

Exhibit C

ZONING COMMISSION
CASE No. D19-08
EXHIBIT No. 6

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development

January 26, 2006

Fort Lincoln New Town Corporation and Concordia Group (collectively, the "Applicant") give notice of their intent to file an application for a Planned Unit Development ("PUD") for the property known as Parcel 173/145 in Square 4325 ("Subject Property"). The Property is generally bounded by Commodore Joshua Barney Drive, NE to the north, Fort Lincoln Drive North, NE to the east, and Fort Lincoln Drive, NE to the south and west. The Subject Property is located in the Fort Lincoln neighborhood of Ward 5 and consists of approximately 22.97 acres of land area. The Subject Property is currently located in the R-5-D Zone District.

The site is currently vacant and slopes slightly to the east. The proposed PUD will allow the construction of a residential community of 370 townhomes that creates affordable, safe, and active homeownership opportunities in this part of the District. The Applicant's project, called the Village at Washington Gateway, will be composed of 47 strings of 4 to 8 townhouses each. The project offers four sizes of single-family townhomes and "2 over 2" townhomes. The 2 over 2 townhomes will have a height of 54 feet, and the single-family townhomes will measure 45 feet high.

The proposed PUD situates 13 strings, or about 86 townhomes, on the western portion of the site. All of the 2 over 2 townhomes are located in this western portion, which features a proposed community green at its center. The balance of the units, or 284 townhomes, are located in 34 strings in the central and eastern portions of the Subject Property and are oriented towards the community green, existing and proposed streets, two proposed pocket parks, and a dedicated children's play area. The proposed site design results in a pedestrian-oriented layout that creates active streets and public spaces, yet also allows for efficient vehicular flow through the site.

The Applicant will create a new street system to serve the clusters of townhomes and link the development to the surrounding roadway network. The townhomes will be oriented outward to the street, with front yards and stoops to activate the streetscape. Automobile access to the townhomes will be rearloaded through a network of private alleys. Each townhome will have one or two parking spaces and approximately 148 parking spaces for residents and their guests will be available along the streets created on the site. In total, 936 parking spaces will be provided on the property. Finally, the proposed development offers approximately 333,729 square feet of open space, including the spacious community green, two sizeable pocket parks and a dedicated children's play area. The total gross floor area of the proposed new development will be 609,650 square feet, resulting in an FAR of 0.6.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February

**ZONING COMMISSION
District of Columbia**

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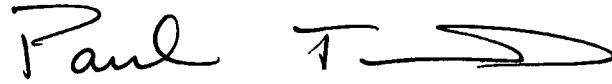
2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Smith & Associates PC. The civil engineer is Vika, Inc., the landscape architect is ParkerRodriguez, the traffic consultant is Wells & Associates, and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD application, please contact Phil Feola (202-663-8789) or Paul Tummonds (202-663-8873).

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development for Parcel 173/145 in Square 4325 was mailed to Advisory Neighborhood Commission 5A and to the owners of all property within 200 feet of the perimeter of the project site on January 26, 2006, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7-2406.10.

A copy of the notice is included with the Application as Exhibit C.



Paul Tummonds

Pillsbury Winthrop Shaw Pittman