



November 6, 2006

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

Re: Case No. 06-15 Consolidated Review and Approval of a PUD and Zoning Map Amendment

Dear Chairman Mitten:

As the Ward 5 Council member, I would like to express my strong support for Abdo New York Avenue LLC's proposed PUD and Zoning Map Amendment application for the 2001 New York Avenue, NE project. The prominent site is bounded by New York Avenue, Montana Avenue, and Bladensburg Road. The mixed-use project for this triangular parcel represents an extremely important step in the revitalization of Ward 5.

The proposed PUD project fosters numerous goals and policies enumerated in the Comprehensive Plan and other planning initiatives. During the recent City Council hearings on the proposed amendments to the Comprehensive Plans, I confirmed that the proposed amendments are fully consistent with the project. The project will advance the purpose of the Comprehensive Plan by furthering the social and economic development of the District through the creation of an entirely new residential and retail community.

The project is consistent with four major themes of the Comprehensive Plan:

- 1) stabilize the neighborhood through its creation of residential units and retail space;
- 2) respect and improve the physical character of the district by improving streetscape, eliminating unattractive low density commercial uses, which include junkyard signs and strip club, with community-oriented retail and residential opportunities;
- 3) preserve and promote cultural and natural amenities by providing an attractive, urban community; and
- 4) preserve and ensure community input by continuing to work with representatives of the surrounding neighborhoods to create a project that will benefit the neighborhood and the District of Columbia.

This project will invest over \$1 billion to create a new neighborhood in Ward 5. The project's 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. I also believe that the proposed height and density of the project is entirely appropriate. I urge you to join me in my support of this project by approving the PUD and Zoning Map Amendment.

Sincerely,

Vincent B. Orange, Sr.

Vincent B. Orange
Councilmember, Ward 5

ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 45
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