

WMATA JOINT DEVELOPMENT PROGRAM

PROJECT FACT SHEETS

March 28, 2002

WMATA Joint Development Program

GALLERY PLACE-CHINATOWN Washington, DC

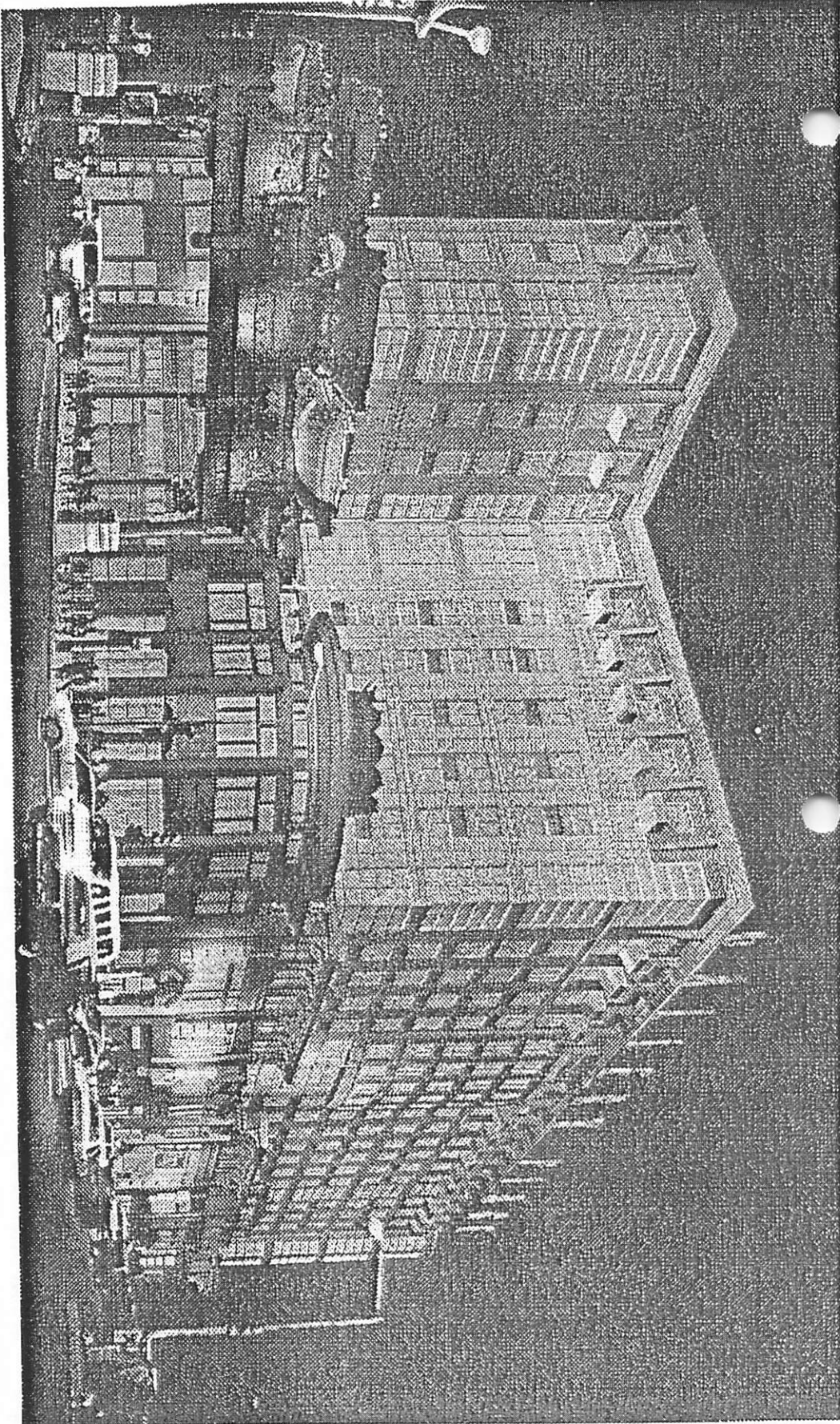
LOCATION: Gallery Place-Chinatown, a 74,488 square foot site ("site" or "property") located at the Gallery Place-Chinatown Station in the northwest quadrant of Washington, D.C.

