EASTGATE GARDENS

STATEMENT IN SUPPORT OF THE CONSOLIDATED PLANNED UNIT DEVELOPMENT

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I. Background, Site Description and Community Participation

This document is the application of the District of Columbia Housing Authority ("DCHA") and A&R/THC, LLC, a joint venture between A&R Development Corp. 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 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, Benning Road on the west, F Street and Drake Place on the north and 51st Street on the east, all S.E. (the "Site").

The Site has a total land area of approximately 20 acres and includes Lots 9-20 in Square 5318, Lots 19-37 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 has been almost entirely vacant since demolition of 214 units in 1998. The remaining 16 units will be demolished by December 6, 2002. The proposed redevelopment plan is to construct 169 new dwelling units and a 25,000 square foot Cultural Arts Center that will serve a multi-neighborhood surrounding area.

As part of its commitment to redevelop Eastgate Gardens, DCHA several years ago made a concurrent commitment to help revitalize the surrounding Marshall Heights neighborhood. A series of community-based planning initiatives related to the combined

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Case 02-49
EXHIBIT NO.7
Exhibit 7

Eastgate/Marshall Heights effort have been completed. To facilitate continued community involvement in the planning process, DCHA joined with the community-based Eastgate/Marshall Heights Neighborhood Alliance to support the completion of a master plan for the Site and surrounding neighborhood.

Community participation included a charrette utilizing a S.W.O.T (Strengths, Weaknesses, Opportunities, and Threats) exercise, which helped define elements to be included in the Marshall Heights community master plan.[1]

DCHA, in partnership with A & R/THC LLC, will apply for a HOPE VI grant from the U.S. Department of Housing and Urban Development. 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 good quality design with a pedestrian environment and other features that encourage social interaction. If the application is successful, 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.

[1] Existing Eastgate Gardens/Marshall Heights characteristics identified for support and retention include: friendly and familiar neighbors, community pride and involvement, block parties, a relaxed suburban atmosphere, rolling hills, and the view back to downtown. Conversely, existing neighborhood aspects such as street crime, drug traffic, and illegal dumping were mentioned as activities that could hopefully be avoided by minimizing the number of unsupervised outdoor spaces, including, primarily, vacant and abandoned properties. Physical structures such as a police substation, a cultural arts center, more green space, a playground, a health clinic, and multi-generational housing were prioritized for inclusion in the Master Plan. It was concluded that already successful features such as large backyards, and well-used front porches should be repeated. The S.W.O.T. exercise also identified various community services that are needed.

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II. The Applicant

Several parties are involved in the comprehensive and complex redevelopment planned for the Property. DCHA owns the 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, 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 Daniel Henson, III. 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.

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The firm recently 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 current projects is Heritage Crossing, another Baltimore HOPE VI project consisting of 260 townhouses, a community center, and a daycare center. Other developments in progress are the Senior Building at Capitol Gateway Estates (formerly New East Capitol), approved by the D.C. Zoning Commission earlier this year; Lockwood Place, a $71 million, 250,000 square foot Class A office building; Fishers Cove, an $8.6 million development consisting of 76 single-family homes; 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 an ANC Commissioner in combination with Ms. Henson's strong interest and experience in this area.

III. The Surrounding Neighborhood

The 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 sits on a rectangular 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 29 religious congregations, generally located within 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 the 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. The centers are located on small parcels (less than one acre) and are generally in a blighted condition, with the exception of the BENCO shopping center at East Capitol Street and Benning Road. 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. Project Description

The 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 redevelop the Site with 169 dwelling units and a 25,000-square-foot, two-story Cultural Arts Center. The preliminary plans propose the following breakdown of dwelling units by type:

Grandhouses (8 grandhouses, 4 units each)	32 units
Single family detached	29 units
Duplexes (38)	76 units
Townhouses	32 units
Total	169 Dwelling Units

The overall goal is to create a stable, mixed-income residential neighborhood as well as a Cultural Arts Center. The arts center will be geared towards training youth in such fields as music, performing arts, visual arts, film, and fashion design, as well as in life skills to help uplift lower income residents of public housing and other residents of Marshall Heights. Training and experience will be available in the business side of the music and other arts industries, so that the participating young people will not be limited to those with artistic talents or interests. The facility will include a performance theater, a movie theater and a recording studio. Programs will include crafts activities for seniors, as well as athletic tutoring for young people.[2]

The center will serve a substantial, multi-neighborhood surrounding area. The Cultural Arts Center is envisioned as a home for existing talented groups and organizations that must now leave Ward 7 to perform or practice. The Center will also

[2] See the chart, "Cultural Arts Center Concept", attached in *Exhibit A*, which outlines the numerous program components that will be in the Center.

draw people from other parts of the city to Ward 7. A Community and Supportive Services Program already has been implemented. The Cultural Arts Center is sited at a prominent entryway to the Eastgate Gardens site and will make an appealing, "gateway" statement in that location.

The discussions between community representatives, the applicants and Sorg Associates architects and Jair Lynch Companies resulted in the basic principles shown in the site plan. Higher-density structures (townhouses and grandhouses) are limited to the outside boundaries of the property, with lower-density structures occupying the remainder of the Site. The Cultural Arts Center will be sited at the intersection of Benning Road and F Street opposite the existing commercially-zoned area. The grove of existing trees should be preserved as a park.[3]

In order to create a low-density area in the interior of the Site, a street grid pattern echoing that of the surrounding single-family residential areas is proposed to extend into the Site. Community members expressed an interest in establishing a street grid that followed the land contours of this very steep site much like the curving streets in the existing R-2 areas at both the north-east and north-west corners of the Marshall Heights neighborhood. In an effort to connect with the streets that run into the Site, streets begin on the grid and then curve around the Site to minimize the disturbance of the grade. Community members also requested that within the Site single-family homes, duplexes and grandhouses be intermingled in order to eliminate concentrations of any one type of housing. The allocation of housing types was determined by the proportion of the lots suggested by the street grid dimensions.

