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NEW YORK AVENUE/ARBORETUM

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS



PUD Submission March 21, 2006
Supplemental Submission May 23, 2006
Revised Submission August 1, 2006

ZONING COMMISSION
District of Columbia
CASE NO. 06-15
EXHIBIT NO. 26
ZONING COMMISSION
District of Columbia
CASE NO. 06-15
EXHIBIT NO. 26A1

New York Avenue/Arboretum

2001 New York Avenue
Washington, DC

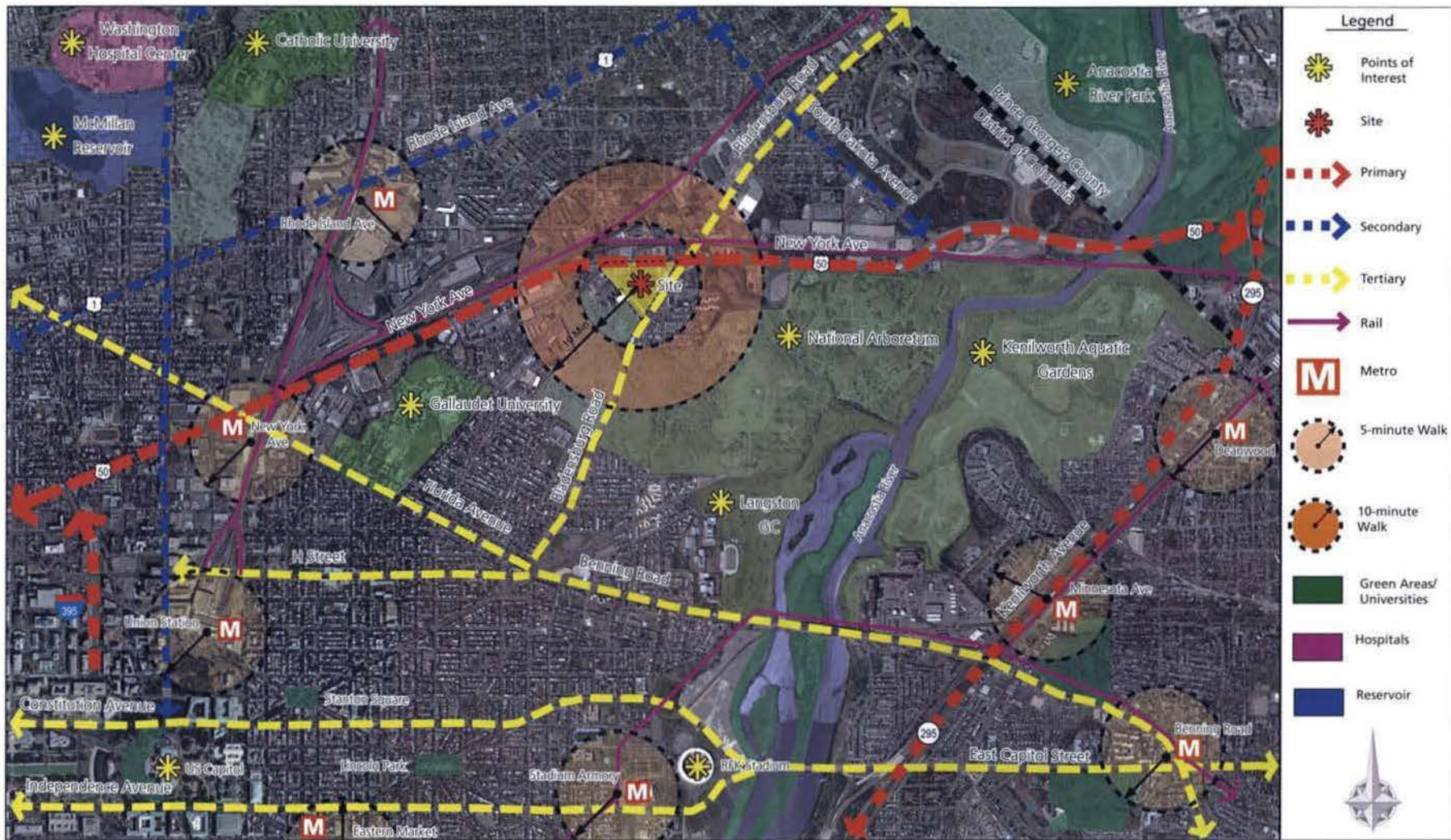


New York Avenue Elevation

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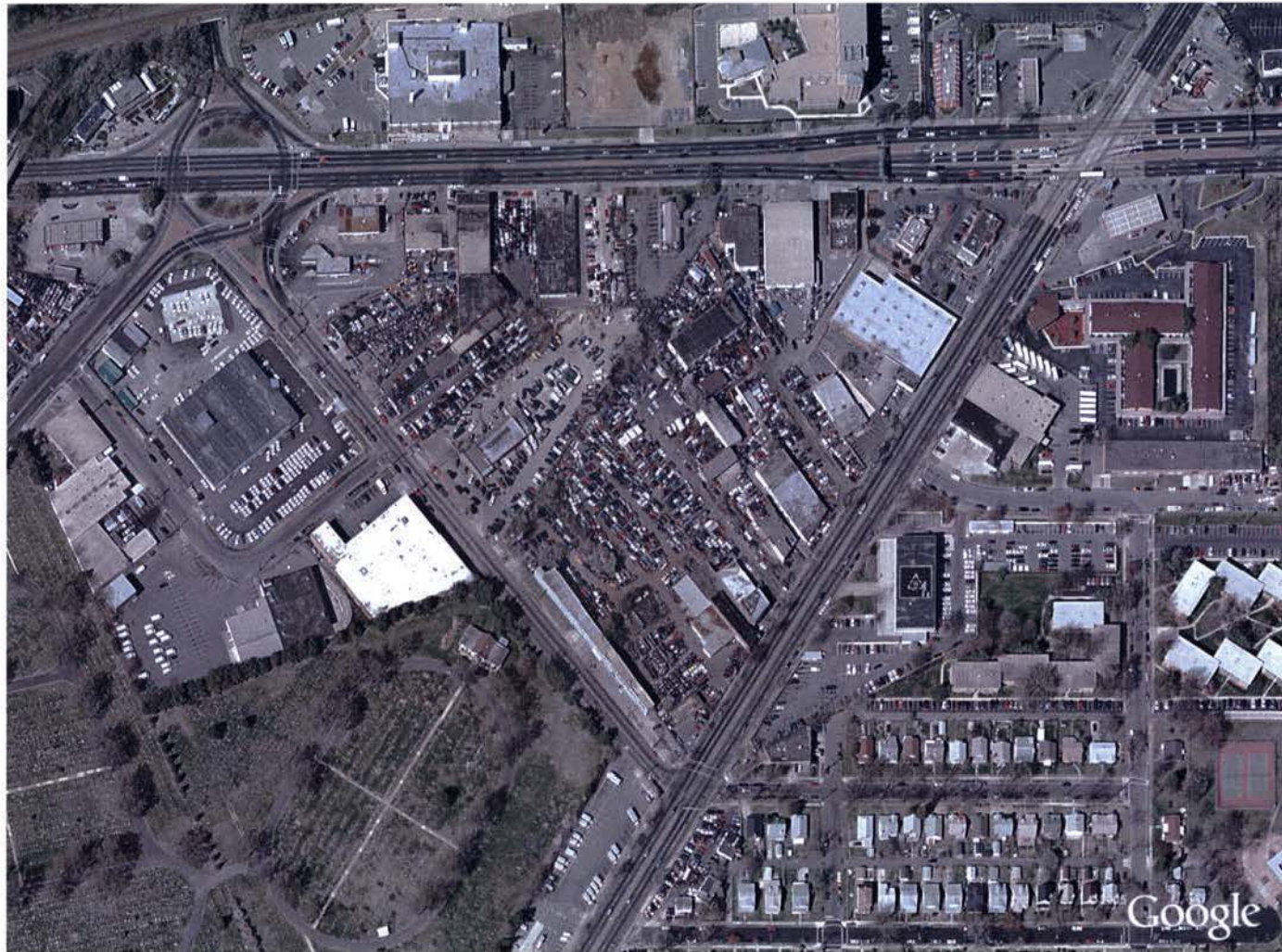
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Regional Analysis

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A01

NEW YORK AVENUE/ARBORETUM



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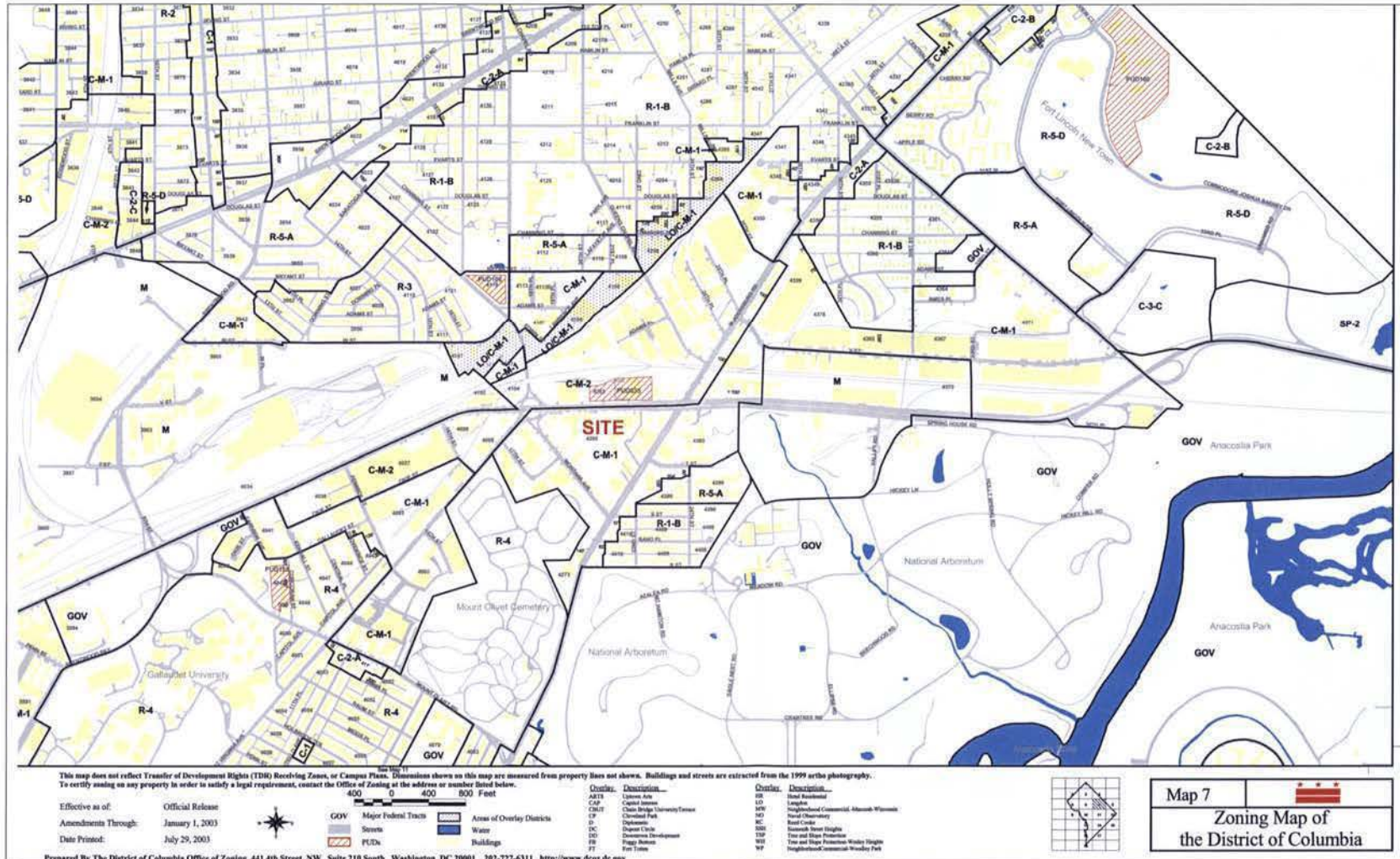
Aerial Site Photo

