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May 12, 2006

Zoning Commission
For the District of Columbia
441 4th Street, N.W. Suite 210S
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia
CASE NO. 05-22
EXHIBIT NO. 39

RE: PUD application for Level 2 Development
2400 14th Street, N.W.

Dear Commissioners:

This letter concerns Level 2 Development's PUD application for 2400 14th St.

I am willing to join with the ANC 1B to recommend approval. Level 2 has demonstrated a willingness to address issues both around the site and in our neighborhood, through its public benefits package.

Though there are some outstanding issues, I commend Level 2 Development in its approach to acquire the center, through its sensitivity to the existing tenants. Efforts by a previous purchaser to come to agreements with tenants with long term leases fell through, and the seller took the property off the market. With the success in dealing with sensitive issues with both the tenants and Comcast at the View 14 PUD site, across the street from 2400 14th St, I encouraged Level 2 Development to meet with the seller and the tenants with the hope that they could come to an agreement. The new development of this site, currently the Nehemiah Shopping Center, will be preferable to the existing use of this land.

I look forward to continuing to work with Level 2 Development, throughout this development project.

Sincerely,

D. Graham

JG/eb

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