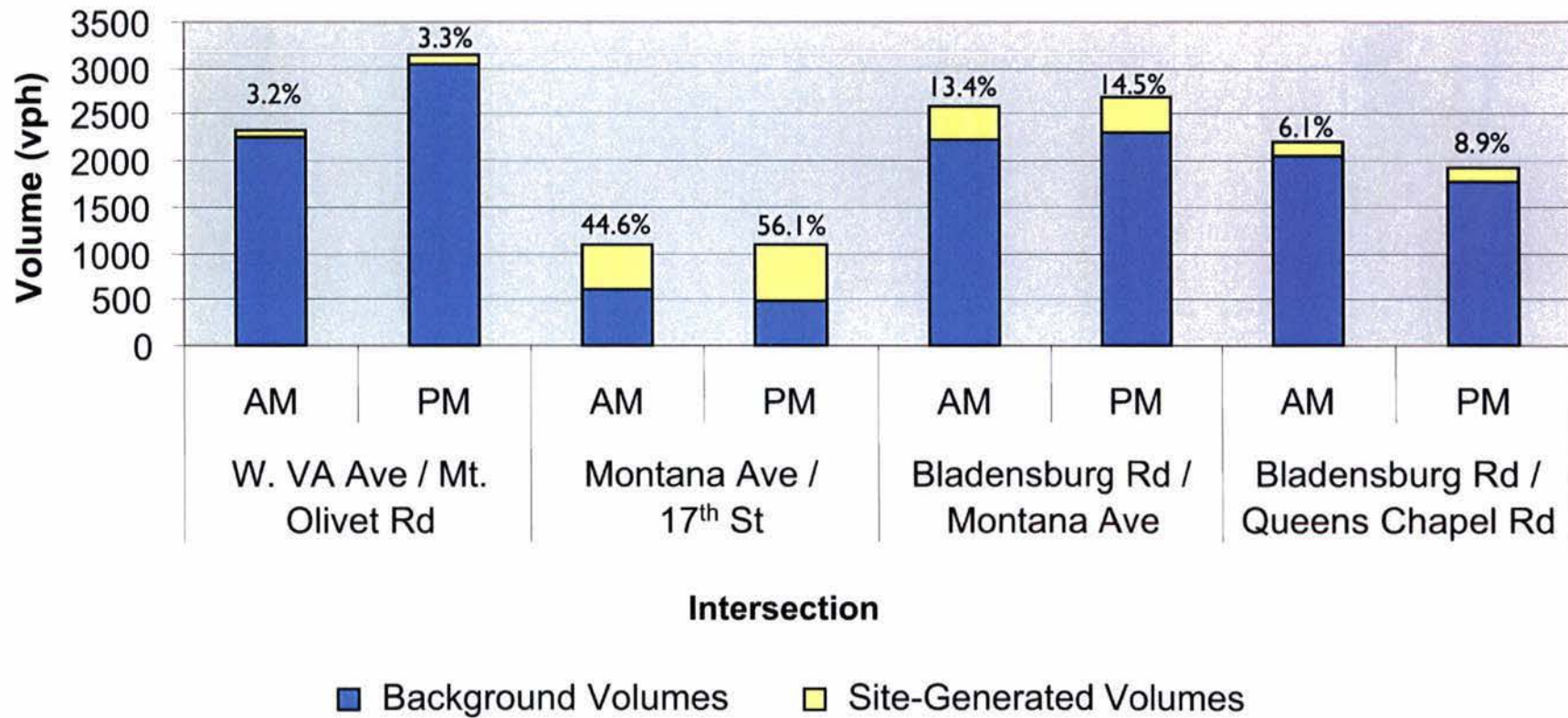


Proportional Impact (continued)



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

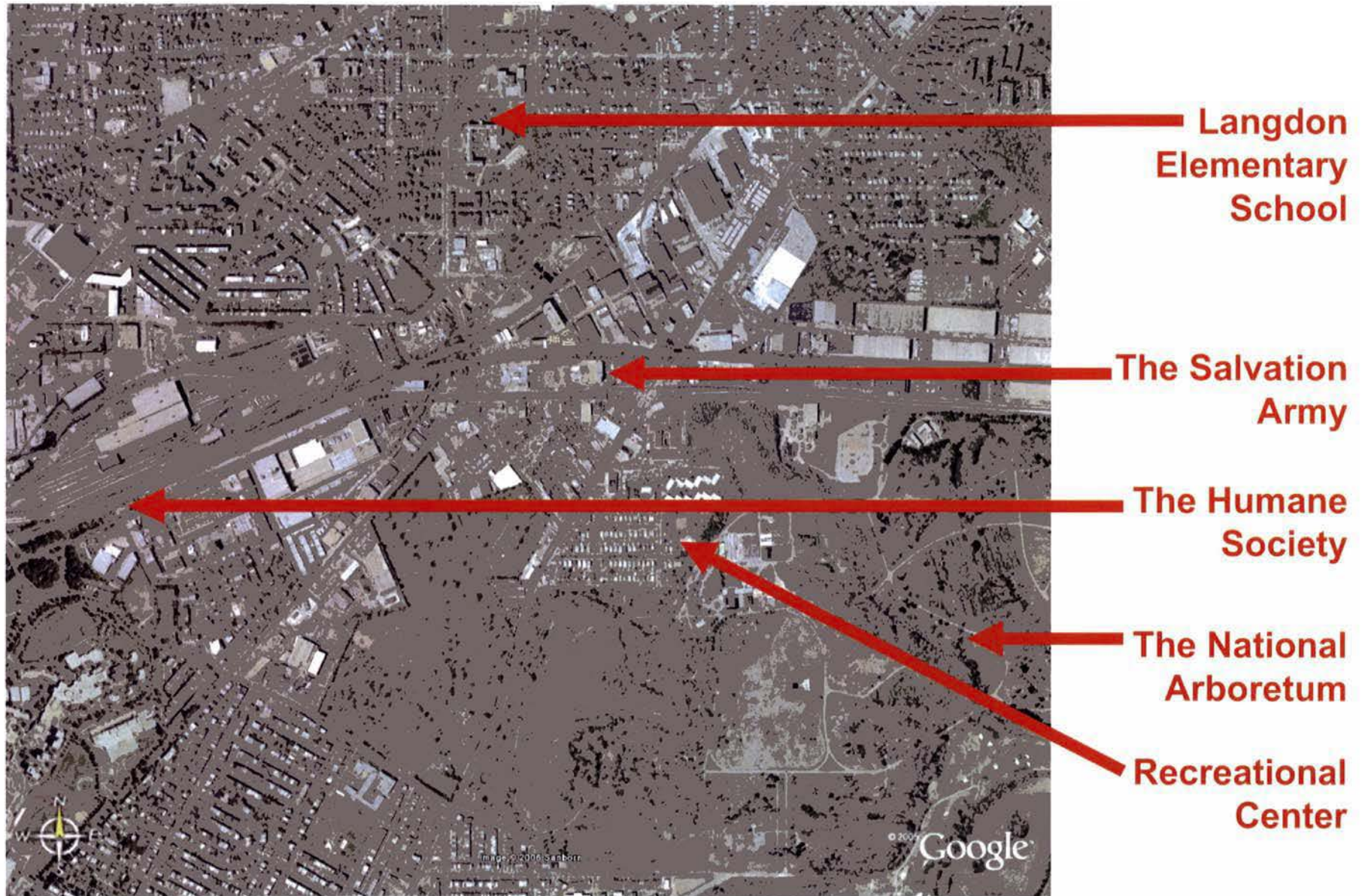


Neighborhood Benefits

- 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



Humane Society

- Provide \$25,000
 - *Donation to Spay / Neuter clinic to provide 6,000 more surgeries per year*



Friends of the Arboretum

- \$35,000 Donation
 - *This will further the activities of the FOA and provide approximately \$10,000 to provide further educational opportunities for students at Langdon Elementary*



ECONOMIC BENEFITS



- *Job Creation*
- *Taxes*
- *Affordable Housing*

Job Creation

- Provide both Construction & Permanent Jobs
 - *LSDBE Incubator*
 - *Construction – 7,120*
 - *Permanent - 281*
 - *Project Spin-off - 2426*
 - *Est. Total: 9,546*
 - **Est. Current Total: 100**



District Tax Benefits

One-Time Revenue	
Real Property Tax During Construction	\$ 365,000
Sales Tax on Constr. Materials	21,960,000
Sales Tax Paid by Constr Workers	948,000
Income Tax Paid by Constr. Workers	10,278,000
Recordation Tax	13,219,000
Transfer Tax	14,518,000
Total One-Time Revenues	\$ 61,279,000

Annual On-Going Revenues	
Real Property Tax	\$ 9,549,000
Sales Tax Paid by Project Retailers	1,516,000
Sales Tax Paid by Project Residents	1,085,000
Sales Tax Paid by Project Employees	20,000
Income Tax Paid by Project Residents	26,910,000
Income Tax Paid by Project Employees	428,000
Recordation Tax on Condo Resales	1,742,000
Transfer tax on Condo Resales	1,935,000
Total Annual On-Going Revenues	\$ 43,185,000
Current Tax Revenues	\$ 286,000

Affordable Housing

- Largest Private affordable housing subsidy in City's history
 - Number of units – 279
 - Subsidy amount - \$25.7 Million
 - Mixed income project in underserved/ untapped market
- **“ the largest opportunity for development lies in the eastern half of the city, which has lost the most pop. In the past, the majority of market-rate residential development & development in general has been concentrated in the western half of the City. As a result, Washington has experienced imbalanced economic and physical growth. Poverty, unemployment, and low educational attainment remain concentrated in the eastern half of the city. Looking towards the future, the city government should make sure its policy and planning decisions address this imbalance.”**

Comprehensive Housing Strategy Task Force – April 5, 2006



Track Record from Earlier PUDs

Abdo Development

Bryan Square PUD



Bryan School
Independence and 13th Street, SE

Abdo Development

Bryan Square PUD



Bryan School
Independence and 13th Street, SE

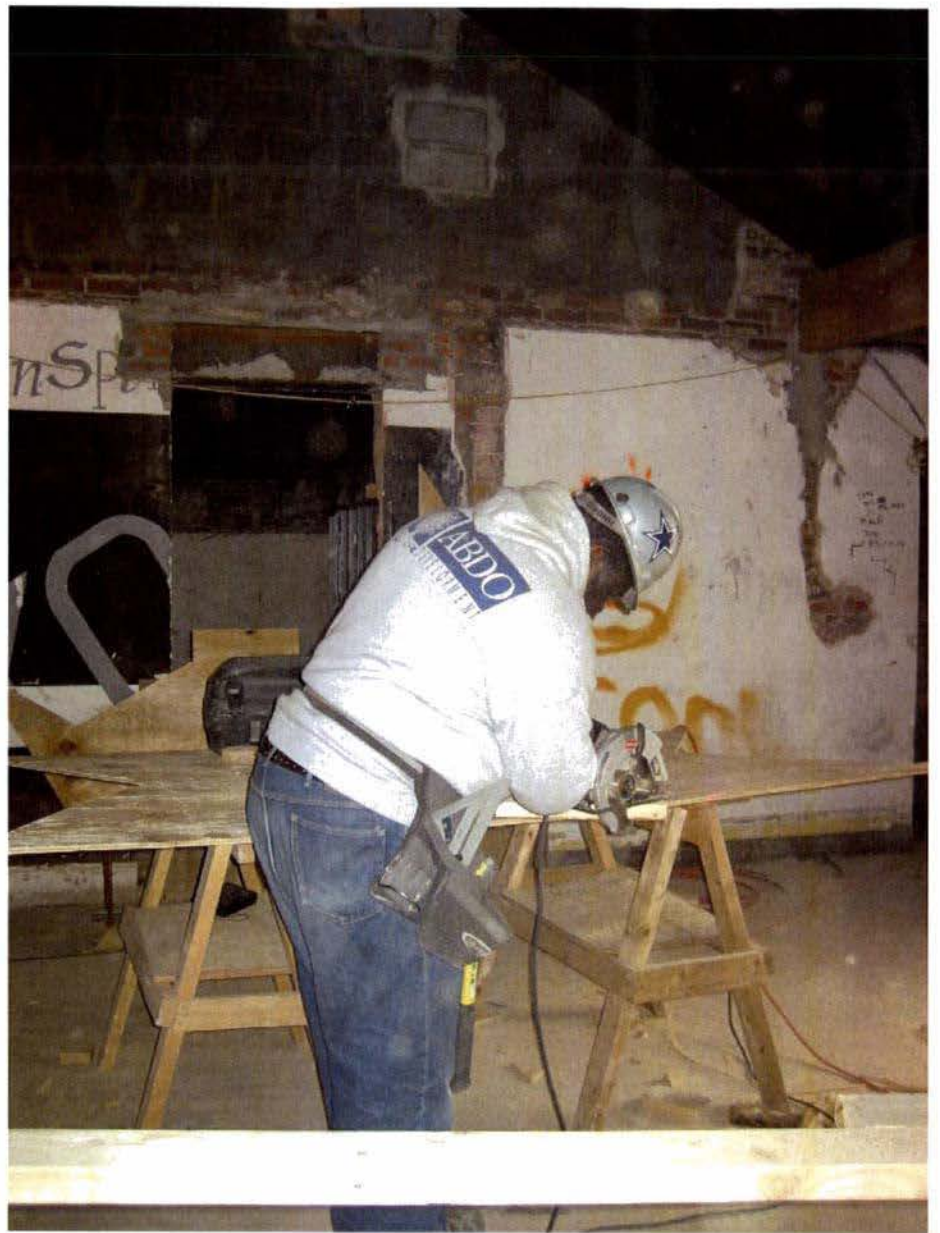
Abdo Development

H Street PUD













Unprecedented Commitment to LSDBE's

InnerLoop
THE NEWS SOURCE
ON WASHINGTON BUSINESS

Fashion, plates

Add Pringles and
fresh-baked bread to
the items fragrant fashion
foragers can find at
Lodmann's Plaza.

