

NEW YORK AVENUE/ARBORETUM

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS

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ZONING COMMISSION
CASE No. 06-15
EXHIBIT No. 6A1
JAN 21, 2006
ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.6A1

New York Avenue/Arboretum

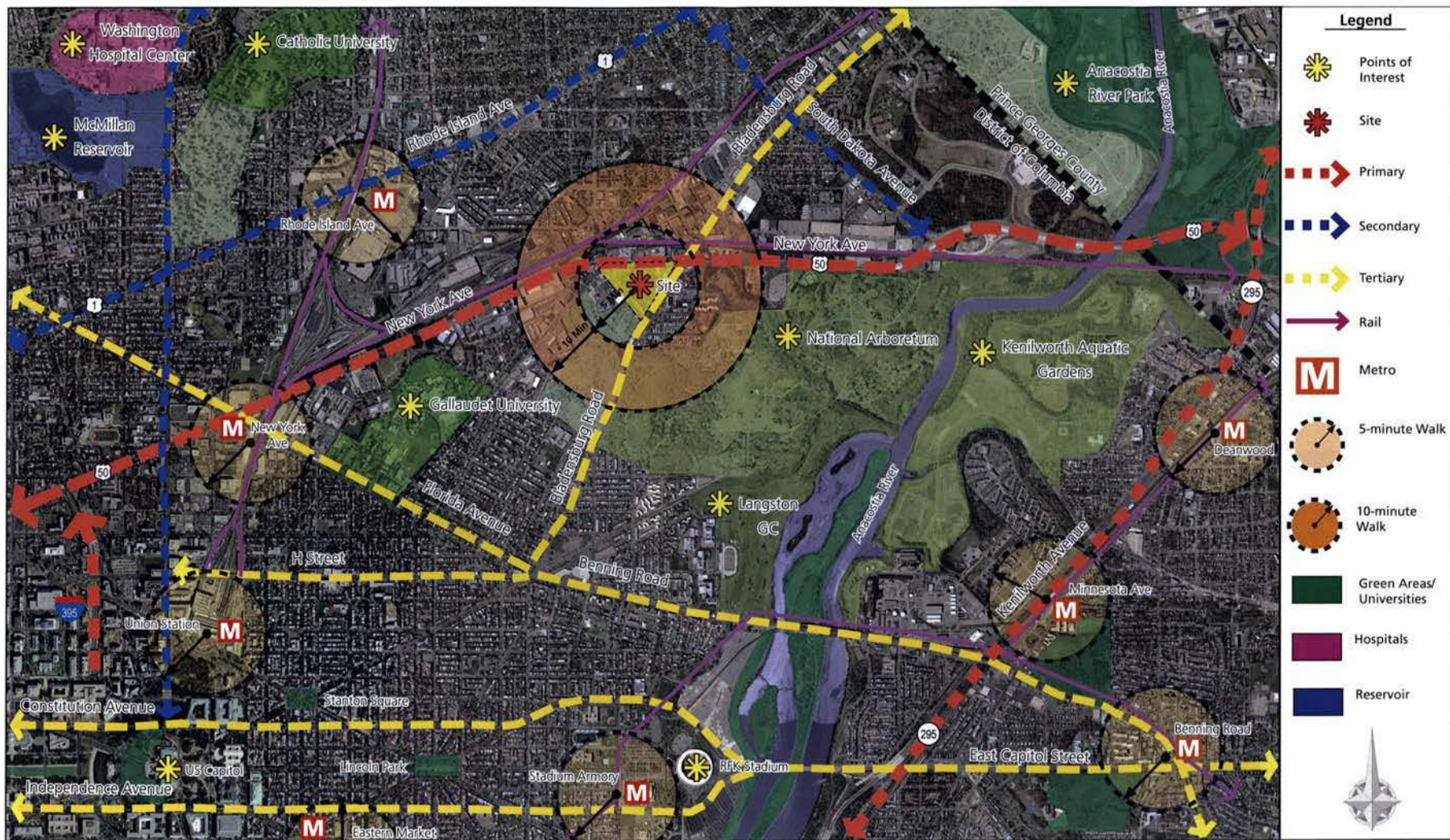
2001 New York Avenue
Washington, DC



New York Avenue Elevation

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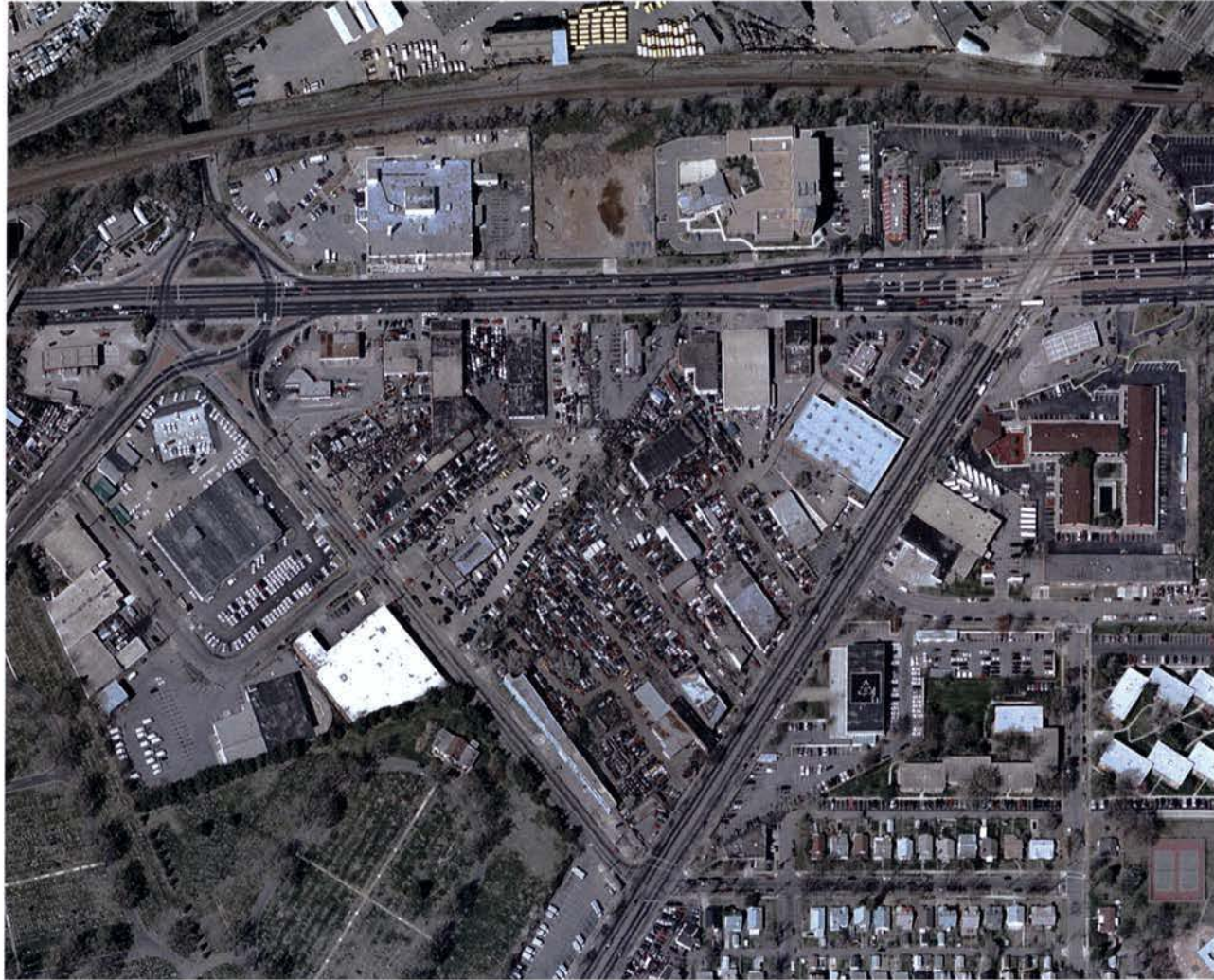
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Regional Analysis

