

From: [Carollyn James](#)
To: [MCP-Chair](#)
Subject: NDC Project for Takoma Junction
Date: Monday, January 10, 2022 10:56:46 AM

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

Please, do not approve--conditionally or otherwise--NDC's project design for the Takoma Junction. As it has already been rejected by SHA, the City of Takoma Park, and your own board--And as there is no change to the proposal only a change on how it is presented by NDC--it makes no sense to consider the NDC's project design until it meets the approval of the SHA, the City of Takoma Park, and your board. Thank you. Carollyn James, 401 Beech Avenue, Takoma Park, MD 20912

--

carollynjames.com

From: [gh_mobile](#)
To: [MCP-Chair](#)
Subject: Reject NDC's Request for Conditional Approval
Date: Monday, January 10, 2022 10:59:35 AM

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

I'm writing to urge you to reject NDC's request for conditional approval for the Takoma Junction project. I am not opposed to development in the junction, but development must only be done within the constraints of safety and with the approval of the community, the Board, and the State Highway Administration, and should not cripple local businesses in the process. NDC's proposal has failed time and again to meet any of those standards, so it **MUST NOT** move forward.

Thank you.
Gareth Hinds

From: [Mary Altevogt](#)
To: [MCP-Chair](#)
Subject: NDC
Date: Monday, January 10, 2022 11:28:07 AM

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

When are you going to listen to public concerns about the project? Are you, the Planning Board Chair, allowing NDC to go ahead with conditional approval for the project, in spite of the fact that it is rejected by the City Council ?!!! Makes no sense!!

Please work for the citizens of Takoma Park and hear their cries, and not for NDC!

Mary Altevogt
Sent from my iPad

From: [Girard, Erin E.](#)
To: [MCP-Chair](#)
Cc: [Hise-McCoy, Ezra](#); [Bogdan, Grace](#); [Dickel, Stephanie](#); "[jbonder@jfbonder.com](#)"; "[Michaela Kelinsky](#)"
Subject: Takoma Junction: Site Plan No. 820190090; Preliminary Plan No. 120190150
Date: Thursday, December 30, 2021 2:50:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[December 2021 Letter Re-requesting Approval of Applications - 12-30-2021.pdf](#)

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

On behalf of the applicant for the above-referenced Site and Preliminary Plan applications, attached please find a letter requesting approval of the applications at the Board's January 20th hearing. Please let us know if you have any questions.

Erin E. Girard

11 N. Washington Street | Suite 700 | Rockville, MD 20850-4229
D: +1 301.517.4804 | O: +1 301.762.1600 | F: +1 301.517.4804



[bio](#) | [vCard](#) | egirard@milesstockbridge.com



For COVID-19 information and resources, please visit our [Coronavirus Task Force page](#).

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

Any federal tax advice provided in this communication is not intended or written by the author to be used, and cannot be used by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS. Please contact the author if you would like to receive written advice in a format which complies with IRS rules and may be relied upon to avoid penalties.

[Secure Upload/Download files click here.](#)



Erin E. Girard
 301-517-4804
egirard@milesstockbridge.com

December 30, 2021

Casey Anderson, Chair
 and Members of the Montgomery County Planning Board
 Maryland-National Capital Park and Planning Commission
 2425 Reddie Drive
 Wheaton, MD 20902

Re: Site Plan No. 820190090 (“Site Plan”) and Preliminary Plan No. 120190150
 (“Preliminary Plan”)

Dear Chairman Anderson and Members of the Montgomery County Planning Board:

On behalf of our client, NDC Takoma, LLC (“NDC”), the applicant for the above-referenced Site and Preliminary Plan Applications, we request the Board’s approval of the Takoma Junction Site and Preliminary Plans, conditioned upon future State Highway Administration (“SHA”) approvals, when this matter is before the Board on January 20, 2022.

When the Site and Preliminary Plan applications were last before the Planning Board on September 15, 2021, the Board was made aware of, and witnessed first-hand, the obfuscatory role the State Highway Administration (“SHA”) has been playing in the review of the applications. As detailed in our previous correspondence to you, although the applications were initially submitted on February 14, 2019, SHA did not approve the traffic study for the project for over two years, and did not provide its first design comments until this past April. Since then, NDC and its traffic consultant have been trapped in a continuous cycle of resubmissions to SHA attempting to address their comments and have SHA clarify their concerns.

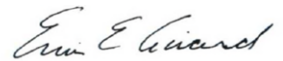
In an attempt to help facilitate communications and bring the matter to some type of resolution, Chairman Anderson and your Staff intervened and Staff hosted a meeting with NDC and SHA on December 15, 2021. Unfortunately, at this meeting representatives of SHA continued their pattern of avoiding pointed questions and refusing to commit to any position in favor of further delay. For example, instead of directly answering a question regarding whether the removal of vegetation on a neighboring property would resolve their stated sight distance concerns, as NDC’s expert traffic consultant believes it should, they remained elusive and stated for the first time that NDC would have to cause the vegetation to be removed, then SHA would re-evaluate the sight distance. We note here that we believe SHA has the authority under state law to remove any vegetation causing a hazard on state roads by seeking an easement for that purpose, and that NDC has asked

the City of Takoma Park to take action to remove the vegetation under its City Code in the attached letter dated December 21, 2021.

Based on this recent meeting, and SHA's insistence on further slow-walking its review of the project, it is clear that NDC will be unable to secure SHA's approval of its proposed access point and lay-by lane prior to the expiration of the latest regulatory review extension on January 20th. Rather than extend the regulatory review timeframe for a sixth time, NDC requests that the Board instead act to approve the Site Plan and Preliminary Plan applications, subject to a condition that NDC must secure SHA's approval of the lay-by lane and proposed access point prior to plan certifications. As detailed in the Staff Report, the sole basis for Staff's recommendation of denial is the lack of these SHA approvals, as all other aspects of the Site and Preliminary Plans conform to the required standards and findings. Thus, conditioning the approval of the Site and Preliminary Plans on SHA's approval of the access and lay-by would address these only deficiencies and allow them to be addressed in due time¹, without further holding up the approval of a project that clearly conforms to the goals and objectives of the County in all other respects.

Thank you for your consideration of this request. We will be available at the hearing on January 20th to address any questions you may have.

Sincerely,



Erin E. Girard

cc: Grace Bogdan
Elza Hisel-McCoy
Katherine Mencarini

¹ In this regard, we note that it is common practice for site and preliminary plan approvals to be conditioned upon future approvals by other agencies. A common condition for projects fronting state roads is that "Applicant must satisfy the provisions for access and improvements as required by Maryland State Highway Administration." Approval of the Site and Preliminary Plans conditioned on future SHA approval of the lay-by lane and site access would be akin to this type of standard condition.

December 21, 2021

Mr. Jamal T. Fox
City Manager
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912
Email: jamal.fox@takomaparkmd.gov

Mr. Alexander Cross
Director
Housing & Community Development
7500 Maple Avenue
Takoma Park, MD 20912
Email: alexander.cross@takomaparkmd.gov

Re: Takoma Junction Project

Dear Mr. Fox and Mr. Cross:

On Wednesday, October 15, 2021, the Montgomery County Planning Board (“MCPB”) initiated a video conference call attended by representatives of the Maryland State Highway Administration (“SHA”), representatives of Neighborhood Development Company (“NDC”), and Mr. Cross and Ms. Grigsby on behalf of the City of Takoma Park (the “City”). The purpose of the call was to gain clarity on SHA’s position on the proposed layby and site access sight line issues related to the Takoma Junction Project (the “Project”).

SHA reiterated during the call that the Project’s access point on Carroll Avenue does not meet the AASHTO “Intersection Sight Distance” guideline of 335 feet and that the sight line for cars travelling east on Carroll Avenue, including the current sight line to the entrance of the City Parking Lot, is obstructed by vegetation (trees and shrubs) located on the Healey Building property at 7211 Carroll Avenue, thereby posing a danger to public safety.

While NDC had already committed to negotiate with the owner of the Healey Building for the removal of the trees and shrubs, SHA took the position for the first time during the video conference that it will not measure the site line and consider the waiver request until the obstructions on the Healey property are removed.

We have now learned from the Healey Building owner that he is not willing to speak to us and, therefore, turn to you. We believe the City has the ability to address the vegetation problem as it applies to current traffic conditions and to the Project and we request you do so. City Code §12.08.030 prohibits any person to permit vegetation on private property “to encroach on,

Mr. Jamal T. Fox
Mr. Alexander Cross
December 21, 2021
Page 2

impede vehicular...passage upon, or to overhang...any street or sidewalk..." The City Manager is authorized to give notice to the owner of such property, and if such person fails or refuses to correct the condition, the City may do so at the expense of the property owner. City Code §12.08.070(A) and §12.08.070(B).

Clearly, as shown in the attached photograph and drawings, the existing trees and shrubs are posing a current hazard and should be removed. Please advise us of the City's intentions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michaela Kelinsky", with a long horizontal flourish extending to the right.

Michaela Kelinsky
Vice President

Attachment

cc: Mayor Kate Stewart
Rosalind Grigsby, Manager
E.I. Cornbrooks, IV, Esq.

