

**PUBLIC COMMENT ON TAKOMA JUNCTION**

| 2018<br>DATE | NAME                | WARD* | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| 5/20         | Cyndi Wells         | 3     | Wells Comment ( <i>Attachment</i> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 5/20         | Multiple Names      |       | <i>(Link to online petition)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5/21         | Jacqueline<br>Moore | 2     | <p>Dear all—</p> <p>I think that more time needs to be spent on generating real alternatives to the current Neighborhood Development Corporation’s plan for Takoma Junction before even considering a move towards a draft resolution. NDC and the TPSS need to go through and complete the mediation process. Traffic studies need to be finalized and then carefully studied by all of you.</p> <p>I would also highly recommend engaging with a development professional who is independent from NDC. I took a drive yesterday down Route 1 between the 495 Beltway and where US Route 1 intersects with College Park. Contrary to what the UMD professor said during the May 16th Council meeting, I did not find any place that spoke to me and looked inviting enough for me to hop out of my car and explore. College Park is a cluttered mix of weird little strips of shops and housing. The architecture is not eclectic enough to be interesting or inviting, nor does it mix with the classical architecture of most of the main UMD buildings. The stretches of little commercial and mixed use strips are either tacky and seedy, or just plain boring. This can’t really be the vision you have for Takoma Junction, can it? I would also love to see some true to scale renderings of NDC’s plans for the Junction, including drawings from the Sycamore and Columbia Avenue vantage points, especially the southern end of Sycamore. NDC still doesn’t even have an anchor tenant yet. How can you be sure that NDC’s plan and potential tenant will reflect the true spirit of Takoma Park? Where, in the current NDC plan, is a public space that will be inviting enough, big enough, and safe enough to attract all citizens in Takoma Park? Saying that the area will still be inviting for low income people because they can come and window shop is demeaning. That’s not the spirit of the Takoma Park I know and love. The traffic is still backing up along Carroll Ave on weekday mornings. If the signals are going to be adjusted, the SHA needs to make sure this work gets done before the school year ends on June 15th. Pedestrians, bicyclists, and drivers all need to be able to safely and efficiently move through the Junction intersection at all times of the year, but this is especially important while school is in session. I know that other options for Takoma Junction (ex. the plan set forth by Byrne Kelly). I know you can do better than the current NDC plan.</p> <p>Remember to ask yourselves, “What would Sammie do?”.</p> <p>Thank you,<br/>Jacqueline Moore</p> |

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| 5/21         | Terese Bouey | ?     | <p>Hello, Peter. I know you have heard from many other neighbors by now on their desires/concerns around the Junction development. I, too, have several thoughts/questions about it. I am not against developing something there that would be in keeping with the scale of the current surrounding business strip, makes it as easy/easier for the COOP to survive and adds significantly to the tax base (which could ease our personal property tax burden and impending increase?). Although as someone who lives just four houses down from the Junction/Carroll Ave, my biggest concern about the development has to do with the impact it may have on an already horrendous traffic situation on Philadelphia Avenue (and I'm sure on Ethan Allen as well). When I moved here over 20 years ago, county planning studies indicated that over 30,000 cars (overwhelmingly commuter traffic) passed by my house each day. The westbound traffic in the morning rush hour backed up about four cars worth from the light at Maple Ave. Now, that same rush hour traffic backs up the hill all the way in front on my house and well into the Junction. My neighbors on Philadelphia and I have to count on the good graces of maybe every 5th or 10th driver to let us out of our driveways. That scenario repeats itself at evening rush hour in the other direction that begins closer to 3:30pm in the afternoon until recently. However, it was after the county/SHA work on the junction traffic signals on the same day as the Takoma Junction Development "pop up" a few weeks ago, that my neighbors and I noticed a marked increased in traffic back up in both directions in the morning at throughout the entire day. Now, trucks idle and shake our houses, music is blaring from open car windows and car horns are being blown by impatient drivers waiting for what seems at least twice as long for the light to change. Fewer cars get through the intersection at each light change now, slowing down the traffic flow to a dead stop right in front of our houses and making it even more difficult to get out of our driveways at all times of the day. I have contacted the SHA to talk with them about the traffic signal timing to see if they will do anything about the problem their work exacerbated for us a few weeks ago when they connected the Junction with the county traffic signal system. But, it made me realize how unbelievably unbearable it will be once whatever Takoma Junction development is built. The development will no doubt further exacerbate the traffic problem on 410 with the increased number of cars going in and out of an underground parking