



July 27, 2006

Vince Jackson
Washington Metropolitan Area Transit Authority
Office of Operations Planning & Administrative Support
600 Fifth Street, NW, 7B-03
Washington, D.C. 20001

Dear Mr. Jackson:

As the developer of the 16 acre, mixed-use development project along New York Avenue Northeast, we have been engaged with the District of Columbia Department of Transportation (DDOT), the Office of Planning, and the Washington Metropolitan Area Transit Authority (WMATA) staff in identifying alternatives to enhance existing transit in the neighborhoods adjacent to our future development located at the New York Avenue Gateway on the corners of Bladensburg Road, Montana and New York Avenues. The project plans to include 148,000 square feet of ground floor retail, approximately 3600 residential units, a 40,000 square foot fitness center, and 6.1 acres of open green space. This project will transform the current site's appearance, character, and safety into a full-fledged vibrant residential neighborhood. In order to fully integrate this project into the surrounding community and nearby downtown, it is essential that we work to enhance and promote transit options to our future residents.

In order to address this issue we have agreed to provide a private shuttle service to the future residents of the development. We also recognize public transit as a critical transportation element in this new community and we introduced the project to Interim General Manager, Dan Tangherlini, in February of 2006, during his tenure as the former Director of the District Department of Transportation. Also, we discussed our Transportation Management Plan and project details with WMATA's Director of Business Planning, Nat Bottigheimer, in April, 2006. Since that time, WMATA staff from Bus Operations and Planning have conducted analysis of the New York Avenue Corridor development trends and reviewed existing transit service.

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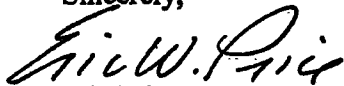
ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.24L

On Friday, July 14, 2006, WMATA staff presented their recommendations for short, mid and long-term transit improvements that can be incorporated to complement the 16 acre development. One recommendation we hope to implement is working with WMATA's Marketing Department to develop special transit promotions, which would include MetroChek and Smart Trip promotions to new residents during the preconstruction period. WMATA staff also recommended enhancing the bus service on existing lines through increased schedule frequency and the introduction of new transit stops at specific locations. We discussed in detail possible adjustments to routes D1, D3, and D4 with service to Union Station, route B2 with service to the Stadium-Armory Metro Station, routes E2, and E3 with crosstown service, and developing a new service between our project and either the New York Avenue or Rhode Island Avenue Station.

As a result of these discussions, we plan to coordinate with the Office of Operations Planning & Administrative Support to develop a service plan which will make specific recommendations for enhanced WMATA transit service for the residents in our development and the surrounding community. We will communicate with your office to provide all necessary information required to complete the plan and submit it in a timely fashion so that it may reviewed with other suggested service changes.

We are committed to providing the neighborhoods future and current residents with all the benefits of district transit and are eager to participate in enhancing the current WMATA transit service in the area. I would be more than happy to discuss our project with you in more detail and address any questions you may have. Please feel free to contact me at your convenience.

Sincerely,



Eric Price

Vice President
Abdo Development