

NEW YORK AVENUE/ARBORETUM

ABDO NEW YORK, LLC
TORTI GALLAS AND PARTNERS



PLD Submission
Supplemental Submission
Revised Submission
Revised Submission

March 21, 2006
May 23, 2006
August 1, 2006
November 9, 2006

ZONING COMMISSION
District of Columbia

CASE NO. 06-15
EXHIBIT NO. 40A1

ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.40A1

New York Avenue/Arboretum

2001 New York Avenue
Washington, DC



New York Avenue Elevation

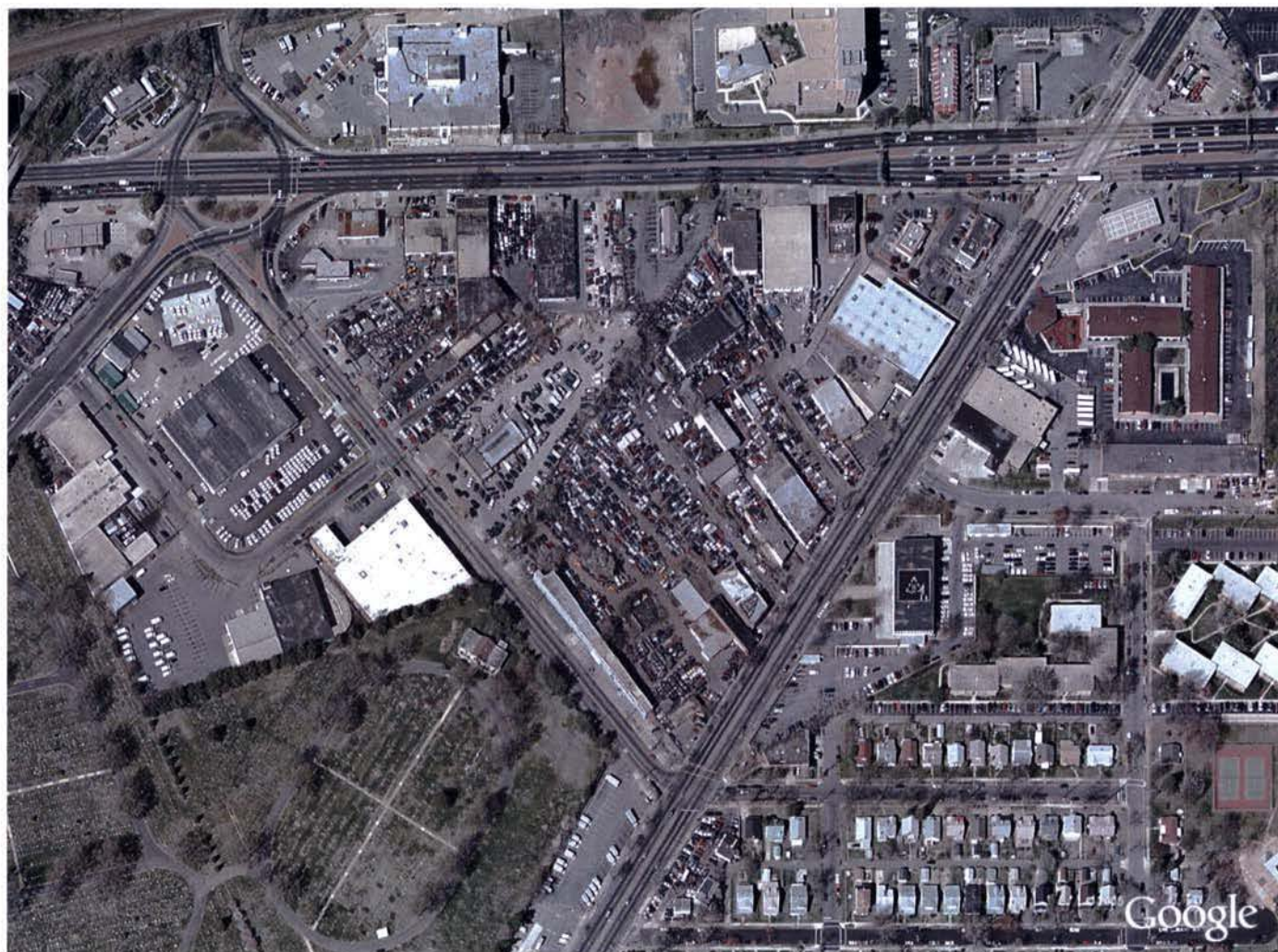
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Aerial Site Photo

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A02

NEW YORK AVENUE/ARBORETUM



Photos: Torti Gallas and Partners, Inc. / 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910-5004 photo

Site Photos

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Site Photos

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A05

NEW YORK AVENUE/ARBORETUM

Revised November 9, 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
P.A.R.	8.0 max. w/ PUD 6.0 Matter of Right per 11 DCMR (631.1) 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 (634.1) on a horizontal plane at lowest level were residential uses begin	55%
Allowable Development Footprint	697,874 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 0.14 FAR x 0.37 FAR
Residential Recreation Space	15% of Res. Use Bldg. Area per 11 DCMR (635) 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 (663.1) 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 (638.1)	Provided as req'd See Diagrams
Closed Courts	Min. Width: 4' per ft. of height not less than 15 ft.	
Rear Yard	Not required on lot abutting three or more streets	
Side Yard	Min. Width: 3' per ft. of height per 11 DCMR (637.2)	
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	(1.0 space per unit minimum)
	Retail: 1 space for each add'l 750 sf over 3,000 sf of retail: 148,121 - 3,000 = 145,121 / 750 = 194 spaces	602 Retail Spaces Provided (4 spaces per 1,000 sf total retail minimum)
	Recreation: 1 space for 2000 sf Arbor Club = 38,024 sf Day Care = 4,636 sf 42,660 / 2,000 = 22 spaces	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)	9,640
Ground Floor Retail	69,196
Total	514,112

Gross Floor Area By Use	
Residential	444,914
Retail - Grocery	69,196
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 1.0 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

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

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	48,691
9th	48,691
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	589,165

Gross Floor Area By Use	
Residential	474,456
Retail*	38,788
Arbor Club (FAR sf)	31,937
All Other**	43,984
Total	589,165

Notes:

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

** Includes service, loading, and employee parking.

Roof Structure GFA	
	19,000 sf

Building Height

110 ft per 11 DCMR (2405.1)

Total Height: 110'-0" to top of roof, measured from 1.0 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

540 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	53,363
9th	53,363
8th	51,364
7th	51,364
6th	51,364
5th	51,364
4th	51,364
3rd	50,815
2nd	50,864
1st Residential Lobby	4,863
1st (Non-Residential)	53,550
Total	525,255
Gross Floor Area By Use	
Residential	526,248
Retail	40,135
All Other	43,817
Total	609,200

Notes: * Retail includes 31,135 of ground floor retail plus 9,000 of 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 1.0 c. of 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 (2001.1)	
	<u>Residential</u> 2 berths @ 55' deep 2 platforms @ 200 sf 2 service spaces @ 20' deep	<u>Residential and Retail Combined</u> 8 berths @ 55' deep 8 platforms @ 200 sf 3 service spaces @ 20' deep
	<u>Retail at 74,708 sf</u> 1 berth @ 55' 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	35,475
10th	35,475
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	36,430
PT	8,500
Total	412,152

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 1.0 c. of 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	368,020

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 1.0 c. at center of Bldgs D & E frontage on Montana Ave								
Stories, no limit	11 Stories	11 Stories								
Dwelling Units	NA	814 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 (2001.1)									
<table><tr><td>1 berth @ 55' deep</td><td>2 berths @ 55' deep</td></tr><tr><td>1 platform @ 200 sf</td><td>2 platforms @ 200 sf</td></tr><tr><td>1 service space @ 20' deep</td><td>1 service space @ 20' deep</td></tr><tr><td colspan="2">Note: One berth/platform shared with Bldg. F</td></tr></table>			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	
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	244,969

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 1.0 c. of 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, 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 shared with Bldg. E

Buildings G & H

Building G

Gross Floor Area By Level

11th	34,175
10th	34,175
9th	34,682
8th	34,682
7th	34,682
6th	34,682
5th	34,682
4th	34,682
3rd	34,682
2nd	34,682
1st	39,780
Total	385,568

Rooftop Structure GFA: 9,000 sf

Building Height

110 ft per 11 DCMR 2405.1

Total Height: 110'-0"
to top of parapet,
measured from
1 o.c. at center of Bldgs G & H frontage
on Bladenburg Rd.

