

**PUBLIC COMMENT ON TAKOMA JUNCTION**

2018 DATE	NAME	WARD*	COMMENT
4/19	Bernita Leonard	3	<p>My name is Bernita Leonard, my husband Rick and I have lived in Takoma Junction for more than 30 years. We built our house on Manor Circle and we own a contributing Historic building at 7XXX Carroll Ave (the opposite end of the block from the Spring Mill bakery). We built our business here, Heritage Building and Renovation, and raised our 3 children here. We have made a considerable investment in this town. A lot of what is unique about the City of Takoma Park is that, in the midst of this urban area, we have maintained a charming small town conducive to unique small businesses. Through the decades, we have fought many battles to keep our Historic houses, streets, and trees safe from over development.</p> <p>The proposal for the Junction appears to be to be an example of overdevelopment. The proposed plan is too large for the space. We are not objecting to development per se. But this plan threatens the Co-op grocery store—a vital resource in our area—and may negatively affect the other small businesses across the street. Those buildings across the street on Carroll Avenue are part of the Historic District; they are closing in on 100 years old. From personal experience, I can tell you that when a large, heavy truck drives past our building, we can feel the vibration shake the building. And this plan is proposing an extra large and deep excavation to accommodate an underground parking garage. I fear the many heavy trucks going through the area will be detrimental to our fragile Historic buildings.</p> <p>I would like to see a plan that more appropriately fits our community. One that has welcoming green areas, places for community gatherings outdoors such as concerts or special events. One that includes adequate access so that large trucks are not parked in a lay-by, or potentially double parked blocking the traffic. It is possible that the challenge of receiving deliveries and removing trash has been under estimated, and once this thing is built, how will you fix the problem of many trucks idling in front and/or blocking traffic in an already busy intersection? By not accommodating the delivery and trash trucks adequately this plan taxes an already overly stressed intersection.</p> <p>Finally, Takoma Junction, as it is now, is on a definite upward swing in terms of attracting new, stable small businesses, and Rick and I have watched the area evolve in a more-or-less organic way allowing for the character of Takoma Junction to be maintained. Please help us keep our little section of Takoma Park a safe, healthy and pleasant place to live and work. Thank you.</p>
4/19	Clint Baer	NR	<p>I already sent a letter to you regarding the bad plan for Takoma Junction.</p> <p>There is nothing wrong in developing the site, but this plan is poorly conceived and does not take into account the Coop's requirements, adequate parking, the traffic situation at the junction, and a suitable use for the site.</p> <p>Furthermore, the economics are all wrong for this size development and for the potential jobs.</p> <p>Stop this project now.</p> <p>Respectfully, Clint Baer</p>

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4/19	Benjamin Bregman, Jessica Agus, and Natalie Bregman	?	<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>Ben Bregman, Jessica Agus and Natalie Bregman</p>
4/19	Genevieve Chase	1	<p>I support the Takoma Junction re-development. This is smart, thoughtful development that will benefit TK PK and make more useful an under-used space in a very prime location of our community.</p> <p>Lets embrace this sensible development</p>
4/19	Richard Cowden	3	<p>I want to express my strong support for a mixed-use, transit-oriented development project at Takoma Junction. Implemented correctly, such an initiative will add substantially to the economic and cultural vitality of the community. If allowed to languish indefinitely, the site will continue to represent a drag on Takoma Park's long-range potential</p>
4/19	Kerry Danner	?	<p>As a long-time Takoma Park resident (since 1999) and as someone who lives at the junction, I implore you to say no the current plan. I am not against any development. I am against development that will harm our economically-mixed community and worsen traffic and parking which already poses significant pedestrian and motor vehicle risk.</p> <p><b>1. CARROLL &amp; LEE IS ALREADY DANGEROUS ** MOST URGENT**</b></p> <p>-Failure to consider compounding traffic and parking issues because these studies are done separately!!</p> <p>-There is already significant risk at this corner due to:</p> <p>-----People illegally parking at corner on Lee Avenue to run in to do "quick business," which blocks line of sight</p> <p>-----Heritage Construction Company regularly parking their large pick-up trucks on the sidewalk outside their storage shed/studio on Carroll Ave, worsening in the morning and at night when up to 4-5 large pickup trucks of men are dropped off or picked up. These activites also block sight lines</p> <p>-People cutting through Carroll to avoid East-West highway</p> <p>-Vehicles blocking sidewalk due to low visibility, and thus blocking visibility for other vehicles and pedestrians</p> <p>-High volume of school children walk through or on Carroll/Lee/Grant.</p> <p><b>2. HOLD NDC TO ITS PROMISE OF SIGNIFICANT PUBLIC SPACE</b></p> <p>The current plan offers no significant public space as promised. Rooftop space is not public space.</p> <p><b>3.COMMIT TO MIXED-INCOME BUSINESSES!</b></p> <p>We are marginalizing lower and middle-income families in Takoma Park. I am absolutely against high-rent business and high-rent apartments coming into the neighborhood, particularly with governmental support.</p> <p><b>4. SAY NO TO OFF-LOADING TRUCKS ON EAST-WEST</b></p> <p>NDC's plan fails to provide space for CO-OP to unload trucks without disrupting traffic. Having large trucks in the road is a pedestrian and vehicle safety risk.</p> <p>We need development that protects the most vulnerable first--kids, pedestrians, and low-income people. Please do right by your community.</p> <p>Sincerely your neighbor, Kerry Danner</p>

