

## **Level 2 plans landmark building near 14<sup>th</sup> and U**

### ***View14* to include 170 residential condominiums and ground-floor retail**

Washington, DC, Monday, July 5, 1:00 EDT

Level 2 Development today announced plans for *View14*, the firm's latest project in Washington, DC's hot Columbia Heights-U ST neighborhood. To be constructed at the site of the existing Petrovitch auto repair shop on 14<sup>th</sup> ST, NW between Florida AVE and Belmont ST, the 9 story mixed-use project will include approximately 170 residential condominiums, street-level retail, and below-grade parking.

Level 2's joint venture partner in the project is Centrum Properties of Chicago, IL. SK&I Architecture of Bethesda, MD has been chosen to design the new building.

The 9-story, 275,000 sq-ft project will be a true gateway, bridging the gap between the 14<sup>th</sup> and U Street corridor and Columbia Heights. The site, which sits approximately 25 feet above U ST and borders the 14<sup>th</sup> ST Historic District to the south, provides stunning views of the City in all directions. In a nod to 14<sup>th</sup> Street's past as "Auto Row", the building's design will combine a traditional, industrial-styled retail "base" element with a modern residential component above. "We are pleased with the design team at SK&I who have struck the perfect balance in creating a sleek and contemporary design which fits into the neighborhood," said Level 2 principal, David Franco. View 14 will take advantage of its prominent site through the use of floor to ceiling glass, angled bays, and terraces to capture its stunning views of downtown. "The views will be simply spectacular," Franco said.

Level 2 Development has already received initial support for its Planned Unit Development (PUD) application from Area Neighborhood Commission (ANC)1B, the Meridian Hill Association, and Councilman Jim Graham. "Among our core principles is responsible development in our community," said Franco. "We will continue to work closely with ANC Commissioners, community stakeholders, and Councilman Graham to ensure that the community as a whole benefits from this project." Included in the PUD's Public Benefits Package is an affordable housing component and a potential to eliminate the blighted Comcast satellite farm and tower antenna from the corner of 14<sup>th</sup> ST and Florida AVE. Jeff Blum, a Level 2 principal, said "Councilman Graham has been instrumental in bringing Comcast to the table. While there remain significant logistical challenges, Comcast is working with us as good corporate citizens toward making this public benefit a reality." Additionally, Level 2 Development will support local initiatives by contributing to area organizations such as the Parent's Association of the Metropolitan Police Department's Boys and Girls Club #10 on 14<sup>th</sup> ST NW, and the Children's Studio School at 13<sup>th</sup> ST and V ST, NW.

Level 2 Development has its headquarters on U ST and specializes in the development of residential condominiums in DC's urban neighborhoods. The Company is currently developing 2 other projects in Columbia Heights: The Mercury at Meridian Hill Park and Aventura Condominiums. Both projects are within 2 blocks of View14. "We believe strongly in the 14<sup>th</sup> and U corridor. We see the neighborhood continuing its revitalization *and* maintaining its important and diverse cultural roots," said Blum. Both Blum and Franco are DC natives and residents.

Centrum Properties is a leading real estate developer based in Chicago, Illinois with over 5,000 residential condo units completed and in development throughout the country. "This will be our first project in the DC area," said Dan Tucker of Centrum Properties, "we waited for the right project to come along and this is it. View14 will be a landmark project in the hot 14<sup>th</sup> and U corridor and we are excited to be a part of it."

For additional information, please contact David Franco or Jeff Blum at 202-483-1110.