



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

**RE: Support for Z.C. Case No. 15-27.**

Dear Zoning Commissioners:

On behalf of Level 2 Development, the development manager of the approved Highline at Union Market PUD (Z.C. Case No. 15-01), located directly south of Kettler's (Applicant's) property, I am writing to express our support for the proposed PUD 15-27.

**Florida Avenue Park & Proposed Plaza**

Level 2 and Kettler have been collaborating for over 12 months on the design of the park and the pedestrian pathway that was initially approved as part of the Highline PUD and will be completed by the 300 Morse project. In particular, the design teams continue to work together on design enhancements to the lower portion of the park as well as resolve a challenging grading situation and significant earth retaining measures. These structural requirements are a result of the extreme topography on the western portion of the District owned land adjacent to the railroad tracks. These conditions will require the continued collaboration on the design, construction and cost of the park and pedestrian connection.

Additionally, the Applicant has designed an attractive plaza area that completes the pedestrian connection into the market, while creating a meaningful public space for the community to gather. We met with the applicant early in their design process and appreciate a number of modifications they made to elements, such as the Gantry feature, in response to our comments. Overall, when combined with the park, we feel these will provide the neighborhood with much needed open space and a highly activated gateway into the Market.

**Proposed Consolidated PUD Buildings (A1, B & C1)**

We have reviewed the building plans for the PUD and find them to be attractive additions the area. Specifically, Building B, which abuts the Highline to the north, maintains air and light to our property, which is greatly appreciated.

As such, we encourage the Zoning Commission to vote in support of PUD case number 15-27.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Franco".

David N. Franco  
*Principal*

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ZONING COMMISSION  
District of Columbia  
CASE NO.15-27  
EXHIBIT NO.47