



via email

October 12, 2016

SUZANNE R. LUDLOW  
CITY MANAGER  
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RE: WEEKLY UPDATE ON LETTER OF INTENT NEGOTIATIONS BETWEEN NDC AND THE TPSS CO-OP

**DEAR MS. LUDLOW,**

By this letter, Neighborhood Development Company (NDC) is providing an update on negotiations of a Letter of Intent (LOI) between Neighborhood Development Company and the Takoma Park Silver Spring Co-op (TPSS) for lease of approximately 6,000 square feet of gross floor area at Takoma Junction.

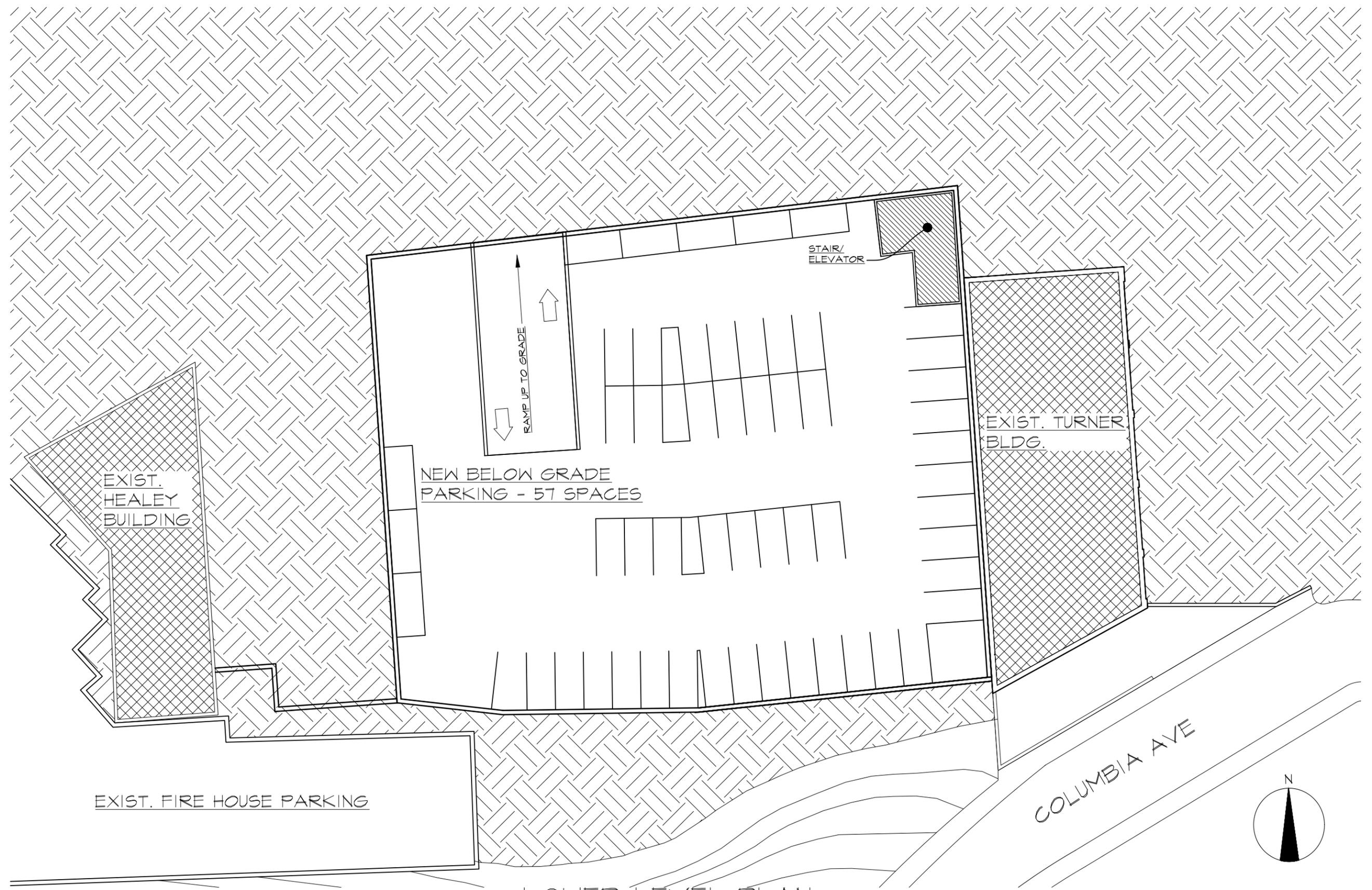
TPSS, NDC and their respective consultant teams met Monday, October 11th, to discuss the site plan that TPSS proposed. NDC also introduced their architect, streetsense, to TPSS. The meeting was productive and both NDC and TPSS agreed to reconvene in two weeks to provide NDC and streetsense sufficient time to digest the discussion and formulate potential site plan options that reflect the issues discussed. We look forward to presenting the site plan options to the Co-op in the coming weeks. Attached you will find the TPSS site plan that was discussed at the October 11th meeting.

