04-16

# TAKOMA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

RECEIVED
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**also known as**

## ~ TAKOMA OVERLAY ZONE ~

***Case No. 04-16***

## ZONING CODE PROVISIONS FOR NEW CONSTRUCTION AROUND THE TAKOMA METRO STATION (C-2-A Zone & Historic District)

| ~ PROVISIONS ~ | ~ L I M I T S ~ | | |
|---|---|---|---|
| | CURRENT | OPTION b | OPTION c |
| | | | |
| **1. Ground floor retail** | a) No limits | b) Minimum 14' ceilings; Required on minimum of 50% of ground floor | c) Same as OP, PLUS conversion provision if retail space remains vacant for over 6 months (May convert to residential or office use) |
| | | | |
| **2. Building Height** | a) 50' maximum | b) 55' maximum over ground floor retail; otherwise, 50' maximum | c) 50' maximum (which allows for 14' ground floor plus 3 more floors with 9' ceilings) |
| | | | |
| **3. Setback from curbline** | a) No limits | b) Minimum 13' setback required to street wall | c) Minimum 15' setback required to street wall |
| | | | |
| **4. Buffer / Transition from Commercial to Residential Zone** | a) No limits | b) No limits | ci) Minimum 8' setback from shared property line<br>cii) Minimum 4' setback from building line of upper story/ies in commercial/residential buildings (to 50') that are above roofline of homes in adjacent residential zone (up to 40'),<br>ciii) Compatibility of building façade, landscaping, streetscaping, sidewalk treatment, street furniture, etc. with adjacent residential zone. |
| | | | |

The impetus for changes in current zoning limits is the Office of Planning's January 2002 "Takoma Central District Plan" whose Revitalization Goals include:

- To preserve and enhance Takoma's small town/village character.
- To encourage a neighborhood scale for new development.

[redacted]
District of Columbia

CASE NO. 04-16
EXHIBIT NO. 31

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.31

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT | Name: SIGN | |
|---|---|---|
| LUCY + JOHN RIEDEL | | |
| **Address:** | **Phone:** | **Email:** |
| 6815 6th St NW | 2022981870 | ldorgel@yahoo.com |
| WASHINGTON DC 20012 | | |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | | |
| | | | ✓ | ✓ | ✓ |

BOTH

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the <u>Option c</u> provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | | | |
| 2. Building Height | | | | | |
| 3. Setback | | | | | |
| 4. Buffer | | | | | |
| | | | SAME AS ABOVE | | |

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT | Name: SIGN | |
|---|---|---|
| Abby Franksen | | |
| **Address:** | **Phone:** | **Email:** |
| 6811 6th St, NW | 723-5825 | |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the Option c provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT Isobel Murray | Name: SIGN Isabel Murray | |
|---|---|---|
| Address: 510 Aspen ST NW Washington DC 20012 | Phone: 202-723-8013 | Email: |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the Option c provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT | Name: SIGN | |
|---|---|---|
| Zachary Green | | |
| **Address:** | **Phone:** | **Email:** |
| 5041 Aspen Street, NW | | |
| WDC | | |
| 20012 | | |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |
| | | | | | |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the <u>Option c</u> provisions.**

SAME

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | | | |
| 2. Building Height | | | | | |
| 3. Setback | | | | | |
| 4. Buffer | | | | | |
| | | | | | |

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT | Name: SIGN | |
|---|---|---|
| STEPHEN RHODY | Stephen Rhody | |
| **Address:** | **Phone:** | **Email:** |
| 412 ASPEN ST | 202 248 9887 | steve.rhody@stanfordalumni.org |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | ✓ | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the Option c provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | ✓ | | | |
| 2. Building Height | | ✓ | | | |
| 3. Setback | | ✓ | | | |
| 4. Buffer | | ✓ | | | |

FOOT TRAFFIC + LIGHT AFTER DARK

PEOPLE = SAFETY

GROCERY

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT Jackie Reed | Name: SIGN Jackie Reed | |
|---|---|---|
| Address: 408 Aspen St. NW 20012 | Phone: 202-723-0643 | Email: tatorjacki@hotmail |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the Option c provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | | | ✓ | | |
| 2. Building Height | | | ✓ | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT KATHLEEN CARROLL | Name: SIGN [signature] | |
|---|---|---|
| **Address:** | **Phone:** | **Email:** |
| | | |
| | | |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | ✓ | | | | |
| 2. Building Height | all new Buildings it would destroy the ambience of the neighborhood | | | | |
| 3. Setback | | | ✓ | | ✓ |
| 4. Buffer | | | ✓ | ✓ | ✓ |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the Option c provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | ✓ | | | | |
| 2. Building Height | SAME | applies as above | | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |

# TAKOMA OVERLAY ZONE
## ~ PREFERENCE SURVEY ~

| Name: PRINT | Name: SIGN | |
|---|---|---|
| STEVE CARROLL | | |
| **Address:** | **Phone:** | **Email:** |
| 6501 6TH ST. NW | 202-723-7337 | |
| WASH DC 20012 | | STEVECARROLL@SPEAKEASY.NET |

**For each of the four provisions, please indicate your preference for Option a = Current Zoning Requirements, Option b, or Option c-i, c-ii, or c-iii.**

| Provision: | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | ✓ | | | | |
| 2. Building Height | NO MORE TALL BLDGS THEY RUIN THE VIEW | | | | |
| 3. Setback | | | ✓ | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |
| | | | | | |

**Follow the same instructions as above, but consider the possibility that Zoning Commission approval might be delayed for 6 months, for example, for any of the Option c provisions.**

| Provision : | a. | b. | c-i. | c-ii. | c-iii. |
|---|---|---|---|---|---|
| 1. Ground Floor Retail | ✓ | | | | |
| 2. Building Height | SAME | AS ABOVE | | | |
| 3. Setback | | ✓ | | | |
| 4. Buffer | | | ✓ | ✓ | ✓ |
| | | | | | |

**Page 2. Plan Takoma Membership Meeting February 22, 2004**

**President's Report**

Overlay Zone Proposal Endorsement. The Board of Directors has voted (10 yes, one no, one abstain) to write a letter to the Zoning Commission in support of the zoning overlay proposal for the Takoma commercial district The Commission did not make a decision on the proposal at its January 24 hearing on the Takoma due to lack of input from the ANC, community organizations and residents. They will accept additional input by keeping the record on this issue open until March 7; the Commission will vote on the proposal March 14 Letters can be sent to. Carol J. Mitten, Chairperson, District of Columbia Zoning Commission, 441 4th Street, N.W., Suite 210 - South, DC 20001 No emails will be accepted because addresses and signatures are required. However, signed letters can also be faxed to 727-6072. According to Arthur Jackson of the D.C. Office of Planning, OP is considering including community feedback -- a) increasing required setback from the curb from 13.5 ft to 15 ft and b) requiring that designs for new construction abutting private homes be massed for appropriate transition to the residential streets -- in its final report prior to the Commission's vote. Therefore neighbors interested in these issues may also want to send copies of their comments to Arthur Jackson, Office of Planning, 801 N. Capitol Street, NE, DC 20012, by fax 442-7637, or as an email to Arthur.Jackson@dc.gov. Telephone is 442-8809

Takoma Aquatic Center Opening Plan Takoma provided support to Friends of Takoma Rec in helping publicize the community open house at the Dept. of Parks and Recreation's new Takoma Community Center on February 12. More than 3,000 people turned out for the event Plan Takoma had a table, which we shared with Coolidge PTSA, right inside the entrance of the new center. We also voted up to $100 to assist with beverages (and provided coffee pots and other supplies used) Soliciting a donation of eight cases of spring water from Mr. Singh of S&S Liquors helped cut our costs almost by half. The Board also voted up to $50 for flowers to acknowledge FOTR president Gina Douglas's contributions to the center. We managed to arrange for Mayor Williams to present a large bouquet of flowers to Gina on behalf of the Takoma community as the closeout to the grand opening speeches, before a large crowd. Enough flower money was available for Gina's flowers and two potted calla lilies used as door prizes for a drawing among new members signing up for PT or FOTR membership at the open house. Plan Takoma gained seven new members (4 households) and quickly ran out of the 50 flyers with membership information that we had produced.

PT Registered Agent Board member Jacqueline Parham, of 5th Street, has volunteered to serve as "Registered Agent" Each corporation registered in the District of Columbia is required to have a Registered Agent who is a resident of the city. The Registered Agent receives official communications from the city regarding a corporation's status, filing of reports, etc Thank you to Alice Giancola who has served in this capacity for many years. Each year, the Board of Directors will re-confirm the Registered Agent's interest in and capability to continue in this position. Secretary David Frye will ensure filing of appropriate paperwork with the D C. Department of Consumer and Regulatory Affairs. While checking with DCRA about how to file, we also confirmed that PT is a corporation in good standing, our next biannual report is due to DCRA January 2006.

768.6 The application shall have received the approval of the Pennsylvania Avenue Development Corporation.

768.7 The proposed development under a bonus award shall not significantly and adversely impact upon adjoining property.

768.8 Upon receiving an application for an approval under § 768.4, the Board shall submit the application to the D.C. Office of Planning for coordination, review, report, and impact assessment, along with review in writing of all relevant District of Columbia departments and agencies including the Departments of Transportation and Housing and Community Development, and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

768.9 The Board of Zoning Adjustment may require other special conditions as it deems necessary to protect neighboring or adjacent property and to generally promote the public health, safety, and welfare.

