



## **Government of the District of Columbia Advisory Neighborhood Commission 4B**

*By Electronic Mail*

January 23, 2023

Anthony J. Hood, Chair  
District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

RE: Supporting and Providing Additional Feedback on Application of TM Associates, LLC, and Washington Metropolitan Area Transit Authority for Consolidated Approval of Planned Unit Development and Map Amendment at Takoma Metrorail Station (ZC Case #22-36)

Dear Chair Hood:

TM Associates, LLC (EYA Multifamily, the Developer) and the Washington Metropolitan Area Transit Authority (WMATA) have applied to the Zoning Commission for consideration of a consolidated Planned Unit Development and Zoning Map Amendment to develop a new multifamily mixed-used development on the parking lot of the Takoma Metrorail Station (Lot 806 in Square 3351, Lots 820, 822, 823, 829, 831, 839-841, and 845-851 in Square 3352, and Lots 811-813 in Square 3353) under Case #22-36 and rezone the property to the MU-5A zone, as noticed to Advisory Neighborhood Commission 4B on April 21, 2022. The Developer seeks to construct 430-440 residential units, 15-18,000 square feet of ground-floor retail, a new transit zone adjacent to the Metrorail station for buses, and a 1.8 acre park and plaza. This project is known as the "Takoma Station Development."

The Takoma Station Development site is located within Advisory Neighborhood Commission 4B, Single Member District 4B04, the Takoma Park Historic District, and the Rock Creek East planning area. As part of their application, the Developer has met with the Commission's Housing Justice Committee (March 2, 2022) and the Commission (April 25, 2022, June 27, 2022, and November 28, 2022), as well as participated in three joint public Single Member District meetings hosted by the Commissioner for Single Member District 4B04, Evan Yeats, the Commissioner for Single Member District 4B02, Erin Palmer, and the former Commissioner for Single Member District 4B07, Geoff Bromaghim, who collectively represent the area including and around the Takoma Station Development site.

This Letter supplements the Commission's prior actions on this project and incorporates them here by reference. See [Letter](#): Providing Feedback on the Proposed Planned Unit Development at the Takoma Metro Station (June 27, 2022); [Letter](#): Supporting Affordable Housing in High-Needs Areas Tax Abatement for Takoma Metro Station Development (May 23, 2022).

Advisory Neighborhood Commission 4B is supportive of efforts to bring new housing to transit accessible areas, including adjacent to the Takoma Metrorail Station. For example, the Commission has supported numerous efforts to provide new housing around the Station, with a particular emphasis on affordable housing. See [Resolution 4B-22-1006](#), Supporting Application for Map Amendment for Elm Gardens, 7050 Eastern Avenue, NW (Oct. 24, 2022); [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (Nov. 23, 2020); [Resolution 4B-20-0905](#), Supporting the Provision of DHCD Funding for 218 Vine Street NW (Sept. 28, 2020); [Resolution 4B-20-0410](#), Supporting Proposed Design for 300-308 Carroll Street NW (Apr. 27, 2020); [Resolution 4B-19-0606](#), Supporting Proposed Design for 218 Cedar Street NW (June 24, 2019).

Advisory Neighborhood Commission 4B has previously provided feedback on the land use of this area through the drafting process of an updated Comprehensive Plan for the District, stating: "the Commission generally supports increased density around the Takoma Metro Station and other high-quality transit corridors, in part because individuals of all income levels should have access to robust public transit options. The Commission believes that any effort to increase density, particularly on publicly-owned land, should maximize affordable housing, including deeply affordable housing, including through affordable housing set-asides that capture a significant portion of the value provided through any re-zoning. In addition, the Commission believes that any development of these sites should require developer efforts to mitigate transportation and infrastructure impacts on surrounding communities, including mechanisms for stormwater impact mitigation and for increased transit service to ensure livability for existing neighborhoods." [Resolution 4B-20-0104](#), Providing Feedback on Proposed Changes to the Comprehensive Plan (Jan. 27, 2020).

Advisory Neighborhood Commission 4B believes "that the affordable housing crisis requires the District to use every tool available to ensure affordable housing" and that "the increased supply of housing – while important – will not alone solve the affordable housing crisis, particularly as related to extremely-low and very low-income households, and must be accompanied by active and robust City goals and policies to ensure affordability, including affordability for extremely low- and very low-income households, in relation to increased supply." [Resolution 4B-20-0104](#), Providing Feedback on Proposed Changes to the Comprehensive Plan (Jan. 27, 2020).

