

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/16	Jared Hughes	3	As a 20 year resident of Elm Avenue and a community leader, I wholeheartedly support the revitalization of the junction based on the plans presented here by NRC. I hope the building also provides for a roof deck space and that the natural topography is taken into consideration when building the basement level that could look out onto the forest in the back One thing we are desperately in need of is a community gathering / gala / benefit space and the roof and / indoor gathering space / ballroom could be made available. It is a shame that the co-op could not get its act together to be the community leader it should've been but that ship has sailed and they clearly do not possess the wherewithal to accomplish it. Therefore they should not be holding our community hostage for desperately needed development and revitalization.
4/16	Elizabeth Adams	6	This is great! We just moved from Cleveland Park (one of the worst uses of space near two metros!) and find the number of shops we can walk to frankly disappointing. (Aldi?! Shoppers? Ugh.) We shop at the coop for sure but CRAVE more places (coffee shop, anything!) within walking or biking distance. The current use of space as a parking lot is pretty wasteful, and the Co-op is insane to think that foot traffic won't help! I'm all in favor.
4/16	Seth Hassett	3	As a resident of one the neighborhoods surrounding the Takoma Junction area, I support moving forward with the next steps in the Takoma Junction redevelopment effort. I appreciate the thoughtful process that has taken place thus far in the process to seek and incorporate community input. It is my hope that the proposed project will create new pedestrian-friendly businesses and community resources and will add cohesion to this important crossroads area.
4/16	Bette daudu	2	I like my neighbors am very very concerned about what the traffic at Takoma Junction will become with the new and large development. Add to that the new school next to the Roland Barber Shop and it could be a disaster. PLEASE do a traffic study before proceeding with the rubber stamping of the development plans. PLEASE.

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4/16	Roger Schlegel	3	<p>Dear Council Members,</p> <p>Thank you for your deliberations about NDC's revised site plan. I realize that you must be swamped with comments. I hope that you can take a few minutes to examine this evaluation of the public space zone (attached). I've tried my best to make it an enjoyable read, with plenty of visuals. Main topics of this evaluation include the location of the public space, its size and configuration, the sun exposure, and the accessibility.</p> <p>Since April 4, I've spent many hours looking at the details in NDC's site plan and connecting them with what I learned about the function and layout of the Junction through hundreds of hours of research, outreach, and observation beginning with my time on the TJ Task Force and continuing until now. I see this work as a continuation of the commitment I made when I volunteered for the Task Force in 2011.</p> <p>I hope you will forgive me for taking a tone in hear that's conversational and -- yes -- skeptical. If the tone bothers you, please read just for the facts.</p> <p>This evaluation shows several ways in which I believe NDC/Streetsense was vague or even misleading in its presentation to you on April 4. Most importantly, the presenter did a "bait and switch" when he initially showed the planned public space configuration but then switched to visuals and verbal descriptions that pertained to an earlier, abandoned version of the public space. I didn't spot this on April 4 because he was so smooth in his delivery, but it really is the case that he did this, as you can see in the attached document. Also, I think it's very important that we consider the limited sun exposure of the public space, and of the sidewalk in general. I think that NDC is deliberately downplaying this by presenting artist's sketches that show a building and streetscape bathed in sunlight.</p> <p>Thank you for your consideration of these comments! After all this time, I understand that it takes lots of energy to imagine what we would really be getting with this project -- and it takes political courage to remain true the promise that was made back in 2014 that this would be an exploratory process to see whether a private sector development could provide something that is optimal for our community.</p> <p>Best, Roger Schlegel ++++++ (Attachment)</p>
4/16	Annie Mozer	1	<p>I support the NDC development site plan for the Takoma Junction.</p>
4/16	Rachel Lia	2	<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.</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>Rachel</p>

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4/16	Molly Jackson	1	<p>I'm writing to stress the need for your continued support of the new Takoma Junction proposed development. The new site plan proposed by NDC 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. Those of us who are the future of this community are greatly in support of the development, but have been unable to come out en masse because we lead busy lives with children and work. Please don't believe that there is only opposition to this plan, I am truly looking forward to the much needed revitalization of Takoma Junction and would be extremely disappointed if it were cancelled.</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>Sincerely, Molly Jackson Cleveland Ave</p>
4/16	Melina Lindsey	NR	<p>I am writing to you not as a constituent, but as a Southwest DC resident who makes the 40 minute trek to Takoma Park every week to shop at the Takoma Park Silver Spring Co-op. I make it a point to do basically all grocery and household shopping at the Co-op because I want to support a locally owned business that supports my values. Because I am in the area so often, I've also begun shopping at other businesses near the Co-op.</p> <p>As someone who visits Takoma Park weekly because of the Co-op, I am very concerned about the proposed redevelopment plan for Takoma Junction. As it stands, the plan will significantly impact the functionality of the Co-op's parking lot and delivery areas. I have worked in several grocery stores, and am very familiar with the process of unloading a delivery truck. I do not mean these as rhetorical questions: Have you ever unloaded pallets of frozen goods outside in the heat of a Maryland summer, then had to pull those pallets the length of a football field to get them to safety inside the store? Or have you gone through a similar process in ice and snow? I haven't, because the grocery stores where I worked had a common sense delivery area that allowed delivery trucks to pull directly into an unloading zone near the stores.</p> <p>Complicating matters is the fact that the Co-op receives many deliveries throughout the day, and multiple trucks will likely be making deliveries at the same time. Delivery schedules are based on windows of time, not exact appointments. This plan will create an unsafe situation for Co-op employees, and potentially for shoppers and people driving down State Route 410 if delivery trucks double park on the street while waiting for the single spot in the unloading area to open up.</p> <p>More selfishly, I am concerned about how the redevelopment plan will affect me. As much as I love the Co-op, I will not continue my weekly grocery shopping trips to a store that has low inventory due to botched deliveries, or where it takes me forever to get in and out of the parking lot due to increased congestion because of the underground parking garage, or where parking spots are significantly limited by lengthy construction and no good alternatives are offered.</p> <p>The current redevelopment plan will hurt business at the Co-op, which is basically an institution in the area. I hope that you vote for a plan that lets the Co-op continue to thrive and attract new Takoma Park shoppers like me.</p> <p>Sincerely, Melina Lindsey</p>