Stories, no limit

11 Stories

Dwelling Units

NA

435 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 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	31,906
Total	410,274

Rooftop Structure GFA: 12,500 sf

Building Height

110 ft per 11 DCMR 2405.1

Total Height: 110'-0"
to top of parapet,
measured from
1 o.c. at center of Bldgs G & H frontage
on Bladenburg 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

Penthouse

One continuous structure
1:1 Setback

Relief requested for multiple structures
of varying height and setback.

Loading Buildings G & H
Contained

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)							5.0
Arbor Club and Day Care		25					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	697,874
F.A.R.	4.98

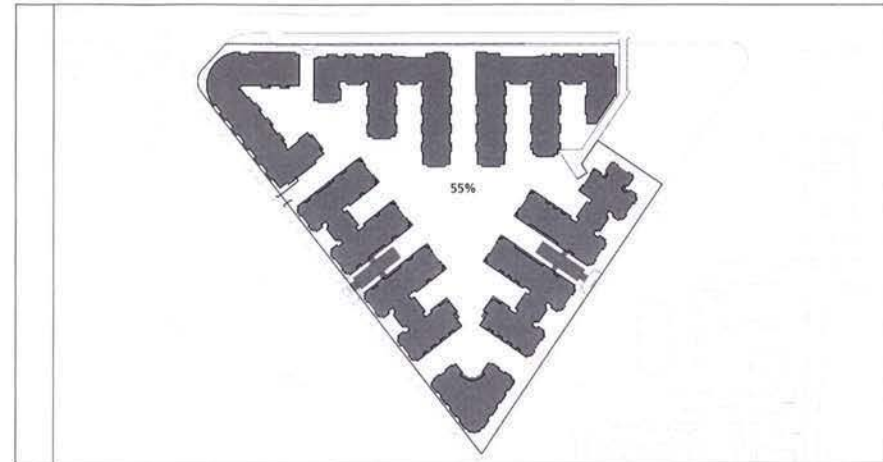
* First floor counted in retail for Buildings A, B, and C

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

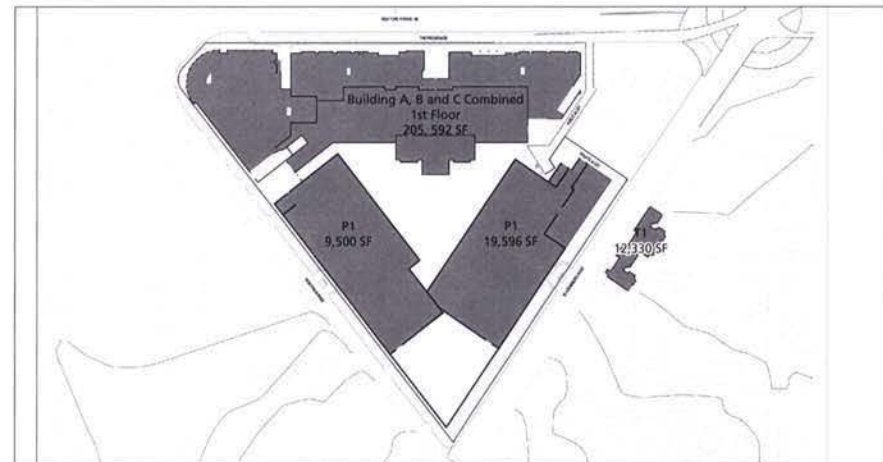
*** Retail Gross includes Net Ground Floor Retail, and Net Retail Mezzanine.

**** 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.



Lot Occupancy



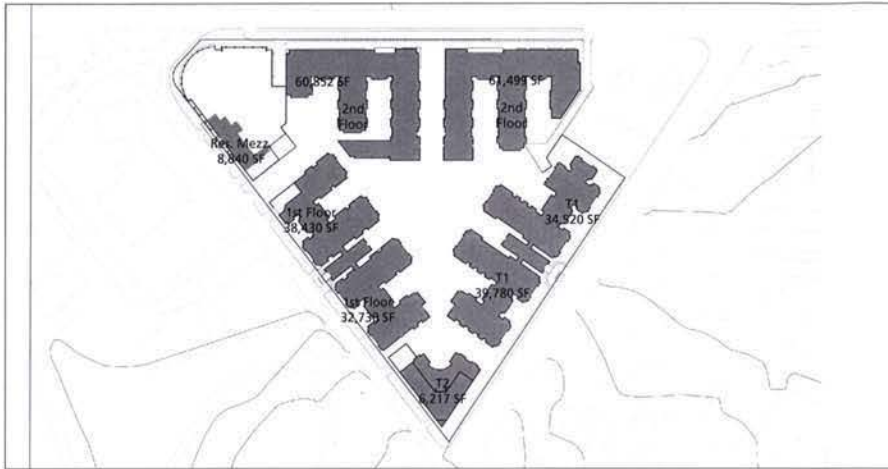
FAR 1st

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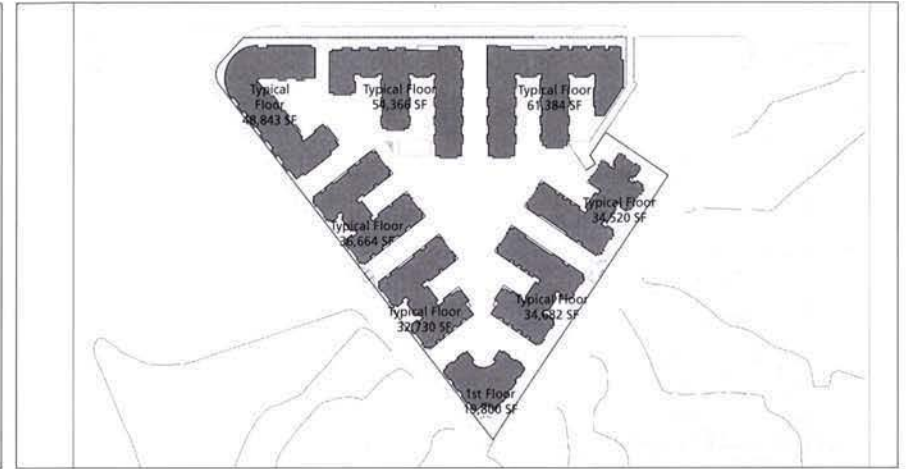
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FAR Tabulation

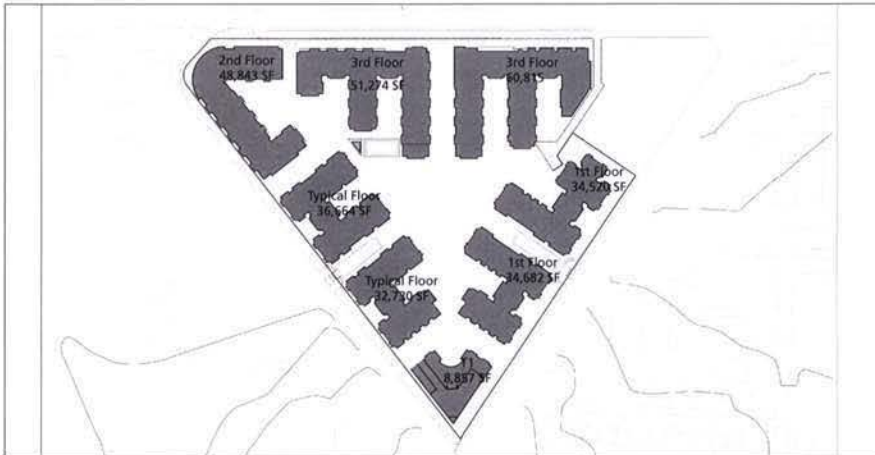
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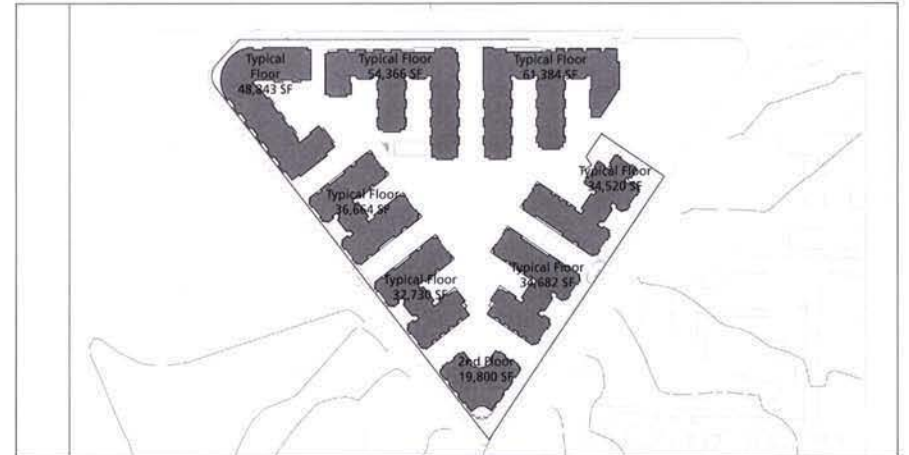
FAR 2nd