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

Gateway entrances to the Site were determined to be located at the intersection of F Street and 50th Street to the north and at E Street and 51st Street on the eastern edge (F Street shifts two blocks from one side of the Site to the other). From the east, E Street will continue into the Site, becoming a divided street with a landscaped island and terminating at a playground marking the entrance to a park. A pedestrian stairway and paved winding bike path will lead down the decline, crossing over the new street mid-way down the hill, providing access to both to Fitch Street and the Cultural Arts Center.

The final stage of the community charrette focused on potential architectural styles of the Eastgate Gardens Site. 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. It was agreed that the architectural style(s) should complement the surrounding architecture.

Examples of relevant design features include covered porches, bay windows, front doors facing the street, peaked roofs, and garages. The architectural style for townhouses, duplexes, single-family 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.

V. Existing and Proposed Zoning

The majority of the land area of the neighborhood is zoned R-5-A (Low-Density General Residential), followed by R-2 (Semi-detached Dwellings). The small retail strips and pockets along the neighborhood edges are zoned C-1 (Neighborhood Shopping) and C-2-A (Community Business Center).

The R-2 District permits matter-of-right development of single-family detached and semi-detached dwellings with a minimum lot area and width of 3,000 square feet/30 feet, a maximum lot occupancy of 40 percent and a maximum height of three stories/40 feet. The areas zoned R-2 are developed with well-maintained single-family detached and semi-detached homes on uniformly spaced lots.

Most of the neighborhood is zoned R-5-A, 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") 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 R-5-A zoned areas include a mix of detached and semi-detached single-family homes and three- and four-story apartment houses. Vacant lots and buildings are prevalent throughout the R-5-A area, but are far less common in the areas with R-2

zoning, which presumably continue to thrive due to a higher percentage of home-ownership. The R-2 areas, designed with uniform lot sizes and front and side yard setbacks, contain attractive, well-maintained homes and streets, despite the presence of a significant number of vacant lots and vacant houses. In contrast, areas zoned R-5-A contain a mix of single-family homes and three- and four-story apartment buildings, many of which are abandoned or poorly maintained.

Because of prior federal government ownership, the Eastgate Gardens Site itself is currently unzoned. The requested residential zoning map amendment is therefore from "unzoned" to R-5-A. The Applicant proposes R-5-A zoning for the Site to accommodate the various housing types that will be included in the new community. The proposed detached and semi-detached houses are low density in nature and could be constructed as of right under R-2 zoning. The townhouses and grandhouses, however, require R-5-A zoning. The PUD plans will control the geographic placement of residential building types on the Site, and R-5-A will allow the desired intermingling of building types. The overall intensity of development will be low to moderate.

As stated above, the project also includes a 25,000-square-foot, two-story Cultural Arts Center. The SP-1 ("Special Purpose") zone is proposed for this Site. SP-1 is the lowest density zone that allows a Cultural Arts Center. This is a medium-density mixed-use zone, allowing a maximum height of 65 feet and a maximum bulk of 4.0 FAR for residential and mixed uses, with a limit of 2.5 FAR on nonresidential uses. With a PUD the maximum height is 75 feet and maximum nonresidential FAR is 3.5.

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 largely demolished public housing complex with a new, high-quality mixed-income residential community and a multi-neighborhood Cultural Arts Center is a high priority planning objective for the District of Columbia. Eastgate represents a major policy initiative and commitment of resources 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 almost seven 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, whether or not it is part of a HOPE VI project.

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 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 Cultural Arts Center will be a major cultural resource, providing training in

a number of artistic fields for young people in Marshall Heights and in several surrounding neighborhoods.

Preserving and Ensuring Community Input (§107). As noted above, very extensive community participation has been undertaken in preparing the revitalization and redevelopment plans.

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.

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 in adjacent areas as well as in Eastgate Gardens itself.

4. Comprehensive Plan: Land Use Element. The Generalized Land Use Map of the Land Use Element of the Plan includes the 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.

B. Public Benefits and Project Amenities

The Zoning Commission, pursuant to the PUD regulations at §2403.5, must evaluate the specific public benefits and project amenities of the proposed PUD. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater degree than would likely result from development of the site under matter-of-right provisions." A project amenity is defined as one type of public benefit, "specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors." Section 2403.9 lists nine potential public benefits and project amenities in Paragraphs (a) through (i), plus an "open-ended" category in (j).

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 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 previously.

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 according to planning principles.

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 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. The Cultural Arts Center will provide valuable arts training for young people, some of whom may find careers in the arts and related business fields as a result of the training.

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 related matters.

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.

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 adverse effect on local school capacity because of the reduction in population and households. 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 – Sorg Architects and The Jair Lynch Companies – 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. On November 12, 2002, Advisory Neighborhood Commission ("ANC") 7E voted to support the project and will submit a letter to the Zoning Commission to that effect.

