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**ZONING COMMISSION**  
**District of Columbia**

CASE NO. 06-08

EXHIBIT NO. 20

June 6, 2006

Hand Delivered

Ms. Carol Mitten  
Chairperson, Zoning Commission  
441 4<sup>th</sup> Street, Room 210  
Washington, DC 20001

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

Re: **Zoning Commission Case No. 06-08 – Village at Washington Gateway**  
**UPDATED UNIT PLAN AS DESCRIBED IN OP REPORT**  
**RECOMMENDING SET-DOWN OF THE PUD APPLICATION**

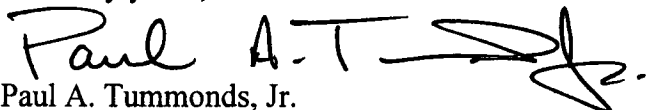
Dear Chairperson Mitten and Members of the Commission:

The above-mentioned application was filed with the Zoning Commission on February 14, 2006. Since that time, Fort Lincoln/Gateway Village LLC (the “Applicant”) has been working with the Office of Planning (“OP”) to make minor revisions to the project to address issues raised by OP. On June 2, 2006, OP filed a report with the Zoning Commission recommending set-down of the PUD application.

Attached to this letter is a revised unit plan, which is the basis for OP’s set-down recommendation, that depicts the 361 townhome and townhome condominiums now provided in the project (there were previously 370 townhomes) and the revisions to the internal street system and connections to the surrounding streets. The project will still offer three sizes of single family townhomes (a total of 187 townhomes) and 174 “2 over 2” townhome condominiums. A total of 906 parking spaces, previously there were 936 parking spaces, will be provided on-site. In all other respects the project remains the same as discussed in detail in the February 14, 2006 PUD application materials.

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

Sincerely yours,

  
Paul A. Tummonds, Jr.

Enclosures

cc: Matt Jesick, Office of Planning  
Robert King, ANC 5A

95:12 PM 9 - JUN 2006

D.C. OFFICE OF ZONING

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**ZONING COMMISSION**  
District of Columbia  
CASE NO. 06-08  
EXHIBIT NO. 20

