

Outline of Testimony
Nathan W. Gross, AICP
Eastgate Gardens Planned Unit Development
Zoning Commission Case No. 05-24
January 12, 2006

In my opinion the PUD plan complies with the three over-arching criteria for approval of a PUD, in that it:

- Is “not inconsistent” with the Comprehensive Plan and other public policies
- Provides significant public benefits and project amenities, and
- Will not impose adverse effects on the surrounding area or public facilities

I. Public Plans. The project is compatible with several planning policies and adopted plans:

Major Local Development Initiative. The Eastgate PUD development is a major local development initiative, which replaces a former deteriorated public housing project with a new, high-quality, mixed income community. It is a public-private initiative between the DCHA and two private developers, utilizing Hope VI funds together with private sector funding.

The redevelopment plan came out of extensive planning consultations between government agencies and all elements of the Marshall Heights neighborhood. The Office of Planning’s *Cluster 33 SNAP* initiative specifies completion of the Eastgate Gardens new community as a priority goal.

Comprehensive Plan. Land Use. The building types and the proposed density of 15 dwelling units per acre are consistent with the “Moderate Density Residential designation on the “Generalized Land Use Map” of the Comprehensive Plan, which specifies “row houses, garden apartments and low-density housing” as the preferred building types.

The project is consistent with various Comprehensive Plan policies calling for construction of affordable housing, housing and population growth, stabilizing and improving neighborhoods, preserving open spaces and natural amenities, promoting public safety and good quality urban design.

II. Public Benefits and Project Amenities. The Applicant believes that the PUD exhibits a number of public benefits and project amenities as specified in the PUD regulations, including:

Urban Design and Architecture - an effective and aesthetically pleasing new urbanist plan for a residential community. The plan also reflects *superior site planning* and *economical land utilization*, especially in its layout of buildings on the land and preservation of open space.

Landscaping and Creation or Preservation of Open Spaces - highlighted by the creation of the two-acres Urban Tree Park. This in turn relates to “*Environmental benefits* such as storm water runoff controls and *preservation of open space or trees.*”

The plan provides for *effective and safe vehicular and pedestrian circulation* in the layout of streets, provision of adequate but not excessive parking, and provision of sidewalks.

III. Positive Effects on the Surrounding Area

The site plan and design are highly compatible with the surrounding neighborhood:

The Eastgate community will be similar in density and mixture of building types with the surrounding neighborhood.

Townhouses face the exterior streets in traditional fashion.

The principal interior street is a direct extension of an exterior street.

Sidewalks are provided.

The Urban Tree Park creates an open space nature preserve for the community.

The traffic consultant’s report concluded that there will be no adverse traffic or parking impacts on the surrounding neighborhood.

All in all, the Applicant believes the PUD meets the criteria for approval of a planned unit development, and accordingly requests approval.