garage, the trucks pulling into whatever short "lay by" and the constantly activated pedestrian walk lights that will be even more necessary. (And the longer fire and rescue trucks blowing their horns while they are stuck in traffic.) I looked at the synopses of the two development traffic studies that had been circulated and realized that neither had included any study of the traffic problems the development would create on Philadelphia/Ethan Allen or on the side streets that feed into those streets. I know we are not as many in number as those who live on the side streets in Takoma Park, but there should be a real consideration of the impact on our quality of life as fellow residents and have that likely impact addressed in the plan. Any kind/scale of development for development sake alone doesn't make sense to many in Takoma Park right now. Development that makes some of us worse off makes even less sense - whether I lived on a busy street or not. If you would like to come by any time to see and feel what it's like to live on one of the Takoma Park streets that will be heavily impacted by a development that fails to address the problematic traffic issues it will likely create on the surrounding neighborhood, please let me know. I live at 14 Philadelphia and would be glad to sit anytime with you on my front porch to talk more about my concerns. Thank you.</p> <p>Terese Bouey</p> |

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| 5/21         | David Greenberg | 2     | <p>Hope you are staying dry after this extremely wet week! I just wanted to thank you for all of your hard work on the Junction Development and efforts to bring the community together to move this project along. It is truly a thankless task. From my perspective, as a lawyer, mediation is the right step to try to bring the City, NDC, and the Co-op to common ground (although the Co-op should have pitched in their share of the bill - that's how it normally works in mediation). I hope all of the parties arrive to negotiate in good faith and try to find some solutions within the existing framework, i.e. a commercial development somewhat along the lines of the NDC proposal, so the project can move forward. Of course, that means some type of workable solution for the Coop to get deliveries and get their trash out (even if it is not quite as convenient for the grocery store as it is now). These should be solvable problems.</p> <p>I am concerned about the rhetoric being thrown around by opponents of this project. Some of them are using every loaded term imaginable to strike discord, fear, and anger in an attempt to shut down the project. I am also concerned that the Co-op's real motivation is to publicly endorse mediation, but privately work through CVTJ to scuttle the whole thing so the Co-op continues to have unfettered access to the City's parking lot (as far as I can tell, the Co-op's true motivation). The cynical side of me suspects the Co-op would also object to any plan by the City to turn the parking lot into a new park, if they lost their precious loading dock and basically free parking for shoppers. And I say this as a Co-op member! Although supporters of the process moving forward are not necessarily as vocal as the opposition (and cannot show up as cheerleaders to every council meeting), please know you have many people vocally and quietly supporting the council's efforts to complete an open, deliberative process many years in the making. Keep up the good work. And have a wonderful weekend.</p> <p>Best,<br/>David Greenberg</p> |
| 5/21         | Jessica Landman | 1     | <p>Like many in the community I was very pleased to hear that the Co-Op and NDC are prepared to enter into mediation overseen by a neutral professional, with the City represented as an observer or participant (still TBD).</p> <p>The Council and City staff must allow for this possibility to become a reality by stepping back from drafting or voting on any Resolution regarding the site plan which would constrain the ability of the Co-op and NDC to resolve their outstanding differences through design modifications. If that process does not await completion of the negotiations, it will make an evenhanded back and forth impossible.</p> <p>The mediator should be given the many documents that lay out the City's conditions for the site that have already been crafted to serve as guidance for the process. Then the mediation process should be allowed to move forward without the Council placing its thumb on the scales for either party.</p> <p>Please do not negate the positive possibilities of a negotiated agreement by weighing in with a Resolution -- that includes a draft resolution -- which would constrain or bias the discussions,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| 5/21      | Gail Robinson              | 2     | <p>Dear Councilmember Dyballa and Mayor Stewart,</p> <p>I'm writing as a 27-year resident of Ward 2 and 27-year member of the Takoma Park-Silver Spring Co-op. I join many other city residents in asking that you keep the Co-op's future in mind as you make a final decision on the development of Takoma Junction.</p> <p>I walk or drive through the Junction multiple times each week. As a pedestrian, I am particularly concerned about the increased traffic that the proposed development will bring and the safety for those crossing Carroll Avenue. As a shopper, I am not happy about the loss of the parking lot for ease of access to the Coop and other Junction businesses, and how the proposed lay-by will undoubtedly cause traffic and safety issues. Lack of easy access for truck deliveries would hurt the Co-op, which in turn hurts those of us who rely on the Co-op as our primary and most convenient food source. As a Takoma Park citizen, I'm opposed to the existing development plan, and hope that you and the rest of the Council will listen to the residents who will be most affected. We don't need a multi-story building at the Junction, and we don't need the increased traffic. Please work on an amenable consensus solution with the Coop to keep this vital business where it belongs.</p> <p>Thank you,<br/>Gail Robinson</p> |
