



Neighborhood  
Development  
Company



## TAKOMA JUNCTION | PUBLIC MEETING

streetsense.

MARCH 9, 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 STREETSSENSE

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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.



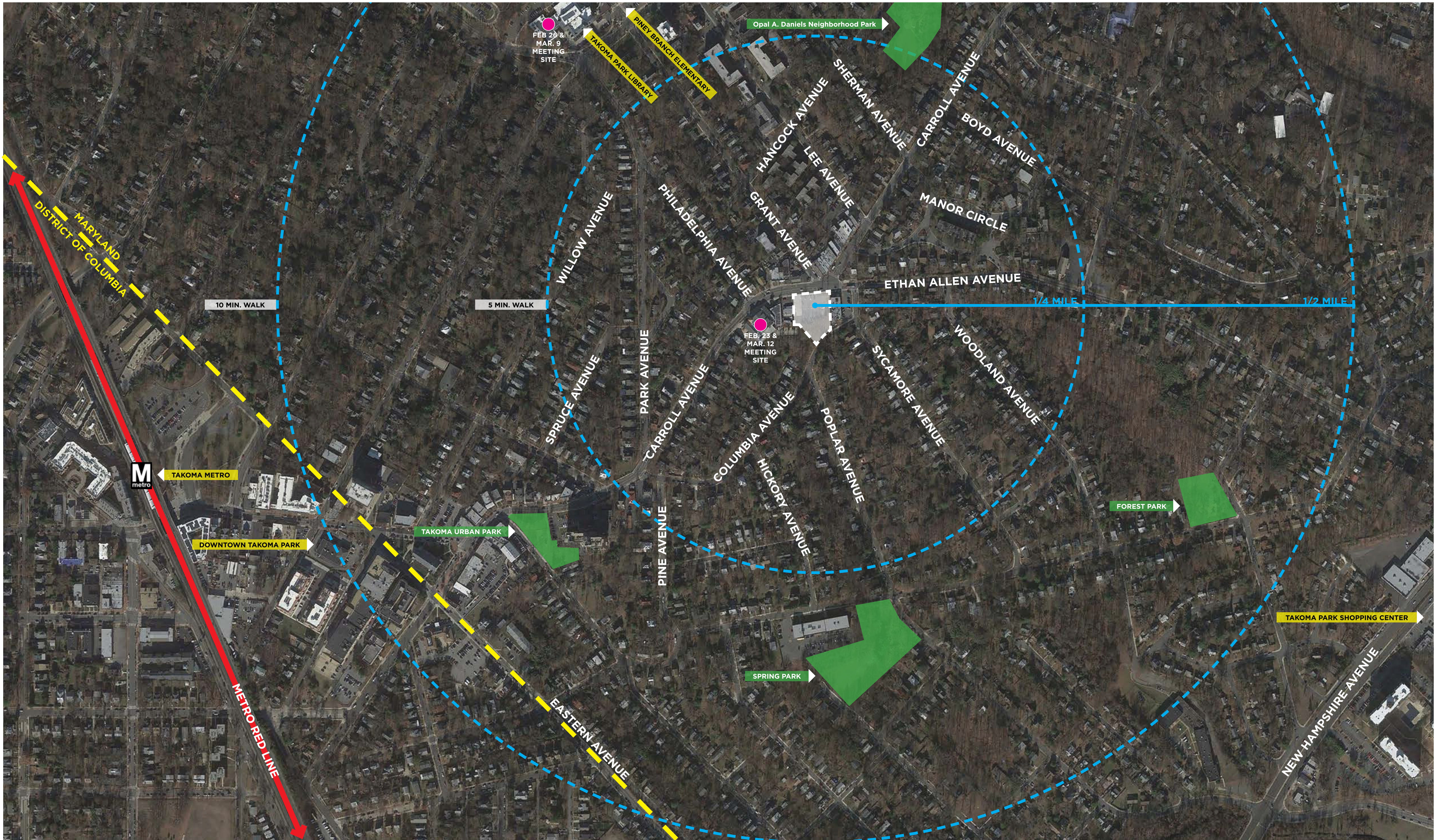
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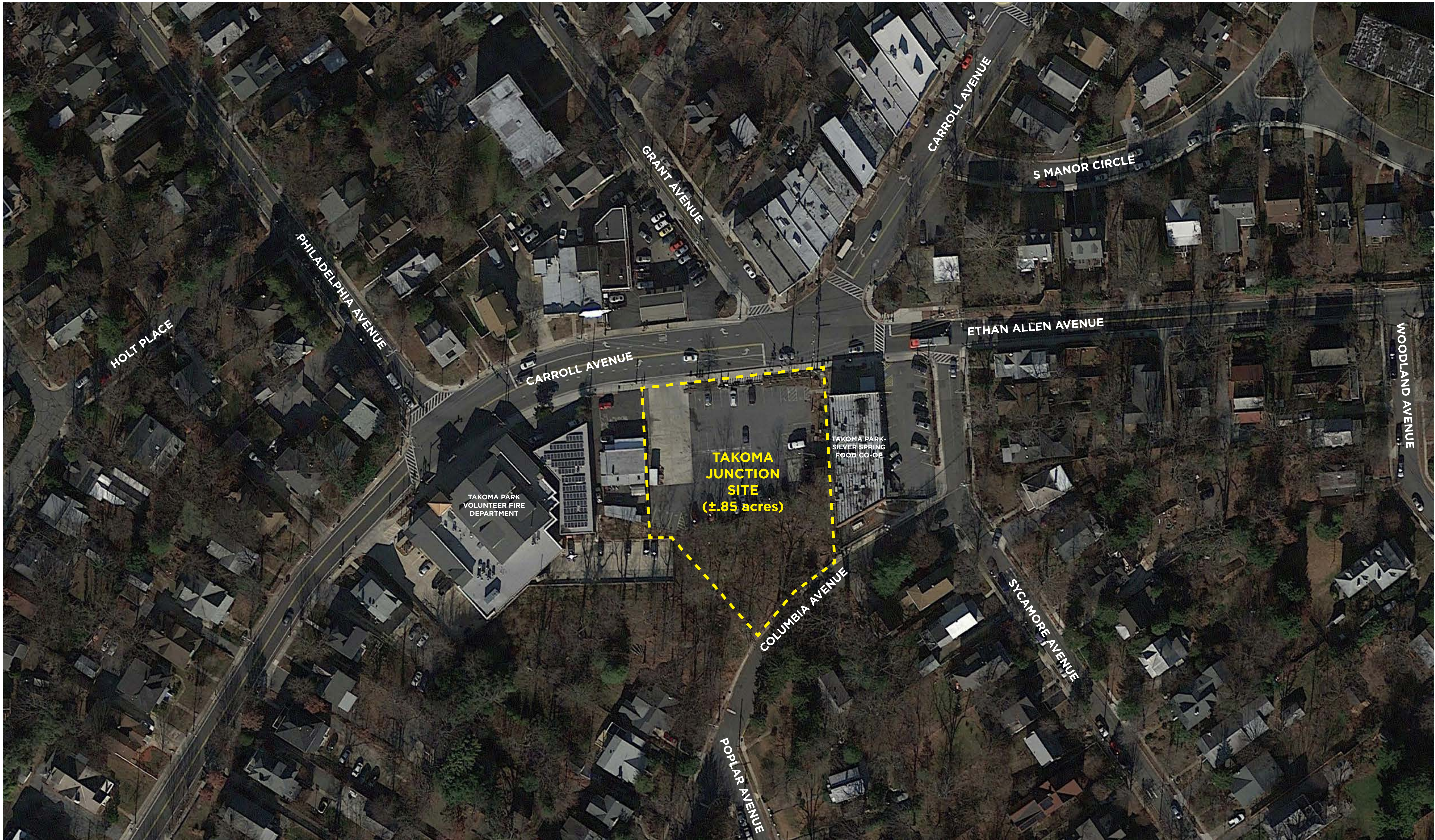
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EXISTING CONTEXT

