

TAKOMA JUNCTION

Update to City Council

March 20th, 2019



AGENDA

- What We Have Been Up To
- Updated New Site Plan
- Where We Are Going

What We Have Been Up To

- Hold a pre-submittal meeting with community to review the plan and submission process on November, 27th, 2018
- Submit the initial application to Montgomery County on December 18th, 2018
- Receive the initial comments from Montgomery County on January 15th, 2019
- Developed the by-right plan per County's request on January 20th, 2018
- Final submission to Montgomery County and the application was accepted on February 14th, 2018
- Received the DRC comments on March 15th, 2019
- Met with DRC on March 19th, 2019

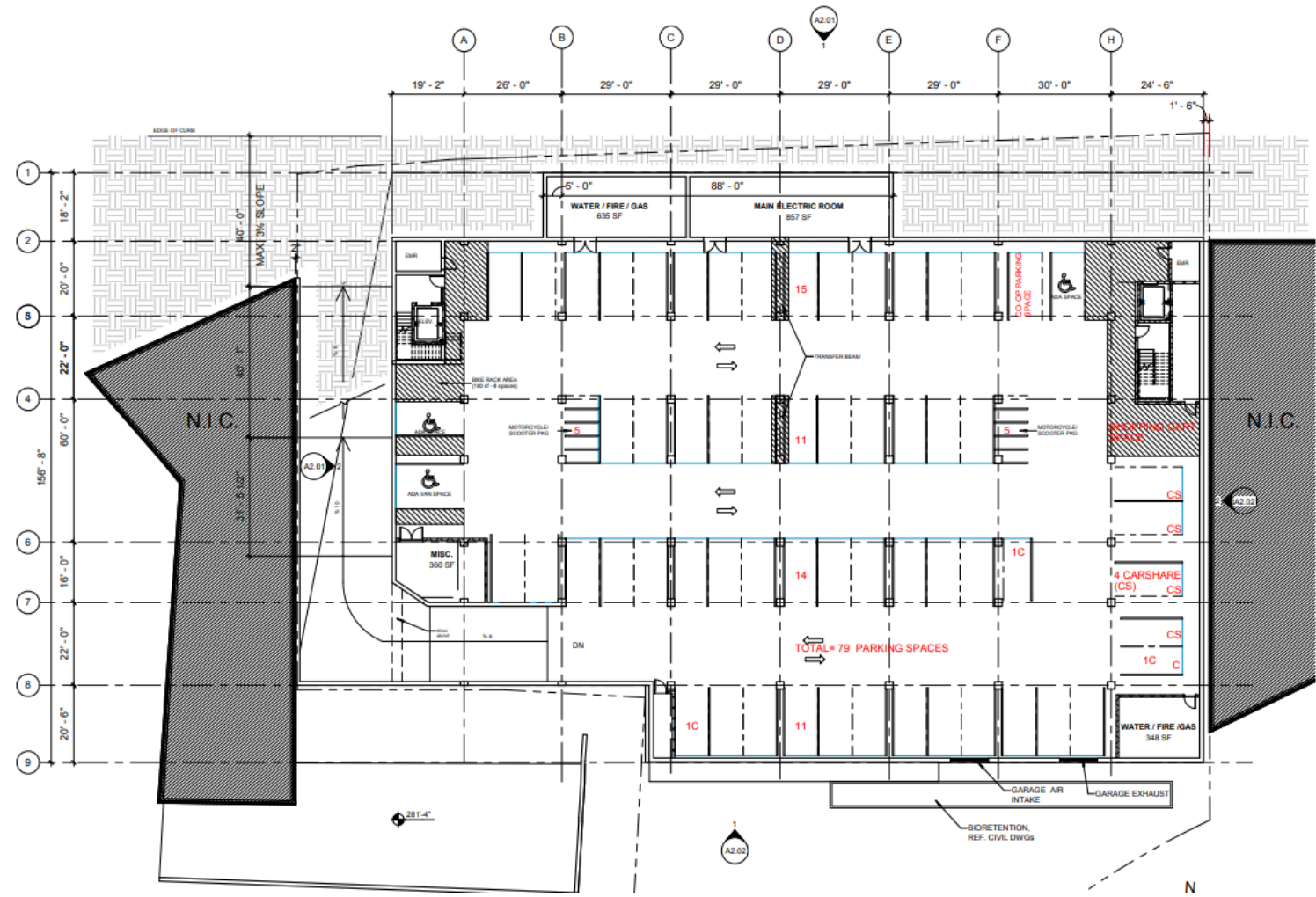
Updated New Site Plan- Garage

- Changes

- Remove the tandem parking
- Add motorcycle/Scooter Parking
- Add car share parking

