



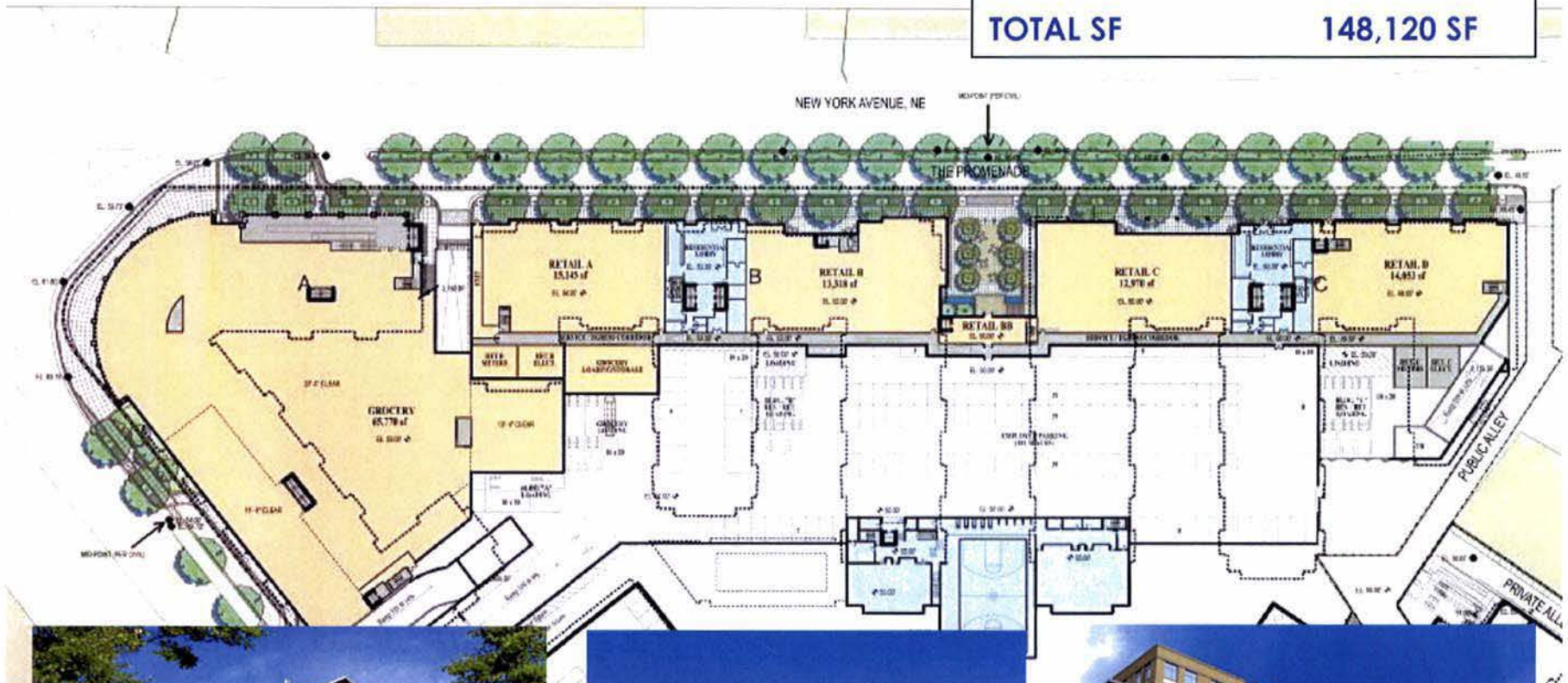


Retail Level/Ground Floor Plan



Retail Level

Grocery	69,198 SF
Retail	78,922 SF
TOTAL SF	148,120 SF



The Arbor Club



Terrace 2, First, and Second Floor Plans



Typical Floor Plans



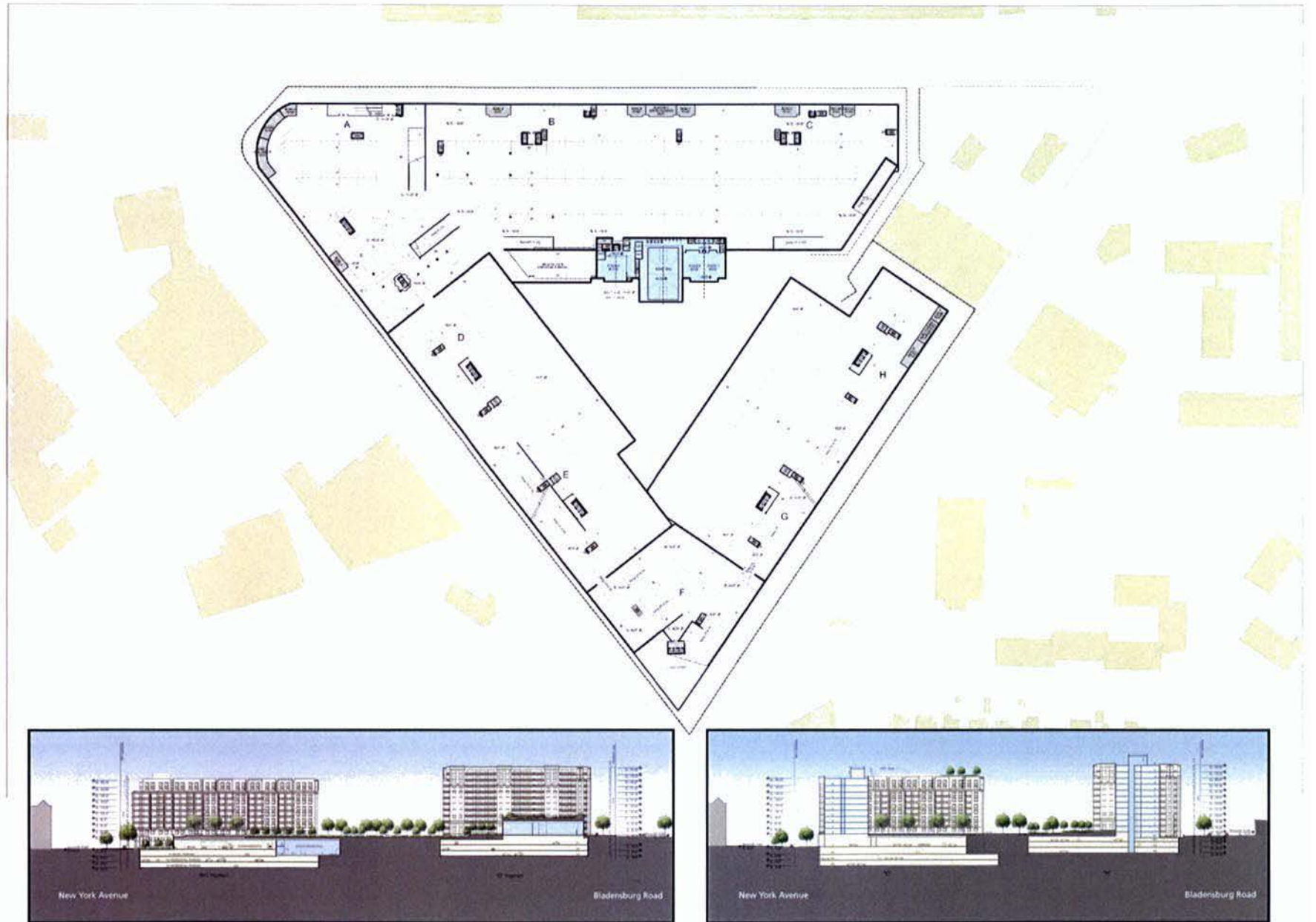
Tenth and Eleventh Floor Plans



Roof Plan



P1 Parking Plan



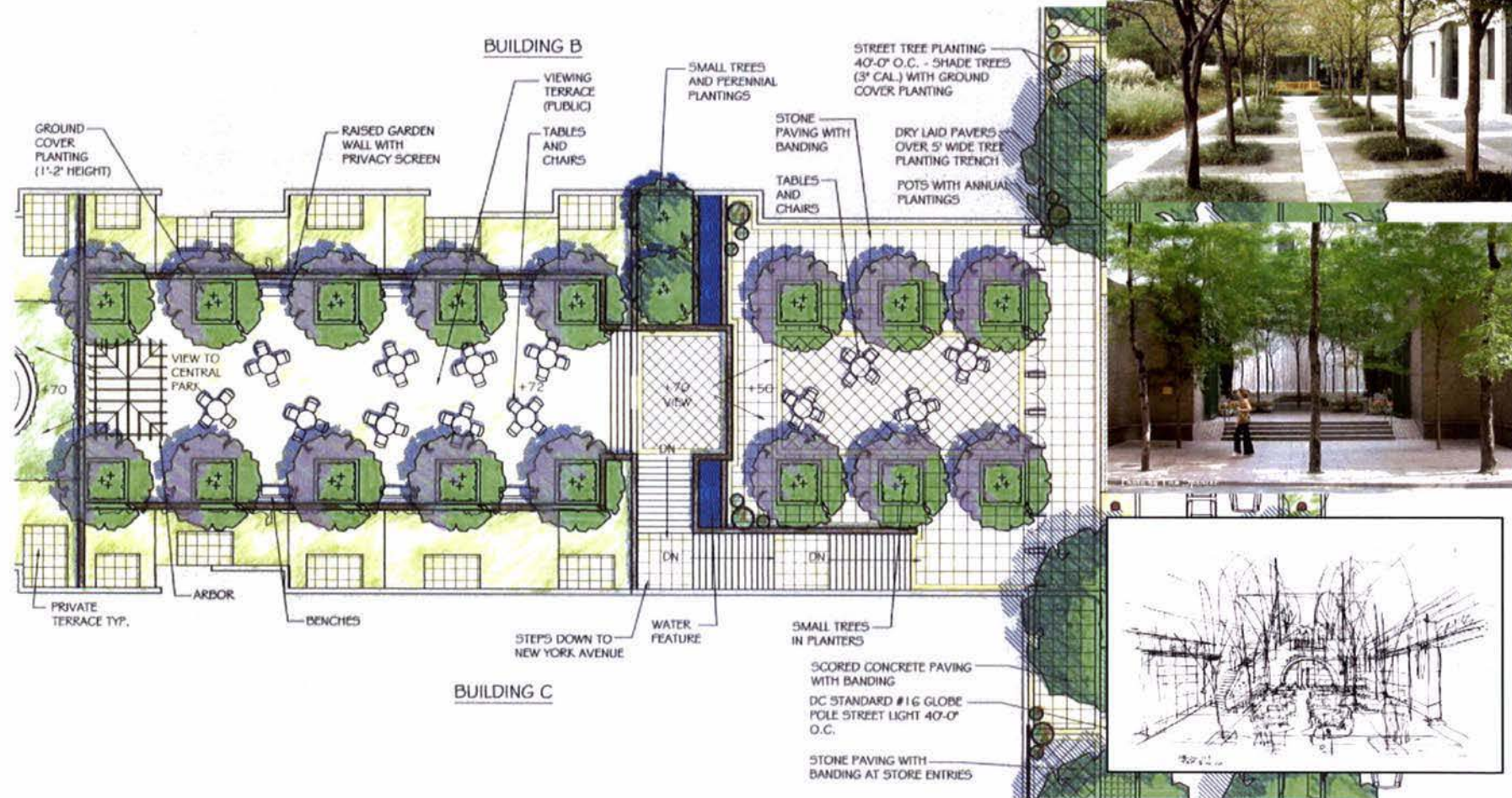
Amenities: Landscape Plan



Public Open Space



Public Amenity Space: New York Avenue



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Landscape Architects

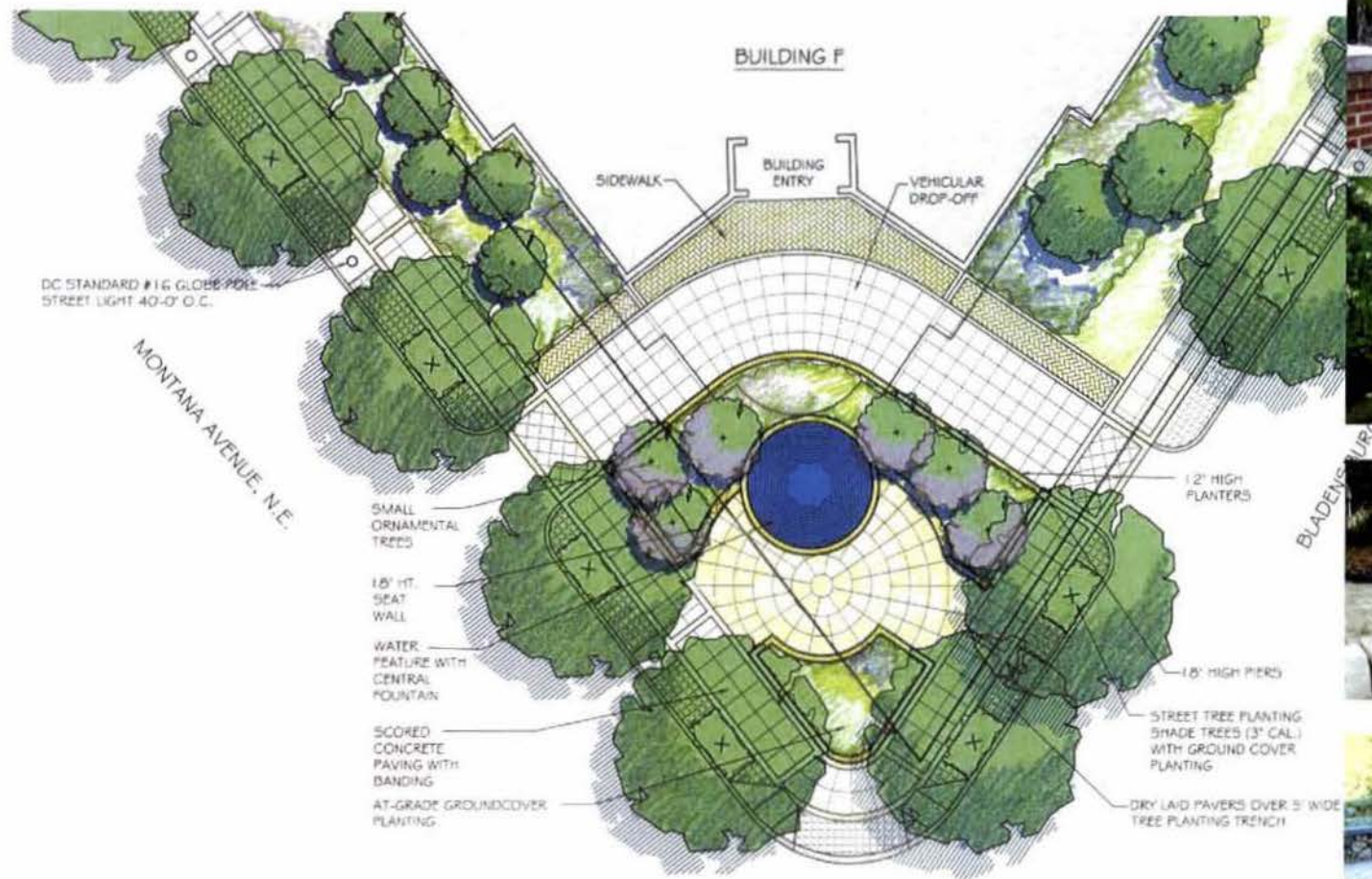
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New York Avenue / Arboretum



New York Avenue Courtyard (3)
Scale: 1/16" = 1'-0"
July 24, 2006

Public Amenity Space: Park at Montana Ave. & Bladensburg Road



Corner Park at Building F (5)
Scale: 1/16" = 1'-0"
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Filterra Stormwater Filtration System



The system consists of concrete container, a 3-inch mulch layer, 1.5 to 3.5 feet of a unique soil filter media, and observation/cleanout pipe, and under-drain system and an appropriate type of plant.

