



Neighborhood Development Company

TAKOMA JUNCTION Update to City Council

December 7, 2016

GREEN ROOF

MARKET DAY

CAFE

TPSS CO-OP

TAKOMA JUNCTION

Update to City Council

December 7, 2016

AGENDA

- Preferred Development Plan
- Alternative Development Plan
- Loading
- Assessment of Other Plans
 - TPSS Plan (w/ loading dock)
 - “Co-op Expands West” Plan
- Next Steps

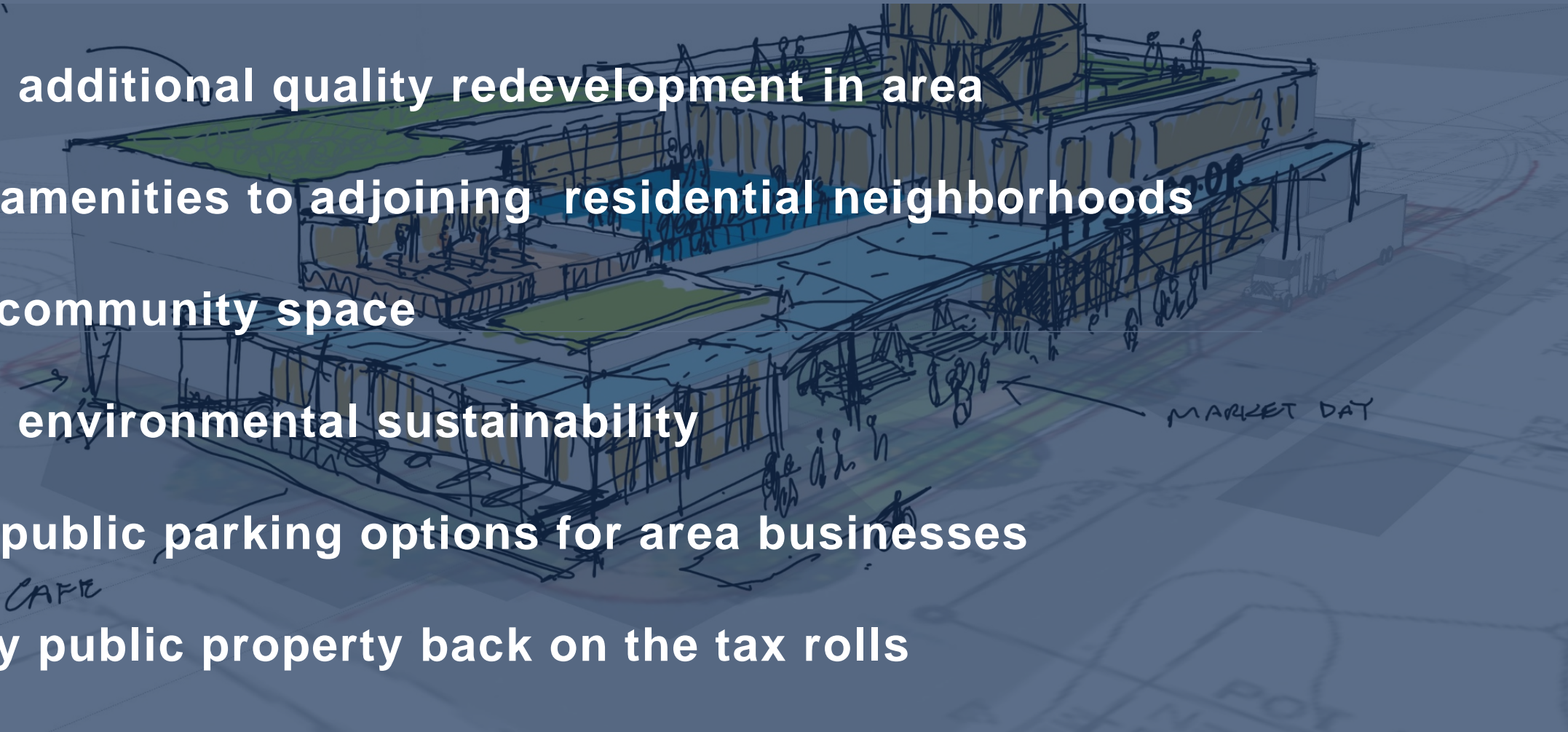


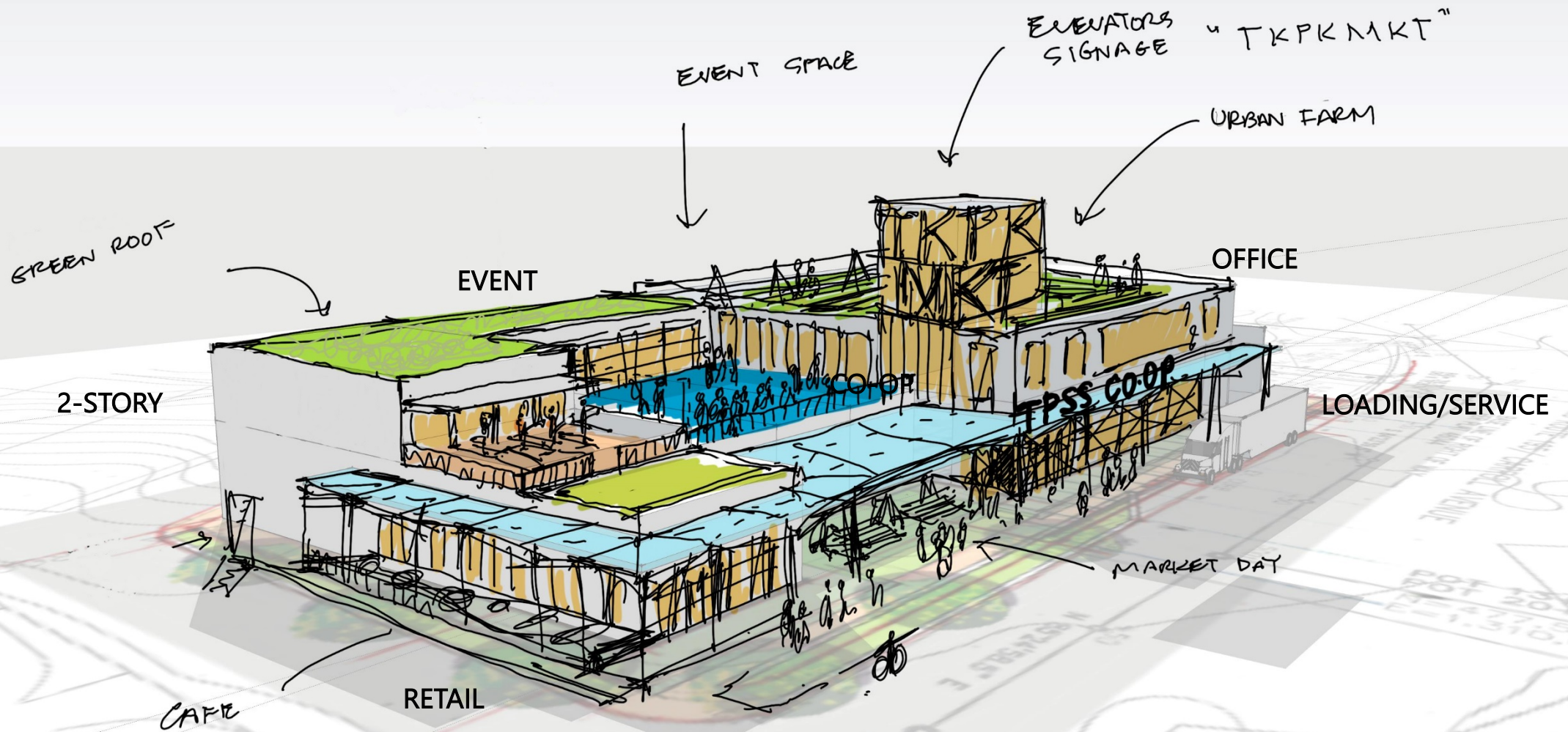
EXISTING SITE



PROJECT PRINCIPLES

- Support independent businesses / prioritize local operators
- Improve the aesthetic appeal of the commercial district
- Promote additional quality redevelopment in area
- Provide amenities to adjoining residential neighborhoods
- Expand community space
- Promote environmental sustainability
- Provide public parking options for area businesses
- Put a key public property back on the tax rolls







GROUND LEVEL COMBINED SITES

Maximum site efficiency

New Co-op building
8,000 GSF (+ 2,200 GSF office above)
10,200 GSF co-op space total

New Tenant Space
13,000 GSF in-line

Outdoor/Public Space
5,000 GSF

Efficient Deliveries from 8-10' wide curbside
lay-by

Service corridor along back

Streetscape improvement along Carroll and
Sycamore



UPPER LEVEL COMBINED SITES

Office (co-op and other)
7,700 GSF

Event Space
6,000 GSF - with pavilion

Terrace Space
3,750 GSF

Upper Story Retail
3,600 GSF
Outdoor space at corner



TAKOMA JUNCTION CONCEPT PLANS
22 NOVEMBER 2016

streetsense.