SOURCE: Final Rulemaking published at 24 DCR 10769, 10784 (June 16, 1978); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8408-09 (October 20, 2000).

769 [RESERVED]

770 HEIGHT OF BUILDINGS OR STRUCTURES (C)

770.1 Except as provided in this section and in chapters 20 through 25 of this title, the height of a building or structure in a Commercial District shall not exceed that set forth in the following table:

| ZONE DISTRICT | MAXIMUM HEIGHT (Feet) | MAXIMUM HEIGHT (Stories) |
|---|---|---|
| C-1 | 40 | 3 |
| C-2-A | 50 | No Limit |
| C-2-B, C-3-A | 65 | No Limit |
| C-3-B | 70 | 6 |
| C-2-C, C-3-C | 90 | No Limit |
| C-4 | 110 | No Limit |
| C-5 (PAD) | 130 | No Limit |

770.2 The height of buildings or structures specified in § 770.1 may be exceeded in the instances provided in §§ 770.3 through 770.8.

pp 20-23

Addendum:

Please note the attached the minutes of ANC 4B March 21, 2002 meeting urging the City Council to reject the Takoma Central District Plan.

P. E. Wheeler

DRAFT Minutes
ADVISORY NEIGHBORHOOD COMMISSION 4B
March 21, 2002

Advisory Neighborhood Commission 4B met on March 21, 2002 at the MedStar Manor Nursing Home, 6000 New Hampshire Avenue, N.E. The meeting started at 7:15 p.m.

Chairman Barrington Scott, I, ANC 4B08, presided. Also present were Commissioners Sara Green, 4B01, Louis Lieb, 4B03, Ronald Austin, 4B07, and Shirleta Nugent-Settles, 4B10. Commissioner Pat Kidd, 4B04, arrived at 7:40 p.m. and did not vote on the acceptance of the minutes or the treasurer's report.

Rebecca Smallwood, the 4B02 resident who won the February 28 special election for the vacant 4B02 seat and was sworn into the seat at the end of the February 28 public meeting, was present and voted. However, an attorney for the D.C. Board of Elections and Ethics later notified ANC 4B that Ms. Smallwood's election was not valid. Therefore, the following minutes do not include Ms. Smallwood's votes.

The exclusion of Ms. Smallwood's votes means that the required quorum for the March 21 public meeting was five commissioners. The quorum of five commissioners was present for all votes.

(Note: On April 3, the D.C. Board of Elections and Ethics held a hearing to review its attorney's opinion. The board determined that the election was valid and certified Ms. Smallwood as the winning candidate and the commissioner for 4B02.)

Minutes and Treasurer's Report Accepted

1. The February 28 minutes were approved with one correction. A reference to "Page" on page two was amended to say "Ms. Page." It was approved unanimously.

2. The treasurer's report was read. It noted that ANC 4B has a balance of $12,624.29 as of March 21, 2002. The report was approved unanimously

Proposed Takoma Central Distrct Plan

Chairman Scott noted that ANC 4B held public hearings on the Takoma Central District Plan on February 21 and February 23. Commissioner Green noted the plan will be considered by the D.C. City Council and can only be accepted or rejected It cannot be amended.

The proposed plan, written by the D.C. Office of Planning, covers future residential, retail, and commercial development in the areas around 4th, Blair, Willow, and Carroll and adjoining streets. It also proposes 65 to 95 townhouses and a new parking garage on part of the existing Takoma Metro Station site and makes other recommendations that change the station's current green space.

Several residents spoke about the proposal.

Dodie Butler, of 5th Street, N.W., the Interim President of Plan Takoma, a community organization with about 125 household and individual members, said that Plan Takoma members were asked in a mailing whether they wanted to accept the plan or reject it. Fifty-eight members checked "in favor" on the unsigned postcards they mailed to Plan Takoma. Thirty-three members checked "oppose" on the unsigned postcards they mailed, Ms. Butler noted.

Other residents asked ANC 4B to ask the City Council to reject the proposal.

Loretta Neumann, of 7124 Piney Branch Road, N.W., a vice chairman from Historic Takoma, Inc. said the City Council should not adopt the plan until a transportation study is completed.

Ruth Foster, of 6601 Piney Branch Road, N.W., and a Plan Takoma member, said residents support development around the Metro Station, but want a larger voice in what is built and are concerned about the traffic and transportation impacts. And, the Washington Metropolitan Area Transit Authority (WMATA) did not come to the public meetings to explain how the station would operate if the changes proposed were adopted, Mrs. Foster said.

Johnnie Wilson asked the commission to oppose the proposal.

