

PUBLIC COMMENT ON TAKOMA JUNCTION

2018 DATE	NAME	WARD*	COMMENT
4/17	Roger Schlegel	3	<p>Dear Council Members,</p> <p>In talking with neighbors and residents from around town, I'm sensing that folks are having a hard time visualizing the size of NDC's proposed structure. While the building's facade looks similar to that of other buildings in the Takoma Park historic district, the 40+ foot height is really nothing like a standard (let alone early 20th century) 2-story structure and is typically associated with a 3 or 4-story building.</p> <p>The attached document (very quick to read, I promise!) includes some text and visuals to help you visualize the building in a way that the NDC sketches doesn't make clear. It takes about a minute to read this document. I hope it is helpful to you in your deliberations.</p> <p>Sincerely, Roger Schlegel 6512 Allegheny Avenue ++++++ (Attachment)</p>
4/17	Kim Connell	?	<p>Mayor and Council,</p> <p>Thank you for your support of the new Takoma Junction 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 approve site plan.</p> <p>Thank you very much for your dedication and service.</p> <p>Kim Elm Ave.</p>
4/17	Jim Douglas	1	<p>Dear Mayor and Members of the City Council,</p> <p>I am writing to express my strong support for the new Takoma Junction proposed development.</p> <p>I have reviewed the new site plan proposed by NDC . It 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>Jim Douglas</p>

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4/17	Joseph Gilday	?	<p>I attended the comments session last week. I heard three or four exceptionally articulate comments that pointed to fundamental shortcomings of the current site plan. I did not hear resistance to the idea of redevelopment but rather to the poorly presented logistics of the current plan.</p> <p>I must admit that having viewed the plan myself this is worrisome because the unanswered questions will determine the people-friendliness of the area once it is built out. Clearly, this is a tough building site that presents a considerable challenge for any developer to solve. If this developer has failed to clearly address critical logistical issues at this early stage, how can we have any confidence they will be able to come up with thoughtful solutions later on?</p> <p>That's my concern, but I'd really like to know if this concerns you. Are you and others on the Council inclined to push the developer on these points and make them show you how they will be reasonable addressed?</p> <p>Hope to hear from you soon.</p> <p>Yours, Joseph Gilday</p>
4/17	Lindsay Harrison	1	<p>I'm writing to voice my support for moving forward on the Takoma Junction proposed development.</p> <p>My family moved to Takoma Park about 3 years ago. We have a 5 year old who attends TPES and a 2 year old who will attend Takoma Children's School in the fall. We plan to raise our kids in Takoma Park and have made it our home, but we would really like to have more options within our community where we can walk as a family, whether for meals out at restaurants or to make purchases at retail establishments.</p> <p>We support the new site plan proposed by NDC because we believe it will help fill some voids in our community and provide citizens with more walkable options within our neighborhood. The short-term pains of construction should not dissuade us from making lasting, long-term improvements that will inure to the greater good. The addition of below-ground parking will allow people who need to travel by car to do so without occupying space that could otherwise be used for shops and restaurants. The added tax revenue from those establishments could be used to fund city programs. And the co-op will be allowed to continue to operate in its present location, for better or worse.</p> <p>The city has waited long enough—it is time to move ahead. Please do not let a few loud voices derail this project that is so close to fruition. There are many more people who support the project but who are busy working and raising our families and cannot attend every city meeting.</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, Lindsay C. Harrison</p>