PREFERRED PLAN

VERTICAL
CIRCULATION

PARKING STRUCTURE COMBINED SITES

1 level underground
Access from Carroll Avenue ramp for
passenger vehicles only

Yields +/- 100 stalls

Built to all property edges

Phase 1 – build new Co-op space

Phase 2 – develop Turner site



TAKOMA JUNCTION CONCEPT PLANS
11 NOVEMBER 2016

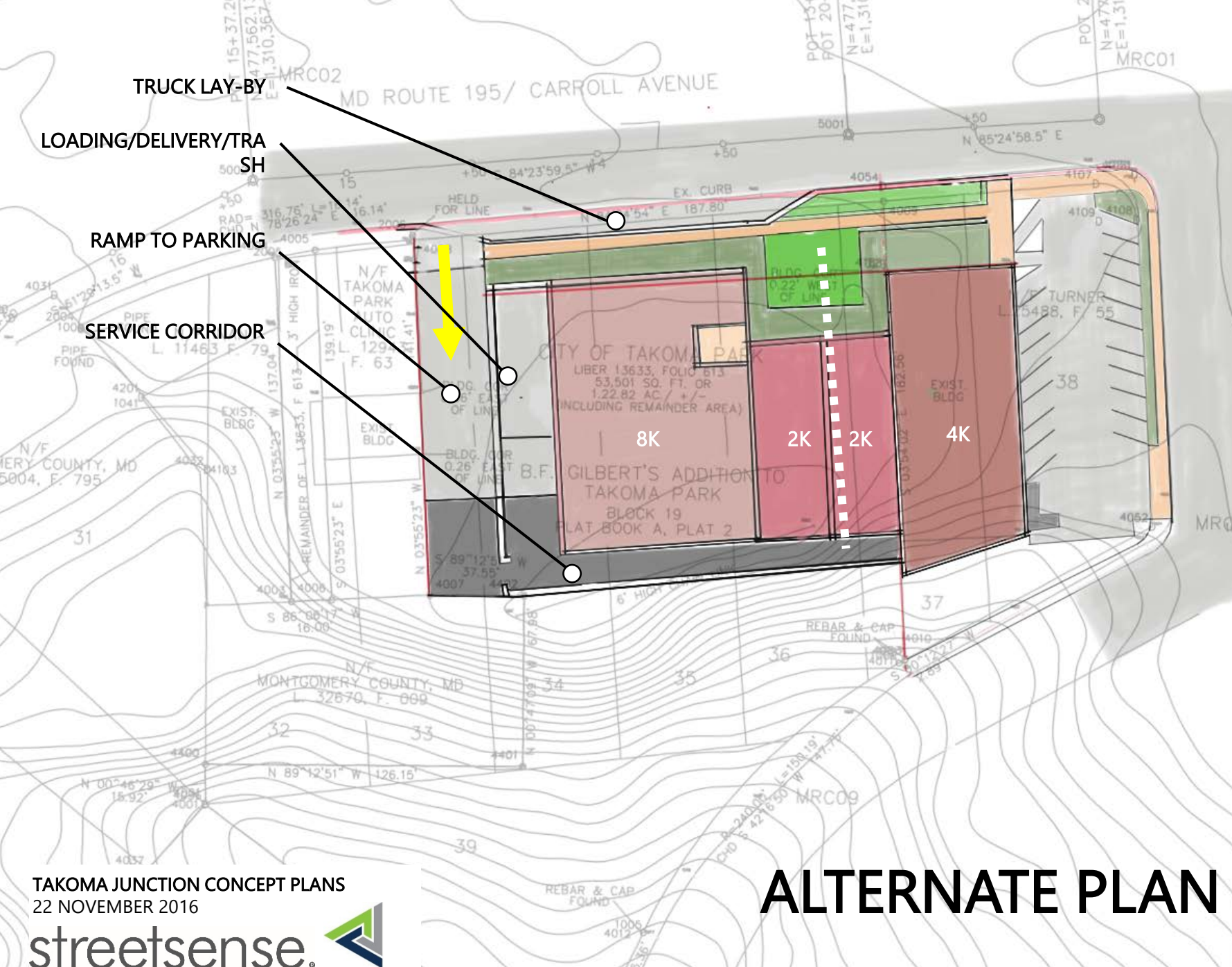
streetsense.

PREFERRED PLAN

WHAT WOULD OUR PLAN DO FOR THE CO-OP?

- Would not provide loading dock
- Would provide brand new, contiguous store
 - Operational layout efficiencies
 - Energy savings
 - Urban farm opportunity
 - Enhanced customer experience
- Would allow for business continuity
- Issues
 - Requires Mathews family to sell or long term lease site
 - Requires demolition of Turner Building





GROUND LEVEL COMBINED SITES

New Co-op building
8,000 GSF (+ 2,200 GSF office above)
10,200 GSF co-op space total

New Tenant Space
- 4,000 GSF in-line
- 4,000 GSF Repurposed
Turner Building

Outdoor/Public Space

Efficient Deliveries from 8-10' wide
curbside lay-by

Service corridor along back

Streetscape improvement along Carroll
and Sycamore

TAKOMA JUNCTION CONCEPT PLANS
22 NOVEMBER 2016

streetsense.