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4/16	Diana McCown	?	<p>I wanted to make sure you had this note in support of the Takoma Junction Development. In short, I think there has been a lot of work put into the Takoma Junction Development plan and takes into consideration all sides of the Junction development. Ultimately the development plan is the best use of the space and provides sustainable development which will benefit the entire committee.</p> <p>Best, Diana</p>
4/16	Annie Mozer	1	<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>I look forward to seeing this project go forward.</p> <p>Annie Mozer Ward One</p>
4/16	Ben Rempell	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 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 also attaching a rebuttal recently written by a local Takoma Park professor and published expert on fair economic growth in response to a blog post that has gotten a lot of attention. The rebuttal correctly identifies a series of contradictions in the recent blog, and shows where those who are against the development project are cherry picking some of the messages of the blog to push their cause.</p> <p>We are never going to get to a plan where everybody is satisfied. Compromise is a key element of governing, and I know you all know this all too well. From my understanding of the history behind this, I am afraid that continued delay on this particular project will make it incredibly difficult for Takoma Park to attract investment into the future. If we continue to play around with NDC and push to go back to the drawing board, the small businesses like NDC that Takoma Park will exactly want as partners will no longer see it as in their viable interests to engage with this council and this community again.</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>Ben Rempell Ward 1</p>

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4/16	Chloe Short	3	<p>The site in question has been empty and windswept as long as we've lived here (2009) and we look forward to seeing it redeveloped. My only concern is traffic flow through the junction, as long as that is kept the same (if not improved as it's bad now) then we will be more than happy. Takoma Park is an incredibly vibrant community and deserves a better and more considered offering of shopping and cafes than currently exists.</p>
4/16	Ariel Woods	2	<p>I have a hard time making Wednesday nights work for my family, but I want to make sure you're hearing from people like me. I moved to Takoma Park right before 9/11, seventeen years ago. I rented in several locations, purchased a home, had a baby, welcomed my younger brother into my house, volunteer (constantly, it feels like) with the elementary school PTA, walk and drive all over town. The Co-op is the first place my ten year old walked to with a friend, when she needed more sugar for cookies. We drive through the Junction every morning on her way to school and my way to work, and she walks through it on her way home.</p> <p>I have deep roots in our community, and with a few Facebook-debate exceptions, I don't know anyone who is opposed to the junction. It seems like a non-issue on my street of old-timers and newcomers, and with the families at school--if anything, the feeling I hear most is that the Co-op has been unreasonably obstructionist. There's a lot of eye-rolling about their high prices and seeming entitlement to dictate the space. While I can splurge for the occasional cup of brown sugar, I don't shop at the Co-op for groceries. They don't have what my family eats or can afford. Certainly low-income families are better off at the other Takoma Park grocery stores, Shoppers, or Aldi. It's more of a health food shoppe, and while I like it just fine, I'm ready for it to step back, appreciate the accommodations made for loading and unloading, and share the space with some new neighbors.</p> <p>On the site details, I love that the parking will go underground! That will make my kid's walking commute home much easier and, I think, safer. I'd love for there to be more places for groups to meet. I picture it as an anchor to the east side of town, pulling people in instead of spinning out to the strip malls of Langley and outer-Takoma. I don't understand the scale objection--we have plenty of multi-story office buildings and this will be no different. More resources on less land can only be a good thing.</p> <p>I think most residents are like me. We support the new development, and keep thinking it's a settled issue. The council seems to support the Junction, and we don't feel like we need to "make our voices heard" on a resolved matter that enjoys the support of the mayor and the majority of the council. It's confusing to hear that it's up in the air again, or that the never-junction people are still being so vocal that the project is going backwards. I worry that the loud minority is costing us money and time.</p> <p>Finally a note about the feel of our community. I work in Bethesda. I don't live there. What makes Takoma Park our town isn't the Co-op, or the CVS either. It's the people who have gravitated here, and there's no single defining characteristic of our population. There are home owners and renters and apartment dwellers. Overall it's a wealthy suburb, but a third of our school students get free and reduced lunches. The way to keep our city vibrant, diverse, and not a Bethesda-style community of haves over have-nots, is to keep developing resources to serve all the members of our town. The notion that a building that brings more storefronts and community spaces to our neighborhood could "ruin" the town is ridiculous to the point of offensive. The classic 1984 storefront of 7050 Carroll isn't to my personal taste, but I have spent hours upon wonderful hours inside Fair Day's Play. What's in the new development will absolutely reflect Takoma Park, because Takoma Park is made up of the people who choose to live here and fill up the spaces. No building can make or break a town.</p> <p>It's going to be okay. Let's get started.</p> <p>Ariel Woods Conway Ave pushing two decades in Takoma Park, and ready for more</p>

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*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