Please feel free to follow up with any questions you may have.

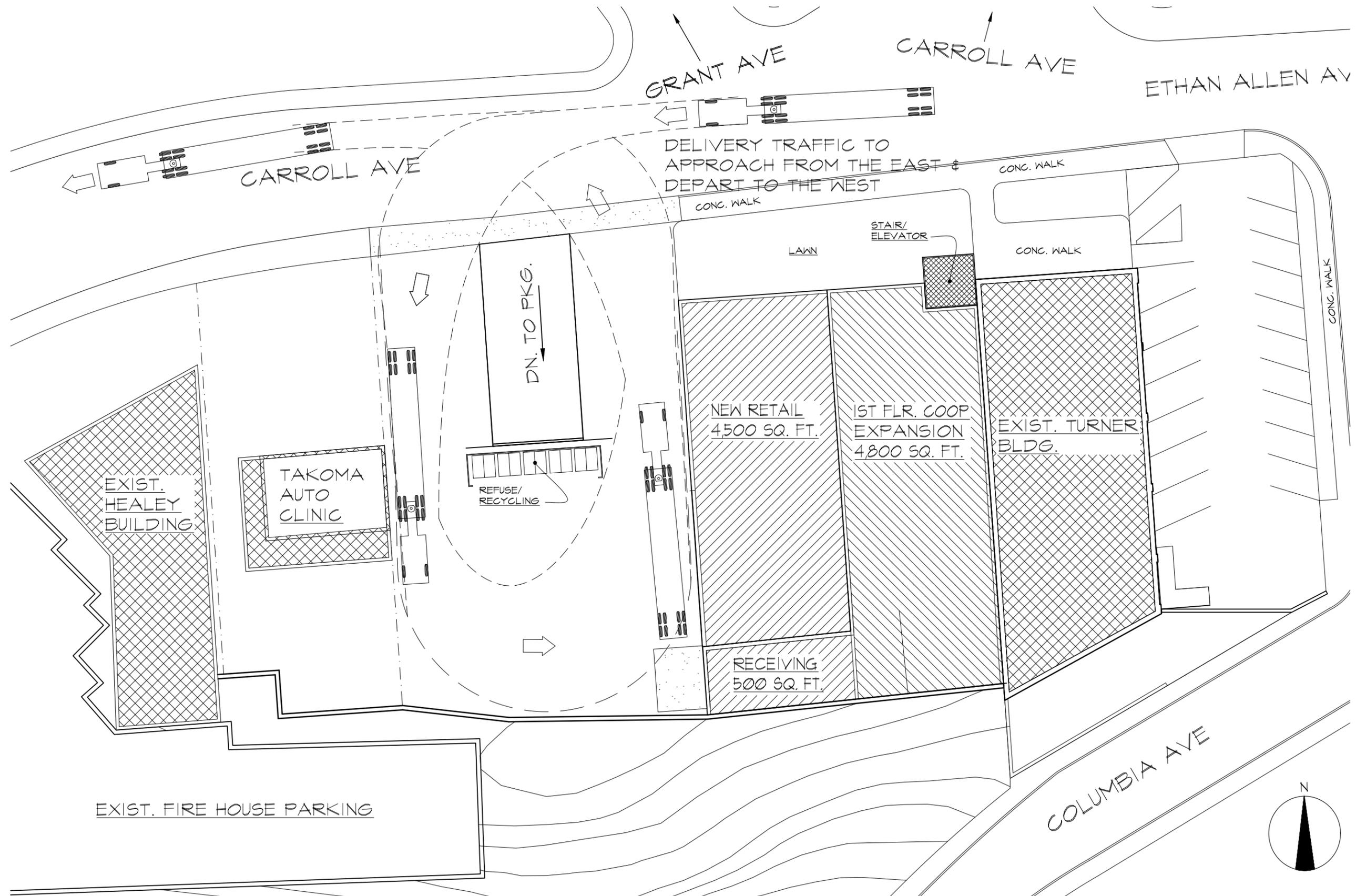
Sincerely,

A handwritten signature in blue ink, appearing to read 'ADRIAN WASHINGTON', is written over a light blue circular stamp or watermark.

