Resolution #1 per Faith Wheeler

The Takoma Neighborhood Commercial Overlay District
(Also known as the Takoma Overlay Zone)
*** Case No. 04-16 ***

OFFICE OF PLANNING'S PROPOSALS

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D.C. OFFICE OF ZONING
2005 MAR 4 PM 4:

The Takoma Overlay Zone, issued by the Office of Planning on October 18, 2004, basically presents three proposals, as follows, to apply to new construction along the "Designated roadways" shown on the attached Exhibit 3:

1) Require ground floor retail with minimum ceiling height of 14' (in at least 50% of the ground floor)
2) Allow a maximum of 55' in total building height over the part of the buildings with ground floor retail
3) Require a minimum 13' setback from the curbline to the street wall of new buildings.

ADVISORY NEIGHBORHOOD COMMISSION 4B

DRAFT RESOLUTION
on the
TAKOMA OVERLAY ZONE

RECEIVED
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2005 MAR 7 PM 4:

Height:

Whereas the proposal for the Takoma Neighborhood Commercial Overlay District explicitly states that its purpose is to implement the Small Area Plan for the Takoma Central District,

Whereas the Office of Planning's "Takoma Central District Plan" (January 2002) explicitly recommends that "New commercial and residential development should be neighborhood-driven in scale and approach." and that "New residential and commercial buildings should be no more than 2-4 four stories in height to match existing neighborhood scale."

Whereas the community celebrates its unique heritage as a diverse neighborhood and works to preserve its historic character,

Whereas those who support the proposed Overlay as is state that there is no intention for the changes in building height (from 50 to 55 feet) to encourage a fifth story,

Whereas within a 50 foot building, 4 stories can be built with a 14 foot ground floor ceiling,

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.32

We therefore recommend that the Final Report on the proposed Takoma Neighborhood Commercial Overlay District be amended to stipulate that the height of new residential and commercial buildings should be no more than 2-4 stories, in keeping with the existing architectural character and scale which makes Takoma DC and surrounding neighborhoods unique.

Buffer:

Whereas the C-2-A proposed Overlay abuts the residential zones in several places (See attached Exhibit 3),

Whereas, under the terms of this proposal, a 55' building could be built to the property line of a single family home,

Whereas the proximity of a tall, multi-story building next to a single family home significantly reduces the value of the residence as well as the light and space around it,

We therefore recommend that the proposed Overlay be amended to require

a) an appropriate setback from the property line shared with the adjacent residential zone,
b) a buffer which would provide an appropriate transition in height from the commercial/residential building in the proposed Overlay zone to the home in the adjacent residential zone,
c) a façade -- particularly on the side of the building that faces the residential zone, landscaping and streetscaping, sidewalk treatment, street furniture, etc., that is compatible with the adjacent residential zone in order to help provide an appropriate transition.

Setback from curbline to street wall:

Whereas the minimum setback (distance) from the curbline indicates where the front wall of the new building would be allowed to be constructed,

Whereas Takoma is trying to create a more walkable community and discourage the use of cars,

Whereas Takoma wants to encourage window-shopping or pausing to chat, while staying out of the path of other pedestrians as well as out of the way of cars, buses and trucks passing by,

We therefore recommend that the proposed Overlay be amended to require a minimum 15' setback from the curbline to the street wall of new buildings.

Resolution # 2

ANC 4B Commission
Resolution on the Takoma Overlay Zone
Case Number 04-16
Approved Saturday, March 5, 2005
Minutes Attached

WHEREAS the Zoning Commission of the District of Columbia convened a public hearing on January 24, 2005, to receive comment on Zoning Commission Case No. 04-16.

WHEREAS the subject of the hearing was the request by the Office of Planning for a map and text amendment to Title 11 of the District of Columbia Municipal Regulations Zoning to establish a new neighborhood commercial overlay over certain portions of the Takoma Central District.

WHEREAS only one Takoma resident appeared to testify at the January 24 hearing, and Zoning Commissioners expressed concern for the lack of comment from Advisory Neighborhood Commission 4-B, and other Takoma community residents and community organizations regarding the Office of Planning proposal.

WHEREAS the Zoning Commission determined that it would leave the record open until 3 p.m., March 7, 2005, to provide an opportunity for comment by Advisory Neighborhood Commission 4-B and other individuals and organizations to advise the Zoning Commission of positions in support of or opposition to the overlay proposal.

