



Neighborhood  
Development  
Company

## Presentation to the City of Takoma Park

June 09, 2021



# Agenda

- I. Our Vision for Takoma Junction
- II. Site Plan
- III. Layby Options
- IV. Rear Façade
- V. Storm Water Treatments
- VI. Where Are We Going







# Our Vision for Takoma Junction



Revitalization



Sustainability





# Our Vision for Takoma Junction

## Our Mission

### Revitalization

- Provide new places for residents to visit, eat and shop
- Bring new customers / energy to support current businesses
- Increase TP tax base

### Access and Parking Improvements

- Underground Parking Garage
- Promote pedestrian and bicycle movement
- More Bike Racks
- Adding Bike Lane

### Traffic Improvements

- Adjust Traffic Signal Timing
- Adding Bus Shelter
- Proposed Carshare Parking

### Pedestrian/Streetscape Improvements

- Landscaping Improvements
- Proposed ADA-compliant sidewalk with tree and planter box
- Propose larger Public Space
- Attractive Storefront



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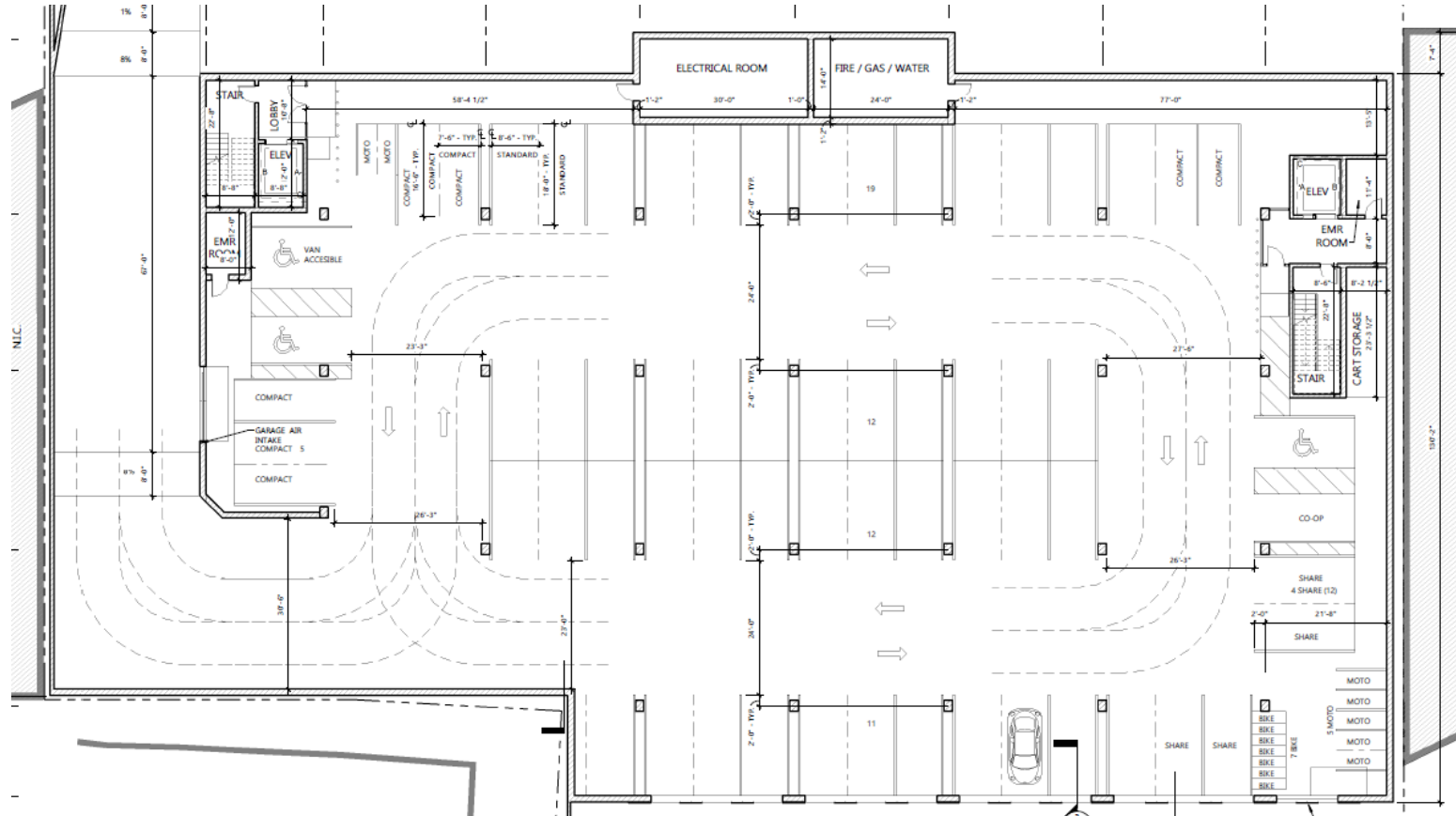
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# Updated Site Plan- Garage

