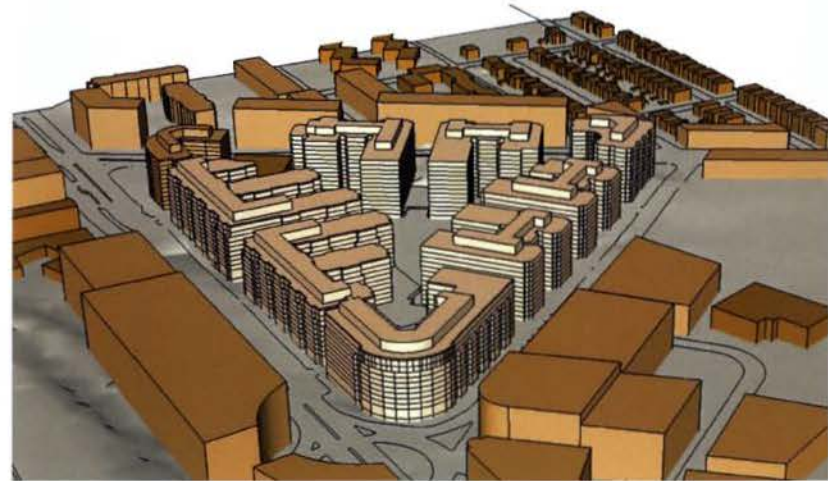


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# NEW YORK AVENUE/ARBORETUM

ABDO NEW YORK, LLC  
TORTI GALLAS AND PARTNERS

## Supplemental Partial Submission



May 23, 2006

ZONING COMMISSION  
District of Columbia

CASE NO. 06-15

EXHIBIT NO. 14

ZONING COMMISSION  
District of Columbia  
CASE NO.06-15  
EXHIBIT NO.14

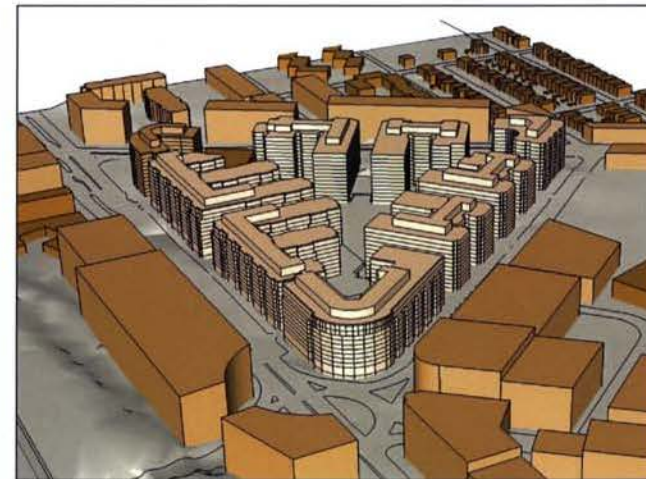
## New York Avenue/Arboretum

2001 New York Avenue  
Washington, DC

### Supplemental Partial Submission

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View of Site in Context





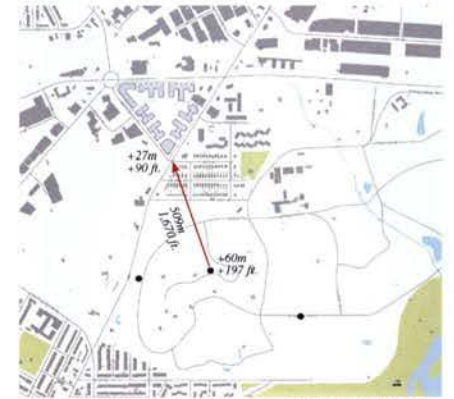
View from Arboretum, looking from Azalea Drive towards site. Massing model of proposed development in imposed background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.



View from Arboretum, looking from Ridge Trail toward site. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.

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## Views from the Arboretum

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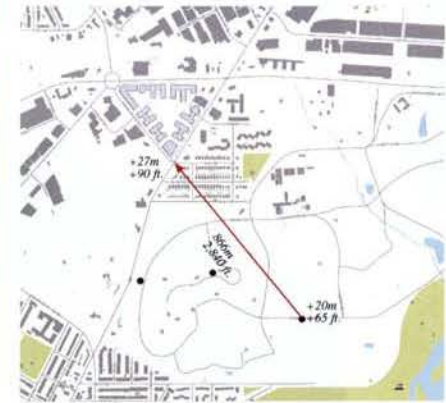
SUP-A02

NEW YORK AVENUE/ARBORETUM

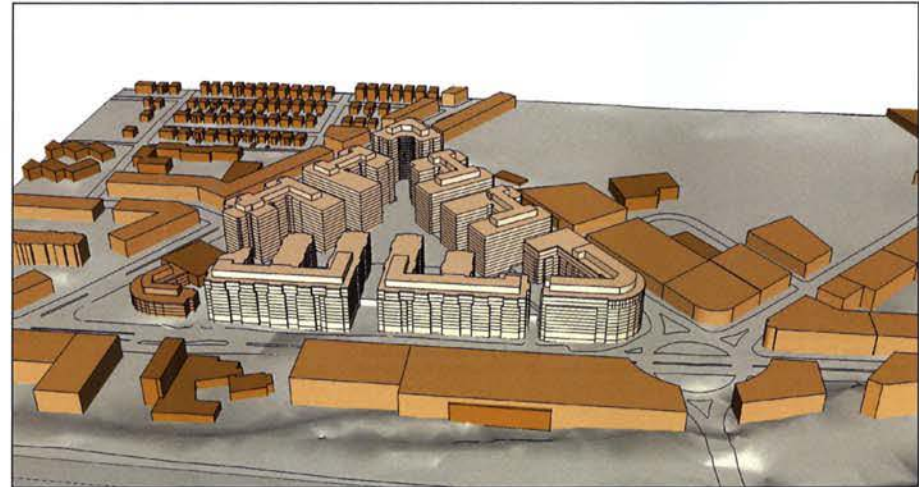
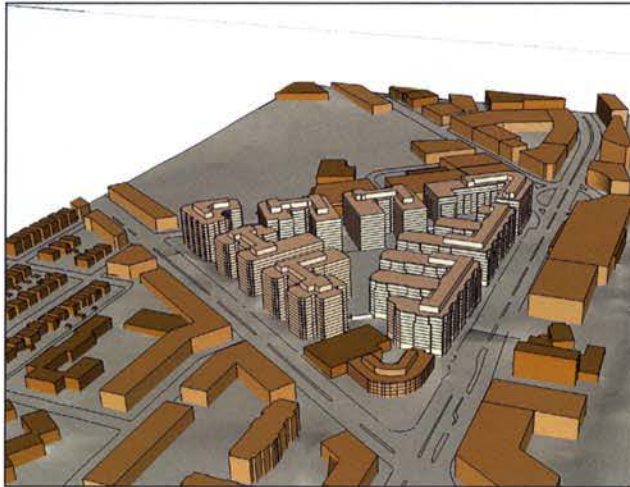
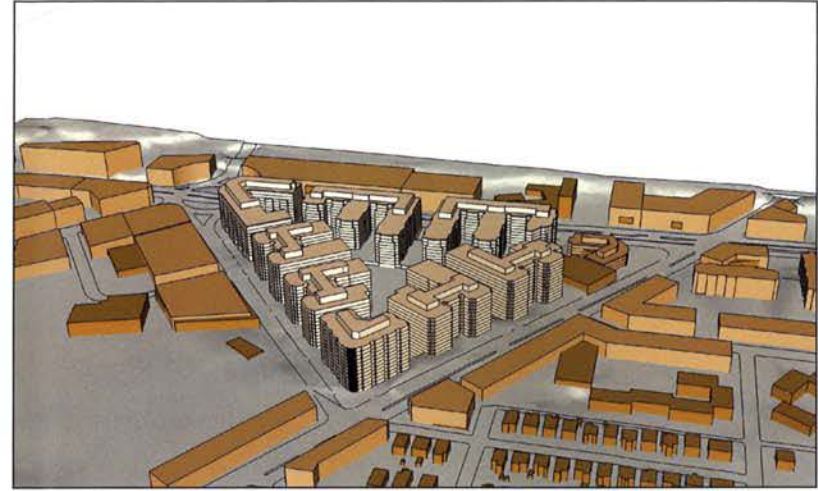
May 23, 2006



View from Arboretum, looking from Crabtree Road over the Meadow. Massing model of proposed development imposed in background. Winter view, photo taken March 19, 2006. Exhibit illustrates that proposed development will be obscured from view by tree line.



