



Government of the District of Columbia Advisory Neighborhood Commission 4B

DRAFT RESOLUTION #4B-20-0410

**Supporting the Proposed Design for
300-308 Carroll Street, NW & 325 Vine Street, NW
Adopted April 27, 2020**

Advisory Neighborhood Commission 4B (ANC 4B or the Commission) takes note of the following:

- SGA Companies (Developer) is seeking to redevelop properties located at 300-308 Carroll Street, NW, and 325 Vine Street, NW, which are located within the Takoma Park Historic District.
- The Developer has applied to the Historic Preservation Review Board (HPRB or the Board) for approval of a concept design.
- The proposed development would seek to restore the two houses located at 300 and 308 Carroll Street, NW, and add a five-story building with penthouse behind the houses and on the adjacent property located at 325 Vine Street, NW.
- The site also includes three small retail storefront buildings along Carroll Street, NW, where the current tenants include Spicy Delight and the Takoma Station Barber Shop.
- All the buildings along Carroll Street, NW, are considered contributing structures to the Takoma Park Historic District, while the parking lot and trailers on Vine Street are considered non-contributing structures.
- Proposed designs have been presented at community meetings on November 13, 2018, November 21, 2019, and January 21, 2020, as well as before ANC 4B on November 25, 2019, January 27, 2020, and February 24, 2020.
- ANC 4B adopted a resolution in a public meeting held on January 27, 2020, which provided initial community input concerning the proposed development for this site ([ANC 4B Resolution #4B-20-0103](#)).

RESOLVED:

That Advisory Neighborhood Commission 4B supports the Applicant's application to the Historic Preservation Review Board and recommends that HPRB approve it.

FURTHER RESOLVED:

That the Commission finds the proposed design to be attractive and generally well-received by the community. Specifically, the Commission notes:

- The proposed restoration of the two houses is attractive, and the removal of the front addition on 308 Carroll Street, NW, is sensible. The complementary reconstruction of these buildings would greatly enhance the historic character of these properties.
- The sidewalk in front of these properties along Carroll Street, NW, is currently too narrow and obstructed for its pedestrian-heavy location. Removal of the projecting retail bays was previously supported by the Commission, as it would have allowed for necessary sidewalk improvements. However, the Commission supports the current proposed design with the following conditions:
 - Removal of telephone pole and relocation of the public trash can per the developer's latest plans (as detailed on page SK-7 in the Developer's Preliminary HPRB Design Package, dated March 5, 2020).
 - Cutting back the hill in front of 300 Carroll Street, NW, and replacing the existing retaining wall to allow for further sidewalk improvements.
 - Taking all reasonable steps possible to provide the two long-time tenants of these retail spaces, Spicy Delight and the Takoma Station Barber Shop, with the option to remain through and following construction.
- The Commission has also advocated for creation of a wider sidewalk on Vine Street, NW, and the proposed design recesses far enough from Vine Street, NW, to allow for both a new eight-foot sidewalk plus additional room for a planting strip.
- The Commission appreciates and encourages development that creates, to the maximum extent possible, new family-sized and affordable units.

- The proposed redevelopment of this site generally comports with the Takoma small area plan.
 - One of the Plan’s stated revitalization goals is to conserve existing resources and remove blight. The proposed design along Carroll Street, NW, would advance both aims. See [Takoma Central District Plan](#), page 8.
 - Another of the Plan’s stated goals is redeveloping light industrial areas to accommodate additional housing – and the areas along Vine Street were specifically referred to as “Opportunity Site G” in this document. See *Id.*, page 31.
 - The height of the proposed development is appropriate to match existing neighborhood scale and is comparable to designs already approved by the Board for 218 Cedar Street, NW, 218 Vine Street, NW, and 225 Vine Street, NW.
- The proposed design for this site benefited from an extended review period and initial guidance provided from the Board’s hearing on January 30, 2020.
- ANC 4B recognizes the complicated nature of this site, and the Commission appreciates the amount of time the Developer spent meeting with the community and their willingness to amend and refine designs.

FURTHER RESOLVED:

That the Commission designates Commissioner Geoff Bromaghim, ANC 4B07, to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out his representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or

letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by a roll call vote at a regular public meeting (notice of which was properly given, and at which a quorum of ___ of nine members was present) on April 27, 2020 by a vote of ___ yes, ___ no, ___ abstain.

Commissioner Evan Yeats (4B01): ___
Commissioner Erin Palmer (4B02): ___
Commissioner Scot Knickerbocker (4B03): ___
Commissioner Brenda Parks (4B04): ___
Commissioner Perry Redd (4B05): ___
Commissioner Tiffani Johnson (4B06): ___
Commissioner Geoff Bromaghim (4B07): ___
Commissioner Alison Brooks (4B08): ___
Commissioner LaRoya Huff (4B09): ___