



June 3, 2015

Zoning Commission  
Government of the District of Columbia  
441 4<sup>th</sup> Street, NW  
Suite 200S  
Washington, DC 20001

RE: Z.C. Case No. 15-01, Support for Park and Pedestrian Connection from Florida Ave. to Morse Street, NE

Dear Zoning Commissioners:

On behalf of Kettler, the contract purchaser for the property at 300 Morse Street, NE, directly adjacent to Level 2 Development's (Applicant's) property, I am writing to express our support for the proposed Planned Unit Development (PUD) for the Highline at Union Market at 320 Florida Ave., NE.

Regarding the proposed park, Kettler is supportive of the Applicant's proposed public benefit to construct, and develop a park on the District-owned land adjacent to the 320 Florida Ave. site, and to bring a pedestrian pathway to the adjoining property line with 300 Morse Street, NE.

Kettler and its design team have been collaborating with the Applicant on the proposed location and design of the park and the pedestrian pathway, and we plan to continue working with the Applicant to enhance the plans and complete the pedestrian connection. We plan to file a PUD in the near future for 300 Morse Street for a mixed-use development. In our PUD we plan to include a Public Benefit to continue the pedestrian connection through the 300 Morse Street property and to link the pathway to Morse Street. In order for this connection to function properly and be harmonious with our future design, we would request the Applicant be given some flexibility in the design of the upper portion of the park at its connection point, without the need for refiling a PUD Amendment.

The pedestrian connection linking NoMa and Florida Avenue Market and the addition of green space is highly desired by the community and is called for in the Florida Avenue Market Study. The connection is integral to the successful redevelopment of the market. As such, we encourage the Zoning Commission to vote in support of the 320 Florida Ave., NE PUD, and to support the proposed park with the above stipulated flexibility in design.

Sincerely,

Asheel Shah  
Senior Vice President of Real Estate Investments

1751 Pinnacle Drive  
Suite 700  
McLean, VA 22102

703.641.9000

ZONING COMMISSION  
District of Columbia  
CASE NO.15-01  
EXHIBIT NO.34