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A01

NEW YORK AVENUE/ARBORETUM



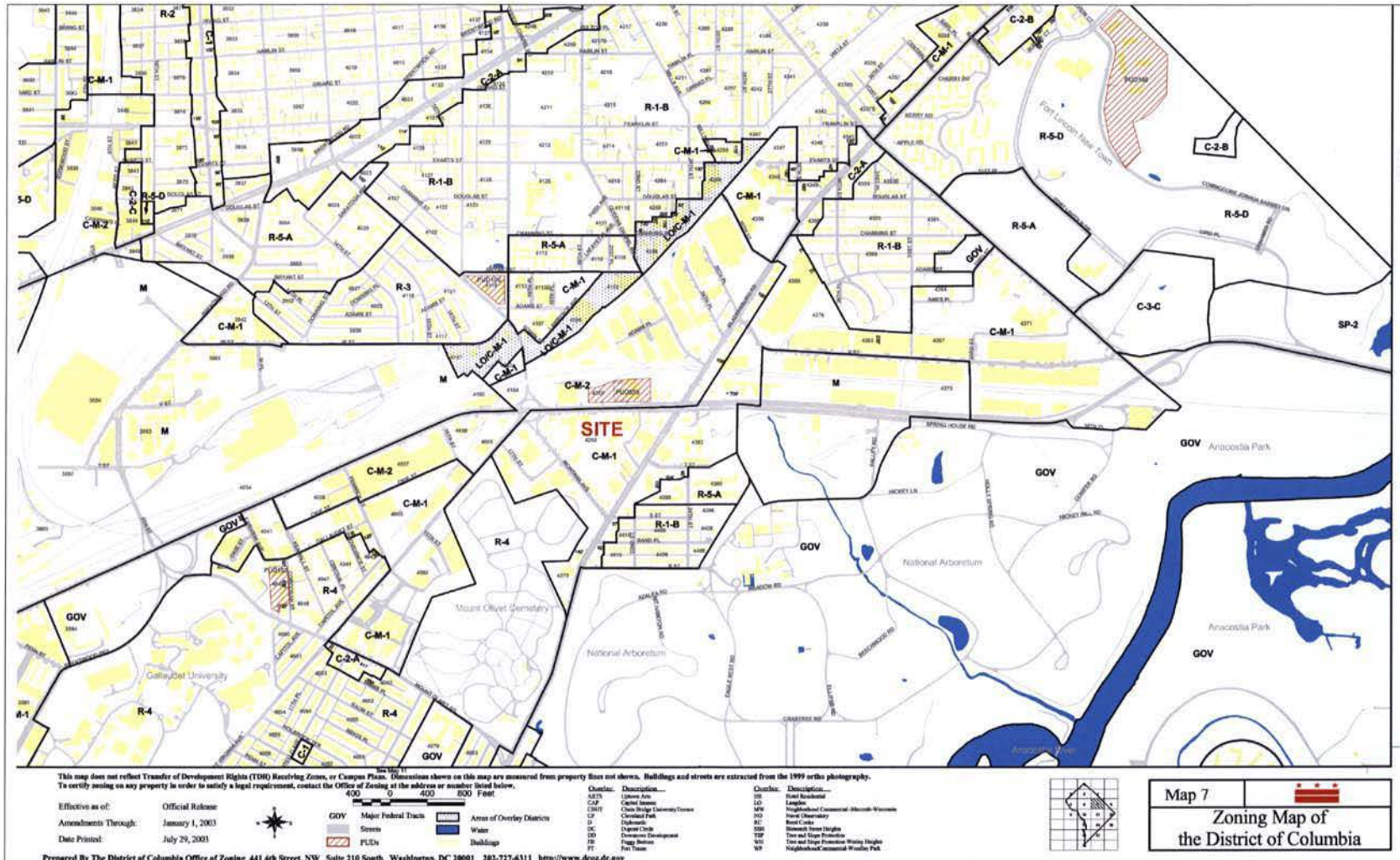
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Aerial Site Photo

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NEW YORK AVENUE/ARBORETUM



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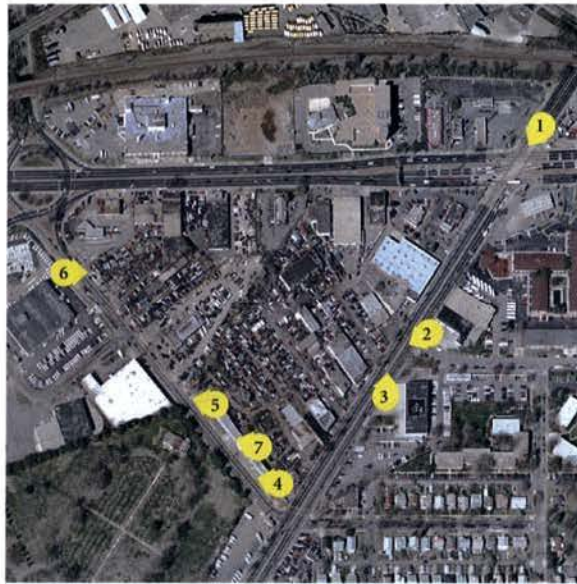
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Zoning Maps

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A03

NEW YORK AVENUE/ARBORETUM



1 Bladensburg Road - Looking Southwest



2 Bladensburg Road - Looking Southwest



3 Bladensburg Road - Looking South



4 Montana Avenue - Looking West



5 Montana Avenue - Looking Southwest



6 Montana Avenue - Looking East



7 Montana Avenue - Looking Northwest

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Site Photos

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Site Photos

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NEW YORK AVENUE/ARBORETUM

March 21, 2006

PUD Zoning Analysis Torti Gallas and Partners

2001 New York Ave. NE

Base Zoning: C-3-C
Surveyed Lot Area: 697,873 sf
Note: This analysis reflects proposed amendments to the DC Zoning Map filed in conjunction with the PUD application.

Site Analysis	Zoning Requirements	Proposed in PUD
F.A.R.	6.5 max. per 11 DCMR (771.2) 6.5 Res. Use 6.5 Other Permitted Uses	5.3 FAR
Lot Occupancy	100% per 11 DCMR (772.1)	50%
Allowable Development Footprint	697,873	348,937 sf
Allowable Building Area Combined	697,873 x 0.5 = 4,536,175 sf	3,729,000 sf
Roof Structure Bonus GFA	Per 11 DCMR (411.7): .37 x 697,873 = 258,213 sf Permitted	96,043 sf. Provided All Buildings 0.14 FAR < 0.37
Residential Recreation Space	10% of Res. Use Bldg Area per 11 DCMR (773.3) 3,382,105 x 0.10 = 338,210 sf	338,500 sf Provided. 10.0% Minimum See Diagrams
Open Courts	Min. Width: 4' per ft of height per 11 DCMR (774.1) Measured from base of court to parapet of court	Provided as req'd
Closed Courts	Min. Area Twice Square of Min. Width Req'd per 11 DCMR (776.2)	No Closed Courts
Rear Yard	15 ft per 11 DCMR (774.1)	Court in lieu of rear yard
Side Yard	None Req'd, if provided Min. Width: 2' per ft of height per 11 DCMR (775.5) Measured from base of yard to top of parapet. Not Less than 6'-0"	Provided as req'd
Dwelling Units	NA	2,980 units Note: Number of unit may vary
Parking Requirement	Per 11 DCMR (2101.1) Residential: 0.25 space per D.U. 0.25 x 2,980 = 745 spaces Retail: 1 space for each add'l 750 sf over 3,000 sf of retail. 143,510-3,000+140,510 / 750 = 187 spaces	3,278 Res. Spaces Provided (1.1 space per unit minimum) 620 Retail Spaces Provided (4 spaces per 1000 sf total retail minimum)

Building Analysis	Zoning Requirements	Proposed in PUD
Building A		
Gross Floor Area By Level		
12th		40,426
11th		43,246
10th		45,982
9th		45,982
8th		45,982
7th		45,982
6th		45,982
5th		45,982
4th		45,982
3rd		45,982
2nd		45,982
Ground (All Uses)		112,157
Total		609,667
Gross Floor Area By Use		
Residential		497,510
Retail*		75,212
All Other**		36,955
Total		609,667
Notes:		
* Retail includes 65,292 sf ground floor grocery with 10,000 sf estimated for grocery mezzanine.		
** Includes residential mezzanine at 12,414 sf.		
Roof Structure GFA:		
		15,372 sf
Building Height:		
	130 ft per 11 DCMR 2405.1 permitted	Total Height: 130'-0" 130'-0" to top parapet (plus embellishments); measured from 1.0 c. at center of Montana Ave frontage
Stories, no limit		
		12 Stories (11 stories of residential over grocery with potential mezzanine)
Dwelling Units		
	NA	414 units Note: Number of unit may vary
Residential Recreation Space		
	See Summary Above	
Penthouse		
	One continuous structure 1:1 Setback	Multiple structures of varying height, relief requested
Loading - Building A		
	Per 11 DCMR (2201.1)	
Residential:		
1 berth @ 55' deep		1 berth @ 55' deep
1 platform @ 200 sf		1 platform @ 200 sf
1 service space @ 20' deep		1 service space @ 20' deep
Retail:		
Grocery at 80,292 sf:		
1 berth @ 30' deep		2 berths @ 55' deep
1 platform @ 100 sf		2 platforms @ 200 sf
1 berth @ 55' deep		1 service space @ 20' deep
1 platform @ 200 sf		
1 service space @ 20' deep		

Buildings B, C & Arbor Club	
Building B	
Gross Floor Area	
12th	42,942
11th	44,711
10th	45,352
9th	45,352
8th	45,352
7th	45,352
6th	45,352
5th	45,352
4th	45,352
3rd	47,904
2nd	50,252
Ground (All Uses)	138,385
Total	640,758
Gross Floor Area By Use	
Residential	502,373
Retail*	32,558
Arbor Club	18,000
All Other**	87,847
Total	640,758
Notes:	
* Retail includes 28,538 sf of ground floor retail with 4,000 sf estimated for retail mezzanine.	
** Includes residential lobby at 4,860 sf. and res. storage at 22,820 sf.	
Roof Structure GFA	
	15,882 sf
Building Height	
	130 ft per 11 DCMR 2405.1 permitted
	Total Height: 130'-0" 130'-0" to top parapet (plus embellishments); measured from 1.0 c. at center of Bldgs. B & C frontage on New York Ave
Stories, no limit	
	12 Stories (11 stories of residential over 1 story retail with mezzanine retail and tenant storage)
Dwelling Units	
	NA
	481 units Note: Number of unit may vary.
Residential Recreation Space	
	See Summary Above
Penthouse	
	One continuous structure 1:1 Setback
	Multiple structures of varying height, relief requested