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A02

NEW YORK AVENUE/ARBORETUM







1 Bladensburg Road - Looking Southwest



2 Bladensburg Road - Looking Southwest



3 Bladensburg Road - Looking Northeast



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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A04

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Site Photos

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A05

NEW YORK AVENUE/ARBORETUM

Revised August 1, 2006

PUD Zoning Analysis

Torti Gallas and Partners

8/1/2006

2001 New York Ave. NE

PUD Zoning: CR
Surveyed Lot Area: 697,874 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.	8.0 max. w/ PUD 6.0 Matter of Right per 11 DCMR (R31.1) 6.0 Res. Use 3.0 Other Permitted Uses	4.98
Allowable Building Area Combined	697,880 x 6.0 = 4,187,280 sf	3,477,408 sf
Building Height	90'-0" Matter of Right 110'-0" w/ PUD	110'-0"
Lot Occupancy	75% per 11 DCMR (R34.1) on a horizontal plane at lowest level where residential uses begin	55%
Allowable Development Footprint	697,874 sf x 0.75 = 523,405 sf	387,000 sf
Roof Structure Allowable GFA	Per 11 DCMR (411.7) 37 x 697,874 = 258,213 sf Permitted	97,500 sf Provided All Buildings 6.14 FAR < 0.37 FAR
Residential Recreation Space	15% of Res. Use Bldg. Area per 11 DCMR (R35) 3,220,000 x 0.15 = 483,000 sf	427,747 sf Provided 13.3% Relief requested
Public Space	10% of Site Area per 11 DCMR (R63.1) 697,874 x 0.10 = 69,787 sf	74,447 sf Provided 10.7%
Open Courts	Min. Width: 3' per ft of height Not less than 10 ft per 11 DCMR (R38.1)	Provided as req'd See Diagrams
Closed Courts	Min. Width: 4' per ft. of height not less than 10 ft.	
Rear Yard	Not required on lot abutting three or more streets	
Side Yard	Min. Width: 3' per ft of height per 11 DCMR (R37.2)	
Dwelling Units	NA	3492 units Note: Number of unit may vary from 3,400 to 3,600; therefore the unit count in each building may vary
Parking Requirement	Per 11 DCMR (2101.1) 1.0 space per 3 D.U. 0.334 x 3,492 = 1,167 spaces Retail: 1 space for each sqft 750 sf over 3,000 sf of retail: 148,121-3,000=145,121 / 750 = 194 spaces Recreation: 1 space for 2000 sf Arbor Club = 38,024 sf Day Care = 4,636 sf 42,660 / 2,000 = 22 spaces	(1.0 space per unit minimum) 602 Retail Spaces Provided (4 spaces per 1000 sf total retail minimum) 25 Recreation Spaces Provided

Building Analysis

Zoning Requirements

Proposed in PUD

Building A

Gross Floor Area By Level	
10th	45,330
9th	48,843
8th	48,843
7th	48,843
6th	48,843
5th	48,843
4th	48,843
3rd	48,843
2nd	48,843
1st (Residential)	8,840
Ground Floor Retail	69,198
Total	514,112

Gross Floor Area By Use	
Residential	444,914
Retail - Grocery	69,198
Total	514,112

Roof Structure GFA	
	15,500 sf

Building Height: 110 ft per 11 DCMR (2405.1)

Total Height: 110'-0" to top of roof, measured from l.o.c. at center of Montana Ave frontage

Stories, no limit	
	10 Stories (9 stories of residential over grocery)

Dwelling Units: NA

422 units
Note: Number of unit may vary

Residential Recreation Space: See Overall Summary Above

Penthouse: One continuous structure 1:1 Setback

Relief requested for multiple structures of varying height and setback

Loading: Building A: Per 11 DCMR (2201.1)

Residential	
1 berth @ 55' deep	
1 platform @ 200 sf	
1 service space @ 20' deep	

Retail

Grocery at 65,000 sf	
1 berth @ 30' deep	
1 platform @ 100 sf	
1 berth @ 55' deep	
1 platform @ 200 sf	
1 service space @ 20' deep	

Residential	
1 berth @ 55' deep	
1 platform @ 200 sf	
1 service space @ 20' deep	

Grocery	
2 berths @ 55' deep	
2 platforms @ 200 sf	
1 service space @ 20' deep	

Buildings B, C & Arbor Club

Building B

Gross Floor Area	
10th	48,697
9th	48,697
8th	54,366
7th	54,366
6th	54,366
5th	54,366
4th	54,366
3rd	49,611
2nd	50,614
1st Residential Lobby	5,019
Ground Floor (non residential)	114,709
Total	589,105

Gross Floor Area By Use	
Residential	474,456
Retail*	38,788
Arbor Club (FAR sf)	31,937
All Other**	43,924
Total	589,105

Notes:
* Retail includes 29,788 sf ground floor retail plus 9,000 sf estimated for retail mezzanine.

** Includes service, loading, and employee parking

Roof Structure GFA	
	18,000 sf

Building Height: 110 ft per 11 DCMR (2405.1)

Total Height: 110'-0" to top of roof, measured from l.o.c. at center of Bldgs. B & C frontage on New York Ave

Stories, no limit	
	10 Stories (9 stories of residential over 1 story retail with potential retail mezzanine)

Dwelling Units: NA

340 units
Note: Number of unit may vary

Residential Recreation Space: See Overall Summary Above

Penthouse: One continuous structure 1:1 Setback

Relief requested for multiple structures of varying height and setback

Building C

Gross Floor Area	
10th	53,393
9th	53,393
8th	61,394
7th	61,394
6th	61,394
5th	61,394
4th	61,394
3rd	60,815
2nd	56,864
1st Residential Lobby	4,863
1st (Non - Residential)	83,952
Total	620,200
Gross Floor Area By Use	
Residential	536,248
Retail	40,135
All Other	43,817
Total	620,200

Notes:
 * Retail includes 31,135 sf of ground floor retail plus 9,000 sf estimated for retail mezzanine.
 ** Includes residential lobby at 5,245 sf.

Roof Structure GFA 18,500 sf

Building Height 110 ft per 11 DCMR 2405.1
 Total Height: 110'-0" to top of roof measured from l.o.c. at center of Bldgs. B & C frontage on New York Ave.

Stories, no limit 10 Stories (9 stories of residential over 1 story retail with retail mezzanine).

Dwelling Units NA 598 units
 Note: Number of unit may vary.

Residential Recreation Space See Overall Summary Above

Penthouse One continuous structure 1:1 Setback Relief requested for multiple structures of varying height and setback.

Loading: Buildings B & C Combined Per 11 DCMR (2201.1)

Residential		Residential and Retail Combined	
2 berths @ 55' deep		5 berths @ 55' deep	
2 platforms @ 200 sf		6 platforms @ 200 sf	
2 service spaces @ 20' deep		3 service spaces @ 20' deep	
Retail at 74,708 sf			
1 berth @ 30' deep			
1 platform @ 100 sf			
1 berth @ 55' deep			
1 platform @ 200 sf			
1 service space @ 20' deep			

Buildings D & E

Building D

Gross Floor Area By Level	
11th	35,470
10th	35,470
9th	36,664
8th	36,664
7th	36,664
6th	36,664
5th	36,664
4th	36,664
3rd	36,664
2nd	36,664
1st	38,430
P1	9,500
Total	412,182

Roof Structure GFA 11,000 sf

Building Height 110 ft per 11 DCMR 2405.1
 Total Height: 110'-0" to top of parapet measured from l.o.c. at center of Bldgs D & E frontage on Montana Ave.

Stories, no limit 11 Stories

Dwelling Units NA 454 units
 Note: Number of unit may vary.

Residential Recreation Space See Summary Above

Penthouse One continuous structure 1:1 Setback Relief requested for multiple structures of varying height and setback.

Building E

Gross Floor Area By Level	
11th	31,725
10th	31,725
9th	32,730
8th	32,730
7th	32,730
6th	32,730
5th	32,730
4th	32,730
3rd	32,730
2nd	32,730
1st	32,730
Total	358,026

Roof Structure GFA 12,000 sf

Building Height 110 ft per 11 DCMR 2405.1
 Total Height: 110'-0" to top of parapet measured from l.o.c. at center of Bldgs D & E frontage on Montana Ave.

Stories, no limit 11 Stories

Dwelling Units NA 414 units
 Note: Number of unit may vary.

Residential Recreation Space See Overall Summary Above

Penthouse One continuous structure 1:1 Setback Relief requested for multiple structures of varying height and setback.

Loading: Buildings D & E Combined Per 11 DCMR (2201.1)

1 berth @ 55' deep	2 berths @ 55' deep
1 platform @ 200 sf	2 platforms @ 200 sf
1 service space @ 20' deep	1 service space @ 20' deep
Note: One berth/platform shared with Bldg. F.	

Building F

Gross Floor Area By Level	
11th	20,908
10th	20,908
9th	21,197
8th	21,197
7th	21,197
6th	21,197
5th	21,197
4th	21,197
3rd	21,197
2nd	19,800
1st	19,800
Terrace 1/Basement	8,857
Terrace 2/Basement	6,217
Total	244,869

Roof Structure GFA 7,000 sf

Building Height 110 ft per 11 DCMR 2405.1
 Total Height: 110'-0" to top of parapet measured from l.o.c. at center of Bldg frontage on Montana Ave.

Stories, no limit 11 Stories plus 2 Terrace levels

Dwelling Units NA 215 units
 Note: Number of unit may vary.

Residential Recreation Space See Overall Summary Above

Penthouse One continuous structure 1:1 Setback Relief requested for multiple structures of varying height and setback.

Loading: Building 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 shared with Bldg. E.

Buildings G & H		
Building G		
Gross Floor Area By Level		
11th	34,175	
10th	34,175	
9th	34,662	
8th	34,662	
7th	34,662	
6th	34,662	
5th	34,662	
4th	34,662	
3rd	34,662	
2nd	34,662	
1st	39,755	
Total	385,560	
Roof Structure GFA		
	9,000 sf	
Building Height	110 ft per 11 DCMR 2405.1	Total Height: 110'-0" to top of parapet, measured from l.o.c. at center of Bldgs G & H frontage on Bladensburg Rd.
Stories, no limit		
	11 Stories	
Dwelling Units	NA	435 units Note: Number of unit may vary.
Residential Recreation Space	See Summary Above	
Perithouse	One continuous structure 1:1 Setback	Relief requested for multiple structures of varying height and setback
Building H		
Gross Floor Area By Level		
11th	33,844	
10th	33,844	
9th	34,520	
8th	34,520	
7th	34,520	
6th	34,520	
5th	34,520	
4th	34,520	
3rd	34,520	
2nd	34,520	
1st	34,520	
Terrace 1/Basement	31,905	
Total	410,274	
Roof Structure GFA		
	12,500 sf	
Building Height	110 ft per 11 DCMR 2405.1	Total Height: 110'-0" to top of parapet, measured from l.o.c. at center of Bldgs G & H frontage on Bladensburg Rd.
Stories, no limit		
	11 Stories plus 1 Terrace Level	
Dwelling Units	NA	414 units Note: Number of unit may vary.
Residential Recreation Space	See Overall Summary Above	
Perithouse	One continuous structure 1:1 Setback	Relief requested for multiple structures of varying height and setback
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

Parking Summary New York Avenue / Arboretum August 1, 2006							
	A	B	C	D/E	F	G/H	Totals
Units per Building	422	540	598	454	215	437	
Totals	422	540	598	868	215	849	3,492
Garage Levels - Residential							Spaces per Level
Parking @ ~+78'					17		17
Parking @ ~+68'					7		7
Parking @ ~+56' (P1)				264	94	255	613
Parking @ ~+47' (P2)				319	109	331	759
Parking @ ~+37' (P2/P3)	186	274	310	285		319	1,374
P3 @ ~+20'	188	281	312				781
Residential Subtotal	374	555	622	868	227	905	3,551
Residential Parking Ratio							1.0
Garage Levels - Retail							Spaces per Level
Entry Level @ ~ +50' - Employee Parking		70	71				141
P1 - @ ~ +41' - Customer Parking	202	176	224				602
Retail Subtotal	202	246	295				743
Retail Parking Ratios (space/1,000 sf)							
					ratio w/ employee spaces		5.0
Arbor Club and Day Care		25			ratio w/out employee spaces		4.1
Retail Areas							
Grocery Area	69,198						
In-line Retail Area (includes 18,000 sf Mezzanine)	78,923						
Total Retail Area	148,121						

- NOTES:
1. New York Avenue On-street Parking (approx. 36 spaces) not included in Site Parking Total
 2. Number of dwelling units may vary. A minimum ratio of 1.0 space per dwelling unit will be provided.
 3. A minimum of 4.0 spaces per 1,000 sf retail space will be provided.