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

Cynthia A. Giordano

Nathan W. Gross, AICP

Jamie Z. Goodson

Attachments

Exhibit A: Cultural Arts Center Concept

Eastgate Gardens
Cultural Arts Center Concept

1. Music
2. Performing Arts
3. Visual Arts
4. Training in Life Skills
5. Fashion Design
6. Movie Theatre

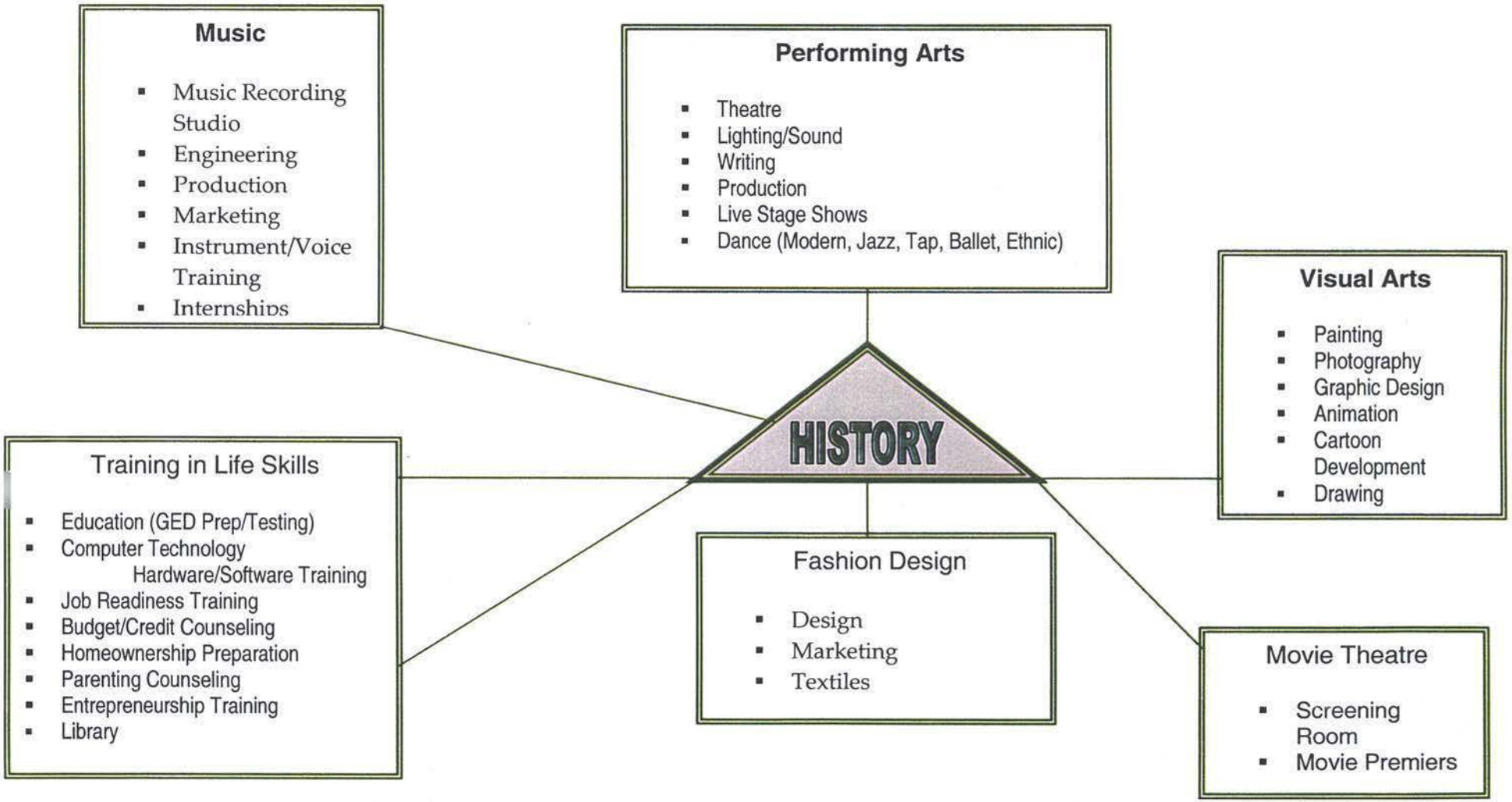


Exhibit B: Site and Building Plans

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES. P.C.

