



March 9, 2021

The Honorable Gregory Slater
Secretary
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover, Maryland 21076
Email: secretary@mdot.state.md.us

Re: Takoma Junction Project, Takoma Park, Maryland

Dear Secretary Slater:

I am writing to ask your assistance in moving the approval of our exciting new retail and office development in the City of Takoma Park through the State Highway Administration (SHA).

Six years ago, the City selected Neighborhood Development Company (“NDC”) to partner with it in transforming a surface parking lot located at the intersection of Ethan Allen Road, Carroll Avenue, and Grant Avenue (also known as Takoma Junction) into a vibrant new destination within the Takoma Park community (the “Project”). Since then, NDC has worked closely with the City and its citizens to ensure that the project meets the City’s goals and that the review process considers the diverse views of the community. The Project enjoys wide support from the City, having been endorsed by the City Council in three separate votes over multiple years.

The project’s Preliminary and Site Plans are currently pending before the Montgomery County Planning Board. The Planning Board has received final letters and approvals from all the other relevant agencies and departments – over a dozen in total – with only SHA’s approval of a 140-foot-long lay-by area in front of the Project remaining outstanding. While NDC received SHA’s approval of the Project’s traffic study on March 8, 2021, we understand it does not intend to comment on the lay-by until some unspecified date in the future, contrary to its obligations under the Montgomery County Zoning Ordinance. The use of a lay-by was approved by the City in 2018 and has been included in all of NDC’s filings with the Planning Board to date. The lay-by is of particular importance because it will serve as a safe delivery point for the Project and the Project’s neighbor, the Takoma Park-Silver Spring Food Co-op, a landmark of the community.

While we understand that your agency’s primary responsibility is safety, and that it must study every issue before it carefully, SHA has been studying this intersection for over 20 years, and we have worked with your staff for the past three years on our proposal for the Takoma Junction



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Project. It would seem that this would be sufficient time to render an opinion. In fact, after the Project's plans were filed with the Planning Board in December 2018, SHA requested that we pause our application so that you could conduct a study of the area – a study that took the better part of a year and which has yet to be published.

I would also point out that members of your staff have described the current situation – large, “18 wheeler” trucks from the Co-op pulling/backing out onto Carrol Avenue (or even parking on Carrol Avenue while they unload) as “unacceptable”. Our proposed solution would greatly increase the safety and traffic flow versus the current status.

We request your assistance in our obtaining SHA's approval of the lay-by and would be happy to discuss this issue directly with you if that would help your deliberations.

Thanks in advance for your support.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Adrian Washington", is written over a faint, light blue circular stamp or watermark.

Adrian Washington
CEO and Founder

Attachments (2)



