



Neighborhood Development Company

TAKOMA JUNCTION Update to City Council

January 11, 2017

GREEN ROOF

MARKET DAY

CAFE

TPSS CO-OP

TAKOMA JUNCTION

Update to City Council

January 11, 2017

AGENDA

- Review of negotiations with TPSS Co-op
- What's happened since the December 7th Council meeting
- Where are we now?
- Where are we going?

GREEN ROOF

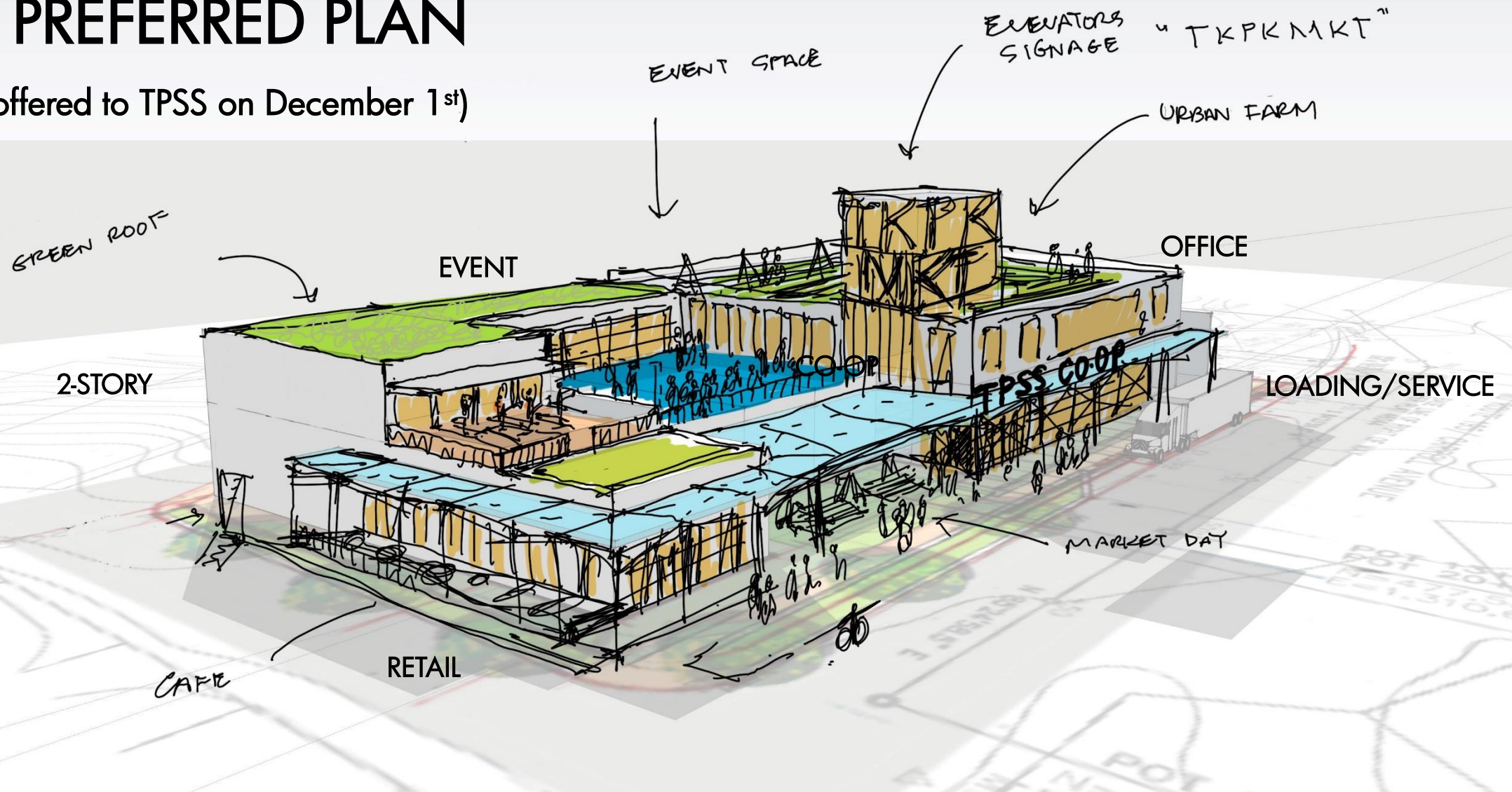
MARKET DAY

CAFE



PREFERRED PLAN

(offered to TPSS on December 1st)



TAKOMA JUNCTION CONCEPT PLANS
11 NOVEMBER 2016

streetsense. 

"A brand new, custom built home for the Co-op"

Market Canopy

PREFERRED PLAN

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

Terrace Space
3,750 GSF

Upper Story Retail
3,600 GSF
Outdoor space at corner

TERRACE

OFFICE 1

OFFICE 2

EVENT

2.2K

● 5.5K

3.7K

3.6K

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TAKOMA JUNCTION CONCEPT PLANS
22 NOVEMBER 2016

streetsense.®



PREFERRED PLAN

VERTICAL CIRCULATION

Phase 2 – demolish co-op, extend structure to Sycamore Avenue

ALTERNATE PREFERRED PLAN

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
4,000 GSF in-line
4,000 GSF Repurposed Co-op Space

