



December 18, 2006

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

Dear Ms. Mitten:

The RLA Revitalization Corporation (RLARC) hereby offers its approval of the Village at Washington Gateway Project (the "Project") and its support for the Developer, Fort Lincoln-Gateway Village, LLC, in its efforts to move forward in planning the proposed development. The RLARC management team has worked with the Developer throughout the predevelopment process and the RLARC Board of Directors approved the Project at a public meeting on November 15, 2006. In addition, the Project was approved by ANC 5A at a public meeting on October 25, 2006.

RLARC, a subsidiary of the National Capital Revitalization Corporation (NCRC), assumed authority for the Fort Lincoln New Town parcel on January 15, 2002. As successor to the District of Columbia Redevelopment Land Agency (DCRLA), RLARC ensures that development in the Fort Lincoln New Town Area is planned and implemented in accordance with the Fort Lincoln Urban Renewal Plan, which was adopted by the National Capital Planning Commission (NCPC) and the D.C. City Council in 1972, and subsequently amended in 1994. RLARC also ensures that the terms and conditions of any land disposition in the Fort Lincoln New Town Area are consistent with the Land Disposition Agreement (LDA) dated June 1975.

The Project has been planned in accordance with the Fort Lincoln Urban Renewal Plan and complies with the terms and conditions of the LDA. Along with the *Dakota Crossing* development and the *Washington Gateway Retail Center* development, the Village at Washington Gateway offers an exceptional revitalization opportunity to the Fort Lincoln neighborhood, catalyzing substantial economic and social development for Ward 5 and the District of Columbia overall.

The community investment efforts of the Fort Lincoln-Gateway Village, LLC also must be recognized. The Developer will market 30 townhome condominiums to District workforce employees at below market rate prices. This workforce housing opportunity will allow the developer to achieve its mixed-income goal for the entire Fort Lincoln New Town Area, yielding an estimated 45% distribution of affordable/workforce housing units. In addition, Fort Lincoln-Gateway Village will contribute a community amenities package valued at \$180,000, including designing and constructing a playground facility at the Thurgood Marshall School.

RLARC wishes Fort Lincoln-Gateway Village, LLC continued success in executing its development program for the Fort Lincoln New Town Area. We look forward to continuing a productive working relationship with the Developer throughout the development process.

Sincerely,


Anthony C. Freeman
President and Chief Executive Officer

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