February 11, 2002

Advisory Neighborhood
Commission 4B
6856 Eastern Ave., NW
Washington, D.C. 20012

RECEIVED
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2002 FEB 11 AM 11:13

Geoffrey H. Griffis
Chair
Board of Zoning Adjustment
441 4th St., NW
Washington, D.C. 200

Re: BZA #16833
Katz Project

Dear Chairman Griffis:

Advisory Neighborhood Commission 4B respectfully requests a waiver so its testimony and report can be heard regarding BZA #16833. This case will be heard on Feb. 12 and I will be present.

I apologize for my error in not understanding our testimony needed to be submitted seven days in advance of the hearing.

Board of Zoning Adjustment
District of Columbia
CASE NO.16833
EXHIBIT NO.29

#29

We will make certain the error is not repeated again and hope you will consider our views in this important and deserving project.

Sincerely,

Sara Green, Secretary
Advisory Neighborhood
Commission 4B

February 12, 2002

RECEIVED
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2002 FEB 11 AM 11: 20

Testimony - Advisory Neighborhood Commission 4B
Barrington Scott I, Chairman

To the DC Board of Zoning Adjustment
Concerning BZA Application No. 16833, Ward 4

Mr. Chairman, please accept this testimony as our enthusiastic statement of support for BZA Application No. 16833, a proposed apartment and retail project to be built on Cedar Street/Carroll Avenue across from Takoma Metro Station. This project is on your agenda for a special exception from the number of roof structures and the roof structure setback requirements and a variance from the residential recreation space requirements.

I cannot be present for the hearing. However, Commissioner Sara Green, ANC 4B01, will be testifying for us. She is our secretary and is familiar with the issues and the discussion and vote at our public meetings.

Overview

Advisory Neighborhood Commission 4B has spent considerable time discussing and evaluating this proposal and we want to thank Mr. Russell Katz, the developer, for his significant time spent meeting with us during three public meetings and for responding to community concerns.

This is an important site for the entire community and a difficult property for any developer, due to its exceptional shape and topography. It has remained an eyesore for many years. Concrete retaining walls on the vacant lot are covered with graffiti, and trash and vehicles accumulate and must be removed. This lot sits directly across the street from the Takoma Metro Station, where thousands of commuters see it every day.

Mr. Katz's project will add 58 apartments for people who want or need to live close to a mass transit site. It will also provide 3,580 square feet of new retail space, something residents and city officials have been working to provide for many years. We welcome Mr. Katz's investment in our community.

We are also grateful for the design changes Mr. Katz has made in response to community concerns. Based on comments at our ANC's October 25 meeting, Mr. Katz widened the sidewalk on Cedar Street in front of the building from only 5 or 6 feet wide to a range of 9 feet, 4 inches and 10 and one half feet. This change will ease pedestrian access on this well-used corridor. We realize that these additional four feet of public space came from the building and at Mr. Katz's expense. He also added windows to what had been a blank brick wall at street level. This redesign also added to Mr. Katz's cost, but it improved the public's use and enjoyment of the property.

ANC 4B - Community Notification, Discussion, and Votes

Mr. Katz has appeared before Advisory Neighborhood Commission 4B during three public meetings --- October 25, November 20, and finally on January 24, 2002. All three meetings were held at the MedStar Manor Nursing Home, 6000 New Hampshire Avenue, N.E. These meetings were well-advertised within ANC 4B and within ANC 4B02, the single member district where the project is located.

In fact, we included an announcement about Mr. Katz's October 25 presentation on a post card mailed to every registered voter in ANC 4B02. (Copy attached.) This card's primary purpose was to notify voters about the special election to fill the vacant 4B02 single member district commission seat, which took place during that same meeting. Mr. Katz returned to our November 20 meeting, discussed the changes he had made in the design.

ANC 4B's vote on the special exception, variance, and Historic Preservation Review Board application occurred during our January 24th session. At that meeting, Mr. Katz summarized the project and explained his variance and special exception requests. He noted the roof structures would be minimized and that all of the structures may not be needed. He also explained that there is a central, landscaped courtyard for tenants. The balcony space provided in most of the apartments is not part of the zoning calculations and is not included in the 15 percent recreation space he is providing.

Earlier in the meeting, we heard about another residential and retail building slated for a nearby vacant and blighted lot at the corner of Blair, 4th, and Cedar. Several residents said they were concerned about an increase in traffic on Carroll/Cedar and congestion at the site during construction. Mr. Katz explained that the DC government would coordinate building permits for the two projects. He estimated that additional car traffic at this site would be less than at a building that is not located near a Metro station. Mr. Katz noted he owns a rental apartment building on Eastern Avenue, also very close to the Takoma Metro Station. Fewer than half of his tenants at that building own cars and that the extra parking space could be used by tenants of the new project.