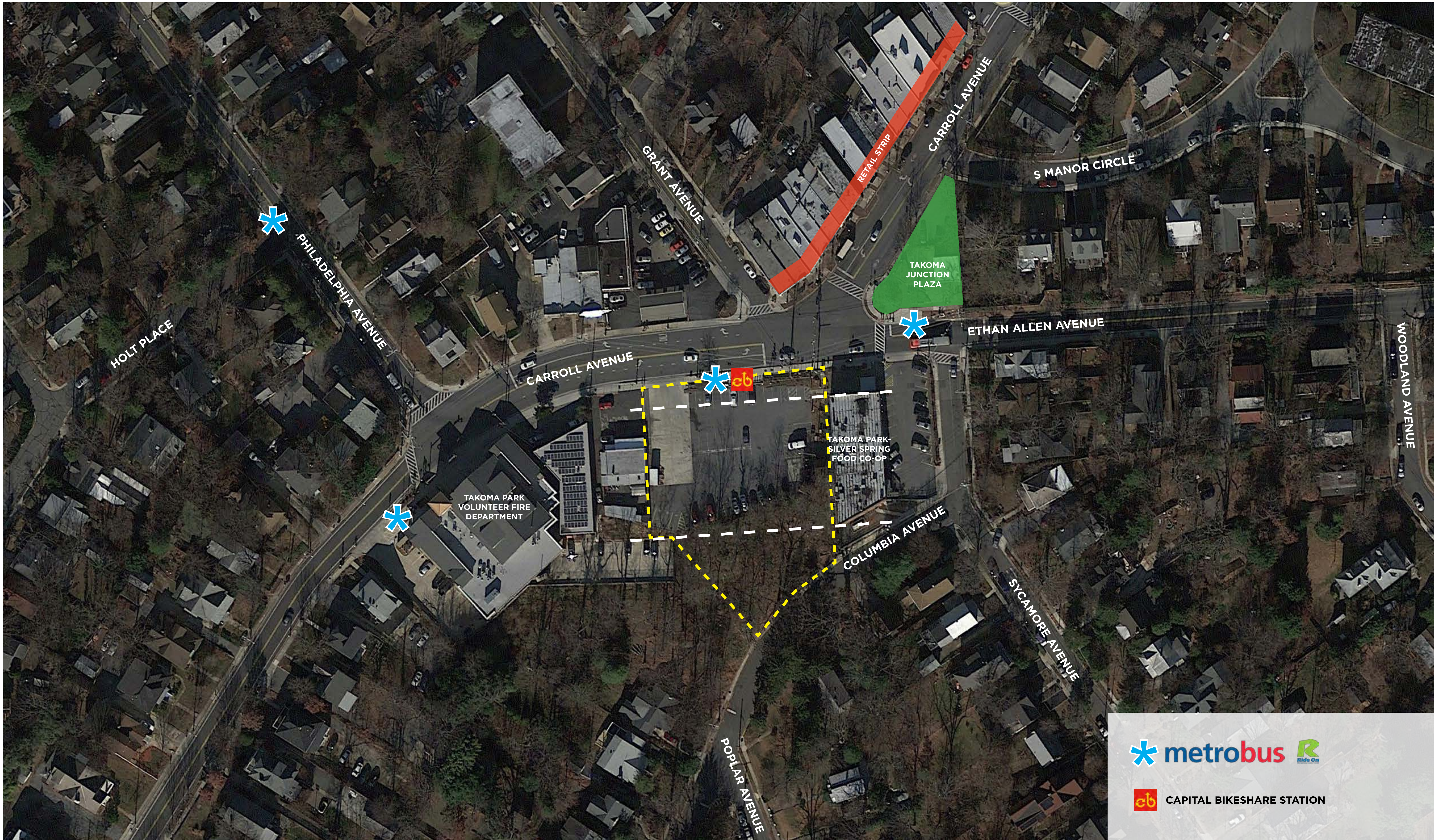
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EXISTING CONTEXT WITH SITE OUTLINE

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



**OPPORTUNITIES & CONSTRAINTS**

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**TONIGHT'S PRIMARY TOPICS**

**ACCESS & MOBILITY**

**PUBLIC REALM**



**TONIGHT'S PRIMARY TOPICS**

**TAKOMA JUNCTION | PUBLIC MEETING**

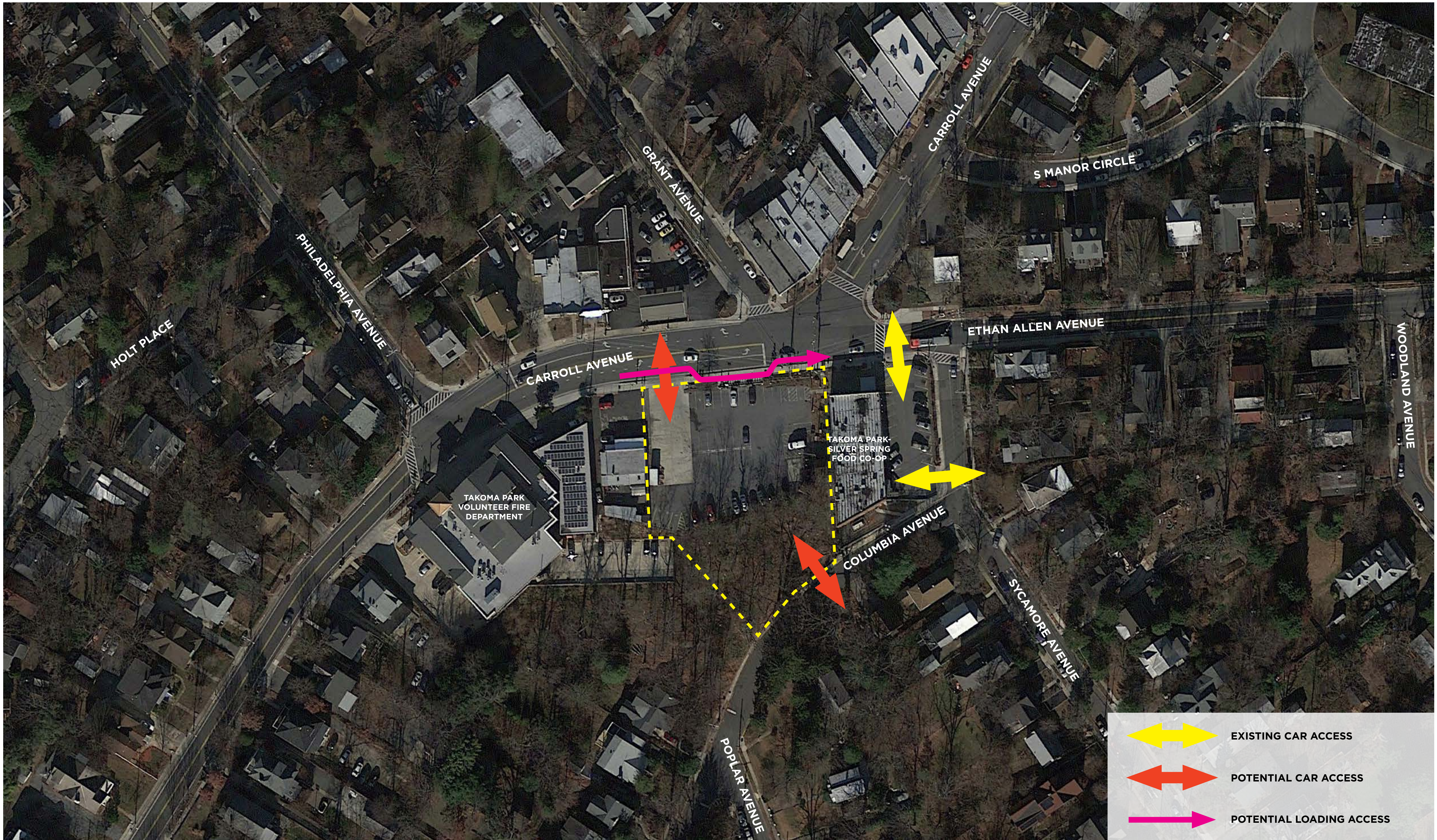
# OPPORTUNITIES & CONSTRAINTS

- SITE LOCATION
- PHYSICAL CONDITION
- USES
- COLLABORATION



TONIGHT'S PRIMARY TOPICS

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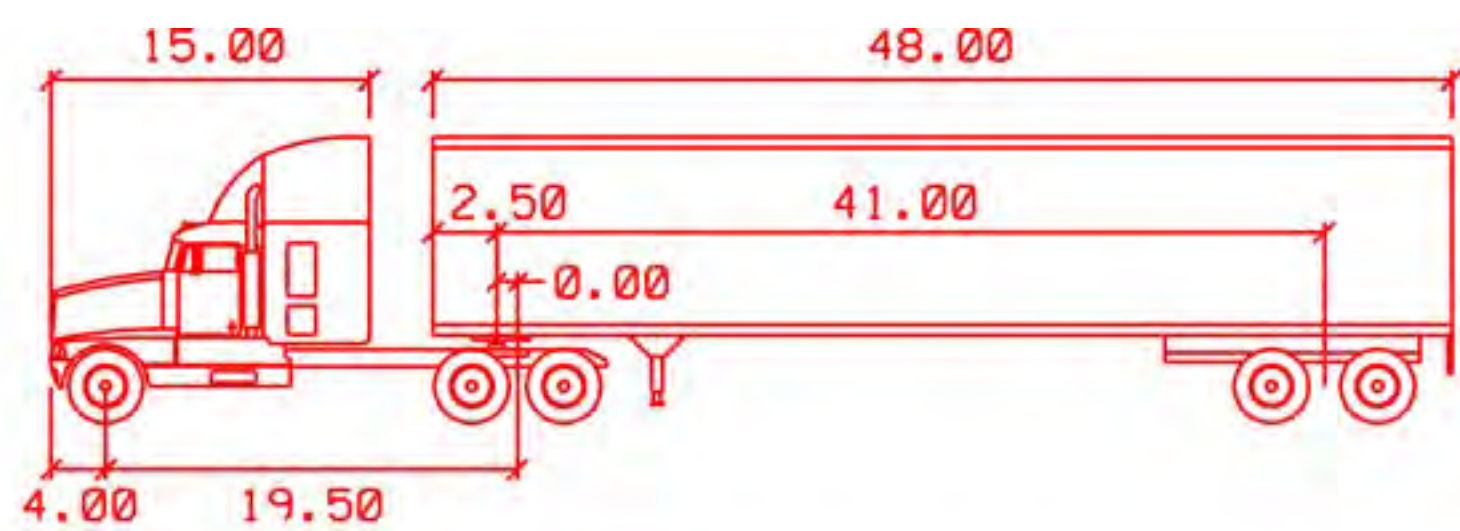