FAR 4th



FAR 3rd



FAR 5th

* Includes Hyphen

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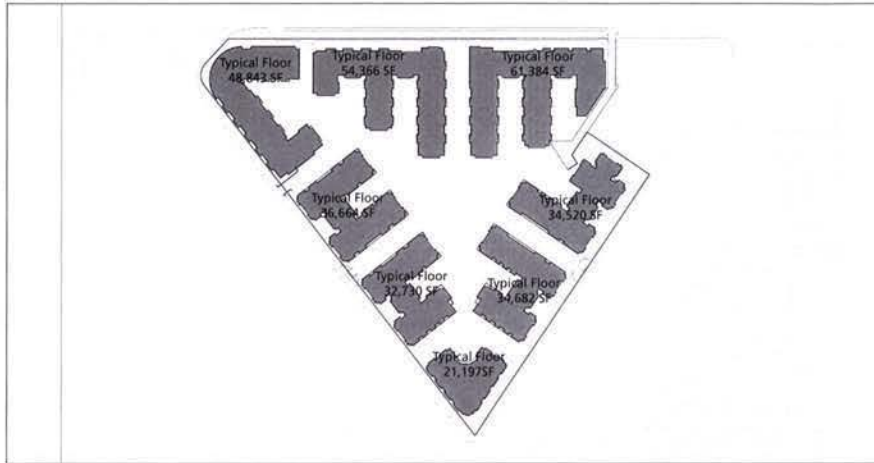
FAR Diagrams 1

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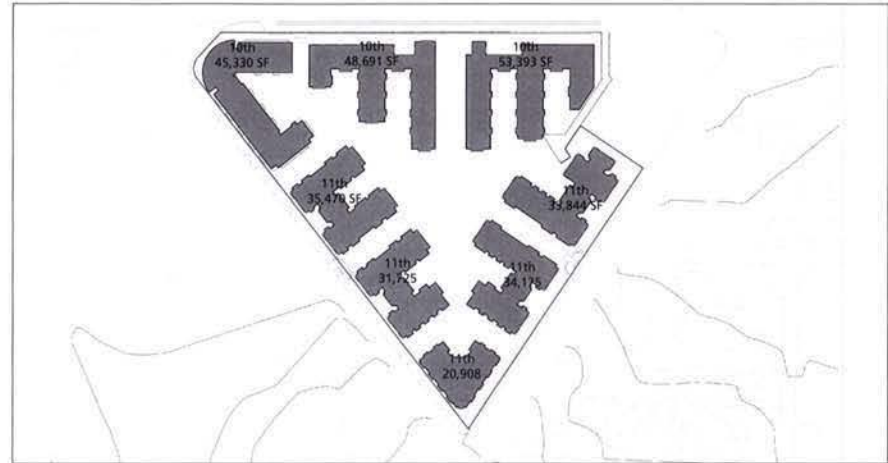
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NEW YORK AVENUE/ARBORETUM

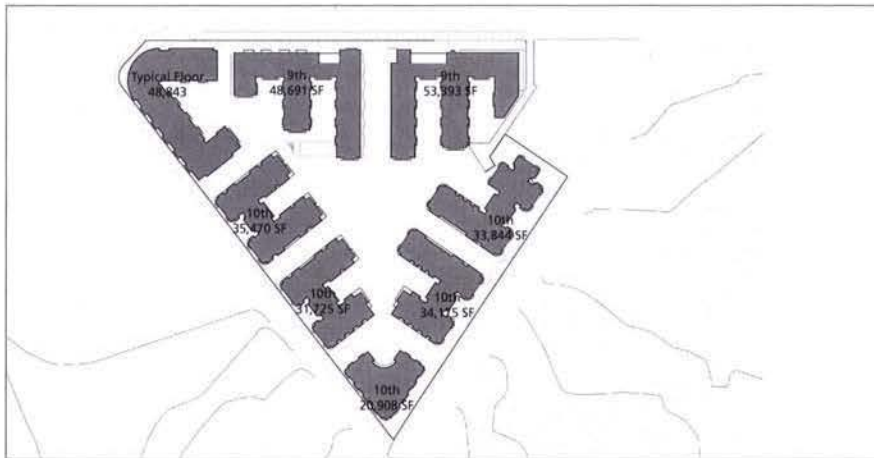
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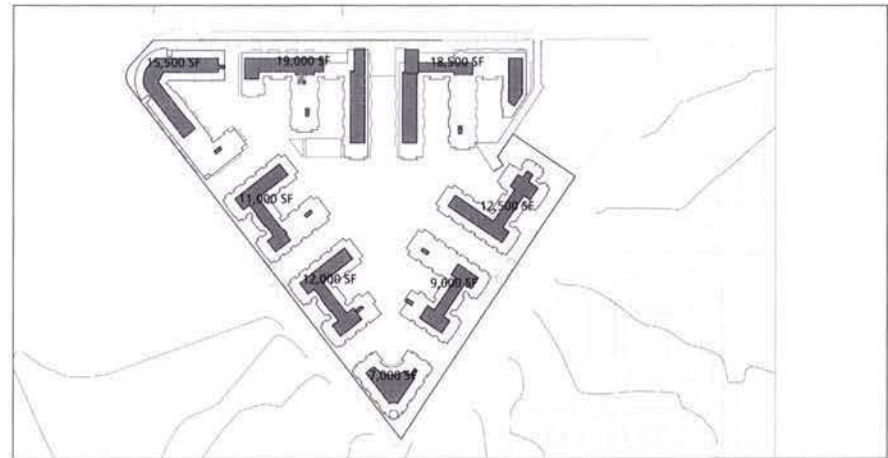
FAR Typical 6th



FAR Upper 2



FAR Upper 1



FAR Roof



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Residential Recreation Diagram