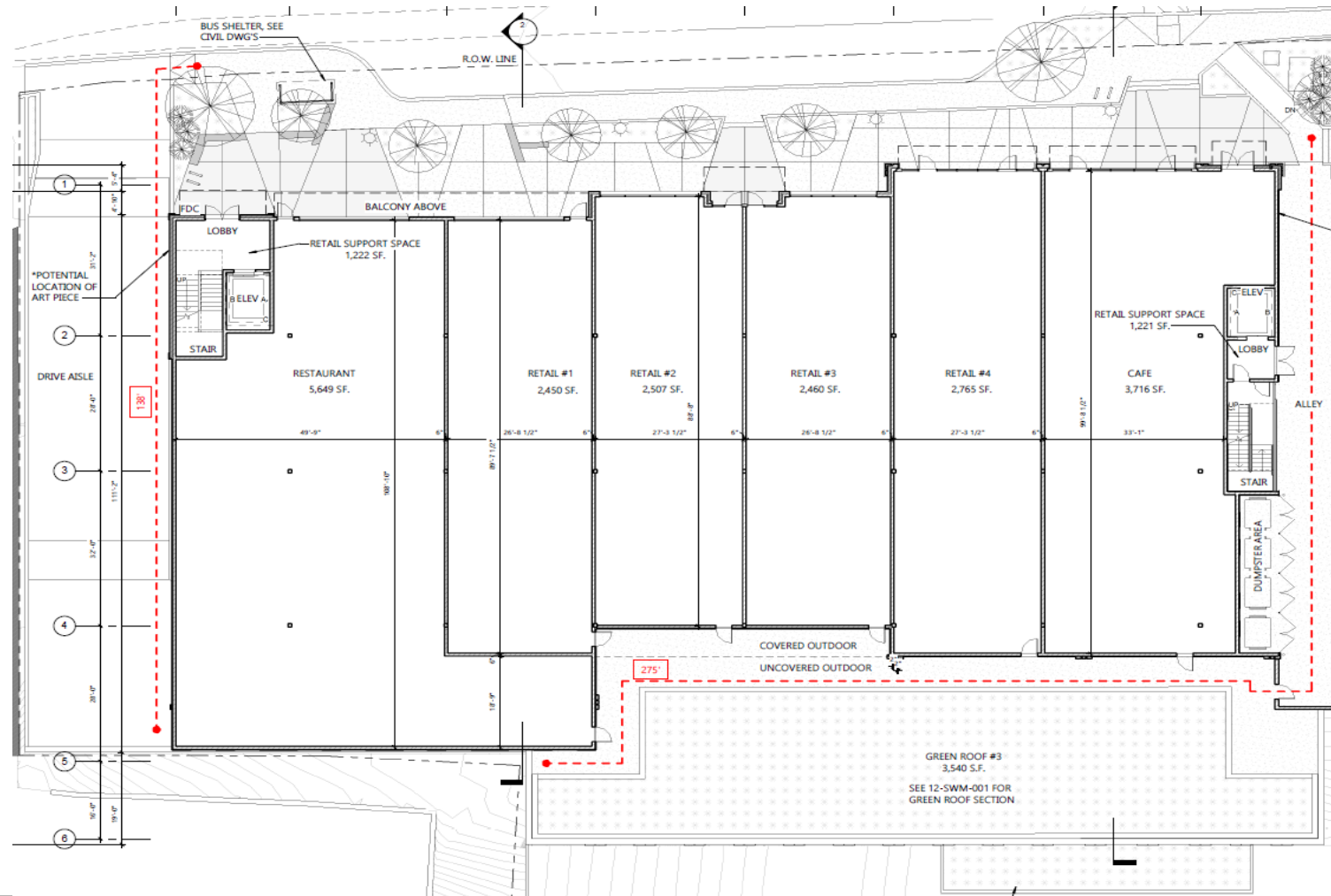
- Parking Spaces
  - 3 ADA parking spaces
  - 7 Motorcycle/scooter parking spaces
  - 4 carshare spaces
  - 55 parking spaces