- EXISTING CAR ACCESS
- POTENTIAL CAR ACCESS
- POTENTIAL LOADING ACCESS

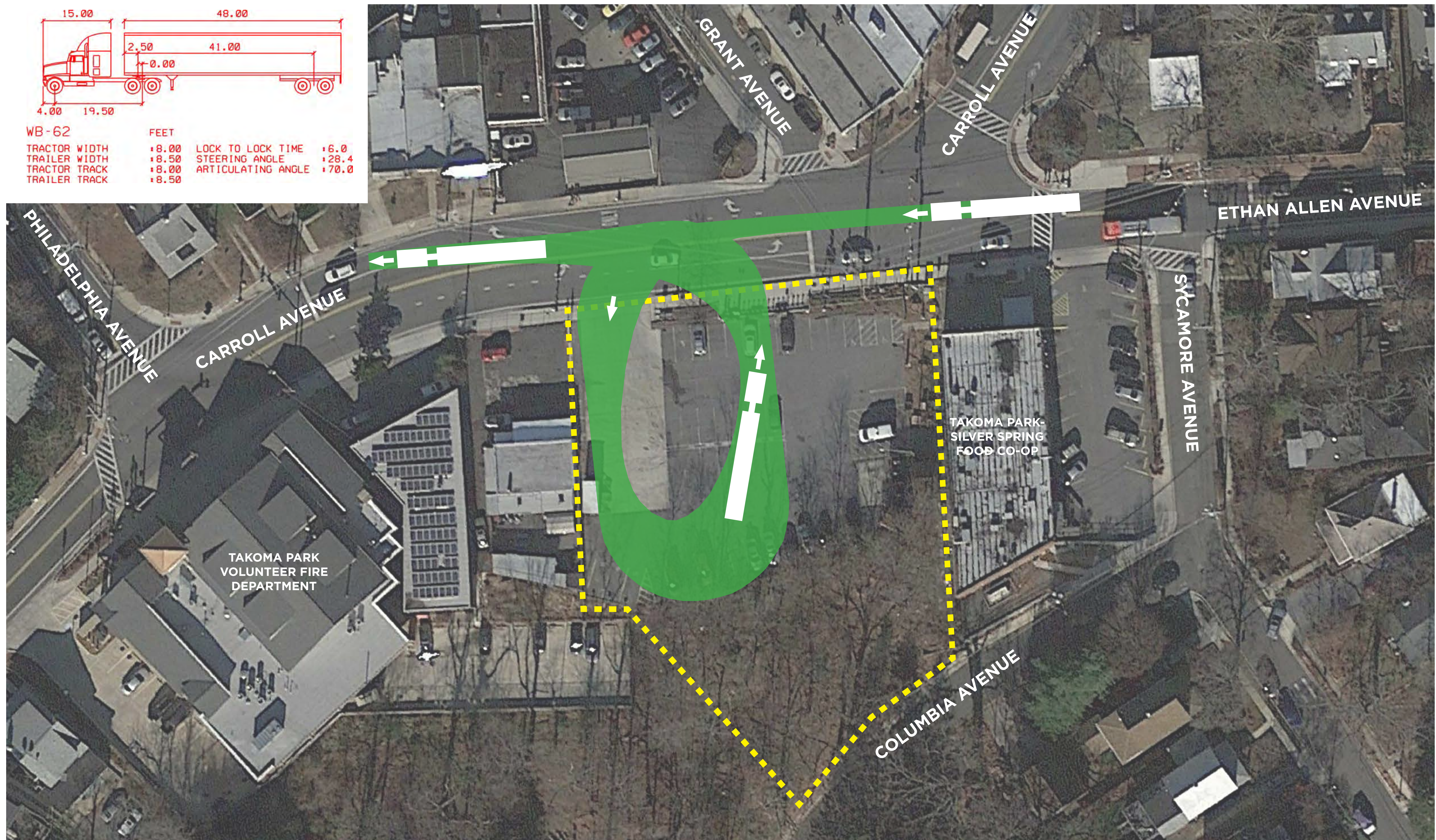


OPPORTUNITIES & CONSTRAINTS

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WB-62	FEET		
TRACTOR WIDTH	8.00	LOCK TO LOCK TIME	6.0
TRAILER WIDTH	8.50	STEERING ANGLE	28.4
TRACTOR TRACK	8.00	ARTICULATING ANGLE	70.0
TRAILER TRACK	8.50		