From: [Olly Swyers](#)
To: [MCP-Chair](#)
Subject: Project at Takoma Junction
Date: Monday, January 10, 2022 11:28:22 AM

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

Dear Casey,

I am writing to ask that you reject NDC's request for conditional approval for the Takoma Junction Project. NDC has had years to properly incorporate the very reasonable requests made by the city of Takoma Park for a project that meets safety requirements put forth by SHA for the intersection, that includes the necessary amount of vibrant, useful, paywall free public space (on public land), that still allows parking for the now dozens of amazing local businesses just across the street, and that meets stormwater requirements. Time and time again NDC has walked around these baseline requirements because decreasing the footprint of their project means less money they can make from their tenants, regardless of the needs of the community.

For these reasons our city council—that was largely supportive of the idea of a development initially—voted to reject the very plan that NDC wants to receive conditional approval for. In this I ask that you respect the decision of our municipality to decide what we do with our public land, and not grant that leeway to a developer who has not made an effort to meet the needs of our community. NDC has shown no interest in adopting safety or community standards for this space, and it would be imprudent to ignore history and assume that they will suddenly make the necessary changes if conditional approval is granted.

Thank you,

Olly Swyers
Takoma Park, Ward 3

From: [Karen Elrich](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Monday, January 10, 2022 11:30:30 AM

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

The junction project has been found unsafe by SHA. Your staff has not approved it. The city of Takoma Park has a resolution against it and many of our residents do not want this project. Please deny any further action on NDC's proposal.

Karen Elrich

From: [karin.anderson](#)
To: [MCP-Chair](#)
Subject: Junction
Date: Monday, January 10, 2022 11:39:52 AM

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

Am so so so very disappointed that you think the junction would be good for Takoma Park, SHA sys NO to the proposal as it is NOT safe So by endorsing the plan you are endangering our children.

From: [Margaret Morehouse](#)
To: [MCP-Chair](#)
Subject: NDC request for conditional approval of Takoma Park project proposal
Date: Monday, January 10, 2022 11:40:39 AM

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

Dear Chairman Anderson

I want to raise my objections to the request for conditional approval of the NDC proposal. My concerns are many; I will summarize them in the bullets to follow:

1. As proposed, both the layby and the exit create safety issues related to both vehicular and foot traffic
2. The proposed footprint is very large, relative to the total space available. As a result, there is both inadequate parking and precious little public space (despite the fact that this is public property) Inadequate parking is an issue for the Co-op; it is also a problem for other small businesses in the area
3. Objections to the proposal have been raised by the City, by SHA, and by the public. I find it troubling that NDC does not appear to be interested in revising its proposals to accommodate objections raised. With this kind of an approach during the application phase, what is the prospect for future relations between the NDC and others?

Thank you for your consideration.

Margaret Morehouse
501 Elm Avenue
Takoma Park

Margaret Morehouse
Organization Development Consultant/Trainer

[Training Resources Group, Inc.](#)

4301 Wilson Blvd; Suite 400 Arlington, VA 22203

Main Line: 703-875-8909 | skype: Margaret.Morehouse

Direct Line: 202-817-2897

Connecting people and performance

From: [Gertrud Mergner](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Monday, January 10, 2022 11:53:11 AM

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

The City of Takoma Park rejected the proposed development by a private developer and the State Highway commission found it unsafe! Montgomery County should not override these rulings

Gertrud W Mergner M. D.
104 Tulip Avenue
Takoma Park, MD 20912

Sent from my iPhone

From: [David Navari](#)
To: [MCP-Chair](#); [councilmember.riemer](#); [Councilmember.Hucker@montgomerycountymd.gov](#)
Subject: Planning Board taking up the Takoma Junction Proposal
Date: Monday, January 10, 2022 12:03:37 PM

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

Very disappointed the Planning Board is taking up the Junction Proposal over the City of Takoma Park's objections and the State of Maryland's Transportation Department Safety concerns. It is beyond my comprehension that this is even up for a vote.

Please reject the Junction proposal, ASAP

Thank You
David J. Navari
7116 Sycamore Ave
Takoma Park, MD 20912

From: [Galleries Magazine](#)
To: [MCP-Chair](#)
Subject: Please do not approve the current Takoma Junction plan!
Date: Monday, January 10, 2022 12:36:38 PM

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

The present proposal for Takoma Junction will create a nightmare scene in terms of traffic alone. It will overwhelm the neighborhoods adjacent with cut through trips and bring Carroll Ave and 410 to gridlock to the spot during busy traffic hours.

The Takoma Park City Council does not approve the current state of the agreement, which would be contingent on the State Highway Authority's subsequent approval of the project. This is unworkable.

The developer has been intransigent throughout the process. The majority opinion in Takoma Park continues to be against this developer's plan.

Please do not approve the current plan. Residents will not patronize a location that they feel has been forced upon them, contrary to their own vision.

thanks so much
Reid Baron

From: [Finley Elizabeth](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Project
Date: Monday, January 10, 2022 1:26:31 PM

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

Dear Chairman Anderson:

I write in **strong opposition** to the Neighborhood Development Company's (NDC) request for conditional approval of their Takoma Junction project from the Montgomery County Planning Board. I am a 40-year resident of Takoma Park and am baffled and angered by the fact that NDC's plan continues to move forward despite rejection of the plan by the Takoma Park City Council, by the State Highway Administration and in spite of overwhelming opposition to the plan by Takoma Park residents as evidenced by public comments posted to the City of Takoma Park.

There are serious safety concerns with NDC's plan that have been voiced repeatedly over the life of this plan and NDC has not demonstrated any willingness to modify their plans based on these legitimate concerns. Conditional approval of their plan would only reinforce their tactic of forging ahead in bad faith.

Takoma Junction is a major intersection in Takoma Park and is the **primary** route to and from the fire station, the elementary and middle schools, City Hall, the police station and the library, **New** Hampshire Ave and Silver Spring. Vehicular traffic and foot traffic (particularly of school aged children) is heavy there and NDC has done nothing to address to the very real safety issues that have been raised about their plan.

It is time for the Board to respect the input from its own staff, the Takoma Park City Council, the SHA and the citizens of Takoma Park and reject NDC's request for conditional approval of their plan for Takoma Junction.

Early in the development process NDC departed from the original community goals for the development of Takoma Junction. In this COVID era, the plan no longer meets the needs of the community. It has become an office complex with no public space and inadequate parking in an era when office space throughout the DMV is unoccupied. While there is no way NDC could have anticipated this changing environment at the beginning of this project, their unwillingness to modify their plans based on input from local and state entities and the citizens of Takoma Park should not be rewarded by the Board.

Respectfully submitted,

Elizabeth Finley
6604 Westmoreland Ave.
Takoma Park, MD 20912

From: [My Comcast](#)
To: [MCP-Chair](#)
Subject: Takoma Park Junction
Date: Monday, January 10, 2022 2:23:24 PM

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

I urge the Planning Board to reject once again the Takoma Park Junction so that better use of the land can be discovered and an honest development company.

Development companies can be very deceptive. The layby is not safe and the footprint is too large which will cause expensive issues in the future. Remember Clarksburg??? Because NDC has already tried to go against a signed agreement with the CoOp and other Takoma Park small businesses - it is an ethical scar on this project. I have worked on saving a whole strip of affordable apartments in the Bethesda area and won. I have seen so many slippery tactics and NDC

Appears to have written the book on that.

We must find another way for a safe alternative for Takoma Park. Please do not approve.

Sincerely!

Sent from my iPhone

From: [Stina Oakes](#)
To: [MCP-Chair](#)
Subject: Takoma Junction project
Date: Monday, January 10, 2022 2:32:09 PM

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

I'm a resident of Takoma Park - I live immediately behind the Coop. I cannot stress enough that the plan NDC has for development at the Junction does not fit what the residents want or would benefit from.

As someone who already has to deal with traffic congestion at the light at Sycamore and Ethan Allen - on many occasions I have had to sit in my car, waiting for traffic to clear before I can get in/out of my driveway - I know first-hand the impact the NDC plan has on traffic flow. The intersection at the Junction is already dangerous. The MD traffic safety board has clearly shown that this plan is dangerous. I have kids who walk through the intersection to go back and forth to school and this development puts their safety in jeopardy.

I am not against development. In fact, I'd love to see this space turned into something beneficial for the entire community - not just a developer.

Please take into consideration the city of Takoma Park's counsel and residents' view on the project and don't pass NDC's plans.

Thank you,
Kristina Oakes
7126 Sycamore Ave

From: [Mike Welsh](#)
To: [MCP-Chair](#)
Cc: tjcommunityvision@gmail.com; nicolai09@verizon.net
Subject: Takoma Park's Junction
Date: Monday, January 10, 2022 2:32:15 PM

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

Dear Board:

Please reject NDC's current and any future proposal for Takoma Park's Junction on state highway #410. Let the SHA's decision stand for reasons of safety, accessibility and traffic flow.

Further, disregard the board chair's endorsement of such project as it appears to be more political than community consensus minded.

Politicians need not hinder the authority of state agencies such as SHA when the agency's main concern is the safety of citizens. Do we need any more evidence to the above statement than by mention of the COVID pandemic and poor political decisions that has aided it's progress?

Thanks for your attention to this drawn out Takoma Park proposed project matter initiated by an inept development concern and an overly, eager government body with little regard for the surrounding county and local community.

Best,

Thomas M. Welsh
Charles W. Walton
901 Prospect Street
Takoma Park, Maryland 20912

Mike Welsh
mwkinkoranj@aol.com

From: [Susy Cheston](#)
To: [MCP-Chair](#)
Subject: please do NOT approve the Takoma Junction development proposed by NDC!!!
Date: Monday, January 10, 2022 3:22:17 PM

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

Dear Casey Anderson and Montgomery County Planning Board:

I would love to see some kind of responsible development on the Takoma Junction site, but have completely lost confidence in NDC's ability to deliver and believe that the current plan is untenable.

