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October 29, 2007

Hand Delivery

Ms. Jerrily Kress
Director, Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

#06-08A

**Re: Fort Lincoln/Gateway Village LLC (the "Applicant")
Village at Washington Gateway Project
Zoning Commission Case No. 06-08 – Consolidated PUD Application
Proposed Minor Modification of Approved Plans**

Dear Ms. Kress:

The Applicant is pleased to inform the Zoning Commission that it is partnering with EYA in the development of the Village at Washington Gateway project. Based on the Applicant's success in the sales of the Dakota Crossing townhome project in the Fort Lincoln neighborhood, and EYA's success in creating new townhome communities in the District of Columbia and the metropolitan region, the Applicant proposes minor modifications of the approved plans for the above-mentioned PUD project. The Applicant requests that these minor modifications be placed on the Zoning Commission's Consent Calendar, and reviewed in accordance with 11 DCMR §3030 et seq.

The Zoning Commission is expected to issue Order No. 06-08 in the next 7-10 days. In ZC Case No. 06-08, the Zoning Commission approved the Village at Washington Gateway project which consists of 357 residential units in the Ft. Lincoln neighborhood of Ward 5. The proposed minor modifications to the approved PUD **do not** impact the approved PUD's: amenities package (including the amount of workforce affordable housing); lot configuration; Low-Impact Development ("LID") components; Community Green and Mews Green; tot lot; or the total number of residential units.

The purpose of the proposed modifications are to create a townhome and townhome condominium community that reaches out to a broader potential market of purchasers and further integrates the townhome unit sizes within the community. The proposed minor modifications to the approved PUD include the following.

- The overall site plan has been modified to include differing townhome widths in the various strings of townhomes throughout the site (See Exhibit A).

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 06-08A
EXHIBIT NO. 1
EXHIBIT NO. 1

- As shown in Exhibit A, the footprints for the various unit sizes have been reduced. The reduction in the footprint of these buildings has allowed the amount of greenspace in the front and/or backyards to increase. Approximately 80% of the additional green space will be added to the front yards of the units and approximately 20% of the additional green space will be provided in the rear yards. **The total amount of greenspace on the property has increased from 331,690 square feet (33%) to 399,330 square feet (40%) as a result of the decreased building footprints.** The overall average lot occupancy of the project has decreased from 58.64% to 47.31%.
- Detached garages for the 24 foot wide townhome end units will remain, the interior 24 foot wide units will have the option of the detached garage, but are also provided the option of having a larger rear yard and a parking pad instead of the detached garage. The 20 foot wide townhome unit purchasers will have an option to convert the interior parking garage to living space. Each of the 20 foot wide units will be able to provide two parking spaces in the driveway of the unit. Page C-6B of Exhibit A depicts the units that provide these options.
- The 16 foot, 20 foot, and 24 foot wide townhomes now provide for the inclusion of a “loft” option. The loft option provides enhanced flexibility to the consumer, who will be able to choose a townhome without a loft at a lesser price point, or a home with a loft if they desire a larger townhome. In 2005, the Zoning Commission approved these unit types for the redevelopment of the Arthur Capper Carrollsburg site. The consumer response and demand for these units has been exceedingly positive. See attached floor plans and sections in Exhibit B.

Please note that the previous calculation of the gross floor area for each townhome and townhome condominium inadvertently did not include the interior garages. Therefore, the total gross floor area in the original PUD application was 864,550 square feet (rather than 755,590 square feet) and the FAR was 0.86 (rather than 0.75). If all of the townhome purchasers exercise the option to include lofts, the total square footage of the project will be 820,575 square feet of gross floor area, for a total FAR of 0.82.

- The maximum height of the 16 foot wide townhome will increase from 43 to 47 feet, the maximum height of the 20 foot wide townhome will increase from 42 to 47 feet, and the maximum height of the 24 foot wide townhome will increase

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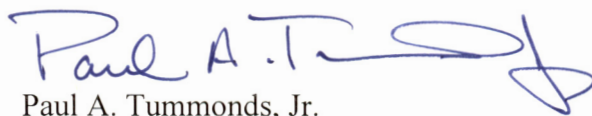
from 40 to 42 feet. The proposed increase in height and the inclusion of lofts within certain units (per buyer preference) will have no appreciable visual impact on the surrounding properties.

The Applicant notes that the only party to the original application is Advisory Neighborhood Commission ("ANC") 5A. A letter from the Single Member District Commissioner of ANC 5A12 supporting the proposed minor modification request is attached as Exhibit C.

As discussed in this submission and as shown in the attached materials, the proposed modifications to the approved PUD project satisfy the standards of 11 DCMR §3030 et seq. The proposed minor modifications are consistent with the intent of the Zoning Commission in approving the original PUD and approving the minor modifications will not substantially impair the intent, purpose, or integrity of the zone plan.

The Applicant requests that the Zoning Commission review this minor modification request at the November 19, 2007 Special Public Meeting. If you have any questions or comments regarding the proposed minor modification, please feel free to contact the undersigned.

Sincerely yours,

A handwritten signature in blue ink, reading "Paul A. Tummonds, Jr." with a stylized flourish at the end.

Paul A. Tummonds, Jr.

cc: Robert King, ANC 5A12
Matt Jesick, OP

October 29, 2007

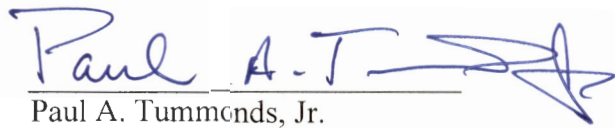
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this minor modification application was hand-delivered and mailed to the following on October 29, 2007.

Matt Jesick
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, DC 20001

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


Paul A. Tummonds, Jr.