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September 13, 2004

By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: Consolidated PUD and Zoning Map Amendment Applications For 220 H Street, NE – Abdo Development, L.L.C. (Square 751, Lot 13)

Dear Chairperson Mitten and Members of the Commission:

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 property that is the subject of these applications was most recently the home of the Capital Children's Museum. The original application forms signed by the property owners, the filing fee, and twenty copies of the statement in support of the application are attached to this letter.

Abdo Development, L.L.C. (the "**Applicant**") is proposing to create an exciting residential project that will serve as a catalyst for the redevelopment of the H Street, NE corridor. The proposed project will save the original historic buildings on the property and will allow for the development of two new residential buildings on the property. In total, approximately 500 residential units, with a significant affordable housing component, will be created as a result of this project. The proposed project will include direct pedestrian access to H Street, NE and has been thoughtfully designed to complement the existing structures and properties near the site.

Due to the importance of the development of this property for the revitalization of the H Street, NE corridor and for the future relocation of the Capital Children's Museum, the Applicant respectfully requests that the Zoning Commission schedule a special public meeting on September 30, 2004 to set down these applications for a public hearing. The Applicant notes that the Office of Planning has filed a memorandum with the Zoning Commission expressing its support for a special public meeting on September 30, 2004, noting that the "scheduling of a special public meeting to set-down this application for a public hearing is appropriate and in the public interest."

ZONING COMMISSION
District of Columbia
Case 04-22
Exhibit 1

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ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.1

If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8000.

Sincerely,

Allison Prince

Paul Tummonds

cc: ANC 6C
Office of Planning

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