THE KAEMPFER COMPANY

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March 4, 2003

D.C. Zoning Commission
441 - 4th Street, N. W.
Room 220 South
Washington, D.C. 20001

Re: Case No. 02-44 - Retail Arcades

Honorable Members of the Commission:

As an active participant in the real estate industry in downtown Washington, I am writing to support the proposed amendments to the D.C. Zoning Regulations to allow existing open arcades in commercial buildings in the central employment area to be enclosed for use by retail, entertainment, arts or service uses permitted as a matter of right.

A retail presence at the property line helps to reinforce the retail presence on the street and helps to convey a sense of security to the pedestrian. This in turn helps to promote a lively and vibrant commercial area. The District should do all that it can to help promote retail in the downtown area. We encourage you to adopt this change to the Regulations.

Very truly yours,

Gretchen Dudney
Senior Vice President

ZONING COMMISSION
District of Columbia
Case 02-44
Exhibit 15

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ZONING COMMISSION
District of Columbia
CASE NO.02-44
EXHIBIT NO.15