Holland+Knight

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Fax 202 955 5564

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Suite 100
Washington, D.C. 20006-6801
www.hklaw.com

Leila M. Jackson Batties
202 419 2583
leila.batties@hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2005 DEC 22 PM 12: 00

December 21, 2005

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: Supplemental Filing for Zoning Commission Case No. 05-22
(Consolidated PUD – Level 2 Development, LLC)

Dear Members of the Zoning Commission:

In response to the questions and concerns raised at the December 5th public hearing for the above-referenced PUD application, we respectfully enclose the following:

1. One original and twenty copies of the revised plans for the PUD project, which include the details requested for the roof plan and proposed antenna and revised traffic diagrams. Please note that the enclosed plans, dated December 21, 2005, incorporate all of the revisions for the project to date, and constitute the complete set of plans for the project.

2. One original and twenty copies of a letter, dated December 20, 2005, from the traffic consultant, Michael J. Workosky, providing additional information and drawings related to the operation of the service alley on the east side of the PUD property. (The drawings have been included as part of the revised plans.)

ZONING COMMISSION
CASE No. 05-22
EXHIBIT No. 34

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.34

Thank you for your considerate attention to this matter. We remain hopeful of the Zoning Commission's favorable review of the PUD application.

Sincerely,

HOLLAND & KNIGHT LLP

Leila Batties

Leila M. Jackson Batties

CC: Advisory Neighborhood Commission 1B (c/o Philip Spalding, via U.S. mail, w/ enc.)
Ms. Jennifer Steingasser, Office of Planning (via hand delivery, w/ enc.)
Mr. Abdoulaye Bah, Dept. of Public Works,
Office of Policy & Planning (via hand delivery, w/enc.)
Mr. Kenneth Laden, Dept. of Public Works (via hand delivery, w/ enc.)

WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

December 20, 2005

VIA OVERNIGHT DELIVERY

Zoning Commission for the District of Columbia
441 Fourth Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 05-22
Consolidated PUD – Level 2 Development (View 14)
Supplemental Loading and Traffic Information

Dear Members of the Commission:

This letter provides supplemental traffic information for the View 14 project located on the east side of 14th Street, N.W., between Florida Avenue and Belmont Street. Attached are service vehicle diagrams and traffic information related to the operation of the service alley, as requested by Commissioner Hood at the December 5, 2005 public hearing.

All service vehicles will be directed to use Belmont Street north of the property, turn right into the service alley, and back into a loading space. The loading are will be unrestricted, without physical barriers, to allow for adequate turning maneuvers. All service vehicles will then proceed southbound through the service alley and exit onto Florida Avenue, returning to 14th Street.

The attached exhibits indicate that 20-foot, 30-foot, and 40-foot service vehicles would be adequately accommodated by the service alley, without infringing on adjacent properties. Each diagram conservatively assumes that the adjacent loading areas are occupied by other service vehicles.

In addition, as requested by Commissioner Hood, we examined the traffic operations and potential queuing at the service alley intersection on Florida Avenue. The concern raised by the Commission related to the ability of vehicles to enter the alley during peak periods in the likely event that a queue of vehicles are present.

Based on the capacity analyses included in the traffic report, we do not anticipate that any substantial queue (less than one vehicle) would be realized in the eastbound direction for vehicles entering the alley from Florida Avenue. However, from time to time this driveway

1420 Spring Hill Road, Suite 600 • McLean, Virginia 22102 • 703 / 917-6620 • Fax: 703 / 917-0739

would be blocked during peak periods by westbound vehicles stopped at the 14th Street traffic signal. Queues will form and dissipate as the traffic signal changes from green to yellow to red. Motorists will be able to turn onto, and out of, the alley as queues dissipate during each signal cycle. The applicant we will coordinate with the District Department of Transportation to install a "Do Not Block Driveway" sign at this location to better facilitate access for residents and improve traffic operations.

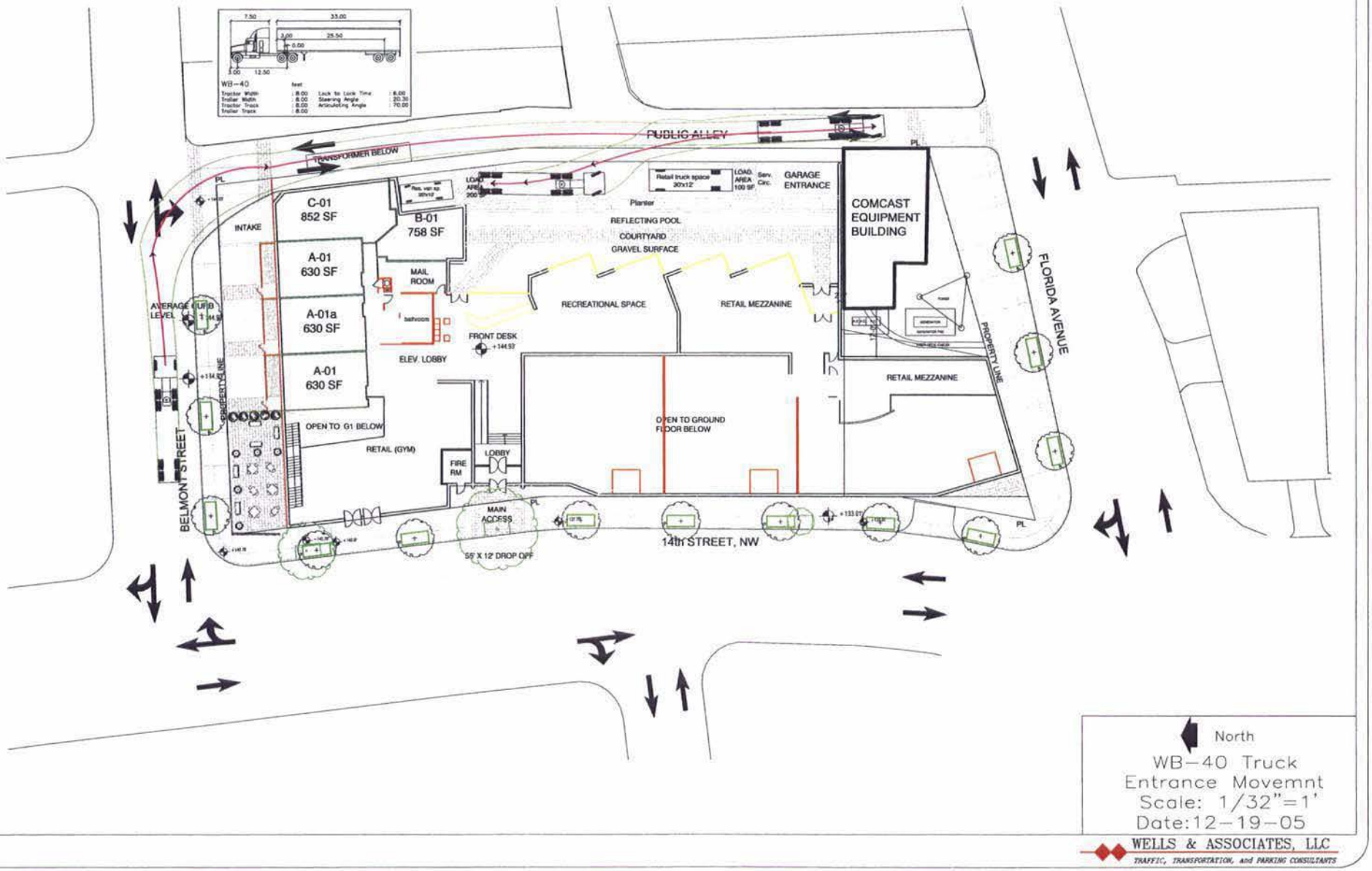
Thank you for the opportunity to provide this information. Please feel free to call with any questions or comments.

Sincerely,



Michael J. Workosky
Principal Associate

CC: David Franco, Level 2 Development
Norman M. Glasgow, Jr., Esquire, Holland & Knight, LLP
Steven E. Sher, Holland & Knight, LLP
Leila M. Jackson Batties, Holland & Knight, LLP
Federico Soifer, SK&I Architects
Mary P. Ramsey, Wiles, Mensch Corporation



North

WB-40 Truck Entrance Movemnt

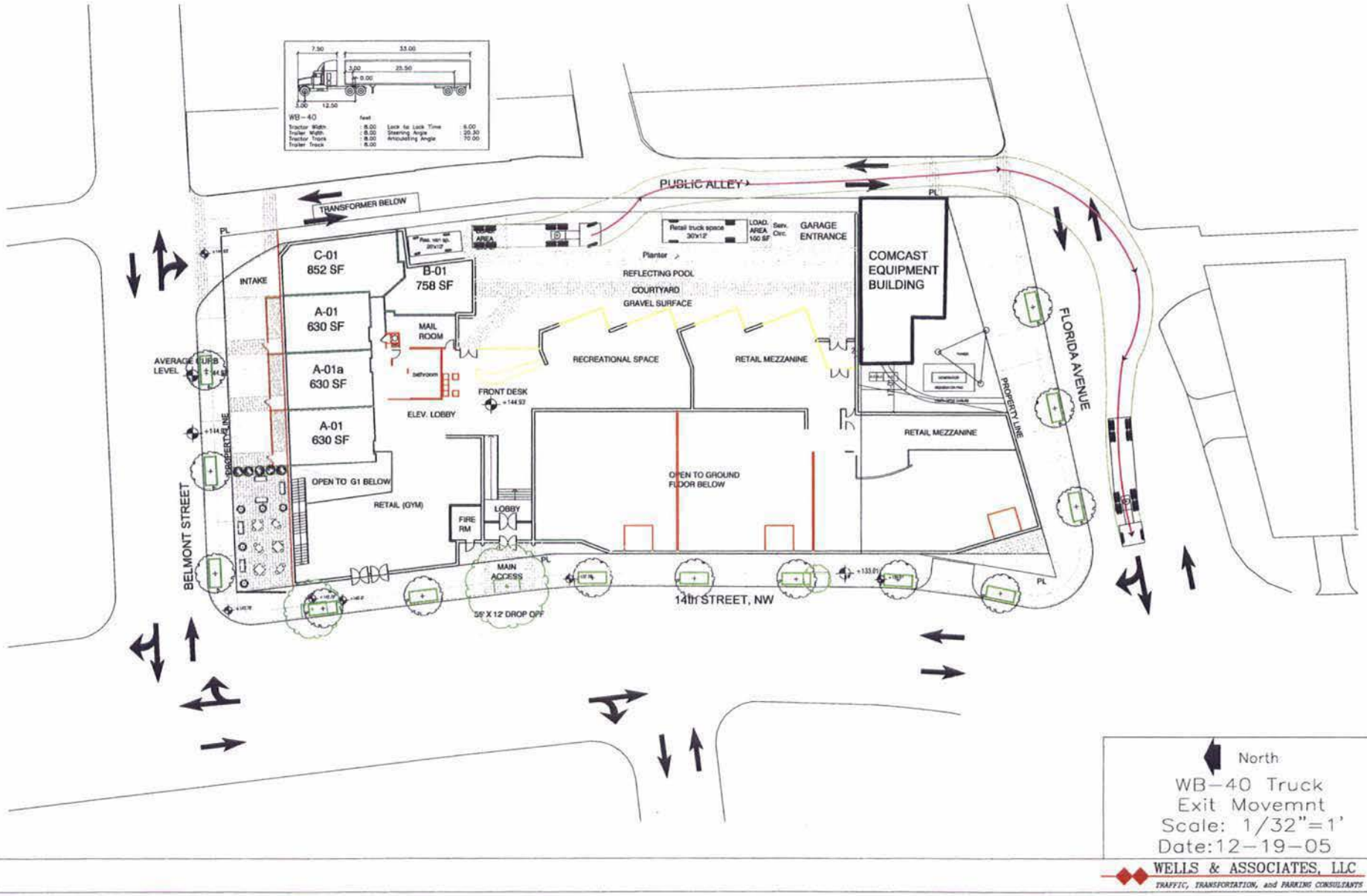
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Date:12-19-05

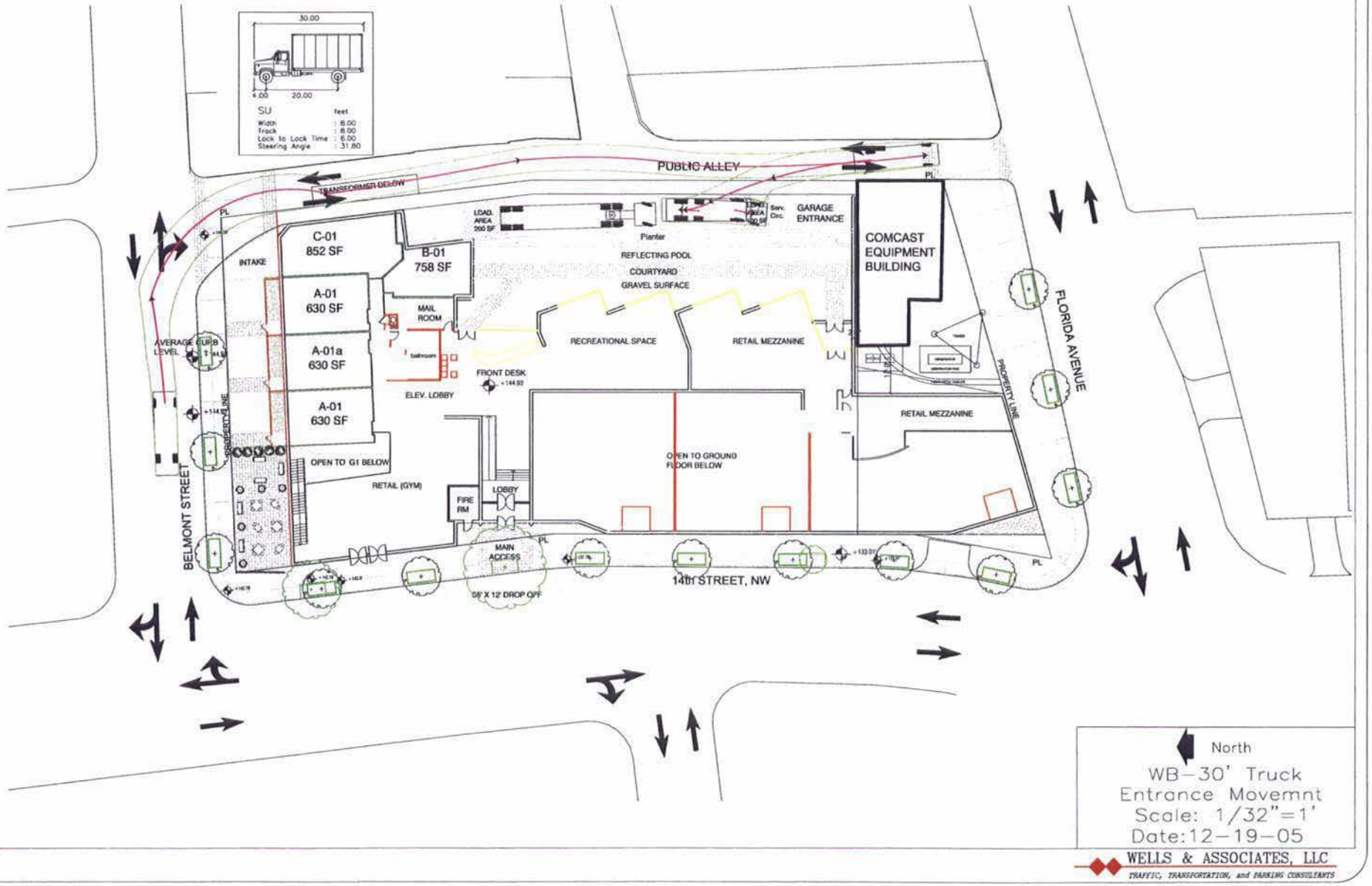
WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