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A012

NEW YORK AVENUE/ARBORETUM

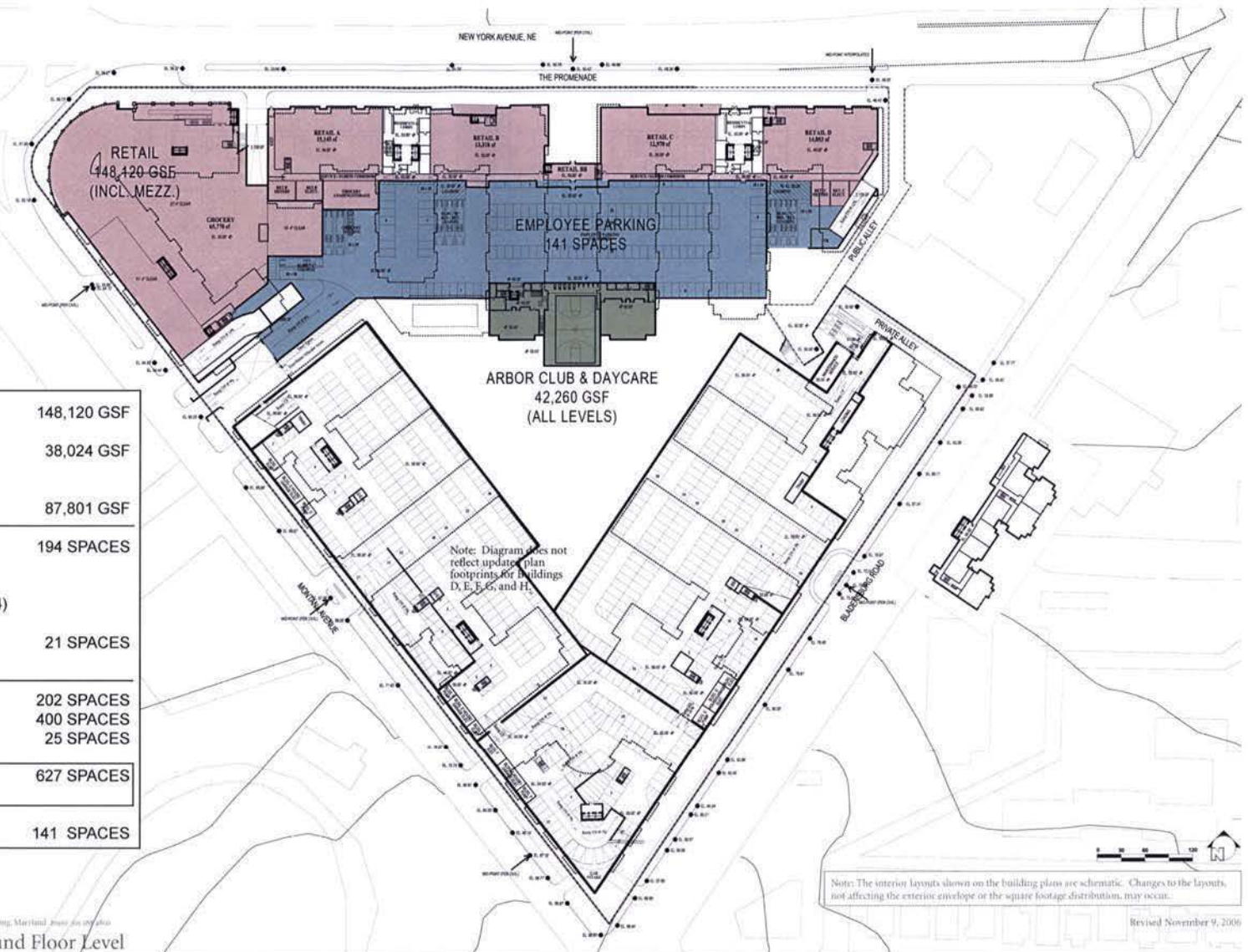
Retail Gross (Including Mezzanine)	148,120 GSF
Recreation Gross - Arbor Club (All Levels)	38,024 GSF
Service, Loading, Parking	87,801 GSF
Retail Parking Required (1 space for each add'l 750 sf over 3,000 sf of retail: $148,120 - 3,000 = 145,120 / 750 = 194$)	194 SPACES
Recreational Parking Required ($42,260 / 2,000 = 20$)	21 SPACES
Grocery Parking Provided	202 SPACES
Retail Parking Provided	400 SPACES
Recreational Parking Provided	25 SPACES
TOTAL CUSTOMER PARKING PROVIDED	627 SPACES
Add'l. Employee Parking Provided	141 SPACES

Note: For overall building dimensions
and penthouse setbacks see sheet A020.

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Retail Parking Diagram - Ground Floor Level

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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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Retail Parking Diagram - P1 Parking Level



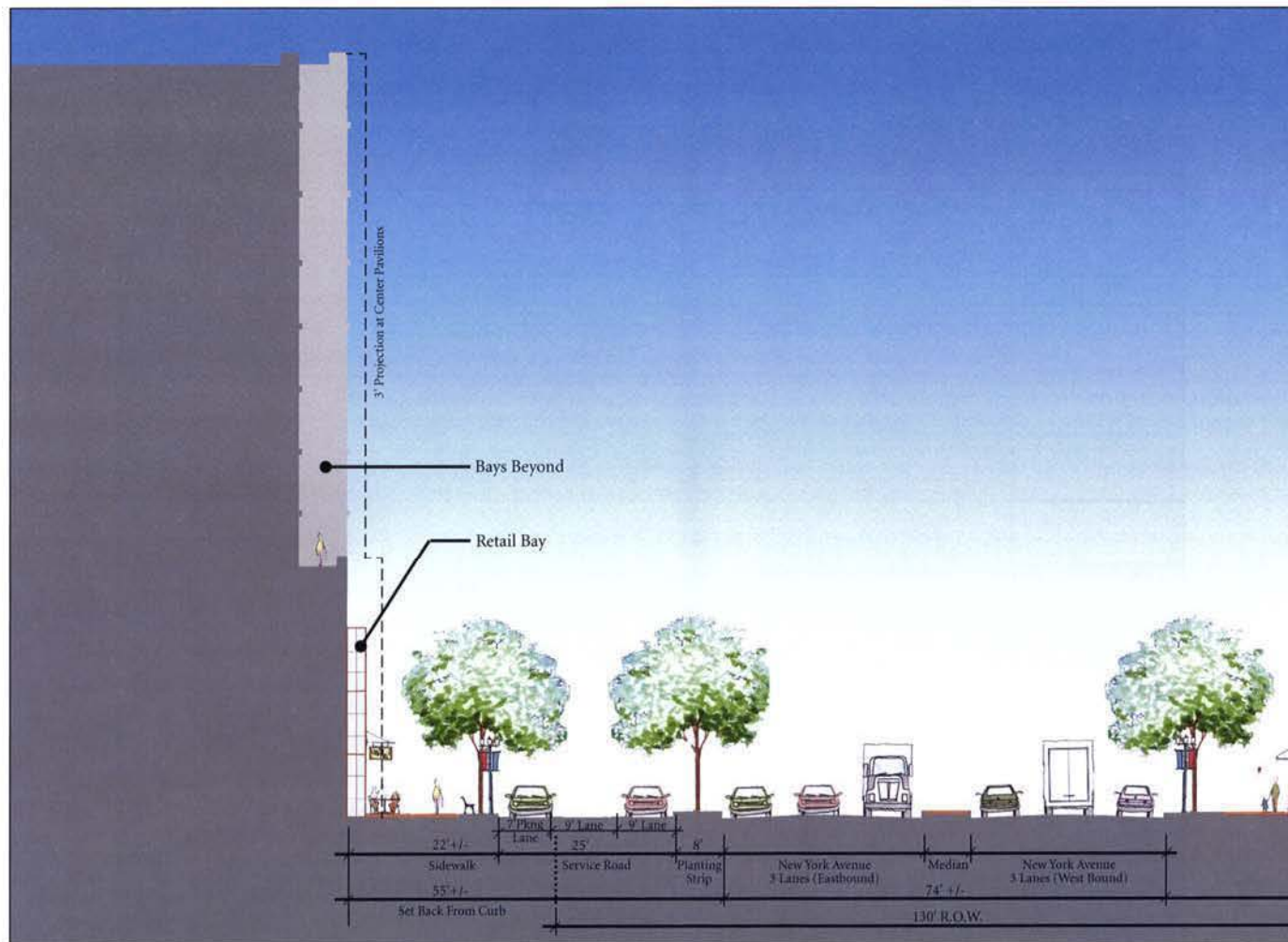
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Affordable Unit Location Diagram

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A016

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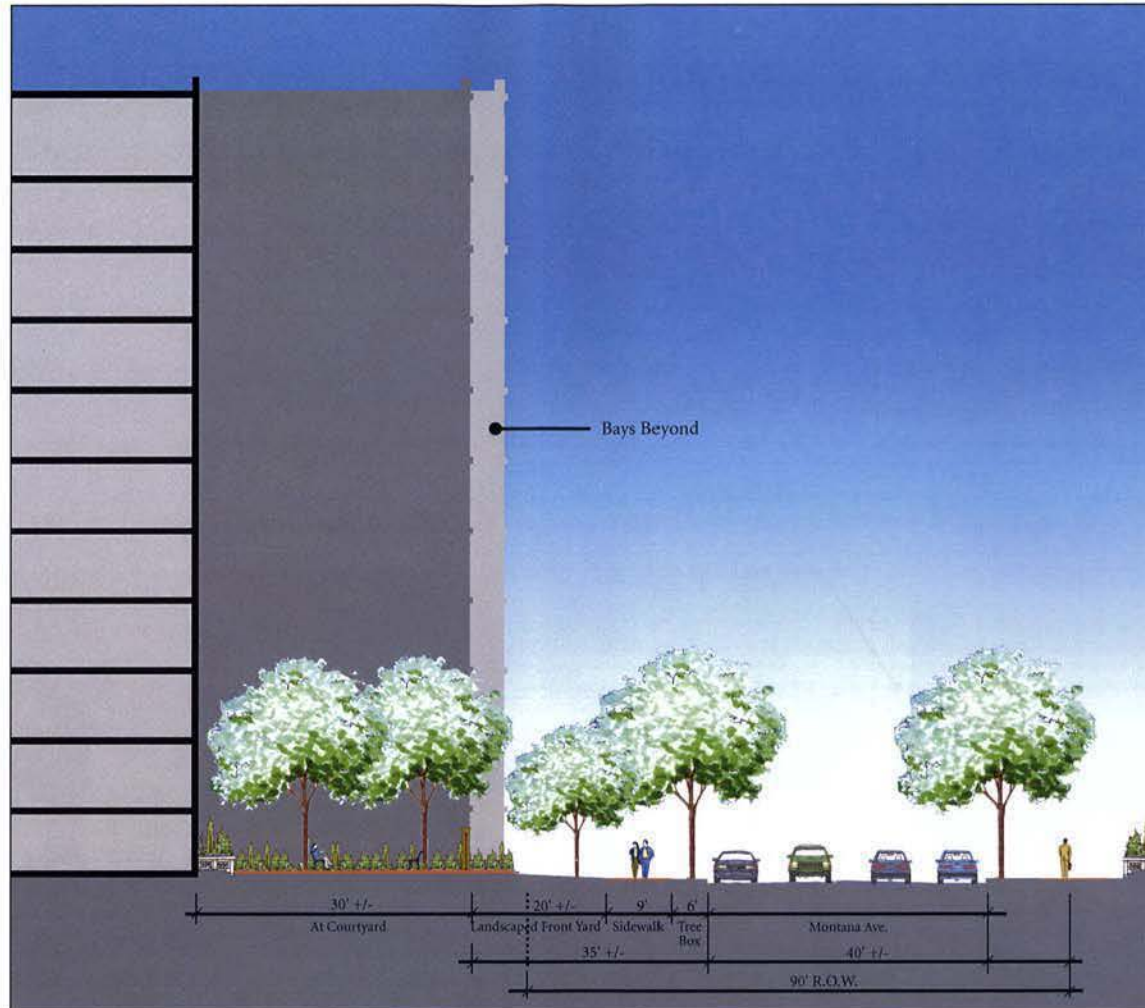
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Street Section: New York Avenue