# Updated Site Plan- Ground Floor

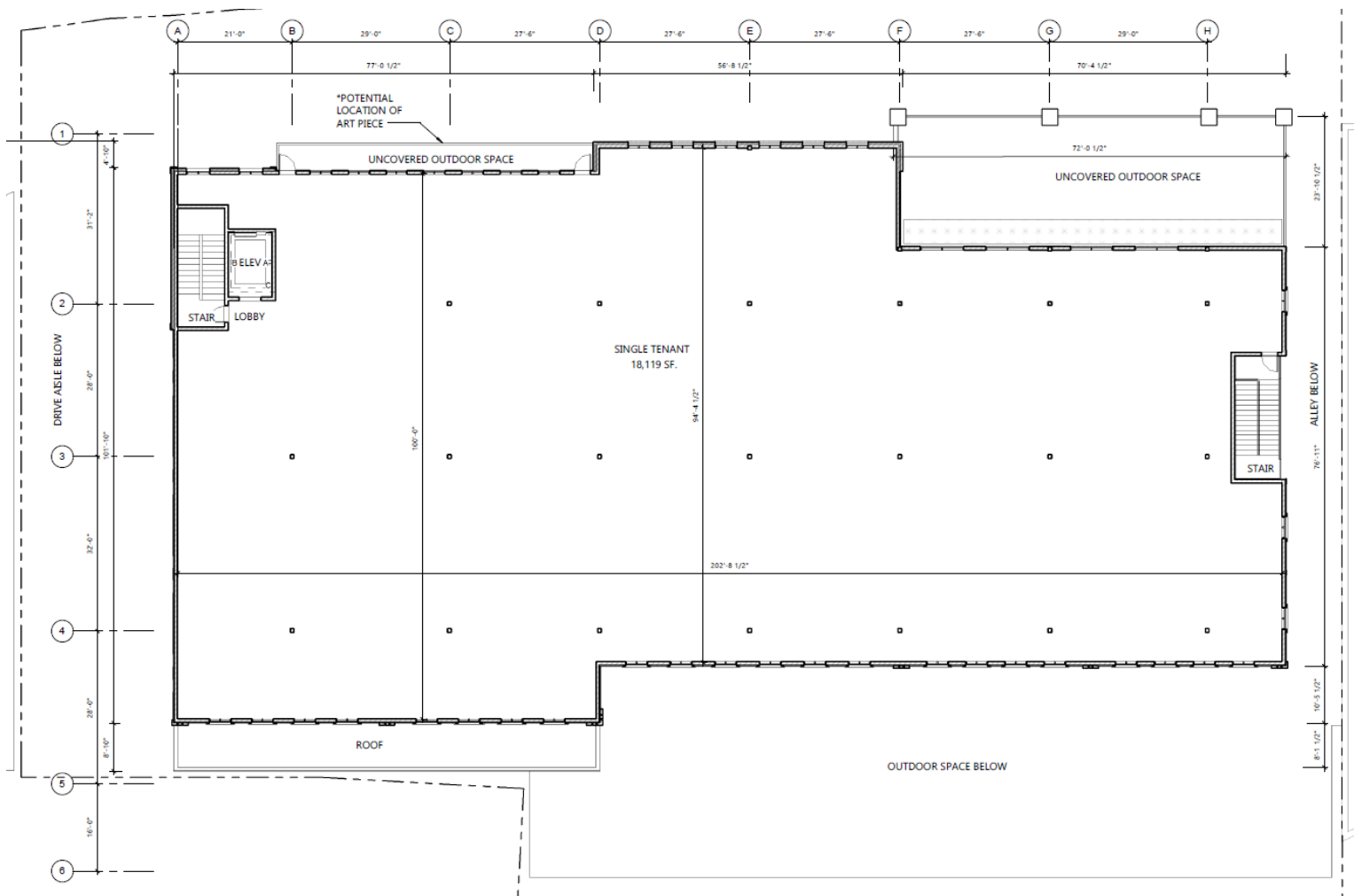
- Gross square footage
  - 19,547 SF
- Net square footage: 18,547 SF
  - Restaurant: 5,649 SF
  - Retail : 10,182 SF
  - Café : 3,716 SF