Zoning Analysis 3

New York Avenue / Arboretum

August 1, 2006

BUILDING	A	B	C	D INCLUDES "HYPHEN"	E	F	G INCLUDES "HYPHEN"	H	SUBTOTAL
FLOOR									
11				35,470	31,725	20,908	34,175	33,844	156,122
10	45,330	48,691	53,393	35,470	31,725	20,908	34,175	33,844	303,536
9	48,843	48,691	53,393	36,664	32,730	21,197	34,682	34,520	310,720
8	48,843	54,366	61,384	36,664	32,730	21,197	34,682	34,520	324,386
7	48,843	54,366	61,384	36,664	32,730	21,197	34,682	34,520	324,386
6	48,843	54,366	61,384	36,664	32,730	21,197	34,682	34,520	324,386
5	48,843	54,366	61,384	36,664	32,730	21,197	34,682	34,520	324,386
4	48,843	54,366	61,384	36,664	32,730	21,197	34,682	34,520	324,386
3	48,843	49,611	60,815	36,664	32,730	21,197	34,682	34,520	319,062
2	48,843	50,614	56,864	36,664	32,730	19,800	34,682	34,520	314,717
1*	8,840			38,430	32,730	19,800	39,780	34,520	174,100
T1						8,857		31,926	40,783
T2						6,217			6,217
P1				9,500					9,500
SUBTOTAL									
RESIDENTIAL	444,914	469,437	531,385	412,182	358,020	244,869	385,586	410,294	3,256,687
RES (LOBBIES)		5,019	4,863						9,882
RES TOTAL	444,914	474,456	536,248	412,182	358,020	244,869	385,586	410,294	3,266,569
GROSS AREAS									
RETAIL SUMMARY									
RETAIL - 1ST**	130,120								
RETAIL-MEZZANINE	18,000								
GROSS RETAIL	148,120								
PROJECT SUMMARY									
ARBOR CLUB****	31,937								
GROSS RES.	3,266,569								
GROSS RETAIL***	148,120								
SERVICE, LOADING	87,801								
SUBTOTAL	3,534,427								
FAR REDUCTION FOR 1ST FLOOR OF A,B,C USING PERIMETER	-57,000								
TOTAL	3,477,427								
OVERALL SITE AREA									
F.A.R.	697,874								
	4.98								

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

** Includes Grocery at 65,770 sf and In-Line Retail at 57,620 sf.

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

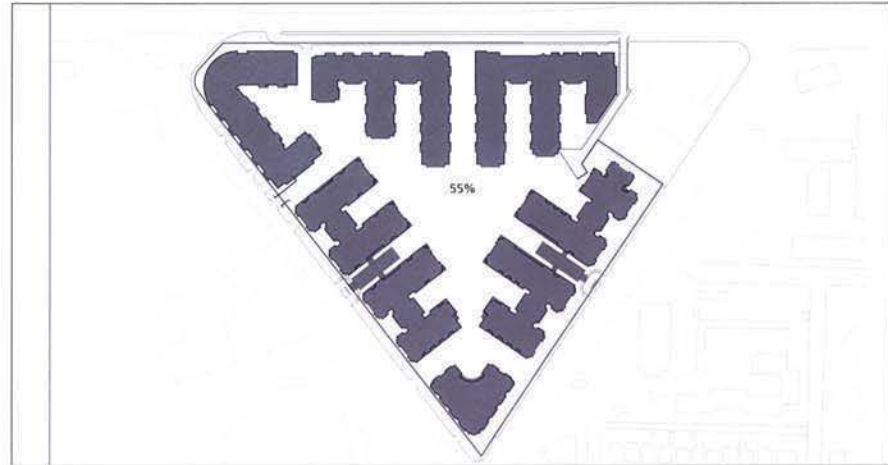
**** Net Square Footage numbers are preliminary and subject to change as building efficiencies are further developed.

*****Arbor Club FAR sf only at 1st & 2nd floor plus basketball court.

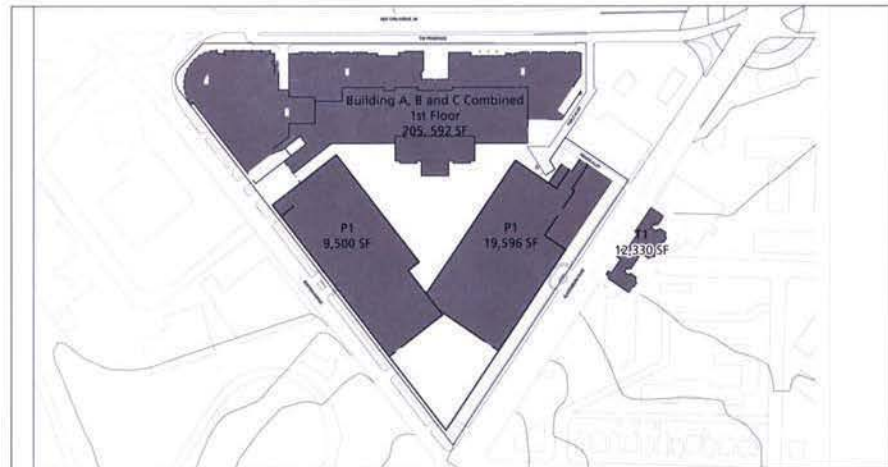
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FAR Tabulation

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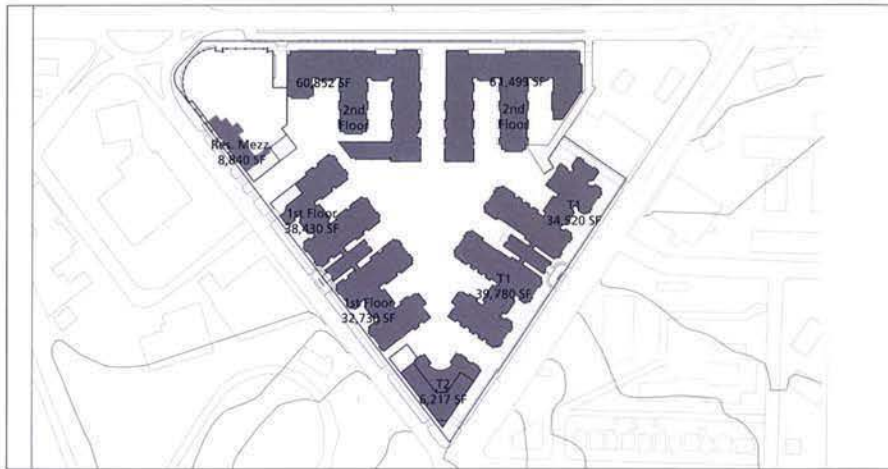


Lot Occupancy

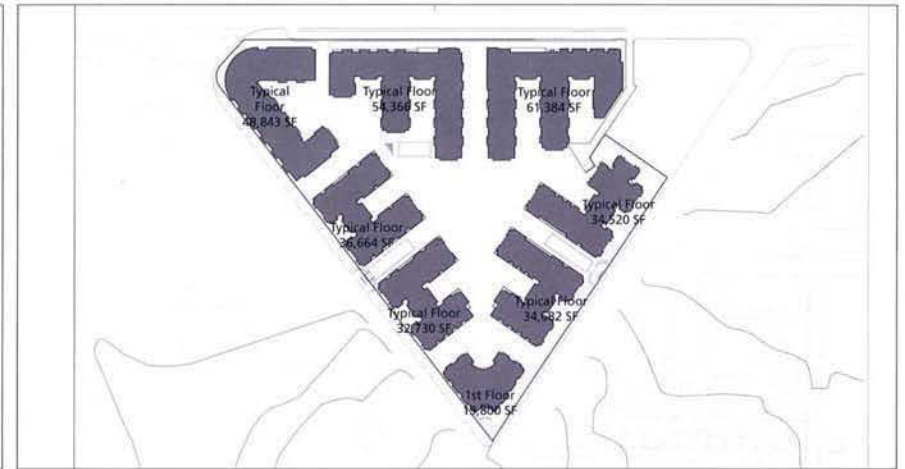


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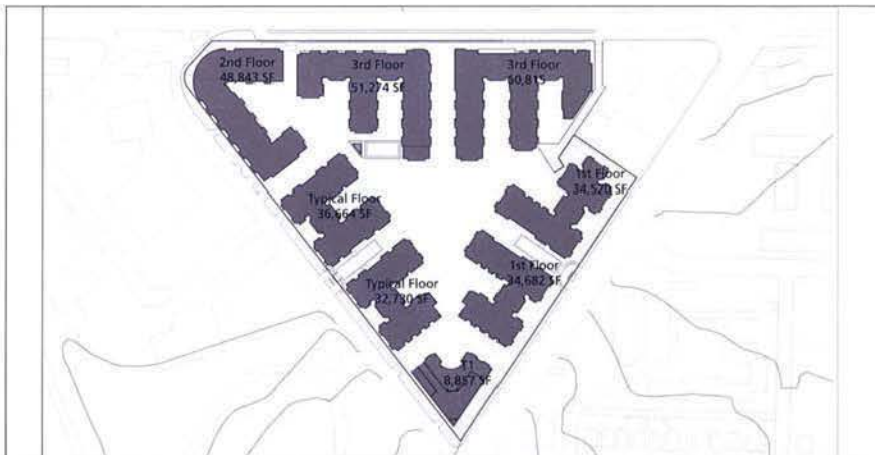
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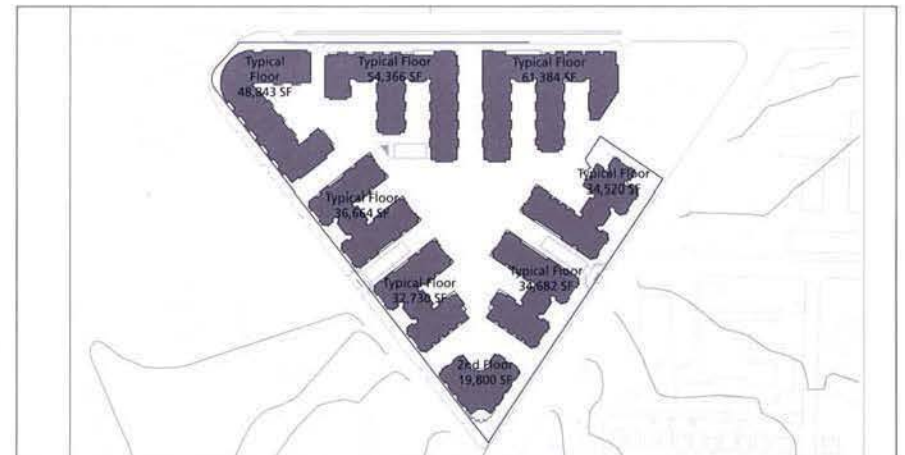
FAR 2nd