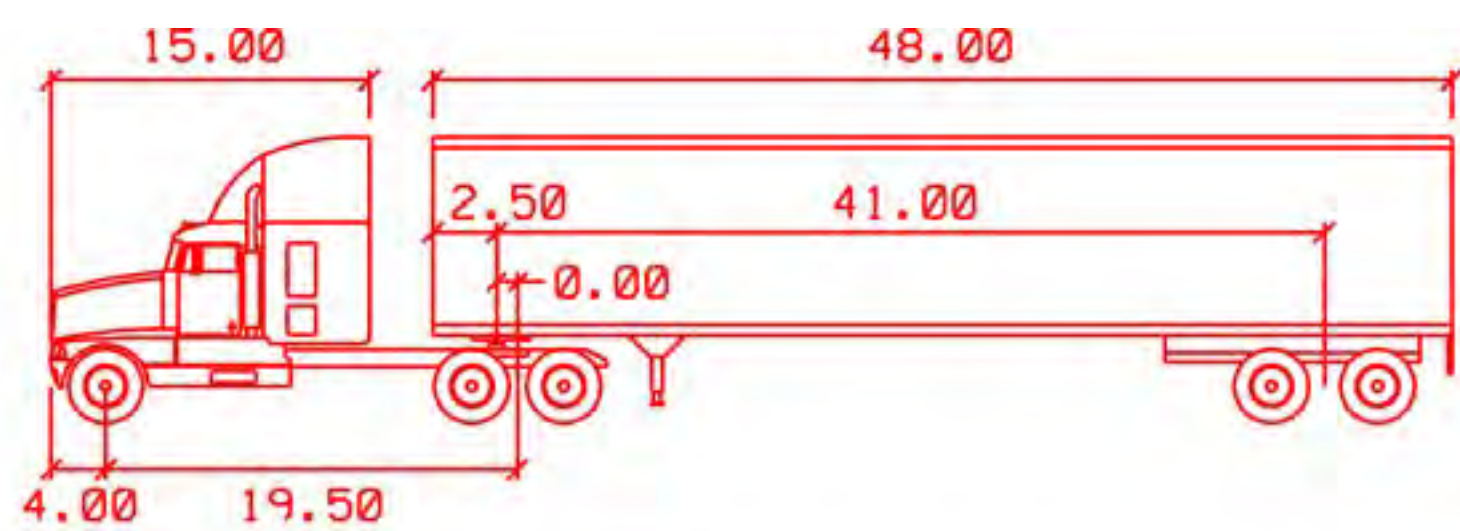


## TURNING MOVEMENTS - CARROLL AVENUE LOOP

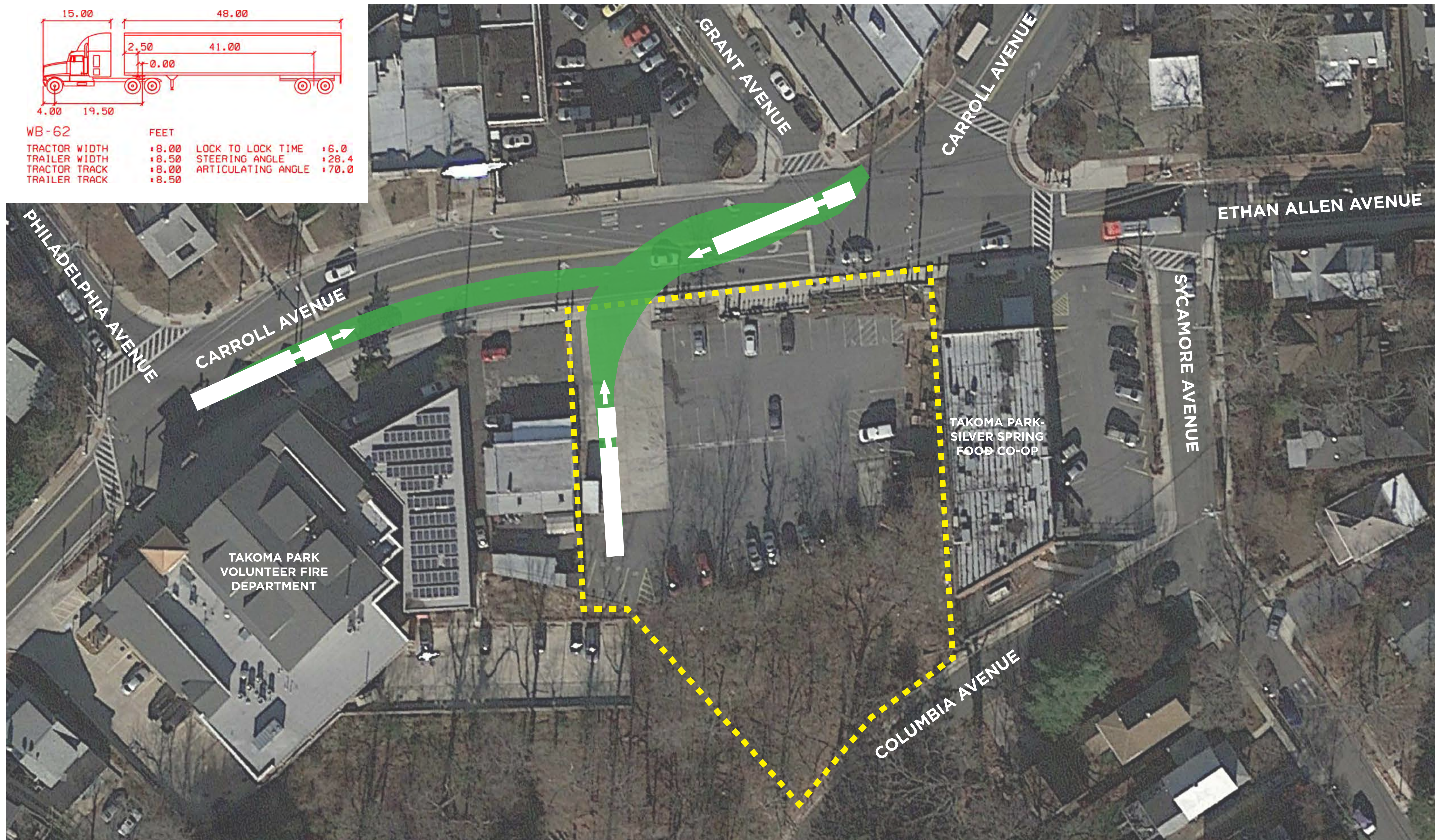
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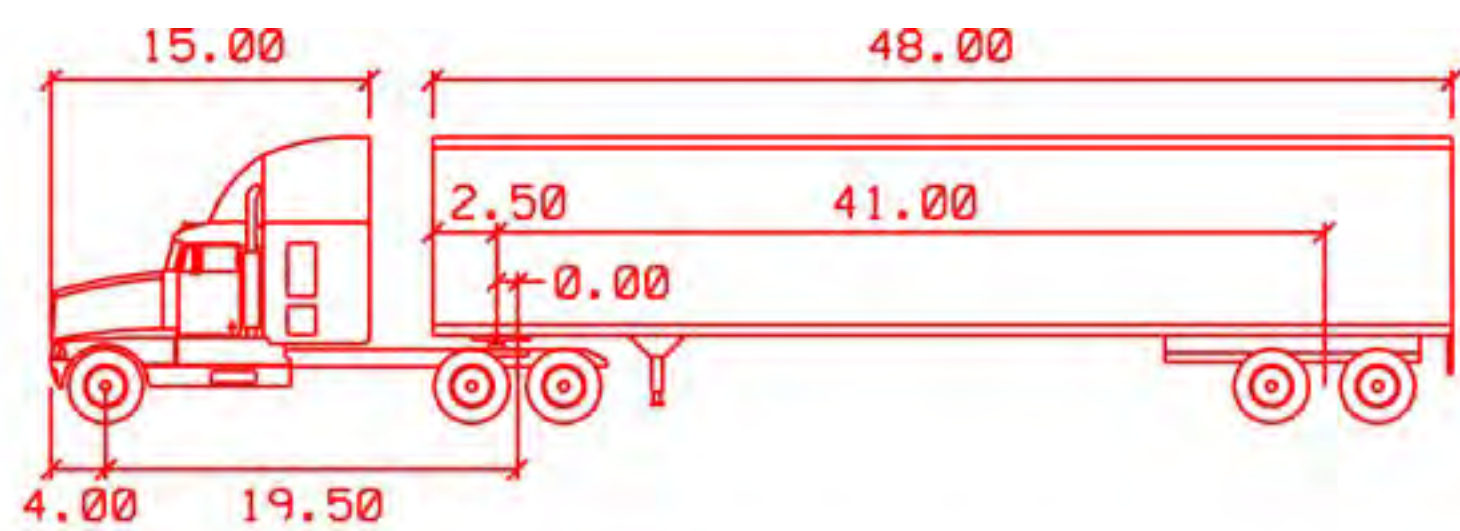
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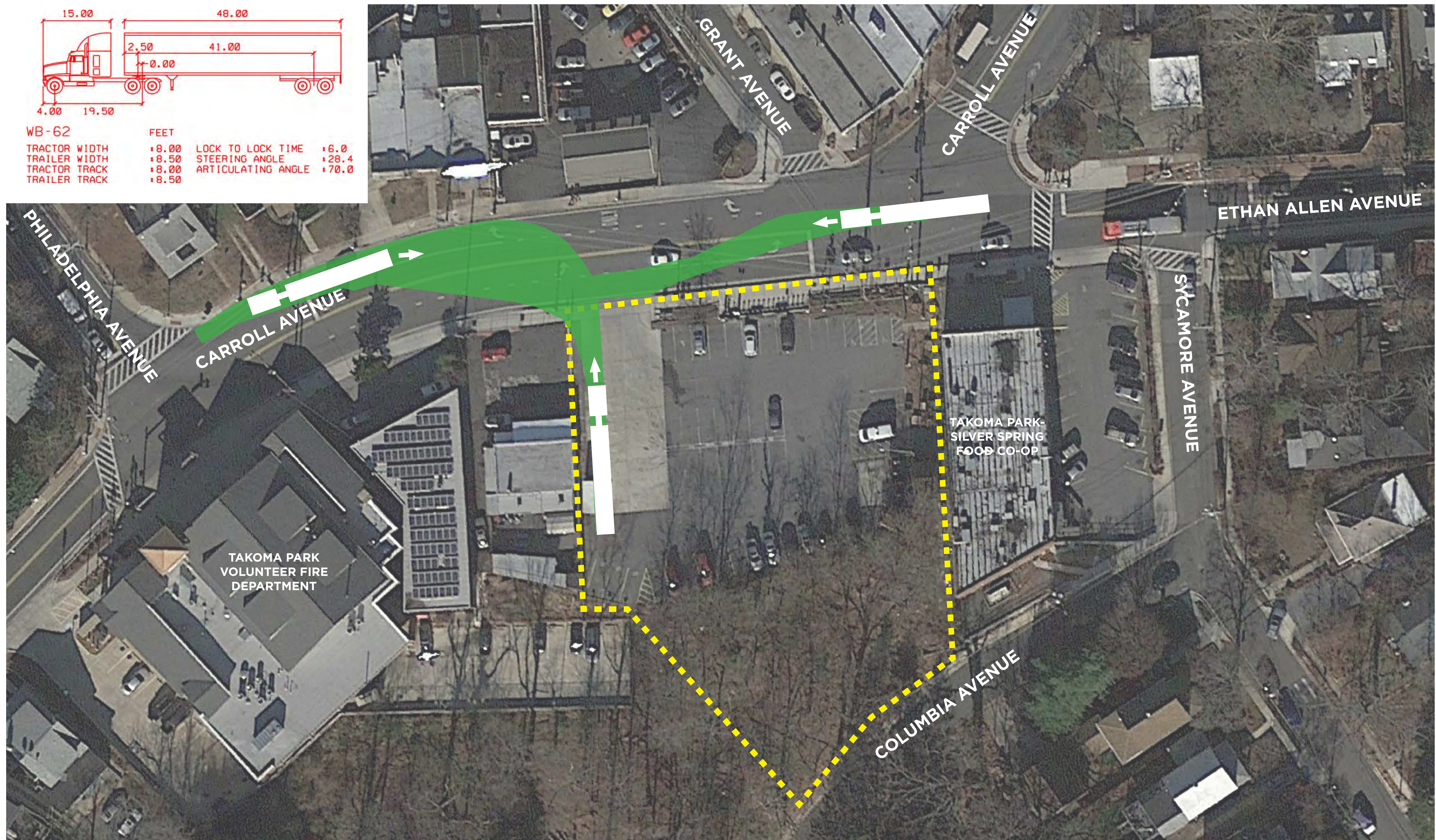
## TURNING MOVEMENTS - CARROLL AVENUE WESTBOUND BACK-IN

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WB-62	FEET		
TRACTOR WIDTH	8.00	LOCK TO LOCK TIME	6.0
TRAILER WIDTH	8.50	STEERING ANGLE	28.4
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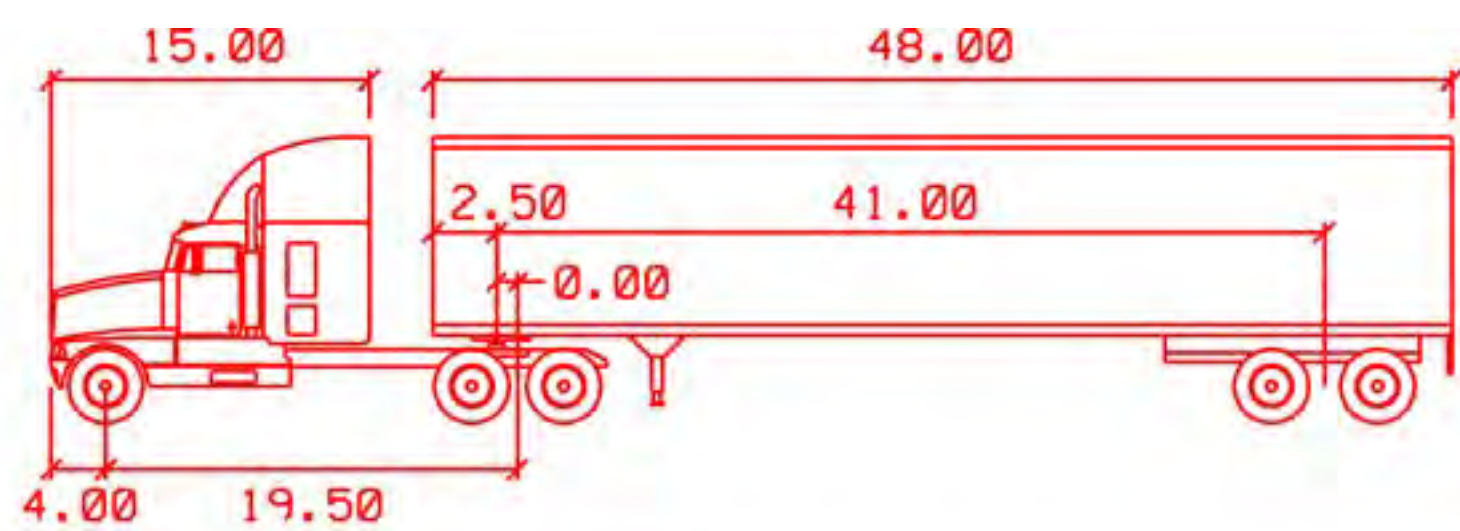