SITE ASSESSMENT

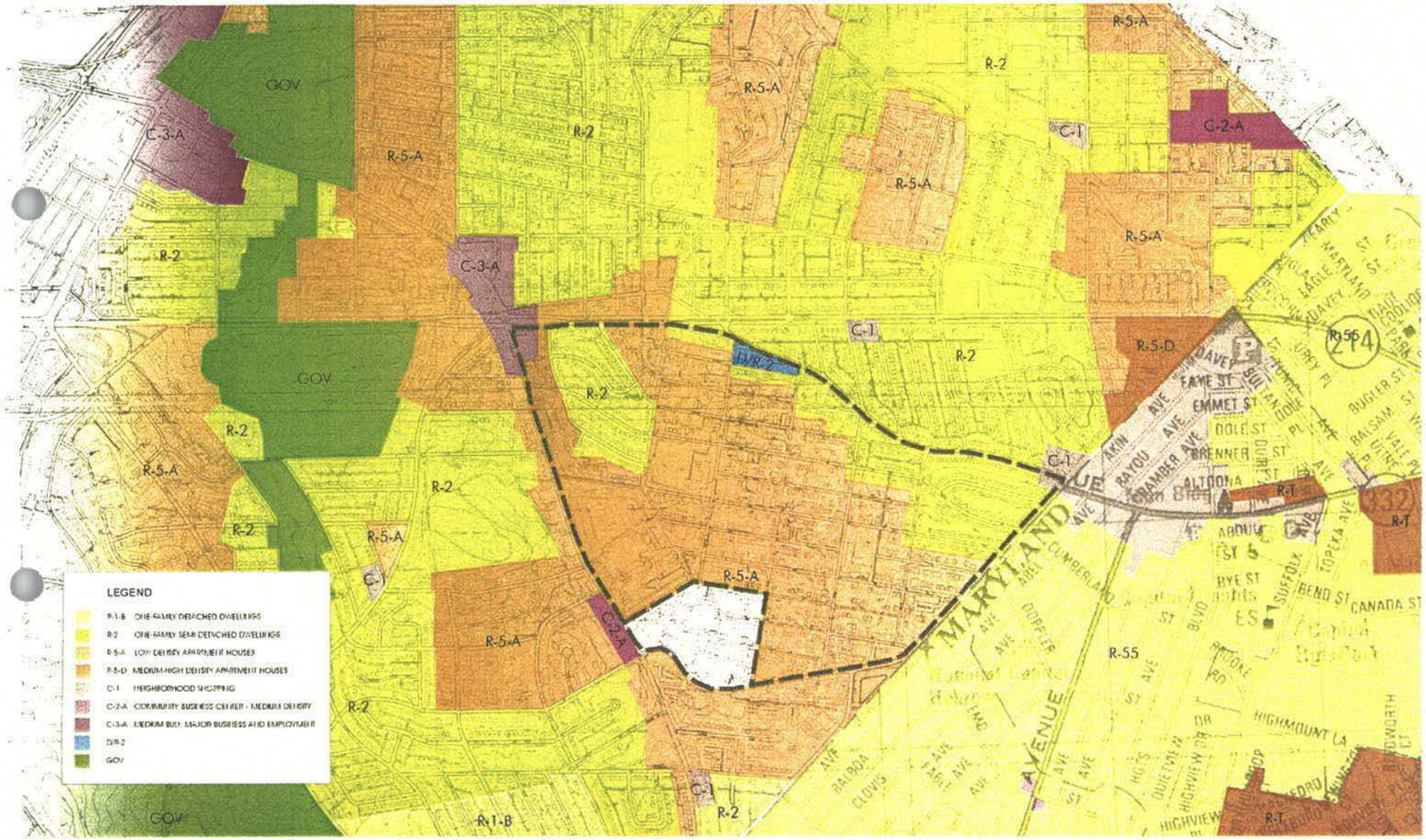
AERIAL PHOTOGRAPH

Not To Scale

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES, P.C.

SITE ASSESSMENT

ZONING MAP

NOT TO SCALE

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

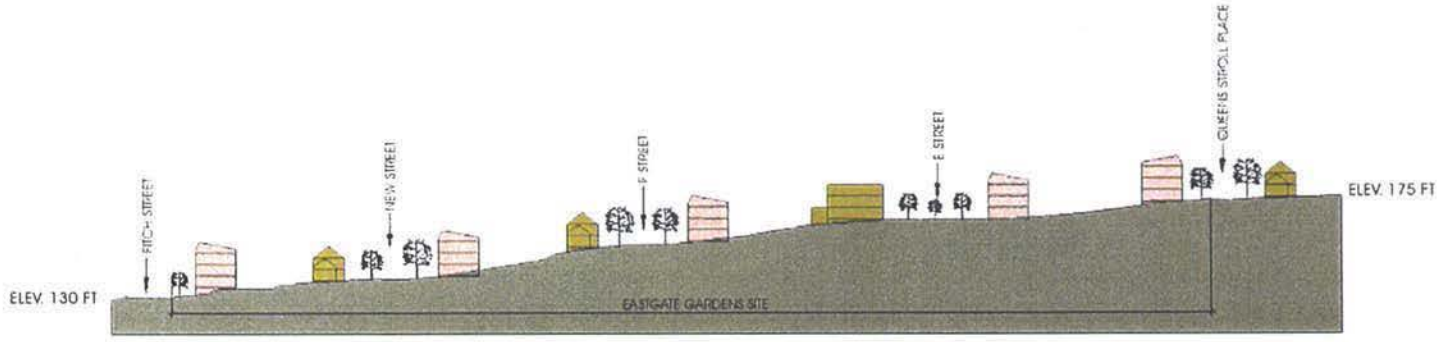
DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES. P.C.