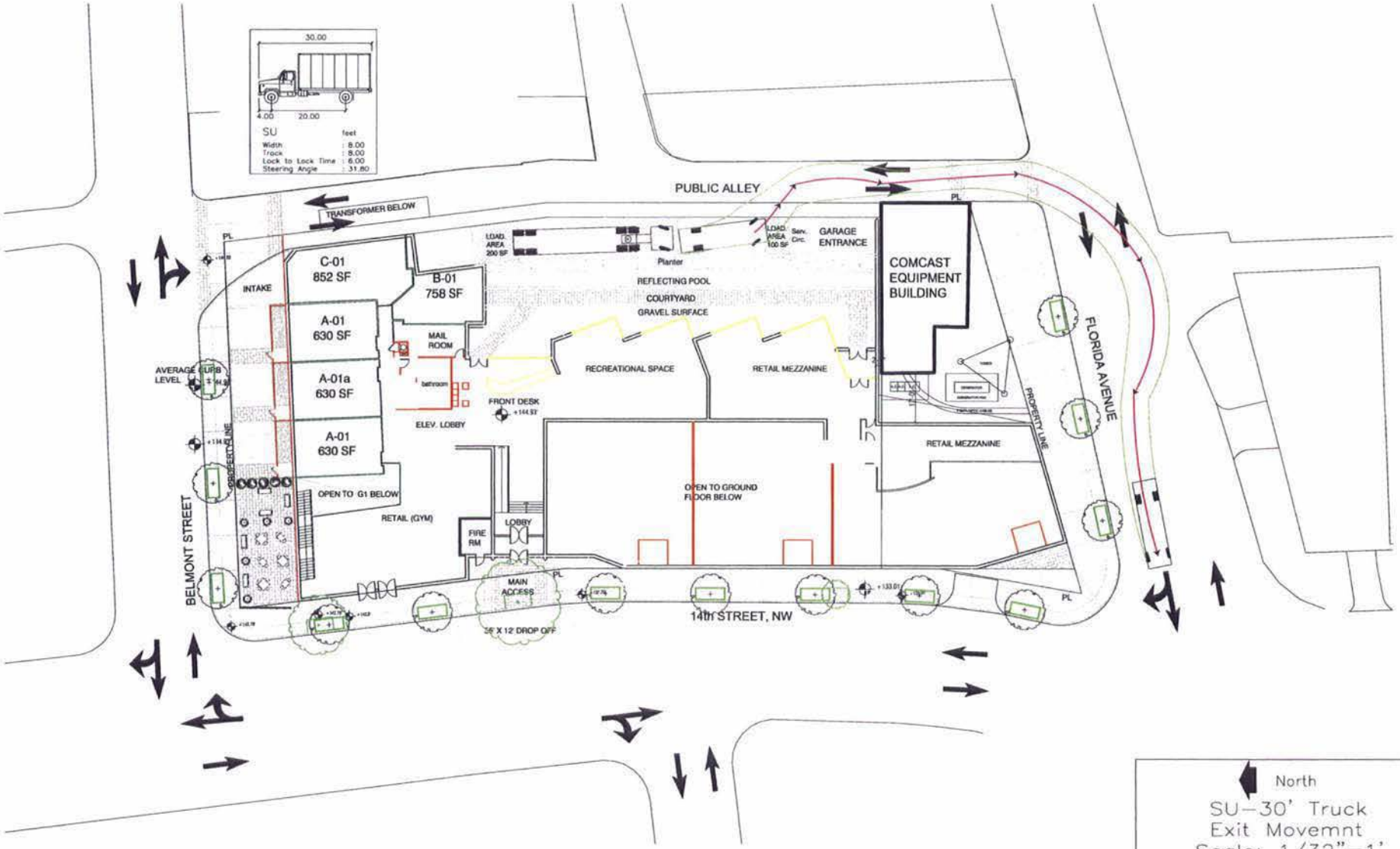
O:\Projects\2501-3000\2912 Square 2868 Lot 807\Truck Movements 12.6.05\Trucks 12.6.05.dwg CA



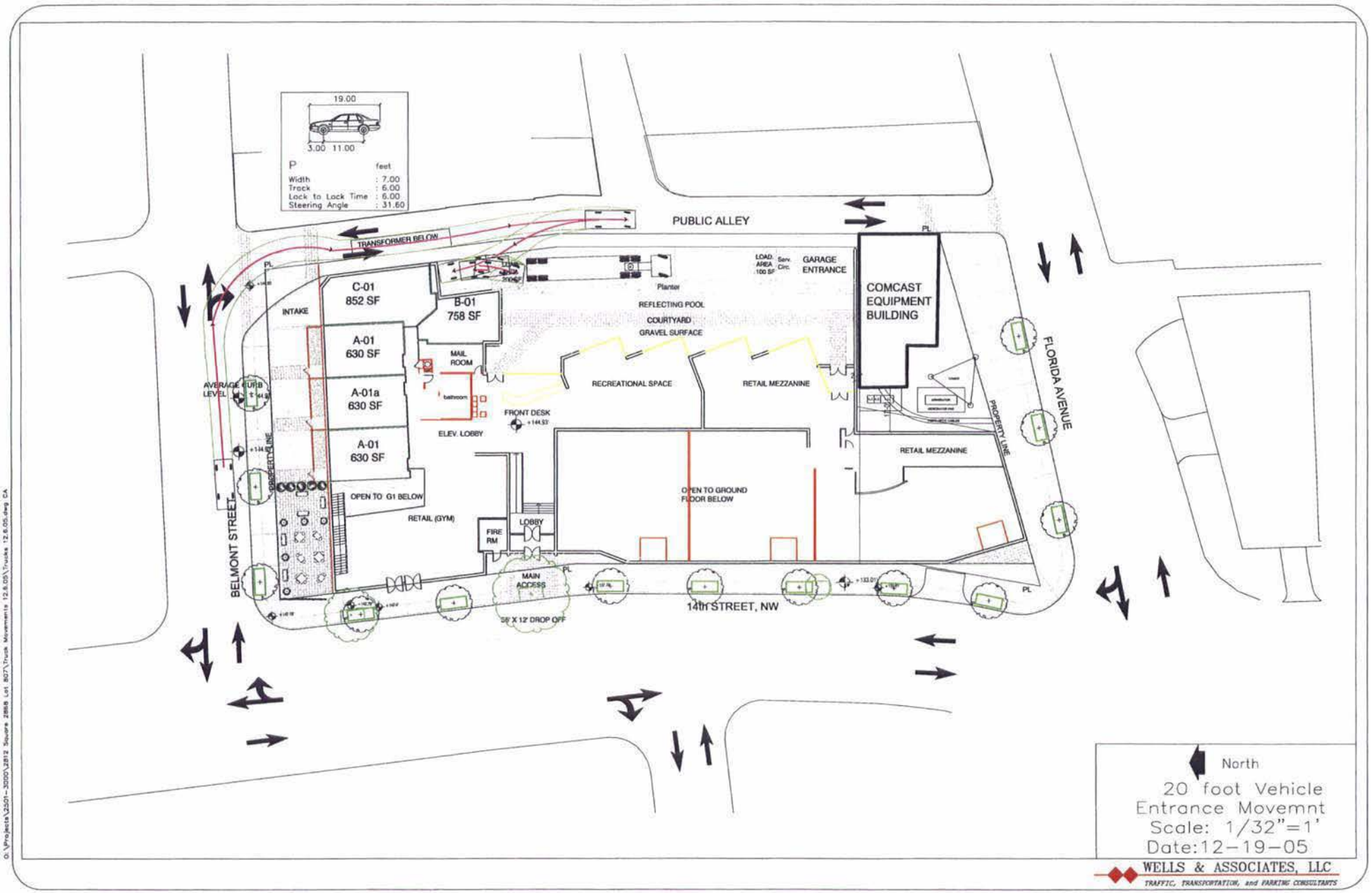
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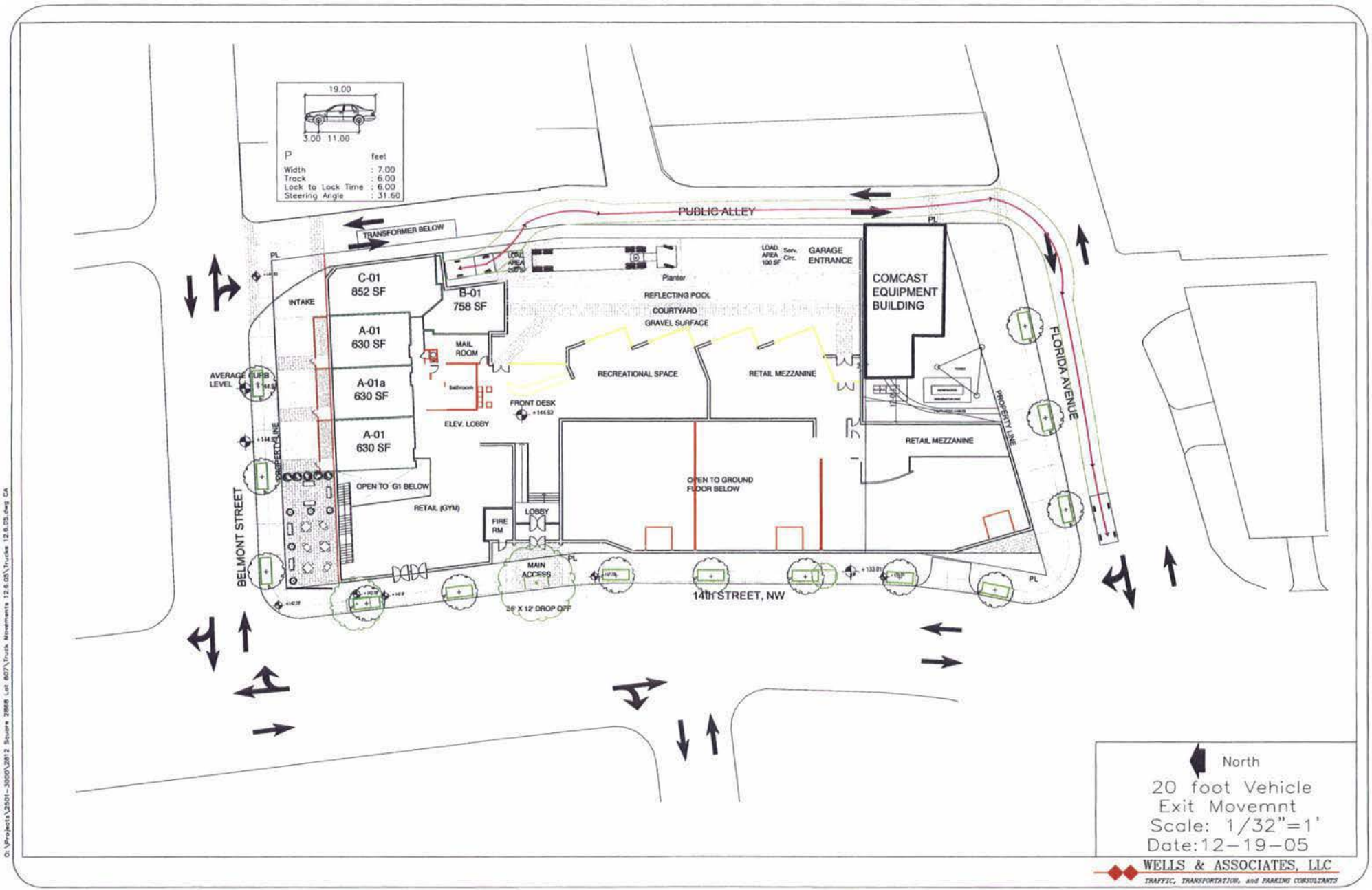
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G:\Projects\2501-3000\2812 Square 2868 Lot 807\Truck Movements 12.6.05\Trucks 12.6.05.dwg CA



G:\Projects\2801-3000\2812 Square 2868 Lot 807\Truck Movements 12.6.05\Trucks 12.6.05.dwg CA

14th STREET & FLORIDA AVENUE, NW
A PLANNED UNIT DEVELOPMENT

REVISION 2005-12-05



VIEW 14

N.W. WASHINGTON DC

OWNER / DEVELOPER:
Level 2 Development, LLC

LAND USE COUNSEL:
Holland & Knight, LLP

ARCHITECTS:
SK&I Architectural Design Group, LLC

STRUCTURAL ENGINEERS:
Tradjer-Cohen-Edelson Associates, Inc.

CIVIL ENGINEERS:
Wiles Mensch Corporation

TRAFFIC CONSULTANT
Wells & Associates, LLC

MEP CONSULTANT
Ght Limited

SHEET INDEX

DRAWING INDEX

NO.	TITLE
A00	COVER SHEET
D01	DEVELOPMENT DATA
S01	EXISTING SURVEY
S02	SITE PLAN
S03.1	ARCH. PLAN - 40' TRUCK - ENTRANCE
S03.2	ARCH. PLAN - 40' TRUCK - EXIT
S03.3	ARCH. PLAN - 30' TRUCK - ENTRANCE
S03.4	ARCH. PLAN - 30' TRUCK - EXIT
S03.5	ARCH. PLAN - 20' VEHICLE - ENTRANCE
S03.6	ARCH. PLAN - 20' VEHICLE - EXIT
S04	LANDSCAPE PLAN
S05	UTILITY PLAN
S06	SEDIMENTATION AND EROSION CONTROL PLAN
	ARCHITECTURAL DRAWINGS
A01	GARAGE LEVEL PLANS
A02	GROUND LEVEL PLAN
A03	FIRST LEVEL PLAN
A04	2ND THROUGH 9TH LEVEL PLANS
A04.1	10TH FLOOR PLAN - MECHANICAL
A05	ROOF PLAN
A06	SECTIONS 1 & 2
A07	SECTIONS 3,4 & 5 - PARAPET DETAIL
A08	ELEVATIONS
A09	ELEVATIONS
A09.1	MATERIAL SELECTION
A10	PERSPECTIVES
A11	PERSPECTIVES
A12	ANTENNA

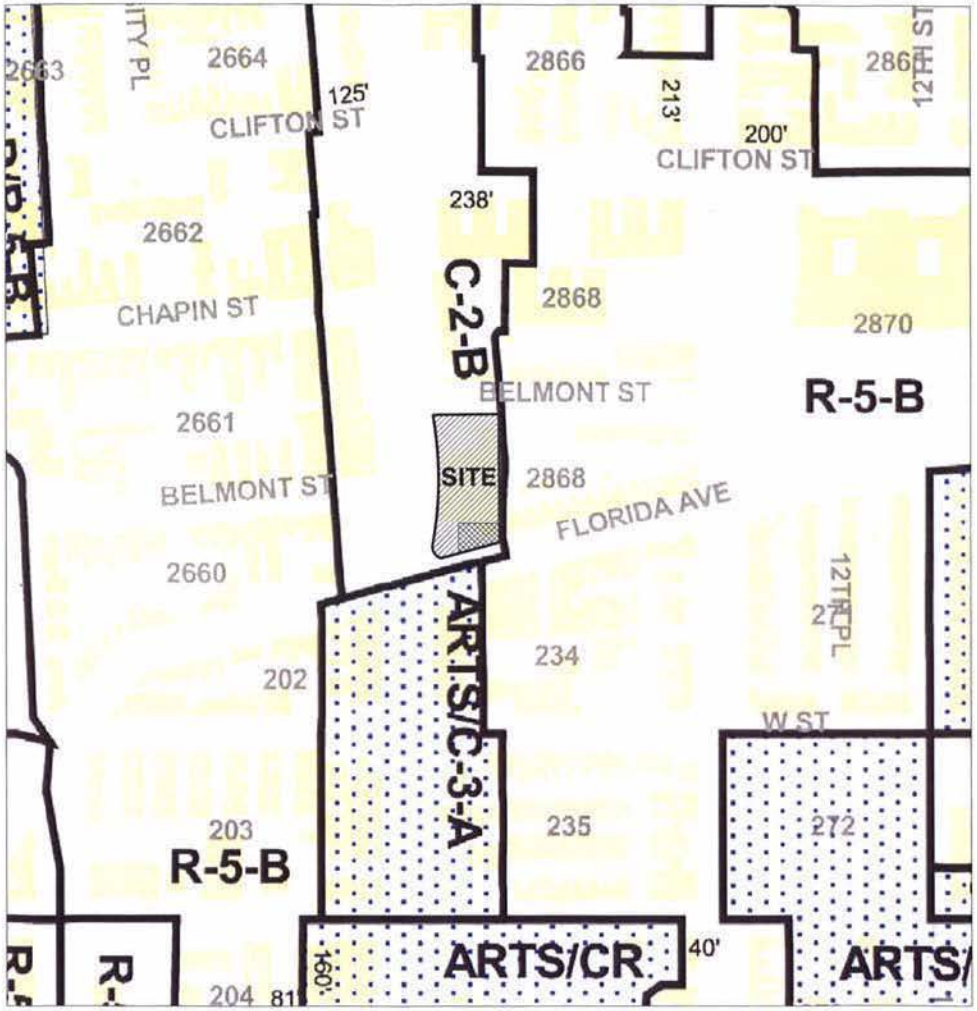
ZONING COMMISSION
CASE No._____
EXHIBIT No._____