ALTERNATE PLAN

UPPER LEVEL COMBINED SITES

Office (co-op and other)
7,700 GSF

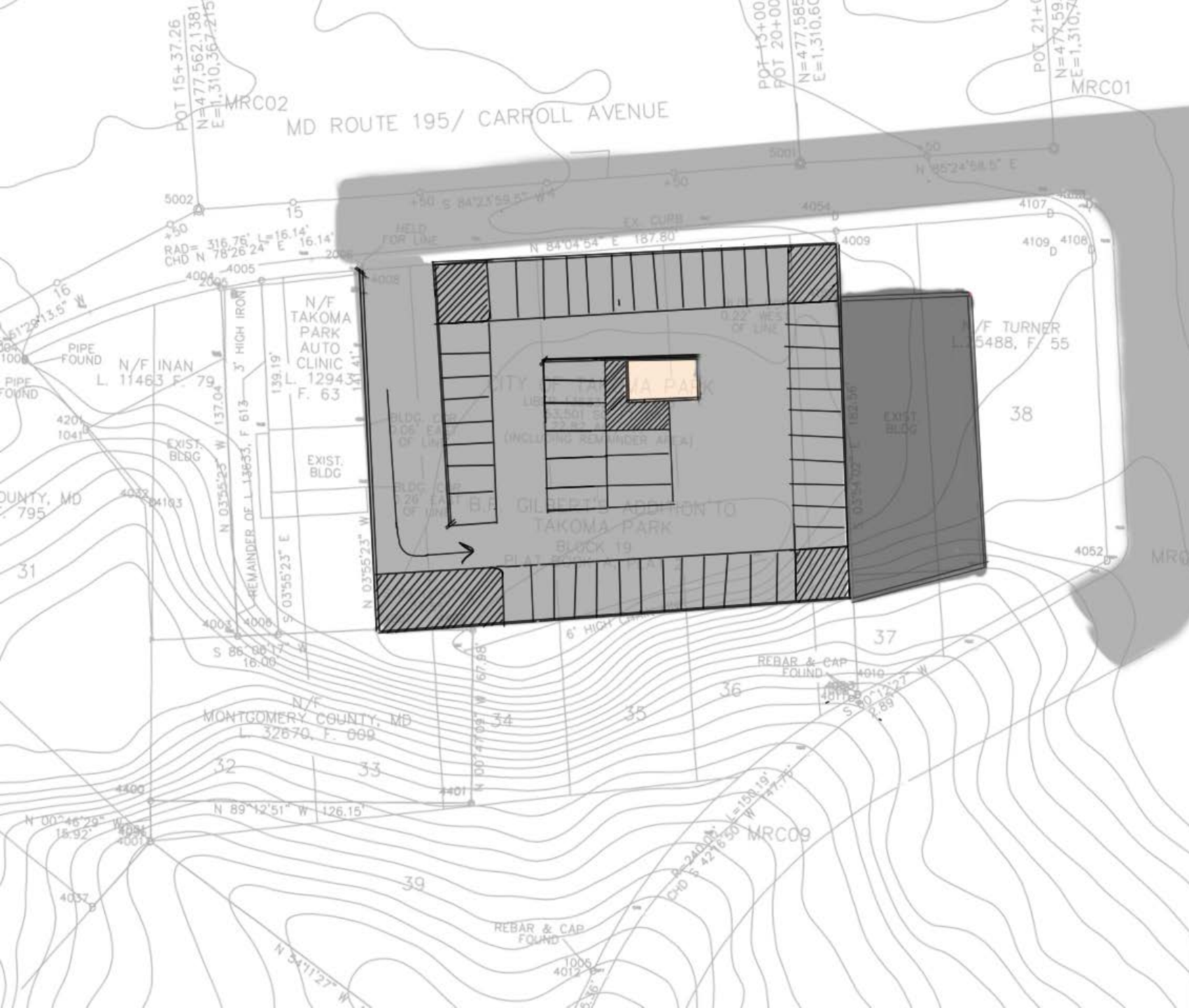
Event Space
- with pavilion

Terrace Space



ALTERNATE PLAN

TAKOMA JUNCTION CONCEPT PLANS
22 NOVEMBER 2016



PARKING STRUCTURE COMBINED SITES

1 level underground

Yields +/- 56 stalls

Built to City property edge/ co-op wall

ALTERNATE PLAN

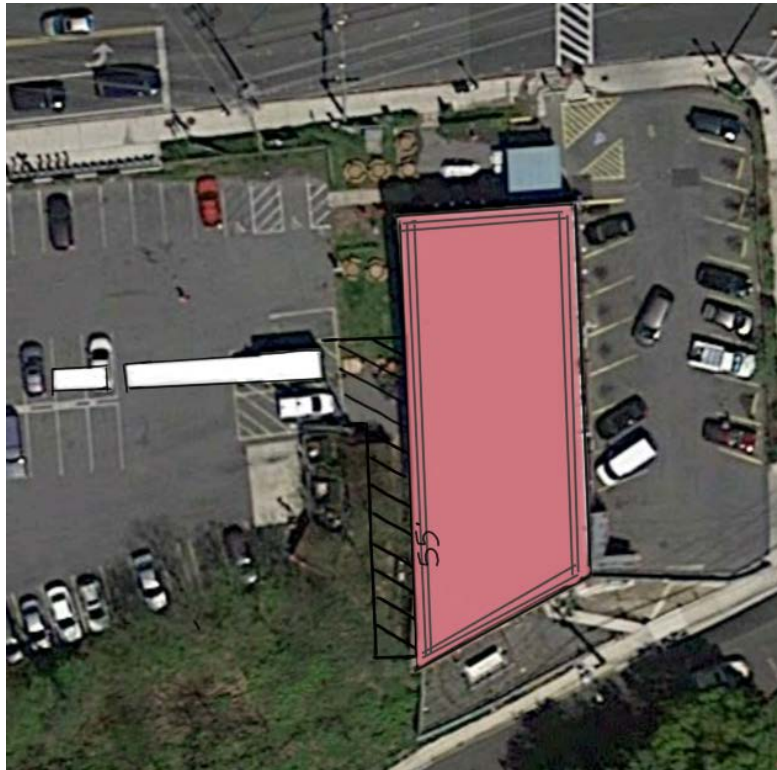
ALTERNATIVE PLAN vs. PREFERRED PLAN

- Provides the same benefits to TPSS
 - Operational layout efficiencies
 - Energy savings
 - Urban farm opportunity
 - Enhanced customer experience
 - Business continuity
- Less ground floor retail and significantly less parking
- Requires no or limited approval of Mathews family and no demolition of Turner Building