8 Filterra boxes are proposed along Montana Ave. & Bladensburg Rd.

Residential Recreation Space & Green Roofs



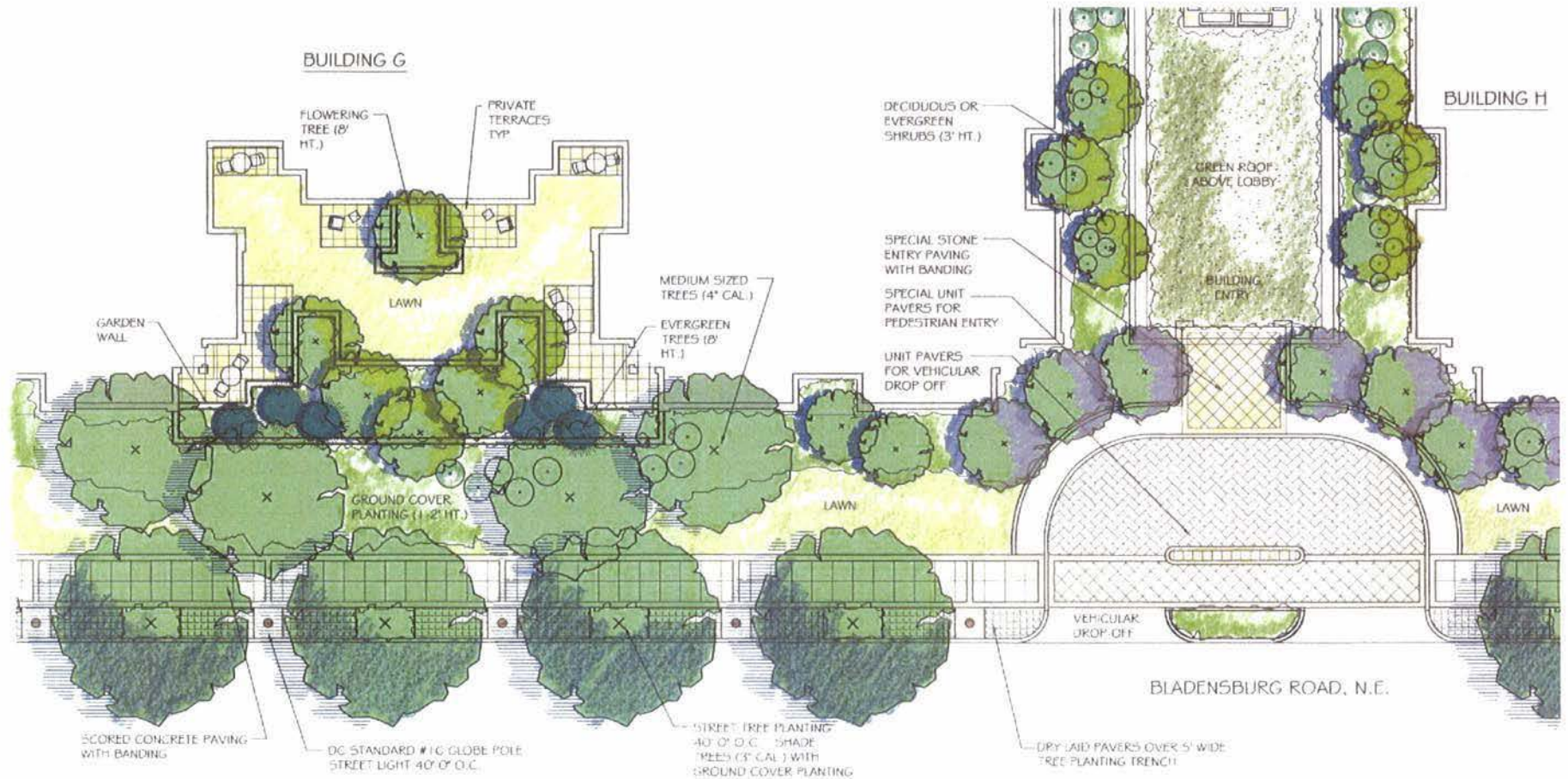
Recreation Space Legend

- Ground Level
- Green Roof
- Roof Level
- Party Room

Residential Recreation Spaces

Park & Courts	234,571
NY. Ave., Mont. and Blad. Streetscape	67,573
Green Roofs	14,154
Roof Terraces and Pools	60,232
B/C Setback Terraces	3,799
Arbor Club	38,024
Party Rooms	9,394
Total	427,747 sf

Street Details: Bladensburg Road



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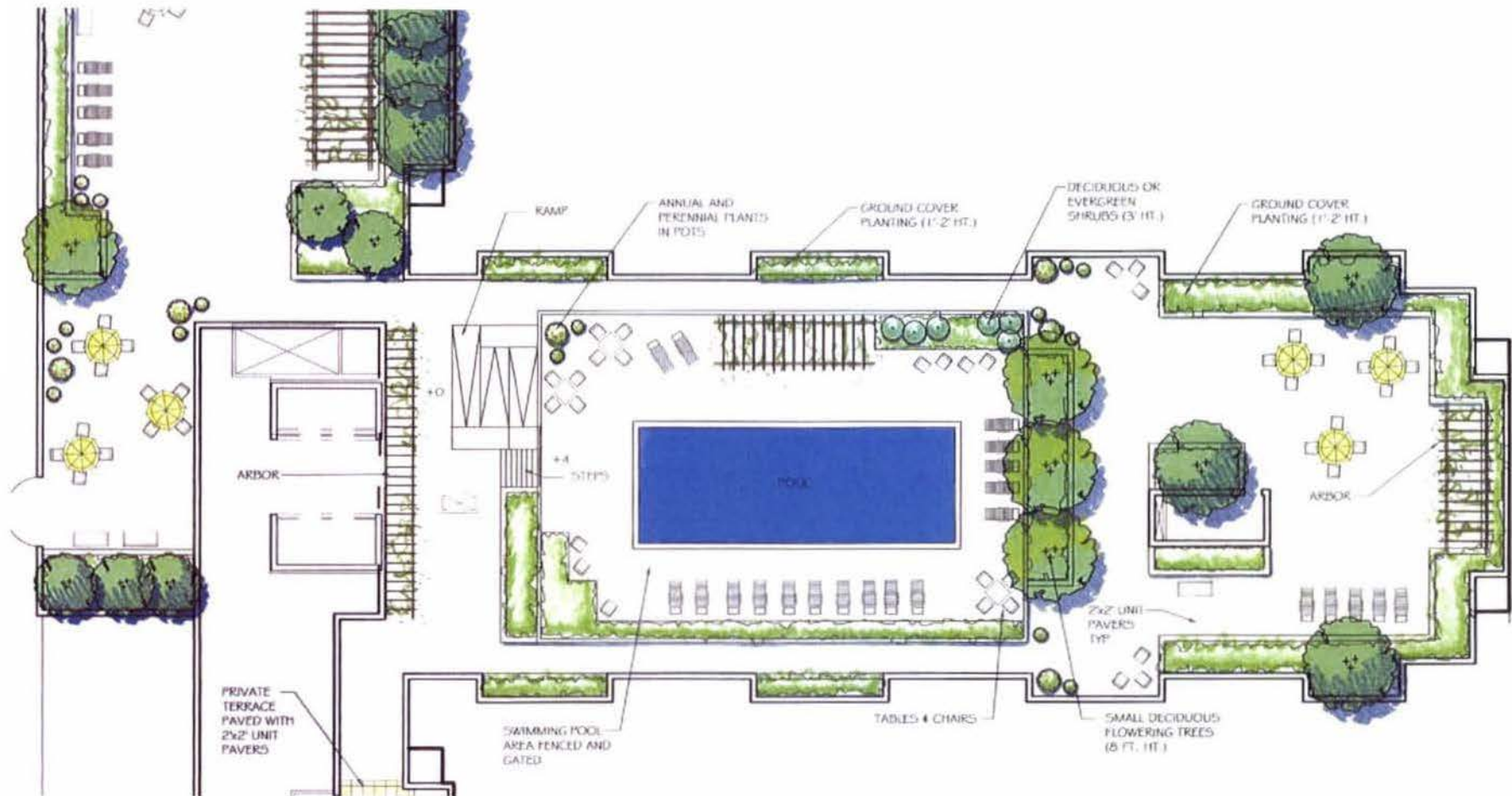
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Drop-Off (4)
Scale: 1/16" = 1'-0"
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Roof Detail at Pool Area