Building C

Gross Floor Area	
12th	45,806
11th	48,477
10th	49,070
9th	49,070
8th	49,070
7th	49,070
6th	49,070
5th	49,070
4th	49,070
3rd	46,722
2nd	49,070
Ground (All Uses)	96,353
Total	630,018

Gross Floor Area By Use	
Residential	534,940
Retail	31,170
All Other	63,908
Total	630,018

Notes:
 * Retail includes 31,170 sf of ground floor retail with 4,510 sf estimated for retail mezzanine
 ** Includes residential lobby at 5,245 sf and res. storage at 25,131 sf

Building Height	130 ft per 11 DCMR 2405.1 permitted	15,882 sf	Total Height: 130'-0" 130'-0" to top parapet (plus embellishments), measured from t.o.c. at center of Bldgs. B & C frontage on New York Ave
Stories, no limit		12 Stories (11 Stories of residential over 1 story retail with mezzanine retail and tenant storage)	
Dwelling Units	NA	511 units	Note: Number of unit may vary
Residential Recreation Space	See Summary Above		
Penthouse	One continuous structure 1:1 Setback	Multiple structures of varying height, relief requested	
Loading Buildings B & C Combined	Per 11 DCMR (2201.1)		
	Residential: 2 berth @ 55' deep 2 platforms @ 200 sf 2 service spaces @ 20' deep	Retail: 2 berths @ 55' deep 2 platforms @ 200 sf 2 service spaces @ 20' deep	
	Retail at 74,709 sf: 1 berth @ 55' deep 1 platform @ 100 sf 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep	Other Retail: 4 berths @ 45' deep 4 platforms @ 200 sf 2 service spaces @ 20' deep	

Buildings D & E

Building D

Gross Floor Area By Level	
11th	28,706
10th	31,542
9th	32,656
8th	32,656
7th	32,656
6th	32,656
5th	32,656
4th	32,656
3rd	32,656
2nd	32,656
Ground (All Uses)	38,630
Terrace 1/Basement	28,197
Total	385,723

Gross Floor Area By Use	
Residential	385,723
All Other	0
Total	385,723

Building Height	110 ft per 11 DCMR 2405.1 permitted	9,205 sf	Total Height: 110'-0" 110'-0" to top of roof, plus 3'-0" to top of parapet (plus embellishments), measured from t.o.c. at center of Bldgs D & E frontage on Montana Ave
Stories, no limit		11 Stories plus Terrace Level	
Dwelling Units	NA	357 units	Note: Number of unit may vary
Residential Recreation Space	See Summary Above		
Penthouse	One continuous structure 1:1 Setback	Multiple structures of varying height, relief requested	

Building E

Gross Floor Area By Level	
11th	28,594
10th	28,594
9th	29,742
8th	29,742
7th	29,742
6th	29,742
5th	29,742
4th	29,742
3rd	29,742
2nd	29,742
Ground (All Uses)	29,742
Terrace 1/Basement	23,112
Total	347,978

Gross Floor Area By Use	
Residential	347,978
All Other	0
Total	347,978

Building Height	110 ft per 11 DCMR 2405.1 permitted	9,878 sf	Total Height: 110'-0" 110'-0" to top of roof, plus 3'-0" to top of parapet (plus embellishments), measured from t.o.c. at center of Bldgs D & E frontage on Montana Ave
Stories, no limit		11 Stories plus Terrace Level	
Dwelling Units	NA	315 units	Note: Number of unit may vary
Residential Recreation Space	See Summary Above		

Building F

Gross Floor Area By Level	
11th	23,040
10th	24,962
9th	25,284
8th	25,284
7th	25,284
6th	25,284
5th	25,284
4th	25,284
3rd	25,284
2nd	25,284
Ground	23,873
Terrace 1/Basement	11,530
Terrace 2/Basement	11,596
Terrace 3/Basement	11,477
Total	308,740

Gross Floor Area By Use	
Residential	308,740
All Other	0
Total	308,740

Roof Structure GFA	10,037 sf	
Building Height	110 ft per 11 DCMR 2405.1 permitted	Total Height: 110'-0" 110'-0" to top of roof, plus 3'-0" to top of parapet (plus embellishments), measured from t.o.c. at center of Bldg frontage on Montana Ave
Stories, no limit		11 Stories plus 3 Terrace Levels
Dwelling Units	NA	194 units Note: Number of unit may vary
Residential Recreation Space	See Summary Above	
Penthouse	One continuous structure 1:1 Setback	Multiple structures of varying height, relief requested
Loading Buildings F	Per 11 DCMR (2201.1)	
	1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep	1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep Note: Berth/platform and service space shared with Bldg. E

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Zoning Analysis 2

Buildings G & H

Building G

Gross Floor Area By Level	
11th	27,430
10th	30,160
9th	31,100
8th	31,100
7th	31,100
6th	31,100
5th	31,100
4th	31,100
3rd	31,100
2nd	31,100
Ground (All Uses)	36,398
Terrace 1/Basement	29,305
Terrace 2/Basement	29,327
Total	401,420
Gross Floor Area By Use	
Residential	401,420
All Other	0
Total	401,420
Roof Structure GFA	8,364 sf

Building Height	110 ft per 11 DCMR 2405.1 permitted	Total Height: 110'-0" 110'-0" to top of roof, plus 3'-0" to top of parapet (plus embellishments), measured from t.o.c. at center of Bldgs G & H frontage on Bladensburg Rd.
Stories, no limit		11 Stories plus 2 Terrace Levels
Dwelling Units	NA	343 units Note: Number of unit may vary
Residential Recreation Space	See Summary Above	
Penthouse	One continuous structure 1:1 Setback	Multiple structures of varying height, relief requested

Building H

Gross Floor Area By Level	
11th	26,709
10th	26,709
9th	32,493
8th	32,493
7th	32,493
6th	32,493
5th	32,493
4th	32,493
3rd	32,493
2nd	32,493
Ground (All Uses)	32,493
Terrace 1/Basement	32,493
Terrace 2/Basement	20,348
Total	404,696

Gross Floor Area By Use	
Residential	404,696
All Other	0
Total	404,696

Roof Structure GFA	11,423 sf
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Building Height	110 ft per 11 DCMR 2405.1 permitted	Total Height: 110'-0" 110'-0" to top of roof, plus 3'-0" to top of parapet (plus embellishments), measured from t.o.c. at center of Bldgs G & H frontage on Bladensburg Rd.
Stories, no limit		11 Stories plus 2 Terrace Levels
Dwelling Units	NA	365 units Note: Number of unit may vary
Residential Recreation Space	See Summary Above	
Penthouse	One continuous structure 1:1 Setback	Multiple structures of varying height, relief requested
Loading Buildings G & H Combined	Per 11 DCMR (2201.1)	
	1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep	2 berths @ 55' deep 2 platforms @ 200 sf 1 service space @ 20' deep

Zoning Analysis 3

BUILDING	A	B INCLUDES "HYPHEN"	C	D INCLUDES "HYPHEN"	E	F	G INCLUDES "HYPHEN"	H	SUBTOTAL
FLOOR									
12	40,426	42,042	45,906						128,374
11	43,246	44,711	48,477	28,706	28,594	23,040	27,430	29,709	273,913
10	45,982	45,352	49,070	31,542	28,594	24,962	30,160	29,709	285,371
9	45,982	45,352	49,070	32,656	29,742	25,284	31,100	32,493	291,679
8	45,982	45,352	49,070	32,656	29,742	25,284	31,100	32,493	291,679
7	45,982	45,352	49,070	32,656	29,742	25,284	31,100	32,493	291,679
6	45,982	45,352	49,070	32,656	29,742	25,284	31,100	32,493	291,679
5	45,982	45,352	49,070	32,656	29,742	25,284	31,100	32,493	291,679
4	45,982	45,352	49,070	32,656	29,742	25,284	31,100	32,493	291,679
3	45,982	47,904	46,722	32,656	29,742	25,284	31,100	32,493	291,883
2	45,982	50,252	49,070	32,656	29,742	25,284	31,100	32,493	296,579
1*				38,030	29,742	23,873	36,398	32,493	160,536
T1				26,197	23,112	11,530	29,305	32,493	122,637
T2						11,586	29,327	20,348	61,261
T3						11,477			11,477
SUBTOTAL									
RESIDENTIAL	497,510	502,373	533,665	385,723	347,978	308,740	401,420	404,696	3,382,105
RES (LOBBIES)		4,860	5,245						10,105
RES (MEZZ/STOR)	12,414	22,820	25,131						60,365
RES TOTAL	509,924	530,053	564,041	385,723	347,978	308,740	401,420	404,696	3,452,575

RETAIL SUMMARY

RETAIL - 1ST**	125,000
RETAIL-MEZZANINE	18,510
RETAIL NET	143,510

SERVICE, LOADING	114,915
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PROJECT SUMMARY