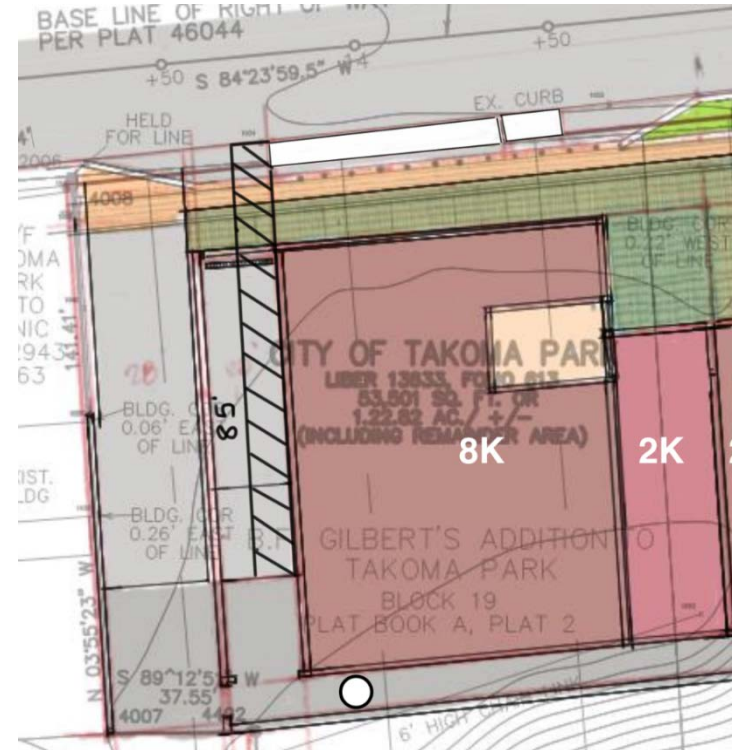
THE LOADING ISSUE

EXISTING



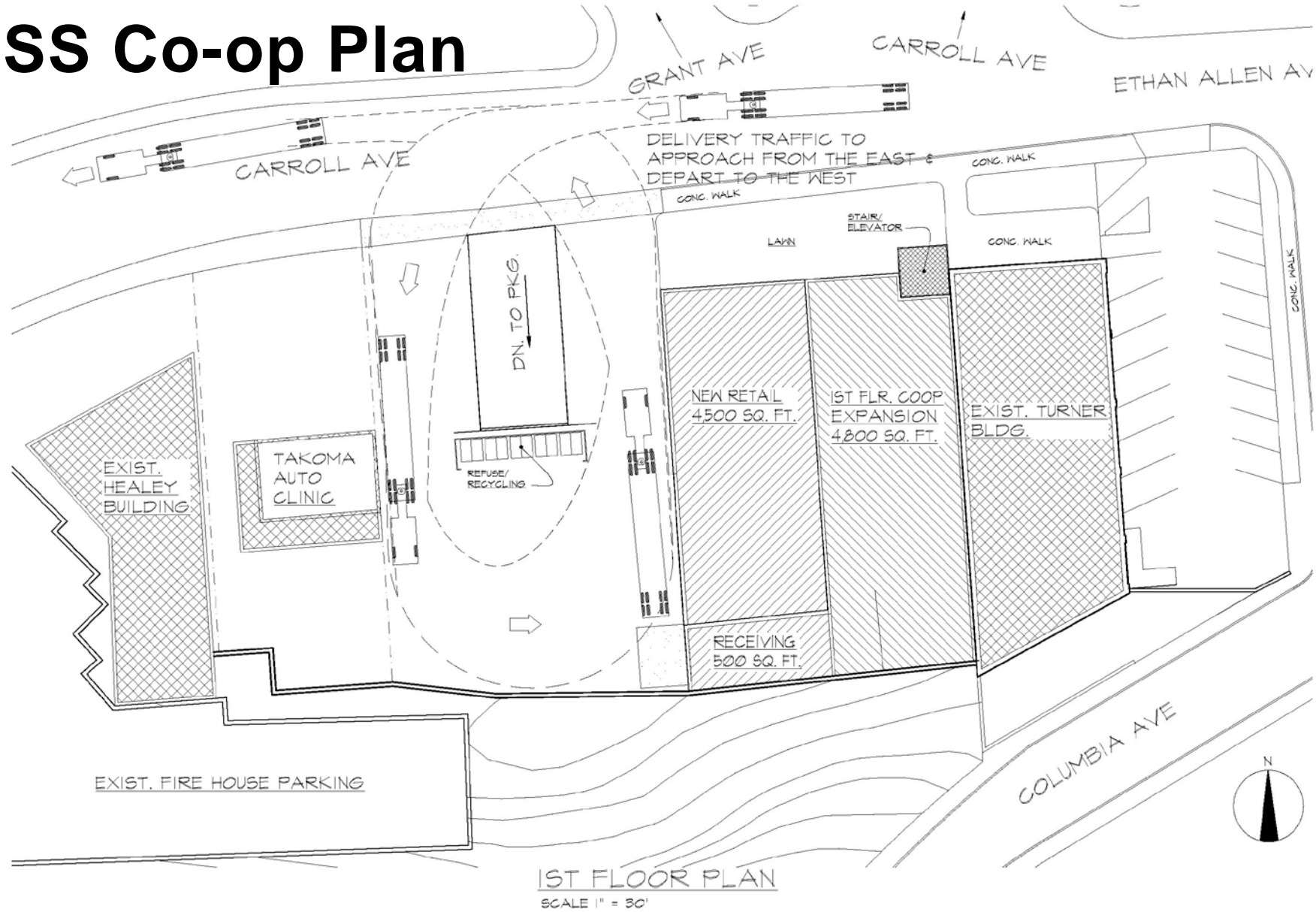
55' from truck to store
(uncovered)

PROPOSED

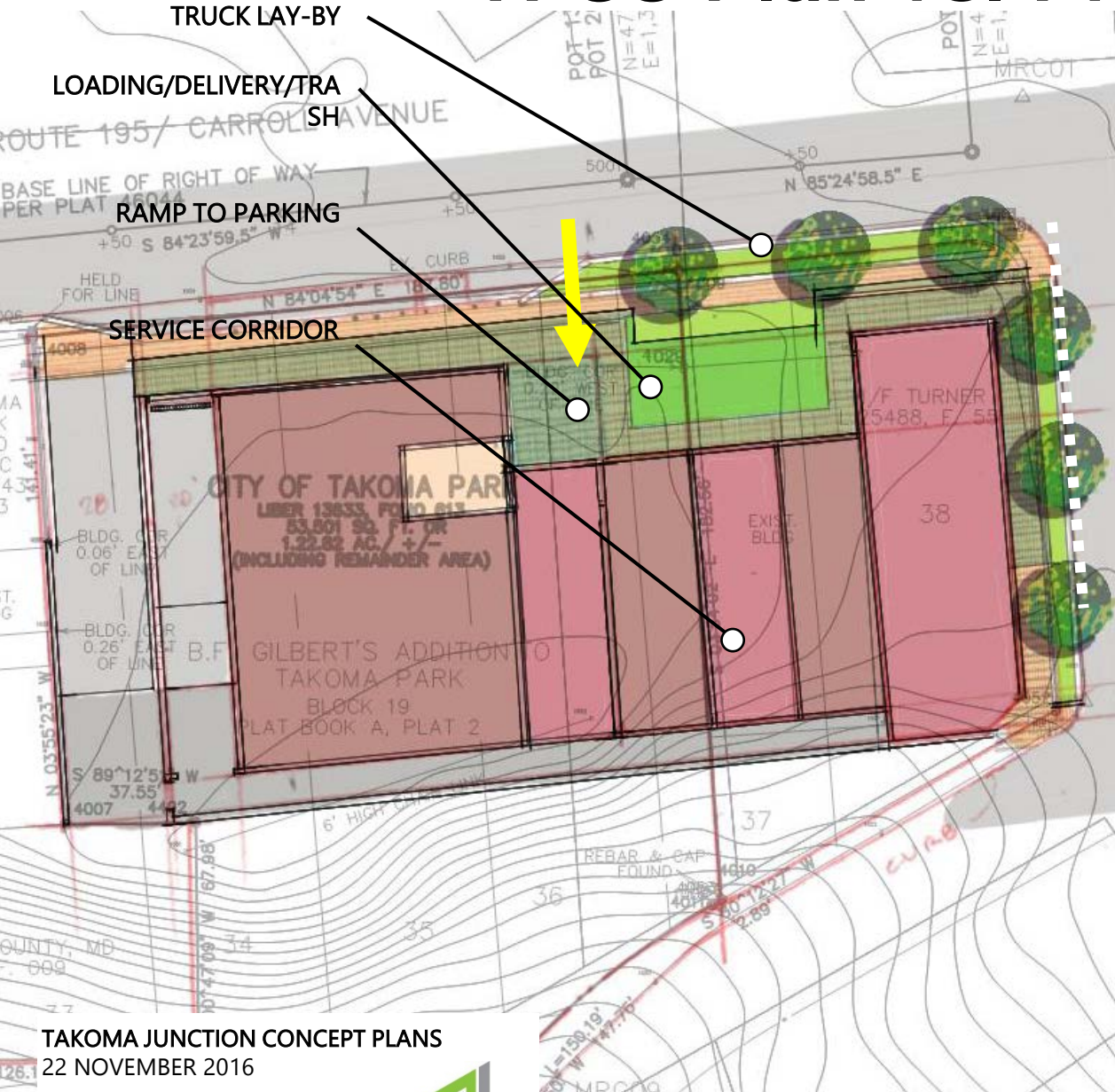


85' from truck to store
(covered)