FAR 4th



FAR 3rd



FAR 5th

* Includes Hyphen

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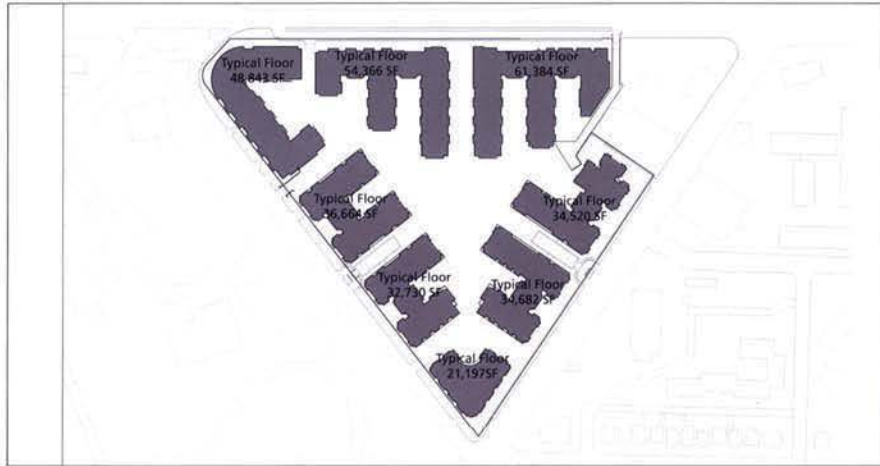
FAR Diagrams 1

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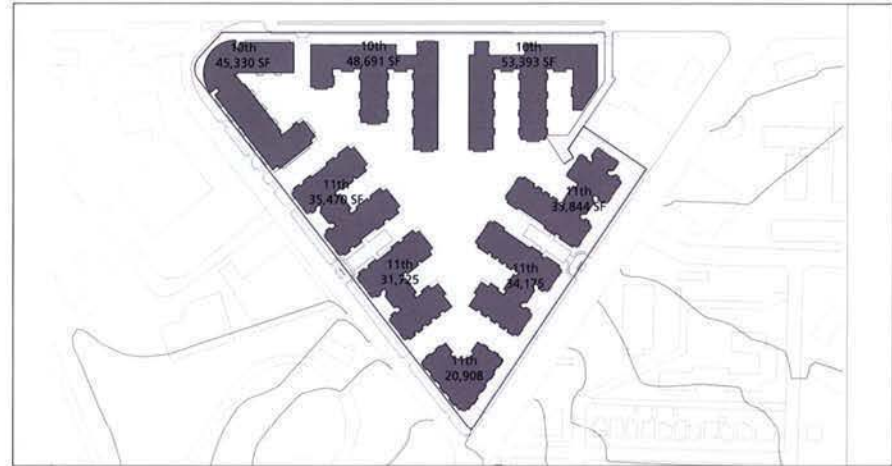
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NEW YORK AVENUE/ARBORETUM

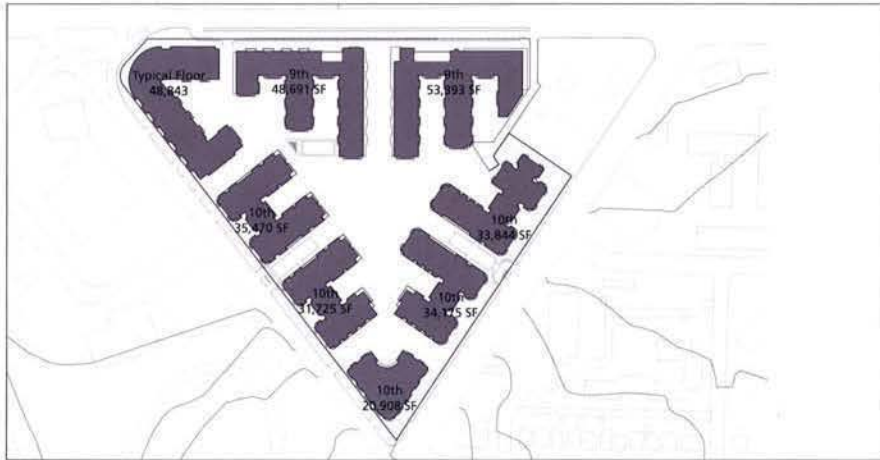
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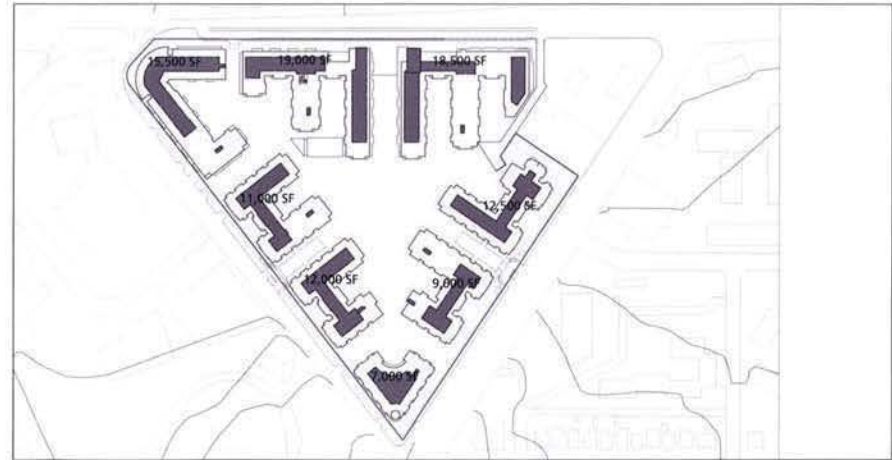
FAR Typical 6th



FAR Upper 2



FAR Upper 1



FAR Roof



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Residential Recreation Diagram

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A012

NEW YORK AVENUE/ARBORETUM



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

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Open Space Diagram

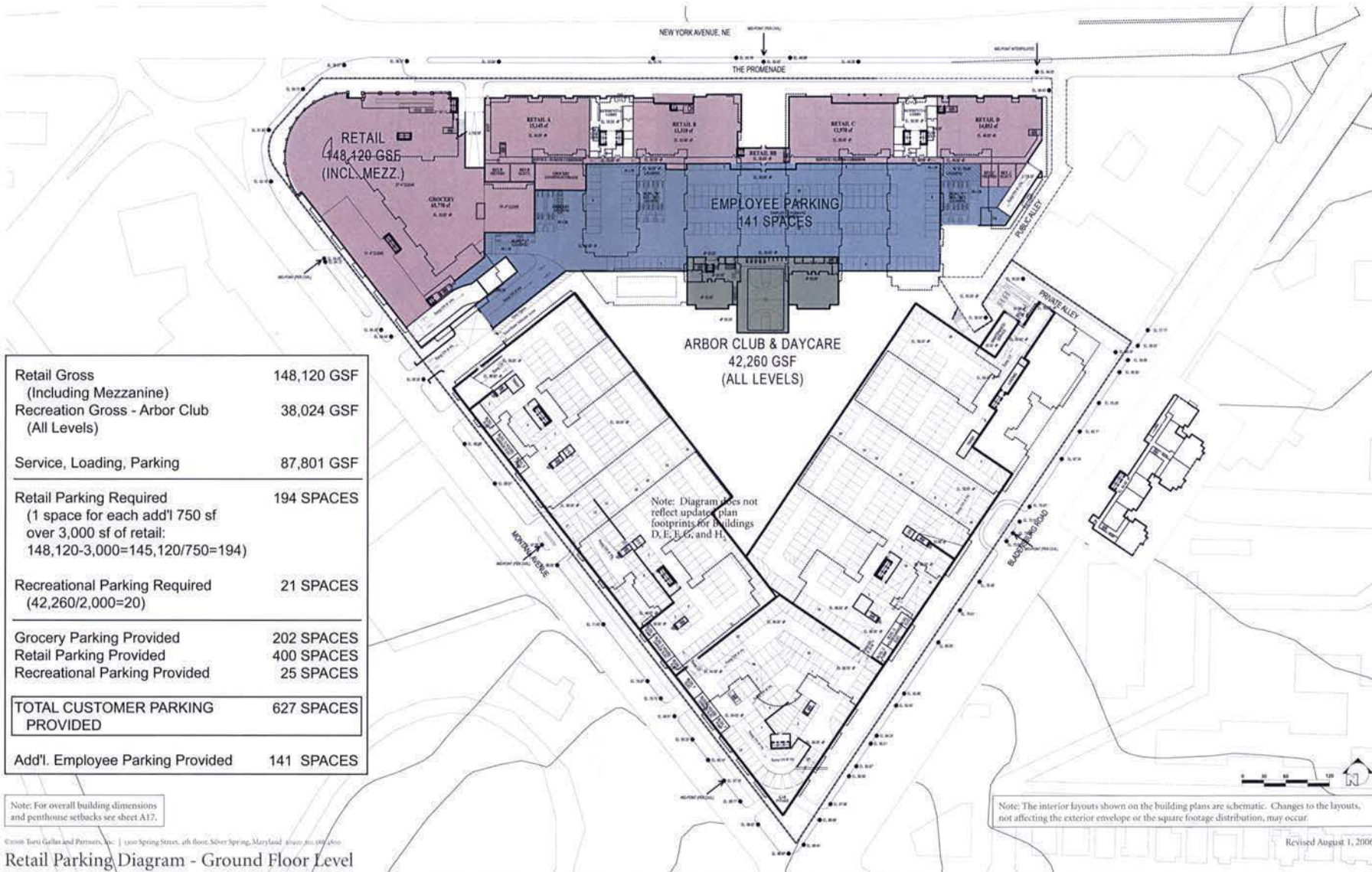
ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS

A013

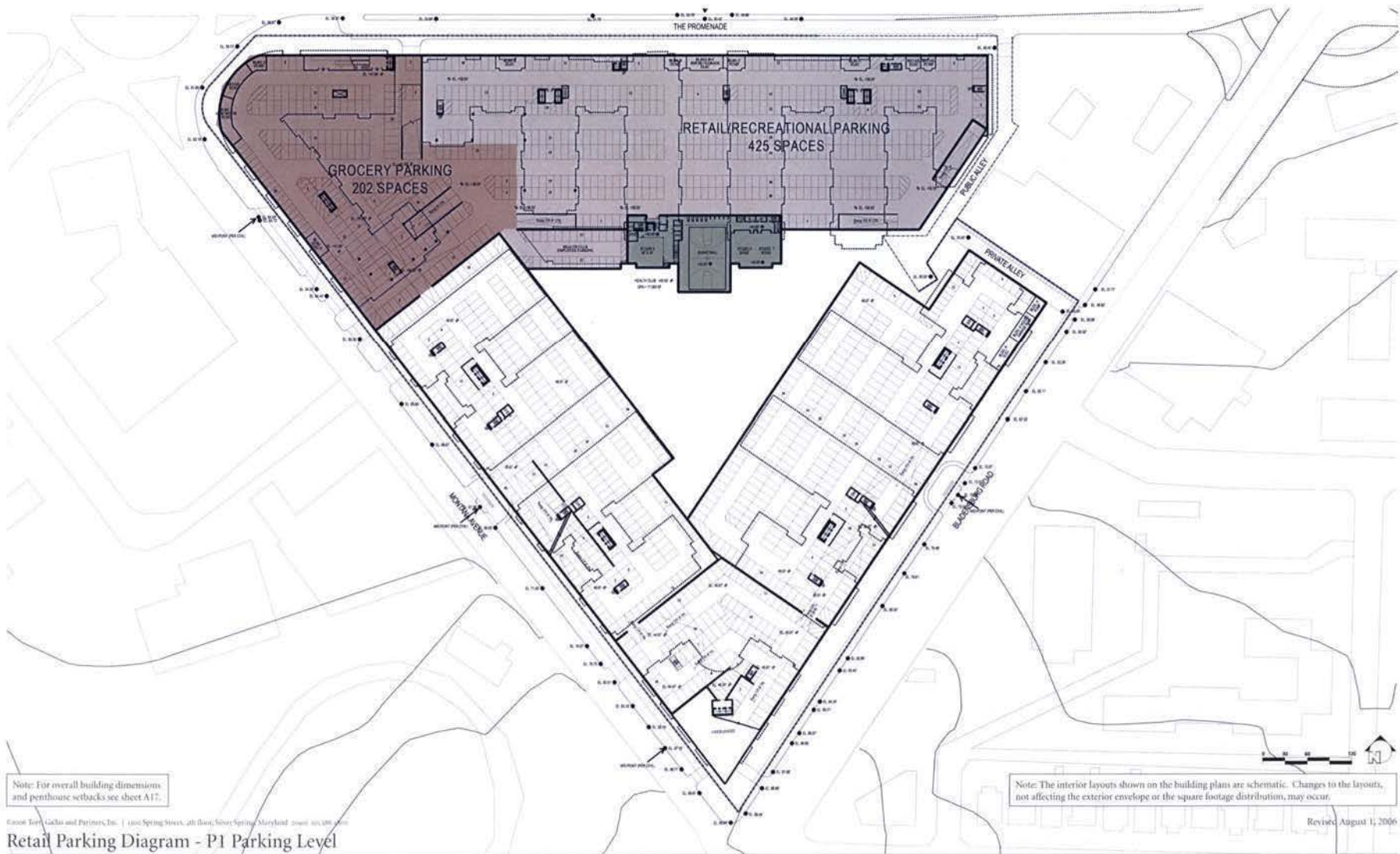
NEW YORK AVENUE/ARBORETUM

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.

