



Neighborhood
Development
Company



TAKOMA JUNCTION | PUBLIC MEETING

streetsense.
FEBRUARY 23, 2017

AGENDA

1. WELCOME AND INTRODUCTIONS
2. TAKOMA JUNCTION SITE AND PLANNING AREA
3. OPPORTUNITIES & CONSTRAINTS
4. INTERACTIVE EXERCISE - AT THE BOARDS
FORM AND CHARACTER
RETAIL AND MARKET
PUBLIC REALM
ACCESS AND MOBILITY
5. REGROUP
6. NEXT STEPS



AGENDA

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ABOUT STREETSENSE

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COLLECTIVE INTELLIGENCE is our claim to fame.

no experience is one-dimensional, so neither is our team.
we combine the perspectives of a diverse team of specialists to
examine each challenge through a variety of lenses and fully
understand the opportunity—no blinders, no pre-conceptions.



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PROCESS

we have organized our collective around a process that deliberately maximizes collaboration and leverages our diverse perspectives to achieve results that can't be reached any other way.



IMMERSE

We take the blinders off, challenge the assumptions, and look outside the box to fully understand the opportunity.



ALIGN

Before we go to the drawing board, we set a clear directive to ensure that everyone works in concert and that the end result achieves your goals.



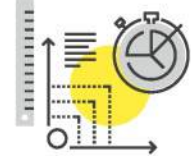
CREATE

Firmly aligned on a creative and strategic direction, we collaboratively brainstorm ideas and refine them to develop cohesive solutions.



DELIVER

We produce results greater than the sum of their parts and deliver on the promise put forth in the directive.



MEASURE

We gauge our success against the specific goals we aligned around in the first place.