TPSS Co-op Plan

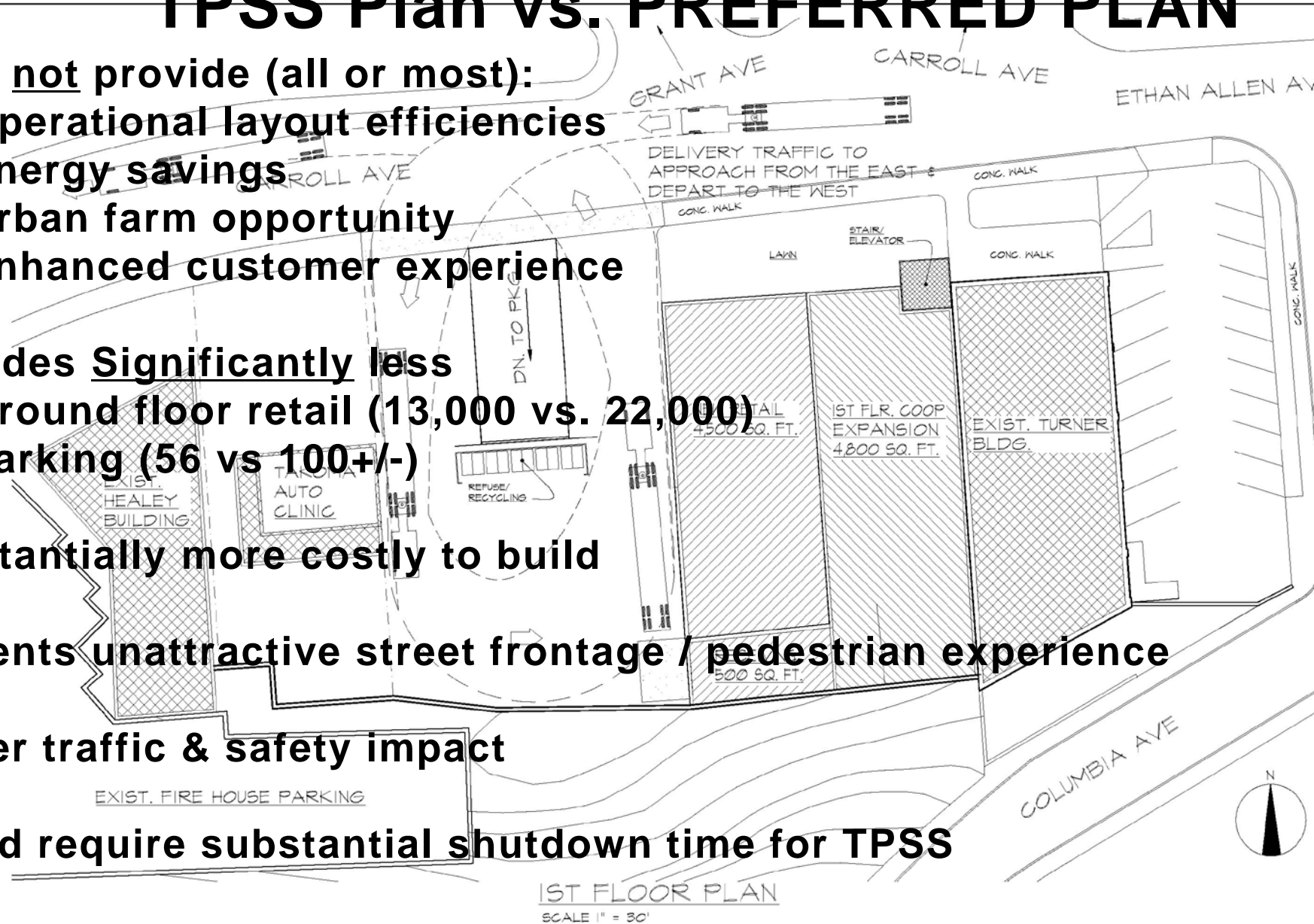


TPSS Plan vs. PREFERRED PLAN



TPSS Plan vs. PREFERRED PLAN

- Does not provide (all or most):
 - Operational layout efficiencies
 - Energy savings
 - Urban farm opportunity
 - Enhanced customer experience
- Provides Significantly less
 - Ground floor retail (13,000 vs. 22,000)
 - Parking (56 vs 100+/-)
- Substantially more costly to build
- Presents unattractive street frontage / pedestrian experience
- Larger traffic & safety impact
- Would require substantial shutdown time for TPSS
- Both would require sale or substantial ownership infringement of Mathews property rights



CO-OP “EXPANDS WEST” PLAN

TRUCK LAY-BY

LOADING/DELIVERY/TRA
SH

OUTDOOR PUBLIC/ MARKET SPACE

SERVICE CORRIDOR

Co-op Expansion (5,250 GSF) added to existing space to the west
Requires opening existing wall
Reciprocal easement required
Upgrades to existing building required

Tenant Space (excluding co-op expansion)
9,000 GSF at first floor

2nd Floor Space
14,000 GSF
Office
Event Space
Retail (limited)

Outdoor/Public Space
5,000 GSF

Deliveries from 8-10' wide curbside lay-by
Service corridor along back

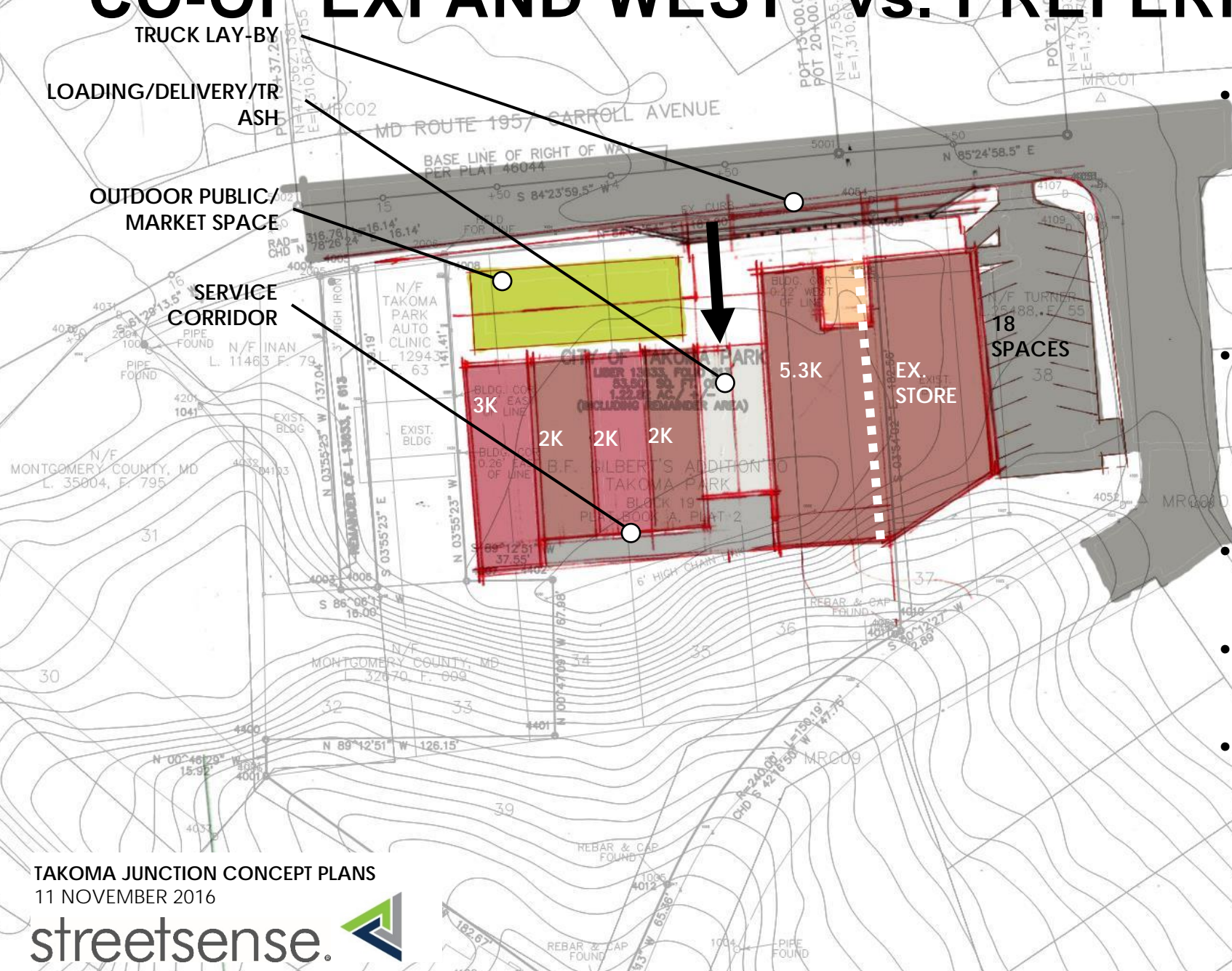
Existing parking lot on Sycamore remains
(18 stalls)

TAKOMA JUNCTION CONCEPT PLANS
11 NOVEMBER 2016

streetsense.



“CO-OP EXPAND WEST” vs. PREFERRED PLAN



Provides some but not all:

- Operational layout efficiencies
- Energy savings
- Urban farm opportunity (?)
- Enhanced customer experience

Provides less

- Ground floor retail (17,000 vs. 22,000)
- Upper level retail
- Parking (approx. 56)

