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August 11, 2006

Hand Delivery

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

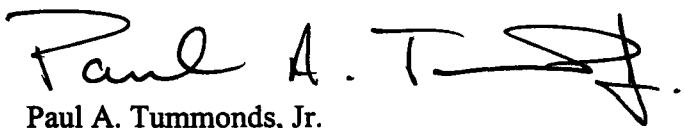
**Re: Fort Lincoln/Gateway Village LLC
Consolidated PUD Application in Zoning Commission Case No. 06-08
Pre-Hearing Submission**

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find an original and twenty copies of Fort Lincoln/Gateway Village LLC's (the "Applicant") pre-hearing submission for the above-referenced matter. Also enclosed is a check for \$28,805.45, which represents the Applicant's hearing fee.

This application was set down for a public hearing at the Zoning Commission's meeting on June 12, 2006. This submission, together with the materials submitted to the Zoning Commission on February 14, 2006, satisfy the filing requirements for a consolidated PUD application. Accordingly, we respectfully request the Zoning Commission establish a date for a public hearing on this application as soon as possible.

Sincerely yours,


Paul A. Tummonds, Jr.


David M. Avitabile

Enclosures

cc: Matt Jesick, OP
Robert King, ANC 5A

ZONING COMMISSION
District of Columbia

CASE NO. 06-08
EXHIBIT NO. 21
ZONING COMMISSION
District of Columbia
CASE NO.06-08
EXHIBIT NO.21

US Government Property
Mr. John Parsons, Director
Cooperative Activities
National Park Service
1100 Ohio Drive, SW
Washington, DC 20024

Fort Lincoln Rental Ltd.
3298 Fort Lincoln Drive, NE
Washington, DC 20018-4341

District of Columbia Property
Dept. of Admin Services
441 4th Street, NW; Room 700S
Washington, DC 20001

Robert King
Commissioner, ANC 5A12
3102 Apple Road, NE
Washington, DC 20018

Ft Lincoln Sr Village No III Associates
c/o Ft Lincoln Realty Co
3298 Fort Lincoln Drive, NE
Washington, DC 20018-4341

President
Condominium Association
2801 31st Place, NE
Washington, DC 20018-1603

President
Condominium Association
3400 Summit Court, NE
Washington, DC 20018-1620

President
Condominium Association
3000 Pineview Court, NE
Washington, DC 20018-1617

Fort Lincoln New Town / Premium
Distributors, LLC
3500 Fort Lincoln Drive, NE
Washington, DC 20018-4309



CONCORDIA DC II, LLC
1485 CHAIN BRIDGE RD., SUITE 100
MC LEAN, VA 22101

WACHOVIA
WACHOVIA BANK, N.A.
ACH R/T 051400549
68-54/514

1061

8/2/2006

PAY TO THE D.C. Treasurer \$ ****28,805.45**
ORDER OF DOLLARS
Twenty-Eight Thousand Eight Hundred Five and 45/100*****
D.C. Treasurer

Details on Back.



Security Features Included

AUTHORIZED SIGNATURE
MP

MEMO PUD Application

CONCORDIA DC II, LLC
D.C. Treasurer

PUD Application:Ft. Lincoln II

1061

8/2/2006

28,805.45

Checking PUD Application **28,805.45**