Map Indicating View Location in Arboretum and Relative Heights of Ground of Plane.



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View of Site in Conceptual Matter-of-Right Context

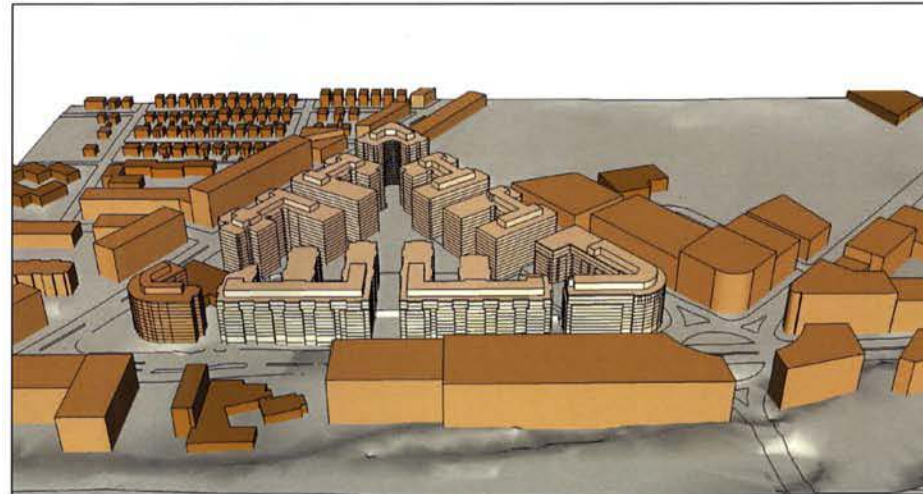
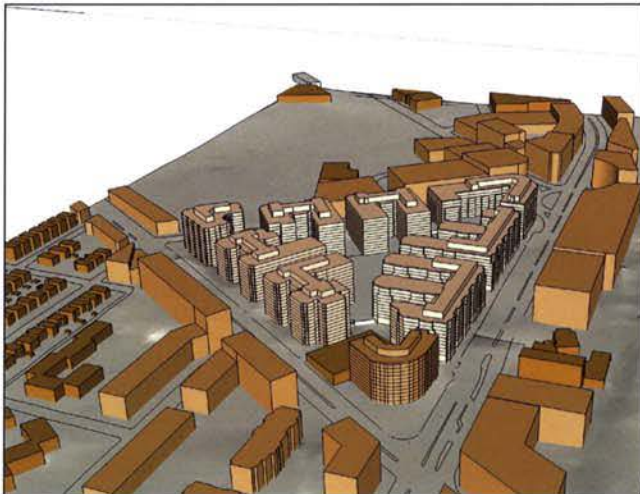
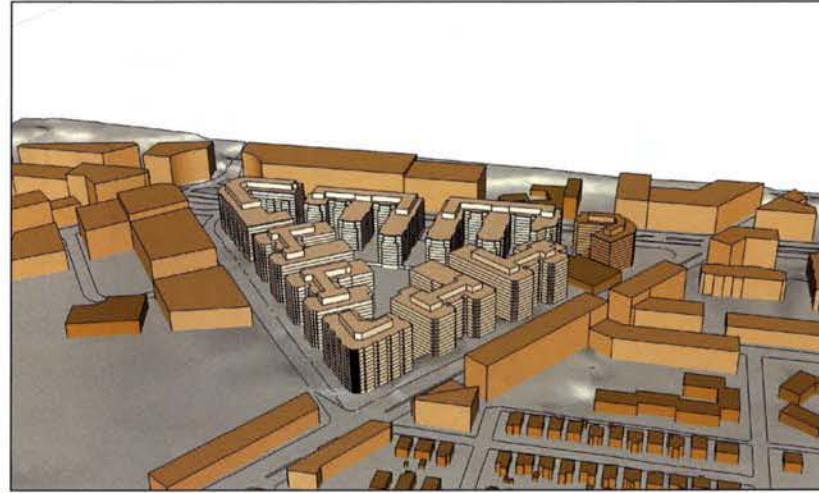
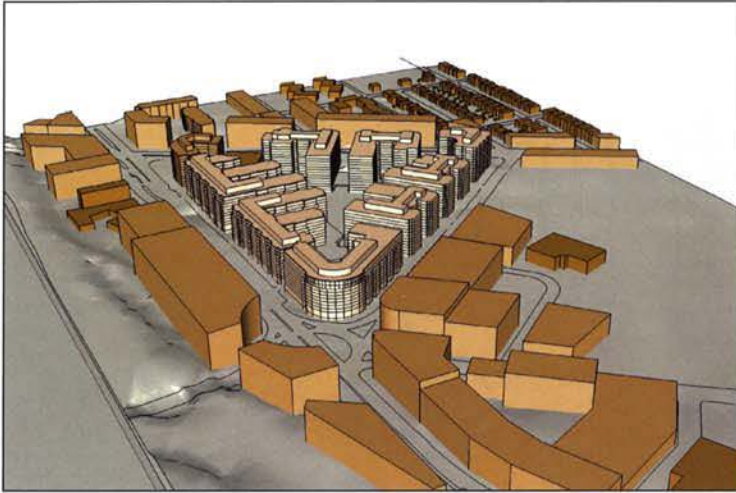

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View of Site in Conceptual PUD Context

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## Open Space Diagram

ABDO NEW YORK, LLC  
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SUP-A06

NEW YORK AVENUE/ARBORETUM

# New York Avenue / Arboretum

May 22, 2006

| BUILDING        | A       | B       | C       | D<br>INCLUDES<br>"HYPHEN" | E       | F       | G<br>INCLUDES<br>"HYPHEN" | H       | SUBTOTAL  |
|-----------------|---------|---------|---------|---------------------------|---------|---------|---------------------------|---------|-----------|
| FLOOR           |         |         |         |                           |         |         |                           |         |           |
| 11              |         |         |         | 36,650                    | 32,700  | 20,965  | 34,635                    | 34,480  | 159,430   |
| 10              | 45,590  | 53,115  | 59,770  | 36,650                    | 32,700  | 20,965  | 34,635                    | 34,480  | 317,905   |
| 9               | 48,685  | 53,115  | 59,770  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 323,395   |
| 8               | 48,685  | 54,195  | 60,900  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 325,605   |
| 7               | 48,685  | 54,195  | 60,900  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 325,605   |
| 6               | 48,685  | 54,195  | 60,900  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 325,605   |
| 5               | 48,685  | 54,195  | 60,900  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 325,605   |
| 4               | 48,685  | 54,195  | 60,900  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 325,605   |
| 3               | 48,685  | 55,460  | 62,160  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 328,130   |
| 2               | 48,685  | 55,460  | 62,160  | 37,130                    | 33,160  | 21,255  | 35,400                    | 34,880  | 328,130   |
| 1*              |         |         |         | 42,210                    | 33,160  | 19,860  | 40,475                    | 34,880  | 170,585   |
| T1              |         |         |         | 30,250                    | 26,700  | 7,160   | 23,695                    | 33,435  | 121,240   |
| T2              |         |         |         |                           |         | 6,695   | 28,180                    | 22,995  | 57,870    |
| T3              |         |         |         |                           |         | 5,255   |                           |         | 5,255     |
| SUBTOTAL        |         |         |         |                           |         |         |                           |         |           |
| RESIDENTIAL     | 435,070 | 488,125 | 548,360 | 442,800                   | 390,540 | 250,940 | 444,820                   | 439,310 | 3,439,965 |
| RES (LOBBIES)   |         | 4,860   | 5,245   |                           |         |         |                           |         | 10,105    |
| RES (MEZZ/STOR) | 12,414  | 22,820  | 25,131  |                           |         |         |                           |         | 60,365    |
| RES TOTAL       | 447,484 | 515,805 | 578,736 | 442,800                   | 390,540 | 250,940 | 444,820                   | 439,310 | 3,510,435 |