PROJECT

DESCRIPTION: The Developer has proposed a mixed-use development consisting of:
Residential Units: 120
Retail: 276,000 sq. ft.
Restaurant: 40,850 sq. ft.
Movie Theaters: 77,400 sq. ft.

DEVELOPER: Western Development Corporation ("Guarantor") acting through Gallery Place Associates, LLC,
1000 Potomac Street, NW
Suite 200
Washington, DC 20007
Manager: Herbert S. Miller

Flourish
inter treatment



WMATA Joint Development Program

U STREET/AFRICAN AMERICAN CIVIL WAR MEMORIAL/CARDOZO

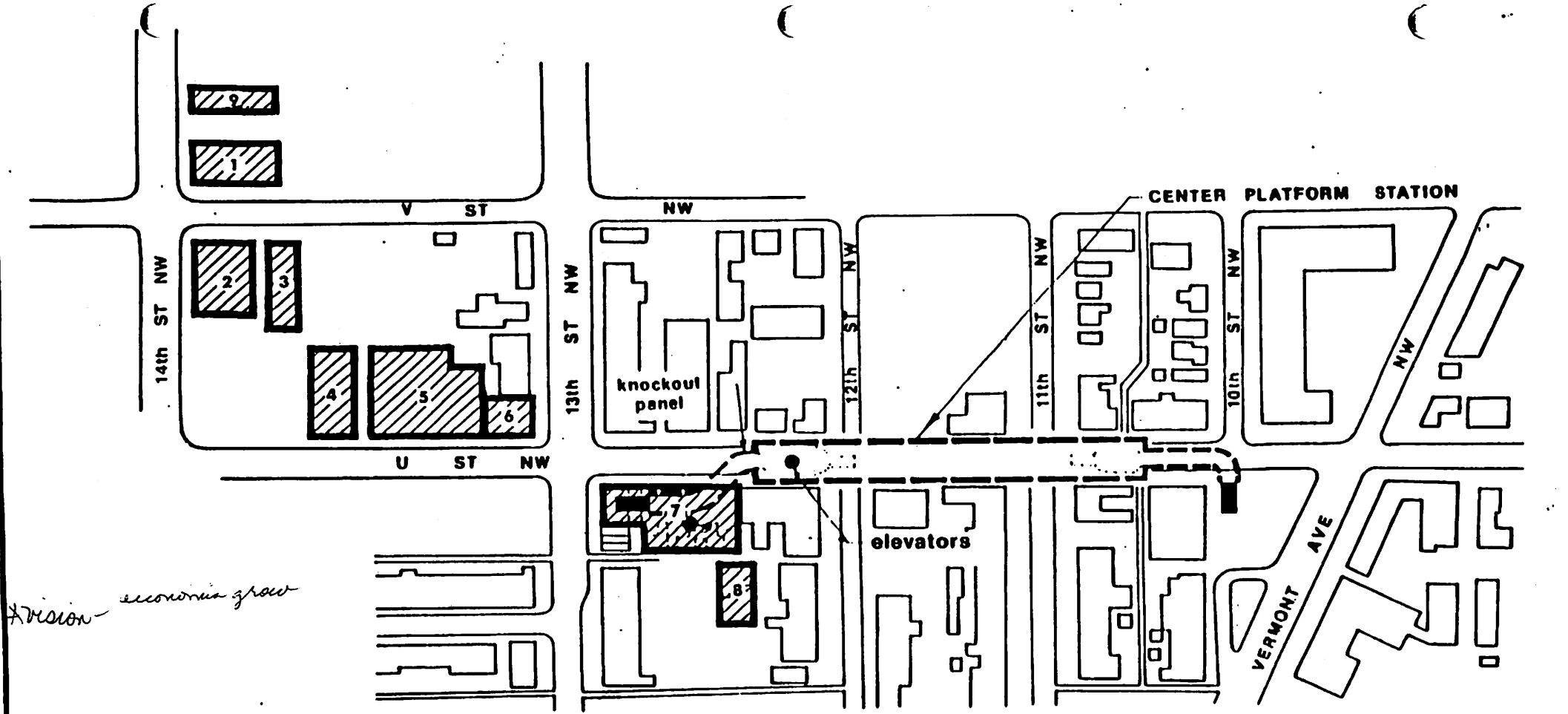
**[Parcels 1 and 9]
Washington, DC**

LOCATION: U Street/African American Civil War Memorial/Cardozo station, Parcels 1 and 9, comprising approximately 14,960 square feet in the District of Columbia.

PROJECT

DESCRIPTION: Developer will assemble the WMATA parcels with its adjacent property, creating a building site of approximately 21,416 square feet, for a mixed-use project consisting of:
Residential Units: 48
Retail and Code required parking spaces: 11,276 sq. ft.

DEVELOPER: Square 235 Properties, LLC ("Developer"), an entity formed by the joint venture of George Galich and Metropolis Development Company, LLC,
c/o Peter Marx
Saks Jandel
