

## Takoma Junction Redevelopment Proposals - Concept Plans

### CLARIFYING QUESTIONS

Submitted October 10, 2014

The City Council has developed the following questions to assist them in developing a better understanding of your concept plan. The questions are not listed in order of importance and are not intended to establish redevelopment priorities, require the modification of your proposal, or to begin the negotiation process.

**Responses are due Monday, October 27 and will be presented to the City Council for consideration on Monday, November 3, 2014.**

1	How does your proposal address the following elements of the Takoma Junction Task Force Report: 1) support of independent businesses; 2) expansion of community use of public space; 3) improved mobility and enhanced streetscape; 4) expansion of parking options for area businesses; and 5) provision of pedestrian access from Columbia Avenue.
2	To what extent can the project be scaled back in terms of building height, square footage or number of residential units and still be financially viable? Is the project feasible with the elimination of proposed development on the R-60 lot? If the project were scaled back, how would this impact other elements of your proposal?
3	What environmentally sustainable features have you incorporated in previous projects? What specific green features are proposed for this project?
4	Describe how your vision for the site encourages the use of alternative modes of transportation (i.e. biking, car share, live/work space, etc.).
5	Explain how you will solicit public input and engage the community during the design process and finalization of your proposal. How have you managed this in other projects? Can the façade design be modified during the process?
6	What is your proposed tenant mix? Please describe the extent to which you have solidified agreements with any proposed tenants or adjacent property owners.
7	What are the predicted peak times for traffic and parking given your anticipated tenant mix? How will you manage that?

8	How much of the existing slope / wooded area would be required to accommodate your proposal? Provide a depiction of the project as viewed from Columbia and Sycamore Avenues.
9	Describe what you have done to ensure business continuity, manage traffic flow, and address the parking needs of neighboring businesses impacted during the construction of other projects you have developed. Provide a specific example.
10	Describe how conflicting traffic patterns and parking demands of your tenants in other developments were addressed once the project was completed? Provide a specific example.
11	How would you accommodate the Co-op's long term need for the delivery of goods?

**Questions for Specific Proposals**

**Neighborhood Development Company:** You have proposed the construction of a new facility for the Co-op. If the Co-op elected to stay in its existing building, would you be able to accommodate the expansion of their current building?

**Keystar / Eco Housing:** Describe the massing and height of your modified proposal, clarifying the impact of the new NR zoning restrictions on your original proposal.

**Ability Project:** Describe how your decision to eliminate the residential component of your original proposal impacts the design and height of the proposed development. What impact would this have on your proposed tenant mix?