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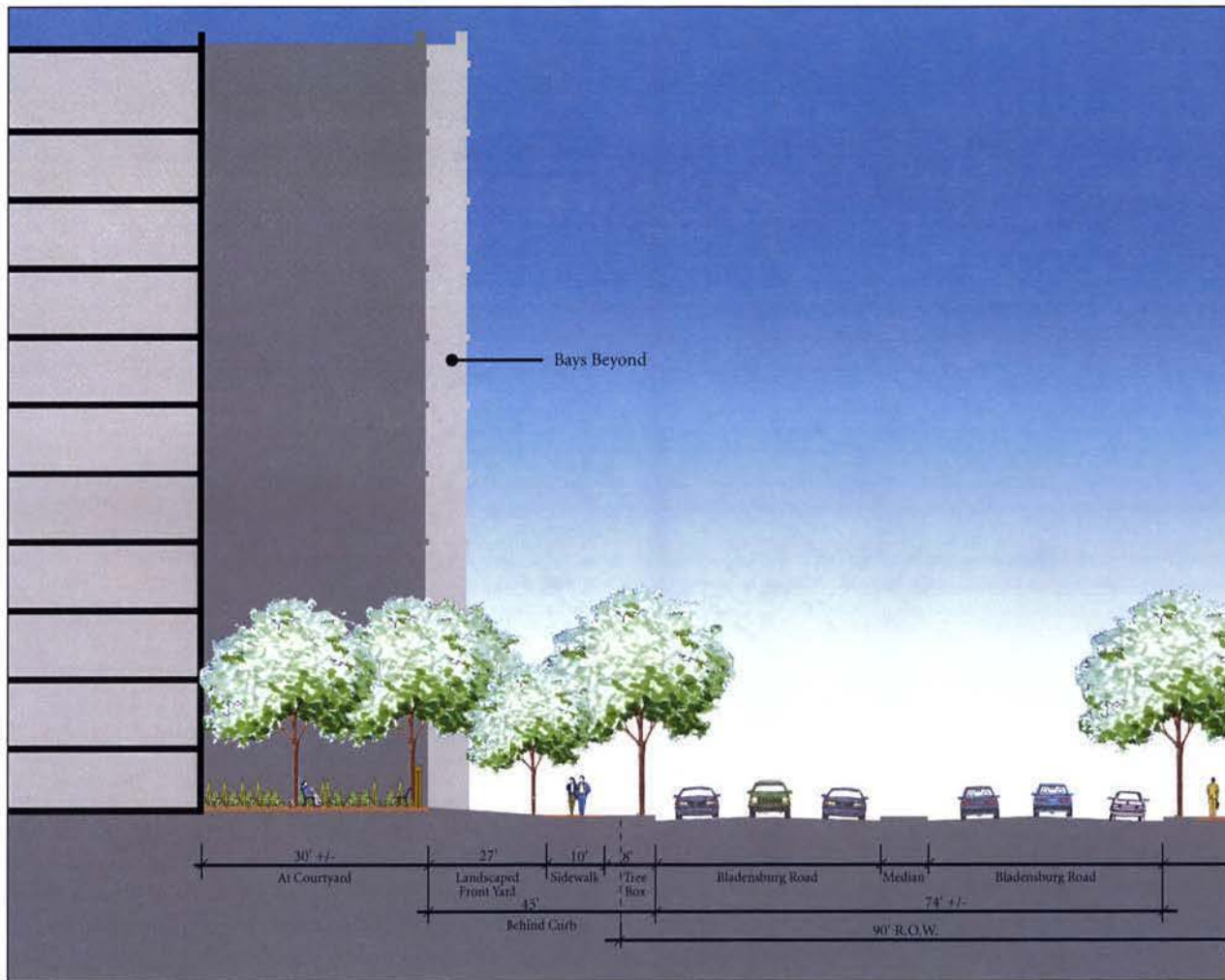
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Street Section: Montana Avenue

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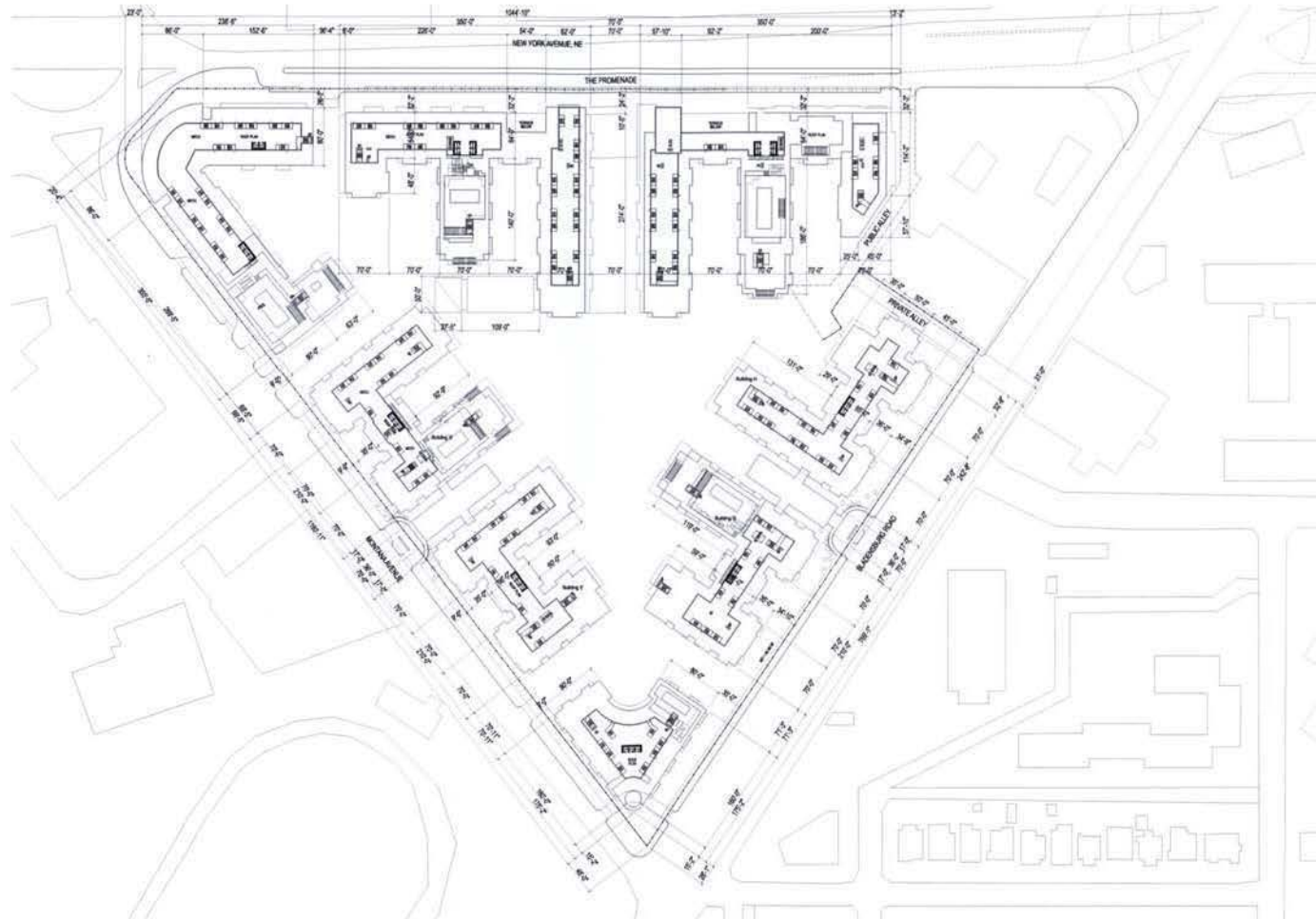
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Street Section: Bladensburg Road

