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New York Avenue/Arboretum PUD
2001 New York Avenue, NE

Zoning Commission Hearing
November 9, 2006

ZONING COMMISSION
District of Columbia

CASE NO. 06-15

EXHIBIT NO. 57

ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.57A1

Development Team

- **Applicant:** Abdo New York, LLC
 - Abdo Development
 - Broadway Group
- **Architect/Master Planner:** Torti Gallas and Partners
 - Maurice Walters
 - Cynthia Gray
- **Civil Engineer:** Edwards and Kelcey
- **Traffic Consultant:** Wells & Associates
 - Jami Milanovich
- **Landscape Architect:** Clinton & Associates, PC
 - Sandra Clinton
- **Land Use Counsel:** Pillsbury Winthrop Shaw Pittman LLP
 - Allison Prince
 - David Avitable

Abdo Development

Background

- Based in the District
- Build almost exclusively in the District
- Led revitalization of 14th St., NW corridor
- Specialize in preservation, restoration, and conversion of historic buildings
- Experience developing new buildings that are sensitive to existing neighborhood context
- Excellent record of Local, Small, Disadvantaged Business Enterprise (LSDBE)
- Hire from within the community
- Add value to the neighborhoods we join

Abdo Development

Representative Projects



1500 Vermont Ave., NW

Abdo Development

Representative Projects



The Emerson
13th and N Streets, NW

Abdo Development

Representative Projects



The Willison
14th and Rhode Island Ave., NW

Abdo Development

Representative Projects



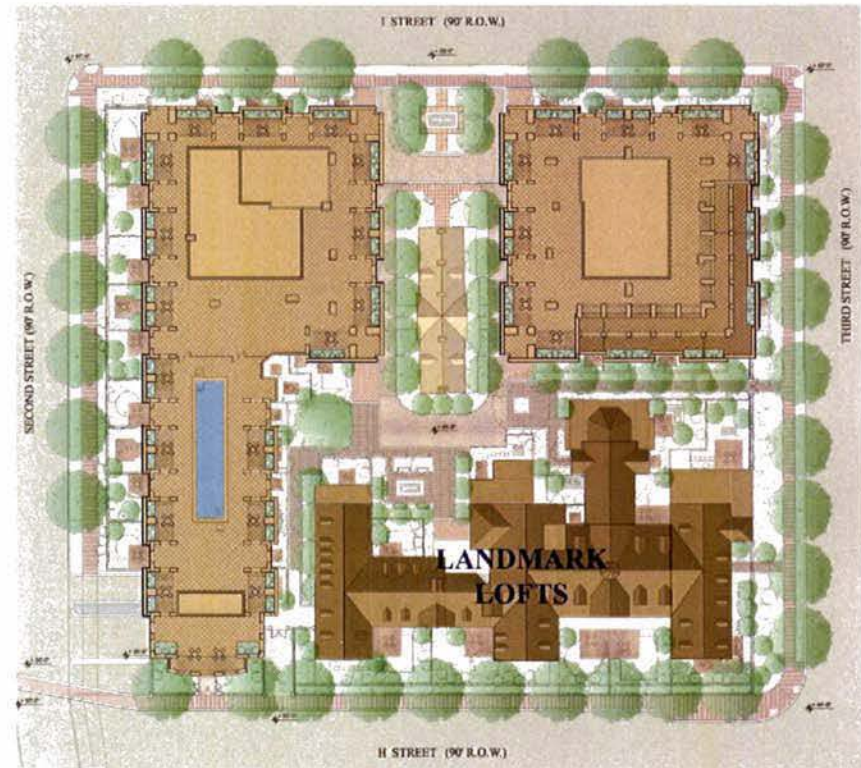
The Willison
14th and Rhode Island Ave., NW