- Parking Spaces

- 3 ADA parking spaces
- 10 Motorcycle/scooter parking spaces
- 4 carshare spaces
- 1 Co-op parking spaces
- 53 parking spaces



Updated New Site Plan- Ground Floor

- Changes

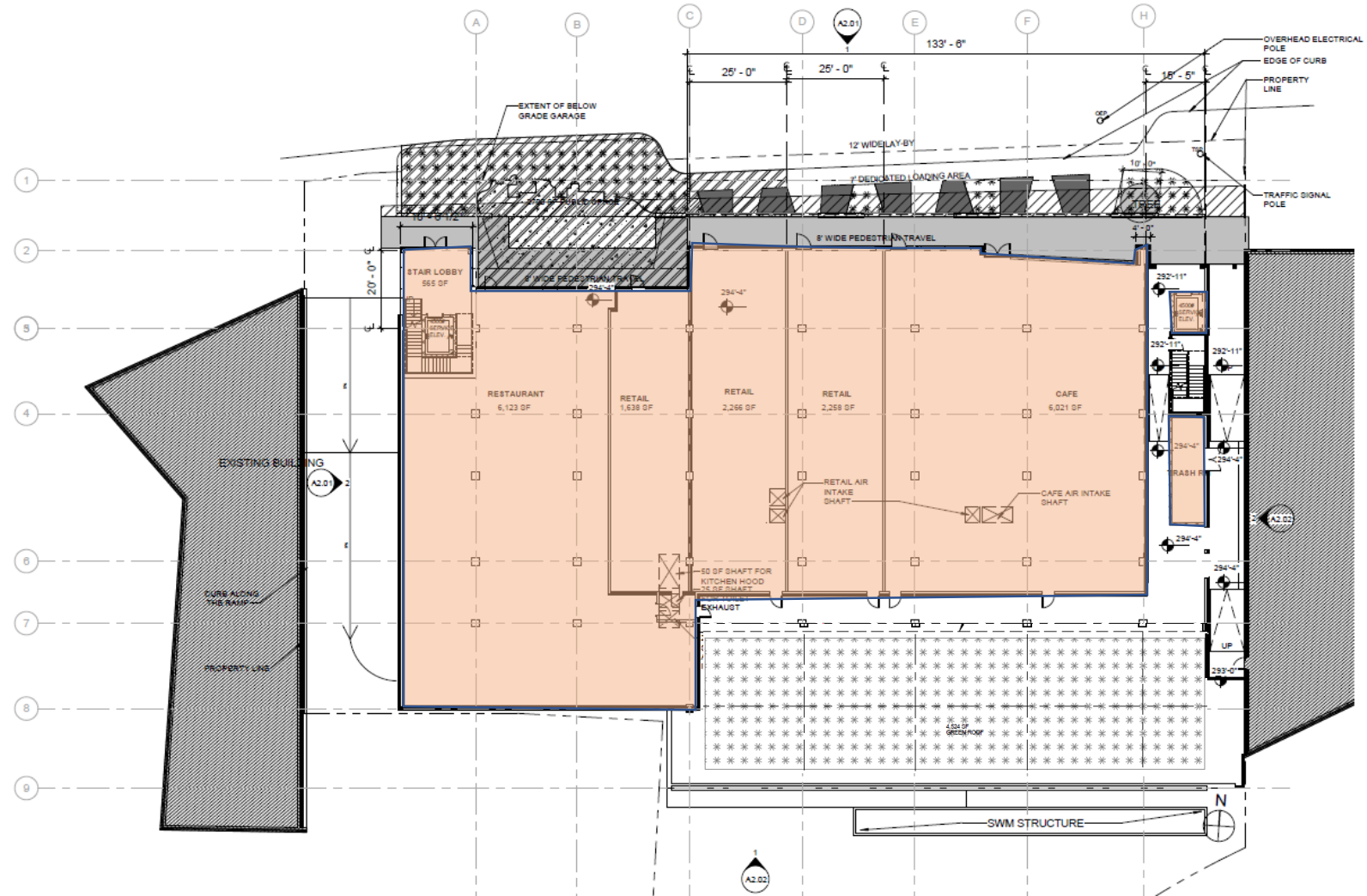
- Remove 7,369 SF from back space
- Use back space as green roof

