

From: [Folden, Matthew](#)
To: [Hisel-McCoy, Elza](#); [Balmer, Emily](#)
Subject: FW: ACT NOW: Still Time to Save the Co-op and Junction
Date: Monday, December 16, 2019 10:02:22 AM
Attachments: [image001.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

FYI – response to residents from MDSHA



Matthew Folden

Planner Coordinator

Montgomery County Planning Department
 8787 Georgia Avenue, Silver Spring, MD 20910
matthew.folden@montgomeryplanning.org
 o: 301.495.4539



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From: Kandese Holford <KHolford@mdot.maryland.gov>
Sent: Monday, December 16, 2019 9:56 AM
To: Matthew Stark Blumin <matthewstarkrubin@gmail.com>
Cc: Samantha Biddle <SBiddle@mdot.maryland.gov>; Andre Futrell <AFutrell@mdot.maryland.gov>; Jessica Pilarski <JPilarski@mdot.maryland.gov>; Darren Bean <DBean@mdot.maryland.gov>; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrch@montgomerycountymd.gov; Erica Rigby <ERigby@mdot.maryland.gov>; Matt Baker <MBaker4@mdot.maryland.gov>
Subject: RE: ACT NOW: Still Time to Save the Co-op and Junction

Dear Mr. Blumin,

Thank you for your email concerning the Montgomery County Planning Department's review of the

proposed development at 7221 Carroll Avenue in Takoma Park. The Maryland Department of Transportation State Highway Administration (MDOT SHA) is committed to ensuring a comprehensive transportation network throughout the State that improves infrastructure and ensures safety.

MDOT SHA initiated the Takoma Junction Vision Study to identify a long-term vision to address pedestrian, bicycle, and vehicular mobility at Takoma Junction. I invite you to visit <https://www.roads.maryland.gov/Index.aspx?PageId=365> for an update on the currently study status and anticipated next steps. MDOT SHA has been working hard to incorporate the community's feedback into a final Vision Plan and your input is crucial.

Development approval authority for the proposed development at 7221 Carroll Avenue rests with the Montgomery County Planning Board. In February 2019, the developer submitted its initial application for this development to the Montgomery County Planning Department. Based on that application and its potential to impact transportation operations, the Planning Department determined that the developer was required to submit a study of future transportation impacts and options to mitigate impacts, often called a traffic impacts study (TIS).

The Montgomery County Planning Department's Development Review Committee (DRC) process often proceeds through successive rounds of reviewing, commenting, and resubmitting applications. As members of the DRC, MDOT SHA and other agencies review these submissions, including TISs. The DRC issued initial comments on the application, including the TIS, in March 2019 and currently is waiting for the developer to respond to these initial comments. The Takoma Junction Vision Plan, along with other planning and technical reference materials, will be used to evaluate the applicant's proposed improvements and potential mitigation strategies.

For questions concerning the Planning Department's development review process in your area, please contact Mr. Elza Hisel-McCoy, Montgomery County Planning Department Area 1 Chief, at 301-495-2115 or via email at elza.hisel-mccoy@montgomeryplanning.org.

Thank you, again, for your email. If you have general questions regarding MDOT SHA's role in development review, please do not hesitate to contact Erica Rigby, P.E., MDOT SHA Deputy District 3 Engineer, at 301-513-7346 or via email at erigby@mdot.maryland.gov or Mr. Kwesi Woodroffe, MDOT SHA Regional Engineer, at 301-513-7347 or kwoodroffe@mdot.maryland.gov. If you have additional questions about the Takoma Junction Vision Study, please do not hesitate to contact Ms. Kandese Holford, MDOT SHA Study Manager, at 410-545-5678 or via email at kholford@mdot.maryland.gov.

Sincerely,
Scott

C. Scott Pomento, P.E.
Director, Office of Planning and Preliminary Engineering
MDOT State Highway Administration
spomento@mdot.maryland.gov
410-545-0411 - office
<http://www.roads.maryland.gov>



From: Matthew Stark Blumin <matthewstarkrubin@gmail.com>
Sent: Monday, December 2, 2019 10:19 AM
To: Samantha Biddle <SBiddle@mdot.maryland.gov>; Kandese Holford <KHolford@mdot.maryland.gov>; Andre Futrell <AFutrell@mdot.maryland.gov>; Jessica Pilarski <JPilarski@mdot.maryland.gov>; Darren Bean <DBean@mdot.maryland.gov>; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Gwen.Wright@montgomeryplanning.org; Casey.Anderson@montgomeryplanning.org; Natali.Fani-Gonzalez@montgomeryplanning.org; Gerald.Cichy@montgomeryplanning.org; Tina.Patterson@montgomeryplanning.org; Partap.Verma@montgomeryplanning.org; Stephanie.Dickel@montgomeryplanning.org; matthew.folden@montgomeryplanning.org; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov
Subject: Fwd: ACT NOW: Still Time to Save the Co-op and Junction

I concur with everything below. In particular, this is the route me and many of my neighbors use to walk literally hundreds of little kids to elementary school each day. It is safe now—why mess with that?

As I said to our city Councilmembers, for those of us who live between Columbia and New Hampshire, it's incredible how serene it is despite the commercial development on either side—we have built for ourselves a very special and idyllic community, while being supportive of affordable housing, diversity and inclusion at every opportunity. This is extremely rare in America today, as you surely know. Part of the reason this is possible is the preservation of nature wherever possible. Everybody wins.

So, a massive concrete wall where there once was green space—which is what is proposed for the rear of this building—and the attendant traffic nightmares of this development, is the opposite of the Takoma Park we have fought to preserve and open to neighbors of all backgrounds. With the tree canopy deteriorating due to the beetle invasion, and our arborist doing nothing proactive to address that problem, the least we could do is leave nature alone.

Let me be clear: In exchange for something like affordable housing, or a child care center, or anything with a focus on equity and inclusion, I would gladly shoulder the cost of the junction. But for paint by numbers retail and office space designed for bourgeois folks, I oppose it strongly. Thanks for considering the views of your constituents as you evaluate this redesign.

Begin forwarded message:

From: Community Vision for Takoma <tjcommunityvision@gmail.com>
Subject: ACT NOW: Still Time to Save the Co-op and Junction
Date: December 1, 2019 at 7:43:44 PM EST

To: undisclosed-recipients;;

More than 1,500 people opposed the over-sized development plan at Takoma Junction. And yet, our City approved a plan that has required multiple redesigns because it did not meet zoning and historic preservation standards. Meanwhile, our Mayor and City Manager continue to do [everything in their power](#) to help the developer, including pushing for a taxpayer–subsidized reconfiguration of roads at the Junction so this oversized project could be squeezed in.

The TPSS Co-op continues to be in great jeopardy. If the current plan goes forward, there is a very real possibility that our beloved community pillar will have to shut down or relocate. While other towns offer incentives to attract grocery stores, our elected officials and City Manager are doing the opposite - giving a sweetheart deal and 99-year lease to a developer who has [faced protests from Black Lives Matter](#).

The agreement negotiated between the developer and the Co-op does not allow the Co-op to speak out about the Junction plan. So, it is up to us, the community, to speak out to the County and State, now.

The State Highway Administration (SHA) will release the Junction Vision Study soon. Sometime thereafter the SHA's District Engineer will review and subsequently announce the SHA's position on the developer's plan, which seems to be predicated on re-configuring the intersection with public funds and building the lay-by. Other County agencies are already on record but are likely reviewing the revised NDC plan right now. **We are at a pivotal moment when we urgently need your help!** The lay-by can only accommodate one large or two small trucks at a time, yet there are often up to four or five trucks including waste removal trucks arriving simultaneously at the Co-op. This plan ignores this reality. Further, placing a lay-by in the middle of this Junction will cause a traffic nightmare and endanger pedestrians and cyclists. We can still save our Co-op and get right-sized development at the Junction...but only if we speak up now for what we really value about our community.

TWO KEY ACTION STEPS:

1) Write to the SHA. Voice your distress over traffic and safety issues at the Junction, and urge them not to approve the proposed design. Please use your own words, choose the issues that mean most to you, tell your own stories. Below are some points as reminders:

E mail to: Kwesi Woodroffe, KWoodroffe@mdot.maryland.gov, and Scott Pomento,

SPomento@sha.state.md.us ; send copies to:
SBiddle@mdot.state.md.us; KHolford@mdot.maryland.gov;
AFutrell@mdot.maryland.gov; JPilarski@mdot.maryland.gov;
DBean@mdot.maryland.gov

- The Vision Study process has not provided citizens with an opportunity to talk about how traffic will be backed up due to Junction deliveries, now planned smack in the middle of the Junction via a lay-by. Currently four trucks typically come at the same time to deliver goods to just one store. Only one will fit into the proposed lay-by. Effectively, this will shut down traffic at this junction. Why weren't citizens permitted to discuss this as part of the Vision Study?
- The exit from the planned underground garage onto Carroll Avenue is on a dangerous, near-blind curve that violates state standards.
- Junction traffic cannot handle a new development of this size. We already face enormous backups especially during rush hour in the morning and evening.
- Reconfiguration to speed up traffic will create induced demand and ultimately new congestion with more vehicles. Global warming emissions will rise and air quality will decrease.
- We oppose spending limited local, County and State transportation dollars for a reconfiguration project that will cause more problems than it solves. A different development plan, not a different road design, is the right answer.
- Construction and/or road reconfiguration would cause years of delays on 410, a major commuter route.
- Lengthy construction is likely to have severe consequences for the small businesses along Carroll Ave and leave them with fewer customer parking options.
- The current development plan erases our bike hub, bus stop, any potential for a bike lane, and the Grant Ave crosswalk. Why spend tax dollars to help a private developer make public transit and pedestrian options worse?
- Our fire chief said in public testimony that the lay-by and the egress would hamper their emergency vehicles. That's equally true today since design revisions haven't changed the lay-by or egress.
- A lay-by for deliveries and garbage pickup in the middle of the Junction will

be dangerous for all pedestrians, including children who walk to school — plus, it will be smelly, unsightly, and negatively affect residents, commuters, and local businesses.

- Truck drivers have testified that when parked in the lay-by, they would not be able to see small children nearby.
- The Junction is already backed up and there is a lot of cut-through traffic in our residential neighborhoods. A lay-by will make things much worse.

2) ALSO, please write or email the Montgomery County Planning Board and their Development Review Committee today and copy your County Council representatives to let them know of your opposition to the current design. Again, please use your own words and stories. The bullets below are just topic reminders.

Email to:

Director: Gwen Wright. Gwen.Wright@montgomeryplanning.org

Chair: Casey Anderson. Casey.Anderson@montgomeryplanning.org

Vice Chair: Natali Fani-Gonzales. Natali.Fani-Gonzalez@montgomeryplanning.org

Board member: Gerald Cichy. Gerald.Cichy@montgomeryplanning.org

Board member: Tina Patterson. Tina.Patterson@montgomeryplanning.org

Board member: Partap Verma. Partap.Verma@montgomeryplanning.org
Elza.Hisel-McCoy@montgomeryplanning.org (lead reviewer of the NDC plan)

Stephanie Dickel. Stephanie.Dickel@montgomeryplanning.org

Matt Folden. matthew.folden@montgomeryplanning.org

Please send copies to:

Councilmember.Hucker@montgomerycountymd.gov

Councilmember.Rierner@montgomerycountymd.gov

Councilmember.Jawando@montgomerycountymd.gov

Councilmember.Glass@montgomerycountymd.gov

Councilmember.Albornoz@montgomerycountymd.gov

Marc.Elrach@montgomerycountymd.gov

- The development plan is too big for the location, and will loom over neighboring structures. Invite County officials to come stand at the Junction and try to imagine it.
- The development would have a direct impact on racial equity in our community, in all likelihood forcing the Co-op, one of the largest retail employers in the City, to close down or relocate. The Co-op is an oasis of diversity in terms of both customers and employees, with union jobs and

benefits for people from over a dozen countries.

- With restricted delivery access and reduction of customer and staff surface parking, the Co-op is directly threatened.
- The proposed rent at the development is twice that being paid at other Junction businesses. This will likely lead to rising rents for businesses (many minority-owned) across the street. Several have raised concerns about the impact of paid parking and rising congestion as threats to their customer base.
- Opponents of this Junction plan were the clear majority in public testimony, emails to the City, and in over 1500 petition signatures. The City refused to alter direction or call a referendum.
- The development sacrifices public space – a critical need and a strong community demand that was expressed repeatedly during the review process at the city level.
- The development would make climate impacts worse by inserting a lay-by that will cause major back-ups from delivery trucks, increasing congestion at a failing intersection, and worsening air quality in an area with many children and seniors. Road reconfiguration would not solve this undeniable reality.
- The development would take out mature healthy trees and exacerbate storm water issues. Invite officials to come look at the embankment behind the site to see how trees will come down, water will be unleashed, and erosion will impact homes.
- The Co-op serves many nearby renters and seniors who depend on public transit. Loss of the Co-op threatens their access to a walkable grocery store with healthy and international foods.
- This is public land, and the community wants it to be used for the public good. There are ample alternative development options that would allow the Co-op to flourish, provide for public space, and not overburden the Junction with additional traffic.

Thank you for taking action now!

What else can you do? Join us at an upcoming action event. Bring your smart phone or laptop.

ACTION EVENT: Save the Junction (and Co-op)

Get up to speed. Ask questions. Take action. Hug a neighbor.

Monday Dec 9th

7 - 9pm

Firehouse basement room (enter from the back)

7201 Carroll Ave (park in the City lot)

Refreshments Provided

See you there!

Community Vision for Takoma

Visit our website at cvtakomajunction.com

Visit our facebook page [Community Vision for Takoma](https://www.facebook.com/CommunityVisionforTakoma)

Email us at tjcommunityvision@gmail.com

To unsubscribe, please reply to this email with "Unsubscribe" in the subject line.

From: [Folden, Matthew](#)
To: [Hisel-McCoy, Elza](#)
Cc: [Balmer, Emily](#)
Subject: FW: Concerns about the Takoma Junction project
Date: Wednesday, December 11, 2019 8:41:27 AM

Elza, Do you want to respond to this email?

Matt

Matthew Folden, AICP | Planner Coordinator
 301.495.4539 | matthew.folden@montgomeryplanning.org

From: Dennis Huffman <dehuffman9@gmail.com>
Sent: Tuesday, December 10, 2019 11:57 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Concerns about the Takoma Junction project

Dear Mr. Folden,

I am writing to the Planning Board out of deep concern over the Takoma Junction project.

I am concerned about the transfer of public land into the hands of a developer without a clear and obvious public good as the primary outcome. Can it be that in Takoma Park we have somehow conflated the right to make a reservation at a linen tablecloth restaurant with notions of inclusion and equity?

- I am concerned about the clearly deleterious impact the current design will have on not only the TPSS Co-op, but also the other legacy small businesses in the area by reducing parking, severely constraining deliveries, and dramatically increasing rents.
- I am particularly shocked by the obviously wrongheaded insistence of the developer that a lay-by on 410 is somehow the answer to all concerns about delivery and trash pick-up for both the Co-op and the new development.
- I am very concerned about safety and the impact that adding a large and poorly conceived facility (adding the garage adds left turns off of and onto 410) will have on what is already a chaotic and congested stretch of road with a heavy pedestrian presence and a firehouse. Not to mention the significant problems we already have with traffic cutting through residential neighborhoods.
- Finally, I am concerned about the process. As one might expect in Takoma Park, there have been hearings accompanied by a great deal of discussion. But distressingly, none of that appears to have mattered. This project has rolled forward seemingly unstopably. The city staff are eagerly telling all reviewing bodies that community meetings were held, but, incredibly, their story stops there, failing to mention the overwhelming opposition to the plans expressed at those meetings. This is rather like telling the story of Purdue Pharma without mentioning the opioid crisis.

As the Planning Board and the Development Review Committee consider Takoma Junction, I ask that the above concerns be taken into consideration and that you act in accordance with the public good, public safety, and the unique character of the special place I call home.

Thank you.

Dennis Huffman
9 Montgomery Avenue
Takoma Park, MD 20912

From: [Folden, Matthew](#)
To: [Hisel-McCoy, Elza](#)
Cc: [Balmer, Emily](#)
Subject: FW: My expressed concern for the Junction Project in Takoma Park
Date: Tuesday, December 10, 2019 8:16:59 AM

Elza,

Would you like to reply to this email?

Matt

Matthew Folden, AICP | Planner Coordinator
 301.495.4539 | matthew.folden@montgomeryplanning.org

From: Susan Rogers <susanjoanrogers72@gmail.com>
Sent: Monday, December 9, 2019 3:57 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Councilmember.Hucker@montgomerycountymd.gov;
 Councilmember.Riemer@montgomerycountymd.gov;
 Councilmember.Jawando@montgomerycountymd.gov;
 Councilmember.Glass@montgomerycountymd.gov;
 Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov
Subject: My expressed concern for the Junction Project in Takoma Park

Hello Matthew--

I am a resident of Takoma Park and I am writing to you to voice my concern over traffic and safety issues at the Junction and am asking you to NOT approve the proposed design of the city's Junction project. In my opinion this development would make climate impacts worse by inserting a lay-by that will cause major back-ups from delivery trucks, increasing congestion at a failing intersection, and worsening air quality in an area with many children and seniors. I feel strongly that road reconfiguration would not solve this undeniable reality. Please also note that our fire chief said in public testimony that the lay-by and the egress would hamper their emergency vehicles. That's equally true today since design revisions haven't changed the lay-by or egress.

In addition, the exit from the planned underground garage onto Carroll Avenue is on a dangerous, near-blind curve that I understand violates state standards. Further, I oppose spending limited local, County and State transportation dollars for a reconfiguration project that will cause more problems than it solves. In general, I feel a different development plan of a much smaller scale, not a different road design, is what our city should be seeking.

Thank you for considering my concerns in your decisions concerning the Junction.

Regards,

Susan Rogers
416 Lincoln Ave., Takoma Park, MD

From: [Dickel, Stephanie](#)
To: [Balmer, Emily](#)
Subject: FW: Please Oppose Proposed Takoma Junction Project
Date: Monday, December 16, 2019 10:40:55 AM

Stephanie Marsnick Dickel

Regulatory Supervisor, Area 1
 Montgomery County Planning Department
 8787 Georgia Avenue, Silver Spring MD, 20910
 301.495.4527
stephanie.dickel@montgomeryplanning.org

From: Dickel, Stephanie
Sent: Monday, December 16, 2019 10:40 AM
To: Jimmy Daukas <jimmydaukas@gmail.com>
Subject: RE: Please Oppose Proposed Takoma Junction Project

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. Elza Hisel-McCoy is the lead reviewer of these applications for the Planning Department and he is out of the office until January 6, 2020. I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page

(www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please contact Elza if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,
Stephanie

Stephanie Marsnick Dickel

Regulatory Supervisor, Area 1
Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring MD, 20910
301.495.4527
stephanie.dickel@montgomeryplanning.org

From: Jimmy Daukas <jimmydaukas@gmail.com>
Sent: Sunday, December 15, 2019 10:05 PM
To: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: Please Oppose Proposed Takoma Junction Project

I ask that you oppose the proposed Takoma Junction development project

as presently designed. It will cause significant traffic problems and undermine safety at this troubled intersection. In particular, the proposed lay-by *in the middle of the intersection* to handle delivery including large tractor trailer trucks will lead to congestion and be dangerous for pedestrians, bicyclists, and cars. In 2019 what leading developer would make a proposal that plan eliminates the existing bike hub, bus stop, crosswalk recently installed for school kids and any potential for a bike lane? The development is too large and the proposal really is an amazingly ineffective plan proposed by the developer demonstrating a lack of innovation, imagination and commitment to safety. As planners you must see that this is not a solution; it is a dangerous plan.

In addition, the development will undermine racial equity rather than help it in Takoma Park. It will adversely affect the Coop, which offers its large, racially diverse employees one of the most generous job opportunities in the area, while at the same time undermining the other businesses at the Junction by driving up rents and increasing the cost of parking. Some have mentioned that the increased tax revenue the city will receive (unclear how much or when since net tax receipts to the City appear not to start for at least 20 years) would be used for affordable housing. I ask you as planning professionals if that is the most effective way to address this critical issue—increase rents, offer no new housing, undermine generous existing jobs.

I live one block from the Junction intersection and throughout all the public meetings that I have attended over the past 4-5 years, concerned citizens have raised the traffic issues. But they always were put off to be dealt with in the future. I am surprised the proposed development has proceeded so far along without resolving these issues. I ask that you reject this plan that does not work.

I fear that the Junction, already a problem intersection—both dangerous and backed up, will not be able to handle the additional traffic and the dramatic increase in vehicles entering and existing. This is not simply an issue of managing more through traffic: 1) there will be trucks entering and exiting the lay-by (which only works in one direction and exits directly into the intersection); 2) there will be cars attempting to exist an underground parking lot, cross the sidewalk and enter traffic within 50 feet of the intersection without a traffic light; 3) there will be cars backed up attempting to entering into the parking lot while traveling west bound on Rt 410 backing up traffic into the intersection. It will be a mess.

Please take the time to do a time and motion study or a simulation to imagine 200 vehicles passing through the intersection with 5 different streets, a semi-truck lay-by, 3 parking lots, bike lanes, bus stops, street crossings, and sidewalks. It will be dangerous. It will cause diversion traffic. It will cause congestion. And this will increase greenhouse gas emissions.

I ask that you oppose the proposed Takoma Junction development project as presently designed. It is not a good plan.

Thank you for your attention to this dangerous proposal.

Jimmy Daukas
7005 Woodland Avenue, Takoma Park, MD 20912

From: [Folden, Matthew](#)
To: [Hisel-McCoy, Elza](#); [Balmer, Emily](#)
Subject: FW: Please Oppose the Takoma Junction Development Project
Date: Monday, December 16, 2019 9:58:26 AM
Attachments: [image007.png](#)
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[image010.png](#)
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[image012.png](#)



Matthew Folden

Planner Coordinator

Montgomery County Planning Department
 8787 Georgia Avenue, Silver Spring, MD 20910
matthew.folden@montgomeryplanning.org
 o: 301.495.4539



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From: Jimmy Daukas <jimmydaukas@gmail.com>
Sent: Sunday, December 15, 2019 10:08 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Please Oppose the Takoma Junction Development Project

I ask that you oppose the proposed Takoma Junction development project as presently designed. It will cause significant traffic problems and undermine safety at this troubled intersection. In particular, the proposed lay-by *in the middle of the intersection* to handle delivery including large tractor trailer trucks will lead to congestion and be dangerous for pedestrians, bicyclists, and cars. In 2019 what leading developer would make a proposal that plan eliminates the existing bike hub, bus stop, crosswalk recently installed for school kids and any potential for a bike lane? The development is too large and the proposal really is an amazingly ineffective plan proposed by the developer demonstrating a lack of innovation, imagination and commitment to safety. As planners you must see that this is not a solution; it is a dangerous plan.

In addition, the development will undermine racial equity rather than help it in Takoma Park. It will adversely affect the Coop, which offers its large, racially diverse employees one of the most generous job opportunities in the area, while at the same time undermining the other businesses at the Junction by driving up rents and increasing the cost of parking. Some have

mentioned that the increased tax revenue the city will receive (unclear how much or when since net tax receipts to the City appear not to start for at least 20 years) would be used for affordable housing. I ask you as planning professionals if that is the most effective way to address this critical issue— increase rents, offer no new housing, undermine generous existing jobs.

I live one block from the Junction intersection and throughout all the public meetings that I have attended over the past 4-5 years, concerned citizens have raised the traffic issues. But they always were put off to be dealt with in the future. I am surprised the proposed development has proceeded so far along without resolving these issues. I ask that you reject this plan that does not work.

I fear that the Junction, already a problem intersection—both dangerous and backed up, will not be able to handle the additional traffic and the dramatic increase in vehicles entering and existing. This is not simply an issue of managing more through traffic: 1) there will be trucks entering and exiting the lay-by (which only works in one direction and exits directly into the intersection); 2) there will be cars attempting to exist an underground parking lot, cross the sidewalk and enter traffic within 50 feet of the intersection without a traffic light; 3) there will be cars backed up attempting to entering into the parking lot while traveling west bound on Rt 410 backing up traffic into the intersection. It will be a mess.

Please take the time to do a time and motion study or a simulation to imagine 200 vehicles passing through the intersection with 5 different streets, a semi-truck lay-by, 3 parking lots, bike lanes, bus stops, street crossings, and sidewalks. It will be dangerous. It will cause diversion traffic. It will cause congestion. And this will increase greenhouse gas emissions.

I ask that you oppose the proposed Takoma Junction development project as presently designed. It is not a good plan.

Thank you for your attention to this dangerous proposal.