***Abdo Development
& Broadway Group***

***“A Successful PUD
& Development
Partnership in
Washington DC”***

***2 Million Square
Feet in Construction***













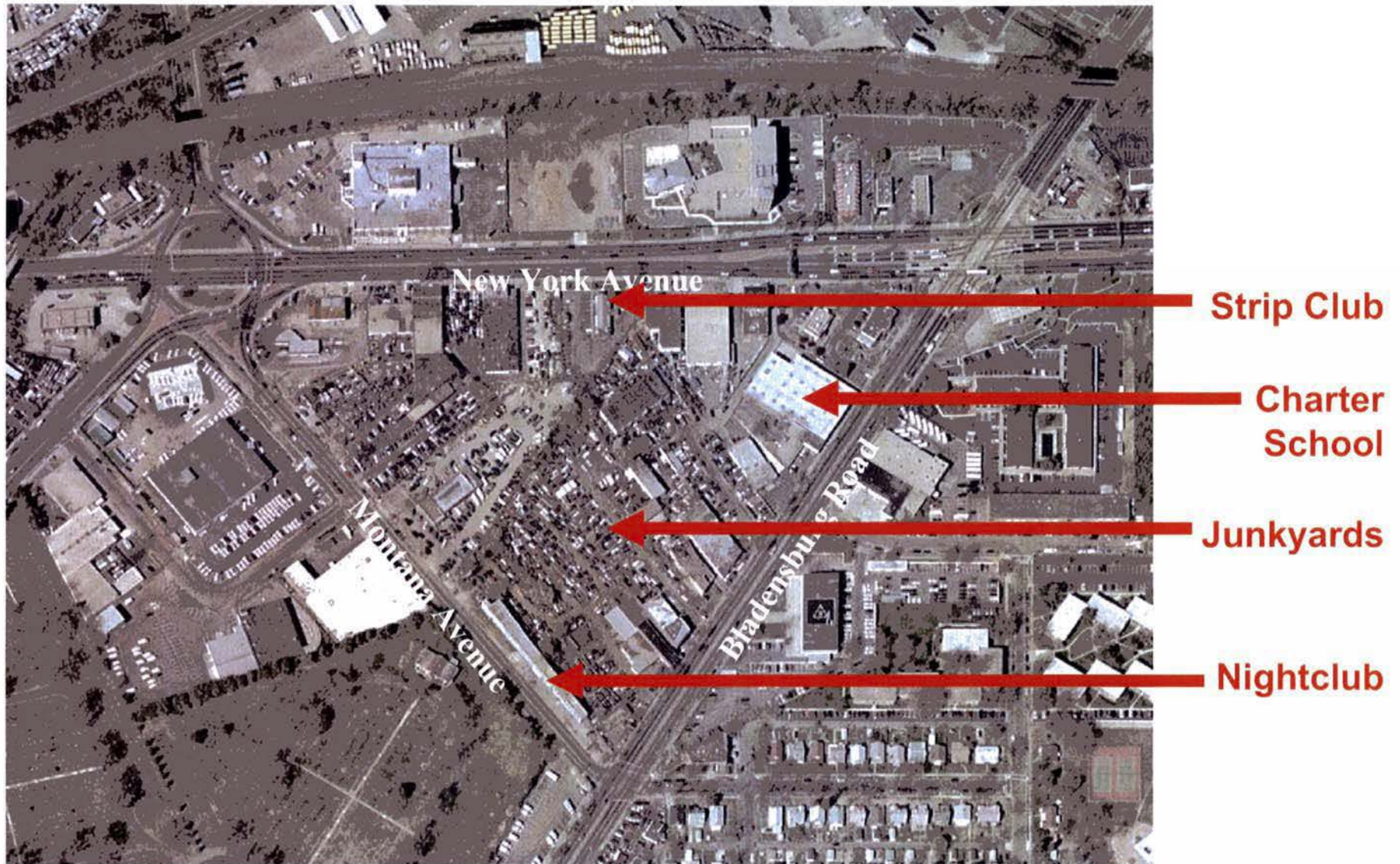
**Abdo Development and the
Broadway Group:
Bringing Commitment, Expertise and
A New Vision to New York Avenue**

