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EASTGATE FAMILY HOUSING

A PLANNED UNIT DEVELOPMENT APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION

July 2005

APPLICANT:

The District of Columbia Housing Authority and A&R/THC II, LLC

ZONING COMMISSION
CASE No. 05-24
EXHIBIT No. 3

ZONING COMMISSION
District of Columbia
CASE NO.05-24
EXHIBIT NO.3

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DEVELOPMENT TEAM

Applicant:	District of Columbia Housing Authority and A&R/THC II, LLC Washington, D.C.
Architect:	Grimm & Parker, P.C. Calverton, Maryland
Civil Engineer	Bowman Consulting Group, LTD. Alexandria, Virginia
Landscape Architect	The Edgecomb Group, INC. Hyattsville, Maryland
Transportation Engineer	O. R. George & Associates, INC. Landham, Maryland
Attorney	Arnold & Porter LLP Washington, D.C.

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for Consolidated Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
5318	9-20	R-5-A	R-5-A
5319	20-36	"	"
5320	29-36	"	"

Address or description of the premises: Vacant land, former public housing.

Area of the site: 558,501 square feet or 12.78 acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: New, affordable residential community of townhouses, attached homes and groundhouses, totalling 186 units. New streets.

The above information and attached documents are true to the best of my knowledge.

x _____ Owner's Signature

7/27/05 Date

_____ Owner's Printed Name

Person to be notified of all actions:

Cynthia A. Giordano Name

_____ Telephone Number

ARNOLD & PORTER Address

555 12th St., N.W. Washington, D.C. 20004-1206 Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 2 acres pursuant to Section 2401 of the Zoning Regulations.

x _____ Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

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EASTGATE GARDENS

STATEMENT IN SUPPORT OF THE CONSOLIDATED PLANNED UNIT DEVELOPMENT

July 28, 2005

I. Background, Site Description and Community Participation

This document is the application of the District of Columbia Housing Authority ("DCHA") and A&R/THC II, LLC, a joint venture between A&R Development Corporation and The Henson Development Company (the "Applicant") for review and approval of a consolidated Planned Unit Development ("PUD") under Chapter 24 of the D.C. Zoning Regulations. The property that is the subject of this application is located in the Marshall Heights neighborhood of Southeast Washington on the site of the former Eastgate Gardens public housing complex. The project site is bounded generally by Fitch Street on the south, near Benning Road on the west, F Street and Drake Place (Queen's Stroll Lane) on the north and 51st Street on the east, all S.E. (the "PUD Site").[1]

The PUD Site has a total land area of 698,415 square feet, or 16.03 acres. It includes Lots 9-20 in Square 5318, Lots 20-36 in Square 5319, and Lots 29-36 in Square 5320. It is located in Ward 7 and also within the boundaries of Advisory Neighborhood Commission ("ANC") 7E. The former 230-unit public housing development was fully demolished in 2002, and the site is currently vacant. The proposed redevelopment plan is

[1] All street references in this document are in Southeast Washington, but "S.E." will not be indicated.

to construct 186 new dwelling units, including townhouses, grandhomes and detached single-family dwellings.

As part of its commitment to redevelop Eastgate Gardens, DCHA has made a concurrent commitment to help revitalize the surrounding Marshall Heights neighborhood. A series of meetings and workshops with community interests were completed to define elements of a community plan. For this purpose DCHA joined with the community-based Eastgate/Marshall Heights Neighborhood Alliance to prepare the master plan for the PUD Site and surrounding neighborhood.

DCHA, in partnership with A & R/THC II LLC, successfully applied for a $20 million HOPE VI grant from the U.S. Department of Housing and Urban Development for the Eastgate Gardens PUD Site. HOPE VI projects aim to achieve success through participatory community planning, a holistic approach to creating a complete new community, public-private sector partnership with market-rate business discipline, and high quality design with a pedestrian environment and other features that encourage social interaction. HOPE VI funds and support procedures will help the new Eastgate community provide high quality housing affordable to people in a wide range of income levels, including home ownership opportunities for low-income and market-rate homebuyers, as well as rental units for families and seniors.

