

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/11	Beth Grupp	3	<p>I urge you to stop development of the Takoma Junction until the traffic issues are addressed. I am not opposed to development. I am opposed to development that creates unsafe conditions for my child and other pedestrians. And I am opposed to development that does ANYTHING to harm one of the most important pillars of the business community in our city. In this day and age of Amazon taking over Whole Foods, support for independent businesses is more vital than ever! The solution of a lay by with 18 wheelers pulling up in front of the coop is simply unacceptable. You MUST solve this problem if you want this devleopment.</p> <p>Sincerely, Beth Grupp</p>

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4/11	Lea Chartock	3	<p>I am not able to attend the meetings on this development, but I went to the open house on Saturday, and what NDC has proposed has me very concerned. At this stage in the process, I can't understand why NDC still hasn't provided the city with real numbers about impacts. I urge the Council to ask raise the following specific questions about the building design and placement and to make no decisions until NDC has provided the city with answers to all of them and has thoroughly assessed the impacts.</p> <ol style="list-style-type: none"> 1. The plan requires Co-op shoppers and other users of retail who use the underground parking garage to push loaded grocery carts 240 feet across the front of the new development to an elevator at the far end of the property. Why isn't the elevator located on the side of the property closer to the Co-op? I'm also concerned that if the elevator is out of service, shoppers will not be able to park in the underground parking, owing to the difficulty of getting their purchase down to their cars. So where will they park? Or will they simply not shop at the stores in the development? 2. We need estimates of how many delivery and trash trucks will be entering, idling in, and leaving the lay-by in front of the new development, emitting fumes on passing pedestrians. These numbers apply not just to the Co-op but to the other retailers in the new development. If the lay-by is occupied by a truck and another truck delivering supplies to another business arrives, where will the second truck wait? Or will it? How many trucks does NDC anticipate would be delivering supplies daily? How can the developer control the scheduling of deliveries? If it can't, how will deliveries work? 3. The so-called public space for sitting outside the new development is actually quite small, is very close to the street and anyone sitting there would be negatively affected by the traffic noise, the fumes from cars idling at the light, and the fumes from delivery trucks idling while waiting to deliver. The existing picnic tables in front of the Co-op are, in fact, rarely used. What makes the Council believe that the NDC proposed outdoor seating area would be any more attractive? 4. Trucks in the lay-by will block visibility for pedestrians, bikers, and other cars. This arrangement does not seem conducive to attracting customers to the new businesses. Why would anyone want a business that will be blocked from view by delivery trucks periodically during the day? 5. What will be the rate for parking in the underground garage? If the rate is more than \$1.00/hour, many people may not want to pay. Will they then not patronize the stores in the development? Or will they try to park in the Co-op lot? Or will they try to park on neighborhood streets? In any of these scenarios, the impacts to Co-op shoppers and the neighborhood could be severe. 6. Also regarding parking, the site plan calls for 4 retail businesses, a restaurant, a cafe, a studio space, and 25,000+ sq. ft. of leasable space on the second floor. Where are the estimates of how many parking spaces are required for the employees of these businesses? Even if the actual buildout doesn't match what's proposed, we need estimates associated with what IS proposed. If the development is built out as proposed, I would imagine that at least 1/2 to 3/4 of the parking spaces proposed would be used by employees, office workers of these businesses. So where will patrons park? NDC does not appear to have considered this question at all. 7. Space for storage and pickup for Co-op waste and recycling is eliminated, possibly forcing the Co-op to dedicate part of the Sycamore Avenue parking lot to trash storage, but this lot isn't large enough to accommodate trash trucks. <p>If NDC cannot provide estimates that are realistic, then I urge the Council not to approve the project--after 4 four years, it's unconscionable that this developer doesn't have this information, and its absence does not inspire confidence.</p> <p>If NDC can provide realistic estimates, I encourage the Council to carefully weigh the impacts of construction on the Co-op and whether the proposed development would actually benefit the community and be economically viable.</p> <p>Based on what NDC has provided so far, my own sense is that this proposal would be a mistake, not just for the Co-op's future, but for the neighborhood. And if the new businesses can't be successful because of the problems in design, then the tax revenues that the City hopes to gain will also not materialize. Instead of a win-win, we'd have a lose-lose situation for all.</p>
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4/11	Julie Taddeo	2	Dear Mayor Stewart: I would like to register my support for the development plan. It seems from most of the comments tonight nothing will satisfy the coop crowd. I shop at the CoOp but do not think everything needs to cater to its demands. It seems that no plan will satisfy them. The new businesses in downtown Takoma have kept our town special and distinct and I think a developed site rather than an empty lot will only add to its character. I'd say this out loud but this crowd tonight is a bit intimidating. Thank you. — Julie Taddeo, Ward 2
4/11	Jennifer Brannan	?	Dear Mayor and Council, I write to express my support for developing the junction. I live down the street from it on Grant and would love to have something useful and attractive in the empty lot. I am in favor of proceeding now and would like to see the project completed as soon as possible so we can start enjoying it. The plans as presented seem attractive and, I believe, will add vibrancy to the area.
4/11	Shayla Davis	?	My name is Shayla. I'm a Takoma Park resident and member of the Mobilization group. We meet at the one year anniversary celebration. I wanted to let you know that I support the new build plans for the Takoma Junction and really think it would be an enhancement to the area. Please let me know if you need any other forms of support from me.