THE SITE TODAY

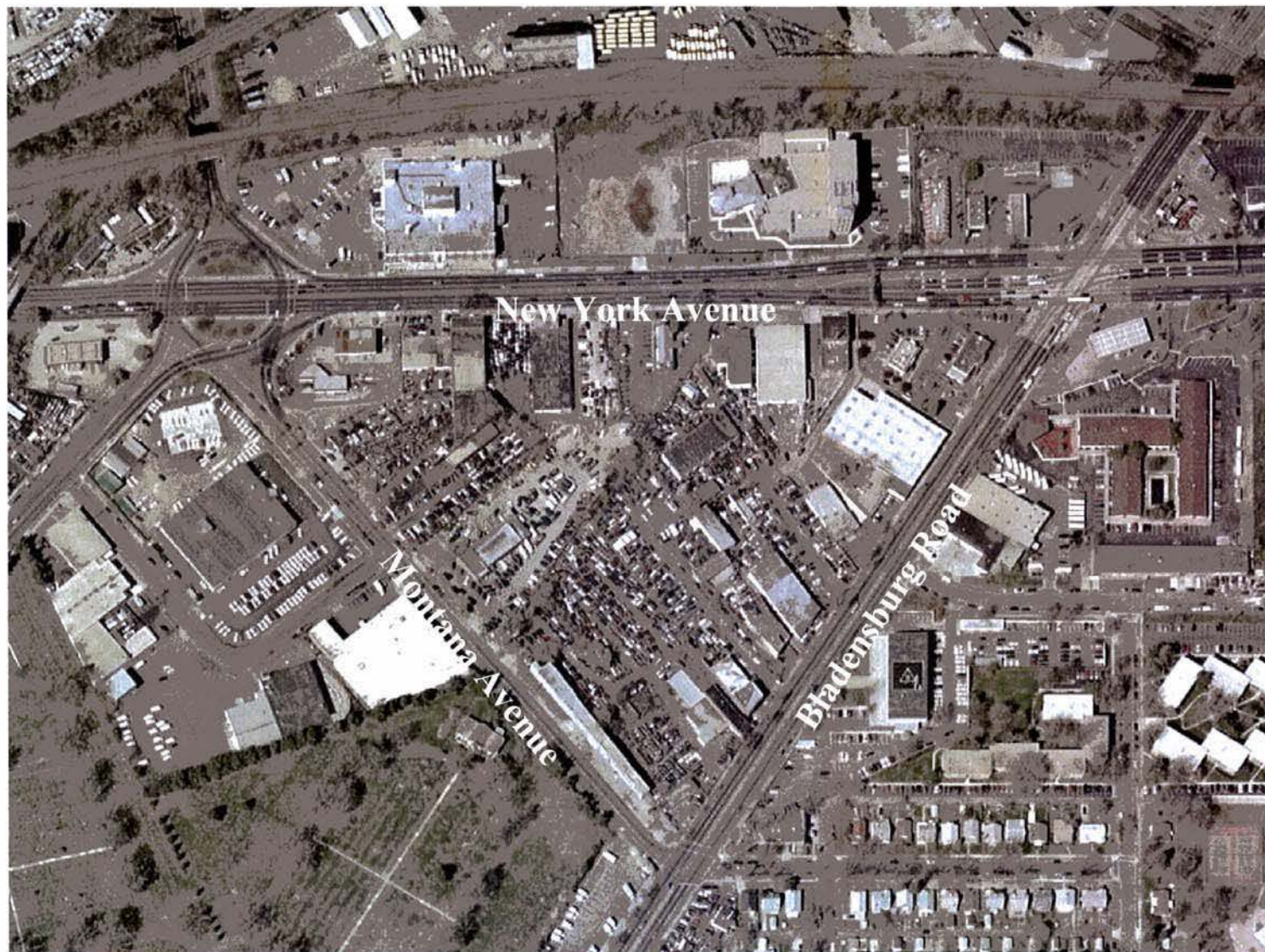


- *Legal Activities*
- *Illegal Activities*

Existing Site



Existing Site

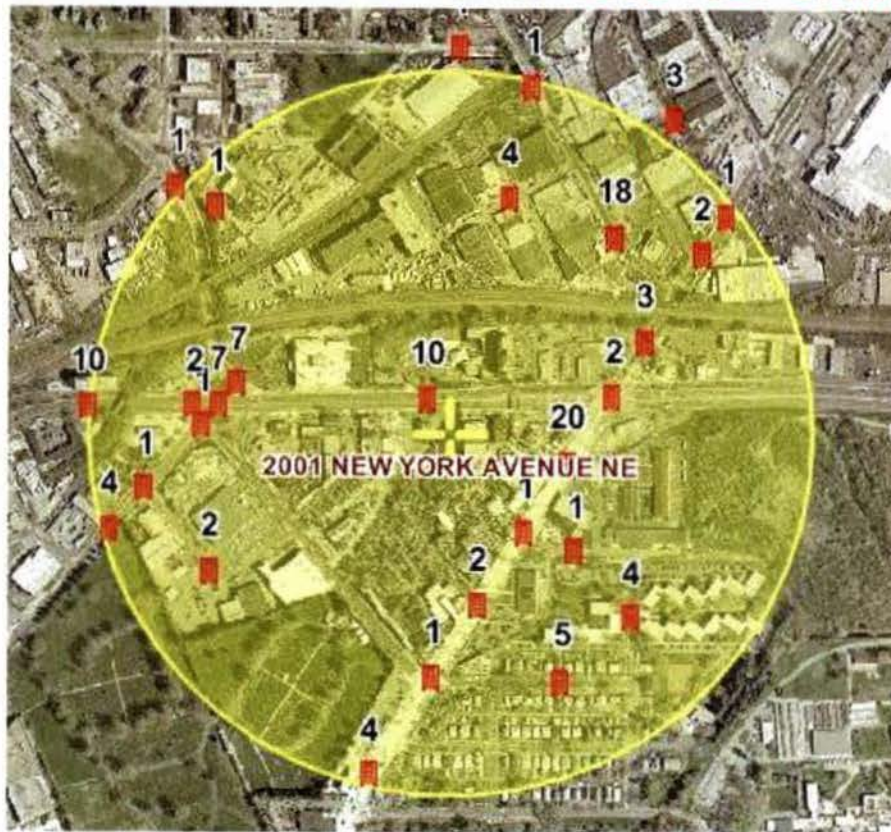




Illegal Activities

Crime Statistics Report

In the Past Year, a Total of 124 Crimes, including 28 Violent crimes, have been Committed within 1500 feet of the Site.