II. The Applicant

Several parties are involved in the comprehensive and complex redevelopment planned for the Property. DCHA owns the PUD Site and has legal authority from HUD to proceed with redevelopment. In keeping with its mission, DCHA is undertaking the Eastgate project in order to provide quality housing for low-income citizens, increase

neighborhood stability by creating mixed-income homeownership opportunities, promote area residents' economic capacity and self-sufficiency, and help revitalize the Marshall Heights neighborhood. An experienced and capable DCHA team will help bring the Eastgate Gardens redevelopment to fruition.

The developer for the new Eastgate residential community is A&R/THC, LLC II, a joint venture between A&R Development Corp. ("A&R") and the Henson Development Company ("THC"). The joint venture's principals are Theo Rodgers and Cheryl Hamilton (A&R) and Daniel Henson, III (THC). Both A&R and THC are 100% minority owned and work to achieve the highest participation by minorities and women in their projects.

Founded in 1977, A&R specializes in urban design and development and has substantial experience with HOPE VI projects. The firm's extensive portfolio includes low-to-moderate income rental and homeownership units, elderly housing, garden and high-rise facilities, townhouses and student living facilities. Since its inception, A&R has completed more than 4,300 housing units and over 400,000 square feet of retail and commercial development.

A few years ago the firm completed work on Wheeler Creek Estates, a 314-unit mixed-income housing development in the Washington Highlands neighborhood and funded by a $54 million HOPE VI grant. The firm also recently completed is the 151-unit, $17-million Redwood Apartments in Baltimore. One of A&R's projects is Heritage Crossing, another Baltimore HOPE VI project consisting of 260 townhouses and a community/daycare center. Other developments include the Senior Building at Capitol Gateway Estates (formerly New East Capitol), approved by the D.C. Zoning Commission

in 2003; Lockwood Place, a $71 million, 250,000 square foot Class A office building; and Symphony Centre & Symphony Centre Apartments, which includes two 3-story office buildings and an 8-story, 186-unit apartment building.

THC is a highly experienced real estate development and program management firm whose expertise extends to all aspects of public housing authority operations, including HOPE VI and mixed-finance development. THC specializes in utilizing public housing authorities' existing physical facilities and properties to achieve maximum benefit for the authorities and their customers. The company's principal, Daniel P. Henson, III, has served as both Executive Director of the Housing Authority and Housing Commissioner for Baltimore City.

During his tenure in those positions, HUD awarded Baltimore a total of $172 million in HOPE VI funds, the most awarded to any city. These grants were leveraged to obtain approximately $600 million for the redevelopment of Baltimore's public housing. Dana Henson, Vice President of THC, served as a key member of the development team that completed the $160 million Columbus Center for Marine Research in Baltimore's Inner Harbor. Ms. Henson also is the founder and CEO of Teaching Education and Motivation, an organization that inspires and instructs students in developing skills that will help them achieve their career goals and succeed in the workforce. A Cultural Arts Center geared towards the training of youth in the arts is a significant element of the proposed Eastgate Gardens redevelopment. The idea for the arts center derived from a suggestion from a former residents of Eastgate Gardens in combination with Ms. Henson's strong interest and experience in this area.

III. The Surrounding Neighborhood

The PUD Site is located in the Marshall Heights neighborhood, which is almost exclusively residential in character. Existing housing types are primarily single-family dwellings and three- to four-story apartment buildings. In the far northwest and northeast corners of the neighborhood, the area has a calm, somewhat suburban feel where the rectangular street grid ends and the roads wind past single-family, attached and detached homes. The part of the neighborhood that has a rectangular street grid includes several blocks developed almost exclusively with four- to 19-unit apartment buildings. Residential properties range in condition from good to poor, with several blocks dominated by vacant and abandoned properties that contribute to a blighted and distressed feel to much of the neighborhood.

