

February 01, 2018

By Email

Suzanne R. Ludlow

City Manager

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

Email: Suzannel@takomaparkmd.gov

TAKOMA JUNCTION UPDATES

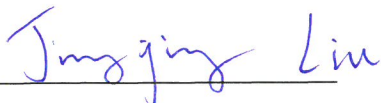
Dear Ms. Ludlow:

We received additional comments from Montgomery County plan reviewers requesting we include in our submission an additional, alternative architectural plan along with the Council approved plan. The additional plan shows how the building would be adjusted to fit the “by right” requirements with a smaller square footage. This alternative plan will allow reviewers to determine what would change and what would remain the same quickly, in the event we are unable to obtain Transferable Development Rights from other properties.

The new alternative architectural plan retains the original setback for the building and removes square footage from the back of the building on the ground floor and second floor. The front façade of the building will remain unchanged. We submitted the final documents requested by the County on January 31, 2019. Once the County accepts the submission, which we expect to happen shortly, both the plan approved by the City Council and the alternative plan will be circulated and reviewed by MNCPPC. We will continue to provide updates through the development review process.

Very truly yours,

The Neighborhood Development Company, L.L.C.

By: 

Jingjing Liu, Senior Associate

Cc: Rosalind Grigsby

Sara Daines