



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 Matthews, Raymond Wright

5 May 2006

Carol J. Mitten, Chairman
Zoning Commission
Suite 210 South
441 4th Street NW
Washington, DC 20001

**RE: Level 2 PUD application
2400 14th Street NW**

Dear Chairman Mitten:

At its regularly scheduled meeting on May 4, 2006 (notice of which was properly given, and at which a quorum of nine of eleven members was present) ANC1B voted (7-2) to give initial conceptual support to designs for redevelopment of the Nehemiah Shopping Center site by Level 2 Development. Commissioner Stephens's motion specifically notes approval of the increase in density and the mixed residential/commercial nature of the design. While in agreement with the nature of the benefits package, we expect that developer will work on this through the PUD process with the ANC and neighboring community groups. ANC1B looks forward to working with this developer and the Zoning Commission on this promising revitalization of an underperforming site in our community.

Sincerely,

Deairich R. Hunter, Chairman

Philip C. Spalding, Secretary

CC Level 2 Development
 Councilmember Jim Graham
 Meridian Hill Neighborhood Association
 Belmont Street community Association
 MidCity Business Association



JIM GRAHAM
COUNCILMEMBER, WARD ONE
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Committee on
Consumer and Regulatory Affairs

Voting Member
Board of Directors, Washington
Metropolitan Area Transit Authority

May 12, 2006

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

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,

JG/eb