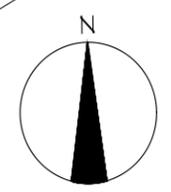
ADRIAN WASHINGTON  
CEO & FOUNDER  
NEIGHBORHOOD DEVELOPMENT COMPANY

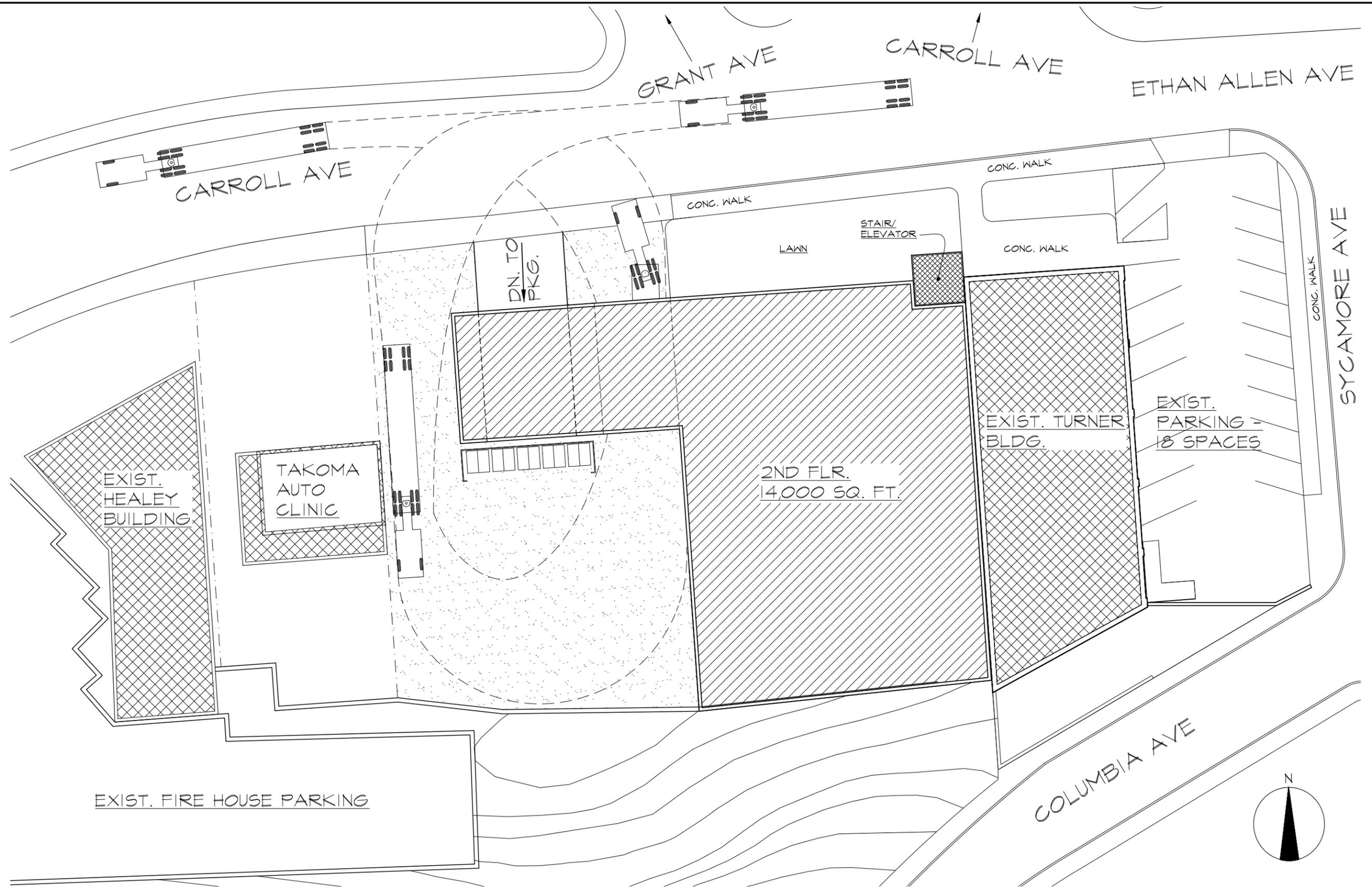


**LOWER LEVEL PLAN**  
 SCALE 1" = 30'



1ST FLOOR PLAN  
SCALE 1" = 30'





