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February 14, 2006

Hand Delivered

Ms. Sharon Schellin
Secretary to the Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

Paul Tummonds
Phone: 202.663.8873
paul.tummonds@pillsburylaw.com

Re: **Consolidated PUD Application of Fort Lincoln/Gateway Village LLC
for the Village at Washington Gateway (Parcel 173/145 in Square 4325)**

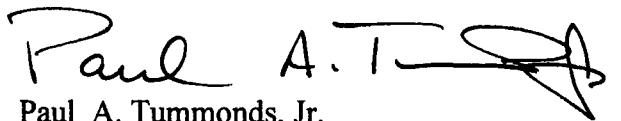
Dear Ms. Schellin:

Enclosed please find an application for a consolidated planned unit development ("PUD"). The original application form signed by the property owner, the filing fee, and twenty copies of the statement in support of the application are attached to this letter.

This application requests the consolidated review and approval of a PUD to allow the construction of a residential community of 370 townhome and townhome condominiums. The project, called The Village at Washington Gateway, will offer three sizes of single family townhomes (a total of 198 townhomes) and 172 "2 over 2" townhome condominiums. A total of 936 parking spaces will be provided on-site. The proposed development offers approximately 333,729 square feet of open space, including a spacious Community Green, two sizeable pocket parks, and a dedicated children's play area/tot lot.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,


Paul A. Tummonds, Jr.

Enclosures

cc: Joel Lawson, Office of Planning
Robert King, ANC 5A

ZONING COMMISSION
CASE No. 06-08
EXHIBIT No. 1
ZONING COMMISSION
District of Columbia
CASE NO.06-08
EXHIBIT NO.1