5510 Wisconsin Avenue
Chevy Chase MD 20815



Division - economic growth

Size:

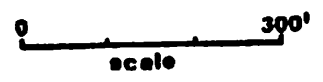
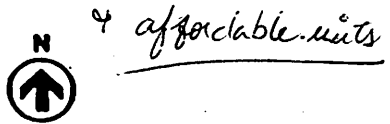
Parcel 1:	13,300 square feet
Parcel 2:	10,000 square feet
Parcel 3:	8,374 square feet
Parcel 4:	11,195 square feet
Parcel 5:	26,080 square feet
Parcel 6:	4,560 square feet
Parcels 7&8:	unavailable
Parcel 9:	5,112 square feet

Zoning:

Parcels 1 and 9:	C-3-A/Arts (Mixed Use)
Parcels 2,3,4,5:	CR/Arts (Mixed Use)
Parcel 6:	R-5-B (Multi-family)



u street/ cardozo station



10/98

WMATA Joint Development Program

U STREET-CARDOZO [Parcels 2 and 3] Washington, DC

LOCATION: U Street-Cardozo, Parcels 2 and 3, an assemblage comprising 20,374 square feet at the U Street-Cardozo Metrorail Station in the District of Columbia.

PROJECT

DESCRIPTION: Mixed-use project consisting of:
· Residential Units: 54
Retail: 15,700 sq. ft.
Parking Spaces: 39

No WMATA facilities will be displaced.

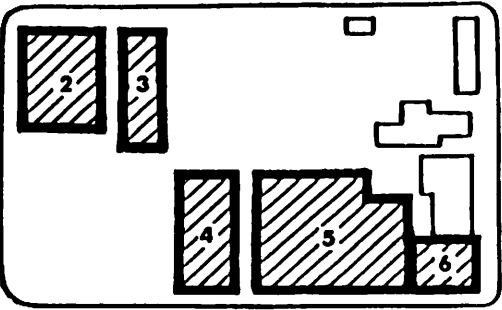
DEVELOPER: Uptown Partners, LLC ("Developer"), a joint venture of Metropolis Development Co., LLC and The Malone Development Group, LLC,
601-13th Street, NW
Suite 520N
Washington, DC 20005-3807