Marshall Heights is home to approximately 29 religious congregations, which are woven into the residential fabric of the neighborhood. The neighborhood's churches provide many community services including daycare, senior activities, meal programs and counseling. Community services such as the Metropolitan Police Boys and Girls Club and the Benning Park Recreation Center are located just to the north and south of the residential area. The largest parcels in the neighborhood (other than Eastgate Gardens) accommodate three public schools -- Fletcher-Johnson Middle School, J.C. Nalle Elementary School and C.W. Harris Elementary School.

Small retail pockets and strip centers are located along the boundaries of the community, providing a limited range of goods and services. With the exception of the BENCO shopping center at East Capitol Street and Benning Road, the centers are located on small parcels (less than one acre) and are generally in a blighted condition. Various

District of Columbia government services such as a police station, a fire station, a post office, and a library are also located along Benning Road and north of East Capitol Street.

Demographic and market studies of the neighborhood conducted for the Applicant found that Marshall Heights has experienced a higher rate of population loss than the District or Ward 7 over the past 10 years, has a higher rate of rental occupancy than the Ward or the District and household incomes that are below the city's median income.

Because of its location at the eastern edge of the District and along the east-west artery of East Capitol Street, the Marshall Heights community serves as a gateway into the District for suburban commuters. Public transportation is available from two Metrorail stations –Benning Road (a 25-minute walk from the center of the Eastgate Gardens site) and Capitol Heights (a 40-minute walk). Area buses supplement the Metrorail system by running passengers from the heart of the Marshall Heights community along 51st and 53rd Streets to each Metrorail station. Benning Road, another major artery into the city center, runs past the Eastgate Gardens Site and offers many bus routes connecting to the Benning Road Metrorail station.

IV. Existing and Proposed Zoning

The majority of the land area of the neighborhood is zoned R-5-A (Low-Density General Residential) or R-2 (Semi-detached Dwellings).[2] R-5-A is a low-density apartment house zone that allows a variety of residential building types within a height limit of 40 feet, three stories and a maximum floor area ratio ("FAR") of 0.9. Detached and semi-detached single-family dwellings are allowed as of right; townhouses and low-density apartments are allowed if approved by the Board of Zoning Adjustment ("BZA")

[2] See the "Zoning Map" attached as Exhibit A.

as a special exception. The PUD process authorizes the Zoning Commission to approve developments that would otherwise require a special exception. With a PUD, the maximum permitted height in R-5-A zones is 60 feet and the maximum FAR is 1.0. The development standards of the R-5-A District readily accommodate the proposed PUD, and accordingly, no map amendment is requested.

The R-5-A District is mapped widely in Marshall Heights and adjacent neighborhoods. These areas include a mixture of detached and semi-detached single-family homes and three- and four-story apartment houses. Vacant lots and buildings are scattered throughout the R-5-A area, but are far less common in the areas with R-2 zoning. The R-2-zoned areas generally are designed with uniform lot sizes and front and side yard setbacks and contain attractive, well-maintained homes and streets, despite the presence of a number of vacant lots and vacant houses.

Several short retail strips and pockets are zoned C-1 (Neighborhood Shopping) or C-2-A (Community Business Center). The most significant for the Eastgate site is the C-2-A strip along the west frontage of Benning Road opposite the Arts or Residential Site of the PUD.

V. Project Description

The PUD Site itself is a rolling hillside that changes in grade by approximately 80 feet, rising from Benning Road and Fitch Street to the level of the rest of the neighborhood at its north and east ends. The Applicant plans to develop the PUD Site with 186 dwelling units, including 158 townhouses, 20 detached single-family dwellings and 8 units in two grandhomes (each having four units).[3]

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[3] See the set of project plans attached as Exhibit B.