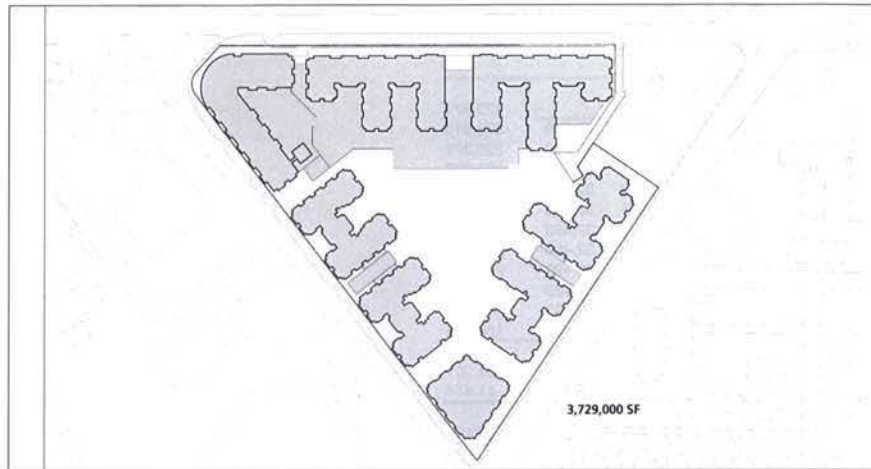
ARBOR CLUB	18,000
GROSS RES.	3,452,575
GROSS RETAIL***	258,425
TOTAL	3,729,000

OVERALL SITE AREA	697,873
F.A.R.	5.3

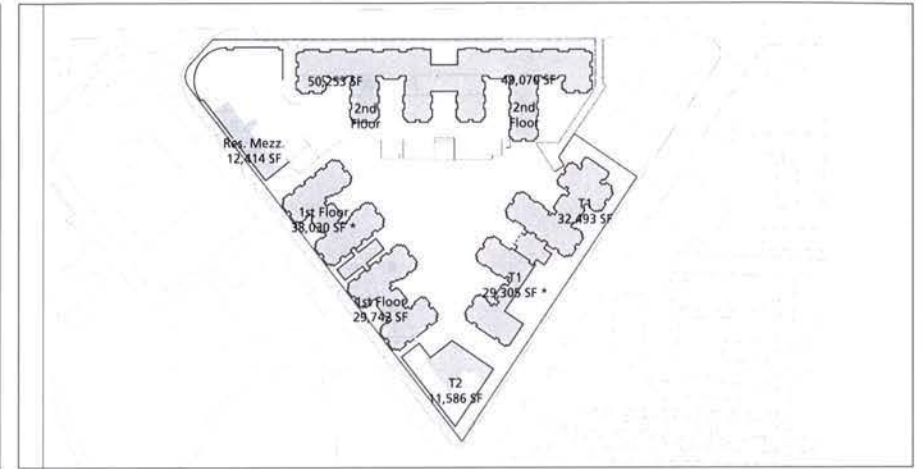
* First floor counted in retail for Buildings A, B, and C

** Includes Grocery at 65,292sf and In-Line Retail at 59,708 sf.

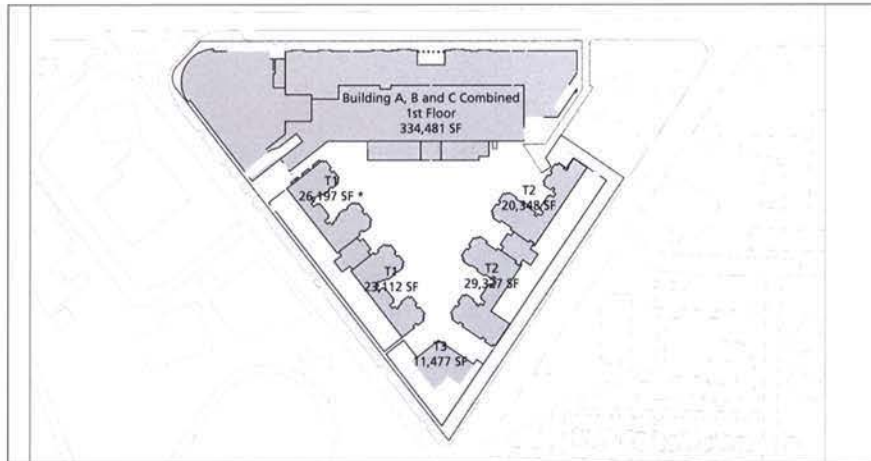
*** Retail Gross includes Net Ground Floor Retail, Net Retail Mezzanine, Service, Loading, and Employee Parking.



Lot Occupancy

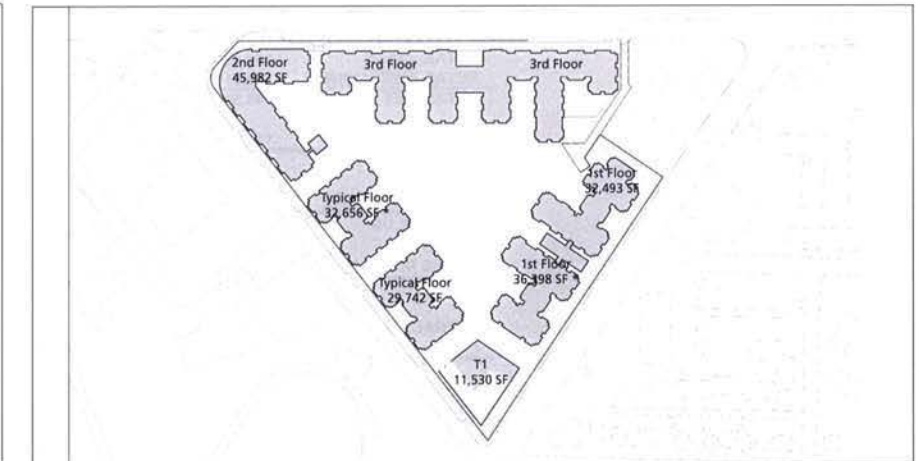


FAR 2nd



FAR 1st

* Includes Hyphen



FAR 3rd

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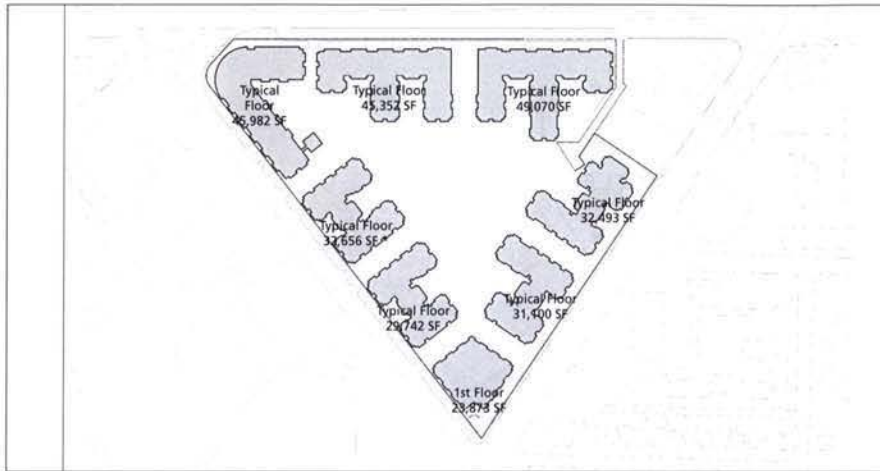
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FAR Diagrams 1

