Government of the District of Columbia
Advisory Neighborhood Commission 4B

DRAFT RESOLUTION #4B-20-11xx

Supporting the Preliminary Design Concept and Providing Initial Community Input for 6928 Maple Street, NW
Adopted November 23, 2020

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

- Petra Development (Developer) is seeking to redevelop property located at 6928 Maple Street, NW, which is located within the Takoma Park Historic District.

- The proposed development would seek to restore an existing house on this lot, which currently has the address 6950 Maple Street, NW, and relocate it to the south end of the property (closer to Vine Street). A five-story building with penthouse would be built adjacent to the restored house.

- The existing house at 6950 Maple Street, NW, is considered a contributing structure to the Takoma Park Historic District.

- Proposed designs have been presented at a community meeting on September 3, 2020, and then before ANC 4B on October 26, 2020 (and for reference, design materials are included as Exhibit 1 below).

- The Developer intends to apply to the Historic Preservation Review Board (HPRB or the Board) for approval of a concept design.

RESOLVED:

That Advisory Neighborhood Commission 4B supports the scale and massing of the proposed design concept and encourages the Developer to continue working toward a final design and application to the Board.

FURTHER RESOLVED:

That the Commission provides the following initial input:

- The proposed redevelopment has been generally well-received by the community.

- The scale and massing of the proposed development is appropriate and generally comports with the Takoma small area plan.

    - One of the Plan's stated goals is accommodating additional housing in key opportunity sites – and the areas along Vine Street were specifically referred to as "Opportunity Site G" in this document. *See* Takoma Central District Plan, 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 Vine Street, NW, 225 Vine Street, NW, 300-308 Carrol Street NW/325 Vine Street, NW, and 218 Cedar Street NW.

- Relocating the existing house to the south end of this lot is sensible and having it front Maple Street NW is more appropriate than Vine Street NW.

- The relationship between new development and restoration of an existing house deemed a contributing structure to the Takoma Park Historic District has similar precedents in the recent redevelopment of 6918 Willow Street NW as well as the HPRB-approved concept for 300-308 Carrol Street NW.

- The Developer intends to include sidewalks along Maple and Vine streets that are equivalent in width to those included in HPRB-approved designs for 218 Vine Street NW and 225 Vine Street NW respectively. The Commission supports this and in general is committed to maximizing sidewalk width to the extent possible.

- The proposed design concept for 6928 Maple Street NW would produce 68 new housing units. The Developer has committed that all 68 units will deliver deeply affordable voucher housing.

    - Advisory Neighborhood Commission 4B believes housing is a human right. The Commission has sought at every opportunity to support and promote safe, stable, and secure housing for all District residents, including through funding to end chronic homelessness; funding, preservation, and expansion of public housing; expansion and improvement of rent control; and oversight

and accountability of agencies like the District Department of Consumer and Regulatory Affairs. The Commission believes in doing our fair share regarding deeply affordable housing within our Commission boundaries and is very supportive of the affordable units to be provided by this project.

  - It is the Commission's expectation that the Developer will permanently maintain all-affordable housing in this development.

  - The Commission intends to continue to work with the Developer to assure fulfillment of its commitment that all 68 units of this project will deliver deeply affordable voucher housing and include appropriate support services for residents.

- The current tenant of 6950 Maple Street, NW is Rhizome DC, a nonprofit community arts space that has been a cultural institution in our neighborhood. The Commission continues to urge the Developer to do everything reasonably possible to create a clear, fair, and supportive transition process for Rhizome DC.

FURTHER RESOLVED:

That the Commission's initial input on this matter as related to review by HPRB primarily concerns the scale and massing of the proposed development, and the Commission reserves the right to provide additional comments to the Board regarding materials, fenestration, and other design elements as Developer works toward a final design concept and application to the Board.

