



Pillsbury
Winthrop
Shaw
Pittman LLP

2300 N Street NW
Washington, DC 20037-1128

Tel 202.663.8000
Fax 202.663.8007
www.pillsburylaw.com

March 22, 2006

Hand Delivered

Ms. Sharon Schellin
Secretary to the Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

Allison C. Prince
Phone: 202.663.8853
allison.prince@pillsburylaw.com

#06-15

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

Dear Ms. Schellin:

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 697,873 square feet. The PUD project includes the construction of eight new residential buildings, with approximately 140,000 net square feet of ground level retail along New York Avenue, for a total of 3,000 – 4,000 units. Additionally, the project features 5.3 acres of open space, including a 3.5 acre "central park" at the site's center.

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

Sincerely yours,


Allison C. Prince

Enclosures

cc: Eric Price, Abdo New York LLC
Steve Cochran, Office of Planning

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D.C. OFFICE OF ZONING

RECEIVED

ZONING COMMISSION
CASE No. 06-15
EXHIBIT No. 1

ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.1