LEVEL 2 Development

SK&I

Scale NTS
Date 2005-12-21

A00



ZONING TABULATION

SQUARE:	2868	
LOTS:	LOT 119	(EXISTING 3 STORY INDUSTRIAL BUILDING)
	LOT 122	(EXISTING COMCAST SITE)
ZONE:	CURRENTLY C-2-B	PROPOSED C-2-B
SITE AREA:	LOT 119	= 28,106 SF
	RESID. PART OF LOT 122	= 3,172 SF
	COMCAST PART OF LOT 122	= 3,079 SF
	TOTAL	34,357 SF

SK | Architectural Design Group, LLC

Project : View 14
Client : Level 2

11/14/2005

ZONING TABULATION

LOT DATA

SQUARE:	2868	
LOTS:	LOT 119	EXISTING 3 STORY INDUSTRIAL BUILDING
	LOT 122	EXISTING COMCAST SITE
ZONE:	CURRENTLY C-2-B	PROPOSED C-2-B
SITE AREA:	LOT 119	28,106 SF
	RESID. PART OF LOT 122	3,172 SF
	COMCAST PART OF LOT 122	3,079 SF
	TOTAL	34,357 SF

9 STORY RESIDENTIAL BUILDING + COMCAST EXISTING BUILDING
C-2-B / PUD

	REQUIRED/ ALLOWED PUD	PROVIDED 9 STORY RESID. BUILDING	PROVIDED COMCAST EXISTING BUILDING
MINIMUM LOT AREA:	N/A	31,278 SF	3,079 SF
MINIMUM LOT WIDTH:	N/A	120' (average)	
FAR:	6.0	6.0	0.5
GROSS FLOOR AREA RESIDENTIAL:	206,142	173,755 SF +	
GROSS FLOOR AREA RETAIL:	68,714	13,903	
GROSS FLOOR AREA TOTAL:	206,142 SF	187,658 SF	1,543 SF 4
LOT OCCUPANCY:	80%	70.5%	50.0%
BUILDING HEIGHT:	90' MAX	90'	15'
PENTHOUSE HEIGHT	18.5' MAX	18.5' MAX	NONE
PENTHOUSE AREA:	11,573 SF MAX	6,961	NONE
REAR YARD:	15'	15+	NONE
SIDE YARD:	NONE REQUIRED	NONE	NONE
OPEN COURT WIDTH:	4" per foot of height	136'	NONE
PARKING	Resid = 1per 3 Dw = 58 SPACES	136	NONE
	Retail = 15 SPACES	15 SPACES 3	NONE
	Total = 73 SPACES	151	NONE
LOADING:	Resid = 1@55 + 1@20	Resid = 1@55 + 1@20	NONE NONE
	Retail = 1@30	Retail = 1@30	NONE

NOTES:
1 GROSS FLOOR AREA
A- GROSS FLOOR AREA = GROSS MEASURED AREA x 85 THIS FACTOR PROVIDES FOR A MECHANICAL SHAFT REDUCTION
B- GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 14TH ST AND FLORIDA AV. 2) PARKING ACCESS RAMPS AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 8'
2 RETAIL FAR = 13,155sf. 15/SPACE per 750sf above 2,000sf= SPACES REQUIRED 114
3 IF OPTIONAL BASEMENT RETAIL B1 AND B2 IS NOT DEVELOPED IN FINAL PROJECT, THAT AREA CAN HOLD 54 ADDITIONAL CAR SPACES IN THAT CASE B3 WILL NOT BE BUILT
4 EXISTING BUILDING AREA TO REMAIN

VIEW 14

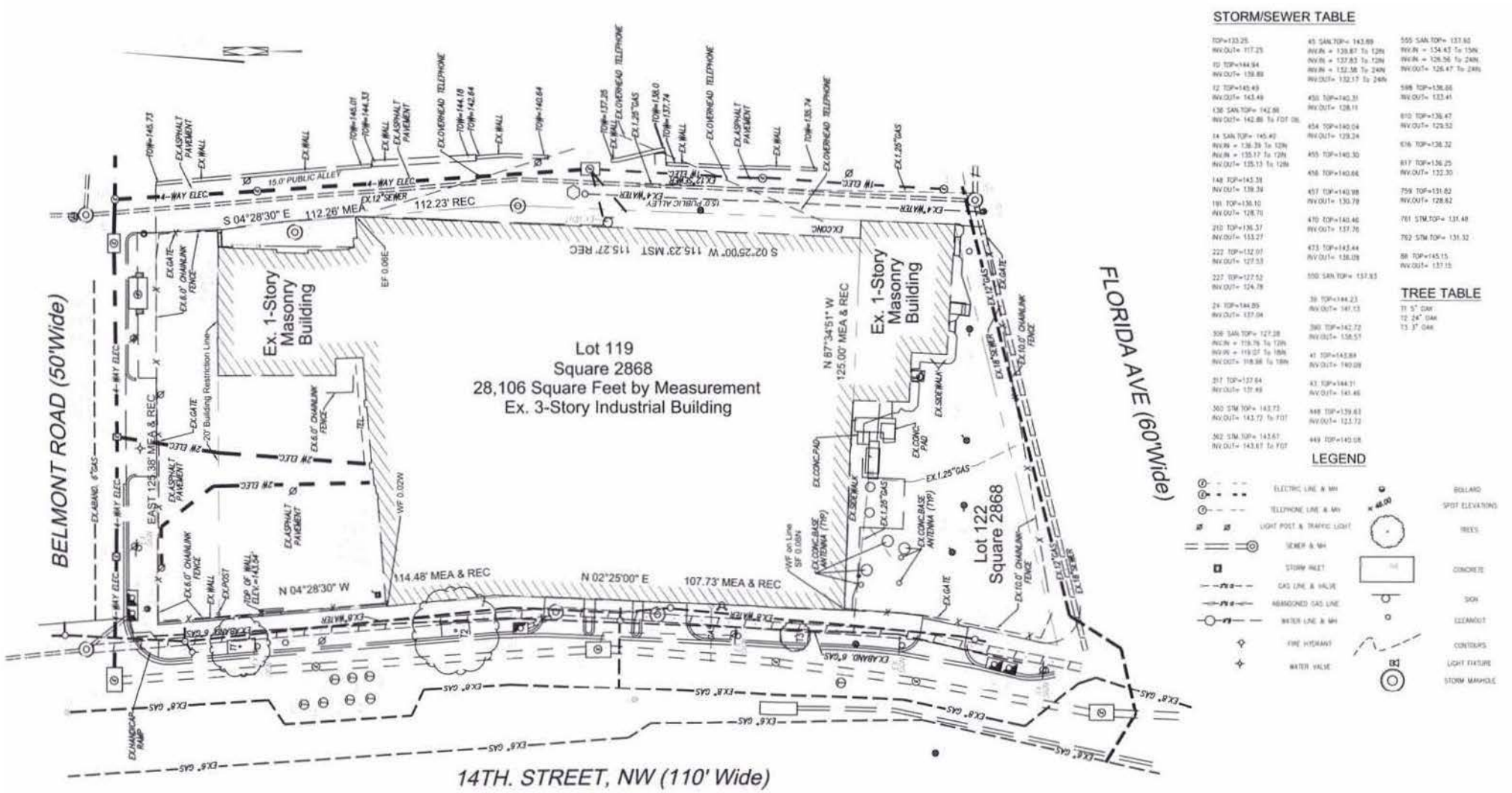
N.W. WASHINGTON DC

LEVEL 2 Development

SK&I

Scale: NTS
Date: 2005-12-21

D01



STORM/SEWER TABLE

TOP=133.25 INV.OUT= 117.25	45 SAN.TOP= 143.89 INV.IN = 139.87 To 12IN INV.IN = 137.82 To 12IN INV.IN = 132.38 To 24IN INV.OUT= 132.17 To 24IN	555 SAN.TOP= 137.92 INV.IN = 134.43 To 15IN INV.IN = 126.56 To 24IN INV.OUT= 126.47 To 24IN
10 TOP=144.94 INV.OUT= 139.89		
12 TOP=145.49 INV.OUT= 143.49	450 TOP=140.31 INV.OUT= 128.11	598 TOP=136.66 INV.OUT= 133.41
138 SAN.TOP= 142.66 INV.OUT= 142.66 To FOT 06	454 TOP=140.04 INV.OUT= 129.24	610 TOP=136.47 INV.OUT= 129.52
14 SAN.TOP= 145.40 INV.IN = 136.39 To 12IN INV.IN = 135.17 To 12IN INV.OUT= 135.13 To 12IN	455 TOP=140.30	616 TOP=136.32
	456 TOP=140.66	617 TOP=136.25 INV.OUT= 132.30
148 TOP=143.38 INV.OUT= 139.39	457 TOP=140.98 INV.OUT= 130.78	759 TOP=131.82 INV.OUT= 128.62
191 TOP=136.10 INV.OUT= 128.70	470 TOP=140.46 INV.OUT= 137.76	761 STM.TOP= 131.48
210 TOP=136.37 INV.OUT= 133.27	473 TOP=142.44 INV.OUT= 138.09	762 STM.TOP= 131.32
222 TOP=132.07 INV.OUT= 127.53	550 SAN.TOP= 137.93	88 TOP=145.15 INV.OUT= 137.15
227 TOP=127.52 INV.OUT= 124.78	39 TOP=144.23 INV.OUT= 141.13	
24 TOP=144.85 INV.OUT= 137.04	390 TOP=142.72 INV.OUT= 138.57	
308 SAN.TOP= 127.28 INV.IN = 119.76 To 12IN INV.IN = 119.07 To 18IN INV.OUT= 118.88 To 18IN	41 TOP=143.89 INV.OUT= 140.09	
317 TOP=137.64 INV.OUT= 137.49	43 TOP=144.31 INV.OUT= 140.46	
360 STM.TOP= 143.73 INV.OUT= 143.72 To FOT	448 TOP=139.63 INV.OUT= 123.72	
362 STM.TOP= 143.67 INV.OUT= 143.67 To FOT	449 TOP=140.08	

TREE TABLE

11 5" OAK
12 24" OAK
13 3" OAK

LEGEND

ELECTRIC LINE & MH
TELEPHONE LINE & MH
LIGHT POST & TRAFFIC LIGHT
SEWER & MH
STORM INLET
GAS LINE & VALVE
ABANDONED GAS LINE
WATER LINE & MH
FIRE HYDRANT
WATER VALVE
BOLLARD
SPOT ELEVATIONS
TREES
CONCRETE
SIGN
CLEANOUT
CONTOURS
LIGHT FIXTURE
STORM MANHOLE

VIEW 14

N.W. WASHINGTON DC

EXISTING CONDITIONS PLAN

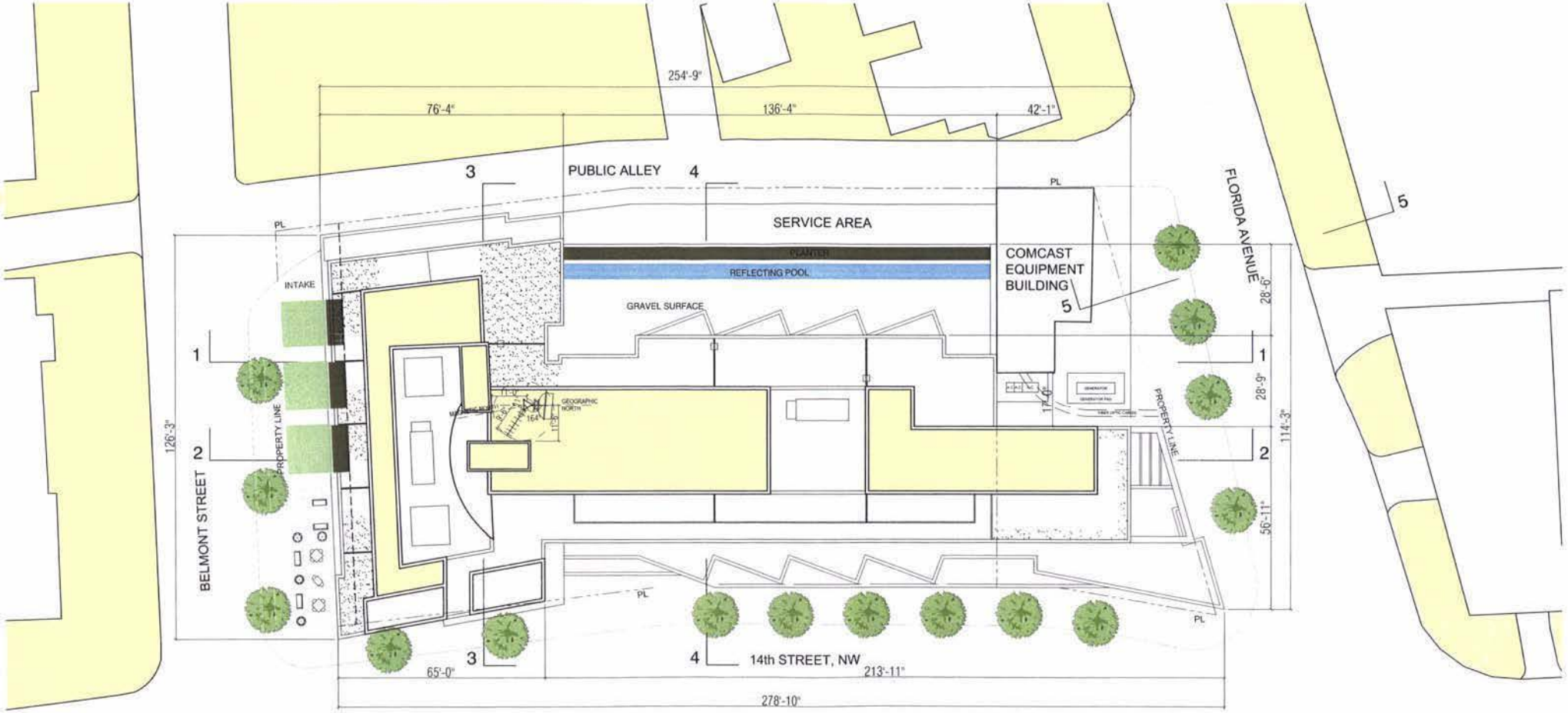
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LEVEL 2 Development

SK&I

Scale: GRAPHIC
Date: 2020-12-21

S01



1 SITE PLAN

0 15' 30' 60' 120'