# Updated New Site Plan- Second Floor

- Office square footage
  - 18,772 SF

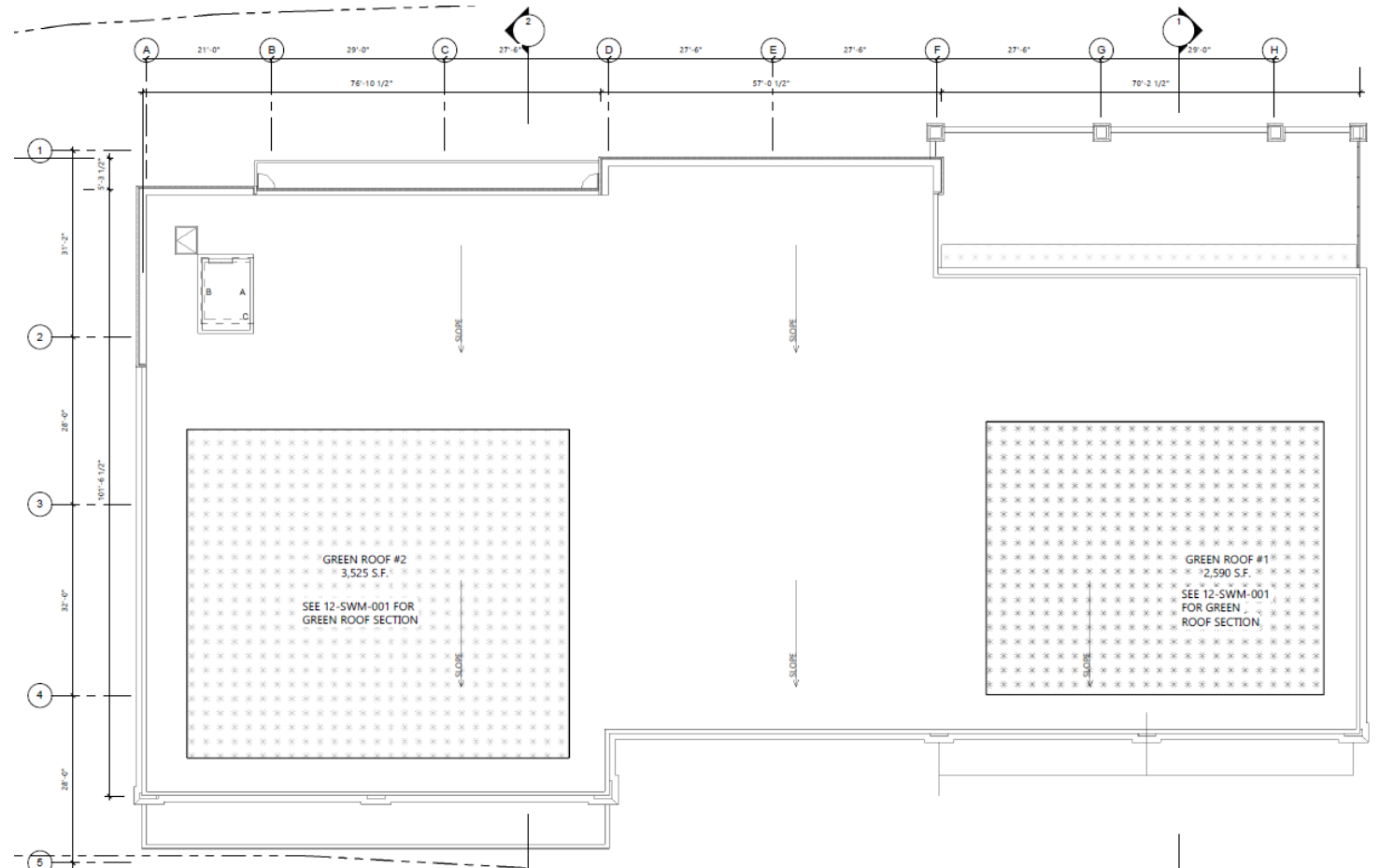