CHARRETTE MASTER PLAN

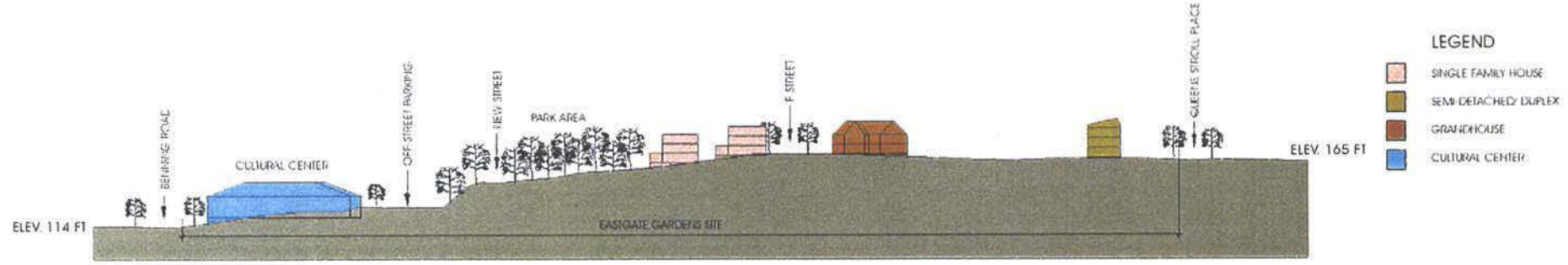
MASTER PLAN



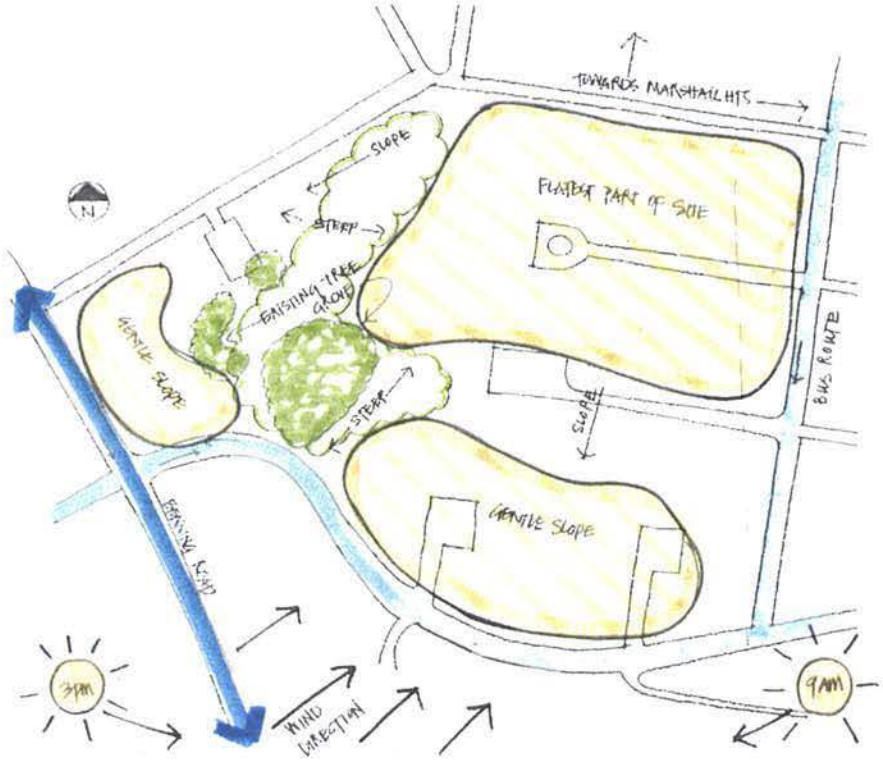
SITE SECTION A-A

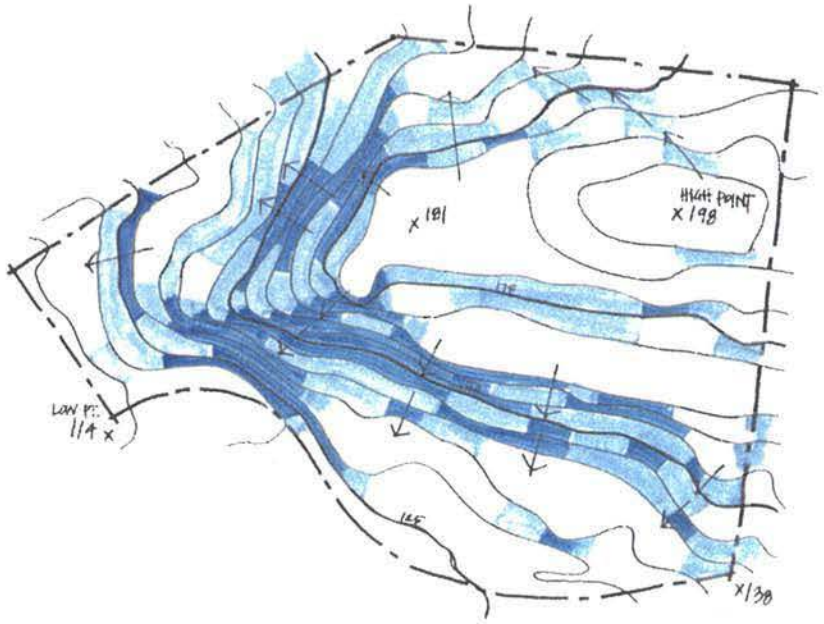


KEY PLAN SHOWING SECTION LOCATIONS



SITE SECTION B-B

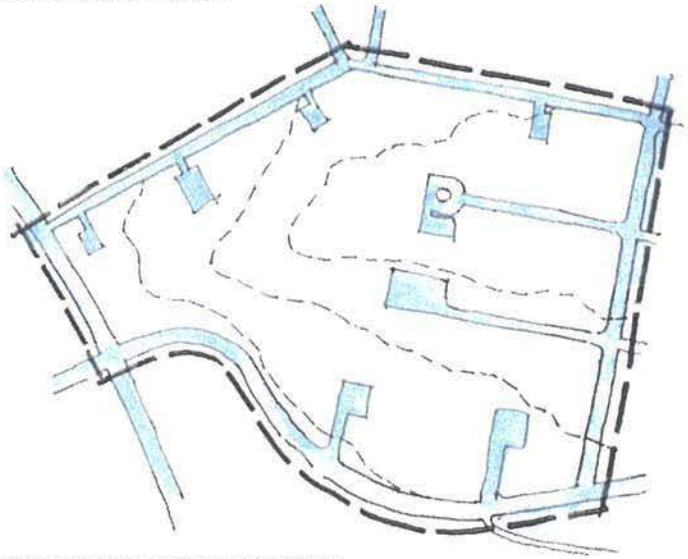




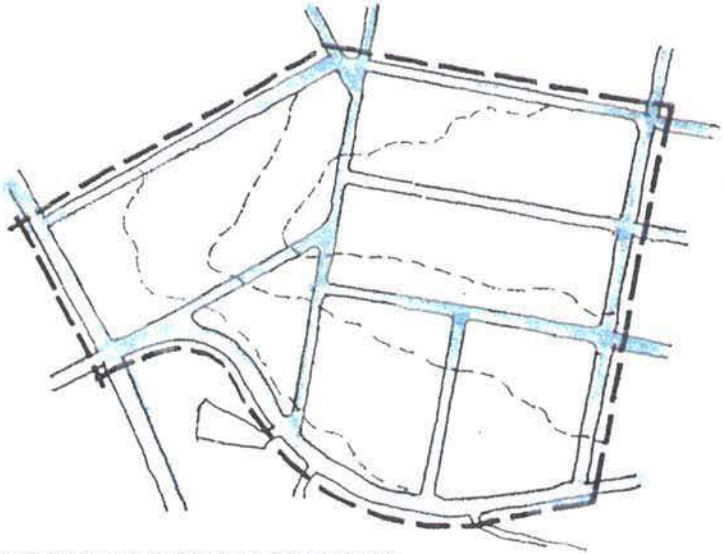
SLOPE STUDY

KEY
0 - 5%
10 - 20%
20% and Over

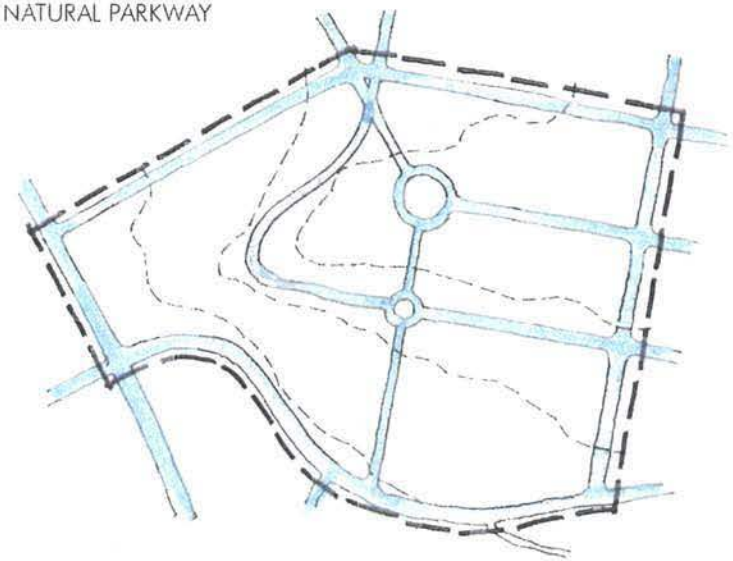
EXISTING CIRCULATION



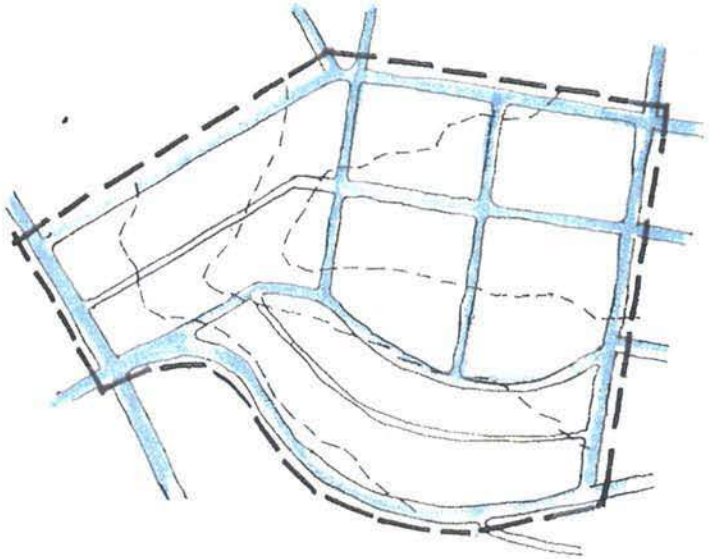
