TESTIMONY OF MICHELE V. HAGANS

Before the Board of Zoning Adjustment

July 20, 2004

BZA
Case No. 17192
Exhibit No. 28

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District of Columbia
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I am Michele Hagans, the manager of Fort Lincoln – Pulte LLC and I would like to thank the members of this Board for the opportunity to discuss our proposed development. Through a joint venture between Fort Lincoln New Town Corporation, The Concordia Group and Pulte Homes, the proposed development of 209 market rate townhomes within Fort Lincoln will provide a significant opportunity to bring new housing stock targeted towards middle income buyers to the District of Columbia. In addition to offering new homes in a market which has been clearly underserved, this venture will be Pulte Homes', the largest homebuilder in America, first entry into the District of Columbia.

This project is located within the Fort Lincoln Urban Renewal Plan Area, which was adopted in 1972 and established a "new town" site within the boundaries of the District of Columbia. The Renewal plan calls for a development which creates an attractive and racially, socially, economically and functionally inclusive community that serves as a model in-town community that includes a mixed use area with townhomes, high-rise apartments and condominiums, park and recreational areas, retail and office areas, preserved natural areas and historic landmarks. As the Fort Lincoln area is designated as a Housing Opportunity Area which encourages a significant amount of new housing, this proposed project is both consistent with the underlying land plan and will serve as a catalyst to provide middle income housing within the community. Fort Lincoln currently contains approximately 1,500 units consisting of 787 senior housing units, 158 market rate garden apartments and 543 condominiums.

While Fort Lincoln is a well maintained development which offers both active and passive recreation, it currently lacks an ample housing stock geared to the middle income District residents. This development, located on a 22.68 acre parcel bounded by South Dakota Avenue, 31st Place, Fort Lincoln Drive and 33rd Place N.E.,

will provide three story townhomes containing an average of approximately 2,300 square feet of finished space with both one and two car garages. All of the model types can provide three bedroom/two and a half bathroom homes with features such gourmet kitchens, morning rooms, walk-in closets and recreation rooms. Each home will offer the purchaser the option of sunrooms, sitting rooms, additional bedrooms and baths as well as exterior decks. The sales pricing for these units will range from $275,000 to $295,000 for the individual homes. Our sales effort will target median income residents who currently reside within a three to five mile radius of the project. As noted in the staff report, Fort Lincoln rests on the border of Prince George's County and has been developed with a very suburban feel, with fabulous open spaces and amenities such as ball fields and pools.

Given the existing topography of the site as well as our desire to attract buyers in search of a "suburban community" within the District of Columbia, the architecture of the individual homes has been specifically designed to effectively accommodate the significant slopes of the property while providing new homes which will appeal to our target market. At our presentation to the ANC Ward 5 in June of this year, this project was supported by approximately three hundred citizens, many of which have asked to reserve a specific lot for purchase. Their excitement with this project only underscored the fact that this area of the City has a serious shortage of new home housing opportunities. We believe this project offers the opportunity to mitigate this housing shortage with townhomes which will be constructed with Pulte's high standards of building. With the development of a major retail project within Fort Lincoln anticipated to commence within the next twenty-four months, approval of this application will be a vital step to ensure that community achieves a balanced housing stock which will sustain the retailers and fulfill the goals and objectives of the Fort Lincoln Renewal Plan.

For the past six weeks, we have worked closely with the Office of Planning on our project. We have carefully considered and we are in agreement with OP's recommendations set forth on pages 11 and 14 of its report ; Specifically:

We will place a covenant in the deeds of all the lots that future additions (with the exception of the rear additions and decks shown in our site plan) are prohibited.

Within the Homeowners Association documents, there shall be a declaration which prohibits the gating of the community and the areas currently designated for tree save will be preserved in perpetuity.

In addition to providing and maintaining the adequate screening along South Dakota Avenue, we will take all efforts to ensure that the tree preservation areas throughout the development will be carefully protected and fenced during the construction phase to minimize potential accidental damage.

Once again, thank you for the opportunity to present this project.