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4/19	Eric Gordon	2	<p>I am a Ward 2 resident-</p> <ol style="list-style-type: none"> <li>1. Start over – this site plan has a number of failings, and it does not meet the criteria the Council itself set last October.</li> <li>2. Protect the Co-op – why jeopardize the town’s only community-owned grocery, third largest employer and provider of healthy food? It’s one of the top three reasons my family and I moved to Takoma Park.</li> <li>3. Don’t cause more gridlock and new safety threats in the heart of Takoma, exacerbated by traffic to a new school on Elm Avenue.</li> <li>4. Don’t act before the State Highway Administration has completed its review of the yet-to-be-released traffic study with sufficient time for public perusal.</li> <li>5. Don’t drive out existing small businesses with gentrification of the Junction</li> </ol>
4/19	James Graham II	3	<p>I strongly support moving ahead with this plan.</p>
4/19	Debbie Grossman	6	<p>I support development at the Junction, BUT NOT THE CURRENT PLAN.</p> <ol style="list-style-type: none"> <li>1. Start over – this site plan has a number of failings, and it does not meet the criteria the Council itself set last October.</li> <li>2. Protect the Co-op – why jeopardize the town’s only community-owned grocery, third largest employer and provider of healthy food? It’s one of the top three reasons my family and I moved to Takoma Park.</li> <li>3. Don’t cause more gridlock and new safety threats in the heart of Takoma, exacerbated by traffic to a new school on Elm Avenue.</li> <li>4. Don’t act before the State Highway Administration has completed its review of the yet-to-be-released traffic study with sufficient time for public perusal.</li> <li>5. Don’t drive out existing small businesses with gentrification of the Junction</li> </ol>
4/19	Julie Hassett	3	<p>I support the junction</p>
4/19	Jeffrey Hopkins	3	<p>I live on walnut ave and support the proposed redevelopment of Takoma junction</p>
4/19	Tina Hudak	3	<p>Opposed to the Takoma Junction Development Plan based upon the following:</p> <ul style="list-style-type: none"> <li>- Threaten emergency response. Fire Chief Tom Musgrove testified that it could compromise how quickly fire trucks and rescue vehicles can exit the Firehouse and move through the Junction.</li> <li>- Drive the Co-op out of its current location.</li> <li>- Worsen pedestrian, biker, bus rider and automobile safety.</li> <li>- Favor ubiquitous franchise chains over local businesses.</li> <li>- Offer “public space” so tiny, it’s an insult.</li> <li>- Promote gentrification, raising rents for existing businesses.</li> <li>- Make a mockery of the City Council by failing to properly address 10 of the 11 guidelines in its October 25, 2017 resolution.</li> </ul> <p>Thank you, Tina Hudak</p>