## GROSS AREAS

### RETAIL SUMMARY

|                  |         |
|------------------|---------|
| RETAIL - 1ST**   | 127,340 |
| RETAIL-MEZZANINE | 18,510  |
| GROSS RETAIL     | 145,850 |

### PROJECT SUMMARY

|                  |           |
|------------------|-----------|
| ARBOR CLUB       | 18,000    |
| GROSS RES.       | 3,510,435 |
| GROSS RETAIL***  | 145,850   |
| SERVICE, LOADING | 112,790   |
| TOTAL            | 3,787,075 |

|                   |         |
|-------------------|---------|
| OVERALL SITE AREA | 697,873 |
| F.A.R.            | 5.4     |

## NET AREAS

### RESIDENTIAL

|       |           |
|-------|-----------|
| A     | 371,197   |
| B     | 412,826   |
| C     | 463,648   |
| D     | 357,363   |
| E     | 316,745   |
| F     | 201,520   |
| G     | 353,585   |
| H     | 354,288   |
| TOTAL | 2,831,172 |

### RETAIL

|       |         |
|-------|---------|
| TOTAL | 125,180 |
|-------|---------|

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

\*\* Includes Grocery at 64,711sf and In-Line Retail at 58,263 sf.

\*\*\* Retail Gross includes Net Ground Floor Retail, and Net Retail Mezzanine.

\*\*\*\* Net Square Footage numbers are preliminary and subject to change as building efficiencies are further developed.



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## Typical Floor Plan

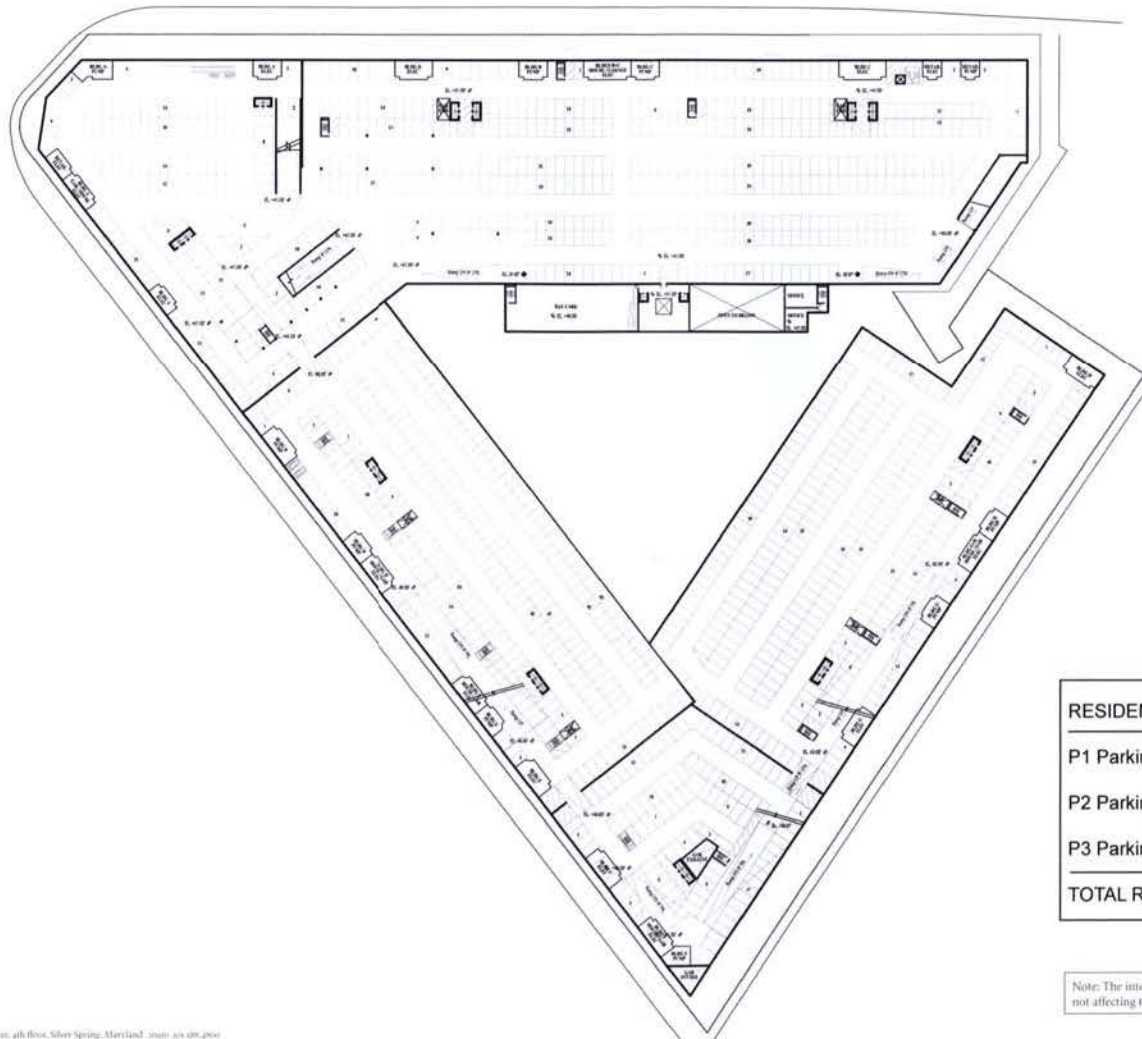
ABDO NEW YORK, LLC  
 TORTI GALLAS AND PARTNERS | CLINTON & ASSOCIATES, PC

SUP-A08

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.

May 23, 2006



| RESIDENTIAL PARKING SPACES       |       |
|----------------------------------|-------|
| P1 Parking Level                 | 1,240 |
| P2 Parking Level                 | 1,390 |
| P3 Parking Level                 | 1,165 |
| TOTAL RESIDENTIAL PARKING SPACES | 3,795 |



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.