Revised August 1, 2006



Retail Parking Diagram - Ground Floor Level



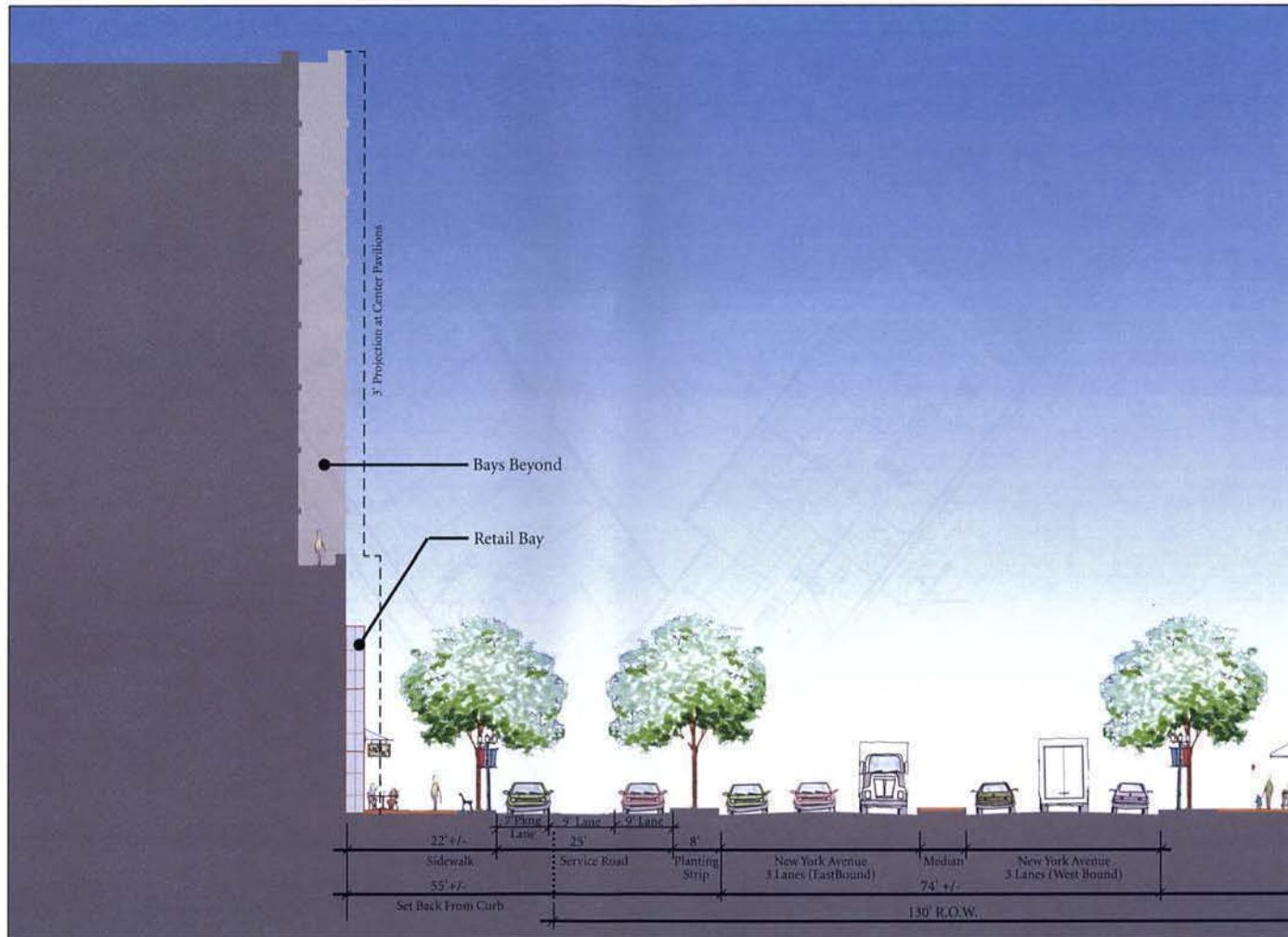
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Retail Parking Diagram - P1 Parking Level

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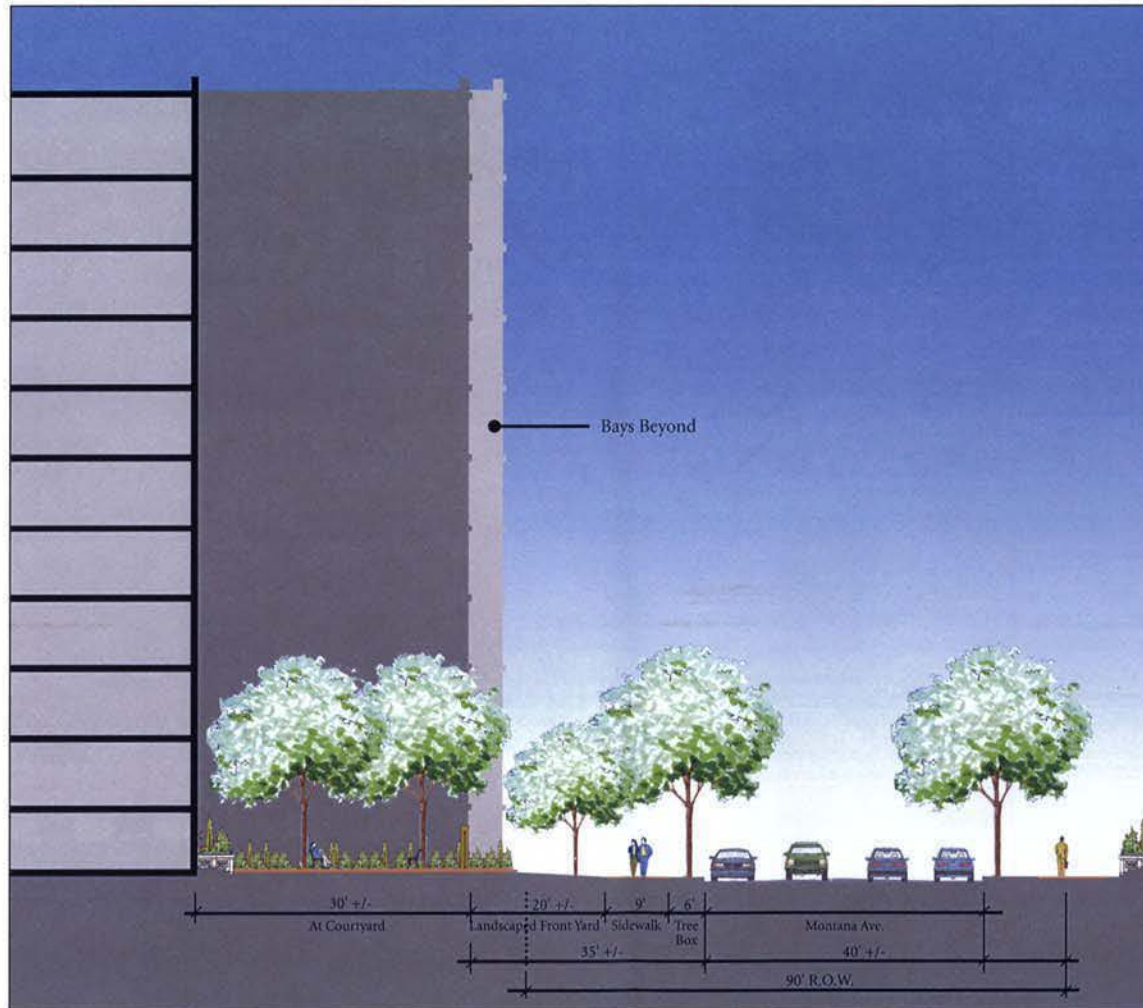
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Street Section: New York Avenue

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A016

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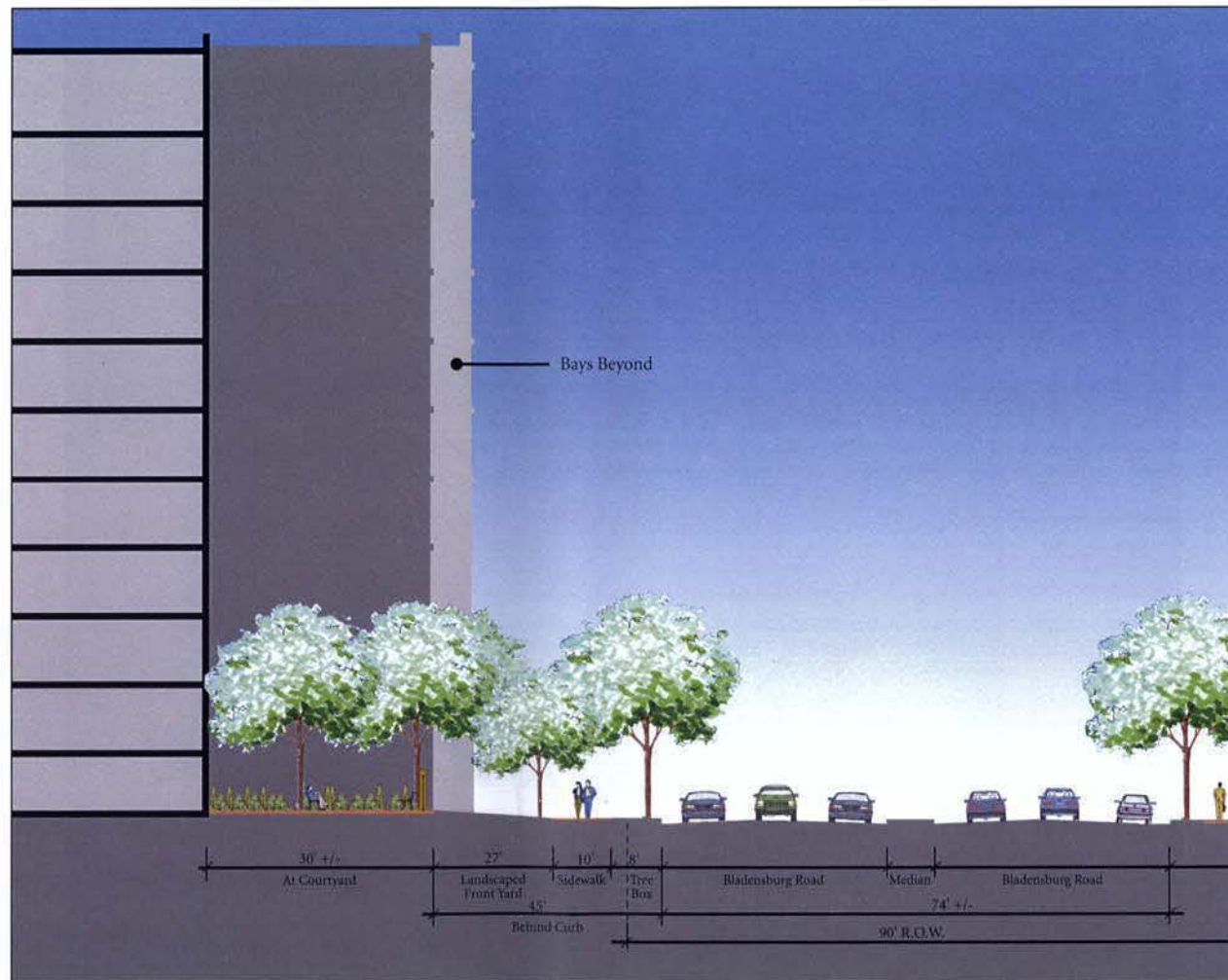
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Street Section: Montana Avenue

