FAX

No of pages: 16
Date: March 14, 2005

To: Ms Carol Mitten, Chair
Zoning Commission
Fax: 202-727-6072

From: Faith Wheeler
Commissioner, ANC 4B02
Fax: 202-882-7565

Subject: Takoma Overlay Zone, case no 04-16

Please see attached

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ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 41

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.41

March 14, 2005

Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, NW Suite 210 South
Washington, DC. 20001

Reference: Takoma Overlay Zone, case no 04-16 Preference Survey results

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Dear Ms. Mitten:

This is an addendum to the fax sent earlier this afternoon showing a summary of the Preference Survey results obtained thus far.

Please note that Option "C" of the Preference Survey corresponds to the attached Draft Resolution (No 2) on the Takoma Overlay Zone. Just prior to the beginning of the March 7 Special Meeting of ANC 4B, I distributed Draft Resolution No 2 to the Commissioners and, at that time, I told the Chair that I wished to replace the Draft Resolution No. 1 that had previously distributed.

At the start of the meeting, I again asked to withdraw the previously distributed Draft Resolution No 1, to replace that with the attached (Draft Resolution No 2). The Chair denied

my request and proceeded to call for a motion to vote down the Draft Resolution No 1 that I had asked to be replaced. The Chair also stated that comment would be limited to 30 seconds each.

The attached Draft Resolution No 2 was never considered by the ANC 4B. Yet, its provisions enjoy support by an overwhelming majority of survey respondents. Even with the prospect of a delay in Zoning Commission approval, its provisions still are preferred over the other two Options: Current limits & the Office of Planning proposal.

I ask you to take into consideration these survey results. They differ significantly from the assumption that the majority of residents support the Office of Planning proposal. The majority vote on the ANC resolution which was considered was based on the assumption that the majority of Takoma residents support the Office of Planning proposal. These data instead show strong support for the Draft Resolution No. 2 which was never considered by the ANC.

Much has been written on the Takoma DC listserve about the Office of Planning's Takoma Overlay Zone

proposal since I testified before the Commission on January 24, 2005. The confusion of incorrect information with facts has been quite astonishing, as have been the caustic emails — which also contain incorrect information. The majority of residents in Takoma are not on the listserve. The majority of those on do not post.

The majority of residents in Takoma do not belong to Plan Takoma, whose Board voted to support the Office of Planning's Takoma Overlay Zone proposal. (President Dodie Butler reports 216 residents belong to Plan Takoma.) The issue of the Overlay was never brought before the membership for a vote.

I will continue conducting the survey, going house to house. This, of course, will include areas that I'm fairly sure are strongly pro the 50' building height and other areas that I'm fairly sure are strongly pro the 55' building height maximum. As I stated in the previous fax sent earlier this afternoon, I knew beforehand the building height preferences of only 11 respondents among those already surveyed. (They were evenly divided.)

delayed for 6 months. For example, this figure dropped to 71%.

Regarding the Buffer options in general: One respondent selected Option "b" as a general preference. Five respondents selected Option "b" if Zoning Commission approval were delayed for 6 months, for example. Another respondent stated that there is "no need" for a buffer.

Although the total number of respondents thus far - 34 - is a small number relative to the total number of residents in ANC 4B02 and a smaller proportion still of the total number of residents in Takoma, it is an example of preferences.

The survey is conducted by going house to house. Of those surveyed so far, I knew beforehand the preference on building height of 4 respondents: 2 who prefer a maximum of 50' & 2 who prefer a maximum of 55'. Other than those 4 respondents, I did not know the preferences on other points, nor the preferences of other respondents.

Sincerely,

Faith Wheeler

/s/ Faith Wheeler

On the basis of conversations and discussions with residents over the past 3-4 years, I estimate that the majority of residents in Takoma will prefer Option "c" - ie, the provisions of the attached Draft Resolution No. 2.

The Revitalization Goals Nos 1 & 3 of the Office of Planning's January 2002 "Takoma Central District Plan" are an important guide for new construction in the Takoma Overlay Zone and beyond:

1 Preserve and enhance Takoma's small town/village character The existing architectural character and scale makes Takoma DC and surrounding neighborhoods unique.

3. Encourage a neighborhood scale for new development. New residential and commercial buildings should be no more than 2-4 stories in height to match existing neighborhood scale.