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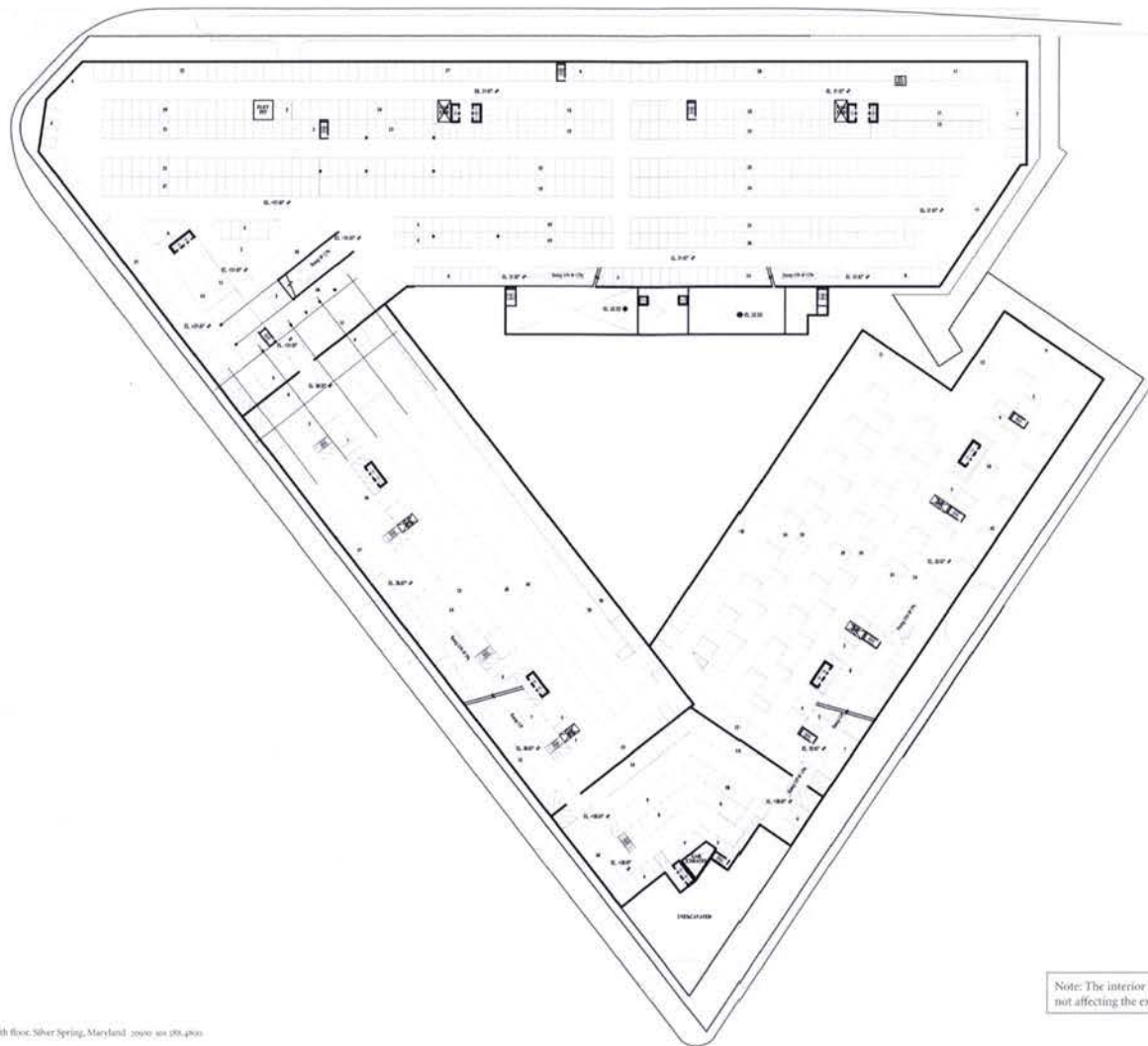
# P1 Parking Plan

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## P2 Parking Plan

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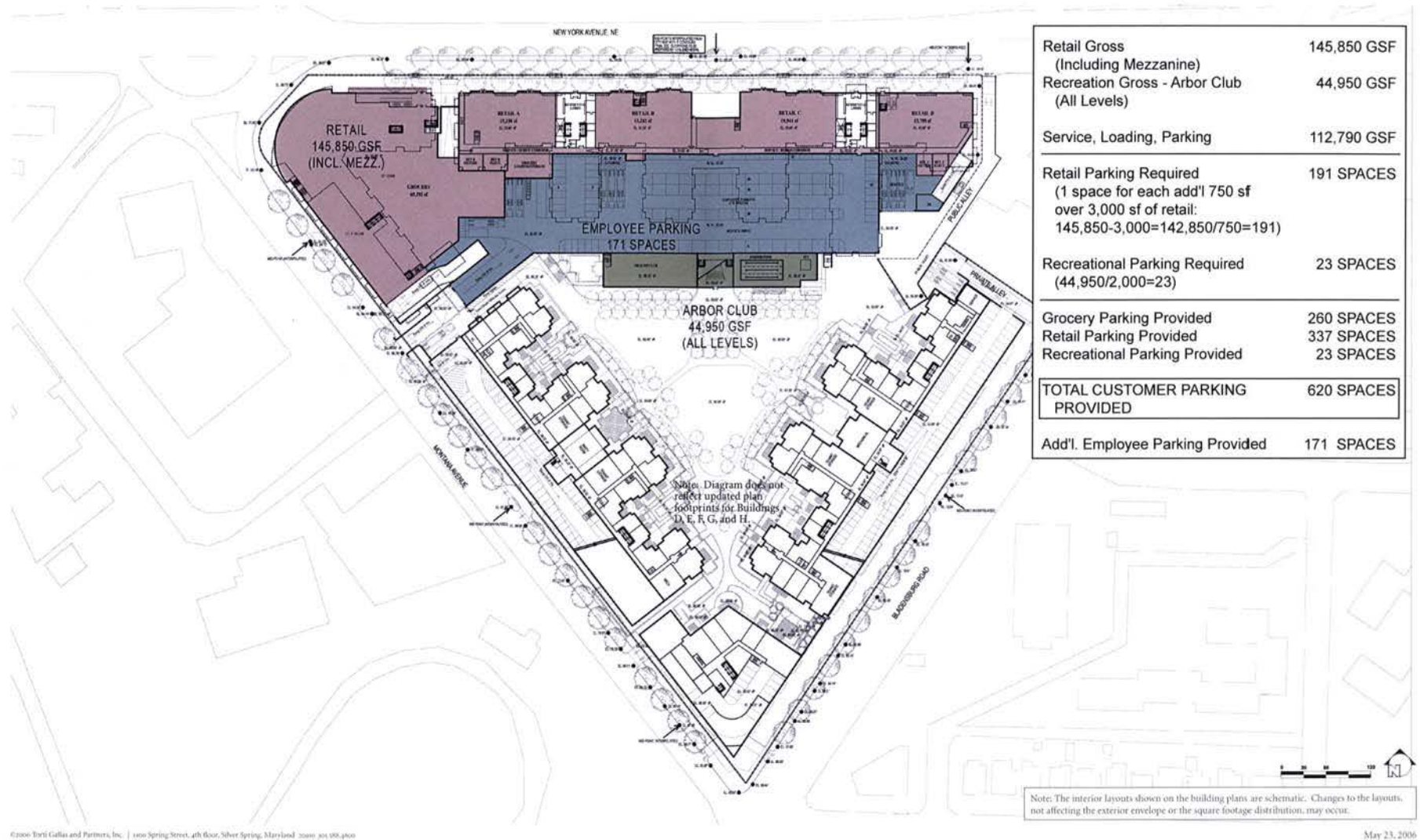
SUP-A010