Jimmy Daukas
7005 Woodland Avenue, Takoma Park, MD 20912

From: [Hisel-McCoy, Elza](#)
To: [Balmer, Emily](#)
Subject: FW: Please stop NDC's ill-conceived Takoma Junction plan
Date: Thursday, December 5, 2019 4:56:28 PM

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
 Chief
 Area One
 Montgomery County Planning Department
 M-NCPPC
 8787 Georgia Avenue
 Silver Spring, MD 20910
 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Hisel-McCoy, Elza
Sent: Thursday, December 5, 2019 4:55 PM
To: Linda R <lrabben@verizon.net>; Marc.Elrigh@montgomerycountymd.gov
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <Tina.Patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Rierner@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov
Subject: RE: Please stop NDC's ill-conceived Takoma Junction plan

Dear Ms. Rabben,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of

representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 90 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

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 Chief
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From: Linda R <lrabben@verizon.net>

Sent: Monday, December 2, 2019 8:01 PM

To: Marc.Elrach@montgomerycountymd.gov

Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov
Subject: Please stop NDC's ill-conceived Takoma Junction plan

Dear Commission and County Council members:

For several years numerous Takoma Park residents, including me, have been pointing out the serious deficiencies in NDC's development plan for Takoma Junction. Despite our efforts, which included statements at Takoma Park city council meetings and a petition signed by about 1,500 residents, NDC's plan seems to be going forward.

In this message I would like to point out the many problems with this plan.

1. The development is too large for the location, and will loom over neighboring structures and destroy the historic character of the neighborhood.
2. It could lead to the closing of the Takoma Park Co-op, one of the largest retail employers in the city and a beacon of diversity in customers and employees, with union jobs and benefits for people from many countries.
3. The Co-op's delivery and parking areas would be drastically reduced, making shopping there very inconvenient.
4. NDC's proposed rent is double the rent paid by existing Junction businesses. This could lead to rising rents for minority-owned businesses nearby. Several business owners have raised concerns

about the impact of paid parking and increasing congestion on their customer base.

5. Opponents of this plan were in the clear majority in public hearings, emails and petition signatures. Yet the City refused to listen to our repeated concerns. In fact, they treated us with condescension and even contempt, despite the testimony of experts who live in Takoma Park.

6. The development sacrifices public space, a community need that residents stressed repeatedly during the review process.

7. The development would worsen climate impacts by inserting a lay-by that would cause major back-ups from delivery trucks, increasing congestion at a severely congested intersection, and worsening air quality in an area where many children and seniors live and walk. Road reconfiguration would not solve these serious problems.

8. The development would remove mature healthy trees and exacerbate erosion and storm water issues.

9. The site is on public land, and the community wants it to be used for the public good. There are many alternative development options that would allow the Co-op to flourish, provide for public space, protect local businesses and not lead to additional traffic congestion.

Please listen to and address Takoma Park residents' concerns about this ill-conceived project. Please stop it before it goes any further.

Thank you for your attention.

Sincerely,

Linda Rabben

Takoma Park resident since 1989

From: [Hisel-McCoy, Elza](#)
To: [Balmer, Emily](#)
Subject: FW: Please stop NDC's ill-conceived Takoma Junction plan
Date: Monday, December 9, 2019 9:42:33 AM
Attachments: [image001.png](#)

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
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 8787 Georgia Avenue
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 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Wright, Gwen <gwen.wright@montgomeryplanning.org>
Sent: Friday, December 6, 2019 9:22 AM
To: Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: FW: Please stop NDC's ill-conceived Takoma Junction plan

FYI

Gwen Marcus Wright
 Planning Director | Montgomery County Planning Department
 8787 Georgia Avenue | Silver Spring, Maryland 20910
gwen.wright@montgomeryplanning.org
 301-495-4500 office | 571-329-3053 cell



From: Linda R <lrabben@verizon.net>
Sent: Monday, December 2, 2019 8:01 PM
To: Marc.Elrigh@montgomerycountymd.gov
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey

<Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Rierner@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov

Subject: Please stop NDC's ill-conceived Takoma Junction plan

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5. Opponents of this plan were in the clear majority in public hearings, emails and petition signatures. Yet the City refused to listen to our repeated concerns. In fact, they treated us with condescension and even contempt, despite the testimony of experts who live in Takoma Park.
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Please listen to and address Takoma Park residents' concerns about this ill-conceived project. Please stop it before it goes any further.

Thank you for your attention.

Sincerely,

Linda Rabben

Takoma Park resident since 1989

From: [Hisel-McCoy, Elza](#)
To: [Balmer, Emily](#)
Subject: FW: Safety concerns at Takoma Junction
Date: Wednesday, December 11, 2019 10:21:02 AM
Attachments: [image001.png](#)

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
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From: Wright, Gwen <gwen.wright@montgomeryplanning.org>
Sent: Tuesday, December 10, 2019 12:12 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>
Subject: FW: Safety concerns at Takoma Junction

FYI...

Gwen Marcus Wright
 Planning Director | Montgomery County Planning Department
 8787 Georgia Avenue | Silver Spring, Maryland 20910
gwen.wright@montgomeryplanning.org
 301-495-4500 office | 571-329-3053 cell



From: Marty Anderson <mwanderson@consultant.com>
Sent: Monday, December 9, 2019 2:16 PM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: Safety concerns at Takoma Junction

Dear Ms Wright,

As a Takoma Park resident who lives two streets from Takoma Junction, I have a number of concerns about the proposed development there. For significant safety reasons, it should not be approved as planned.

Traffic safety is a major issue that seems to have been addressed only in a limited fashion. The Chief of the Takoma Park Volunteer Fire Department has given public testimony to the City Council at a council meeting stating that a proposed lay-by, for delivery trucks and trash collection, would impact emergency services and public safety. His concerns ranged from emergency vehicles being impeded by traffic to the safety of school children, other pedestrians and bicyclists not being seen by drivers in large delivery trucks pulling out of a lay-by directly into a crosswalk. The traffic at the Carroll Avenue/Grant Avenue/Philadelphia Avenue/Sycamore Avenue intersection is already difficult for pedestrians, with cars routinely illegally going around stopped buses. A truck coming out of a lay-by could appear without warning directly into the path of these cars, creating opportunities for accidents.

The ramp down to and up from the proposed underground parking garage is less than 100 feet from the Takoma Park Volunteer Fire Department. The Montgomery County Department of Public Works, Department of Permitting Services, states in their [Sight Distance Evaluation](#) that the line-of-sight to the west from the anticipated underground garage parking lot exit (in the direction of the fire house) is inadequate. While highway requirements mandate a 325-foot line-of-sight, the actual distance was measured to be only 188 feet. This distance is 50 to 60 feet closer to the fire house than the current driveway (which is completely above ground). Moving an ingress/egress point closer, with limited visibility coming up a ramp to a wholly insufficient line-of-sight to the west, presents a significant danger for accidents. Emergency vehicles and other vehicles racing to beat the Route 410-Carroll intersection traffic light in front of the firehouse would have even less time to see someone turning into and leaving from the proposed underground garage. It is incumbent upon all government agencies to not create a danger through inadequate design.

These traffic issues are even a greater concern for many of the drivers who would utilize a development. For instance, older drivers may very well be at increased risk driving out of the underground lot (due to slower reflexes, visual and auditory impairments, etc.), especially with the nonconforming line-of-sight. [Any driver distracted](#) in some way (cell phone, kids arguing in the back seat, package falling off the seat, etc.) would also present an increased risk due to the inadequacy of the line of sight and the reduced time to react to other vehicles. This poorly-planned development driveway, with less than 60% of the required line of sight, would present a continual imminent danger to those entering and leaving.

Pedestrians would also be at greater risk from vehicles coming up a ramp from an underground garage. Older citizens and handicapped individuals (in wheelchairs, with canes or walkers, with visual impairments) often have decreased mobility, making it more difficult for them to dodge traffic coming out of the underground lot as they walk across the driveway. [Distracted pedestrians](#) present increased risks as well. Pedestrian safety is of particular

concern since drivers will not have the full view of the exit until some point at which they are sufficiently up the angled ramp, and depending upon the speed of the car, the pedestrians may not have sufficient warning that a car is coming.

This pedestrian issue is also present with cars entering the driveway from both directions: cars coming from the west, a direction with a deficient line of sight, as well as cars from the east making a speedy left turn across two lanes of traffic (i.e., across the same two lanes with a deficient line of sight). The development's proposed "public space", an area for groups and families to gather, is bounded by this driveway, and that amplifies the danger to stray children and others near the driveway. A simple review of the National Highway Traffic Safety Administration [Walkability Checklist](#) will highlight the inadequacy, and induced danger, of this configuration. [Notes from a meeting](#) with SHA and residents at Victory Tower, a senior living apartment building about a quarter mile away, mirror some of these same concerns about the proposed development.

A final issue is that of trash and garbage pick up. The proposal puts the pickup area at the east side of the lay-by, at the major intersection. In the vast majority of developments, garbage disposal is appropriately restricted to the rear of a property, away from the public view. In this case, however, the proposal is that transfer from dumpster to truck will be completed in the lay-by, between the street and the sidewalk public gathering space. Supposedly, this garbage will be housed in a room in the development and will be wheeled out just in time for each trash pickup during the 99-year term of the lease. Given the developer's plans for a restaurant and a café (in the latest plans), the potential for a robust garbage problem is substantial. In addition, the potential for both noise and exhaust pollution is great, especially if trucks have to sit (perhaps in travel lanes) awaiting the exit of delivery trucks already in the lay-by and right next to folks in the public space.

Listserv discussions already confirm that our neighborhood, two blocks from the proposed development, has had an influx of rats and mice. Emptying garbage dumpsters into a garbage truck will obviously create some spillage; just look at any area around any garbage dumpster. Such waste will draw rodents and perhaps other pests into the main street area, where school children walk and shoppers gather, and sweeping it up can never completely rid the street of that spillage (especially fluid overflow). Combine schoolchildren crossing the street while dodging a rat with trucks coming in and out of a lay-by, and anyone supporting the development as planned will be supporting the creation of a vastly more dangerous intersection than we now have.

I urge the Planning Board and Council to reject the plan as designed and not create a dangerous condition for both drivers and pedestrians.

Sincerely,
Martha Anderson
7120 Woodland Avenue
Takoma Park, MD 20912

From: [Hisel-McCoy, Elza](#)
To: [Balmer, Emily](#)
Subject: FW: Takoma Junction and the Food Coop
Date: Thursday, December 5, 2019 4:13:16 PM

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
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 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: wolfgang mergner <wolfgang.mergner@gmail.com>
Sent: Thursday, December 5, 2019 4:01 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Takoma Junction and the Food Coop

Dear Board Member Elza Hisel-McCoy

In the Junction Development, our COOP is in danger of being eliminated by taking away parking and access for delivery and waste removal. The Coop is a vital supplier of food in Takoma Park. I am 78 and my husband is 86 years old and in past snow emergencies being able to walk to the COOP was essential for us. The existence of the COOP should not be endangered by an oversized project. The COOP is a vital part of our community. When other small communities try to entice grocery stores to move into their city, our City of Takoma Park is favoring a scrupulous developer. There will be no subsidized housing and no diversity in this project. The majority of the citizens is for development of this available space next to the COOP, but in a more environmentally and socially acceptable way.

Best regards

Gertrud W. Mergner M.D.

Wolfgang J. Mergner M.D., Ph.D.

From: [Folden, Matthew](#)
To: [Balmer, Emily](#); [Hisel-McCoy, Elza](#)
Subject: FW: Takoma Junction Concerns
Date: Tuesday, December 17, 2019 11:13:54 AM

From: Esther Siegel <esiegel2@igc.org>
Sent: Tuesday, December 17, 2019 10:05 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Takoma Junction Concerns

Dear Mr. Folden,

We are writing to express our many concerns about the proposed development at Takoma Junction. We live in Takoma Park and also deliver local fruit and vegetables from our farm, to the TPSS Food Co-op.

In this holiday season, one can turn to any Hallmark channel and watch a sappy Christmas movie. The theme many of the movies (except the ones about princes and princesses in small made up countries!) is about small town spirit and a developer who wants to “improve” the town by bringing in what ultimately becomes inappropriate and unwanted development. The lesson is always that the residents love their community, their local stores and Inns and while they don’t oppose improvements, fight hard to preserve the spirit and intimacy of their town.

If the current development goes forward with the lay-by, we fear we simply will not be able to continue our business relationship with the Co-op grocery store – unloading of goods in a timely and safe manner will become too difficult. This distresses us deeply from our business perspective but also from our long-held dedication to a thriving local food cooperative for our community. We have been delivering to the Co-op since it’s beginning! Other distributors, especially those with tractor trailers, have testified that they might not continue to deliver to the Co-op, thus making it hard for the Co-op to survive in its current location. Communities around the country would love to have a Co-op like ours in their communities and communities that do, like in Vermont, support their Co-op to ensure that they thrive.

It is no accident that these heartwarming movie themes touch us during this holiday of good cheer, compassion and community.

Takoma Park has come “off screen” over these last years, struggling with tension between some of our elected officials who seem to have lost sight of the value of the uniqueness and diversity of our community in favor of the “developer” coming in from the outside to bring their profit oriented vision for Takoma Junction. It is also disturbing that this for profit development is on public land.

During these years, several disturbing issues starkly show that this development concept is just wrong. Too many revisions demonstrate that this development just won’t work. The concerns include traffic, exit plans from various streets, the small size of the Junction that will not support a large development, failed traffic reconfigurations, concerns from Takoma Park’s Fire Chief, the

absurd lay-by delivery and garbage plan, and so on. Every time NDC submits yet another “revision”, it feels like constantly trying to fit a square peg in a round hole. Their vision is just not compatible with the Junction and to reconfigure it would mean a total reconfigure of everything there, including the traffic paths. At some point, it must be recognized that changing everything, is just not practical or wanted.

Additionally, a development of this sort will impact the racial equity in our community, and threaten to displace the Takoma Park Food Co-op that is a shining example of a business with a diverse staff, that provides a living wage and health insurance to all its employees and is the only grocery store in Takoma Park that is used by all incomes (it supports SNAP, WIC and other government supplemental food programs);

ignoring the need for public space for public use and good; having a detrimental environmental impact by, among other concerns, displacing trees and creating water runoffs and erosion.

Many alternative plans have been proposed that would avoid the concerns mentioned above. They come from community residents who value and want to preserve the uniqueness and integrity of Takoma Park.

A more practical plan will make your job easier because it will factor in the concerns already raised by HDC that unanimously said that the current design is incompatible with the historic district.

HDC’s report said:

- The building is “way too big,” “too tall,” “too long” and “too massive.” It reads as a “very large office building.” It needs both to be made lower, and to be broken up either into two separate buildings (a one-story building was suggested as part of this), or into a design that presents as two separate buildings.
- In terms of the façade design, the developer was told “you’ve made a mess of things.” Overall, the design was described as “slick” and therefore “incompatible with the historic character of this part of Takoma Park.”
- The developer’s claim that the first story has to be 20 feet high to attract businesses is “false,” given the “thriving commercial district” down the street in “small, contextual buildings.”
- The glass elevator tower is “too contemporary,” “truly terrible,” “completely out of place,” “unnecessary,” and “has to go.”
- The canopy is too high to be functional.
- The historic art deco structure in BY Morrison Park should remain, and the roads should not be reconfigured because they have historic context.
- Wider sidewalks and more public space are needed. A Commissioner noted that public space is “very, very important for the community.”

- A Commissioner lamented the planned removal of 9 out of the 12 existing American Elms, a species “in short supply.” This Commissioner noted that it is “highly ironic” to cut down trees to put in a garage with a green roof.
- A loading area at the front is not consistent with Takoma Park’s historical context, and is not “conducive” for pedestrian areas. The Chair of the Commission stated, “the lay-by is an abomination.”

We implore you to reject the current development plan before you presented by NDC and recommend that a new vision be thoughtfully explored that truly reflects the preservation of our unique and so special town. Watch one of the sappy Hallmark Christmas movies that reflects where small-town America’s heart is.

Thank you,

Esther Siegel
Michael Tabor
Takoma Park
301 587-2248

--

Michael and Esther share this email.
Please check the signature to determine who it comes from.
Thanks.

From: [Eliza Hiseel-McCoy, Eliza](#)
To: [Baltzer, Emily](#)
Subject: Pk: Takoma Junction
Date: Monday, December 9, 2019 9:49:08 AM

Eliza Hiseel-McCoy, Assoc. AIA, LEED-AP
Chief
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8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, eliza.hiseel-mccoy@montgomeryplanning.org
montgomeryplanning.org

-----Original Message-----
From: arlene Montemurro <mikad@starpower.net>
Sent: Friday, December 6, 2019 9:02 PM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mcpcpe-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mcpcpe-mc.org>; Cichy, Gerald <Gerald.Cichy@mcpcpe-mc.org>; Patterson, Tina <tina.patterson@mcpcpe-mc.org>; Verma, Parup <Parup.Verma@mcpcpe-mc.org>; Hiseel-McCoy, Eliza <eliza.hiseel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Follen, Matthew <matthew.follen@montgomeryplanning.org>;
Cc: Councilmember Haucker<haucker@montgomerycountymd.gov>; HANS REIMER <councilmember.reimer@montgomerycountymd.gov>; Councilmember Jawando<jawando@montgomerycountymd.gov>; Councilmember Glass<councilmember.glass@montgomerycountymd.gov>; Councilmember Albertson<councilmember.albertson@montgomerycountymd.gov>; Hirsch, Marc <marc.hirsch@montgomerycountymd.gov>
Subject: Takoma Junction

Please don't approve the current plan. It is a plan not well thought out in terms of safety and traffic. We do not want to have Takoma Park diminished by mistakes made by thoughtless design, as we have seen happen in other areas.

We can do better.

--
Arlene Montemurro, 240-260-8691
<https://nam03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fvimeo.com%2F311318253&data=02%7C01%7Cemily.baltzer%40montgomeryplanning.org%7C995F7ce9752d40d239608d77cb6f18a%7C906160c24c4c1cbeff0398b88cd5816%7C0%7C0%7C637114997480900354&data=76Uy4yDA4q3Wk1%2BkGm698g%2F6GASagCg7TMbqnV4UML%3D&reserved=0>
Member of Citizens Against Beltway Expansion, cabe495.com

From: [Hisel-McCoy, Elza](#)
To: [Balmer, Emily](#)
Subject: FW: Takoma Junction
Date: Monday, December 9, 2019 9:43:31 AM

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
 Chief
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From: Wright, Gwen <gwen.wright@montgomeryplanning.org>
 Sent: Friday, December 6, 2019 11:22 AM
 To: Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
 Subject: FW: Takoma Junction

FYI

Gwen Marcus Wright
 Planning Director | Montgomery County Planning Department
 8787 Georgia Avenue | Silver Spring, Maryland 20910 gwen.wright@montgomeryplanning.org
 301-495-4500 office | 571-329-3053 cell

-----Original Message-----

From: Susan Strasser <sustras@me.com>
 Sent: Thursday, December 5, 2019 5:25 PM
 To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
 Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov
 Subject: Takoma Junction

Dear Montgomery County planners —

I wrote to express my opposition to the development plan for Takoma Junction, a few blocks away from my house.

The planned development is too big; the layby presents too much of a difficulty for the Coop, where I have shopped for many years. The development sacrifices public space, and has considerable climate and storm water issues.

Please do what you can to prevent this plan from being executed.

Best wishes,
Susan Strasser
Willow Avenue, Takoma Park

From: [Folden, Matthew](#)
To: [Hisel-McCoy, Elza](#); [Balmer, Emily](#)
Subject: FW: Takoma Junction
Date: Monday, December 16, 2019 9:57:55 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)



Matthew Folden

Planner Coordinator

Montgomery County Planning Department
 8787 Georgia Avenue, Silver Spring, MD 20910
matthew.folden@montgomeryplanning.org
 o: 301.495.4539



Let's Plan Our Future. Together. **THRIVE**
 THRIVEMONTGOMERY.COM MONTGOMERY 2050

From: Jimmy Daukas <jdaukas@gmail.com>
Sent: Sunday, December 15, 2019 9:32 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Takoma Junction

Matthew,

For 26 years I have lived on Woodland Ave. in Takoma Park. I am writing to you because I am opposed to the NDCs proposed development of Takoma Junction.

The Junction is full of small minority owned businesses. Due to NDC's current proposal rents in the Junction are rising and threatening the existing businesses.

The loss of delivery space and parking is threatening our one walkable grocery store TPSS coop. The coop pays living wages and full benefits to its diverse staff plus providing a thriving fabulous grocery store that increases the quality of all our lives.

This is public land that should be for public good not another expensive restaurant that the majority of residence cannot afford.

The development will also impact climate change with increase exhaust, soil erosion and run off on to Columbia with the removal of trees for the development.

The traffic and congestion on 410 has been a problem for years. It is dangerous for walkers, bikers, children and the elderly as it is. However if NDC creates a Lay-by on 410, an exit from their proposed parking garage onto 410 at a blind corner and removing the Grant Ave crosswalk pedestrians and bikers will suffer.

The Fire Chief spoke at a city counsel meeting and stated that the lay-by will endanger public safety

because if a semi is parked the fire trucks will be delayed in answering an emergency.
This development is too large on too small a space next to an already dangerous and congested highway 410.

Please oppose this proposal as designed.

Thank you for your attention,

Meg Royce

From: [Folden, Matthew](#)
To: [Hisel-McCoy, Elza](#)
Cc: [Balmer, Emily](#)
Subject: FW: Takoma Park Junction Development Plan
Date: Thursday, December 12, 2019 3:20:49 PM

Matt

Matthew Folden, AICP | Planner Coordinator
 301.495.4539 | matthew.folden@montgomeryplanning.org

From: MARGUERITE CYR <mhcyr@verizon.net>
Sent: Thursday, December 12, 2019 10:44 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Takoma Park Junction Development Plan

Dear Mr. Folden

I am a long time resident of Takoma Park. I am writing to share my concerns about the proposed NDC development of the City of Takoma Park's parking lot next to the TP Coop at the junction of 410 and Carroll Ave. Unbelievably, the Coop is not able to discuss its own issues due to some sort of gag order/agreement so I am speaking on their behalf and as a concerned citizen. The Coop, of which I am a member and therefore an owner, anchored this community by bringing its business and good paying union jobs w benefits to TP. We cheered its arrival. It is our only walkable grocery store. Over the years, the development surrounding the Junction has prospered and expanded as has the Coop. The Coop generated foot traffic which then attracted other small businesses to the area and now a once-dead intersection is thriving. We now have a bakery, an electric vehicle fueling station, a dry cleaners, restaurant, laundromat, veterinarian, Historic Takoma Headquarters, audio-shop, and a postal/Fed-Ex/UPS drop off business along Carroll Ave. The City Parking lot provides parking spaces for all these businesses, the selling of Christmas trees by the Fire Department around the corner, the Green Festival, food trucks, and musical performances. It is our best central, open and large community space.

There is a bus stop and a bike shares station there as well. The parking lot is backed by healthy chestnut oaks that would be taken down if the development goes through at a time when the oaks in are area are being devastated by the ambrosia beetle. These trees perform a valuable service in storm water management to the neighborhood below. Their removal will be devastating.

The Coop survives because they receive their deliveries by multiple huge trucks that

need space to do so. The contract between NDC and the City of TP was to include a viable delivery plan but instead the design proposes a lay-by that will not meet its needs and it will cause increasing back ups on Carroll and 410. The traffic at the Junction is legendary and it creates overflow through the neighborhood off New Hampshire Ave., Carroll Ave. and 410. I know because I live just 2 blocks away from the Junction. Jamming up the Junction with truck deliveries will just make it worse.

There will be more congestion, more global warming emissions and a subsequent decrease in air quality will result. Ironically, the bike shares station, a crosswalk and the bus station will go away. Cars entering and exiting the proposed parking garage will add to congestion and cause delays. Emergency vehicles will be hampered.

Pedestrians will not be able to easily negotiate past the lay-by. The truck drivers will not be able to see the walking children. As most communities attempt to decrease dependency on cars, it does not make any sense to impede pedestrians, take away bus stops, bike shares and crosswalks.

The NDC building design is huge and out of scale with the neighborhood. It would improve New Hampshire Ave., but it will be an eyesore at the Junction. Expensive parking, a failed delivery plan, a failed traffic junction and a City Council that does not listen to the majority of its residents who have made it clear through testimony and petitions that they oppose this development have all conspired to create a plan that is a disaster for Takoma Park. I can't believe that it has gotten this far. I pray that common sense will prevail in the coming months as this plan moves forward to what I hope will be termination of this development plan by NDC.

Thank you for taking the time to read this and consider my perspective.

Sincerely,

Marguerite Cyr
403 Boyd Ave.
Takoma Park, MD 20912
301 801 0750

From: [Hisel-McCoy, Elza](#)
To: [Folden, Matthew](#)
Cc: [Balmer, Emily](#)
Subject: RE: Concerns about the Takoma Junction project
Date: Wednesday, December 11, 2019 10:19:09 AM

Hello Matt,

Yes please I will respond to all of them.

Thanks!

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
 Chief
 Area One
 Montgomery County Planning Department
 M-NCPPC
 8787 Georgia Avenue
 Silver Spring, MD 20910
 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Sent: Wednesday, December 11, 2019 8:41 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Cc: Balmer, Emily <emily.balmer@montgomeryplanning.org>
Subject: FW: Concerns about the Takoma Junction project

Elza, Do you want to respond to this email?

Matt

Matthew Folden, AICP | Planner Coordinator
 301.495.4539 | matthew.folden@montgomeryplanning.org

From: Dennis Huffman <dehuffman9@gmail.com>
Sent: Tuesday, December 10, 2019 11:57 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Concerns about the Takoma Junction project

Dear Mr. Folden,

I am writing to the Planning Board out of deep concern over the Takoma Junction project.

I am concerned about the transfer of public land into the hands of a developer without a clear and obvious public good as the primary outcome. Can it be that in Takoma Park we have somehow conflated the right to make a reservation at a linen tablecloth restaurant with notions of inclusion and equity?

