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October 15, 2009

Hand Delivery

Mr. Jamison Weinbaum
Director, Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

#06-08B

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

Dear Mr. Weinbaum

The Zoning Commission issued Order No 06-08 on November 19, 2007. ZC Order No 06-08 approved the Village at Washington Gateway project which consisted of 357 residential units (consisting of townhouses and townhouse condominiums) in the Fort Lincoln neighborhood of Ward 5. Thereafter, the Applicant submitted a minor modification application to the Zoning Commission which was approved in ZC Order No 06-08A (issued May 16, 2008). Copies of ZC Order Nos 06-08 and 06-08A are attached as Exhibit A.

Since the approval of the original PUD application and the minor modification application, the Applicant has actively sought to bring this project to fruition through extensive dialogue and negotiations with various capital sources and home builders. Based on additional information that has been gained through this process, the Applicant believes that it is necessary to modify the allocation of the various unit types and sizes in this project and construct this project in three phases. The Applicant believes that the proposed re-configured townhouse and townhouse condominium project meets the expected market demand for residential units in the Fort Lincoln neighborhood. Upon approval of this minor modification, the Applicant will have financing in place to move forward with the development of Phase 1 of the project. Therefore, the Application proposes minor modifications of the approved plans for the above-mentioned PUD project. The Applicant requests that these minor

ZONING COMMISSION
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CASE NO

06-08B

40149423101

EXHIBIT NO.1

EXHIBIT NO

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modifications be placed on the Zoning Commission's Consent Calendar, and reviewed in accordance with 11 DCMR §3030 et seq

The proposed minor modifications to the approved PUD include the following

- The PUD project will now include 334 residential units in the project, rather than the 357 units approved in the original PUD application. The residential units will be allocated as follows: 91 sixteen foot townhouses, 103 twenty foot townhouses, 28 twenty-two and twenty-four foot wide townhouses, and 112 two-over-two condominium units. The Townhouse Unit Plan included in Exhibit B notes the minor variations in the unit dimensions that have occurred from the original PUD approval, and the revised FAR and overall average lot occupancy calculations for the modified project.
- The reduction in the overall number of residential units proposed in the project is primarily the result of a reduction in the number of two-over-two condominium units (a reduction of 62 of these units (174 to 112)). The original PUD approval and the first modification application included the majority of the two-over-two condominium units in the northwest corner of the property, that area of the property will now be developed with 16 and 20 foot wide townhouses. The Applicant believes that the reduced number of two-over-two units is more appropriate given the expected market demand for this type of unit. The number of townhouses in the proposed project has increased by 39 (183 to 222).
- The overall site plan maintains the general configuration that was approved in ZC Order No. 06-08A, but returns to the original PUD's design scheme of having consistent townhouse widths in each string of townhouses. The total amount of greenspace proposed in this modified PUD project is 396,628 square feet (39.5%) an increase of 64,938 square feet (6.7%) of greenspace from the originally approved PUD.
- The Applicant is requesting the flexibility to develop the project in three phases. Attached as Exhibit C is a plan depicting the proposed phases of development. The Applicant will apply for a building permit for Phase 1 within one year of the date of approval of this minor

modification request, a building permit for Phase 2 within three years of the date of approval of this minor modification request, and a building permit for Phase 3 within five years of the date of approval of this minor modification request. The Applicant believes that this phasing plan will better allow the housing market to absorb the residential units proposed in this project.

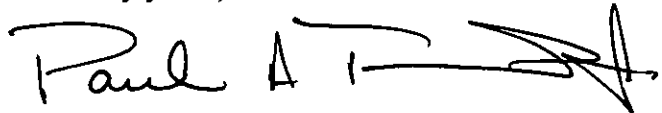
The proposed minor modifications to the approved PUD **do not** impact the approved PUD's amenities package (including the amount of workforce affordable housing), building heights (as approved in ZC Order No. 08-06A), Low-Impact Development ("LID") components, Community Green and Mews Green, or the total lot. Detailed plans and elevations for the proposed townhouses and two-over two condominium units are included in Exhibit D.

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 §3030.13. 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 notes that the only party to the original application and minor modification application was Advisory Neighborhood Commission ("ANC") 5A. Representatives of the Applicant have discussed this minor modification application with ANC 5A12 Commissioner Robert King (the Single Member District Commissioner for this property) and will make a presentation to ANC 5A regarding this minor modification application at its October 21, 2009 public meeting. The Applicant requests that the Zoning Commission review this minor modification request at its November 9, 2009 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 black ink, appearing to read "Paul A. Tummonds, Jr.", with a stylized flourish at the end.

Paul A. Tummonds, Jr.

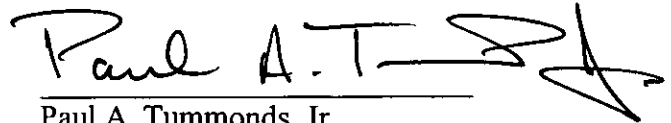
cc Robert King, ANC 5A12
Matt Jesick, OP

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures were hand-delivered to the following on October 15, 2009

Matt Jesick
Office of Planning
2000 14th Street, NW, 4th Floor
Washington, DC 20001

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


Paul A Tummonds, Jr