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4/19	Thomas Kaufman	?	<p>I'm dismayed at the NDC's plans, and worried that the Food Coop will be forced out. Over 20 years ago a plucky group of Takoma residents took up the fight against CVS building a 9000 square foot 24-hour store on the site where the Coop now rests. One of the things we did was take a survey in the Takoma Voice, which showed the overwhelming majority wanted a grocery store on that site. We are fortunate to have the Silver Spring Coop move here, it's the only neighborhood grocery we have, and one that reflects who we are as a community. Please don't take that away!</p> <p>We should start over with a new plan that embraces the Coop instead of driving it out. Also, the Junction can be dangerous for pedestrians, and with a new school on Elm there's going to be more traffic and youngsters in the intersection.</p> <p>It's also important to let the SHA complete its traffic study. We need a chance to respond to what the SHA finds out. This makes sense, rather than going ahead with the current plan.</p> <p>The worst case scenario is that Takoma Park becomes another Bethesda, that we lose our character as a community. The Coop is a community store, it hires people, sells healthy food, and has great hours. You will not be able to replace that.</p> <p>with many thanks for the hard work you do, Tom Kaufman</p>
4/19	Marika Partridge & Larry Ravitz	?	<p>We suggest starting over with the Junction plan. We have lived walking distance from the Coop for over 30 years - first on Lee, now on Tulip. There is grave disagreement in our community over what appears to be a debacle of a development plan. Stop. Look. Listen. Do not act or spend money until you have done that. It is not evident that the City is committed to protecting the TPSS Coop. For us, the Coop a vital part of the community. The Coop is bar none the best healthy/organic grocery store in the area. Do not risk the Coop. Do not OVER-develop or corporatize our cherished Takoma Park.</p> <p>Thank you for listening. Marika Partridge &amp; Larry Ravitz</p>
4/19	Karen Mark	1	<p>I am writing to oppose the current plan for the Takoma Junction redevelopment. I have been a resident of Takoma Park for over 30 years, living on Trescott and now on Cedar Ave. I am upset by this plan which will clearly have a negative impact on the community I love deeply and have called home for so many years. The Co-op is the grocery store that I shop at every week for my family. It is one of the many reasons that I love living in Takoma Park.</p> <p>To drive out a grocery store that has served the community well for so many years is exactly the WRONG message to send to our close community. The citizens of this community clearly have come together to oppose this development and I am shocked that our concerns are neither heard nor respected.</p> <p>Please:</p> <ol style="list-style-type: none"> <li>1. Start over – this site plan has a number of failings, and it does not meet the criteria the Council itself set last October.</li> <li>2. Protect the Co-op – why jeopardize the town’s only community-owned grocery, third largest employer and provider of healthy food? It's one of the top three reasons my family and I moved to Takoma Park.</li> <li>3. Don’t cause more gridlock and new safety threats in the heart of Takoma, exacerbated by traffic to a new school on Elm Avenue.</li> <li>4. Don’t act before the State Highway Administration has completed its review of the yet-to-be-released traffic study with sufficient time for public perusal.</li> <li>5. Don’t drive out existing small businesses with gentrification of the Junction</li> </ol> <p>I expect a response to this expression of my concerns.</p> <p>Thank you. Karen Mark</p>

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4/19	Katherine Maynard	?	I support the re-development of Takoma Junction! Katherine Maynard
4/19	Bruce Miller	?	Due to concerns about several items the DC doesn't need more of (traffic congestion, gentrification, genericism), as well threats to existing local businesses in the junction, which I suppose on almost daily basis, and because I'm a bicycle rider who lives in the neighborhood, I request that you stop any plans that would cause one or more of the above things to occur. The vast majority of the neighborhood is opposed and the mayor needs to understand that. Furthermore, the State Highway Administration needs to complete its study of likely effects this development would have. The junction only benefits if increased pedestrian traffic is encouraged, if rents are favorable to smaller businesses, if traffic is, at the very least, not made sillier than it already is, and if the neighborhood is able to increase its uniqueness. Oh, and I personally have a HUGE problem with any threats to Co-op's ability to keep its doors open at its current location, as I'm a member and shop there constantly. In short, this plan is awful. Stop it. Start over. Listen to the neighborhood.
4/19	Nancy Graham	3	I strongly support the development next to the Co-op. I love living in Takoma Park and it keeps getting better and better. This seems like a very positive addition to the community. That space will get developed some day and I'd like to be here to enjoy it.
4/19	Nicholas Olson	3	Living within walking distance, on Allegheny Avenue, I assumed that this project was moving forward when I saw various news items about it over the past few years. To not proceed with the development would be a waste of space, in the truest sense of the phrase. The development is appropriate for the space, and (as somebody that lives nearby), the traffic and parking plans seem realistic.
4/19	Richard Pilkinton	?	Please do anything in your power to stop this mess
4/19	Sarah Rose	3	I support the Takoma Junction redevelopment project