The overall goal is to create a stable, mixed-income residential community, with the emphasis on affordable housing. The breakdown of the 186 dwelling units by building type, affordability and tenure is as follows:

Building Type/Number	**Tenure**	**Affordability**
53 townhouses	Rental	60% AMI[4]
36 townhouses	Sale	Below 60% AMI
25 townhouses	Sale	60-80% AMI
44 townhouses	Sale	Above 80% AMI (Market)
20 detached houses	Sale	Above 80% AMI (Market)
8 grandhomes units	Rental	Below 60% AMI

While Eastgate will be a mixed-income community, the emphasis is upon affordable units, with 97 units (52%) in the low-income range, 25 units (13%) in the moderate-income range and 64 units (34%) market rate.

Status of Cultural Arts Center. In 2001-2002 the Applicant prepared conceptual plans for a Cultural Arts Center to serve the surrounding multi-neighborhood area and Ward 7 generally. The Arts Center was included in a PUD Application submitted by this Applicant in November 2002 but not pursued to public hearing. The feasibility and location of the proposed Arts Center has not yet been determined. Accordingly, this 1.09-acre parcel at the western end of the PUD Site fronting on Benning Road is not part of this PUD application. This site is included in the plans in that it was part of the former Eastgate Gardens public housing development, and it is indicated as "Arts or Residential Site." But the PUD boundary depicted on Sheet ____ of the attached Plans excludes this site. In the coming year or two, the Applicant will determine whether to build the Arts Center or alternatively an apartment house on this prominent site fronting on Benning

[4] AMI is Area Median Income. Less than 60 percent AMI would be considered low income, 60-80 percent moderate income and in excess of 80 percent, market rate/middle income.

Road. At that time, the Applicant will file for a separate PUD and probably map amendment for this parcel.

Site Plan and Design.[5] The site plan for the Consolidated PUD is generally described as follows. Two- and three-story townhouses in groups of three to five units will line the perimeter street frontages facing the surrounding neighborhood along F Street, Queen's Stroll Place, 51st Street and Fitch Street. The only minor exceptions to this pattern are a short section of open space along Fitch Street and two grandhomes sited at the corner of 51st Street and Queen's Stroll Place. Eighty-six of the townhouses have garages and 72 do not; all of the detached dwellings have either a one-car or a two-car garage.

As depicted in the map and photographs on Sheet 4.0 of the plans, "Neighborhood Image Board," surrounding development adjacent to the perimeter streets of the PUD is predominantly three-to-four-story apartment buildings or open spaces, with the exception of a group of six detached houses along Queen's Stroll Place. The only adjacent commercial area is the C-2-A strip on the west frontage of Benning Road, which is across the street from the "Arts or Residential Site" but not the instant PUD.

The interior of the PUD Site will be served by two new streets that are proposed to be public streets. There would be a pedestrian orientation along these streets, including six-foot-wide sidewalks and lighting and street trees following public street standards. One of the streets is a U-shaped, loop road that connects with E and F Streets at 51st Street, S.E. For a distance of approximately 450 feet into the site along both legs of this street, proposed development is townhouses in groups of four and five units. At

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[5] Please refer to the Project Plans attached as Exhibit B.

that point, proceeding around the "U", both frontages will be developed with detached single-family houses. A tot lot will be provided between the last townhouse and the first detached house along the northern leg of this street. The design principle embodied here is that like housing types will face each other along the street frontages. Five-foot-wide easements run through the center of rear yards on this block. This easement will provide access to the dwellings for residents of the for-sale units and management in the case of rental units. This easement is needed for maintenance and rear access. Such easements are also proposed in other locations as depicted on the Circulation and Parking Plan, Sheet C-9.0 of the plans. The easements and public alley through the middle of the blocks allows "dry" utilities to be located underground, a major benefit in terms of visual and design quality.

The second proposed new street will be in the southern part of the site. It would be curvilinear, run generally east-west and would connect to 51st Street on the east and Fitch Street on the west. The south frontage would be developed with groups of townhouses and the north frontage with six detached dwellings. An east-west public alley will serve the interior of this block. A tot lot will be located at the western end of the townhouses facing the new, interior street.

