

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 21-102

Preliminary Plan No. 120190150

Takoma Junction

Date of Hearing: January 27, 2022

**MAR 21 2022**

## **RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on February 14, 2019, NDC Takoma Junction LLC ("Applicant") filed an application for approval of a preliminary plan of subdivision of property that would create 1 lot on 1.25 acres of land in the NR-0.75 H-50' and the Takoma Park/East Silver Spring Commercial Revitalization Overlay zones, located on the south side of Carroll Avenue at its intersection with Ethan Allen Avenue in the City of Takoma Park ("Subject Property"), in the Takoma Park Policy Area and 2000 Takoma Park Master Plan ("Master Plan ") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120190150, Takoma Junction ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued memoranda to the Planning Board, dated September 3, 2021 and January 14, 2022, setting forth its analysis and recommendation for denial of the Application ("Staff Report"); and

WHEREAS, on January 27, 2022, the Planning Board held a public hearing on the Application and voted to deny the Application, on motion of Commissioner Rubin, seconded by Commissioner Cichy, with a vote of 5-0; Chair Anderson, Commissioners Cichy, Patterson, Rubin, and Verma voting to deny the Application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board DENIES Preliminary Plan No. 120190150.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the

---

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605 | Fax: 301-495-1320  
[www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) | [mcp-chair@mncppc.org](mailto:mcp-chair@mncppc.org)

Approved as to

Legal Sufficiency: **Emily Vaias**

M-NCPPC Legal Department

Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the denial of this Application, that:

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is not appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The proposed layout cannot adequately accommodate all infrastructure necessary for the use and development proposed, particularly relating to site access and off-street service. As proposed, both driveway access and loading access is proposed directly from Carroll Avenue. Loading access is proposed via a layby along the Carroll Avenue frontage, to be shared with the adjacent Co-Op. MDOT SHA has determined the proposed driveway cannot meet the required intersection and stopping sight distance and that the street network cannot support the on-street loading layby on Carroll Avenue.

The vehicular circulation systems, specifically the proposed vehicular access point and proposed loading facility, have been deemed inadequate by MDOT SHA, citing concerns for safety of all roadway users, pedestrians, bicyclists, and transit users. For this reason, the proposed layout of the subdivision and location and design of roads is not appropriate given its location and type of development contemplated.

2. *The Preliminary Plan substantially conforms to the Master Plan.*

The 2000 *Takoma Park Master Plan* makes recommendations for the Takoma Junction district specifically and for the Plan Area overall, to which the application substantially conforms.

#### *Takoma Junction*

The Plan identifies the Takoma Junction district as a commercial center and an extension of Old Town Takoma Park and recommends the district and the Property – the only undeveloped site in the Junction – for commercial revitalization. The Plan vision for Takoma Junction recommends maintaining the “low scale, small town, historic character of the area.” The purpose of the public-private partnership between the City of Takoma Park and the Applicant is precisely this commercial revitalization. The development consists of a single, low-scale, two-story commercial building. The Applicant has worked extensively with the Historic Preservation Commission to ensure that the scale, massing, and articulation of the building are consistent with the historic character of the area and would continue to do so in greater detail during the Historic Area Work Permit process.

### *Commercial Centers*

Looking at the Commercial Centers more broadly, the Plan makes recommendations to sustain, revitalize, and improve viable commercial centers to better serve the needs of local and area residents and people passing through the area without negatively impacting the surrounding neighborhoods. This Project would create a low-scale, small-town development that would revitalize a priority development site in this commercial center and further expand the restaurant and retail opportunities available to residents and visitors, as well as create places where local small businesses can find storefront opportunities right-sized for them.

The Master Plan illustrates that to achieve the vision of the Plan each commercial center should be:

- Safe: designed for visibility, good lighting, and a general feeling of security.
- Successful: economically viable, clear market orientation and good land use mix.
- Community-serving: meets retail and service needs of area residents; often provides an outdoor space for public use and gatherings.
- Attractive: well-maintained, nice-looking buildings and facades, nice landscaping, and undergrounding of utilities.
- Convenient: good pedestrian, transit, and auto access; adequate parking.