Crime Type	11/02/2005 to 11/02/2006
Homicide	0
Sex Abuse	1
Robbery Excluding Gun	8
Robbery With Gun	5
Assault Deadly Weapon (ADW) Excluding Gun	13
Assault Deadly Weapon (ADW) Gun	1
Total Violent Crime	28
Burglary	10
Theft	25
Theft F/Auto	42
Stolen Auto	19
Arson	0
Total Property Crime	96
Total Crime	124

Metropolitan Police Department

<http://crimemap.dc.gov/presentation/report.asp>



U.S. Department of Justice

Kenneth L. Wainstein
*United States Attorney
for the District of Columbia*

Judiciary Center
555 4th Street, N.W.
Washington, D.C. 20530

**Department of Justice
Press Release**

PRESS RELEASE

October 25, 2005

**FOR IMMEDIATE RELEASE
Tuesday, October 25, 2005**

For Information, Contact Public Affairs
Channing Phillips (202) 514-6933

**Federal grand jury charges members of major cocaine and cocaine base drug trafficking organization in
Northeast Washington, D.C.**

Over 97 kilograms of cocaine and \$900,000 seized during raids

Washington, D.C. - United States Attorney Kenneth L. Wainstein and Michael A. Mason, Assistant Director in Charge of the Washington Field Office of the Federal Bureau of Investigation, announced that a federal grand jury today charged nine individuals with conspiracy to distribute and possess with intent to distribute cocaine and cocaine base, also known as crack, in the District of Columbia and Maryland.

The indictment is the result of a joint law enforcement operation, including a Title III wire intercept, that targeted the narcotics trade and related violence in Northeast, Washington, D.C. Seven of the nine individuals charged were arrested yesterday following the execution of search warrants in nine different locations in the District of Columbia and Maryland, including the nightclub Levels, located at 1960 Montana Avenue, NE, Washington, D.C., which is owned by defendant Antoine Jones. The search warrants resulted in the seizure of more than 97 kilograms of cocaine, three kilograms of cocaine base, several firearms as well as over \$900,000 in cash.

Yesterday's operation grew out of a long-term investigation which was conducted by the Safe Streets Task Force, a joint FBI and MPD task force targeting gang activity in the District of Columbia. This investigation focused on the narcotics trade and attendant violence in the Northeast area.

U.S. Attorney Wainstein stated that, "with over \$2 million worth of drugs and almost \$1 million in cash, these defendants had risen to the top of the drug world. While they were accumulating this wealth, the drugs they allegedly distributed were destroying the health and lives of many of our citizens. Yesterday's law enforcement operation put these defendants out of business and into jail, demonstrating once again that drug dealing is a self-destructive career choice." Assistant Director in Charge Mason stated, "today's indictment is a testament to the dedicated efforts of the members of the Safe Streets Task of the Washington Metropolitan area. I would also like to thank the agents of the Baltimore FBI office who assisted in the Maryland area searches."

Yesterday's operation entailed the joint efforts of over 100 law enforcement officers from the Federal Bureau of Investigation, the Metropolitan Police Department, and Maryland law enforcement authorities. In the early morning hours yesterday, the officers spread out throughout the District of Columbia and Maryland executing the search warrants. By day's end, they had arrested the seven of the charged defendants and conducted searches of at least 9 different locations related to the drug conspiracy. The drugs seized have a wholesale street value of at least \$2 million, while the cash seized will be the target of forfeiture, eventually being used in the ongoing fight against the drug trade.

1960 Montana Avenue, NE

220 Pounds of Cocaine

\$900,000 Cash

1960 Montana Avenue, Arson Fire, October 11, 2006





A New Vision

New York Avenue and Bladensburg Road



*Washington's Gateway from
the East*

Community Outreach

57 Meetings with Organizations and Residents

2005

- November 4 Office of Planning
- November 8 Meeting with Arboretum Neighborhood Association / ANC Commissioners
- November 18 District Department of Transportation
- November 21 Meeting with Arboretum Neighborhood Association / US Arboretum / ANC Commissioners / OP
- December 13 National Bonsai Foundation

2006

- January 18 Office of Planning
- January 24 Meeting with Arboretum Neighborhood Association / ANC / U.S. Arboretum
- January 27 Meeting with Arboretum Neighborhood Association
- January 29 Friends of the Arboretum - Board Meeting
- February 07 Office of Planning
- February 10 Metropolitan Police Department
- February 14 ANC Commissioners
- February 17 Office of Planning
- February 21 Meeting with Deputy Mayor – Economic Development

Community Outreach

57 Meetings with Organizations and Residents

- February 23 Ward 5 ANC Committee of the Whole
- February 24 Office of Planning
- March 10 Office of Planning
- March 14 Meeting with City Administrator
- March 14 Meeting with Arboretum Neighborhood Association
- March 23 Friends of Arboretum
- March 31 Salvation Army – Harbor Light
- March 27 Washington Humane Society
- April 3 Office of Planning
- April 6 ANC-5 (Committee of the Whole)
- April 10 ANC-5 Commission Chair
- April 19 Office of Planning
- April 19 Meeting with WMATA
- May 3 ANC-5B Commission Chair
- May 8 PUD Set Down Hearing
- May 11 Office of Planning
- May 15 ANC-5B Commission Chair