14th ST NW

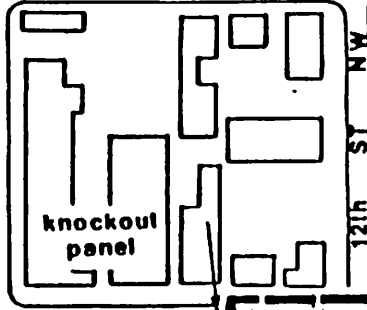
V ST

NW

CENTER PLATFORM STATION



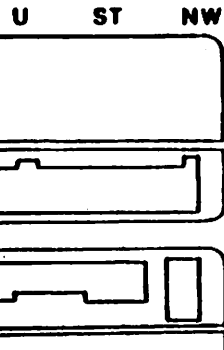
13th ST NW



12th ST NW

11th ST NW

10th ST NW



elevators

VERMONT AVE

Size:	Parcel 1:	13,300 square feet
	Parcel 2:	10,000 square feet
	Parcel 3:	8,374 square feet
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	Parcels 7&8:	unavailable
	Parcel 9:	5,112 square feet

Zoning:	Parcels 1 and 9:	C-3-A/Arts (Mixed Use)
	Parcels 2,3,4,5:	CR/Arts (Mixed Use)
	Parcel 6:	R-5-B (Multi-family)



**u street/
cardozo station**



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washington metropolitan area transit authority

WMATA Joint Development Program

U STREET-CARDOZO [Parcels 4, 5, and 6] Washington, DC

Location: Parcels 4, 5, and 6, are located between 13th and 14th Streets, NW, in the U Street Corridor in the District of Columbia.

Project

Description: The Developer has proposed a mixed-use development consisting of:
Residential Units: 207 upscale rental units
Retail: 15,000 sq. ft. ground floor
Parking: 69 spaces below grade

Project will be known as Ellington Plaza.

Developer: A joint venture of Donatelli & Klein, Inc., and Gragg & Associates, LLC