# THE VILLAGE AT WASHINGTON GATEWAY

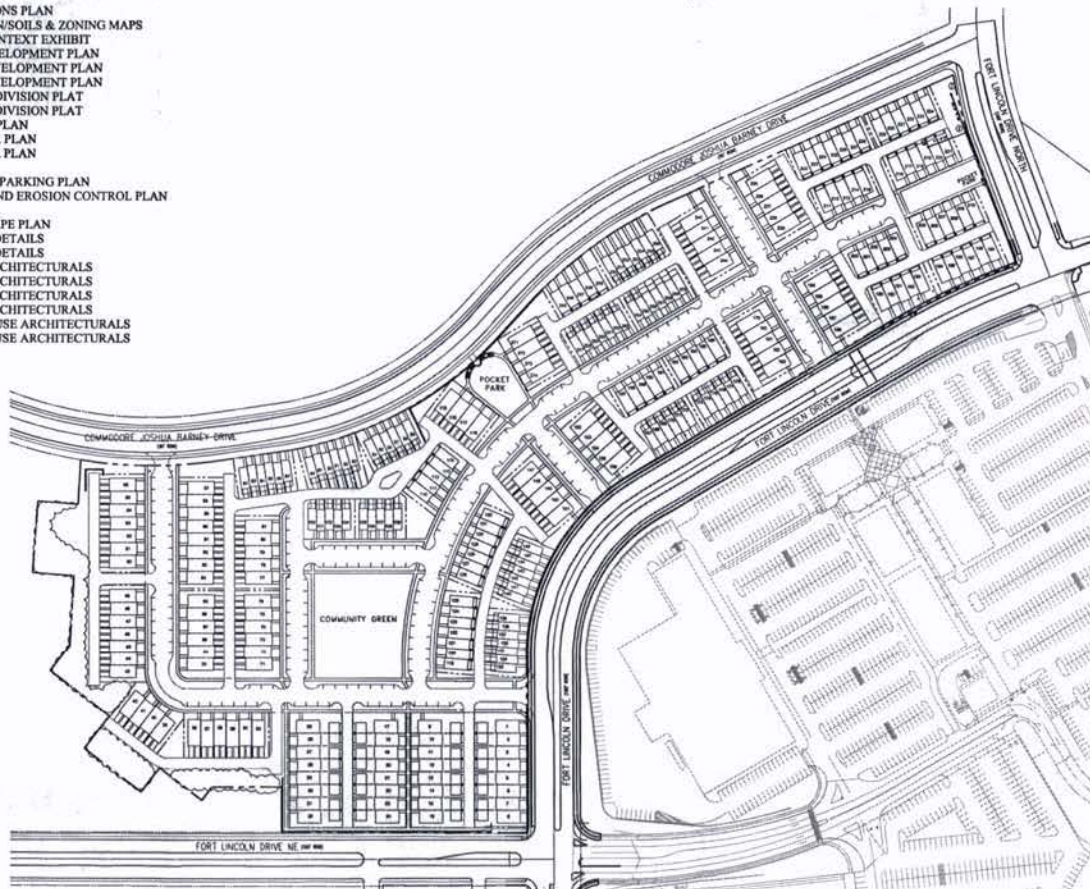
## PLANNED UNIT DEVELOPMENT

WASHINGTON, DISTRICT OF COLUMBIA

January 23, 2006  
May 26, 2006

### SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS PLAN
- C-2A SITE CONTEXT PLAN/STREETS & ZONING MAPS
- C-2B EXPANDED SITE CONTEXT EXHIBIT
- C-3 OVERALL SITE DEVELOPMENT PLAN
- C-4 DETAILED SITE DEVELOPMENT PLAN
- C-4A DETAILED SITE DEVELOPMENT PLAN
- C-5 PRELIMINARY SUBDIVISION PLAT
- C-5A PRELIMINARY SUBDIVISION PLAT
- C-6 TOWNHOUSE UNIT PLAN
- C-7 BUILDING SETBACK PLAN
- C-7A BUILDING SETBACK PLAN
- C-8 OPEN SPACE PLAN
- C-9 CIRCULATION AND PARKING PLAN
- C-10 SEDIMENTATION AND EROSION CONTROL PLAN
- C-11 SITE TABULATIONS
- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN DETAILS
- L-3 LANDSCAPE PLAN DETAILS
- A-1 16' TOWNHOUSE ARCHITECTURALS
- A-2 20' TOWNHOUSE ARCHITECTURALS
- A-2A 20' TOWNHOUSE ARCHITECTURALS
- A-3 24' TOWNHOUSE ARCHITECTURALS
- A-4 2 OVER 2 TOWNHOUSE ARCHITECTURALS
- A-4A 2 OVER 2 TOWNHOUSE ARCHITECTURALS



### SITE TABULATIONS:

Site Area: 1,000,573.2 sf or 22.97 Acres

#### Zoning:

Existing Zoning: R-5-D (MOR)  
Proposed Zoning: R-5-D (PUD)

#### Setbacks:

Min. Front Yard Setback Provided: 10'-0"  
Min. Rear Yard Setback Provided: 6'  
Min. Side Yard Setback Provided: 3'-0"

#### Unit Count:

16' Townhomes: 75  
20' Townhomes: 80  
24' Townhomes: 32  
2 over 2 Townhomes: 174

#### Dwelling units:

361 Dwelling Units Proposed

#### Building Height:

Determined by Measuring from Grade at Face of Building to Peak of Roof  
16' Townhomes: +/- 43'-2" Slab on Grade Unit; +/- 40'-4" English Basement Unit  
20' Townhomes: +/- 42'-4"  
24' Townhomes: +/- 40'-3" Slab on Grade Unit; +/- 41'-1" English Basement Unit  
2 over 2 Townhomes: 54'-0"