Have you visited that intersection? If so, you would see for yourself how dicey it is for schoolchildren and adult pedestrians to cross the street and for cyclists to move safely through. 410 and Carroll Avenue get so backed up already that I have experienced apps diverting eastbound traffic from Carroll Ave to Columbia Ave and Sycamore Ave in order to get around the 410 congestion. I am worried there will be pedestrian deaths and that traffic will get even worse.

Have you ever stood on Poplar Avenue during a rainstorm? If so, you would know the level of flooding they experience.

Have you ever shopped at the TPSS Co-op? If so, you would know what a treasured business this is for the community. I am worried that the Co-op which contributes so much to the fabric of our community will be at risk.

What will it take for you to respect [96% of the 395 public comments](#) and the City's recommendation to disapprove the plan?

Thank you,
Susy Cheston
Resident of Takoma Park & Supporter of Responsible Development

From: [Adam Bodner](#)
To: [MCP-Chair](#)
Subject: Takoma junction project
Date: Monday, January 10, 2022 3:25:16 PM

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

Hello -

I am writing to express my firm SUPPORT for this project. I live approximately 5 houses away from the site, and believe redevelopment of this aging, underutilized parking lot would be extremely beneficial for Takoma Park. I also support a re-design and realignment of the junction intersection, and if that could happen with State Highway in conjunction with this development all the better. Regardless, please count me as PRO development on this one. Thank you,

Adam Bodner
7125 Carroll Avenue
Takoma Park, MD 20192

From: [Jimmy Daukas](#)
To: [MCP-Chair](#)
Subject: Takoma Park Junction Proposal
Date: Monday, January 10, 2022 3:25:57 PM

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

Dear Casey Anderson,

I have lived on Woodland Ave 1 block from the Junction for 28 years. The traffic along 410 and particularly at the intersection in front of the Junction has continued to worsen each year. The sidewalk along 410 in front of the Junction is used by school children and commuters of all ages daily. As a parent and nurse the thought of a layby for deliveries and trash pick up along 410 is horrifying to me. The thought of large tractor trailer trucks pulling in and out with limited space and visibility is a disaster waiting to happen for pedestrians, bikers and other drivers. Early in the planning of this development the Fire Department(which is located next to the Junction) Chief stated that a layby on 410 will prevent fire trucks from responding to emergencies. Highway 410 at the Junction is already chaos at rush hour adding large truck deliveries to this makes no sense.

Another concern is adequate parking. The Junction is a thriving shopping area with the Coop as the anchor. Parking for the existing shops is already limited however NDC has very limited parking in its plan. This will harm existing shops and cause further congestion in an already problematic section of the highway.

The City Council is no longer in favor of this development and the SHA has rejected the plan as well.

I am writing to you to request that you vote no on a conditional approval. This development's inability to figure out a safe site for deliveries, lack of adequate parking, lack of public space for gathering and lack of desire to think creatively of how to create a development that meets the needs of the community are all reasons to reject it.

Thank you so much for all the work you do, Meg Royce

From: [Kristen Moeller](#)
To: [MCP-Chair](#)
Subject: please reject takoma Development
Date: Monday, January 10, 2022 3:53:45 PM

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

hello

Im writing to request that the board REJECT the development plan for takoma junction.

Im a homeowner in Takoma Park since 1985. we are taxed highly as citizens of takoma park and pay county taxes as well. we do not want a development at the junction. its NOT the business of hans riemer. 90% of citizens strongly reject the plan. we just dont need it. we have vacant business space at the junction already and the most dynamic business in takoma, the coop, which has been our mainstay through covid is threatened by this ridiculous unsafe plan. takoma has made up its mind. we dont accept this unsafe plan we dont want the traffic we dont need the development.

kristen moeller.
319 lincoln ave
takoma park md
240 463 8076

From: [Mary Rooker](#)
To: [MCP-Chair](#)
Cc: [councilmember.riemer](#)
Subject: Say No to NDC's Takoma Junction project
Date: Monday, January 10, 2022 4:36:30 PM

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

Dear Chair Anderson:

I'm asking you to do the right thing and reject the Neighborhood Development Company's proposal.

County Councilmember Riemer does not speak for the people of Takoma Park and is even going against the wishes of our own City Council, your own staff's wisdom, and the SHA's repeated objections. When all the voices of important stakeholders are unanimous in opposition like this, it's wise to assume they have good cause.

The reasons to say no are many: the layby, parking, NDC's horrendous track record with our local Junction businesses, stormwater issues, and more. (BTW, I just this morning saw an 18-wheeler from a major deliverer, UNFI, backing into the lot this morning.)

NDC has repeatedly made it clear that they simply want the largest possible footprint to turn the most profit, no matter the impact on the people and the neighborhood.

It would be foolhardy to say yes to a proposal contingent on SHA changing their minds or on some theoretical design even if NDC had a good, responsive track record. Alas, they do not. I urge a complete rejection.

Thank you.

Mary Rooker
804 Larch Ave.
Takoma Park, MD 20912-5828

From: [Mark Sherman](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Monday, January 10, 2022 5:33:00 PM

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

Dear Mr. Anderson: I live one block from Takoma Junction. It is my home away from home. It is already an overwhelming intersection for all concerned -- pedestrians, cyclists, and motorists. It requires two crossing guards to ensure children can cross safely on their way to and from school. And it creates regular bottlenecks on Route 410 and Route 195, also known as Carroll Avenue.

Despite all this, it functions as well as can be expected under the circumstances. But any attempt to intensify its use would push it to the breaking point. At that point, what is merely annoying becomes intolerable. What is merely risky becomes outright dangerous. What is busy becomes hectic and what is full becomes overloaded.

There might have been a time, 25 years ago, when this looked like a sleepy stretch of road. But with the continuing increases in density to the north (Silver Spring), the south (Takoma D.C.) and the West (Hyattsville), those days are long gone.

In short, this intersection has reached saturation on several levels; indeed, as I said, it is amazing that it still functions as well as it does. But it cannot sustain additional purposes without undermining the quality of life that we enjoy here. And so for that reason, I urge you to reject in toto the proposal to develop the public lot at its center.

Yours --

Mark W. Sherman
Hancock Ave.
(301) 891-1209 landline
(240) 595-7272 iPhone and Whatsapp
sherman549@yahoo.com

From: [Stephen Whitney](#)
To: [MCP-Chair](#)
Subject: Takoma Junction - Please do not allow the NDC failed project to hold up Takoma Park from moving forward
Date: Monday, January 10, 2022 5:39:38 PM

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

Dear Mr Anderson,

For the past 4 years, I've followed the attempt of Takoma Park to develop a genuinely Community-Focused development project at Takoma Junction .

Please deny all requests for prolongation of this failed project which has already cost our City huge resources. Takoma Park needs to start again. It cannot do so with NDC hanging on for yet another deadline to miss. Contracting is a two-way proposition. Takoma Park has done its part to ensure success. Again and again and again. The absence of solutions, which is the reason the City sought a partner, is very well documented on the website <https://cvtakomajunction.com/>

NDC was very strong on the marketing side and got us all very excited, but their non-performance on the delivery side gives Takoma Park no reasonable choice but to terminate all agreements. Giving them another chance can only be termed an act of charity and is not fair to the City of Takoma Park.

Takoma Park wants to develop a community asset at Takoma Junction. Please give us a chance and say "No" to NDC's request for conditional approval.

Stephen Whitney
16 Crescent Place
Takoma Park MD 20912
301-437-4679

Conditional approval would be an albatross hanging around the community's neck, with no end in sight and no approvable design in the offing.
We all want to move on, and envision better use of this public land.

From: [Cheryl Barnds](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Proposal -
Date: Monday, January 10, 2022 5:49:29 PM

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

Dear Planning Board Chair Anderson,

The residents of Takoma Park have made it very plain, we do not want this development project. It is does not fit with our town's plans or values.

Please hear the voices of the people living here.

With gratitude,
Cheryl & Jim Barnds,
Takoma Park residents since the 90s

From: [Mike Blau](#)
To: [MCP-Chair](#)
Cc: [Jackie Moore](#)
Subject: January 20th planning board meeting, Takoma Junction
Date: Monday, January 10, 2022 6:14:27 PM

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

Dear Mr. Anderson,

My wife and I are very much opposed to the NDC plan for Takoma Junction. Granting conditional approval for this project is an untenable workaround that does not solve the problems with protecting the safety of pedestrians, bicyclists, and drivers, storm water management during a time of climate change, parking, and the creation of public space that is true to the definition of workable, usable public space. The NDC-proposed layby is completely unworkable.

If you have a chance to go to the site during peak morning traffic time before the next hearing on January 20th, please sit on one of the benches outside of Spring Mill Bakery on Carroll Avenue near Grant Avenue (preferably with a cup of coffee and a fresh pastry in hand) and imagine eighteen wheelers using a layby across the street. Your jaw will certainly drop. This is not the same kind of layby that Mr. Cichy referenced in the last planning board meeting that had Takoma Junction on the agenda where cars and vans pull in and out to service a hotel in Bethesda. That layby is only along one Maryland state road, MD 355/Wisconsin Avenue. The layby being proposed by NDC will affect two very busy, heavily trafficked state roads, MD 410 and MD 195. A layby here is a recipe for dysfunction.