ANC 4B had one quorum vote on the Katz project. That occurred on January 24. We now have nine commissioners seated and our quorum is five. Six commissioners were present and voted. They were Commissioners Sara Green, 4B01, Louis Lieb, 4B03, Pat Kid, 4B04, Louis Thurston, 4B06, Ronald Austin, 4B07, and Barrington Scott, 4B08. The motion that was adopted called for ANC 4B's support for Mr. Katz's applications before both the Historic Preservation Review Board and before the Board of Zoning Adjustment. Commissioners Green, Lieb, Austin, and Scott voted for the motion. Commissioners Kid and Thurston abstained. (Commissioner Kid said her abstention was based on a concern about congestion in the area if two projects were to be built during the same period.)

Details of Variance/Exception for Katz Project

Under DC law, the BZA has the authority to grant variances for projects that meet certain conditions, including if a property suffers from an "exceptional..shape" or "topographic conditions."

Based on our discussions at the January 24 meeting, we support Mr. Katz's application for the recreation variance from 20% to 15% of the gross residential area and the special exception for the rooftop structures for the following reasons:

- The shape and topographic conditions of the site result "in peculiar and exceptional practical difficulties," a situation that clearly fits within the legal standards for variances--namely, it suffers from a very odd shape (some call it "pie shaped") and "exceptional topographic conditions" (a very steep embankment on two sides).
- Mr. Katz's design makes the best possible use of the site. In all other respects, it is well under the zoning requirements for its allowed height and floor area ratio, and it more than meets the required parking.
- The project will provide a very high quality, interior courtyard and other amenities for residential recreational use.
- In addition, as noted earlier, Mr. Katz has also provided additional public space, at his own expense, for a wider sidewalk, and for public safety and esthetics in providing a new window wall at the Metro underpass. The variance relief will **not** create "substantial detriment of the public good" **nor** will it "substantially impair the intent, purpose, and integrity" of the zoning regulations. Indeed, the public good will be enhanced by this project. It will remove a blight in the neighborhood and it will improve the quality of life in Takoma through the provision of apartments and retail space, as called for in the final Takoma Central District Plan, dated January 2002.
- The special exception for the roof top structure(s) is not incompatible with the zoning and can easily be accommodated. If constructed, these additions will not detract form the building, will generally not be seen from the street and "will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning maps..."

Bike Path Alignment

Advisory Neighborhood Commission 4B has not taken a position on the Metropolitan Branch Trail alignment issue and that issue was not raised during our discussion on the Katz project. There are, in fact, four possible alignments for this path. One of the alignments under study would run on or alongside on part of Mr. Katz's property. It could take land from other homes and apartments along Eastern Avenue.

Some of these affected residents and property owners have expressed strong concern about this alignment. They met with Commissioners Sara Green, 4B01 and with Ward 4 City Council Member Adrian Fenty to express their opposition to such an alignment. They also raised concerns during numerous community meetings held by the Office of Planning during the discussion on the draft Takoma Central Plan.

In response, the Office of Planning's draft Takoma Central Plan notes that "a final decision on the preferred trail alignment will be made as part of a separate DDOT process to include community involvement and input." [page 45 of the Takoma Central District Plan, (Draft) January 2002]

Therefore, an informed discussion about the bike path and the possible alternative alignments is impossible at this time. All four of the alignments require significant additional study. There are many unanswered questions, including: How much land would be taken from existing property owners? What kind of construction would be needed? What would that construction (including a "fly-over" path) look like? How would each alternative affect adjoining residents and property owners? And, what would each alternative cost?

It is our understanding that the current DC Department of Public Works study may not include all of this information. It is also our understanding that comprehensive DC government recommendations about the bike path may take quite a while to complete.

Meanwhile, an additional study of the transportation needs of Takoma, as called for in the Draft Takoma Central Plan, will soon be underway, we have been told. Any final decision on the Metropolitan Branch Trail must take into account what will be a lengthy but essential decision making process.

Summary

Advisory Neighborhood Commission 4B in three community meetings has discussed the Katz proposal. We believe the project will improve the community and that the special exception and variance requested should be approved.

Thank you for your consideration of our views. Copies of our minutes and meeting notices are enclosed, along with a portion of the Draft Takoma Central Plan.