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Building C Roof Enlargement (6)
 Scale: 1/16" = 1'-0"
 July 24, 2006

Elevations



New York Avenue Elevation



View from Park to North



Elevations: Building A



Elevations: Building B



Elevations: Building C



Elevations



Montana Avenue Elevation



View from Park to Southwest



Elevations: Buildings D & E



Elevations: Building F



Elevations

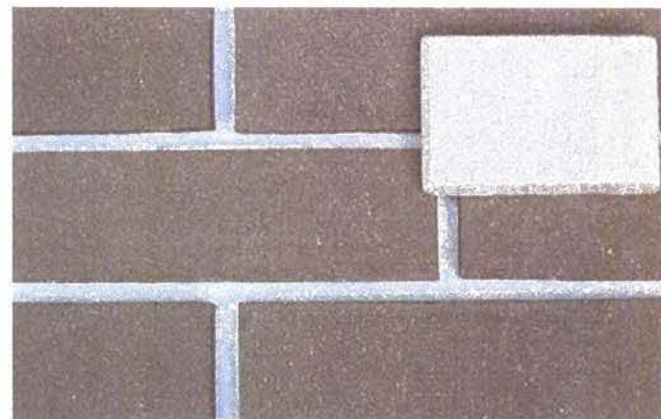
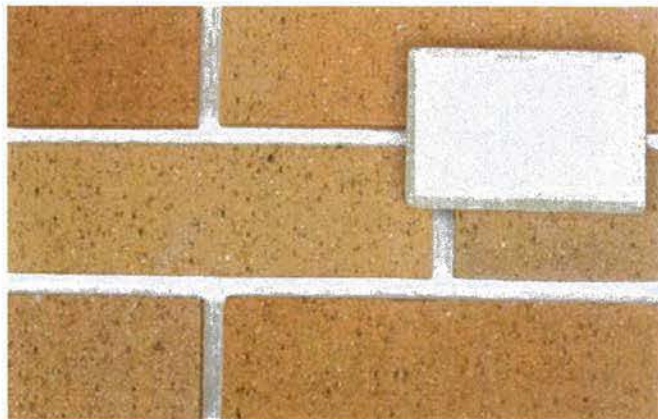
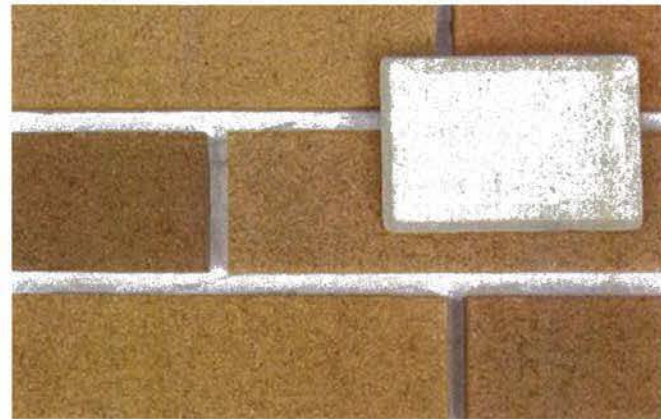
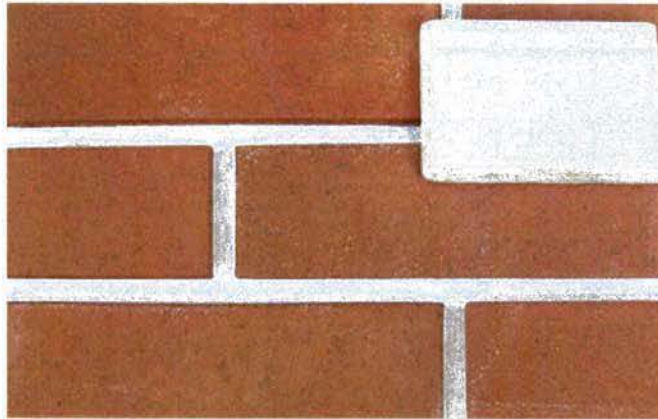