Between the detached houses on the "U" curve and the Arts or Residential Site is a large proposed open space. This area consists of steeply-sloping land with substantial coverage with mature trees in places. The Applicant's team determined that creating streets and new buildings on this part of the site would be environmentally undesirable and created the site plan accordingly. This open space constitutes the great majority of the 2.86 acres of proposed open space, which equals 18 percent of the PUD Site. The

Applicant plans to preserve the mature trees in this open space and create an urban tree park with meandering paths and benches to sit on. This park will preserve and enhance a small piece of urban wilderness.

Parking will be ample and will exceed the R-5-A requirement of one parking space per dwelling unit, which would be 186 spaces. There will be 110 spaces in garages and 182 in driveways for a total of 292 off-street parking spaces. In addition there will be 56 curbside parallel parking spaces on public streets.[6]

Building heights will range from just under 23 feet for the two-story detached houses to 33 feet, 6 ¾ inches for the three-story townhouses. The grandhomes and two-story townhouses are in the range of 23 to 24 feet high. The proposed heights are well within the 60-foot building height allowed in R-5-A with a PUD. As the plans are refined, some of the houses may have a greater height; the Applicant will address this more specifically in the Pre-Hearing Submission and/or the public hearing.

Lot occupancy is 35.15 percent based on the area divided in the lots, and drops to 27.23 percent as a percentage of the lot areas plus open space. This is well within the allowed 40 percent lot occupancy in the R-5-A District.

The site plan depicts a number of minor deviations from the matter-of-right side and rear yard requirements.[7] In R-5-A, a side yard, if provided, must be no less than 8 feet wide. Because the townhouses are built in groups of three to five houses, there are

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[6] See Sheet C-8.10 ("Site Tabulation and Setbacks") of the attached plans, Sheet C-9.0 ("Circulation and Parking Plan") and the "Zoning Tabulation" on the Cover Sheet for a complete tabulation of development data.

[7] Section 2405 of the planned unit development regulations allows the Zoning Commission to exercise flexibility from matter-of-right area requirements, "depending upon the exact circumstances of the particular project." (§ 2405.5)

numerous side yards required at the ends of rows. In 80 locations the minimum side setback of 8 feet is not provided, but the deficiencies are extremely minor. All of the side yards except one are in the range from 7.50 feet to 7.99 feet, and the other one is 6.93 feet. These represent a minor shortfall from matter-of-right requirements and occur in a site plan that provides ample open spaces, both in common areas and large yards.

The required rear yard in R-5-A is 20 feet. Seventy-two (72) houses are not in compliance. The substantial majority of these houses have 18-foot rear yard setbacks; smaller numbers have rear yards in the 13-foot range; and one has only a 9.75' rear yard. However, the 114 complying houses tend to have very deep rear yards. For example, 62 rear yards have a depth of 40 feet or more. Again, in general, the setting is one of ample open spaces, and the Applicant believes there are no problems of light, air or privacy imposed on neighbors by the somewhat smaller yard setbacks. These minor modifications to some of the matter-of-right yard requirements will enable the development to become a "Pedestrian Friendly" community. Site planning flexibility of this type is one of the purposes of the PUD process.

In the R-5-A District the Zoning Regulations do not specify a minimum lot area or width, but leave these dimensions to the Board of Zoning Adjustment or the Zoning Commission to determine on a case-by-case basis.

The exterior siding material will be high-quality vinyl in "Norman Rockwell" colors. The Applicant's team engaged in charrettes and other extensive consultations with community residents and groups to determine desired architectural styles, colors and specific building features. Participants reviewed images of the surrounding architectural context, including examples of Victorian farmhouse, English cottage, 1950's Ranch, and

Bungalow-style single-family homes. Planners also pointed out that it is a unique phenomenon in the District that residential architectural styles are increasingly more eclectic with distance from downtown. This information appealed to the community, as the stated objective is to generate an individualistic look for Eastgate Gardens.