Outdoor/Public Space

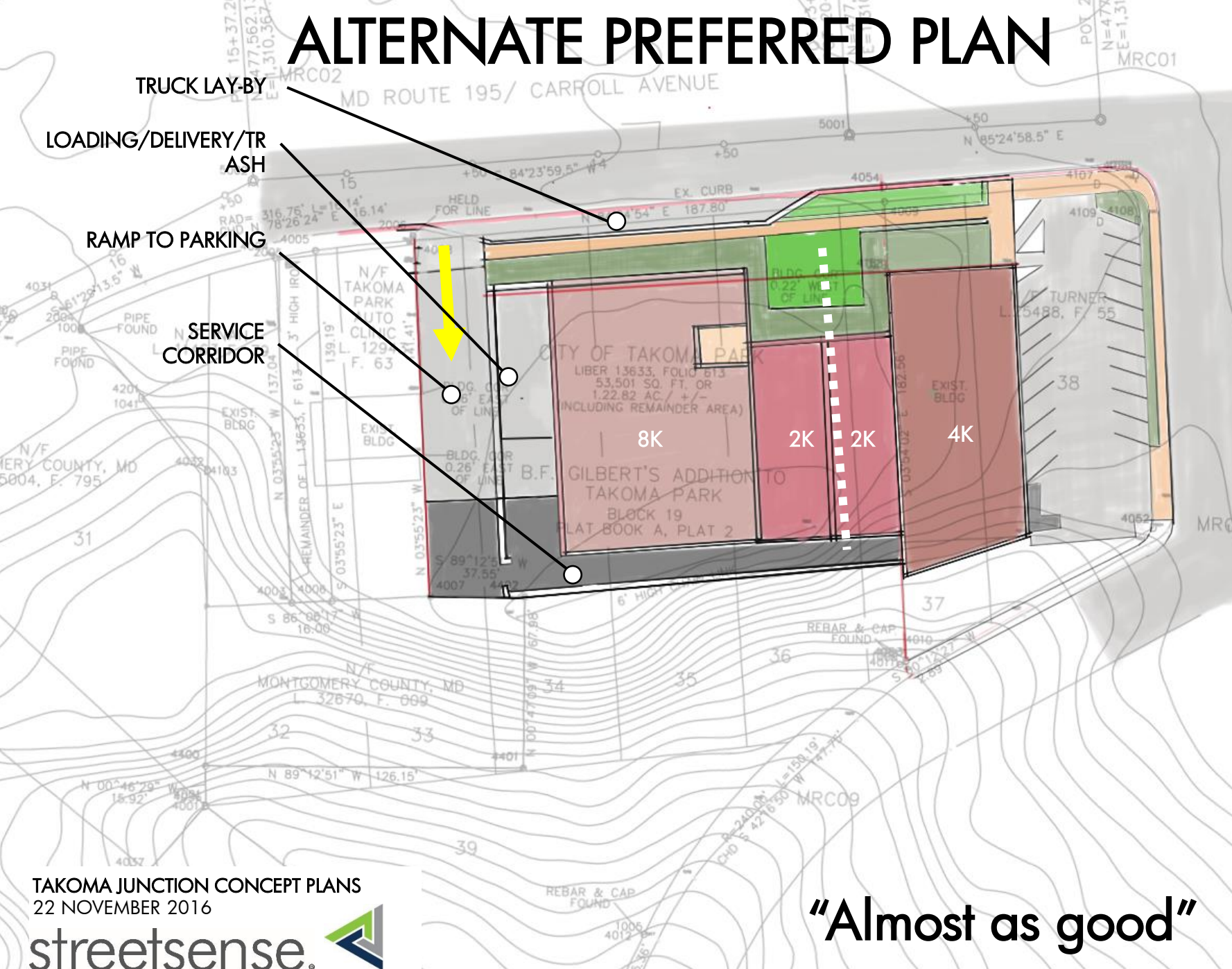
Efficient Deliveries from 8-10' wide curbside
lay-by