4/11	Barbara Muhlbacher	2	Dear Mayor and Council, Thank you for your continuing support of the new Takoma Junction proposed development. I'm excited about the new plans that NDC is presenting! I think the building plans look attractive and on a scale that fits well into Takoma Park. Some of the opponents argue that they want to see open space preserved, more room for community space, or find the design unattractive. I say there already is open and community space in the Junction- it's called BY Morrison Park, and nobody uses it (granted, BY Morrison Park could certainly benefit from an upgrade). Also, there is nothing attractive about a parking lot, and it is not open space! The same opponents laud the revitalization of Old Town; and even the development where Busboys and Poets is as vibrant, even though that building is much more massive in scale than what NDC proposes. You can not have revitalization without some development. While the NDC proposal is not perfect, it's about as good as it gets. It could certainly benefit from a bit of tweaking, such as the location of the proposed elevator to appease the Coop crowd, and a bigger set back to allow for more space in front of the building (even just 8-10 feet would make a big difference). The argument that Coop shoppers have to push their carts too far to be convenient does not hold. If you look at any other grocery store in the area- Shoppers, even Whole Foods- the distance one has to cart the groceries from store to car is much further. Also, many stores (including Ace Hardware right here in Takoma Park) have to deal with hauling their supplies a distance, even across the street (Ace), and they can deal with it. So why not the Coop? Please don't let opponents from the Coop push you to give in to their every whim- they can never be satisfied!! They had their chance to cooperate and compromise with the developer. They chose not to pursue it, so I don't think they have the right to make any more demands. Don't get me wrong- I'm a Coop member myself and I shop there regularly, but they should not monopolize the project. Another 7 years have passed since I was part of the latest Takoma Junction Task Force incarnation. Lets not delay any further! I am counting on your support and your vote to approve the Site Plan. +++++ Barbara Muhlbacher
4/11	Linette Lander	6	Dear Mayor and Council, I guess it's nice to say "fish or cut bait" than the other expression encouraging action and no further delays. Please, elected reps, let's move forward with this without further delays. This Ward 6 taxpayer implores you all. Thanks. Linette Lander

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4/11	Karen Rossotto		<p>Dear Mayor and Council,</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition. It is an exciting and wonderful way to strengthen our community and restore its vibrancy.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p> <p>Karen Rossotto</p>
4/11	David Keely	3	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p> <p>This is so needed at the junction now the old building is an eyesore and traffic is a mess bring the junction into this century</p>
4/11	Thomas Kenney	3	<p>Dear Mayor and Council,</p> <p>As a business owner (Immerman and Kenney Properties, LLC and MAD Fitness) in the Junction, and as a neighbor having my domicile on Poplar Avenue for more than 35 years- I encourage the Council to approve the Junction Development plan and move forward toward actualizing the project.</p> <p>This long-awaited improvement to the Junction I feel has been thoroughly vetted and modified in response to concerns about the preceding design options.</p> <p>Through the lens of living a block from the Junction for more than 35 years I can honestly say that the vitality of the Junction substantially improved when the TPSS Coop moved into the Tuner Electric Building and from the investments made by the new businesses that were added in recent years. I look forward to continuance of that trend with the addition of services and businesses resulting from the Junction Development project.</p> <p>This asset will provide much needed revenue for the City, which I support as means to help ameliorate upward pressure on tax rates. And, the renderings suggest an improvement of the current streetscape.</p> <p>Thank you for considering my comments and recommendation.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>

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4/11	Gene Koo	3	<p>Dear Mayor and Council,</p> <p>I wanted to share with you thoughts I have been sharing with Councilmember Kacy Kostiuik: that we must move forward with the effort to invest in Takoma Junction, and in the economic future of our city.</p> <p>A progressive community requires progress. An empty asphalt parking lot is not progress. An empty asphalt parking lot does not reflect the "character of our neighborhood." An empty asphalt parking lot is not going to build the tax revenue of our City to mitigate the likely fallout from changes to the federal tax structure.</p> <p>The small number of loud voices who are afraid of change are, ultimately, arguing for an empty asphalt parking lot. As a nearby neighbor of this site, I urge you to move our community forward and to vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p> <p>Sincerely yours, Gene Koo (moving to Lincoln Ave)</p>
4/11	Patricia Neill	1	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and way too long awaited) improvement of a vital piece of Takoma Park. Completing this project is a sensible, inclusive and progressive act that furthers goals such as environmental sustainability, a more vibrant and attractive space for diverse neighbors, public transit, fostering community, and providing much needed tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices again derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service</p>
4/11	Justin Ramsdel	?	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service</p>
4/11	Julian Mulvey	3	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>It looks really good!</p> <p>Thanks for your dedication and service.</p>
4/11	Briana Maley	3	<p>Dear Mayor and Council, Thank you for your continuing support of the new Takoma Junction proposed development. The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs. Please do not let a few loud voices derail this project that is so close to fruition. I am counting on your support and your vote to approve the Site Plan. Thank you very much for your dedication and service.</p> <p>Briana Maley</p>

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4/11	Lauren Williams	?	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service. Regards and with appreciation of your continued efforts to find the best solution for all of Takoma Park's diverse community,</p> <p>Lauren Williams</p>
4/11	Ekaterina Torres	?	<p>Dear Mayor and Council, Thank you for your continuing support of the new Takoma Junction proposed development. The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs. Please do not let a few loud voices derail this project that is so close to fruition. I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>
4/11	The Fromm Family (Alise Covington)	2	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service</p>
4/11	Ellen M. Zavian	3	<p>Dear Mayor and Council,</p> <p>It would be irresponsible not to move forward. Decades of a piece of property, just sitting there.</p> <p>No project will be perfect for all.</p> <p>The time is now....and we will learn from the process, as always.</p> <p>Let the COOP go to its landlord and invest in their rental property, to fit their needs.</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development. The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs. Please do not let a few loud voices derail this project that is so close to fruition. I am counting on your support and your vote to approve the Site Plan. Thank you very much for your dedication and service.</p>

