



via email

October 26, 2016

SUZANNE R. LUDLOW
CITY MANAGER
CITY OF TAKOMA PARK, MARYLAND
7500 MAPLE AVENUE
TAKOMA PARK, MD 20910
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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.

NDC and our consultants have developed four working concepts as a basis for discussions with TPSS on Thursday, October 27th. We have incorporated the feedback from previous discussions to the best of our abilities and look forward to collaborating with TPSS to further refine these concepts on Thursday.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Adrian Washington", with a stylized, flowing script.

ADRIAN WASHINGTON
CEO & FOUNDER
NEIGHBORHOOD DEVELOPMENT COMPANY

MEETING AGENDA

PROJECT NAME Takoma Junction
PROJECT # 16-369
MEETING # 003
MEETING DATE 27 October 2016
MEETING TIME 10:00 A/M
MEETING LOCATION Takoma Park City Offices: 7500 Maple Ave, Takoma Park, MD 20912

PURPOSE OF MEETING:

Followup to 10/11/2016 Meeting - In this meeting we will review several schemes that show alternate locations for loading and discuss the traffic analysis.

ITEM	DISCUSSION
1.	Presentation of Schemes
2.	Review of Leasable Space and Parking
3.	Review of Loading and Unloading Traffic Pattern for Schemes
4.	Update from Co-op regarding scheme for intermediate dropoff at local supermarket to reduce truck size
5.	Update from City regarding access ramp behind Fire House
6.	Update from NDC regarding contact with owner of Turner property
7.	Next Steps



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

TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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**



TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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

TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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



TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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

TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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



TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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

TAKOMA JUNCTION – CONCEPT SKETCHES

OCTOBER 27, 2016



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