Barrington Scott, I,
Chairman, ANC 4B
6856 Eastern Avenue NW #316
Washington, DC 20012

February 5, 2002

Mr. Tersh Boasberg, Chairman
District of Columbia Historic Preservation Review Board
801 North Capitol Street, 3rd Floor
Washington, DC 2002

Re: Katz Proposal, 306 Cedar St., N.W.

Dear Chairman Boasberg and Members of the Board:

This is a brief letter of support for the Katz proposal, a project to be built on Cedar/Carroll Street across the street from the Takoma Metro Station.

Advisory Neighborhood Commission 4B discussed this proposal at our November 20 public meeting and at our January 24 public meeting, held at the MedStar Manor Nursing Home on 6000 New Hampshire Avenue, N.E. Mr. Katz attended both meetings, gave detailed presentations, and answered questions.

We approved a motion of support for Mr. Katz's proposal at our January 24 meeting. That motion supports this project on the issues before both the Historic Preservation Review Board and the Board of Zoning Adjustment.

Six commissioners, a quorum, were present on January 24. Four commissioners voted to approve the motion. Two commissioners abstained.

This is an important site for the entire community and a difficult property for any developer. It has been an eyesore for many years. The walls are covered with graffiti, and trash and vehicles often accumulate on the now vacant lot. And, as you know, this lot sits directly across the street from the Takoma Metro Station, where thousands of D.C. and Maryland commuters see it every day.

We welcome development on this site and have been impressed with Mr. Katz's willingness listen to the views of our neighbors, including those who are members of Historic Takoma and Plan Takoma. He has met with these groups and with residents many times to answer questions and explain the proposal.

Mr. Katz has made several important changes in the project, based on community concerns, including changes to the building's facade and detailing. He has also widened the sidewalk and added "pedestrian friendly" windows to a previously blank street-level wall.

We hope you will approve this project. Thank you for your consideration.

Sincerely,

Sara Green, Secretary, ANC 4B, and ANC 4B01
7106 Piney Branch Road, N.W.
Washington, D.C. 20012

cc: Honorable Adrian Fenty, D.C. City Council, Ward 4
Timothy Dennee

ADVISORY NEIGHBORHOOD COMMISSION 4B
MINUTES
October 25, 2001

The meeting was held at the MedStar Nursing Facility, 6000 New Hampshire Ave., N.E.

At 7:03 p.m., ANC 4B Secretary Sara Green announced the opening of the poll for the vacant seat 4B02. She noted there are two candidates for the seat, Margot Cole and Paul Montague, and that the poll would be open until 8:30 p.m. This poll and the election are being operated at the direction of the D.C. Board of Elections and Ethics, Ms. Green announced.

Chairman Barrington Scott, I, 4B08, presided at the commission's regular monthly meeting, which was held in another part of the room. The meeting opened at 7:05 p.m.

Also present were Commissioners Sara Green, 4B01, Louis Lieb, 4B03, Pat Kid , 4B04, Sharee A. Brown, 4B05, Ronald Austin, 4B07, and Shirletta Nugent Settles, 4B10.

A quorum was present for all votes.

Votes
* The agenda was accepted.
* The June Minutes were accepted.
* The September Minutes were accepted.

Other Votes
Treasurer's Report and Reimbursement Approved
* The Treasurer's Report was accepted. Treasurer Sharee Brown noted, among other details, that ANC 4B has $55,885.77 in available funds.

* The commission approved an expenditure made earlier in the month by Secretary Green. Commissioner Green spent $301.35 for postage for approximately 1400 postcards notifying registered voters in 4B02 about the October 25 special election. She also paid the $50 processing fee to the D.C. Board of Elections and Ethics for the labels with the names and addresses of the registered voters.

The commission voted to approve the $351.35 expenditure and the reimbursement to Secretary Green. Commissioners Green, Lieb, Austin, Scott, and Nugent-Settles voted for the expenditure and reimbursement. Commissioner Kid abstained.

--- continued---

New By-Laws

New By-Laws were approved with the provision that they include the current boundaries for each single member district and the new boundaries for single member districts as adopted by the D.C. City Council and the D.C. Board of Elections and Ethics.

Six commissioners voted to accept these by-laws. Commissioner Kid abstained.

Commissioner Austin proposed amending the by-laws to raise the allowable maximum for community grants. He later tabled his amendment so the commissioners could discuss it further.

Vice Chair Elected

Commissioner Austin was elected vice chairman of ANC 4B. Commissioner Kid said she objected to process of the election. Six commissioners voted to elect Commissioner Austin. Commissioner Kid abstained.