Service corridor along back

No/ Minimal Co-op business interruption

Streetscape improvement along Carroll and
Sycamore

Market Canopy



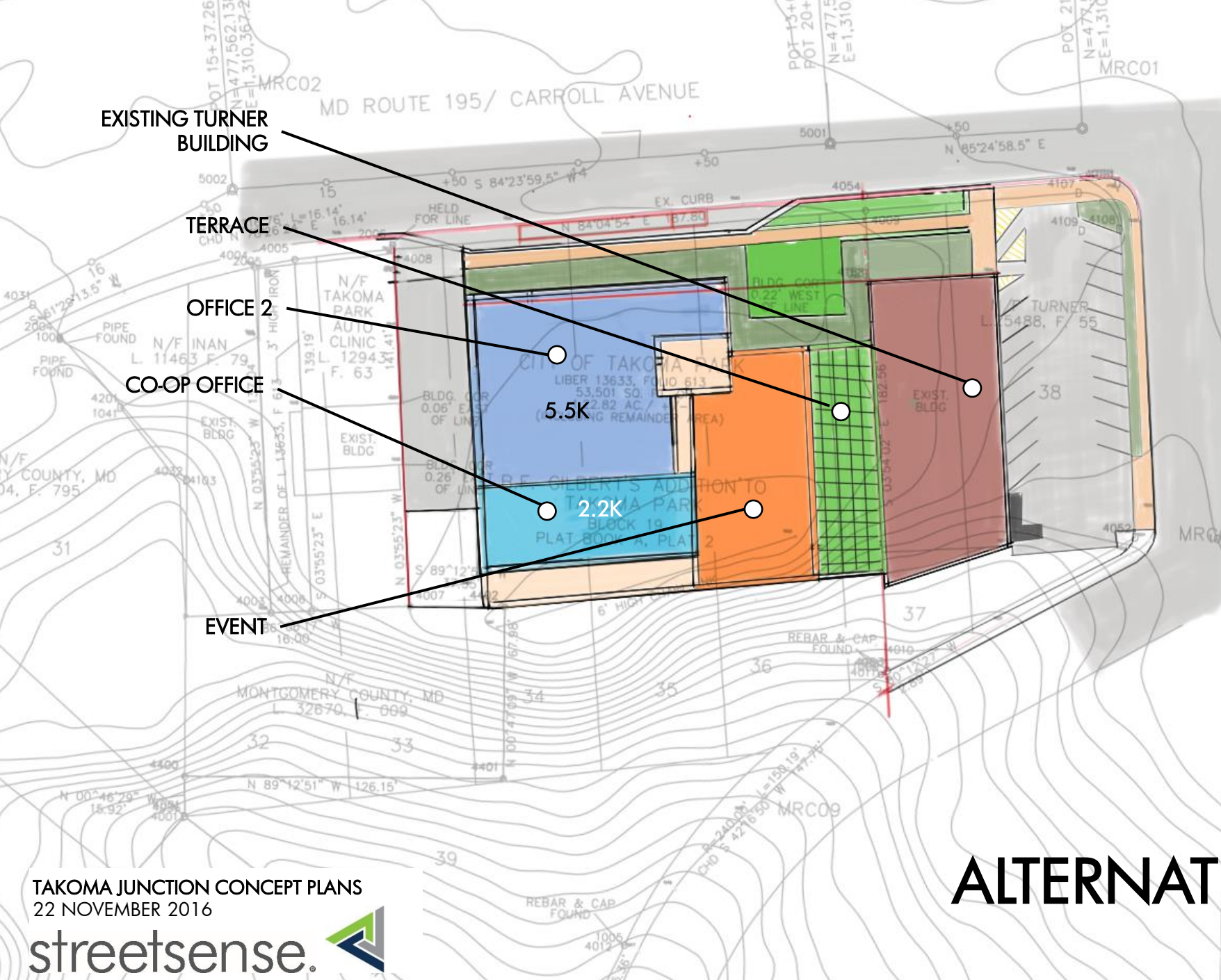
TAKOMA JUNCTION CONCEPT PLANS
22 NOVEMBER 2016

streetsense.

"Almost as good"