VIEW 14

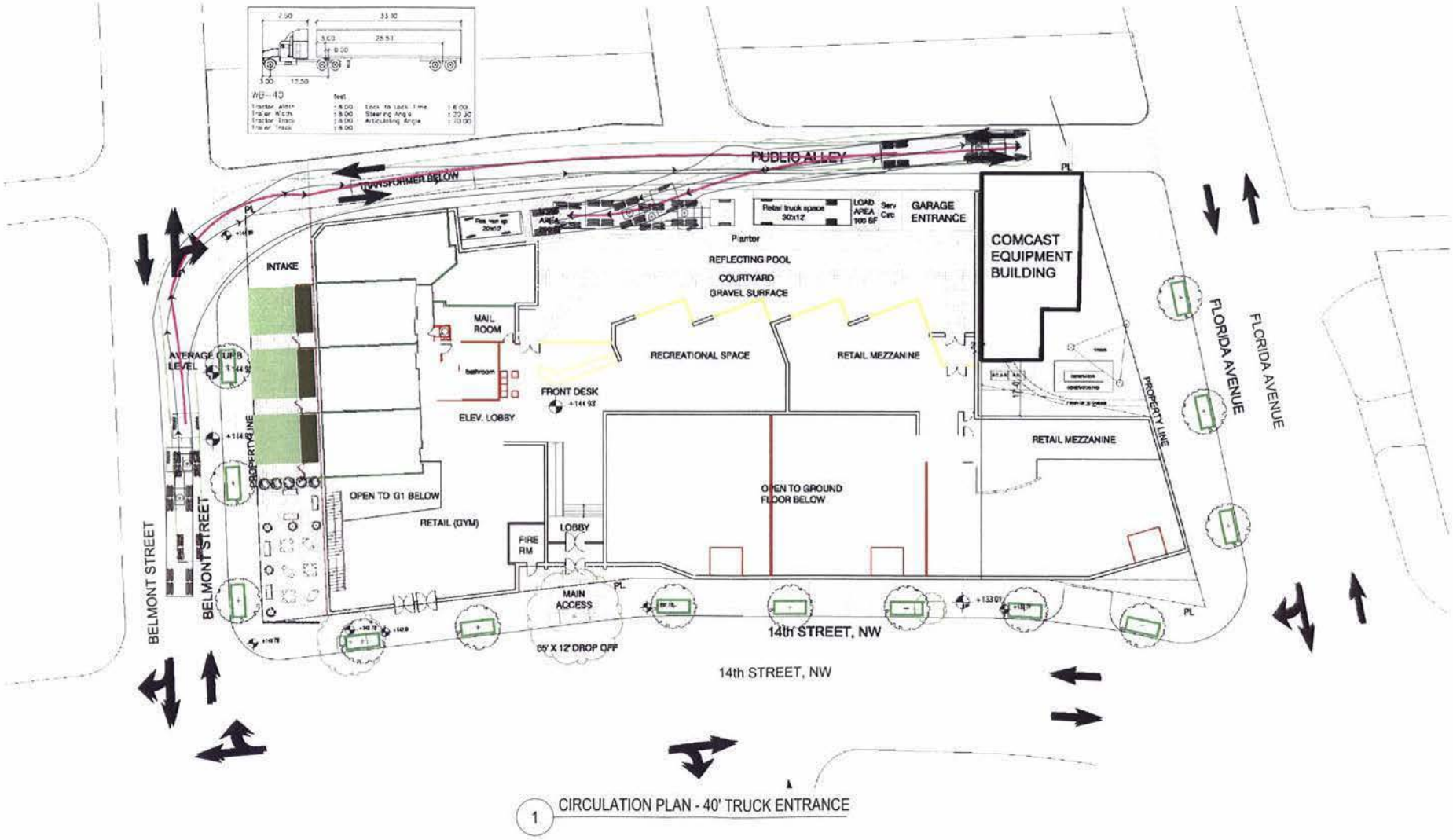
N.W. WASHINGTON DC

LEVEL 2 Development

SK&I

GRAPHIC Scale Date 2005-12-21

S02



1 CIRCULATION PLAN - 40' TRUCK ENTRANCE

VIEW 14

NW, WASHINGTON DC

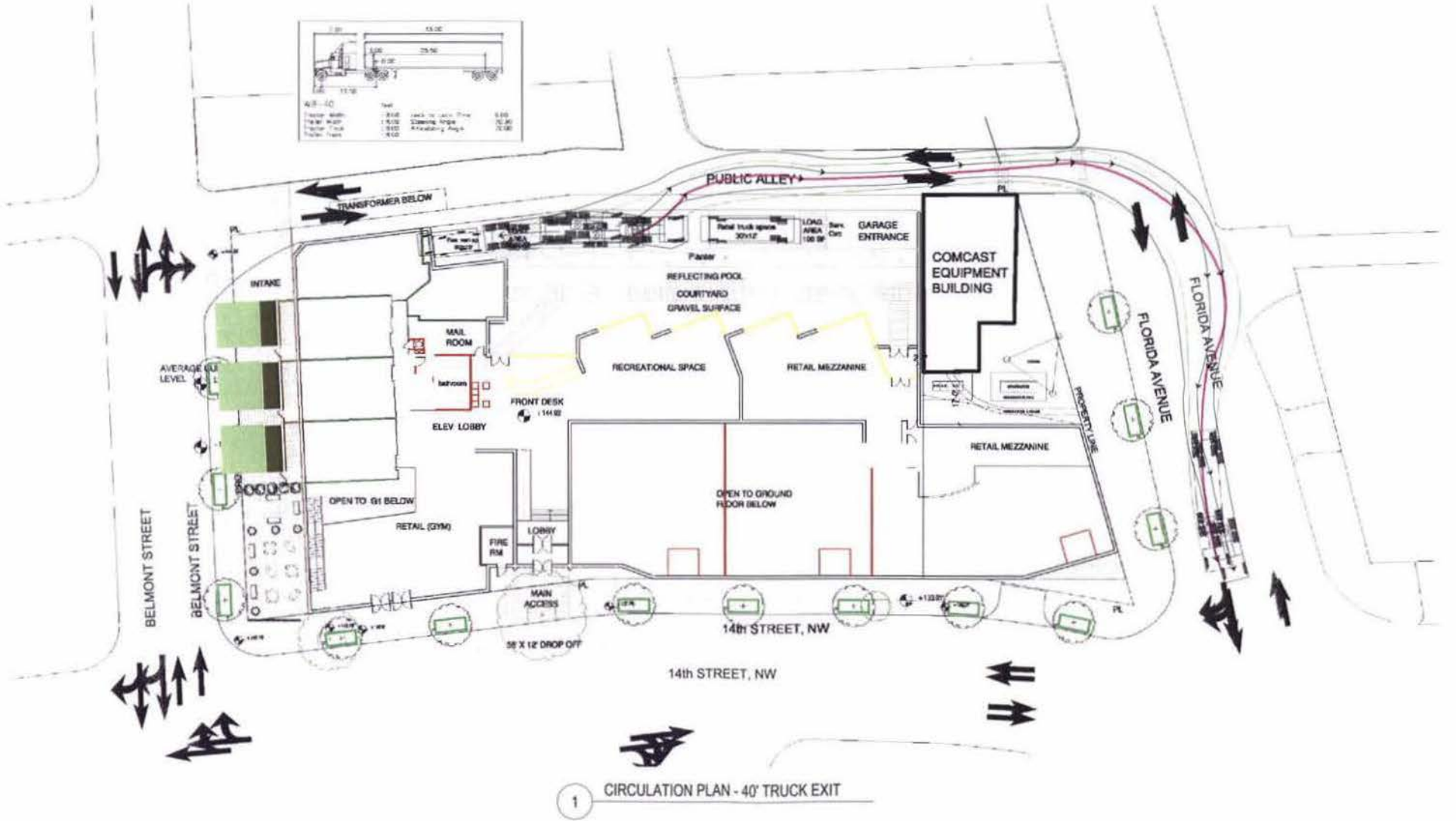
0 15' 30' 60' 120'

WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

SK&I

LEVEL 2 Developement

S03.1



1 CIRCULATION PLAN - 40' TRUCK EXIT

VIEW 14

NW, WASHINGTON DC

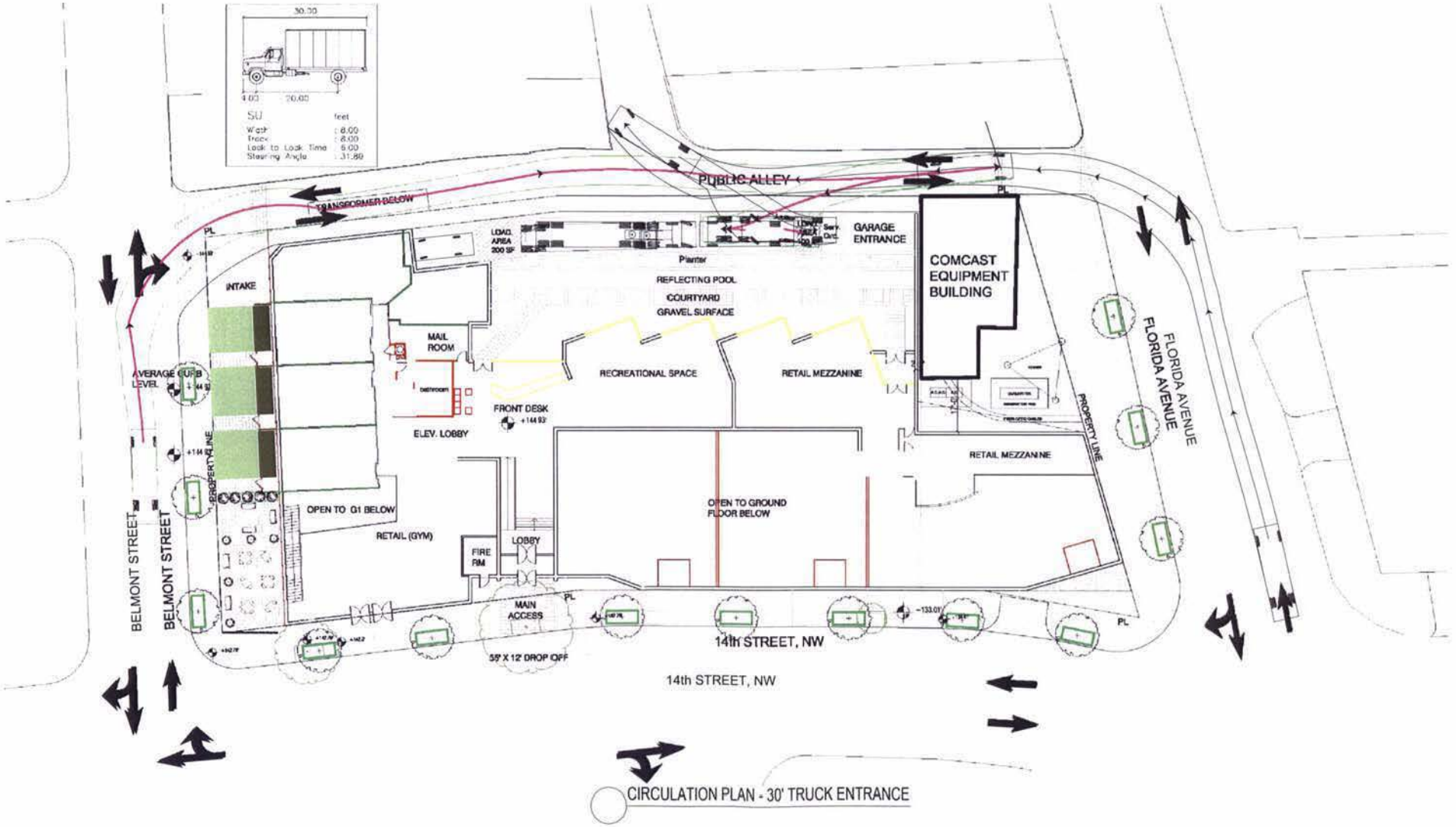
0 15' 30' 60' 120'

WELLS & ASSOCIATES, LLC

SK&I

LEVEL 2 Developement

S03.2



CIRCULATION PLAN - 30' TRUCK ENTRANCE

VIEW 14

NW, WASHINGTON DC

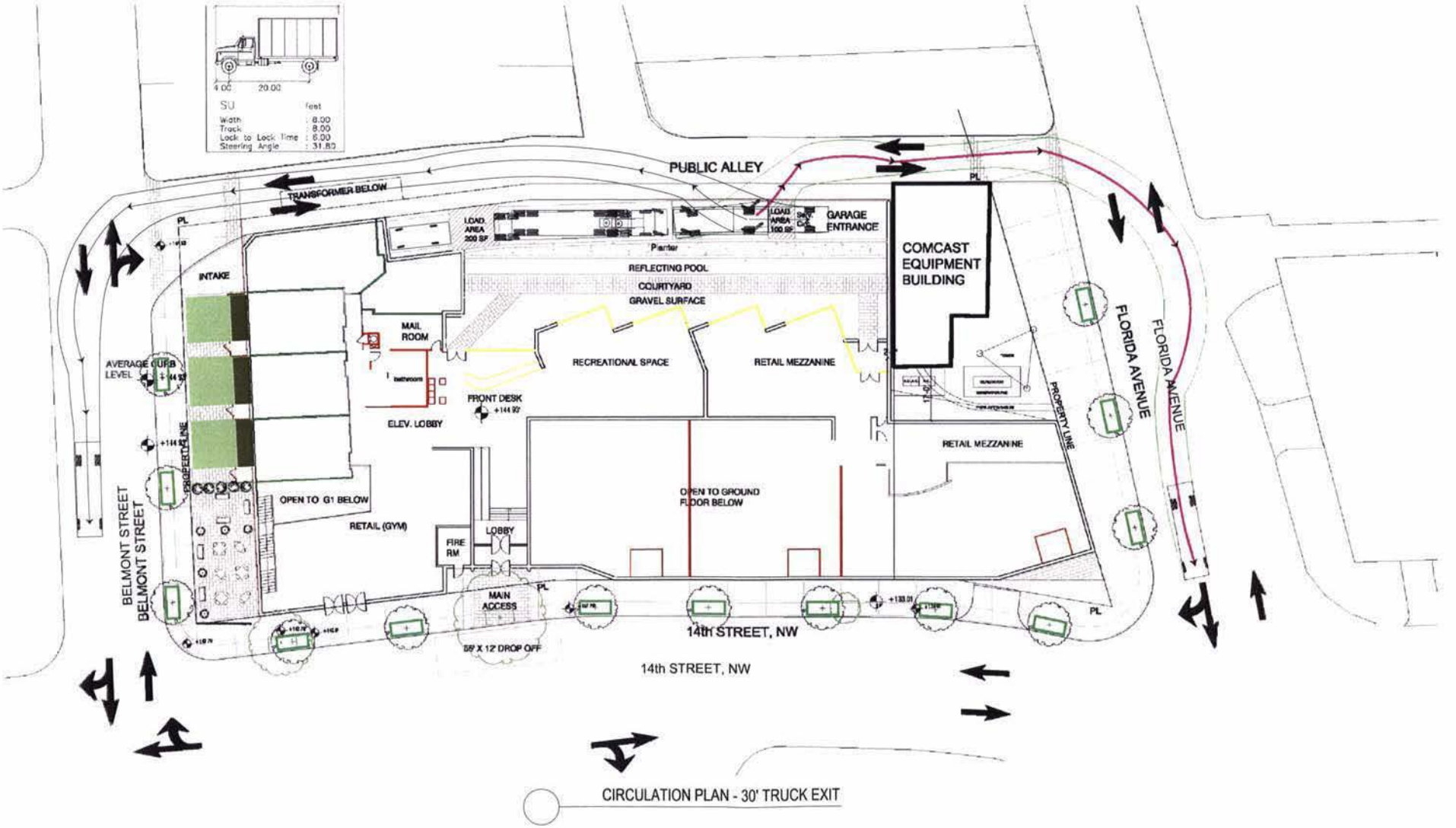
0 15' 30' 60' 120'

WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

SK&I

LEVEL 2 Developement

S03.3



CIRCULATION PLAN - 30' TRUCK EXIT

VIEW 14

NW, WASHINGTON DC

0 15' 30' 60' 120'