Examples of relevant design features include rich colors, covered porches, bay windows, front doors facing the street, peaked roofs, stone water tables, turrets and garages. The architectural style for townhouses, single-family dwellings and grandhouses suggested by the planners and supported by the community conveys that eclectic sentiment. Bold and bright colors accent Victorian, Tudor and Craftsmen style facade detailing. Oval windows and door lights complement sturdy porch detailing and bay window projections. The resulting look for both the Eastgate Gardens Site and the surrounding Marshall Heights neighborhood balances the historic context of the surrounding architecture with the preferences of the residents of Eastgate Gardens.

This new community is designed generally according to new urbanist principles. The new development will reweave Eastgate into the surrounding neighborhood and the city. The principal interior street connects with the surrounding street grid as an extension of E and F Streets. Townhouses (and two grandhomes) will line the perimeter streets facing the surrounding neighborhood and will become part of the urban fabric. The interior and perimeter streets will have sidewalks and the houses will have quite uniform setbacks that frame the streetscape in a traditional way. New sidewalks will be added along the entire frontage of Fitch Street, where none exist today. These new sidewalks will further enhance pedestrian connectivity to the major transportation facilities and

commercial uses along Benning Road. The setting and design will be friendly to pedestrian use.

The overall intensity of development proposed in this PUD is low, reflecting the large preserved open space on the PUD Site and the allocation of land areas to future public streets. The proposed density is 0.62 FAR and 14.55 dwelling units per acre. This is based upon the land area devoted to individual lots plus the preserved open space, a total area of 556,501 square feet or 12.78 acres. The remaining land area will be devoted to public rights-of way – 141,914 sf (3.25 acres)[8]

VI. Public Benefits of the Proposed PUD

Section 2403 (Evaluation Standards) of the PUD regulations provides that the Zoning Commission must find that the proposed PUD is "not inconsistent" with the Comprehensive Plan and other adopted public policies for the subject site (§2403.4); that the proposed development includes public benefits and project amenities as set forth in §2403.9: and that the proposed project's impacts on the surrounding area and on public facilities and services shall be acceptable commensurate with the public benefits of the PUD or are capable of mitigation (§2403.3). These factors are discussed below.

A. Public Plans and Policies

1. ***Major Local Development Initiative.*** Clearly the proposed replacement of a deteriorated and now demolished public housing complex with a new, high-quality mixed-income residential community is a high priority planning objective for the District of Columbia. Eastgate represents a major policy initiative and commitment of resources

[8] See the "Zoning Tabulation" on the cover sheet of the project plans attached as Exhibit B.

by the D.C. Housing Authority in partnership with experienced private sector developers of affordable housing working closely with community residents and organizations.

The Marshall Heights community has been engaged in a series of active planning initiatives for several years. These plans include studies completed on behalf of the D.C. Office of Planning, the D.C. Housing Authority, the Marshall Heights Community Development Organization, and the Eastgate Redevelopment Associates. As a result of seven to eight years of planning specifically for the revitalization of the Eastgate Gardens site and the surrounding neighborhood, certain public policy principles have been agreed upon or adopted, as summarized below.

The ***District of Columbia's Consolidated Plan*** highlights two priorities for the area: (1) raising the homeownership rate and (2) preserving affordable housing, including rental housing initiatives.

The D.C. Office of Planning's ***Cluster 33 SNAP*** initiative sets priorities in several areas, including (1) rooting out blight by enforcing property maintenance codes; (2) demolishing vacant buildings near the Eastgate Gardens Site; (3) slowing traffic through the area; (4) improving delivery of youth programs to the community; and (5) proceeding with the redevelopment of the Eastgate Gardens Site.

The Eastgate/Marshall Heights Neighborhood Alliance summarized several prior plans in its ***White Paper on Marshall Heights Redevelopment.*** The Alliance's vision, which is the culmination of these planning efforts, is focused on providing "homeownership and rental opportunities for a broad range of income levels in a safe environment with appropriate neighborhood retail activity."