We also hope that the Montgomery County Planning Board will not go against the Mayor and Council of the City of Takoma Park who roundly rejected NDC's plan. This would be an unnecessary slap in the face of a local government.

One other thing that truly worries us if NDC develops this lot is the effect on the response time of our Takoma Park Volunteer Fire Department. Can you imagine the emergency vehicles trying to maneuver past huge vehicles in the proposed layby while racing to a call? In emergencies, seconds count.

I realize that several Montgomery County politicians are trying to get the NDC plan and the layby approved by the planning board. This issue is bigger than politics. It is about the people who live and use this area every day. My wife and I are not anti-development, but we are pro well thought out, good development.

Thank you for your time. Please do not hesitate to share this email with the other members of the planning board.

Sincerely,
Michael Blau & Jacqueline Moore
7005 Aspen Avenue
Takoma Park, MD, 20912

From: [Jill Gay](#)
To: [MCP-Chair](#)
Subject: Please reject NDC's proposal for Takoma Junction
Date: Monday, January 10, 2022 6:27:04 PM

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

Dear Mr. Anderson:

As a resident of Takoma Park, MD for more than 30 years, I am writing to ask that you do not approve the proposal by NDC for Takoma Junction. SHA has said that all proposals by NDC are not safe. Both the City of TP and your staff have not approved NDC's numerous interactions of their project for Takoma Junction. Do not do so now.

Sincerely,

Jill Gay
7218 Spruce Avenue, TP, MD 20912
Chief Technical Officer
What Works Association

Tel: 301-920-1137

Email: jillgay.rh@gmail.com
www.whatworksforwomen.org
www.whatworksassociation.org

Join our [mailing list](#) to keep up with the latest evidence from What Works!

From: [Evan Light](#)
To: [MCP-Chair](#)
Subject: Please reject NDC's proposal for the Takoma Park Junction
Date: Monday, January 10, 2022 6:43:57 PM

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

Mr Anderson,

The Takoma Park Junction project, as proposed, is not only bad for Takoma Park but also dangerous and must be rejected.

The State Highway Authority rejected the plan on the grounds of unresolved safety issues. The city of Takoma Park rejected the plan as well for same. The developer has not changed the plan!

Beyond that, this project is a desperate play to fill in space in Takoma Park quickly rather than doing it right. Most of us here in the city aren't trying to avoid development. We want development that reflects our city and its predominant values: inclusion, equality, and equity.

The NDC plan will exclude a large portion of Takoma Park residents! TKPK represents a wide range of incomes and backgrounds. Yet another commercial project leasing at premium real estate prices will lead to businesses that cater to the most privileged and abandon the rest of the populace.

This cannot be.

Join us in telling NDC "No" and demanding a truly equitable development for the Junction that includes our whole city rather than catering to just the wealthy.

Sincerely,
Evan Light
404 Lincoln Ave, Takoma Park

From: [J Hsiao](#)
To: [MCP-Chair](#)
Subject: Takoma Park Junction Plan
Date: Monday, January 10, 2022 7:11:25 PM
Attachments: [To Casey Anderson re Takoma Junction.doc](#)

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

Please find attached a letter regarding the Takoma Junction issue that the Planning Board will consider on January 20, 2022.

Sincerely yours,
Jane Hsiao
Takoma Park

January 10, 2022

Dear Casey Anderson,

I am writing about an issue that the Planning Board will address on January 20: Neighborhood Development Corporation's request for provisional approval of a plan to develop a lot in Takoma Park.

As you probably know, the State Highway Administration has found this project unsafe several times and the developer hasn't changed the plan since then. The Takoma Park City Council has rejected this project for at least five significant reasons. In a comment forum open to the public, 96% of comments from the community were against this project. A report by the Board's staff last fall recommended not approving the project. Frankly, we are tired of this unpopular and unsafe project being pushed at a city where a majority of the residents don't want it, by a developer that has violated the terms of existing agreements.

No doubt you have heard from many people about many aspects of the plan. I'd like to address just two. As you have probably heard, the lack of safety is quite obvious to anyone who frequents the intersection as I do several times a week. There are three streets, all crossed by small crowds of school children every day of the school year. Cars speed through to make the light, frequently going through the red. Kids (and grown ups) dash to cross at the end of the walk sign. Cars, even buses, blatantly ignore the crossing guards. As so many have repeated, if the lay-by plan is implemented, it's not a matter if whether there will be accidents, it's a matter of when.

Second is a consideration I haven't heard addressed as much as safety: equity. I've never been against doing *something* with the space under consideration. There are many exciting possibilities! However, the current plan depends on high-end retail shops to survive. Takoma Park has experienced lots of gentrification that is pushing out lower income largely minority people. The new project will not have businesses where lower income people (often minorities here) will feel welcome or be able to shop. Personally, I would prefer that we not sit back and let capitalism have its way with us. Many I have talked to feel the same. Gentrification is not inevitable if our elected representatives stand up to it. I don't know if this consideration is something that you have the authority to take into account. However, I would ask you to please to consider it and have the courage to say no to this plan. There are many other uses of the space that would benefit our community in a more equitable way.

Thank you so much for taking the time to read this.
Jane Hsiao, resident of Takoma Park for 18 years

From: [Inan](#)
To: [MCP-Chair](#)
Subject: NDC's Takoma Park proposal--no no no !!
Date: Monday, January 10, 2022 7:33:06 PM

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

I understand there is a proposal pending before the board to grant NDC conditional approval to proceed with its project. As both owning a business and a resident next to the site in question, I urge you NOT to grant this. The city government, the historic committee, your own staff and a large portion of the residents all agree that the proposed project is too large, doesn't blend into the existing landscape, unsafe and is not beneficial to the community.

Speaking as the owner of the building next to the proposed entrance and exit of the underground parking for this development, I can attest that this is dangerous proposition. This is particularly bad design when viewed in terms of its proximity to 2 highly congested intersections on both sides.

*Inan Phillips
35 Columbia Avenue
Takoma Park, MD 20912*

From: [Karen Collins](#)
To: [MCP-Chair](#)
Subject: Denial of Takoma Junction Development Project
Date: Monday, January 10, 2022 7:58:22 PM

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

To : Montgomery County Planning Board

I am writing to ask you to please **deny** NDC (Neighborhood Development Company)'s request for a conditional approval of the Takoma Junction Development Project.

For many reasons our community and the Takoma Park City Council do not want the current plan to be approved. One of my major concerns with the current proposal is the proposed layby which would make an already busy intersection with heavy traffic, more unsafe for pedestrians, cars and bicycles. NDC was given lots of time to come up with a more acceptable way to handle deliveries, trash pickup, etc, but they keep pushing an unsafe layby and have not attempted to offer anything more acceptable.

Please deny approval of this project so our community can move forward and get to work on safe and sensible ways to improve a central crossroads in our community.

Thank you for your attention.
Karen Collins

From: [mainekb](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Monday, January 10, 2022 8:08:11 PM

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

I live in this community and don't want this, plus the City already rejected conditional approval on several grounds. The County should honor that! Kathleen Bailey, 105 Sheridan Ave. Takoma Park

Sent from my Verizon, Samsung Galaxy smartphone

From: [Susan Strasser](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Monday, January 10, 2022 9:20:52 PM

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

Dear Casey Anderson and MoCo Planning Board —

As a Takoma Park citizen who lives in walking distance of Takoma Junction, I am writing to ask you to reject the latest proposal from NDC. I experience the Junction both as a driver and a pedestrian, and am grateful that the State Highway Administration has had the good sense to reject NDC's plan as unsafe. The Takoma Park City Council has rejected the plan for that reason and many others. My understanding is that your own staff recommends that the project not be approved.

The people of Takoma Park do not want this project, and we will continue to fight it as long as the developer continues to try to convince the authorities that they should be allowed to make money in our community on their terms while ignoring our safety and our desires for development that improves our lives.

If I were you, I would tell NDC to stop wasting my time.

Sincerely,

Susan Strasser
7309 Willow Ave.
Takoma Park, MD 20912

From: [Kathie Hart](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Project
Date: Monday, January 10, 2022 9:30:35 PM

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

Dear Members of the Planning Board,

We understand you will be considering a proposal from NDC to grant a conditional go ahead on this much debated and voted upon project.

As a long term resident of Willow Ave. in Takoma Park, we have voiced our concerns about this project repeatedly over the several years it has been working its way through the various committees and the city council.

As you consider yet another request from NDC to save this project we would ask you to consider two things. First, SHA has objected and voted against this project. It is my understanding that as of this writing NDC has made no changes in the lay-by which in my opinion is untenable. Second, we ask that you defer to the much debated vote by our city council against this project. Please let those of us who live and work in this community and who have a voting body in place to look at and vote on this sort of project have the final say.

As you may know, there are several projected plans for a more workable development for this area. Let's finally ask NDC to step aside, having given their proposal many years and many many hours of consideration. In doing so we can begin to consider what we as a community have learned from this protracted process and move on. Thank you.

Kathie and Laird Hart
7122 Willow Ave.
Takoma Park

From: [Max Parness](#)
To: [MCP-Chair](#)
Subject: Takoma Junction - please approve the re-development
Date: Monday, January 10, 2022 9:45:20 PM

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

Dear Chair Anderson,

I am a resident of Takoma Park, residing about one third of a mile from the Takoma Junction. I have never written a letter to the Planning Board before, but am doing so today to ask you to please approve the Takoma Junction redevelopment.

The proposed redevelopment would transform an ugly, underutilized surface parking lot into a more vibrant local destination. It would support local jobs, economic development, businesses, and make Takoma Park a more appealing place to live.