Bladensburg Road Elevation



Northeast Elevation

Masonry Materials

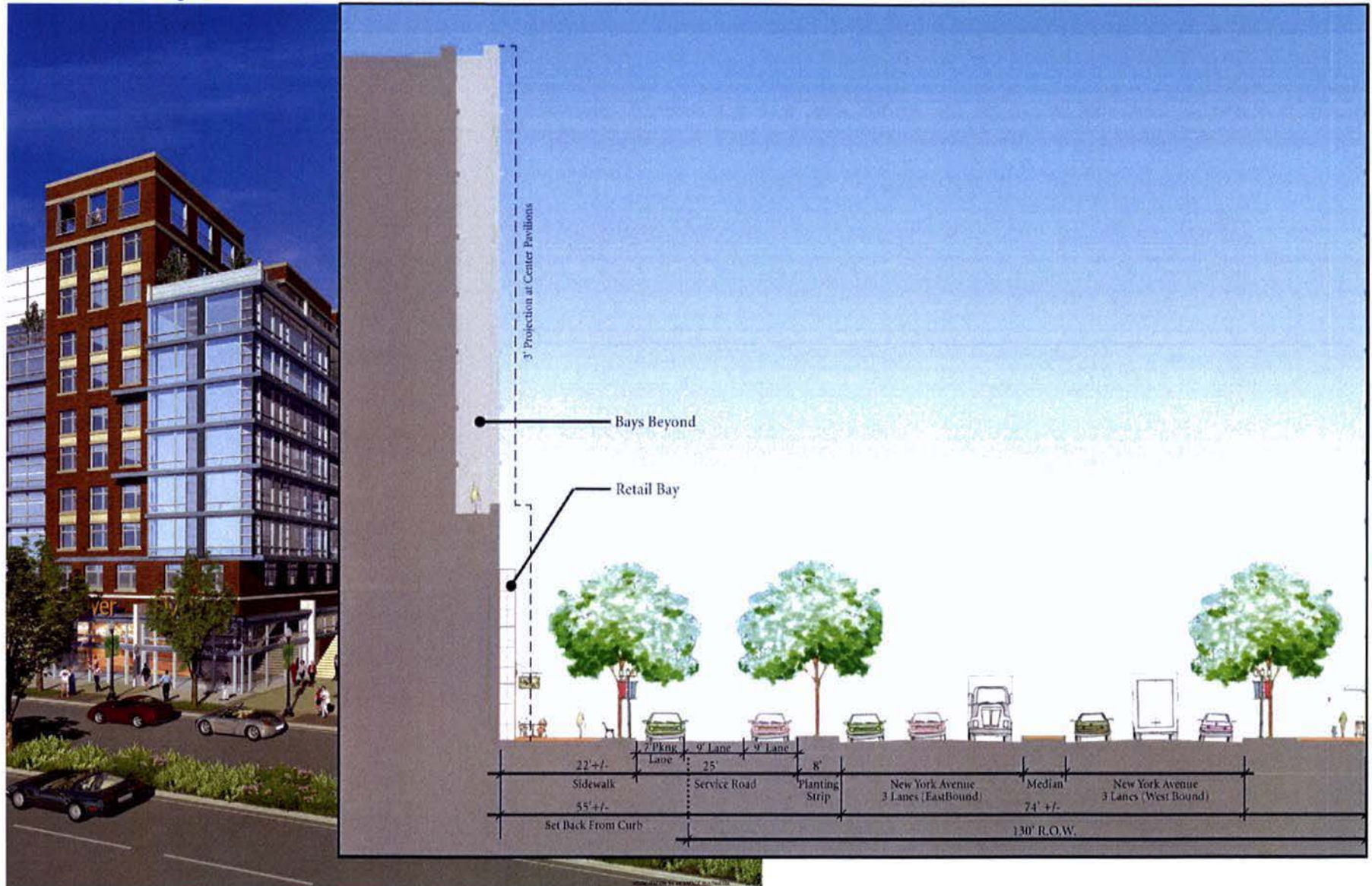


New York Avenue

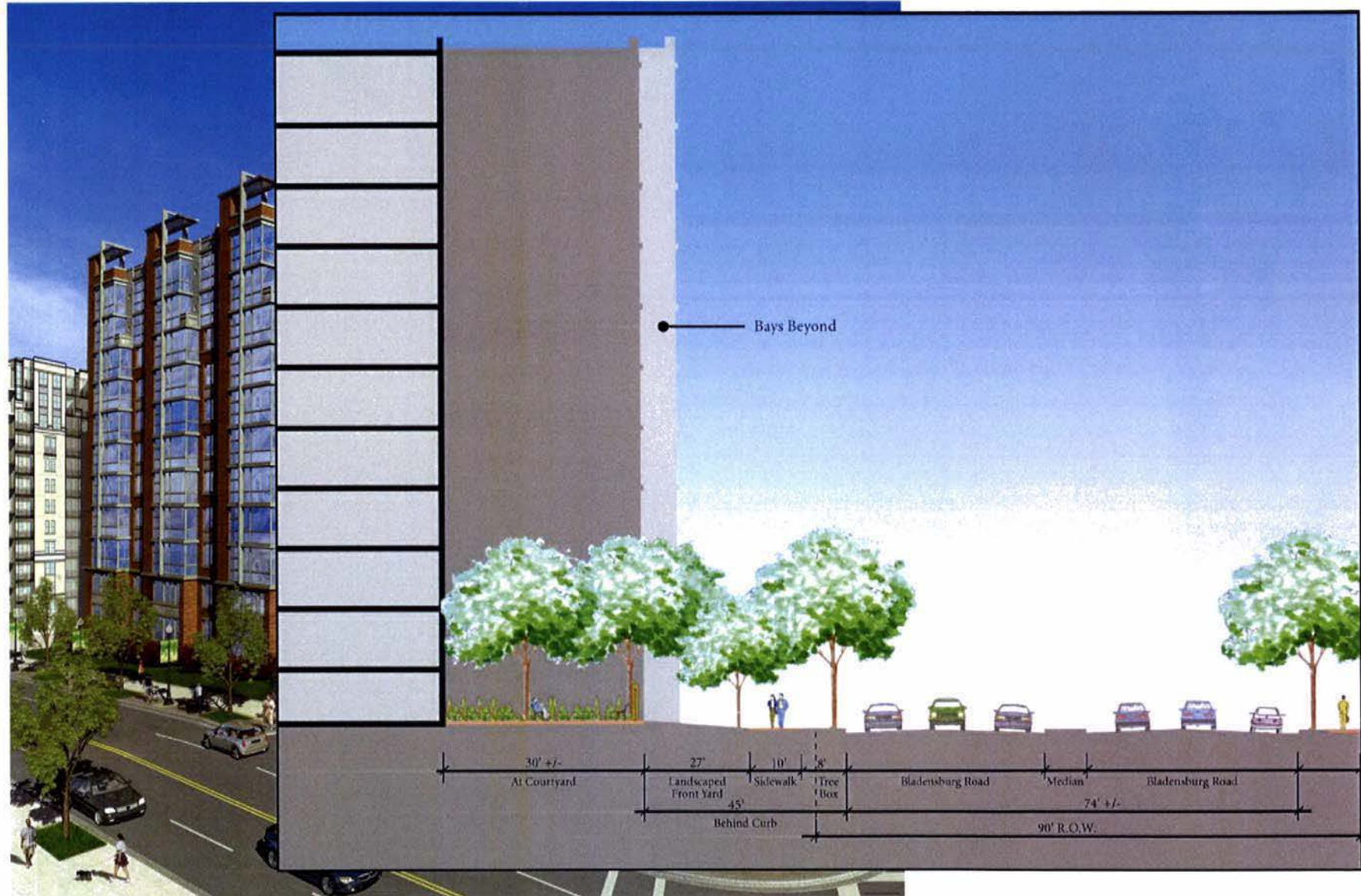




New York Avenue: Streetscape and Amenities



Montana Avenue & Bladensburg Road: Streetscape and Amenities

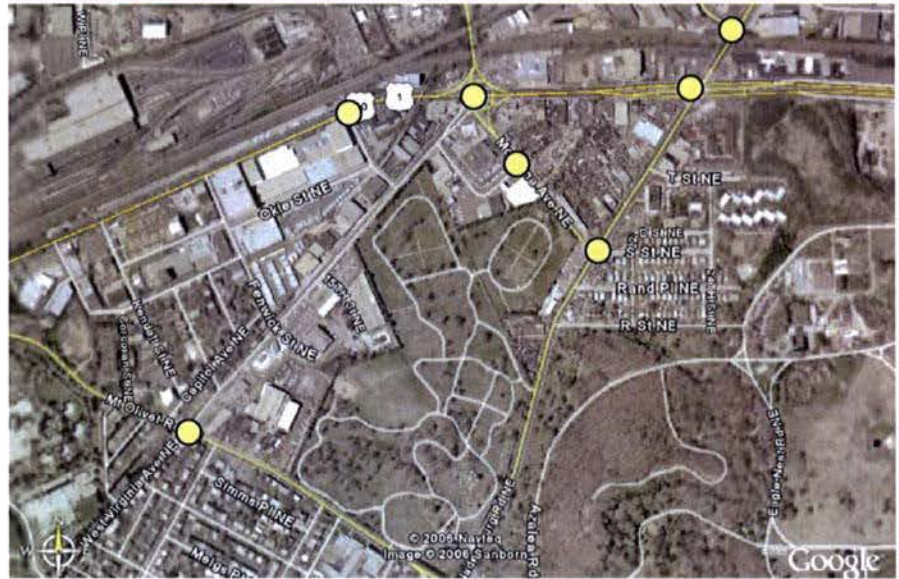


Central Park

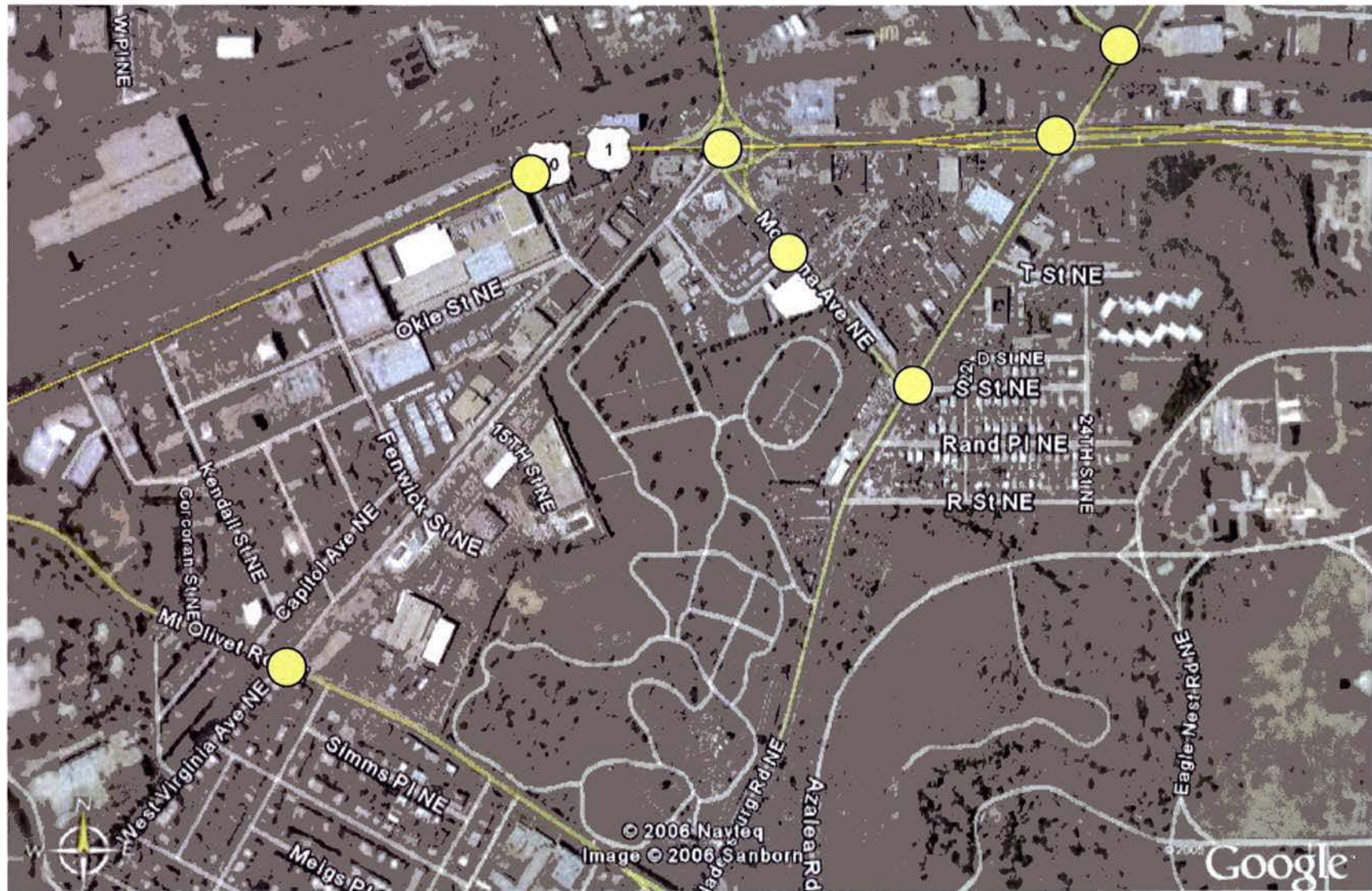


VISUALIZATION BY INTERFAKE MULTIMEDIA

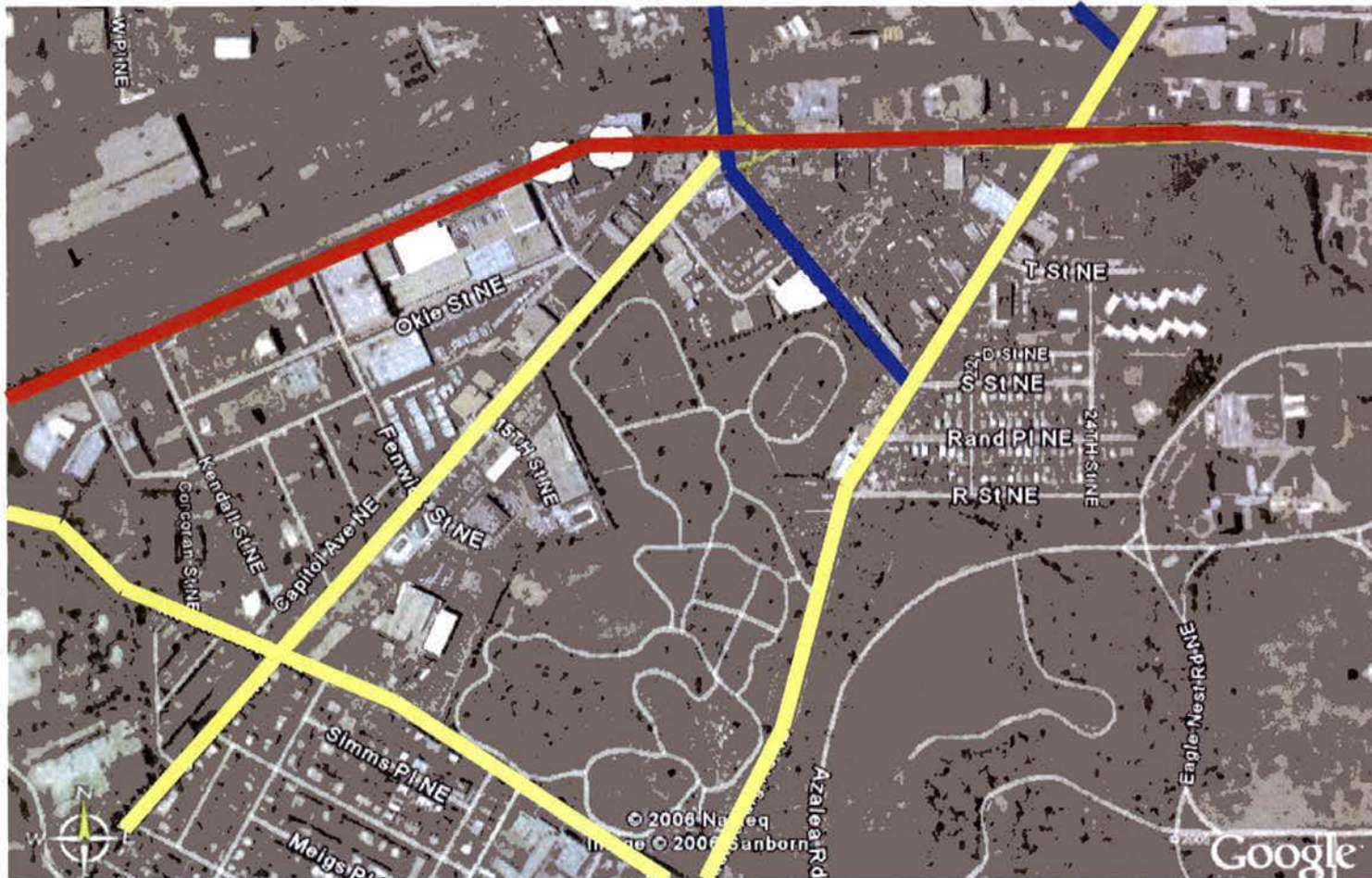
TRAFFIC IMPACT STUDY



Study Area



Functional Classification

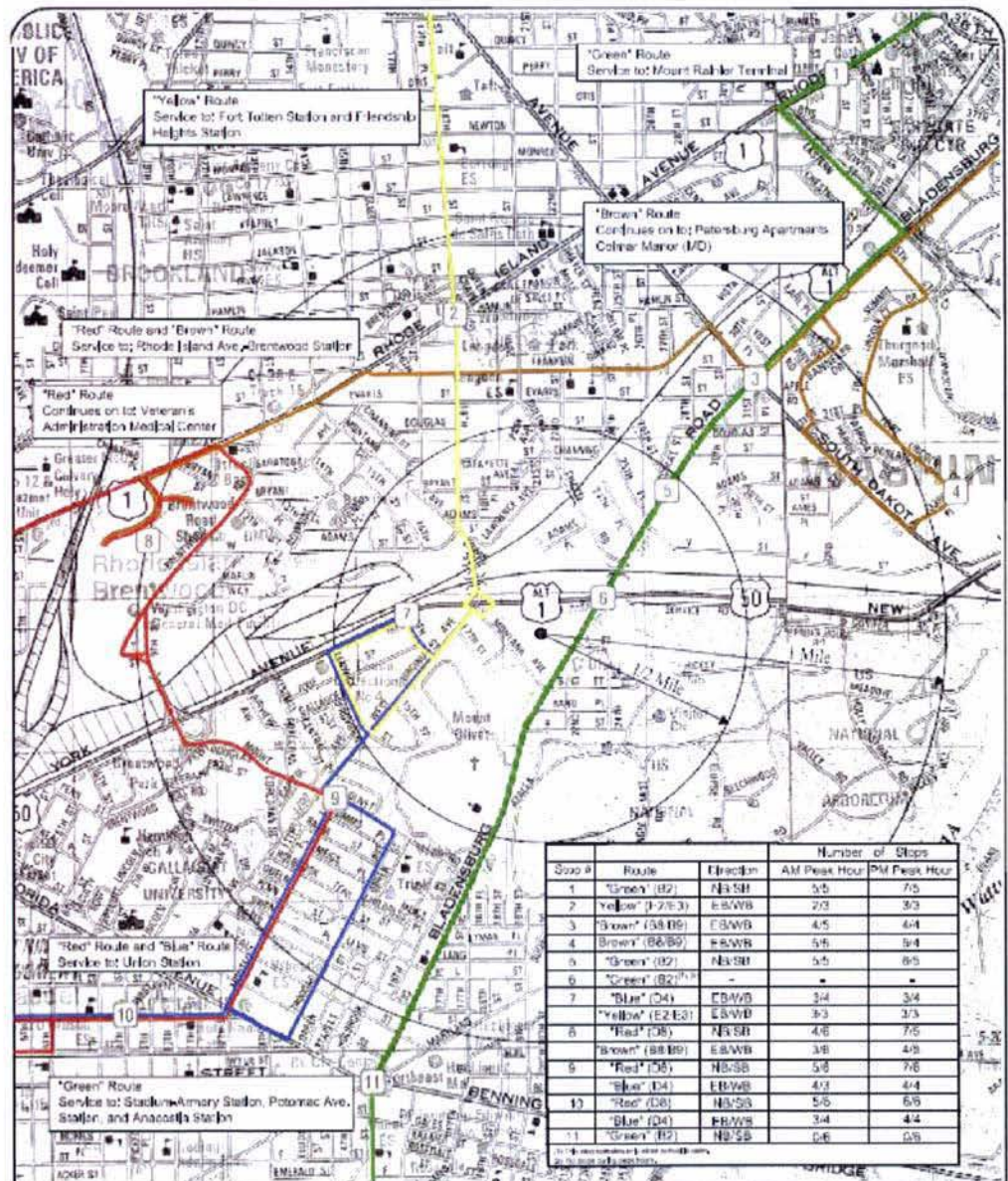


Principal Arterial

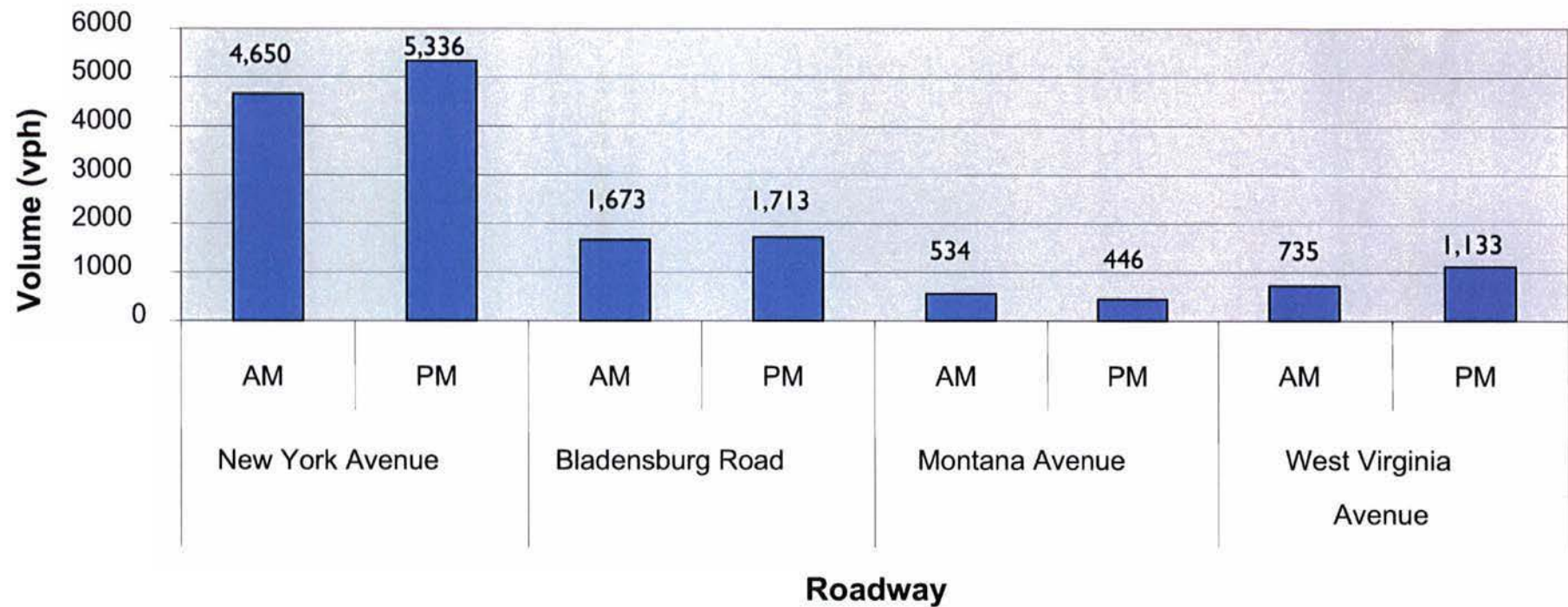
Minor Arterial

Collector

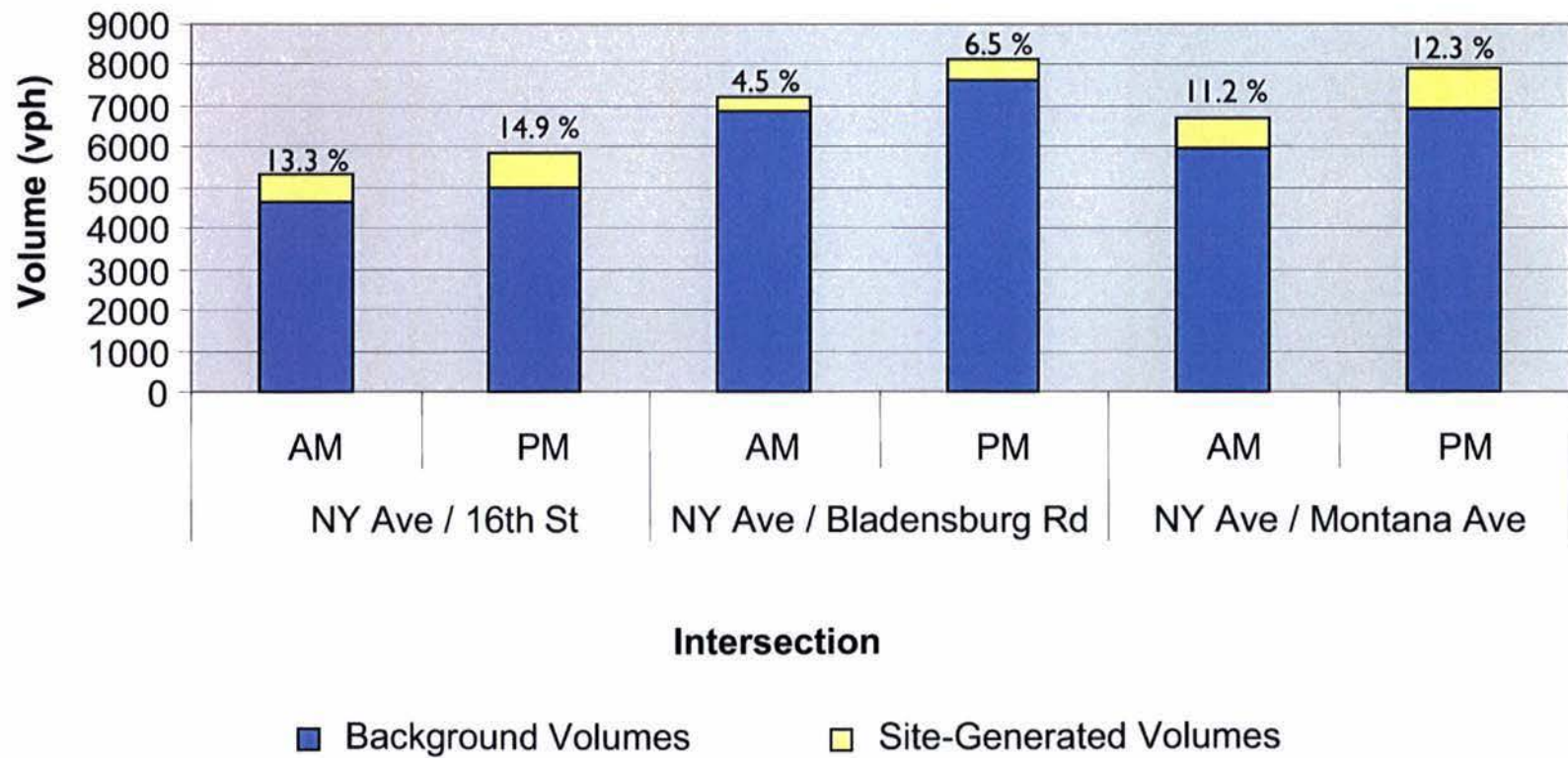
