



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
September 4, 2020

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 regular conference calls 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:

Council member Cindy Dyballa, Council member Kacy Kostiuik; City staff Rosalind Grigsby; NDC representatives Adrian Washington and Jingjing Liu.

1. NDC updates

Neighborhood Development Company is continuing to review the County agency comments regarding their submission, as well as the two letters from Council member Kacy Kostiuik and Mayor Kate Stewart. NDC continues to request clarification from the State Highway Administration on the project, which may impact the design of the project.

The design of the building was discussed regarding the rear patio and its intended use. The patio retains the green roof as proposed and will be used by the tenants only for deliveries and trash removal through the corridor. There is no public access as it does not have the second public egress required by code to be used for customers or the public. There was a discussion regarding the fire access lane at the rear of the proposed building. The lane will not be paved or accessible by the public. It will be landscaped with no sidewalks or access for deliveries. This is a code requirement and only for firefighters.

The question about parking for the general public arose. NDC reiterated that a portion of the parking will be for tenants and customers of the building and the rest will be for the general public. The exact numbers will depend on the tenants in the building.

NDC is working on a revised traffic study which will be part of their next re-submission.

2. Staff updates

The staff has no updates at this time.

3. Call wrap-up

The next call will be held in two weeks, Friday, September 18, with the provision that additional calls will occur if needed to share significant news or changes.