- I am concerned about the clearly deleterious impact the current design will have on not only the TPSS Co-op, but also the other legacy small businesses in the area by reducing parking, severely constraining deliveries, and dramatically increasing rents.
- I am particularly shocked by the obviously wrongheaded insistence of the developer that a lay-by on 410 is somehow the answer to all concerns about delivery and trash pick-up for both the Co-op and the new development.
- I am very concerned about safety and the impact that adding a large and poorly conceived facility (adding the garage adds left turns off of and onto 410) will have on what is already a chaotic and congested stretch of road with a heavy pedestrian presence and a firehouse. Not to mention the significant problems we already have with traffic cutting through residential neighborhoods.
- Finally, I am concerned about the process. As one might expect in Takoma Park, there have been hearings accompanied by a great deal of discussion. But distressingly, none of that appears to have mattered. This project has rolled forward seemingly unstopably. The city staff are eagerly telling all reviewing bodies that community meetings were held, but, incredibly, their story stops there, failing to mention the overwhelming opposition to the plans expressed at those meetings. This is rather like telling the story of Purdue Pharma without mentioning the opioid crisis.

As the Planning Board and the Development Review Committee consider Takoma Junction, I ask that the above concerns be taken into consideration and that you act in accordance with the public good, public safety, and the unique character of the special place I call home.

Thank you.

Dennis Huffman
9 Montgomery Avenue
Takoma Park, MD 20912

From: [Hisel-McCoy, Elza](#)
To: [Susan Rogers](#)
Cc: [Councilmember.Hucker@montgomerycountymd.gov](#); [Councilmember.Riemer@montgomerycountymd.gov](#); [Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Albornoz@montgomerycountymd.gov](#); [Marc.Elich@montgomerycountymd.gov](#); [Balmer, Emily](#)
Subject: RE: My expressed concern for the proposed Junction Project in Takoma Park
Date: Monday, December 9, 2019 4:00:42 PM

Hello Ms. Rogers,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Susan Rogers <susanjoanrogers72@gmail.com>

Sent: Monday, December 9, 2019 3:54 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Councilmember.Hucker@montgomerycountymd.gov;

Councilmember.Riemer@montgomerycountymd.gov;

Councilmember.Jawando@montgomerycountymd.gov;

Councilmember.Glass@montgomerycountymd.gov;

Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

Subject: My expressed concern for the proposed Junction Project in Takoma Park

Hello Elza--

I am a resident of Takoma Park and I am writing to you to voice my concern over traffic and safety issues at the Junction and am asking you to NOT approve the proposed design of the city's Junction project. In my opinion this development would make climate impacts worse by inserting a lay-by that will cause major back-ups from delivery trucks, increasing congestion at a failing intersection, and worsening air quality in an area with many children and seniors. I feel strongly that road reconfiguration would not solve this undeniable reality. Please also note that our fire chief said in public testimony that the lay-by and the egress would hamper their emergency vehicles. That's equally true today since design revisions haven't changed the lay-by or egress.

In addition, the exit from the planned underground garage onto Carroll Avenue is on a dangerous, near-blind curve that I understand violates state standards. Further, I oppose spending limited local, County and State transportation dollars for a reconfiguration project that will cause more problems than it solves. In general, I feel a different development plan of a much smaller scale, not a different road design, is what our city should be seeking.

Thank you for considering my concerns in your decisions concerning the Junction.

Regards,
Susan Rogers
416 Lincoln Ave., Takoma Park, MD

From: [Hisel-McCoy, Elza](#)
To: [Lea Chartock](#); [Wright, Gwen](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); [Folden, Matthew](#)
Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrch@montgomerycountymd.gov; [Balmer, Emily](#)
Subject: RE: Opposition to Proposed Takoma Junction Development
Date: Monday, December 9, 2019 9:51:44 AM

Dear Lea,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may

over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Lea Chartock <xwriter@verizon.net>

Sent: Sunday, December 8, 2019 4:00 PM

To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Cc: Councilmember.Hucker@montgomerycountymd.gov;

Councilmember.Rierner@montgomerycountymd.gov;
 Councilmember.Jawando@montgomerycountymd.gov;
 Councilmember.Glass@montgomerycountymd.gov;
 Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov
Subject: Opposition to Proposed Takoma Junction Development

To the Montgomery County Planning Board and Development Review Committee:

I am writing to you today to express my opposition to the proposed NDC development at the Junction and to urge you not to approve the project as planned.

- The development plan is too big for the location.
- The proposed rent at the development is twice that being paid at other Junction businesses. If **this new market reality leads** to rising rents for **existing** businesses (many minority-owned) across the street, **these businesses may be in jeopardy**. Several have raised concerns about the impact of paid parking and rising congestion as threats to their customer base.
- **As proposed, the** development would likely force the **Takoma Park** Co-op, one of the largest retail employers in the City, to close down or relocate, **given the restricted delivery access and reduction of customer and staff surface parking**.
- The Co-op is an oasis of diversity in terms of both customers and employees, with union jobs and benefits for people from over a dozen countries.
- The Co-op serves many nearby renters and seniors who depend on public transit. Loss of the Co-op threatens their access to a walkable grocery store with healthy foods.
- The development calls for a lay-by **for truck delivery** that will cause major back-ups, increase congestion at a failing intersection, and worsen air quality. Road reconfiguration would not solve this **problem**.
- The development would take out mature healthy trees and exacerbate storm water issues.

The **site of the proposed development** is public land, and the community wants it

to be used for the public good. Many alternative development options would allow the Co-op to flourish, provide for public space, and not overburden the Junction with additional traffic.

If you have not already done so, I Invite you to come look at the site, imagine a 14-wheeler idling alongside Highway 410, note the embankment behind the site and consider how, with trees removed, water will be unleashed, and erosion will impact homes below. Note how traffic backs up during the morning and evening rush hours, and think about how a sizable new development will worsen congestion. Think about the disruption to Takoma Park businesses, residents and all people to drive through the city on 410 during construction of such a sizable project in a small area. Think about how these impacts would be worsened if the state also decided to reconfigure the roadway. And think about the fact that opponents of this Junction plan are the clear majority in public testimony, emails to the City of Takoma Park, and in over 1,500 petition signatures.

For all these reasons, I urge the Planning Board not to approve the current NDC plan.

Thank you,

Lea Chartock
6414 Sligo Mill Road
Takoma Park, MD 20912

From: [Hisel-McCoy, Elza](#)
To: [Lea Chartock](#); [Wright, Gwen](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [MCP-Chair](#)
Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov; Balmer, Emily
Subject: RE: Opposition to Proposed Takoma Junction Development
Date: Friday, December 13, 2019 11:02:17 AM

Hello Lea,

I will include your comments regarding the extension in my staff recommendation report for the extension. To be fair, as I mentioned, the applicant has not yet submitted plans revised to reflect the DRC comments all agencies except SHA provided in March. I would expect those after the SHA comments come in.

FYI, I will be out of the office for the next 3 weeks, but our Regulatory Team Supervisor, Stephanie Dickel, will do her best to answer any questions you might have until I return on January 6.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
 Chief
 Area One
 Montgomery County Planning Department
 M-NCPPC
 8787 Georgia Avenue
 Silver Spring, MD 20910
 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Lea Chartock <xwriter@verizon.net>
Sent: Thursday, December 12, 2019 9:44 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Councilmember.Hucker@montgomerycountymd.gov;
 Councilmember.Riemer@montgomerycountymd.gov;
 Councilmember.Jawando@montgomerycountymd.gov;
 Councilmember.Glass@montgomerycountymd.gov;
 Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov;
 Balmer, Emily <emily.balmer@montgomeryplanning.org>

Subject: Re: Opposition to Proposed Takoma Junction Development

Dear Elza:

Thank you very much for your detailed response and all the links to related material. I will contact you if I have any questions. Meantime, I appreciate being added to the parties of record.

At this point, however, I would like to add that I find the developer's request for another extension unreasonable. The original development agreement was sign by the City of Takoma Park and NDC in 2016. The City's interests and the interests of the community have been clear from the beginning, but the developer continues to stonewall, with small modifications to the plan that don't meet any of the objections raised. If the developer hasn't shown a willingness to work with the community in three years, why should anyone believe that the company will suddenly see the light in the next six months?

I urge the planning board not to grant an extension without firm conditions being attached, including a final deadline after which, if the plan still doesn't meet all the criteria, the permits will be denied.

Thank you,

Lea Chartock

-----Original Message-----

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
 To: Lea Chartock <xwriter@verizon.net>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
 Cc: Councilmember.Hucker@montgomerycountymd.gov <Councilmember.Hucker@montgomerycountymd.gov>; Councilmember.Riemer@montgomerycountymd.gov <Councilmember.Riemer@montgomerycountymd.gov>; Councilmember.Jawando@montgomerycountymd.gov <Councilmember.Jawando@montgomerycountymd.gov>; Councilmember.Glass@montgomerycountymd.gov <Councilmember.Glass@montgomerycountymd.gov>; Councilmember.Albornoz@montgomerycountymd.gov <Councilmember.Albornoz@montgomerycountymd.gov>; Marc.Elrich@montgomerycountymd.gov <Marc.Elrich@montgomerycountymd.gov>; Balmer, Emily <emily.balmer@montgomeryplanning.org>
 Sent: Mon, Dec 9, 2019 9:51 am
 Subject: RE: Opposition to Proposed Takoma Junction Development

Dear Lea,

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reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Lea Chartock <xwriter@verizon.net>

Sent: Sunday, December 8, 2019 4:00 PM

To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Cc: Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrich@montgomerycountymd.gov

Subject: Opposition to Proposed Takoma Junction Development

To the Montgomery County Planning Board and Development Review Committee:

I am writing to you today to express my opposition to the proposed NDC development at the Junction and to urge you not to approve the project as planned.

- The development plan is too big for the location.
- The proposed rent at the development is twice that being paid at other Junction businesses. If this new market reality leads to rising rents for existing businesses (many minority-owned) across the street, these businesses may be in jeopardy. Several have raised concerns about the impact of paid parking and rising congestion as threats to their customer base.
- As proposed, the development would likely force the Takoma Park Co-op, one of the largest retail employers in the City, to close down or relocate, given the restricted delivery access and reduction of customer and staff surface parking.
- The Co-op is an oasis of diversity in terms of both customers and employees, with union jobs and benefits for people from over a dozen countries.
- The Co-op serves many nearby renters and seniors who depend on public transit. Loss of the Co-op threatens their access to a walkable grocery store with healthy foods.
- The development calls for a lay-by for truck delivery that will cause major back-ups, increase congestion at a failing intersection, and worsen air quality. Road reconfiguration would not solve this problem.
- The development would take out mature healthy trees and exacerbate storm water issues.

The site of the proposed development is public land, and the community wants it to be used for the public good. Many alternative development options would allow the Co-op to flourish, provide for public space, and not overburden the Junction with additional traffic.

If you have not already done so, I Invite you to come look at the site, imagine a 14-wheeler idling alongside Highway 410, note the embankment behind the site and consider how, with trees removed, water will be unleashed, and erosion will impact homes below. Note how traffic backs up during the morning and evening rush hours, and think about how a sizable new development will worsen congestion. Think about the disruption to Takoma Park businesses, residents and all people to drive through the city on 410 during construction of such a sizable project in a small area. Think about how these impacts would be worsened if the state also decided to reconfigure the roadway. And think about the fact that opponents of this Junction plan are the clear majority in public testimony, emails to the City of Takoma Park, and in over 1,500 petition signatures.

For all these reasons, I urge the Planning Board not to approve the current NDC plan.

Thank you,

Lea Chartock
6414 Sligo Mill Road
Takoma Park, MD 20912

From: [Hisel-McCoy, Elza](#)
To: [Megan Keister](#); [Wright, Gwen](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); [Folden, Matthew](#)
Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elich@montgomerycountymd.gov; [Balmer, Emily](#)
Subject: RE: Please reconsider the development plan for Takoma Junction!
Date: Monday, December 9, 2019 2:40:23 PM

Dear Ms. Keister,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

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Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Megan Keister <mekk9@verizon.net>

Sent: Monday, December 9, 2019 2:28 PM

To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Cc: Councilmember.Hucker@montgomerycountymd.gov;

Councilmember.Riemer@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

Subject: Please reconsider the development plan for Takoma Junction!

I'm writing to let you know that I am adamantly opposed to the current development plan for Takoma Junction.

The land targeted in the Tacoma Junction development plan is public and the local community rightly wants it to be used for public good. There are alternative development options that would allow for the Co-op flourish, provide for public space, and not overburden the junction with additional traffic. These alternative development Popsations must be re-examined and re-considered.

Sincerely,

Megan Keister
9902 Woodland Drive
Silver Spring, MD 20902

From: [Hisel-McCoy, Elza](#)
To: [Ted Jacobson](#); [Wright, Gwen](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [Councilmember.Hucker@montgomerycountymd.gov](#); [Councilmember.Rierner@montgomerycountymd.gov](#); [Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Albornoz@montgomerycountymd.gov](#); [Marc.Elich@montgomerycountymd.gov](#); [KWoodroffe@mdot.maryland.gov](#); [SPomento@sha.state.md.us](#); [SBiddle@mdot.state.md.us](#); [KHolford@mdot.maryland.gov](#); [AFutrell@mdot.maryland.gov](#); [JPilarski@mdot.maryland.gov](#); [DBean@mdot.maryland.gov](#); [byrnehk@starpower.net](#)
Cc: [Balmer, Emily](#)
Subject: RE: problems with Takoma Junction plans
Date: Monday, December 9, 2019 9:50:17 AM

Dear Mr. Jacobson,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

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When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Ted Jacobson <tajaco@gmail.com>

Sent: Saturday, December 7, 2019 6:10 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;

Councilmember.Jawando@montgomerycountymd.gov;
 Councilmember.Glass@montgomerycountymd.gov;
 Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrch@montgomerycountymd.gov;
 KWoodroffe@mdot.maryland.gov; SPomento@sha.state.md.us; SBiddle@mdot.state.md.us;
 KHolford@mdot.maryland.gov; AFutrell@mdot.maryland.gov; JPilarski@mdot.maryland.gov;
 DBean@mdot.maryland.gov; byrnehk@starpower.net

Subject: problems with Takoma Junction plans

Dear County officials, staff, and SHA staff,

In a misguided scheme, and despite a huge amount of public opposition, the Takoma Park City Council, Mayor and City Manager have pressed ahead with plans for a development at the awkward junction of Carroll Avenue, Rte 410, Grant Avenue, and Columbia Avenue. This emerged from discussions about how to ameliorate existing traffic and transit problems of the junction, and how to use a City owned lot at the junction.

The current plan is for a development that is too large for the space, given the other priorities and constraints. The plan is driven by the developer's need and/or desire to make money on the development, and the Council, Mayor, and City manager's impatient fixation on seeing it come to fruition, despite very strong public opposition, and no matter what the costs to the use of public space, pedestrian safety, traffic safety, traffic backups, bus and bike transit, and the health of the businesses already present at the junction.

I urge you to be aware of the problems with this plan, and the strong opposition, and to do what you can to prevent this mistake from happening.

Thank you,
 Ted Jacobson
 Elm Avenue
 Takoma Park, MD

From: [Hisel-McCoy, Elza](#)
To: [wolfgang.mergner](#)
Subject: RE: Takoma Junction and the Food Coop
Date: Thursday, December 5, 2019 4:52:00 PM

Dear Mr. Mergner,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

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Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be

heard by the Planning Board within 90 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: wolfgang mergner <wolfgang.mergner@gmail.com>

Sent: Thursday, December 5, 2019 4:01 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Takoma Junction and the Food Coop

Dear Board Member Elza Hisel-McCoy

In the Junction Development, our COOP is in danger of being eliminated by taking away parking and access for delivery and waste removal. The Coop is a vital supplier of food in Takoma Park. I am 78 and my husband is 86 years old and in past snow emergencies being able to walk to the COOP was essential for us. The existence of the COOP should not be endangered by an oversized project. The COOP is a vital part of our community. When other small communities try to entice grocery stores to move into their city, our City of Takoma Park is favoring a scrupulous developer. There will be no subsidized housing and no diversity in this project. The majority of the citizens is for development of this available space next to the COOP, but in a more environmentally and socially acceptable way.

Best regards
Gertrud W. Mergner M.D.
Wolfgang J. Mergner M.D., Ph.D.

From: [Dickel, Stephanie](#)
To: [Esther Siegel](#)
Cc: [Balmer, Emily](#)
Subject: RE: Takoma Junction Concerns
Date: Tuesday, December 17, 2019 11:29:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. Elza Hisel-McCoy is the lead reviewer of these applications for the Planning Department and he is out of the office until January 6, 2020. I would like to take a few moments to explain where we are in our application review process.

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Please contact Elza if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,
Stephanie



Stephanie Marsnick Dickel
Regulatory Supervisor, Area 1

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
Stephanie.Dickel@montgomeryplanning.org
301.495.4527



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From: Esther Siegel <esiegel2@igc.org>
Sent: Tuesday, December 17, 2019 10:04 AM
To: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: Takoma Junction Concerns

Dear Ms. Dickel,

We are writing to express our many concerns about the proposed development at Takoma Junction. We live in Takoma Park and also deliver local fruit and vegetables from our farm, to the TPSS Food Co-op.

In this holiday season, one can turn to any Hallmark channel and watch a sappy Christmas movie. The

theme many of the movies (except the ones about princes and princesses in small made up countries!) is about small town spirit and a developer who wants to “improve” the town by bringing in what ultimately becomes inappropriate and unwanted development. The lesson is always that the residents love their community, their local stores and Inns and while they don’t oppose improvements, fight hard to preserve the spirit and intimacy of their town.

If the current development goes forward with the lay-by, we fear we simply will not be able to continue our business relationship with the Co-op grocery store – unloading of goods in a timely and safe manner will become too difficult. This distresses us deeply from our business perspective but also from our long-held dedication to a thriving local food cooperative for our community. We have been delivering to the Co-op since it’s beginning! Other distributors, especially those with tractor trailers, have testified that they might not continue to deliver to the Co-op, thus making it hard for the Co-op to survive in its current location. Communities around the country would love to have a Co-op like ours in their communities and communities that do, like in Vermont, support their Co-op to ensure that they thrive.

It is no accident that these heartwarming movie themes touch us during this holiday of good cheer, compassion and community.

Takoma Park has come “off screen” over these last years, struggling with tension between some of our elected officials who seem to have lost sight of the value of the uniqueness and diversity of our community in favor of the “developer” coming in from the outside to bring their profit oriented vision for Takoma Junction. It is also disturbing that this for profit development is on public land.

During these years, several disturbing issues starkly show that this development concept is just wrong. Too many revisions demonstrate that this development just won’t work. The concerns include traffic, exit plans from various streets, the small size of the Junction that will not support a large development, failed traffic reconfigurations, concerns from Takoma Park’s Fire Chief, the absurd lay-by delivery and garbage plan, and so on. Every time NDC submits yet another “revision”, it feels like constantly trying to fit a square peg in a round hole. Their vision is just not compatible with the Junction and to reconfigure it would mean a total reconfigure of everything there, including the traffic paths. At some point, it must be recognized that changing everything, is just not practical or wanted.

Additionally, a development of this sort will impact the racial equity in our community, and threaten to displace the Takoma Park Food Co-op that is a shining example of a business with a diverse staff, that provides a living wage and health insurance to all its employees and is the only grocery store in Takoma Park that is used by all incomes (it supports SNAP, WIC and other government supplemental food programs);

ignoring the need for public space for public use and good; having a detrimental environmental impact by, among other concerns, displacing trees and creating water runoffs and erosion.

Many alternative plans have been proposed that would avoid the concerns mentioned above. They come from community residents who value and want to preserve the uniqueness and integrity of Takoma Park.

A more practical plan will make your job easier because it will factor in the concerns already raised by HDC that unanimously said that the current design is incompatible with the historic district.

HDC’s report said:

- The building is “way too big,” “too tall,” “too long” and “too massive.” It reads as a “very large office building.” It needs both to be made lower, and to be broken up either into two separate buildings (a one-story building was suggested as part of this), or into a design that presents as two separate buildings.

- In terms of the façade design, the developer was told “you’ve made a mess of things.” Overall, the design was described as “slick” and therefore “incompatible with the historic character of this part of Takoma Park.”
- The developer’s claim that the first story has to be 20 feet high to attract businesses is “false,” given the “thriving commercial district” down the street in “small, contextual buildings.”
- The glass elevator tower is “too contemporary,” “truly terrible,” “completely out of place,” “unnecessary,” and “has to go.”
- The canopy is too high to be functional.
- The historic art deco structure in BY Morrison Park should remain, and the roads should not be reconfigured because they have historic context.
- Wider sidewalks and more public space are needed. A Commissioner noted that public space is “very, very important for the community.”
- A Commissioner lamented the planned removal of 9 out of the 12 existing American Elms, a species “in short supply.” This Commissioner noted that it is “highly ironic” to cut down trees to put in a garage with a green roof.
- A loading area at the front is not consistent with Takoma Park’s historical context, and is not “conducive” for pedestrian areas. The Chair of the Commission stated, “the lay-by is an abomination.”

We implore you to reject the current development plan before you presented by NDC and recommend that a new vision be thoughtfully explored that truly reflects the preservation of our unique and so special town. Watch one of the sappy Hallmark Christmas movies that reflects where small-town America’s heart is.

Thank you,

Esther Siegel
Michael Tabor
Takoma Park
301 587-2248

--

Michael and Esther share this email.
Please check the signature to determine who it comes from.
Thanks.

From: [Hisel-McCoy, Elza](#)
To: [Larry Himelfarb](#); [Anderson, Casey](#)
Cc: [Tom Hucker](#); councilmember.glass@montgomerycountymd.gov; [Balmer, Emily](#); [Dickel, Stephanie](#)
Subject: RE: Takoma Junction development plan
Date: Friday, December 13, 2019 11:04:38 AM

Dear Mr. Himelfarb,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Larry Himelfarb <lhimelfarb@gmail.com>

Sent: Thursday, December 12, 2019 10:28 AM

To: Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Tom Hucker <tomhucker@gmail.com>; councilmember.glass@montgomerycountymd.gov

Subject: Takoma Junction development plan

Good morning,

I live in Takoma Park and am walking distance to the Takoma Junction where NDC is planning a large development that will affect the historic neighborhood and the TP Coop where we shop.

I'm for developing the existing parking lot next to the Coop and fire station, but believe that the current NDC plan due its size would imperil pedestrians (especially children on their way to school

and back), increase traffic in an already congested trifecta of state roads, and negatively impact the Coop and the ability for the fire station to operate efficiently.

One of the issues is the so-called lay-by, which at one point was labeled an "abomination" by the Planning Board. This would cause more traffic backups on the intersection and also affect neighboring streets and worsening our climate by trucks waiting in line to deliver goods to the Coop and other planned stores.

Additionally, the current NDC plan does not provide much public space in a plot that is public land.

Many thanks for your attention to this matter.

Larry Himelfarb
16 Valley View Ave
Takoma Park (Ward One)
301-509-3668

From: [Hisel-McCoy, Elza](#)
To: [Thom Wolf](#)
Subject: RE: Takoma Junction Development
Date: Thursday, December 5, 2019 4:56:13 PM

Dear Mr. Wolf,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

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The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be

heard by the Planning Board within 90 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Thom Wolf <wolf.photo.video@gmail.com>
Sent: Monday, December 2, 2019 3:04 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Takoma Junction Development

Elza,

I'm a 30 year resident of Sycamore Ave in Takoma Park. Ever since I have lived here the city has been talking about developing the parking lot next to the CoOp, which they shouldn't have bought in the first place.

Then about 25 years ago the Coop and Mr. Evans the owner of the corner lot made a deal and the Coop moved to its present location. The City had nothing to do with the deal and they have been pissed off ever since.

When the Coop opened and the loading dock was on Sycamore Ave. it didn't work, people were parking on Sycamore and the trucks were a traffic jam entering and leaving Sycamore. Then the city rented parking spaces to the Coop and because of public pressure the loading dock switched to the

parking lot side. Between the garbage dumpsters and the big trucks delivering the parking lot is very busy and now the fireman are selling Christmas trees and the people are parking.

During the year the parking lot is used for parties, food trucks, tiny house demonstrations, 4th of July parade staging and many more community activities.

Now the City Manager wants to build a large development in the parking lot and move the delivery trucks to a cut in the sidewalk on Carroll Ave, with room for one large or two small trucks.

Takoma Junction is already a mess, come and visit any afternoon and watch the bedlam of cars, buses, bikes, walkers, school kids and honestly tell me that Semi-trucks unloading is a safe addition. As a resident of the street adjoining the Coop and the lot my concerns should be taken into account and the safety of the people using the intersection protected.

The neighborhood is not against development but we are against development that threatens our neighbor the Coop. Eliminating parking and loading docks will kill the Coop.

A store or two added to the lot is fine but a 30 ft.high building with a parking lot underground is crazy.

As taxpayers, we say NO to the City's fiasco.