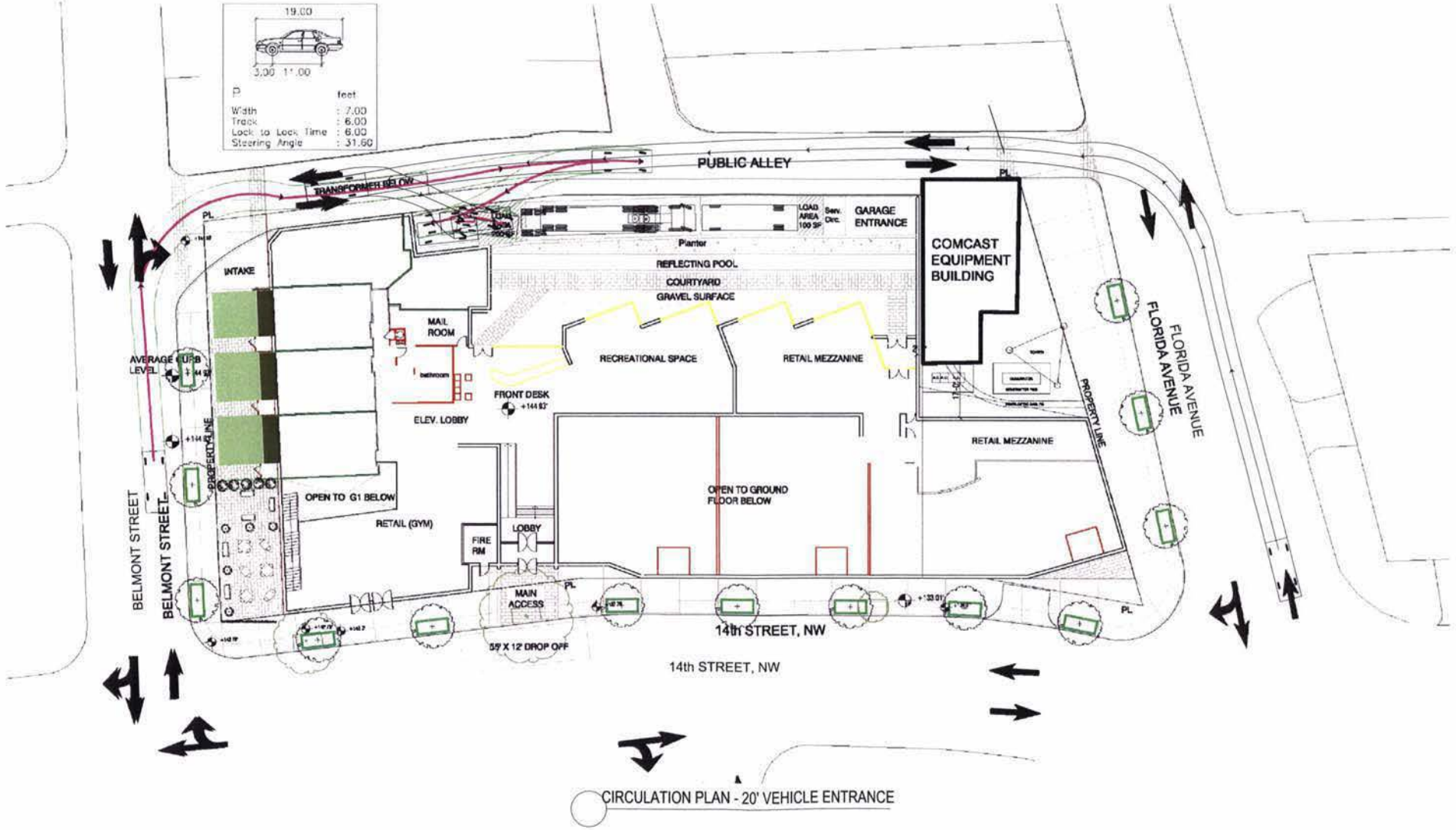
WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

SK&I

Scale: 1" = 30'
Date: 2005-12-21

LEVEL 2 Developement

S03.4



CIRCULATION PLAN - 20' VEHICLE ENTRANCE

VIEW 14

NW, WASHINGTON DC

0 15' 30' 60' 120'

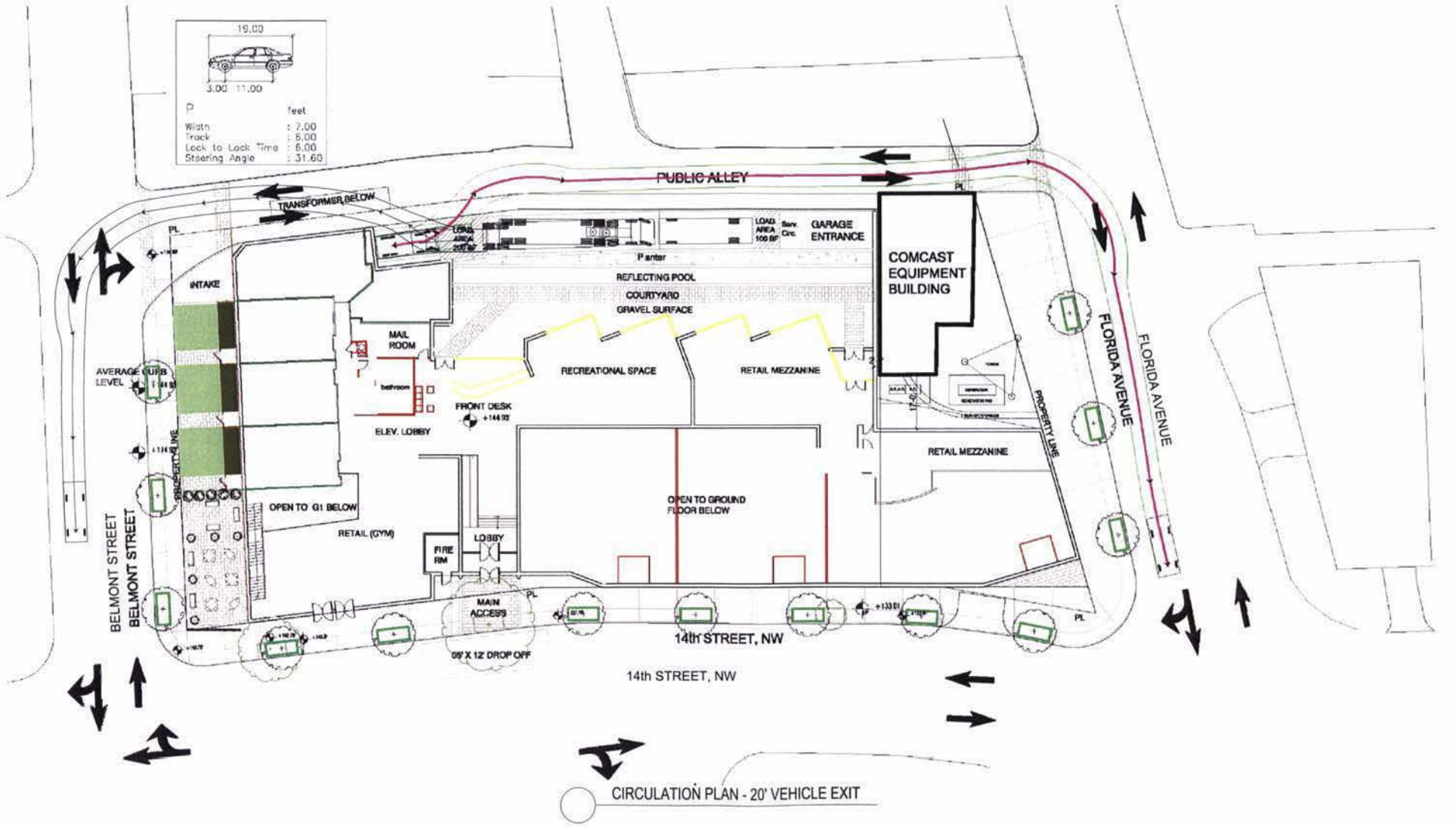
WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

SK&I

Scale: 1" = 30'
Date: 2005-12-21

LEVEL 2 Developement

S03.5



VIEW 14

NW, WASHINGTON DC

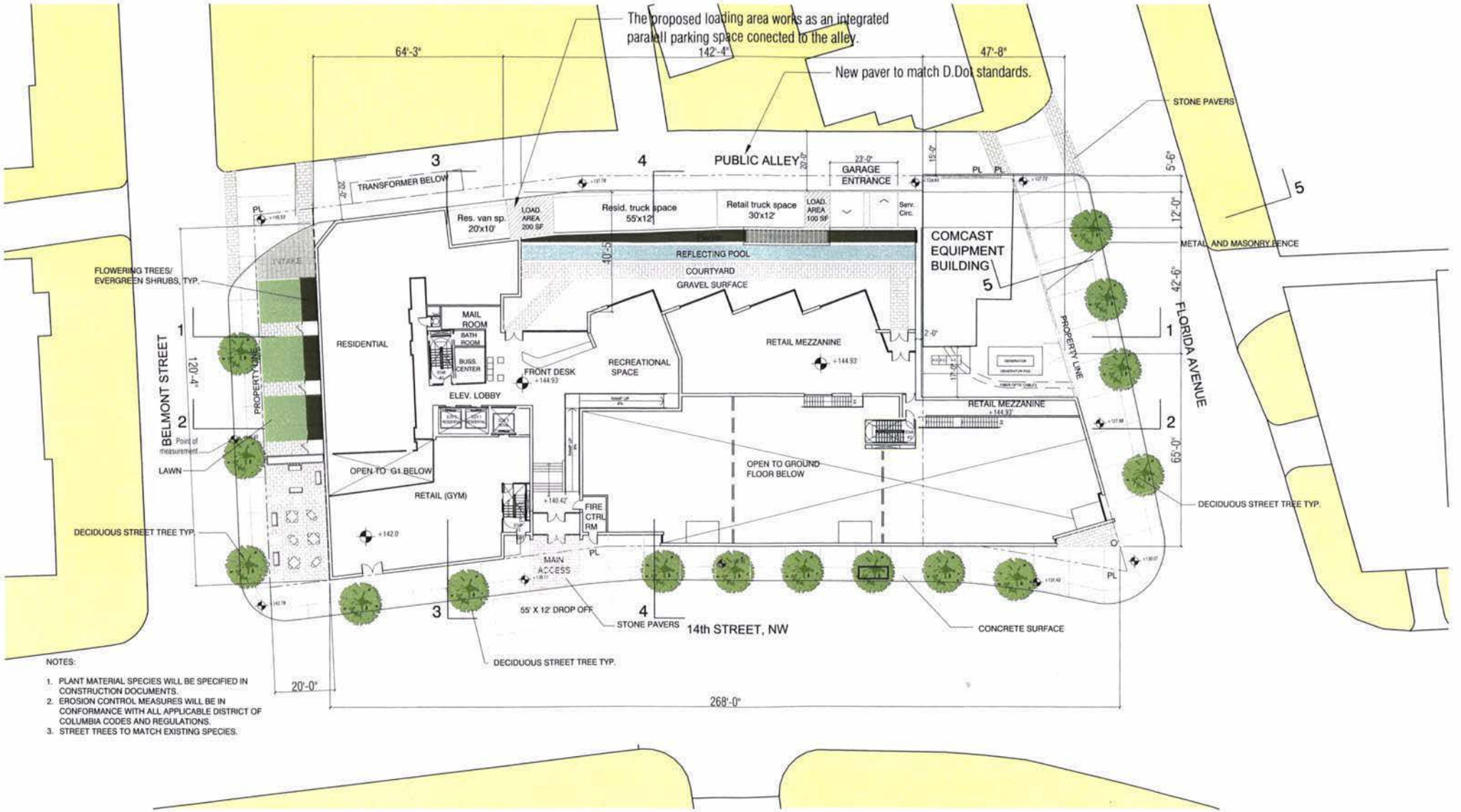
0 15' 30' 60' 120'

WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

SK&I

LEVEL 2 Developement

S03.6



NOTES:

1. PLANT MATERIAL SPECIES WILL BE SPECIFIED IN CONSTRUCTION DOCUMENTS.
2. EROSION CONTROL MEASURES WILL BE IN CONFORMANCE WITH ALL APPLICABLE DISTRICT OF COLUMBIA CODES AND REGULATIONS.
3. STREET TREES TO MATCH EXISTING SPECIES.

1 LANDSCAPE PLAN

0 15' 30' 60' 120'