Community Outreach

57 Meetings with Organizations and Residents

- May 18 Langdon Elementary School
- May 19 National Bonsai Foundation – Board Meeting
- June 1 PUD Set Down Hearing
- June 9 **ANC Commissioners**
- June 12 PUD Set Down Hearing
- June 14 Friends of the Arboretum
- June 21 District Department of Transportation
- June 21 Salvation Army Advisory Meeting
- June 28 Washington Humane Society
- June 29 Langdon Elementary School
- June 29 Meeting with WMATA
- July 6 DC Parks & Recreation
- July 7 Washington Youth Gardens
- July 13 Washington Humane Society
- July 14 DC Parks & Recreation

Community Outreach

57 Meetings with Organizations and Residents

- July 14 Meeting with WMATA
- July 19 Langdon Elementary School
- July 20 Office of Planning
- July 25 Friends of the Arboretum
- July 27 DC Parks & Recreation
- August 22 DC Parks & Recreation
- August 23 ANC Commissioners / Neighborhood Association
- September 19 Council Member Orange
- October 26 Office of Planning
- November 3 Friends of the Arboretum
- November 7 ANC Commissioners / Arboretum Neighborhood Assoc

Responses to the Zoning Commission's Previous Comments from Set-Down Hearings

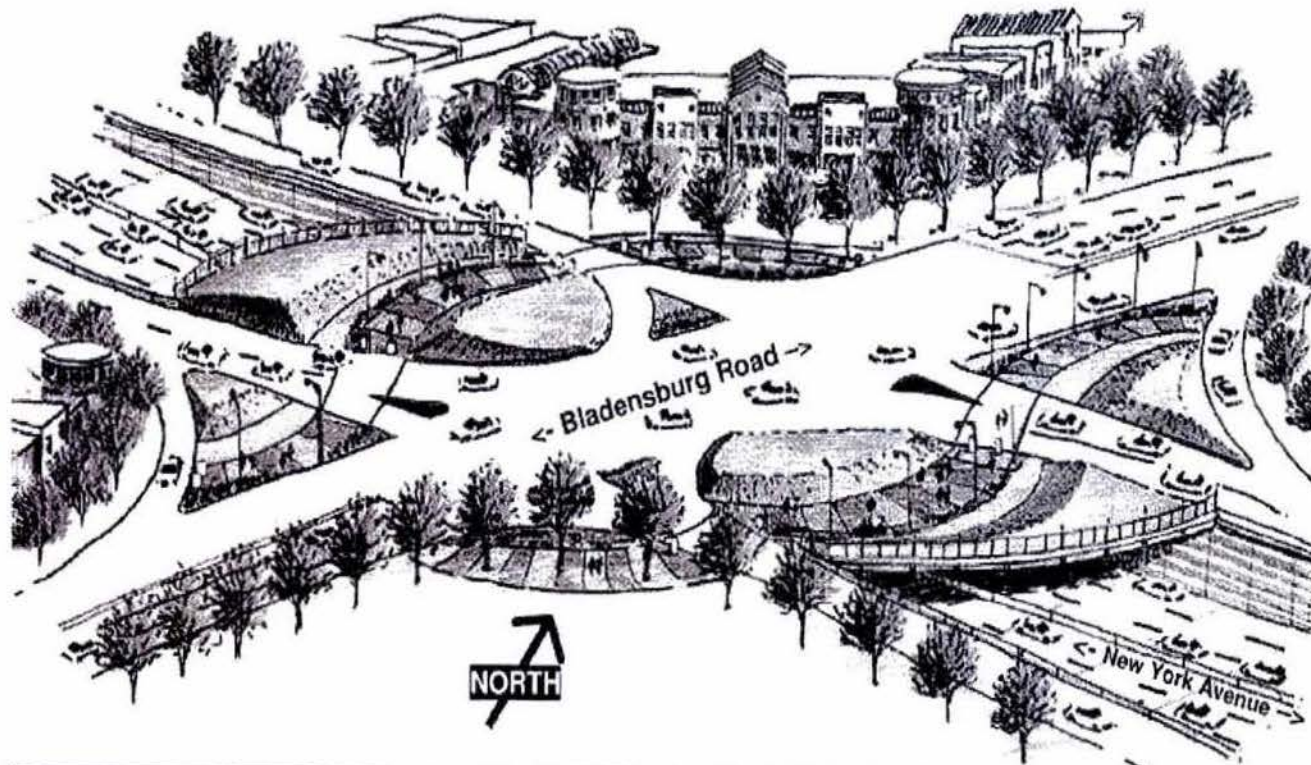
- Added significant modulation & refinements to the building facades and rooflines
- Created major public open spaces and visual permeability
- Committed to a private shuttle bus to Metrorail and explored direct Metrobus service with WMATA
- Integrated sustainable design features, including storm water management & green roofs
- Narrowed the range of units from 3,000 – 4,000 to 3,400 – 3,600