Thanks, Thom Wolf 7011 Sycamore Ave. 301-270-5832

--

Thom Wolf, 301-270-5832, wolf.photo.video@gmail.com

NEW WEBSITE: www.thomwolf.com

Please review me on [Facebook](#)

From: Hisel-McCoy_Elza
To: [Kathie Hart](mailto:Kathie.Hart@montgomerycountymd.gov); [Wright.Gwen](mailto:Wright.Gwen@montgomerycountymd.gov); [Anderson.Casey](mailto:Anderson.Casey@montgomerycountymd.gov); [Fani-Gonzalez.Natali](mailto:Fani-Gonzalez.Natali@montgomerycountymd.gov); [Cichy.Gerald](mailto:Cichy.Gerald@montgomerycountymd.gov); [Patterson.Tina](mailto:Patterson.Tina@montgomerycountymd.gov); [Verma.Partap](mailto:Verma.Partap@montgomerycountymd.gov); [Dickel.Stephanie](mailto:Dickel.Stephanie@montgomerycountymd.gov); Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov
Cc: [Elza.Hisel](mailto:Elza.Hisel@montgomerycountymd.gov)
Subject: RE: Takoma Junction Project
Date: Monday, December 9, 2019 9:49:43 AM

Dear Ms. Hart,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plan. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at <https://nam03.safelinks.protection.outlook.com/?url=https://www.montgomeryplanning.org/%2Fdevelopment&data=02%7C01%7Cemily.balmer%40montgomeryplanning.org%7Cd1c8d919f9d14a4c773d08d77cb7063a5%7Cc9061e0c2d4c4c1cbef039b68c05816%7C09%7C09%7C637114997829590828&data=FcNam697u5KdIT3ZyOJ6XngloJfgr5CITJLskp0Q%3D&reserved=0> by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (<https://nam03.safelinks.protection.outlook.com/?url=https://www.montgomeryplanning.org/%2Fagenda&data=02%7C01%7Cemily.balmer%40montgomeryplanning.org%7Cd1c8d919f9d14a4c773d08d77cb7063a5%7Cc9061e0c2d4c4c1cbef039b68c05816%7C09%7C09%7C637114997829590828&data=FcNam697u5KdIT3ZyOJ6XngloJfgr5CITJLskp0Q%3D&reserved=0>) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-ride the City Council's recommendation only with a 4-5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
 Chief
 Area One
 Montgomery County Planning Department
 MNCPPC
 8787 Georgia Avenue
 Silver Spring, MD 20910
 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

-----Original Message-----

From: Kathie Hart <kathiehart@gmail.com>
 Sent: Saturday, December 7, 2019 6:10 PM
 To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elsch@montgomerycountymd.gov
 Subject: Takoma Junction Project

Hello,

My husband and I have lived in Takoma Park for 32 years. We value the community and support many of the changes that have made our community a more vibrant place to live. And as much as we support construction at the Takoma junction site, we do not and cannot support a building that is too large for the site and the neighborhood. We cannot support a business that doesn't work in co-operation with the Takoma Park Co-op. We cannot support a business that will necessitate major changes to an already overcrowded roadway especially during morning and evening commuting time.

Both the Montgomery County Historical commission, MCDOT and Montgomery County Parks and Planning are all on record voicing serious concerns about the size of the proposed building and the effect of the proposed driveway, and the proposed lay-by on traffic.

I ask that you use your vote and your influence to the conversation and that you insist on a proposal that takes into consideration the needs and concerns of those in the city.

Thanks for your consideration.

Kathie Hart
 Laird Hart
 Willow Ave.
 Takoma Park, Md.

From: [Hisel-McCoy, Elza](#)
To: [Carla Perlo](#); [Wright, Gwen](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elich@montgomerycountymd.gov
Cc: byrnehk@starpower.net; [Balmer, Emily](#)
Subject: RE: Takoma Junction
Date: Monday, December 9, 2019 9:50:52 AM

Dear Ms. Perlo,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

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Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Carla Perlo <cperlo@danceplace.org>

Sent: Saturday, December 7, 2019 7:39 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Rierner@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;

Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

Cc: byrnehk@starpower.net

Subject: Takoma Junction

Dear Community Leaders,

I have lived at 134 Grant Ave, Takoma Park, MD 20912 for 38 years. I cherish our community and want to make sure that we keep it safe and livable. The food co-op is a very important reason why we continue to live in our home. It serves as a great place for us to purchase high quality healthy food in walking distance to our home.

PLEASE be mindful of the amount of traffic and congestion a new development will create in an already very very busy intersection right at the top of our street. Have you ever tried to do East/West/North or South between 8-9 or 4-6 at the intersection of 410 and Carroll. It is already so congested. We can only imagine what will happen with more development at that intersection. We know growth and development is important and inevitable; however please have a solid plan for keeping the co-op running smoothly and how you will deal with the traffic.

thank you!

Carla Perlo

--

Carla Perlo

Growth & Change President & CEO

Dance Place Founding Director Emerita

Cell 240-353-2418

<http://www.danceplace.org/about/staff/carla-perlo-consulting/>

"To Think is to Create"- Hyman M. Perlo

From: [Hisel-McCoy, Elza](#)
To: susandennis@rcn.com; [Wright, Gwen](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); [Folden, Matthew](#); Councilmember.Hucker@montgomerycountymd.gov; [Councilmember Riemer](#); [Councilmember Jawando](#); [Councilmember Glass](#); [Councilmember Alborno](#); [Marc Elrich](#)
Cc: [Balmer, Emily](#)
Subject: RE: Takoma Junction
Date: Monday, December 9, 2019 9:52:30 AM

Dear Ms. Huffman,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

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Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: susandennis@rcn.com <susandennis@rcn.com>

Sent: Sunday, December 8, 2019 7:51 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; .Councilmember.Hucker@montgomerycountymd.gov; Councilmember Riemer <Councilmember.Riemer@montgomerycountymd.gov>; Councilmember Jawando <Councilmember.Jawando@montgomerycountymd.gov>; Councilmember Glass <Councilmember.Glass@montgomerycountymd.gov>; Councilmember Alborno

<Councilmember.Albornoz@montgomerycountymd.gov>; Marc Elrich
<Marc.Elrich@montgomerycountymd.gov>

Subject: Takoma Junction

Dear fellow residents of Montgomery County:

I am writing with regards to the Takoma Junction Development project. I have major concern about the project: concerns about pedestrian and road safety, environmental impact, traffic congestion, the future of the Co-op and the lack of public space in the plans. And I have concerns about Takoma Park's history as a welcoming and diverse community and the fact that this development would be welcoming only to the residents who could afford to shop and purchase items. Lastly I have concerns about the size and height of the proposed structure which in no way reflects other businesses in Takoma Park.

Despite the strong opposition to the project expressed at work sessions, listening sessions, open houses, online surveys and public comments, our city government has gone along with its plans to build a huge retail space with underground parking at a busy intersection. When I attended an open house, listening session and three council meetings opposition to the project far outweighed support, yet here we are.

At this point you are our only hope of getting the city government to reign in this misguided project. I appreciate your attention to this matter.

Sincerely,

Susan Huffman, Takoma Park resident

From: [Hisel-McCoy, Elza](#)
To: [Michele Puryear](#); [Wright, Gwen](#); [PeterK@takomaparkmd.gov](#)
Cc: [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [Mark Puryear](#); [Councilmember.Hucker@montgomerycountymd.gov](#); [Councilmember.Riemer@montgomerycountymd.gov](#); [Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Albornoz@montgomerycountymd.gov](#); [Marc.Erich@montgomerycountymd.gov](#)
Subject: RE: Takoma Park and Proposal from Neighborhood Development Company
Date: Thursday, December 5, 2019 5:00:23 PM

Dear Ms. Puryear,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 90 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Michele Puryear <mapuryear@gmail.com>

Sent: Sunday, December 1, 2019 10:31 PM

To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; PeterK@takomaparkmd.gov

Cc: Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Michele Puryear <mapuryear@gmail.com>; Mark Puryear <mpuryear@gmail.com>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;

Councilmember.Albornoza@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

Subject: Takoma Park and Proposal from Neighborhood Development Company

December 1, 2019

Dear Director Wright, Chair and Vice Chair and Board Members and Mr. Peter Kovar:

My husband and I have lived in Takoma Park for almost 28 years and began shopping at Takoma Park/Silver Spring Cooperative (TPSS Co-op) upon our move to this area. We visit the Co-op daily, as the current location affords the current residents the ability to walk to an affordable store.

We are concerned about the current proposal from the NEIGHBORHOOD DEVELOPMENT COMPANY (NDC) for redevelopment at the TPSS Co-op site. The process evaluation has lacked transparency and responsiveness to community needs. Opponents of the NDC proposal are in the clear majority in public testimony, emails to the City, and in over 1500 petition signatures. However, City management has refused to alter direction or call a referendum. There are ample alternative development options that would allow the Co-op to flourish, provide for public space, and not overburden the Junction with additional traffic. In addition:

1. The proposed NDC development plan is too big for the location. Please visit the site to visualize the proposed structures in the proposed NDC development plan in the context of current Takoma Park architecture and highway infrastructure.
2. The Co-op is one of the very few institutions that represent ethnic diversity in our city. Ethnic diversity is an essential aspect of our neighborhood and it is why we chose to buy our home in Takoma Park.
3. The proposed development would have a direct impact on the Co-op: the proposal creates limited space for the Co-op; restricted delivery access; and increases the rent. All of these factors likely would force the Co-op to close. NDC is not known for its respect for neighborhood needs or history or culture.
4. The proposed changes to the highway to accommodate the NDC proposal would cause increased traffic and hinder the flow. There would be significant environmental impact from the highway changes.
5. Finally, the proposal from NDC would be detrimental to the small businesses surrounding the Co-op.

Sincerely, Michele Puryear
7419 Piney Branch Rd
Takoma Park, MD

From: [Hisel-McCoy, Elza](#)
To: [MARGUERITE CYR](#)
Cc: [Kronenberg, Robert](#); [Dickel, Stephanie](#); [Balmer, Emily](#)
Subject: RE: Takoma Park Junction Development Plan
Date: Friday, December 13, 2019 11:05:36 AM

Dear Ms. Cyr,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

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When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: MARGUERITE CYR <mhcy@verizon.net>
Sent: Thursday, December 12, 2019 10:40 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Takoma Park Junction Development Plan

Dear Ms. Hisel-McCoy,

I am a long time resident of Takoma Park. I am writing to share my concerns about the proposed NDC development of the City of Takoma Park's parking lot next to the TP Coop at the junction of 410 and Carroll Ave. Unbelievably, the Coop is not able to discuss its own issues due to some sort of gag order/agreement so I am speaking on their behalf and as a concerned citizen. The Coop, of which I am a member and therefore an owner, anchored this community by bringing its business and good paying union jobs w benefits to TP. We cheered its arrival. It is our only walkable

grocery store. Over the years, the development surrounding the Junction has prospered and expanded as has the Coop. The Coop generated foot traffic which then attracted other small businesses to the area and now a once-dead intersection is thriving. We now have a bakery, an electric vehicle fueling station, a dry cleaners, restaurant, laundromat, veterinarian, Historic Takoma Headquarters, audio-shop, and a postal/Fed-Ex/UPS drop off business along Carroll Ave. The City Parking lot provides parking spaces for all these businesses, the selling of Christmas trees by the Fire Department around the corner, the Green Festival, food trucks, and musical performances. It is our best central, open and large community space.

There is a bus stop and a bike shares station there as well. The parking lot is backed by healthy chestnut oaks that would be taken down if the development goes through at a time when the oaks in are area are being devastated by the ambrosia beetle. These trees perform a valuable service in storm water management to the neighborhood below. Their removal will be devastating.

The Coop survives because they receive their deliveries by multiple huge trucks that need space to do so. The contract between NDC and the City of TP was to include a viable delivery plan but instead the design proposes a lay-by that will not meet its needs and it will cause increasing back ups on Carroll and 410. The traffic at the Junction is legendary and it creates overflow through the neighborhood off New Hampshire Ave., Carroll Ave. and 410. I know because I live just 2 blocks away from the Junction. Jamming up the Junction with truck deliveries will just make it worse.

There will be more congestion, more global warming emissions and a subsequent decrease in air quality will result. Ironically, the bike shares station, a crosswalk and the bus station will go away. Cars entering and exiting the proposed parking garage will add to congestion and cause delays. Emergency vehicles will be hampered.

Pedestrians will not be able to easily negotiate past the lay-by. The truck drivers will not be able to see the walking children. As most communities attempt to decrease dependency on cars, it does does not make any sense to impede pedestrians, take away bus stops, bike shares and crosswalks.

The NDC building design is huge and out of scale with the neighborhood. It would improve New Hampshire Ave., but it will be an eyesore at the Junction. Expensive parking, a failed delivery plan, a failed traffic junction and a City Council that does not listen to the majority of its residents who have made it clear through testimony and petitions that they oppose this development have all conspired to create a plan that is a disaster for Takoma Park. I can't believe that it has gotten this far. I pray that common sense will prevail in the coming months as this plan moves forward to what I hope will be termination of this development plan by NDC.

Thank you for taking the time to read this and consider my perspective.

Sincerely,

Marguerite Cyr
403 Boyd Ave.
Takoma Park, MD 20912
301 801 0750

From: [Hisel-McCoy, Elza](#)
To: matthewstarkrubin@gmail.com
Subject: Takoma Junction
Date: Thursday, December 5, 2019 4:59:39 PM

Dear Mathew,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

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Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be

heard by the Planning Board within 90 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

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When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

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Chief
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8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: [Hisel-McCoy, Elza](#)
To: sgagnon11@yahoo.com
Subject: Takoma Junction
Date: Thursday, December 5, 2019 4:58:30 PM

Dear Mr. Gagnon,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

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Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: [Hisel-McCoy, Elza](#)
To: jillgay.rh@gmail.com
Subject: Takoma Junction
Date: Thursday, December 5, 2019 4:57:33 PM

Dear Ms. Gay,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

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Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: [Hisel-McCoy, Elza](#)
To: mwanderson@consultant.com
Cc: [Balmer, Emily](#)
Subject: Takoma Junction
Date: Wednesday, December 11, 2019 10:20:54 AM

Dear Martha,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

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Elza

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Chief
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Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org



October 21, 2020

Mr. Andre Futrell, District Engineer
State Highway Administration
9300 Kenilworth Avenue
Greenbelt MD 20770

RE: Takoma Junction Traffic Impact Study (TIS)
SHA Tracking # 19-AP-MO-008-xx (Montgomery County)

Dear Mr. Futrell:

Please accept this letter into the record of the above-referenced TIS, which I am submitting on behalf of my client, the Takoma Park-Silver Spring Food Coop located at 201 Ethan Allan Avenue in Takoma Park.

We have become aware of your letter dated August 28, 2020 to Mr. Dorr, and want to briefly address Comment No. 3 on page 2, which reads in full as follows:

For the response to TFAD Comment # 11, it states that the Co-Op's site access will change to be from Sycamore Avenue only. Does space exist on the site to provide circulation for two-way traffic, and how will this change in access be coordinated with the Co-op?

Please be advised that to date, NDC has not discussed its suggested closure of the Co-op's access to MD 410, or any changes to circulation plans within the Co-op's parking lot, with Co-op representatives. The Co-op learned of NDC's suggestion by reviewing NDC's correspondence with SHA.

We also want to note two significant operational concerns that are raised by NDC's suggested change to the Co-op's parking lot. First, eliminating direct and easy access to or from MD 410 can be expected to reduce patronage of the Co-op. Additionally, patronage may be reduced by any change in access or circulation that results in a reduction of the existing number of parking spaces.

These are significant concerns for the Co-op, given that Co-op revenue depends heavily on the accessibility of our parking lot from MD 410 and the availability of free parking. Therefore, we trust that SHA will not entertain NDC's suggestions without involving the Co-op.

Sincerely,

Michele McDaniel Rosenfeld

Cc: Mr. Kwesi Woodroffe, SHA – Access Management
Mr. Scott Holcomb, SHA – TFAD
Mr. Elza Hisel-Mccoy, Montgomery Planning
Ms. Katie Mencarini, Montgomery Planning

301-204-0913 | 1 Research Court Suite 450 Rockville MD 20850 | rosenfeldlaw@mail.com



Michael Tabor and Esther Siegel
 706 Erie Ave.
 Takoma Park, MD 20912
 301 587-2248 * esiegel2@igc.org

December 17, 2019

Elza Hisel-McCoy
 Division Chief, Area 1
 Montgomery County Planning Dept
 8787 Georgia Ave.
 Silver Spring, MD 20912

Dear Division Chief Hisel-McCoy,

We are writing to express our many concerns about the proposed development at Takoma Junction. We live in Takoma Park and also deliver local fruit and vegetables from our farm, to the TPSS Food Co-op.

In this holiday season, one can turn to any Hallmark channel and watch a sappy Christmas movie. The theme many of the movies (except the ones about princes and princesses in small made up countries!) is about small town spirit and a developer who wants to “improve” the town by bringing in what ultimately becomes inappropriate and unwanted development. The lesson is always that the residents love their community, their local stores and Inns and while they don’t oppose improvements, fight hard to preserve the spirit and intimacy of their town.

If the current development goes forward with the lay-by, we fear we simply will not be able to continue our business relationship with the Co-op grocery store – unloading of goods in a timely and safe manner will become too difficult. This distresses us deeply from our business perspective but also from our long-held dedication to a thriving local food cooperative for our community. We have been delivering to the Co-op since it’s beginning! Other distributors, especially those with tractor trailers, have testified that they might not continue to deliver to the Co-op, thus making it hard for the Co-op to survive in its current location. Communities around the country would love to have a Co-op like ours in their communities and communities that do, like in Vermont, support their Co-op to ensure that they thrive.

It is no accident that these heartwarming movie themes touch us during this holiday of good cheer, compassion and community.

Takoma Park has come “off screen” over these last years, struggling with tension between some of their elected officials who seem to have lost sight of the value of the uniqueness and diversity of our community in favor of the “developer” coming in from

E.SIEGEL/M.TABOR TAKOMA JUNCTION CONCERNS 12/17/19

the outside to bring their profit oriented vision for Takoma Junction. It is also disturbing that this development is on public land.

During these years, **several disturbing issues starkly show that this development concept is just wrong.** Too many revisions demonstrate **that this development just won't work.** The concerns include traffic, exit plans from various streets, the small size of the Junction that will not support a large development, failed traffic reconfigurations, concerns from Takoma Park's Fire Chief, the absurd lay-by delivery and garbage plan, and so on.

Additionally, a development of this sort will impact the racial equity in our community, and threaten to displace the Takoma Park Food Co-op that is a shining example of a business with a diverse staff, that provides a living wage and health insurance to all its employees and is the only grocery store in Takoma Park that is used by all incomes (it supports SNAP, WIC and other government supplemental food programs); ignoring the need for public space for public use and good; having a detrimental environmental impact by, among other concerns, displacing trees and creating water runoffs and erosion.

Many alternative plans have been proposed that would avoid the concerns mentioned above. They come from community residents who value and want to preserve the uniqueness and integrity of Takoma Park.

Every time NDC submits yet another "revision", it feels like constantly trying to fit a square peg in a round hole. Their vision is just not compatible with the Junction and to reconfigure it would mean a total reconfigure of everything there, including the traffic paths. At some point, it must be recognized that changing everything, is just not practical or wanted.

A more practical plan will make your job easier because it will factor in the concerns already raised by HDC that unanimously said that the current design is incompatible with the historic district.

HDC's report said:

- The building is "way too big," "too tall," "too long" and "too massive." It reads as a "very large office building." It needs both to be made lower, and to be broken up either into two separate buildings (a one-story building was suggested as part of this), or into a design that presents as two separate buildings.
- In terms of the façade design, the developer was told "you've made a mess of things." Overall, the design was described as "slick" and therefore "incompatible with the historic character of this part of Takoma Park."
- The developer's claim that the first story has to be 20 feet high to attract businesses is "false," given the "thriving commercial district" down the street in "small, contextual buildings."
- The glass elevator tower is "too contemporary," "truly terrible," "completely out of place," "unnecessary," and "has to go."

- The canopy is too high to be functional.
- The historic art deco structure in BY Morrison Park should remain, and the roads should not be reconfigured because they have historic context.
- Wider sidewalks and more public space are needed. A Commissioner noted that public space is “very, very important for the community.”
- A Commissioner lamented the planned removal of 9 out of the 12 existing American Elms, a species “in short supply.” This Commissioner noted that it is “highly ironic” to cut down trees to put in a garage with a green roof.
- A loading area at the front is not consistent with Takoma Park’s historical context, and is not “conducive” for pedestrian areas. The Chair of the Commission stated, “the lay-by is an abomination.”

We implore you to reject the current development plan before you presented by NDC and recommend that a new vision be thoughtfully explored that truly reflects the preservation of our unique and so special town. Watch one of the sappy Hallmark Christmas movies that reflects where small-town America’s heart is.

Thank you,

Esther Siegel
Michael Tabor
Takoma Park
301 587-2248

Eliza,

I am writing to express my
opposition to the Takoma Park

Junction development. It is
a bad proposal that will
increase traffic congestion,
decrease safety. It will
displace minority owned bus-
inesses undermining racial
equity. It also will undercut
efforts to combat climate change.

Pablo Picasso 1881-1973
LE MOULIN 106 LA GALETTE
21 1/2 x 28 in / 54.5 x 71 cm

Please deny this project.
Jimmy DANKAS 7005 Woodland Ave, TP, MD 20912

CAPITAL DISTRICT 200

14 DEC 2015 AM 4 L



Printed in Ireland

PRIERAT CARDS, GREENWICH CT 06830

Eliza Hisel-McCoy, Area 1 Chief
Montgomery County Planning
Department
8787 Georgia Ave
Silver Spring, MD 20910

CAPITAL DISTRICT 208

ATTACHMENT F

03 JAN 2020 PM 4 L

Dear Mr. Hesel-Mc Coy,

Thank you very much
for your work at MCPPC

Please do not grant
yet another extension to
NOC. Please do not

approve the deeply
flawed NOC proposal.

Could you please address
racial equity impacts?

And please reject the

20910-371687

FAWCETT COLUMBINE NEW YORK

lay-by. It will shut down
down! Elizabeth Taylor

Elza Hesel-Mc Coy

Area 1 Chief

MCPPC

8787 Geomin Ave.

Silver Spring, MD

20912



International Labour Organization
Organisation internationale du Travail
Organización Internacional del Trabajo

CAPITAL DISTRICT 208

02 JAN 2020 PM 6 L

Hello Gwen - I'm writing as a
concerned citizen of Takoma Park
about the proposed NOC development
at the Junction. Please do NOT approve
any plan with a 'lay-by' or that
increases vehicle traffic & takes
away crosswalks, bus stops, etc.
We're counting on you to help us,
the concerned public, keep our
communities safe + accessible.

o ILO Geneva

Placing employment at the centre of the fight against poverty

Reconocer el papel primordial del empleo en la lucha contra la pobreza

Placer l'emploi au centre de la lutte contre la pauvreté

20910-371687

F - 107 www.ilo.org/communication

Thank you
Gwen Wright
Takoma Park

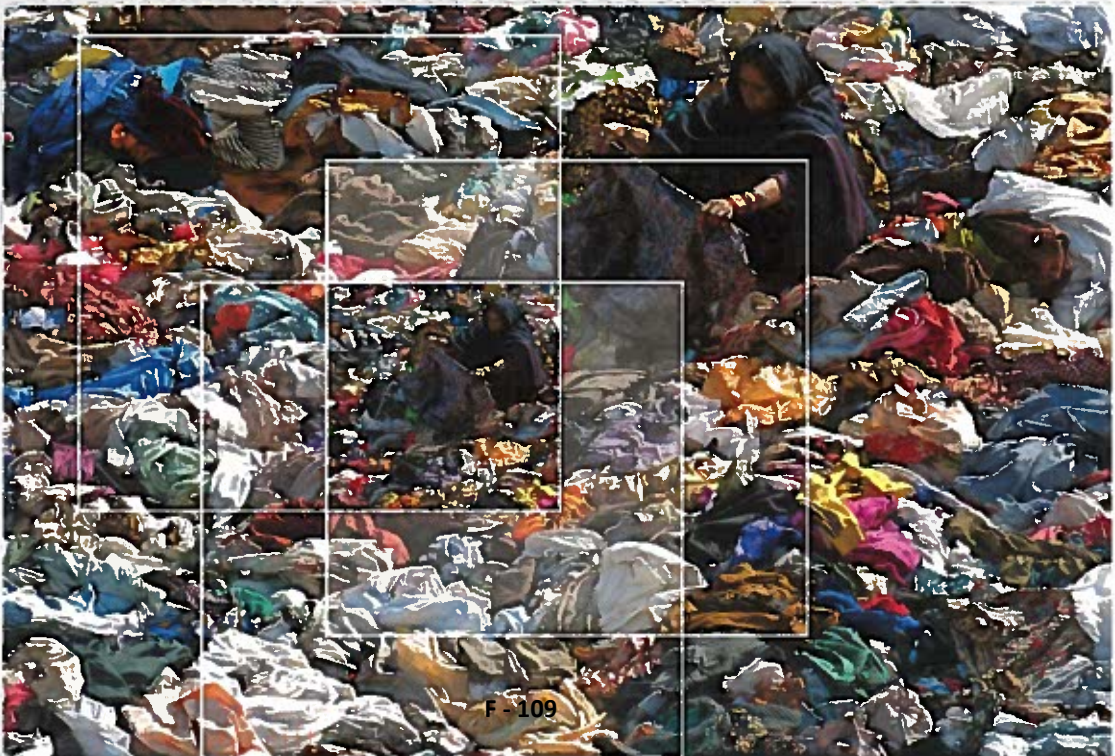
Gwen Wright

MoCo Planning Dept

8787 GA Ave

Silver Spg, MD





Dear Ms. Dickel,

American Farmland Trust

I am a resident of Takoma Park Md and have fought for years to assure a safe, socially responsible, and appropriate development plan for our Takoma Junction. The current plan is none of the above. Please consider ~~it~~ these objections, and deny the plan.