More costly to build

• Would require substantial shutdown time for TPSS

• Requires sale or substantial ownership infringement of Mathews property rights

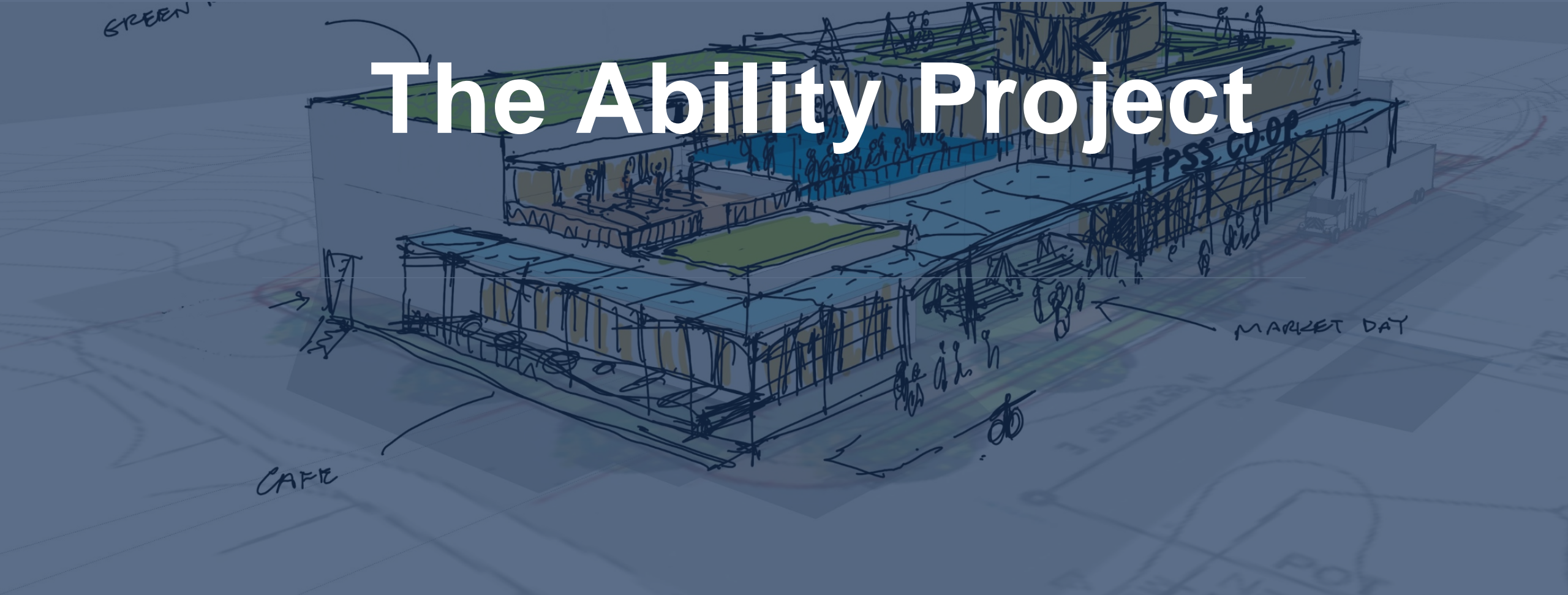
AN EXCITING NEW ADDITION TO OUR
DEVELOPMENT PLAN

The Ability Project

GREEN

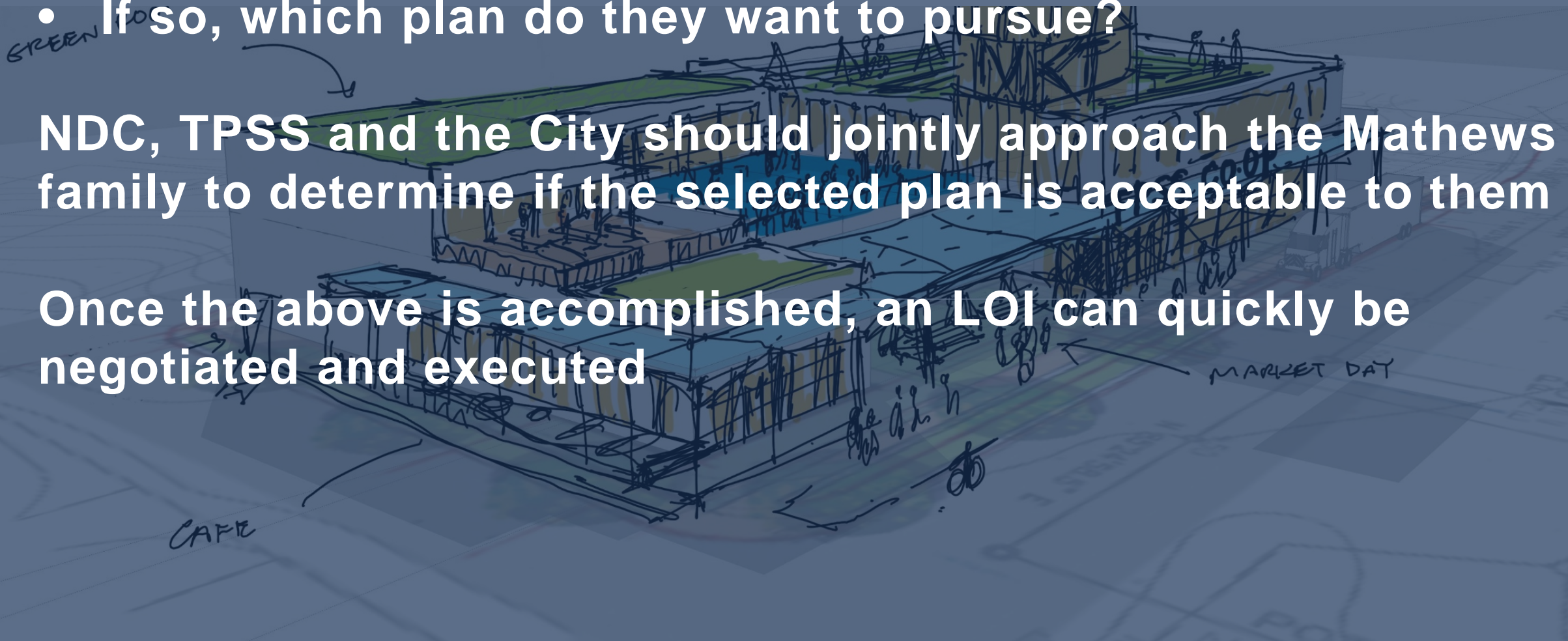
MARKET DAY

CAFE



NEXT STEPS

- TPSS must tell us what they want to do
 - Do they want to work with us on this project?
 - If so, which plan do they want to pursue?
- NDC, TPSS and the City should jointly approach the Mathews family to determine if the selected plan is acceptable to them
- Once the above is accomplished, an LOI can quickly be negotiated and executed



