

TAKOMA JUNCTION TOPICS (base document)

WEDNESDAY, MAY 16, 2018

ISSUE	QUESTIONS / CONCERNS	RESOLUTION
<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>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>		

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<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>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>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>		