NEW YORK AVENUE/ARBORETUM



May 23, 2006

NEW YORK AVENUE/ARBORETUM



|                                                                                                                |                   |
|----------------------------------------------------------------------------------------------------------------|-------------------|
| Retail Gross (Including Mezzanine)                                                                             | 145,850 GSF       |
| Recreation Gross - Arbor Club (All Levels)                                                                     | 44,950 GSF        |
| Service, Loading, Parking                                                                                      | 112,790 GSF       |
| Retail Parking Required (1 space for each add'l 750 sf over 3,000 sf of retail: 145,850-3,000=142,850/750=191) | 191 SPACES        |
| Recreational Parking Required (44,950/2,000=23)                                                                | 23 SPACES         |
| Grocery Parking Provided                                                                                       | 260 SPACES        |
| Retail Parking Provided                                                                                        | 337 SPACES        |
| Recreational Parking Provided                                                                                  | 23 SPACES         |
| <b>TOTAL CUSTOMER PARKING PROVIDED</b>                                                                         | <b>620 SPACES</b> |
| Add'l. Employee Parking Provided                                                                               | 171 SPACES        |

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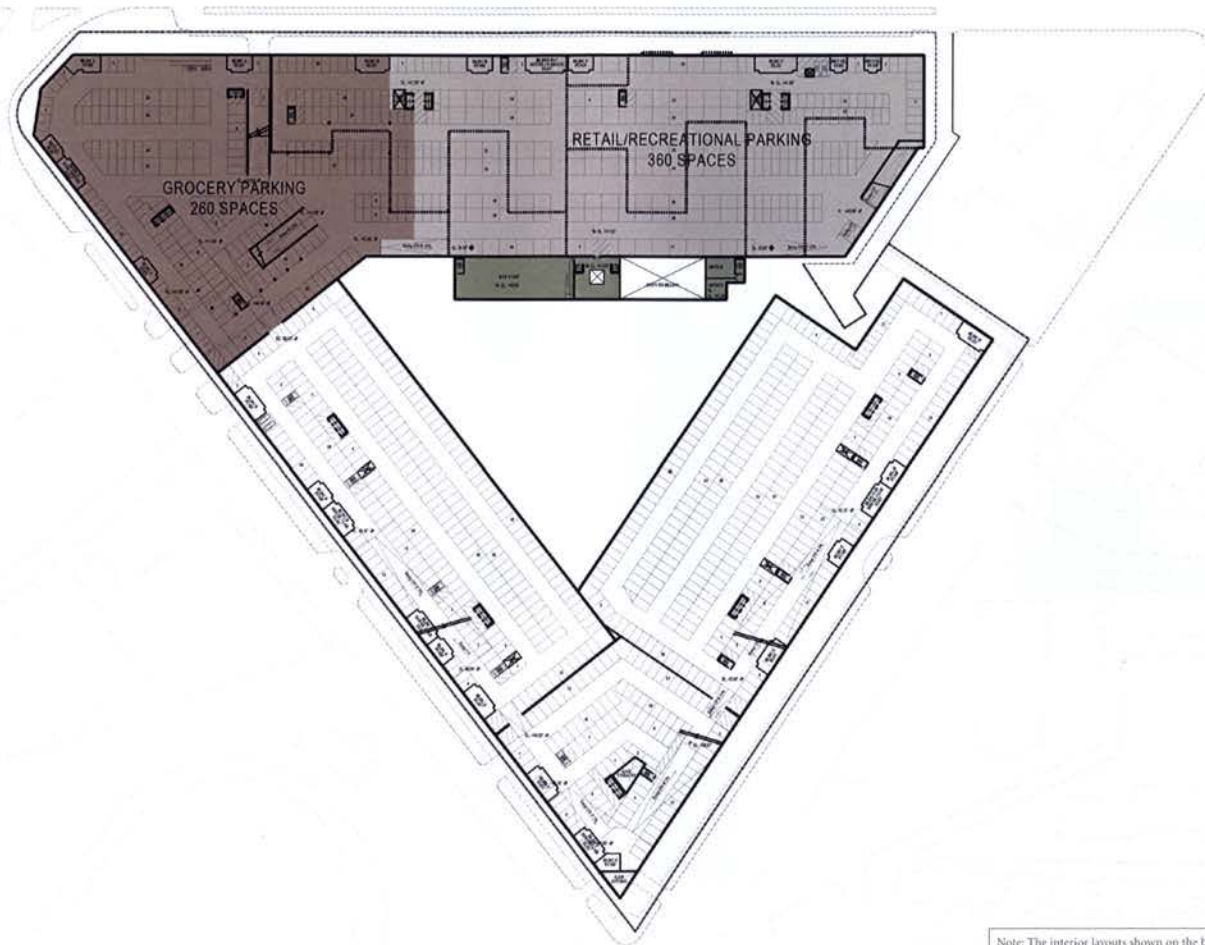
## Retail Parking Diagram - Ground Floor Level

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TORTI GALLAS AND PARTNERS | CLINTON & ASSOCIATES, PC

SUP-A012

NEW YORK AVENUE/ARBORETUM

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## Retail Parking Diagram - P1 Parking Level

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SUP-A013

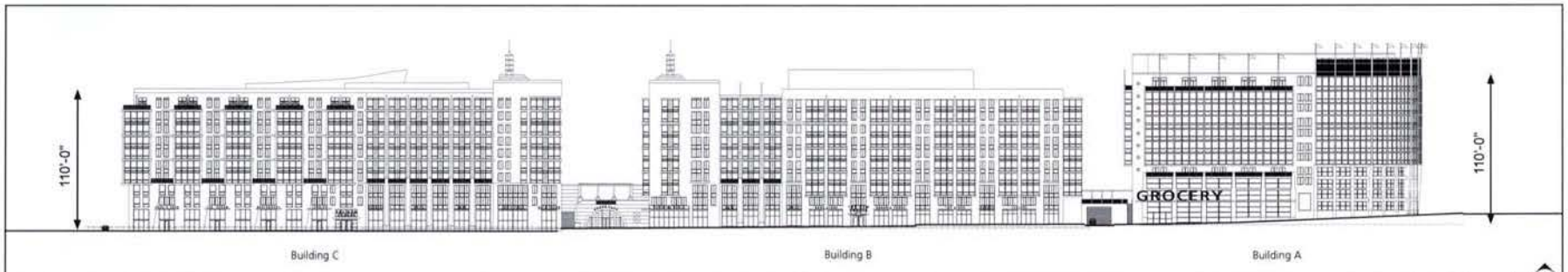
NEW YORK AVENUE/ARBORETUM



New York Avenue - As Submitted



New York Avenue - Revised Height (Buildings A, B, & C)



New York Avenue - Revised Design (Buildings B & C)

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## Elevations

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NEW YORK AVENUE/ARBORETUM

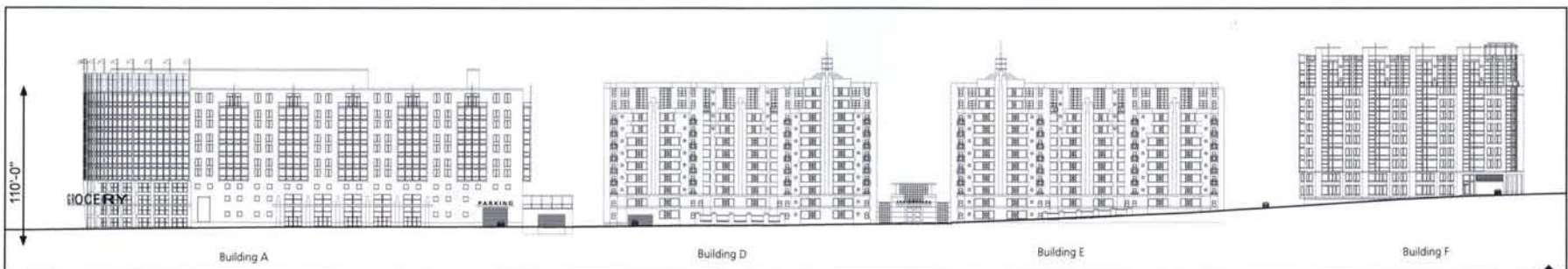
May 23, 2006



Montana Avenue - As Submitted



Montana Avenue - Revised Height (Building A)