Giant Food has
signed a lease to stock
its groceries in a new
58,000-square-foot
building at the Falls
Church shopping
center that Rockville-
based Federal Realty
Investment Trust is
spending \$12 million to
redevelop.

The Giant, which
should open sometime
2007, will move into a
building being con-
structed on the former
site of the 35-year-old
center's namesake,
Lodmann's, a dis-
count retailer known
for its brand-name
deals on everything
from fancy Couture
suits to country
gowns.

Lodmann's moved
to the other side of the
center in space vacated
by Linc's in 1999.

When the project
is complete, Federal
Realty will have added
16,000 square feet to
the 262,000-square-
foot plaza it acquired in
1983. j.k.w./w

Greenbaum &
Rose Associates is
selling 90 K St. NE to
Trammell Crow Co.

The vacant site
is in D.C.'s North of
Massachusetts As-
sistants neighborhood,
or NoMa, as the area's
boomers call it.

The price paid for
the land, zoned for up
to 1 million square feet
of office development,
wasn't disclosed.

The prospect of
creating — and mak-
ing money from — a
new office submarket
has lured investors to

See INNER LOOP, Page 4

WASHINGTON BUSINESS JOURNAL

October 20-26, 2006 www.washingtonbusinessjournal.com \$2.25

On the fast track

See who made our annual
list of the fastest-growing
companies in the region.
Inside



Cover Story

Local motives

To hire more
D.C.-based
contractors,
Jim Abdo
incubates
them



One of D.C.'s busiest developers finds the time to turn
an old warehouse near Union Station into an incubator
for small and minority contractors. The businesses

get a home and valuable contacts, while Abdo Devel-
opment gains access to a pool of partners who help it
dig deeper into the \$40 billion market. **Page 39**

LSBDE Incubator

TOP STORIES

ECONOMIC DEVELOPMENT

Dropped calls

Arrow Financial Ser-
vices, a Sallie Mae sub-
sidiary, fires 200 people
and closes a Maryland
call center. **Page 6**

REAL ESTATE

Power play

An Alexandria devel-
oper pushes forward with
plans for an \$80 million
data center in Prince
William. **Page 6**

REAL ESTATE

Surround science

Construction of the
\$150 million Lakeview
at University Center is
set to start in Loudoun
County. **Page 7**



FINANCE

Buyout boys

Two investing pros
return to action with
a plan to gobble up as
many as 10 companies.
Page 8

REAL ESTATE

Jemal trial

Both sides present final
arguments in the federal
trial against Douglas
Jemal. **Page 10**

RESTAURANTS

Hungry man

Drake Wilson plans
a new restaurant and
lounge for D.C.'s Ama-
costa neighborhood.
Page 13

October 20, 2006 \$2.25



BUSINESS SMARTS

This does not commute

Another non-commuter
teaches us how to set up
sleep at home. **Page 54**



PEOPLE & COMMUNITY

Cinderella story

After chair and "Cinderella"
producer Jane Fong knows
how to have a ball. **Page 50**

