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November 16, 2009

Sharon Schellin
Secretary to District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re Zoning Commission Case No 06-08B – Modification of Approved
Planned Unit Development – Fort Lincoln/Gateway Village, LLC -
Pre-Hearing Statement of the Applicant

Dear Ms Schellin

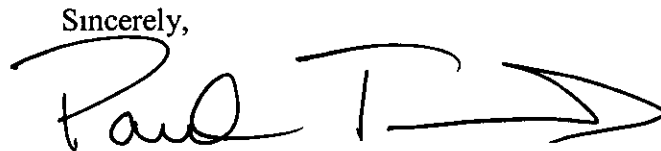
This letter and attached materials, as well as the materials originally submitted to the Zoning Commission on October 15, 2009, serve as Fort Lincoln/Gateway Village, LLC's (the "Applicant") pre-hearing statement for the modification of the planned unit development project approved in ZC Order Nos 06-08 and 06-08A. The Zoning Commission, at its November 9, 2009 public meeting, decided to remove this modification application from the Consent Calendar and determined that it was necessary to hold a limited scope hearing on the proposed modifications of the approved PUD.

The Commission requested that the Applicant provide information that shows an evolution of the project from the originally approved PUD plans (ZC Order No 06-08), to the modified plans approved by the Zoning Commission in ZC Order No 06-08A, to the modifications proposed in this application. Attached as Exhibit A are the site plan and open space plan from ZC Order No 06-08. Attached as Exhibit B are the site plan and green space plan from ZC Order No 06-08A. The site plan and green space plan for the modifications proposed in this modification application (ZC Case No 06-08B) are included in Exhibit C. The Applicant will be prepared to discuss the need for the proposed phasing of this project at the limited scope public hearing.

We look forward to presenting this information at the limited scope public hearing on February 1, 2010. Payment for the hearing fee is also enclosed with this pre-hearing statement.

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If you have any questions regarding this modification application, please contact the undersigned

Sincerely,

Paul Tummonds

Enclosures

cc ANC 5A
 Robert King, ANC 5A12