## TURNING MOVEMENTS - CARROLL AVENUE EASTBOUND BACK-IN

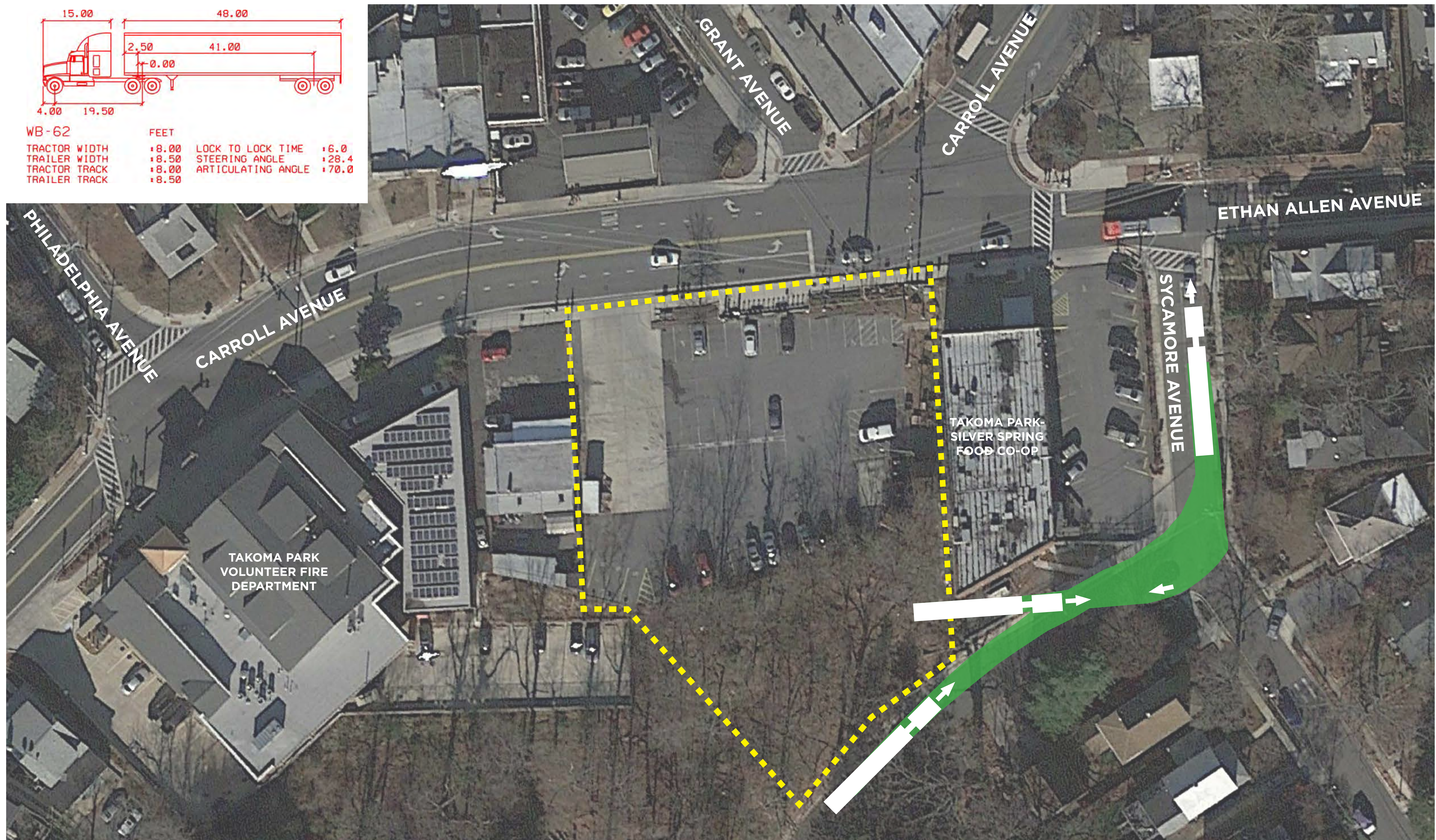
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WB-62	FEET		
TRACTOR WIDTH	8.00	LOCK TO LOCK TIME	6.0
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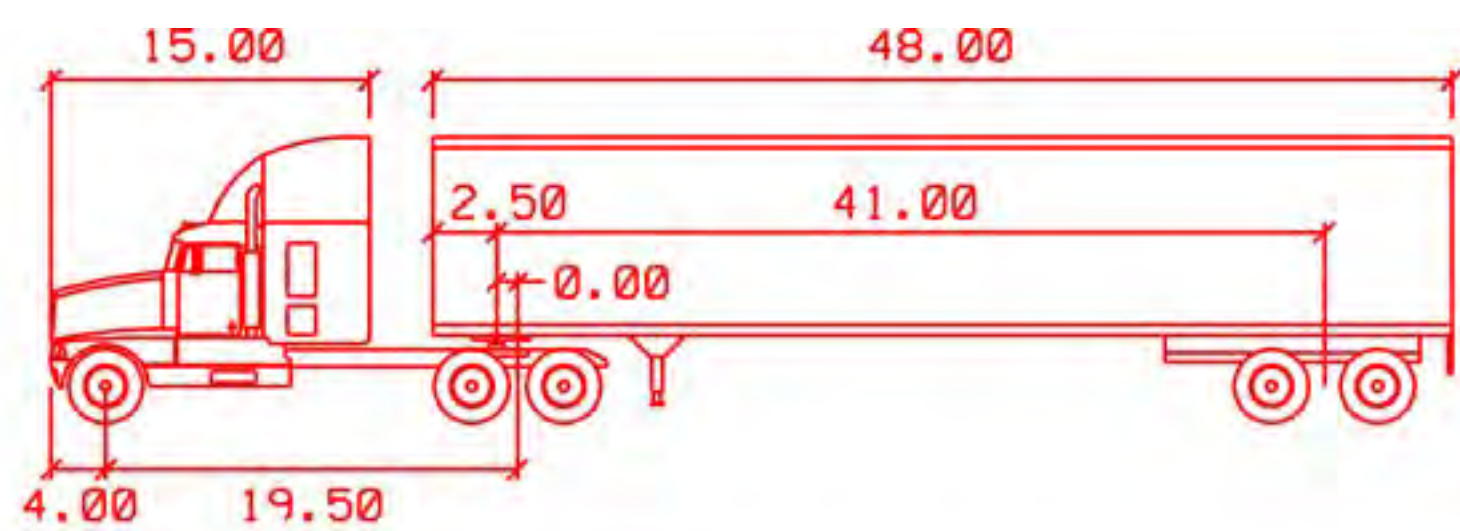


