

Harry "Tommy" Thomas, Jr.
Ward 5 Councilmember – Elect
Council of the District of Columbia
2413 – 17th Street, N.E. Washington, D.C. 20018

November 8, 2006

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

Re: Zoning Commission Case No. 06-15 Request for PUD and Zoning Amendment

Dear Chairman Mitten:

As a lifelong resident of Ward 5, I would like to express my strong support for Abdo New York Avenue LLC's proposed Planned Unit Development and Zoning Map amendment application for the project at 2001 New York Avenue, NE. The mixed-use project proposed will be a much needed change for Ward 5.

This project will invest over \$1 billion in an area of the District that has been neglected. It will transform a current blighted area into a vibrant neighborhood. The project's proposed addition of over 3,000 new residential units to the District's housing stock will provide desirable and affordable home ownership opportunities in this new community. In addition, the project will increase the current taxes generated by the site and will generate 9,500 direct and spin-off construction jobs and approximately 383 permanent jobs. The job creation is particularly noteworthy given the developer's successful track record and commitment to local small business enterprises. In addition, Abdo will voluntarily enter into an agreement to participate in the Department of Employment Services First Source Employment Program to promote and encourage the hiring of DC residents.

The project is supported by the area's neighbors, the Arboretum Neighborhood Association, ANC 5B, the U.S. National Arboretum, Washington Humane Society, and a number of local businesses. They recognize the significant impact that this project will have on the neighborhood and the not-to-be-missed opportunity to transform an existing blighted area into a vibrant place to live. The neighborhood will experience a type of renaissance that has occurred in other Wards of the City. There are many amenities offered through the PUD process which include a grocery store, various retail opportunities, open space parks and improvements to the Arboretum Recreational Center, just to name a few. I also believe that the proposed height and density of the project is entirely appropriate, given the location along New York Avenue.

For these reasons I urge the Zoning Commission to grant the PUD and Zoning Map Amendment.

Sincerely,



Harry "Tommy" Thomas, Jr.
Ward 5 Councilmember Elect

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 44
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