ANC1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PO BOX 73710, WASHINGTON, DC 20056

Myla Moss, Phil Spalding, Catherine Hammonds, Deairich R. Hunter, Mike Smith, Tim Stephens,
Lori Parker, Rosemary Akinmboni, Thomas K. D. Smith, Nate Matthews, Raymond Wright

6 June 2005

David Franco, Level 2 Development
Suite 404
1612 U Street NW
Washington, DC 20009

Dear Mr. Franco:

At its regularly scheduled meeting on June 2, 2005 (notice of which was properly given, and at which a quorum of eight of eleven members was present) ANC1B voted unanimous support for a resolution supporting Level 2 Development's application for a Planned Unit Development at the site on the northeast corner of 14th Street and Florida Avenue, and also full support for your negotiations with Comcast towards removal of the antenna farm currently blighting this site as a part of the PUD process. The Commission looks forward to negotiations and presentations that are an integral part of community involvement in the PUD process, and we hope to provide insight and support for the improved land use envisioned by your preliminary designs for this site. The Commission requests that you continue to consult regularly with single member district Commissioner Hunter, and that you continue fully informing the Commission of all public meetings that will be part of the PUD process. The Commission fully appreciates your previous development projects in our neighborhood, and we look forward to ongoing responsible development at this new development site.

Sincerely,

Deairich R. Hunter, Chairman

Philip C. Spalding, Secretary

CC: Councilmember Jim Graham
Meridian Hill Neighborhood Association
Cardozo Shaw Neighborhood Association
South Columbia Heights Neighborhood Association

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.4E

Meridian Hill Neighborhood Association
P.O. Box 73973
Washington, D.C 20056

June 30, 2005

RE: View 14 PUD

During the June meeting of the Association, David Franco of Level 2 Development presented plans for their development of the Petrovich Warehouse on 14th Street, N.W., between Belmont and Florida Ave.
Members heard, consider, and asked questions about their proposal, which included the following;

View 14 - a 150-170 units at Petrovich Auto Body.
(1) Planned unit development project.
(2) Increased density permit and height in exchange for public benefits package.
(a) Affordable housing
(b) Street beautification
(c) Work with Comcast to relocate towers and dishes.
(d) Cleaning up contaminated soil.
(e) Historic preservation considerations (near historic district).
(3) Propose 9 story building with 2-3 story brick/warehouse base and more contemporary set back at top, private rooftop terraces and small viewing platforms will be set back from edge of building.
(4) Approximately .8 to 1 parking.
(5) Team.
(a) SK& I architect (Union Square and Fedora) - familiar with area.
(b) Traffic consultants to help with widening alley to allow 2-way traffic to parking garage.
(6) Retail at first level - neighborhood establishments.
(7) Timing vs. Parcel 34 is in question - project will not start for at least 1.5 years.
(8) L2D will continue to attend meetings and present plans as they are available.

It was then motioned, second, vote unanimously to support Level 2 Developments' proposal for the PUD.

Sincerely

L. Ernest Springs
President
Meridian Hill Neighborhood Association

JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

WASHINGTON DC THE AMERICAN EXPERIENCE

1350 Pennsylvania Avenue, N.W.,
Suite 105
Washington, D.C. 20004

202-724-8181
202-724-8109 fax

jgraham@dccouncil.us
jim@grahamwone.com

Chairperson
Committee on
Consumer and Regulatory Affairs

Voting Member
Board of Directors, Washington
Metropolitan Area Transit Authority

June 30, 2005

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

RE: PUD application for Level 2 Development
2301- 2315 Florida Avenue, N.W.

Dear Members of the Commission:

I am writing this letter in support of Level 2 Development's PUD application for View 14 Condominiums.

Through a collective effort, I have worked with Level 2 Development to insure a condominium PUD that ensures a public benefits package tailored to the needs of our community. Level 2 has demonstrated a willingness to address some of the largest issues both around the site and in our neighborhood, through its public benefits package.

First, with my introduction to Comcast, Level 2 Development is working on the complete elimination of the satellite dishes and tower at the corner of 14th and Florida Avenue, and incorporating part of the site into their development plan. The result is the elimination of a blight on 14th Street, and a far superior land use.

Secondly, they are addressing the serious issue of declining affordable housing in Ward 1 through their affordable housing package. In addition to onsite affordable housing, Level 2's proposal will provide 50% of its affordable housing component in the form of a $1,000,000 contribution to the The Cresthill Apartment's Tenants Association. These funds will provide the necessary equity gap needed for the tenants to purchase their 48 unit building and keep it affordable through recorded covenants by its owner. This

creative approach essentially creates 48resident owned affordable units one bock away from Level 2 Development's project.

Last, Level 2 Development's contribution to the Parent's Association of the Metropolitan Boys and Girls Club #10, will provide funding for such programs as the send-a-child to camp campaign, which raises funds for families unable to afford camp for their children.

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

Sincerely,



JG/eb