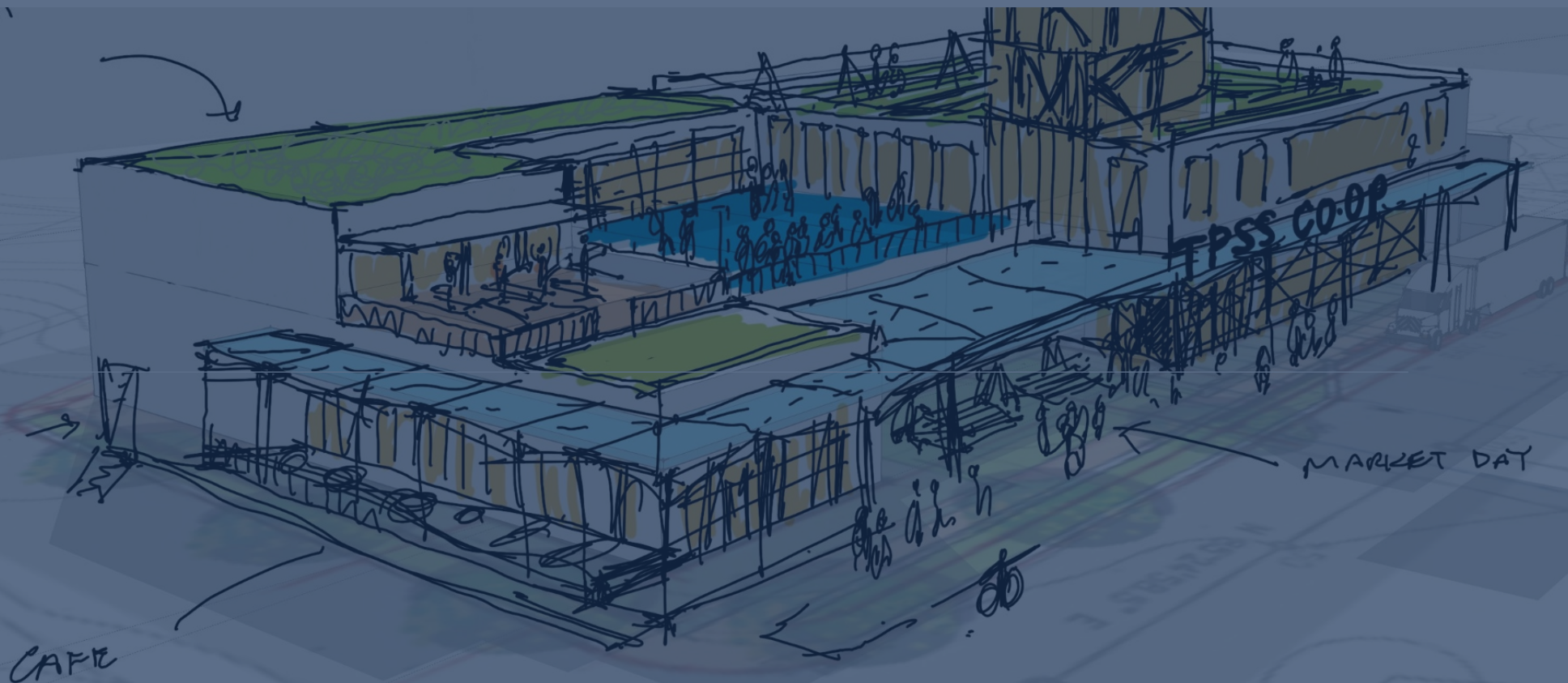


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ARCHITECT
1201
1201

APPENDIX

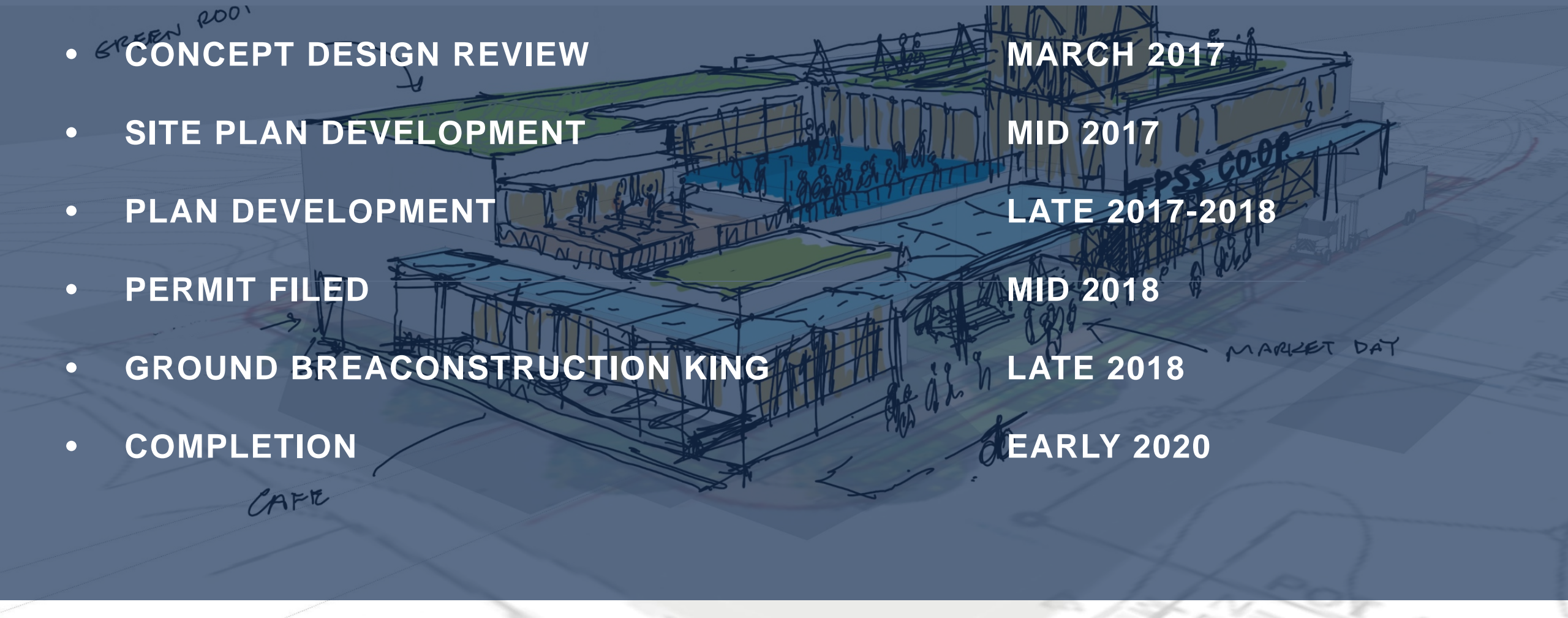
GREEN ROOF

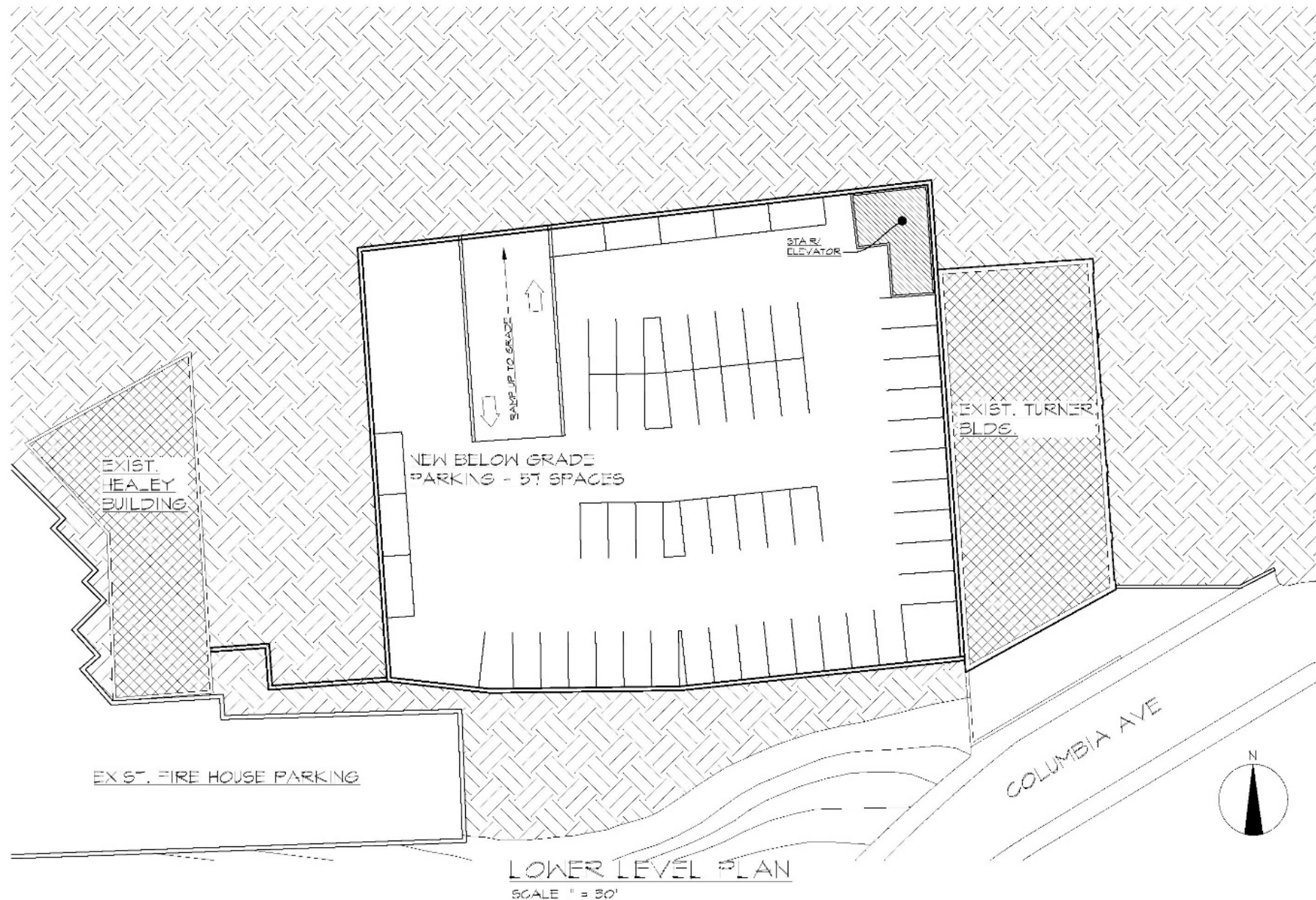


PROJECT SCHEDULE

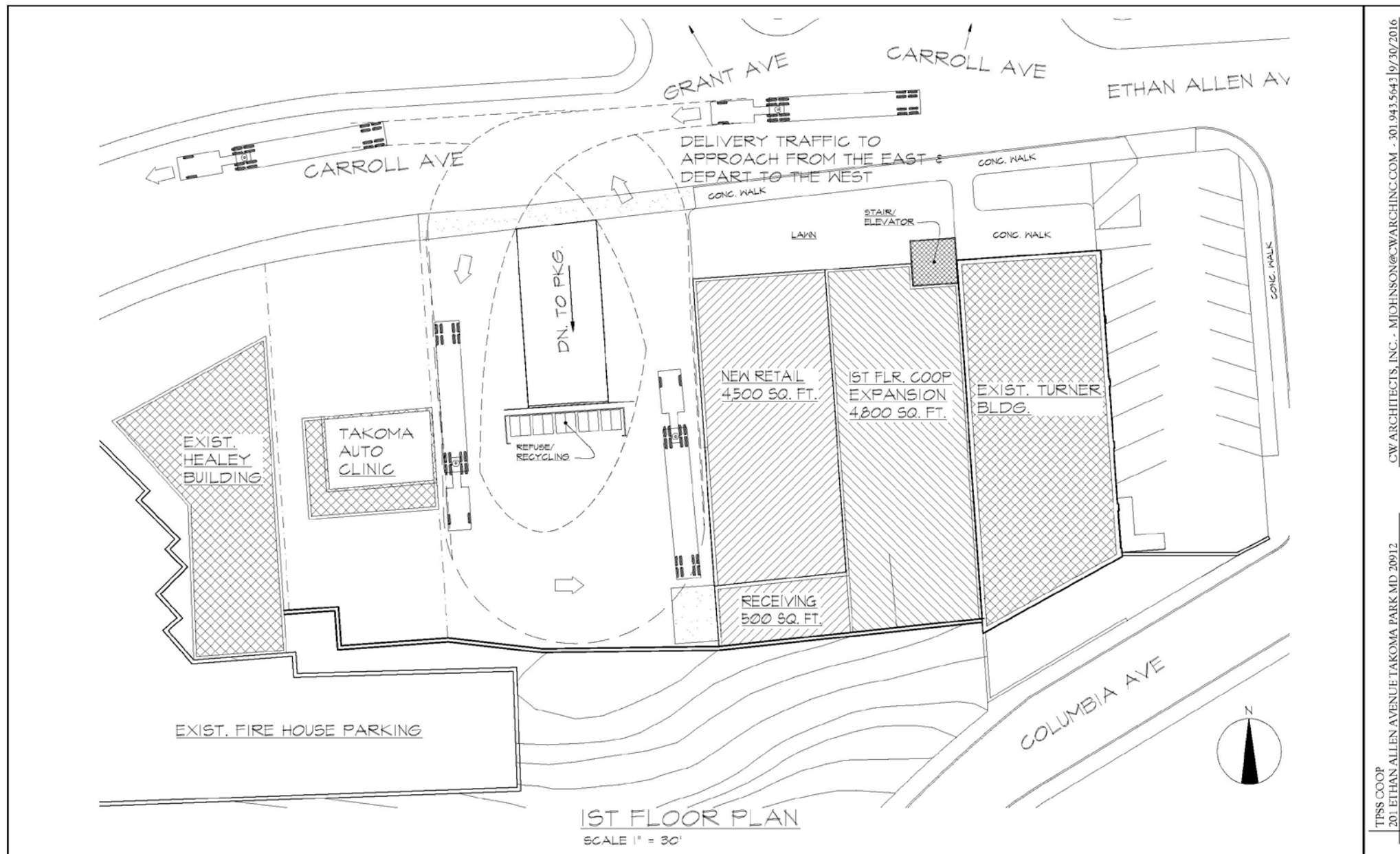
- LOI EXECUTED JANUARY 2017
- COMMUNITY CONSULTATION PROCESS JAN - FEB 2017
