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February 22, 2005

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Zoning Commission
c/o The Office of Zoning
441 4th Street, N W , Suite 210 South
Washington, D.C 20001

Re ZC Case Number 04-16

Dear Members of the Zoning Commission

I am writing to support the proposed "Takoma Neighborhood Commercial Overlay District " 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 more pedestrian-friendly

The Overlay Zone would require that ground floor spaces be used for retail or commercial purposes, and would require any new development to provide a sidewalk width of at least 13 feet from the curb The neighborhood wants to encourage new business in the covered area, and creating spaces for them is the first step Wider sidewalks make sense too they will undoubtedly enhance comfort levels for walkers, and the increased pedestrian traffic should help the bottom line of incoming business concerns

The other benefit of the new zoning would be to increase the allowable building height from 50 feet to 55 feet for the benefit of ground floor retail Retailers are saying that they need the extra height and I believe it should be granted This will not change the character of the neighborhood significantly, other than hopefully attracting retail—a nearly universal goal of those expressing opinions about what the neighborhood should look like in the future

Please feel free to contact me if you would like My work number is 202-254-4209 and my home number is 202-545-3844

Sincerely,

Ric Doery

Ric Doery

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 14

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.14