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4/11	Renata Johnson	2	<p>Dear Mayor and Council Dybala,</p> <p>I am a member of the co-op; in fact, we bought our house due to the proximity of the co-op. At the same time, I fully support the Takoma Junction development. I think in the end it will be good for the co-op.</p> <p>I support the site plan. I looked over the plan, and I think it's very reasonable. I read the co-op complaints; I really tried to understand them. What it stands out to me is that they don't want to be bothered at all during the redevelopment and they are picky about minor things.</p> <p>I am begging you to let the Takoma Junction develop. I want more places to walk to and that parking lot is a waste of space, a total eyesore. It's embarrassing that this situation is like this for so many years.</p> <p>Please, please do not let a few loud voices derail this project.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much, Renata Johnson</p>
4/11	Claire Noel-Miller	?	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>
4/11	Erin Keely O'Brien	?	<p>I am writing to provide feedback relevant to today's meeting on "building design and placement on the property."</p> <p>I wanted to say that I absolutely LOVE the building design. It's a big improvement from the last one, and I can see they took many public comments into account. It's really beautiful, and very consistent with our historic and charming neighborhood. Specific things I like:</p> <ul style="list-style-type: none"> -Love the overall look--window design, font of the signs, and trees -Funky roof line and artwork on exterior--consistent with our artistic spirit -I think the setback is appropriate--the sidewalk will be much wider than it is now, with a nice almost 'pocket park' for people to hang out in -I also love that 48% of the property is maintained as woods, and the roof is vegetative--flying over this property, it will almost all look green, which is good for our air quality, stormwater runoff, and heat retention. <p>In talking with fellow parents (who can't feasibly come because of getting kids to do homework and/or go to bed), there is a lot of positive feedback on this design. Everyone I've heard from thinks it's really cute and very Takoma Park!</p> <p>I am sure the coop folks will come up with a laundry list of new things they don't like even though many of their original issues were addressed, but I urge you to move this design forward. It will turn the space (parking lot over a dump) into something usable for more people, green, and most importantly, funky and Takoma Park!</p> <p>Erin</p>

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4/11	Douglas Steinberg		<p>As a member owner of the TPSS Co-op, I wish to express my concern that the proposed redevelopment of a Takoma Junction (NDC plan), jeopardizes a community asset — the Co-op. The NDC plan is not suited to the needs of the Co-op, that is, the needs of the member owners, who are members of this community. If the NDC is aiming to improve the community, it must consider our the needs of the Co-op.</p> <p>The TPSS Cooperative is run according to the principles of cooperation, including above all concern for our community. We expect to see our community leaders reciprocate and show concern for our Co-op. Please do not sacrifice our Co-op to satisfy a corporation that is driven by profit motive for its stockholders. Community first. NDC has to bear a modest loss in profit to accommodate the community and our Co-op. They have to design their plan to accommodate the needs of our Co-op.</p> <p>Kind regards, Douglas Steinberg</p>
4/11	Jane Hsiao	?	<p>I am writing to urge you not to approve the NDC draft site plan for the Takoma Junction area. As you know, the plan does not address most of guidelines the City Council set forth to the developer.</p> <p>I live on Grant Avenue in Takoma Park. Primary among my concerns are the Co-op, the lack of public open space, traffic and safety concerns, and the ongoing gentrification of Takoma Park that makes it a place where well-off people have what they want, and low-income people are pushed out.</p> <p>Using public land in a way that leaves a tiny patch for public space and almost no green space, this plan looks suitable for some other local suburbs, but not Takoma Park.</p> <p>To say that the Co-op is "being protected and accommodated" while actually undercutting the store's existence, handing over public land to a private developer to create a building for the affluent - these are the lies and preferential treatment we expect from the current administration, not Takoma Park's government.</p> <p>Please do not let this development be your legacy to Takoma Park.</p> <p>Sincerely, Jane Hsiao</p> <p>PS The building is way too big and looks extremely unattractive and out of place, even in the developers plan documents. If we wanted to live in Bethesda, we would have moved there instead of Takoma Park.</p>
4/11	Julie Riewe	3	<p>Dear Mayor and Council,</p> <p>I strongly support the Junction development. Currently the area is underdeveloped and an eyesore. This plan will bring it into the 21st century and further the TKPK revitalization that is underway all across town (Republic, Roscoe's, Trattoria da Lina, Starbucks, Busboys, Spring Mill, Seoul Food, Ace Hardware, Takoma Beverage Co., etc.)</p>

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4/11	Elizabeth Skane	2	<p>Dear Mayor, Council, and Ward 2 Rep Cindy,</p> <p>I was unable to attend the meeting last night but after careful review of the site plan published online, I believe that the new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park.</p> <p>NDC has bent over backwards to accommodate the requests of the Council and other stakeholders and it would be a crying shame to derail the project at this pivotal decision point. It would be a waste of years of work (and money) and I know that if we let this opportunity pass, we will never develop this resource--what developer is going to look at what's happened here and think, "sure, this seems like a good use of our time?" So as I see it, we can pass on this project because of parties who want NO changes to what exists there now and live with an eyesore of a parking lot and lose out on revenues for the city and an exciting new community space, or we can proceed with this site plan which will transform this section of Takoma Park into a vibrant destination. As a resident of the adjacent neighborhood I am very excited for it to proceed.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>
4/11	Diane MacEachern	1	<p>I oppose the current proposal to create a lay-by lane for trucks delivering to the Takoma Park Food Co-Op or picking up trash. That arrangement will create unnecessary traffic congestion, noise, and air pollution that will make shopping at the Co-Op unpleasant, if not downright challenging. The location of the lay-by also means that deliveries will be moving back and forth in front of what is already a very small entrance area for the Co-Op as delivery people make their way to the loading dock and staging area at the rear of the Co-Op building.</p> <p>I shop at the Co-Op several times a week, and already find that the amount of traffic, noise, congestion and pollution are disturbing unless I go early in the morning. I am increasingly concerned that the proposed development will make accessing the Co-Op so untenable that, eventually, it could put the Co-Op out of business.</p> <p>The Co-Op is a valued source of food, employment, community spirit, and stability in Takoma Park. Why all of that is now under siege is beyond me. I urge the City Council to reject this plan.</p>