Sincerely,
Faith Wheeler
s/ Faith E. Wheeler

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT	Name: SIGN	
James McDonough	James McDonough	
Address:	**Phone:**	**Email:**
6527 4th St. N.W. #104	2/726-7923	jmcdonough@takomavillage.org

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

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

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. (Note that plans to construct other buildings are under way.)

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

2) - I believe that we should have more concentrated development around the metro and keep the "historic character" in those areas removed from the immediate metro area.

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT	Name: SIGN	
Daniel Claire	Dan Claire	
Address:	**Phone:**	**Email:**
322 Aspen St. NW	202-829-	
Washington, DC 20012	2383	

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

Provision :	a.	b.	c. & 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	
E l i s e	Elise Claire	
Address:	**Phone:**	**Email:**
322 Aspen St. NW	202-829-	eliseclaire@verizon.net
Washington, DC 20012	2383	

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

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

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT Jim Nichols	Name: SIGN Jim Nichols
Address: 517 Aspen St NW Washington DC 20012	Phone: 202-829-3993 Email:

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

Provision :	a.	b.	c. & 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	
Rick Geier	Rick Geier	
Address:	**Phone:**	**Email:**
6813 9th Street, NW	255.3186	rickgeier@starpower.net

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

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

1) What's special/unique about Takoma?

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT	Name: SIGN	
C. Faith Brown	Charlotte F Brown	
Address:	**Phone:**	**Email:**
6815 7th St NW Apt B	20-724	
Washington, DC 20012	6181	

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

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

1) What's special/unique about Takoma?

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT	Name: SIGN	
EUGENE A DAVIS	Eugene A Davis	
Address:	**Phone:**	**Email:**
6812 PINEY BRANCH RD. NW	722-697	
DC 20012-2522		

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

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

1) What's special/unique about Takoma?

I HAVE LIVED HERE FOR OVER 43 YEARS.. FRIENDLY NEIGHBORS

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT FLORA E. DAVIS	Name: SIGN Flora E. Davis	
Address: 6812 Piney Br. Rd NW Wash DC 20012	Phone: 202-726-6917	Email:

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

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

1) What's special/unique about Takoma?

Multicultural & Ethic base Area.
Convenient To downtown area.

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT	Name: SIGN	
Stephanie Scott-Melnyk		
Address:	**Phone:**	**Email:**
6800 Carroll St NW		

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & c-i.	c-ii.	c-iii.
1. Ground Floor Retail	I [illegible]		[illegible]		
2. Building Height		✓			
3. Setback			✓		
4. Buffer	[illegible]		[illegible]		

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. (Note that plans to construct other buildings are under way.)

Provision :	a.	b.	c. & c-i.	c-ii.	c-iii.
1. Ground Floor Retail					
2. Building Height					
3. Setback		✓			
4. Buffer	No need for buffer				

1) What's special/unique about Takoma?

[illegible]

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT James Wilson	Name: SIGN [signature]	
Address: 6833 Piney Branch Rd. Washington DC, 20012	Phone: 609-421-6270	Email: jjwilson@hsmm.com jaysyr@hotmail.com

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & c-i.	c-ii.	c-iii.
1. Ground Floor Retail			c. - possibility of transfer back to residential after ___ years as town cottages to disappear.		
2. Building Height			c.		
3. Setback			c. - possible encroachment for outdoor seating / activity.		
4. Buffer			X	X	X

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. (Note that plans to construct other buildings are under way.)

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

1) What's special/unique about Takoma?

It's a small town, neighborhood atmosphere in the "Big City."

TAKOMA OVERLAY ZONE
~ PREFERENCE SURVEY ~

Name: PRINT	Name: SIGN	
Thomas J. Mabon	~~Thomas~~ Thomas J. Mabon	
Address:	**Phone:**	**Email:**
8820 Piney Branch Rd NW	722-6308	KAMBNA@ starpower.net
Washington, DC 20012		

For each of the four provisions, please indicate your preference for "Option a" (Current Zoning Requirements), "Option b", or "Option c" or, regarding the Buffer question, "Options c-i, c-ii, and c-iii".

Provision:	a.	b.	c. & 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. (Note that plans to construct other buildings are under way.)

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

1) What's special/unique about Takoma?
Residential architecture + residents