- *GREEN ROOF* CONCEPT DESIGN REVIEW MARCH 2017
- SITE PLAN DEVELOPMENT MID 2017
- PLAN DEVELOPMENT LATE 2017-2018
- PERMIT FILED MID 2018
- GROUND BREAK CONSTRUCTION KING LATE 2018
- COMPLETION *MARKET DAY* EARLY 2020

CAFE

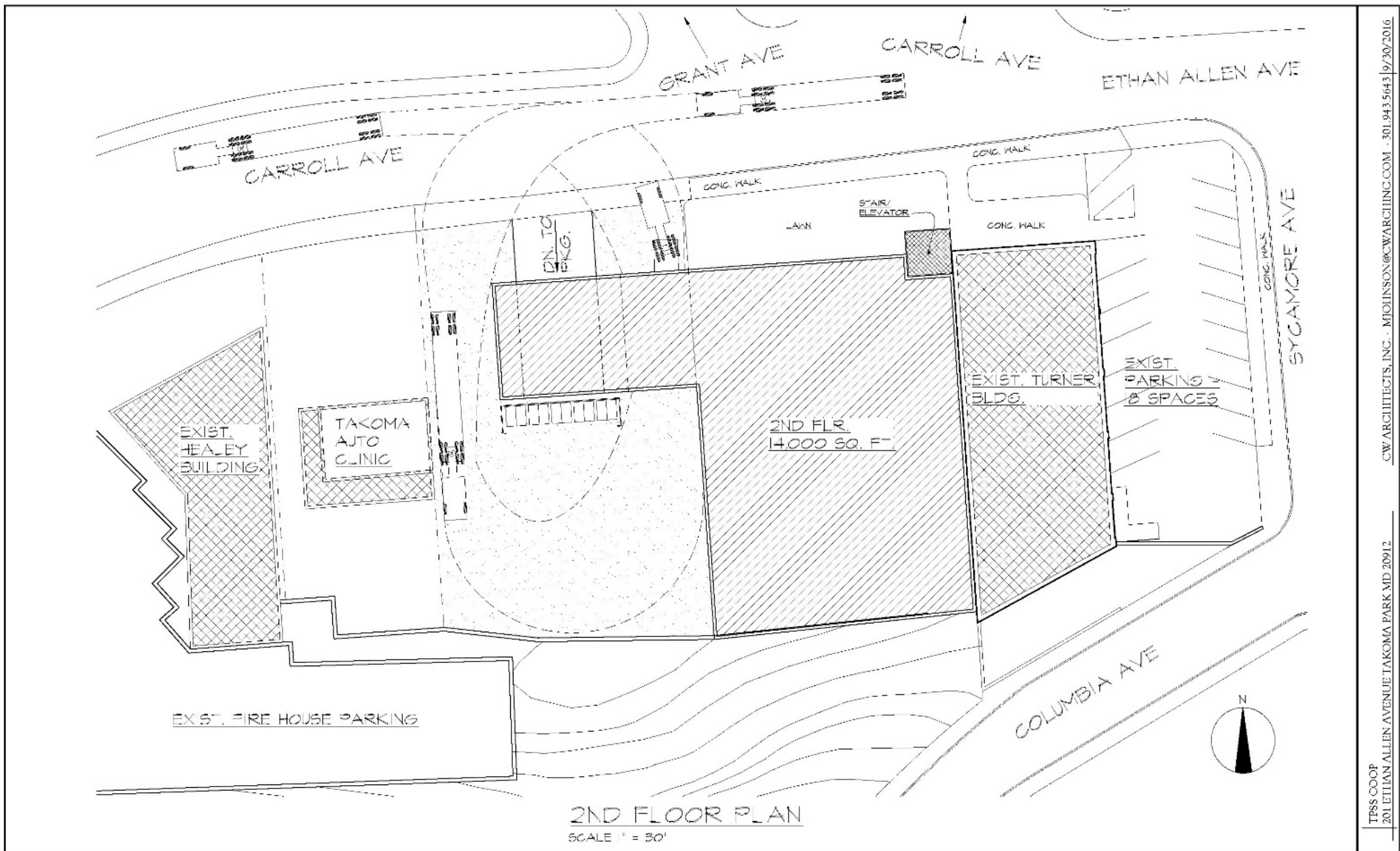




TPSS Co-op Plan



TPSS Co-op Plan



TPSS Co-op Plan