

via email

October 26, 2016

SUZANNE R. LUDLOW CITY MANAGER CITY OF TAKOMA PARK, MARYLAND 7500 MAPLE AVENUE TAKOMA PARK, MD 20910 (301) 891-7230 SUZANNEL@TAKOMAPARKMD.GOV

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,

SE)

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:

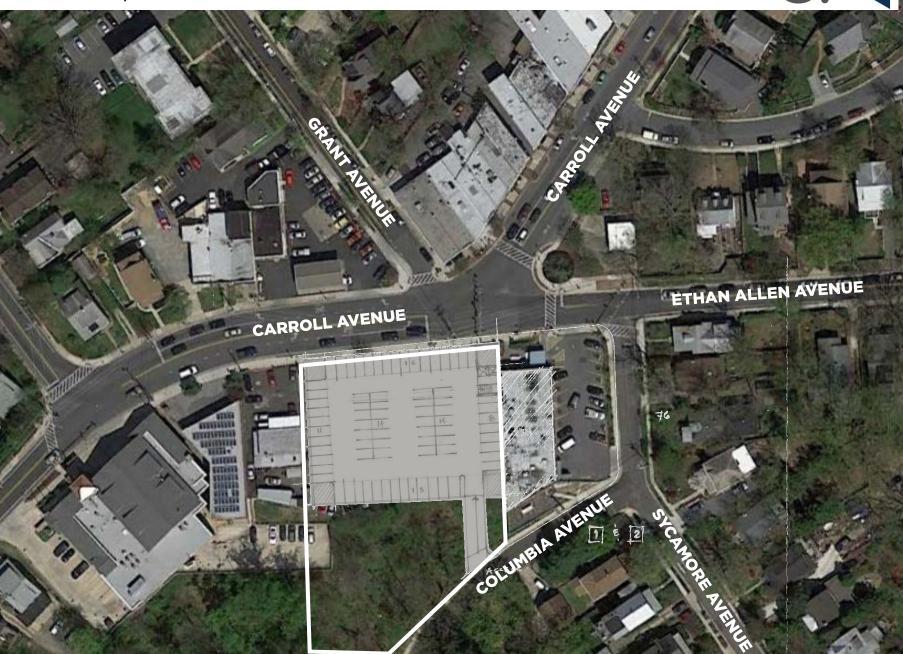
Followup to 10/11/2016 Meeting – In this meeting we will review several schemes that show alternate locations for loading and discuss the traffic analysis.

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

streetsense.







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

 \sim

CARROLL AVENUE

COLUMBIA AVENU.



ETHAN ALLEN AVENUE

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

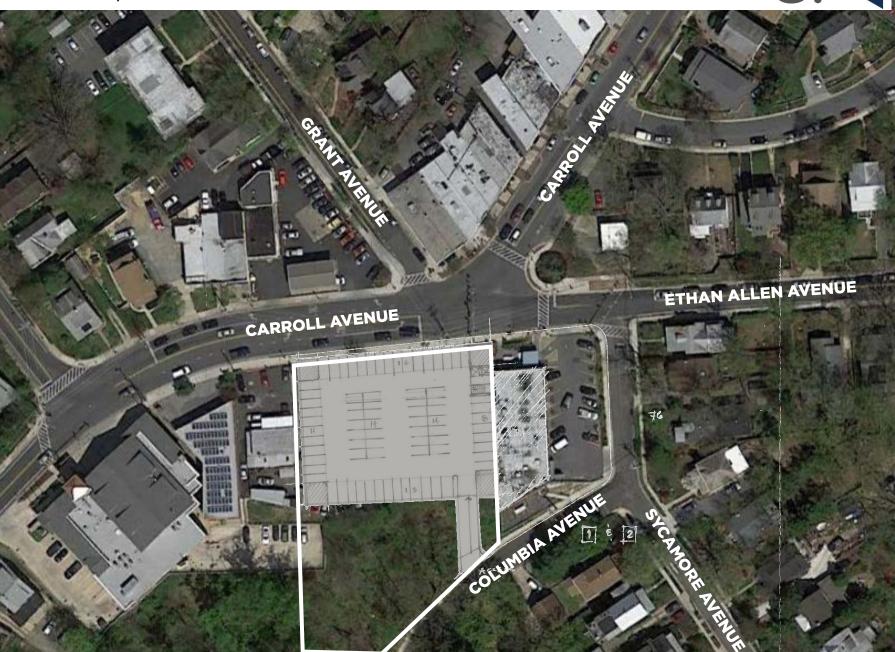
DEVELOPMENT TOTALS

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

2.00

CARROLL AVENUE



THE

COLUMBIA AVENI

ETHAN ALLEN AVENUE

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

CARROLL AVENUE

COLUMBIA



ETHAN ALLEN AVENUE



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

12:00

CARROLL AVENUE



- Colorise

COLUMEIA AVEL

ETHAN ALLEN AVENUE

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

CARROLL AVENUE

COLUMBIA



ETHAN ALLEN AVENUE

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