Special Election for 4B02

There were two observers who ran the special election for the vacant seat 4B02. They were Joseph Hairston, of 1316 Floral St., N.W. and Jean A. Willior, of 2048-B Fort Davis Pl., S.E.

Mr. Hairston announced the results of the election shortly after the poll closed at 8:30 p.m. Margot Cole received 42 votes. Paul Montague received 5 votes. There were three challenge votes, votes from those whose names did not appear on the list supplied by the D.C. Board of Elections and Ethics. These challenge votes were sealed in envelopes and were not counted.

A resolution acknowledging Margot Cole as the winner of the special election was agreed to unanimously by the commission.

Mr. Montague repeatedly objected to the election throughout the meeting, noting that Ms. Cole was not present, along with other concerns. He started to read a 1997 letter from the Board of Elections to another man, not present, but was asked to stop when the chairman questioned its relevance.

Chairman Scott also noted that Mr. Montague posted large notices throughout the community which included information which was not true. And, other language on the poster, which said that it was paid for by ANC 4B, is also not true, Scott added. Scott also noted that a member of the Board of Elections staff asked him to inform the community about these problems. -continued-

Presentations and Discussions:
*Russell Katz, a property owner and developer, brought plans for his building on Cedar Street across the street from the Takoma Metro Station. He answered questions about the apartment and ground floor retail building he wants to build on the vacant lot.

Katz acknowledged concerns about the building, including the narrow width of the sidewalk in some areas in front of the building and the blank east and west walls. He said he was working with area residents and community organizations to resolve the problems and improve the building.

The building is currently being reviewed by the city's Historic Preservation Review Board.

* Mitch Singram, a resident at the Normandie Apartments, 6817 Georgia Avenue, N.W., noted that there are many problems at the building. Tenants are routinely charged very high late fees and there is no handicapped parking, among other issues. He asked for help.

* Cornelius Chetham, of VMS, Inc., an area firm that works with the city on street maintenance issues, spoke about what his firm is doing to improve street conditions.

* Judy Jones, of Sheridan Street, N.W., said a block near North Capitol and Sheridan should be one way. She also said that Chillum Place, near Sheridan has serious drainage problems. She asked for help on both issues, and for help with an on-going police issue. No one answers the phone at the 4th District Police Station on Georgia Avenue. Items were stolen from the Lamond Recreation Center recently, she added.

---- Submitted by Sara Green, Secretary

ADVISORY NEIGHBORHOOD COMMISSION 4B
MINUTES, November 20, 2001

The meeting was held at the MedStar Nursing Facility, 6000 New Hampshire Ave., N.E. Chairman Barrington Scott I, 4B08, opened the meeting at 7:07 p.m.

Also present were Commissioners Sara Green, 4B01, and Louis Lieb, 4B03. Commissioner Ron Austin, 4B07, arrived at 7:20 p.m.

Not present were Commissioners Pat Kid, 4B04, Sharee A. Brown, 4B05, Louis W. Thurston, 4B06, Amanda Hatcher Lyon, 4B09, and Shirleta Nugent-Settles, 4B10.

A quorum was not present and no action was taken.

A member of the audience asked if the meeting needed to adjourn. Chairman Scott said, "no," and the meeting proceeded.

Nile Market Restaurant Alcoholic Beverage License

The owners of the Nile Market, at 7815 Georgia Avenue, spoke about their application for an alcoholic beverage license for their new restaurant, located next to their grocery market. They said they wanted to serve alcoholic beverages with meals.

Several residents spoke out in favor of the application, including Icy Goodwin, President of Concerned Neighbors, a community group with members who live near the market and proposed restaurant. Ms. Goodwin noted there is a proliferation of establishments with carry-out alcohol on Georgia Avenue but "we don't have a proliferation of good restaurants." She said she wants to have an alcoholic beverage with her meal at the restaurant and that others in her group feel the same way.

Maynard Mobley, of 54 Nicholson Street, N.W., said he had eaten at the restaurant and supports it. He too believes there are not enough sit-down restaurants on Georgia Avenue.

One man in the audience said there are too many alcoholic establishments on Georgia Avenue.

Chairman Scott noted that the Chairman of Advisory Neighborhood Commission 4A had called him to note that 4A opposed the license application.

Commissioner Green noted that she was concerned about the late hours of operation, 2 a.m. on the license and the notation on the license that music was included in the operation. The owners noted they would reduce the closing hour

on their application from 2 a.m. to midnight and that they would include language in the application that would prohibit the operation of a nightclub, i.e., no advertising of live or recorded music.