PERSONAL — NEWSPAPER PHOTOGRAPHY — THE DAILY NATIONAL

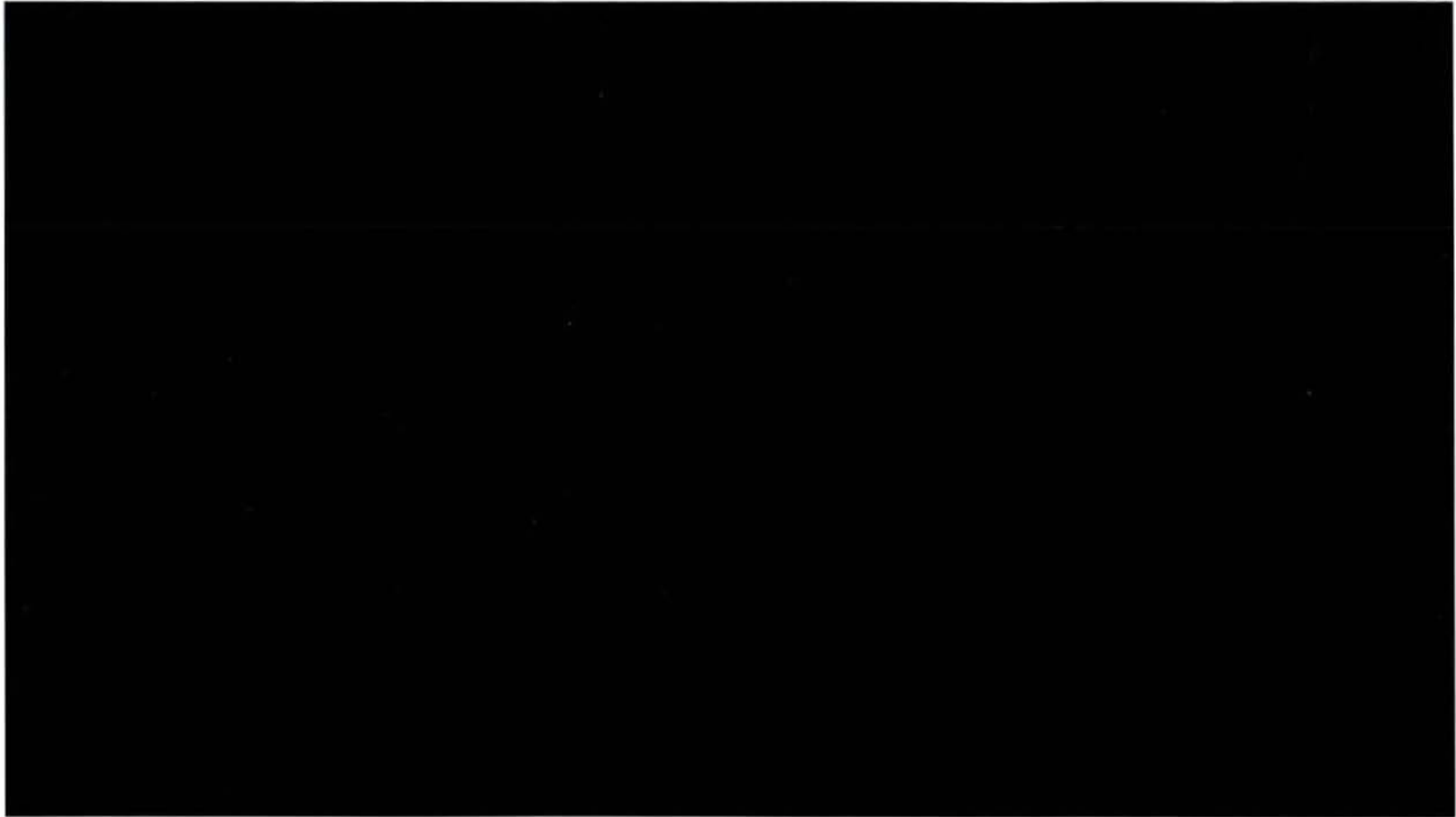


Courtesy Joanne Lawton, Washington Business Journal

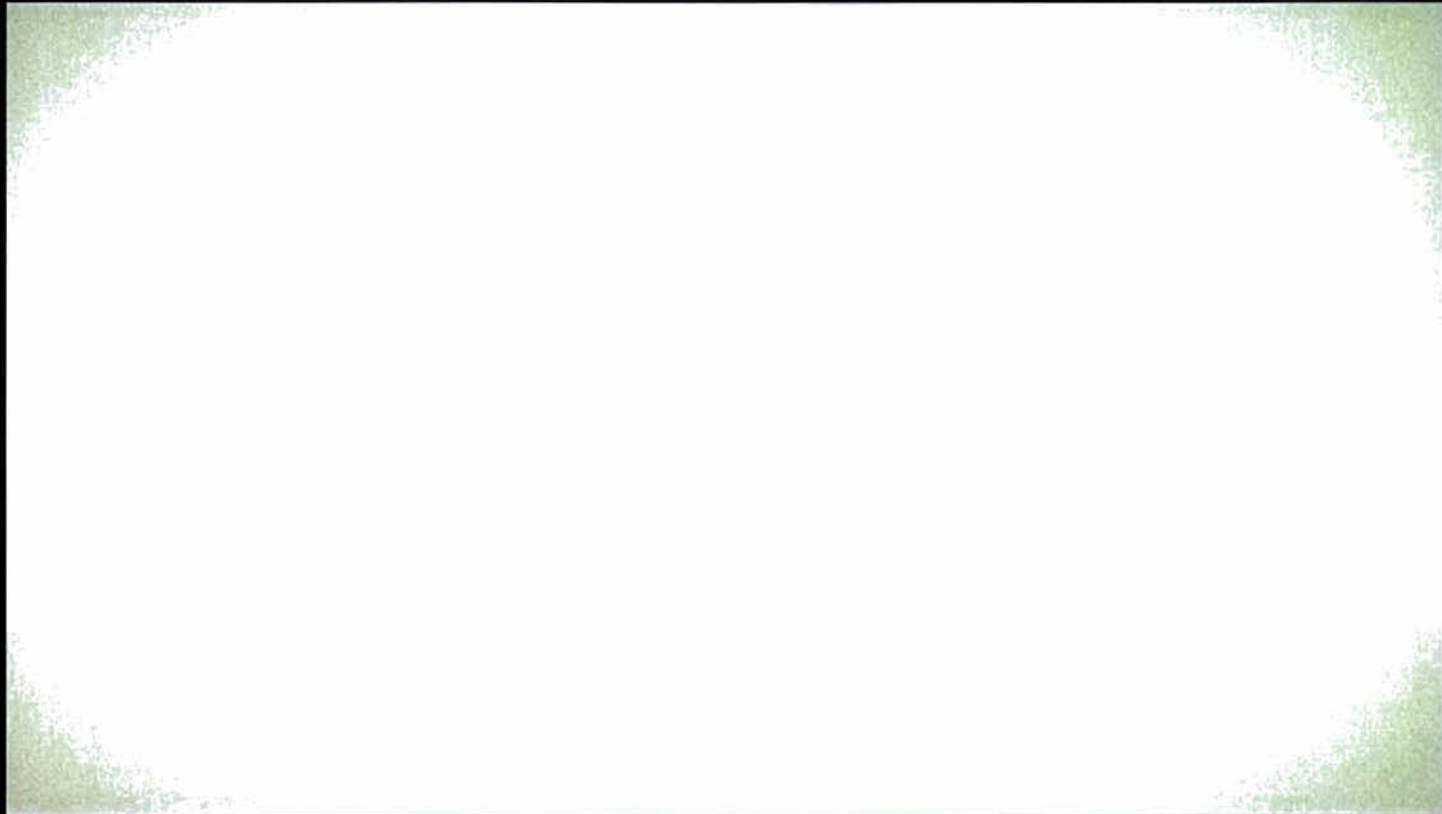
The Arboretum From Space



The Vision

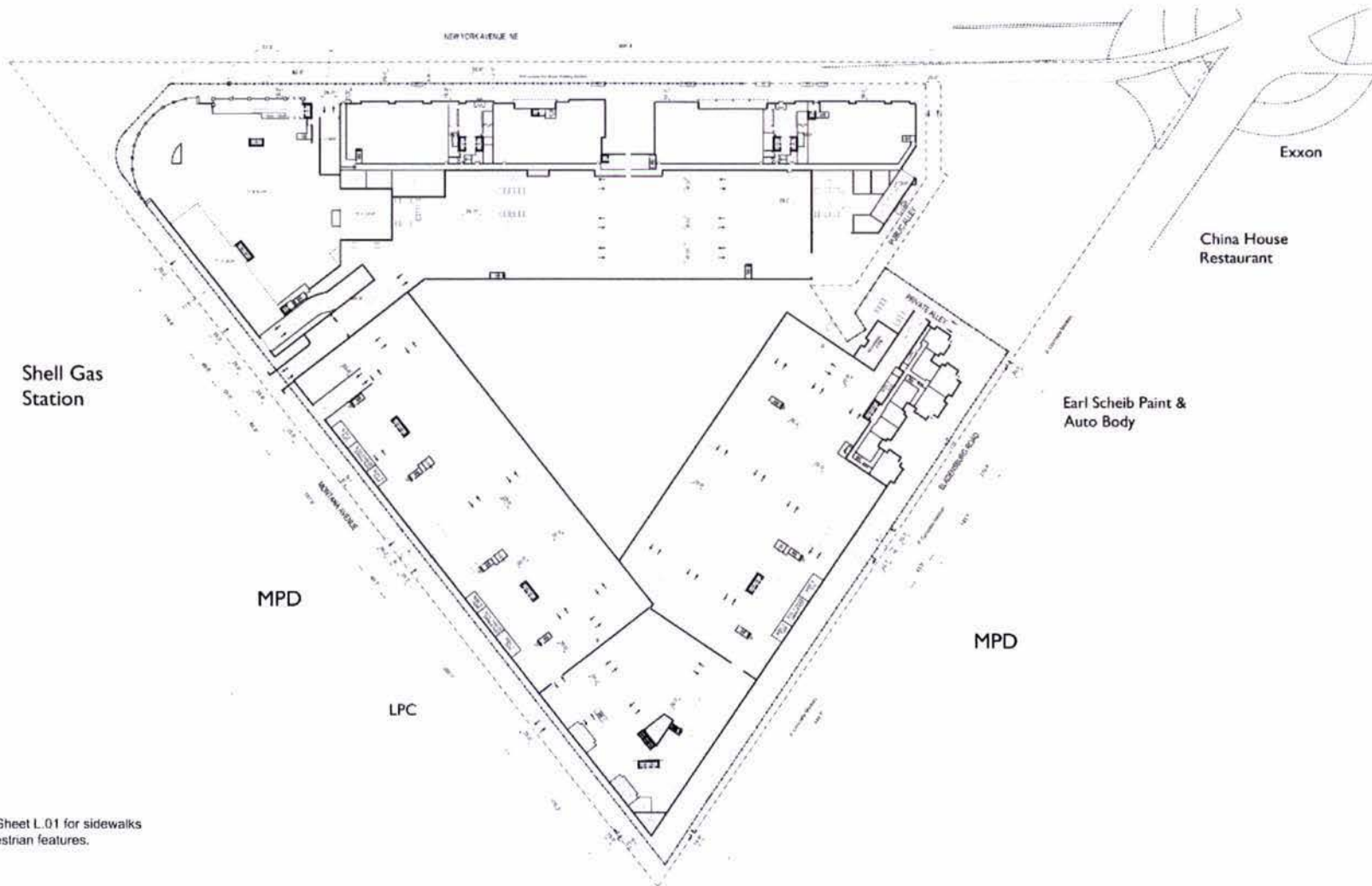


The Vision





Traffic Circulation Plan



NOTE: Refer to Sheet L.01 for sidewalks and pedestrian features.

Traffic Circulation Plan

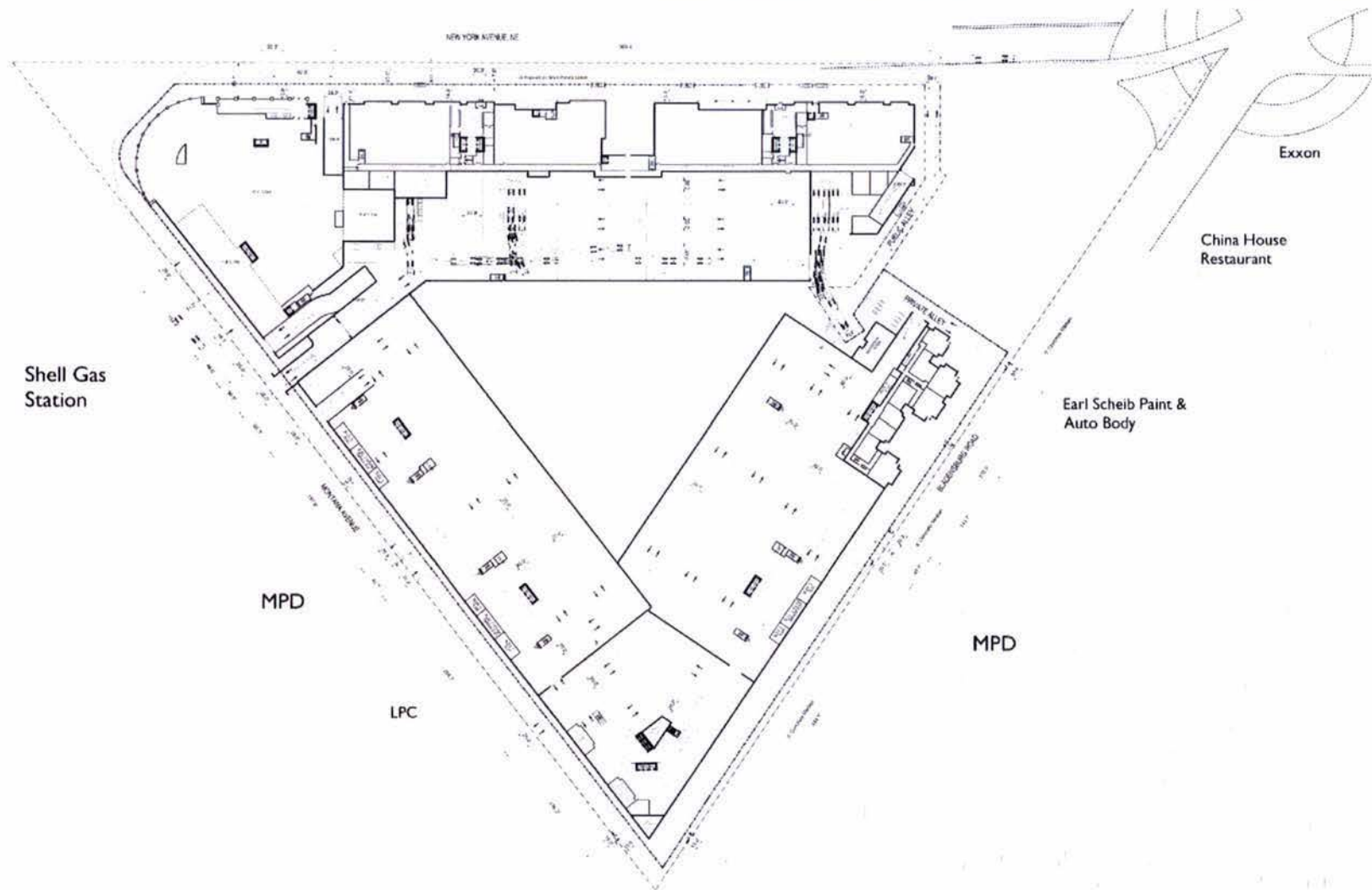
Abdo - New York Avenue
Washington, D.C.

6/1 August 2008

Scale: 1" = 40'

TRUSE & ASSOCIATES, LLC
www.truse.com

Truck Turning Diagram

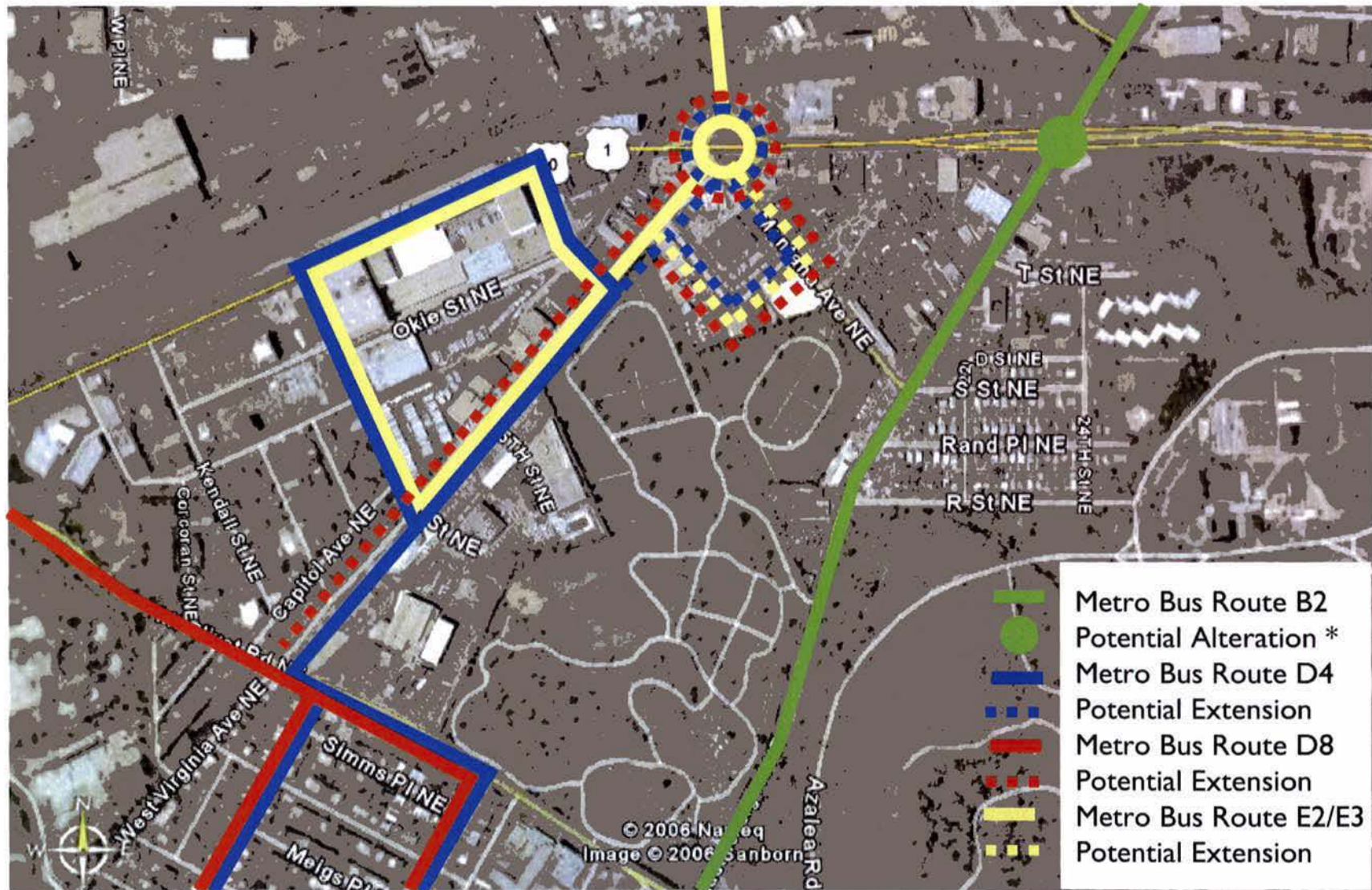


Truck Turning Diagrams

Abdo - New York Avenue
Washington, D.C.