This development would contribute to Takoma Junction meeting each of these criteria. It would install new streetlights along the Carroll Avenue frontage and provide “eyes on the street” year-round with restaurant and shop fronts to extend street life at night along the Avenue where it now stops at the Co-Op. The Applicant has developed the project to be economically viable, with a good land use mix for the Junction district. As described above, the development would provide new opportunities both for local retail and restaurant businesses and consumers and would provide space on this small site for public use. However, the proposal for the layby is not supported by the City of Takoma Park or the Maryland State Highway Administration, which would almost certainly impact the safety and success of the development. This clearly conflicts with the vision of the plan for the commercial center.

### *Circulation*

The Master Plan supports accommodation of local and regional traffic, while enhancing pedestrian and bicycle access to shops, transit, schools, and other community facilities by improving pedestrian safety and providing wide, tree-lined sidewalks throughout the area. The Project would provide updated

streetscape along the Site's frontage with amenity areas including outdoor dining areas and short-term bicycle parking. However, as described in subsequent findings, there are outstanding concerns regarding safety for pedestrian, bicycle, and vehicular circulation, based on the proposed layby design within the public right-of-way.

The Master Plan acknowledges that traffic congestion is the result of development and economic growth throughout the region and supports alternatives to auto travel such as an improved pedestrian environment, completion of bicycle routes, and expansion of transit services. Anticipated traffic growth would result in some congested intersections within Takoma Park during peak periods of travel. Widening of roads in this area is not recommended due to the impact on neighborhoods along the roadways, but minor improvements to serve existing intersections are supported. To address congestion at intersections near the Site, the Applicant has worked with SHA to adjust traffic signal timing to improve traffic flow through the district.

*Master Plan Roadways and Pedestrian/Bikeway Facilities*

The 2018 *Master Plan of Highways and Transitways* and the 2018 *Bicycle Master Plan* recommends the following Sector Plan facilities along the Property frontage:

1. Carroll Avenue MD 195, along the northern site frontage, as an Arterial with a minimum right-of-way width of 50 feet. Conventional on-street bicycle lanes are recommended on either side of the roadway and the Applicant would construct a 6-foot striped bikeway along the Site frontage. The Applicant has demonstrated that no additional right-of-way is needed to achieve the master-planned width.
2. Columbia Avenue is considered a Secondary Residential street with a minimum right-of-way of 40 feet. The street is located within the City of Takoma Park, which has determined that no additional right-of-way must be dedicated as part of the Project.

*Sector-Planned Transportation Demand Management*

The 2016-2020 *Subdivision Staging Policy*<sup>1</sup> encourages a Non-Auto Driver Mode Share (NADMS) of 48 percent, averaged between employees and residents of the Silver Spring/Takoma Park Transportation Policy Area. As a development with more than 40,000 square feet of proposed density, the Project is required to coordinate with and gain approval from MCDOT on a Level 1 Basic Transportation Demand Management (TDM) Plan to help achieve this goal. If the Project had been approved, the Applicant would be required to coordinate with DOT during the building permit process.

3. *Public facilities will be adequate to support and service the area of the subdivision.*

***Adequate Public Facilities***

The Project is estimated to generate 79 net new morning peak-hour person trips (49 vehicle trips) and 238 net new evening peak-hour person trips (143 vehicle trips). As the estimated number of peak hour trips for the Project was greater than 50, the Applicant submitted a transportation impact study in compliance with the 2016 *Subdivision Staging Policy* and the 2017 *Local Area Transportation Review Guidelines* (LATR), for review. The Site is not estimated to generate more than 50 peak hour pedestrian, bicycle, or transit trips, and is therefore exempt from adequacy tests associated with those modes of transportation. The estimated peak-hour trip generation for the Site as proposed is summarized in the tables below.

---

<sup>1</sup> At the time the Application was filed, the 2016-2020 *Subdivision Staging policy* was in effect. The 2020-2024 *Growth and Infrastructure Policy* does not apply to projects filed before January 1, 2021.



