

RECEIVED

D.C. OFFICE OF ZONING

2300 N Street NW
Washington, DC 20037-1122

Tel 202.663.8000
Fax 202.663.8007
www.pillsburylaw.com

2006 JUN -9 PM 2: 44

June 9, 2006

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

Hand Delivered

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

Re: **2001 New York Avenue, NE**

**Zoning Commission Case No. 06-15—Application of Abdo New York LLC
for a Consolidated PUD and Zoning Map Amendment**

Reduction of Density

Dear Chairperson Mitten and Members of the Commission:

This letter supplements the letter that we filed earlier this week, on June 6, 2006, which primarily addressed the importance and appropriateness for consolidated review of this PUD (the "consolidated review letter").

We understand that the proposed PUD's density is a key concern of the Commission, and following the Commission's last meeting, we have explored ways to refine our application so that it addresses that concern and warrants consolidated review. Since the filing of our consolidated review letter, and after several discussions with the Office of Planning, as well as further consideration of the Commission's comments from the June 1, 2006 special public meeting, we have diligently worked with our architects to refine the project's design and reduce the overall density.

In our earlier submissions, we reduced the height of the buildings along New York Avenue without a corresponding decrease in density. We are now prepared to further remove approximately 238,000 square feet of gross floor area. As a result of this reduction, the project's overall FAR will be reduced to 5.0.

We believe that this density reduction, in addition to the earlier height reduction along New York Avenue, addresses the comments made by the Commission at both public meetings. In addition, as indicated in the Office of Planning's June 1, 2006 Supplement to Preliminary

**ZONING COMMISSION
District of Columbia**

CASE NO. 06-15

ZONING COMMISSION
EXHIBIT NO. 19
District of Columbia
CASE NO. 06-15
EXHIBIT NO. 19

June 9, 2006

Page 2

Report, we have addressed all of the issues raised by the Office of Planning and have secured their strong support for a public hearing as a consolidated PUD.

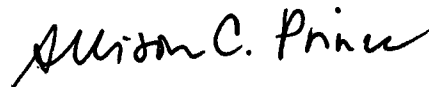
This significant density reduction has both economic consequences and, importantly, an effect on the project's ability to offset sizeable infrastructure costs and attract a critical mass of residents. However, both the Applicant and the design team believe that the proposed reduction strikes the right balance. It results in a density that will still support the PUD's project amenities and infrastructure costs, yet it will also allow for real, positive design changes and an overall reduction in scale.

We fully believe that, for all the reasons cited in our consolidated review letter, and as a result of this sizeable change in density, this project merits consolidated review. We believe that this density reduction further demonstrates our commitment to work with the Commission to develop a truly remarkable planned unit development.

The Applicant looks forward to preparing and sharing its revised plans with the Commission in its pre-hearing statement. Further, we look forward to a constructive dialogue in a public hearing about the project's extraordinary potential as a consolidated PUD.

Once again, thank you for the time and attention you have given to this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Allison C. Prince". The signature is written in a cursive, flowing style.

Allison C. Prince

cc: OP
ANC 5B