SUMMARY OF TESTIMONY
NATHAN W. GROSS, AICP
ZONING COMMISSION CASE NO. 02-05
(NEW EAST CAPITOL – FIRST-STAGE PUD)
July 11, 2002

PUD Evaluation Standards

A. Approval of a planned unit development (PUD) requires that the Zoning Commission find that:

1. The proposed development is "not inconsistent" with the Comprehensive Plan;

2. The project's impacts on the surrounding area and on public services are not adverse or are acceptable given the public benefits created; and

3. The specific public benefits and project amenities proposed in the PUD are significant and are in the public interest.

Comprehensive Plan Policies

A. **Hope VI – Major Local Development Initiative.** The New East Capitol PUD is a major initiative at urban transformation sponsored by DCHA in partnership with experienced developers. This is an extremely high priority project for the city.

B. **Housing Opportunity Area.** The existing East Capitol Dwellings is a designated Housing Opportunity Area in the Comprehensive Plan. It is a high-priority location for construction of major new housing resources.

C. **Land Use Element.** The proposed R-5-A zoning is clearly in compliance with the Moderate Density Residential designation of the subject property on the Generalized Land Use Map of the Land Use Element.

D. **Major Themes.** The proposed New East Capitol PUD generally is directly consistent with at least four of the 10 Major Themes of the Comprehensive Plan:

1. *Stabilizing and Improving the District's neighborhoods (§102);*

2. *Respecting and improving the physical character of the District (§106);*

3. *Preserving and promoting Cultural and Natural Amenities (§105);*

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4. *Preserving and ensuring community input (§107).*

E. **Affordable Housing.** A significant number of policies in the Comprehensive Plan encourage development of new housing for low and moderate income households and for senior citizens.

Potential Impact on Surrounding Area and City Services

A. Surrounding neighborhoods will benefit from the New East Capitol PUD development in numerous ways: improved building and site appearance and landscaping; reduced crime; low traffic generation; improved social services for residents; improved neighborhood property values; no adverse effect on local school capacity.

Summary of Project Amenities

A. Excellent architecture, urban design, landscaping, site planning

B. Environmental benefits, including remediation of previous soil erosion, sewerage problems, building deterioration and enhancement by means of well-planned new development with storm water controls, preservation of open space

C. Effective and safe vehicular and pedestrian access. The traffic consultant's report indicates that parking, intersection and traffic conditions generally will be fully functional after construction and occupancy of the project. The reduction in total dwelling units compared to existing development, plus improved street patterns on part of the site, contribute to this result. Pedestrian pathways are designed to create convenient walking routes to stores, open space and adjacent housing.

D. Superior on-site amenities include the services to be provided in the Community Center as well as the landscaping, pedestrian ways and attractive architectural design.

In summary, Madame Chairperson, we believe that the proposed planned unit development meets the standards for approval under the PUD regulations, and we respectfully request approval.