C | S | N | A
Cardozo Shaw Neighborhood Association
The Neighborhoods of U Street

20 September 2005

Jon Kardon
Level 2 Development
1612 U Street NW
Suite 401
Washington, DC 20009

RE: "View 14", 14th and Florida Avenue Northwest, Level 2 Development – Concept Plan Review by CSNA

Dear Jon

We appreciate your coming to our July membership meeting to share your plans for your parcels at 14th and Florida Avenue Northwest (northeast corner).
All of the members present were pleased with the preliminary design. Given the dynamic modern architecture recently completed and under construction along 14th Street at the foot of Columbia Heights, it appears the general design direction of the project - while in contrast to neighboring older structures - is in keeping with the positive modern urban spirit of the ever changing 14th Street corridor.
As we understand it, the project will contain approximately 170 units, with a mix of studio, one and two bedroom homes. Approximately 150 below grade parking spaces will be provided. The approximate height is planned at 90' above the corner of 14th and Belmont. The existing satellite farm is to be removed, and antennae on the roof will replace their functions. We understand the antennae will be small in scale and cause little visual impact. The Comcast building will remain on the site, but you will be providing a screen wall in keeping with your projects overall architectural theme to shield it from view.
The issues of density and parking are always sensitive, and our membership is not entirely in agreement on how best to address these issues. The majority, however, feel it is important to allow increased density along the major corridors in our neighborhood (U and 14th). Those routes are best suited for taller structures, and the increased density along these routes places persons nearest to our good existing transportation infrastructure.
There are some members who feel developers focus too much energy on providing expensive underground parking that often houses cars that are merely luxuries. Others feel strongly that within the current market it is necessary to provide underground parking otherwise new residents will be in competition with existing residents for limited on street parking. This project's ratio of just less than one parking space per unit seems to be a reasonable compromise.
As the steward's of the Cardozo Shaw Neighborhood Association, we often provide commentary on development plans in our neighborhood to the Historic Preservation Review Board. The Board often takes exception to our concerns about affordable housing – they do not always deem that as a valid "preservation" issue. In our opinion, part of fostering the neighborhood's diverse historic character means maintaining its ethnic *and* economic diversity. The traditional housing patterns in our community have always included more modest dwellings in close proximity to grand Victorians. The

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EXHIBIT NO.15I

membership was particularly pleased to see your development group's understanding of the need to maintain economic diversity in our neighborhood. As we understand it, Level 2 Development will be making a direct contribution of $1,000,000.00 to the Sankofa Tenant's Association at the Crest Hill Apartments. This contribution will fill the equity gap that currently exists, allowing the tenants to purchase and rehabilitate their apartment building nearby on Belmont Street. Often members express concern that money set aside for affordable housing seems never to result in actual housing units. In this case it appears that we will see results in the near term. As we understand it, the 48 units will be targeted to low and moderate-income homeowners in an effort to preserve truly affordable housing within the community. In addition we understand that View 14 project will include 6 units reserved for residents earning at or below 80% of "AMI". This represents a substantial commitment towards contributing to the continuing renaissance of the U Street Corridor / Columbia Heights area, with a consciousness of the needs of long-term residents as well as new comers.
We support your efforts and look forward to further opportunities to comment on the design as it develops.

Wishing you continued success,

Tim Arnold
Cardozo Shaw Neighborhood Association
President