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Building Dimension Plan

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View of New York Avenue from the Montana Avenue Intersection

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View of New York Avenue from the East

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View of Public Amenity Space at New York Avenue

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View of Central Park to North

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View of Park at Bladensburg Road

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A025

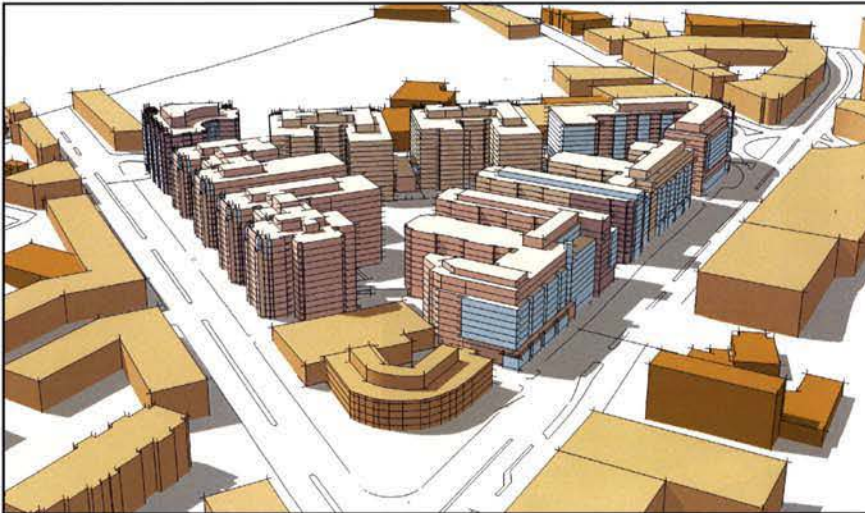
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View of New York Avenue and Montana Avenue



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

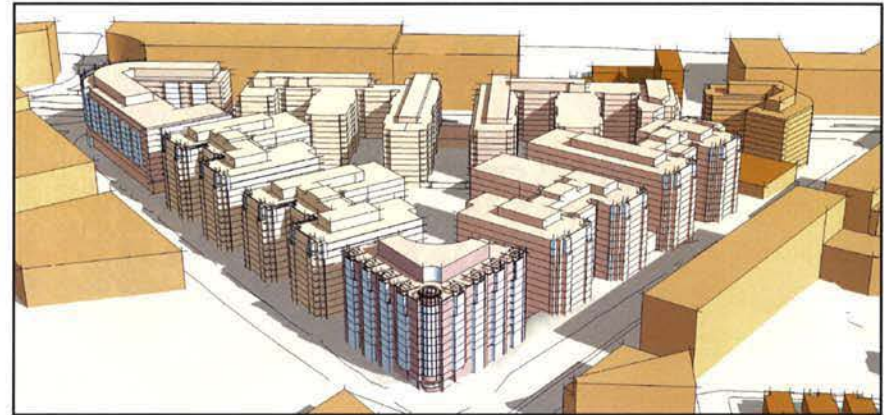
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A026

NEW YORK AVENUE/ARBORETUM



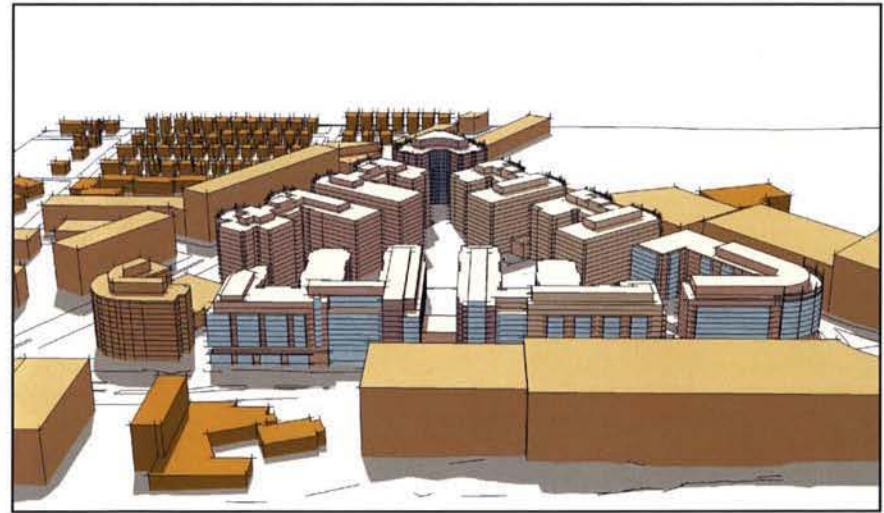
View of New York Avenue and Montana Avenue



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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Second Floor (A), Third Floor (B&C), Typical Floor (D,E,G,H), and Terrace 1 (F) Plan

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Typical Floor (A,B,C,D,E,G,H) and Second Floor (F) Plan

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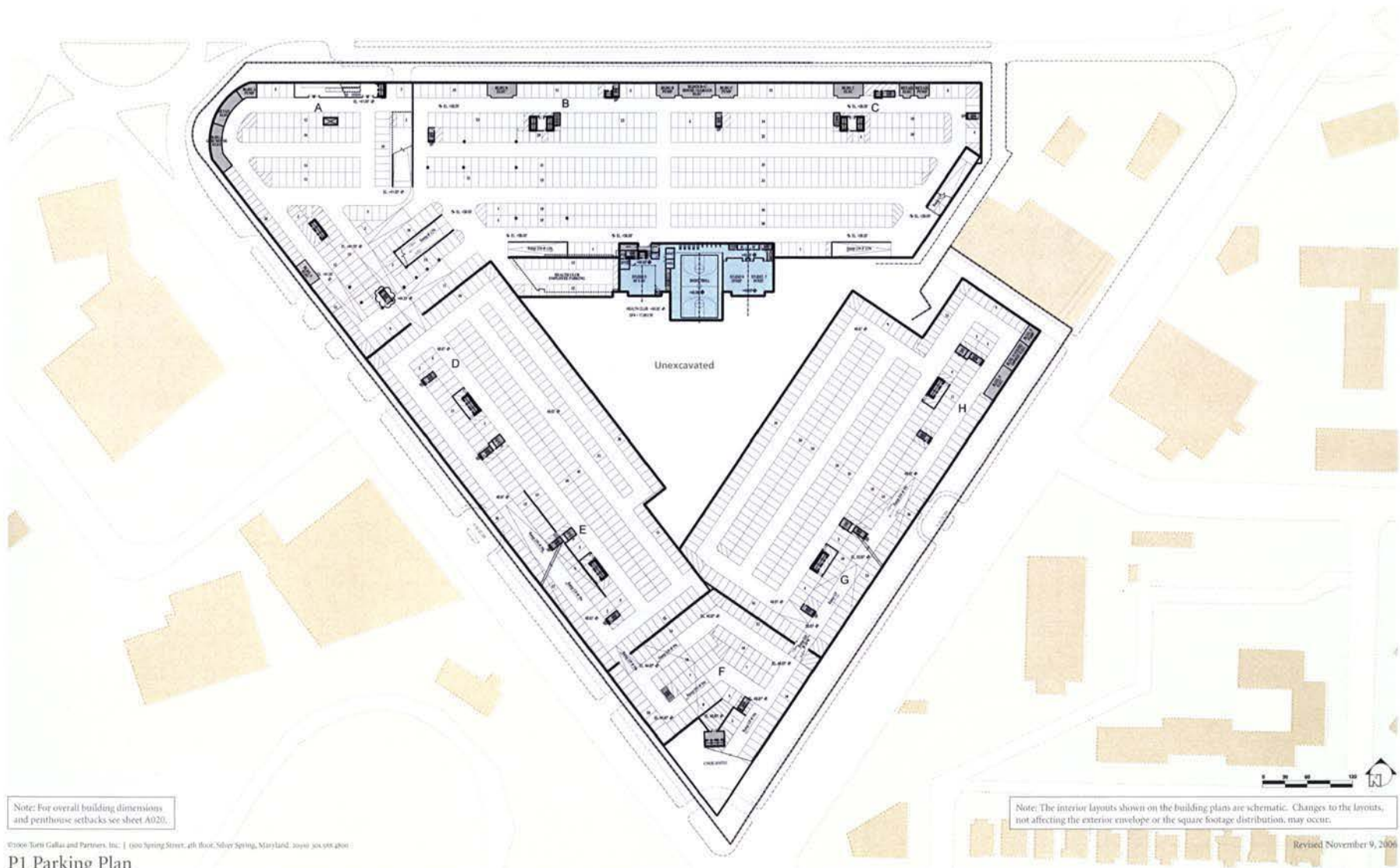
Typical Floor Plan (All Buildings)