**2ND FLOOR PLAN**  
 SCALE 1" = 30'

TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016





**SCHEME 1 BELOW GRADE**

**CO-OP REMAINS IN PLACE,  
DEVELOPMENT OF BELOW GRADE DECK  
WITH MAXIMUM STALLS ON CITY LOT**

**GARAGE REINFORCED TO SUPPORT  
TRUCK LANE ABOVE**

**GARAGE ACCESS FROM  
COLUMBIA AVENUE**



**MAXIMUM YIELD**

**+/- 76 STALLS + 18 SURFACE SPACES**



**SCHEME 1 GRADE LEVEL**

**CO-OP EXPANDS TO WEST**

**REFRESH EXISTING BUILDING**

**MAXIMIZE CARROLL AVE FRONTAGE  
MAXIMIZE GROUND LEVEL LEASE SPACE  
ON CITY LOT**

**TRUCK LOADING FROM STREET  
SMALLER DELIVERIES/  
RECYCLING/TRASH AT DOCK**

**GARAGE ACCESS  
COLUMBIA AVE**

**DEVELOPMENT TOTALS**

**COOP – 11,000 GSF  
MARKET SPACE – 8,000 GSF**

**TOTAL 18,000 GSF**

**TOTAL PARKING 94 SPACES  
76 BELOW GRADE, 18 SURFACE  
4.9 SPACES PER 1,000 SF**





**SCHEME 2 BELOW GRADE**

**CO-OP REMAINS IN PLACE,  
DEVELOPMENT OF BELOW GRADE DECK  
WITH MAXIMUM STALLS**

**GARAGE REINFORCED TO SUPPORT  
TRUCK LANE ABOVE**

**GARAGE ACCESS FROM  
COLUMBIA AVENUE**

**MAXIMUM YIELD**

**+/- 76 STALLS**



**SCHEME 2 GRADE LEVEL**

**CO-OP EXPANDS TO EAST  
MAXIMIZE CARROLL AVE FRONTAGE  
MAXIMIZE LEASE SPACE ON CITY LOT**

**TRUCK LOADING FROM STREET AT  
FRONT  
SMALLER DELIVERIES/  
RECYCLING/TRASH AT DOCK**

**GARAGE ACCESS FROM  
COLUMBIA AVE**



**DEVELOPMENT TOTALS**

**COOP – 10,450 GSF  
MARKET SPACE – 12,000 GSF**

**TOTAL 22,450 GSF**

**TOTAL PARKING 76 SPACES**

**3 SPACES PER 1,000 SF**



**SCHEME 3 BELOW GRADE**

**2 PHASE PROJECT**

**PHASE 1  
CO-OP REMAINS IN PLACE,  
DEVELOPMENT OF BELOW GRADE DECK  
WITH 59 SPACES**

**PHASE 2  
DEMOLITION OF EXISTING BUILDING  
EXTEND DECK TO ADD 42 SPACES**

**GARAGE ACCESS FROM  
CARROLL AVENUE**



**MAXIMUM YIELD**

**+/- 101 STALLS**



**SCHEME 3 GRADE LEVEL**

**PHASE 1**

**CO-OP REMAINS OPERATIONAL  
NEW CO-OP SPACE AND RETAIL SPACE  
ON CITY LOT**

**PHASE 2**

**CO-OP VACATES EXISTING SPACE  
DEMOLITION AND NEW  
CONSTRUCTION ON TURNER SITE**

**TRUCK LOADING FROM STREET AT  
FRONT  
SMALLER DELIVERIES/  
RECYCLING/TRASH AT DOCK**

**GARAGE ACCESS FROM  
CARROLL AVENUE**

**DEVELOPMENT TOTALS  
AT BUILD-OUT**

**CO-OP – 10,500 GSF NEW  
MARKET SPACE – 11,400 GSF**

**TOTAL 21,900 GSF**

**TOTAL PARKING 101 SPACES**

**4.7 SPACES PER 1,000 SF**





**SCHEME 4 BELOW GRADE**

**2 PHASE PROJECT**

**PHASE 1  
COOP REMAINS IN PLACE,  
DEVELOPMENT OF BELOW GRADE DECK  
WITH 70 SPACES**

**PHASE 2  
DEMOLITION OF EXISTING BUILDING  
EXTEND DECK TO ADD 42 SPACES**

**GARAGE ACCESS FROM  
COLUMBIA AVENUE**



**MAXIMUM YIELD**

**+/- 112 STALLS**



**SCHEME 4 GRADE LEVEL**

**PHASE 1**

**CO-OP REMAINS OPERATIONAL  
NEW CO-OP SPACE AND RETAIL SPACE  
ON CITY LOT**

**PHASE 2**

**CO-OP VACATES EXISTING SPACE  
DEMOLITION AND NEW  
CONSTRUCTION ON TURNER SITE**

**TRUCK LOADING FROM STREET AT  
FRONT  
SMALLER DELIVERIES/  
RECYCLING/TRASH AT DOCK**

**GARAGE ACCESS FROM  
COLUMBIA AVENUE**

**DEVELOPMENT TOTALS  
AT BUILD-OUT**

**CO-OP – 10,450 GSF NEW  
MARKET SPACE – 13,400 GSF**

**TOTAL 23,850 GSF**

**TOTAL PARKING 112 SPACES**

**4.9 SPACES PER 1,000 SF**