Transit Routes



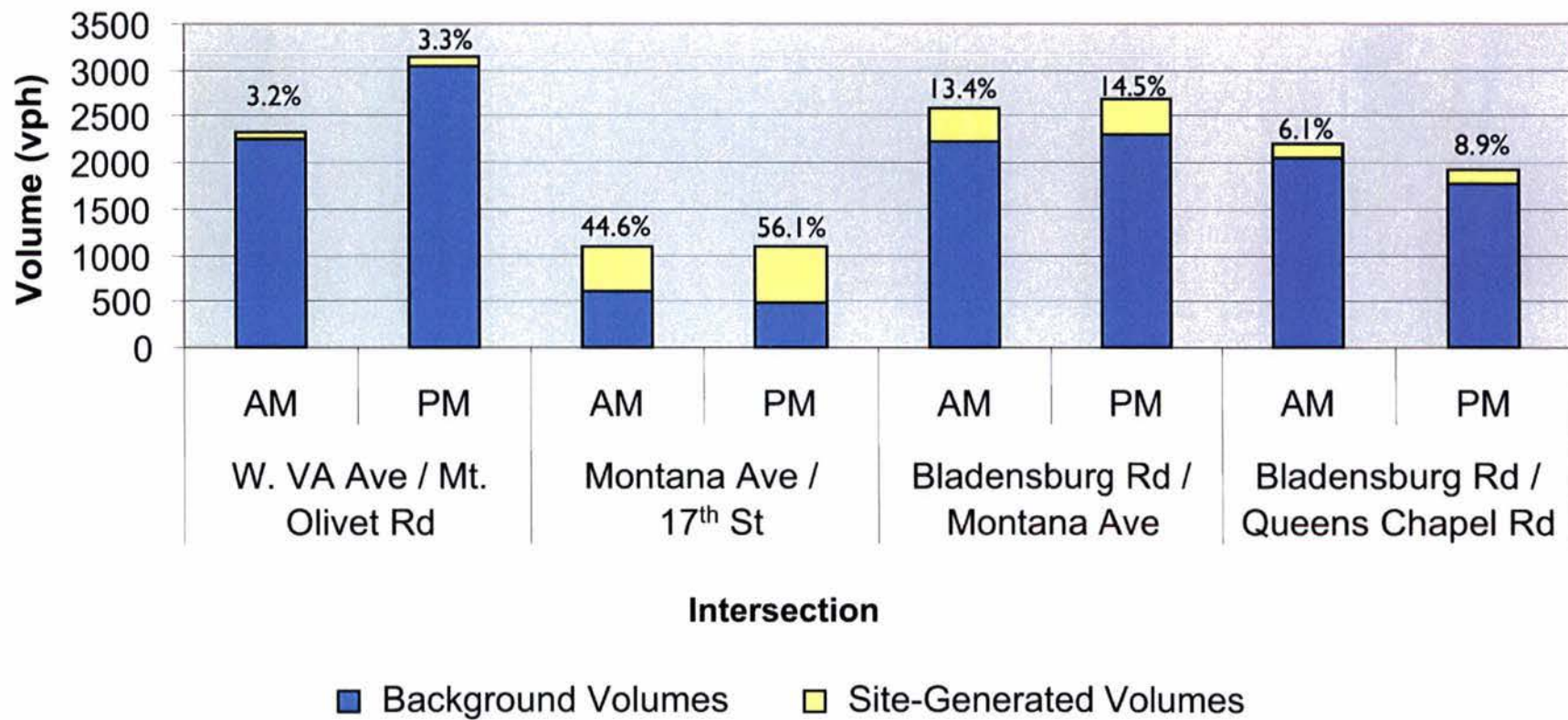
Existing Peak Hour Traffic Volumes



Proportional Impact



Proportional Impact (continued)



Transportation Demand Management

- Shuttle Bus
- Transportation Coordinator
- Telecommuting Incentives
- Transit Incentives
- Parking for Car Sharing
- Bicycle Parking
- On-site Loading

Additional Benefits of the Project

- Consolidates the number of access points on New York Avenue from 16 to 2.
- Facilitates DDOT's proposed interchange at New York Avenue/Bladensburg Road by providing a frontage road along New York Avenue.

Additional Recommendations

- Optimization of signal timings at the study intersections to make the most efficient use of available capacity.