By way of background, I live walking distance from the Junction. Me, my wife, and two young kids regularly walk or drive through or to the Junction several times a week. I often imagine what new business could be created there as part of the redevelopment. This is a neighborhood issue for us. I'm frustrated that we have spent years debating whether we want a parking lot or something more useful to the community.

SHA wasted years with useless community meetings to find out what anyone who lives here already knows: The traffic at the Junction is lousy, but adding a couple of new buildings won't make it noticable worse. A redevelopment would be a great opportunity to address existing traffic and safety issues.

SHA continues to drag their feet. They claim that the lay by is unsafe, even though other local businesses not even a mile west on Carroll avenue get their goods delivered by trucks parked blocking a lane of traffic. I haven't seen any evidence of those deliveries causing safety problems.

SHA claims that a tree on private property is blocking sight lines, but they won't know until the tree has been cut down whether cutting down the tree will fix the problem, and even if it fixes the problem, they need to do more analysis. Yet, SHA has been able to get residents in many other locations to cut back trees or bushes as much as necessary to preserve sight lines elsewhere.

Worst of all, I am stuck reading lengthy technical reports from SHA riddled with strange conclusions that strike me as arbitrary and capricious. I wish I could reclaim those parts of my brain.

While SHA wastes time dithering, our community continues to underperform in local economic development and job creation. Instead of a vibrant community hub, we get a surface parking lot that is more empty than not most of the time. I worry that if this redevelopment is not approved, no developer will want to touch this parcel for years to come.

Please consider voting to approve the re-development.

Sincerely,
Max Parness
Takoma Park

From: [Alan Zibel](#)
To: [MCP-Chair](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Wright, Gwen](#); [City Clerk | City of Takoma Park](#)
Subject: Comment in support of Takoma Junction
Date: Monday, January 10, 2022 10:11:00 PM

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

Dear Mr. Anderson and members of the Montgomery County Planning Board.

As a resident of Takoma Park, I urge you to grant approval of Neighborhood Development Company's proposal or to redevelop Takoma Junction. As the developer has requested, your approval can be conditioned on approval from state transportation officials. No additional round of evaluation from the Takoma Park City Council is necessary, as the city has had ample opportunity to evaluate the project and was strongly supportive of the project for many years until the council abruptly and unnecessarily changed its stance last summer.

I live within a five-minute walk of Takoma Junction. Since I moved here in 2012, I have lamented the wasted space of a surface parking lot that could be so much more. Restaurants, a brewpub, office space for local businesses. This project would be a huge asset to our community, and it should not be especially controversial.

Unfortunately, the approval process for this medium-sized infill project has been long and unwieldy and threatens to deter further investment at infill sites in Takoma Park and in other parts of Montgomery County. The Maryland State Highway Administration has blocked the project for reasons that appear illogical to nonsensical. Your approval should be contingent on the SHA's eventual approval, which unfortunately may only come after litigation.

The SHA's purported concerns about the project fail to make much sense, and the agency appears insistent on blocking the process on very thin grounds that should not be endorsed by your agency. For example, the SHA appears not to take into account how much actual delivery is likely to happen on the site and seems to have performed no analysis of the timing of that traffic, and whether deliveries are likely to occur at times in which significant pedestrian/bike traffic occurs. There are pedestrians at night and on weekends, rather than during busy delivery times. There are schoolchildren at the site, but they typically cross on the other side of the street. There is no safety concern here, and the project will not meaningfully worsen traffic, pedestrian safety or biker safety.

NDC's proposal for Takoma Junction should be approved without further delay. While you may hear from many longtime opponents, rest assured that there are many in Takoma Park who do strongly support this project.

Sincerely, Alan Zibel

From: [Ben Rempell](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Decision
Date: Monday, January 10, 2022 10:30:03 PM

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

Dear Chair Anderson,

I am a resident of Takoma Park, residing less than a mile from the Takoma Junction. I have never written a letter to the Planning Board before, but am doing so today to ask you to please approve the Takoma Junction redevelopment.

The proposed redevelopment would transform an ugly, underutilized surface parking lot into a more vibrant local destination. It would support local jobs, economic development, businesses, and make Takoma Park a more appealing place to live.

I moved to Takoma Park 6 years ago with my wife and two kids because I was fortunate enough to find a home I could afford, and because it is a community that possesses a great mix of community, access to public transit for my wife and my work, and what appeared to be a healthy and vibrant trend bringing local growth and opportunity. It was not an appealing place when I first visited Takoma Park when it was a nice community, but there was no restaurants, local shops, and the only retail seemed to be consignment shops. When I moved here, I was excited to hear about the opportunity to transform unused space with new developments that fit within the community and promised to offer new places to take my family, meet up with friends in the evenings, and bring more walkability to my community. This is a neighborhood issue for us. I'm frustrated that we have spent years debating whether we want a parking lot or something more useful to the community.

SHA wasted years with useless community meetings to find out what anyone who lives here already knows: The traffic at the Junction is lousy, but adding a couple of new buildings won't make it noticable worse. A redevelopment would be a great opportunity to address existing traffic and safety issues.

SHA continues to drag their feet. They claim that the lay by is unsafe, even though other local businesses not even a mile west on Carroll avenue get their goods delivered by trucks parked blocking a lane of traffic. I haven't seen any evidence of those deliveries causing safety problems.

SHA claims that a tree on private property is blocking sight lines, but they won't know until the tree has been cut down whether cutting down the tree will fix the problem, and even if it fixes the problem, they need to do more analysis. Yet, SHA has been able to get residents in many other locations to cut back trees or bushes as much as necessary to preserve sight lines elsewhere.

Worst of all, I am stuck reading lengthy technical reports from SHA riddled with strange conclusions that strike me as arbitrary and capricious. I wish I could reclaim those parts of my brain.

While SHA wastes time dithering, our community continues to underperform in local economic development and job creation. Instead of a vibrant community hub, we get a surface parking lot that is more empty than not most of the time. I worry that if this redevelopment is not approved, no developer will want to touch this parcel or anywhere in Takoma Park for years to come.

Please consider voting to approve the re-development.

Sincerely,
Ben Rempell
Takoma Park

From: [Anna Keller](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Project - request to reject conditional approval
Date: Tuesday, January 11, 2022 9:21:33 AM

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

Dear Casey Anderson,

Development of the junction has been a topic of much discussion, hard work and deliberation. For almost as long as I've been living in Takoma Park the city has been trying to figure out what to do with the small parcel of land currently used primarily as a parking lot. I have watched this process unfold and have been very discouraged by the decisiveness and hostility it has led to within the community. I think at this point almost everyone (except the developers) are fed up with the project.

Now that the SHA has determined that the layby would be unsafe I think it's time to abandon the project. I understand that this development is again on the agenda for the Montgomery County Planning Board meeting and that the developer (NDC) is asking the Board for conditional approval for the project. **I strongly object to a conditional approval.** It is not in the interest of the city and is not supported by the city council nor by the vast majority of Takoma Park residents.

There are many additional reasons I do not believe this development should move forward, including safety issues with the layby and exit, privatization of public space, inadequate stormwater plans, the importance of respecting municipal autonomy and the city's position in recommending disapproval of this project, etc.

We do certainly get benefits from the parking lot, including its use for community events (Halloween parade gathering, Christmas market, earth day events, etc.) and while I understand that these events bring little if any revenue to the city, they do serve the public good.

Thanks for your consideration.

Sincerely,
Anna Keller
324 Lincoln Ave., Takoma Park, MD

From: [Jayne Holt](#)
To: [MCP-Chair](#)
Subject: Development in Takoma Park
Date: Tuesday, January 11, 2022 10:00:05 AM

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

Hello- I have been a resident of Takoma Park for about 30 years and I live a block away from the Takoma Junction area where there are plans by the city to develop. I know this is coming before the County Council for vote on January 20 and I am beyond frustrated with the state of things.

When the development was proposed I was actually pretty neutral. Like many in Takoma Park, I thought development on what was a large open parking lot could be a good thing. The lot was used primarily for parking for the coop, a delivery area for large trucks and a spot for regular community events such as Earth Day, Christmas tree sales by the fire station next door, and the occasional flea market or holiday gathering. Early talk about development included maintaining a central public space that could continue to be used in this manner.

Since then, this whole process has gone completely off the rails. The city chose to partner with a development company that has expressed nothing but contempt after the initial honeymoon period when they needed community buy-in. (Did you know they talked up the idea of having a beer garden on the roof when they were first soliciting support from residents? Boy, were people excited about that.) Most troubling to me, as someone who drives and walks through this area regularly, is the way NDC has set the layby for delivery trucks right in the middle of what is already a difficult and confusing intersection. You are likely familiar with this layby as it is probably the biggest sticking point for the State Highway Association. They are right to say no to this project based on this alone. This is a dangerous situation waiting to happen: this intersection is used by many pedestrians including children walking to school and people with strollers. There is a county bus stop steps from the layby as well as a pick up and drop off point for school buses. The layby is literally right in the middle of all this foot traffic.

There are other issues that are important, too. NDC agreed to many things which are not in the current plan and, when this has been pointed out to them, they have simply waited a few months and then resubmitted the exact same plan, clearly hoping to wear the city and county down. The promised public space keeps shrinking or appearing as a privatized space. The promise that this development would benefit the coop and nearby businesses morphed into no parking allowed for any of them (this was later changed but there is no confidence that it won't be changed back once NDC gets the go ahead to move forward). NDC has refused to respond to city requests for explanations or changes. The relationship seems broken or at least dysfunctional.

