

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



DRAFT RESOLUTION #4B-23-0305

**Providing Feedback on the Request for Special Exception at
6905 Willow Street, NW (BZA 20915)
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 6905 Willow Street, NW (Square 3359, Lots 5 and 43) and has applied to the Board of Zoning Adjustment for a special exception from the requirements of 11-U DCMR §§ 421.1 - 421.4 as case number 20915. The property is located in 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 surface 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.
- The lot at 6905 Willow Street, NW is an RA-1 zone, which allows multifamily dwellings only with a special exception.
- 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, including adjacent to the Takoma Metrorail Station. 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).
- The proposed design includes some on-site stormwater management, but the plans are not specific as to the materials for the surface parking lot – a key portion for stormwater mitigation.

RESOLVED:

- Advisory Neighborhood Commission 4B supports the special exception for the construction of a multifamily dwelling at 6905 Willow Street, NW, with conditions to increase the amount of housing available in our community in line with [Mayor’s Order 2019-036](#), which 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.
- Advisory Neighborhood Commission 4B notes that the proposed nine-unit building is one unit below the requirement for inclusionary zoning and, as such, does not have any affordable units. The Commission has a stated preference for affordable housing as the primary condition for support for zoning relief. If the Board orders or the Developer is willing, the Commission prioritizes an additional unit subject to inclusionary zoning income restrictions over the community benefit listed below.
- Advisory Neighborhood Commission 4B believes that the proposed additional parking beyond what is required for zoning is unnecessary for a building that is only a quarter-mile from a Metro station, unattractive, environmentally-unfriendly and contributes to stormwater runoff in our community and requests the applicant be required to deliver parking at the zoning minimum of three spaces and any surface parking lot be constructed using permeable materials.

- Advisory Neighborhood Commission 4B supports the applicant's plan to replace the existing private playground on the site with a new, publicly-accessible playground adjacent to their complex at 6918 Willow Street, NW. The Commission requests that the proposed playground include a section appropriate for children under 5 years old and a section for children older than 5 and that the zoning order require an easement be entered on the property to ensure the playground area is permanently publicly accessible. The Commission also requests that the applicant be required to work with the District Department of Transportation to build, if possible, a mid-block raised crosswalk connecting Breakthrough Montessori School at 6923 Willow Street, NW, with the proposed playground.

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.