Leonard Rubin, of Blair Road, N.W., noted he had submitted a petition with about 700 signatures, primarily from ANC 4B01, 4B02, and 4B03 residents. That petition asks ANC 4B and the D.C. City Council to reject the proposed plan due to concerns about the existing green space and transit facilities and concerns about the plan's endorsement of the townhouses for the WMATA site. From the beginning of the planning process, "our impression was it was done deal," Mr. Rubin said of the proposal for the 65-95 townhouses.

Rebecca Smallwood, of Laurel Street, N.W., had submitted a petition signed by about 184 ANC 4B02 residents. It asked the City Council to accept the plan, noting it incorporated the views of the community and was developed in an "open" and "fair" process.

The following resolution was adopted. Commissioners Green, Kidd, Austin, Scott, and Nugent-Settles voted to accept it. Commissioner Lieb abstained.

RESOLUTION - PROPOSED TAKOMA CENTRAL DISTRICT PLAN

Whereas:

- The Takoma Central District Plan proposed by the D.C. Office of Planning includes an endorsement to add 65-95 townhouse units at the Takoma Metro Station site

- Approximately 100 new units of housing and additional retail space are already in the pipeline for construction within one block of the Metro Station.

- Essential transportation and traffic data about the area have not been presented to the community.

- There are serious concerns about future transit and green space needs.

- The Takoma Metro Station property was purchased with federal tax dollars and is supported by annual subsidies from District of Columbia tax revenues.

- There are no specific site recommendations in the plan to encourage affordable housing construction in the area covered by the plan.

- D.C. law does not permit the D.C. City Council to amend the Office of Planning proposal,

Advisory Neighborhood Commission 4B, in accordance with provisions in D.C. City law that give it "great weight" in land use issues, urges that the

1. D.C. City Council reject the plan or return it to the Office of Planning for necessary transportation planning and for improved site design and planning at the Takoma Metro Station.

2. The Mayor and the D.C. City Council direct their representatives on the Washington Metropolitan Area Transit Authority Board not to approve any joint development project for the Takoma Metro Station property until the impact of the roughly 300 units projected for the surrounding sites can be assessed.

3. The Mayor and the D.C. City Council revise land planning procedures and D.C. law to permit Council changes and modifications to proposed land planning documents.

Advisory Neighborhood Commission 4B appoints the Commissioners for Single Member Districts 4B01, 4B02, and 4B03 to represent the Commission on these issues

New Legacy Partners Mixed Use Project - Cedar Streets & Blair Road

Ron Eichner, of New Legacy Partners, LLC, discussed his proposal for a 45-unit condominium and ground floor retail project to be built at the intersection of Cedar and Blair Roads, N.W. The proposal's design needs approval from the Historic Preservation Review Board (HPRB). It meets all zoning requirements for C2A.

This was Mr. Eichner's third presentation before ANC 4B and its commissioners. He explained the exterior changes he had made to the design in response to comments from the HPRB. These included changes in the roof and the proportions of the front porch feature.

Bonnie Moss, the co-chair of the D.C. Committee of Historic Takoma, Inc., explained Historic Takoma's support for the project. This support was based on the design and its emphasis on the history of the area, along with the strong visual cues taken from surrounding historic structures. The lot is one of the most blighted in the area and is currently filled with used cars and car parts, Ms. Moss noted.

The commission voted to send a letter of support for the New Legacy Project to the HPRB. Commissioners Green, Lieb, Austin, and Scott voted to support the project. Commissioner Nugent-Settles voted "no." Commissioner Kidd abstained.

Presentations

Beach Drive Closing
Jim McCarthy, of the People's Alliance for Rock Creek, a coalition of about 50 D.C. community groups, and Joseph Hairston, a Shepherd Park resident and the former Chair of ANC 4A, presented their differing positions on a proposal to close part of Beach Drive in Rock Creek Park to car traffic during weekday non-rush hour periods. The closure would be a six-month trial. It would help National Park Service and city officials evaluate recreation needs and use, Mr. McCarthy said.

Mr. McCarthy said the same areas of Beach Drive currently closed during the weekends would be closed during the weekday trial, permitting bikers, hikers, and others unencumbered use. The portions of Beach Drive in the trial program are too narrow for a separate bike and pedestrian path, he added. All of the cross roads would be open, Mr. McCarthy said.

Mr. Hairston said he has lived near the park since 1954 and believes there are several problems with the proposal. One is that it would add more traffic to neighborhoods adjacent to the park and on 16th and 17th Street. It would also prevent those who are elderly and those who do not walk or bike from using portions of the park during the weekday non rush hour periods, he said. The proposal does not close any Maryland areas, just those in the District of Columbia, because Maryland lawmakers would not permit it, Mr. Hairston noted. He also said that ANC 4A had 200 letters from residents opposing the trial.

Several residents spoke on each side of the issue. Several said they wanted more information.