Table 1: Project Peak-Hour Trip Generation						
	Vehicle Rates		Adjusted Vehicle Rates		Person Trips	
Land Use	AM	PM	AM	PM	AM	PM
<b>Proposed</b>						
Restaurant 6,555 SF <sup>2</sup>	5	51	4	42	7	71
Office, 18,772 SF	44	23	37	19	59	30
Retail, 10,182 SF	10	100	8	82	13	138
	<b>Total</b>				79	238

Source: The Traffic Group Transportation Impact Study, December 17, 2018, final revision January 14, 2021

Table 2: Peak Hour Trip Generation By Mode					
	Auto-driver	Transit	Pedestrian*	Bicycle	Person Trips
AM	49	10	20	10	79
PM	143	19	57	38	238

Source: The Traffic Group Transportation Impact Study, December 17, 2018, final revision January 14, 2021

\*Pedestrian trips are the sum of all pedestrian trips and bicycle trips generated by the project.

#### *Vehicle Adequacy*

The number of vehicle trips estimated to be generated by the project in the peak hour is fewer than 250 and therefore the Applicant was required to study only a single tier of significant intersections within the vicinity of the Site. In coordination with MCDOT, SHA and Planning Staff, the Applicant evaluated a total of 3 intersections<sup>3</sup>, including the proposed site driveway. A map of the intersections studied is shown in Figure 1.

<sup>2</sup> Per the ITE Trip Generation Manual 10<sup>th</sup> Edition, the 6,555 SF of restaurant does not include the 2,810 SF of commercial kitchen on the Site.

<sup>3</sup> Given the proximity of the intersections of Sycamore Avenue & Ethan Allen Avenue and Ethan Allen Avenue & Carol Avenue/Grant Avenue, these intersections were studied as one, functional intersection.



*Figure 1 – Map of Study Intersections*

The Site is in the Silver Spring/Takoma Park Policy Area, which is designated as an Orange Policy Area by the 2016-2020 *Subdivision Staging Policy*. Traffic congestion in Orange Policy Areas is measured using Highway Capacity Manual (HCM) delay-based level of service standards, which applies to all signalized study intersections. The HCM average vehicle delay standard for the Silver Spring/Takoma Park Policy Area is 80 seconds. Transportation Impact Studies must evaluate three scenarios for the morning and evening peak hours: existing conditions, background (includes approved but unbuilt development) and total future (adding the estimated trips from the proposed project to the background scenario). Motor vehicle mitigation is required for projects that are forecasted to exceed the average vehicle delay standard at any of the study intersections. For those intersections where the net new trips generated by the project cause the intersection to exceed the average vehicle delay standard, the Applicant must identify and participate in mitigation that would return the average vehicle delay below the average vehicle delay standard. In cases where an intersection exceeds the average vehicle delay standard in the current condition or is forecasted to exceed the average vehicle delay standard in the background condition, applicants are required to mitigate back to the forecasted average vehicle delay of the background condition or lower. In other words, the projects are required to mitigate their contribution to the average vehicle delay.

Table 3: Intersection Level of Service									
Intersection	Standard	Existing		Background		Total Future		Mitigation	
		AM	PM	AM	PM	AM	PM	AM	PM
1. Ethan Allen Avenue & Carroll Avenue/Sycamore Avenue	80 sec.	116.6	62.8	128.9	76.6	131.7	87.8	121.7	77.7
2. Carroll Avenue & Philadelphia Avenue	80 sec.	16.3	99.9	18.0	111.7	25.6	128.5	25.1	88.6
3. Carroll Avenue & Site Access	80 sec.	N/A	N/A	N/A	N/A	3.4	17.1	3.5	18.0

*Source: The Traffic Group Transportation Impact Study, December 17, 2018, final revision January 14, 2021*

As shown in Table 3, the HCM vehicle delay standard is currently exceeded at the intersection of Ethan Allen Avenue & Carroll Avenue/Sycamore Avenue during the morning peak period and at Carroll Avenue & Philadelphia Avenue in the evening peak hour. The Project is estimated to increase the delay at Ethan Allen Avenue and Carroll Avenue in the morning peak hour by 2.8 seconds. The trips associated with the Project are also estimated to increase the average vehicle delay at this intersection in the evening peak hour such that it exceeds the average vehicle delay standard which it does not currently. At Carroll Avenue and Philadelphia Avenue in the evening peak hour, the trips generated by the Project estimate an average vehicle delay increase by 16.8 seconds. Based on the results of the analysis, the Applicant was required to identify and participate in motor vehicle mitigation.