Due to the lack of a quorum, the four Commissioners present agreed to sign a letter to the ABC Commission to support the license, with the restrictions agreed to by the owners. The letter would note the absence of the quorum.

New Apartment Building, 306 Carroll

Russell Katz, a developer who wants to build an apartment building on 306 Carroll, across the street from Takoma Metro Station, spoke about changes he had made in his project, based on community input.

The sidewalk in front of the building has been increased from about 5 or 6 feet wide to a range of 9 feet, 4 inches to 10 and one half feet wide. The wall on the west side of the building that had been a blank brick wall will now have a glass window. These were two major concerns of residents.

Mr. Mobley, a resident, noted he was concerned about increased traffic in the area as a result of the new project.

The four commissioners agreed to sign a letter to the Historic Preservation Review Board noting the positive changes Mr. Katz had made to the project. That letter would also note the lack of a quorum.

Police Officers in 4D

Officers Lotz and Pierce of the 4th District Police Station answered questions. They also said that the number of officers assigned to PSA 405 were reduced from 15 to the current level of 8 officers. They said the academy graduated a significant number of officers in October, but none were assigned to the 4th District.

Chairman Scott said he wants to have a letter available for signature by 4B residents asking that more officers be assigned to the 4th District.

Men's Health Care Initiative

Chairman Scott noted that Ward 4 has no health clinics and has the highest rates of HIV and prostate cancer in the Metropolitan Washington area. He is looking for volunteers to help Michael Bridgewater organize a campaign to educate Ward 4 residents and improve services in the community. A Ward 4 workshop is planned.

The meeting adjourned at about 9 p.m. --- Submitted by Sara Green, Secretary

Anthony A. Williams, Mayor

Government of the District of Columbia
Office of Planning





Takoma Central District Plan

January 2002

Land Use Revitalization Strategies

There are numerous vacant parcels, underutilized lots and deteriorated areas within the Takoma Central District, many of which have potential for redevelopment with housing, retail and office projects. To ensure that available property is used effectively to support the Central District's revitalization goals, specific land use strategies are recommended for these targeted opportunity sites and areas. The following review of these sites and areas presents strategies for their revitalization, including a summary of five Priority Redevelopment Sites where initial near-term actions should focus.

1. **Accommodate near-term housing demand at key opportunity sites that are most appropriate for residential and mixed use development (see Figure H).**



Opportunity Site A

- Opportunity Site A: Encourage new housing as a primary element of Metro site redevelopment, ensuring that new development supports community revitalization goals and includes appropriate green space. The proposed redevelopment concept maintains green space as a 0.8-1.2 acre "Village Green", similar in size to the existing open space, and proposes a density of approximately 22-32 dwelling units per acre (DUA), or 65-95 total residential units on three acres of the site. Limited retail/service uses are incorporated into this development along the proposed Village Green, possibly in live/work units. Specific site development guidelines and transportation issues related to this site are described in the plan's Urban Design and Transportation sections. The proposed Eakin Youngentob townhome and live/work project is consistent with this land use strategy.



Opportunity Site B

- Opportunity Site B: Encourage new mixed use retail/residential development at the northeast corner of Cedar Street and Blair Road to offer housing choices adjacent to the Metro station, and as a first step in support of future development of housing opportunities to the north along Blair Road and Spring Street. Retail space on this site will also help provide continuous active ground floor uses along Carroll/Cedar Streets to Blair Road/4th Street. No zoning changes are recommended for these properties since current zoning allows approximately 72,000 sq. ft. of development, including approximately 50 residential units. The proposed Eichner/New Legacy Partners mixed use retail and residential project is consistent with this land use strategy.

- Opportunity Site C: Encourage redevelopment of this site with mixed retail/residential uses to help provide continuous active

ground floor uses along Carroll/Cedar Streets to Blair Road/4th Street and offer new housing choices in close proximity to the Metro station. The proposed Katz mixed use retail/residential project is consistent with this land use strategy.