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A017

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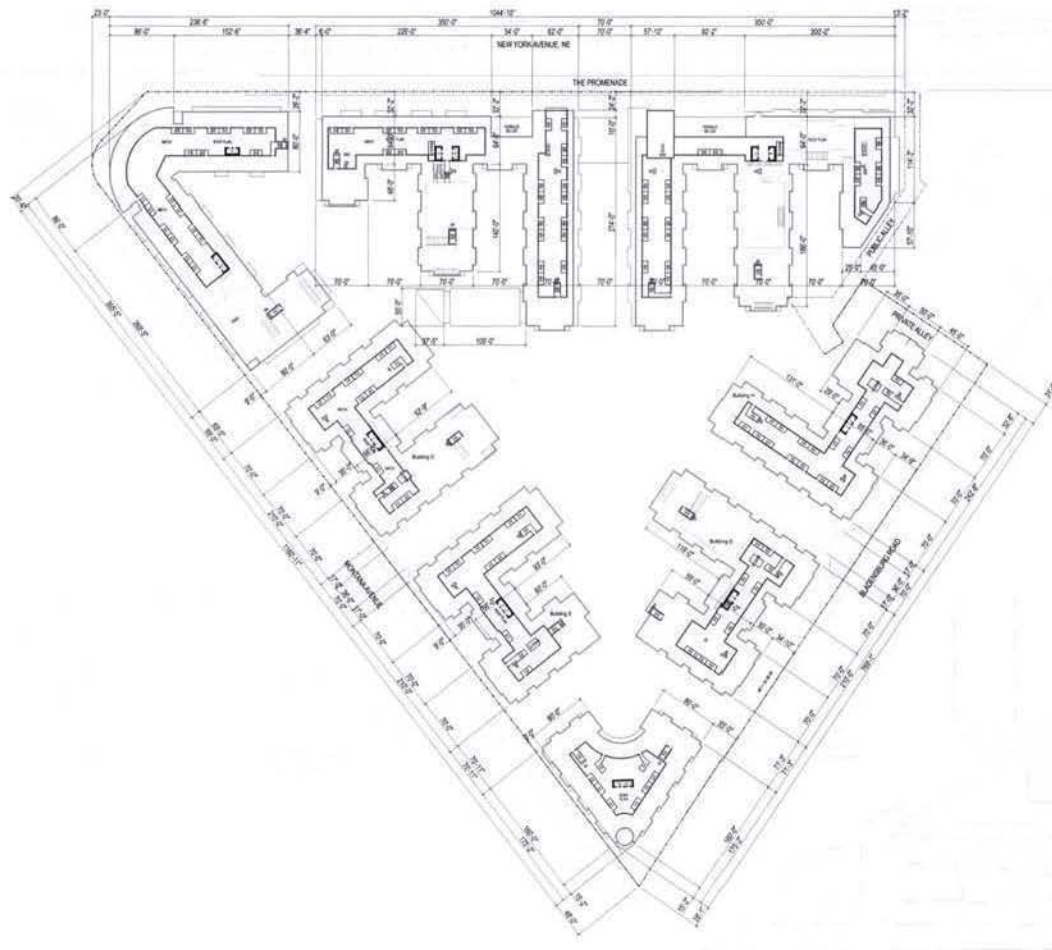
Revised August 1, 2006

Street Section: Bladensburg Road

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A018

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Building Dimension Plan

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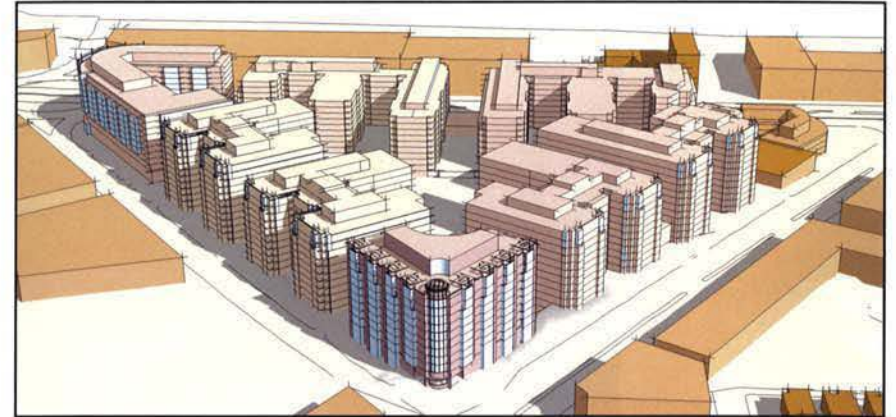
A019

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View of New York Avenue and Montana Avenue



View of Bladensburg Road and Montana Avenue



View of New York Avenue and Bladensburg Road



View along New York Avenue

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View of Site in Conceptual Matter-of-Right Context

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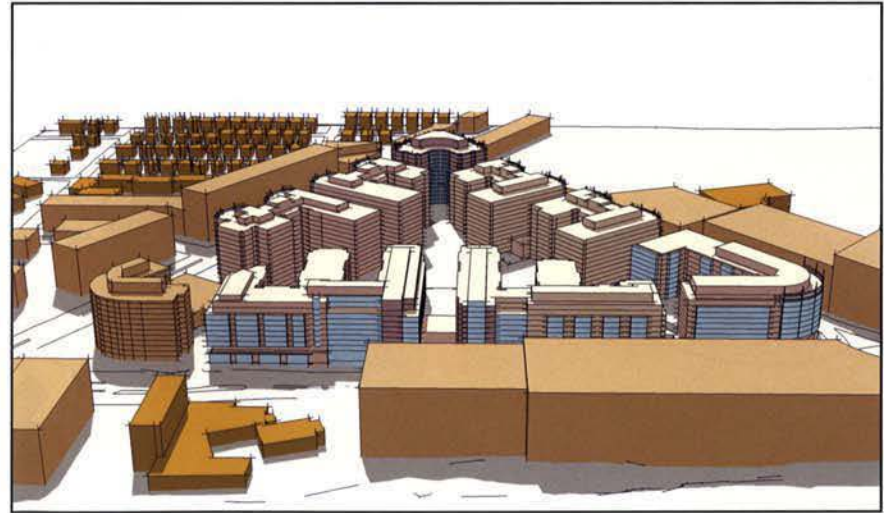
View of New York Avenue and Montana Avenue



View of Bladensburg Road and Montana Avenue



View of New York Avenue and Bladensburg Road



View along New York Avenue

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View of Site in Conceptual PUD Context

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NEW YORK AVENUE, N.E.



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

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Site/Roof Plan

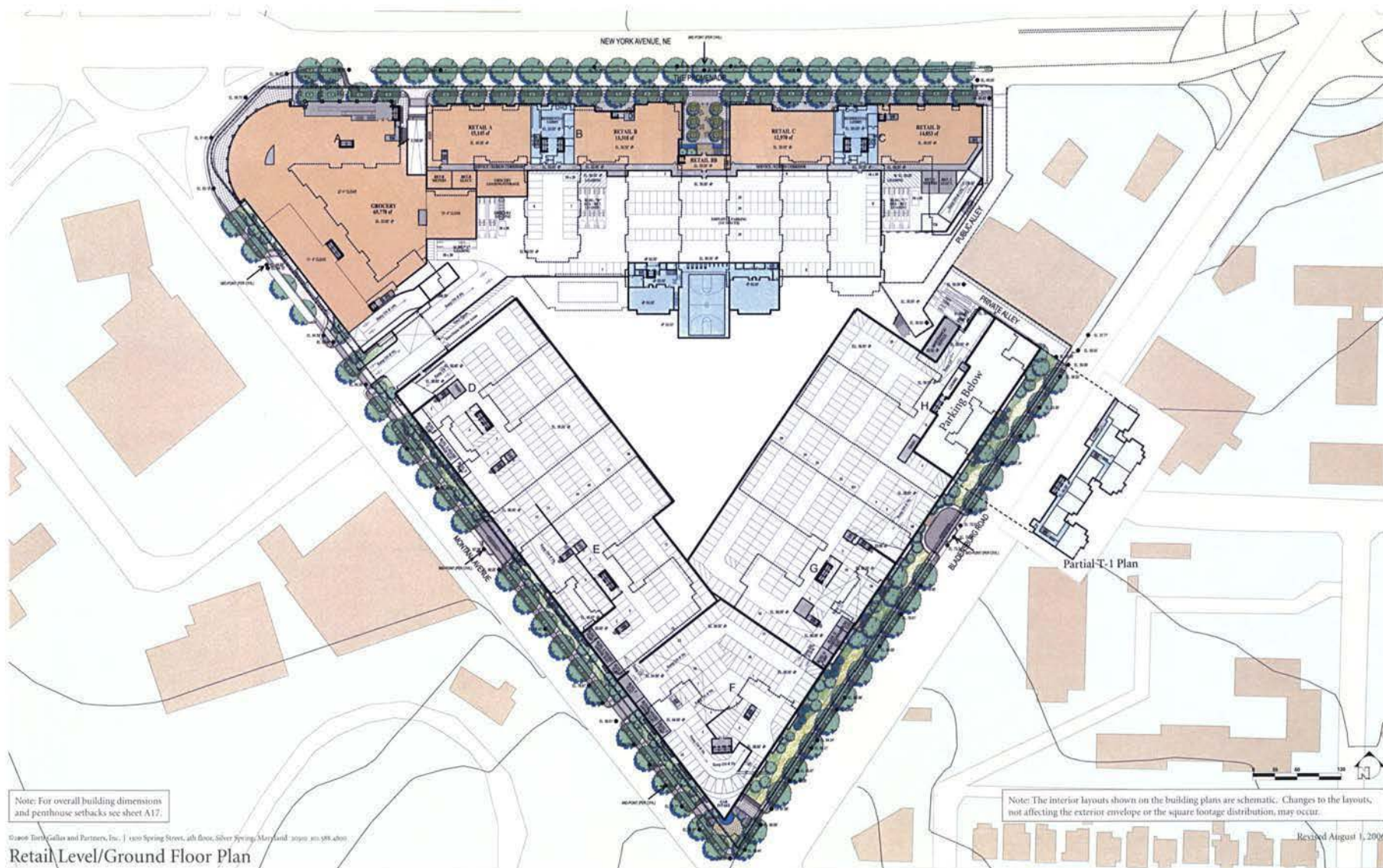
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A022

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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NEW YORK AVENUE/ARBORETUM



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

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Retail Level/Ground Floor Plan