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4/19	Esther Siegel	5	<p>I am writing to implore you to recognize the NDC development plan just doesn't (or no longer) meets the social, safety, financial and practical needs of our city. There is nothing wrong with acknowledging a direction turns out not to be the right fit and be courageous to change direction.</p> <p>I see this as a "Comey" moment, one where there is an opportunity to NOT do something that could forever change something very very important and have a negative, irreversible affect, but pride and thinking one needs to save face prevents one from seeing that the decision is so wrong. What Comey did 11 days before the election has forever damaged our country. What you are about to do will forever damage our beloved city.</p> <p>I try to believe that you trust that the development will be good for us, but so many factors point to the opposite. Fire Chief Tom Musgrove testified that it could compromise how quickly fire trucks and rescue vehicles can exit the Firehouse and move through the Junction. Does that not resonate with you?</p> <p>You keep saying how the council is determined to protect the Co-op, yet, you just don't want to believe that the delivery system required by the co-op is not being met and will drive the co-op out of its current location. Is that what you really want? Is that what you want to see happen on your watch?</p> <p>Some of you live around or near the Junction. It is hard for me to believe that this development plan won't worsen pedestrian, biker, bus rider and automobile safety. You'd have to be blind not to recognize this. For heaven's sake, you're not even waiting for the State Highway Administration to complete its review of the yet-to-be-released traffic study with sufficient time for public review and questioning.</p> <p>We pride ourselves on supporting our local businesses but there is no doubt that the ultimate cost of this development will end up requiring much higher rental costs thus preventing local businesses from locating there and probably bringing in corporate franchises who are the only ones that could afford the higher rents. Is that what we want? Look at Silver Spring! Yuk. Takoma Park is unique, please please keep it that way. Don't be naive, a development cost is always higher than projected, and this developer is no different from any other traditional developer - they won't care about cost overruns because they will recoup them by soaking our city. Unless this becomes a socially responsible development, we will become just like any other city. We must keep Takoma Park unique in its social conscience.</p> <p>The gratuitous planned public space defies the very clear desire of our community. And you show that you just don't want to listen to your constituents.</p> <p>And, you will be the City Council that did not properly address 10 of the 11 guidelines in its October 25, 2017 resolution, and being responsible for the drastic and sharp change in direction of our city and its principles. This will be a truly "Comey" moment. No pretty facade will cover up what you have done.</p> <p>So, please, please, listen to your constituents, and don't do something that cannot be reversed. The co-op is one of the many reasons that makes Takoma Park so special. People come from all over to shop at the co-op. That draws them to our other unique businesses. TP needs creative development, thoughtful development, inclusive development, environmentally conscious development, socially responsible development, not this traditional plan that ultimately will only benefit the developer, who leaves behind what we have to live with.</p> <p>Let's start over. Remember, ours is a representative democracy, the city council is not an independent body from its constituents.</p> <p>Esther Siegel</p>
4/19	Rebecca Smith	3	<p>I support the Takoma Junction! Thanks</p>

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4/19	Dan Walker	3	<p>I support the Takoma Junction redevelopment. To me, the choice is between the status quo and the proposed development -- there is no other choice available. And given the co-op's opposition to anything that might hassle it, it is hard to believe that it would support any development, whether a public project (like a park, art center, etc.) or a private project (like the proposed redevelopment). Given how empty the parking lot tends to be, it is a wasted opportunity. I am a member of the co-op, and it gets plenty of support from the whole town, but I do not think it should stand in the way of development of a largely unused piece of land in the center of town.</p> <p>Thanks, Dan</p>
4/19	Gary Weinstein	?	<p>Kacy: If there's anything you can do to make sure input of long-time Junction crossing guards are considered, as part of the evaluation of safety/pedestrian issues at Junction, that would be great.</p> <p>I was dismayed to hear from guards that no one had asked for their input, as part of the Junction traffic studies. They have long-time first-hand real-life experience with those issues that would be valuable to consider, I strongly believe.</p> <p>Thanks for considering this thought.</p> <p>Gary Weinstein</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