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A034

NEW YORK AVENUE/ARBORETUM





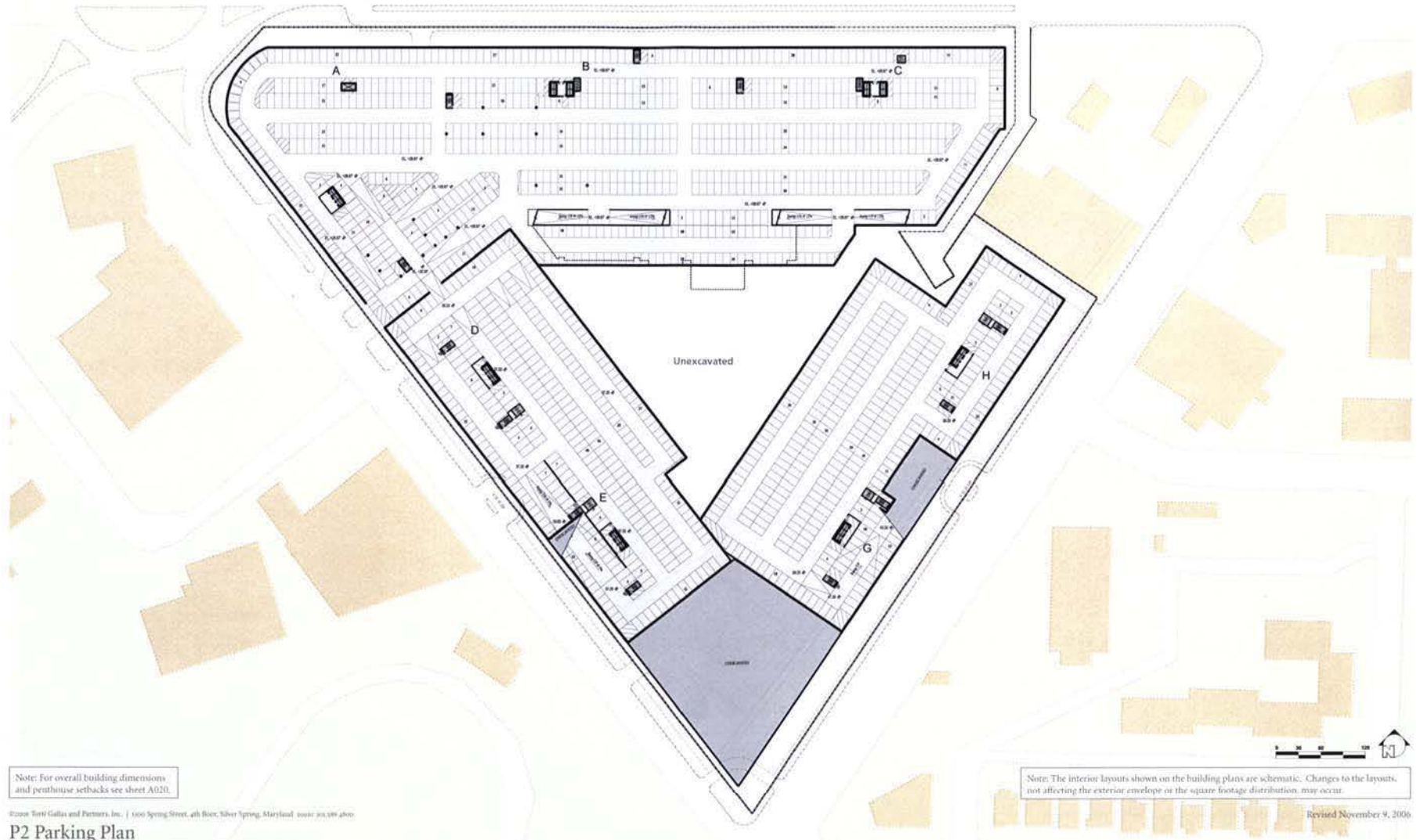
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P1 Parking Plan

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Note: For overall building dimensions and penthouse setbacks see sheet A020.

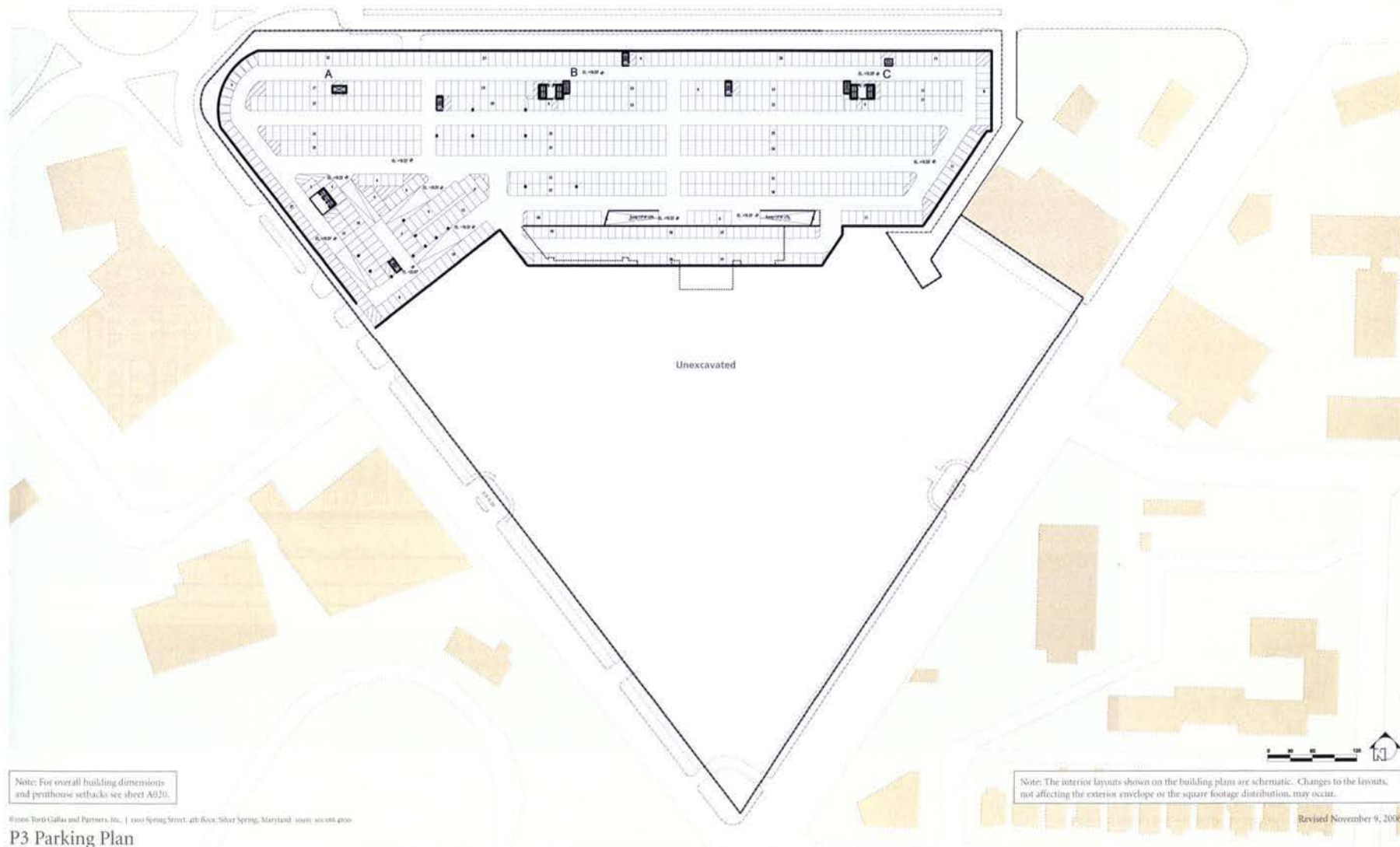
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P2 Parking Plan