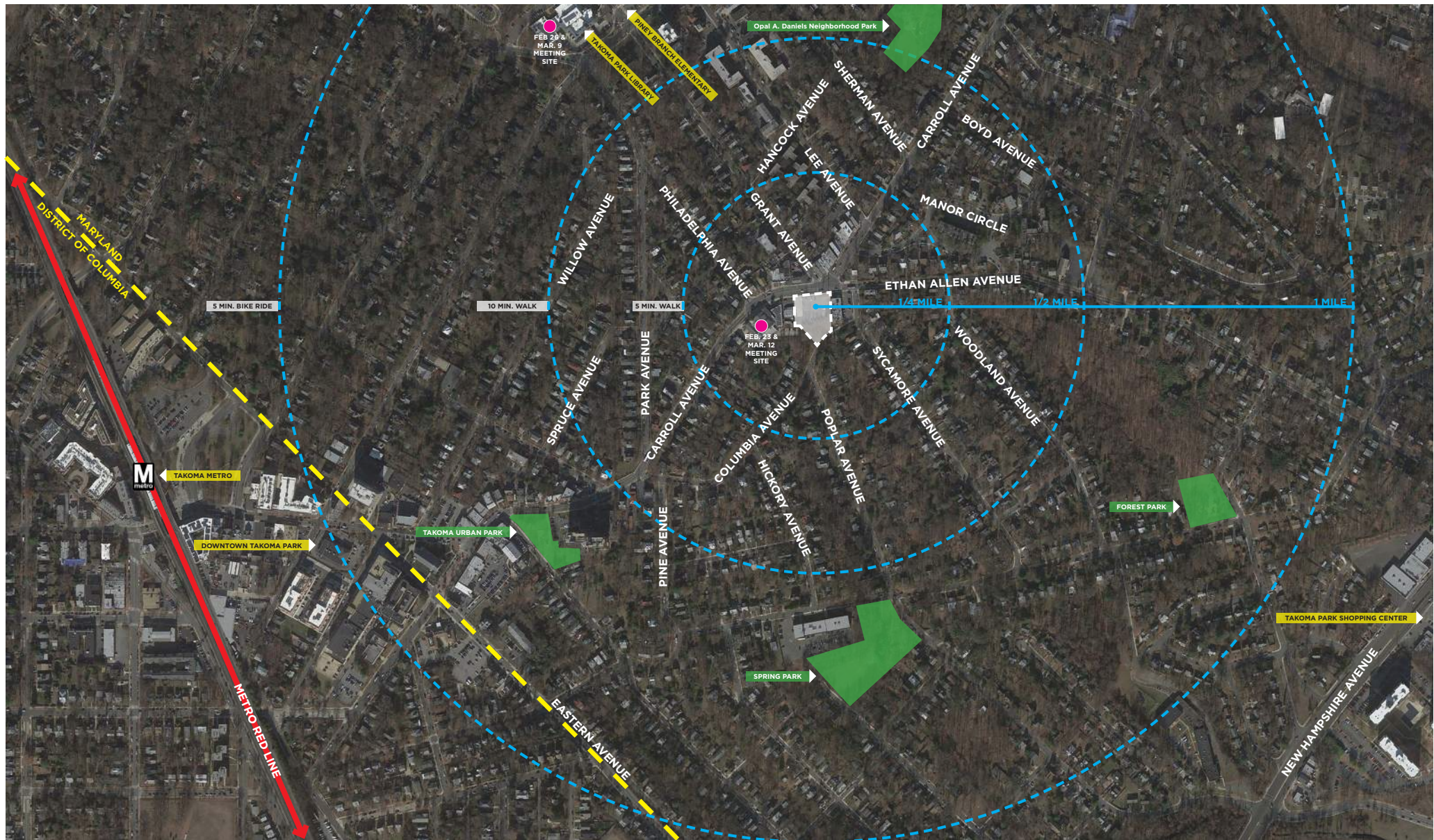
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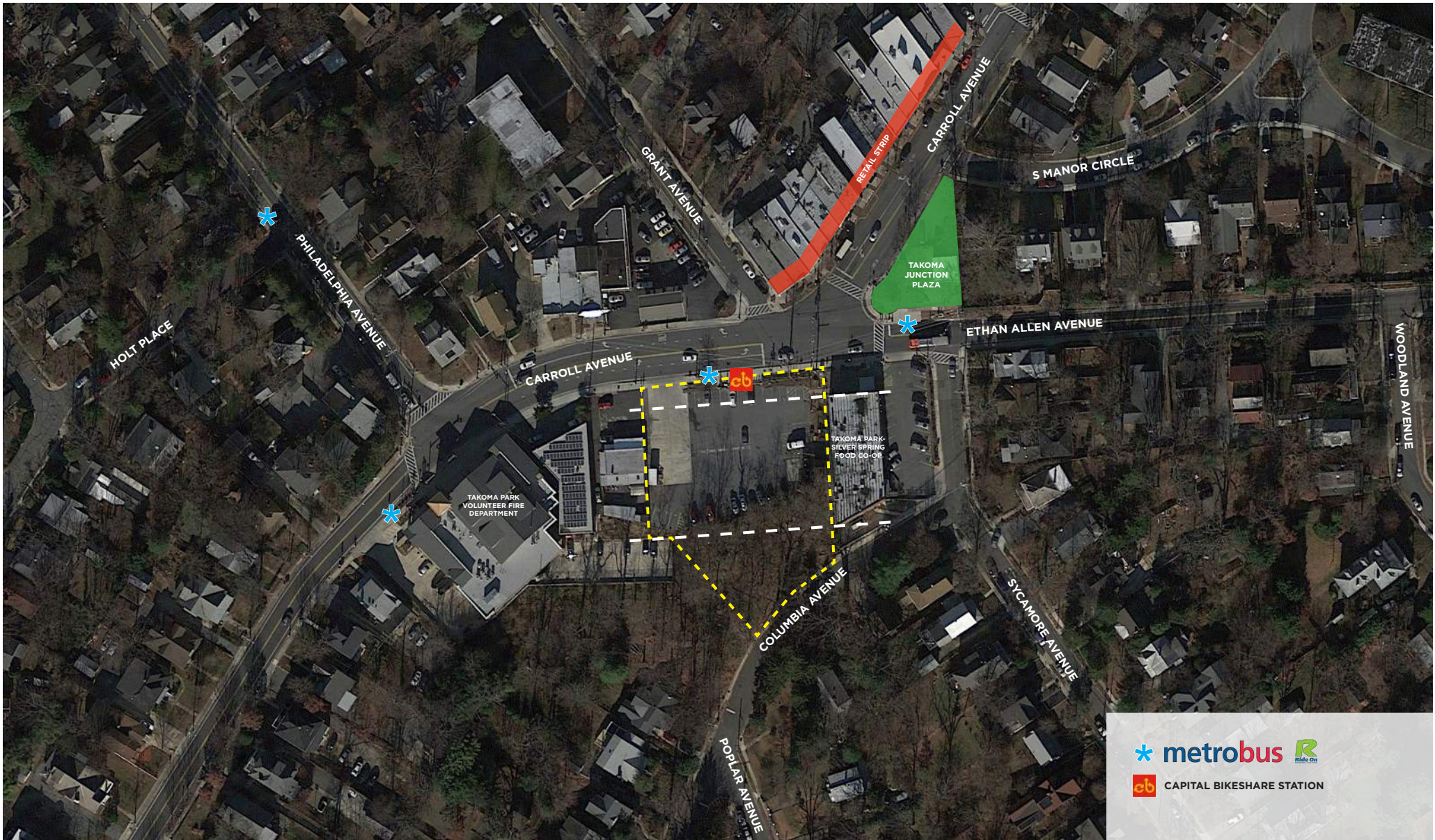
EXISTING CONTEXT