Proposed Program



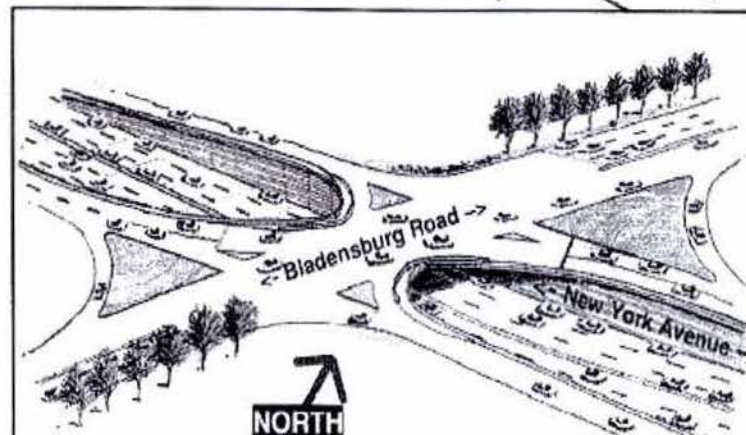
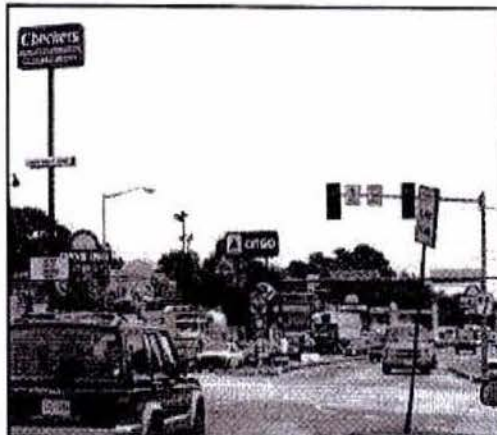
Zone 2: Bladensburg Road Concept Sketch