SUPERIMPOSED CITY STREET GRID



STREET GRID W/ TRAFFIC CIRCLES
& NATURAL PARKWAY



STREET GRID INFLUENCED BY CONTOURS



EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES. P.C.

MASTER PLAN

PROPOSED CIRCULATION/PARKING

Not To Scale

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES. P.C.

MASTER PLAN

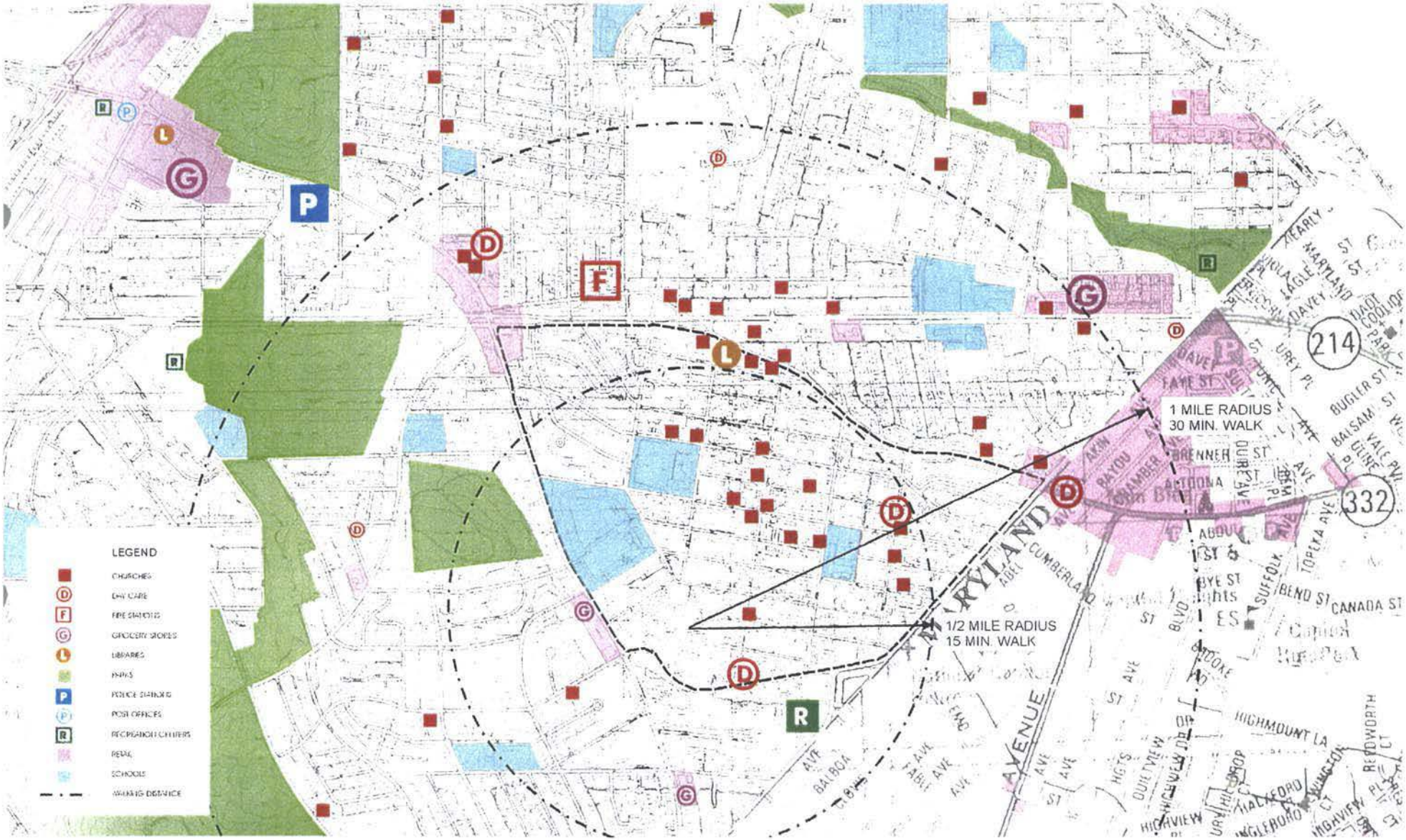
LANDSCAPE PLAN

THE FITCH STUDIO

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES. P.C.