# Updated New Site Plan- Roof

- Total Green Roof area
  - Green Roof #1: 2,590 sf
  - Green Roof #2: 3,525 sf





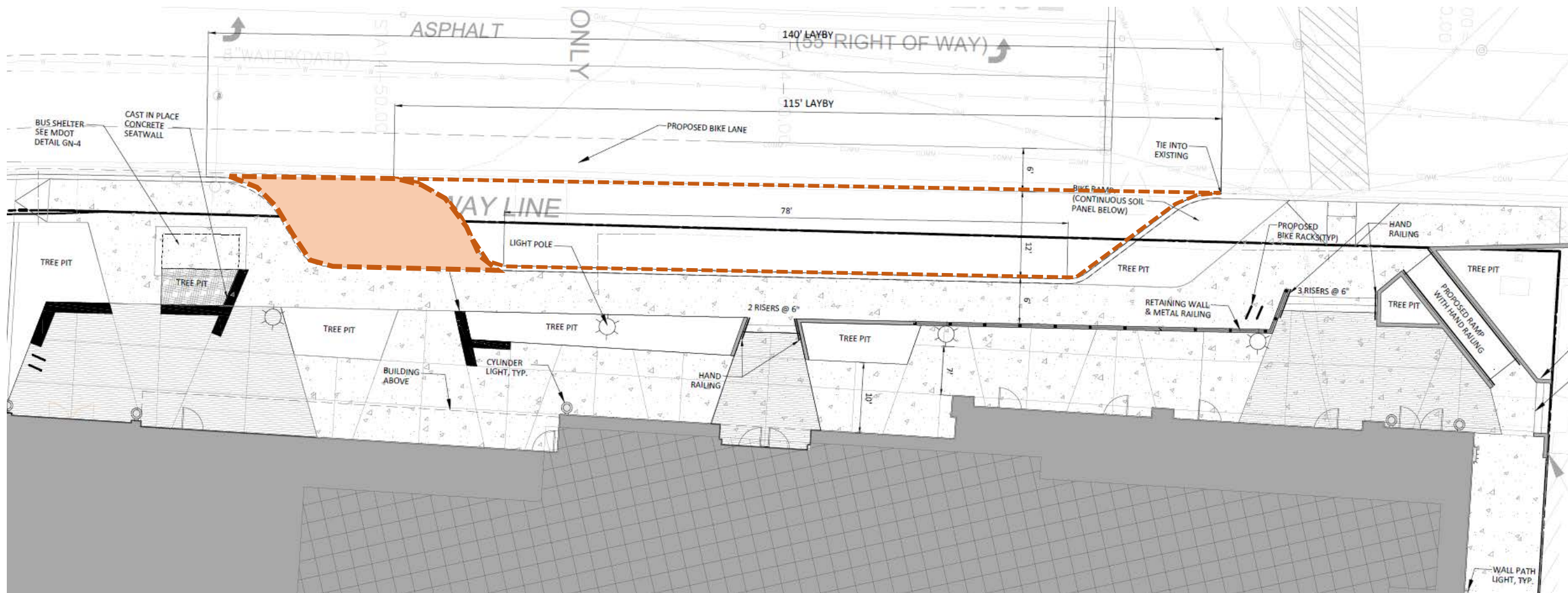