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4/17	Lawrence Mullaney	1	<p>I am writing with deep worry about one aspect of the Takoma Junction development: namely, the threat it may pose to the continued existence, vitality and viability of the Takoma Coop. If you vote for this development and the Coop closes or moves – no matter what else you do in your term, and even if the development is otherwise harmless – that enormous damage will be your legacy on the Council. No matter what else you do, killing the Coop is what future Takoma Parkers will remember you for.</p> <p>Therefore, I am writing to call on you specifically to review the final development plan in light of the viability concerns raised by the Coop, and to insist that the final design address those concerns before you vote to move forward with design approval. Since many of the expressed concerns relate to traffic and circulation, I also call on you to await final consideration of the proposal until the State Highway Administration has had an opportunity to review and comment on the traffic study being done for the development proposal so that problems they might identify can be addressed.</p> <p>If the current proposal is put to a vote before these factors are fully weighed and taken into account, you should vote “no”.</p> <p>The Takoma Coop is a huge neighborhood asset in the heart of our city, and it represents everything that makes Takoma Park the wonderful place that I have been proud to call home for nearly 25 years. Shop there on any given day, and you will see the diversity and the social conscience that are Takoma Park. It would be a huge, preventable tragedy if this development chases the Coop away.</p> <p>To be honest, I’m not sure that the current design proposal WILL chase away the Coop; I’ve heard from those who say that it will not, and those who say that it will -- and that a better public space, parking, and delivery-loading design would eliminate the threat. The latter view is held by those closest to the Coop, and in the best position to know; to my mind, their views and concerns need to be given significant deference.</p> <p>And I am not an expert on development, but it does seem to me from the studies I’ve seen that the development could be smaller and more traffic-friendly, make money for the City, preserve more public space, and maximize the continued viability of the Coop. That’s a matter for those more expert than I.</p> <p>What I do know, however, is that Takoma Park DOES need the Coop, and does not really NEED a large development at the Junction – although it might be nice to have.</p> <p>Therefore, the benefit of any doubt with respect to the development should be given to designs that will not harm the Coop’s continued success. I am very aware that many (but not all) of those urging that the current plan be implemented regardless of the views of the Coop are opposed to any special consideration being given the Coop. This may be for personal or ideological reasons, or because they believe the Coop has not negotiated well in the very polarized debate. Without knowing all of the history behind the Coop’s actions or the personal views of those who oppose the Coop, I will simply say that I and the 9,000 other Coop members want and need our local grocery store to remain, and we count on you to make sure that it can. Not giving the Coop deference in its business model, and not taking seriously its concerns that it may not be able to survive if the current development plan is adopted, would be a grave error.</p> <p>If you vote for this development plan, before you do so please be very sure, for all of our sakes, that it does not deal a mortal blow to the Coop. If you are not ABSOLUTELY SURE, you must vote “no”.</p> <p>Sincerely, L. Daniel Mullaney Ward 1</p>

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2018 DATE	NAME	WARD*	COMMENT
4/17	Steven Ney and Stephanie Ney	2	<p>Dear Mayor and Council Members:</p> <p>We urge the Council to reject the latest plan by NDC for development of the Junction.</p> <p>We are not opposed to development.</p> <p>But we want, and trust that all of us want, development that satisfies the terms of the Resolution adopted by the Council just four months ago. In its Resolution the Council required NDC to ensure that the Coop’s needs be “reasonably accommodated”. One of those needs is the Coop’s basic requirement for DELIVERIES.</p> <p>Unfortunately, the proposed solution, the lay-by, does not provide a reasonable accommodation for those daily deliveries. As the Coop has explained in detail, the lay-by puts the “Coop’s ability to serve its customers in jeopardy.” Experienced delivery drivers testified at the SHA meeting that the lay-by will not be workable. Both drivers were emphatically opposed to the lay-by. Their observation that drivers will not be willing to wait to take their turn at a backed-up unloading space was convincing.</p> <p>We think NDC needs to come up with another plan.</p> <p>NDC must live up to the terms of the Resolution and submit a proposal that does not impede the Coop’s ability to serve its customers . It is not enough to hope that the lay-by may work. There must be a guarantee that timely and easy deliveries will be possible during construction as well as after.</p> <p>Let’s not approve a plan that threatens the Coop’s survival.</p> <p>Let’s not approve a plan that has the real potential of jeopardizing the Coop’s existence.</p> <p>For that reason we urge the Council to reject the latest plan and require NDC to stick with the existing workable delivery system. NDC should redo its plan around the workable system we now have.</p> <p>Thanks so much for considering our views and all the work you've done to make the Junction a success.</p> <p>Sincerely, Steven Ney Stephanie Ney Residents of Woodland Ave and members of the Coop since 1996</p>

*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