

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



**DRAFT RESOLUTION #4B-23-0304
Supporting Proposed Design for New Construction at
6901 Willow Street, NW (HPA 23-178)
Adopted March 27, 2023**

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

- Douglas Development, Inc. (aka Takoma Lot 5 LLC) is seeking to construct a nine-unit multifamily dwelling at 6901 Willow Street, NW and has applied to the Historic Preservation Review Board for concept design approval under HPA 23-178. The property is located in the Takoma Park Historic District and Advisory Neighborhood Commission 4B, Single Member District 4B04.
- Representatives from Douglas Development presented at Advisory Neighborhood Commission 4B's March 27, 2023, meeting and Advisory Neighborhood Commission 4B's Housing Justice Committee's March 1, 2023, meeting.
- Douglas Development proposes replacing an open lot that includes a private playground area with a nine-unit market-rate building with nine parking spots. Each unit would have three bedrooms. The location is less than a half-mile to the Takoma Metrorail Station and provides significant rail and bus service.
- Advisory Neighborhood Commission 4B believes housing is a human right, and all District residents are entitled to safe, stable, and secure housing. See [Letter](#) Supporting Affordable Housing in High-Needs Areas Tax Abatement for Takoma Metro Station Development (May 23, 2022); [Letter](#) re: Advisory Neighborhood Commission 4B FY2023 Budget Priorities (Apr. 25, 2022); [Letter](#) re: Advisory Neighborhood Commission 4B Fiscal Year 2022 Budget Priorities (Mar. 22, 2021).
- To that end, Advisory Neighborhood Commission 4B has formed a Housing Justice Committee to assist "in doing our fair share regarding

deeply affordable housing within our Commission boundaries” and with an explicit goal to “maximize affordable housing” within the Commission area. [Resolution 4B-22-0104](#), Reauthorizing Advisory Neighborhood Commission 4B’s Housing Justice Committee (Jan. 24, 2022); [Resolution 4B-20-0205](#), Establishing Housing Justice Committee (Feb. 24, 2020); *see also* [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (Nov. 23, 2020).

- Advisory Neighborhood Commission 4B has supported numerous efforts to bring new housing to transit accessible areas. See [Letter](#) Providing Feedback on the Proposed Planned Unit Development at the Takoma Metro Station (June 27, 2022); [Resolution 4B-19-0606](#), Supporting Proposed Design for 218 Cedar Street NW (June 24, 2019); [Resolution 4B-20-0410](#), Supporting Proposed Design for 300-308 Carroll Street NW (Apr. 27, 2020); [Resolution 4B-20-0905](#), Supporting the Provision of DHCD Funding for 218 Vine Street NW (Sept. 28, 2020); [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (Nov. 23, 2020).
- Advisory Neighborhood Commission 4B has generally supported the construction of new compatible residential and mixed-use buildings within the Takoma Park Historic District and near to the Takoma Metrorail Station. See [Resolution 4B-19-0606](#), Supporting Proposed Design for 218 Cedar Street NW (June 24, 2019); [Resolution 4B-20-0410](#), Supporting Proposed Design for 300-308 Carroll Street NW (April 27, 2020); [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (November 23, 2020).
- The proposed design is in keeping and compatible with the height, scale, massing and design of the historic district and new residential construction in the area near the Takoma Metrorail Station that has been approved by Historic Preservation Review Board.

RESOLVED:

- Advisory Neighborhood Commission 4B supports the proposed design for construction of an apartment building at 6901 Willow Street, NW (HPA 23-178) as compatible with the historic district with respect to height, massing, scale and design.
- Advisory Neighborhood Commission 4B believes that a ten-unit building would also be compatible with the historic district and provide much-needed affordable housing to our community and urges Douglas Development, Inc. to consider adding an additional unit subject to the inclusionary zoning program and that the Historic Preservation Review Board expedite any approval of changes that would increase affordable housing in the project.

- Advisory Neighborhood Commission 4B believes that the proposed nine-space surface parking lot is ahistorical and not in keeping with extant similar condominium or apartment buildings from the Takoma Park Historic District's period of significance that provide a lower ratio of surface parking and recommends a reduction of surface parking to the zoning minimum of three spaces.

FURTHER RESOLVED:

That the Commission designates Commissioner Evan Yeats, ANC 4B04, and Commissioner Erin Palmer, ANC 4B02, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter 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 voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of X members was present) on March 27, 2023, by a vote of X yes, X no, X abstentions.