



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

David Avitabile
tel 202.663.9013
david.avitabile@pillsburylaw.com

March 30, 2009

Hand Delivered

Anthony Hood
Chairperson, D.C. Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

#09-06

Re: **Consolidated PUD and Zoning Map Amendment Application of
Abdo New York, LLC for Arbor Place (New York Avenue)
(Various Parcels in Square 4268)**

2009 MAR 30 PM 2:55

Dear Mr. Hood:

Enclosed please find applications for a consolidated planned unit development ("PUD") and a proposed amendment to the Zoning Map of the District of Columbia. The original application forms signed by the property owner, the filing fee, and twenty copies of the statement in support of the applications are attached to this letter.

These applications request the consolidated review and approval of a PUD and related Zoning Map amendment application in order to develop a mixed-use project on the property located between New York Avenue, Bladensburg Road, and Montana Avenue, NE. The property consists of approximately 697,874 square feet, as well as a portion of a public alley to be closed. The PUD project includes the construction of ten new residential buildings, with approximately 69,883 square feet of ground level retail along New York Avenue, and a total of 1,350 – 1,420 units.

If you have any questions, please do not hesitate to contact the undersigned

Sincerely yours,

David Avitabile

ZONING COMMISSION
District of Columbia

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Enclosures

cc: Jennifer Steingasser, Office of Planning