

## ABSTRACT

Title of Thesis: CAN TRANSIT-ORIENTED DEVELOPMENT  
ACCOMMODATE PRESERVATION GOALS? A  
STUDY OF HISTORIC STRUCTURES AND  
DISTRICTS IN THE VICINITY OF WASHINGTON'S  
METRO STATIONS

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This thesis considers how private developers work with community stakeholders to accommodate preservation goals in transit-oriented development decisions. The District of Columbia's historic residential neighborhoods, particularly those with access to the Metro system, are growing. New development projects, generally consisting of mixed-use residential and commercial buildings, are encouraged by government policies that direct high- and moderate- density growth to Metro station areas. The pressure to accommodate density in the vicinity of Metro stations has the potential to positively or negatively affect the preservation of historic structures and the integrity of historic districts. It can result in the revitalization and economic rebirth of historic urban neighborhoods or in the destruction of historic structures and the construction of new structures that are incompatible with a surrounding historic district.

The thesis explores the development and planning history of the District of Columbia, the development review process and the preservation regulations that guide it, and the opportunities that the process provides for stakeholder participation. Stakeholder groups are identified and their role in development review are described. Three case studies were undertaken to determine how stakeholders influence development decisions and preservation outcomes.

Analysis of the case study outcomes indicates that stakeholders are influential in shaping design decisions and that project developers that understand stakeholder concerns, meet with groups early and often during the process, and incorporate stakeholder design suggestions are most successful in creating designs that meet developer goals to accommodate density and community goals to preserve historic landmarks and districts.