WHEREAS the Takoma commercial overlay proposal applies to an area overlapping three ANC 4B Single Member Districts – SMD 4B01, SMD 4B02 and SMD 4B07.

WHEREAS two of these Single Member Districts' representatives, for SMD 4B0_ and SMD 4B0 _, recommend that, on March 14, 2005, the Zoning Commission should approve the Takoma commercial overlay as proposed by the Office of Planning.

WHEREAS the SMD representative for SMD 4B0_ is on record with the Zoning Commission and fellow Commissioners of ANC-4B as opposing approval of the proposal as written,

WHEREAS all three affected ANC Commissioners have attended one or more briefings by the Office of Planning, the Office of Planning met with the ANC prior to sending forward its recommendations to the Zoning Commission, and public meetings with constituents and property owners have also taken place in the area on at least three occasions since April 2004.

WHEREAS the other Commissioners of ANC-4B have received a number of written and verbal communications from parties representing the different viewpoints on the overlay proposal,

BE IT RESOLVED THAT ANC-4B accepts the recommendation of the majority of SMD representatives of the affected commercial area and neighboring residents and encourages the Zoning Commission for the District of Columbia to approve the recommendations of the Office of Planning to establish a new neighborhood commercial overlay over certain portions of the Takoma Central District when it meets on March 14, 2005, to review the record on Zoning Commission Case No. 04-16

Approved Saturday, March 5, 2005

Judi Jones 3/5/05
Judi Jones, Chair 4B and ANC 4B07

At 14:07 on Saturday, March 5, a meeting of Advisory Neighborhood Commission (ANC) 4B was convened by Chairperson Judi Jones.

Acting Secretary, Commissioner Doug Payton, took a roll call of the Commissioners present. Said roll call produced the following result:

Single Member District (SMD) 4B01 - Doug Payton - Present
SMD 4B02 - Faith Wheeler - Present
SMD 4B03 - Pat Kidd - Absent
SMD 4B04 - Wesley Hickman - Present
SMD 4B05 - Blondine Hughes - Absent
SMD 4B06 - Michael Burton - Absent
SMD 4B07 - Judi Jones - Present
SMD 4B08 - Cherita Whiting - Present
SMD 4B09 - Mariel Bowser - Present

With a quorum of ANC 4B established, the Commission voted down Commissioner Wheeler's Resolution by a vote of 6-0.
Commissioner Blondine Hughes arrived after the above-mentioned vote.

By a vote of 5-2, ANC 4B voted to pass the resolution to accept the Takoma Overlay Plan, aka Zoning Commission Case No. 04-16.

Respectfully submitted,

Doug Payton (Douglas Neil Payton, JR.)
Commissioner, ANC 4B, SMD 4B01
Acting Secretary for ANC 4B

TO: Zoning Commission

From: Judi Jones, Chair 4B
(2) 291 5327

Date: March 7, 2005

Re: Case # 04-16

Takoma Overlay Approval

Total pages (inclusive) 7 seven

fax # 727-6072

To vote Down Faith's Proposal Resolution a. 1 per faith

Motion Made by: ~~Beth~~ CW Seconded: MB
Motion:

Amendment(s) made by_____:

Yes vote means to vote down Draft Resolution #1

Vote:

SMD	Commissioner	Yes	No	Abstain
4B01	Douglas N. Payton (DP)	X		
4B02	Faith Wheeler (FW)	X		
4B03	Pat Kidd (PK)			
4B04	Wesley Hickman (WH)	X		
4B05	Blondine C. Hughes (BH)	X		
4B06	Michael Burke (MB)			
4B07	Judi Jones (JJ)	X		
4B08	Cherita Whiting (CW)	X		
4B09	Muriel Bowser (MB)	X		

To vote on the alternative Resolution

Motion Made by: MB Seconded: CW
Motion:

Amendment(s) made by_____:

Yes vote Approves Takoma Overlay as written in Resolution # 2

Vote:

SMD	Commissioner	Yes	No	Abstain
4B01	Douglas N. Payton (DP)	X		
4B02	Faith Wheeler (FW)		X	
4B03	Pat Kidd (PK)			
4B04	Wesley Hickman (WH)	X		
4B05	Blondine C. Hughes (BH)		X	
4B06	Michael Burke (MB)			
4B07	Judi Jones (JJ)	X		
4B08	Cherita Whiting (CW)	X		
4B09	Muriel Bowser (MB)	X		