The Applicant worked closely with SHA and MCDOT to determine the Site's traffic impact to the intersections of Ethan Allen Avenue & Carroll Avenue/Sycamore Avenue and to Carroll Avenue & Philadelphia Avenue and ultimately came to consensus on an acceptable mitigation strategy, the results of which are included in the last columns of Table 4. The Applicant submitted a Design Request for a traffic signal modification to SHA at the intersections of Ethan Allen Avenue & Carroll Avenue/Sycamore Avenue and Carroll Avenue & Philadelphia Avenue. That Design Request sought to reallocate the available green time to different approaches and movements and adjust the offset time between the two coordinated signals. As proposed, the signal modifications would significantly reduce congestion at Ethan Allen Avenue & Carroll Avenue/Sycamore Avenue during the morning peak hour bringing the estimated average vehicle delay from 131.7 seconds in the total future scenario down to 121.7 seconds (7.2 seconds fewer than the background condition), thereby reducing the congestion standard beyond the 2.8 seconds of delay estimated to be



increase by the Project. The mitigation proposed also reduces the average vehicle delay in the evening peak hour down to 77.7 seconds, thereby meeting the standard.

At the intersection of Carroll Avenue and Philadelphia Avenue, the signal modification reduces the average delay down to 88.6 seconds. This decrease is more than the 16.8 seconds attributed to the Project, and further reduces the delay beyond even the existing condition.

The proposed mitigation demonstrates compliance with the 2017 *LATR* because at all intersections, the average vehicle delay would be reduced beyond the estimated increase that would be incurred by the Project.

The Applicant was directed by SHA to study the potential impacts of the requested signal modification on queuing lengths at the intersections immediately upstream and downstream of the modified signals at the intersections of Ethan Allen Avenue & Carroll Avenue/Sycamore Avenue and at Carroll Avenue & Philadelphia Avenue. The results indicate that queuing would still exist for various movements, though in most cases, the queuing lengths would overall be decreased and is reflected in the delay results. For these reasons, the studied mitigation strategy was approved by SHA and MCDOT, and the Planning Department and MCDOT would require the Applicant to participate in the signal redesign if the Project had been approved.

#### **Other Public Facilities**

Public facilities and services are available and would be adequate to serve the proposed development. The Subject Property is proposed to be served by public water and public sewer. The Application has been reviewed by the Montgomery County Fire and Rescue Service which has determined that the Subject Property would have appropriate access for fire and rescue vehicles. Other public facilities and services, such as electrical, telecommunications, gas, police stations, firehouses, and health services are operating according to the applicable *Subdivision Staging Policy* and would be adequate to serve the Property.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

This Application is subject to Chapter 22A Forest Conservation Law and has submitted a Forest Conservation Plan along with the Preliminary and Site Plan. The Forest Conservation Plan shows that within the 1.17-acre site area, including offsite LOD, there is 0.32-acres of existing forest, and 0.20-acres of forest proposed to be cleared. The Forest Conservation Worksheet included in the Plan shows a calculated Reforestation Requirement of 0.14-acres, which the

Applicant proposed to meet through off-site Category 1 Forest Conservation Easement provided at a 2x ratio (for a total of 0.28-acres) on the adjacent Lot 39 property.

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. However, in light of the denial of this Application, the Applicant has failed to demonstrate that enforcement of the variance provision would result in an unwarranted hardship because there is no underlying approval which would allow the Applicant to proceed with its proposal. With no approved Plan, there can be no unwarranted hardship due to any failure to grant the requested variance, as no further action will occur under this proposal.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAR 21 2022 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Maryland Rule 7-203).

\* \* \* \* \*

#### CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Rubin, seconded by Vice Chair Verma, with Chair Anderson and Vice Chair Verma, and Commissioners Cichy and Rubin voting in favor of the motion, and Commissioner Patterson absent at its regular meeting held on Thursday, March 17, 2022, in Wheaton, Maryland.



