



631 Maryland Ave., NE Washington, DC 20002
Phone: 202-546-4536 Fax: 202-546-4536
E-mail: megmaguireconsultant@msn.com

B22-0663 Comprehensive Plan Framework Amendment Act of 2018
DC City Council, Committee of the Whole
March 20, 2018

I am Meg Maguire, a resident of Ward 6. Thank you for holding this hearing.

The Mayor's *Comprehensive Plan Framework Amendment Act of 2018* proposes a radical shift in power from the elected Council, the elected ANCs and the citizens to the unelected Zoning Commission. Clear language in the Framework Element has been replaced with fuzzy phrases like "soft edged" borders; land use categories that are "generally, but not exclusively" suited; and substitutions of "descriptions" for "definitions." The Comprehensive Plan would be so vague that anything, no matter how egregious from a neighborhood's point of view, could be rationalized by the Zoning Commission with no realistic prospect for judicial review.

Underlying this bill is one of several condescending myths promoted by many developers and their surrogates. *Myth #1: It is virtually impossible to build in DC because so much land is protected in historic districts and neighborhood conservation areas. These neighborhoods are controlled by NIMBYs who don't want any development, aren't true urbanists and lack the "smarts" to Make DC Great Again.*

The Capitol Hill neighborhood refutes this myth. During the past two years, under the existing Framework Element, housing production is booming, making better use of vacant land, repurposing existing buildings and generating more revenue for the city. **This adds up to 2,443 new units of housing -- 695 in the historic district; 1,748 units in adjacent areas -- plus new commercial and office space.** Some of these are PUDs, others are matter of right. Possibly 203-244 of these units should be below market rate, but data is hard to come by, and we don't know how well IZ is working. (See charts on page 3 and 4. Note that they include neither conversion of single family row houses into 2-unit condominiums, nor development in NoMa or the Navy Yard.)

Is this enough? No. Projects across the city are falling far short of what they could and should achieve, particularly for families in the greatest need and for those people who are being displaced due to escalating property values.

The developers' remedy is based on *Myth #2: A large supply of market rate housing will cause excess units to trickle down and become affordable. So, the city must have outsized projects, even if those projects displace people, raise property values and don't conform to the Comprehensive Plan.*

Instead, what if we were to actually implement the Comp Plan and produce development to meet the needs of all residents at a scale that communities say they want? What if...

- OP were to change the word “should” to “**shall**” in the Housing Elements?
- The Zoning Commission were to rewrite IZ regulations to require deeper affordability at 50% AMI, and require inclusion of some 3 bedroom units for low income families?
- Non-profits were to invest even more in the Mayor’s promising initiative to preserve existing affordable housing and sponsor more land trusts?

There is so much more we could do together to become an inclusive city.....

Developers could still make money, expedite their projects and produce more affordable housing.

In conclusion, the **Mayor’s Red Apron Development Box** is to DC residents what **Trump’s America’s Harvest Food Box** is to food stamp recipients: **forced feeding for neighborhoods that aren’t trusted to make good choices.**

Thank you.

Recent mixed use & residential projects in the Capitol Hill Historic District

2018

Courtesy of Beth Purcell, CHRS

Name & address	Developer	# units	year complete
New construction			

Stanton/Eastbanc, 7 th & Penn. SE		162	2017
Penn 11 (Frager's Hardware) 1101 Penn. Ave. SE	Perseus Realty Group	35	2019
1229 E St, SE	SGA Cos.	1	2020?
818 Potomac Ave, SE		49	2019
816 Potomac Ave, SE		11	2020?
Kipling, 11th & I Sts SE	Madison Investments	49	2018
Capitol Courts, 1234 Penn Av SE	SGA Cos.	119	2020?
300 8th St., NE	Community 3 Development	42	2020?
326 A St, SE		1	2020?
525 A St, NE	Capitol Hill Baptist Church	5	2020?
412-432 3rd St NE	Heritage Foundation	6	2018
418 New Jersey Ave., SE		1	2020?
1013-1015 E St. SE		2	2018
Emblem, 801 Virginia Avenue, SE	Bozzuto	20	2018
400 D St., SE	Ebenezer Church	5	2020?
Sq. 762, lot 828 (alley dwellings)		2	2020?
SUBTOTAL		520	
Cluss Court, SE	Opal	2	2017
The Sanctuary, 9th & D Sts, NE	Rubin Group	30	2017
700 Constitution Ave. NE	IBG Group	140	2017
New Union Garage	Opal	3	2017
SUBTOTAL		175	
TOTAL		695	

**Recent mixed-use and residential construction outside
the Capitol Hill Historic District**

Courtesy of Beth Purcell, CHRS

(NoMa and Navy Yard omitted)

Name & address	Developer	# units	year
			complete
New construction			
Buchanan Park, 1325 D St. SE	Perseus Realty Group	41	2017-2018
Lockwood Apts., 1339 E St. SE	Insight Property Group	145	2018
Watkins Alley, 1309 E St. SE	Opal/Ditto	44	2019
LaLomita, 1330-36 Penn Av SE	Samuel Fuentes	12	2020?
Beckert's Park (Safeway), 415 14th St SE	Foulger-Pratt Group	329	2020?
"1401 Penn," 1401 Penn Ave, SE	CAS Riegler	167	2020?
1620-1622 E St., SE	Connell & Schmidt	3	2017
1529-1529 1/2 E St SE	Connell & Schmidt	2	2017
The OneFive, 1500 Penn. Av SE	Goldstar Group	41	2017
1300 H Street, NE	Insight Property Group	33	2018
Apollo, 600 H St, NE	Insight Property Group	431	2016-2017
AVEC, 901 H St., NE	Rappaport	420	2019
SUBTOTAL		1668	
Rehabilitation of existing buildings			
Buchanan School, 1324 E St., SE	Ditto	41	2017
Boys and Girls Club, 261 17th St. SE	Century Associates	39	2020?
SUBTOTAL		80	
TOTAL		1748	