- Gross square footage

- 19,386 SF

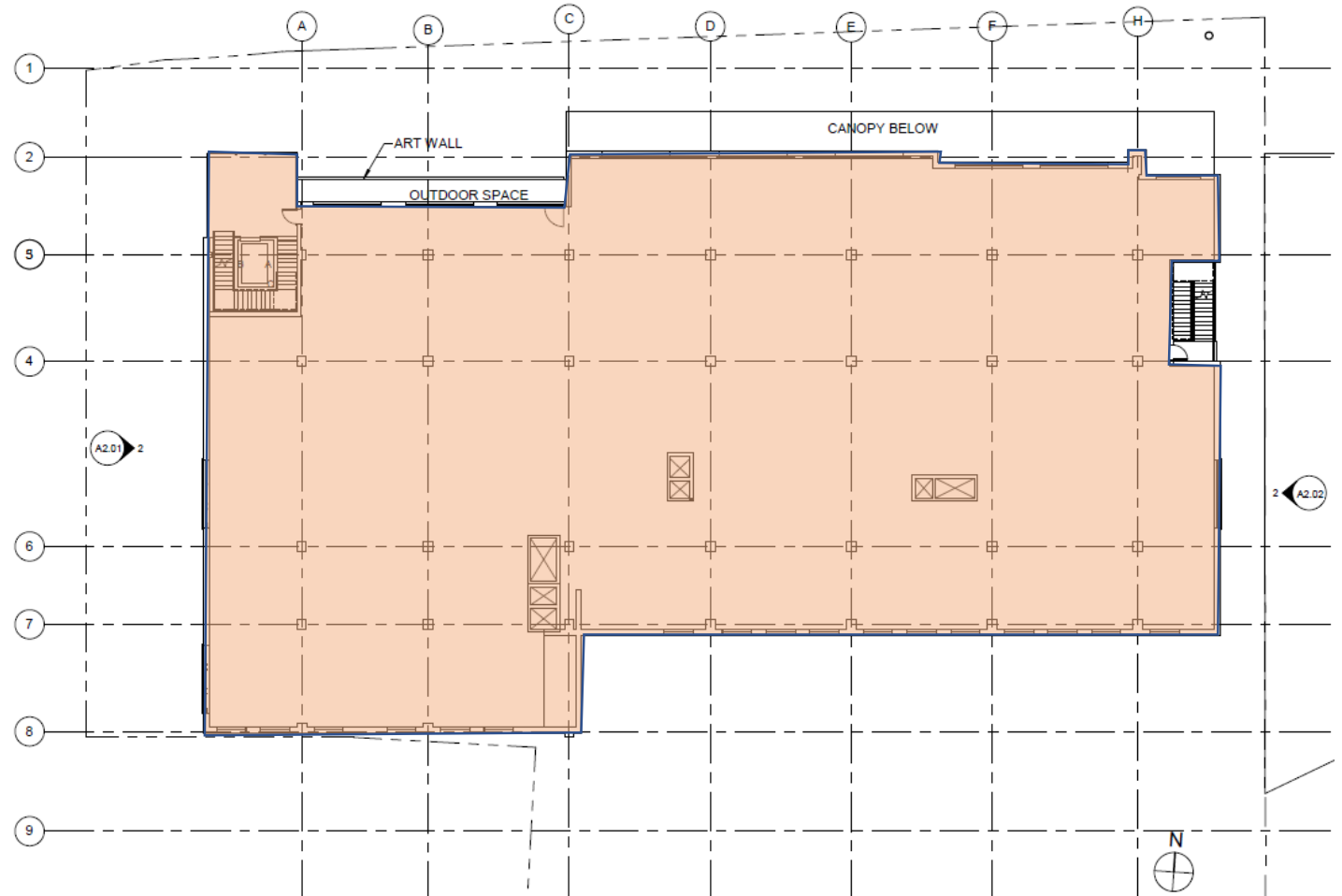
- Net square footage: 18,306 SF

- Restaurant: 6,123 SF
- Retail : 2,258 SF
- Retail : 2,266 SF
- Retail : 1,638 SF
- Café : 6,021 SF