TURNING MOVEMENTS - COLUMBIA AVENUE

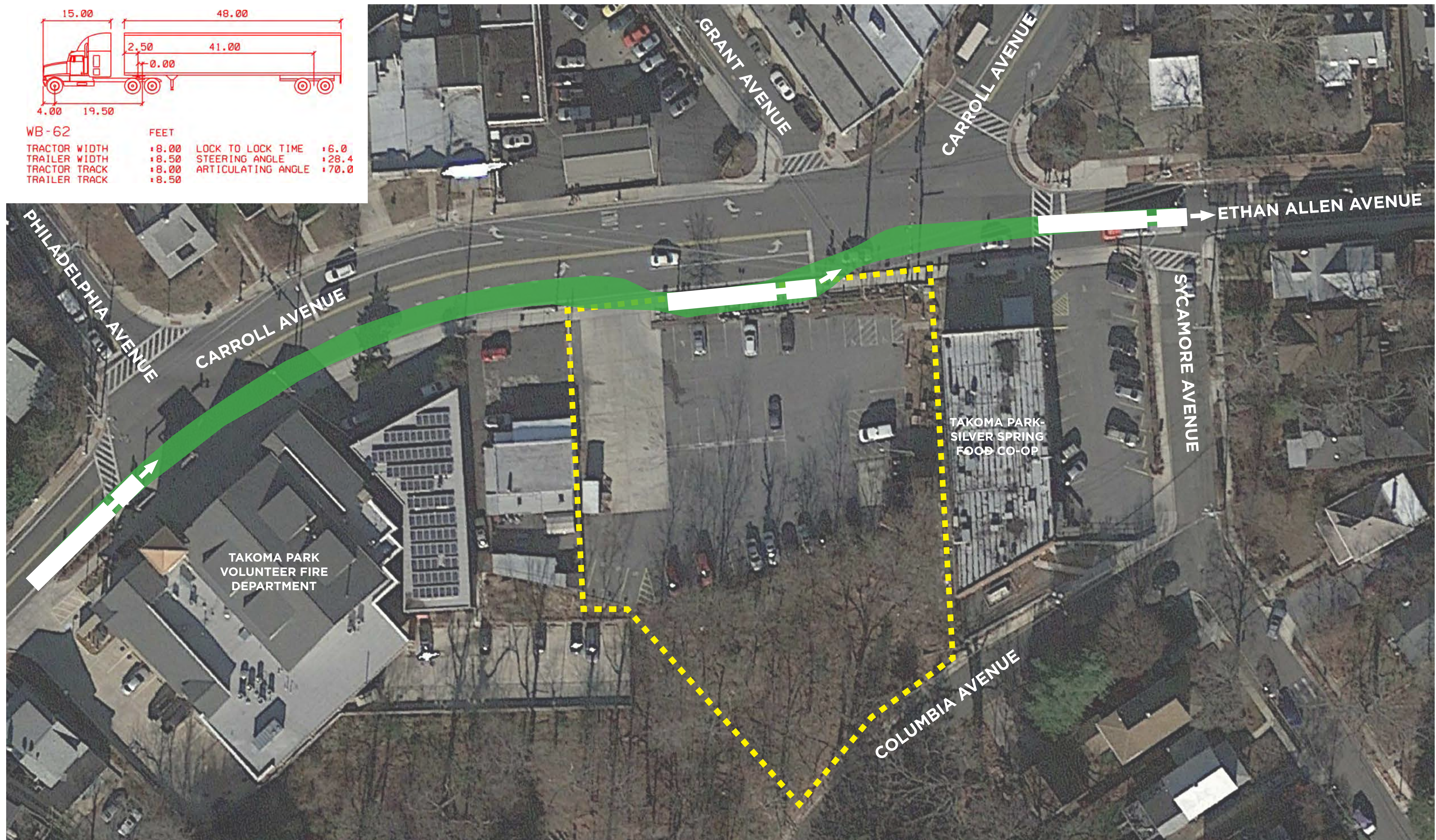
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WB-62	FEET		
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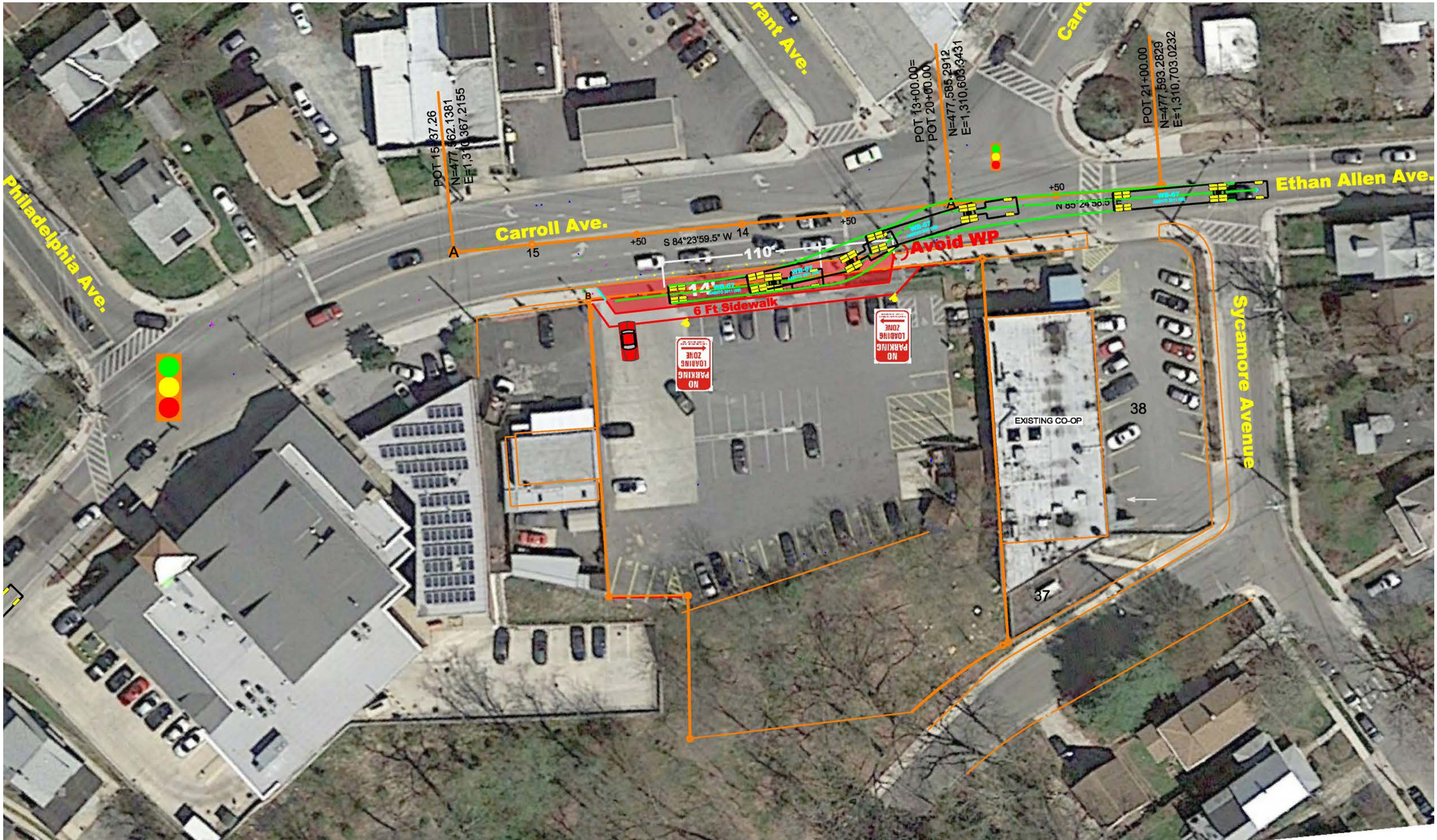
TURNING MOVEMENTS - CARROLL AVENUE LAY BY

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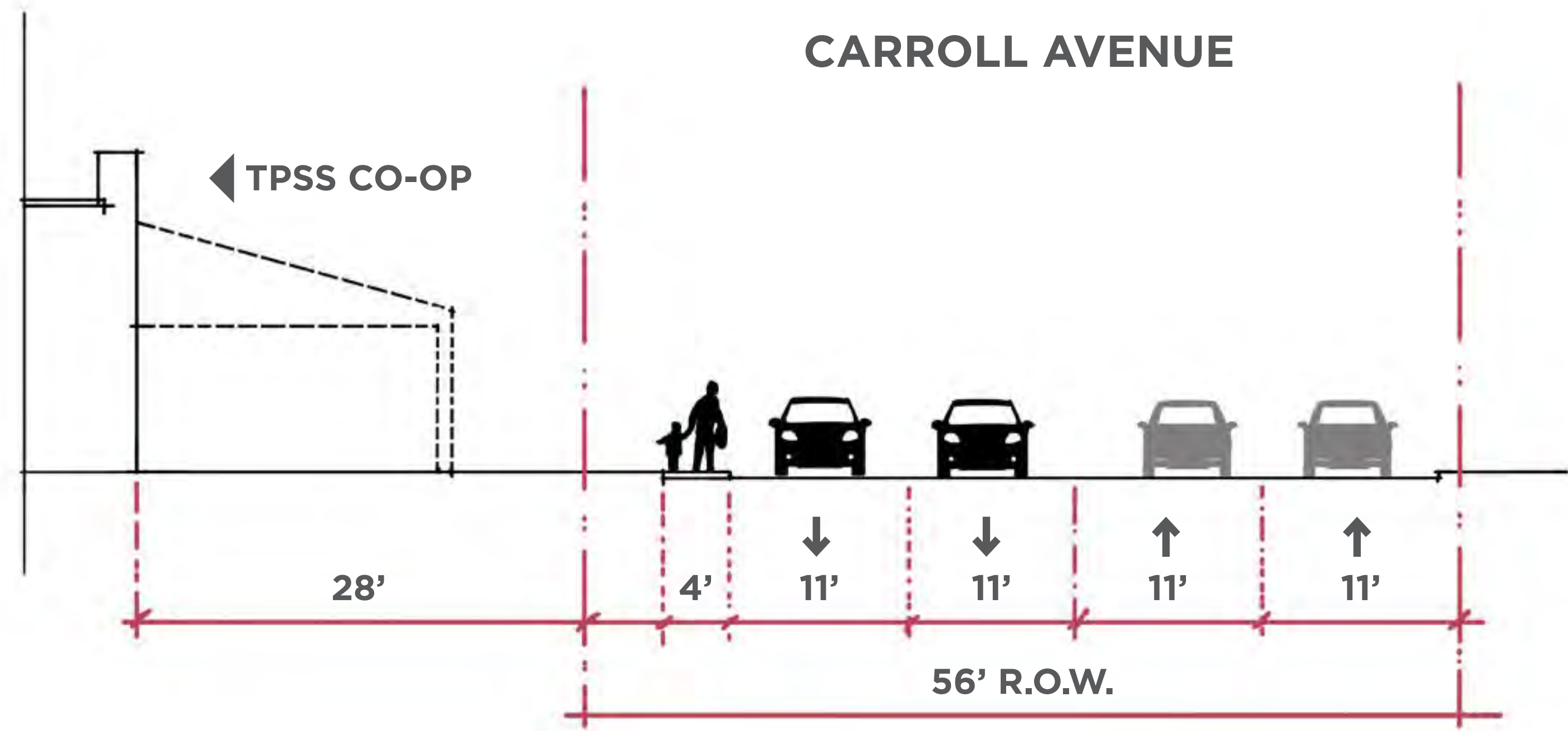