Montana Avenue - Revised Design (Buildings D & E)

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## Elevations

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SUP-A015

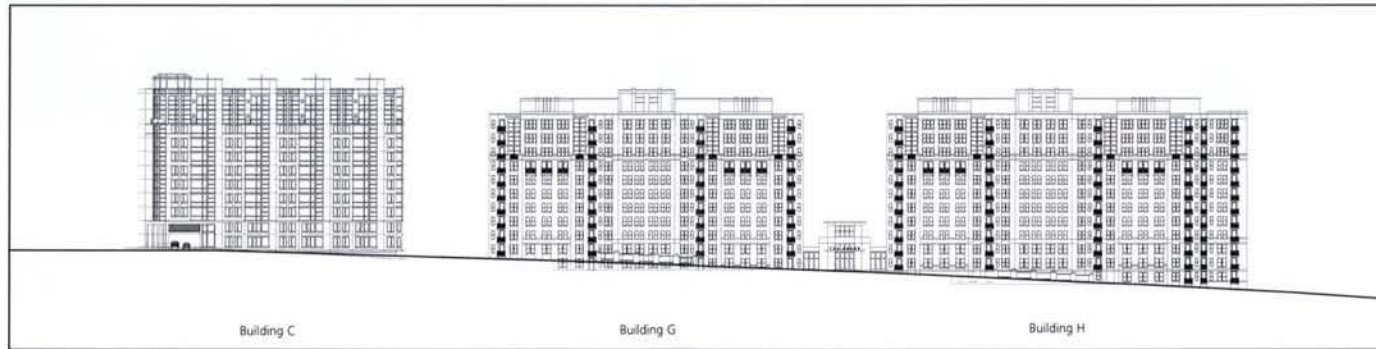
NEW YORK AVENUE/ARBORETUM



May 23, 2006

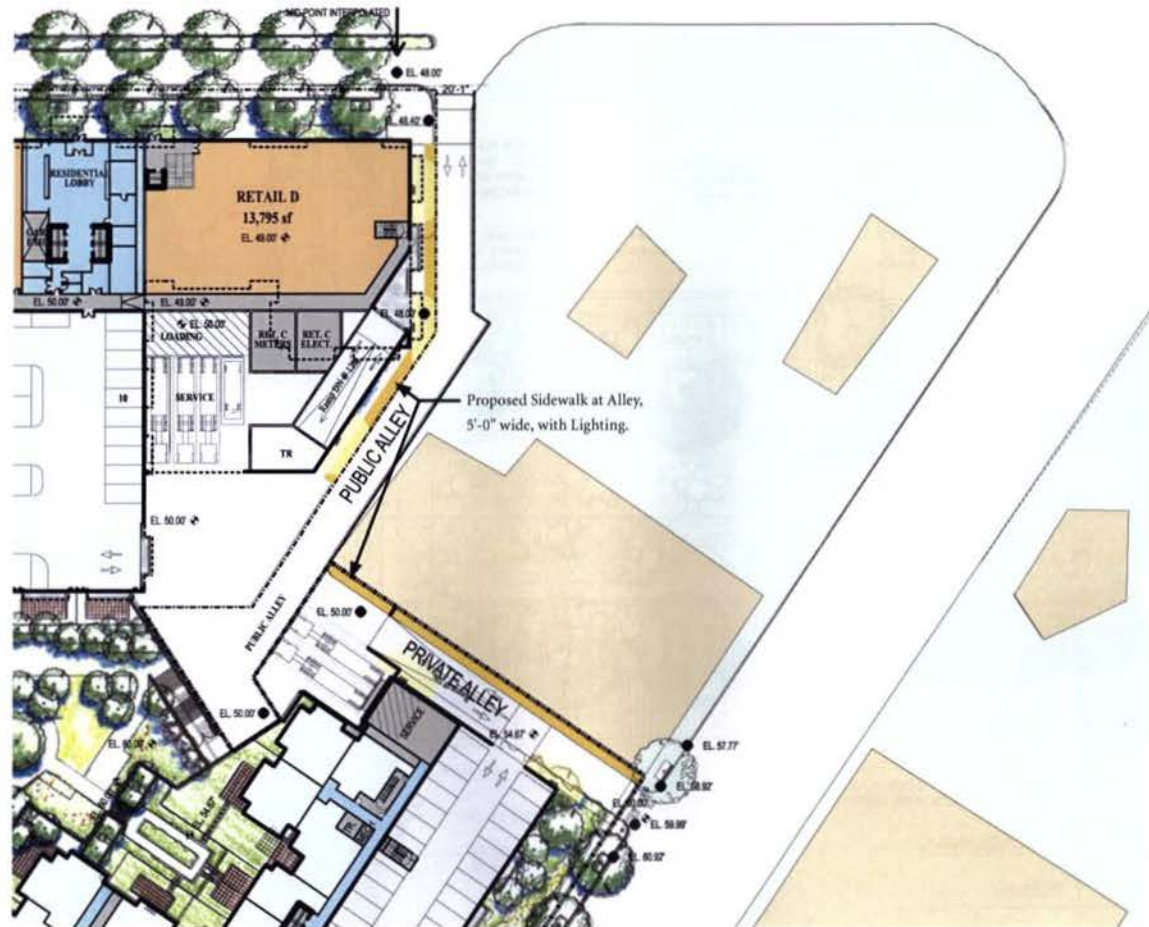


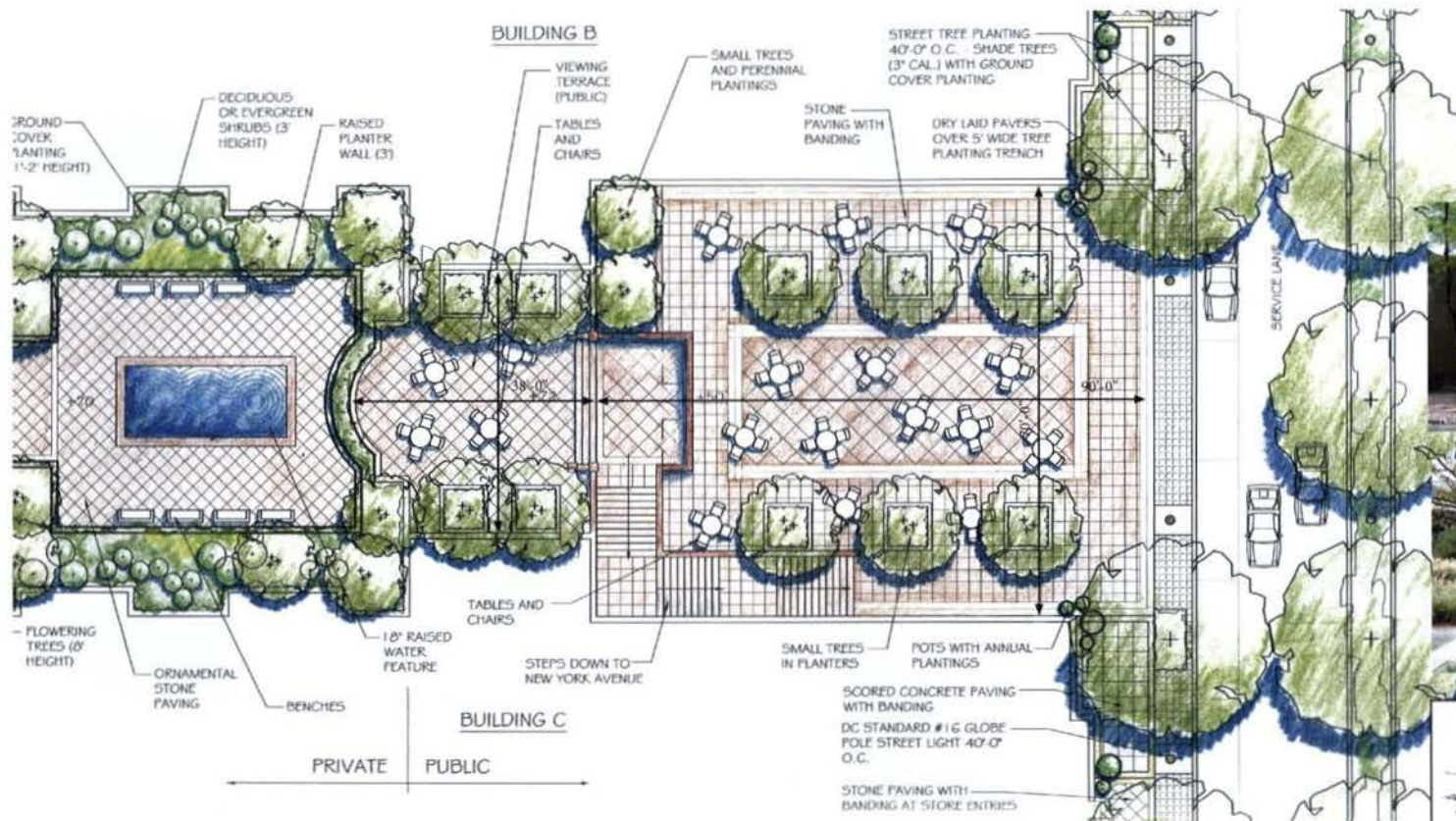
Bladensburg Road - As Submitted



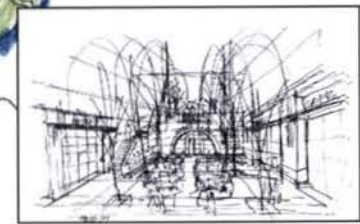
Bladensburg Road - Revised Design (Buildings G & H)

## Elevations





|  |               |                         |
|--|---------------|-------------------------|