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4/11	Roger Schlegel	3	<p>Hi, I'm Roger Schlegel. I served as Co-Secretary of the Junction Task Force. I've already submitted comments about how NDC's site plan responds to the October 25 resolution.</p> <p>It's been four years since this process started to explore whether private sector development of our public land could meet our community's needs. Much has changed in that time, and these changes lead me to to suggest three big questions to focus on.</p> <p>First, we have to ask how this proposed development functions within the context of the whole Junction. Without getting into the specific concerns of residents and businesses, consider the basic fact that this development would happen on a block with a very unusual criss-crossing of state highways -- a legacy from when "East-West Highway" was strung together in the 1930's. Since 2014 we've made all possible traffic and safety fixes short of reconfiguring streets and still encounter frustration and danger, even without any new construction. The nature of this weird block may impose an upper limit on how intensively the City property can be developed. So please, think holistically about functionality, comfort, and safety.</p> <p>Second, we have to imagine how the proposed development will harmonize in five or ten years with redevelopment around the city. Four years ago, it might have seemed to some that the Junction needed to be "filled in" to the greatest extent possible. Now, we know Bus Rapid Transit and the Purple Line will transform New Hampshire Avenue, the Crossroads, and Long Branch; Fort Totten is a retail and residential hub; and South Silver Spring development carries on. Once we have redeveloped, accessible commercial areas in all directions, and as the decline of "brick and mortar" retail continues, a big box of a building at the Junction could become under-occupied or leave older properties underused, as they were during the Great Recession. We can't predict how this all plays out, but we have to ask: When the edges of Takoma Park are redeveloped, will we wish we'd kept this central piece of ground open as a community outdoor living room, as a gathering place? Once we build on it, there's no going back.</p> <p>And finally, we have to think about equity. Since 2014, we've entered into a long-overdue conversation about structural racism and economic inequality. This proposed development has a classic "Main Street" look -- but we have to own the fact that "Main Streets" in America were designed to function as white-dominated spaces, and how our own Takoma Park historical development was intertwined with the desires of white people to live and interact in such spaces. Given this history, whatever we do at the Junction must resist the emergence of an ethnic or economic enclave and must have a positive impact for marginalized people in our community. So please ask whether the design or functioning of this proposed development could reproduce or deepen existing patterns of inequity and separation. And recognize that this decision signals the values we're going to embrace with larger development decisions coming soon at the Crossroads.</p> <p>As you deliberate and head toward an up-or-down vote, please, please keep these three big questions in mind. Thank you.</p>

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4/11	Christine Hudak	3	<p>I am dismayed at the plans, but more so by the support of those who approve. How can this be? We are a small town; a small neighborhood. Why on earth is this plan reminiscent of Bethesda where parking is sparse, stores are frequented by "strangers" instead of neighbors, residents are being squeezed out by development that serves little than the city coffers.</p> <p>We moved here in 1981 to live out our young lives in a town such as Takoma Park. As senior citizens, I have seen our City grow and change - some for the better; other change, not so much. This is definitely a "not so much" case. Already the Junction is a mess of cars and pedestrian traffic -cars and bikes - for neighbors and children; already parking on our side streets such as our Grant Avenue is congested due to lack of space for residents and the new businesses at the corner. This exacerbates that and goes against everything we profess as a town that we stand for - green space, neighborhoods, and small businesses. Why in heaven's name are these plans not accommodating the Co-op, which in my opinion, should be the anchor of the Junction.</p> <p>Additionally, I cannot imagine our taxes will not increase to fund this. Is it the intention of those in office to squeeze out the middle-income families and those on fixed incomes? Who is going to be able to afford to "rent" space? It is unaffordable in downtown Takoma for most small businesses as it is. This is the most uncreative and non-environmental plan for a City that touts itself as "green." If this passes, the elections cannot come soon enough.</p> <p>Tina Hudak</p>
4/11	Sara Sieverding	?	<p>Thank you for your continuing support of the new Takoma Junction proposed development. The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition. I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>
4/11	Mark Elliot	4	<p>I believe that this issue is not at a point where any commitments to any party or parties should be made, beyond a commitment to continue looking into all aspects of all of the issues raised by the development/redevelopment of not only the Takoma Junction area, but of that entire section of the city.</p> <p>I don't believe there is any need to rush into making decisions that will have long-lasting effects on the health, safety, comfort, and livability of both city residents and of those who travel through Takoma Park as commuters, workers, or visitors.</p> <p>As the old saying goes: an ounce of prevention is worth a pound of cure.</p>
4/11	Joe Uehlein	3	<p>I'm writing to urge the City of Takoma Park to take action on behalf of its citizen's rather on behalf of profit driven developers. The current plans will squeeze out our food co-op, increase auto and truck traffic congestion, increase air pollution, and increase taxes. Our city has no business subsidizing this development with our tax dollars. There is a way to put people and planet first, as we should always do in Takoma Park. Let's put in place a process designed to find that plan, free of developer input. The essential question raised before us is whether the government, which of course means the people, has the intelligent and compassionate responsibility to see to it that as our city grows it does so in a way that creates a deeply desirable community. This current plan fails on that essential question. Sincerely, Joe Uehlein</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Adam Bearne	?	<p>Dear Mayor Stewart and Councilmember Smith,</p> <p>Just writing a quick note to say how impressed I am with the proposed look of the new building at the city lot. It actually wowed me when I saw the rendering for the first time.</p> <p>I know that there are a few very vocal opponents to the plan, but I'm looking forward to having something in the big empty space in the middle of town!</p> <p>A lot of the public meetings etc clash with firehouse activities for me, so I wanted to let you guys know that I appreciate what you are doing to advance the progress of the development.</p> <p>Keep up the good work!</p> <p>Adam</p>
4/12	Daniel Hutton	2	<p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p> <p>Daniel Hutton</p>
4/12	Thembi Butler	?	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development. As with many residents, my family's schedule makes it impossible for us to attend council meetings, but it is an issue that is very important to us. As a supporter of and frequent shopper at the TPSS Coop, I want to see it succeed and thrive, but I also think that the solution there is an updated approach and more competent management, not elimination of competition or other activity. While my annual spend at the co-op is considerable, it's primarily because of the other businesses in close proximity (or because it's a nice walk). I go to there while my daughter finishes her piano lesson at Richardson School of Music, after I drop off an Amazon return at the Business Center, before I pick up my dry cleaning, or after a class at Mad Fitness.</p> <p>As a family, we're dedicated to spending locally, and we patronize businesses in TKPK whenever we have the opportunity, even if it means spending a bit more. The co-op is not our primary grocer because in addition to the limited selection, there's usually a 50% to 100+% price premium for the same items that I can get at other stores - it's suitable as a convenience store to grab a couple of quick items. In my opinion, the threat to the co-op's viability isn't new development, it's its own business model.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>I'd had to see the few loud hvoesspThank you very much for your dedication and service.</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Hannah Baldwin	?	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>I am counting on your support and your vote to approve the Site Plan</p>