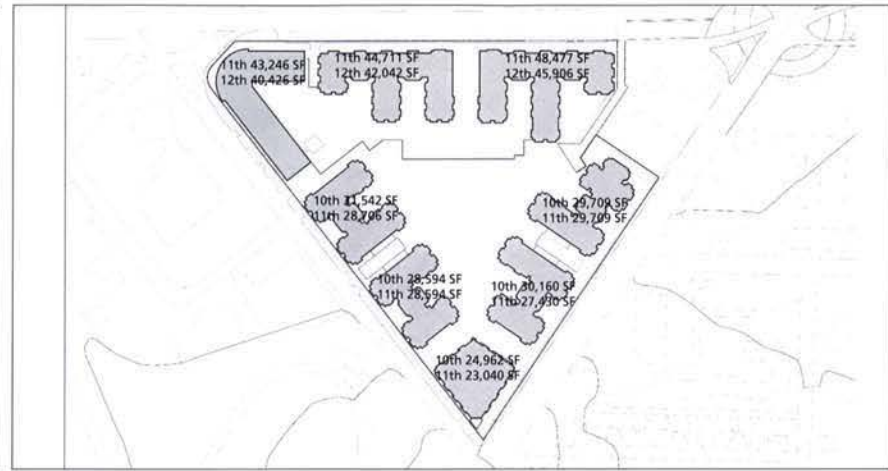
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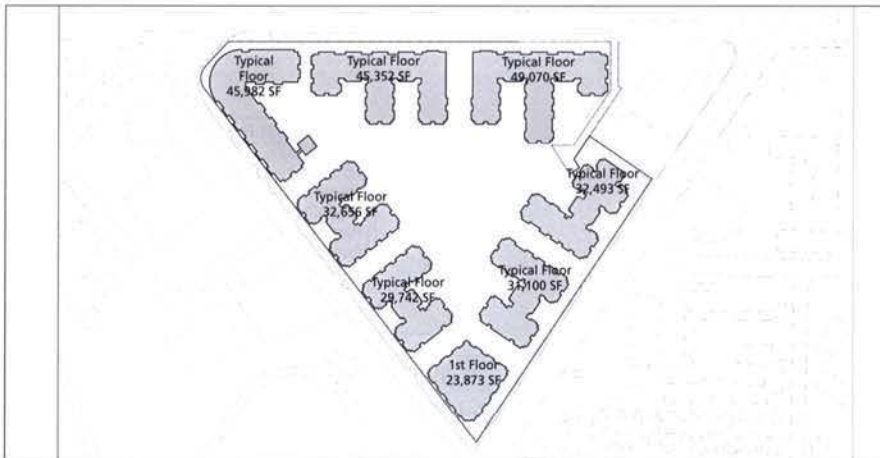
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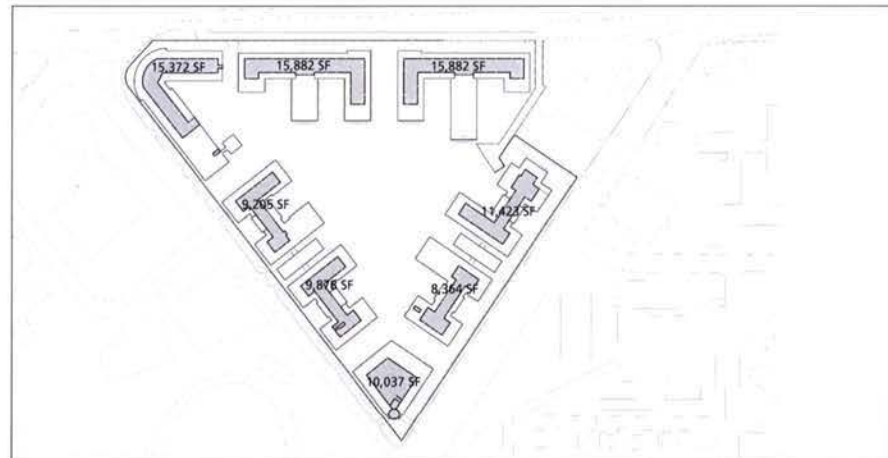
FAR 4th



FAR Upper Floors



FAR Typical 5th



FAR Roof

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Residential Recreation Diagram

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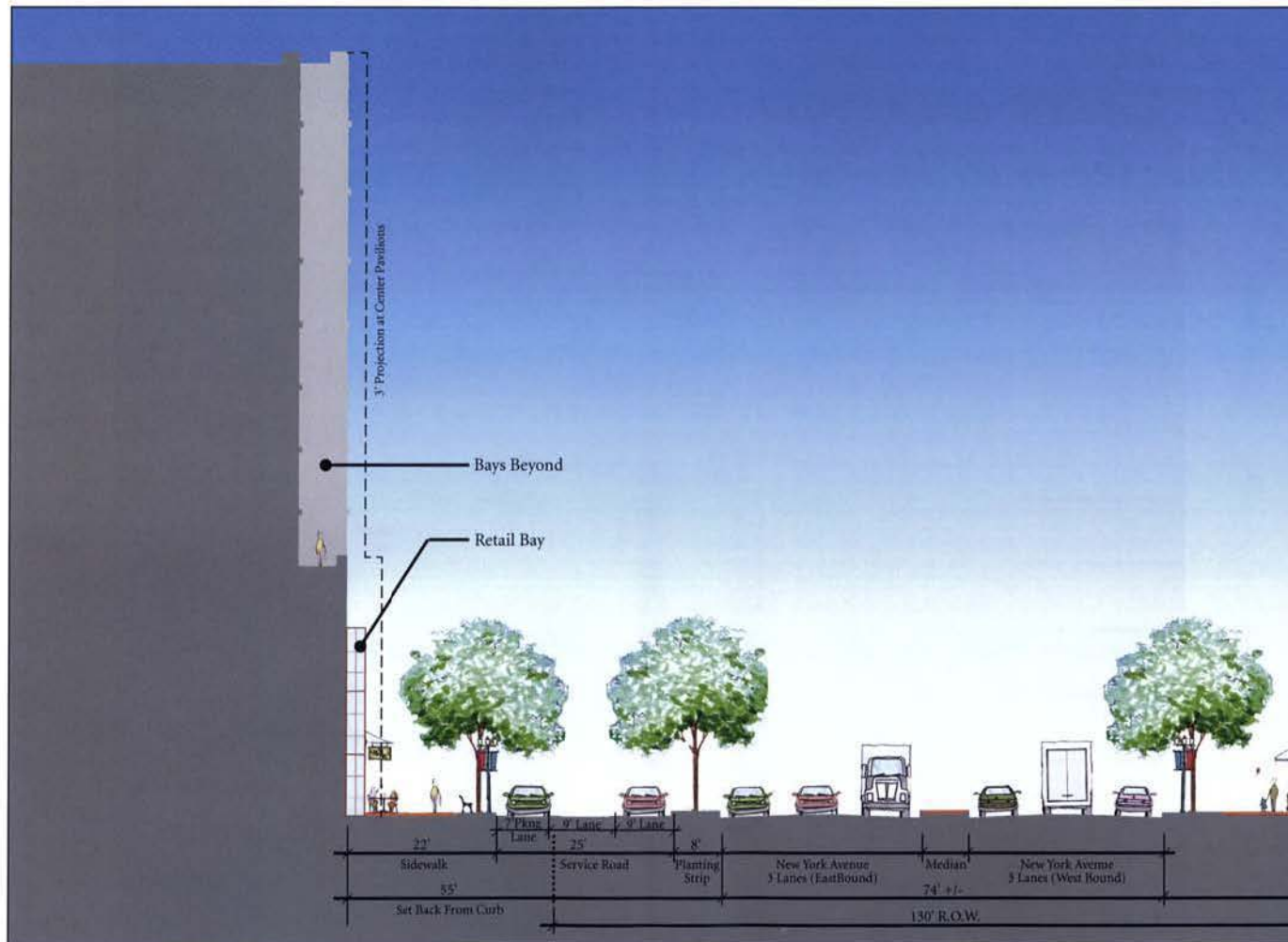
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NEW YORK AVENUE/ARBORETUM



Residential Recreation Spaces	
Park & Courts	214,053
NY Ave Esplanade	25,486
Bladensburg Road	28,738
Arbor Club	18,000
Party Room B/C	4,000
Party Room D/E	1,970
Party Room F	1,475
Party Room G/H	1,970
Party Room A	2,000
Roof Terrace A	8,000
Roof Terrace B/C	8,108
Roof Terrace D	7,600
Roof Terrace E	2,000
Roof Terrace F	5,500
Roof Terrace G	2,000
Roof Terrace H	7,600
Total	338,500 sf

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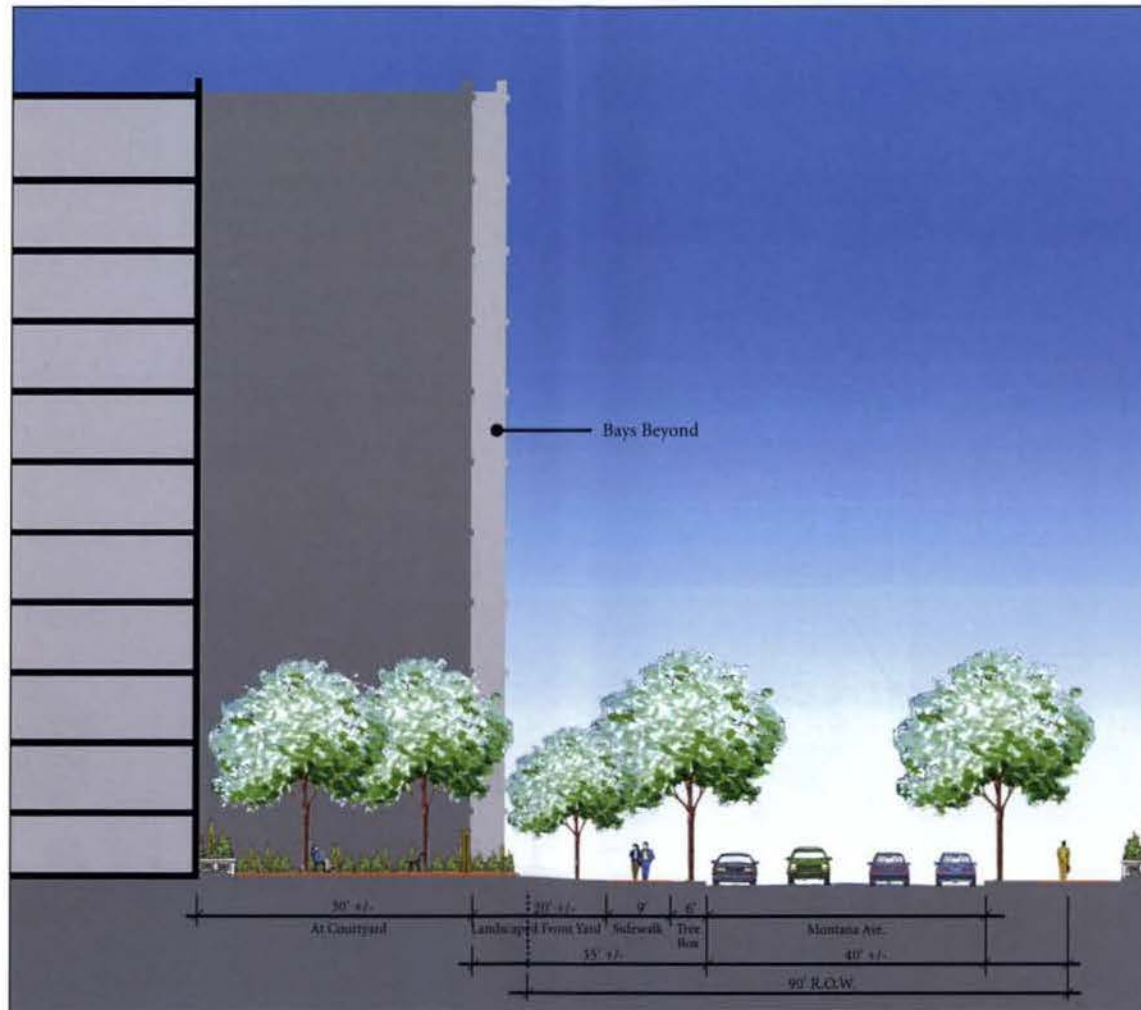
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Street Section: New York Avenue

