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November 30, 2006

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Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 2001

Re: Zoning Commission Case No. 06-25, Capitol Gateway Overlay Text Amendment

Dear Chairperson Mitten and Members of the Commission

We represent Camden Development, Inc ("Camden") in their application pending before the Zoning Commission (Zoning Commission Case No. 06-41). Their property is located in Square 653, on the west side of South Capitol Street and across from the new baseball stadium. Camden was initially pursuing a matter-of-right project at this site until the Office of Planning proposed extending the Capitol Gateway Overlay to include their site. Since that time, Camden has met with the Office of Planning on several occasions to re-design their residential building so that it respects the intent of the proposed Overlay regulations.

Should the Commission adopt the proposed regulations, we would like to encourage the Commission to allow for flexibility in meeting certain Overlay requirements. For instance, the regulations that the Office of Planning has proposed require a 15 foot setback from South Capitol Street and at least 60% of the street-wall be constructed along the setback line. Camden's design satisfies the intent behind each of these regulations, but may not satisfy a strict interpretation of the regulations.

The Office of Planning anticipates that South Capitol Street will be transformed into a monumental boulevard as development increases in the area. With this in mind, Camden designed a residential building that is not the typical "box-like" structure that is often seen in D.C. The proposed design incorporates alternating bays that add definition to the building but diminish the percentage of the building that is constructed to the 15 foot setback line. Further, the design includes balconies, which are typical along other major avenues in the District, such as Massachusetts Avenue, but project into the 15 foot setback. The resulting design meets the intent of the regulations, but does not meet the

ZONING COMMISSION
District of Columbia

CASE NO. 06-25
EXHIBIT NO. 8



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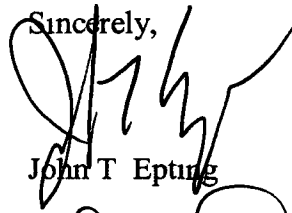
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letter of the regulations. To satisfy a strict interpretation of the regulations, in this instance, would result in a structure that resembles an office building that maximizes density without regard to the impact of the design on the surrounding community. By contrast, Camden is proposing a superior design that enhances South Capitol Street while satisfying the intent of the regulations. Thus, Camden asks that should the Zoning Commission adopt the proposed regulations, that they interpret them with some flexibility.

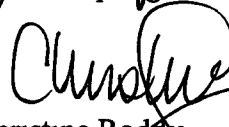
Camden has struggled to make this project work given the regulations extending the Overlay to the site as well as the inclusion of this site in the proposed mapping area for inclusionary zoning, neither of which were anticipated at the time Camden purchased the property. It is currently evaluating the viability of pursuing this project altogether, however, in the event that it does determine the project is feasible from a financial standpoint, it would like the Commission to consider these points. The alternative may create a burden for Camden that it cannot accept.

Camden is planning to make a full presentation of its application at the public hearing scheduled for February 22, 2007. In the meantime, should you have any questions regarding Camden's application or this submission, please feel free to contact either of us.

Sincerely,



John T. Epting



Christine Roddy

cc Joel Lawson
Matthew Jesick