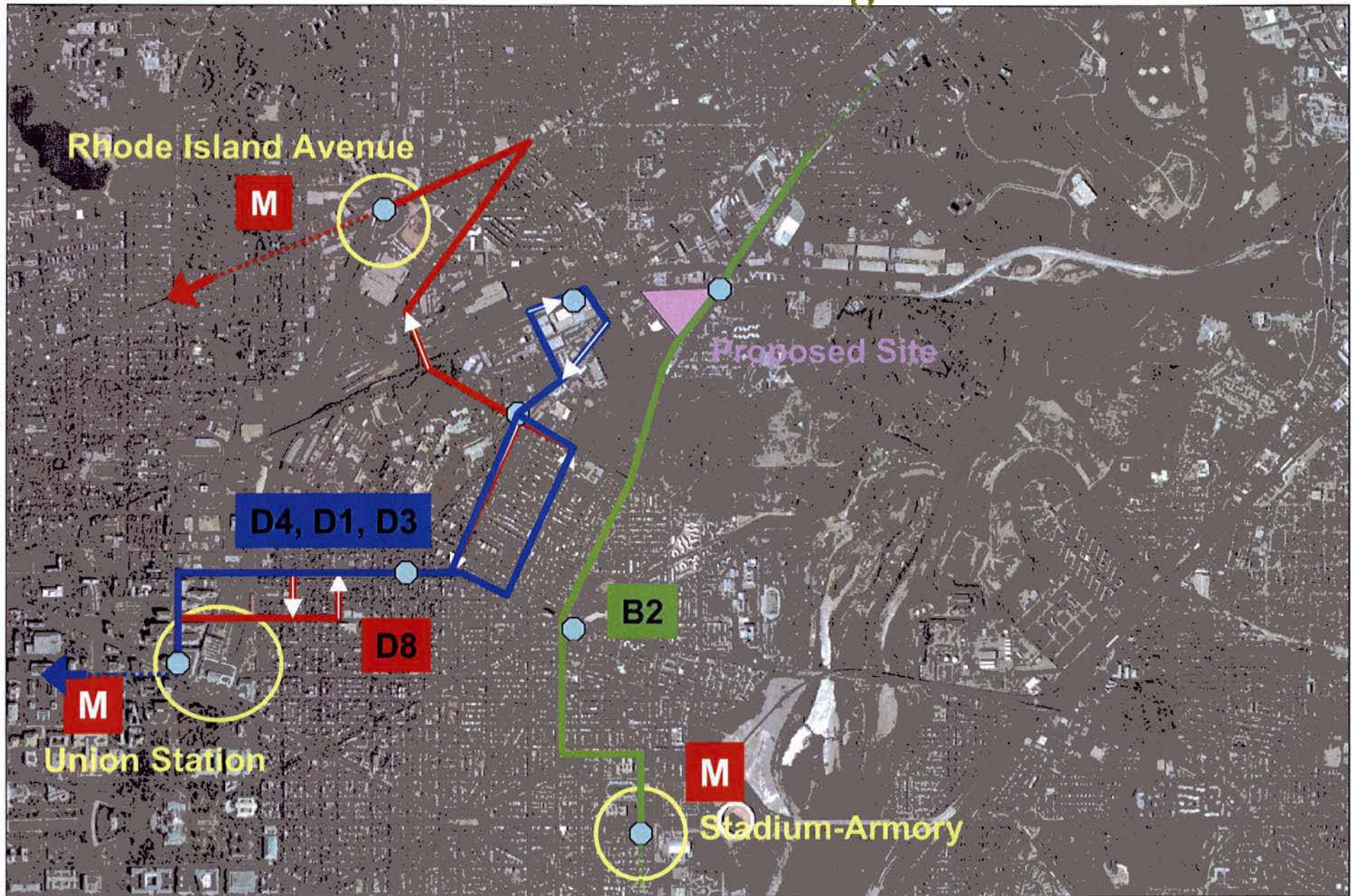


Potential Transit Route Alterations



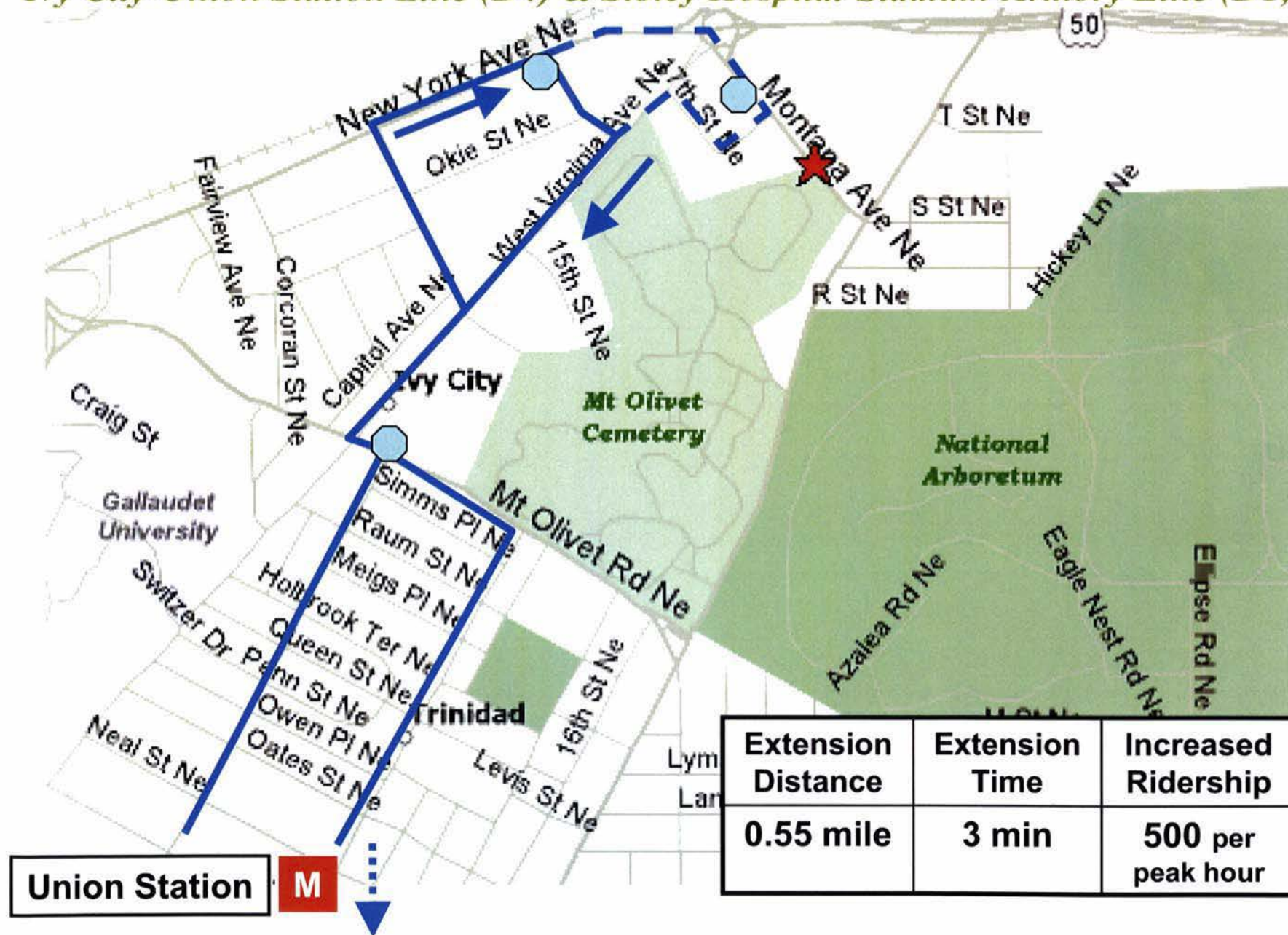
* This stop operates only when school is open. Alteration would include operating year round and during peak hours.

Existing WMATA Bus Routes



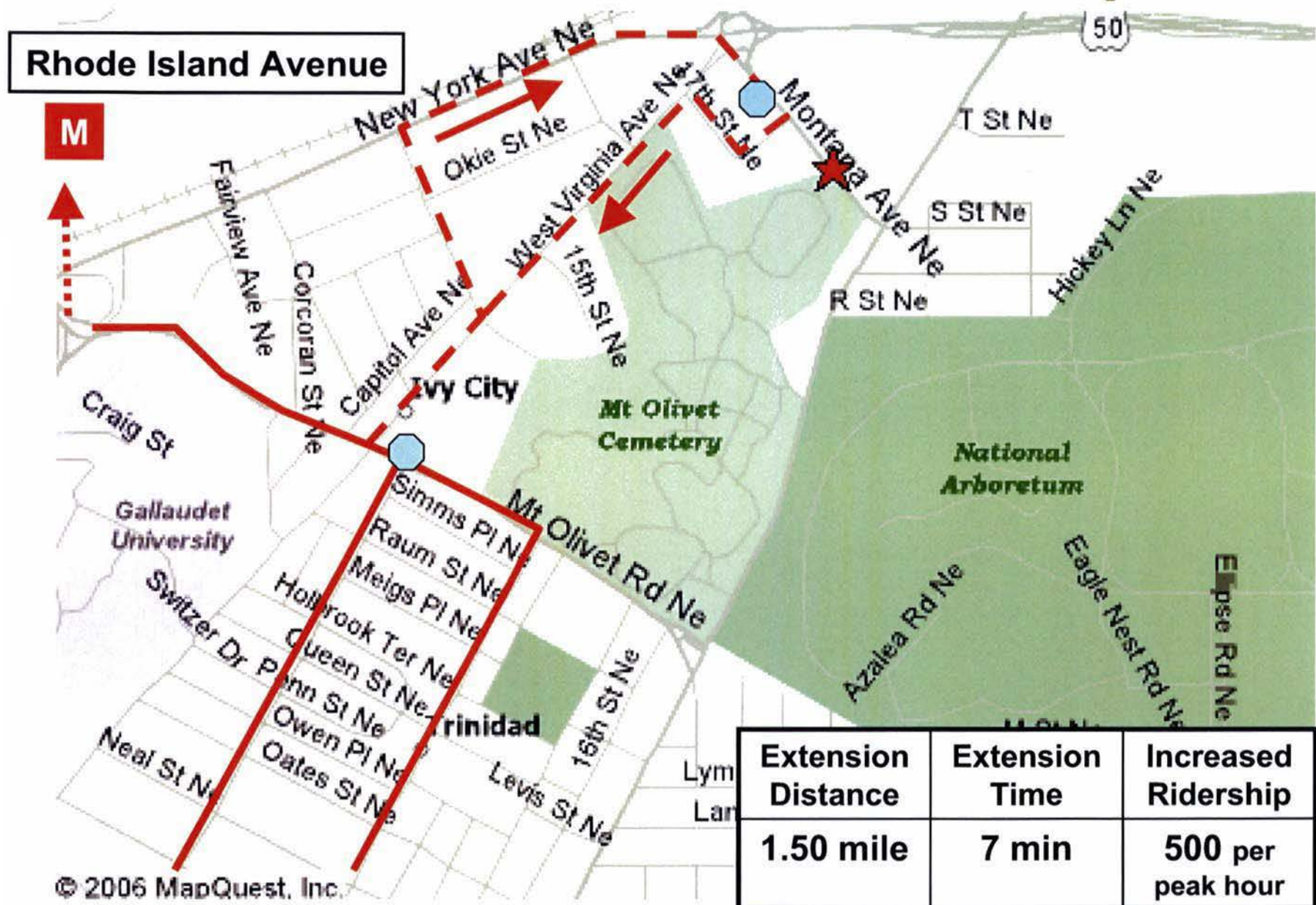
Extension Recommendation: D4, D1, D3

Ivy City-Union Station Line (D4) & Sibley Hospital-Stadium-Armory Line (D1, D3)



Rhode Island Avenue

M



Extension Distance	Extension Time	Increased Ridership
1.50 mile	7 min	500 per peak hour

Effective as of:	Official Release
Announcements Through:	January 1, 2003
Date Printed:	July 29, 2003



