

Historic Preservation

Summary (continued)

▶ Affordable Housing

- ▶ The resulting deprivation of both the residential and commercial potential of this site is a huge loss for affordable housing in the area, uses that are envisioned in the FLUM, losses that are compounded by the Historic Designation of the shopping center across Massachusetts Avenue which also has C-2-A/MU-4 zoning.
- ▶ The C-2-A/MU-4 zoning that both of these sites have is envisioned by the FLUM and the ZR-16 Zoning Regulations to provide necessary housing for the city as well as the 8 to 10 percent of the project set aside for affordable housing if developed. The Historic Designation undermines both of these goals without any recourse to fix the problem save using the PUD process to recover the lost development potential. To be clear, ANC 3E disagrees strongly with the idea that the historic preservation of the site renders it “fully developed” and the inference that Historic Designation’s use as an anti-development tool accomplishes that aim. The site is not preserved in amber nor should it be.
- ▶ The Upper Northwest area has plenty of examples of Historically Designated sites that have been developed in harmony with Historic Preservation including: Sears Roebuck & Co. (Cityline), Janney Elementary, Immaculata Seminary (AU Law School), Jesse Reno School, The Convent of Bon Secours, and Wilson High School. They are all Historic Sites that have been developed in concert with Historic Preservation guidelines. It is wrong to suggest that a Historic Site cannot be developed, it is unmistakably clear they can be.

▶ Equity

- ▶ The original developer of this shopping center and the surrounding housing used racial covenants to restrict the persons eligible to buy homes in the area to only white, Anglo Saxons. The shopping center itself was a central element of that development. It was an exceptionally effective strategy that accomplished its aim in practical application as well as the knock on effects later on once the use of racial covenants was finally declared unconstitutional in 1948.
- ▶ Evidence of these effects can still be seen in today’s demographics of the area. Table I in the Data section shows the current racial demographics of this area of the city with approximately 85% of the population of white descent, 7% of Black or African American, and 8% Asian. They are today reflective of a predominance of the same demographics that the original developer of these buildings envisioned. It is also important to keep in mind that the table is a summary of the entire Ward 3 area which encompasses the developments on Connecticut Avenue, farther south on Massachusetts Avenue and Wisconsin Avenue which would suggest, since they are more dense and more diverse in housing options, that they have a more diverse demographic.
- ▶ One must ask whether, by removing the ability of the city to remedy these inequities through effective urban planning which is a key component of the Comprehensive Plan, that imposing Historic Preservation designations on properties actually preserves those inequities in practical application.
- ▶ One means of creating equity in communities is to offer a diverse set of housing options as part of a “socioeconomic ladder” that offers more opportunities for experiencing the benefits of neighborhoods that have quality public schools, good grocery choices (such as a Mom’s) and excellent transportation options (such as the vibrant Metrobus routes servicing the site and the proximity to a Metrobus station). The use of Inclusionary Zoning is one of the many strategies for accomplishing the goal of overcoming entrenched inequities that are otherwise left unaddressed. This part of the city lacks for those diverse housing choices and the project would go a long way in continuing to build that socioeconomic ladder and promoting equity in the Upper Northwest community, a goal the city and this ANC places great value on.

▶ Preservation of the MAPS Site

- ▶ If the project is approved, the MAPS site will have had all almost all of its developable potential used, thus ensuring the site’s Historical character is preserved. This is in keeping the goals of both the Comprehensive Plan and Historic Preservation, balancing the loss of developable land imposed by Historic Preservation with the need for the city to create successful and diverse communities through responsible development that are articulated in the Comprehensive Plan.

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Current Viewstand



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Current Viewstand



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Original Proposed Viewstand



Historic Preservation

Proposed Viewstand from Southwest



Historic Preservation

Proposed Viewstand from Northwest



Historic Preservation

Effects on modern urban design

- The MAPS site has numerous pedestrian access issues partly as a result of the Historic Designation that constrains changing its configuration, specifically the inclusion of the asphalt parking lot in the designation.

Pedestrian access gaps

Safest pedestrian access



Affordable Housing

Summary

▶ Affordable Housing

- ▶ Ward 3 and this area in particular severely lack for affordable housing choices. This has both exacerbated the cost of housing in the area and denied many potential residents the benefits of the neighborhood amenities such as: quality public schools, good food choices, and convenient public transit options.
- ▶ A diverse range of housing options is part of a holistic approach to creating affordable housing, a strategy that includes not only single family homes for sale, but townhomes, multi family apartments and condominiums, and semi-detached buildings. The FLUM and the zoning code embody these strategies in both aspiration and practical application.
- ▶ This project will not solve in one fell swoop the absence of affordable housing, but it will go a long way towards addressing it in the area where the development is proposed. The Developer's proposal to include a significant number of two and three bedroom units, when many area developments contain studios, one bedroom, and one bedroom with den units, further assists with addressing the issue.
- ▶ The Comprehensive Plan discusses the need for affordable housing and each part of the city's responsibility for providing that housing in order to build successful and inclusive neighborhoods. In section 10A-DCMR-500.3, the plans states: "The type of housing constructed and the cost of that housing will influence whether we as a city can attract families with children, maintain neighborhood diversity, and provide economic opportunity for all." This development would be a boon to addressing that need.

▶ Affordable Housing and Equity

- ▶ As stated in the Historic Preservation section but it bears repeating: the original developer of this shopping center and the surrounding housing used racial covenants to restrict the persons eligible to buy homes in the area to only white, Anglo Saxons. The shopping center itself was a central element for that development. It was an exceptionally effective strategy that accomplished its aim in practical application as well as the knock on effects later on once the use of racial covenants were finally declared unconstitutional in 1948.
- ▶ One means of creating equity in communities is to offer a diverse set of housing options as part of a "socioeconomic ladder" that offers more opportunities for experiencing the benefits of neighborhoods that have quality public schools, good grocery choices (such as a Mom's) and excellent transportation options (such as the vibrant Metrobus routes servicing the site and the proximity to a Metrobus station). The use of Inclusionary Zoning is one of the many strategies for accomplishing the goal of overcoming entrenched inequities that are otherwise left unaddressed. This part of the city lacks for those diverse housing choices and the project would go a long way in building that socioeconomic ladder and promoting equity in the Upper Northwest community, a goal the city and this ANC places great value on.

Affordable Housing Unit Mixes

Inclusionary Zoning

Development	Studio/JR	1 BD/ 1 BD+Den	2BD	2BD+Den	3BD	TOTAL
Tenley View	1	5	1			7
The Frequency	2					2
Broadcast House	9	5	1			15
TTown Apartments		1	2			3
The Ladybird	1	7	14		4	26

➤ 18 units of 2 bedrooms or more

Total Units by Number of Bedrooms

Development	Studio/JR	1 BD/ 1 BD+Den	2BD	2BD+Den	3BD	TOTAL
The Ladybird	23	64	59	37	36	219

➤ 132 units of 2 bedrooms or more

Affordable Housing East of Rock Creek Park

Development* (since 2015)	#	Total Units	GFA %
Tenley View	7	60	10.4%
4611 Wisconsin	3	41	7%
The Frequency	2	100	2%
Park Van Ness	26	271	10%
City Ridge	55	652	8%
Broadcast House	15	146	10%

Development*	#		%
The Ladybird	26	219	11%

- The Ladybird project will contribute the most affordable housing by percent of any development since 2015

* All of these affordable units are a result of Inclusionary Zoning, one of many strategies for ensuring affordable housing

