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OFFICE OF ZONING

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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 4th 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**

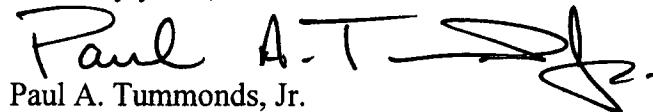
Dear Chairperson Mitten and Members of the Commission:

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

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D.C. OFFICE OF ZONING

**ZONING COMMISSION
District of Columbia
CASE NO.06-08
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THE VILLAGE AT WASHINGTON GATEWAY

PLANNED UNIT DEVELOPMENT

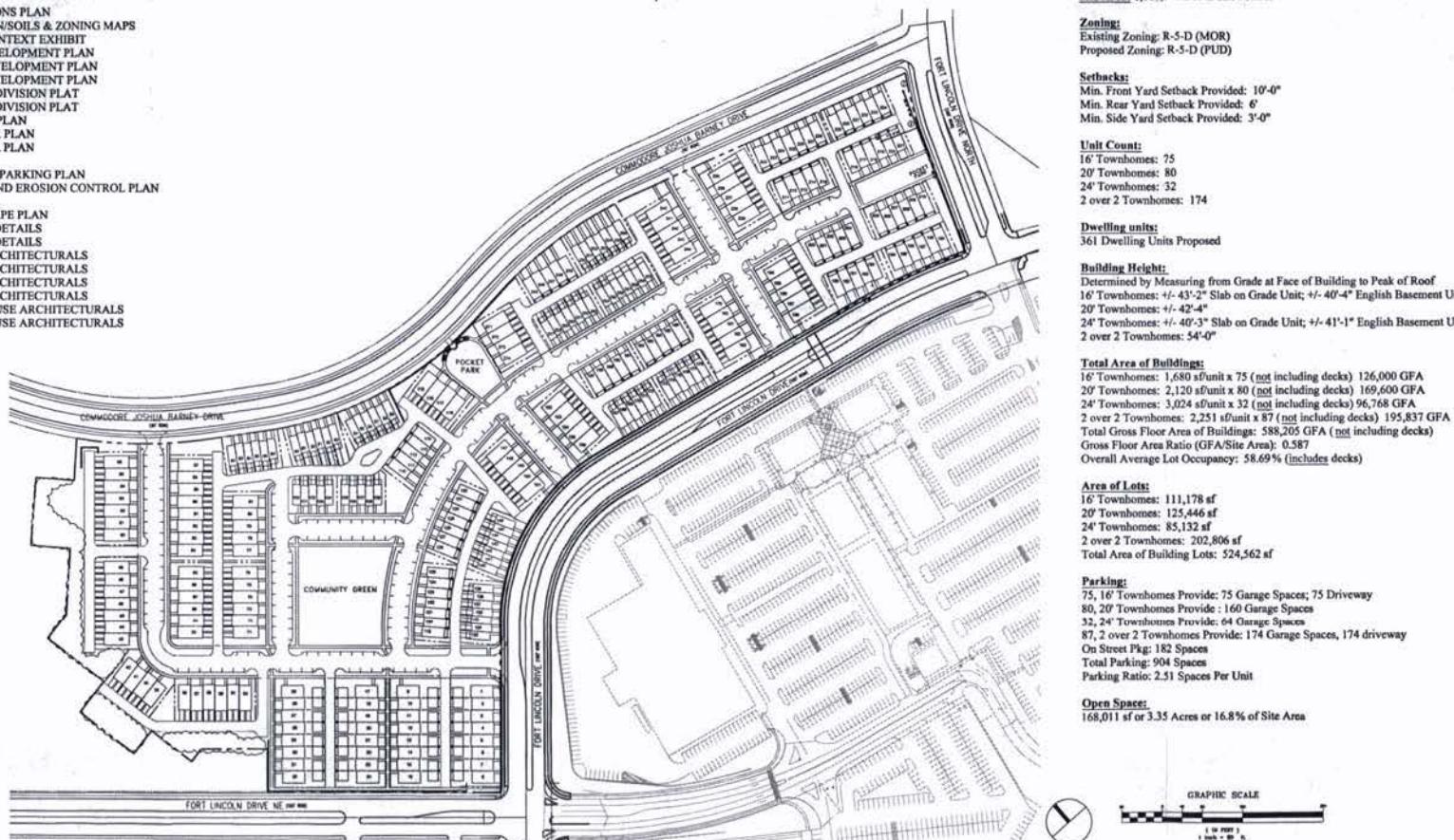
WASHINGTON, DISTRICT OF COLUMBIA

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- A-4 2 OVER 2 TOWNHOUSE ARCHITECTURALS
- A-4A 2 OVER 2 TOWNHOUSE ARCHITECTURALS

January 23, 2006

May 26, 2006



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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 sf/unit x 75 (not including decks) 126,000 GFA
20' Townhomes: 2,120 sf/unit x 80 (not including decks) 169,600 GFA
24' Townhomes: 3,024 sf/unit x 32 (not including decks) 96,768 GFA
2 over 2 Townhomes: 2,251 sf/unit x 87 (not including decks) 195,837 GFA
Total Gross Floor Area of Buildings: 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 Spaces:

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

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

Unit Count:

16 Townhomes 75

20 Townhomes: \$30

24' Townhomes: 32

Total Dwelling units:

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Building Height:
Determined by Measuring from Grade at Face of Building to Peak of Roof
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PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
AN INSTITUTIONAL INVESTMENT FOR RETIREMENT

TOWNHOUSE UNIT PLAN

AKA MEMORIES

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PROJECT/FILE NO.

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