\_\_\_\_\_  
Casey Anderson, Chair  
Montgomery County Planning Board

**MR. RICHARD BRUSH, MANAGER**  
**MCDPS-WATER RES. PLAN REVIEW**  
**255 ROCKVILLE PIKE**  
**2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [rick.brush@montgomerycountymd.gov](mailto:rick.brush@montgomerycountymd.gov)

**MS. LISA SCHWARTZ**  
**DHCA**  
**100 MARYLAND AENUE**  
**4<sup>TH</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [lisa.schwartz@montgomerycountymd.gov](mailto:lisa.schwartz@montgomerycountymd.gov)

**MR. MARK BEALL**  
**MCDPS-ZONING**  
**255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [mark.beall@montgomerycountymd.gov](mailto:mark.beall@montgomerycountymd.gov)

**MR. CHRISTOPHER ANDERSON**  
**MPDU MANAGER, DHCA**  
**100 MARYLAND AVENUE, 4<sup>TH</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [Christopher.anderson@montgomerycountymd.gov](mailto:Christopher.anderson@montgomerycountymd.gov)

**Kwisi Woodroffe**  
**9300 Kenilworth Avenue**  
**Greenbelt, MD 20770**

**Derek Gunn**  
**9300 Kenilworth Avenue**  
**Greenbelt, MD 20770**

**Erin Girard**  
**11 North Washington Street**  
**Ste 700**  
**Rockville, MD 20850**

**Robert Dreher**  
**7122 Sycamore Avenue**  
**Takoma Park MD 20912**

**Paul Huebner**  
**7405 Carroll Avenue**  
**Takoma Park, MD 20912**

**Cynthia Mariel**  
**24 Manor Circle #207**  
**Takoma Park, MD 20912**

**MR. GREG LECK**  
**MCDOT**  
**101 MONROE ST**  
**10<sup>th</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov)

**MR. ATIQ PANJSHIRI**  
**MCDPS-RIGHT-OF-WAY**  
**PERMITTING**  
**255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [atiq.panishiri@montgomerycountymd.gov](mailto:atiq.panishiri@montgomerycountymd.gov)  
**MS. CHRISTINA CONTRERAS**  
**MCDPS-LAND DEVELOPMENT**  
**255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [christina.contreras@montgomerycountymd.gov](mailto:christina.contreras@montgomerycountymd.gov)

**MR. ALAN SOUKUP**  
**MCDDEP-WATER & WASTEWATER POLICY**  
**255 ROCKVILLE PIKE, SUITE 120**  
**ROCKVILLE, MD 20850**  
By email [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov)

**Tania Brown**  
**9300 Kenilworth Avenue**  
**Greenbelt, MD 20770**

**Jrooj Zafaar**  
**9300 Kenilworth Avenue**  
**Greenbelt, MD 20770**

**Michaela Kelinsky**  
**3232 Georgia Ave N.W. Ste 100**  
**Washington, D.C. 20010**

**Mark W. Sherman**  
**7403 Hancock Ave. #201**  
**Takoma Park, MD 20912**

**Colleen Cordes**  
**500 New York Avenue**  
**Takoma Park, MD 20912**

**Susan Schreiber**  
**7323 Willow Avenue**  
**Takoma Park, MD 20912**

**MR. MARK ETHERIDGE, MANAGER**  
**MCDPS-SEDIMENT/STORMWATER**  
**INSPECTION & ENFORCEMENT**  
**255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [mark.etheridge@montgomerycountymd.gov](mailto:mark.etheridge@montgomerycountymd.gov)

**MR. EHSAN MOTAZEDI**  
**MCDPS-SITE PLAN ENFORCEMENT**  
**255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [ehsan.motazedi@montgomerycountymd.gov](mailto:ehsan.motazedi@montgomerycountymd.gov)

**MR. GENE VON GUNTEN**  
**MCDPS-WELL & SEPTIC**  
**255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR**  
**ROCKVILLE, MD 20850**  
By email [gene.vongunten@montgomerycountymd.gov](mailto:gene.vongunten@montgomerycountymd.gov)