AMENITIES

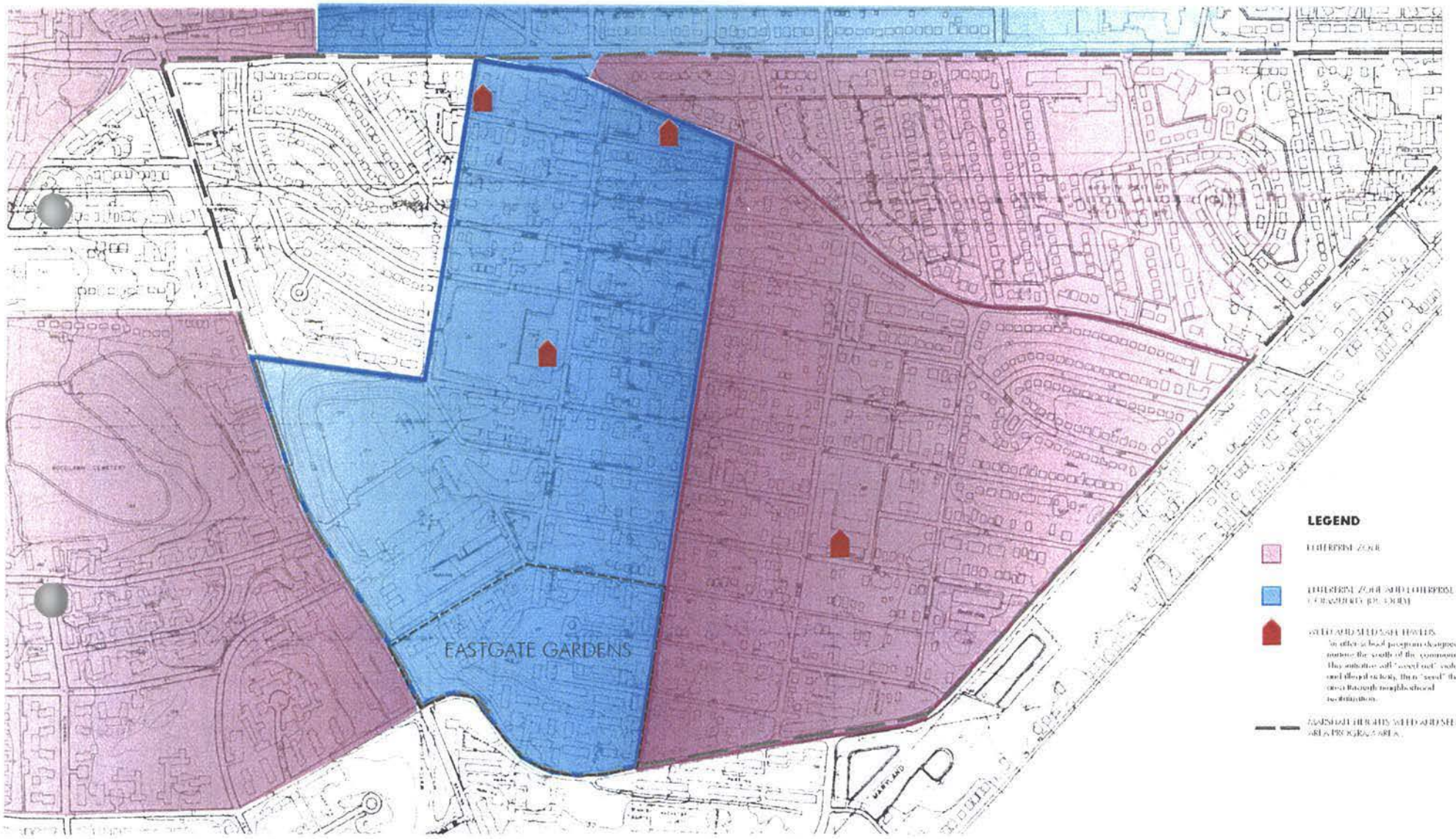
SITE ASSESSMENT

Not To Scale

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



THE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES, P.C.

