

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

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

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

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

Address or description of the premises:

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

Area of the Site: 697,873 square feet

Baist Atlas No. 4, Page 11.

Brief description of the proposal:

The proposed project will create a mixed-use, predominantly residential project with approximately 3,000 – 4,000 new residential units, including approximately 250,000 square feet of affordable housing, and approximately 240,000 square feet of ground floor retail along the length of New York Avenue ("Project"). The Project will consist of eight buildings along New York Avenue, Montana Avenue, and Bladensburg Road that are oriented towards the surrounding streets and ring the triangular-shaped property, therefore creating a central park measuring approximately 3.5 acres at the center of the property. The total gross floor area included in the Project is approximately 3,729,000 square feet for a total Floor Area Ratio ("FAR") of approximately 5.3 and a lot occupancy of approximately 50%. The buildings will have a height of 130 feet along New York Avenue and 110 feet along Montana Avenue and Bladensburg Road. The Project will include a below-grade parking structure that provides for a 1.1 to 1 ratio of spaces for residential uses and 4 spaces per 1,000 square feet of retail.

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

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


Owner's Signature

3/20/06
Date

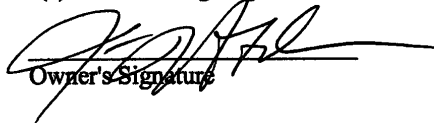
James J. Abelo
Owner's Printed Name

Person to be notified of all actions:

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

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

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


Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.5A

INSTRUCTIONS

Any request for one-step (consolidated) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 5, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #5 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$500.00 (make check or money order payable to the D.C. Treasurer; no cash).
7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

<u>Lot/Parcel</u>	<u>Area</u>	<u>Owner¹</u>	<u>Address</u>
6	101,183	Liberty LP	1801-1911 New York Ave
12	28,622	1940 Montana Avenue LP	1940 Montana Ave
8	55,921	1943 New York Ave LP c/o Gerald Schaffer	1936 Montana Ave
153/83	10,000	Nathaniel A Preston, Trustee of Nathaniel Preston Revocable Trust	1950-1960 Montana Ave
153/26	42,689	N R Ackerman	1810 Bladensburg Rd
11	58,512	N R Ackerman	1826 Bladensburg Rd
815	29,373	Muriel Ackerman	1828 Bladensburg Rd
2	10,906	1830 Bladensburg Road LLC	1830 Bladensburg Rd
153/123	56,092	1830 Bladensburg Road LLC	1836 Bladensburg Rd
800	17,974	Kianosh Chitsaz	1842 Bladensburg Rd
10	102,383	1900 Bladensburg Road LTD	1900 Bladensburg Rd
811	14,912	1908 Bladensburg Road LLC	1908 Bladensburg Rd
5	14,001	M Schaeffer	1910 Bladensburg Rd
804	15,900	Square 235 LP Somerset Houser 1	2115 New York Ave
801	22,824	Square 235 LP Somerset Houser 1	2101 New York Ave
153/153	17,276	Galich George Somerset House #1	2101 New York Ave
153/152	27,600	1943 New York Avenue LP c/o Gerald Schaffer	2001 New York Ave
153/113	12,000	1943 New York Avenue LP c/o Gerald Schaffer	1927 New York Ave
153/150	7,405	1943 New York Avenue LP c/o Gerald Schaffer	NE (no listed address)
153/105	18,077	1943 New York Avenue LP c/o Gerald Schaffer	NE (no listed address)
14	34,808	33 New York Avenue LP	1923 New York Ave

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

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

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

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

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

Address or description of the premises:

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

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

The proposed project will create a mixed-use, predominantly residential project with approximately 3,000 – 4,000 new residential units, including approximately 250,000 square feet of affordable housing, and approximately 240,000 square feet of ground floor retail along the length of New York Avenue ("Project"). The Project will consist of eight buildings along New York Avenue, Montana Avenue, and Bladensburg Road that are oriented towards the surrounding streets and ring the triangular-shaped property, therefore creating a central park measuring approximately 3.5 acres at the center of the property. The total gross floor area included in the Project is approximately 3,729,000 square feet for a total Floor Area Ratio ("FAR") of approximately 5.3 and a lot occupancy of approximately 50%. The buildings will have a height of 130 feet along New York Avenue and 110 feet along Montana Avenue and Bladensburg Road. The Project will include a below-grade parking structure that provides for a 1.1 to 1 ratio of spaces for residential uses and 4 spaces per 1,000 square feet of retail.

Area of the Site: 697,873 square feet

Baist Atlas No. 4, Page 11.

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


Owner's Signature

3/2/06
Date

James J. Abels
Owner's Printed Name

Person to be notified of all actions:

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

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

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No.

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$250.00 (make check or money order payable to the D.C. Treasurer; no cash).

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

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

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