|  | TREE          | PLANTING SPECIFICATIONS |
|  | SHRUB         | PLANTING SPECIFICATIONS |
|  | GROUND COVER  | PLANTING SPECIFICATIONS |
|  | WATER FEATURE | PLANTING SPECIFICATIONS |
|  | STREET LIGHT  | PLANTING SPECIFICATIONS |
|  | FURNITURE     | PLANTING SPECIFICATIONS |



May 23, 2006

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# Public Amenity Space - New York Avenue

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SUP-A018

## NEW YORK AVENUE/ARBORETUM



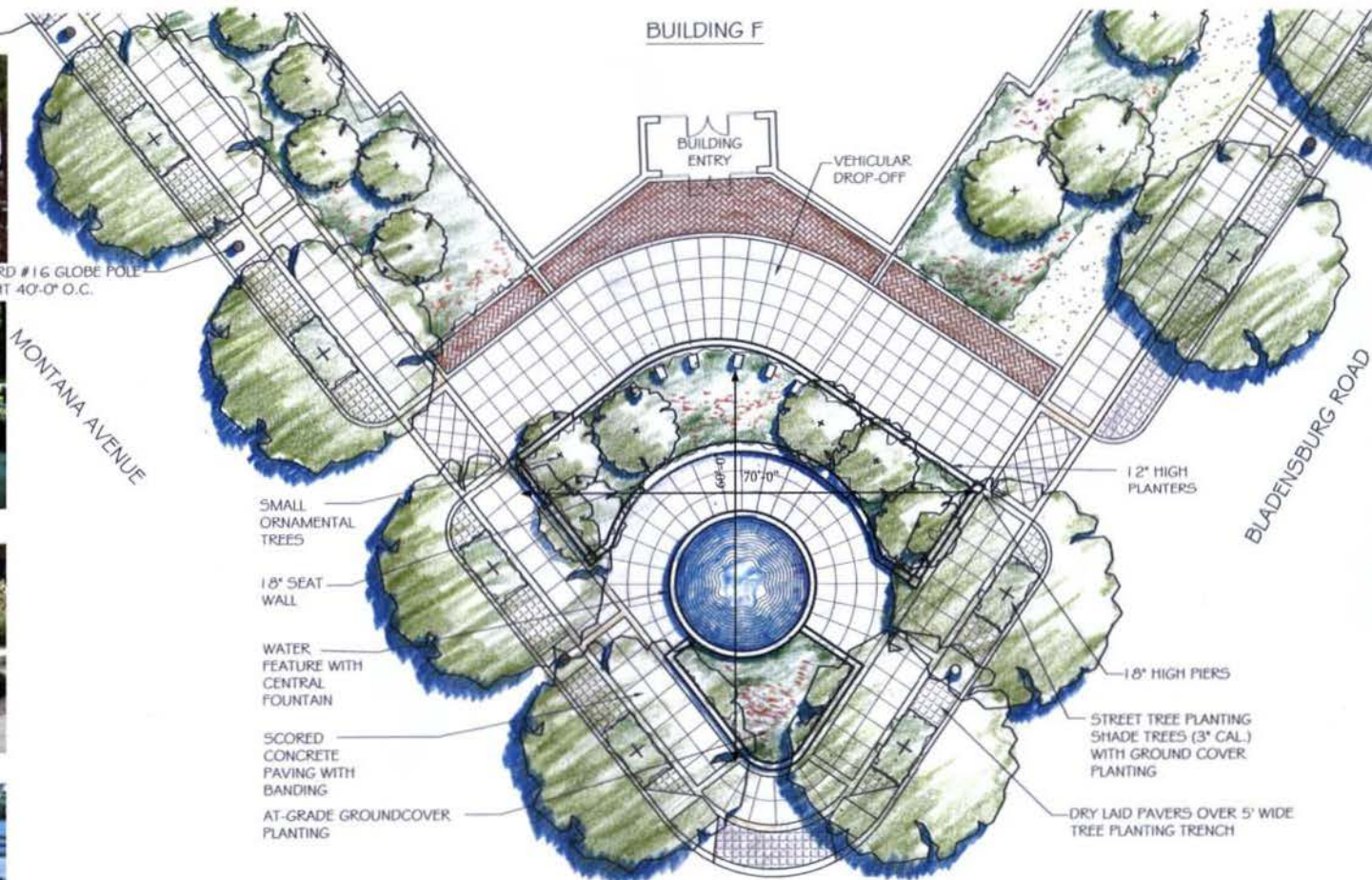
DC STANDARD #16 GLOBE POLE STREET LIGHT 40'-0" O.C.



