

**PUBLIC COMMENT ON TAKOMA JUNCTION**

2018 DATE	NAME	WARD*	COMMENT
4/15	Michele Bollinger	3	<p>My family and I have lived in the Takoma Junction area for almost 15 years. I am writing in opposition of the development plan and to urge you to completely halt Takoma Park’s commitments to the current plan to develop the area.</p> <p>While other members of the Takoma Park community who oppose the plan have capably explained – repeatedly – why this plan is wrong for our community, let me review the main reasons I agree with them. First, the released designs and details of the project are alarming in the scale and scope. Some might say they are hideous. Personally, I find it confusing as to why Takoma Park’s elected officials are trying to recreate Bethesda/Chevy Chase aesthetic – one which many of us moved to Takoma Park in order to avoid. The plan represents a threat to pedestrian and biker safety and will overwhelm our community with congestion and stress. Moreover, longstanding and beloved community institutions, such as the Co-op and the firehall, have raised urgent concerns that officials have failed to address.</p> <p>Finally, and most importantly, the plan will contribute to the rising cost-of-living in the area. Takoma Park is already too financially out of reach for middle class and working class families – much to our collective detriment. My husband is a writer and I am a public school teacher; there is no way we could afford to buy here if we were buying a home in 2018 and certainly not after this project is completed.</p> <p>As a longstanding resident of the area that is currently threatened with development, I have to say that I utterly dread the plans to develop the area. I am heartbroken that the city council and the mayor have pushed the plan forward rather than listen to area residents. I dream of a small public park and an expanded co-op, but if I can’t have that, I would rather have a gritty parking lot than the plan that is underway.</p> <p>Please reconsider and listen to area residents. Many are like me – we oppose the plan but assumed that at some point, city officials would come to their senses and shift gears. For the health of our community, please stop this plan.</p> <p>Best, Michele Bollinger</p>
4/15	sat jiwani khalra	2	<p>I’m a “yes, medium dig” proponent.</p> <p>In favor of community first development with a good return for the community when we provide site at cheap financial rate. Haven’t looked at Schuman report yet but seems he makes the case for greater leverage for the city. It’s a unique opportunity.</p> <p>Seems a roof access and /or substantial frontage area (possibly to ease deliveries) and or community space beyond minimal frontage space should be represented. In trade for what the developers get.</p> <p>- SJ</p>

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4/15	Stephen Johnson	2	<p>First let me thank you for your hard work as our city council member. I particularly appreciate your</p> <p>I am opposed to the latest NDC proposal for the following reasons:</p> <ul style="list-style-type: none"> <li>· The elevator to the underground parking lot is at the wrong side of the building. The highest number of users are likely to be co-op patrons; close to the co-op makes more sense.</li> <li>· No provision for truck delivery to the co-op.</li> <li>· Inadequate trash facilities/pick up.</li> <li>· Too few parking spaces.</li> <li>· No state road/junction improvements; the intersection is already clogged all day long. We avoid it as often as possible.</li> <li>· I agree with the positions taken by the co-op of which I am a member</li> </ul> <p>I do not know why this proposal is being rammed through with a made-up deadline. The plan needs substantial revisions. Send it back to the developers with specific instructions to fix it so it saves the c o-op.</p> <p>The proposal seems part of a larger plan to put the co-op out of business so NDC can acquire the land. They already have the Johnny’s Auto property and seem intent on further expansion. Once the co-op is out of business the land will be a lot best used by adjacent owners – hello Donald Trump.</p> <p>I urge you to vote against the proposal. Developers thrive on hard ball. Do not let the bastards grind you down and bully the council into a premature flawed plan.</p> <p>This whole fiasco started with the brainless plan to sell the property, but I suppose than horse is out of the barn. Where is Sherman’s way-back machine when we need it?</p> <p>Steve Johnson</p>