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A024

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

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Fourth Floor Plan

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

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10th/11th Floor Plan

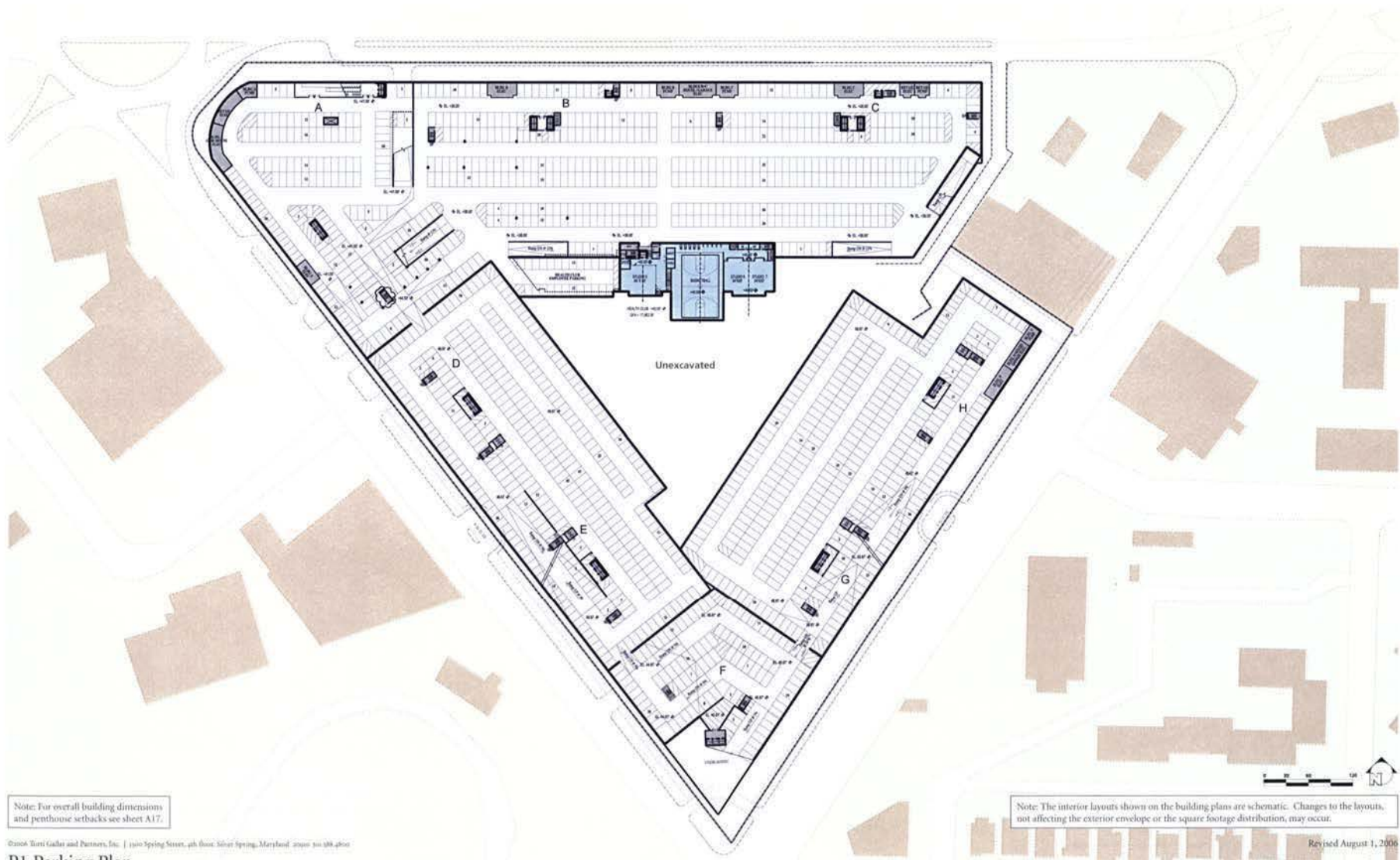
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A030

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

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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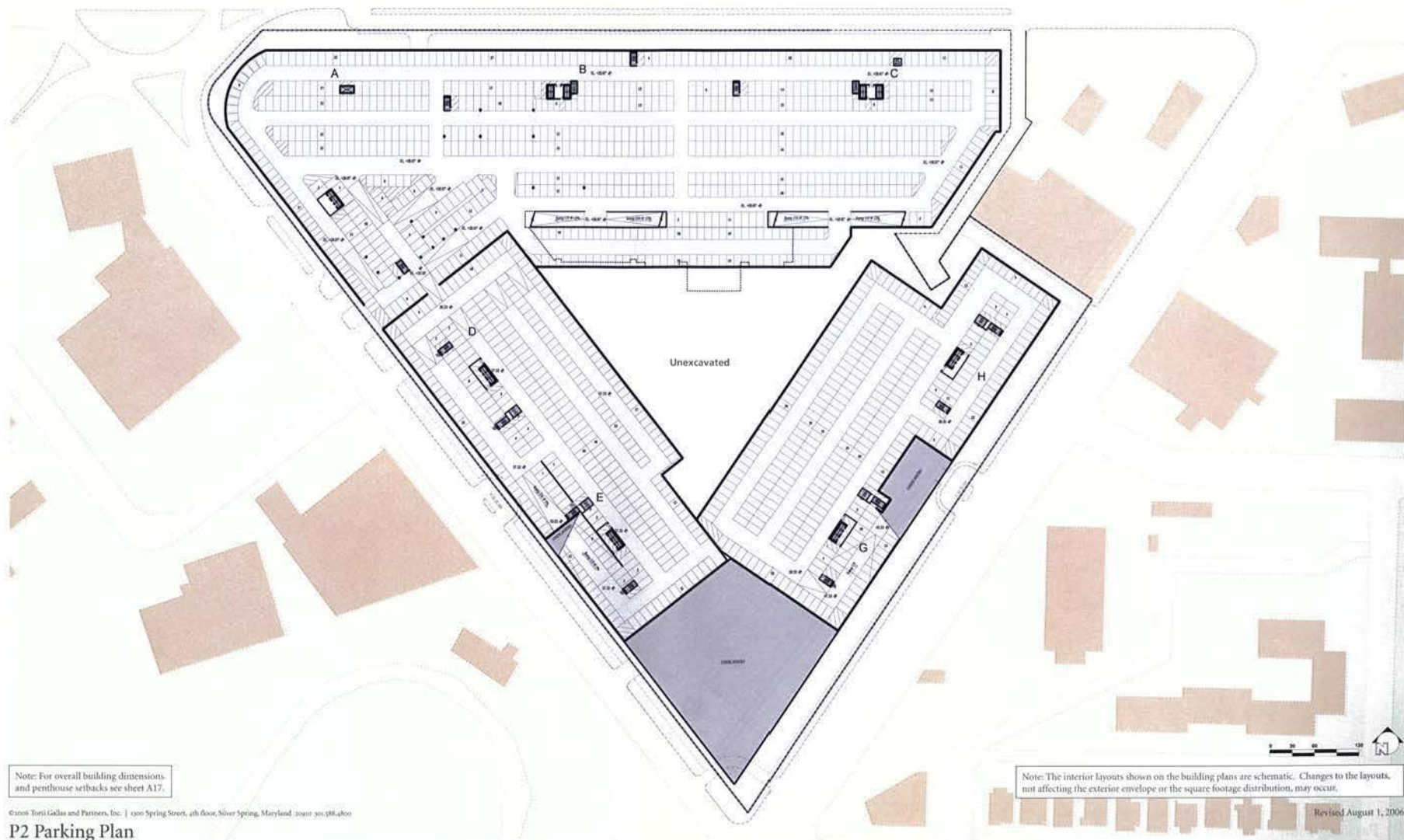
Revised August 1, 2006

PI Parking Plan

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A031

NEW YORK AVENUE/ARBORETUM



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

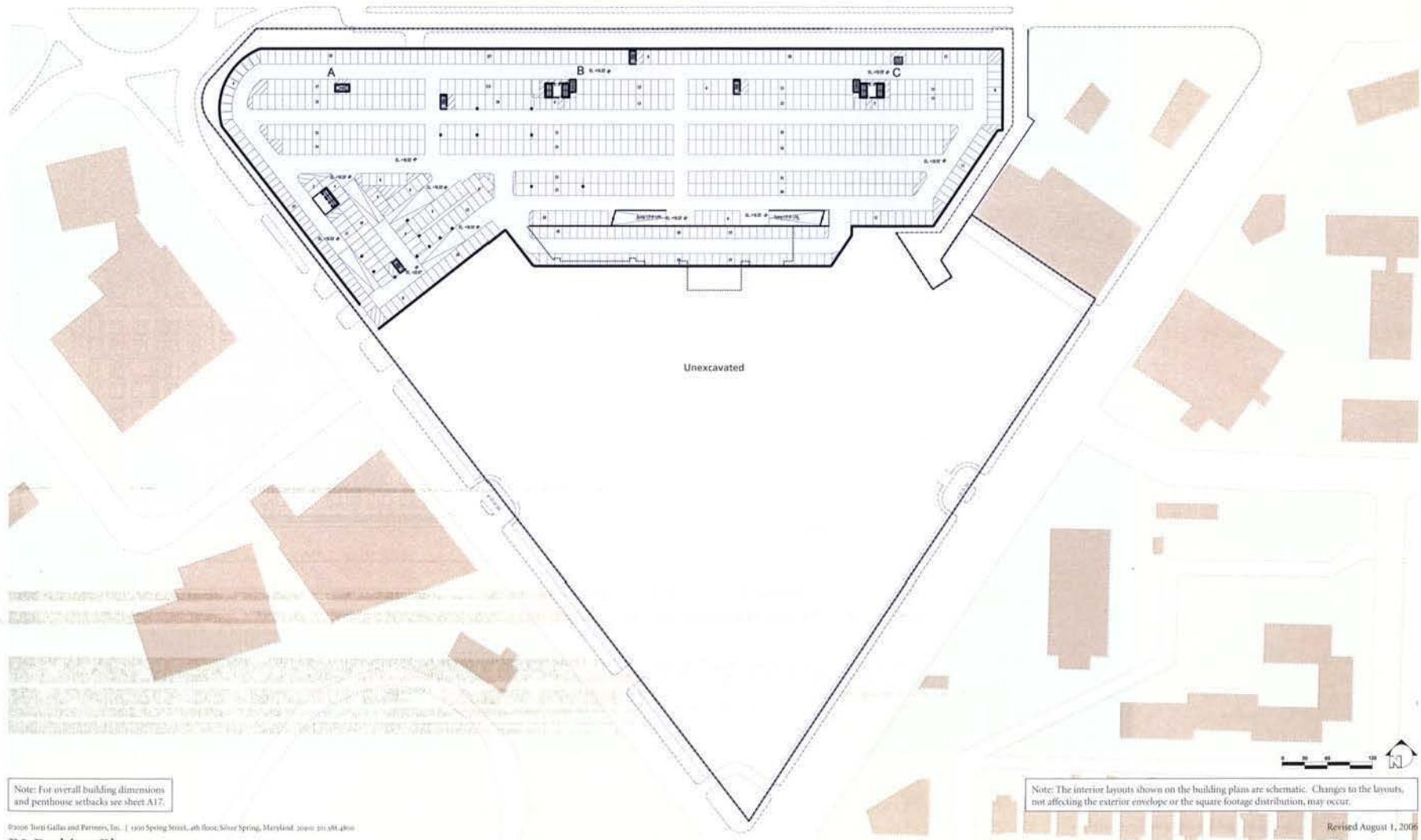
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P2 Parking Plan