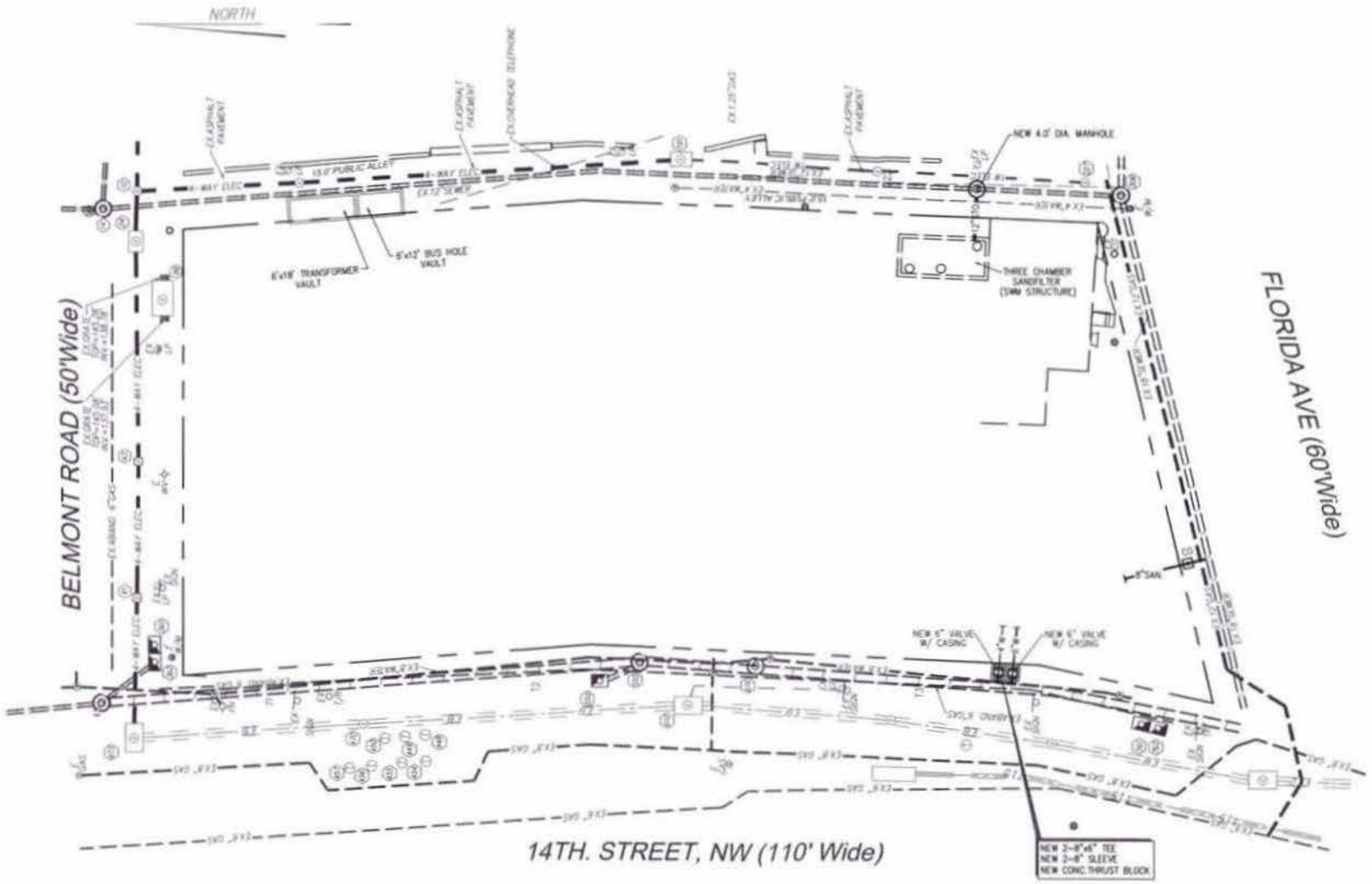
VIEW 14

N.W. WASHINGTON DC

LEVEL 2 Development

SK&I

S04



VIEW 14

UTILITY PLAN

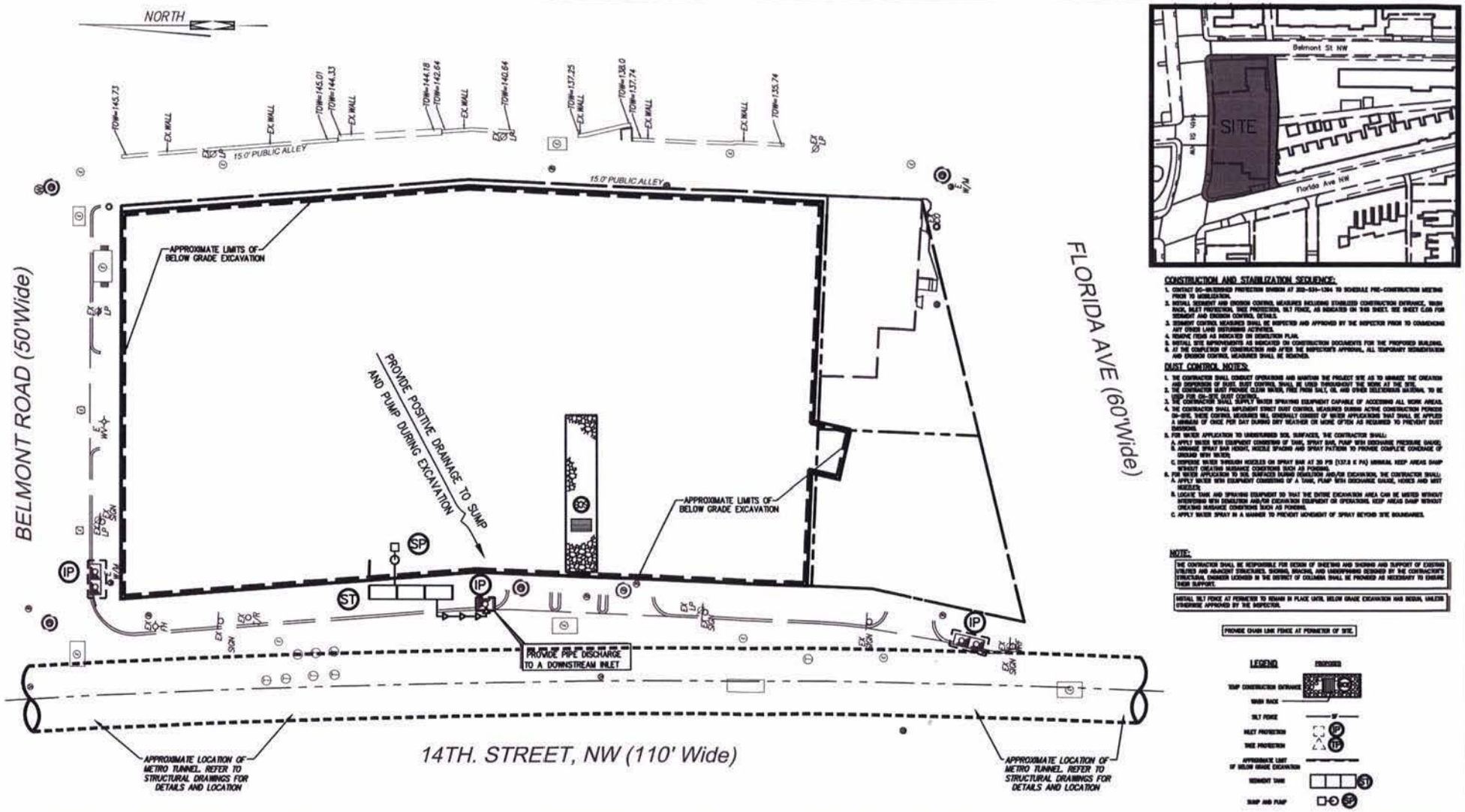
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N.W. WASHINGTON DC

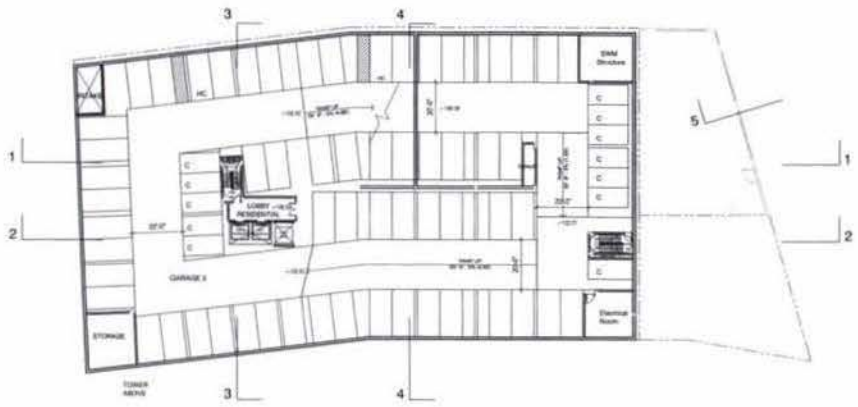
LEVEL 2 Development

SK&I

S05



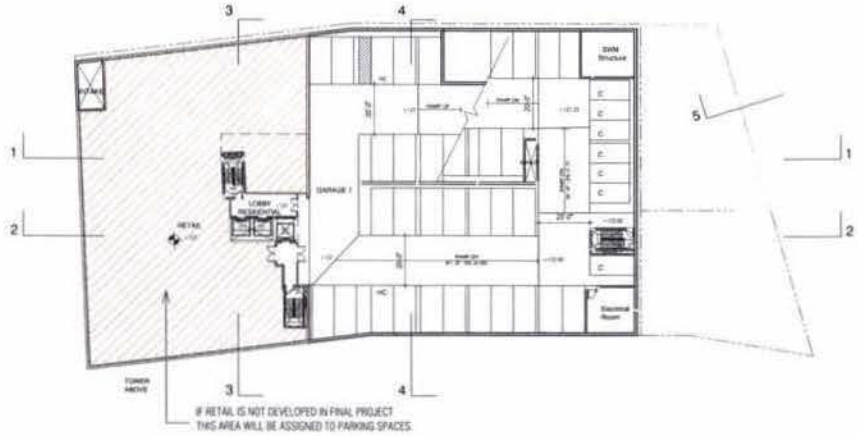
VIEW 14	**SEDIMENTATION AND EROSION CONTROL PLAN**	WILES MENSCH CORPORATION	SK&I	S-06
N.W. WASHINGTON DC			LEVEL 2 Development	



1 GARAGE 3 LEVEL



2 GARAGE 2 LEVEL



3 GARAGE 1 LEVEL

Garage Tabulations

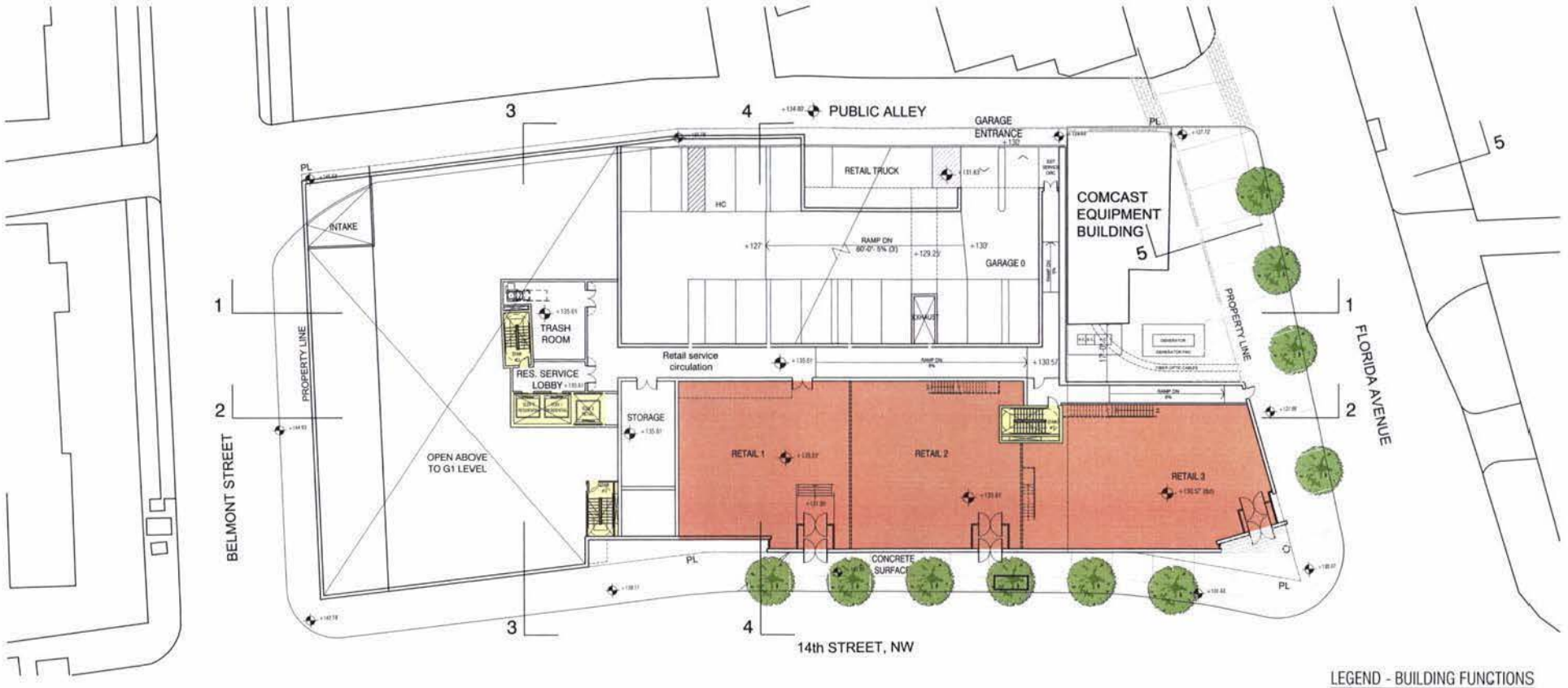
Spots Per Level	Standard	Compact	HC	Total
Ground	5	0	0	5
G1	30	6	2	38
G2	32	6	2	40
G3	55	11	2	68
Total	122	23	6	151

G1 (optional to G1 Retail)	22	5	0	27
G2 (optional to G2 Retail)	22	5	0	27
Total				54

NOTE:
ALL STANDARD PARKING SPACES ARE 19'X9' MIN.,
ALL COMPACT PARKING SPACES ARE 16'X8' MIN.

LEGEND - BUILDING FUNCTIONS

- RED SHOWS COMMERCIAL RETAIL
- YELLOW SHOWS CIRCULATION AND CORE ELEMENTS
- ORANGE SHOWS RESIDENTIAL



1 GROUND LEVEL

VIEW 14

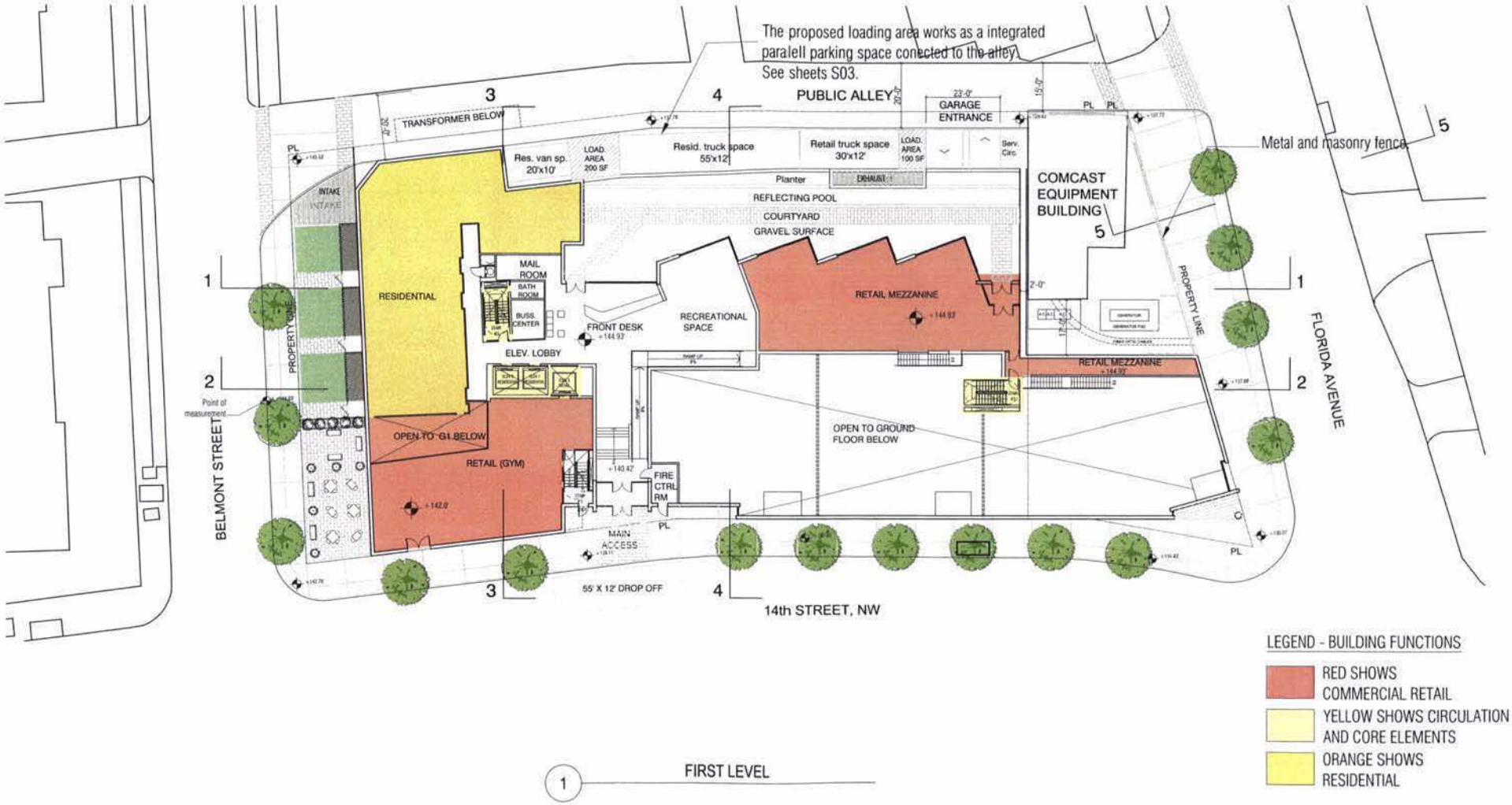
N.W. WASHINGTON DC

0 15' 30' 60' 120'