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4/15	Gwen Glesmann	2	<p>It appears to me that the question of development at Takoma Junction has devolved into a debate of whether you are for or against the coop. I think this has obscured the bigger and more important question — can the malfunctioning of that congested, dangerous, and frustrating intersection be changed/reworked so that we can add any development there without just increasing a bad situation? It seems to me that the intelligent thing to do would be to start there before any plans are finalized.</p> <p>I have lived in Ward 2 of Takoma Park for 26 years — first on Lincoln, then Manor Circle and now on Minter Place — so have walked and driven through the Takoma Junction intersection multiple times each week to get to work, shopping and schools. I have personally witnessed the malfunction of that intersection and what to do about it has been an ongoing discussion. The light at Sycamore Ave. was added because cars were finding it extremely difficult to get out onto Rt. 410 so I’m wondering how an entrance/exit to an underground parking lot from that same busy road could possibly function without a light.</p> <p>And the coop is not the only store that will require delivery trucks. Whatever stores move into the first floor retail space will also have to unload their supplies/goods. I can’t imagine that this won’t mean that there are one to many delivery trucks on Carroll Ave. most of the day. And who would want to sit at an outdoor cafe with large trucks parked nearby? Not to mention the decreased visibility for pedestrians and cars that would make the intersection even more dangerous.</p> <p>Of course, these are just a couple of my concerns once the project is built. But what about the construction process? With no back access to the property, I’m assuming all construction materials will also need to be off-loaded from Carroll Ave. I can’t even imagine the coop deliveries and construction deliveries all happening at the same time. And I’m assuming this will be a multi-year process. I fear I may have to avoid that area for many months and what will this do to the businesses already there?</p> <p>I do shop at the coop and have for all my years in Takoma Park so would hate to see it go. But my support of the coop is not my main reason for having major concerns about the development as currently planned. I am very fearful that the quality of life we have done such a good job of building in this community will be seriously decreased.</p> <p>Please let’s step back and figure out how to fix the Takoma Junction intersection first. And if that can’t be improved, let’s make sure we create an appropriate development there that won’t make a bad situation worse.</p> <p>Respectfully, Gwen Glesmann Minter Place</p>
4/15	Jon & Anna	NA	<p>We are the owners of SeoulfoodDC. We started as a foodtruck in Arlington VA, then moved to a small spot connected to a gas station in Wheaton MD. We are so grateful for the opportunity to open our own “brick &amp; mortar” restaurant in Takoma Park (the junction ).</p> <p>As we all know this area is a unique place with lots of potential.</p> <p>We support the site plan at the junction for that reason. We feel that change is a good thing that will put kinetic energy into the junction rather than being static. We are confident that the contract in place with the developer is going to revitalize the junction for us all.</p> <p>Sincerely, Jon &amp; Anna</p>

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4/15	Jenny Ruark	2	<p>I am writing to urge the City Council to send NDC back to the drawing board. Rather than enumerate all my objections to the current design for Takoma Junction, I want to emphasize the completely unacceptable plan for the lay-by for delivery and trash trucks.</p> <p>The lay-by would increase the already hazardous traffic flow at the junction. (“Flow” is really a misnomer, given that traffic is regularly backed up for blocks in both directions.) Trucks – including 18-wheelers – would dangerously block visibility for other vehicles, and create air and noise pollution right where pedestrians and cyclists now pass and should be encouraged to continue passing. Because only one truck at a time could fit in the lay-by but multiple deliveries routinely come at the same time and can’t be scheduled precisely, trucks waiting their turn would drive through the narrow streets of adjacent neighborhoods, endangering children and reducing the quality of life for all residents.</p> <p>I’ve been dismayed to see people who oppose the current design characterized as NIMBYs who want zero development. That’s simply not true. I would be happy to see sensible development of the junction that would bring more commerce and community life to that corner of town. I live on Central Avenue, a good 15-minute walk from the co-op, and am not on the co-op board, so I will be able to avoid the whole area if I need to, and shop elsewhere. But I want Takoma Park to live up to its oft-professed values of walkability, environmentalism, and community. This plan thumbs its nose at all those values.</p> <p>Sincerely, Jenny Ruark</p>
4/15	Bill Batko	3	<p>We’re long time Sycamore Avenue residents and want to weigh in on development at Takoma Junction. There are two areas of concern for us that are paramount: making sure the coop stays in business, and not increasing (maybe even relieving!) the difficult traffic situation at the multistreet crossroad.</p> <p>The coop has expressed great concern about the latest NDC site plan, and many of those concerns seem legitimate. It is far more important for us to maintain a viable coop than to have any type of new development at the site. We think that this view is shared by hundreds of our neighbors, in Ward 3. Please keep in mind that impairing the ability of the coop to do business leaves a negative net result of development at the Junction irrespective of anything else that may occur.</p> <p>In addition, traffic can be exceptionally difficult during rush times. New businesses at the site will add to traffic volume, and add to the crush during busy times. Please push for whatever mitigations to traffic pressure can be created, during and after construction.</p> <p>Best, Bill Batko Pat Taylor</p>

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4/15	Ronald Weiss	3	<p>I believe that NDC's changes to the site plan, such as eliminating the third floor and changes to the streetscape, show NDC is trying to be responsive to concerns that have been raised by the city. This has also been acknowledged by Mr. Shuman, who is otherwise a critic of the development.</p> <p>I think the city and residents should continue to express their concerns and be vigilant to be sure that NDC addresses them. But since NDC is responding it seems premature to end discussions now.</p> <p>I think compromise will be necessary. Review of the fire station site plan was contentious. The discussions took months and several iterations of the site plan were necessary to reach agreement. Compromise by the County and its developer, the City, affected businesses, and neighborhoods was necessary. I expect that the same will be true in this case.</p> <p>So I think the city should continue to work with NDC, proposing further changes as necessary to address concerns, to see if a mutually agreeable site plan can be defined.</p>

\*Ward is included if it was provided or can be looked up by address. NR denotes non-Takoma Park resident commenter. Question mark ? denotes not enough information provided. NA denotes that ward is not applicable