



August 25, 2008

Members of the Edgewood and Brookland Communities:

Over the past four months, representatives of Abdo Development have been meeting with and making presentations to numerous members of the Brookland and Edgewood communities in order to seek your input on the proposed redevelopment of Catholic University's South campus. We have had over 20 meetings with various groups and organizations such as ANC 5A, ANC 5C, the Edgewood Civic Association, and the Michigan Park Citizens Association.

I am happy to report that we are now moving forward with the next step in the development process, the filing of a Planned Unit Development (PUD) and Zoning Map Amendment application with the District of Columbia Zoning Commission. The District of Columbia Zoning Regulations require that we mail the attached Notice of Intent to all property owners within 200 feet of the property that is the subject of the application at least 10 calendar days prior to our filing of the PUD and Zoning Map Amendment application.

As we noted in all of our meetings so far, we look forward to receiving your comments regarding this project. Please feel free to contact me at 202-265-9393 if you have any questions or comments.

Sincerely,

Toby Millman
Vice President

Enclosure

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

August 25, 2008

Abdo Development, LLC and The President and Trustees of The Catholic University of America (collectively the “**Applicant**”) give notice of their intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the properties known as: Square 3654, Lots 4, 5, 6, 10, 12, 15, 16, 17, 801, 802, 803, 804, 805, 806, 811; Square 3655, Lot 1; Square 3656, Lot 800; Square 3657, Lots 805, 821, 826; and Square 3831, Lot 818 (collectively, the “**Subject Property**”). The Subject Property is generally known as Catholic University’s South Campus (it is depicted in the shaded blue areas on the attached context site plan) and is bound by Michigan Avenue, NE to the north, Kearney Street, NE to the South, the CSX and WMATA train tracks to the east, and the western boundary is shared with the Dominican House of Studies.

The Subject Property includes vacant lots and also includes dormitories of Catholic University (Conaty, Spalding, and Spellman Halls). The Subject Property consists of approximately 8.9 acres of land area. The Subject Property is currently located in the R-4, R-5-A, and C-M-1 Zone Districts and is also located in the Institutional, Moderate Density Residential, mixed-use Moderate Density Commercial and Moderate Density Residential, and Production, Distribution, and Repair categories on the District of Columbia Generalized Land Use Map. The Subject Property is also located in an area that is the subject of the Office of Planning’s Brookland/CUA Metro Station Small Area Plan.

The Applicant proposes the development of a mixed-use project with a significant arts component. Ground floor retail uses will line Monroe Street, starting at the intersection of Monroe Street and Michigan Avenue and continuing to the Monroe Street bridge, to the east of 8th Street, with residential uses above. The Applicant envisions approximately 750-850 residential units will be created in this project.

A new public square will be created at the intersection of Michigan Avenue and Monroe Street. This large public open space is intended to create a sense of arrival to the Brookland and Edgewood neighborhoods and will serve as a public meeting space with a fountain, café/coffee shop, and outdoor passive recreation space. Along a tree-lined Monroe Street, the project will provide ample setbacks for sidewalks, trees and cafes.

The project will also include the introduction of an Arts Walk along a newly created pedestrian only 8th Street running from Monroe Street north to the Michigan Avenue viaduct. The ground floor of the Arts Walk will include artist studio space, with roll-up doors, and will culminate in a public piazza that will include open space, bike parking, fountains, and a stage for entertainment and passive recreation uses. Space has been provided on this property for a portion of the Metropolitan Branch Bike Trail.

At the southeast corner of the intersection of 8th and Monroe Streets, a one story arts flexspace building will be constructed. This building will be available for use by community groups, arts groups, groups/organizations from Catholic University and others for performance, exhibit, and meeting space.

The heights of the mixed-use buildings along Michigan Avenue and Monroe Street will range from 5-8 stories. Parking spaces for the residential uses in each building will be provided in a below-grade parking structure. Parking for all of the retail uses along Monroe Street will be provided in a single parking structure located in the building bound by Michigan Avenue, 7th and Monroe Streets. A total of approximately 900 – 925 parking spaces will be provided in the project. The total gross floor area included in the Project is approximately 1,000,000 square feet for a total Floor Area Ratio (“FAR”) of approximately 2.6.

In order to accommodate the development program, the Applicant proposes to rezone the properties along Michigan Avenue and Monroe Street to the C-2-B Zone District. The small property at the southeast corner of 8th and Monroe Streets, NE is proposed to remain in the C-M-1 Zone District. The properties that are located in the Southwest corner of the Property, which are bound by the Dominican House of Studies, 7th, Kearney and Lawrence Streets are proposed to be rezoned to the R-5-B Zone District.

The Applicant has already engaged in an extensive public outreach program and has had over 20 meetings with various groups and organizations such as ANC 5A, ANC 5C, the Michigan Park Citizens Association, the Edgewood Civic Association, and many other community groups and individuals. The Applicant will continue to engage in this public dialogue process and is available to discuss the proposed development with all interested groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Torti Gallas and Partners. The land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Pillsbury (202-663-8873) or Toby Millman of Abdo Development (202-265-9393).