Opportunity Site D

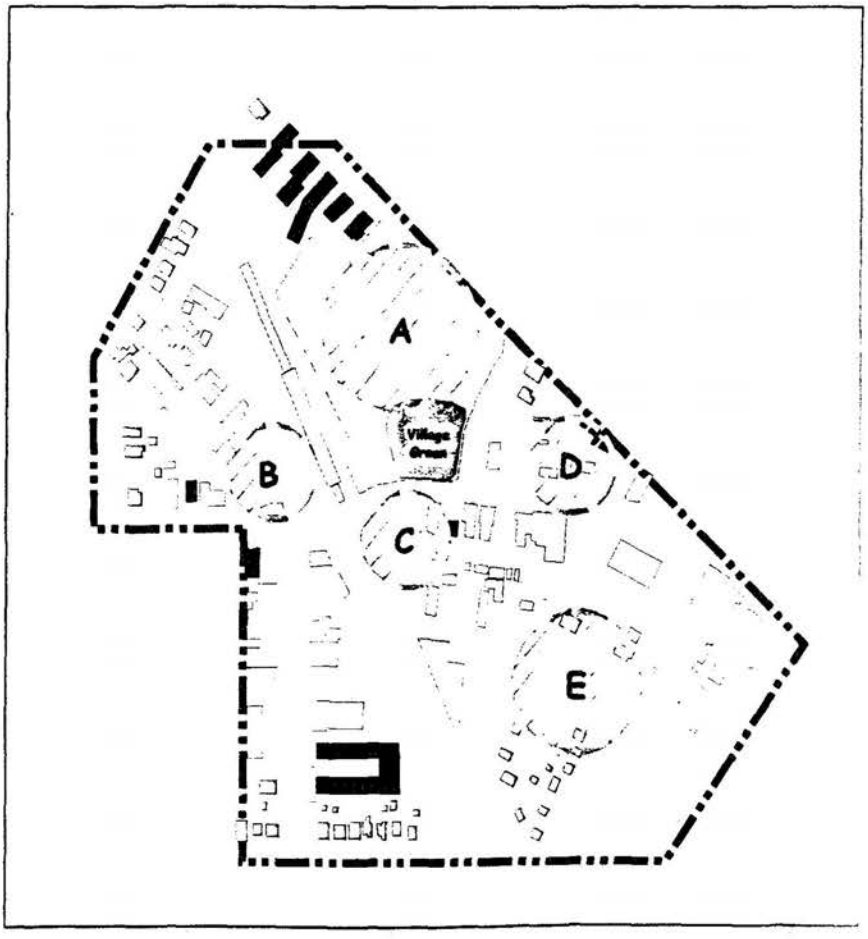
- Opportunity Site D: Encourage redevelopment of this auto service site on the corner of Carroll and Maple Streets as a mixed-use development accommodating approximately 30 residential units above two floors of retail/office space. This type of new development would help provide continuous active ground floor activity along Carroll Street and offer new housing choices in close proximity to the Metro station. .



Opportunity Site E

- Opportunity Site E: The area's largest privately owned development site should remain designated for residential development to help accommodate additional housing choices in the Takoma Central District. At current zoning (R-5-A), this site could yield approximately 80 residential units in 3-4 story garden style apartments at 36-40 DUA. At 24-36 DUA this site could yield approximately 50 townhouse units.

Figure H
Near-Term Housing Opportunity Sites



Key Transportation Issues

Based on traffic performance, field observations, and discussions with participants in the planning process, several key transportation issues were identified and are addressed as part of this plan. These include:

- **Vehicular Circulation & Pedestrian Safety.** The plan recognizes a need to improve key intersections and roadways that currently operate at capacity during the peak commuter hours and create significant congestion and safety issues. The improvements should include measures to mitigate commuter traffic congestion and should explore broader traffic calming opportunities for the neighborhood. The plan also recognizes an immediate need throughout the area for adequate sidewalks, improved pedestrian direction at the Metro station and better pavement markings and crosswalk delineation at major intersections.

- **Parking.** There is generally an adequate parking supply in the Central District, although its location and design does not effectively serve the community. Institutional peak hour usage from Strayer University causes parking infringements in the residential neighborhoods along Willow and Laurel Streets, located in the eastern section of the district. There is also a need to make parking more readily available and convenient for retail businesses on 4th and Carroll Streets. The parking facility at the Metro station site should also be relocated to a more strategic and convenient location to serve both commuters and retail shoppers.

- **Metro & Ride-On Bus Service.** Redevelopment planning must recognize that the primary function of the Metro station site is to provide transit services. Secondary functions accommodating the needs of the local business community or potential new development must be designed in a manner that continues to support current and future transit needs at the station. Even if redesigned to better accommodate new development opportunities, the current station site contains sufficient capacity to meet current and projected transit needs for Metrorail, Metro buses and Ride-On buses. In order to develop and use the Metro site most effectively, vehicular access should be separate from transit access, Metro and Ride-On buses should be required to use on-site boarding and stacking facilities, short-term curbside parking for kiss-and-ride functions should be provided and sufficient parking should be included to serve transit patrons, existing businesses and new development.