The proposed planned unit development at Eastgate Gardens helps carry out the policies cited above.

2. ***Comprehensive Plan: Affordable Housing Policies.*** The *Comprehensive Plan for the National Capital* (the "Comprehensive Plan" or the "Plan") is the officially adopted planning blueprint for the future of the District of Columbia. The Home Rule Act requires that zoning shall be "not inconsistent" with the Comprehensive Plan. Numerous policies in the Housing Element in Chapter 3 and the Ward 7 Element of the Plan emphasize the importance of housing that is affordable to low and moderate income households and affordable to elderly persons, as well as housing for homeownership.

The Major Policies in §300.1 (Housing) highlight the importance of partnerships between the government, the private sector and nonprofit organizations to achieve housing goals. The General Housing Goals in §302, the Low- and Moderate-Income Housing goals in §303 and the Housing for the Elderly goals in §304 all include numerous policies the Eastgate Gardens community will help implement on a major scale.

The Ward 7 Objectives for Housing in §1808.1 also emphasize affordable housing, homeownership, improvements to public and assisted housing, elderly housing and public regulatory and financial actions in furtherance of the housing objectives.

The proposed PUD plan helps advance all of the foregoing housing objectives.

3. ***Comprehensive Plan: Compliance with Major Themes.*** The Eastgate new residential community exemplifies six of the ten Major Themes set forth in the Comprehensive Plan in Chapter 1, including:

Stabilizing and Improving the District's Neighborhoods (§ 102). The proposed new community will completely transform the affected properties and will help stabilize and improve the surrounding neighborhoods by providing a high quality, affordable and mixed-income housing development. The result will be an attractive and stable community.

Respecting and Improving the Physical Character of the District (§106) and *Preserving and Promoting Cultural and Natural Amenities (§105).* The high quality of the proposed development, as to housing, open space, design, and environmental features, will help improve the physical character of this neighborhood and the quality of life therein. The townhouse design acknowledges traditional Washington, D.C. architecture. The large, preserved open space with mature trees helps preserve and promote natural amenities. The easements and public alley through the middle of the blocks allow "dry" utilities to be located underground, a major benefit in terms of visual and design quality.

Preserving and Ensuring Community Input (§107). As noted above, very extensive community participation has been undertaken in preparing the revitalization and redevelopment plans. The Eastgate Resident Association, formed by a group of three former Eastgate residents in 1997, has been instrumental in guiding the development and the community participation process.

Providing for Diversity and Overall Social Responsibilities (§111). As indicated previously in this statement, the private developer team is entirely minority-owned. Community interests have been fully explored and respected. Marketing efforts will focus on increasing racial diversity in the new Eastgate.

Promoting Enhanced Public Safety (§110). The new residential community will fill a void in the neighborhood fabric, place additional "eyes on the street," and create a new street system more conducive to public safety than the former "superblock" created for Eastgate Gardens public housing. The surrounding neighborhoods will benefit from improved public safety as well, according to studies of Hope VI community developments.

4. ***Comprehensive Plan: Land Use Element.*** The Generalized Land Use Map of the Land Use Element of the Plan includes the PUD Site within a large area designated for Moderate Density Residential Development. This term is defined as, "Row houses and garden apartments are the predominant uses; may also include low density housing." The range of residential building types proposed in this PUD clearly coincide with the stated land use policy.

5. ***Comprehensive Plan: Human Services Element, Transportation Element, Economic Development, Environmental Protection Element, and Urban Design Element.*** Numerous policies in the foregoing elements of the Comprehensive Plan can be cited in support of the proposed PUD. In the interests of brevity, these will not be cited in the application, but may be included in the Pre-Hearing Submission and/or testimony at the public hearing, if granted. A superior human services feature of the project is the Community Services Support Program ("CSSP"), which is funded with $1.75 million of HOPE VI funds and matched with $9.6 million of public and private contributions. This program is being administered by DCHA and the Eastgate Residents Association Community Development Corporation. The CSSP will focus on youth services, economic development and health care. Economic development efforts include

a Technology and Learning Center, small business assistance, homeownership counseling and Sec. 3 Training and Employment Opportunities. The CSSP has also partnered with established health care organizations to provide on-site health care services as well as training. As to youth programs, the Cultural Arts Center is an initiative that aims to provide training in the business side of music and the arts as well as learning and performing the arts themselves.