SHEET INDEX

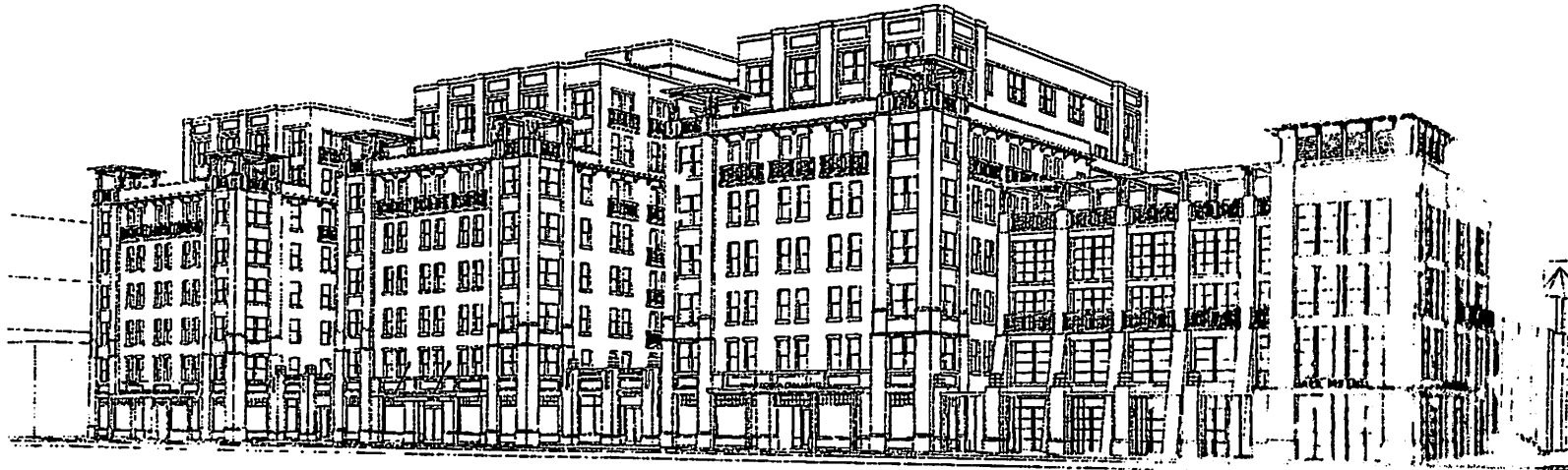
TOP SHEET
 100 2000 000 10

CIVIL DRAWING

100 2000 000 10

ARCHITECTURAL DRAWINGS

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ELLINGTON PLAZA

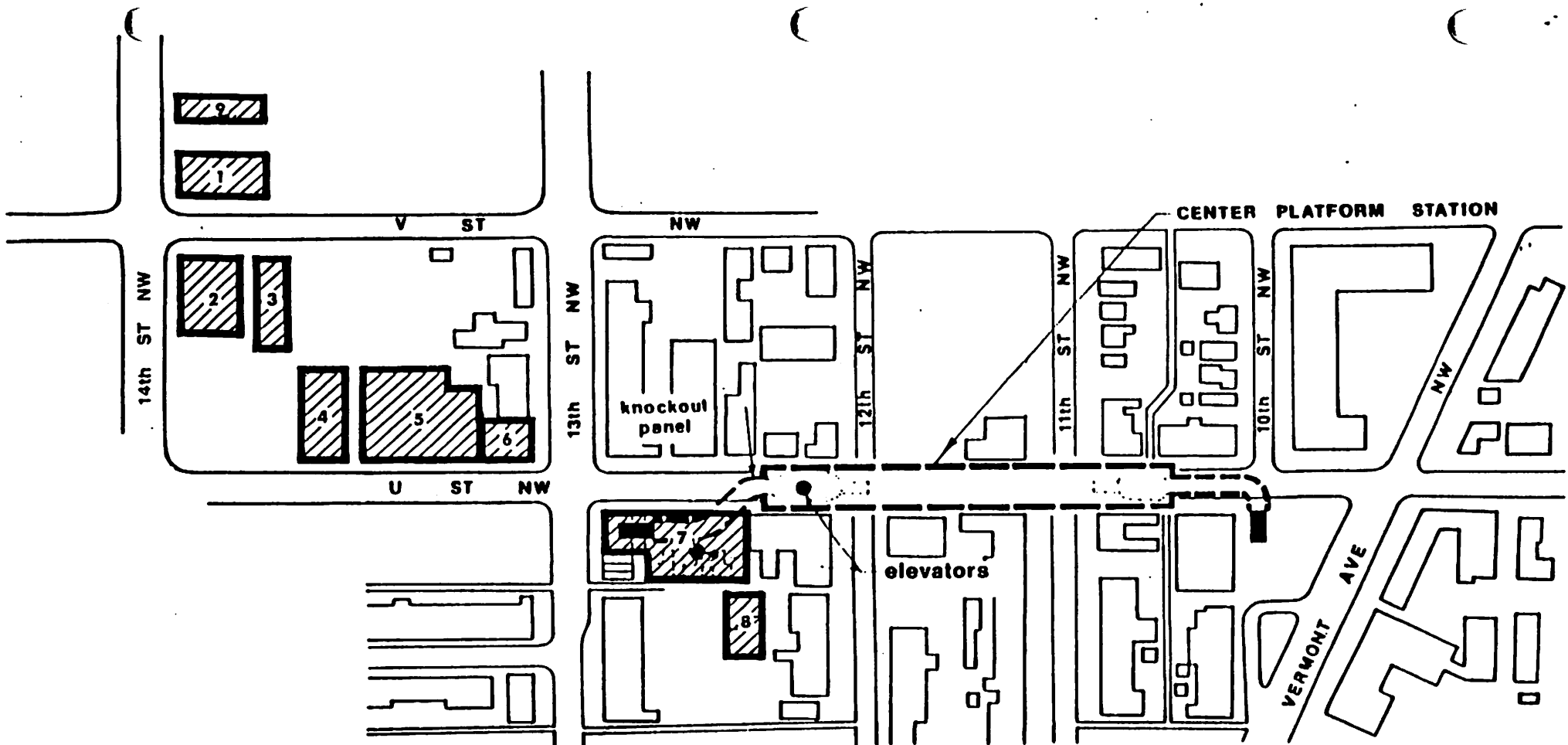
ZONING SUBMISSION

DONATELLI AND KLEIN (301) 654-0770
TORTI GALLAS AND PARTNERS-CHK, INC. (301) 588-4800
TADJER-COHEN-EDELSON ASSOCIATES, INC. (301) 587-1820