MASTER PLAN

ENTERPRISE AND WEED AND SEED

Not To Scale

PORTER ELEVATION



ELEVATION 4
opt brick front &
opt loft w/dormers

ELEVATION 2

ELEVATION 6
opt brick front

ELEVATION 1
opt loft w/dormers

ELEVATION 5

ELEVATION 3
opt brick front

OXFORD ELEVATION

Oxford



OSBOURNE ELEVATION



ELEVATION 1
opt brick front &
opt loft w/dormers

ELEVATION 6
opt partial brick front

ELEVATION 2

ELEVATION 4
opt brick front &
opt loft w/dormers

ELEVATION 3
opt brick front

ELEVATION 5

MORGAN ELEVATION



ELEVATION 6
opt brick front

ELEVATION 2
partial brick opt

ELEVATION 4
opt brick front &
dormers

ELEVATION 5
partial brick opt

ELEVATION 3
partial brick opt

ELEVATION 1
opt brick front &
dormers

HAYES
ELEVATION



ETON
ELEVATION





UNIT M



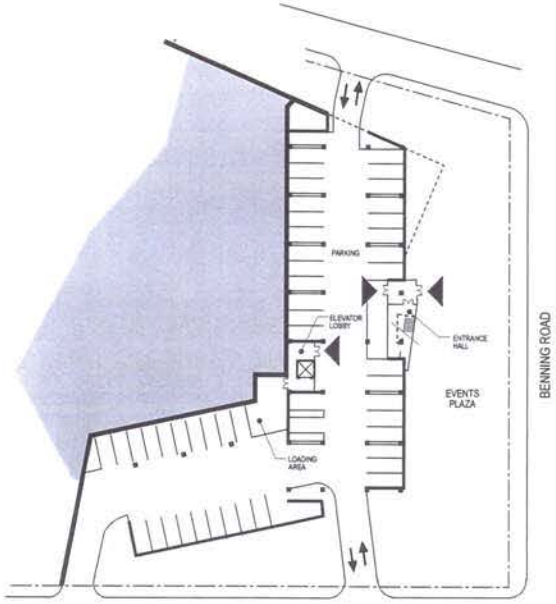
UNIT N

GRIMM+PARKER ARCHITECTS

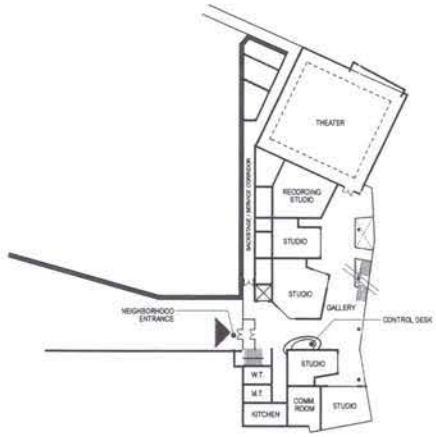
SORG ARCHITECTS

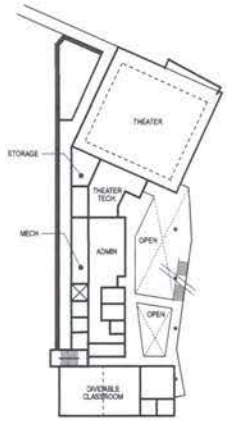
ELEVATIONS

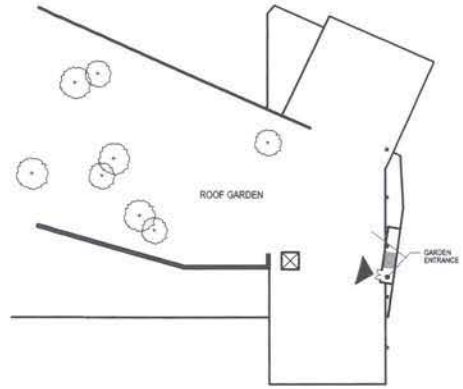
0 2' 4' 8'



Architectural Plans
[1"=60']







Floor - 0
Drop-Off
Parking

Floor - 1
Studios and
Theater

Floor - 1.5
Administration

Floor - 2
Roof Garden

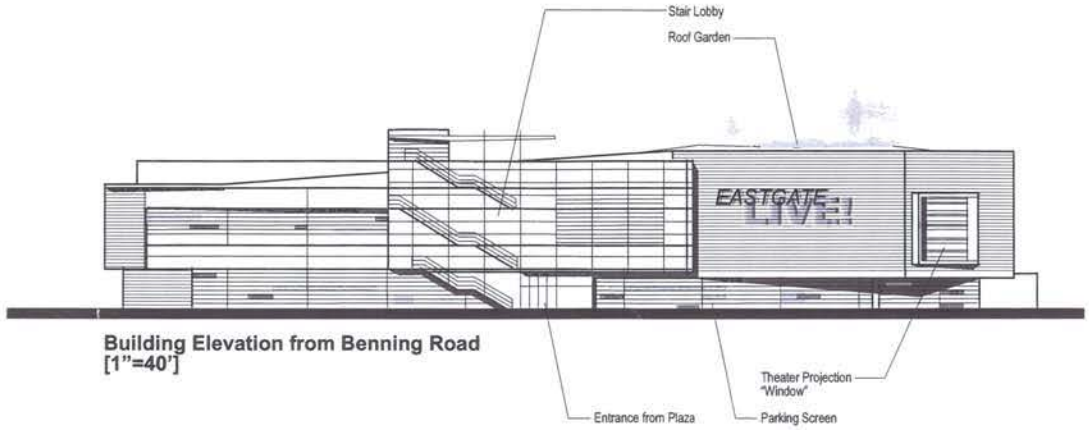
PROGRAM

	AREA
Theater	
150-seat multi-use performance space	5,000
storage areas and shops	1,050
dressing rooms(2)	320
management office	150
Music Studio	
music/video/performance screening room	500
engineering/sound/video room	250
waiting and reception	200
editing/production	200
management and marketing office	150
storage	200

	AREA
Other Creative Arts Studios	
fashion design studio	800
painting studio	800
animation studio	800
photography studio	450
darkroom	150
Life Skills Education	
divisable classroom for 50	1,500
counseling/tutoring rooms (2)	160
resource library	240
Community Areas	
lobby/gallery/flexspace with softseating	2,400
drive-up parking lobby	400
community room	1,200
shared conference/meeting room	300
catering kitchen/pantry	400

	AREA
Administration and Support	
building administrators offices (3)	240
control desk/reception	100
cdc office area	500
kitchenette	80
file storage	80
public toilets (main lobby)	450
public toilets (mezzanine)	250
staff toilets	60
loading area	200
Circulation and Mechanical	
grossing factor @ 1.30	5874
TOTAL	25,454 gsf

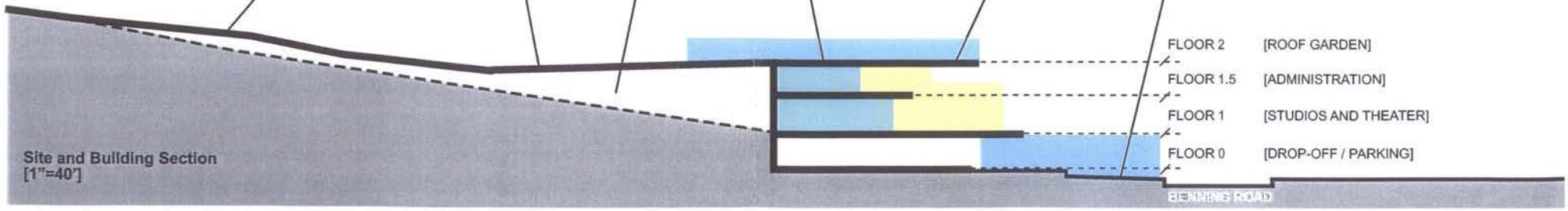




Building Elevation from Benning Road [1"=40']

Potential Outdoor Programs





Site and Building Section [1"=40']