Sincerely,
Joanne Royce

2013 Woodland Ave.
Takoma Park, MD 20912

To find out how you can help save America's farmland, call 1.800.431.1499 or visit www.farmland.org.

Stephanie Dickel
Montgomery Co. Planning Dept
8787 Georgia Ave.
Silver Spring, MD 20912

Dear Ms. Wright,

American Farmland Trust

I am a resident of Takoma Park and have been fighting for years to assure a safe and appropriate development for Takoma Junction - in our small, largely residential community. The current plan is neither safe nor appropriate. Please deny it. Sincerely,

Joanne Royce

2013 Woodland Ave.
Takoma Park, MD 20912

To find out how you can help save America's farmland, call 1.800.431.1499 or visit www.farmland.org.

Gwen Wright
Montgomery Co. Planning Dept
8787 Georgia Avenue
Silver Spring, MD 20912

Dear Ms. Hisel-McCoy,

American Farmland Trust

I am a resident of Takoma Park Md and, like many other residents, deeply opposed to the current development plan for our Takoma Junction. It is inappropriate and unsafe for our small, largely residential community. Please consider the plan and deny it.

Elza Hisel-McCoy, Area/Chief
Montgomery Co. Planning Dept
8787 Georgia Ave.
Silver Spring, MD 20912



September 30, 2020

Elza Hisel-McCoy
Chief, Area 1 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20912

Subject: Takoma Junction Development Project, Takoma Park, Maryland

Dear Mr. Hisel-McCoy,

I am submitting this letter to add my comments to the body of comments you have received regarding the Takoma Junction development project in Takoma Park, Maryland. First, I would like to say that I strongly support the proposed development proposed for the area known as Takoma Junction in Takoma Park, Maryland. As the Planning Board reviews the latest version of the Neighborhood Development Company's (NDC) design plans for the Takoma Junction project, it should be known that there is strong and solid support for the development at Takoma Junction to take place, both amongst Takoma Park residents, and among Takoma Park's City Council.

This development will act as a catalyst to revive an area that has been very underutilized for a very long time. It is not uncommon for one or more storefronts in the existing commercial buildings along Carroll Avenue to be empty. Currently, one storefront is empty and has been empty for a long time. The proposed development will bring in new businesses to the area that thousands of residents within a one-mile radius will be able to walk to and enjoy. Others will be able to bicycle to this area. The businesses currently located at the Takoma Junction will most likely benefit from the increased foot traffic that the proposed development creates, making this part of Takoma Park more vibrant for all. The new businesses will also create new jobs.

Some residents have concerns about increased traffic if the development proceeds. You probably know that both the City of Takoma Park, and NDC both hired traffic consultants who proposed, and presented multiple options on how to improve the existing configuration of the intersection at Philadelphia and Carroll Avenues. I was present when the two traffic consultants presented their traffic plans to Takoma Park's City Council, and without question, there are options to make the intersection at Takoma Junction much safer and more functional.

Thousands of Takoma Park residents and I look forward to the development and re-vitalization of the Takoma Junction area. I look forward to your moving this project forward, after your review, so the remaining steps required by NDC can be completed in a timely manner.

I thank the Planning Commission for your work.

Very sincerely yours,

A handwritten signature in black ink that reads "Michael Reust". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Reust
227 Park Avenue
Takoma Park, MD 20912

email: msreust.dc@gmail.com

From: [Dickel, Stephanie](#)
To: [Esther Siegel](#)
Cc: [Balmer, Emily](#)
Subject: RE: Takoma Junction Concerns
Date: Tuesday, December 17, 2019 11:29:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. Elza Hisel-McCoy is the lead reviewer of these applications for the Planning Department and he is out of the office until January 6, 2020. I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (www.montgomeryplanningboard.org/agenda) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may overrule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please contact Elza if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,
Stephanie



Stephanie Marsnick Dickel
Regulatory Supervisor, Area 1

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
Stephanie.Dickel@montgomeryplanning.org
301.495.4527



Let's Plan Our Future. Together.  THRIVE
THRIVEMONTGOMERY.COM

From: Esther Siegel <esiegel2@igc.org>
Sent: Tuesday, December 17, 2019 10:04 AM
To: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: Takoma Junction Concerns

Dear Ms. Dickel,

We are writing to express our many concerns about the proposed development at Takoma Junction. We live in Takoma Park and also deliver local fruit and vegetables from our farm, to the TPSS Food Co-op.

In this holiday season, one can turn to any Hallmark channel and watch a sappy Christmas movie. The

theme many of the movies (except the ones about princes and princesses in small made up countries!) is about small town spirit and a developer who wants to “improve” the town by bringing in what ultimately becomes inappropriate and unwanted development. The lesson is always that the residents love their community, their local stores and Inns and while they don’t oppose improvements, fight hard to preserve the spirit and intimacy of their town.

If the current development goes forward with the lay-by, we fear we simply will not be able to continue our business relationship with the Co-op grocery store – unloading of goods in a timely and safe manner will become too difficult. This distresses us deeply from our business perspective but also from our long-held dedication to a thriving local food cooperative for our community. We have been delivering to the Co-op since it’s beginning! Other distributors, especially those with tractor trailers, have testified that they might not continue to deliver to the Co-op, thus making it hard for the Co-op to survive in its current location. Communities around the country would love to have a Co-op like ours in their communities and communities that do, like in Vermont, support their Co-op to ensure that they thrive.

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During these years, several disturbing issues starkly show that this development concept is just wrong. Too many revisions demonstrate that this development just won’t work. The concerns include traffic, exit plans from various streets, the small size of the Junction that will not support a large development, failed traffic reconfigurations, concerns from Takoma Park’s Fire Chief, the absurd lay-by delivery and garbage plan, and so on. Every time NDC submits yet another “revision”, it feels like constantly trying to fit a square peg in a round hole. Their vision is just not compatible with the Junction and to reconfigure it would mean a total reconfigure of everything there, including the traffic paths. At some point, it must be recognized that changing everything, is just not practical or wanted.

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ignoring the need for public space for public use and good; having a detrimental environmental impact by, among other concerns, displacing trees and creating water runoffs and erosion.

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A more practical plan will make your job easier because it will factor in the concerns already raised by HDC that unanimously said that the current design is incompatible with the historic district.

HDC’s report said:

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Thank you,

Esther Siegel
Michael Tabor
Takoma Park
301 587-2248

--

Michael and Esther share this email.
Please check the signature to determine who it comes from.
Thanks.

From: [Hisel-McCoy, Elza](#)
To: [Jimmy Daukas](#)
Cc: [Balmer, Emily](#)
Subject: RE: Takoma Junction
Date: Tuesday, January 7, 2020 10:10:27 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Hello Ms. Royce,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at www.montgomeryplanning.org/development by searching under the project name or application numbers provided above.

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take this recommendation into consideration in their deliberation on the applications, and may overrule the City Council's recommendation only with a 4/5 majority vote.

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When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza



Elza Hisel-McCoy
Chief, Area 1 Division

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
elza.hisel-mccoy@montgomeryplanning.org
301.495.2115



Let's Plan Our Future. Together. THRIVEMONTGOMERY.COM

From: Jimmy Daukas <jdaukas@gmail.com>

Sent: Sunday, December 15, 2019 9:26 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Takoma Junction

Elza,

For 26 years I have lived on Woodland Ave. in Takoma Park. I am writing to you because I am opposed to the NDCs proposed development of Takoma Junction.

The Junction is full of small minority owned businesses. Due to NDC's current proposal rents in the

Junction are rising and threatening the existing businesses.

The loss of delivery space and parking is threatening our one walkable grocery store TPSS coop. The coop pays living wages and full benefits to its diverse staff plus providing a thriving fabulous grocery store that increases the quality of all our lives.

This is public land that should be for public good not another expensive restaurant that the majority of residence cannot afford.

The development will also impact climate change with increase exhaust, soil erosion and run off on to Columbia with the removal of trees for the development.

The traffic and congestion on 410 has been a problem for years. It is dangerous for walkers, bikers, children and the elderly as it is. However if NDC creates a Lay-by on 410, an exit from their proposed parking garage onto 410 at a blind corner and removing the Grant Ave crosswalk pedestrians and bikers will suffer.

The Fire Chief spoke at a city counsel meeting and stated that the lay-by will endanger public safety because if a semi is parked the fire trucks will be delayed in answering an emergency.

This development is too large on too small a space next to an already dangerous and congested highway 410.

Please oppose this proposal as designed.

Thank you for your attention,

Meg Royce

From: [Hisel-McCoy, Elza](#)
To: [Ballo, Rebecca](#); [Balmer, Emily](#); [Bogdan, Grace](#); [Dickel, Stephanie](#); [Gatling, Tsaiquan](#); [Mencarini, Katherine](#)
Subject: FW: Takoma Junction comment
Date: Friday, August 14, 2020 3:01:35 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)



Elza Hisel-McCoy

Chief, DownCounty Planning Division

Montgomery County Planning Department
 8787 Georgia Avenue, Silver Spring, MD 20910
elza.hisel-mccoy@montgomeryplanning.org
 301.495.2115



WE'RE MOVING!

THE NEW PARK AND PLANNING HEADQUARTERS WILL BE LOCATED AT
 2425 REEDIE DRIVE, WHEATON, MD 20902 IN AUGUST 2020.

From: duvalltm@gmail.com <duvalltm@gmail.com>
Sent: Friday, August 14, 2020 1:21 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Takoma Junction comment

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Hisel-McCoy:

Previously I wrote to you with concerns regarding the Columbia Ave. side of the proposed development at Takoma Junction (plans 120190150 and 820190090). The other side of the proposed development concerns me, too.

Do no harm

I would like to suggest that a development on public land should be designed to “do no harm” or at least to offset the harms to individuals with equivalent benefits to the same individuals. This is especially the case with the proposed Takoma Junction development, which will not provide an essential service currently missing from Takoma Park or even from the historic area. Its benefits are lagniappe, and half—the office space—won’t make the area permanently more walkable except in the unlikely case that the offices will provide, in perpetuity, services frequently used by nearby residents. Indeed, the development will replace a parking lot and woods that for decades have “done no harm.” Thus, people line up to live in this area, despite the expense.

In my other letter I listed harms specific to Sycamore, Columbia, and Poplar Avenues—although some also pertain to other residential streets. Here I would like to highlight other problems that the proposed development would create.

Emergency response: more deaths?

The most obvious harm is worse traffic on streets that already are overburdened, as the developer's own study notes. Most seriously: *clogged traffic actually costs lives*. This danger is especially because the fire station next to the development would be greatly affected. A much-cited and influential study of traffic calming in Austin estimated that adding only 30 seconds to an emergency vehicle's trip would mean that 18 percent fewer of the victims of sudden cardiac arrest would survive each year (177 instead of 215).^{*} Seconds matter, and a clogged intersection would add those fatal seconds. The danger would be even greater if the emergency vehicle needed to travel down Sycamore, Columbia, and Poplar.

Tellingly, the developer's statement of justification and traffic do not address the development's effects on emergency response—except for their own property. Surely this issue deserves serious consideration.

Dangers to pedestrians

- My experience as a driver and pedestrian in DC is that pulling out of a below-grade garage onto a busy street is dangerous to pedestrians and even more so to people going faster on bikes and scooters.
- Left turns into the proposed garage also seem dangerous to pedestrians, cyclists, and scooter users because of 1) the number of factors for drivers to consider at that specific point in the street and 2) reduced visibility due to backed-up cars to the west of the garage entrance.

'Ordinary' traffic problems worsened

I noted in my other letter that narrow, crowded residential streets will see more cut-throughs and parking by visitors. Other harms include:

- the increased time that all drivers will spend on Ethan Allen and Carroll
 - increasing noise and air pollution
 - arriving late for appointments, school, and work
- This will reduce the attraction of visiting existing businesses in the historic area.

Lay-by problems

- All trucks except those coming from the west or proceeding to the east will need to somehow turn around on streets not made for this, increasing traffic jams and cut-throughs, including by trucks.
- In actual practice, multiple trucks are likely to arrive simultaneously (for example, due to traffic delays elsewhere). This seems destined to create huge problems periodically.
- Trucks pulling out of the lay-by must somehow work into the line of traffic in a highly congested area, congesting it further and adding complexity to an already confusing scene for drivers to safely navigate.

Undermining neighboring businesses

- Where will the customers of existing businesses park once the existing lot is replaced with a garage sized to be filled to the gills by patrons of the new development?

- How will that affect traffic patterns?
- Visitors to the proposed development will use the co-op's Sycamore lot and any other free lot or street nearby rather than deal with the expense and difficulty of the proposed garage. This will take parking spots from neighboring businesses and make visiting the Junction area a less attractive prospect overall.
- The inclusion of two new eateries in the proposed development would reduce the clientele for the existing restaurants among diners from the surrounding neighborhood. This should at least be acknowledged and assessed.

NDC fails to even acknowledge most of the potential harms from its proposed development at Takoma Junction. Yet they are numerous, massive, and potentially lethal. All this for a discretionary development, a solution to a non-existent problem, that fails to provide compensatory benefits to the many stakeholders it harms. Please do not accept this unbalanced proposal.

Thank you for your attention. Please include this letter and my previous one in the official record.

Sincerely,

Tracy

Tracy Duvall, PhD
7125 Poplar Ave
202-689-7452

* Traffic Calming Programs & Emergency Response: A Competition of Two Public Goods, https://nacto.org/wp-content/uploads/2015/04/traffic_calming_programs_and_emergency_response_bunte.pdf, pp. 149-151.

From: [Andrew Strongin](#)
To: [Hisel-McCoy, Elza](#)
Cc: egirard@milesstockbridge.com
Subject: Takoma Junction Comments
Date: Monday, November 16, 2020 2:46:24 PM
Attachments: [Takoma Junction Vision Study Report 20200225 \(dragged\) 6.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Elza,

There is a glaring misstatement in Ms. Girard's Justification Statement that begs for immediate correction.

Ms. Girard writes at p. 3, "Although the Development Review Committee for the Application was held in March of 2019, the Project was then delayed for over a year pending the results of the State Highway Administration's Takoma Junction Visioning Study, *which study ultimately did not recommend any specific improvements to the intersections surrounding the site.*" (Emphasis added.)

This is patently untrue. As the attached pages show, the Vision Study indeed recommended multiple specific improvements to the intersection surrounding the site. Indeed, the presentation is entitled, "Recommendations."

If the Planning Board will be reading Ms. Girard's Statement, I ask that Ms. Girard be made to correct it.

Best,

Andrew Strongin

From: [Andrew Strongin](#)
To: [Hisel-McCoy, Elza](#)
Subject: Public Comment
Date: Thursday, November 19, 2020 1:26:55 PM
Attachments: [Takoma Junction Vision Study Report 20200225 \(dragged\).pdf](#)
[Re Takoma Junction Question.eml.msg](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Hisel-McCoy:

I am writing to request, formally, that the attached Recommendations coming out of the State Highway Administration's Vision Study be included in the record for the Planning Board's consideration. The recommendations for improving the intersection include ALL of the following:

Gateway Treatments at all approaches;
 Don't Block the Box signage and intersection markings;
 High Visibility Crosswalks;
 Addition of Center Medians to narrow the roadway and slow traffic;
 Expansion of sidewalks to slow traffic;
 Consolidation and Reduction of curb cuts;
 Improved bus amenities;
 New Median to discourage unsafe maneuvers at bus stop;
 Expansion of Pedestrian space; and,
 Provision of Bike Corrals.

Traffic and safety has been a paramount concern for many in the neighborhood who oppose this development proposal. The City's political leaders - who lack any professional development experience - will take whatever positions they find politically expedient, but there are thousands of residents in this area who are counting on the technical, professional expertise of the Planning Board to protect our interests.

It is disappointing and distressing that the State Highway Vision Study has been blocked from final issuance, but the fact of the matter is that it was released publicly on February 25, and it was shared with the City of Takoma Park in a private meeting on May 28, 2020 (see attached email). It has not yet been released formally (albeit that appears to be the result of the City's efforts to scuttle it), but it is a fact that State Highway's ongoing review of the proposal expressly is reliant on the Vision Study's recommendations, as NDC's contract traffic engineer acknowledges in its "Point by Point" response, which is a matter of record.

The Junction intersections are at failure. They have been at failure. They remain at failure. The only plan NDC ever put forth - which was unfunded and would not have resolved the problem anyway - has been withdrawn. What we are left with, is a failing intersection to which NDC will bring yet more traffic (that, after all, is the point of its commercial effort), and worsen with a dangerous driveway and absurd layby. Happily, your technical staff knows this to be true, as reflected once again in staff's November 12, 2020 comments.

My point, now, is to show that even as NDC threatens to worsen conditions, State Highway, with the community's assistance through the Vision Study, has many good ideas to improve the intersections, to ensure that all users - not just those in cars - can proceed safely. The intersection can be improved, but if NDC has its way, it will be worsened.

I hope and trust that these views will be reflected in your forthcoming Staff Report, so that the Planning Board, when it is presented with the question whether to approve or reject this project, will have an accurate picture of the Junction, rather than the fanciful one that NDC projects.

Thank you for your attention.

Andrew Strongin

7002 Poplar Ave
Takoma Park, MD 20912

TAKOMA JUNCTION

VISION PLAN

RECOMMENDATIONS

KEY

- | | |
|---|--|
| A Establish Gateway Treatments at All Approaches to the Junction | G Improve Bus Stop Amenities on North and South Side |
| B "Don't Block the Box" Signage & Intersection Markings (Potential Legislation Change) | H Prioritize Placemaking and Beautification Treatments Immediately Surrounding the Junction |
| C New High Visibility Crosswalk with Added ADA-Accessible Curb Ramp at South Side | I Install Median Treatment to Discourage Motorists from Passing Buses |
| D Narrow Roadway: Brick Center Median | J Create Pedestrian Amenity Space in Front of Businesses with Expanded Sidewalk |
| D Narrow Roadway: Expand Sidewalk Space | K Provide Bike Corral (typical) |
| E Explore Consolidated and Reduced Curb Openings | L Repave Crosswalk as High Visibility Crosswalk (all existing crosswalks) |
| F Parcel with Potential Redevelopment Plans | |

TAKOMA JUNCTION
VISION PLAN

COLUMBIA AVENUE

GRANT AVENUE

LEE AVENUE

195 CARROLL AVENUE

195 CARROLL AVENUE

195 CARROLL AVENUE

195 CARROLL AVENUE

195 CARROLL AVENUE

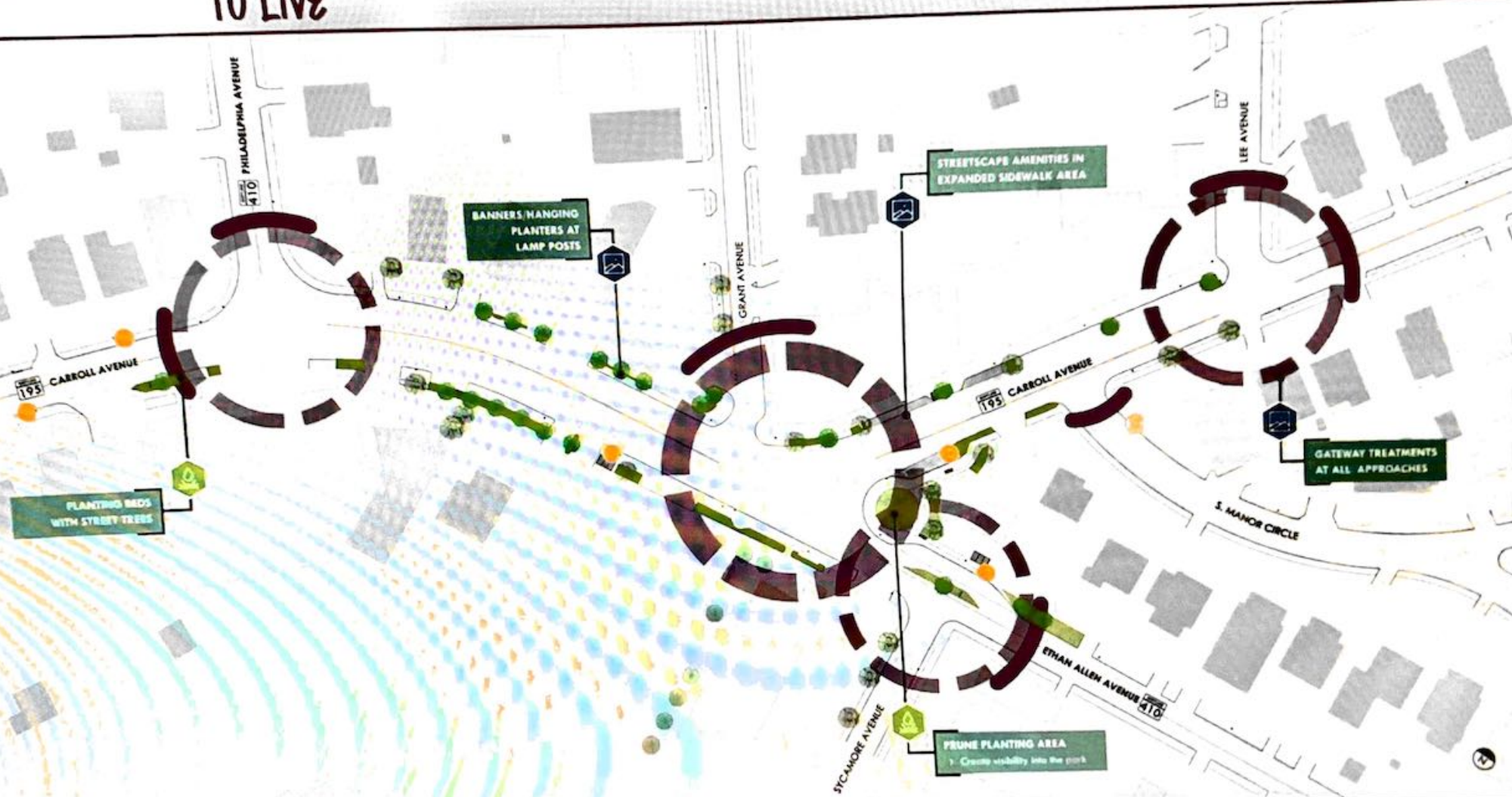
195 CARROLL AVENUE

STAKEHOLDER ADVISORY GROUP MEETING
FEBRUARY 25, 2020

MOT

RKK

CREATING SAFER PLACES TO LIVE



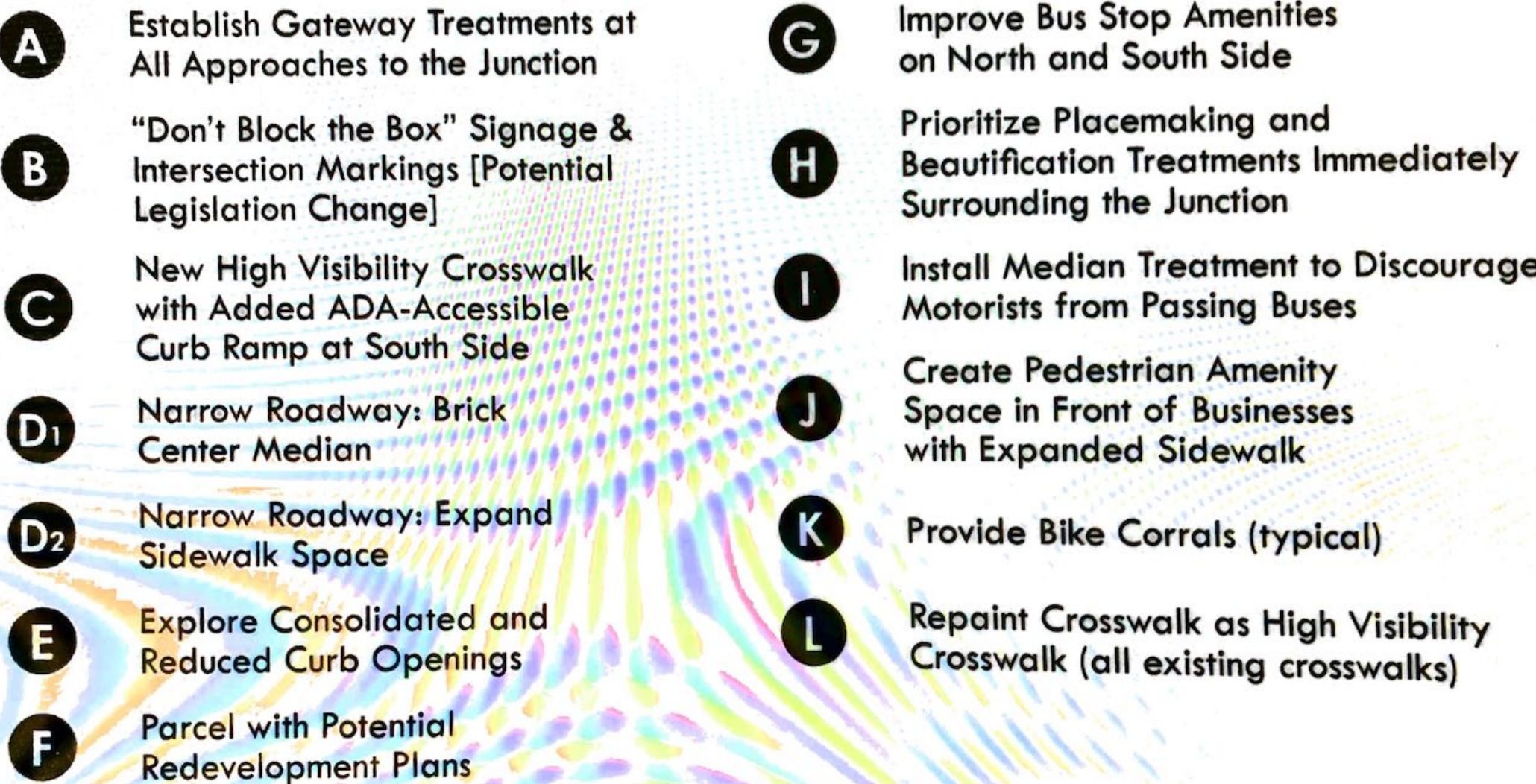
**TAKOMA
JUNCTION**
VISION PLAN

STAKEHOLDER ADVISORY GROUP MEETING
FEBRUARY 25, 2020





KEY

- 
- | | | | |
|----------------------|--|----------|---|
| A | Establish Gateway Treatments at All Approaches to the Junction | G | Improve Bus Stop Amenities on North and South Side |
| B | "Don't Block the Box" Signage & Intersection Markings [Potential Legislation Change] | H | Prioritize Placemaking and Beautification Treatments Immediately Surrounding the Junction |
| C | New High Visibility Crosswalk with Added ADA-Accessible Curb Ramp at South Side | I | Install Median Treatment to Discourage Motorists from Passing Buses |
| D₁ | Narrow Roadway: Brick Center Median | J | Create Pedestrian Amenity Space in Front of Businesses with Expanded Sidewalk |
| D₂ | Narrow Roadway: Expand Sidewalk Space | K | Provide Bike Corrals (typical) |
| E | Explore Consolidated and Reduced Curb Openings | L | Repaint Crosswalk as High Visibility Crosswalk (all existing crosswalks) |
| F | Parcel with Potential Redevelopment Plans | | |

**TAKOMA
JUNCTION**

From: [Andrew Strongin](#)
To: [Hisel-McCoy, Elza](#); [Erica Rigby](#)
Subject: Takoma Junction Development
Date: Friday, November 20, 2020 2:50:53 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Hisel-McCoy and Ms. Rigby:

As you know, NDC has just submitted its new TIS, which as I understand it has yet to be finally accepted by SHA for purposes of proceeding to plan review. In the TIS, there is discussion of "Background" traffic, and an indication that the property at 117 Elm Ave, which had been proposed as a daycare facility earlier in the Junction review process, would no longer be counted.

