

Government of the District of Columbia
Advisory Neighborhood Commission 5B



Office of the Chairman

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

New York Avenue is the gateway to the most important and powerful city in the world. This symbol of the Nations Capital should reflect its status as the entrance into Washington, DC and Ward 5. The present condition of this gateway does not reflect its important status. Over the years, this area has decayed and corroded into pass through or quick access route to downtown. ANC 5B has a vision for this area, creating a gateway with retail, restaurants, hotels, housing, industry, and common space. The New York Avenue/Arboretum PUD or what many in the community refer to as *Arbor View* will jump start ANC 5B's vision for this area.

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.

ZONING COMMISSION
District of Columbia

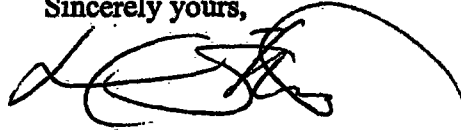
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CASE NO. 06-15
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ZONING COMMISSION
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ANC 5B looks forward to the day, when seniors, families, tourist, and everyday people make there destination, The New York Avenue Gateway.

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

Sincerely yours,

A handwritten signature in black ink, appearing to read 'W. C. Shelton', with a large, sweeping flourish extending from the end of the signature.

William C. Shelton, Chairperson, ANC 5B

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