Photos: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.579.4700

# Public Amenity Space - Park at Montana Avenue and Bladensburg Road

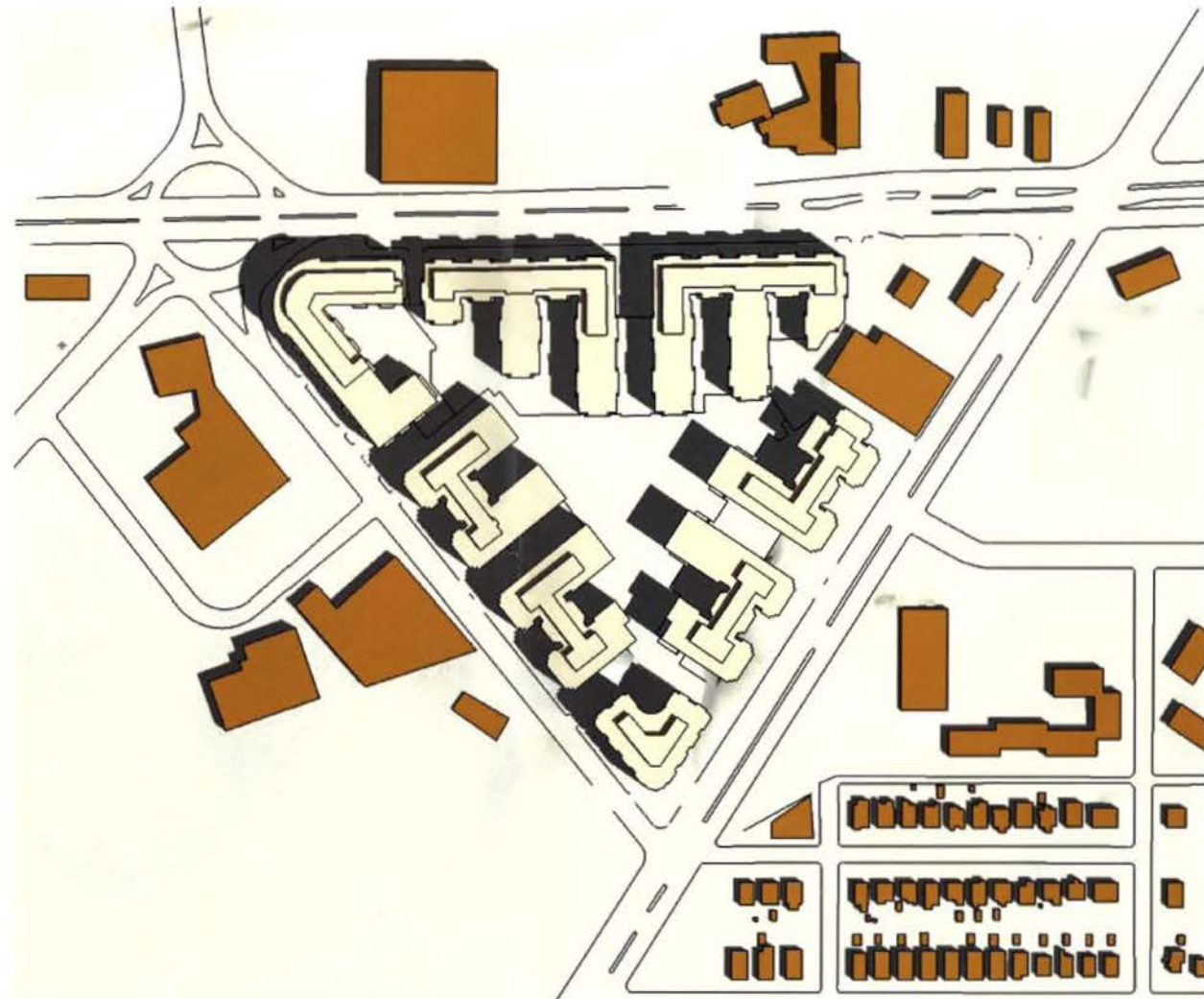
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NEW YORK AVENUE/ARBORETUM



**May 6 / August 6, 10 am**  
*Median Date between Solstice and Equinox*

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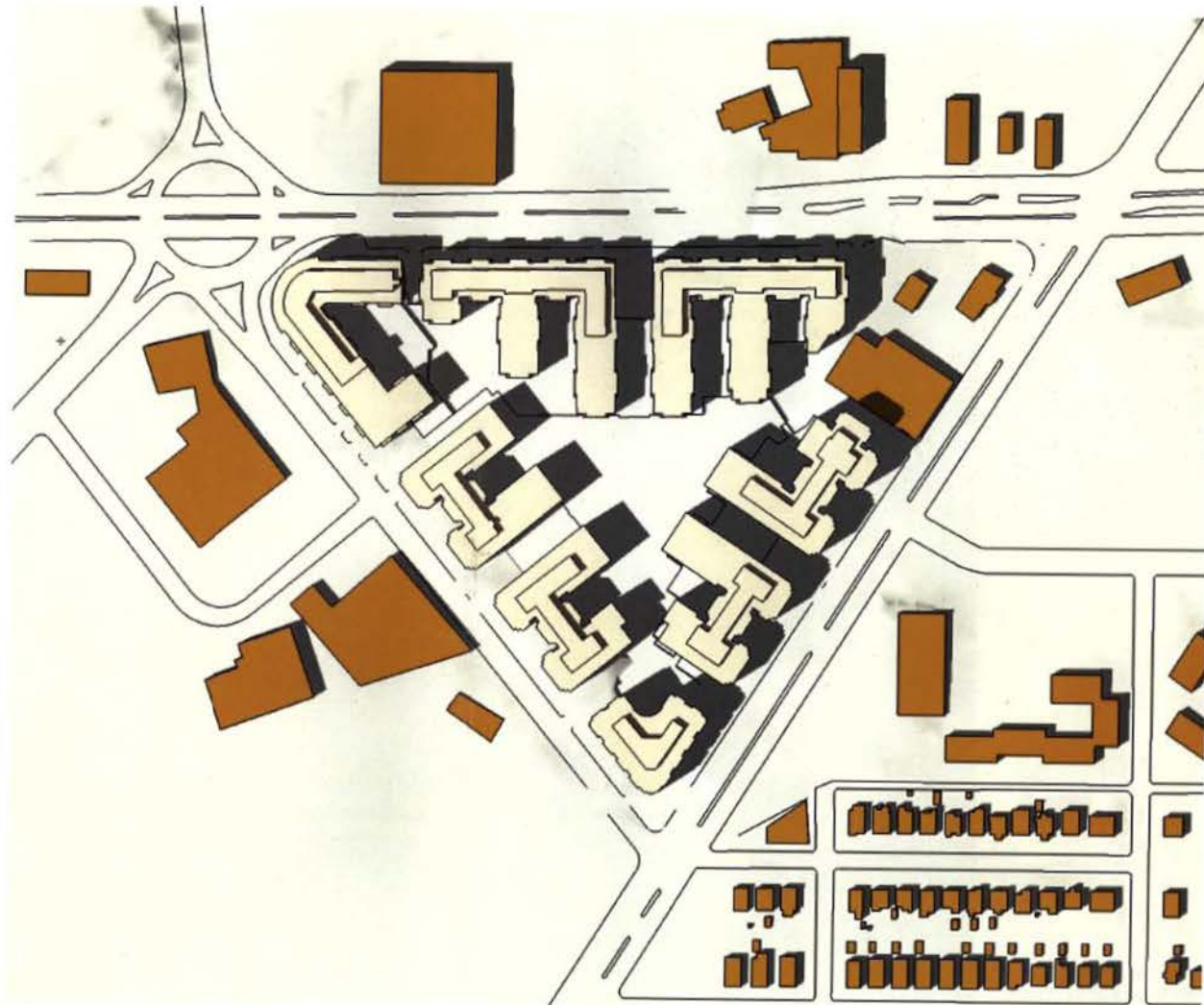
Shadow Studies

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NEW YORK AVENUE/ARBORETUM



**May 6 / August 6, 2 pm**  
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Shadow Studies

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**February 6 / November 6, 10 am**  
*Median Date between Solstice and Equinox*

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Shadow Studies


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SUP-A022

NEW YORK AVENUE/ARBORETUM

May 23, 2006



**February 6 / November 6, 2 pm**  
*Median Date between Solstice and Equinox*

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Shadow Studies

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SUP-A023

NEW YORK AVENUE/ARBORETUM

May 23, 2006

