CAPPER-CARROLSBURG **HOPE 6 PUD TESTIMONY BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA**

Thank you for the opportunity to be heard. I am Richard N. Wolf. I speak only for myself. In addition, to 35 years of experience in planning, zoning, and historic preservation on Capitol Hill and throughout the city, I am a founding member of the Ellen Wilson Community Development Corporation. We proposed and developed the first project in Washington to receive a Hope 6 grant. That development now called Town Homes is a limited equity, mixed income community of a 172 units, plus 13 market rate homes. It is a financial and social success, and has won every award possible for this kind of development. Capper-Carrollsburg is one block south of Town Houses, underneath the freeway. We got to know the residents there during our development phase.

Since my time is extremely limited, I will tell you straight out that this PUD is poorly conceived in the mattersof zoning , design, and site planning. But not to waste time on the obvious. There are physical problems in this PUD that could result in social isolation and unrest rather than integration . This "new community" is not knit into a larger, stable community; there is a lack of personal space; the scale and scope is too large. Open space is on the edge of the community and the Marine space—formerly part of the public housing community is not readily available to residents. In other words, the policies underlying Hope 6 stand a good chance of not being met. My advice regarding this important issue is that the Commission obtain an independent evaluation from an expert such as Mr. Jim Banks, a long time housing official and assisted housing developer in the District. His advice to us was extremely useful.

The other issue that requires clarification concerns process. The project before you is not truly a PUD but a small area plan—as are the other two or three PUD proposals concerning the Southeast water front. The only effective planning process for this area was the four day community process in May 2000. You should read that fine report. It was discarded by the Office of Planning and instead we had a series of meaningless meetings to cheer Ops plans during which comment and dissent was given short shrift. So much for community planning. Beyond that this Commission does not have either the legal authority or competence to engage in such broad scale planning through the zoning process. Please, bear in mind that your decision in this matter can have profound results for good or bad on my community. Thank you.

ZONING COMMISSION
District of Columbia
Case 03-12
Exhibit 53

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CASE NO.03-12
EXHIBIT NO.53