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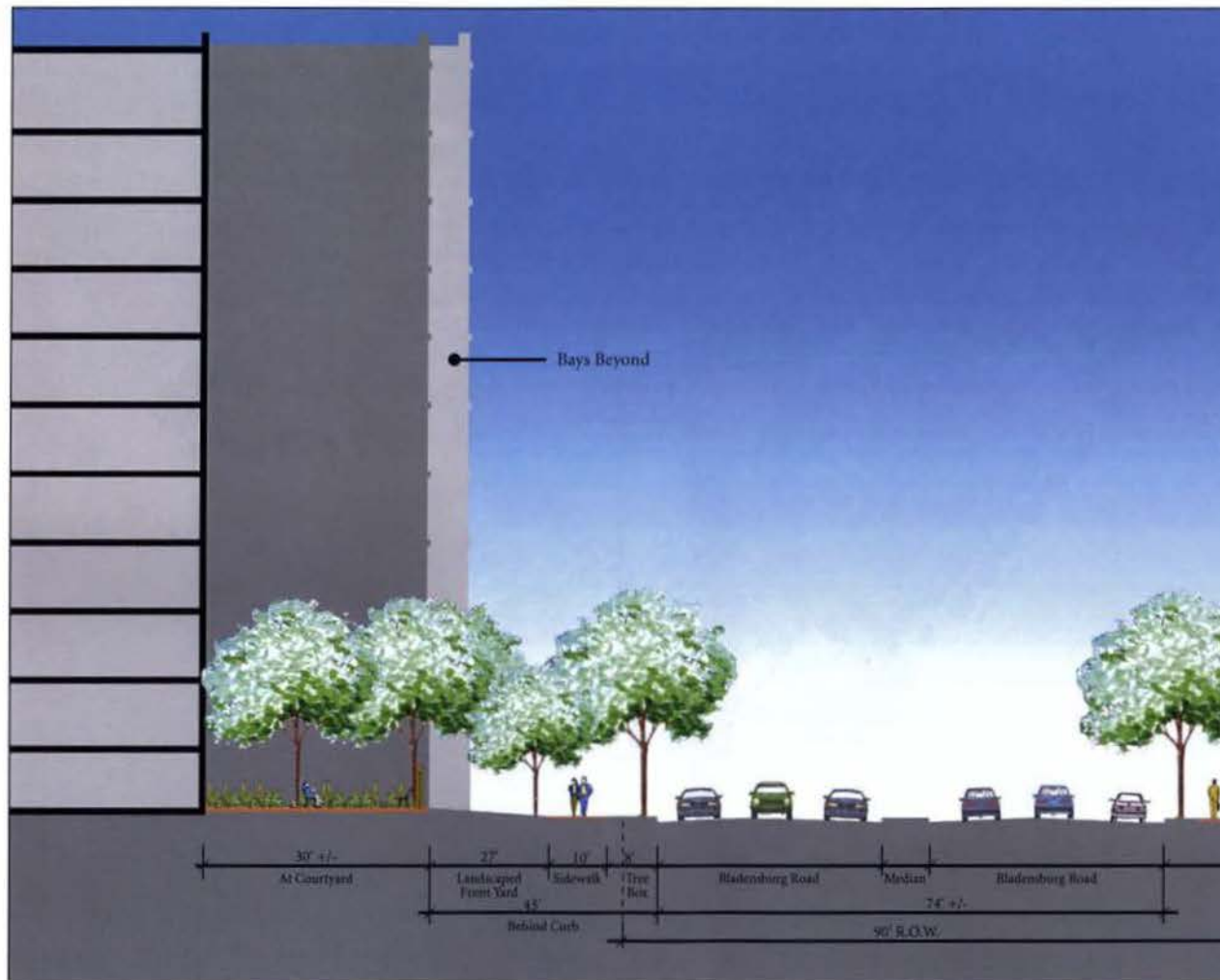
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Street Section: Montana Avenue

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A014

NEW YORK AVENUE/ARBORETUM



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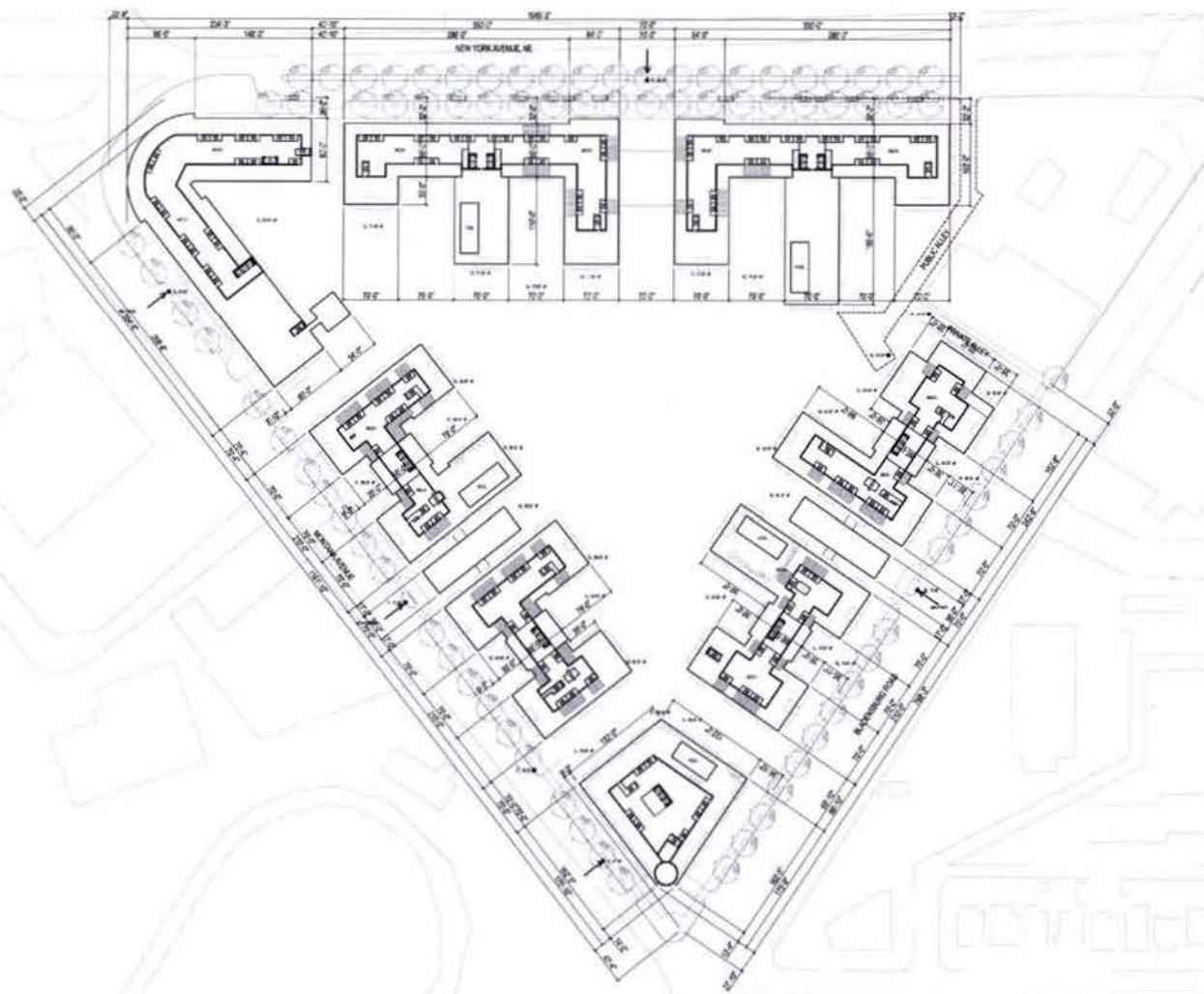
March 21, 2008

Street Section: Bladensburg Road

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A015

NEW YORK AVENUE/ARBORETUM



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Building Dimension Plan

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A017

NEW YORK AVENUE/ARBORETUM

March 21, 2006







Note: For overall building dimensions and penthouse setbacks see sheet A17.