LEVEL 2 Development

SK&I

A02



LEGEND - BUILDING FUNCTIONS

- RED SHOWS COMMERCIAL RETAIL
- YELLOW SHOWS CIRCULATION AND CORE ELEMENTS
- ORANGE SHOWS RESIDENTIAL

1 FIRST LEVEL

VIEW 14

N.W. WASHINGTON DC

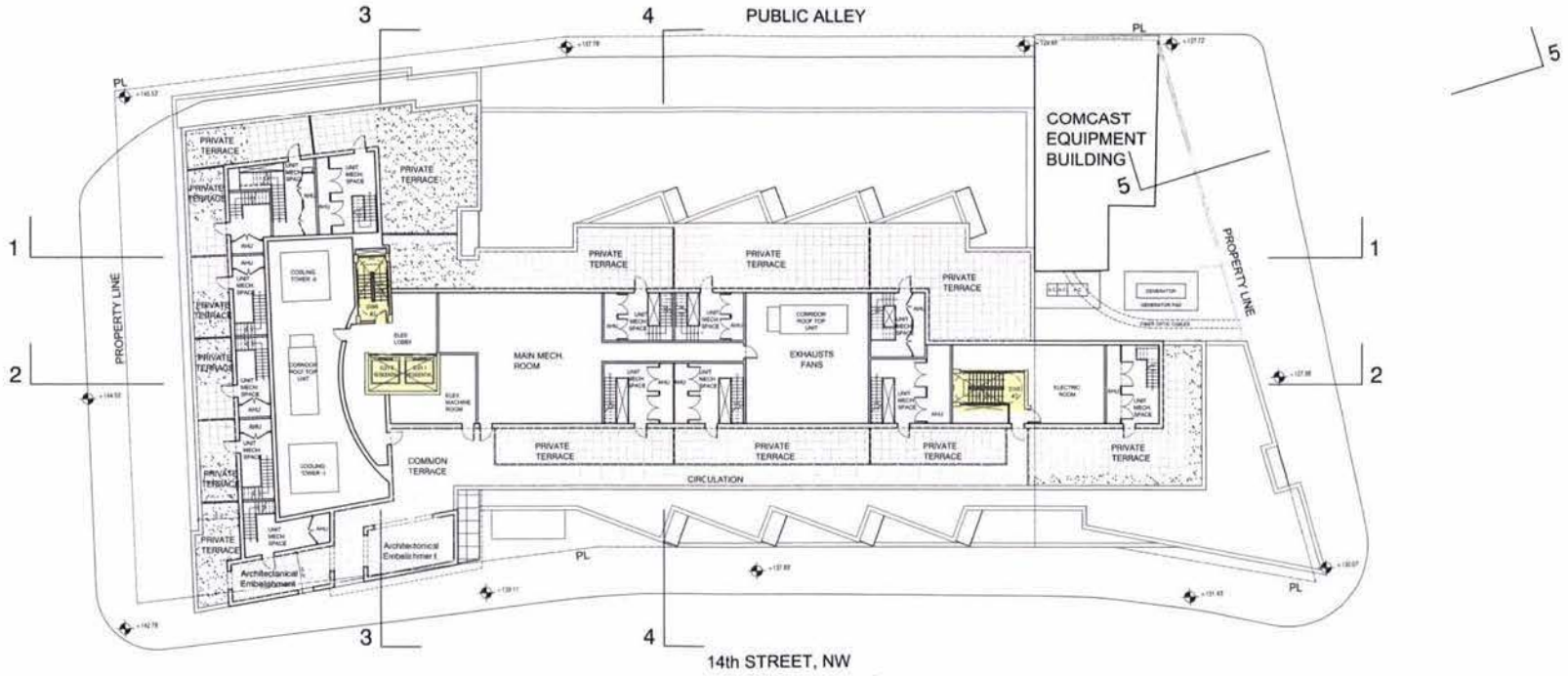
0 15' 30' 60' 120'

LEVEL 2 Development

SK&I

Scale: GRAPHIC
Date: 2005-12-21

A03



HATCH - KEY MATERIAL

- GREEN ROOF
- PRIVATE TERRACE
- COMMON TERRACE

1 10TH - MECHANICAL ROOMS

LEGEND - BUILDING FUNCTIONS

- RED SHOWS COMMERCIAL RETAIL
- YELLOW SHOWS CIRCULATION AND CORE ELEMENTS
- ORANGE SHOWS RESIDENTIAL

VIEW 14

N.W. WASHINGTON DC

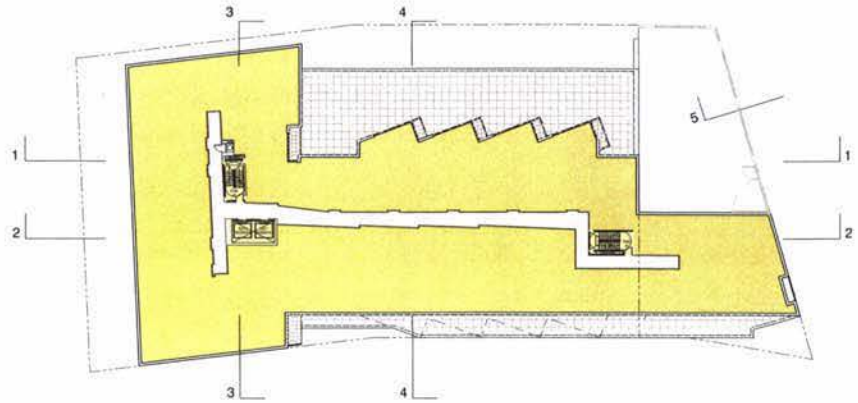
0 15' 30' 60' 120'

LEVEL 2 Development

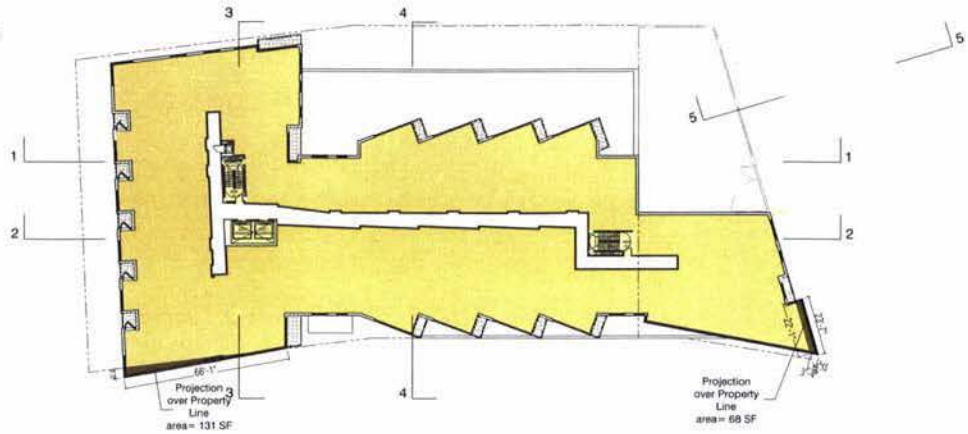
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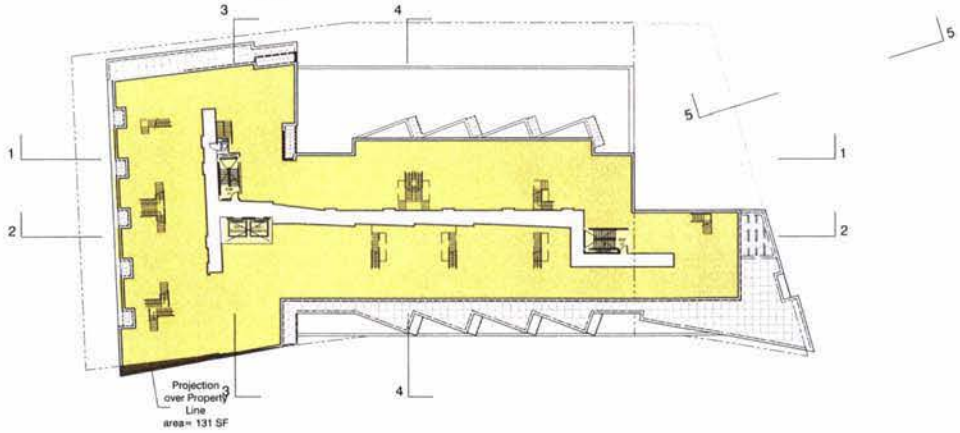
A04.1



1 SECOND FLOOR



2 3RD THROUGH 7TH FLOOR



3 8TH THROUGH 9TH FLOOR

LEGEND - BUILDING FUNCTIONS

RED SHOWS COMMERCIAL RETAIL

YELLOW SHOWS CIRCULATION AND CORE ELEMENTS

ORANGE SHOWS RESIDENTIAL

VIEW 14

N.W. WASHINGTON DC

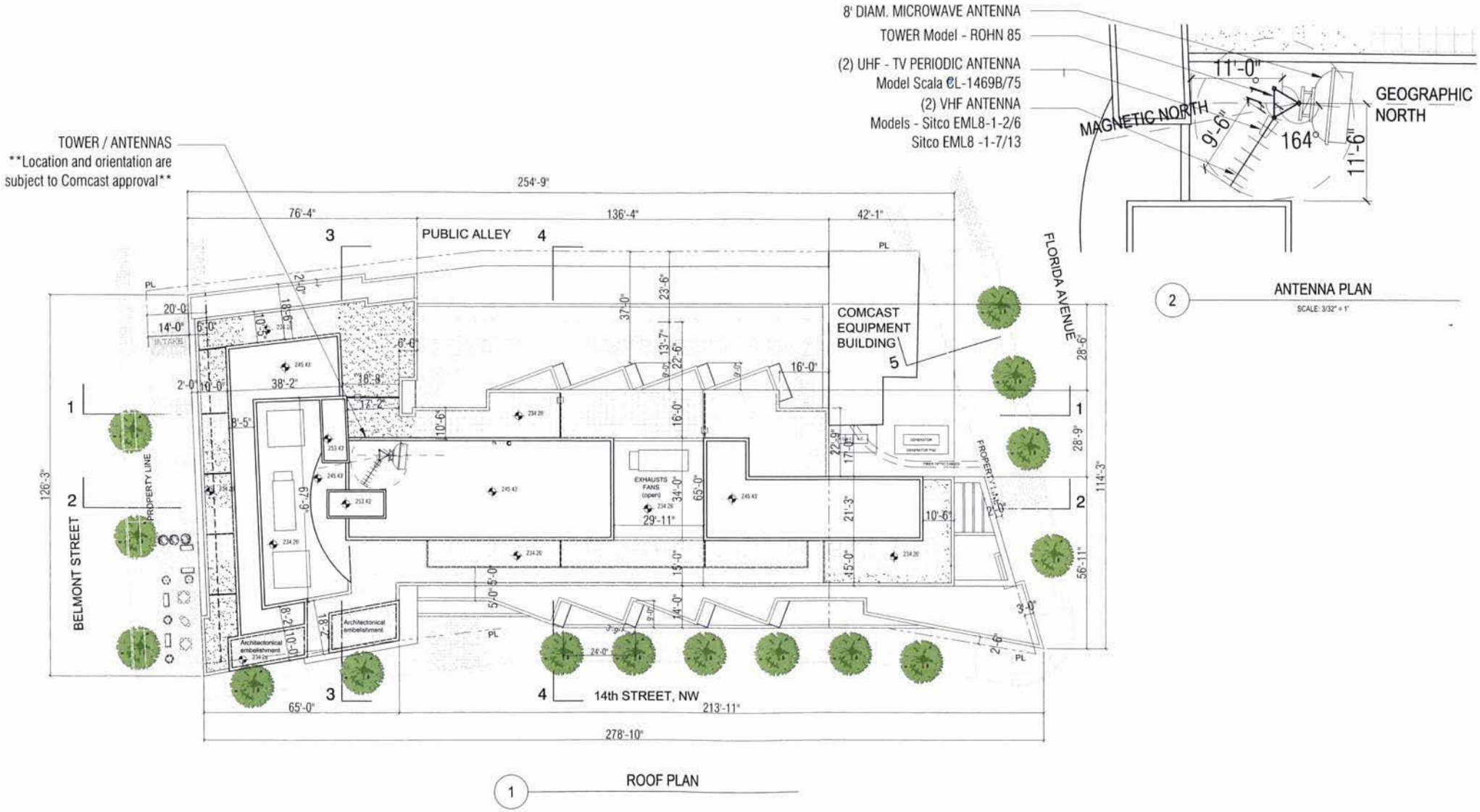
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LEVEL 2 Development

SK&I

Scale GRAPHIC
Date 2009-12-21

A04



VIEW 14

N.W. WASHINGTON DC

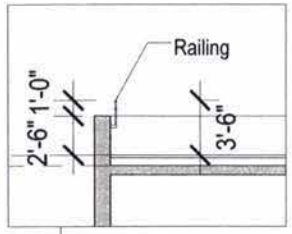
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Date: 2005-12-21

LEVEL 2 Development

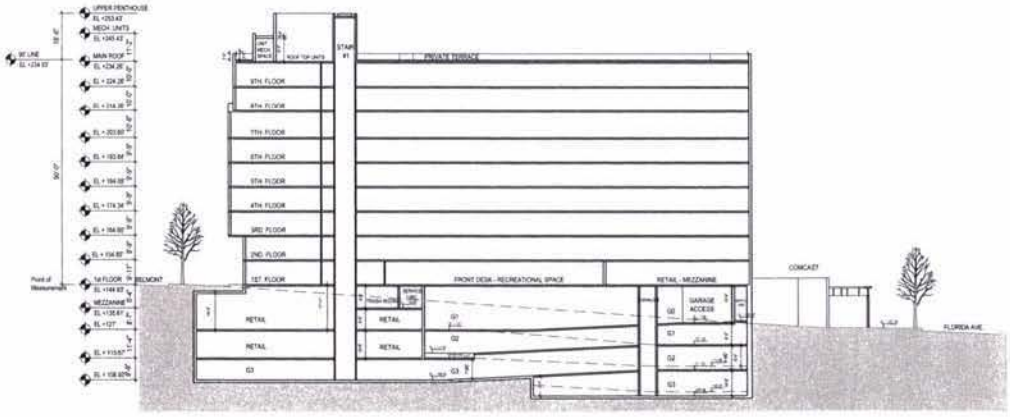
SK&I

A05

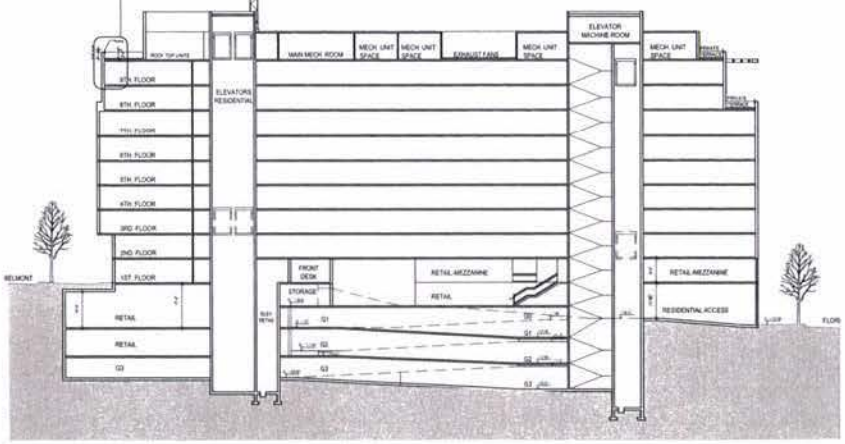


3 PARAPET TYP. DETAIL

1/8"=1'-0"



SECTION 1



SECTION 2

VIEW 14

N.W. WASHINGTON DC

0 25 50 100

LEVEL 2 Development

SK&I

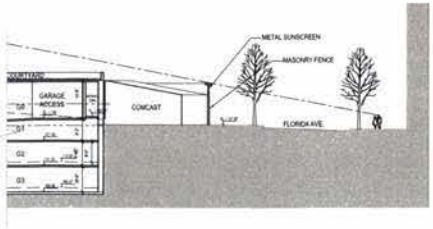
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A06