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:

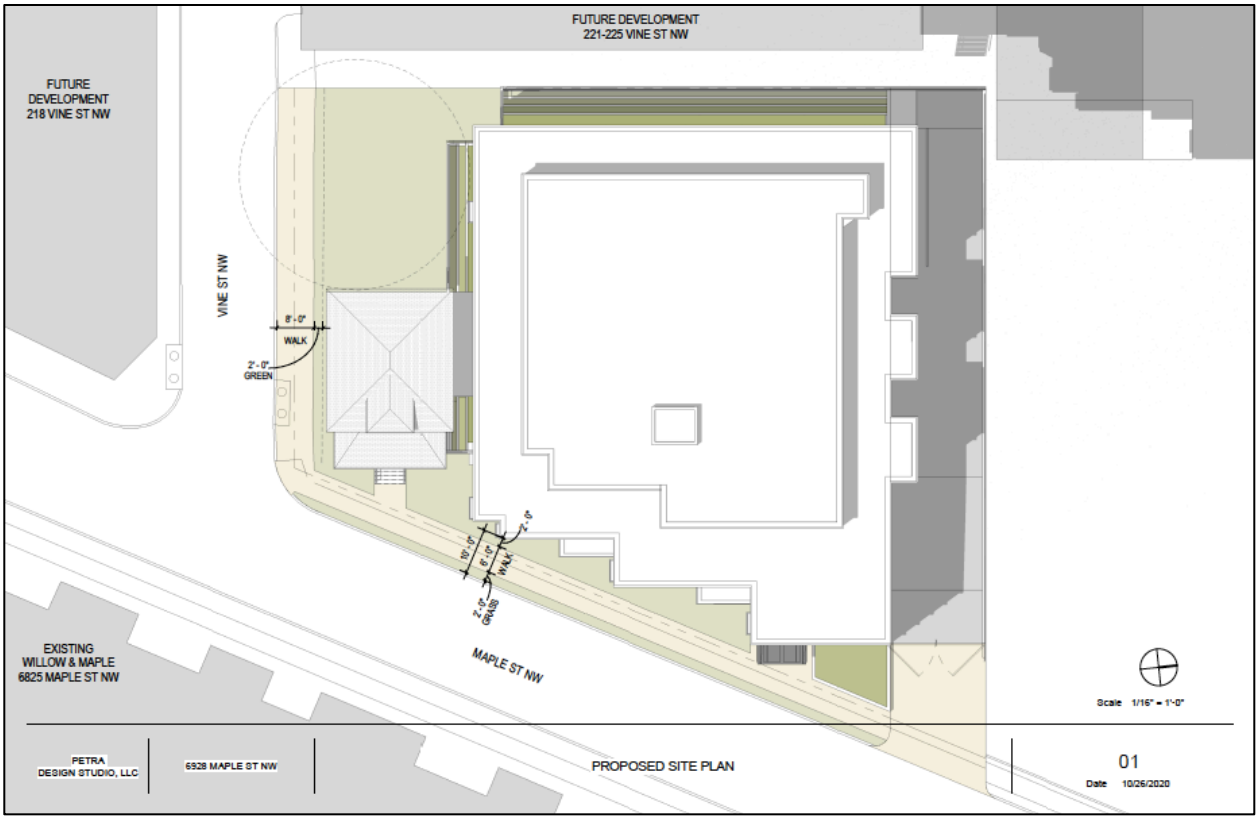
That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great

