



**COUNCIL OF THE DISTRICT OF COLUMBIA
OFFICE OF COUNCILMEMBER AT-LARGE KWAME R. BROWN
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004**

November 6, 2006

Carol Mitten
Zoning Commission, Chair
441 4th Street, NW, Room 210
Washington, DC 20001

Re: 2001 New York Avenue, NE Zoning Commission Case No. 06-15

Dear Chairwoman Mitten:

I would like to express my support for Abdo New York Avenue LLC's proposed Planned Unit Development and Zoning Map amendment application for 2001 New York Avenue, NE. The proposed mixed-use project by the applicant will transform the property into a vibrant new neighborhood in Ward 5.

This mixed-use, pedestrian oriented development is a much-needed improvement to this blighted area. The proposed project will have a significant economic impact for the City by increasing the current taxes generated by the site from \$268,000 to over \$43 million annually, and will generate over 9,500 direct and spin-off construction jobs and approximately 383 permanent jobs. As chair of the Special Committee on Local, Small and Disadvantaged Business Enterprises (LSDBEs) and the author of legislation that elevated the District's Office of Local Business Development to departmental level, I strongly support the project's commitment to use LSDBEs for 35 percent of the work to be done. Abdo Development should be commended for its work with small D.C. business owners.

**ZONING COMMISSION
District of Columbia**

CASE NO. 06-15
EXHIBIT NO. 41

**ZONING COMMISSION
District of Columbia
CASE NO.06-15
EXHIBIT NO.41**

This project will rid the triangular parcel bounded by New York Avenue, Bladensburg Road and Montana Avenue, NE of its current blighted uses, which include junkyards and a strip club. The project will provide the neighborhood with a mixed-use project featuring eight new buildings with a considerable amount of retail space and inviting public open space for its residents and neighbors. Granting the PUD will allow for the proposed residential use, and an increase in both height and floor area ratio. I support the PUD and Zoning Map Amendment and encourage the Zoning Commission to grant its approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'KRB', followed by a long horizontal line extending to the right.

Kwame R. Brown