Our City Councilmember, Kacy Kostiuk, has just now advised the neighborhood that the property has been sold, and that the intention is "to use the space for religious, education, and childcare purposes," including "school and/or childcare." The message from Ms. Kostiuk is included, below.

I write to ask, insofar as the TIS has not yet been accepted, that information regarding the sale of the property be gathered and included within NDC's TIS, so that an accurate picture of background traffic is assured.

Thank you for your consideration.

Andrew Strongin

Begin forwarded message:

From: "Kacy Kostiuk kostiukk@gmail.com [bfgilbert]" <bfgilbert-noreply@yahoogroups.com>
Subject: [BF Gilbert] JNA/117 Elm - property purchase
Date: November 20, 2020 at 12:40:35 PM EST
To: undisclosed-recipients;;
Reply-To: bfgilbert-owner@yahoogroups.com

Hi everyone,

The former John Nevins Andrews School at 117 Elm Ave has been sold. I don't have a ton of details at the moment but am trying to connect with the new owners and find out more about their plans.

The purchaser is Centro Evangelistico, which also has a location on George Ave in Petworth. They expect to use the existing building after making renovations to the gym and stage to serve as a worship hall and installing a sprinkler system and upgrades to meet fire code.

This space is envisioned as a second location for members from Montgomery and Prince George's Counties. Their intention seems to be to use the space for religious, education, and childcare purposes, but the exact framework of what that will be is still unclear.

Montgomery County zoning code allows religious institutions in R-60 zoned areas. I'm still trying to figure out the exact parameters of what, if any, zoning allowances would be required for school and/or childcare uses. I'm working to make sure I fully understand the requirements, but it appears they may be allowed to operate an educational/childcare facility without a conditional use permit (which would have been required when CentroNia was looking at a similar use in the space) because they are a religious institution.

I know you will want to get as much information as possible about what the plans are and what to expect for the future of this location. I will continue to work on gathering more information, connecting with the new owners, and working with you and them on questions and concerns you have.

Best,
Kacy

Posted by: Kacy Kostiuk <kostiukk@gmail.com>

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• [Messages in this topic \(1\)](#)

BF Gilbert Citizens Association, Takoma Park, MD

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From: [Andrew Strongin](#)
To: [Folden, Matthew](#)
Cc: [Hisel-McCoy, Elza](#); [Dickel, Stephanie](#)
Subject: Takoma Junction TIS
Date: Saturday, November 28, 2020 10:58:34 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Matt,

I am writing to request a meeting at your earliest convenience to discuss NDC's TIS (Rev. September 17, 2020).

As I read the revised TIS, NDC has misapplied the Planning Department's Traffic Counts During COVID-19 Pandemic - Policy Update (September 17, 2020); omits notable background traffic; and misrepresents site-traffic as in some cases leading to "total" traffic that is less than background traffic. If I am wrong, I would like to be corrected.

More troubling, even as NDC acknowledges that it is "almost impossible" to meet the 80-second delay standard, it somehow concludes that it can achieve the impossible merely by changing the timing of the lights. This begs for explanation I cannot find in the TIS. Also, if and to the extent the Board might take seriously NDC's request that the Junction service standard be increased to that of the Bethesda CBD, I would like to better understand that process.

Of course, there is additional concern regarding the lack of any study of cut-through traffic, a problem which will be made yet worse if - as MCDOT and SHA both suggest - left-turn movements will be prohibited into and out of the proposed driveway.

I look forward to hearing from you.

Andrew Strongin
7002 Poplar Ave
Takoma Park MD 20912

From: [Tracy Duvall](#)
To: [Hisel-McCoy, Elza](#)
Cc: [Kacy Kostiuik](#)
Subject: Technical issues in Takoma Junction proposal
Date: Monday, November 30, 2020 9:55:48 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Hisel-McCoy:

I hope you had a good Thanksgiving break. I am writing to raise two issues regarding NDC's proposed development of Takoma Junction.

Major omission from traffic study?

I have searched quite carefully but cannot find evidence that NDC's traffic study (16-TS-820190090-001.pdf) includes the background traffic from the 300-student CentroNia daycare center on Elm (development #5). In Appendix E, on p. 12, the traffic firm is told to include this and the data for background development #4, which they agree to do. Indeed, they list it as included on p. 3 of Appendix E. Yet no part of the analysis seems to mention or include the data for #5, although the analysis for #4 is easy to see. (A 53-student daycare center is listed on p. 16, but it appears to be part of a different background development.)

Given that this large facility was recently purchased by another group to provide daycare and probably other services, and given the heavy use of cars to pick up and drop off kids at daycare, this apparent omission could have severely reduced the anticipated traffic through the Junction and our neighborhood, much to the advantage of NDC's proposal.

I apologize if this is a false alarm; on the other hand, I would greatly appreciate it if you or a colleague could inform me whether my finding is correct. It will help me to discuss the project accurately as this proposal is being debated.

Height from Columbia Ave.

Also, regarding NDC's recurrent claim that the development's height is 33': I reiterate that, from Columbia Ave, the development would rise at least 45' from its base; NDC's drawings vary from 33' to 36' on the Carroll side, so it might rise as high as 48' on the Columbia side. It seems that, at a minimum, this should be the height used to apply standards for screening, buffering, and any other protection for the adjoining

residential neighborhood. Indeed, because the development's base would lie considerably uphill from the roadway and adjacent residences, the building actually would loom much higher than 48' feet, so it seems that the logical standard would be to take the height starting from the roadway.

Thank you,

Tracy

Tracy Duvall, PhD
202-689-7452

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Wednesday, January 15, 2020 11:14 AM
To: Hisel-McCoy, Elza
Subject: Re: RE: Takoma Junction Development

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 1/15/2020 11:05:25 AM
 To: "Marcie Stickle/Geo French" <marcipro@aol.com>, "Wright, Gwen" <gwen.wright@montgomeryplanning.org>, "Anderson, Casey" <Casey.Anderson@mncppc-mc.org>, "Fani-Gonzalez, Natali" <Natali.Fani-Gonzalez@mncppc-mc.org>, "Cichy, Gerald" <Gerald.Cichy@mncppc-mc.org>, "Patterson, Tina" <tina.patterson@mncppc-mc.org>, "Verma, Partap" <Partap.Verma@mncppc-mc.org>, "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>, "Folden, Matthew" <matthew.folden@montgomeryplanning.org>, "Councilmember.Hucker@montgomerycountymd.gov" <Councilmember.Hucker@montgomerycountymd.gov>, "Councilmember.Riemer@montgomerycountymd.gov" <Councilmember.Riemer@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "Councilmember.Glass@montgomerycountymd.gov" <Councilmember.Glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>, "Marc.Elrach@montgomerycountymd.gov" <Marc.Elrach@montgomerycountymd.gov>
 Cc:
 Subject: RE: Takoma Junction Development

[EXTERNAL EMAIL]

Dear Marcie and George,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at

[https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cb1ccc43f3b994fff840c08d799d4bccb%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637147011307232843&sdata=gu3D38fcFrHCT2daof8C9bR%2FikSS%2BLoc24CoJqmSQDo%3D&reserved=0](https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cb1ccc43f3b994fff840c08d799d4bccb%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637147011307232843&sdata=AoqWoa8iWYqXKzWcNw7K%2FvyF95whspXOZNmvmR0ZnNo%3D&reserved=0) by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not,

pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page

(<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cb1ccc43f3b994fff840c08d799d4bccb%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637147011307232843&sdata=rqTEkiWsnN8LP%2F6Utrqvle9un2MtnApeWeEDboOZWS4%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cb1ccc43f3b994fff840c08d799d4bccb%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637147011307232843&sdata=72LhksC6Md0j%2FxdXpnCUNHEBi7Q%2F%2B49NtBfP1CKrUXM%3D&reserved=0>>) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

[cid:image006.png@01D5C40F.CC9A3770]

Elza Hisel-McCoy
Chief, Area 1 Division

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910

elza.hisel-mccoy@montgomeryplanning.org
301.495.2115

[cid:image012.png@01D5C40F.CC9A3770]<<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.facebook.com%2Fmontgomeryplanning&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cb1ccc43f3b994fff840c08d799d4bccb%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637147011307232843&sdata=ArMZpjMi1q%2FMtRBq5OhvG91oy92oElXzRkS1SxJwrjY%3D&reserved=0>> [cid:image015.png@01D5C40F.CC9A3770]
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[cid:image018.png@01D5C40F.CC9A3770]<<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fmontgomeryplanning.org%2Fplanning%2Fmaster-plan-list%2Fgeneral-plans%2Fthrive-montgomery-2050%2F&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cb1ccc43f3b994fff840c08d799d4bccb%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637147011307242802&sdata=1QMXB%2FMiz0xsxED9WczdNTA1ISCSb8Vbl8WeXnweOX4%3D&reserved=0>>

From: Marcie Stickle/Geo French <marcipro@aol.com>

Sent: Tuesday, January 14, 2020 12:44 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen

<gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali

<Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina

<tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie

<Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>;

Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;

Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;

Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

Subject: Takoma Junction Development

TO: County Executive, Legislators and Planners, 1/14/2020

To Whom It May Concern:

We believe it is critically important to protect the Takoma Park Silver Spring COOP, one of the most important businesses in T.P., from certain failure if the proposed NDC development is allowed to proceed in Takoma Junction.

Our main concern is the viability of this very important well-established institution. The COOP is progressive, diverse in all aspects; workers, shoppers, management, Board; and workers are unionized. We do not want to risk losing this marvelous resource.

We are also concerned about impacts to the forested area and the possible reconfiguration of the Takoma Junction

intersection that will, in our estimation, diminish safety and lead to induced traffic demand and more congestion in the Junction area.

A much smaller development is preferred on the surface parking lot; one that will allow for COOP deliveries, trash removal, storage, and hillside tree retention, as is the case now.

The dangerous and unworkable proposed lay-by in front of the intersection will drive the COOP out of business, and all of its long-lived good work will end; its employees will lose their jobs; and residents will lose access to nurturing groceries and products.

Sincerely, George French & Marcie Stickle
510 Albany Ave, Takoma Park, MD 20912
8515 Greenwood Ave., Takoma Park, MD 20912
301-587-5955, MarciPro@aol.com<mailto:MarciPro@aol.com>

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Friday, January 10, 2020 4:54 PM
To: Hisel-McCoy, Elza
Subject: Re: RE: Takoma Junction Concerns

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 1/10/2020 4:50:57 PM
 To: "Esther Siegel" <esiegel2@igc.org>
 Cc: "councilmember.hucker@montgomerycountymd.gov" <councilmember.hucker@montgomerycountymd.gov>, "Councilmember.Riemer@montgomerycountymd.gov" <Councilmember.Riemer@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "councilmember.glass@montgomerycountymd.gov" <councilmember.glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>, "Marc.Elrach@montgomerycountymd.gov" <Marc.Elrach@montgomerycountymd.gov>
 Subject: RE: Takoma Junction Concerns

[EXTERNAL EMAIL]

Dear Ms. Siegel,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at <https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=%2BUqgEH81lQpK8unUZXTThW5S3Xf5wY%2BISUPgoqAH9Khc%3D&reserved=0> <<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=Q2aPVa88l6%2FVx8uWVM0zPdWY5cmFSgKU95IsOpSkU6E%3D&reserved=0>> by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and

incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page

(<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=piSdesdqBfKsl0Q0OnrF5WCbNJs6lwgocumiQsBozEs%3D&reserved=0><https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=tv7xbxFc%2Bd8W16C1SPusKuU4XsJt8Ku8dUpa0Rmplug%3D&reserved=0>) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

[cid:image006.png@01D5C40F.CC9A3770]

Elza Hisel-McCoy
Chief, Area 1 Division

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
elza.hisel-mccoy@montgomeryplanning.org
301.495.2115

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 <https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.youtube.com%2Fuser%2Fmontgomeryplanning&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=p%2Fssp9qkSjcN2luSmw4NgvFYHi6LklwdHZLWyl13IM0%3D&reserved=0> [cid:image017.png@01D5C40F.CC9A3770]
 <https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanning.org%2F&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=us9ZzNN7o1APeRV3ev9VUWZwTiR9vzglG%2BuqD60FqiM%3D&reserved=0>

[cid:image018.png@01D5C40F.CC9A3770]<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fmontgomeryplanning.org%2Fplanning%2Fmaster-plan-list%2Fgeneral-plans%2Fthrive-montgomery-2050%2F&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C353013d96514444e9fa108d796172e1f%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637142899779191017&sdata=rF3Jtzqip8ZfAwXPemS3gMAL6YAto%2Bg3OhVK2E8b1AQ%3D&reserved=0>

From: Esther Siegel <esiegel2@igc.org>

Sent: Tuesday, December 17, 2019 9:57 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: councilmember.hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;

Councilmember.Jawando@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;

Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrch@montgomerycountymd.gov

Subject: Takoma Junction Concerns

Dear Ms Hisel-McCoy,

We are writing to express our many concerns about the proposed development at Takoma Junction. We live in Takoma Park and also deliver local fruit and vegetables from our farm, to the TPSS Food Co-op.

In this holiday season, one can turn to any Hallmark channel and watch a sappy Christmas movie. The theme many of the movies (except the ones about princes and princesses in small made up countries!) is about small town spirit and a developer who wants to "improve" the town by bringing in what ultimately becomes inappropriate and unwanted development. The lesson is always that the residents love their community, their local stores and Inns and while they don't oppose improvements, fight hard to preserve the spirit and intimacy of their town.

If the current development goes forward with the lay-by, we fear we simply will not be able to continue our business relationship with the Co-op grocery store - unloading of goods in a timely and safe manner will become too difficult. This distresses us deeply from our business perspective but also from our long-held dedication to a thriving local food cooperative for our community. We have been delivering to the Co-op since it's beginning! Other distributors, especially those with tractor trailers, have testified that they might not continue to deliver to the Co-op, thus making it hard for the Co-op to survive in its current location. Communities around the country would love to have a Co-op like ours in their communities and communities that do, like in Vermont, support their Co-op to ensure that they thrive.

It is no accident that these heartwarming movie themes touch us during this holiday of good cheer, compassion and community.

Takoma Park has come "off screen" over these last years, struggling with tension between some of our elected officials who seem to have lost sight of the value of the uniqueness and diversity of our community in favor of the "developer" coming in from the outside to bring their profit oriented vision for Takoma Junction. It is also disturbing that this for profit development is on public land.

During these years, several disturbing issues starkly show that this development concept is just wrong. Too many revisions demonstrate that this development just won't work. The concerns include traffic, exit plans from various streets, the small size of the Junction that will not support a large development, failed traffic re-configurations, concerns from Takoma Park's Fire Chief, the absurd lay-by delivery and garbage plan, and so on. Every time NDC submits yet another "revision", it feels like constantly trying to fit a square peg in a round hole. Their vision is just not compatible with the Junction and to reconfigure it would mean a total reconfigure of everything there, including the traffic paths. At some point, it must be recognized that changing everything, is just not practical or wanted.

Additionally, a development of this sort will impact the racial equity in our community, and threaten to displace the Takoma Park Food Co-op that is a shining example of a business with a diverse staff, that provides a living wage and health insurance to all its employees and is the only grocery store in Takoma Park that is used by all incomes (it supports SNAP, WIC and other government supplemental food programs); ignoring the need for public space for public use and good; having a detrimental environmental impact by, among other concerns, displacing trees and creating water runoffs and erosion.

Many alternative plans have been proposed that would avoid the concerns mentioned above. They come from community residents who value and want to preserve the uniqueness and integrity of Takoma Park.

A more practical plan will make your job easier because it will factor in the concerns already raised by HDC that unanimously said that the current design is incompatible with the historic district.

HDC's report said:

- The building is "way too big," "too tall," "too long" and "too massive." It reads as a "very large office building." It needs both to be made lower, and to be broken up either into two separate buildings (a one-story building was suggested as part of this), or into a design that presents as two separate buildings.
- In terms of the façade design, the developer was told "you've made a mess of things." Overall, the design was described as "slick" and therefore "incompatible with the historic character of this part of Takoma Park."
- The developer's claim that the first story has to be 20 feet high to attract businesses is "false," given the "thriving commercial district" down the street in "small, contextual buildings."
- The glass elevator tower is "too contemporary," "truly terrible," "completely out of place," "unnecessary," and "has to go."
- The canopy is too high to be functional.
- The historic art deco structure in BY Morrison Park should remain, and the roads should not be reconfigured because they have historic context.
- Wider sidewalks and more public space are needed. A Commissioner noted that public space is "very, very important for the community."
- A Commissioner lamented the planned removal of 9 out of the 12 existing American Elms, a species "in short supply."

This Commissioner noted that it is "highly ironic" to cut down trees to put in a garage with a green roof.

· A loading area at the front is not consistent with Takoma Park's historical context, and is not "conducive" for pedestrian areas. The Chair of the Commission stated, "the lay-by is an abomination."

We implore you to reject the current development plan before you presented by NDC and recommend that a new vision be thoughtfully explored that truly reflects the preservation of our unique and so special town. Watch one of the sappy Hallmark Christmas movies that reflects where small-town America's heart is.

Thank you,

Esther Siegel
Michael Tabor
Takoma Park
301 587-2248

--

Michael and Esther share this email.

Please check the signature to determine who it comes from.

Thanks.

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Tuesday, January 7, 2020 10:34 AM
To: Hisel-McCoy, Elza
Subject: Re: RE: Takoma Junction development

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 1/7/2020 10:13:35 AM
 To: "Ellen Daniels" <Indan@yahoo.com>, "Wright, Gwen" <gwen.wright@montgomeryplanning.org>, "Anderson, Casey" <Casey.Anderson@mncppc-mc.org>, "Fani-Gonzalez, Natali" <Natali.Fani-Gonzalez@mncppc-mc.org>, "Cichy, Gerald" <Gerald.Cichy@mncppc-mc.org>, "Patterson, Tina" <tina.patterson@mncppc-mc.org>, "Verma, Partap" <Partap.Verma@mncppc-mc.org>, "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>, "Balmer, Emily" <emily.balmer@montgomeryplanning.org>
 Cc: "Councilmember.Hucker@montgomerycountymd.gov" <Councilmember.Hucker@montgomerycountymd.gov>, "Councilmember.Riemer@montgomerycountymd.gov" <Councilmember.Riemer@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "Councilmember.Glass@montgomerycountymd.gov" <Councilmember.Glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>, "Marc.Elrch@montgomerycountymd.gov" <Marc.Elrch@montgomerycountymd.gov>
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pending completion, we understand, of their Takoma Junction Visioning study.

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Sincerely,

Elza

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Elza Hisel-McCoy
Chief, Area 1 Division

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910

elza.hisel-mccoy@montgomeryplanning.org
301.495.2115

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<<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftwitter.com%2Fmontgomeryplans&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C39cb9278588f42c6d4b008d793842c05%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C637140068202890734&sdata=Gcc3PM704%2BFNQkKMdCCz0NYIvpDLj62HuY16aB5sUA%3D&reserved=0>> [cid:image016.png@01D5C40F.CC9A3770]
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From: Ellen Daniels <Indan@yahoo.com>

Sent: Monday, December 16, 2019 10:24 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen

<gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>

Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;

Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;

Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elich@montgomerycountymd.gov

Subject: Takoma Junction development

To the Montgomery County Planning Board -

I am writing to you with serious concern about the proposed development at Takoma Junction and its impact on local traffic as well as on the local community. I live on Boyd Avenue, close to the Junction, so my family and I are personally affected by the traffic and safety issues related to this proposed development. I am strongly opposed to the current plans and hope that you can evaluate this proposal taking into mind the input of the various constituents who would be affected by this development.

First of all, regardless of the final product, the process of construction would be a huge disruption in this area. The intersection at the junction is already a traffic bottleneck. During times with high volume, cars need to wait through several light cycles before being able to pass through the intersection. Very importantly, the Takoma Park Fire Station is right next to the proposed development. The construction process would seriously and adversely affect the ability of

emergency equipment to travel to and from the fire station in an effective manner.

Although the current level of traffic is difficult at particular times of day, I do not believe that the situation warrants the proposed reconfiguration of the intersection. First, I believe that the disruption during the phase of construction would cause more harm than the final product would justify. Second, having route 410 as a narrow road currently limits the volume of traffic through the area. Reconfiguring route 410 would increase the traffic volume through the neighborhood and negatively impact safety.

This intersection is a major crossing point for local school children. Currently, we have an excellent staff of crossing guards who help young people navigate the intersection on their way to Takoma Park Elementary School, Piney Branch Elementary School, and Takoma Park Middle School. Having a major construction area in this intersection for months, or longer, would create unnecessary safety concerns for these young pedestrian commuters.

Importantly, Takoma Junction is currently the site of several thriving small locally-owned businesses, including Seoul Food, MAD Fitness, Spring Mills Bakery and the TPSS Coop. These businesses are all popular destinations and are regularly frequented by people in the neighborhood. They are all currently thriving. If there were to be construction for a new development, these local businesses would suffer. Additionally, the higher rent being proposed for businesses in the new development could result in driving out the current businesses. The current businesses have shown themselves to be an asset to the community. We should be doing all that we can to ensure their continued success.

The Coop is a special case, and we are fortunate as a community to have this local grocery store. The Coop has been an important part of Takoma Park as long as I've lived here. The Coop supports conscientious consumption, supports local farmers, educates the community on various food-related issues, provides wholesome food, stays open in bad weather, and is a destination for many shoppers in walking distance - such as myself. If it weren't for the Coop, many people in Takoma Park would have to drive to another source of food, increasing the use of cars and increasing traffic. The Coop is at risk not only because of the concerns stated above which relate to the construction at the Junction, but also because their delivery system has been part of the negotiation of the design. The current lay-by compromise is not realistic. The Coop often gets deliveries from various sources at one time, which would not fit into the proposed lay-by. There is a real possibility of frequent traffic back-ups due to the lay-by - notably right next to the fire station.

Regarding the idea that more businesses are needed at the Junction, there are currently spaces where small businesses could move in. There is no need for a huge development in order to attract a reasonable and sustainable amount of new business to that area.

I simply don't understand the drive to develop this area, and am especially disappointed in my local government for signing on to a plan that has already had to be redone several times because aspects related to traffic and size weren't considered from the start. At this point, the plans show little resemblance to what was promised at the outset. The amount of traffic disruption during construction, the threat to safety related to the firestation, and the negative impact on local businesses make this project a risky endeavor at best, with little guarantee for positive payoff at the end.