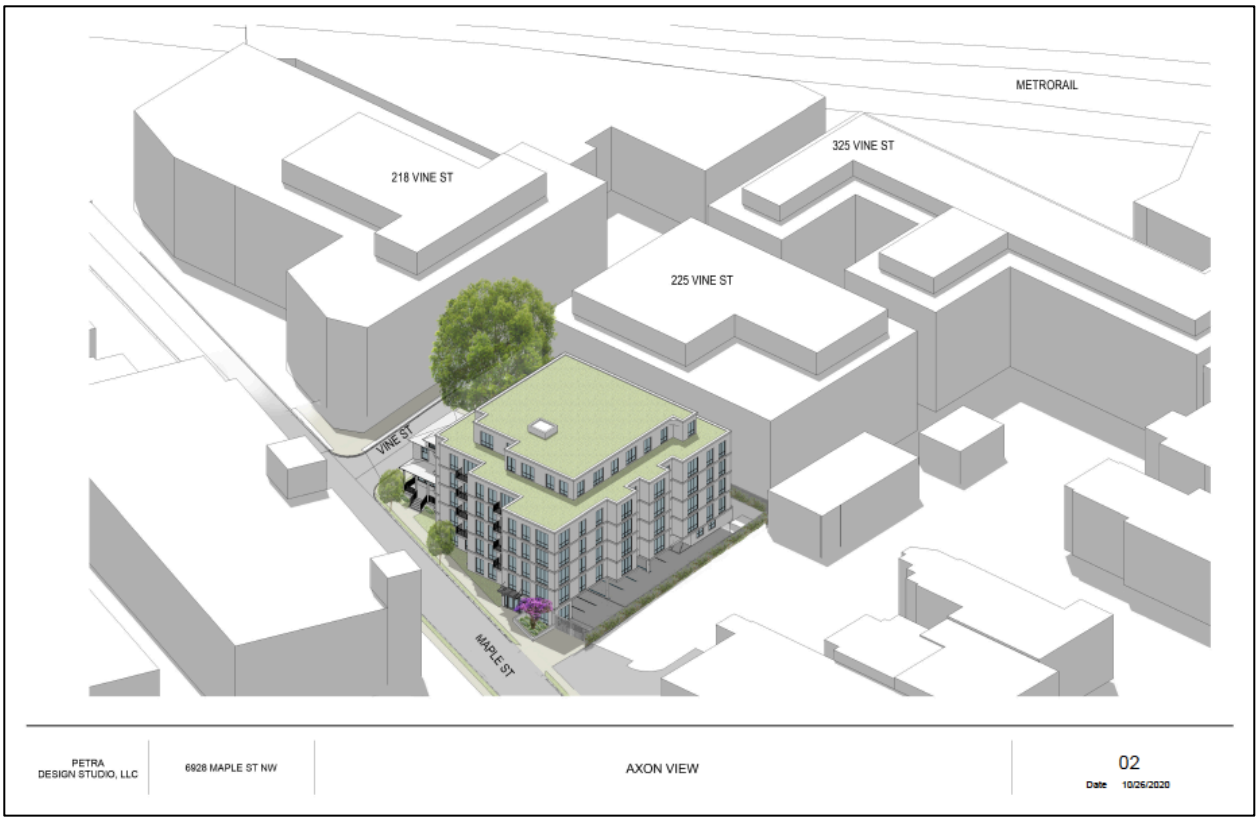
weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

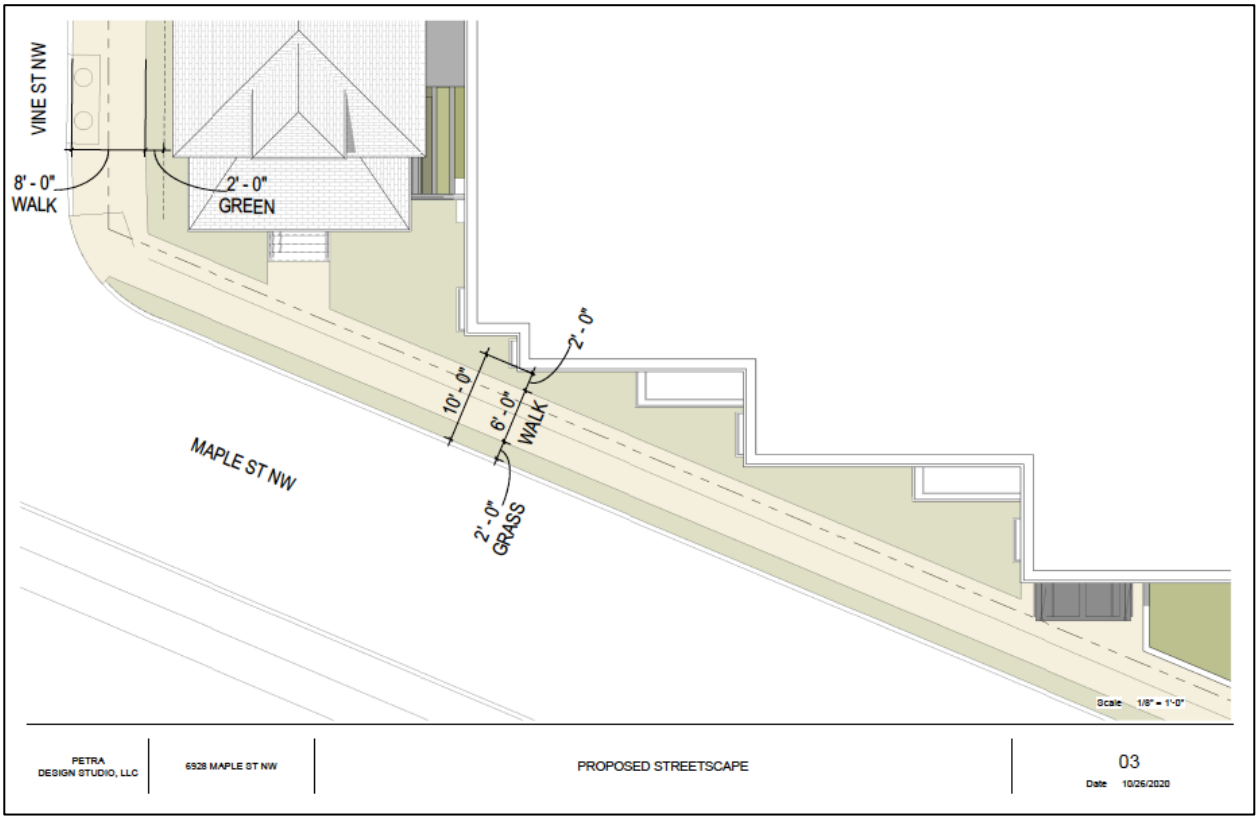
ADOPTED by a roll call vote at a regular public meeting (notice of which was properly given, and at which a quorum of ___ of nine members was present) on November 23, 2020 by a vote of __ yes, __ no, __ abstain.