Terrace Space

ALTERNATE PREFERRED PLAN

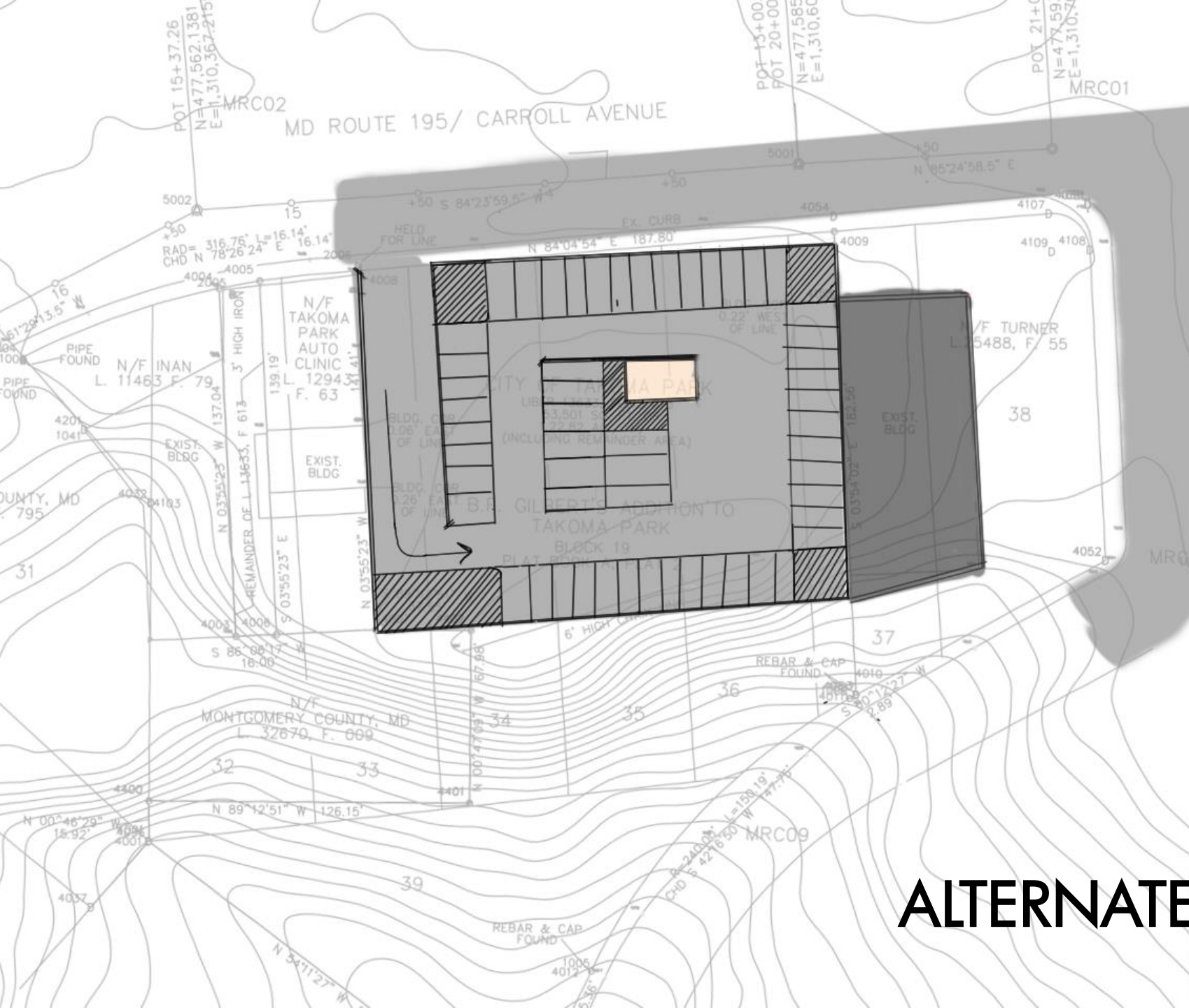


PARKING STRUCTURE COMBINED SITES

1 level underground

Yields +/- 56 stalls

Built to City property edge/ co-op wall



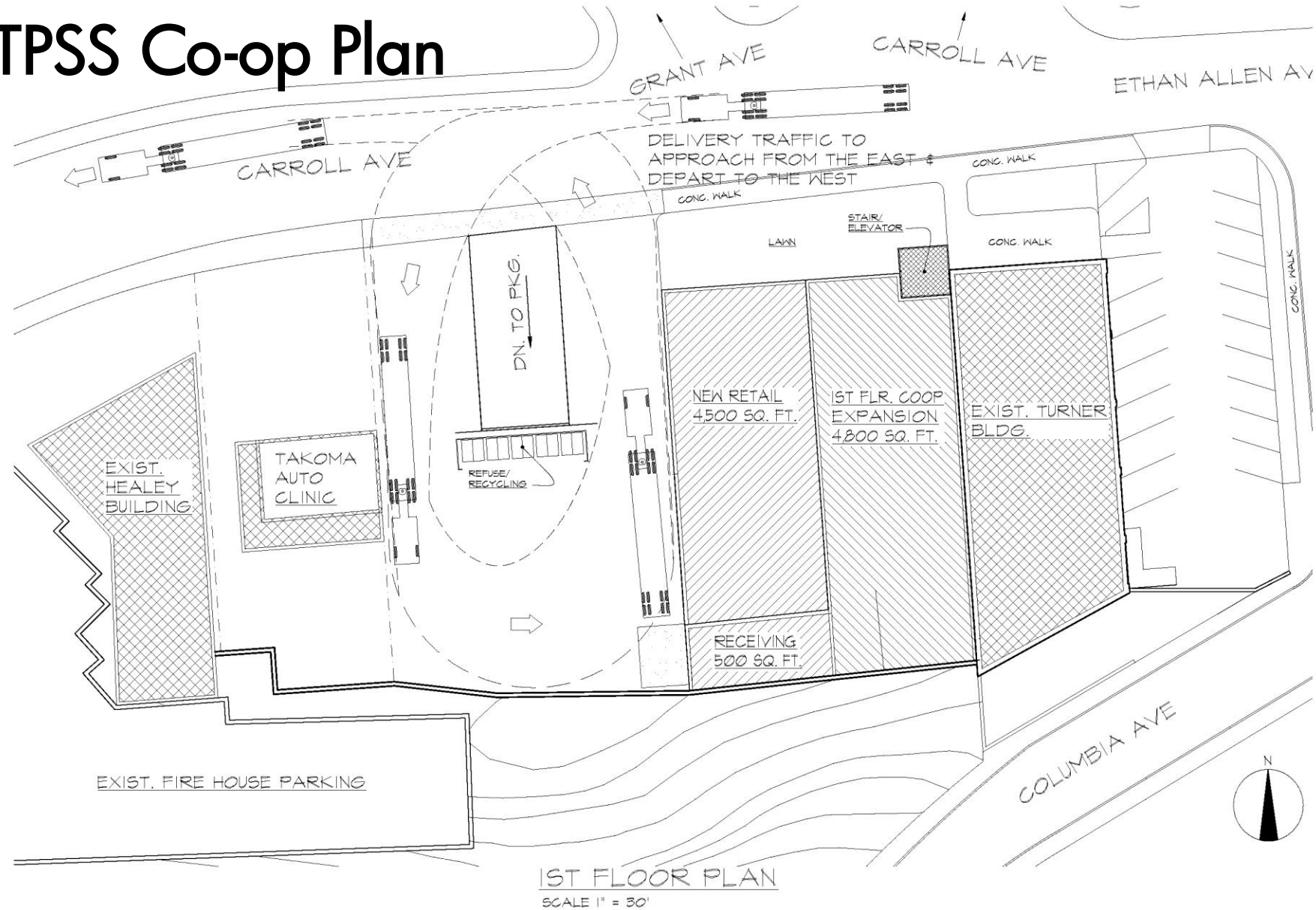
ALTERNATE PREFERRED PLAN

ADVANTAGES OF PREFERRED PLANS

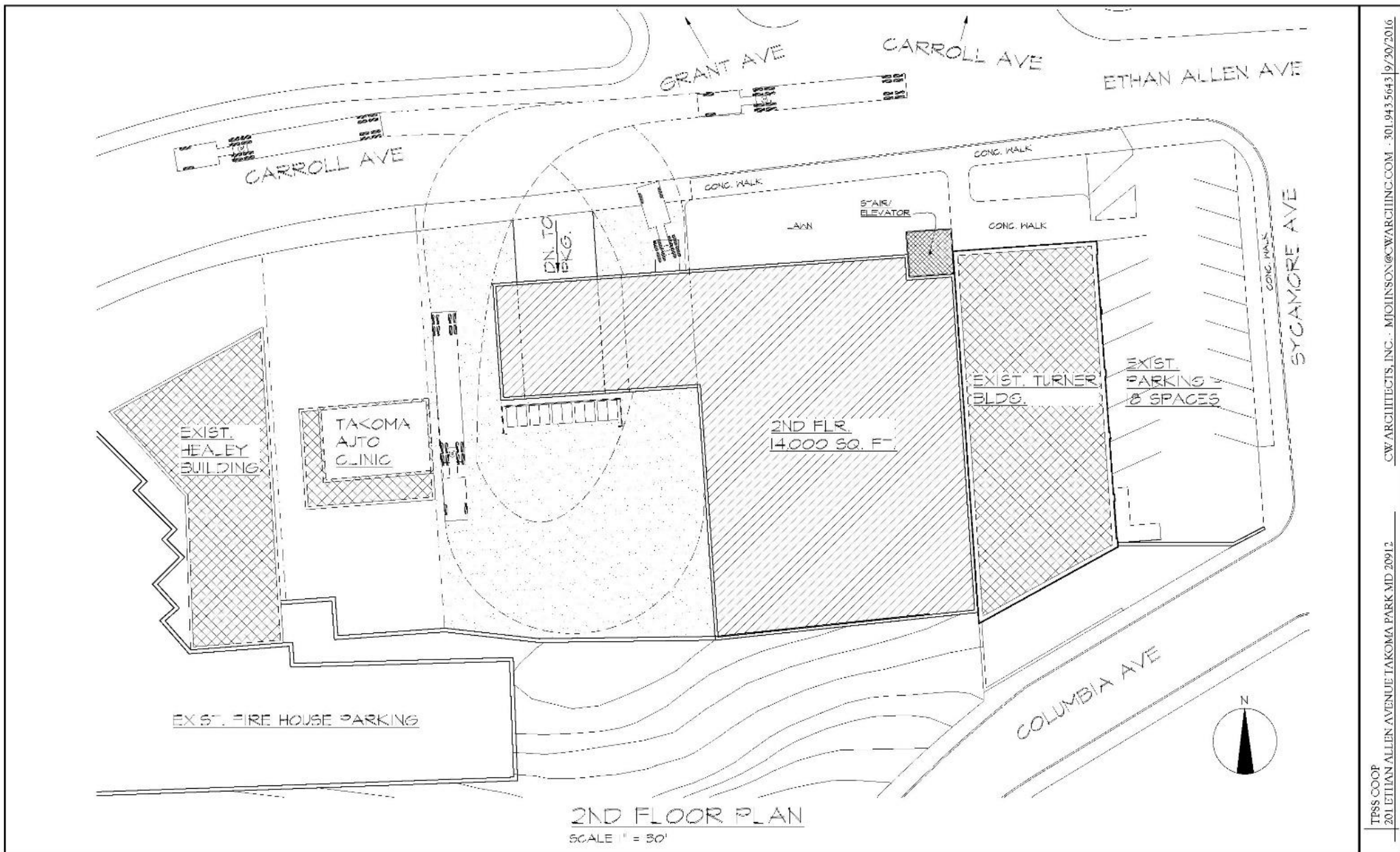
- For the Co-op:
 - Brand new, contiguous store for the Co-op
 - Operational layout efficiencies
 - Energy savings
 - Urban farm opportunity
 - Enhanced customer experience
 - Allows for continuity of operations
 - Loading operation similar or better than current
- For the Community:
 - 70% more retail square footage (customer fun, jobs, tax revenue)
 - Almost twice as much parking
 - Significantly better street frontage / pedestrian experience