| 5/22      | Joan samworth              | 2     | <p>Don't allow big developers to push their vision through. Many thoughtful plans have been presented to the council by creative residents which would include a smaller development and allow the Co-op to continue to serve the community. We do not need to fill every empty space with concrete. There are many "For Lease" signs in the existing buildings at the corner of Carroll and Willow.</p> <p>The history of Takoma Park has been to support the small business owner. The population of Takoma Park has been a welcoming mix of races and income levels. The Junction is finally housing small businesses on Carroll which have been vacant for years.</p> <p>This kind of development is a repeat that has happened throughout the Washington, DC area. Small, attractive, interesting, workable, livable communities are sought out and bought out by big developers and destroy the soul of a place. Please don't let this happen.</p>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5/22      | Allison & Seydou Belemvire | 2     | <p>I wanted to let you know that we read the letter shared recently by former mayor Bruce and former Ward 2 representative Tim Male, and really appreciate their perspective. We both continue to strongly support the City of Takoma Park moving forward with the development with NDC, and would really encourage you to support the advancement of this development. We are disappointed with the Coop's obstructionist stance, and it seems that they, a for profit business, is holding our City hostage. Again, this has drawn out for many years, and we hope that we can move forward with this development plan, particularly since a parking lot has minimal revenue for the City, and we are interested in a more vibrant destination of new, local businesses. We are unable to make the public meetings due to work travel and our kids bedtimes, but hope our voices are heard.</p> <p>Best,<br/>Allison &amp; Seydou Belemvire</p>                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| 5/23      | Dan Robinson | ?     | <p>In the 80's I helped Tom Kaufman and others circulate a petition to keep the owner of Takoma Junction at the time - Mr. Antonelli - from putting up a People's Drugstore there. Around two thousand people signed. Beyond the negative message of restricting development, we also had a positive message - that the City ought to purchase that lot. That petition was persuasive to the City Council, and the City bought the lot. If those of us who signed the petition could have looked forward 30 years, I believe we would have seen a similar choice - max out development or adopt a lighter weight, less expensive, preservative approach. As a resident Takoma Park resident living on Grant Avenue, President of the S.S. Carroll Neighborhood Association, and later a member of the Takoma Park City Council and board member of the Co-op, I worked on sequential visions for the lot. The choice now is clear to me. The current proposal is wrong, and something that values the Co-op and public use while adding some retail or office is a path more in line with what Takoma Park wanted then, and needs now.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5/23      | Anand Parikh | ?     | <p>Thank you, Kate, Peter, and Suzanne, for entertaining my and everyone else's comments on the Junction development process/plan. Just to reiterate, I'd urge you to push for as much public, green space in NDC's plans as possible, with even contingency plans for going forward with development without NDC. I was reminded of the Junction by two things recently:</p> <p>1) The magnets on my car that state to keep our town clean, green, and groovy. I'd have a strong preference for trees to be replanted on much of the parking lot; I value the greenery and urban canopy Takoma has and feel that this would support that City goal and associated benefits. And, creating a business environment where stores like Kinetic Artistry, the two barber shops, Takoma Framers may not have a place in urban renewal but are absolutely what give our community the sense of a groovy, sometimes counter-sensical, place. Ensuring parking for those types of businesses across the street, as subsidized parking, would be my preference.</p> <p>2) Veterans Plaza in Silver Spring. You've both been around longer than my 15 years in Takoma. But I remember when Veterans Plaza was a parking garage. Then it was that plastic turf field where they showed movies outdoors - which people really battled to keep. I am so glad that the County (?) decided to use much of that space as a public, community open space. Built the Civic Center adjacent to it, where I've been numerous times for fundraisers, bar mitzvahs, and to vote. I think there's even privately rented commercial space in the Civic Center (to Round House?). With access to surface parking for Junction businesses, having the Civic Center/Veterans Plaza combination would be my preference also.</p> <p>Anand on Park</p> |
| 5/23      | Bryne Kelly  | ?     | <p>Kelly Comment (<i>Attachment</i>)</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