South Columbia Heights Neighborhood Association
1336 Fairmont Street NW
Washington, DC 20009

RECEIVED
D.C. OFFICE OF ZONING
2006 JUN 19 PM 1:05

June 15, 2006

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

Re: Case No. ~~06-22~~ 05-22 (Consolidated PUD – Level 2 Development, LLC)
2400 14th Street, Currently the Nehemiah Shopping Center

Dear Members of the Zoning Commission:

On behalf of the South Columbia Heights Neighborhood Association, I would like to express our support for the proposed 2400 14th Street Planned Unit Development by Level 2 Development.

At Level 2 Development's May, 2006 presentation to the Columbia Heights Citizens Association, at which both the South Columbia Heights Neighborhood Association and North Columbia Heights Neighborhood Association were present, we were impressed by the building's design, features, and public benefits package. We also support their proposed increase in density to 6.0 FAR and height of 90 feet.

We commend Level 2 Development on their public benefits to the community, including affordable housing, below market retail space, green roof and the funding of the Boys and Girls Club # 10 Teen Center program.

We are confident that the 2400 14th Street project will provide a far superior land use with both residential condominiums and quality neighborhood retailers such as restaurants, cleaners, grocery store and cafes, all of which would be welcome additions to our community.

The Nehemiah Shopping Center has been a source of crime and violence in our neighborhood and Level 2 Development's PUD will be a significant milestone in improving our neighborhood.

We have been pleased with Level 2 Development's View 14 PUD and their involvement with our community on that project, and we are confident that Level 2 Development will continue to involve the community throughout the 2400 14th Street PUD.

Sincerely,

Brandon Griffiths
President, South Columbia Heights
Neighborhood Association

ZONING COMMISSION
District of Columbia
CASE NO. 05-22
EXHIBIT NO. 41

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.41