TPSS Co-op Plan

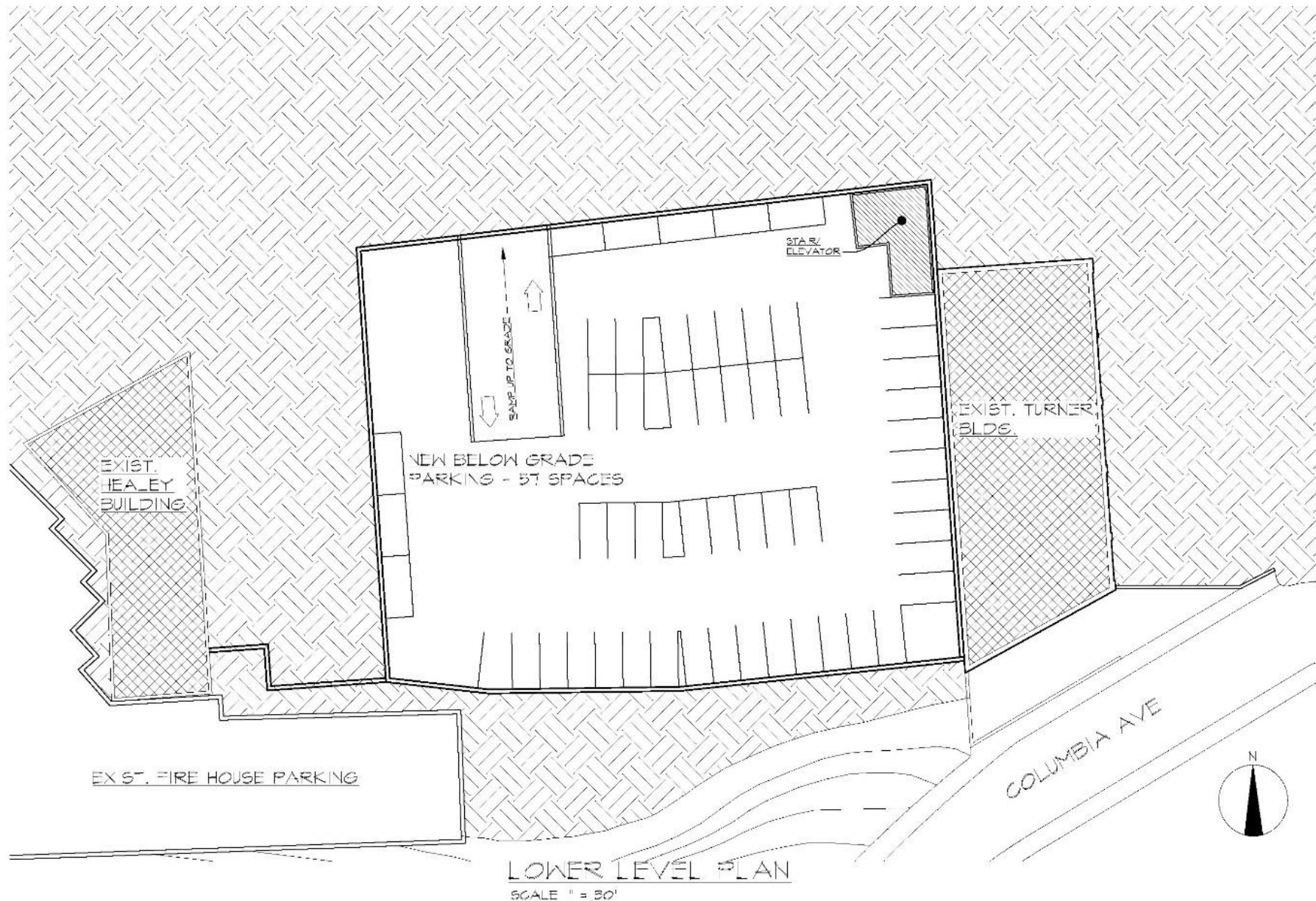


Proposed to NDC on 9/30/16 and again on 12/29/16



TPSS COOP
201 ETHAN ALLEN AVENUE TAKOMA PARK MD 20912
CW ARCHITECTS, INC. - MJOINSON@CWARCHITECTS.COM - 301.943.5643 10/30/2016

