



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
April 5, 2019

As part of the Takoma Junction redevelopment, Neighborhood Development Company, the partner for the City's project, submitted a combined preliminary plan/site plan application to Montgomery County. On March 1, 2019, Takoma Park City Council members, City staff, and NDC representatives began a weekly conference call to share updates and ask questions.

For more information, please check the City webpage for the Takoma Junction Redevelopment: <https://takomaparkmd.gov/initiatives/takoma-junction-redevelopment/>

Participants on the conference call:

Mayor Kate Stewart and Council member Kacy Kostiuik; City staff Rosalind Grigsby; NDC representative Adrian Washington and Jingjing Liu.

1. NDC updates

The meeting with NDC and the Historic Preservation Commission has been delayed because HPC staff is unable to meet next week. NDC may need to push back the date for HPC to May 21.

2. Staff updates

No staff updates.

3. Questions for Discussion

1. *Do you have any updates from the fire department regarding whether all of Columbia would need to be a no-parking zone, or just a portion, or one side of the street?*

NDC will meet with Fire and Safety staff to discuss their comments in more detail and will have more information after that meeting.

2. *As the plan advances, can NDC look into where the exhaust will be vented from the garage and locate the vents so they are as far as possible from the sidewalk on Columbia?*

NDC will look into more details as the design develops. The exhaust may be in the middle of the back area of the building. In the current placement of the exhaust vents in the plans, the closest point from the sidewalk is 50 feet and the farthest point from the sidewalk is 100 feet. The exhaust system turns on automatically as sensors determine it is needed. The intake is near the driveway.

3. *How will NDC be interacting with the SHA study process?*

SHA developed the Takoma Junction Vision Study and announced the list of selected participants in the Stakeholder Advisory Group (SAG). The schedule of meetings was also announced; the first meeting was held April 2nd. <https://takomaparkmd.gov/initiatives/project-directory/mdot-sha-takoma-junction-vision-study/>

NDC is trying to meet with SHA separately to understand SHA's issues, timeline and delay.

4. *Revised plans for the location of the bioretention facility at the rear of the building show it further away from the building and the space between the two has been expanded from 4 to 15 feet. Can you explain why that change was made and whether it can be revisited? The new location puts the structure closer to several large trees that we want protected. If the issue is related to fire department comments, will they accept something less than 15 feet distance? How can we help support a reduction in that required space?*

Based on the DRC comments from the Fire and Safety staff person, the requirement for rear access changed from four feet to 15 feet. NDC's civil engineer is setting up a meeting with County staff to understand the change and its impact.

4. **NDC call wrap-up**

The group confirmed the call for next week on April 12, 2019.