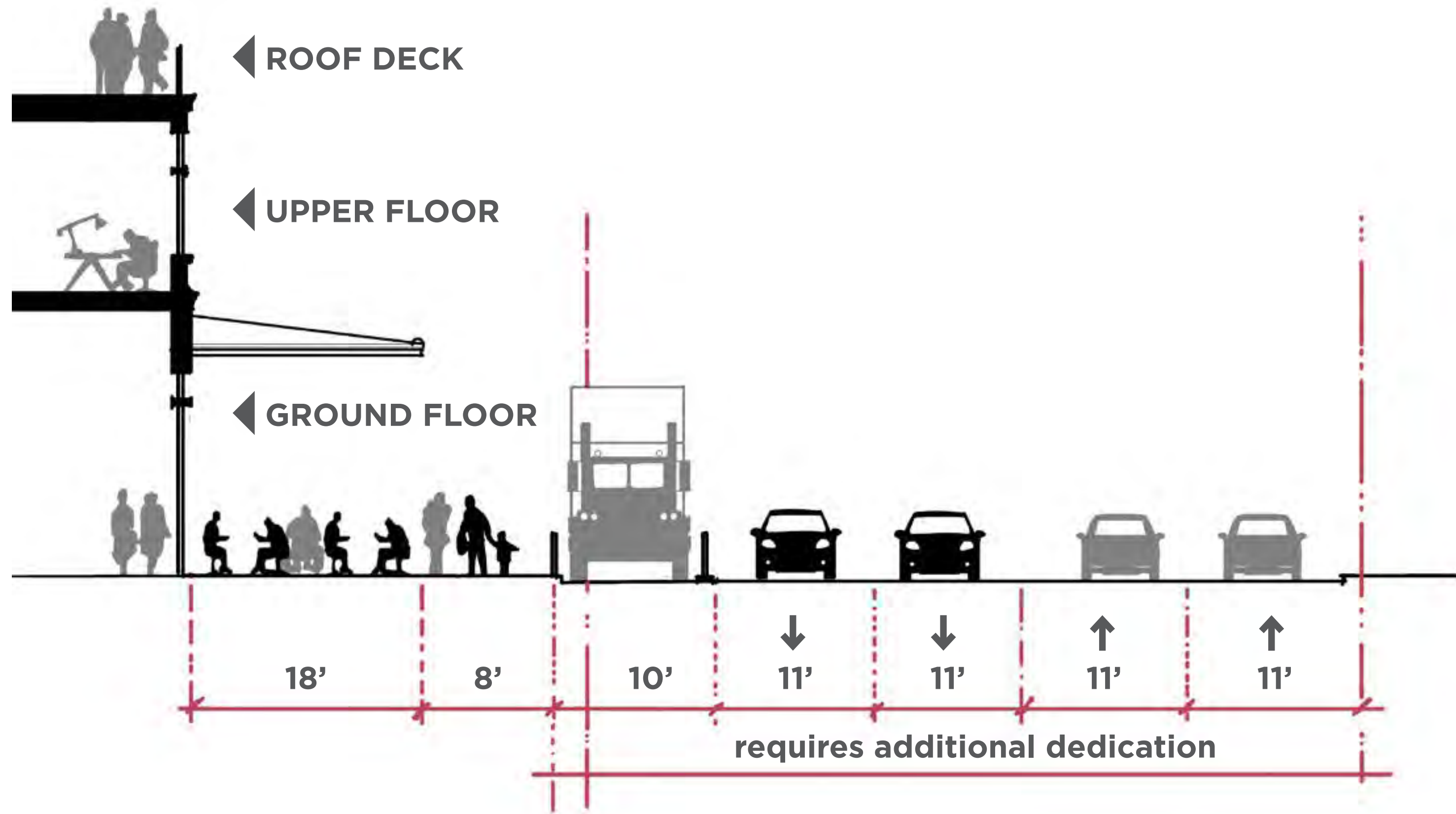
TURNING MOVEMENTS - CARROLL AVENUE LAY BY EXIT

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EXISTING



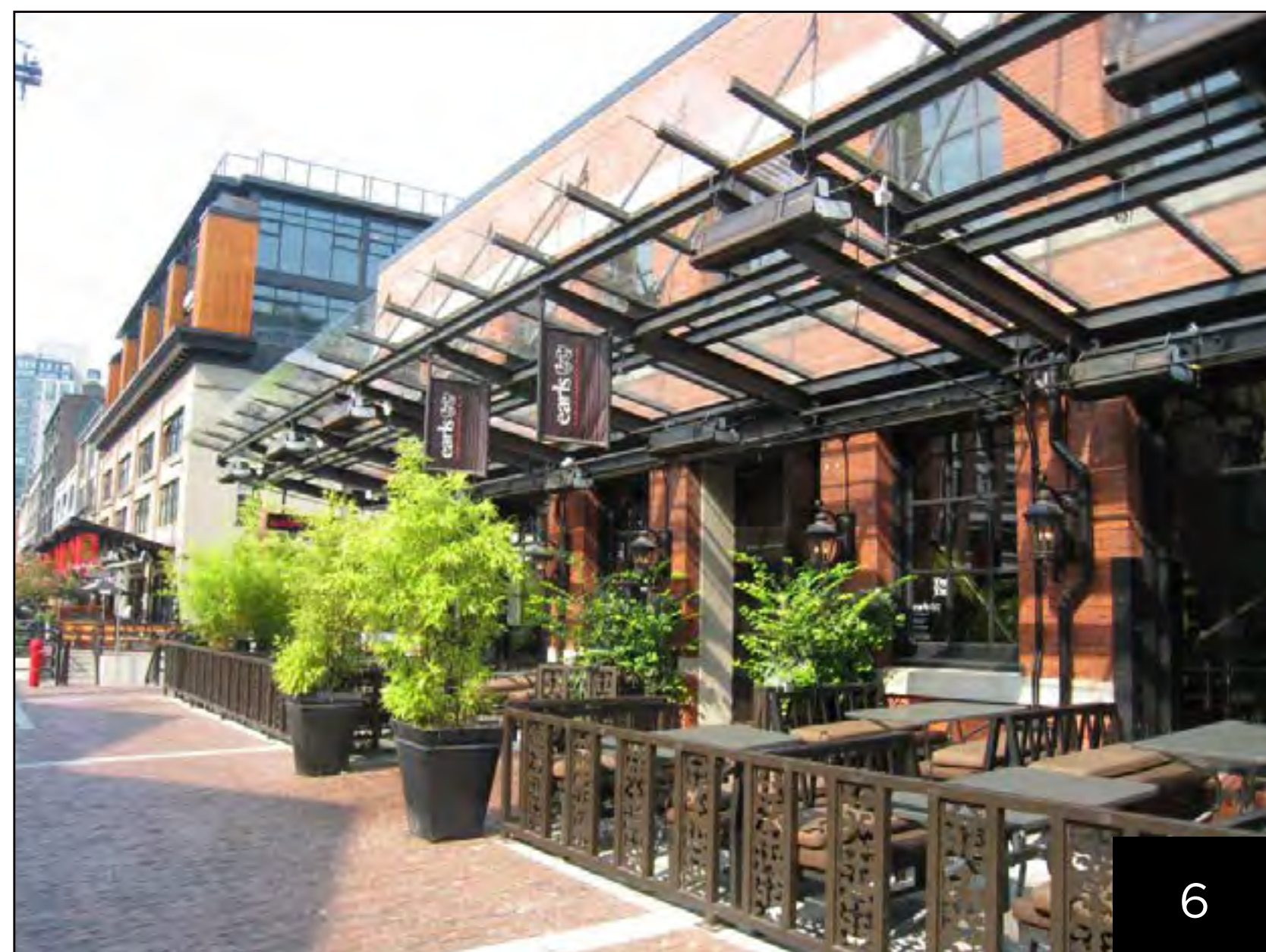
PROPOSED





PRECEDENTS - FORM + CHARACTER

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PRECEDENTS - FORM + CHARACTER

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1



2



3



4



5



6



7



8



9



PRECEDENTS - FORM + CHARACTER

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INDOOR/OUTDOOR SEATING



OFFICE SPACES



ROOF DECKS



PRECEDENTS - FORM + CHARACTER

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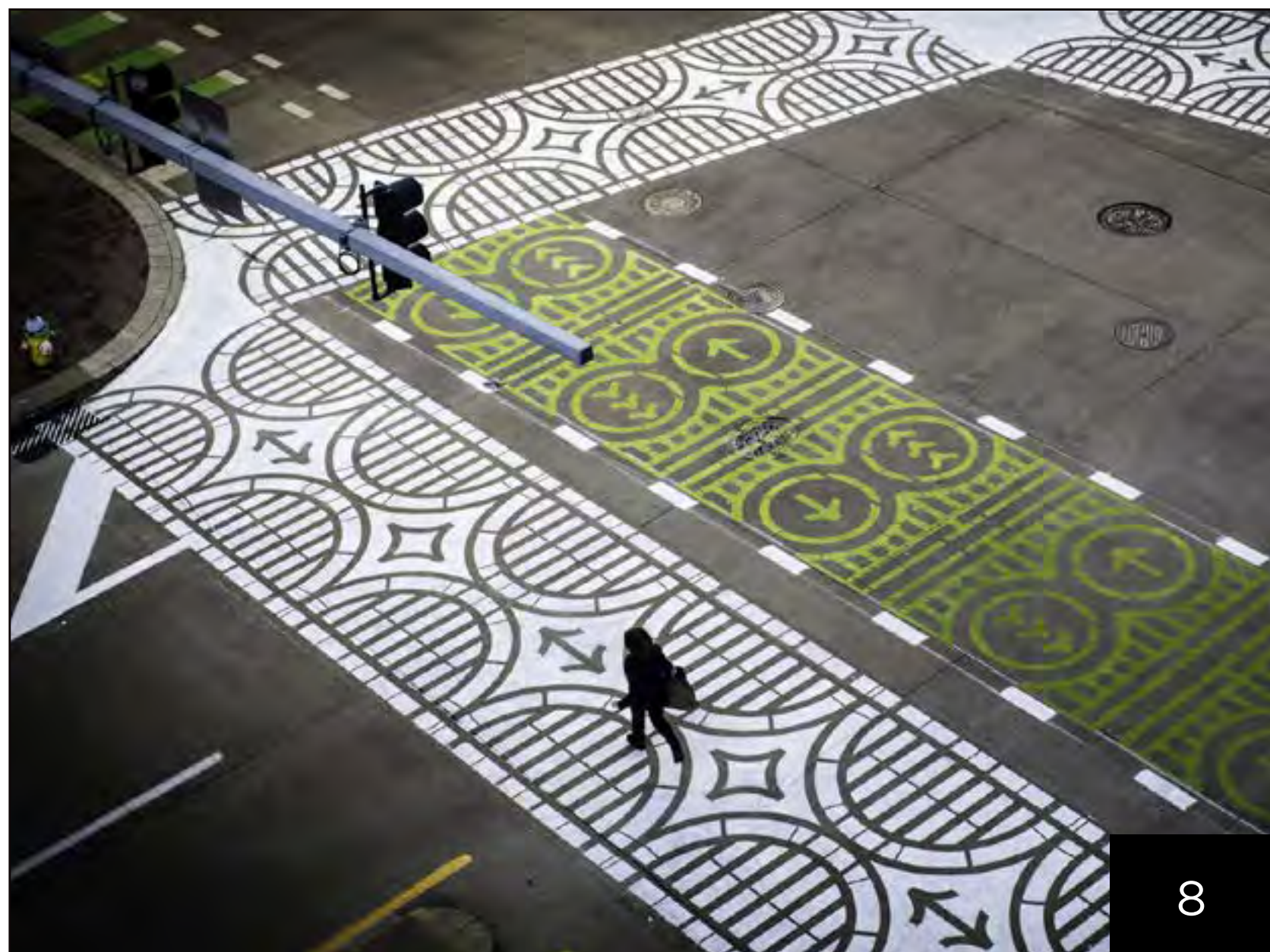
BIKING



