# Plan Takoma - the Takoma, D.C. neighborhood association

c/o 6907 5th Street, N.W., Washington, D.C. 20012

March 5, 2005

Carol J. Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, N.W., Suite 210 - South
Washington, D.C. 20001

**Mailed and Sent by Fax to: (202) 727-6072**

**RE: Case No. ZC-04-16 Takoma Neighborhood Commercial Overlay District**

Dear Ms. Mitten:

Plan Takoma, Inc., is the neighborhood association serving Takoma D.C. We have 296 members. Our meetings, community service projects and our annual picnic and holiday party are open to everyone who lives or works here. We hold regular meetings; produce a monthly neighborhood newsletter; support the Takoma Caring Network, Takoma D.C. block captain network, the Takoma D.C. Orange Hats, Takoma memorial park and Takoma D.C. website; and work closely with the other volunteer organizations advocating on behalf of schools, the recreation/aquatic center and the library. Plan Takoma grew out of a Neighbors, Inc., committee working on planning for Takoma Metro in the early 1970s, and, since its incorporation in 1979, has participated fully in all the major planning and historic preservation initiatives in the community, including development of the Takoma Central District Plan.

Our board of directors has voted to support the proposed Takoma Neighborhood Commercial Overlay District currently before you. We encourage the Zoning Commission to adopt it when you meet on March 14. Plan Takoma hosted the Office of Planning's presentation of the overlay proposals on April 27, 2004. The open meeting was announced in the Takoma D.C. Neighborhood Newsletter (attached) published April 3, 2004, and distributed by block captains to around 900 households, as well as in a mailing to our members and announcements on the Takoma D.C. listserv. All three ANC commissioners for the area attended the briefing last April. Had we known that even one individual from Takoma would appear before the Zoning Commission to oppose the Takoma Overlay District, we would have formally addressed this issue prior to the Commission's January hearing.

While most concerns regarding the impact or compatibility of new construction in the historic Takoma commercial district are addressed by historic preservation regulations and review, the proposed Commercial Overlay District is a necessary tool for achieving the additional goals for the area set forth in the Takoma Central District Plan. New housing, increased ground-floor ceilings for retail and expanded building setbacks for new construction should help attract and retain vibrant local businesses and support our vision of a walkable and diverse neighborhood that is uniquely Takoma. A number of development proposals are in the pipeline for the Takoma Central District and its surroundings. We urge you to provide Takoma the protections and enhancements in the overlay recommended by the D.C. Office of Planning. Please do not hesitate to contact me, at 202-409-4961, if we can provide any additional information.

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Sincerely,

Dodie Butler
President

cc: Patricia Gallagher, Director, National Capitol Planning Commission (by fax – 482-7272)
Ward IV Councilmember Adrian Fenty
ANC 4-B Commissioners
Board of Directors, Plan Takoma

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 34

#34

ZONING COMMISSION
District of Columbia
CASE NO.04-16
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# Takoma, D.C.
# Neighborhood Newsletter

April 3, 2004

## Pulte Corp. to Discuss Willow Street Parcel

Councilmember Adrian Fenty, ANC 4-B, Plan Takoma, and Historic Takoma invite neighbors to an informal discussion with Pulte Corp. representatives about its proposal for a townhouse development behind the CVS on Carroll Street.

The meeting, Mon., April 19, 7-9 p.m., Washington Theological Union, 6896 Laurel St., N.W., is to share Pulte's ideas, brief neighbors on the HPRB review process, and solicit concerns and creative ideas from the community.

The site currently includes a parking lot, vacant land, and three bungalows. Pulte has taken an option to purchase the property.

Any design must be approved by the District's Historic Preservation Review Board (HPRB).

## Planning Office Discusses Takoma Business District

The DC Office of Planning is starting the Overlay Zone recommended in the Takoma Central District Plan to strengthen the Carroll Street and Fourth Street commercial areas.

The proposal will restrict undesirable retail uses and increase sidewalk width requirements in front of new ground floor retail and office sites.

The Office of Planning will brief the community on the Overlay Zone proposal during the first hour of Plan Takoma's monthly meeting, April 27, 7:30 p.m., Promised Land Baptist Church, Fourth and Van Buren streets, N.W.

Contact Rosalynn Frazier, 442-7620 or rosalynn.frazier@dc.gov, or Plan Takoma President Dodie Butler, 291-5338, or dodiebutler@yahoo.com.

## Cafes Planned Near Metro

A 1,400-square foot coffeehouse is slated to open this summer in the brick building at the intersection of Blair Road and Cedar and Fourth streets in front of Cedar Crossings.

Proprietor Kera Carpenter says the as yet unnamed cafe will feature a Middle Eastern and Northern European menu; serve meals from 7 a.m. to 11 or 12 p.m seven days a week; have a capacity of 35-40; and allow smoking.

Carpenter is applying for a full alcoholic beverage license. She can be reached at kera_carpenter@yahoo.com.

Also, Fhillipe Duverger, owner of Savory in Takoma Park, plans to open Savory Metro in the new apartment building at 314 Carroll St., across from the Metro.

Duverger said he envisions a 1,300-square foot cafe and bakery, with carryout food, organic coffee, and a menu that will be 50 percent vegetarian.

The cafe will be non-smoking.

Duverger said he intends to apply for a license to serve beer and wine for on-premises consumption.

He can be reached at savorycafe@aol.com

Meanwhile, Russell Katz's Elevation 314 apartment building should be completed in late May. For more information, call 301-622-7890 or email momi@momidc.com.

And Cedar Crossings has sold half of its 49 condo units. Construction should be completed by the end of the year. For information, contact Ron Eichner, ron@newlegacypartners.com, or call 723-6330.

## Annual Spring Book Sale Coming In May

The annual Friends of the Takoma Library spring book sale has been scheduled for Sat., May 8, from 10 a.m. to 3 p.m. in front of the library, or in the basement if it rains.

Proceeds are used to support children's activities and to buy best sellers, reference books, and equipment for the library.

Donate used books and CDs in excellent condition by bringing them to the Takoma Branch Library at Fifth and Cedar streets, N.W., Tuesdays from 1-9 p.m., and Wednesdays through Saturdays 9:30 a.m-5:30 p.m.

Volunteer to sort books or work the sale by signing the volunteer list at the circulation desk, or by calling 576-7252.

## Correction

Aisha Barnes, an environmental engineer with the D.C. Department of Health Water Quality Division, has e-mailed a correction to our March report, taken from a news release from the office of Councilmember Adrian Fenty, about a citation issued to American Filter and Steam Service, Inc., 7052 Spring Place, N.W.

The fine was issued by the D.C. Fire and EMS Department, not DOH, for unauthorized discharge of soapy wash water (not chemical waste) into a public drain.

## Bike Path Walk

Chris Holben, D.C. Department of Transportation Bicycle Program Specialist, will lead a walk along the alternate routes proposed for the Metropolitan Branch Trail through Takoma, D.C. The purpose of the walk is to obtain feedback from more residents.

Meet at the elevator entrance of the Takoma Metro station at 10 a.m., Sat., April 24, for the two- to three-hour walk.

Contact Chris Holben, 671-2638 or chris.holben@dc.gov.

The Newsletter is funded by Plan Takoma and prepared by Dawn Nelson, Dodie Butler, and David Nicholson, and circulated by volunteer distributors and block captains. Join the Takoma D.C. Listserv by sending any e-mail to TakomaDC-subscribe@yahoogroups.com. For more information about the Listserv, Takoma, D.C., and community groups, visit takomadc.com.

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