#### Total Area of Buildings:

16' Townhomes: 1,680 s/unit x 75 (not including decks) 126,000 GFA  
20' Townhomes: 2,120 s/unit x 80 (not including decks) 169,600 GFA  
24' Townhomes: 3,024 s/unit x 32 (not including decks) 96,768 GFA  
2 over 2 Townhomes: 2,251 s/unit x 87 (not including decks) 195,837 GFA  
Total Gross Floor Area of Building: 588,205 GFA (not including decks)  
Gross Floor Area Ratio (GFA/Site Area): 0.587  
Overall Average Lot Occupancy: 58.69% (includes decks)

#### Area of Lots:

16' Townhomes: 111,178 sf  
20' Townhomes: 125,446 sf  
24' Townhomes: 85,132 sf  
2 over 2 Townhomes: 202,806 sf  
Total Area of Building Lots: 524,562 sf

#### Parking:

75, 16' Townhomes Provide: 75 Garage Spaces; 75 Driveway  
80, 20' Townhomes Provide: 160 Garage Spaces  
32, 24' Townhomes Provide: 64 Garage Spaces  
87, 2 over 2 Townhomes Provide: 174 Garage Spaces, 174 driveway  
On Street Pkg: 182 Spaces  
Total Parking: 904 Spaces  
Parking Ratio: 2.51 Spaces Per Unit

#### Open Space:

168,011 sf or 3.35 Acres or 16.8% of Site Area



### DEVELOPERS:

FORT LINCOLN NEW TOWN CORPORATION  
3298 FORT LINCOLN DRIVE, NE  
WASHINGTON, DC 20018  
(202) 369-3400  
CONTACT: MICHELE HAGANS

CONCORDIA GROUP  
1485 CHAIN BRIDGE RD  
SUITE 100  
MCLEAN, VA 22101  
(703) 821-3558  
CONTACT: WILL COLLINS

### CIVIL ENGINEER

VIKA, INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VA 22102  
CONTACT: KYLE OLIVER  
PHONE: 703-442-7800

### LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ  
101 UNION STREET  
SUITE 320  
ALEXANDRIA, VA 22314  
CONTACT: TRINI RODRIGUEZ  
PHONE: (703) 548-5010

### ARCHITECTS:

PULTE HOMES  
10600 ARROWHEAD DRIVE  
SUITE 325  
FAIRFAX, VA 22030  
(703) 383-7888  
CONTACT: JON LINDGREN

SMITH & ASSOCIATES P.C.  
IN CONJUNCTION WITH  
WINCHESTER HOMES  
3609 CHAIN BRIDGE RD, SUITE D  
FAIRFAX, VA 22030  
CONTACT: ALAN SMITH  
(703) 591-6885

### ATTORNEYS

PILLSBURY, WINTHROP, SHAW, PITTMAN LLP  
2300 N STREET, NW  
WASHINGTON, DC 20037-1128  
CONTACT: PHIL PEOLA  
(202) 663-8789



**Site Area:** 1,000,573.2 sf or 22.97 Acres

**Unit Count:**

16' Townhomes: 75  
20' Townhomes: 80  
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2 over 2 Townhomes: 174

**Total Dwelling units:**

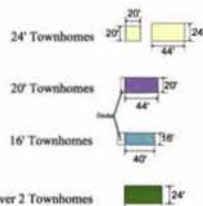
361 Dwelling Units Proposed

**Building Height:**

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**VKA REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	11/15/10	REVISIONS
3	12/15/10	REVISIONS
4	01/15/11	REVISIONS
5	02/15/11	REVISIONS
6	03/15/11	REVISIONS
7	04/15/11	REVISIONS
8	05/15/11	REVISIONS
9	06/15/11	REVISIONS
10	07/15/11	REVISIONS
11	08/15/11	REVISIONS
12	09/15/11	REVISIONS
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