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P3 Parking Plan

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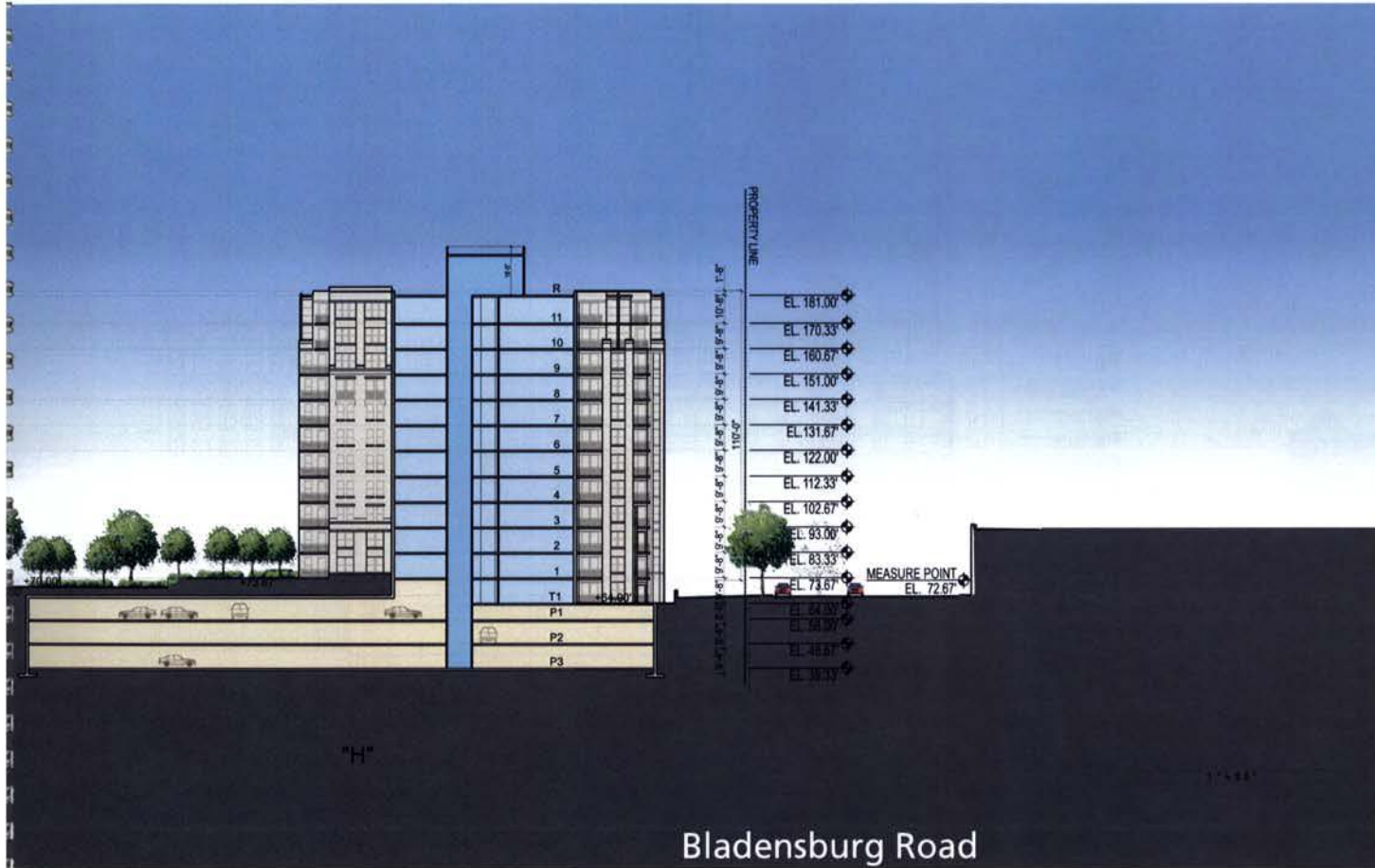
Building Section

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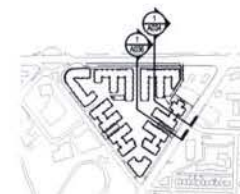
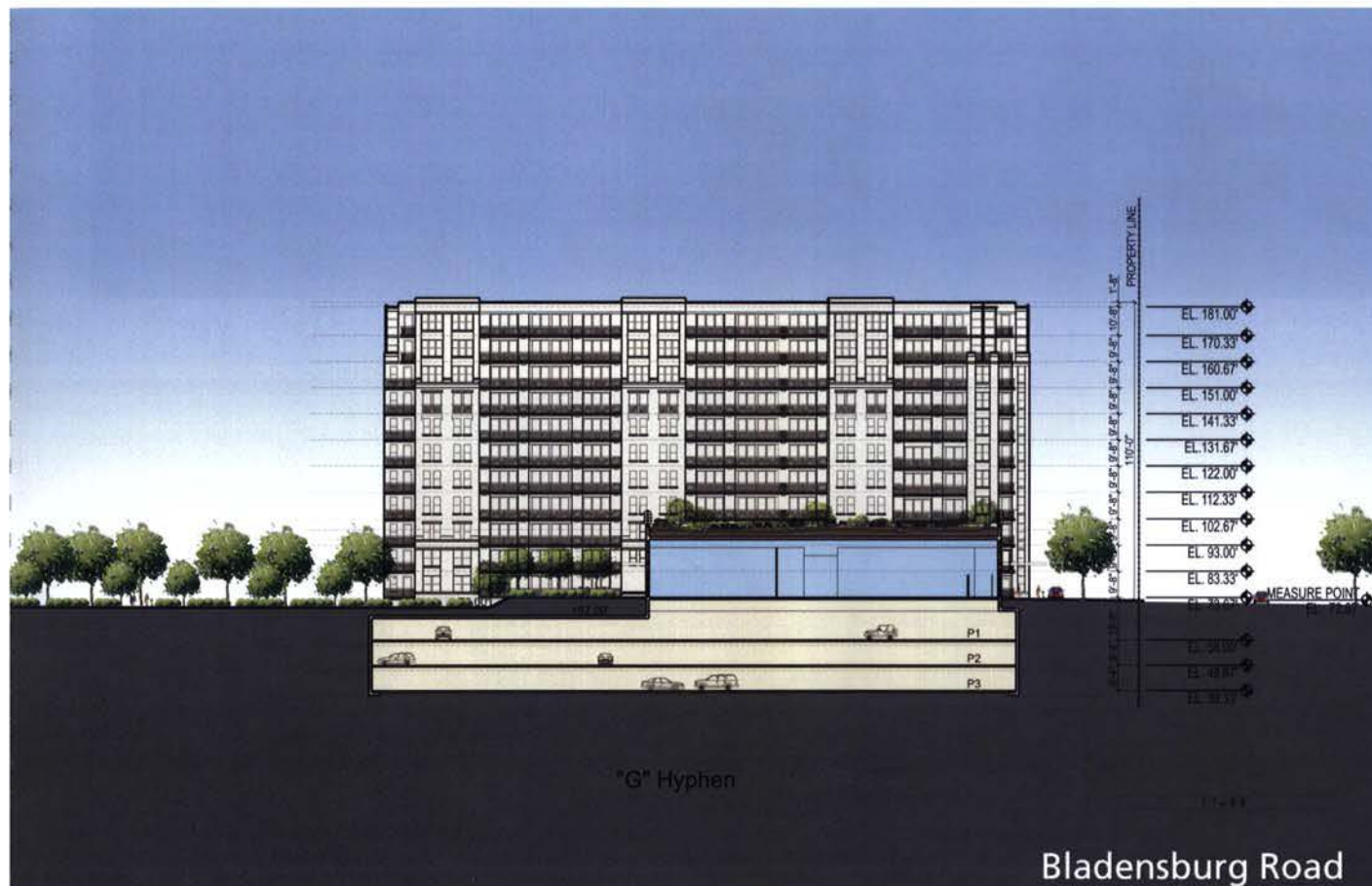
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New York Avenue



Montana Avenue

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Elevations

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Bladensburg Road



East Elevation



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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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