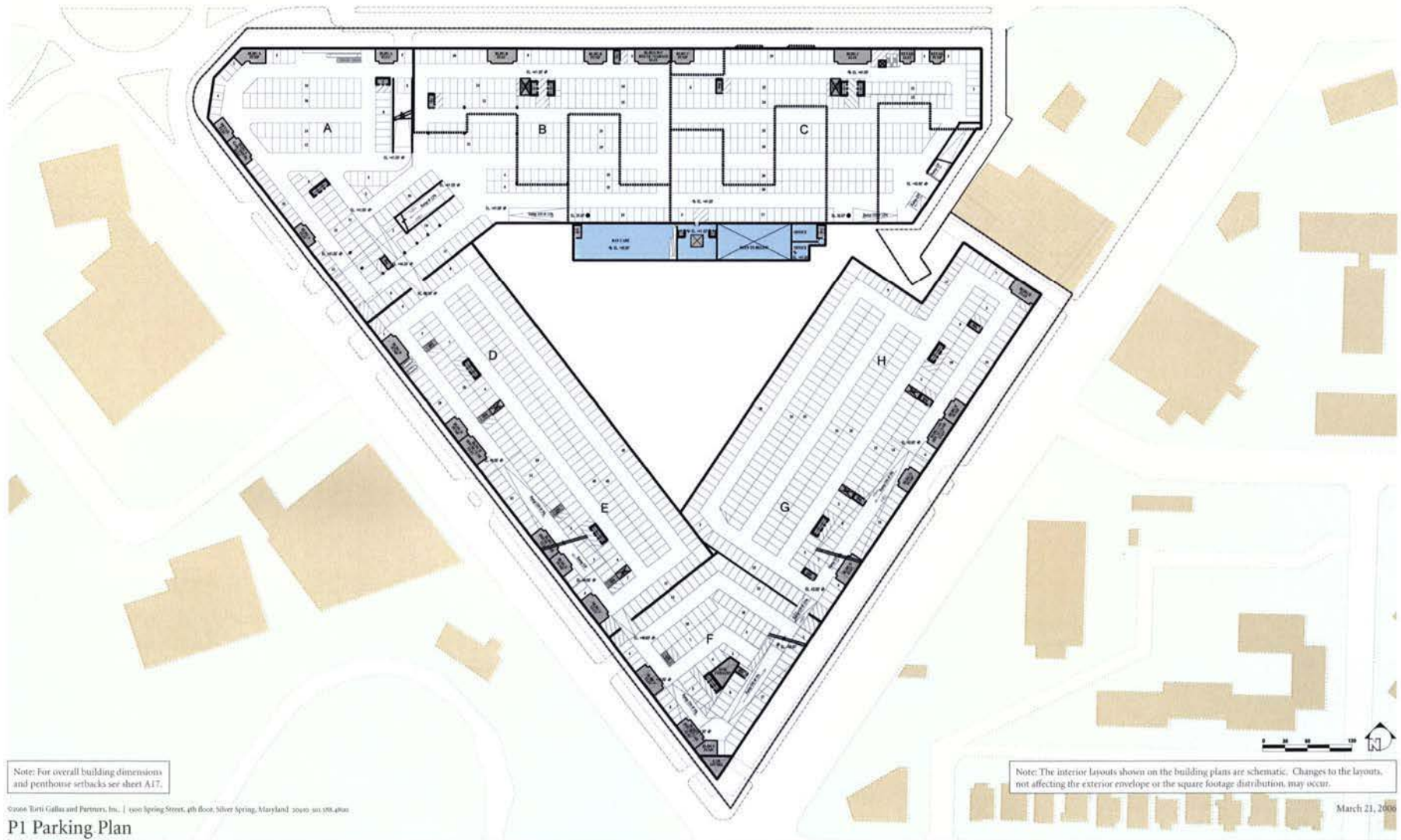
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Typical Floor Plan

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NEW YORK AVENUE/ARBORETUM



Note: For overall building dimensions and penthouse setbacks see sheet A17.

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P1 Parking Plan

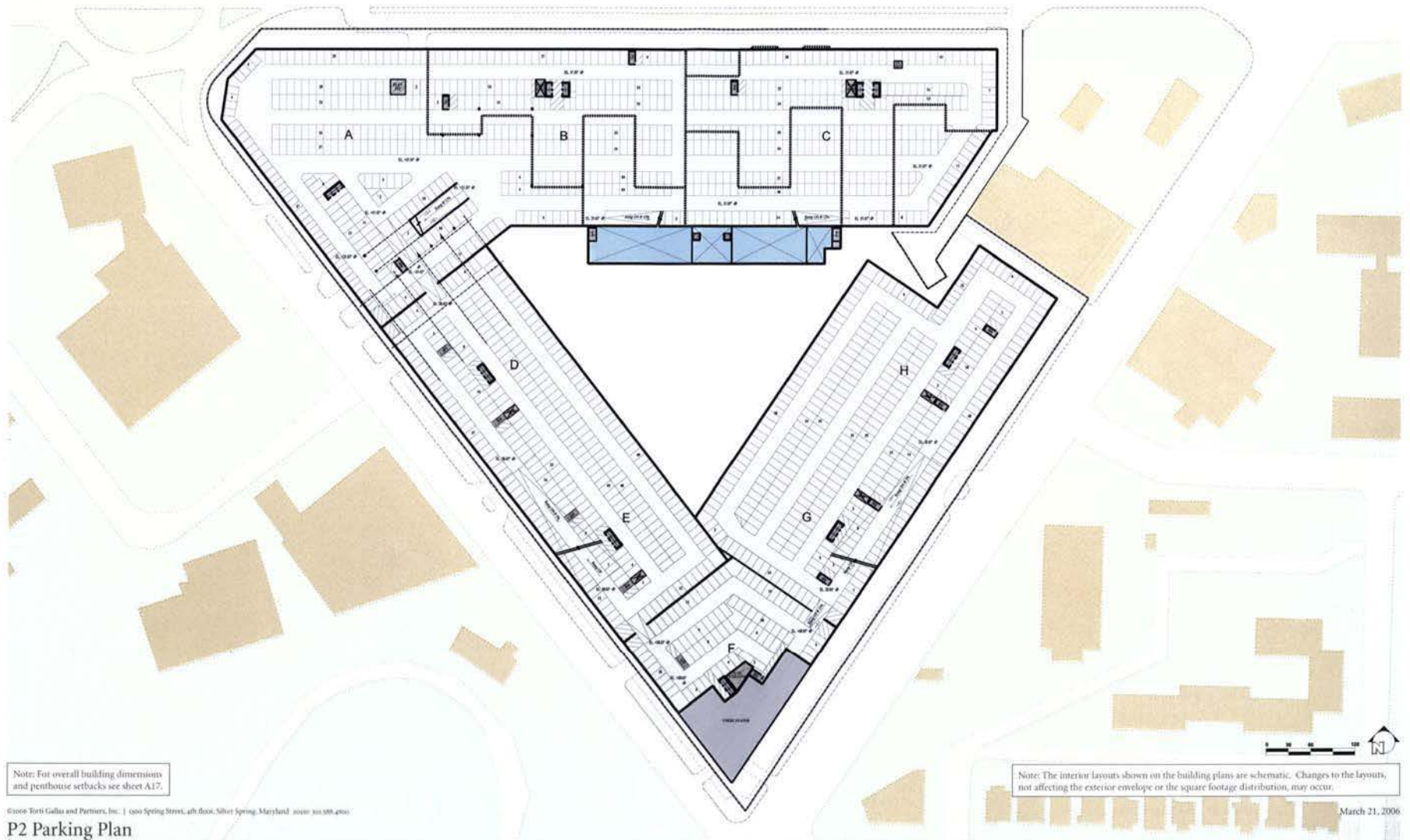
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A023