TPSS Co-op Plan



TPSS Co-op Plan

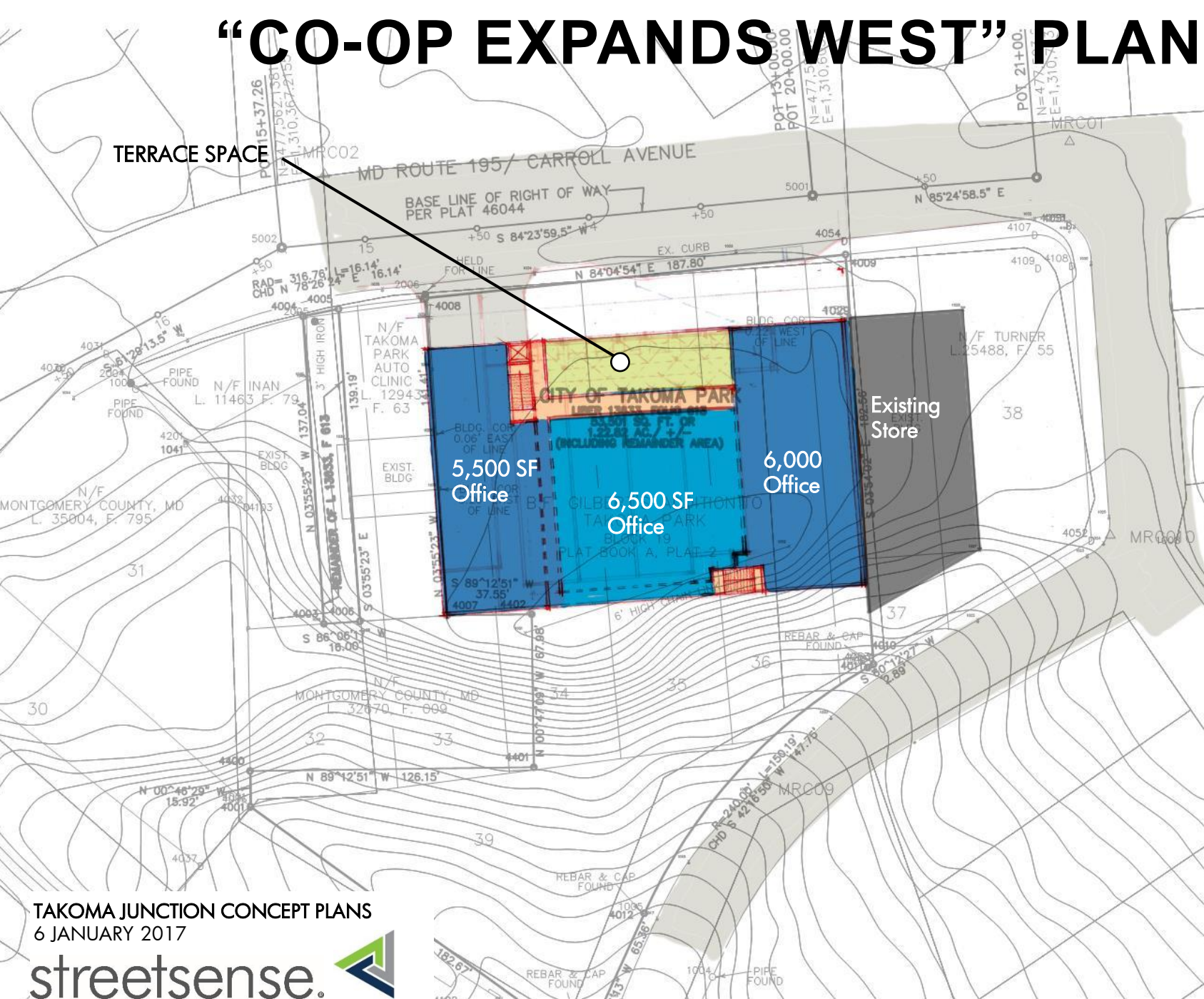
DISADVANTAGES OF TPSS PLAN

- For the Co-op:
 - Does not provide brand new, contiguous store
 - Operational layout efficiencies
 - Energy savings
 - Urban farm opportunity
 - Enhanced customer experience
- Does not allow for continuity of operations
- Significantly more expensive to build
- For the Community:
 - Much less retail square footage (customer fun, jobs, tax revenue)
 - Much less parking
 - Unattractive street frontage / pedestrian experience
 - More traffic problems



"CO-OP EXPANDS WEST" PLAN

TERRACE SPACE



UPPER FLOOR

Office/Event Space 18,000 GSF

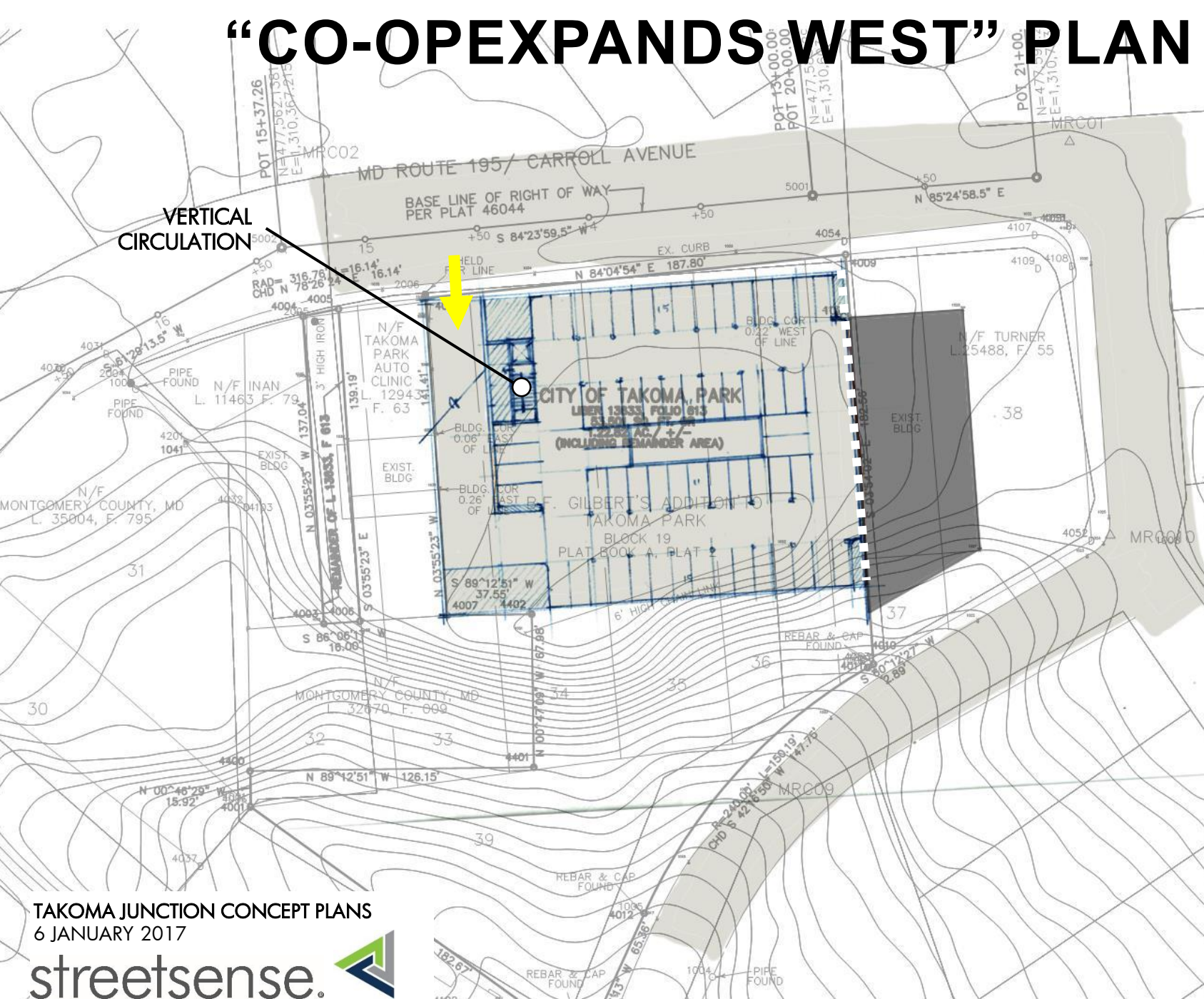
Additional Terrace Space
2,000 SF shown

TAKOMA JUNCTION CONCEPT PLANS
6 JANUARY 2017

streetsense.