DDOT Support

“In summary, DDOT supports the proposed Planned Unit Development to increase housing and retail development in the area. The amount of parking provided for the project is more than adequate to meet the parking needs of the development and minimize parking spillover in the surrounding neighborhood. Vehicular traffic generated by this project can be reduced by the implementation of the above referenced TDM measures.”

NEIGHBORHOOD BENEFITS



Neighborhood Benefits

- Project Objectives
 - *Neighborhood enhancements*
 - *Youth and senior support*
 - *Housing diversity*
 - Est. Value: \$850,000



Community Amenities



Arboretum Recreation Center

- Neighborhood Recreation Expansion
 - *Expand rec center to allow for multiple indoor activities*
 - *Computer training & expanded senior activities*
 - Est. Value: \$150,000



Arboretum Youth Gardens

- *Expand Youth & Community Activities*
 - *Construct Kitchen*
 - *Construct Green House*
 - *Provide Pick-up Truck*
 - *Est. Value: \$200,000*



Langdon Elementary

- Provide School Improvements
 - *Replacement of windows*
 - *Lab room carpet replacement*
 - *Auditorium Repair*
 - Est. Value \$210,000



Salvation Army - Harbor Lights

- Build-out of 5th Floor
 - *will expand the temporary residential housing needs of individuals seeking to access substance abuse services*
 - Est. Value: \$270,000