I recently read the letter written by Hans Reimer to the council and I am scratching my head. I know him to be a smart, thoughtful guy and I have to assume he has simply been talking to the wrong people. Several of his arguments for approving this plan are simply wrong and some are bizarre. (I don't think *anyone* in Takoma Park wants property values to go up!). He seems to be unaware of the very real issues that are troubling the community as well as the SHA.

My fear is that the city council is suffering from a sunk costs fallacy that is keeping them from pulling out of this process and starting over-- which I wish they would do. I am hoping that the county council will be more sensible.

Thank you for reading this rather lengthy email!

Jayne Holt
21 Grant Avenue
Takoma Park, MD

Jayne Girod Holt
she/her
Girod Holt Conservation, LLC
www.girodholt.com

From: [Joanne Royce](#)
To: [MCP-Chair](#)
Subject: Please reject conditional approval of NDC's Takoma Junction development plan
Date: Tuesday, January 11, 2022 11:42:39 AM

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

Members of the Montgomery County Planning Board:

We write to urge you to flatly reject the request by the Neighborhood Development Company (NDC) for [conditional approval](#) for the development of the Takoma Junction. It is obvious to anyone who lives near or travels regularly to the TPSS Co-op (as do we) that the proposed development of the area, with the layby as advanced by NDC, would be a traffic and safety nightmare for Takoma Junction. The area is already plagued by traffic complications at rush hour; the NDC development, as proposed, would only exacerbate the existing problems.

As you doubtless know, the State Highway Administration (SHA) has **repeatedly** found NDC's design unsafe. NDC, however, has not changed its proposed design in response to rejection by the SHA. They are just changing their tactic – by asking the MCPB for conditional approval NDC appears to be engaging in a cynical attempt to get approval of its discredited proposal through the backdoor. Once conditionally approved, NDC clearly hopes the project will be a *fait accompli* and thus more difficult to ultimately reject.

Please understand that we are NOT anti-development - indeed, we strongly support development of Takoma Junction. However, any such development should serve the public interest, ensure public safety, protect the Co-op and other existing small businesses, and give citizens multi-functional public gathering space at Takoma Junction. NDC's various plans for the area have not thus far shown sufficient sensitivity to these values.

Again, we urge you to reject NDC's request for conditional approval of their Takoma Junction development plan as currently proposed.

Thank you,

Joanne Royce and Peter Visclosky
 7013 Woodland Avenue
 Takoma Park, MD 20912

From: [Susan Rogers](#)
To: [MCP-Chair](#)
Cc: gjggroup@yahoo.com
Subject: Objection to conditional approval of the TP Junction project proposed by NDC
Date: Tuesday, January 11, 2022 12:47:19 PM

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

Dear Casey--

I am respectfully writing to you to ask the Planning Board to reject NDCs request for a conditional approval of the TP Junction project. I live close to the Junction and have been trying to follow the various stages of the review process. I am aware that the State Highway Administration has repeatedly found the design of the project to be unsafe. And I was very pleased to see that the city authorities recommended disapproval of the project. I was hoping that this would mean that the 'case was closed' and the present Junction would remain as it is.

I have always felt the proposed project was way to big, that it will create major traffic and parking issues. I reviewed over time NDC's response to many public comments related to the communities concerns and I DID NOT see the company make any sizable changes to their design. This is disrespectful to the community; this and other negative behaviors by NDC toward our Takoma Park/Silver Spring Coop makes me feel strongly that NDC should be 'put out to pasture.'

I feel there is enough evidence that the community DOES NOT want NDC to proceed and I am quite disappointed that the Board is considering this conditional approval. It leads me to question whether members of the Planning Board may have inappropriate/conflict of interests in their relations with NDC.

I certainly hope not and hope that the Planning Board will respectfully honor my request.

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

From: [Mary Kelly](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Project-A Dissent
Date: Tuesday, January 11, 2022 3:49:55 PM

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

Dear Planning Board Chair Anderson,

I have been shopping at the Takoma Park-Silver Spring Coop (TPSS Coop) for over 20 years. It is an easy way to support local businesses and workers who live in the community. Did you know that the Coop is the largest employer in Takoma Park, they have staff of more than 45 people who are paid living wages with generous benefits.

The proposed NDC development will severely impact shoppers as parking will be curtailed and more importantly supply vehicles will not have the space they need to off load needed produce and groceries, effectively ending a grocery business.

The TPSS Coop sits on public land and is used by the public to shop in the Coop and the neighboring small businesses. To possiliity end the TPSS Coop future would be a disruption and severing of many relationships. It will hurt the community profoundly.

The Takoma Park Council has rejected the NDC plan, SHA has rejected the plan and the Montgomery County Planning Board needs to say NO as well to the NDC Development plan.

Sincerely yours,

Mary A Kelly
 802 Thayer Ave
 Sivler Spring, MD 20910

We offer living wages with generous benefits. And we are proud of our staff of more than 45 people from 21 different countries. As of 2018, the International Workers of the World (IWW) represents a bargaining unit in our store.

From: [Pat Conover](#)
To: [MCP-Chair](#)
Subject: protect the Co Op
Date: Tuesday, January 11, 2022 4:29:55 PM

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

Dear Chairman,

It has been reported that you have spoken favorably about the current proposal to develop land next to the Takoma Park Co Op. It looks like to me you are selling out to corporate interests at the expense of people. The plan would needlessly destroy the Co Op. It is perfectly feasible to develop the land in ways that enhance the Co Op instead of trying to squeeze out every nickel of profitability for a few. Drop the current developer and pick a new one with the interests of the community in mind.

Pat Conover, Co Op member and user.

Silver Spring.

From: [Hellen Gelband](#)
To: [MCP-Chair](#)
Subject: Takoma Junction plan: a no-go
Date: Tuesday, January 11, 2022 5:22:15 PM

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

Dear Mr. Anderson,

I live just a few blocks from Takoma Junction and am worried about it. We already know that NDC has not been sensitive to Takoma Park's ethos and needs. They also do not seem to have invested in solving the technical problems of traffic and stormwater (a very big deal in Takoma Park). I urge the Planning Board to reject the proposal until and unless they make a good faith effort to fix the identified problems and gain the approval of the Takoma Park City Council and citizens like me. I realize no development will please everyone, but it seems like this will please NDC and not a lot of people who live here and care about the City.

A conditional approval should not be an option, as it gives the impression that problems are on their way to being solved, while that is simply not the case. Like other community members, I would love to see positive developments at the Junction. I don't think a parking lot is the best use for this central public property. Surely, there are better ideas and better partners than NDC.

Respectfully,

Hellen Gelband
321 Lincoln Avenue
Takoma Park, MD 20912
301/270 3055

From: [Susan Kerbel](#)
To: [MCP-Chair](#)
Subject: Reject the Takoma Junction proposal
Date: Tuesday, January 11, 2022 5:51:52 PM

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

Mr. Anderson,

I am writing to urge the Board to reject the proposal before you concerning Takoma Junction. The Takoma Park City Council has rejected this exact plan on five different grounds (including issues with traffic, the building facade, parking, public space, and more). Furthermore, the State Highway Administration (SHA) has found time and again that the design of the layby is unsafe. Most strikingly, the Board's own staff recently recommended disapproving of the project. Your own staff!

It is hard to imagine why you would state that this could be "a very positive project" for Takoma Park, in the face of all reasonable evidence to the contrary. 96% of nearly 400 public comments on this matter oppose it.

The Neighborhood Development Company (NDC) seems to be asking the Board for conditional approval of the project when their proposal has not been substantively changed since last time it was reviewed. If NDC is not willing or able to submit a better plan by now, perhaps they are not the right developers for this opportunity. At a minimum, their still-unsafe plan does not deserve to be approved, conditionally or otherwise.

Thank you for your consideration. I look forward to hearing that the Board has done it's job well, and rejected the Junction proposal.

Regards,

Susan Kerbel
Takoma Park, MD

From: [Anne Perrault](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Tuesday, January 11, 2022 7:21:03 PM

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

Dear Chair Anderson,

The Takoma Junction proposal should not move forward, particularly without adequate attention to measures in the junction to address traffic issues. The NDC developer has not shown good faith in efforts to develop in the junction. Make no mistake, I'm for community-supported appropriate development at the junction. This proposal is not that. Thank you. Anne Perrault
6903 Sycamore Ave, Takoma Park, MD 20912

--

(she/her)
ph: 301.602.1180

From: [Randy Gibson](#)
To: [MCP-Chair](#)
Subject: NDC plan for Takoma Junction
Date: Tuesday, January 11, 2022 7:41:35 PM

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

Dear Board Chair Anderson: I strongly recommend that the Board reject the new effort by NDC to approve their redevelopment plan for Takoma Junction, even if on a provisional basis. My concern as a nearby neighbor is primarily based on the increasingly problematic stormwater issues that the plan does adequately address. The proposed elimination of so many mature trees is really unconscionable in an era of climate change. The Poplar valley stormwater problems are already felt in neighbor and City pocketbooks. Other concerns including impact on the Coop, safety and a loss of public space are additional reasons to stop this project. I believe a much smaller development footprint with minimal environmental impact is possible and desirable, but the NDC plan is not that plan.

