



District of Columbia Public Schools
LANGDON ELEMENTARY SCHOOL
"A Nationally Recognized Blue Ribbon School of Excellence"
1900 Evans Street, N.E. Washington, D.C. 20018 Tel: (202) 576-6048 Fax: (202) 576-7976



Barbara J. Campbell
Principal

Mr. Eric Price
Abdo New York, LLC
1404 14th Street, NW - Second Floor
Washington, DC 20005

Re: New York Avenue/Arboretum PUD, Zoning Commission Case No. 06-15
Memorandum of Understanding with Langdon Elementary School

Dear Mr. Price:

This letter recognizes the agreement between Abdo New York, LLC and Langdon Elementary School for Abdo to contribute materials and construction services to Langdon Elementary School. Langdon Elementary School hereby expresses its willingness to accept this work. The proposed work will involve the replacement of historic windows and carpet and ceiling tiles in the computer room, as well renovations to the auditorium. In addition to providing the elementary school with a direct benefit, the proposed PUD and Zoning Map Amendment benefits the larger community in the vicinity of the project. We sincerely express our support for the approval of this project.

This project has the potential to greatly bolster the economic health of the Arboretum and Ivy City neighborhoods. The project is located in a long-neglected and blighted area of the District; existing uses on this particular parcel consist of scrap yards and auto repair shops, as well as a strip club. The triangle and immediately surrounding properties appear economically depressed and negatively affect the nearby residential neighborhoods. The PUD will invest over \$1 billion in the area, transforming the economic outlook for the community. The mixed-use development will provide better jobs, new retail options, and improved land use. The tax revenue generated from both the housing and the retail uses will be a substantial increase over what the City now receives. This tax revenue can, in turn, be reinvested in the community to provide additional services, transportation, or housing. Ultimately, the community residents will benefit from a large investment that will offer residents housing and retail options far beyond what is available to them now. The PUD will create a community where people will want to live and shop, and this will positively impact the area's economic outlook.

We understand that this commitment to perform construction work and provide the materials is conditioned on the approval of the PUD. We also understand that the work will not be performed and the materials will not be provided if the applicant does not pursue a building permit for the PUD.

We stand behind Abdo New York, LLC in its endeavor to develop this property.

Sincerely yours,

cc: Carol Mitten, Chairperson, D.C. Zoning Commission

Barbara J. Campbell
11/7/06
District of Columbia

Excellence: Our Continuing Challenge!

CASE NO. 06-15
ZONING COMMISSION

EXHIBIT NO. 117
District of Columbia
CASE NO. 06-15
EXHIBIT 117-12



**DOING THE
MOST GOOD**

William Booth, Founder
Shaw Clifton, General
Maxwell Feener, Territorial Commander
William Crabson, Divisional Commander
Major Wanda Browning, Corps Officer

Mr. Eric Price
Abdo New York, LLC
1404 14th Street, NW
Second Floor
Washington, DC 20005

**Re: New York Avenue/Arboretum PUD, Zoning Commission Case No. 06-15
Memorandum of Understanding – Salvation Army Harbor Light Center**

Dear Mr. Price:

On behalf of the Salvation Army, I write to express my thanks and acknowledge the applicant's offer to provide construction work and materials to complete the fifth floor of the Harbor Light Center building located at 2100 New York Avenue, NE, directly across from the proposed project. The improved Harbor Light Center will offer an additional public amenity to the nearby community. We appreciate the applicant's strongly expressed interest in embracing the surrounding Arboretum and Ivy City communities as a good neighbor, and we stand firmly behind the construction of the proposed project.

The proposed PUD presents this area of Ward 5 with a unique opportunity to improve housing and retail options. With more than 3,000 new residential units planned, Abdo's project will provide the community with new, desirable, and affordable housing options. Furthermore, by reserving 8% of the residential portion of the PUD for affordable housing, Abdo will create an opportunity in a high-quality development for those who might not otherwise be able to afford it. In addition, this added housing stock will give the community new lifeblood and will help create a vibrant and thriving neighborhood.

We understand that this commitment to perform construction work is conditioned on the approval of the PUD. We also understand that the work will not be done if a building permit is not pursued for the PUD.

The addition of these residential units and retail establishments will greatly enhance the quality of life for residents of Northeast, and we sincerely hope that the Zoning Commission will approve this project.

