

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

March 10, 2006

Abdo New York, LLC (“**Applicant**”) gives notice of its intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the property know as Lots 2, 5, 6, 8, 10, 11, 12, 14, 800, 801, 804, 811, and 815 and Parcels 153/26, 153/83, 153/105, 153/113, 153/123, 153/150, 153/152, and 153/153 in Square 4268 (“**Subject Property**”). The Subject Property is a triangular tract bounded by New York Avenue, NE on the north, Montana Avenue, NE on the southwest, and Bladensburg Road, NE on the southeast. The Subject Property is partially vacant and is used for a variety of commercial uses. The Subject Property is located in the Arboretum neighborhood of Ward 5 and consists of approximately 697,880 square feet, or approximately 16 acres, of land area. The Subject Property is currently located in the C-M-1 Zone District and is located in the Production and Technical Employment category on the District of Columbia Generalized Land Use Map. The Applicant proposes to rezone the Subject Property to the C-3-C Zone District.

The Applicant proposes the development of a mixed-use, predominantly residential project with approximately 3,000 – 4,000 new residential units, including approximately 250,000 square feet of affordable housing, and approximately 240,000 square feet of ground floor retail along the length of New York Avenue. The project will consist of eight buildings that will have a maximum building height of 130 feet along New York Avenue and 110 feet along Montana Avenue and Bladensburg Road (“**Project**”). The Project will include a variety of residential unit types— studios, one-bedroom, and two-bedroom units, some of which will have dens. In addition, the retail uses will feature neighborhood-serving retail anchored by approximately 65,000 square feet of space that is designed to house a community-oriented, full-service supermarket at the intersection of New York Avenue with Montana Avenue.

The total gross floor area included in the Project is approximately 3,715,250 square feet for a total Floor Area Ratio (“**FAR**”) of approximately 5.3 and a lot occupancy of approximately 50%. The Project will include a below-grade parking structure that provides for a 1.1 to 1 ratio of spaces for residential uses and 4 spaces per 1,000 square feet of retail. Vehicular entry will be off New York Avenue, Montana Avenue and Bladensburg Road. The Project will also include a privately constructed interior road the length of New York Avenue consistent with District Department of Transportation future transportation plans for New York Avenue. Extensive open space is created in the Project through its unique site design; the buildings are oriented toward the surrounding streets and ring the triangle, thereby creating a central park measuring 3.5 acres at the center of the Subject Property. The Project features a total of approximately 5.3 acres of open space. The Project will also feature detailed landscaping along all three streets, creating an active and attractive streetscape along the revitalized New York Avenue “Northeast Gateway” to the District.

The Applicant and its development team are available to discuss the proposed development with all interested groups and individuals, and intends to engage the community and Advisory Neighborhood Commission (“ANC”) 5B regarding the PUD project.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Torti Gallas and Partners. The land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Allison Prince (202-663-8853).