**Alex Cross**  
**7500 Maple Avenue 3<sup>rd</sup> fl**  
**Takoma Park, MD 20912**

**Erica Rigby**  
**9300 Kenilworth Avenue**  
**Greenbelt, MD 20770**

**Alvin Powell**  
**9300 Kenilworth Avenue**  
**Greenbelt, MD 20770**

**Joel Bonder**  
**3232 Georgia Ave, N.W. Ste 100**  
**Washington, D.C. 20010**

**Byrne H. Kelly**  
**6517 Westmoreland Avenue**  
**Takoma Park, MD 20912**

**Roger Schlegel**  
**6512 Allegheny Avenue**  
**Takoma Park, MD 20912**

**Eric Sepler**  
**7216 Carroll Avenue**  
**Takoma Park, MD 20912**

Lorraine Pearsall  
7328 Carroll Avenue  
Takoma Park, MD 20912

Michael Tabor  
706 Erie Avenue  
Takoma Park, MD 20912

Carl Elefante  
6607 Westmoreland Avenue  
Takoma Park, MD 20912

Tracy Duvall  
7125 Poplar Avenue  
Takoma Park, MD 20912

Ashley Ciacco  
AMT LLC  
10 G Street N.E. #430  
Washington, D.C. 20002

Brad Job  
AMT LLC  
10 G Street N.E. #430  
Washington, D.C. 20002

Suzanne Ludlow  
City of Takoma Park  
7500 Maple Avenue  
Takoma Park, MD 20912

Jingjing Liu  
NDC  
3232 Georgia Ave N.W. Ste 100  
Washington, D.C. 20010

Mary Marcinko  
AMT LLC  
10 G Street N.E. #430  
Washington, D.C. 20002

George French  
510 Albany Avenue  
Takoma Park, MD 20912

Marcie Stickle  
8515 Greenwood Avenue  
Takoma Park, MD 20912

120190150  
820190090

Susan Miller  
12 Montgomery Avenue  
Takoma Park, MD 20912

Philip E. Friend  
317 Circle Avenue  
Takoma Park, MD 20912

Stephanie Hartman  
7100 Woodland Avenue  
Takoma Park, MD 20912

Erik Dussere  
7100 Woodland Avenue  
Takoma Park, MD 200912

Mary Jacksteit  
411 Tulip Avenue  
Takoma Park, MD 20912

Michael Ward  
7007 Sycamore Avenue  
Takoma Park MD 20912

Tina Hudak  
101 Trant Avenue  
Takoma Park, MD 20912

Michael Puryear  
7419 Piney Branch Road  
Takoma Park, MD 20912

Reid Cramer  
403 Elm Avenue  
Takoma Park MD 20912

Lee Peterson  
812 Davis Avenue  
Takoma Park, MD 20912

Rick Weiss  
27 Pine Avenue  
Takoma Park, MD 20912

Bruce Kozarsky  
7321 Willow Avenue  
Takoma Park, MD 20912

Jenny Apostol – Marco DiPaul  
7000 Sycamore Avenue  
Takoma Park, MD 20912

Anicca Jansen  
23 Darwin Avenue  
Takoma Park, MD 20912

Joan P. Clement  
506 Elm Avenue  
Takoma Park, MD 20912

Diana Bradley  
40 Columbia Avenue  
Takoma Park, MD 20912

Mike Reust  
227 Park Avenue  
Takoma Park, MD 20912

Beth Davidson  
16 Walnut Street N.W.  
Washington D.C.



Mica Bevington  
7309 Hilton Avenue  
Takoma Park, MD 20912

Sue Wheaton  
7211 Spruce Avenue  
Takoma Park, MD 20912

Elizabeth Wallace  
7516 Holly Avenue  
Takoma Park, MD 20912

Roland Weiss  
44 Columbia Avenue  
Takoma Park, MD 20912

Enrica Detragiache  
6909 Westmoreland Avenue  
Takoma Park, MD 20912

Rick and Bonita Leonard  
Heritage bldg. & Renovation – SUDS  
7334 Carroll Avenue  
Takoma Park, MD 20912

Katherine Rurka  
Spring Mill Brad Company  
7300 Carroll Avenue  
Takoma Park, MD 20912

Cortney Hungerford  
Azalea City Nails  
7310 Carroll Avenue  
Takoma Park, MD 20912

Melvin Dawes  
Roland's Unisex Barber Shop  
7214 Carroll Avenue  
Takoma Park, MD 20912

Takoma Picture Framers  
7312 Carroll Ave  
Takoma Park, MD 20912

Inan Phillips  
Healey Surgeons  
7211 Carroll Ave  
Takoma Park, MD 20912

Dr. JoAnne Carey, D.V.M.  
Takoma Park Animal Clinic  
7330 Carroll Ave  
Takoma Park, MD 20912