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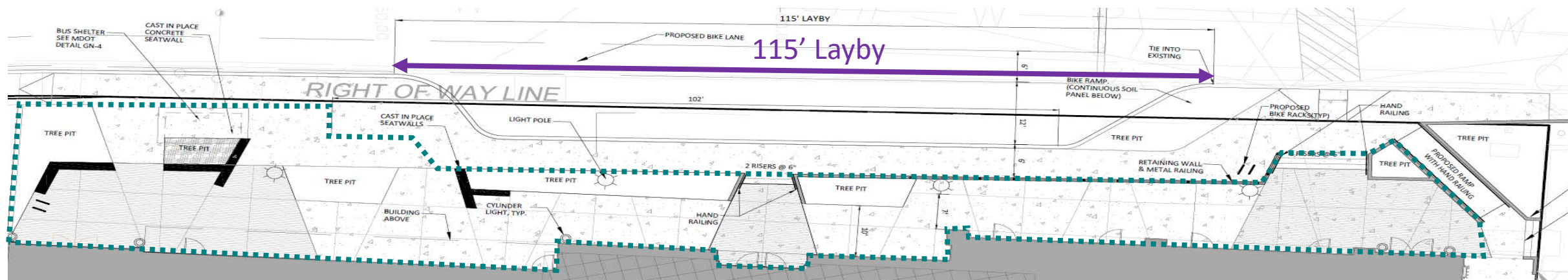
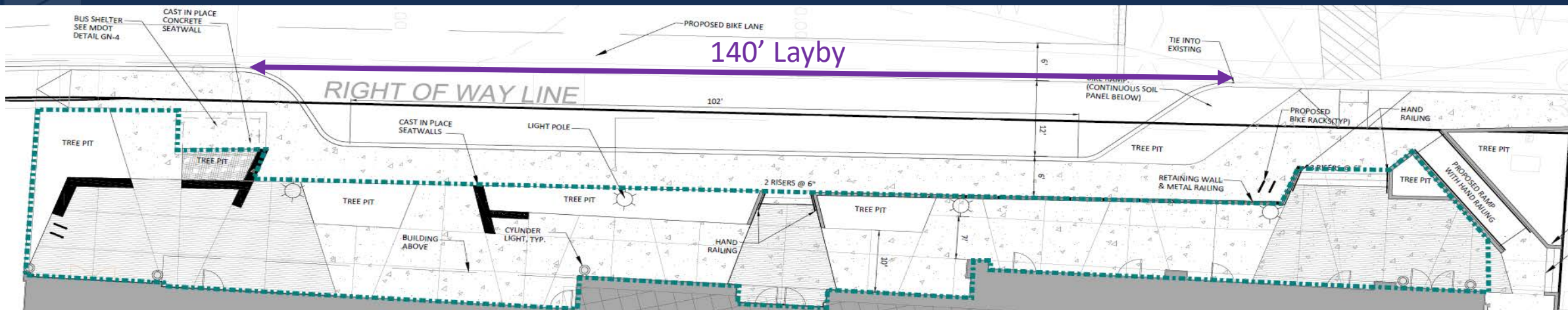
# Layby Options