BUS SHELTERS



CROSSWALKS



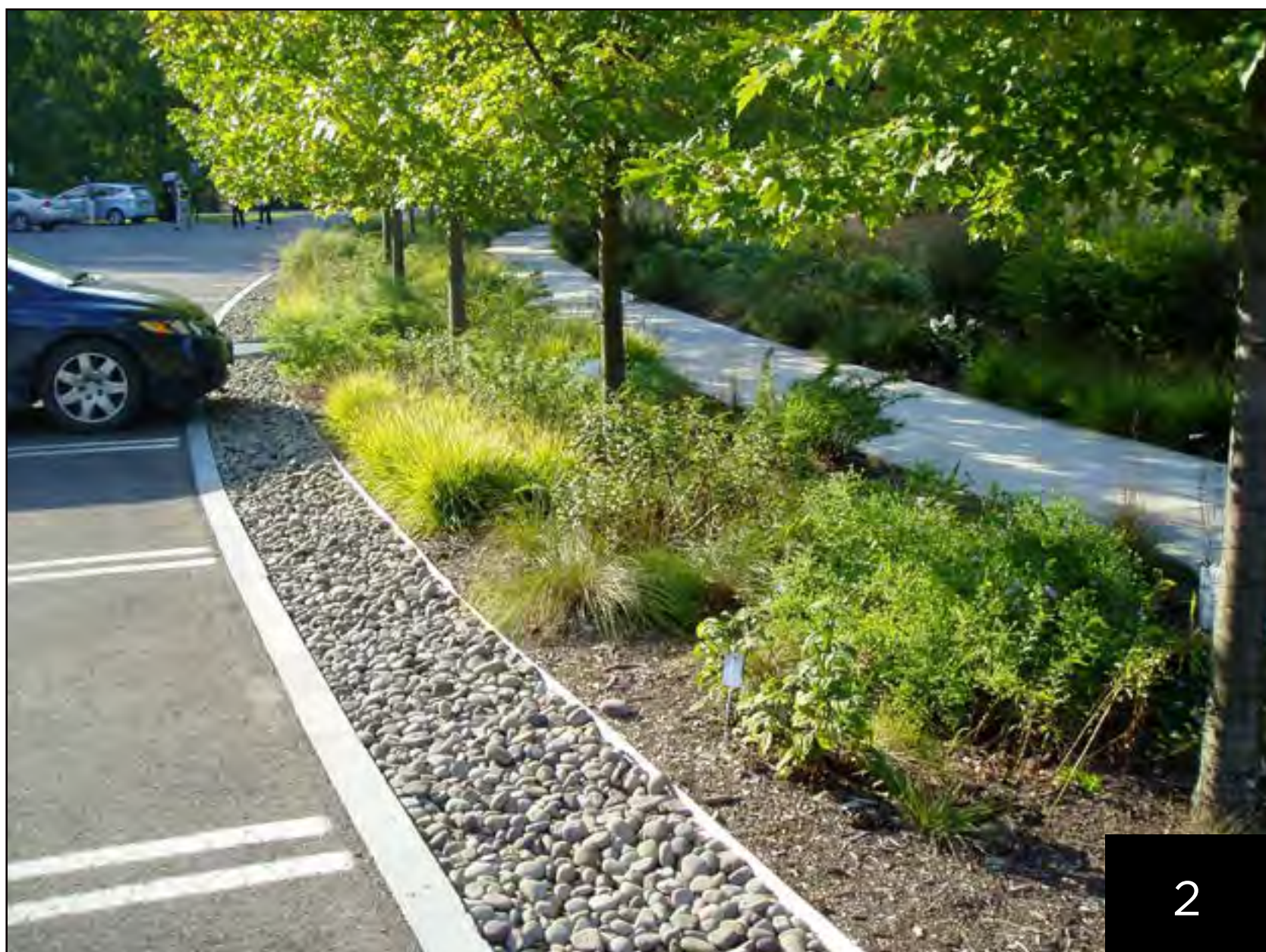
PRECEDENTS - ACCESS + MOBILITY

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LOW-IMPACT DESIGN



1



2



3

LOW-IMPACT DESIGN



4



5



6

LOADING



7



8



9



PRECEDENTS - ACCESS + MOBILITY

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BEER GARDENS



BEER GARDENS



INTERIORS



PRECEDENTS - MARKET + RETAIL

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INTERIORS



RETAIL



RETAIL



PRECEDENTS - MARKET + RETAIL

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EVENT SPACES



FARMERS MARKETS



PLAZAS



PRECEDENTS - PUBLIC REALM

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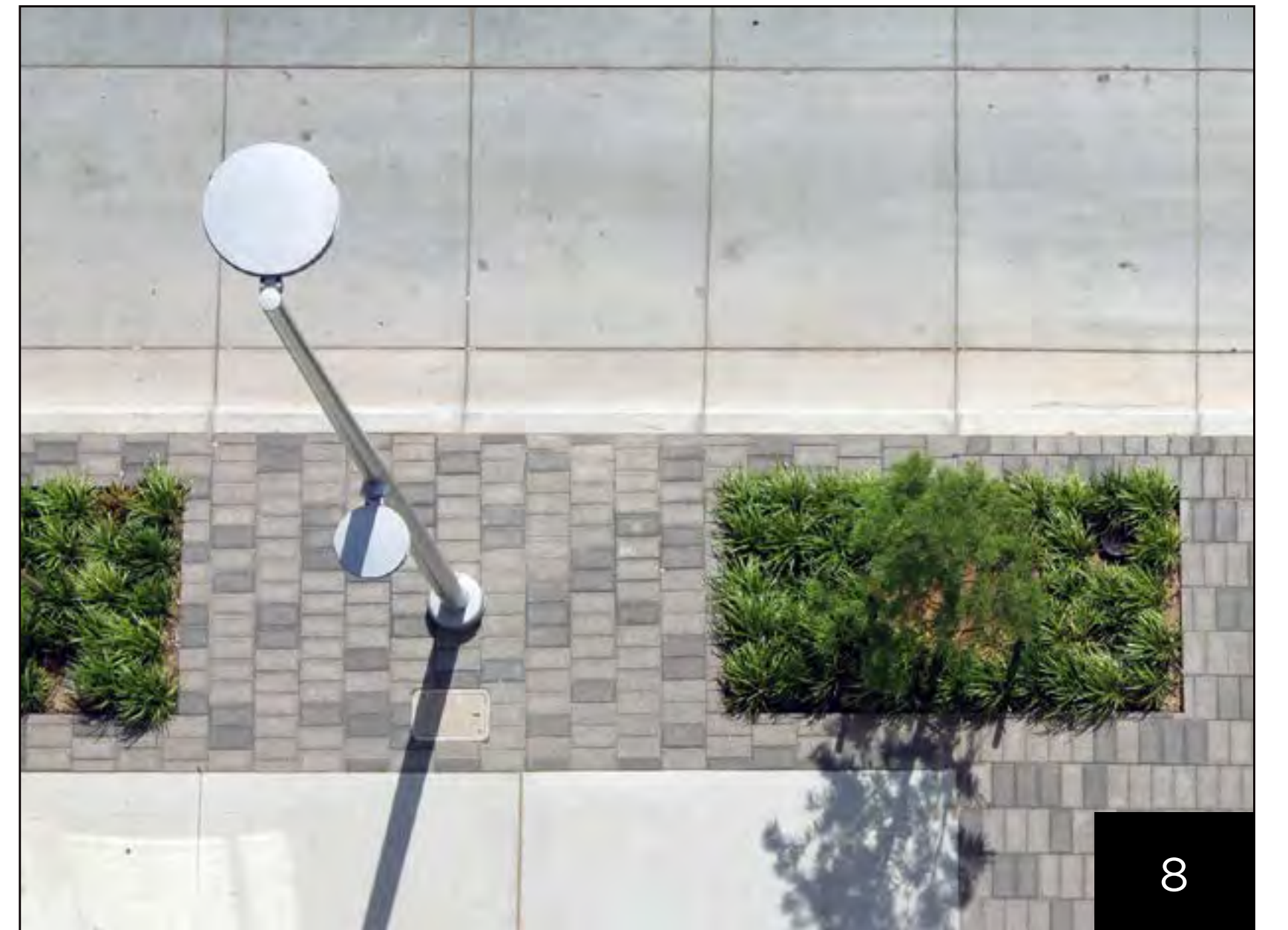
PUBLIC ART



STREETSCAPES



STREETSCAPES



PRECEDENTS - PUBLIC REALM

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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/9cq>

## EMAIL

[takomajunction@neighborhooddevelopment.com](mailto: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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