- **Metropolitan Branch Trail.** The Metropolitan Branch Trail is a regional bike path proposed to pass through the Takoma Central

District. The trail provides an opportunity for residents in the area to take advantage of this regional transportation and recreation resource and connect with other parts of DC and Montgomery County, Maryland. As the District Division of Transportation (DDOT) continues to develop the preferred alignment of the trail, proposed routes should be considered in light of the revitalization proposals included in the plan.

Transportation Revitalization Strategies

The strategies recommended below respond to transportation issues and opportunities identified for the Takoma Central District:

1. **Under DDOT direction and in partnership with a citizen transportation task force, initiate a comprehensive traffic study for the Takoma Central District and surrounding neighborhoods to identify methods for reducing adverse impacts from commuter/cut-through traffic, reducing congestion and improving parking and pedestrian safety.** A major concern for the area and for communities throughout the city relates to encroachment of commuter-related traffic on neighborhood streets. As a supplement to this plan, it is recommended that a comprehensive, community-wide study be performed to identify how commuter-related encroachment can be reduced on the area's neighborhood streets.

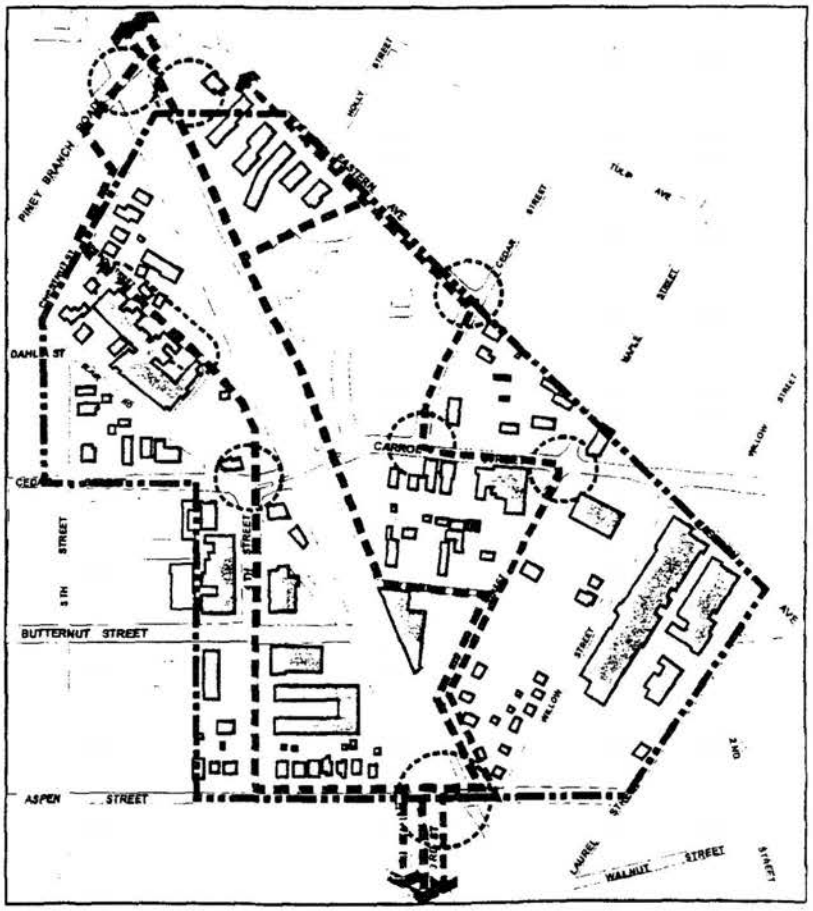
   This study should identify specific roads for accommodating major north-south and east-west through-traffic movements in the community. Guidelines should be established to identify streets eligible for traffic calming improvements. The study should be coordinated with the upgrading of the signal system to determine signal timings that would help facilitate traffic diversion strategies. The study's recommended actions should be consistent with DDOT and WMATA goals and guidelines for Metro station areas throughout the city. Coordination with neighboring communities will also be essential to generate consensus for needed changes to traffic patterns.

   In anticipation of this plan recommendation, DDOT has already funded and scheduled the Takoma Transportation Study in fiscal year 2002. Up to $200,000 has been budgeted for the study, which should be completed in six months. The study will examine existing traffic conditions in the proposed area and make recommendations to improve mobility, parking and traffic safety. The selected contractor will investigate current and future needs regarding vehicular, transit, pedestrian and bicycle mobility and safety and parking issues. Work will involve affected community stakeholders

coupled with parking at the Metro site, which currently appears to be underutilized at times, can be promoted as additional parking for retail uses in the area. There are also approximately 12 private parking lots in the study area that can help address parking needs. However, because these lots are privately owned, their use for additional public parking for the community will require negotiation.