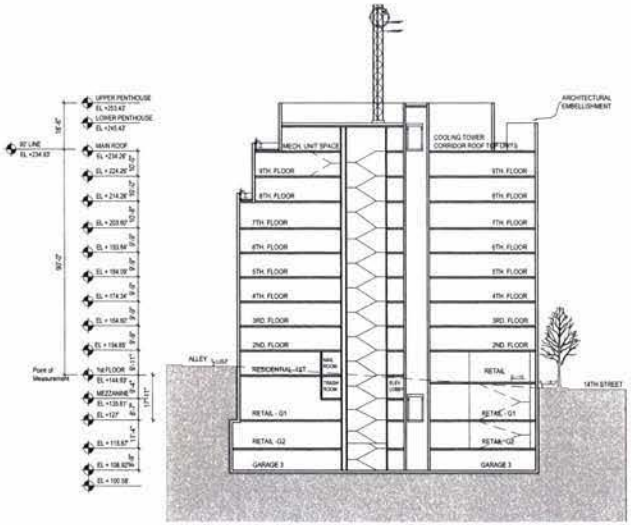


Metal grate and floor planter

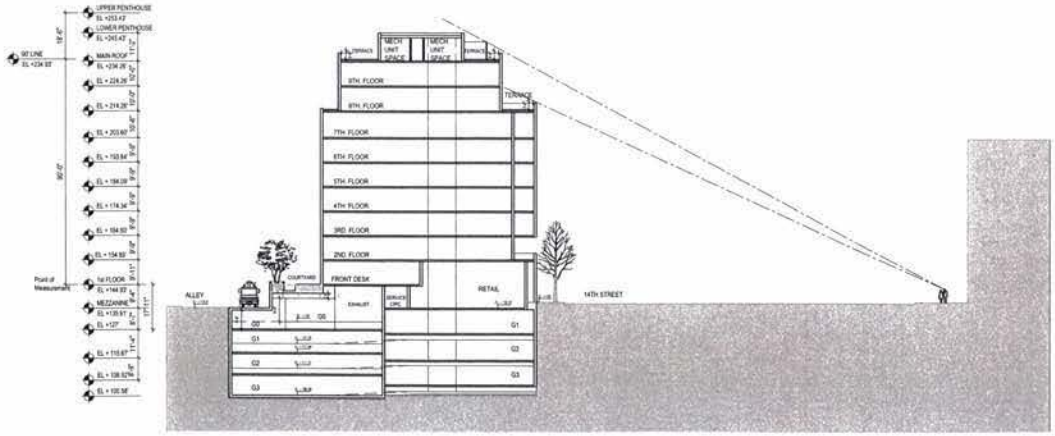
GREEN SCREEN EXAMPLE



SECTION 5



SECTION 3



SECTION 4

VIEW 14

N.W. WASHINGTON DC

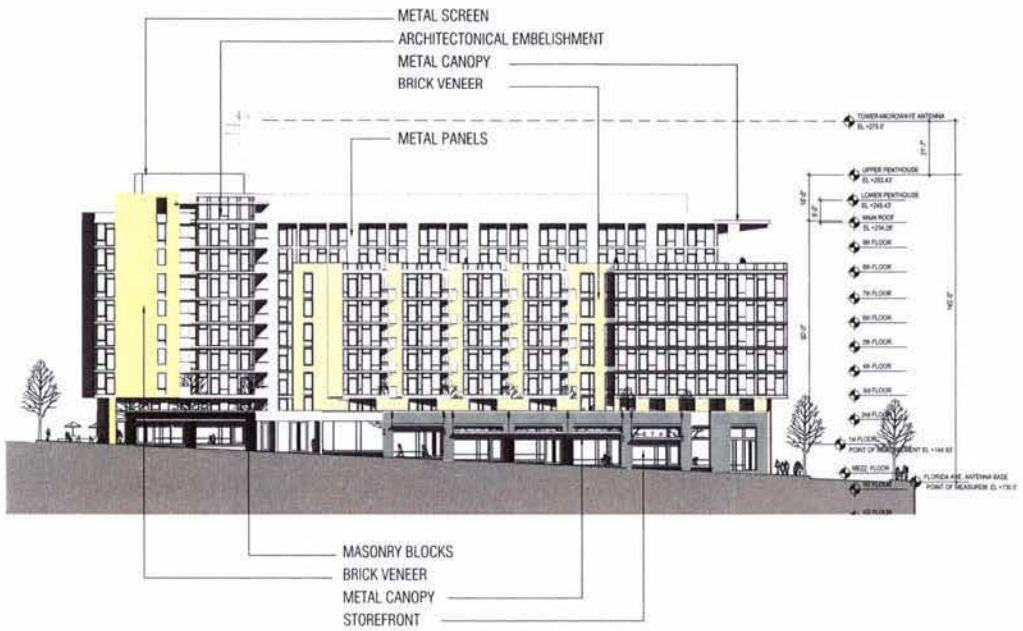
0 25' 50' 100'

LEVEL 2 Development

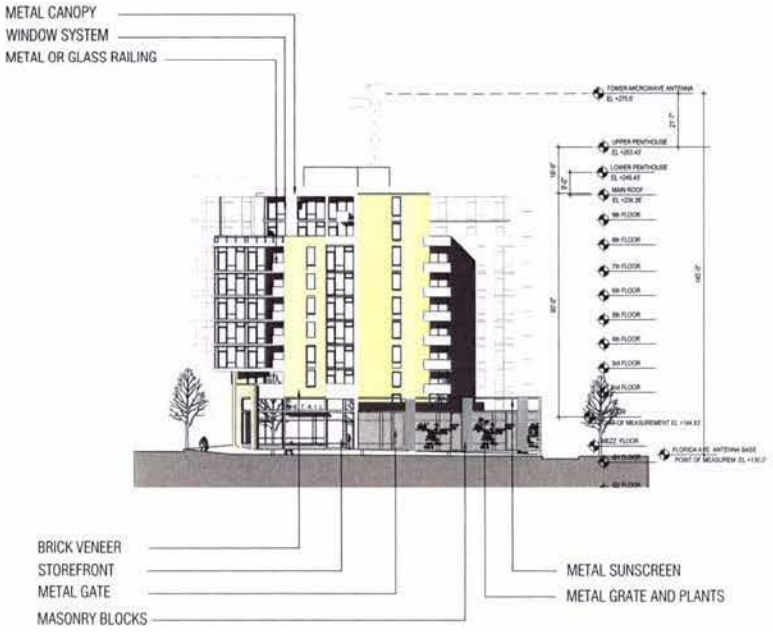
SK&I

Scale: GRAPHIC
Date: 2005-12-21

A07



1 14th STREET ELEVATION



2 FLORIDA AVENUE ELEVATION

VIEW 14

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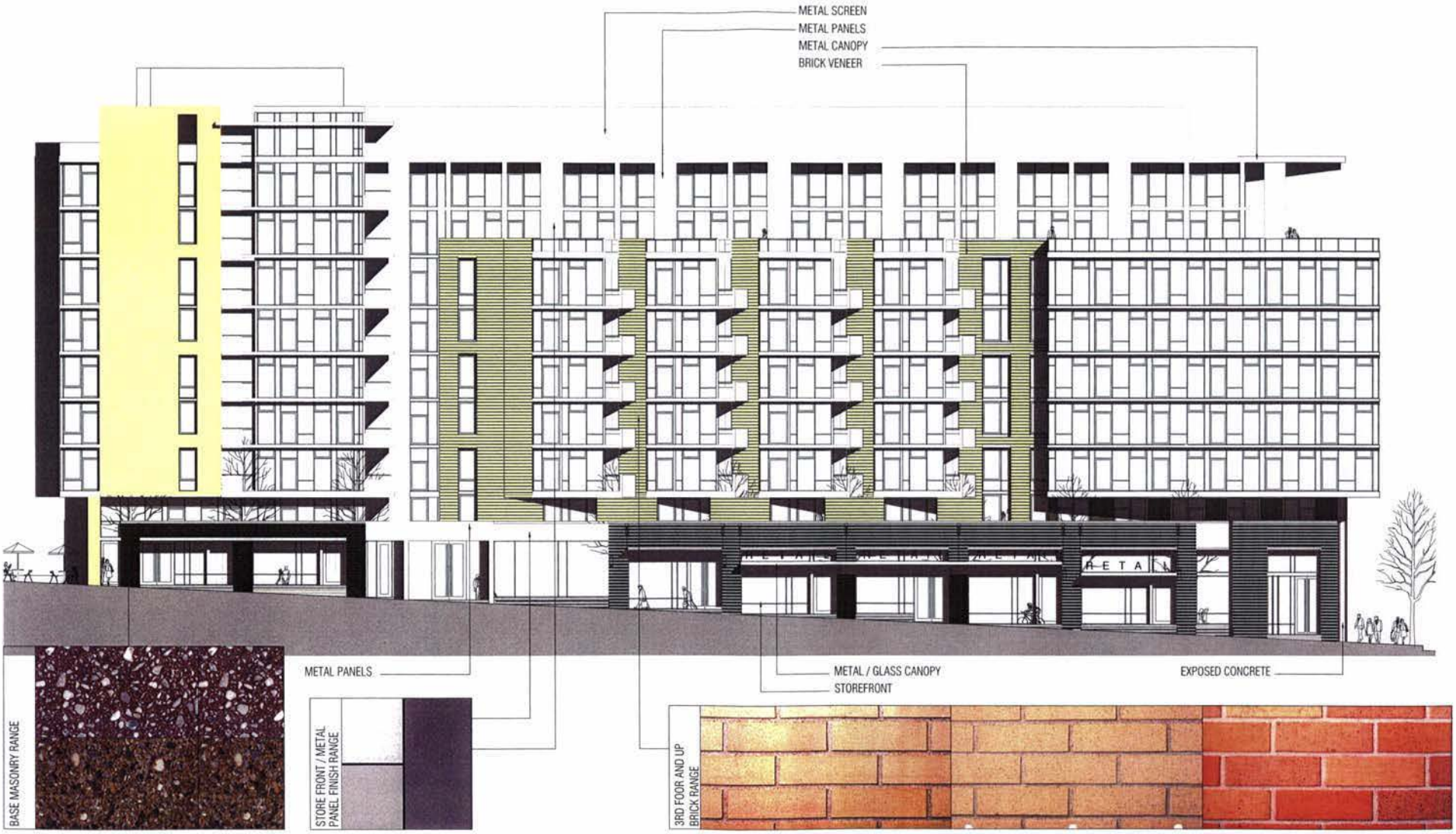
0 25' 50' 100'

LEVEL 2 Development

SK&I

Scale: GRAPHIC
Date: 2005-12-21

A08



VIEW 14

N.W. WASHINGTON DC

1 MATERIAL SELECTION

NOTE: ALL SAMPLES ARE FOR ILLUSTRATIVE PURPOSES ONLY. SOME VARIATION MAY OCCUR DUE TO AVAILABILITY OF PRODUCTS AT TIME OF CONSTRUCTION AND THE USE OF NATURAL MATERIALS.

Scale@22"
Date: 2005-12-21

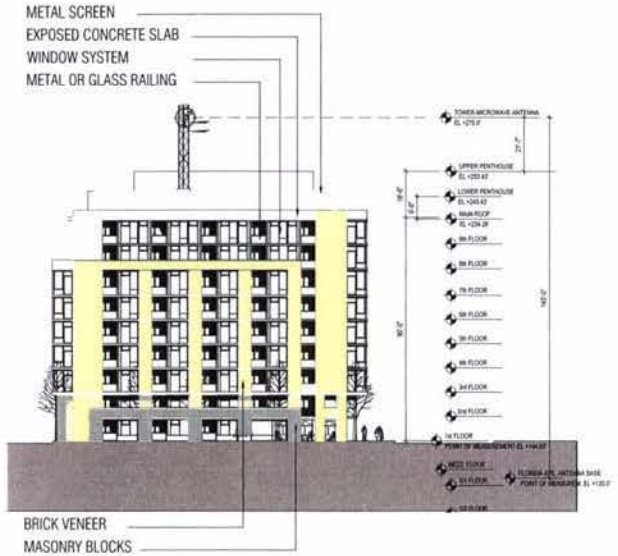
SK&I

LEVEL 2 Development

A09.1



1 ALLEY ELEVATION



2 BELMONT STREET ELEVATION

VIEW 14

N.W. WASHINGTON DC

0 25' 50' 100'

LEVEL 2 Development

SK&I

Scale: GRAPHIC
Date: 2005-12-21

A09



BELMONT RD. AND 14th ST CORNER VIEW



14th ST AND FLORIDA CORNER VIEW

VIEW 14

N.W. WASHINGTON DC

LEVEL 2 Development

SK&I

Scale: NTS
Date: 2005-12-31

A10



VIEW 14

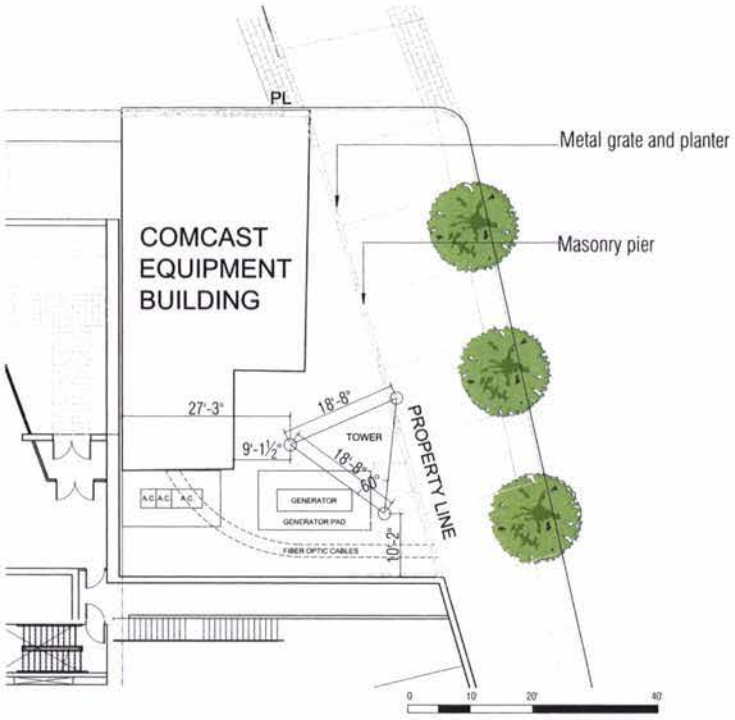
BELMONT RD. AND ALLEY VIEW

N.W. WASHINGTON DC

LEVEL 2 Development

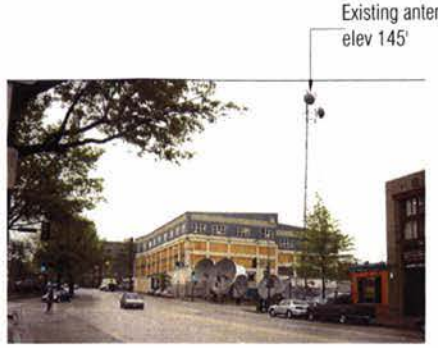
SK&I

A11



1 EXISTING TOWER LOCATION

GRAPHIC SCALE

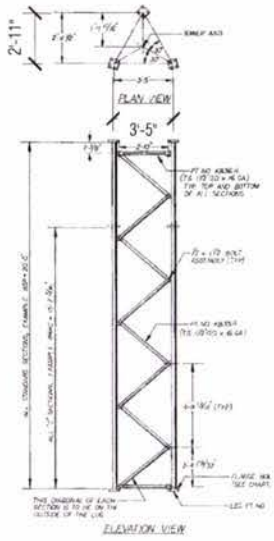


COMCAST SITE - FLORIDA AVE. & 14TH ST.

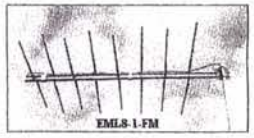


COMCAST SITE - FLORIDA AVE. & 14TH ST.

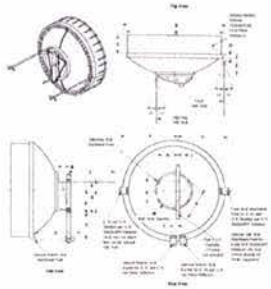
2 EXISTING TOWER - STREET VIEW



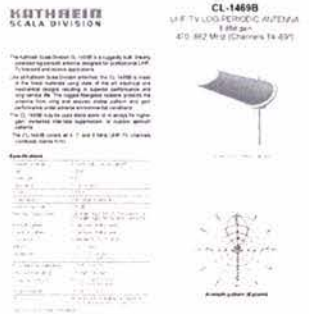
(1) 20' TOWER - SECTION VIEW



(2) VHF ANTENNA



(1) MICROWAVE ANTENNA
8' diameter



(2) UHF-TV ANTENNA

3 NEW EQUIPMENT

ANTENNAE LOCATION

VIEW 14

N.W. WASHINGTON DC

LEVEL 2 Development

SK&I

A12