I urge you not to approve the current design because these serious concerns.

Thank you for your attention.

Sincerely,
Ellen Daniels
408 Boyd Avenue
Takoma Park, Maryland

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Friday, December 13, 2019 11:04 AM
To: Hisel-McCoy, Elza
Subject: Re: RE: Opposition to Proposed Takoma Junction Development

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 12/13/2019 11:02:12 AM
 To: "Lea Chartock" <xwriter@verizon.net>, "Wright, Gwen" <gwen.wright@montgomeryplanning.org>, "Anderson, Casey" <Casey.Anderson@mncppc-mc.org>, "Fani-Gonzalez, Natali" <Natali.Fani-Gonzalez@mncppc-mc.org>, "Cichy, Gerald" <Gerald.Cichy@mncppc-mc.org>, "Patterson, Tina" <tina.patterson@mncppc-mc.org>, "Verma, Partap" <Partap.Verma@mncppc-mc.org>, "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>, "Folden, Matthew" <matthew.folden@montgomeryplanning.org>, "MCP-Chair" <mcp-chair@mncppc-mc.org>
 Cc: "Councilmember.Hucker@montgomerycountymd.gov" <Councilmember.Hucker@montgomerycountymd.gov>, "Councilmember.Riemer@montgomerycountymd.gov" <Councilmember.Riemer@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "Councilmember.Glass@montgomerycountymd.gov" <Councilmember.Glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>, "Marc.Elrach@montgomerycountymd.gov" <Marc.Elrach@montgomerycountymd.gov>, "Balmer, Emily" <emily.balmer@montgomeryplanning.org>
 Subject: RE: Opposition to Proposed Takoma Junction Development

[EXTERNAL EMAIL]

Hello Lea,

I will include your comments regarding the extension in my staff recommendation report for the extension. To be fair, as I mentioned, the applicant has not yet submitted plans revised to reflect the DRC comments all agencies except SHA provided in March. I would expect those after the SHA comments come in.

FYI, I will be out of the office for the next 3 weeks, but our Regulatory Team Supervisor, Stephanie Dickel, will do her best to answer any questions you might have until I return on January 6.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
 Chief
 Area One
 Montgomery County Planning Department
 M-NCPPC
 8787 Georgia Avenue
 Silver Spring, MD 20910
 301.495.2115, elza.hisel-mccoy@montgomeryplanning.org<mailto:elza.hisel-mccoy@montgomeryplanning.org>
 montgomeryplanning.org

From: Lea Chartock <xwriter@verizon.net>
 Sent: Thursday, December 12, 2019 9:44 AM
 To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
 Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov; Balmer, Emily <emily.balmer@montgomeryplanning.org>
 Subject: Re: Opposition to Proposed Takoma Junction Development

Dear Elza:

Thank you very much for your detailed response and all the links to related material. I will contact you if I have any questions. Meantime, I appreciate being added to the parties of record.

At this point, however, I would like to add that I find the developer's request for another extension unreasonable. The original development agreement was sign by the City of Takoma Park and NDC in 2016. The City's interests and the interests of the community have been clear from the beginning, but the developer continues to stonewall, with small modifications to the plan that don't meet any of the objections raised. If the developer hasn't shown a willingness to work with the community in three years, why should anyone believe that the company will suddenly see the light in the next six months?

I urge the planning board not to grant an extension without firm conditions being attached, including a final deadline after which, if the plan still doesn't meet all the criteria, the permits will be denied.

Thank you,

Lea Chartock

-----Original Message-----

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org<mailto:elza.hisel-mccoy@montgomeryplanning.org>>
 To: Lea Chartock <xwriter@verizon.net<mailto:xwriter@verizon.net>>; Wright, Gwen <gwen.wright@montgomeryplanning.org<mailto:gwen.wright@montgomeryplanning.org>>; Anderson, Casey <Casey.Anderson@mncppc-mc.org<mailto:Casey.Anderson@mncppc-mc.org>>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org<mailto:Natali.Fani-Gonzalez@mncppc-mc.org>>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org<mailto:Gerald.Cichy@mncppc-mc.org>>; Patterson, Tina <tina.patterson@mncppc-mc.org<mailto:tina.patterson@mncppc-mc.org>>; Verma, Partap <Partap.Verma@mncppc-mc.org<mailto:Partap.Verma@mncppc-mc.org>>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org<mailto:Stephanie.Dickel@montgomeryplanning.org>>; Folden, Matthew <matthew.folden@montgomeryplanning.org<mailto:matthew.folden@montgomeryplanning.org>>
 Cc: Councilmember.Hucker@montgomerycountymd.gov<mailto:Councilmember.Hucker@montgomerycountymd.gov>>; Councilmember.Hucker@montgomerycountymd.gov<mailto:Councilmember.Hucker@montgomerycountymd.gov>>; Councilmember.Riemer@montgomerycountymd.gov<mailto:Councilmember.Riemer@montgomerycountymd.gov>>; Councilmember.Riemer@montgomerycountymd.gov<mailto:Councilmember.Riemer@montgomerycountymd.gov>>; Councilmember.Jawando@montgomerycountymd.gov<mailto:Councilmember.Jawando@montgomerycountymd.gov>>; Councilmember.Jawando@montgomerycountymd.gov<mailto:Councilmember.Jawando@montgomerycountymd.gov>>; Councilmember.Glass@montgomerycountymd.gov<mailto:Councilmember.Glass@montgomerycountymd.gov>

<Councilmember.Glass@montgomerycountymd.gov<mailto:Councilmember.Glass@montgomerycountymd.gov>>; Councilmember.Albornoz@montgomerycountymd.gov<mailto:Councilmember.Albornoz@montgomerycountymd.gov> <Councilmember.Albornoz@montgomerycountymd.gov<mailto:Councilmember.Albornoz@montgomerycountymd.gov>> >; Marc.Elrach@montgomerycountymd.gov<mailto:Marc.Elrach@montgomerycountymd.gov> <Marc.Elrach@montgomerycountymd.gov<mailto:Marc.Elrach@montgomerycountymd.gov>> >; Balmer, Emily <emily.balmer@montgomeryplanning.org<mailto:emily.balmer@montgomeryplanning.org>>

Sent: Mon, Dec 9, 2019 9:51 am

Subject: RE: Opposition to Proposed Takoma Junction Development

Dear Lea,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at <https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C58e7b528b2e640c0423108d77fe5d24a%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637118497376128853&sdata=kvwlzdQGw8P5%2FH8O0GvQmOcB5jd0OoteSeQMbVFgr8g%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C58e7b528b2e640c0423108d77fe5d24a%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637118497376138847&sdata=WSmdM76yjSgCoxXHSUlxfgvPrIBf30M8suBv5b%2FCihE%3D&reserved=0>> by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page (<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C58e7b528b2e640c0423108d77fe5d24a%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637118497376138847&sdata=IU9KbL0s6b2zyONYBa5OcXBWIXCfdNMSMatOBcKb80%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C58e7b528b2e640c0423108d77fe5d24a%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637118497376138847&sdata=Y3Y%2Bmyl2FZQwD1i0dEvJpzaz9t1uPBACxnR01gIT%2Ffk%3D&reserved=0>>) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org
montgomeryplanning.org

From: Lea Chartock <xwriter@verizon.net>
Sent: Sunday, December 8, 2019 4:00 PM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Councilmember.Hucker@montgomerycountymd.gov<Councilmember.Hucker@montgomerycountymd.gov>; Councilmember.Riemer@montgomerycountymd.gov<Councilmember.Riemer@montgomerycountymd.gov>; Councilmember.Jawando@montgomerycountymd.gov<Councilmember.Jawando@montgomerycountymd.gov>; Councilmember.Glass@montgomerycountymd.gov<Councilmember.Glass@montgomerycountymd.gov>; Councilmember.Albornoz@montgomerycountymd.gov<Councilmember.Albornoz@montgomerycountymd.gov>; Marc.Elrach@montgomerycountymd.gov<Marc.Elrach@montgomerycountymd.gov>

Subject: Opposition to Proposed Takoma Junction Development

To the Montgomery County Planning Board and Development Review Committee:

I am writing to you today to express my opposition to the proposed NDC development at the Junction and to urge you not to approve the project as planned.

- * The development plan is too big for the location.
- * The proposed rent at the development is twice that being paid at other Junction businesses. If this new market reality leads to rising rents for existing businesses (many minority-owned) across the street, these businesses may be in jeopardy. Several have raised concerns about the impact of paid parking and rising congestion as threats to their customer base.
- * As proposed, the development would likely force the Takoma Park Co-op, one of the largest retail employers in the City, to close down or relocate, given the restricted delivery access and reduction of customer and staff surface parking.
- * The Co-op is an oasis of diversity in terms of both customers and employees, with union jobs and benefits for people from over a dozen countries.
- * The Co-op serves many nearby renters and seniors who depend on public transit. Loss of the Co-op threatens their access to a walkable grocery store with healthy foods.
- * The development calls for a lay-by for truck delivery that will cause major back-ups, increase congestion at a failing intersection, and worsen air quality. Road reconfiguration would not solve this problem.
- * The development would take out mature healthy trees and exacerbate storm water issues.

The site of the proposed development is public land, and the community wants it to be used for the public good. Many alternative development options would allow the Co-op to flourish, provide for public space, and not overburden the Junction with additional traffic.

If you have not already done so, I invite you to come look at the site, imagine a 14-wheeler idling alongside Highway 410, note the embankment behind the site and consider how, with trees removed, water will be unleashed, and erosion will impact homes below. Note how traffic backs up during the morning and evening rush hours, and think about how a sizable new development will worsen congestion. Think about the disruption to Takoma Park businesses, residents and all people to drive through the city on 410 during construction of such a sizable project in a small area. Think about how these impacts would be worsened if the state also decided to reconfigure the roadway. And think about the fact that opponents of this Junction plan are the clear majority in public testimony, emails to the City of Takoma Park, and in over 1,500 petition signatures.

For all these reasons, I urge the Planning Board not to approve the current NDC plan.

Thank you,

Lea Chartock
6414 Sligo Mill Road
Takoma Park, MD 20912

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Monday, December 9, 2019 4:04 PM
To: Hisel-McCoy, Elza
Subject: Re: RE: My expressed concern for the proposed Junction Project in Takoma Park

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 12/9/2019 4:00:40 PM
 To: "Susan Rogers" <susanjoanrogers72@gmail.com>
 Cc: "Councilmember.Hucker@montgomerycountymd.gov" <Councilmember.Hucker@montgomerycountymd.gov>, "Councilmember.Riemer@montgomerycountymd.gov" <Councilmember.Riemer@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "Councilmember.Glass@montgomerycountymd.gov" <Councilmember.Glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>, "Marc.Elrach@montgomerycountymd.gov" <Marc.Elrach@montgomerycountymd.gov>, "Balmer, Emily" <emily.balmer@montgomeryplanning.org>
 Subject: RE: My expressed concern for the proposed Junction Project in Takoma Park

[EXTERNAL EMAIL]

Hello Ms. Rogers,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at

<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C584cb78ac1e34945e76908d77ceada16%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115220477234977&sdata=tMDS%2FddJOG3IrEt9dht2W%2FwwApPKV5Q9P6%2Fw7bqY36Y%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C584cb78ac1e34945e76908d77ceada16%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115220477234977&sdata=llLlyOhtjnl%2Fo6atvfuaKKEFOfiLMvfHzy%2BTR5LZA6s%3D&reserved=0>> by searching under the project name or application numbers provided above.

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staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page

(<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C584cb78ac1e34945e76908d77ceada16%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115220477234977&sdata=Jr%2B8UalleMEB8AjiGT%2BsS%2Bvm16gv0JKU2j2BVijp%2F%2FM%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C584cb78ac1e34945e76908d77ceada16%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115220477234977&sdata=k1Vjz5Hjf7oZeylbZzjELmzRhZ6CHYuxrleWWhoFWHo%3D&reserved=0>> at least 10 days prior to the public hearing.

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Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org<<mailto:elza.hisel-mccoy@montgomeryplanning.org>>
montgomeryplanning.org

From: Susan Rogers <susanjoanrogers72@gmail.com>
Sent: Monday, December 9, 2019 3:54 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elich@montgomerycountymd.gov
Subject: My expressed concern for the proposed Junction Project in Takoma Park

Hello Elza--

I am a resident of Takoma Park and I am writing to you to voice my concern over traffic and safety issues at the Junction and am asking you to NOT approve the proposed design of the city's Junction project. In my opinion this development would make climate impacts worse by inserting a lay-by that will cause major back-ups from delivery trucks, increasing congestion at a failing intersection, and worsening air quality in an area with many children and seniors. I feel strongly that road reconfiguration would not solve this undeniable reality. Please also note that our fire chief said in public testimony that the lay-by and the egress would hamper their emergency vehicles. That's equally true today since design revisions haven't changed the lay-by or egress.

In addition, the exit from the planned underground garage onto Carroll Avenue is on a dangerous, near-blind curve that I understand violates state standards. Further, I oppose spending limited local, County and State transportation dollars for a reconfiguration project that will cause more problems than it solves. In general, I feel a different development plan of a much smaller scale, not a different road design, is what our city should be seeking.

Thank you for considering my concerns in your decisions concerning the Junction.

Regards,
Susan Rogers
416 Lincoln Ave., Takoma Park, MD

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Monday, December 9, 2019 2:44 PM
To: Hisel-McCoy, Elza
Subject: Re: RE: Please reconsider the development plan for Takoma Junction!

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 12/9/2019 2:40:21 PM
 To: "Megan Keister" <mekk9@verizon.net>, "Wright, Gwen" <gwen.wright@montgomeryplanning.org>, "Anderson, Casey" <Casey.Anderson@mncppc-mc.org>, "Fani-Gonzalez, Natali" <Natali.Fani-Gonzalez@mncppc-mc.org>, "Cichy, Gerald" <Gerald.Cichy@mncppc-mc.org>, "Patterson, Tina" <tina.patterson@mncppc-mc.org>, "Verma, Partap" <Partap.Verma@mncppc-mc.org>, "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>, "Folden, Matthew" <matthew.folden@montgomeryplanning.org>
 Cc: "Councilmember.Hucker@montgomerycountymd.gov" <Councilmember.Hucker@montgomerycountymd.gov>, "Councilmember.Riemer@montgomerycountymd.gov" <Councilmember.Riemer@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "Councilmember.Glass@montgomerycountymd.gov" <Councilmember.Glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>, "Marc.Elrach@montgomerycountymd.gov" <Marc.Elrach@montgomerycountymd.gov>, "Balmer, Emily" <emily.balmer@montgomeryplanning.org>
 Subject: RE: Please reconsider the development plan for Takoma Junction!

[EXTERNAL EMAIL]

Dear Ms. Keister,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at <https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cf25235d70778435925dc08d77cdfa1f8%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115172254599367&sdata=O%2BNB0VGREoERJ1qQer2q25WUIK8FFJB3%2Bmp5QyZy6XM%3D&reserved=0> by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page

(<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cf25235d70778435925dc08d77cdfa1f8%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115172254599367&sdata=%2B%2FvfYrmOp%2FtPduB%2BS0jxpLpFdsTlPayU1lRmddUhlk%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7Cf25235d70778435925dc08d77cdfa1f8%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637115172254599367&sdata=IWC2IJ4ZsE8x5uYgtgiulf443beffdn9LpAPz5PGumY%3D&reserved=0>>)) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 120 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC

8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115, elza.hisel-mccoy@montgomeryplanning.org<mailto:elza.hisel-mccoy@montgomeryplanning.org>
montgomeryplanning.org

From: Megan Keister <mekk9@verizon.net>
Sent: Monday, December 9, 2019 2:28 PM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov
Subject: Please reconsider the development plan for Takoma Junction!

I'm writing to let you know that I am adamantly opposed to the current development plan for Takoma Junction.

The land targeted in the Tacoma Junction development plan is public and the local community rightly wants it to be used for public good. There are alternative development options that would allow for the Co-op flourish, provide for public space, and not overburden the junction with additional traffic. These alternative development Popsations must be re-examined and re-considered.

Sincerely,

Megan Keister

9902 Woodland Drive

Silver Spring, MD 20902

Balmer, Emily

From: CountyExecutiveIQ@montgomerycountymd.gov
Sent: Thursday, December 5, 2019 5:14 PM
To: Hisel-McCoy, Elza
Subject: Re: RE: Please stop NDC's ill-conceived Takoma Junction plan

Thank you for contacting the Office of the County Executive. We appreciate hearing from you, and a response will be sent as soon as possible.

-----Original Message-----

From: "Hisel-McCoy, Elza" <elza.hisel-mccoy@montgomeryplanning.org>
 Sent: 12/5/2019 4:55:01 PM
 To: "Linda R" <lrabben@verizon.net>, "Marc.Elrach@montgomerycountymd.gov" <Marc.Elrach@montgomerycountymd.gov>
 Cc: "Wright, Gwen" <gwen.wright@montgomeryplanning.org>, "Anderson, Casey" <Casey.Anderson@mncppc-mc.org>, "Fani-Gonzalez, Natali" <Natali.Fani-Gonzalez@mncppc-mc.org>, "Cichy, Gerald" <Gerald.Cichy@mncppc-mc.org>, "Patterson, Tina" <tina.patterson@mncppc-mc.org>, "Verma, Partap" <Partap.Verma@mncppc-mc.org>, "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>, "Folden, Matthew" <matthew.folden@montgomeryplanning.org>, "Councilmember.Hucker@montgomerycountymd.gov" <Councilmember.Hucker@montgomerycountymd.gov>, "Councilmember.Rierner@montgomerycountymd.gov" <Councilmember.Rierner@montgomerycountymd.gov>, "Councilmember.Jawando@montgomerycountymd.gov" <Councilmember.Jawando@montgomerycountymd.gov>, "Councilmember.Glass@montgomerycountymd.gov" <Councilmember.Glass@montgomerycountymd.gov>, "Councilmember.Albornoz@montgomerycountymd.gov" <Councilmember.Albornoz@montgomerycountymd.gov>
 Subject: RE: Please stop NDC's ill-conceived Takoma Junction plan

[EXTERNAL EMAIL]

Dear Ms. Rabben,

Thank you for your email regarding the proposed Takoma Junction redevelopment project. Each of the concerns you raised will be evaluated as part of the technical review of the revised preliminary and site plan application drawings/plans. I am the lead reviewer of these applications for the Planning Department and I would like to take a few moments to explain where we are in our application review process.

The Planning Department accepted the complete applications for this site, Preliminary Plan application no. 120190150 and Site Plan application no. 820190090, on February 14, 2019. Staff from our department and other reviewing agencies, including the City of Takoma Park staff, reviewed the applications and provided written comments to the applicant team in advance of the March 19, 2019 meeting of the Development Review Committee (DRC), which is made up of representatives from the reviewing agencies. Copies of these comments, and all of the submitted application materials, are available online at

<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C390567004c804a9d5d5a08d779cdc88d%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637111797067848214&sdata=IZOCsTePkSOtD1UFp1RXHfdrIW78aEllqm4M1kKxHcw%3D&reserved=0><https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanning.org%2Fdevelopment&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C390567004c804a9d5d5a08d779cdc88d%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637111797067848214&sdata=Hegxy%2FfTTTrRw5%2B0r3jIFrJYMX%2B%2B4SxMJb5WQ4oOTDg%3D&reserved=0> by searching under the project name or application numbers provided above.

At the March DRC meeting, the State Highway Administration did not provide review comments, and still has not, pending completion, we understand, of their Takoma Junction Visioning study.

The development application review process is iterative. Applicants provide drawings which are reviewed by agency staff who provide written comments. Public comments received by staff are shared with the applicant team and incorporated into the staff review. The applicant team then works with staff of the appropriate agency to address the comments and revise their drawings as necessary. The applicant then resubmits the drawings for further review. This process can repeat as required. Upon completion of the review, Planning Staff will prepare a written analysis of the application and a recommendation for either approval with conditions or denial, for presentation to the Planning Board for their vote. This Staff Report will include and discuss all correspondence received on the applications, and will be posted on the Planning Board's agenda page

(<https://gcc01.safelinks.protection.outlook.com/?url=www.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C390567004c804a9d5d5a08d779cdc88d%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637111797067858166&sdata=R54ftslKTdGe9jLSOM1vVy%2FkpuZml2QodXKC2m6xQA%3D&reserved=0><<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.montgomeryplanningboard.org%2Fagenda&data=02%7C01%7CCounty.ExecutiveIQ%40montgomerycountymd.gov%7C390567004c804a9d5d5a08d779cdc88d%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C1%7C637111797067858166&sdata=cm4SkGt56GuWKDxD719vTMvql%2BXs753ArCnDBKDv4k0%3D&reserved=0>>)) at least 10 days prior to the public hearing.

At this time, the applicant has not submitted revised plans in response to the previously issued technical comments from the March 2019 DRC. Staff review cannot recommence until the applicant submits revised plans.

Additionally, as the site is located within the City of Takoma Park, the City Council may elect to vote to recommend approval or denial of the applications, along with any conditions. The Planning Board will take this recommendation into consideration in their deliberation on the applications, and may over-rule the City Council's recommendation only with a 4/5 majority vote.

Finally, the Zoning Code stipulates that applications for Preliminary Plans and Site Plans must be heard by the Planning Board within 90 days of the acceptance as complete. The Planning Director and the Planning Board may, however, extend this review period. The applicant has requested, and the Planning Board has granted, review extensions currently through January 9, 2019. The applicant has recently requested an additional extension through July 30, 2020. This extension will go to the Planning Board on January 9, 2020.

The Planning Board hearing will be publicly noticed by postcard at least 10 days before the hearing to all parties of record, adjoining and confronting property owners, and condominium and homeowner associations near the site. We will add your name to the parties of record so that you will be sure to receive this notice.

When the applicant submits revised drawings, they will be available online at the above website.

Please let me know if you have further questions, or if you would like to meet to discuss the applications or the process.

Sincerely,

Elza

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Chief
Area One
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

301.495.2115, elza.hisel-mccoy@montgomeryplanning.org<mailto:elza.hisel-mccoy@montgomeryplanning.org>
montgomeryplanning.org

From: Linda R <lrabben@verizon.net>

Sent: Monday, December 2, 2019 8:01 PM

To: Marc.Elrach@montgomerycountymd.gov

Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Fani-Gonzalez, Natali <Natali.Fani-Gonzalez@mncppc-mc.org>; Cichy, Gerald <Gerald.Cichy@mncppc-mc.org>; Patterson, Tina <tina.patterson@mncppc-mc.org>; Verma, Partap <Partap.Verma@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov
Subject: Please stop NDC's ill-conceived Takoma Junction plan

Dear Commission and County Council members:

For several years numerous Takoma Park residents, including me, have been pointing out the serious deficiencies in NDC's development plan for Takoma Junction. Despite our efforts, which included statements at Takoma Park city council meetings and a petition signed by about 1,500 residents, NDC's plan seems to be going forward.

In this message I would like to point out the many problems with this plan.

1. The development is too large for the location, and will loom over neighboring structures and destroy the historic character of the neighborhood.
2. It could lead to the closing of the Takoma Park Co-op, one of the largest retail employers in the city and a beacon of diversity in customers and employees, with union jobs and benefits for people from many countries.
3. The Co-op's delivery and parking areas would be drastically reduced, making shopping there very inconvenient.
4. NDC's proposed rent is double the rent paid by existing Junction businesses. This could lead to rising rents for minority-owned businesses nearby. Several business owners have raised concerns about the impact of paid parking and increasing congestion on their customer base.
5. Opponents of this plan were in the clear majority in public hearings, emails and petition signatures. Yet the City refused to listen to our repeated concerns. In fact, they treated us with condescension and even contempt, despite the testimony of experts who live in Takoma Park.
6. The development sacrifices public space, a community need that residents stressed repeatedly during the review process.
7. The development would worsen climate impacts by inserting a lay-by that would cause major back-ups from delivery trucks, increasing congestion at a severely congested intersection, and worsening air quality in an area where many children and seniors live and walk. Road reconfiguration would not solve these serious problems.
8. The development would remove mature healthy trees and exacerbate erosion and storm water issues.
9. The site is on public land, and the community wants it to be used for the public good. There are many alternative development options that would allow the Co-op to flourish, provide for public space, protect local businesses and not lead to additional traffic congestion.

Please listen to and address Takoma Park residents' concerns about this ill-conceived project. Please stop it before it goes any further.

Thank you for your attention.

Sincerely,

Linda Rabben

Takoma Park resident since 1989

desired direction of travel, free from the potential for conflicts to appear suddenly, and consistent in design with the portions of the roadway just traveled.

The combination of vertical and horizontal curvature should allow adequate sight distance at an intersection. As discussed in Section 3.5, “Combinations of Horizontal and Vertical Alignment,” a sharp horizontal curve following a crest vertical curve is undesirable, particularly on intersection approaches.

9.5 INTERSECTION SIGHT DISTANCE

9.5.1 General Considerations

Each intersection has the potential for several different types of vehicular conflicts. The possibility of these conflicts actually occurring can be greatly reduced through the provision of proper sight distances and appropriate traffic controls. The avoidance of conflicts and the efficiency of traffic operations still depend on the judgment, capabilities, and response of each individual driver.

Stopping sight distance is provided continuously along each roadway so that drivers have a view of the roadway ahead that is sufficient to allow drivers to stop. The provision of stopping sight distance at all locations along each roadway, including intersection approaches, is fundamental to intersection operation.