7. **Support and incorporate Metropolitan Branch Trail options into all transportation improvements for the area to ensure good access and connections to this regional resource.** The trail provides an opportunity for residents in the area to take advantage of this regional transportation and recreation resource and connect with other parts of DC and Montgomery County, Maryland. As DDOT continues to develop the preferred alignment of the trail, a number of route options have been identified as potential configurations for the trail through Takoma, as shown in Figure M below. All of the potential trail alignments originate south of Takoma at Union Station. The route options are provided here for information only and do not constitute an endorsement of any particular choice. A final decision on the preferred trail alignment will be made as part of a separate DDOT process to include community involvement and input.

Figure M
Metropolitan Branch Trail Route Options



Postcard Front

Stamp

Sample only

ANNIE B GROSS
406 ASPEN ST NW
WARD= 4 PR= 63
WASHINGTON, D.C. 20012

Postcard Back

SPECIAL ELECTION: ADVISORY NEIGHBORHOOD COMMISSIONER 4B02
Every Registered Voter in 4B02 is eligible to vote to fill this important post

WHEN: Thursday, Oct. 25, 7 p.m. to 8:30 p.m.

WHERE: MidLantic Manor Nursing Home, 6000 New Hampshire Ave, NE
(Close by: Near Eastern Ave. and New Hampshire Ave.)

WHO: Two candidates have registered, Paul Montague and Margot Cole
No write-in candidates permitted

BRING: Your voter registration card or an ID with your address

Boundaries of 4B02: Georgia Ave, Elder, 9th, Highland, Cedar, Carroll, Eastern, and Whittier - Questions? Call the DC Board of Elections 727-2525

Questions About ANC 4B? Call 829-8802 or 723-7268

Note: We hold our regular meeting while voting takes place. Come hear Takoma Metro Station Developer Russell Katz discuss a proposed building.

The Ten Commissioners of ANC- 4B

Invite you to join us for the monthly Community Meeting & Election

Thursday, October 25, 2001

7:00pm

MedStar Manor at Lamond-Riggs
6000 New Hampshire Ave. N.E. Wash. DC
Meeting Room

****

Pleased be advised that ONLY persons Living in 4B02 AREA will be VOTING. Each registered voter must have the proper valid identification to vote. Drivers Permit, Voter Card, Prof. Of Residence will be strictly enforced. Voting will be from 7pm to 8:30pm

Some of the Issues to be discussed:

- Update of Expansion Projects in 4B
- Treasurer Report
- Bylaws-Change/ Approval
- 4B02 Special Election of Commissioner
- Community Concerns

Commissioners and their Single Member Districts

Sara Green 4B01	Louis W. Thurston 4B06
Vacant 4B02	Ronald Austin 4B07
Louis Lieb 4B03	Barrington D. Scott,I 4B08
Pat Kid 4B04	Amanda Hatcher Lyon 4B09
Sharee A. Brown 4B05	Shirleta Nugent-Settles 4B10

If there are concerns of ANC-4B Call Chairman Barrington D. Scott, I /202-723-7268

The NINE Commissioners of ANC- 4B

Invite you to join us for the monthly Community Meeting
Brightwood, Lamond, Riggs, Takoma, Manor Park

Thursday, January 24, 2001

7:00pm

MedStar Manor at Lamond-Riggs
6000 New Hampshire Ave. N.E. Wash. DC
Meeting Room

Some of the Issues to be discussed:

- Proposed Building at Cedar St. /Takoma
- Proposal for New Blair Apt. Bldg.
- ABC License for Food Barn/Georgia Ave.
- General Election of 4B Officers and Approval of 2001 Quarterly Report
- 4B02-Candidates Forum
- ANC - Savings Account
- 4B Up-Date of Recreation Centers Projects
- Transportation & Public Works up-date
- Neighborhood Service Coordinator-up date
- Community Concerns

Commissioners and their Single Member Districts

Sara Green 4B01	Louis W. Thurston 4B0(
Vacant 4B02	Ronald Austin 4B0'
Louis Lieb 4B03	Barrington D. Scott,I 4B0
Pat Kid 4B04	Amanda Hatcher Lyon 4B0
Sharee A. Brown 4B05	Shirleta Nugent-Settles 4B10

If there are concerns of ANC-4B Call Chairman Barrington D. Scott, I /202-723-7268