Dr. Nazirahk Amen  
Wisdom Path Healing Ctr  
7120 Carroll Avenue  
Takoma Park, MD 20912

Steve Cho  
Carriage House Cleaners  
7308 Carroll Avenue  
Takoma Park, MD 20912

Haresh Lahari  
Takoma Postal and Business Ctr  
7304 Carroll Ave  
Takoma Park, MD 20912

Brad Feicket  
Soko Butcher  
7306 Carroll Ave  
Takoma Park, MD 20912

Carolina McCandless  
Cielo Rojo Restaurant  
7211 Carroll Ave  
Takoma Park, MD 20912

Ross Wells  
12 Sherman Avenue  
Takoma Park, MD 20912

Bill Simmons  
404 Elm Ave  
Takoma Park, MD 20912

Linda Carlson  
Larry Himelfarb  
16 Valley View Ave  
Takoma Park, MD 20912

Lorraine Pearsall  
Vice President  
Historic Takoma Inc  
7328 Carroll Ave  
Takoma Park, MD 20912

Jan Stovall  
32 Columbia Ave  
Takoma Park, MD 20912

Gary M Stern  
7112 Poplar Ave  
Takoma Park, MD 20912

Judy Kirpich  
judy@grafik.com

TGC Inc  
Tginc.bhk@gmail.com

Cynthia Mariel  
cynthiamariel@starpower.net

Byrne H. Kelly  
The Greenfields Company, Inc.  
6517 Westmoreland Ave  
Takoma Park, MD 20912

Melanie Stevenson  
mdstev@gmail.com

Kathryn Desmond  
238 Park Ave  
Takoma Park, MD 20912

Sally Ours Kern  
7114 Woodland Ave  
Takoma Park, MD 20912

Dave Paris  
Dparis.moco@yahoo.com

Judith Appelbaum  
Judyapp50@gmail.com

Hugh Taft-Morales  
American Ethical Union

Ferd Hoefner  
22 Montgomery Ave  
Takoma Park, MD 20912

David M. Band  
dbpactman@aol.com

Debra Bodner  
Debra\_bodner@me.com

Mike Reust  
227 Park Ave  
Takoma Park, MD 20912

Joan Duncan  
25 Pine Avenue  
Takoma Park, MD 20912

Ronald D. Davies  
Janis.Totham-Davies

Jenny Apostol and Marco DiPaul  
7000 Sycamore Ave  
Takoma Park MD 20912

David Reed  
President LBSCA  
Davidwreed48@gmail.com

Eugene Katzin  
emkatzin@yahoo.com

Mr. and Mrs. Jay Levy  
7431 Baltimore Ave  
Takoma Park MD 20912

Katherine Katzin  
kthktn@protonmail.com

Zach Arnold  
Zachary.arnold@gmail.com

Mark Fisher  
Mf70@hotmail.com

Andrew Strongin  
Jessica Landman  
astrongin@adrmil.com

David Conner  
david@erols.com

Michael Tabor  
Esther Siegel  
esiegel2@jgc.org

Rasanjali Wickrema  
asarkciw@yahoo.com

Beth Davidson  
16 Walnut Street N.W.  
Washington, D.C. 20012

Philip E. Friend  
317 Circle Avenue  
Takoma Park, MD 20912

Kathy and Steve Breckbill  
breckbills@gmail.com

David Cookson  
dcooksontp@gmail.com

Ronald Davies  
janistotham@me.com

Michael Dutka  
ditko86@gmail.com

Craig Hooper  
craig.hooper2@icloud.com

Paul Huebner  
pjhuebner@verizon.net

Joseph and Tami Jeral  
josephijeral@gmail.com

Thomas Kaufman  
tkaufman@pobox.com

Bernita Leonard  
Nitaleonard208@gmail.com

Susanne Lowen  
suzilow@gmail.com

Stephanie and Steven Ney  
Soccersteve47@gmail.com

Claudine Schweber  
pariscs@gmail.com

Risa Shaw  
Shawsoni2@yahoo.com

Hugh Taft-Morales  
hughtm@gmail.com

Elizabeth Thornhill  
emthornhill@yahoo.com

**120190150**  
**820190090**