B. Public Benefits and Project Amenities

The proposed PUD clearly provides superior features that will benefit the surrounding neighborhood and the public to a significantly greater extent than would likely result from matter-of-right development of the PUD Site. The applicable project benefits and amenities from 11 DCMR §2403.9 are indicated below. Because some of these items have been discussed above under public policies and plans, little or no commentary is included. The PUD's public benefits and amenities include the following:

1. ***Housing and Affordable Housing (2403.9(f)).*** Discussed above.

2. ***"Urban Design, Architecture, Landscaping, Creation or Preservation of Open Spaces" (2403.9(a)). "Site Planning, Efficient and Economical Land Utilization" (2403.9(b)).*** The proposed development creates a complete new community with attractive urban design and new landscaping, tree preservation and an improved street network. A balanced mixture of housing types and densities are proposed, together with a pedestrian and traditional streetscape orientation following new urbanist principles. The interior streets and the design of the community will integrate effectively into the surrounding urban fabric.

3. ***"Employment and Training Opportunities" (2403.9(e)).*** Although this PUD project is not a commercial development, several beneficial economic effects will result from it. In the short term the Eastgate redevelopment process will create construction jobs and will also require intense outreach to community residents and businesses to secure full participation in project planning, resulting in some employment opportunities. The new residents on-site will provide additional patronage for nearby retail and service businesses.

Moreover, as part of this planned unit development the Applicant will enter into a First Source Employment Agreement with the Department of Employment Services (DOES) so as give District of Columbia residents the opportunity to secure construction and permanent jobs at Eastgate. The applicant will also enter into a Memorandum of Understanding with the D.C. Office of Local Business Development to assure that a fair share of contracting opportunities go to local, small and disadvantaged businesses.

4. ***"Environmental Benefits, such as storm water runoff controls and preservation of open space or trees" (2403.9(h)).*** Given the hilly nature of the site and challenging soil conditions, the plans carefully address storm water runoff, slope stability, open spaces and tree preservation.

5. ***"Effective and Safe Vehicular and Pedestrian Access" (2403.9(c)).*** The new residential community will have substantially fewer dwelling units than the previous Eastgate Gardens public housing complex, so that automobile trip generation will be reduced. Public Metrobus service connecting to Metrorail stations is convenient. The new community will be pedestrian-friendly, with ample sidewalks, street lamps and ample open spaces.

C. Potential Impact on Surrounding Area and City Services

The surrounding neighborhoods are expected to benefit from the development of the new residential community in several ways, including improved public safety; attractive building and site aesthetics, favorably affecting property values and enjoyment of neighborhood life; and reduced traffic due to reduced population density. There will be no overcrowding of local schools, because the new community will have fewer residents and households than the previous Eastgate Gardens public housing development. The applicant believes that the affect of the built PUD on surrounding neighborhoods and city facilities will be entirely positive.

VII. Community Comment

As summarized earlier in this Statement, the applicants and their associated professionals have engaged in extensive consultations with community representatives as part of preparing a master plan for the Marshall Heights neighborhood. The Eastgate Gardens development proposed herein is part of that larger effort.

VIII. Conclusion

For the foregoing reasons, the applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations. It is consistent with the purpose and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; is not inconsistent with the Comprehensive Plan; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia.

Accordingly, the Applicant respectfully that the Zoning Commission schedule a public hearing to consider adopting the proposed PUD.

Respectfully Submitted,

ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Attachments

Exhibit A: Zoning Map

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Exhibit B: **Project Plans**

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ZONING MAP

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Exhibit B: Project Plans

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