SCHWARTZ ENGINEERING (301) 215-7740
BOWMAN CONSULTING GROUP (703) 548-2188
SCHNABEL ENGINEERING ASSOCIATES (301) 564-9355
RICHTER AND ASSOCIATES (301) 548-7475
DESIGN WORKS, INTERIORS (703) 241-1441
LAND DESIGN, INC. (703) 549-7784

OWNER
ARCHITECTS
STRUCTURAL ENGINEERS
MEP ENGINEERS
CIVIL ENGINEERS
GEOTECHNICAL ENGINEER
UTILITY COORDINATOR
INTERIOR DESIGN
LANDSCAPE ARCHITECT

ELLINGTON PLAZA ARCHITECTURAL DRAWINGS
 Torti Gallas and Partners - CHK, Inc.
 100 2000 000 10

NO.	DESCRIPTION	DATE	BY	CHECKED	SCALE	STATUS
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3	102 2000 000 12					
4	103 2000 000 13					
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**u street/
cardozo station**

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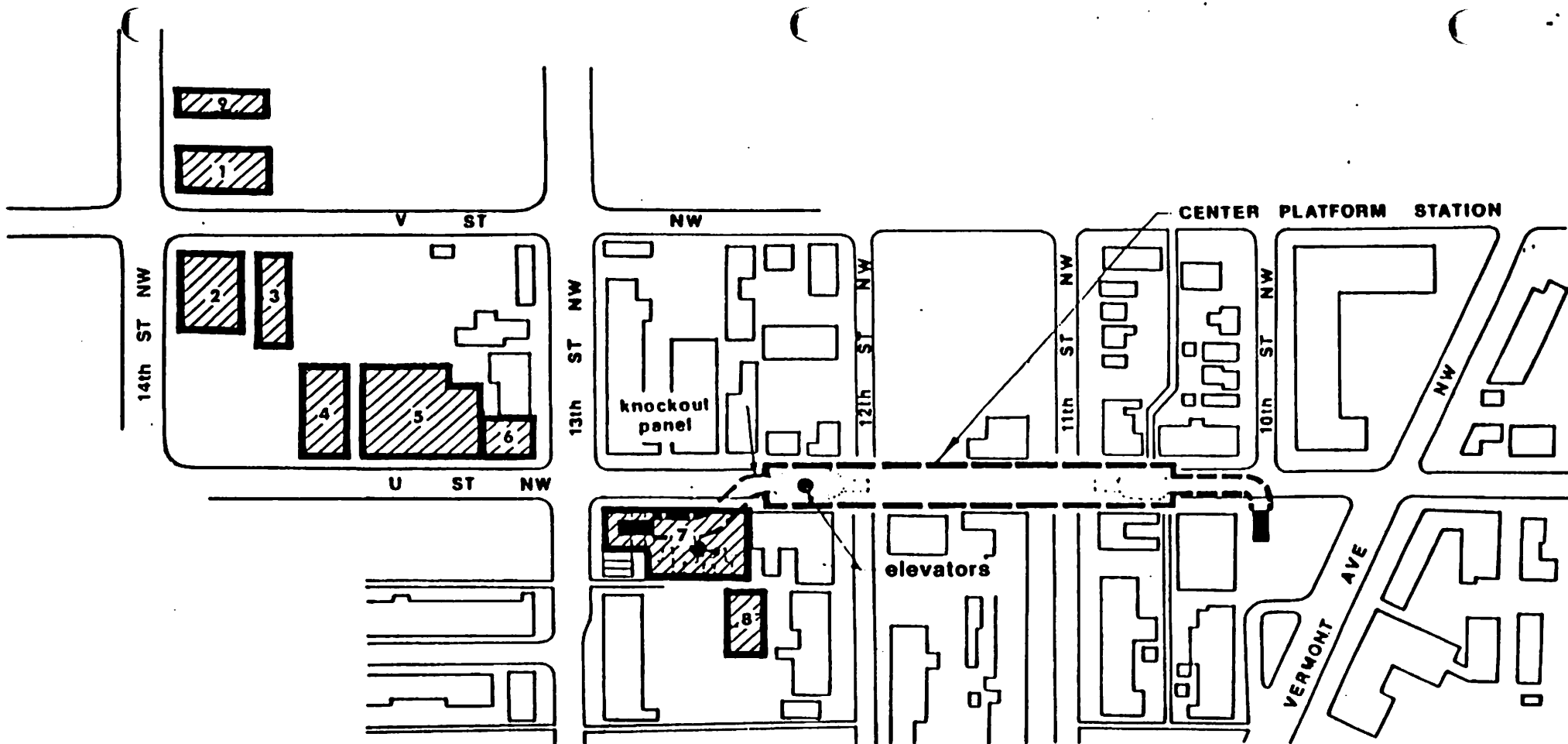
WMATA Joint Development Program