Figure 8.15

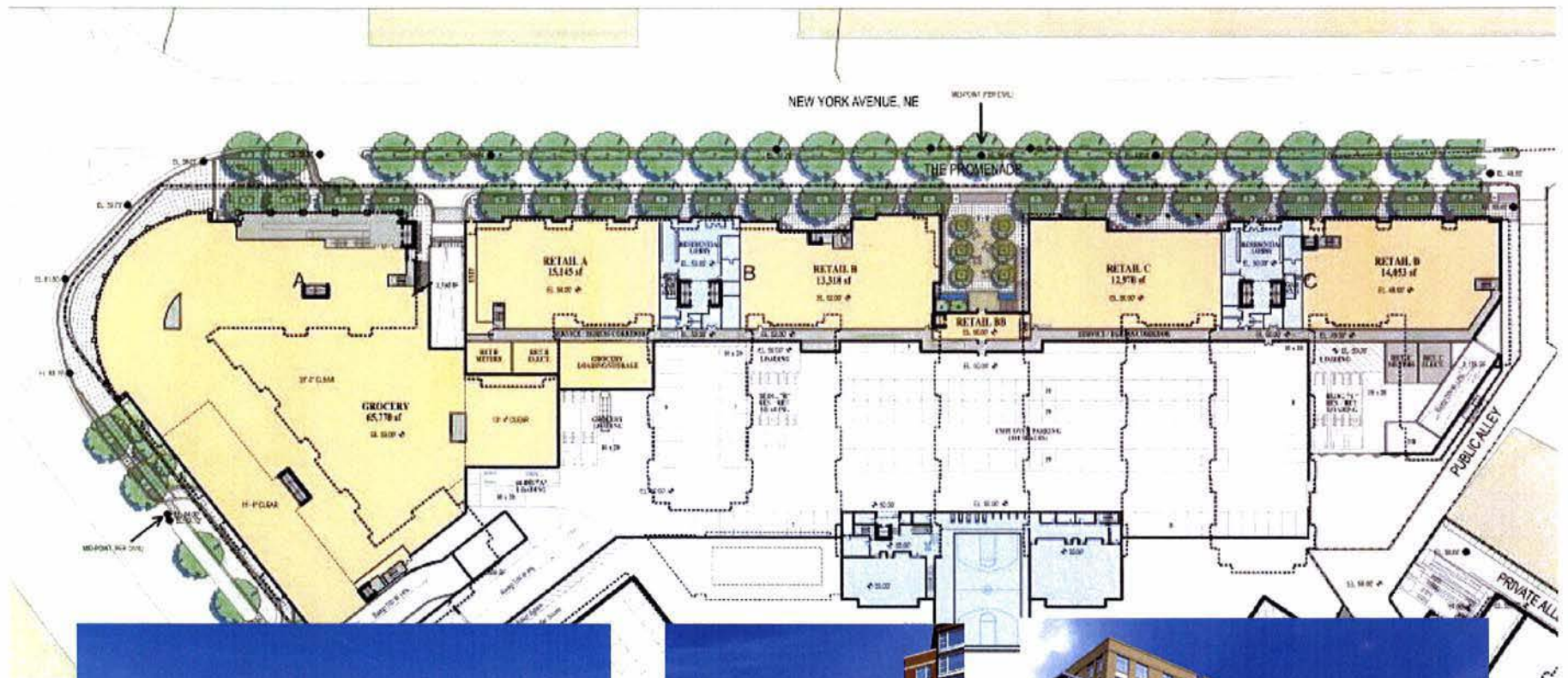


The Study Team proposes transforming the existing high-accident intersection at Bladensburg Road by reconstructing New York Avenue below Bladensburg Road similar to many traditional DC traffic circles (below). Traffic wishing to connect between the two roadways would do so via a "single-point urban diamond" intersection configuration (lower right and Figure 8.16) or a tight diamond interchange. Significant landscape and pedestrian areas would be added to either concept (upper left).

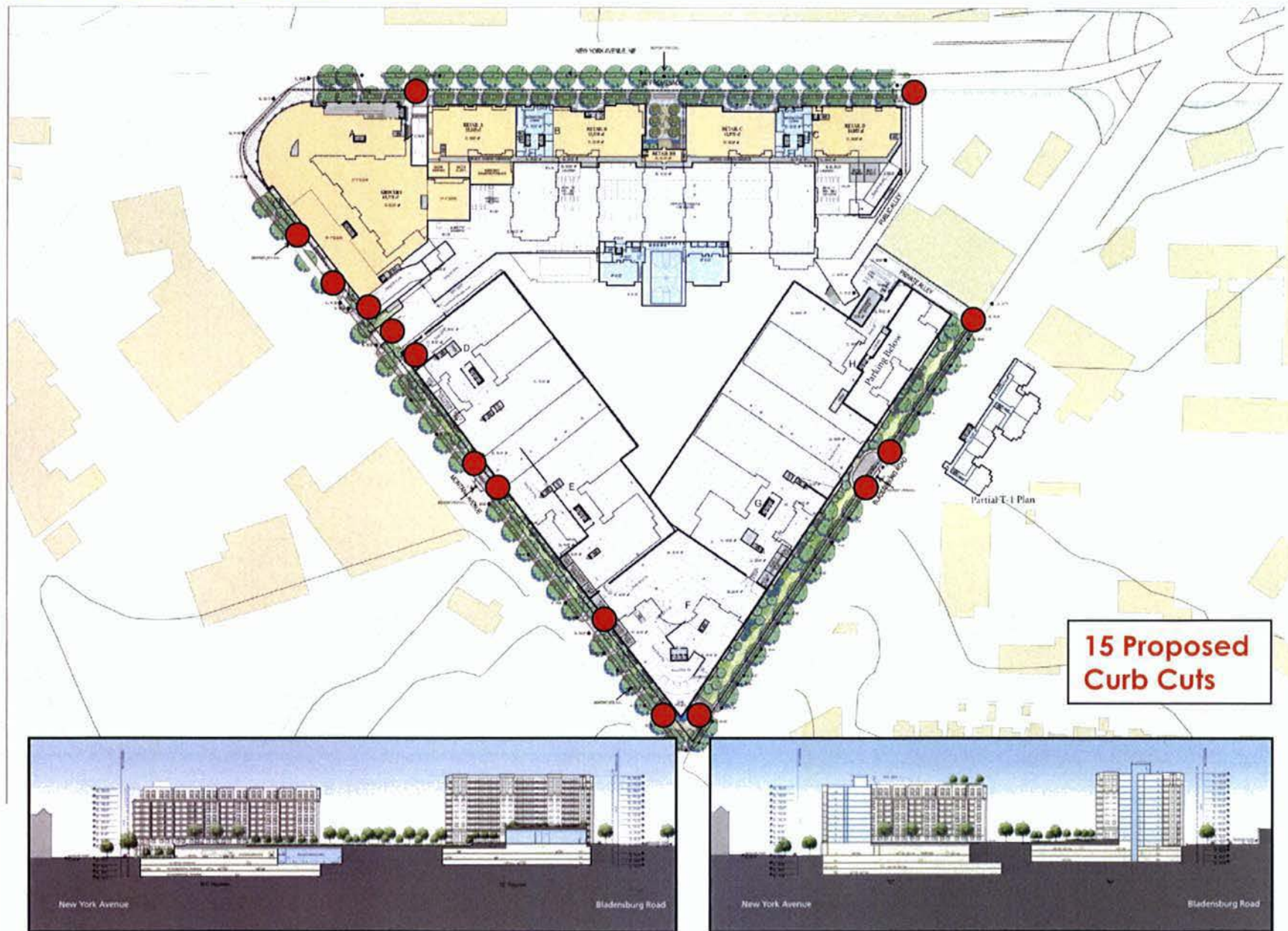
Although only a couple of properties would be impacted by the intersection (immediate northeast and southwest corners only), the Study Team anticipates the potential transformation from existing development (lower left) to a more urban character (upper left).