GOV Major Federal Trains
Streets
PUDs

Overlay	Description
MR1	1st Main Ave
CR2	Capital Street
CR101	Chas. Bridge Veterans Trail
CF	Unimproved Park
D	Dwelling
DR	Drafting Office
DR1	Drafting Office
DR2	Drafting Office
DR3	Drafting Office
DR4	Drafting Office
DR5	Drafting Office
DR6	Drafting Office
DR7	Drafting Office
DR8	Drafting Office
DR9	Drafting Office
DR10	Drafting Office
DR11	Drafting Office
DR12	Drafting Office
DR13	Drafting Office
DR14	Drafting Office
DR15	Drafting Office
DR16	Drafting Office
DR17	Drafting Office
DR18	Drafting Office
DR19	Drafting Office
DR20	Drafting Office
DR21	Drafting Office
DR22	Drafting Office
DR23	Drafting Office
DR24	Drafting Office
DR25	Drafting Office
DR26	Drafting Office
DR27	Drafting Office
DR28	Drafting Office
DR29	Drafting Office
DR30	Drafting Office
DR31	Drafting Office
DR32	Drafting Office
DR33	Drafting Office
DR34	Drafting Office
DR35	Drafting Office
DR36	Drafting Office
DR37	Drafting Office
DR38	Drafting Office
DR39	Drafting Office
DR40	Drafting Office
DR41	Drafting Office
DR42	Drafting Office
DR43	Drafting Office
DR44	Drafting Office
DR45	Drafting Office
DR46	Drafting Office
DR47	Drafting Office
DR48	Drafting Office
DR49	Drafting Office
DR50	Drafting Office
DR51	Drafting Office
DR52	Drafting Office
DR53	Drafting Office
DR54	Drafting Office
DR55	Drafting Office
DR56	Drafting Office
DR57	Drafting Office
DR58	Drafting Office
DR59	Drafting Office
DR60	Drafting Office
DR61	Drafting Office
DR62	Drafting Office
DR63	Drafting Office
DR64	Drafting Office
DR65	Drafting Office
DR66	Drafting Office
DR67	Drafting Office
DR68	Drafting Office
DR69	Drafting Office
DR70	Drafting Office
DR71	Drafting Office
DR72	Drafting Office
DR73	Drafting Office
DR74	Drafting Office
DR75	Drafting Office
DR76	Drafting Office
DR77	Drafting Office
DR78	Drafting Office
DR79	Drafting Office
DR80	Drafting Office
DR81	Drafting Office
DR82	Drafting Office
DR83	Drafting Office
DR84	Drafting Office
DR85	Drafting Office
DR86	Drafting Office
DR87	Drafting Office
DR88	Drafting Office
DR89	Drafting Office
DR90	Drafting Office
DR91	Drafting Office
DR92	Drafting Office
DR93	Drafting Office
DR94	Drafting Office
DR95	Drafting Office
DR96	Drafting Office
DR97	Drafting Office
DR98	Drafting Office
DR99	Drafting Office
DR100	Drafting Office

Charley	Description
WB	West Weather
LO	Longest
AW	Angry Weather
AL	Alone Weather
AC	Acid Weather
VB	Very Bad Weather
UP	Up and Down Weather
WT	Wind and Storm Weather



