

TESTIMONY OF STRATEGIC ASSET HOLDINGS, LLC
IN SUPPORT OF EXCLUSION FOR TAKOMA PARK
HISTORIC DISTRICT FROM INCLUSIONARY ZONING MAP

District of Columbia Zoning Commission, October 19, 2006

Good evening, Madam Chair and members of the Zoning Commission. I am Stanley Snow, President of Strategic Asset Holdings, LLC. I appear today in opposition to the proposed Inclusionary Zoning Overlay District Map and in support of an exclusion from such map for the Takoma Park Historic District.

Strategic Asset Holdings, LLC is the owner of land on Blair Road in the Takoma area of the District of Columbia. This site is under contract to Centex Homes, whose representative testified earlier this evening. I support the position and testimony of Centex Homes but want to offer you a different perspective, that of a property owner.

First, you should be advised that the site we own on Blair Road is zoned commercially. Thus, if the IZ program has the adverse effect that the industry anticipates it will have and if Centex does not close on the purchase of our site, we will be forced to consider developing or selling the land for commercial, not residential, development. Such a commercial use, while allowed by zoning, would not be the use preferred by the various neighborhood organizations in Takoma Park or by the ANC.

Second, you should know that, contrary to some of the testimony in support of the IZ program, we as a landowner have not had any time to "adjust" the value or price of land as a result of the IZ program. In fact, Centex and Strategic Asset Holdings, LLC priced the value of land two years ago, long before the IZ program became a reality.

Third, I want to reiterate that the underlying premise of the IZ program -- namely that "bonus density" will be made available as a *quid pro quo* for the significant financial hardships caused by the IZ program -- is simply either faulty or inapplicable to our site. As the testimony of Centex Homes indicates, it will be unable to use any such "bonus density" because our land in Takoma Park is located in an historic district and the approvals Centex Homes obtained from the Historic Preservation Review Board reduced, not increased, the building height, FAR and massing otherwise allowed as a matter of right. Thus, Centex Homes cannot achieve any "bonus density" on our Takoma site and there is no other subsidy, tax relief or other *quid pro quo* provided by the IZ program to offset its significant costs.

Centex Homes has been working diligently with the Takoma Park community, the ANC and the HPRB and its staff for 2 years to develop a residential project on our land. If the IZ program is mapped on our site, Centex Homes has advised us that it might walk away from the project and the District altogether. To avoid this unfavorable result, we respectfully request that you exempt the Takoma Park Historic District (or all historic districts) from the IZ map.

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Alternatively, we request that you exempt projects that are located in historic districts that have filed applications for full building permits and paid the requisite filing fees.

Thank you for your consideration of our views.

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