Sincerely yours,



Larry Williamson
Operations/Program Administrator

cc: Carol Mitten, Chairperson, D.C. Zoning Commission

The Harbor Light Center, 2100 New York Avenue, NE, Washington, DC 20002 p) 202-269-6333 f) 202-269-2261

**FRIENDS OF THE NATIONAL ARBORETUM**

3501 New York Avenue, NE Washington, DC 20002-1958
phone 202-544-8733 fax 202-544-5398 WWW.FONA.ORG

November 3, 2006

Mr. Eric Price
Abdo New York, LLC
1404 14th Street, NW
Second Floor
Washington, DC 20005

Re: New York Avenue/Arboretum FUD, Zoning Commission Case No. 06-15

Dear Eric:

The Friends of the National Arboretum is excited to have an ally in our mission to raise awareness and interest in the US National Arboretum. The commitment that Abdo Development has made to FONA will go a long way in helping us to achieve our goals. Our major community outreach program is the Washington Youth Garden. That program works with neighborhood children and their families in the spring, summer and fall using the garden to teach environmental stewardship, good nutrition, cooking and healthy lifestyles; in the winter the educators go to the public schools in the neighborhood to teach garden science and food education program. The commitment to provide a truck, construct a kitchen and classroom and to build a greenhouse in the Youth Garden will allow them to bring children into the garden throughout the year.

In addition we acknowledge a donation of \$35,000 to the Friends of the National Arboretum. This donation includes \$10,000 for a special education project at Langdon Elementary School. This contribution along with an earlier contribution of \$5,000 will allow us to continue our efforts to support the programs here at the National Arboretum.

The Arboretum is 446 acres of green space with nine miles of trails and roads. The gardens are varied and beautiful and the curators are available to offer advice. The community outside the Arboretum's gates benefits greatly from its proximity to this living museum. With an influx of new residents and shoppers nearby, we hope to increase visitorship and interest in the Arboretum

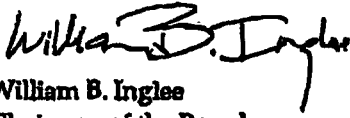
The proposed project stands to substantially change the neighborhood for the better, especially for the residents who already live here. The project will eliminate the unattractive uses already on the project site, such as junkyards, strip clubs and vacant fast food restaurants and it will replace them with much-needed housing and shopping. The addition of thousands of new residents and shoppers to the area will raise the economic conditions of the community and will give the neighborhood many new options to improve residents' daily lives. This new project will greatly enhance the look and feel of the neighborhood, and it will create a place where residents will want to spend time. In sum, this project will

strengthen the community in almost every regard. We welcome new neighbors and hope they will take good advantage of this incredible green space in our community in northeast Washington, DC.

We understand that these amenities are conditioned on the approval of the PUD. We also understand that the contributions will not be made if the Applicant does not pursue a building permit for the project.

It is with pleasure that we support this project, and we look forward to all that it will bring to our community.

Sincerely,



William B. Ingles
Chairman of the Board

cc: Carol Mitten, Chair, D.C. Zoning Commission, 441 4th Street, NW, Suite 210 South,
Washington, DC 20001

Mr. Eric Price
Abdo New York, LLC
1404 14th Street, NW
Second Floor
Washington, DC 20005

The Washington Humane Society



Re: New York Avenue/Arboretum PUD, Zoning Commission Case No. 06-15
Memorandum of Understanding - Washington Humane Society

7319 Georgia Avenue, NW
Washington, DC 20012
Telephone 202-723-5730
Fax 202-723-5409
www.washhumane.org

Dear Mr. Price:

The purpose of this letter is to acknowledge your offer of a monetary contribution of \$25,000 for the Spay/Neuter Clinic of the Washington Human Society and to express our willingness to accept the contribution. This contribution will provide a public benefit by covering the costs of spaying or neutering approximately 1,500 animals and prevent the unwanted births of more than 10,000 animals in the District of Columbia.

Your generous contribution will have a profoundly positive effect on the community near the proposed PUD, and it will enhance the overall quality of the surrounding Arboretum and Ivy City neighborhoods.

The Washington Humane Society strongly supports the proposed PUD. New York Avenue is a major thoroughfare for most people entering the National Capital from the east, but the area is generally unsightly and blighted. This particular parcel contains mostly junkyards, auto repair facilities, and a strip club. The proposed project will replace these eyesores with housing and retail that will bring thousands of residents and shoppers to the area. These additions also will improve the aesthetics of the community. With its tasteful architecture and desirable retail, this distinguished project will attract local residents and passers-by traversing the major nearby streets. The project's height and density will add to the character of the community by establishing the project as a local landmark and community center. All of these improvements will help the Washington Humane Society raise its profile and better fulfill its mission. In short, this highly visible project will be a source of pride for the surrounding Arboretum and Ivy City communities and will have wide-reaching benefits for the District.

We are pleased to accept the contribution and appreciate the Applicant's support of the Society. We understand that this contribution is contingent on the approval of the PUD. We also understand that the contribution will be made only if a building permit is pursued for the PUD.

Sincerely yours,

Howard R. Nelson
Executive Director

cc: Carol Mitten, Chairperson, D.C. Zoning Commission