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EXISTING CONTEXT WITH SITE OUTLINE

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 **metrobus** 
 **CAPITAL BIKESHARE STATION**



OPPORTUNITIES & CONSTRAINTS

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TONIGHT'S PRIMARY TOPICS

FORM & CHARACTER

- PLACEMENT
- HEIGHT AND MASSING
- CHARACTER AND DISPOSITION
- MATERIALS
- TRANSPARENCY
- FRONTAGE TYPE

MARKET & RETAIL OPPORTUNITIES

- WHAT DOES THE MARKET TELL US ABOUT THE SITE?
- WHAT WOULD THRIVE HERE?
- WHAT WOULD BENEFIT THE COMMUNITY?
- WHAT TYPES OF RETAIL OPTIONS ARE THERE?
- WHAT SORT OF VIBE DO THEY PROVIDE
- WHAT SCALE OF TENANT SPACE?



TONIGHT'S PRIMARY TOPICS

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1



2



3



4



5



6



7



8



9



PRECEDENTS - FORM + CHARACTER

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CARROLL AVENUE - LOOKING EAST



CARROLL AVENUE - LOOKING SOUTH



ETHAN ALLEN AVENUE - LOOKING WEST



COLUMBIA AVENUE - LOOKING NORTH



STREETVIEWS

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ACROSS CARROLL AVENUE - LOOKING SOUTH



SITE - LOOKING NORTHEAST



SITE - LOOKING NORTHWEST



STREETVIEWS

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ONLINE SURVEY

<https://www.surveylegend.com/s/93u>

EMAIL

takomajunction@neighborhooddevelopment.com

MEETINGS

Thursday, Feb. 23, 7:00-9:00 p.m.

Fire Station Meeting Room
7201 Carroll Avenue

Sunday, Feb. 26, 3:30-5:30 p.m.

Azalea Room, Takoma Park Community Center
7500 Maple Avenue

Thursday, Mar. 9, 7:00-9:00 p.m.

Azalea Room, Takoma Park Community Center
7500 Maple Avenue

Sunday, Mar. 12, 3:00-5:00 p.m.

Fire Station Meeting Room
7201 Carroll Avenue

THANK YOU!

CONTACT INFORMATION

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