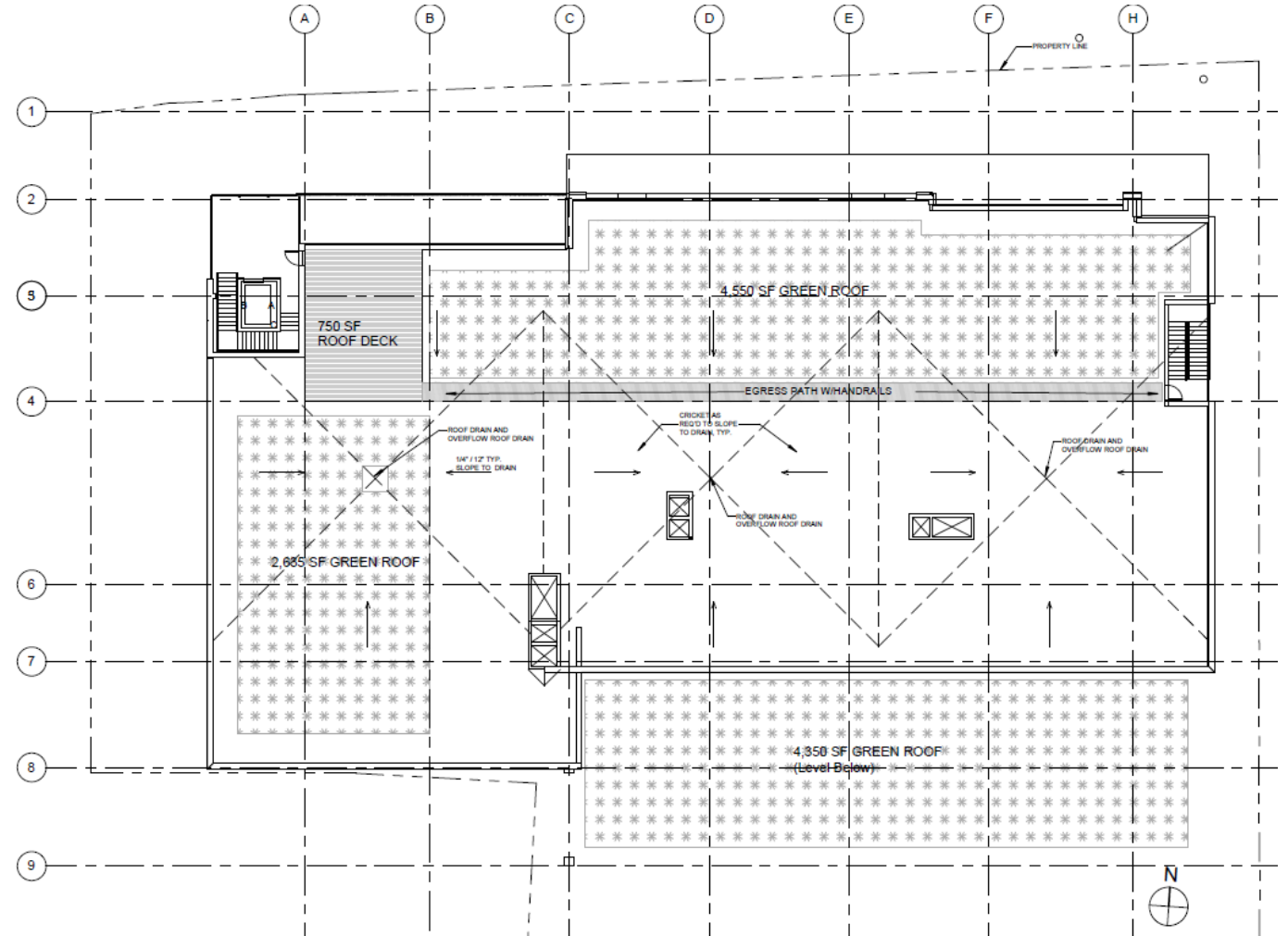
Updated New Site Plan- Second Floor

- Changes
 - Remove 5,419 SF from back space
- Gross square footage
 - 21,376 SF



Updated New Site Plan- Roof

- Change
 - Shift the back of 4,350 SF green roof to ground floor
 - Add second egress for the roof deck
- Total Green Roof area: 18,306 SF



Updated New Site

- Unchanged Project Elements between the two sets of Plans:
 - Façade and set back on Carroll Avenue
 - Lay-by for deliveries on Carroll Avenue
 - Public Spaces at front of building on Carroll Avenue
 - Access to the Underground Parking
 - Green area for storm water management
 - Plans for the wooded area along Columbia Avenue



Where We Are Going

- Targeting to address comments from DRC and resubmit the plans in April 3rd.
- Submit plans to Historic Preservation Commission for preliminary consultation in April 3rd and target to meet with HPC in April 24th.
- Work with City and SHA to minimize the delay due to the intersection refiguration.