



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



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

202-724-8181
202-724-8109 fax

jgraham@dccouncil.us
jim@grahamwone.com
www.grahamwone.com

December 28, 2006

Chairperson
Committee on
Consumer and Regulatory Affairs

Voting Member
Board of Directors, Washington
Metropolitan Area Transit Authority

District of Columbia Zoning Commission
Suite 210 South
441 4th Street, NW
Washington, DC 20001

RE: PUD Application for Level 2 Development ZC 06-24, 2400 14th Street

Dear Commissioners:

I am in support of Level 2 Development's 2400 14th Street Planned Unit Development based on the project's design, positive impact on the community and public benefits package.

Level 2 Development has worked with various community members to provide a public benefits package that offers much needed neighborhood amenities, such as affordable housing, subsidized retail, employment opportunities, and outreach to neighborhood youth. In addition, Level 2 Development has worked closely with community stakeholders in modifying the building's design to address the concern of neighbors.

In addition, since acquiring the Nehemiah Center in March, 2006, Level 2 Development has been very responsive in its management of the shopping center. By adding lighting in the alley behind the site, providing off-duty police patrol of the shopping center, and responding promptly to neighbors' concerns about crime-related incidents at the center, Level 2 Development has taken the initiative to enhance the safety of the Nehemiah Center for nearby residents. I commend Level 2 Development for its genuine care for the community.

I encourage the Zoning Commission to support the 2400 14th Street PUD, and I look forward to continuing to work with Level 2 Development throughout this project.

Sincerely,

ZONING COMMISSION
District of Columbia
CASE NO.06-24
EXHIBIT NO.31AC



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,
Zachary Wright, Rosemary Akinmboni, Thomas K. D. Smith, Nate Mathews, Raymond Wright**

8 December 2006

**Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
Suite 210 South
441 4th Street NW
Washington, DC 20001**

**RE: ZC 06-24
2400 14th St. NW, Level 2 Development LLC**

Dear Chairman Mitten:

At its regularly scheduled meeting on December 7, 2006 (notice of which was properly given, and at which a quorum of seven of eleven members was present) ANC1B voted unanimous (7-0) support to PUD application 06-24 of Level 2 Development. The Commission notes this developer's ongoing dialogue with the community, and their willingness to adjust the design to reflect concerns raised by neighbors. We believe this development to be consistent with the new Comprehensive Plan, and consistent with surrounding redevelopment of this portion of 14th Street. Commissioners Conklin, Hunter and Spalding have been designated to represent ANC1B at hearings on this application.

Sincerely,

Deairich R. Hunter, Chairman

Philip C. Spalding, Secretary

**CC: Level 2 Development
Councilmember Jim Graham
Vivian Guerra, Office of Planning
Meridian Hill Neighborhood Association
Belmont Street Community Association**

Meridian Hill Neighborhood Association

P.O. Box 73011
Washington, D.C. 20056-3011

Level 2 Development

1612 U Street, NW
Suite 401
Washington, DC 20009

RE: The Nehemiah PUD

Gentlemen,

Level 2 Development presented the details of their proposed project/ PUD, to be located on the current site of the Nehemiah Shopping Center at 2400 14 Street, NW.

The presentation was held at the November 14th, regularly scheduled membership meeting of the Meridian Hill Neighborhood Association (MHNA) and featured renderings of multiple views of the proposed building, narrated by Level 2's President, David Franco and Project Manager, Jon Kardon, and a description of the public benefit package.

Following a lengthy Q & A session, a motion was made and carried, to support the Level 2's PUD application with the following stipulations:

1. That more should be done to encourage use of the Chapin St. alley exit for resident vehicles.
2. That a portion of the roof be designed as a green roof.
3. That the retail parking has a more secure walkway to and from the sidewalk on Chapin St.
4. That a permanent noise barrier be erected on the southwest side of the roof to prevent noise, from pool patrons, from disturbing their neighbors on Belmont St.
5. That as a follow-up to the public benefit package, each recipient report annually to the ANC1b their financial, and the overall progress they have received as a direct benefit of the PUD.

The Nehemiah PUD is the third project of, Level 2 Development that MHNA has reviewed and we continue to be impressed by the level of commitment and cooperation, throughout the building process, with the community and we are happy to support them once again.

Best regards,

L. Ernest Springs
MHNA

**THE MERCURY AT MERIDIAN
CONDOMINIUM ASSOCIATION, INC.
1439 CHAPIN STREET, NW
WASHINGTON DC 20009**

**BOARD OF DIRECTORS
STEWART WALLER, PRESIDENT
CRAIG LANGFORD, VICE-PRESIDENT
PETER KRISTOV, TREASURER
MEGHAN CONKLIN, SECRETARY**

November 28, 2006

Chairman Carol Mitten
Zoning Commission
Suite 210 South
441 Fourth Street, NW
Washington, DC 20001

Chairman Mitten and Members of the Zoning Commission:

I represent the Board of Directors for the Mercury at Meridian Condominium Association, a 12-unit condominium building located at 1439 Chapin Street, NW. The Mercury at Meridian building was completed in June of 2005 by Level 2 Development, and we have been pleased with the quality of their work.

I am writing to express our Board's support for Level 2 Development's planned unit development located at 2400 14th Street, NW. The Nehemiah Center as currently operating is in dire need of repair and redevelopment, and is a source of crime on our street. We believe that a new development at that location will make a significant difference in our community by bringing in a pedestrian friendly area serving retail, a landscaped courtyard and green roof, and an improved aesthetic quality and safety to our neighborhood.

We urge you to approve the planned unit development at 2400 14th St, NW by Level 2 Development. Thank you for your consideration of this matter.

Sincerely,



Stewart Waller, President
Board of Directors
The Mercury at Meridian Condominium Association

**Sankofa Tenants Association
Cresthill Apartments
1430 Belmont Street, NW – Suite 110
Washington, DC 20009**

June 18, 2006

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

Re: Case No. 06-22 (Consolidated PUD – Level 2 Development, LLC)

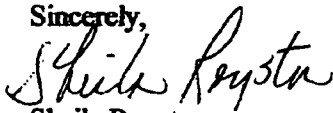
Dear Members of the Zoning Commission:

I represent the Sankofa Tenants Association at the Cresthill Apartments, located at 1430 Belmont Street, NW. I would like to express our support for the 2400 14th Street Planned Unit Development (PUD) by Level 2 Development.

Our board has met with Level 2 Development and thoroughly reviewed the projects' design and public benefits package. We commend Level 2 Development on their contributions to affordable housing, to on-site subsidized retail, to employment opportunities, and to the Teen Center program at the Boys and Girls Club #10 as well as other public benefits in their PUD application.

Over the last year, the Sankofa Tenants Association has worked with Level 2 Development on the View 14 public benefits package. We are thankful for their efforts on the View 14 PUD, and we are confident that Level 2 Development will continue to work with our community and that their projects will be a positive addition to our neighborhood.

Sincerely,



Sheila Royster

President, Sankofa Tenants Association