4/12	Jason Bremner		<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>
4/12	Amaya Bassett	2	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>Our family is very excited about having more options within close walking distance of our house! We are very pleased with the design for the development, which we think really captures the funky deco-y look of other Takoma Park businesses.</p> <p>The Co-Op has done everything they can to derail this project and leave us with a parking lot, which is neither attractive nor useful most of the time (for anyone except the co-op and it's customers). While I like being able to walk over and buy some bread at the Co-Op occasionally, I do not think they should have the power to direct or hinder development in the city, and their recent list of concerns about having to walk a short distance to an elevator to access parking is downright absurd, particularly because they will still have a dedicated lot directly next to the store. I would frankly be happy to see them replaced by a real co-op (selling organic items at cost) or at least by something cheaper and less high maintenance, and they already have protections that mean that won't be possible.</p> <p>Many of the same families who cannot afford to shop at the co-op are the same ones who can't afford to regularly attend hours long city council meetings about city development. Please don't assume that a few of the loudest, wealthiest people in the community represent all of us.</p> <p>Thank You, Amaya Bassett</p>
4/12	Mustafa Ünlü		<p>Thank you for your continuing support of the new Takoma Junction proposed development.</p> <p>The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Elizabeth Skane	2	<p>I was unable to attend the meeting last night but after careful review of the site plan published online, I believe that the new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park.</p> <p>NDC has bent over backwards to accommodate the requests of the Council and other stakeholders and it would be a crying shame to derail the project at this pivotal decision point. It would be a waste of years of work (and money) and I know that if we let this opportunity pass, we will never develop this resource--what developer is going to look at what's happened here and think, "sure, this seems like a good use of our time?" So as I see it, we can pass on this project because of parties who want NO changes to what exists there now and live with an eyesore of a parking lot and lose out on revenues for the city and an exciting new community space, or we can proceed with this site plan which will transform this section of Takoma Park into a vibrant destination. As a resident of the adjacent neighborhood I am very excited for it to proceed.</p> <p>I am counting on your support and your vote to approve the Site Plan. Thank you very much for your dedication and service.</p>
4/12	Amanda Boyce	1	<p>I'm emailing in support of the development of the lot in Takoma Junction. It seems the only conflict is from the Co-op, whose "concerns" are becoming more and more ridiculous, and who has yet to propose a solution that isn't "do nothing." The lot is an eyesore and environment problem. There will be ample parking in the new structure, and there are plans to make sure traffic and deliveries to the Co-op aren't affected. On those latter points, you might ask for more input, because I don't think that has adequately been addressed. I know Eric Saul (Home) has informally drawn up a mock-up to correct that insane intersection that's work a look. Thanks for all the hard work you do to keep Takoma Takoma!</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Lynne and Paul d'Eustachi	?	<p>We continue to follow the ongoing discussion regarding development at the Junction, and with increasing concern for what this means for the future of our Co-op and the quality of our neighborhood.</p> <p>Preservation of a grocery store in our neighborhood is extremely important to us. We have been customers of the Coop since they were located in Silver Spring. We have been essentially car free for six years now and don't just talk the environmental line – we live our lives in a way that supports those beliefs. It is becoming alarmingly clear that if the development were to proceed as presented now, the coop will not survive. There is completely inadequate provision for truck access that the Co-op needs to function. There is no provision for the Co-Op's continued operation during the likely long building process. This failure to protect our Co-op is of great concern to us – we are aging and need a food store in walkable distance – it is much more important than restaurants or any other retail to our quality of life. And as evidenced by the strong preponderance of testimony in favor of the Co-Op, it is very important to many, many other residents of Takoma Park.</p> <p>Another grave concern we have is traffic safety and the location of the fire station near to the development. The long backups at many hours of the day and the constant near misses at the Junction intersection present a challenging traffic situation now. Adding exponentially to that traffic situation will create a dangerous situation for pedestrians trying to navigate the area, and inevitably will force traffic back into our surrounding streets as traffic tries to escape the congestion. Most important, though, is the concern expressed by the fire chief at last week's meeting - this is an unsafe situation for rapid fire truck response already. Why do we want to make it even worse? This is a very important issue for us. We do not see how the Junction area can accommodate further traffic - it needs less. We completely fail to understand why we are proceeding with this project as designed. The process seems deeply flawed and we do not understand why we are intent on destroying such an asset to our small neighborhood.</p> <p>Thank you for all your long hours and we hope you will find a way to hear and respect the surrounding neighborhood's significant concerns.</p> <p>Sincerely, Lynne and Paul d'Eustachio</p>
4/12	Jeff Dorn	3	<p>Thank you for your continuing support of the new Takoma Junction proposed development. The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Jordie Hannum	3	<p>I know there has been much recent activity and commentary regarding Takoma Junction. As someone who does support the redevelopment, I wanted to explain why.</p> <p>I have lived in Takoma Park with my wife and two children for years now and we plan to stay here. As such, it is our hope that the Takoma Junction can become one in more than just name – a place not only where roads connect but our community does as well. I’m confident that the proposal by Neighborhood Development Company (NDC) will deliver on that promise.</p> <p>Before I go into the merits of the case, I want to explain more as to why this issue resonates with me. For four decades, my mother was in residential real estate helping individuals and families buy homes. We lived in a rural area and her belief was that it was best to cluster development with other development and save open space otherwise. (SOS – Save Open Space was our bumper sticker for years.) Over the years, she fought sprawl and major developers like the Toll Brothers, who sought development wherever they could push it through, regardless of the environmental and aesthetic impact it would have. I have taken what I learned from her to heart and believe this is just the type of development one should support, as it will add to an existing area, not lead to greater sprawl.