**U STREET-CARDOZO
[Parcel 7]
Washington, DC**

Location: Parcel 7 is located at the southeast corner of 13th and U Streets, NW, at the U Street-Cardozo Metrorail station in Washington, DC. It contains 18,813 square feet.

Project Description: The project will contain:
Retail: 8,000 sq. ft. ground floor
Office: up to 25,000 sq. ft. of upper story office space

Developer: Blue Horseshoe, LLC, formed, owned and managed by affiliates of the Jenco Group, Marvin Jawer, Principal



Size:	Parcel 1:	13,300 square feet
	Parcel 2:	10,000 square feet
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WMATA Joint Development Program

GROSVENOR NORTH Montgomery County, Maryland

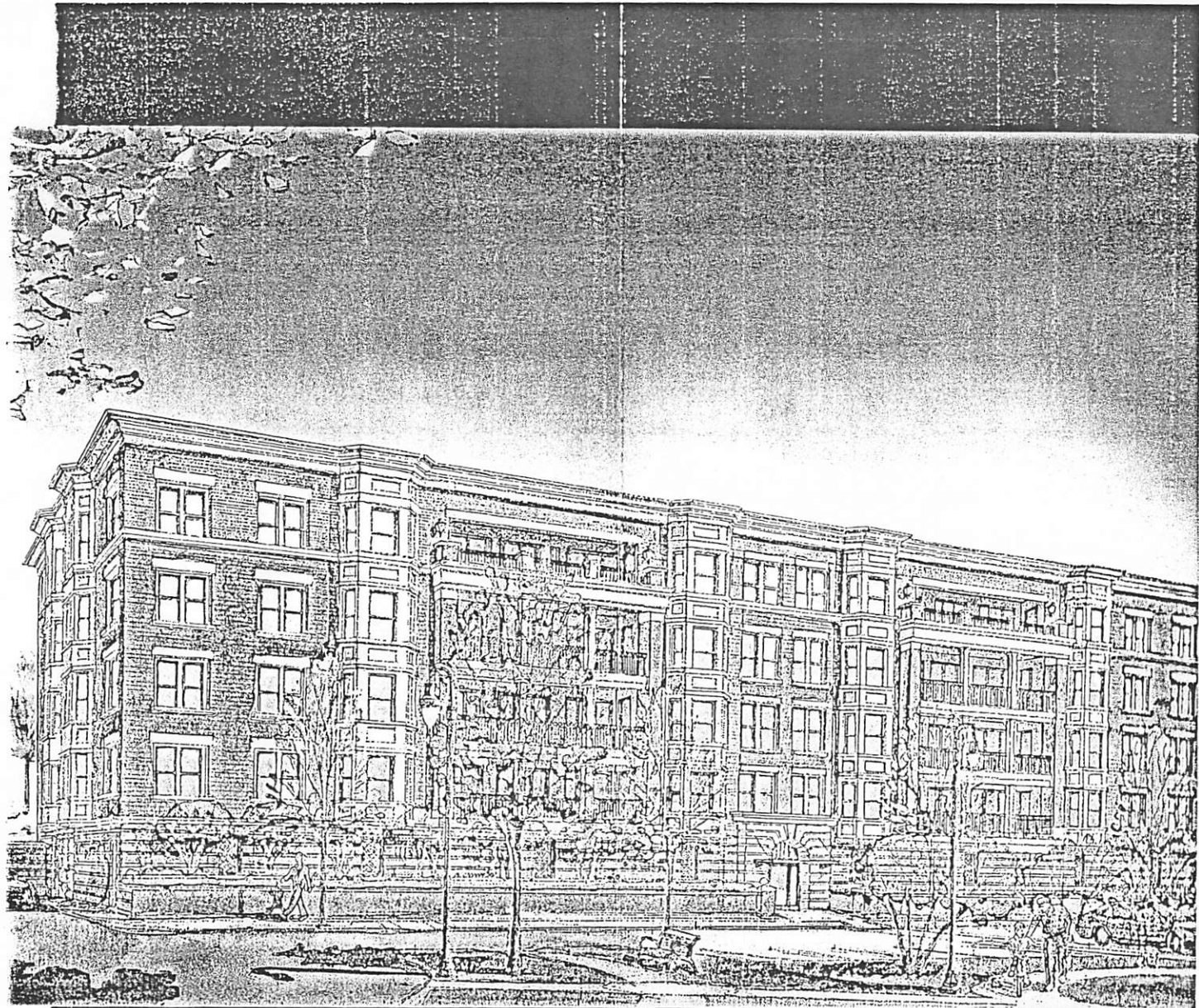
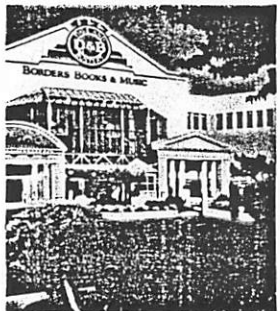
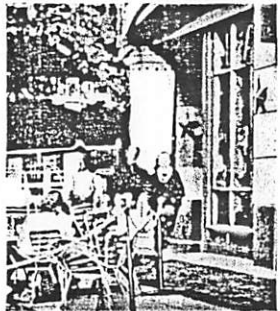
Location: The Grosvenor North joint development site consists of approximately 15 acres bounded by the Grosvenor Metrorail station to the west, Tuckerman Lane to the east and north, and Grosvenor Village (being developed by PIP) to the south.

Project Description: The Developer has proposed a mixed-use development consisting of:
Residential Units: 375 market-rate dwelling units,
and at least 47 MPDUs
Parking: Build the 500-space 2nd phase of the parking garage (including a community center and retail space) currently being designed by WMATA and Montgomery County, and separately provide 675 parking spaces for the development.

Developer: Potomac Investment Properties (PIP)

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Living at Strathmore Park, you are perfectly positioned to satisfy your greatest desires. Spend your days golfing on Montgomery County's legendary links, or enjoy an evening out at the Kennedy Center. Treat yourself to the latest designs from the quaint boutiques along Wisconsin Avenue, or browse the malls at Montgomery, White Flint, and Tysons Corner. Enjoy fine dining in Bethesda, an area known as the San Francisco of the east. An art exhibit or concert is right around the corner at the Strathmore Hall Arts Center. With the Beltway, Wisconsin Avenue, and the Grosvenor/Strathmore Metro minutes away, the world is at your fingertips. Whatever your most coveted journey, it all begins at Strathmore Park.



Grosvenor-Strathmore Conceptual Station Site Master Plan