Vehicles are assigned the right-of-way at intersections by traffic-control devices or, where no traffic-control devices are present, by the rules of the road. A basic rule of the road, at an intersection where no traffic-control devices are present, requires the vehicle on the left to yield to the vehicle on the right if they arrive at approximately the same time. Sight distance is provided at intersections to allow drivers to perceive the presence of potentially conflicting vehicles. This should occur in sufficient time for a motorist to stop or adjust their speed, as appropriate, to avoid colliding in the intersection. The methods for determining the sight distances needed by drivers approaching intersections are based on the same principles as stopping sight distance, but incorporate modified assumptions based on observed driver behavior at intersections.

The driver of a vehicle approaching an intersection should have an unobstructed view of the entire intersection, including any traffic-control devices. At uncontrolled or minor approach stop controlled intersections, sight distance along the intersecting roadway should be sufficient to permit the driver on the minor road to anticipate and avoid potential collisions. If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, a major-road vehicle may need to slow or stop to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road. Specific

April 26, 2021

BY ELECTRONIC MAIL ONLY

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
2425 Reedy Drive, 14th Floor
Wheaton, MD 20902
MCP-Chair@mncppc-mc.org

**Subject: Takoma Junction, Preliminary Plan 120190150 and Site Plan 820190090 –
Regulatory Extension Request #4**

Dear Chairman Anderson and Fellow Members:

We write in opposition to the Fourth Extension Request, sought by planning board staff on behalf of the applicant Neighborhood Development Company, who is acting as agent for the City of Takoma Park, the actual property owner.

We note that it is *planning staff* rather than the applicant who makes the request. There is no indication that the applicant joins in it. By Mr. Hisel-McCoy's own evaluation, there is little hope that a simple design revision can solve the problems identified by a key reviewing agency. In requesting the extension of time, Mr. Hisel-McCoy writes:

On April 13, 2021, SHA issued a letter rejecting as designed a key element of the proposal. The same day, the [Takoma Park] City Manager announced that the City Council was indefinitely postponing their review. The Applicant is pursuing a revised design to address SHA's concerns. At this time, there is no clear expectation that the design issues can be successfully addressed with SHA, or the timing if they can, and therefore no clear expectation of when the City Council might conclude their review and vote.

We share Mr. Hisel-McCoy's assessment that a key element of the proposal is not approvable, and that there is no clear expectation that it ever will be. We note that the length of extension sought is 150 days, significantly longer than the original 120-day review period, already extended three times. Clearly, this project is not ready for review and may never be.

Reasons for the delay in review timeframes that he cites are irrelevant: State Highway has rejected the developer's proposed loading facility design as unsafe, there is nothing now pending before State Highway for review, and there is no indication that the developer can correct this deficiency short of a major redesign of its proposal, which will necessitate a new review process.

It is burdensome and costly for community members with concerns about this project's design continually to monitor developments, examine documents, and respond to

Preliminary Plan 120190150 and Site Plan 820190090:
Opposition to Fourth Request for Extension
April 23, 2021

proposals; if no viable project is actually on the horizon, then it would reduce our burden, as well as the County staff's, to remove the project from the roster. If the applicant believes otherwise, it ought to be their burden, and not that of the Planning Board's staff, to make the case for still another lengthy extension of time. Accordingly, we urge you to deny this *fourth* request for an extension.

Thank you for your consideration.

Jessica Landman
232 Park Ave.
Takoma Park MD 20912

Andrew Strongin
7002 Poplar Ave.
Takoma Park MD 20912

cc: Gwen Wright, Planning Director
Elsa Hisel-McCoy, Chief, Down County Planning

Balmer, Emily

From: Derek Gunn <DGunn@mdot.maryland.gov>
Sent: Tuesday, June 1, 2021 4:49 PM
To: Andrew Strongin; Erica Rigby
Cc: Andre Futrell; Gregory Slater; Tim Smith; Wright, Gwen; Hisel-McCoy, Elza; Kate Stewart; suzannel@takomaparkmd.gov; Kacy Kostiuk; Jessica Landman
Subject: RE: Takoma Junction development - SHA Tracking #19-AP-MO-008-xx

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Mr. Strongin:

Thank you for your email and for sharing these points.

Our MDOT SHA internal reviewers are currently reviewing the developer's recent point-by-point responses to our May 17, 2021 letter. As standard, the review will be performed comprehensively, guided by engineering standards, such as AASHTO, and local requirements for development standards and with the utmost concern being safety at this location. While we anticipate that our comment response letter should be available no later than June 21, 2021, we are making all attempts to return comments sooner.

Sincerely,

Derek L. Gunn, P.E.
 Acting Deputy District Engineer

From: Andrew Strongin <astrongin@adrmail.com>
Sent: Friday, May 28, 2021 10:41 AM
To: Erica Rigby <ERigby@mdot.maryland.gov>
Cc: Andre Futrell <AFutrell@mdot.maryland.gov>; Gregory Slater <GSlater@mdot.maryland.gov>; Tim Smith <TSmith2@mdot.maryland.gov>; Gwen Wright <gwen.wright@montgomeryplanning.org>; Elza Hisel-McCoy <elza.hisel-mccoy@montgomeryplanning.org>; Kate Stewart <kates@takomaparkmd.gov>; Suzanne Ludlow <SuzanneL@takomaparkmd.gov>; Kacy Kostiuk <kacyk@takomaparkmd.gov>; Derek Gunn <DGunn@mdot.maryland.gov>; Jessica Landman <jlandman@mulland.net>
Subject: Takoma Junction development - SHA Tracking #19-AP-MO-008-xx

Dear Ms. Rigby,

We have read with interest and alarm NDC's letter dated May 19, 2021. We write in support of SHA's findings that the proposed layby is unsafe, and to address certain factual statements by NDC about this project, with which we have great familiarity, having followed it with great interest from the start. We address, too, additional reasons for SHA to adhere to its rejection of the proposed layby.

1. *NDC is Responsible for the Delay in Development Review*

It is incorrect to attribute delays in this development review to SHA; the delay is attributable to NDC and its development partner, the City of Takoma Park.

a. *NDC Delayed Submission and Acceptance of its Traffic Impact Study*

NDC's first Traffic Impact Study ("TIS"), dated December 17, 2018, was rejected without review by Planning staff in March 2019 because NDC's traffic counts were too old. NDC did not resubmit its revised TIS until September 17, 2020. Planning staff and the SHA actively assisted NDC in revising its TIS, which finally was accepted on March 8, 2021. There is no public evidence to suggest that any agency delayed or impaired NDC's opportunity to submit and/or perfect its TIS earlier.

b. City Leadership Requested the Vision Study and then Worked to Scuttle It

It is true that development review was placed on hold in March 2019 due to SHA's decision to conduct a Vision Study. What NDC fails to state is that the City of Takoma Park – NDC's development partner – requested that Vision Study. The Vision Study was released to the public in draft form in February 2020. The study was held for almost a year before its final release on December 31, 2020. There is strong evidence that the Mayor and City Manager privately worked to discredit the Vision Study, displeased apparently that it did not support reconfiguration of the highways – for which there is no plan or funding – which perhaps explains the delay in its release.

c. NDC Ignored Early Indications of Deficiencies in its Layby Proposal

Even as SHA's review proceeded, NDC ignored the opportunity to remediate deficiencies publicly noted by other agencies, notably including the layby. Expert reviews dating back to March 2019 from at least five departments of the County and M-NCPPC presage SHA's determination that the layby is unsafe, including Montgomery County's Department of Transportation and Department of Permitting Services, and the M-NCPPC's offices of Functional Planning & Policy, Area Transportation, and Site Plan review. Memorably, the Chair of the Historic Preservation Commission denigrated the layby proposal as an "abomination." Yet, NDC recently admitted in a letter to the Planning Board that, "Its key elements ... have remained fundamentally unchanged throughout the review process." That is a striking admission. It reflects NDC's failure to revise its plans in ways that address reviewers' concerns – which itself has slowed the overall review process.

d. NDC Has Not Completed Steps Necessary for Development Review

Meanwhile, NDC has not met all steps necessary for completion of development review, quite apart from its interactions with SHA. For example, although NDC engaged in a partial preliminary consultation of its project with the Historic Preservation Commission, it *still* has not completed that process: HPC continues to await a preliminary consultation on the rear of the project, never reviewed.

e. NDC's Development Partner Still Has Not Conducted its Own Review

Further delay is attributable – to this day and continuing – to the City's own failure to conduct necessary public hearings on the plan; as NDC well knows, the City *never* has reviewed, much less approved, the plan filed with the Planning Board in January 2019. The City first began that process on April 12, 2021. Prior to April 2021, the City's last formal action on NDC's proposal came in July 2018, months before M-NCPPC ever saw it. When SHA rejected the layby on April 13, 2021, the City quickly scrubbed its plan review and has not rescheduled it. It is no answer that the City must await SHA's ruling; the City owns the property, is partnering with NDC, and could have reviewed and approved this plan at any time.

Based on all of the foregoing, it appears that virtually *all* of the delay in development review lies at the feet of NDC and/or its development partner, the City of Takoma Park, for stubbornly pressing and refusing to remediate an ill-conceived, unsafe plan that they have known to be deficient since at least March 2019 when the DRC first met. In any case, any delay in processing this proposal is hardly a basis for approving an unsafe plan.

2. NDC Lacks Authorization to Limit the Layby Use to Small Trucks Using Hand Carts

Notwithstanding the foregoing, NDC sought in its April 23, 2021, request for reconsideration to limit use of the layby to smaller trucks using hand carts, to the exclusion of deliveries by semi-trucks using pallet jacks. NDC holds to those limits in its May 19, 2021, submission (which includes a May 18, 2021, letter from The Traffic Group). NDC's Development Agreement with the City of Takoma Park – which is the basis of its authority to seek SHA's approval of the proposed layby – requires accommodation of deliveries by semi-trucks and pallet jacks before, during, and after any construction of the proposed development. NDC's recent effort to disrupt that delivery requirement led to entry of a temporary injunction against NDC by the Circuit Court for Montgomery County, which remains in place. The City of Takoma Park publicly supports the court's ruling, reflecting its ongoing support for deliveries by semi-trucks using pallet jacks. So far as the public record shows, NDC lacks authorization to restrict use of the proposed layby to smaller trucks using hand carts.

3. *The Trash Removal Plan is Unsafe*

There is yet another reason to reject the layby, which bears emphasis: By design, it is meant to accommodate also waste collection via four-yard dumpsters. The proposal is to push/pull these dumpsters across a sidewalk, down a five-foot wide ramp, which is only six inches wider than typical four-yard dumpsters. The dumpsters are to travel down this nearly 8% slope, unbelievably, to its terminus at the existing Grant Ave crosswalk, where there is an ADA ramp to the highway surface. If the dumpsters somehow can navigate those dangers without running free into the roadway or, worse, over a schoolchild or other pedestrian waiting to cross the highway at that very location, we are left to wonder how the dumpsters are to be emptied. A frontloader in the layby seemingly is impossible: The egress from the layby looks to feature a 45-degree curb bordered by vegetation and there are no planned curb-cuts. Is the plan really to have the dumpsters pushed out into the travel lane, into the crosswalk, where a frontloader will lift and empty them?

Conclusion

To support an overly large development, NDC seeks an exception to the normal safety-related requirement of on-site delivery, to construct a layby that multiple departments and agencies find will impair public safety and which is obviously unsafe. The layby – which is proposed only because NDC insists on a development so large that it requires multiple waivers of applicable zoning requirements – should have been a non-starter even *before* appropriate consideration was given to its supremely difficult location, adjacent as it is to crosswalks, intersections, traffic signals, sidewalks, and bike lanes.

In closing, we ask that SHA adhere to its well-founded and well-documented rejection of the layby, supported as it is by all of the other expert reviews. There is no good reason and no good time for SHA to provide any letter of support for NDC's ill-conceived, unsafe Site Plan and Preliminary Plan. NDC's request of May 19, 2021, should be rejected.

Sincerely,

Andrew Strongin
 Jessica Landman
 Martha Anderson
 Nadine Bloch
 Paul Chrostowski
 Kathryn Desmond
 Karen Elrich
 Robert Goo
 Paul Huebner
 Dennis Huffman
 Susan Katz Miller
 Byrne Kelly

Joseph Klockner
Bruce Kozarsky Cynthia Mariel
Roger Schlegel
Susan Schreiber
Megan Scribner
Betsy Taylor

<https://montgomeryplanning.org/wp-content/uploads/2019/10/II.A-7221-Carroll-Avenue-Takoma-Park.pdf>. See, e.g., p. 3 (“Rear elevations and perspectives from Columbia Avenue should be provided for the next preliminary consultation.”).

<https://eplans.montgomeryplanning.org/UFS/19017/61411/Takoma%20Junction%20Staff%20Comments%20Preliminary%20Plan%20120190150%2020200814.pdf/Takoma%20Junction%20Staff%20Comments%20Preliminary%20Plan%20120190150%2020200814.pdf>. See also, <https://eplans.montgomeryplanning.org/UFS/19017/61411/32-DRC-120190150.pdf/32-DRC-120190150.pdf>.

Balmer, Emily

From: Derek Gunn <DGunn@mdot.maryland.gov>
Sent: Wednesday, May 26, 2021 8:38 AM
To: Andrew Strongin; Erica Rigby
Cc: Wright, Gwen; Hisel-McCoy, Elza
Subject: Re: Junction Update

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Hello Mr. Strongin:

Thank you for your email and for sharing these considerations. We will ask our access management leads to confirm, to the extent possible, planned activity or any limitations.

Sincerely,

Derek L. Gunn, P.E.
 Acting Deputy District Engineer

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From: Andrew Strongin <astrongin@adrmail.com>
Sent: Tuesday, May 25, 2021 2:04 PM
To: Derek Gunn; Erica Rigby
Cc: Gwen Wright; Elza Hisel-McCoy
Subject: Re: Junction Update

Mr. Gunn,

Thank you. We were able to obtain the letter from MNCPPC staff.

In the meantime, we see that NDC has filed yet another Plan Review document. I wonder whether you might share it with the public as it is not yet posted (at last check) on MNCPPC's DAIC website.

The reason for this particular request is because the last round of review included two interesting pieces of information: (1) NDC offered to prohibit semis from using the layby and (2) it appears that any truck using the layby - if built - would be unloaded using only "hand carts," rather than forklifts. As you may not be aware, NDC's right to seek this access is predicated on a development agreement providing for use of the layby by semis, which as I'm sure you know depend on the use of pallet jacks, not hand carts, to transport full pallets of product along the sidewalk. Of course, you already have indicated that such proposal is unsafe, albeit perhaps not in this specific way. More importantly, though, it is not clear that the City is aware of NDC's willingness to limit the use of the proposed layby in this way, and the request is unauthorized so far as the public record is concerned. If the City privately has indicated its agreement to this limitation, that would be good to know. Thus, we would appreciate it very much if you would speak with the City of Takoma Park to find whether NDC is authorized to limit the layby in that way.

Further, we wonder at the use of the layby for trash and recycling purposes. There has been much talk about a 10'-wide service corridor for moving the 4-yard receptacles, but (1) little mention of the fact that those receptacles are to reach the street via a 4'-wide ramp shared by pedestrians and (2) no mention of how the receptacles are to be emptied into the waste management trucks. If they are to be lifted with forks and dumped into a front-loader, for example, it would

be good to know how that can be performed in the area at the front of the proposed layby, much less safely. As I'm sure you will recall, that area is the location of plantings and the crosswalk to Grant Ave, immediately adjacent to a planned bike lane.

Thank you for your consideration and continuing attention to detail.

Andrew Strongin

On May 21, 2021, at 8:03 PM, Derek Gunn <DGunn@mdot.maryland.gov> wrote:

Hello Mr. Strongin:

Thank you for your email and request. We anticipate the plan review comment letter should be available shortly for review.

Sincerely,

Derek L. Gunn, P.E.
Acting Deputy District Engineer

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From: Andrew Strongin <astrongin@adrmil.com>

Sent: Friday, May 21, 2021 5:26 PM

To: Erica Rigby; Derek Gunn

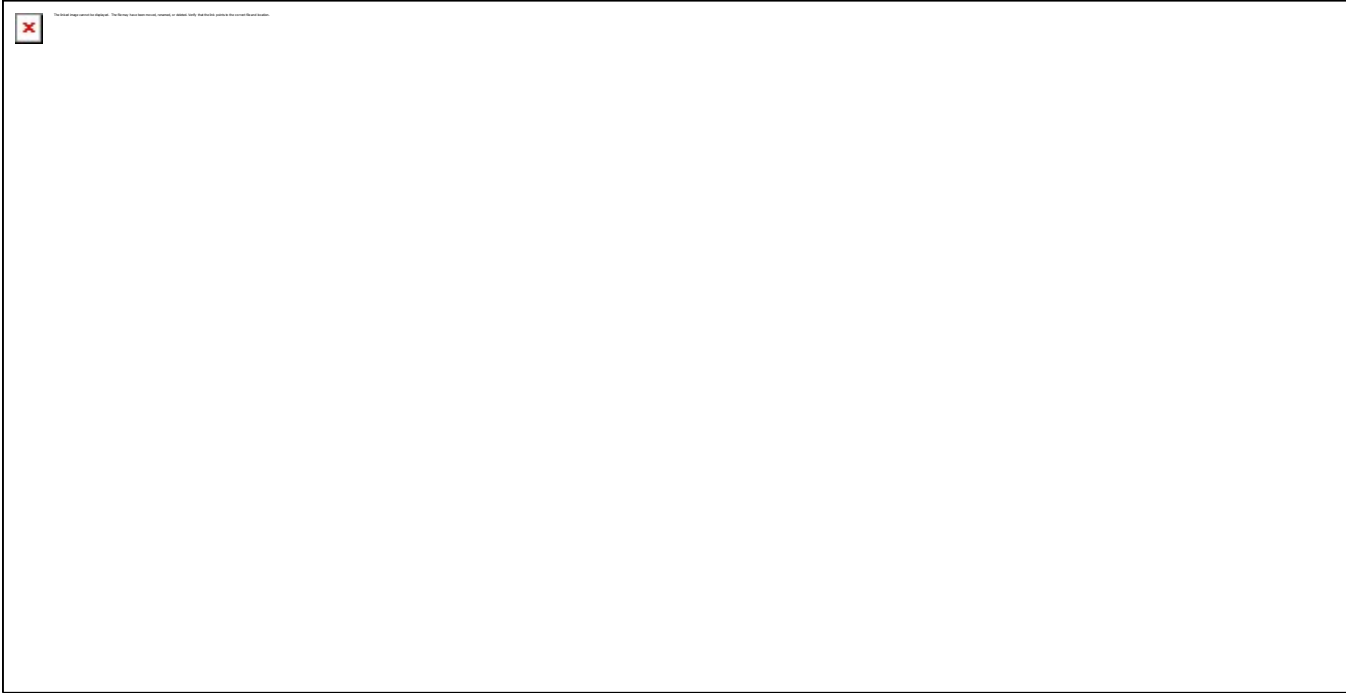
Subject: Junction Update

Dear Erica and Derek,

I just checked the SHA website and saw that the NDC plan was rejected on May 18. Any chance I could see the letter in order to understand where we are?

Thank you,

Andrew
Strongin



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Dear Ms. Wright:

We write to follow up on our recent discussion about Takoma Junction, to formally request that you retract and revise the Preliminary Interim Draft Staff Report, created by Mr. Hisel-McCoy for use by the Takoma Park City Council to aid in their deliberations, and to remove Mr. Hisel-McCoy from his role as Lead Reviewer on this project.

The interim report is misleading, inaccurate and premature, and does not adhere to M-NCPPC rules in that:

- (1) It omits mention of the many negative staff reviews submitted during the development review process, all of which are a matter of public record;
- (2) It fails to address the negative public comments also submitted in large number during the review process;
- (3) It was issued before the submission of the SHA's review that rejected a crucial design element, whereas Mr. Hisel-McCoy knew their submission would be a linchpin; and,
- (4) It was issued without the required HPC preliminary consultation on the rear façade, a problem exacerbated by the fact that, notwithstanding the lack of such review by the Agency charged with conducting it, Mr. Hisel-McCoy finds the building to be 'compatible' with the Historic District.

As you know, staff reports are subject to Rule 50/59.00.01.06. Sec. A.1 addresses the Lead Reviewer's role. It provides:

1. Lead Reviewer. For each plan application, the appropriate chief or supervisor must assign a Planning Department lead reviewer. The lead reviewer ensures that the following steps are coordinated and occur in a timely manner.

(a) Comments and recommendations from the reviewers are included in the application file and conveyed to the applicant team.

* * *

(c) Potential conflicting comments are identified.

* * *

(e) The adopted protocol for resolving any agency conflicts is applied when necessary.

Once review is complete, Sec. D.1 governs preparation of the staff report. In addition to other elements, the staff report should include, “(d) a summary of the major issues and concerns related to the application and staff’s proposed resolution.”

The interim report meets none of these conditions. In the interest of brevity, we will not recount the many specific deficiencies here; they are self-evident from any review of the 32 pages of DRC comments, attached, which were ignored in creating this report. The many deficiencies of the report are underscored, in fact, by the applicant’s recent admission that, notwithstanding all of the negative staff reviews compiled by Mr. Hisel-McCoy, “Its key elements ... have remained fundamentally unchanged throughout the review process.” It stands to reason: if the plan is fundamentally unchanged from the initial submission, no reviewer reasonably could recommend approval without addressing the 32 pages of compiled staff comments. In the end, the deficiency of the interim report is laid bare by one unassailable fact: the linchpin of the project, as Mr. Hisel-McCoy notes, is the proposed layby, which State Highway rejected within 24 hours of his submission of his report to the City of Takoma Park.

We recognize that the interim report is not final for purposes of the ultimate Planning Board review. Critically, however, the interim report expressly is intended for use by the City of Takoma Park for its project review *now*. In that sense it is final; the City opened its long-awaited public hearings on the proposal with a presentation by Mr. Hisel-McCoy, during which he gave City officials every indication that the project is approvable, without noting in any significant way – either in his oral presentation or written report – any of the negative reviews by the DRC’s constituent agencies or the affected community residents or businesses. The City could resume public hearings on the design at any point, so it is imperative that the interim report be retracted and rescinded with a clear statement that it will be reviewed and its deficiencies corrected before reissuance. Otherwise, there is a real chance that the City will rely on misleading, incomplete, and premature recommendations that do not meet the Department’s published standards.

The foregoing deficiencies compel us to raise a related, aggravating circumstance, on which basis we further request appointment of a new Lead Reviewer for this project. Mr. Hisel-McCoy, who is a resident of the City of Takoma Park, appears to have placed his thumb on the scale in favor of the combined interests of the City and its development partner, which is harmful to the residents affected by the proposed development. The one-sided Interim Report sowed the seeds of distrust, and understanding that he has been meeting privately with the applicant and other interested parties, we requested the minutes of each of those meetings so that we could learn what has been happening behind closed doors. He has informed us that he has no notes to share. This is a clear violation of Rule 50/59.00.01.06.A.3, and it is especially noteworthy because the absence of any such notes precludes the Board and the public from assessing the objectivity of his review and undermines public trust in the process. That should be remediated by placing someone else in the position of Lead Reviewer.

In sum, we ask that (1) the Preliminary Interim Draft Staff Report be retracted and revised, with provision of clear public notice to the City of Takoma Park of that retraction and the reasons therefor; and (2) a new Lead Reviewer be assigned.

Thank you very much for your attention to these requests. We look forward to hearing your decision and we very much appreciate your careful oversight of this project.

Andrew Strongin

Jessica Landman

From: jlandman@mulland.net
To: [Wright, Gwen](#)
Cc: [Andrew Strongin](#)
Subject: Status of Takoma Junction
Date: Saturday, August 21, 2021 11:55:35 AM
Attachments: [Critique of NDC's July 2021 altered layby plan in response to SHA safety concerns - Google Docs.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Gwen,

I am writing to check in with respect to the status of the Takoma Junction project. Since we last spoke there have been several developments:

(1) Apparently, the project has now been tentatively scheduled for the Planning Board for September 16th (which incidentally is Yom Kippur, a problem for many interested community members).

(2) SHA has listed on their website a note that they have returned for revision the NDC's latest revised plan – but we have not been able to access the SHA's written comments on the revised plan.

As you know, community members continue to be concerned about the contents of the proposed design (including the most recent iteration – see attached critique by Roger Schlegel) but also about the procedures being followed.

We can infer from the phrase 'returned for revision' that additional changes are required, and the project is not yet approvable from SHA's perspective; so far, that is all we know. Scheduling the project for Planning Board review at this time, with SHA's latest comments not yet even shared with the public or presumably with the development partner City, much less evaluated or voted on by the City Council, is inappropriate and in and of itself offers additional grounds for rejecting it.

We would very much appreciate your assistance in (1) obtaining a copy of the SHA review document, and (2) obtaining a copy of your staff's recommendation to the planning board as soon as it is available for review, which I understand is no less than ten business days before the hearing date.

If you are available for a quick telephone conversation to offer any insights into the current situation, we would very much appreciate the chance to speak.

Many thanks for your help in navigating this complex and often frustrating and opaque process; I look forward to hearing from you soon.

Sincerely,

Jessica Landman
 301-312-4193 (mobile/text)