NEW YORK AVENUE/ARBORETUM

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

March 21, 2006



P2 Parking Plan

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NEW YORK AVENUE/ARBORETUM



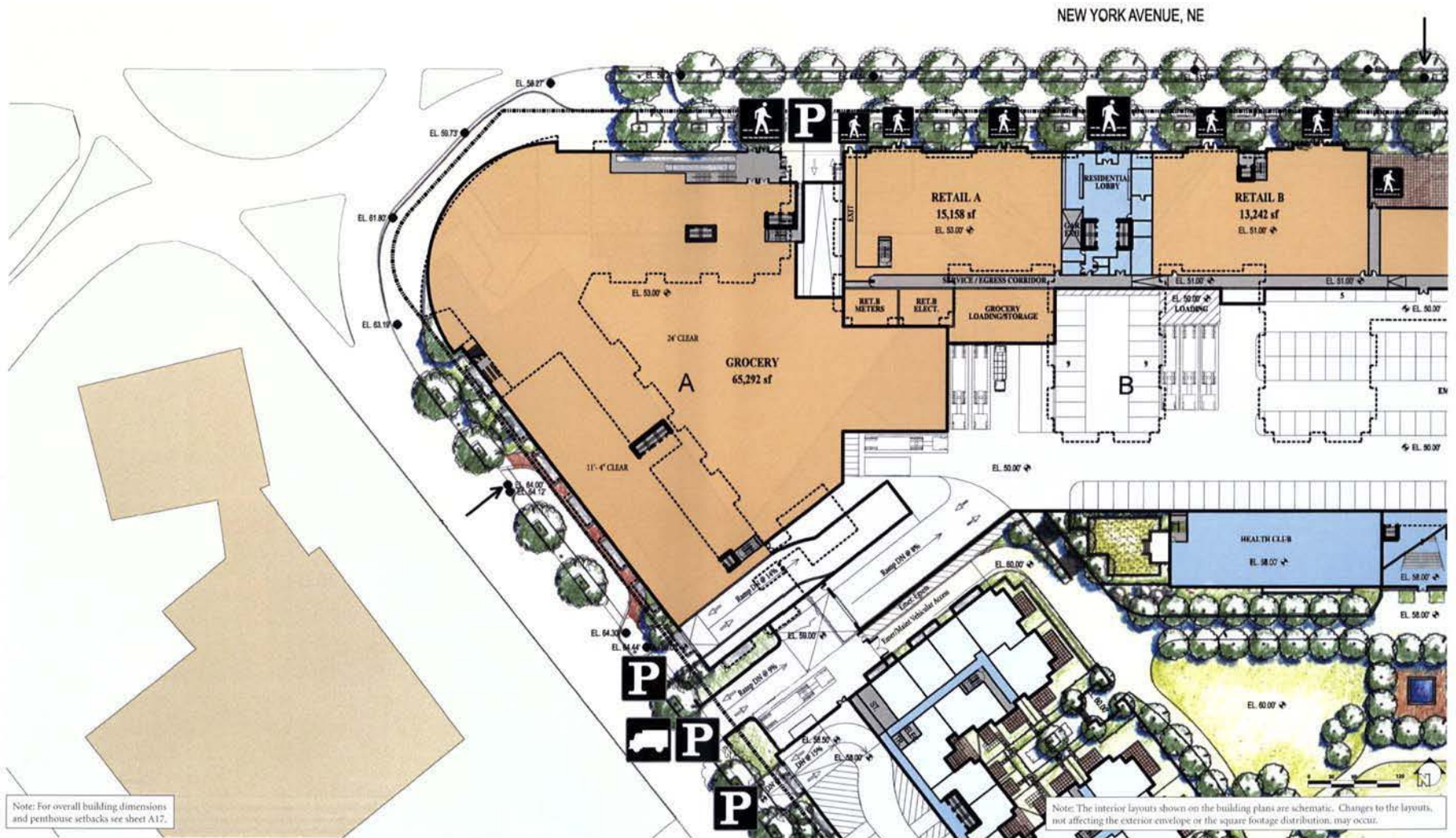
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P3 Parking Plan

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NEW YORK AVENUE/ARBORETUM



Note: For overall building dimensions and penthouse setbacks see sheet A17.

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Partial Retail Level Plan: Building A

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A026

NEW YORK AVENUE/ARBORETUM

March 21, 2006

[illegible]

Partial Retail Level Plan: Buildings B and C, Arbor Club

A027

NEW YORK AVENUE/ARBORETUM



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Partial Ground Floor Plan: Buildings D, E, G, H

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Partial Second Floor Plan: Buildings D and E



Partial Third Floor Plan: Buildings G and H



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Partial Third Floor Plan: Building F

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Partial Fourth Floor Plan: Building F

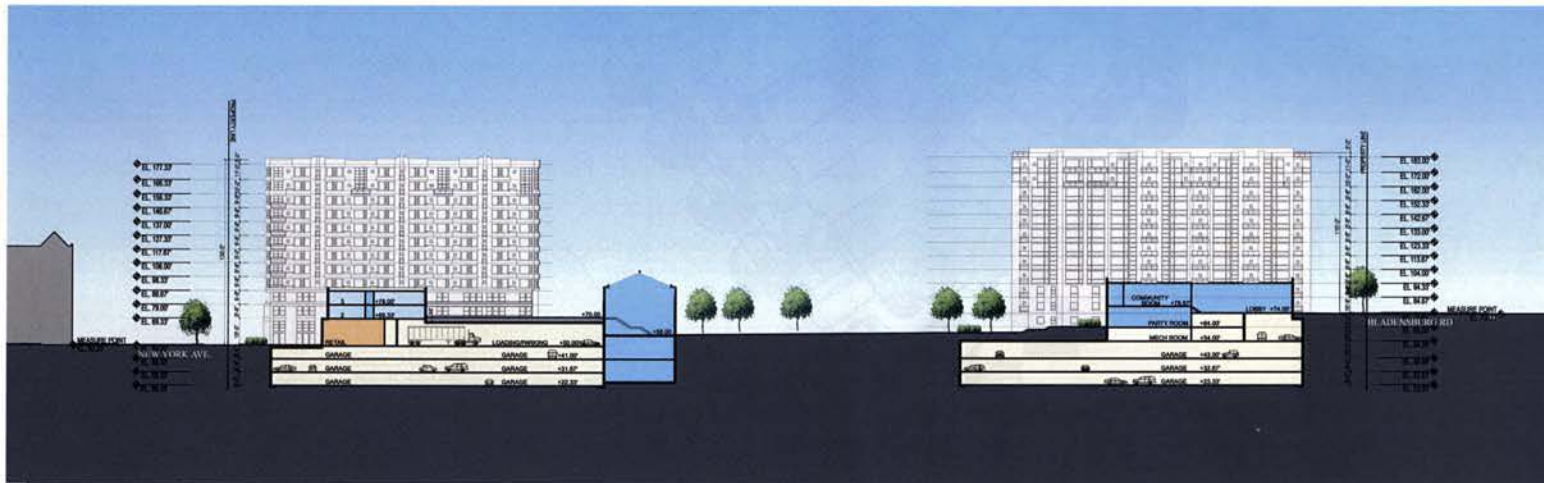
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A033

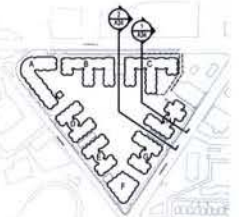
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SITE SECTION 1



SITE SECTION 2



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Building Sections

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A034

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New York Avenue



Montana Avenue

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Elevations

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A035

NEW YORK AVENUE/ARBORETUM





Bladensburg Road



East Elevation



View from Park to North

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Elevations

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View from Park to Southwest



View from Park to Southeast

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Elevations

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Enlarged Elevation: New York Avenue – Building C

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A038

NEW YORK AVENUE/ARBORETUM



Enlarged Elevation

- MATERIALS LEGEND**
- 1 Masonry with Precast Accents
 - 2 Storefront
 - 3 Metal Canopy
 - 4 Architectural Embellishment
 - 5 Aluminum & Glass Windows & Doors
 - 6 Decorative Railing



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Enlarged Elevation: New York Avenue – Building A

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A039

NEW YORK AVENUE/ARBORETUM

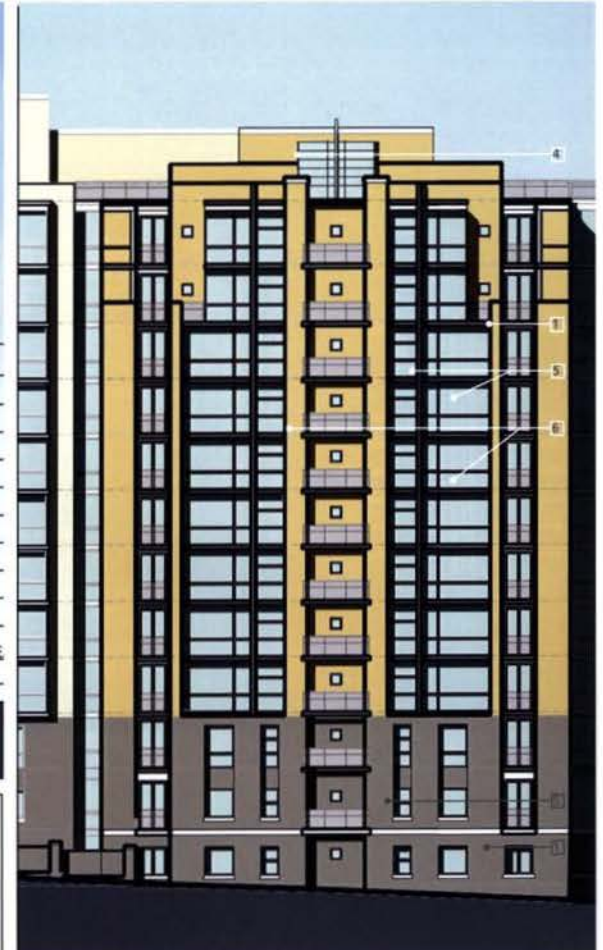


Enlarged Elevation

Note: See Sheets A35 and A36 for Spot Elevations.

MATERIALS LEGEND

- 1 Masonry with Precast Accents
- 2 Storefront
- 3 Metal Canopy
- 4 Architectural Embellishment
- 5 Aluminum & Glass Windows & Doors
- 6 Decorative Railing



Bay Study

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Enlarged Elevation: Bladensburg Road – Building H

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NEW YORK AVENUE/ARBORETUM

March 21, 2006