</p> <p>I know there is opposition to this project and understand where its coming from but believe for a variety of reasons that we can truly deliver a win-win: A redevelopment which will usher in even more Co-op customers but also benefit the community economically, environmentally, and socially.</p> <p>Economic Impact/Maintaining Character</p> <p>As you know, there has been much focus on the economic impact of this project. Some have said that this development will lead to Bethesda style big box stores, but it’s my understanding that the development agreement prioritizes local and regional businesses over national chains. In fact, one Takoma Park resident wants to open an Ethiopian coffee shop, which would be a great fit.</p> <p>For the years I’ve been in Takoma Park, the Junction has had several vacant storefronts. Businesses haven’t chosen to occupy those spaces because of a lack of economic activity. While I am pleased about a few new businesses choosing this location – hurry up Seoul Food! – further development will almost certainly help local businesses and the Co-op by bringing in more customers. In addition, this development would be in character with the surrounding buildings i.e. similar to the Fire Department.</p> <p>In short, (appropriately sized) development will bring a new vitality to a sleepy unattractive corner and a broader commercial tax base to our city. Just as importantly, this would potentially allow the city to expand social services and/or limit residential property tax increases.</p> <p>Environmental Impact</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Shannon Earle	1	<p>Thank you for your continuing support of the new Takoma Junction proposed development. We weren't able to come to the meeting, but have been following this project closely.</p> <p>The new site plan proposed by NDC is attractive, fits in with Takoma Park's community character, and will connect neighborhoods in Takoma Park to a new vibrant micro-urban center in a currently underwhelming part of our city.</p> <p>Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition.</p> <p>I am counting on your support and your vote to approve the Site Plan. Thank you very much for your dedication and service.</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Sarah Fitzpatrick		<p>Hi everyone, my name is Sarah Fitzpatrick, and I want to express my alarm and disappointment over the redevelopment plan proposed for the Takoma Junction. I have seen other neighborhoods in this area make mistakes in development that have changed their character irreparably, and believe that going ahead with this plan would be a profound loss to our community.</p> <p>I'm confused and discouraged that multiple versions of this plan are a dramatic departure from the priorities defined by the Takoma Junction Task Force, AND the instructions of the City Council over the years. It is not consistent overall with the values of progressive and responsible development that we of all places should be embracing. We bought this land specifically to protect it from private development and to maintain its potential for public use. So, I can't understand why the City is wasting this amazing opportunity to create a space of real value to our community. Public land should be used for public good. I'm not against development of the Junction, and I don't know anyone else who feels that way either. In fact, I would very much like to see something creative and visionary done with this land. This plan doesn't put residents first, it does not place people over profit.</p> <p>I was struck last Wednesday with how many decisions and details are still being worked out by NDC. And this is not the first version of the plan! NDC is still figuring out the timing and logistics of deliveries in the layby, where the bus stop, bike stations, and utility pole would be relocated, how much of the roof will be maintenance space, versus green roof. They MIGHT put stop signs or lights at the entrance to the parking lot, they THINK people will be able to turn left when exiting, but aren't sure. There is no definitive plan for trash/recycling storage. I haven't seen what specific elements besides the green roof that will qualify it for LEED certification. How will the public art be commissioned, will the community be involved? We also haven't seen specifics on the design of the parking lot. Will there be dedicated parking for co-op staff? Could we have an estimate on the parking rate? How much of the wooded area will be lost to construction, and what specifically will NDC do to restore and clean up this area, as they have promised? We have no information on what the back of the building will look like, which is of great concern to Columbia Avenue residents. What would be the capacity of the so-called "public space"? Would it be feasible to have events there, given the size of the space and the close proximity to open restaurant windows? The elevator is at the opposite end of the building from the co-op, requiring shoppers to push their carts through sidewalk traffic to the elevator, and carts will be left in the parking lot - who will return them to the store?</p> <p>Finally, we still have no traffic study. At the listening session with SHA this past Thursday, we were told we would see the results of the traffic study as soon as possible. It has been 6 days and still nothing. The City Council cannot in good conscience take a vote until there has been enough time for all stakeholders to sufficiently digest the results of this crucial report.</p> <p>I have wondered if the City thinks that it is only a bunch of cranky old hippies who are afraid of change objecting to this plan. Well, we have cranky old hippies to thank for so much of what we love about Takoma Park, so their voices carry a lot of weight with me. Beyond that, I'm... relatively young, I guess. I'm part of the "future" of Takoma Park, and I want to raise children in a place that is not afraid to do things differently. I'm not afraid of change. We're progressives, so let's make progress! All we have here is private office space with upscale retail at the street level, nothing more. It takes up nearly the entire lot for the purpose of maximizing profit, and is very clearly not to scale with the surrounding buildings. There is no green space for use by the public, no permeable surfaces. No plaza or community commons. Alternative visions presented over the years have never been given serious enough consideration. We can and should do better. The City should either insist that NDC present a plan consistent with what was originally asked for or</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
04/12	Sara Sieverding	?	<p data-bbox="470 172 2047 233">My name is Sara Sieverding. I am the mother of two young children. We live a block away from the Co-op on Carroll Avenue. We have lived in the Junction since 2010.</p> <p data-bbox="470 298 2047 513">I attended the city council meeting last night, but was unable to wait in line long enough to get a turn to speak. I wanted to express my support for the development project, and thank you for moving this project forward. I believe that the development project will bring much needed revitalization to the junction and will be advantageous to business owners and community members alike. The design will attract the right types of businesses and restaurants and this economic growth will carry over to the small businesses the junction already houses. The design will make what is essentially an underutilized parking area an attractive space for the community to gather.</p> <p data-bbox="470 518 2047 547">Thank you!</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Tony Camilli	?	<p>I was unable to attend last night's meeting, but I am sending you this email in support of your work thus far and your continued commitment to remaking the Junction into something worthwhile.</p> <p>I'd like to share my thoughts about v.2 of the Junction development as I've had some time to digest and compare it v.1.</p> <p>Like most things in life, v.2 has some good and some bad elements to it. Here is my summary.