The District of Columbia government, through [Mayor's Order 2019-036](#), has set a goal of 36,000 new housing units by 2025, of which 12,000 are to be affordable to households earning below 80 percent of area median income. The Rock Creek East planning area includes a goal of 1,500 new affordable housing units and [has only produced 57.9%](#) of that goal so far. The approximately 70 affordable units as part of this Planned Unit Development would meet more than 11% of that remaining goal. The Commission has previously "oppose[d] any design

changes ... that will reduce the number of units in [a] project to ensure that the community meets the[se] goals.” [Resolution 4B-22-1007](#), Supporting Construction of an Apartment Building at 7050 Eastern Avenue, NW (HPA 22-487) (Oct. 24, 2022).

Advisory Neighborhood Commission 4B acknowledges the Applicant’s Exhibit I (“Applicant’s Response to ANC 4B Conditions in Support of Application”) and provides the following additional feedback in support of the Commission’s housing and affordable housing goals:

- The current Planned Unit Development is significantly improved from the plan proposed by the Developer in 2005 and approved through the WMATA compact hearing process by offering almost twice as much public area recreational and green space, twice as much housing, and three times as much affordable housing, as well as better bicycle and pedestrian facilities and improved connections to neighborhood businesses and retail in Takoma, Washington, DC and Takoma Park, Maryland.
- The Developer’s application is reflective of extensive engagement with both the community and the Commission. The design and proffered amenities have iteratively improved through that process and are aligned with community priorities and the Commission’s extensive feedback. The Commission looks forward to the ongoing engagement around the public spaces as part of this project, as provided in the Developer’s application. The changes to the project since the Commission’s [Letter](#) of June 27, 2022 have been relatively minor and in-line with the Commission’s goals.
- The Developer’s application is responsive to the feedback provided in the Commission’s June 27, 2022, [Letter](#). The Commission requests that the Zoning Commission order specifically include the requirement that the Developer engage in ongoing efforts (not just efforts via the initial application or cycle) to seek participation in the [Tax Abatements for Affordable Housing in High-Needs Areas](#) (HANTA) program offered by the Department of Housing and Community Development (until granted or no longer applicable) that will increase the percentage of residential square footage dedicated to income-restricted affordable housing to at least 33%. If the tax abatement is granted, the Developer should seek to maximize the number of units provided at 30% of Area Median Income and maximize the number of additional affordable three bedroom units. See [Letter: Supporting Affordable Housing in High-Needs Areas Tax Abatement for Takoma Metro Station Development](#) (May 23, 2022). This requirement would ensure the project is aligned with the Commission’s goals of maximizing affordable housing to every extent possible.
- The Commission appreciates the prominent placemaking and signage in the current renderings and plans and requests that the Developer and the Zoning Commission preserve them in future revisions.

With these conditions and those already agreed upon by the Developer, Advisory Neighborhood Commission 4B is strongly supportive of the consolidated application for a Planned Unit

Development and Map Amendment and believes it meets the standards of Chapter 3 of Subtitle X and Chapter 3 of Subtitle Z of the Zoning Regulations because it will provide substantial public benefits and will advance important goals and policies of the District of Columbia. For those reasons, the Commission requests the application be approved.

Advisory Neighborhood Commission 4B, at a duly noticed public meeting, with a quorum being the “majority of the total number of commissioner positions currently filled in Commission 4B,” at its January 23, 2023, meeting voted with X Yeas, X Nays, and X Abstentions to send this letter.

The Commission also voted with X Yeas, X Nays, and X Abstentions to appoint the Commissioner for Single Member District 4B04, Evan Yeats, the Commissioner for Single Member District 4B02, Erin Palmer, the Commissioner for Single Member District 4B08, Alison Brooks, or any member of the Executive Committee in their absence, to be authorized to communicate this letter and represent the Commission in communication with the Zoning Commission or any DC government entity regarding this matter.

Sincerely,

Evan Yeats, ANC 4B01 Commissioner  
Erin Palmer, ANC 4B02 Commissioner  
Alison Brooks, ANC 4B08 Commissioner

cc: Janeese Lewis-George, Councilmember, Ward 4  
Washington Metropolitan Area Transit Authority