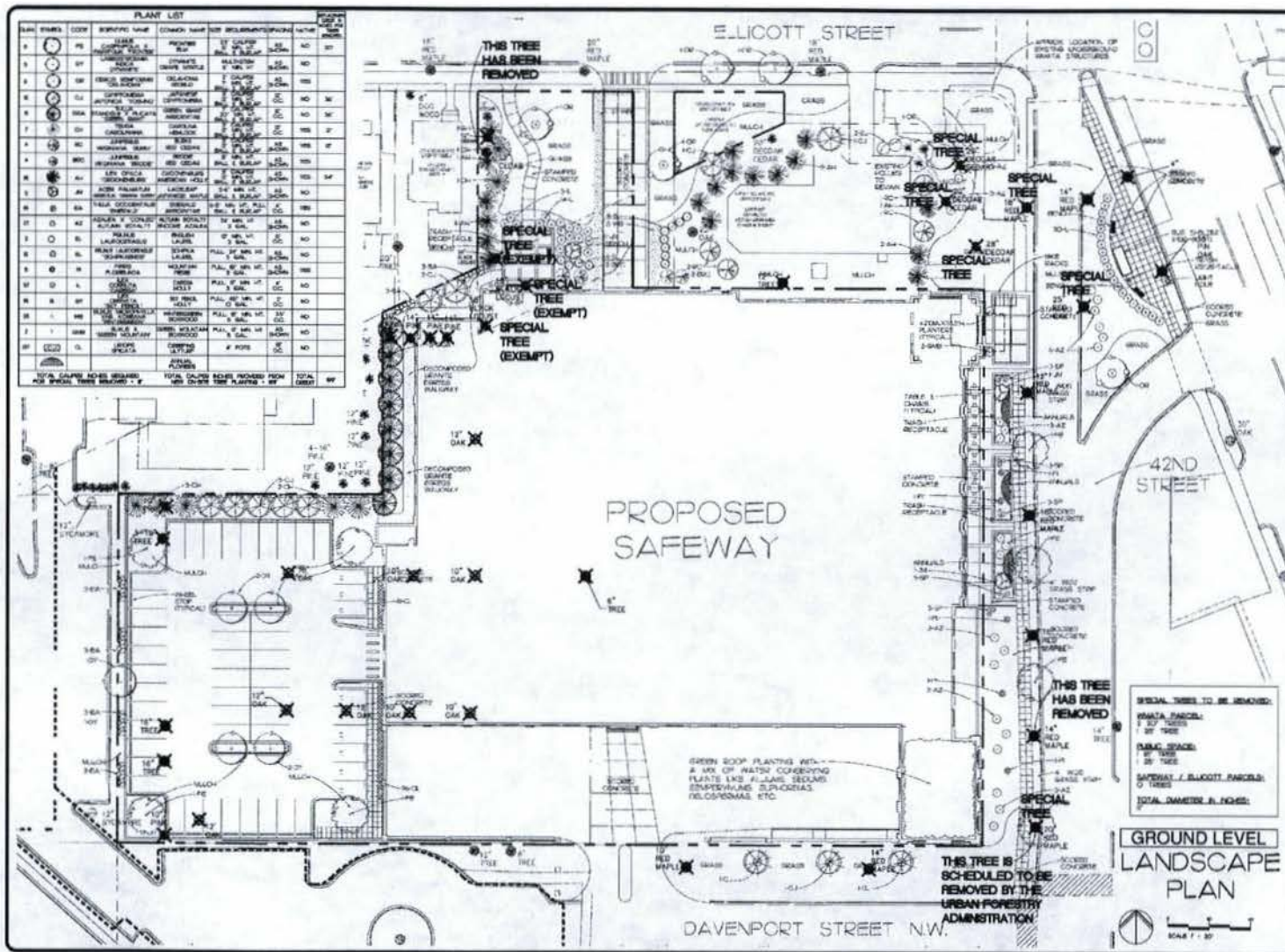


REVISIONS	BY

PRELAND and KAUFMAN, INC.
 Engineers & Landscape Architects
 309 West Street Avenue
 Greenbelt, MD 20740
 Tel: 443-233-5481
 Fax: 443-233-5482

SAFEWAY STORE #2865
WASHINGTON, DC
 Safeway Stores, Inc.
 4550 Fort Belvoir Blvd.
 Fort Belvoir, MD 20745-4344
 Tel: 443-745-0665

DESIGN
 CHECKED
 CMB
 DATE
 TSMC
 DRAWING
EX



REVISIONS	BY

PRELAW and KAUFMAN, INC.
 Landscape Architects
 1000 15th St. N.W.
 Suite 200
 Washington, DC 20005
 Phone: 202-462-1000
 Fax: 202-462-1001
 E-mail: info@prelaw.com

SAFEWAY STORE #2865
WASHINGTON, DC
 Safeway Stores, Inc.
 1000 15th St. N.W.
 Suite 200
 Washington, DC 20005
 Phone: 202-462-1000
 Fax: 202-462-1001
 E-mail: info@safeway.com



C5