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): __

Exhibit 1: Design Materials for 6928 Maple Street NW as Prepared for ANC 4B




METRORAIL
218 VINE ST
325 VINE ST
225 VINE ST
VINE ST
MAPLE ST
PETRA
DESIGN STUDIO, LLC
6928 MAPLE ST NW
AXON VIEW
02
Date 10/26/2020


VINE ST NW
8' - 0"
WALK
2' - 0"
GREEN
2' - 0"
10' - 0"
6' - 0"
WALK
MAPLE ST NW
2' - 0"
GRASS
Scale 1/8" = 1'-0"
PETRA
DESIGN STUDIO, LLC
6928 MAPLE ST NW
PROPOSED STREETSCAPE
03
Date 10/26/2020



PETRA | 6928 MAPLE ST | VIEW FROM MAPLE ST - PROPOSED | 04 10/26/2020



PETRA | 6928 MAPLE ST | VIEW FROM SOUTH ON MAPLE ST - PROPOSED | 05 10/26/2020



PETRA | 6928 MAPLE ST | VIEW FROM WEST ON VINE ST - PROPOSED | 06 10/26/2020



PETRA | 6928 MAPLE ST | VIEW FROM THE CORNER OF VINE ST AND MAPLE ST | 07 10/26/2020



PETRA | 6928 MAPLE ST | VIEW OF EXISTING HOUSE CONNECTION TO PROPOSED BUILDING | 08 10/26/2020



PETRA | 6928 MAPLE ST | VIEW FROM PROPOSED SIDEWALK | 09 10/26/2020



PETRA | 6928 MAPLE ST | VIEW FROM PROPOSED SIDEWALK | 10 | 10/26/2020



Scale 1/16" = 1'-0"

PETRA DESIGN STUDIO, LLC | 6928 MAPLE ST NW | EAST ELEVATION - MAPLE ST | 11 | Date 11/23/2020



Scale 1/16" = 1'-0"

PETRA DESIGN STUDIO, LLC	6928 MAPLE ST NW	SOUTH ELEVATION - VINE STREET	12 Date 11/23/2020



Scale 1/16" = 1'-0"

PETRA DESIGN STUDIO, LLC	6928 MAPLE ST NW	WEST ELEVATION - SIDE YARD	13 Date 11/23/2020


EAST PROPERTY LINE
WEST PROPERTY LINE
Penthouse Parapet 60' - 2 3/4"
Penthouse Roof 58' - 10"
Parapet 50' - 0"
Penthouse 48' - 6"
Level 5 39' - 0"
Level 4 29' - 6"
Level 3 20' - 0"
Level 2 10' - 6"
Level 1 0' - 0"
BHMP 0' - 0"
Cellar -10' - 0"
10' - 4"
9' - 6"
9' - 6"
9' - 6"
9' - 6"
10' - 6"
10' - 0"
50' - 0"
8' - 4"
SIDE YARD
MAPLE ST
8% (1:12)
1 NORTH
1/16" = 1'-0"
Scale 1/16" = 1'-0"
PETRA DESIGN STUDIO, LLC
6928 MAPLE ST NW
NORTH ELEVATION - REAR YARD
14
Date 11/23/2020