Map 7	
Zoning Map of the District of Columbia	

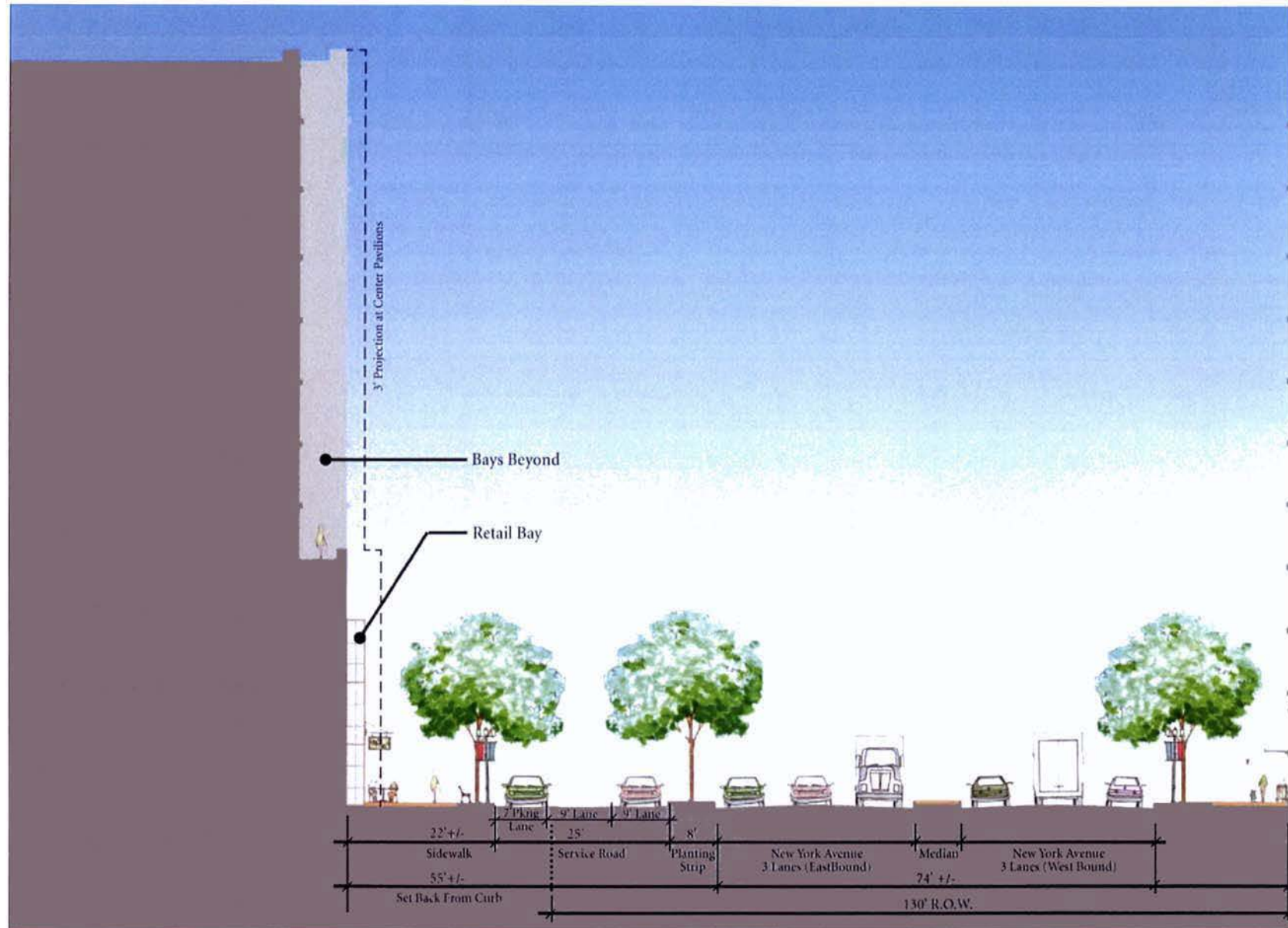
Building Sections



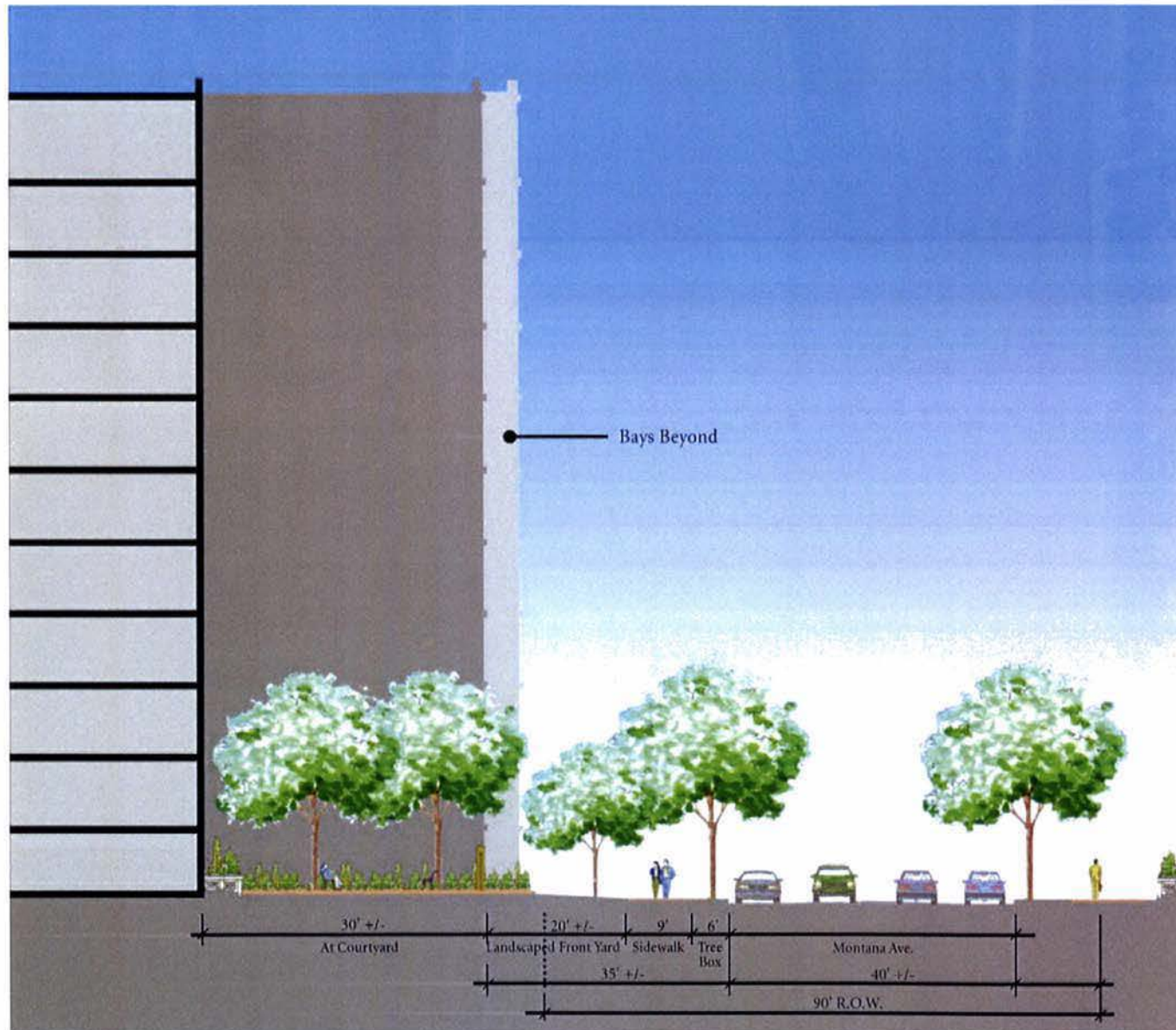
Building Sections



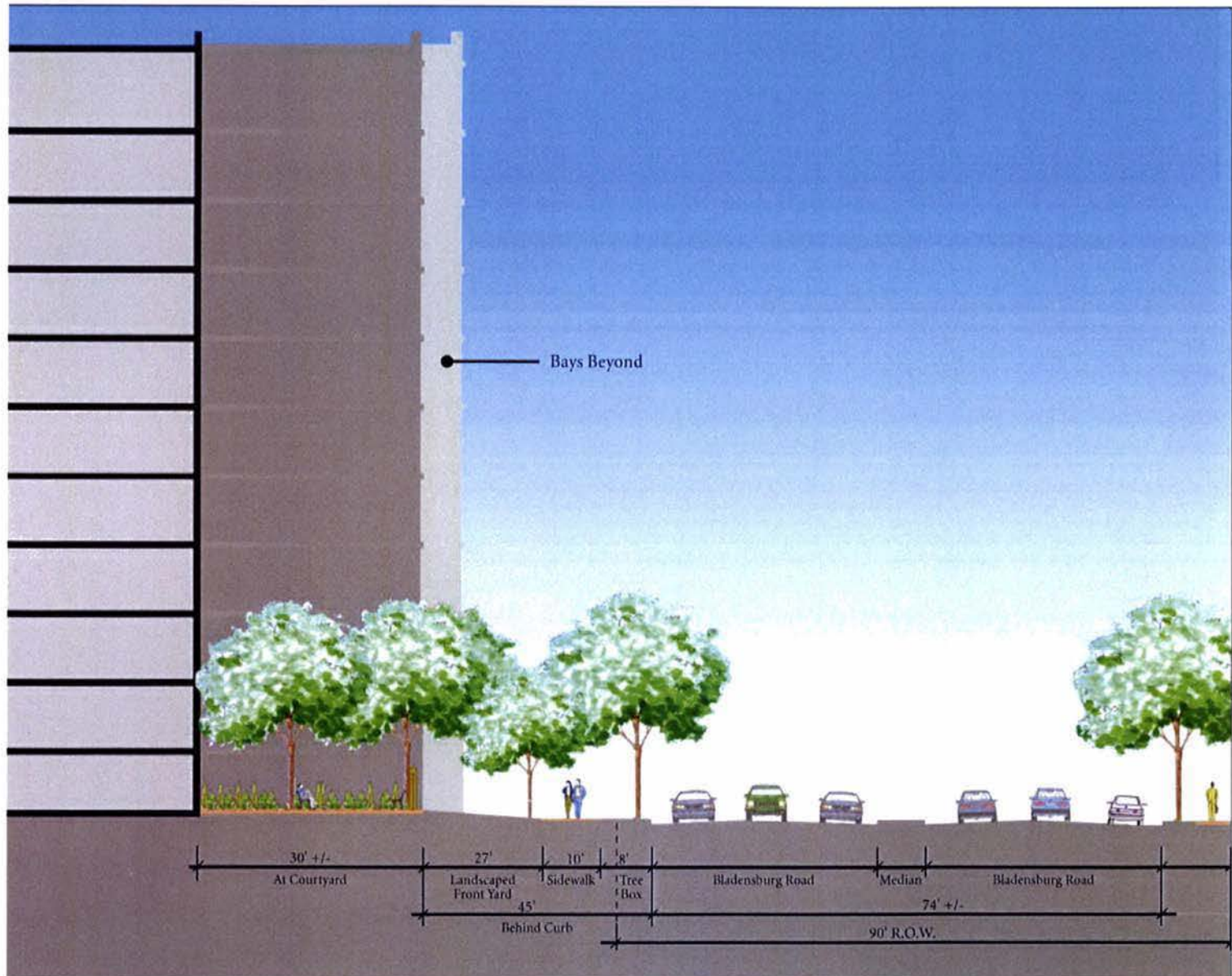
Street Section: New York Avenue



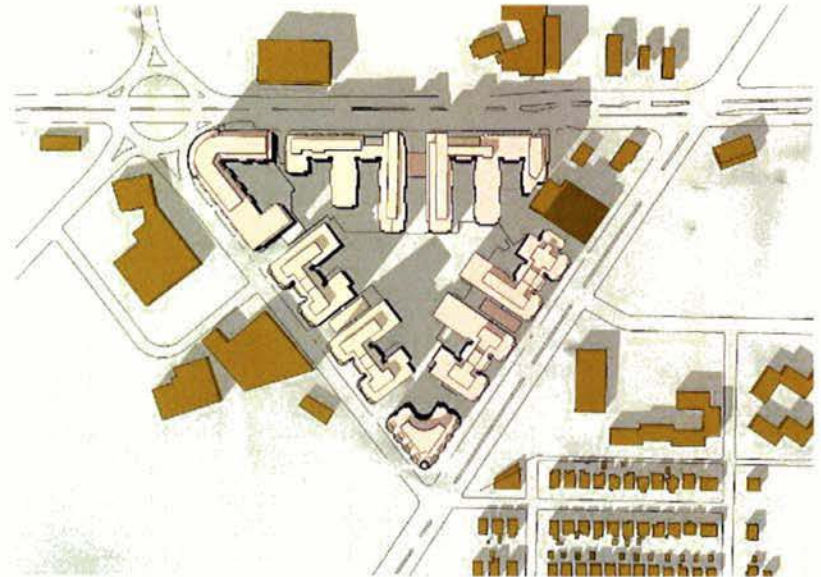
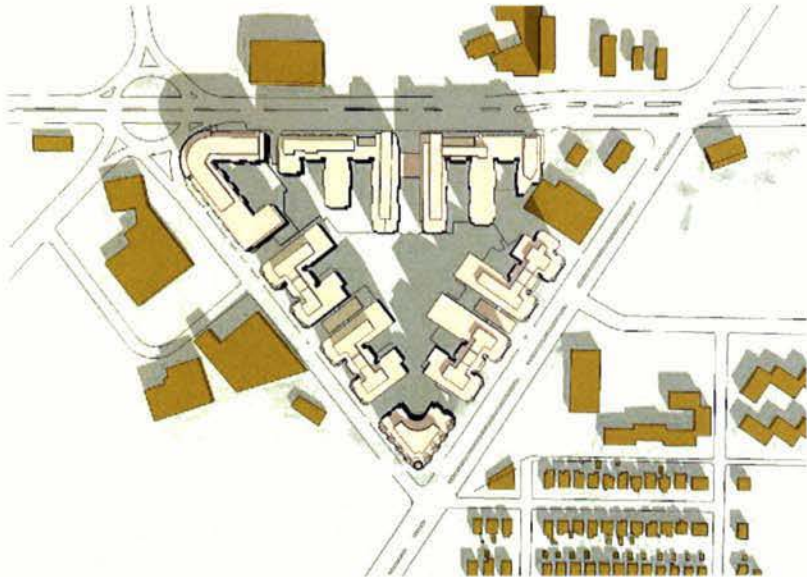
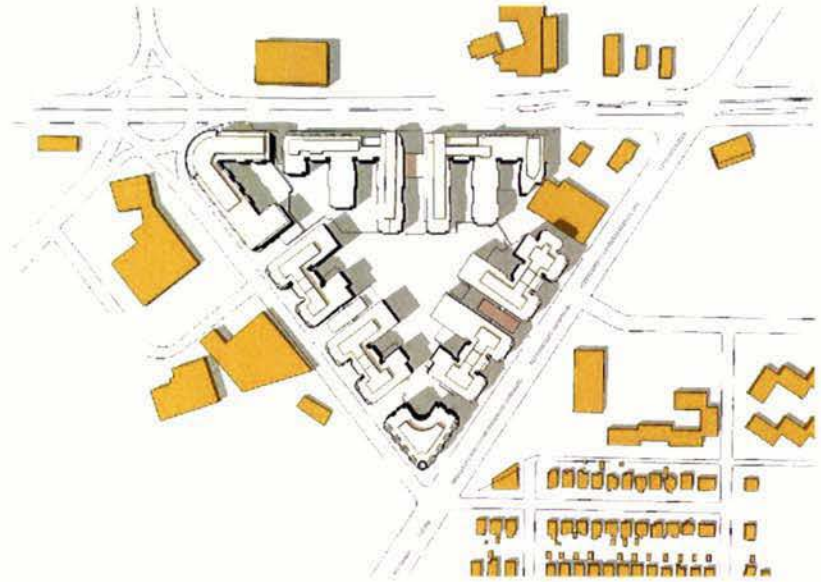
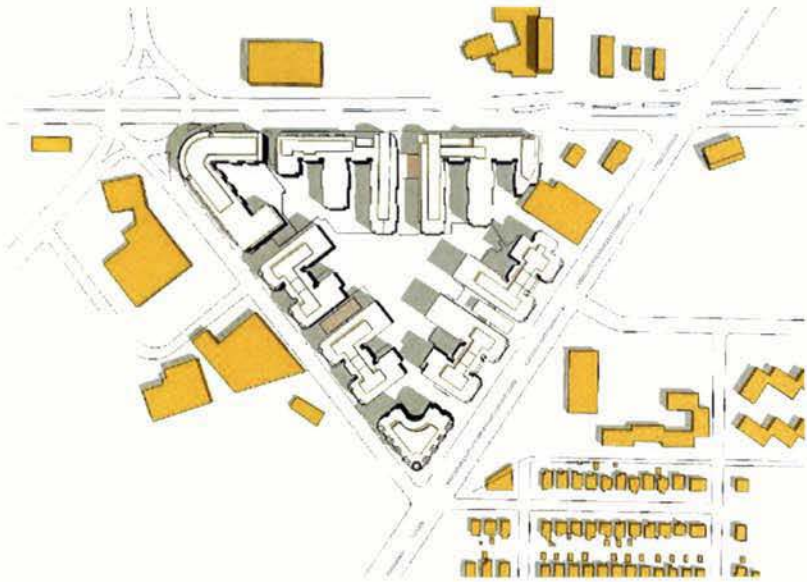
Street Section: Montana Avenue



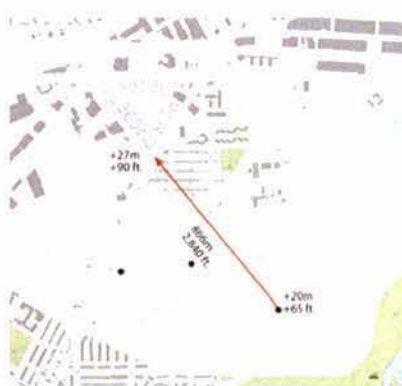
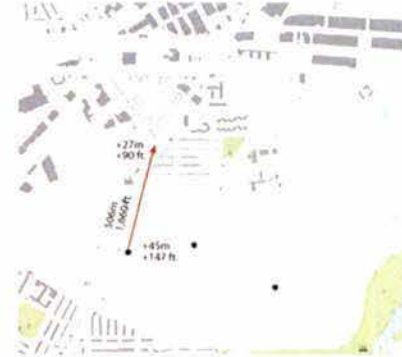
Street Section: Bladensburg Road



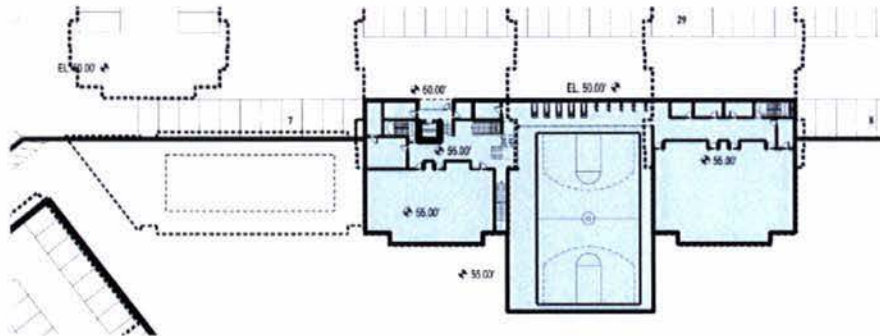
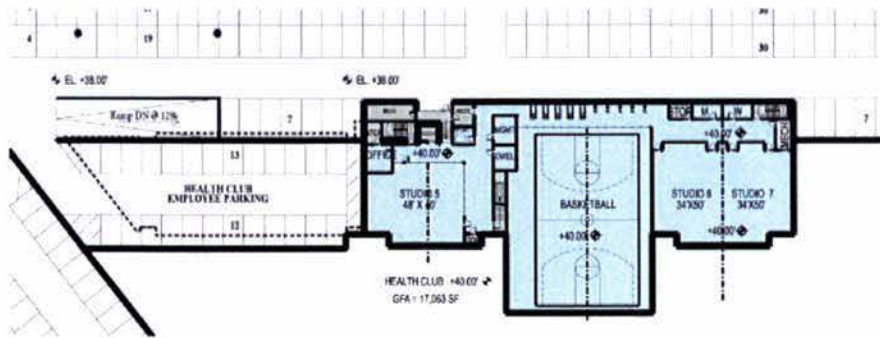
Shadow Studies