# Layby Options

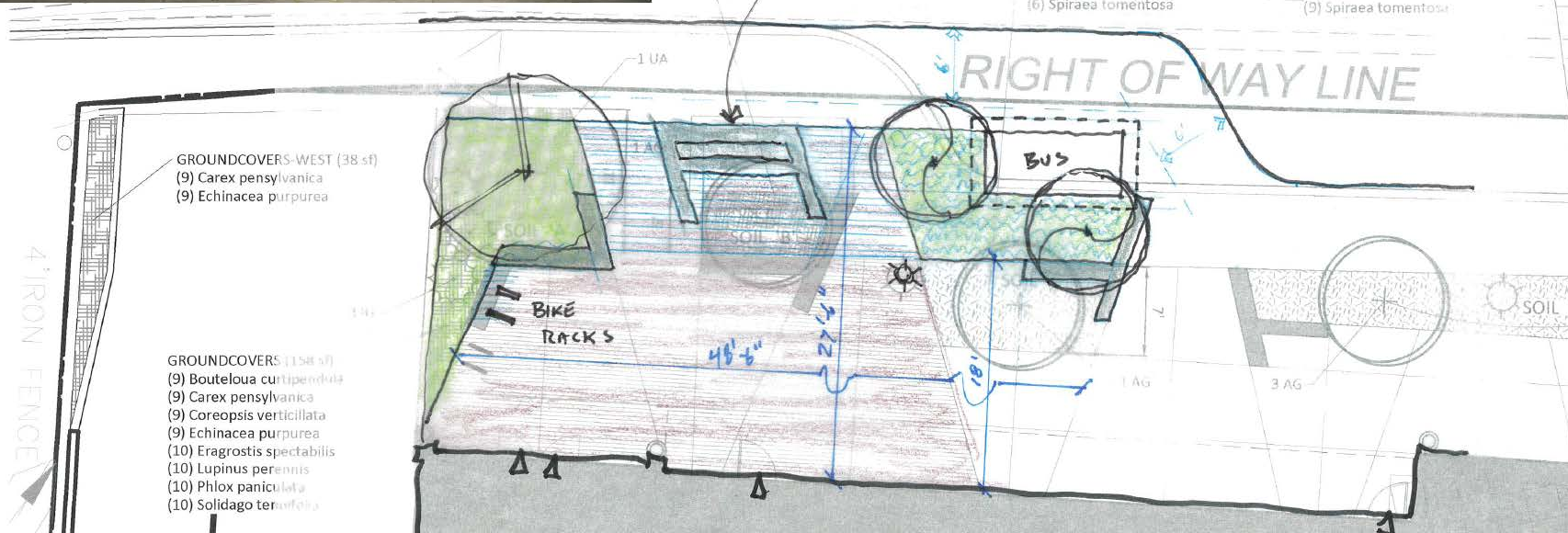


- Public Space (not including sidewalk): 3,850 sf
- Public Space (not including sidewalk) with shorter layby lane: 4,500 sf





# Layby Options- Potential Revision for Public Space







# Layby Options - Front Landscape







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# Rear Façade

- In the rear façade, we have continued the cornice across and are utilizing scuppers and downspouts to help break up the rear elevation.



