

TAKOMA JUNCTION TOPICS (CM document)

WEDNESDAY, MAY 16, 2018

ISSUE	REASON FOR PROPOSAL AS IS	IMPACT IF CHANGED
<p>Height – Is the building too tall? What would happen if the height were lower?</p> <p>Top of tower: 45’ Top of rounded façade: 41’ Flat roof: 34’10” Section nearest Co-op: 35’ First floor clear interior height: 16’ Second floor clear interior height: 10’</p> <p>Maximum height allowed under zoning: 50’</p> <p>Massing: Discuss the additional sq footage from 34,000</p>	<p>Interior height of first level needs to rather high to be marketable. Second level needs to be of a height to take advantage of large windows that complement exterior façade design and provide the views that will make this building attractive to tenants and the public. Note that the spaces and large windows will provide a lot of light inside the building so that the space will be inviting and friendly.</p> <p>Tower needs to be the height it is to get to roof and is the iconic feature that helps add interest to the site.</p> <p>Rounded façade is important to make this building special and not boxy like most newer buildings in Silver Spring, new developments in region, etc. Façade also helps screen activity and fixtures on the roof.</p> <p>Increase in size of building from 34,000 sq ft: Original RFP encouraged consideration of taking of property to the west if helpful in creating a more workable site. By taking the auto repair shop, the site is able to have more public parking spaces available and the entry location is able to be moved to the west, which is safer. Having storefronts for a longer distance promotes a pleasant walking experience.</p>	<p>Changing the dimensions can only be done in certain ways to meet construction standards. Less ceiling height inside will limit attractiveness of the property to tenants and will not take full advantage of exterior light and views, requiring more lighting during the daytime to make spaces comfortable. Smaller heights mean a change in the size of windows which alters the proportion of the exterior and can make the building look wider; may require very different façade design.</p> <p>Reducing the height of the façade, without reducing the height of the flat roof, may reduce screening of activity and fixtures.</p> <p>Increase in size of building from 34,000 sq ft: Reduction of the size of the building would mean less leasable area and would mean that purchase of the auto repair shop would not make economic sense. The smaller size of the property reduces the size of the underground parking lot and moves the entrance to the parking lot closer to the Junction intersection or encourages access from Columbia Avenue. Smaller leasable area would reduce the number of cars generated by uses on the site.</p>

ISSUE	REASON FOR PROPOSAL AS IS	IMPACT IF CHANGED
<p>Public Space – Can we increase public space in front of building? Can we increase public use of roof?</p> <p>Size of public space between end of lay-by and driveway in option with intersection change: 2700 sq ft Without intersection change: 2100 sq ft</p> <p>Size of BY Morrison Park: ____</p> <p>Impact of Peter Kovar’s proposed reduction of building size (reduction of 2600 sq ft of leasable space)</p> <p>Size of accessible roof area: 750 sq ft</p>	<p>The public space between the end of the lay-by and the driveway includes space for gathering in the open and on various landscape elements. The building setback of 10 feet for the westernmost storefront is enough to give a sense of the space and allows views of the artwork and views of and from the retail space and balcony.</p> <p>Maintaining the 750 sq ft private roof top space provides maximum space for a green roof that helps the property address stormwater requirements and reduces the stormwater requirements that would need to be met from the natural area down to Columbia. The small usage of the roof will minimize noise and light impacts onto adjacent properties and be easier to keep secure.</p>	<p>Increasing the setback of the building from the curb can only be done to a limited extent because of the need to maintain the front building line for zoning purposes, which is also consistent with Historic District standards. Pushing one section back more than the 10 feet proposed begins to make part of the building difficult to see, which reduces the marketability of the space to a tenant, and makes the outdoor space feel hidden to the public. Views of the artwork would be limited, as would views from the balcony. A reduction of 2600 sq ft of leasable space reduces revenue and could lead to higher rents or parking rates.</p> <p>Opening up more roof area to the public would require another tower for a second stair egress, may require bathrooms, and could cause noise and light pollution if not carefully screened. (However, screening also means that views by the public on the roof would be limited.) Use of more of the roof would mean a greater quantity of stormwater control would need to come from the natural area between the building and Columbia Avenue.</p>
<p>Trash and Recycling – Are corridor, storage and collection areas sufficient to ensure trash and recycling do not become a problem for tenants/others?</p> <p>What would impact be to have corridor wide enough for two pallets or dumpsters to pass each other?</p>	<p>Storage space and a 10 ft wide corridor are planned to provide space for building tenants to store trash and recycling and to provide for management-overseen collection; additional space may be designated near the restaurant space or in the garage.</p>	<p>If more storage space, refrigerated storage space or a wider corridor were needed to ensure that trash and recycling do not easily become a problem, what would be impacts? Smaller tenant space (construction standards/proportions would have to be complied if more space needed in width of</p>

ISSUE	REASON FOR PROPOSAL AS IS	IMPACT IF CHANGED
<p>What are pros and cons of providing a cover over the corridor?</p> <p>What size trucks could potentially go into the parking garage to deliver/collect via the elevator on the Co-op side?</p>	<p>A cover over the corridor is possible, but is not recommended by the County official that reviews projects for Fire Department access.</p>	<p>building); what are impacts of storing/collecting from parking garage?</p>
<p>Environmental Matters – What standards will apply to meet stormwater and tree laws? Is there anything with the site that might make compliance difficult?</p> <p>Can we get a commitment to going to 100% quality and/or quantity stormwater control?</p> <p>Should the Tree Commission act before the site plan is submitted to the County for the development review process?</p>	<p>City oversees stormwater requirements; must meet the State requirements for Redevelopment Projects (City Code 16.04.090) which means reduce impervious area within the limit of disturbance by at least 50%, provide water quality treatment for at least 50% of the existing impervious area or use a combination of the two. City would not grant a waiver. Stormwater concept plan required early, then final stormwater plan once site plan is determined.</p> <p>Regarding trees, there is a County process through the development review process that comes first (NRI/FSD, deals with larger trees than the City's requirement do); once the site plan is finalized, the process comes to the City for both tree protection plans and requests to remove any trees.</p>	<p>A higher level of stormwater treatment than the substantial level already required by the City and State requirements might not be able to be done on site given the slopes and the lack of inlets on Carroll Avenue.</p> <p>Early City action on tree impacts is difficult due to the need to find out more about limit of disturbance of construction and of stormwater management. However, information gathered on site about the location and health of the various trees will be important in the actual design of the rear of the building and the stormwater facility.</p>