Retail Level



Retail Level/Ground Floor Plan



Aerial Site Photo



ARCHITECTURE



Recent Torti Gallas Projects: The Ellington



Recent Torti Gallas Projects



Columbia Heights Redevelopment



White Flint, Rockville, Maryland



Recent Torti Gallas Projects



Arthur Capper PUD



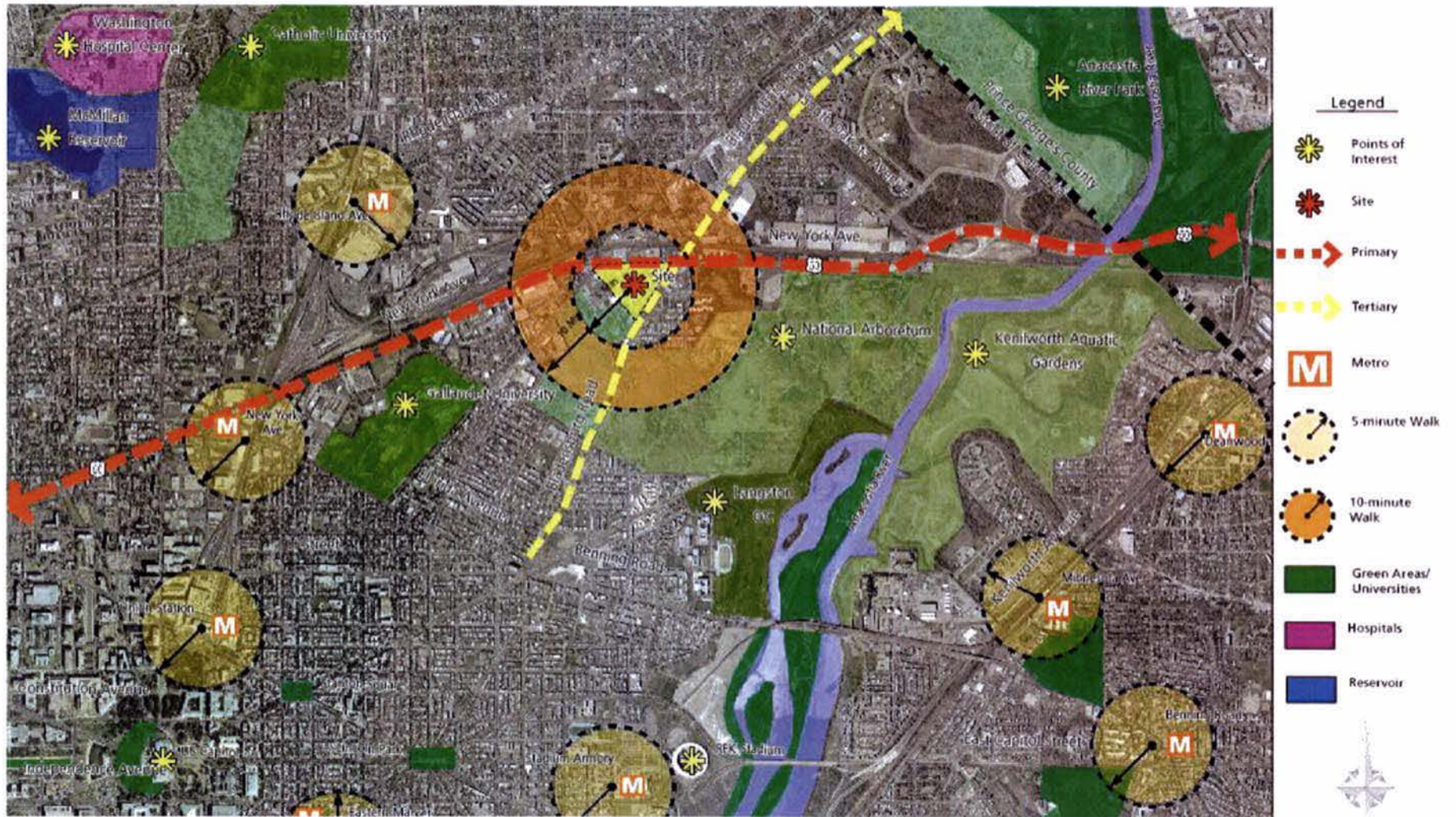
Alban Towers



NEW YORK AVENUE/ARBORETUM



Regional Analysis



The Vision



Gramercy Park, New York City