Views from the Arboretum



The Arbor Club



Terrace 1, Typical, Second and Third Floor Plans



First and Typical Floor Plans



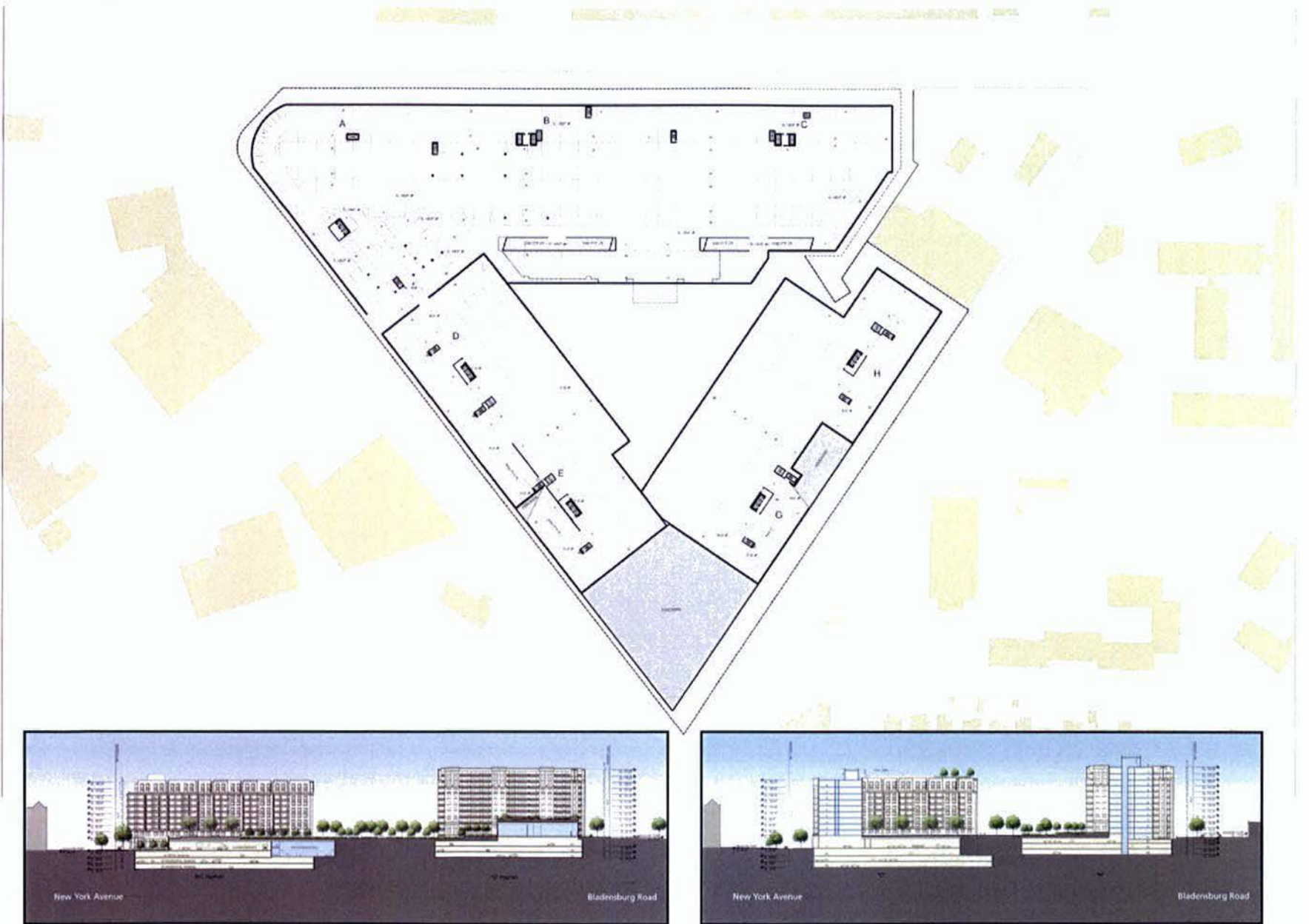
Second and Typical Floor Plans



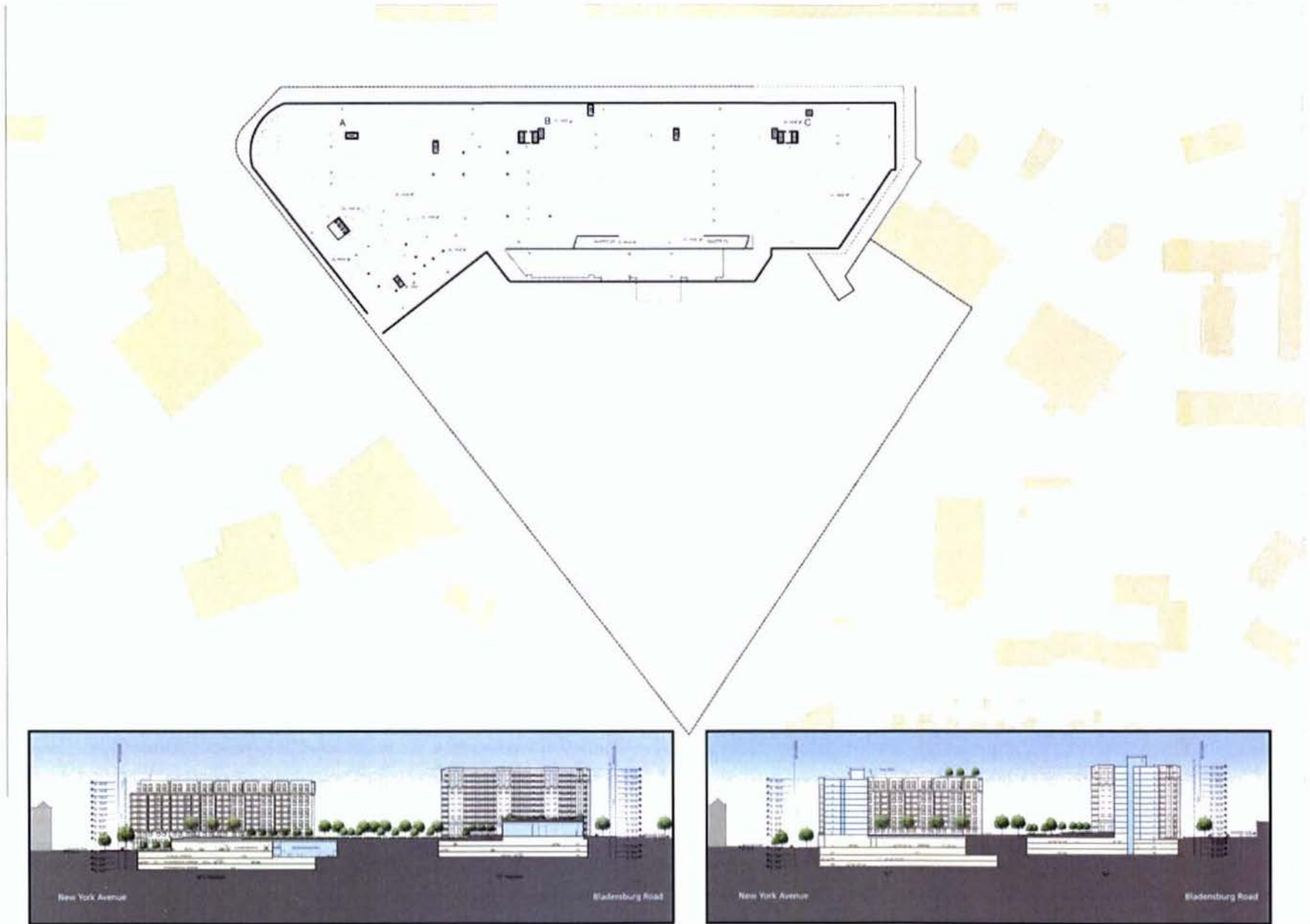
Ninth and Tenth Floor Plans



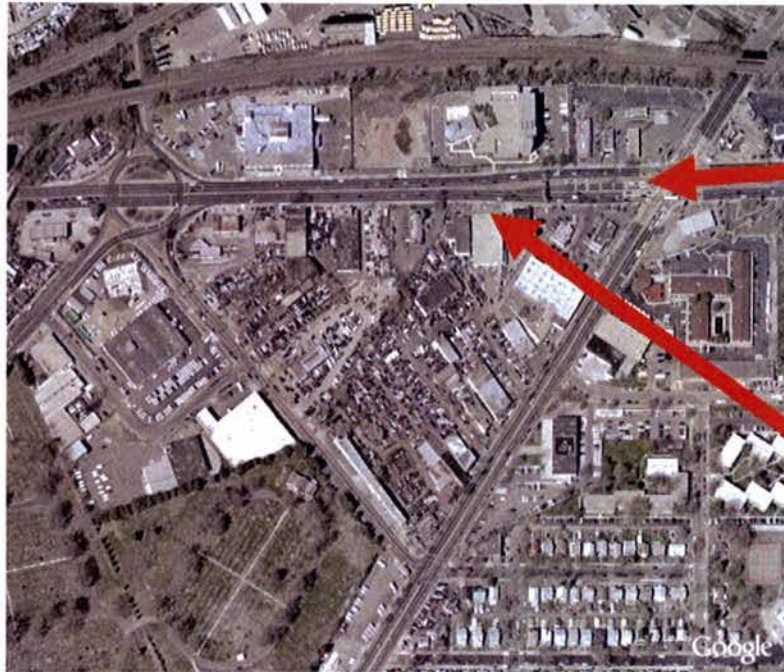
P2 Parking Plan



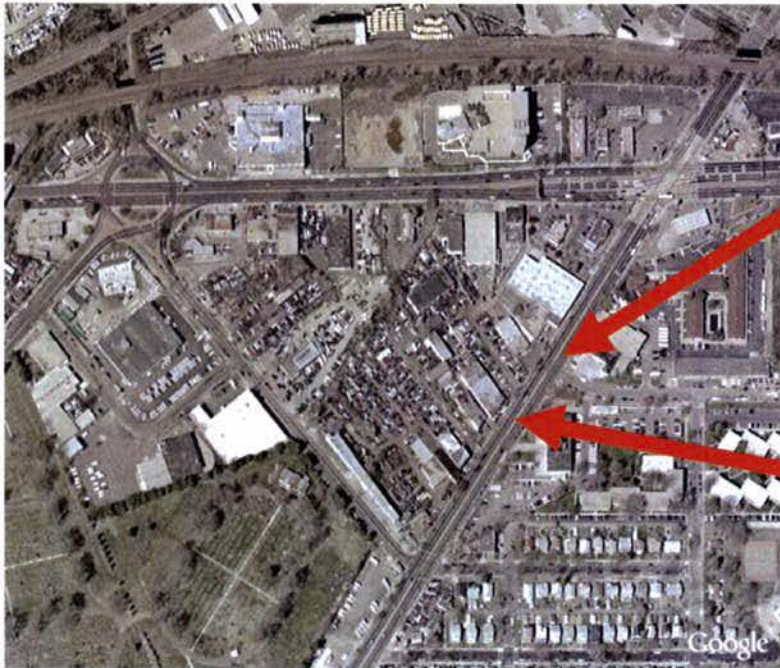
P3 Parking Plan



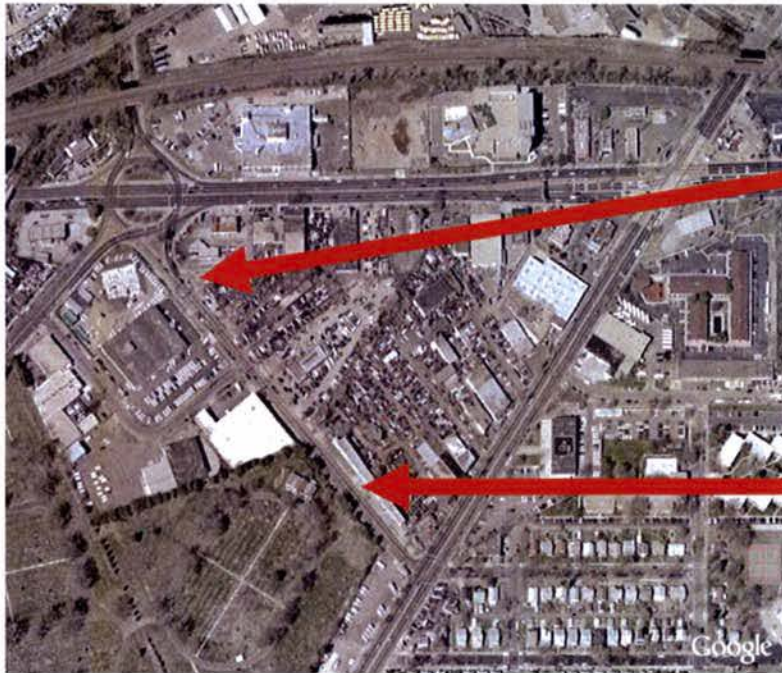
Site Photos



Site Photos



Site Photos



Courtyard Detail at Buildings D & E



Clinton & Associates, PC
Landscape Architects