Sincerely,

randy gibson
6718 Gude Ave. Takoma Park, MD

From: [Kevin Harris](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Plan Vote
Date: Tuesday, January 11, 2022 7:42:10 PM

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

Dear Mr. Anderson,

I'm writing to urge you to accept the recommendations of your staff, the Takoma Park City Council, and the SHA and deny provisional approval for the NDC development. I don't know how many different ways the involved parties can make it clear that the conditions do not exist to make this a safe development. I would find it particularly egregious if the Planning Board were to overrule the objections of the local government on whose land the proposal is located.

Please do not approve this development plan which is severely flawed.

Thank you.

Kevin Harris
Takoma Business Owner
Zen Renovations

--

Kevin Harris, Owner
202-804-6292
www.zen-renovations.com

From: [Carol Mermey](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Plan shouldn't get Conditional Approval
Date: Tuesday, January 11, 2022 10:01:07 PM

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

Dear Montgomery County Planning Board,

I've been following the NDC proposal for development at Takoma Junction in Takoma Park. I understand that NDC is asking for Conditional Approval of a traffic plan that has been rejected by the State Highway Commission several times and an overall plan that was rejected by the City Council of Takoma Park. I urge you to deny the NDC request for Conditional Approval for the following reasons:

- I understand that the SHA has repeatedly found the proposed lay-by unsafe and NDC has resubmitted the plan without making adequate safety changes. No approval, conditional or otherwise, should be granted to a plan that the SHA has deemed inadequate and unsafe. NDC's persistence in resubmitting a plan without making required structural changes that address the SHA safety concerns do not show that NDC is acting in good faith in promoting better traffic flows and avoiding vehicle and pedestrian accidents.
- The City of Takoma Park has negotiated several issues with NDC that would make the proposed development a community resource that would enhance public space and promote business development at the Takoma Junction. The Takoma Park Planners and City Council have found serious deficiencies in several areas, including: inadequate storm water management, inadequate parking for the TP/SS CO-OP and ongoing and newly developed businesses in the immediate vicinity, and lack of public community space.
- The Montgomery County Planning staff recommended disapproval of the NDC plan.
- Given the SHA, The Takoma Park City Council, and the Montgomery County Planning Staff have found serious flaws in the NDC plan, I don't see any logical reason for the Montgomery Planning board to override the advice of those in Takoma Park most affected by the decision as well as the expertise offered by the SHA and Planning staff.

NDC has had quite a bit of time to address the deficiencies in its current plan as pointed out by the SHA and City of Takoma Park, but has failed to submit a revised plan to deal with these issues. It is time to reject the NDC plan we can move forward to fulfill the goal of enhancing the Takoma Junction with a development plan that adequately addresses the community needs and desires, environmental issues, and brings opportunities of economic growth for the entire TP Junction business and residential communities.

Yours truly,
 Carol Mermey
cmermey@gmail.com
 7415 Holly Ave

Takoma Park, MD 20912

From: [Brittany Baker](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Proposal- Community Concerns
Date: Wednesday, January 12, 2022 9:12:38 AM

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

Hi Casey,

I am reaching out about the Takoma Junction Proposal as I believe it is being voted on tomorrow. I am a resident of Takoma Park. I have lived here for 5 years and am excited to continue to live, work, and raise my children here. Some of the characteristics of this area that drew me here are the walkability, the features of community living that are woven into the built environment, and the civic engagement of the people who live here.

I am concerned about the Takoma Junction Proposal. In particular, I am concerned about the privatization of that area and how that will affect the community ties that converge there. I am very concerned about how safe the area will be for allowing my children to walk and bike there under the projected proposal. I am also concerned with how the NDC's proposal will affect local businesses- particularly the Co-op.

I would encourage you not to move forward with conditional approval for the Takoma Junction Proposal. It seems that more community input is needed on the NDC's project to make sure the junction remains a safe, useful, community oriented area.

I am happy to speak more about this and provide any additional comments as needed.

Sincerely,
 Brittany

--

Brittany R. Baker

Columbia University, M.A. Climate and Society
 7th grade ELA Teacher, Cohen College Prep Middle School (2012-2014)
 Teach for America Corps Member, Greater New Orleans (2012)
 Vanderbilt University Alumna (2012)



Please consider the environment before you print this email.

From: [David Daddio](#)
To: [MCP-Chair](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Wright, Gwen](#); [City Clerk | City of Takoma Park](#)
Subject: Support for Conditional Approval of Takoma Junction
Date: Wednesday, January 12, 2022 11:03:22 AM

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

Dear Mr. Anderson and members of the Montgomery County Planning Board,

As a resident of Takoma Park and professional planner, I urge you to grant conditional approval for Takoma Junction (Site Plan No. 820190090; Preliminary Plan No. 120190150).

I am a firm believer in the planning process. It's technical and political machinations can be slow and frustrating to outside observers but the outcome is good projects, economic vitality, and sensible urban design. Here we have more than a good project. We have the planning profession's literal gold standard for neighborhood development: a modest, 2-story building with an underground parking garage and ground floor retail that will be occupied by small businesses.

Thanks to the work of dedicated city and county staff, this project has undergone an extraordinary amount of scrutiny. The public-private partnership created a project that would be financially infeasible under any other circumstance. In short, we got exactly what we asked for (per the zoning and our state goals) and what virtually every other community in the country would want to see in a location like this.

Regarding SHA's concerns, industry guidelines are just that - guidelines. They are not immutable standards. These guidelines are promulgated by industry groups and applied by State DOTs that fundamentally lack expertise in urban areas like Takoma Junction. SHA should apply them in this location with caution, discretion, and defensible analyses.

Your conditional approval of this project will clarify that this project meets the letter and intent of every written plan and goal for Takoma Junction. This action will signal to the review agencies that the time for debate on this is over and that you expect them at the table finding solutions.

Thank you,
David

--

David Daddio
(c) 410-262-0344

From: [Sarah Lumbard](#)
To: [MCP-Chair](#)
Subject: Takoma Park Junction
Date: Wednesday, January 12, 2022 11:28:42 AM

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

Dear Planning Board Chair,

I understand that NDC has asked the Montgomery County Planning Board to conditionally approve the Takoma Park Junction development. Our elected council recommended that this development not be approved at this time. There is work to be done and questions to be answered. Please support their position.

Allow and encourage (or mandate?) NDC to respect the Council and the State Highway Administration and do not approve their plan as it stands today. Please inform NDC that it needs to work through the process in good faith and make the changes required. When the necessary changes are in place and NDC has secured approvals from SHA and the Council, then it should come to the Montgomery County Planning Board.

Thank you for considering my comments.

Sincerely,

Sarah Lumbard
7116 Sycamore Ave
Takoma Park, MD. 20912

--

Cell: 202.258.6041

From: [Clark Bakewell](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Proposal Comment
Date: Wednesday, January 12, 2022 11:48:48 AM

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

Dear Casey Anderson, Planning Board Chair,

My wife and I moved to Takoma Park from DC last year, attracted to buying our first house in a community with both a walkable pedestrian feeling as well as nearby shops and restaurants. As such, we're new to this community, but please allow me to express the opinions of a newcomer.

We're not affiliated with the Community Vision for Takoma, and see well-planned development as desirable and even exciting, but the NDC's proposal seems terrible. That junction (combining Sycamore, Ethan Allen, Carrol, Grant, and to a lesser extent Philadelphia) cannot possibly be benefitted by adding a layby and reducing the parking footprint... and the ease of parking is no doubt a boon to the nearby shops - the bakery, the Korean restaurant, the artisan butchery that is just opening - that shouldn't be tossed away.

Instead, we urge that development be done in a way that adds to the neighboring shops and retains the small-town feel that attracted us to move to Montgomery County just a few months ago. This intersection is already developing, and should be encouraged to do so more in the future, but not according to the proposal from NDC. Our friends are already looking to join us from DC, excited by the same things we are, but the thought of a large-footprint building jammed into this intersection excites no-one.

To the extent that this Board can consider the holistic views of community members and support more natural development of the shops and restaurants at this junction, we urge you to do so.

Clark and Sharon Bakewell
Takoma Park, MD

From: [Thom Wolf](#)
To: [MCP-Chair](#)
Subject: Takoma Junction Project at Planning Board
Date: Wednesday, January 12, 2022 12:20:16 PM

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

Casey Anderson, Planning Board Chair

Ms. Anderson,

My wife and I are 35-year residents of Sycamore Ave and for 35 years development of the parking lot at Takoma Junction has been a problem. Besides being the only parking lot in the Junction it has many valuable uses during the year. It is the Christmas Tree lot for the Volunteer Fire Dept and is used for many community gatherings throughout the year, every day of the week it has many cars and delivery trucks to support the Coop.

The Coop is the life of the Junction and if the loading dock is taken away it will be a disaster.

when the Coop moved into the Junction location it tried to use the loading dock on Sycamore, that did not work and the dock was put on the parking lot side. The Coop pays rent for the parking it uses and our neighborhood needs the Coop.

Unloading large trucks on 410 is not an answer, that intersection is already a mess, and with the 3 roads converging, and the school crosswalk, a large truck blocking drivers' view of the other cars, kids, and incoming traffic from Sycamore Ave it will be a disaster.

If you approve the development on the parking lot the Coop loading dock will be shut down and since it's the only location that works the Coop will eventually die. The Coop makes it possible for TP residents to not have a vehicle or not drive their cars, it employs many people and is a community gem.

The Coop originally had plans to expand and build a Coffee House on the lot but the City had other plans for the lot and I think would like the Coop to go away so they could include the Coop building in their development plans. The city, the mayor, and the ward 3 representative do not represent the views of the area around the Coop.

