

February 22, 2007

Chairman Anthony Hood
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

**Re: Case No. 06-41
Square 653, Lot 111
(1325 South Capitol Street SW)**

Dear Chairman Hood:

At a duly noticed public business meeting on February 12, 2007, with a quorum being present (a quorum being four of six commissioners) ANC 6D voted 6-0 to support the design review requested by Camden Development, Inc. for a residential development at 1325 South Capitol Street SW in the Capitol Gateway Overlay District.

The Commission believes that the project meets the criteria of height, massing, and setback from South Capitol Street imposed by the Zoning Overlay, and provides a suitable step-down and courtyard space on the rear side of the building to mitigate the height of the building on South Capitol Street.

The ANC's support, however, is contingent on the Applicant's adherence to the conditions of the comprehensive contract submitted it negotiated with the residents of the community surrounding the proposed development, which it has submitted with its application, and covers a wide variety of issues of concern. Seven points of said agreement attached.

The ANC and the residents of the community, look forward to working closely with the Applicant to implement the contract's conditions, and we hope that the Zoning Commission will take into account the great weight of ANC 6D's support of this project. Thank you for your consideration.

This letter will also authorize Rhonda Hamilton, Commissioner for Single Member District 6D-06, in which the development is located, to represent ANC 6D in this matter.

Sincerely,


Roger Moffatt
Chair

ZONING COMMISSION
District of Columbia

CASE NO. 06-41
EXHIBIT NO. 29
ZONING COMMISSION
District of Columbia
CASE NO. 06-41
EXHIBIT NO. 29

ZONING COMMISSION CASE NO 06-41
APPLICANT'S PROPOSED CONDITIONS OF ZONING
COMMISSION APPROVAL

- 1) The Applicant will abide by the Development and Construction Management Plan as submitted into the record for this case. This Development and Construction Management Plan includes a pest control program to ensure that no increase in pest activity occurs during the period of construction activity on the Property.
- 2) The project will reserve 11,250 square feet of gross floor area as affordable units to households having an income not exceeding 80% of Area Median Income for the Washington, DC Metropolitan Statistical Area (adjusted for family size). To the extent that minor modifications are needed in the execution of this program to conform to District or Federal housing programs, the applicant will work with the Department of Housing and Community Development ("DHCD") to make such changes comply with the same.
- 3) Within 6 months of stabilization of the property as defined as being 94% occupied, the Applicant shall contact the Advisory Neighborhood Commission Single Member District Representative to make any surplus spaces in the garage available to the community at market-rate.
- 4) Current residents of 2, 4, 6, and 8 O Street, SW shall be provided the opportunity to lease a parking space in the parking garage of the building at 50% of the market-rate for a period of twenty years.
- 5) No less than 30 days before securing construction permits for this project, the Applicant shall provide the Advisory Neighborhood Commissioner Single Member District Representative an anticipated schedule of construction, including use of heavy machinery such as pile drivers.
- 6) The Applicant shall coordinate with the adjacent property owners regarding the provision of a decorative fence identical to that lining the Applicant's property line from the Applicant's property and continuing north to N Street, at the Applicant's expense.
- 7) The Applicant will give preference to existing residents living within the jurisdiction of Advisory Neighborhood Commission 6D when reviewing applications for tenancy. The Applicant will present its program to the ANC within 18 months of the Zoning Commission's issuance of an Order approving the proposed building.



Advisory Neighborhood Commission 6D
Chairperson, Roger Moffatt

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Washington, DC 20024
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Case No 06-41, "Camden Development, Inc. Project, Square 653, Lot 111"
Testimony before the Washington DC Zoning Commission
February 22, 2007

Good evening, distinguished members of the DC Zoning Commission, and fellow citizens of the District of Columbia. Thank you for allowing me to speak at this hearing on behalf of ANC 6D.

At its regularly scheduled business meeting on February 12, 2007, with a quorum being present, ANC 6D voted 6-0 to support the design review requested by Camden Development for Square 653, Lot 111, DC Zoning Commission Case 06-41

The ANC's support, however, is contingent on the Applicant's adherence to the conditions of the contract it negotiated with the residents of the community surrounding the proposed development and submitted with its application. Seven points of said agreement are:

1. The Applicant will abide by the Development and construction Management Plan as submitted into the record for this case.
2. The project will reserve 11,250 square feet of gross floor area as affordable units.
3. Within 6 months of stabilization, when property is 94% occupied, the Applicant shall contact Commissioner of ANC SMD 06 to make any surplus garages available to community.
4. Current Residents of 2, 4, 6, and 8 O Street, SW shall be provided the opportunity to lease a parking space in parking garage of the building at 50% of Market, for a period of twenty (20) years.
5. No less than thirty (30) days before securing construction permits for this project, the Applicant shall provide the ANC SMD 06 Commissioner an anticipated schedule of construction, including use of heavy machinery such as pile drivers.
6. The Applicant shall coordinate with the adjacent property owners regarding the provision of a decorative fence identical to that lining the Applicant's property line from the Applicant's property and continuing north to N Street, at the Applicant expense.
7. The Applicant will give preference to existing residents living within the jurisdiction of ANC 6D when reviewing application for tenancy. The Applicant will present its program to the ANC within 18 months of the Zoning Commission issuance of an Order approving the proposed Building.

The ANC and the residents look to working with the Applicant to implement the contract. We trust that you will lend great weight to ANC 6D's support of this project.

Thank you for the opportunity to testify before this Commission.