\*TREES NOT SHOWN FOR CLARITY OF BUILDING FACADE, SEE BELOW FOR ACTUAL STREET VIEW PROPOSED



\*ACTUAL STREET VIEW PROPOSED



1 YEAR PLAN



5 YEAR PLAN



10 YEAR PLAN

PREPARED BY: [Signature]  
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE FEATURES OF THE SITE PLAN  
APPROVAL BY: [Signature] [Signature] [Signature] [Signature] [Signature]  
DEVELOPER: [Signature] [Signature] [Signature] [Signature] [Signature]  
COMPANY: [Signature] [Signature] [Signature] [Signature] [Signature]  
CONTACT PERSON: [Signature] [Signature] [Signature] [Signature] [Signature]  
ADDRESS: [Signature] [Signature] [Signature] [Signature] [Signature]  
TOTAL: [Signature] [Signature] [Signature] [Signature] [Signature]  
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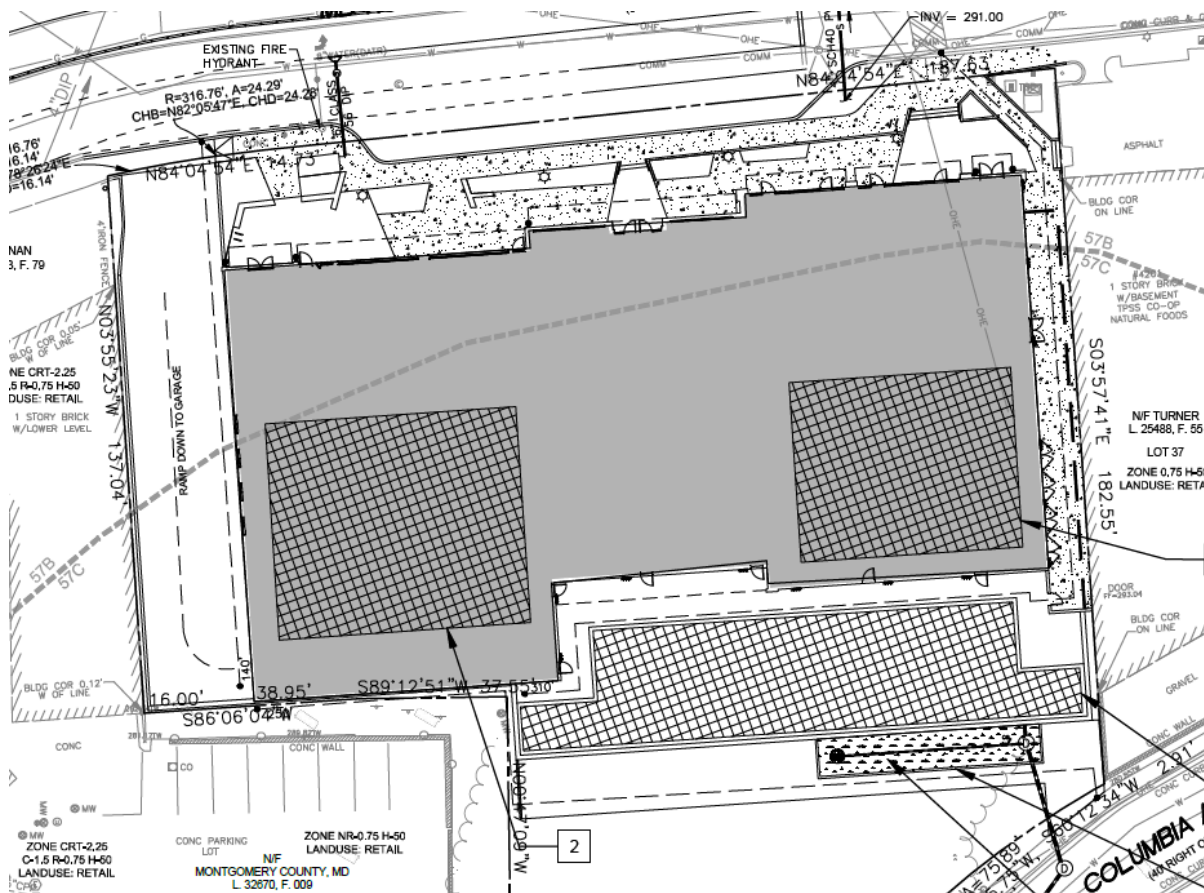






# SWM Treatment

Based on the existing and proposed site impervious areas, a minimum ESD volume of 2,953 cubic feet is required to be met on-site. The ESD volume shall be met with the use of three green roof facilities and one bioretention facility. The total ESD volume that will be provided is 3,403 cubic feet, this volume exceeds the required volume by 15%.



## Our Goal:

- Provide SWM treatment as much as possible
- Disturb the wooded slop as little as possible.



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# Where Are We Going

- June, 2021: Approval of the Combined Site Plan by the City Council
- July, 2021: Approval of the Combined Site Plan by the Montgomery County Planning
- Estimated Project Timeline
  - October 2021: Final Certified Site Plan Issued
  - December 2021: Receive Approval of HAWP Application
  - May 2022: Receive MNCPPC Record Plat
  - June 2022: Receive Building Permit
  - July 2022: Construction Start
  - October 2023: Construction Completion
  - January 2024: Tenant Move-In