6819 5th St., NW
Washington, DC 20012
February 28, 2005
(202) 722-7550

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

Re: Case No. 04-16
Proposed Zoning Text Amendment to Create the Takoma Neighborhood Commercial Overlay District and Map Amendment to the Map Overlay

Dear Chair Mitten:

I support the proposed Takoma Neighborhood Commercial Overlay District. I agree that we need to promote retail in the Takoma Central District.

I live on the corner of 5th and Butternut, very close to the area under review. I would welcome the opportunity to shop and dine at small businesses in walking distance from my house. Currently, I do all my shopping and eating out in other parts of the city and in the nearby Maryland suburbs.

Of course, any development should be consistent with our small town character. The proposed plan does not threaten that. I understand there has been a controversy about the additional five feet height allowance – I don't have any problem with it. Increasing density in a commercial area is needed to sustain viable businesses.

Also, I understand that the plan establishes a minimum sidewalk width of 13 feet. This will be good for pedestrian safety and an improvement on the narrow sidewalks in some areas nearby.

I think responsible mixed use development would be good for the area, as long as there is additional parking for new residents, workers and shoppers. I am sure, like many of us, many of these new people will walk and use public transportation, but I think more parking is a must for added businesses (and I think developers would agree).

Thanks for your consideration of my opinion.

Sincerely,

Eleanor Allen

ZONING COMMISSION
District of Columbia
Case 04-16
Exhibit 36

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.36