SCHEME 5

“CO-OPEXPANDS WEST” PLAN



PARKING STRUCTURE

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

Yields +/- 60 stalls
(Additional 18 surface spaces to remain at Co-
op lot)

Built to all property edges

Existing Co-op building and parking to remain

SCHEME 5

WHERE ARE WE NOW?

- Site plan, while a significant compromise, is acceptable to NDC
- TPSS responded to NDC on 1/10/17
 - TPSS accepted most aspects of site plan
 - TPSS rejected NDC proposal on several fundamental issues:
 - Who does the work
 - Who pays for the work
 - Who pays for parking
 - Other uses (e.g. no restaurant within 50' of Co-op)
 - Many, many other smaller items of disagreement (length of document makes it difficult to determine all)

CAFE

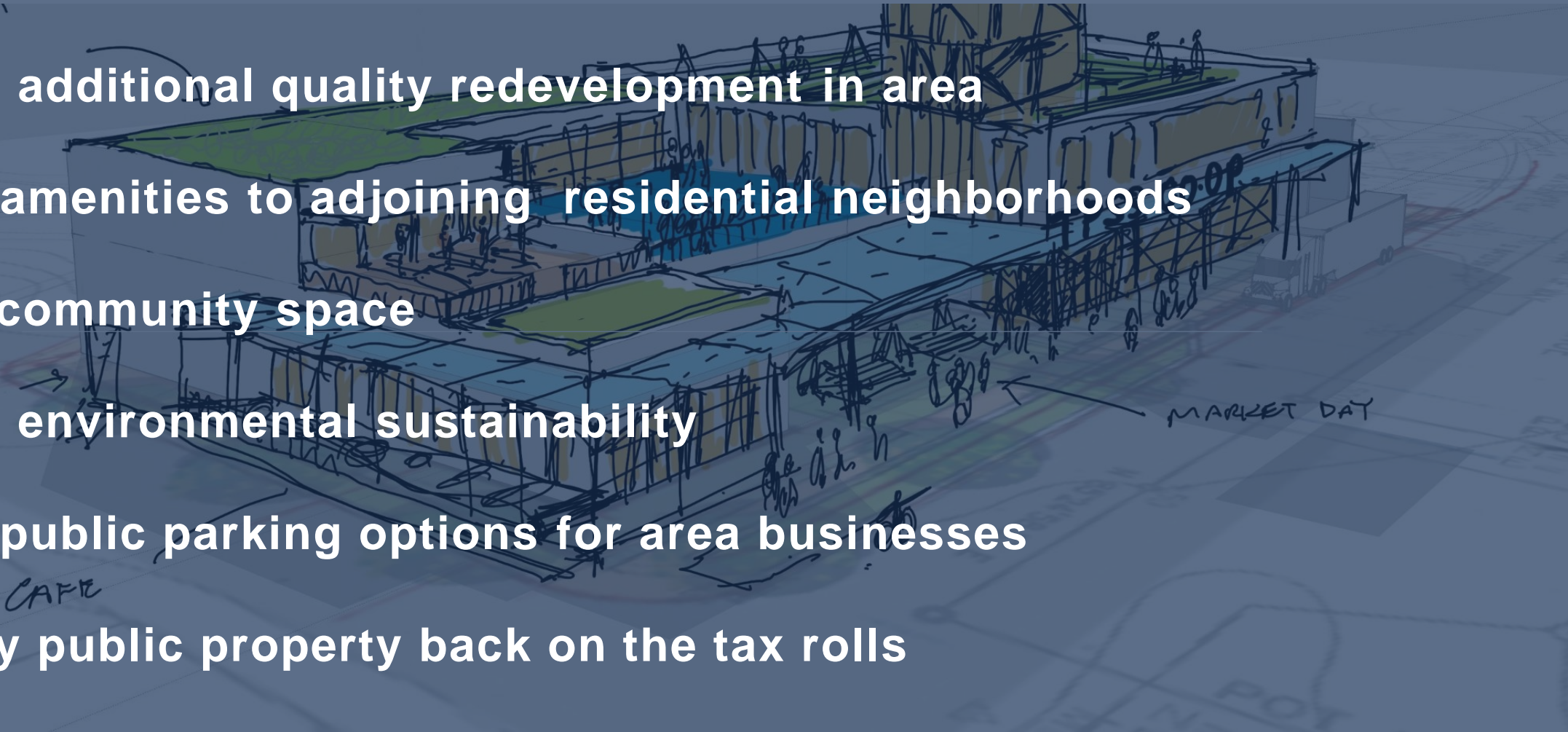
TPSS CO-OP

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



WHERE ARE WE GOING?

- NDC would still like TPSS to be the ground floor anchor tenant and remains willing to negotiate in good faith to achieve this.
- NDC & TPSS have worked hard to reach an agreement within the negotiating and extension periods of the LDA, but there's still a large gap between the parties.
- We are ready to move forward with developing the project in accordance with the project principles.
- The Council must vote tonight to either cancel the LDA or allow us to move forward.