</p> <p>Good:</p> <ul style="list-style-type: none"> - Cooler design: NDC made the overall design look like less massing even though it's still 1 building. This is clever and shows their willingness to listen. v.1 was also a nice design even if monolithic. - Public art: Takoma Park is a place where people love art and interesting visual things. I was glad to see NDC's decision to incorporate some into the project. - Bike racks: v.1 didn't seem to care too much about providing parking for bikes and this one at least encourages biking by providing a spot to park them. - Ground level public space: I'm mixed on this one as I can see the value of having it at ground level, but have you hung out at this intersection? It's generally unpleasant due to the volume of cars and the noise. I think v.1 did a better job by putting the public space on the roof, but that's also not as accessible. <p>I will say here that an ideal building design would be a U-shaped one (or 3 of them) that move the ground-level public space away from the street. Here's a link to a very simple sketch showing what I mean: https://docs.google.com/document/d/1AXdyiwn_2frJ2EqRu1bznhaRGkNeYEF5lqTiiMgHyXA/edit?usp=sharing.</p> <p>That might be a problem for NDC to recoup their costs, but the city could always sweeten the deal if public space is that important. The irony here is that if the Coop would've moved into the NDC space and convinced their landlord to sell that building to NDC then NDC could've probably made a U-shaped design work as it would have a larger lot to work with.</p> <p>Eminent domain anybody?</p> <p>Bad:</p> <ul style="list-style-type: none"> - Loss of setback 3rd floor. I still cannot figure out the opposition to a 3-story building. All over TP there are 3-story houses and the fire station tower is also 3-stories in height. The 3rd floor in v.1 was excellent in design as it was setback from the street so the bldg appeared smaller from the street level. Groups like Historic Takoma focus too much on the past - it's fine to preserve some interesting old buildings, but new buildings that are a 15min walk or 3min bike ride to metro are wasteful at only 2-stories. - No Bikeshare station? While biking on Carroll Av is a pretty hostile place, that doesn't mean we should discourage it. Indeed the opposite is true. NDC's v.2 seems to get rid of bikeshare at a major destination which is bad. But if the bikeshare station is moved to the other side of Carroll and placed on a street (maybe Grant Av) then that's ok too. Also, please put Carroll Av on a road diet and add bikes - attached is my sketch to add bike lanes for your consideration. - Parking egress/ingress: this project will cost a lot to build mostly b/c of the underground parking. Prof. Donald Shoup from UCLA is an expert on parking costs and he estimates about \$35K per spot. I for one would argue to get rid of the underground parking garage altogether, but if there has to be a garage please don't permit car exiting the garage to turn left onto Carroll Av. This has huge safety/traffic consequences. <p>Anyway, that's probably more than my allotted 3min but thank you for listening.</p> <p>And again, thank you for coming forward with the Junction and making Takoma Park a great</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
04/12	Geoffrey Burkhart	?	<p>Thank you for your continuing support and hard work of the new Takoma Junction proposed development.</p> <p>The site plan proposed by NDC is attractive, matches the character of the neighborhood and provides a much needed , missing piece of Takoma Park. Completing this project furthers environmental sustainability and public transit . It fosters community and - not least importantly - will provide tax revenue to support social programs.</p> <p>Please do not let a few loud voices derail this project.</p> <p>Thank you very much for your dedication and service.</p>
04/12	Norah Neale	NA	<p>I wanted to weigh in about the junction project. I am in favor of something there other than a parking lot. As I went by today, someone was waiting to come out onto Carroll. I am wondering how many more cars would be going in and out than already are. It has never been a problem before so is that really going to be an issue?</p> <p>I liked one plan I saw that showed the intersection reconfigured into a roundabout. That would be great if there was an all-way red light to allow for crossing in all directions. I like this idea because the traffic moves more smoothly when the light are out and people are taking turns stopping.</p> <p>I agree with Keith that moving the tower to be closer to the coop would make more sense, if coop shoppers might park in the underground lot. However, I agree with what you said about the aesthetics so maybe another elevator would be the solution.</p> <p>I love the idea of doing something with the woods. What about a balcony out from a restaurant (no music or late nights to save the neighbors)?</p> <p>Regarding the loading zone, has anyone actually recorded/logged the times that trucks actually come and how often there are more than one? I've never even seen a truck go in or out of that parking lot so I wonder how much of an issue that really is.</p> <p>I am looking forward to the pop-up to see how it all looks on the site. I hope a lot of people come out from all perspectives.</p>
04/12	John Godfrey	2	<p>I am a member of the Takoma Park Co-Op and have shopped there for years. However, I very much support the April 4 site plan for development of the Takoma Junction.</p> <p>I think the plan will provide huge benefits to ALL Takoma Park residents -- including through increased property tax revenues and sales tax revenues.</p> <p>Co-Op leaders have raised a number of concerns about the proposed design all of which boil down to the Co-Op wanting the City or the developers to subsidize the Co-Op's business operations. This subsidy comes at the expense of other residents and the optimal use of Takoma Junction and I do not think it is appropriate or an efficient use of limited City resources.</p> <p>I would be happy to answer any questions you might have about my hopes for Takoma Junction, but suspect you have more input than you could readily use.</p> <p>With best regards and a thanks to you for your service to our community.</p> <p>John Godfrey</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
04/12	Justin Ramsdell	?	<p>Dear Mayor and Council,</p> <p>Thank you for your continuing support of the new Takoma Junction proposed development. The new site plan proposed by NDC is attractive, matches the character and tenor of Takoma Park, and provides the much needed (and long awaited) missing piece to a vital piece of Takoma Park. Completing this project is a progressive act that furthers goals such as environmental sustainability, public transit, fostering community, and providing tax revenue to support Takoma Park's social programs.</p> <p>Please do not let a few loud voices derail this project that is so close to fruition. I am counting on your support and your vote to approve the Site Plan.</p> <p>Thank you very much for your dedication and service.</p>