5200 Baltimore Avenue, Suite 201
Hyattsville, Maryland 20781
P: 301-699-5600 F: 301-699-1346
www.Clinton-LA.com

New York Avenue / Arboretum

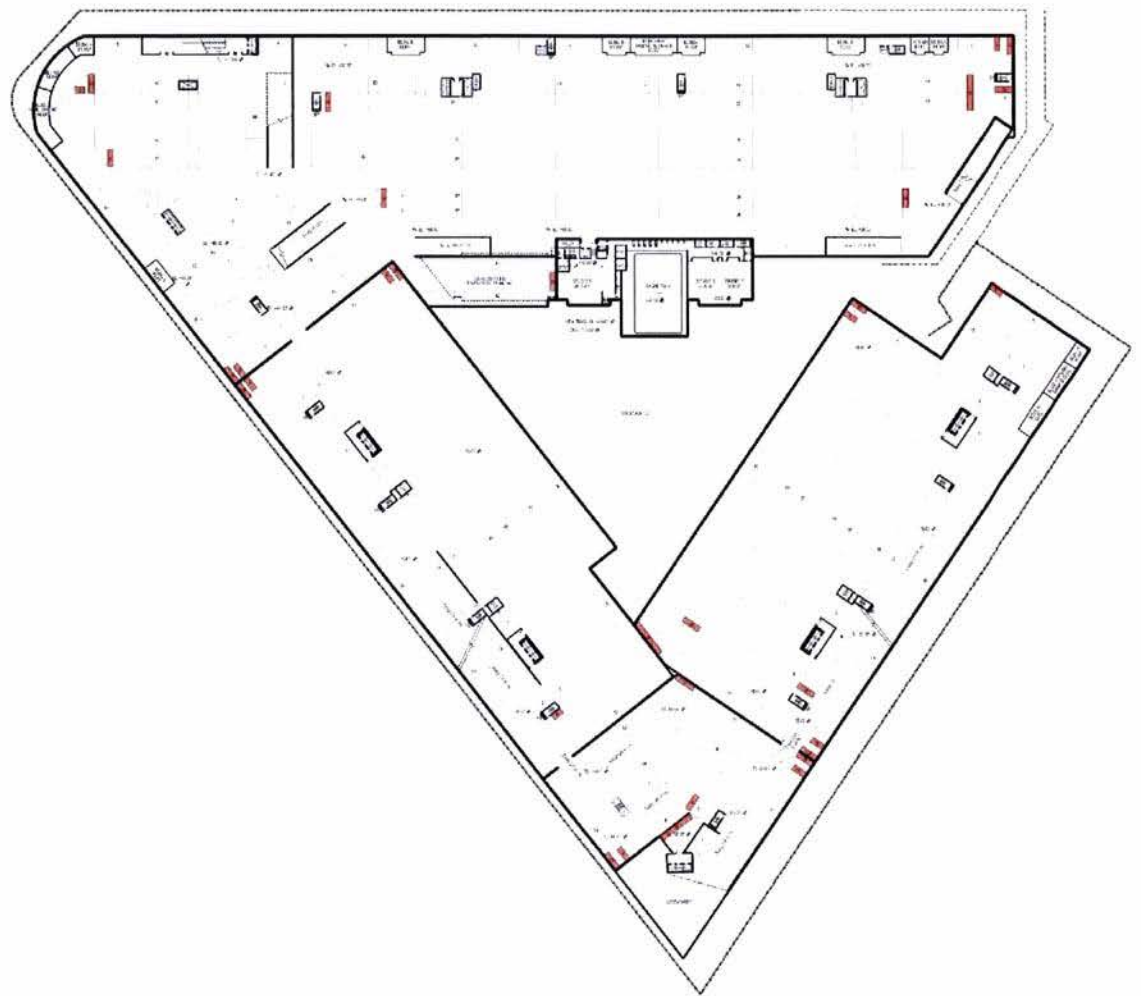


Central Green Enlargement (1)
Scale: 1/16" = 1'-0"
July 24, 2006

Mechanical Louvers



Bikes



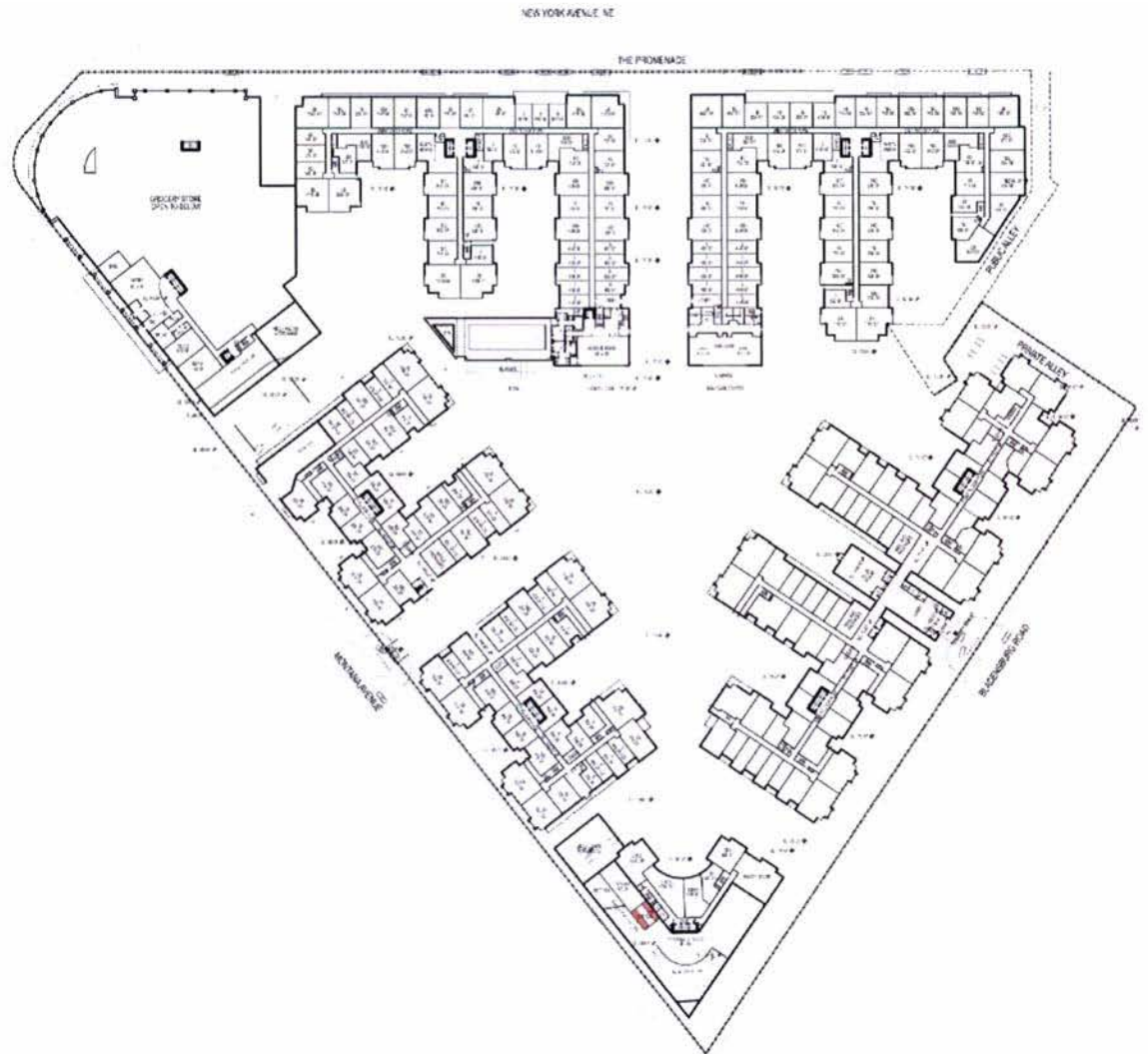
P1 Level - 305 Bikes

Bikes



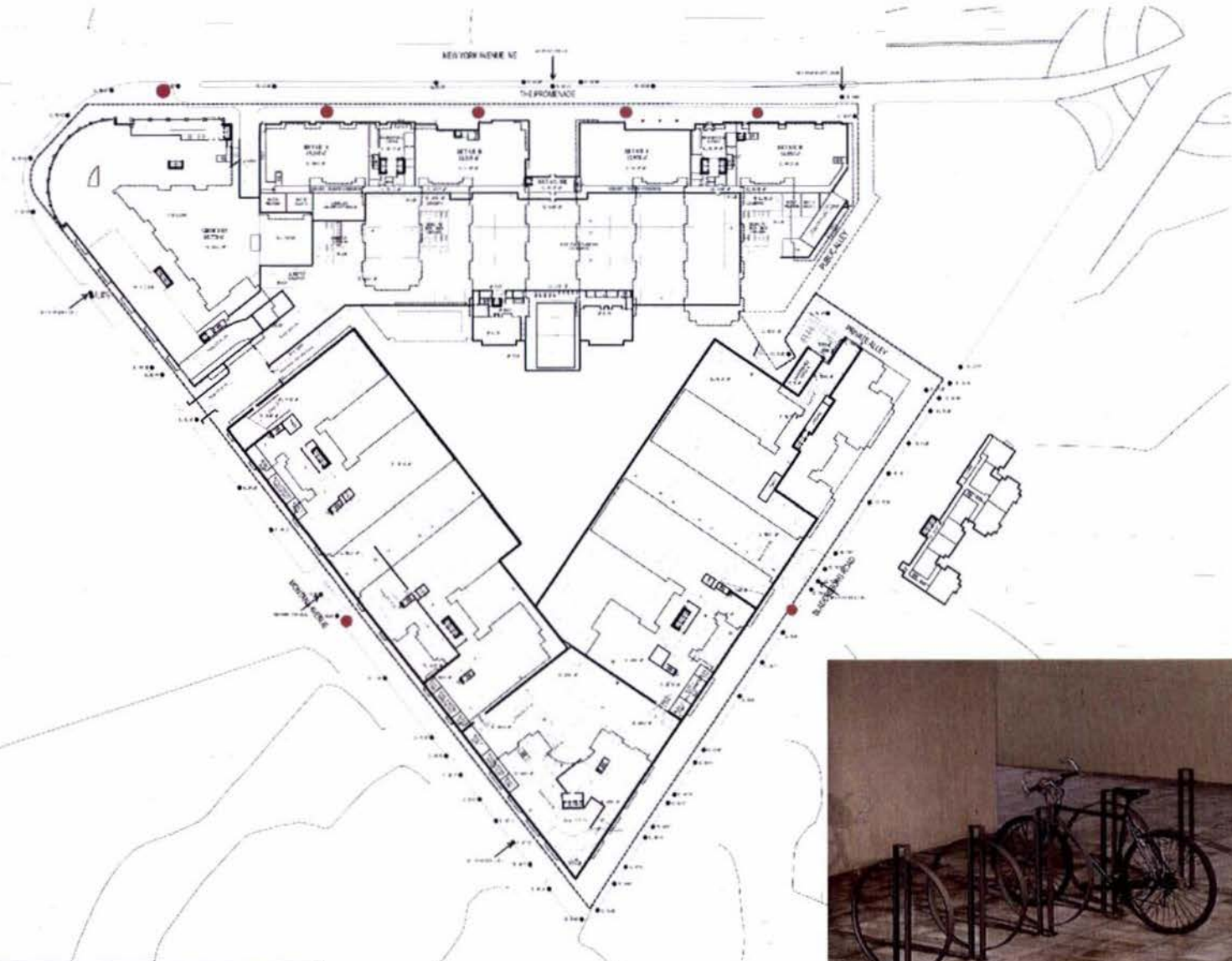
Retail Level - 200 Bikes

Bikes



Building F Terrace 2 Level - 20 Bikes

Bikes



Garage Bike Storage 525
Exterior Bike Storage 30

Exterior Bike Storage - 30 Bikes

