**NEW EAST CAPITOL PUD**
**PRESENTATION OUTLINE**

**I. Project Introduction (2-3 min.)**
Marie Johns, Co-Chair, New East Capitol HOPE VI Project Steering Committee

A. Role of Steering Committee in planning project and advising DCHA

B. Deconcentration of poverty in area, and creation of a mixed income neighborhood with desirable amenities, including a community center nearby, shopping and attractive open spaces

C. Development of attractive, less dense housing to replace large, high-density public housing complexes, use of green space, landscaping and modern design practices to create a safe, appealing and cohesive community within and connected to an urban environment

D. Steering Committee efforts to involve residents and community in the project's development

**II. Developer and Development (5-6 min.)**
Daniel P. Henson, Principal, The Henson Development Company

A. Background information on joint venture between A&R/THC, LLC; experience of The Henson Company and A&R Development Corp. with HOPE VI projects, mixed income housing, projects with similar budgets and similar building types.

B. Summary of evolution of idea for New East Capitol PUD

1. Efforts of community stakeholders to apply for HOPE VI funds, to develop the request for proposals

2. Previous and existing site conditions

C. Overview of site location and siting of the various housing types and community center

D. Overview of services to be provided/available in community center/child development center

E. Discussion of development tasks completed; timetable for remaining tasks

F. Brief discussion of financing

ZONING COMMISSION
District of Columbia
Case 02-05
Exhibit 31
ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.31

G. Brief discussion of property management

**III. M/WBE Employment Issues [Written Submission]**
Dana Henson, The Henson Development Company

**IV. Community Involvement (2-3 min.)**
Richard Bela, Executive Director, East Capitol View Community Development Corporation

A. Community involvement in planning New East Capitol project: ECV-CDC, New East Capitol Steering Committee, meetings with ANCs 7C and 7E

B. Community involvement after project completion.

C. Efforts to keep community informed and involved: newsletter and website.

D. Community support for project

**V. Residential Architecture (15-20 min.)**
Suman Sorg, AIA, Principal, Sorg & Associates Architects

A. Identification of the firm and its practice; summary of experience with similar projects

B. Presentation of site and architectural plans for the various building types, presentation on existing conditions and streets, site and architectural plans for the various residential building types

1. single-family detached

2. semi-detached

3. row dwellings

4. multiple dwelling "grandhouses"

5. apartment building

C. Summary of rationale for preliminary concepts regarding building design and placement

D. Discussion of environmental constraints of site and environmental benefits of the proposed development, stormwater management.

E. Discussion of preliminary concept of exterior building materials

F. Discussion of two-stage street plan for Blaine St.

G. Review of necessary areas of flexibility for the project

**VI. Community Center Architecture (6-8 min.)**
Charles Bryant, Bryant & Bryant Architects

A. Identification of firm and its practice; summary of experience with similar projects

B. Presentation on site and architectural plans for the community center

C. Summary of rationale for preliminary concepts regarding building design and placement

D. Discussion of preliminary concept of exterior building materials

**VII. Site Plan and Landscape Architecture (2-4 min.)**
Leland Edgecombe, Principal, The Edgecombe Group, Landscape Architects

A. Identification of firm and its practice; summary of experience with similar projects

B. Discussion of landscape plan

a. plant elements, including plant types

b. construction elements (e.g., walls, fences, paving)

c. manufactured elements (e.g., street furniture and site lighting)

**VIII. Planning and Zoning Considerations [Written Submission]**
Nathan W. Gross, AICP, Arnold & Porter