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A032

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P3 Parking Plan

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A033

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Site Section 1

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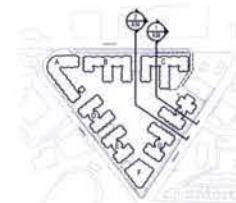
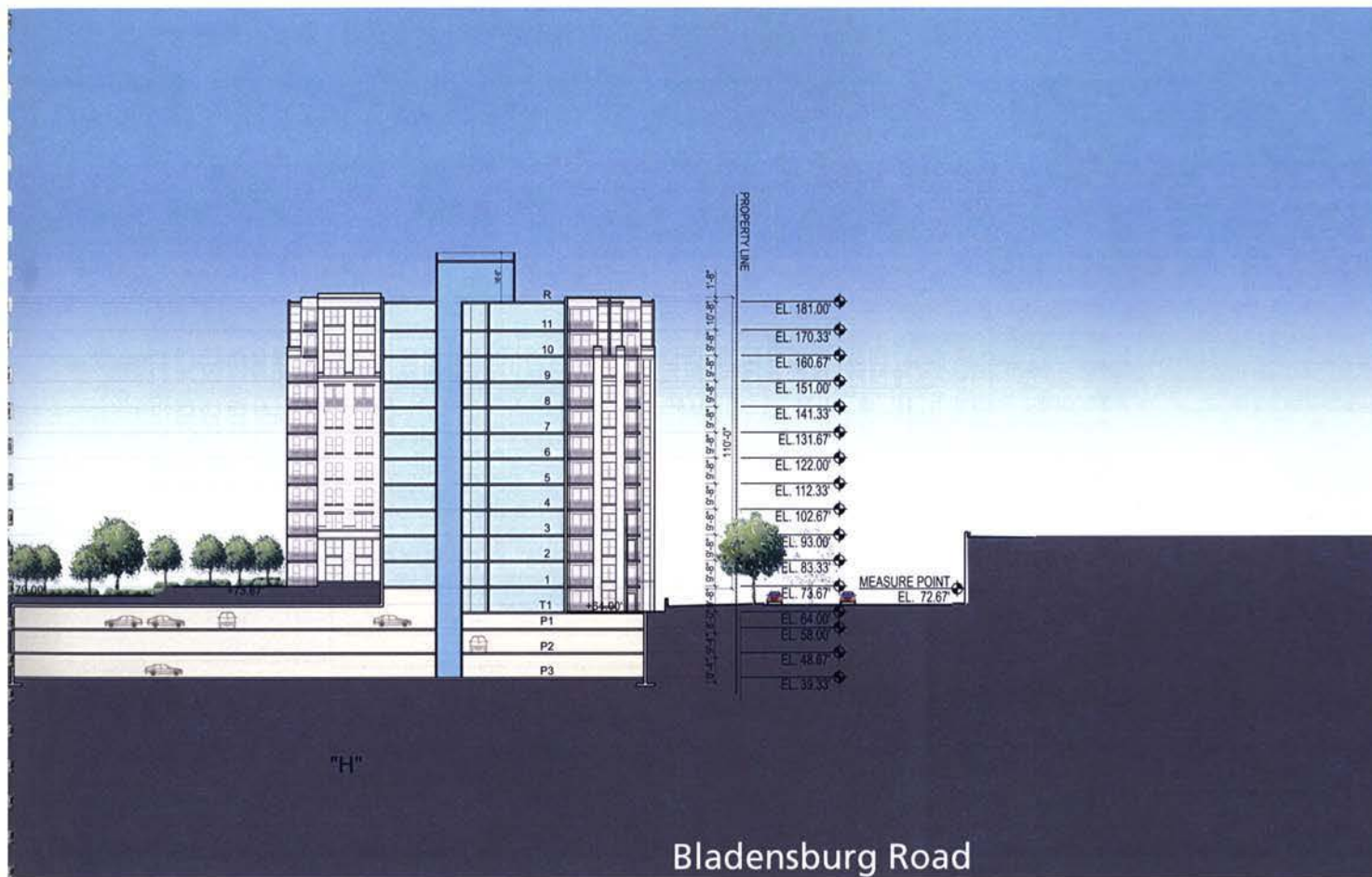
Building Section

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A034

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Building Section

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Site Section 2

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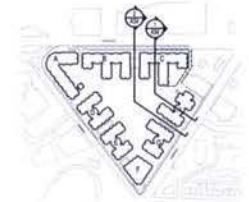
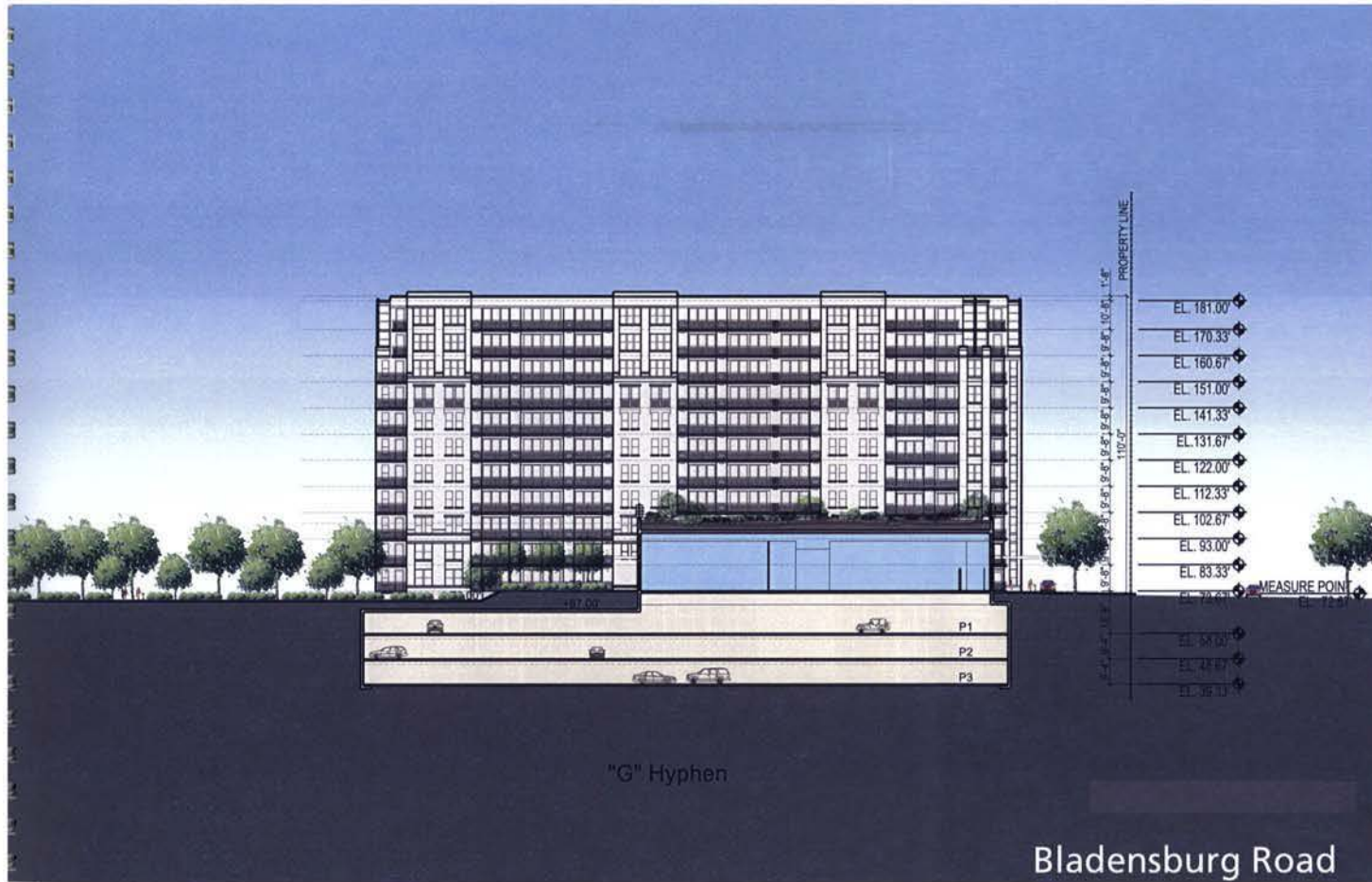
Building Section

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A036

NEW YORK AVENUE/ARBORETUM





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Building Section

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NEW YORK AVENUE/ARBORETUM



New York Avenue



Montana Avenue

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Elevations

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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

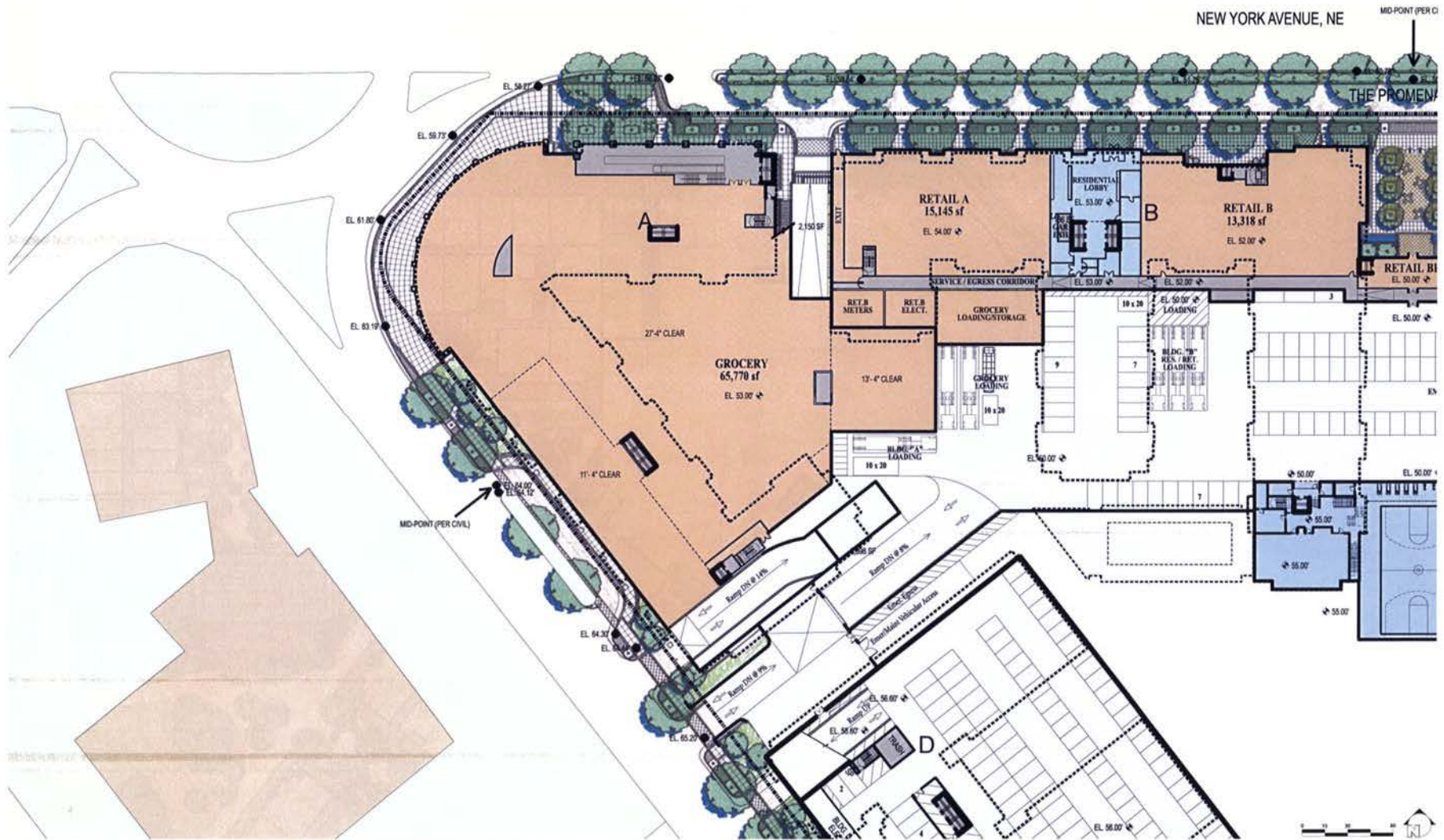
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A040

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Partial Retail Level Plan: Building A

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A041

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Partial First Floor Plan: Building A

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New York Avenue



Montana Avenue

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Building A Elevations

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View from North Park



View from Park to Southwest



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Building A Elevations

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A045



Base Study - Building A

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



Revised August 1, 2006

NEW YORK AVENUE/ARBORETUM