KERR & RINGWALD
529 CEDAR STREET NW
WASHINGTON DC 20012

Zoning Commission
c/o The Office of Zoning
441 4th Street, NW Suite 210 South
Washington, DC 20001

Reference ZC Case Number 04-16

I support the proposed "Takoma Neighborhood Commercial Overlay District".
I think that the Overlay Zone will preserve and enhance Takoma's small town character; promote mixed-use development in the existing commercial area and make our sidewalks wider and pedestrian-friendly.

This will be accomplished by requiring NEW development to:

1) Provide a sidewalk width of at least 13 feet (measured from the curb);

2) Require ground floor retail or commercial uses;

3) Increase height from 50 feet to 55 feet IF needed to allow additional height for ground floor level retail. (This is because current retail standards require higher ceiling heights.)

The proposed 5-foot increase in height for retail is not substantial enough to create a negative effect in the area given the potential for making the area more attractive to retailers. It appears to be a good trade off.

Sincerely,

J. Kerr

Marie Ringwald

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