Please think of the people that live on Sycamore, Woodland, and Columbia, the people that have to navigate the crazy intersection and worry about their children crossing 410 and Carrol Ave. The Coop's trucks on Sycamore do not work, we went thru that when they moved in. The parking lot works for Junction parking and the Coop trucks unloading. Let the parking lot be a parking lot and loading dock and maybe add some green space or outdoor eating. Let the parking lot work for the community not some crazy development idea of the City, the City representatives

don't use the Junction WE DO.

Thank you, Thom Wolf, 7011 Sycamore Ave. 301-270-5832

--

From: [Tony Camilli](#)
To: [MCP-Chair](#)
Subject: Takoma Junction (Site Plan No. 820190090; Preliminary Plan No. 120190150)
Date: Wednesday, January 12, 2022 12:51:43 PM

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

Dear Mr. Anderson and fellow members of the Montgomery County Planning Board,

I am a resident of the City of Takoma Park and have watched this project unfold for many years. Indeed, I have written about the project for Greater Greater Washington on two occasions:

- <https://ggwash.org/view/65342/why-is-a-small-grocery-store-blocking-a-takoma-park-development-project-more-than-20-years-making>
- <https://ggwash.org/view/68445/after-20-years-of-debate-its-time-for-a-yes-at-takoma-junction>

In short, I urge you to grant conditional approval for Takoma Junction (Site Plan No. 820190090; Preliminary Plan No. 120190150).

This process hasn't been perfect, but that's to be expected whenever a local government is behind the scenes and politics are involved. Thanks to the work of dedicated city and county staff, this project has undergone an extraordinary amount of scrutiny. The public-private partnership created a project that would be financially infeasible under any other circumstance. We got exactly what we asked for (per the zoning and our state goals) and what virtually every other community in the country would want to see in a location like this.

Yet, the project is being held hostage for reasons that do not merit so under a reasonable analysis. The Maryland State Highway Administration (SHA) is flexing its muscle to veto this entire project over sightlines that could be remedied by removing a few trees/shrubs and misleading allegations that the project would endanger cyclists on a road that does not possess a proper bike lane.

Your conditional approval of this project will clarify that this project meets the letter and intent of every written plan and goal for Takoma Junction. This action will signal to the review agencies that the time for debate on this is over and that you expect them to come together and find a solution to finalize the plan.

Meanwhile, a denial of the plan would essentially seal its fate, and it would probably lead to a litigious outcome between the applicant and either the Planning Board, and/or Takoma Park and/or the SHA. Such a course of action would be terrible for all parties and prevent this parcel of land from seeing any redevelopment for another 20+ years.

Kind Regards,

Tony Camilli

From: [Mary Ellen Koenig](#)
To: [MCP-Chair](#)
Subject: Weighing in on Takoma Junction project
Date: Wednesday, January 12, 2022 3:26:05 PM

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

Dear Chairperson Anderson -- I understand that the Montgomery County Planning Board will be reviewing the Takoma Junction project that has been promoted by the Neighborhood Development Co. As you know, this proposed project has been controversial within Takoma Park for some time. After much discussion and consideration, the Takoma Park City Council voted to reject the project for a myriad of reasons. Please do not go against the wishes of our own local government, as well as a majority of Takoma Park citizens, to keep this project under consideration. In my opinion, this would constitute a grave overreach on the part of the Planning Board. Thank you for hearing my views.

Mary Ellen Koenig
7420 Holly Ave, Takoma Park, MD 20912

From: [Joseph Gilday](#)
To: [MCP-Chair](#)
Subject: Takoma junction
Date: Wednesday, January 12, 2022 4:41:41 PM

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

Hi, Casey-

I am writing to express my opinion about the Takoma Junction project which has to date been [rejected by the City Council](#), and repeatedly by SHA, and by [96% of public comments](#) from our community.

I am in favor of a junction project.

But with NDA leading it? Absolutely no.

NDA has proven throughout this process to be untrustworthy and unprepared to fulfill this project as conceived by the city government and residents. Furthermore, NDA has been disrespectful to our mayor and city leadership, disregarding reasonable requests on multiple occasions. Nobody wants them.

Sincerely,



From: [tajaco](#)
To: [MCP-Chair](#)
Subject: oppose "conditional approval" of Takoma Junction plan!
Date: Wednesday, January 12, 2022 7:13:17 PM

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

I urge the board to appreciate the facts of the matter and do the right thing: deny the requested conditional approval of the NDC Takoma Junction plan.

In brief, some of the most important salient facts in the matter, from my viewpoint are:

For several good reasons, the Takoma Park City Council has recommended against approval.

96% of nearly 400 public comments posted to the City website expressed concerns or opposition.

The severe loss of parking space would adversely affect all the other businesses at the Junction.

Community Vision for Takoma has put together a very complete documentation and explanation of the history and further reasons for rejecting this request of NDC. I urge the board to review this timeline describing how things have developed, and what the nature of the opposition and problems are: <https://cvtakomajunction.com/2019/12/12/takoma-junction-timeline/>

Thank you,

Ted Jacobson
Elm Avenue
Takoma Park

From: [Ray Lane](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Thursday, January 13, 2022 8:37:23 AM

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

Dear Chairperson Anderson:

Like most residents of Takoma Park, I view the Takoma Junction project as a negative, and urge you and the board to stop considering it.

By every metric I can see, it's bad on just about every level.

Sincerely, Ray Lane

819 Hayaard Ave.

Takoma Park, Md. 20912

From: [Elizabeth Maury](#)
To: [MCP-Chair](#)
Subject: NDC proposal for Takoma Junction
Date: Thursday, January 13, 2022 10:19:23 AM

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

Dear Mr. Anderson,

I have lived in Takoma Park since 2006, to be near my daughter and her family, who are home-owners here since 1996, and my son and his family, who are homeowners in Bethesda since 2014.

I live walking distance to Takoma Junction.

I don't understand why the NDC is still appealing to the Planning Board to approve its proposal for changes at the Junction.

The City Council of Takoma Park has rejected its proposal.

The Staff of your Planning Board as well as SHA have rejected its proposal.

Its proposal is injurious in so many ways and these ways have been identified so many times, it seems redundant to name a few of them once again: traffic tie-ups at the Junction, related and independent of lay-by issues; stormwater issues; the size of the proposed footprint, etc. In addition to over-riding the authority of the City of Takoma Park as well as not honoring a signed contract with the Co-op.

The thought of conditional approval is particularly onerous for the City and for those residents who must once again show up at meetings, write letters and spend energy to block a proposal which has been rejected many times.

I assume you have visited the Junction. I would encourage you to come in the morning or at the end of the school day to watch the Crossing Guards escort the children safely across this already busy intersection.

I look forward to your response.

Sincerely yours,

Elizabeth Maury, Ph.D. (she, her, hers)
 33 Freemont Avenue
 Takoma Park, MD 20912
 301-920-1087 (landline)
 240-595-5696 (cell)
lizm42@sbcglobal.net

From: [Taylor Dibbert](#)
To: [MCP-Chair](#)
Subject: the Takoma Junction project on the Planning Board's agenda
Date: Thursday, January 13, 2022 7:02:38 PM

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

Dear Mr. Anderson,

I'm reaching out about the Takoma Junction proposal.

The current plan for Takoma Junction is not suitable for Takoma.

Environmental and traffic worries haven't been properly addressed. The current plan takes away precious public space. Local businesses are not prioritized in the current plan. Racial equity concerns have essentially been ignored. More generally, the current plan is too big and too busy for this space. It's really not a good fit in this location.

Moreover, and this is crucial, Neighborhood Development Company (NDC) hasn't acted in good faith during this process. Over the years, NDC has bullied the City of Takoma Park. Over the years, NDC has bullied the Takoma Park Silver Spring Co-op. NDC has also said false and misleading things about deliveries at the co-op being unsafe, when nothing could be further from the truth. NDC has made it seem like the co-op's general manager was behaving irresponsibly, when nothing could be further from the truth.

People who actually live in this area are quite familiar with the proposed development, NDC and NDC's actions. NDC shouldn't be allowed to keep pursuing an unworkable project. Besides, the Takoma Park City Council has voted unanimously to disapprove the current plan.

If implemented, the current plan would be really bad for the Takoma community. I don't think it's an example of inclusive development. I don't think it's an example of sustainable development. This development would cause all sorts of problems and further divide our community.

A conditional approval of this plan simply doesn't work.

I do not understand why we still have to talk about this plan or this developer developing anything at Takoma junction. The bottom line is that a plan that was never a good idea to begin with looks like an even worse idea now. And the company that wants to implement this unworkable plan has completely lost the confidence and trust of the broader Takoma community.

Please listen to Takoma residents (from all walks of life) who have come out against this plan. Please reject this proposal.

I sincerely appreciate your consideration.

Respectfully,
Taylor Dibbert

From: [W.W. Coulter](#)
To: [MCP-Chair](#)
Subject: Takoma Junction
Date: Friday, January 14, 2022 1:01:50 PM

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

Hello,

I am writing to endorse the Takoma Junction project presented by Neighborhood Development Company (NDC) that is coming before your board. As a former member of the Takoma Junction Task Force I have understand the complexities of this situation and believe that the NDC proposal will satisfy most of the desired outcomes we had envisioned for this space. Unfortunately, there is a small but vocal opposition group in our community that would like to see this—or probably ANY--development go away. Please take the NDC proposal on its merits and weigh the good it will bring to our city.

Thank you, William Coulter
Takoma Park, MD