4/12	Will Schneider-White	3	<p>Hello,</p> <p>I was recently shown the most current plan for the development happening in the parking lot of the TPSS Co-op. I work across the street on Carroll Ave. and am very familiar with the street's traffic. I've also been privy to discussions regarding problems of traffic flow in other parts of the city, especially on the subject of loading zones and the lack thereof.</p> <p>The plan I was shown provided one "inlet" for a truck to park and unload. This is evidently also where trash would have to wait to be picked up. I imagine that this is also where UPS, FedEx, DHL, USPS, and Amazon drivers would choose to pull over when making deliveries.</p> <p>As all of the spaces in the development are planned to be businesses and it will also have to accommodate the Co-op's needs, there will undoubtedly be many of these trucks delivering and picking up throughout the day. There will also be the larger trucks that need to unload. None of these trucks coordinate, and all of them are on very tight schedules, so if the allotted spot is taken they will inevitably double park, or park somewhere else that impedes the flow of already congested traffic. Adding to this will be the entrance/exit to the underground parking garage. The already slow intersections at Philadelphia and Ethan Allen will become slower and Carroll Ave. will essentially operate like a permanent construction zone.</p> <p>It seems necessary for the development to make the space for a dedicated loading zone that does not impede Carroll Ave. If they do not, I fail to see how the added traffic will not cause extended congestion throughout the neighborhood and a reduced quality of life for those whose houses will now almost always have traffic in front of them.</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	David Greenburg	2	<p>I hope you are well and thank you for your work on the City Council. I am a resident in your ward (7503 Flower Ave) and wanted to give you my thoughts on the Takoma Junction Redevelopment proposal.</p> <p>I've lived in Takoma Park for over 10 years with my family and have enjoyed watching our small town grow. My family's decision to stay in Takoma Park (we just moved within the neighborhood last year) is in large part because of the many wonderful friends we have made and the multiple new businesses, restaurants, and retail options that have been popping up over the past few years in town. I believe they have enhanced our community and made TKPK an even more desirable place to live.</p> <p>However, Takoma Junction, which we live in easy walking distance to, is just aching for a MAJOR change. I strongly support the revitalization of Takoma Junction and am very excited with the plans that have been recently unveiled. I love that the Junction has the potential to foster even more community interaction and give my children -- mine are 11 and 8-- some options for socialization with friends within walking distance of our home. A revitalized Junction will also provide our family more opportunities to continue to shop locally.</p> <p>I understand that the COOP has been very vocal about trying to challenge the proposed redesign of the Junction. While I am a COOP member and shop there regularly, the COOP, as a private business, should not be permitted under any circumstances to block or impede the necessary development of City property in the interest of City residents.</p> <p>I hope that you will vocally support the current plan for development of the Junction-- I believe that it is very important to the LBS neighborhood and critical to further our neighborhood's integration into the city, particularly in light of major changes that could be happening over the next few years with the departure of Washington Adventist Hospital.</p> <p>If you have any questions, please feel free to reach out anytime. In the meantime, thank you for your support of the revitalization of Takoma Junction.</p>
4/12	Carollyn James	2	<p>My name is Carollyn James and I live at 401 Beech Avenue. I seemingly am and have been a lifelong resident of this city, especially around the Takoma Junction area.</p> <p>I would just like my name added to those of my neighbors who urge the City to proceed with a traffic study for this intersection before signing off on the development plans. Also, I understand that there is to be a Montessori school built next to Roland's Barber Shop. Whatever its projected enrollment, students will be dropped off and picked up during morning and afternoon rush hour and that information has to be added to the growing volume of concerns that come with the commercial/residential concerns for the lot across the street.</p> <p>Please listen to the neighborhood concern and do what is right. Thank you.</p>
4/12	Jordan Gantz	2	<p>My name is Jordan Gantz and I'm a Takoma Park resident living on Flower Ave. I'm writing to show my support for the redevelopment of Takoma Junction. I've researched the current development plan as well as read the arguments against the development and I think this plan does a great job in trying to move the development of Takoma Park forward, while still making efforts to support the environment and current businesses in the area. I hope to see this become a reality.</p> <p>Thank you, Jordan Gantz</p>

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/12	Kaysie Brown	2	I hope you are well. I am writing as a long-time resident (xxxx Central Ave) to voice my enthusiasm and support for the Takoma Junction Redevelopment proposal. I've lived in Takoma Park for a decade, alongside my husband and my two children. We've lived in two different homes within the same neighborhood and absolutely love the community and our small town that is growing and thriving. I am so incredibly grateful for the vibrancy and economic development that a number of small businesses have provided to Takoma Park in recent years, from Republic to the gelato store, Takoma BevCo to Tabletop. Our town and its citizens benefit from this development, and it deepens our sense of culture and community. While we see some new businesses going into the Takoma Junction area, there is so much more that could be done for this lackluster areas. I emphatically support the revitalization of Takoma Junction and like the plans that have been unveiled. I love that the Junction can provide more options for our family (it is closer to our neighborhood), including additional shops and community efforts within walking distance for me and my children. I do not think that the COOP would be at a disadvantage were this revitalization to successfully move forward. While I am a COOP member and shop there regularly, the COOP, as a private business, should not be permitted under any circumstances to block or impede the necessary development of City property in the interest of City residents. I am writing to ask that you vocally support the current plan for development of the Junction and to see if you have a current position to the development that you could share with me.
4/12	Matt Frades	2	I wanted to send a quick note to express my family's support for the Takoma Junction site plan, which I feel is a balanced development approach and would provide needed tax dollars, local employment, and commercial vibrancy. Best, Matt Frades"
4/12	Laurie Welch	1	I've been following the discussion about development at the Junction: reading documents from the City, the Co-op, and Community Vision for Takoma Junction, and reading posts on my local list-serve. I've come to the opinion that the plan presented by NDC does not come close to meeting the requests from the council set forth in Resolution 2017-53. Those requests were good ones, and consistent with the consensus developed over many years and many discussions. I would like the Council to reject the plan and start over. I understand much time and money has been spent on developing a plan for the Junction. But the traffic and safety problems that will arise with development at that corner are not acceptable and are likely to lead to more problems. We can anticipate, for example, cut through traffic Grant and Lee Aves, leading to more traffic at PBES as commuters try to make their way across the county without getting stuck at Carroll and 410; and cut through traffic on Columbia leading to gridlock (that street is not wide enough to have two cars pass each other easily if there is any car parked on the street). I am not an urban planner and cannot propose a solution, but the plan from NDC does not appear to be workable, nor does it meet the community vision for that part of the city. The good work by staff to date is not wasted, it will inform whatever comes next, and the momentum for the project can be directed into another plan. Laurie Welch, Cedar Ave
4/12	Dan Proudfoot	2	I strongly support the NDC plan and I hope you do to. I'm tired of having a parking lot at that junction, and I honestly feel the plan is a great opportunity to partner with a local firm to build something for everyone-- commercial/retail and open space as well, but low profile too. I feel like dragging this out even more would be painful and embarrassing...it's such an eye sore right now and has been for years. I'd love to have more opportunities to walk and shop local. Thank you! Dan

*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