

TAKOMA JUNCTION

PROPOSAL TO DEVELOP BY:

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EXECUTIVE SUMMARY

PROJECT VISION

Our vision for Takoma Junction is to create a small scale mixed use village center to act as a terminus to the historic retail along Carroll Avenue and a transition to the surrounding residential neighborhood. The retail component, approximately 14,000 square feet, is primarily focused on accommodating existing neighborhood businesses, including approximately 4,500 square feet for the Takoma Children's School and approximately 6,000 square feet for the Takoma Co-op. The balance is comprised of smaller bays to allow for a mix of uses that can include food, mercantile, arts, offices and others. The residential community on the top two floors of the building is being conceived as a 26 unit co-housing community.

COMMUNITY BENEFITS

The proposed development will deliver multiple community benefits and will allow for a mix of uses.

- ◆ Two community based non-profit enterprises will take the majority of the retail space: the Takoma Park Children's School and an expansion of the Takoma Park Co-op;
- ◆ A mixed income cohousing community that will offer 12% of its units to residents earning no more than 70% of the Area Median Income (AMI) and approximately 12% of its units to residents earning between 80% and 120% of median income;
- ◆ A communityA positive environmental impact. The developed property will have a partial green roof and modern storm-water management facilities, which greatly reduce the amount of storm-water runoff when compared with the impermeable nature of the existing parking lot. In addition the project will implement a central solar pre-heated hot water system and have a rainwater collection system; park comprised of all of the property between the new building and Columbia Street;

- ◆ Potential live-work artist units;
- ◆ Gallery space for community use integrated into the co-housing common house;
- ◆ A publicly accessible space for a car share service such as Zipcar, Hertz, etc;
- ◆ Publicly accessible parking for patrons of business in the Junction;
- ◆ A Capital Bike Share station in front of the property.

NEIGHBORHOOD BUSINESS BENEFITS

Enliven the streetscape of the Junction with storefronts, streetscape improvement and a mix of uses: retail, residential, educational and community.

- ◆ Provide covered public parking;
- ◆ Expand and modernize a business, the Takoma Park Co-op, that is vital to the Junction and to the Takoma Park community. This expansion will allow for the Co-op to be more competitive and to offer more merchandise and services thus attracting more and varied customer to the Junction;
- ◆ Retain and expand a community-based business, the Takoma Children’s School, thus allowing it to remain in the community while bringing its patrons and staff to the Junction to support Junction businesses;
- ◆ Adding up to 26 new households that will support Junction businesses and be the “eyes- on the street” that are so vital to safety and security in a mixed use district like the Junction;
- ◆ The addition of up to 14,000 square feet of commercial space, new businesses and employment should have a positive impact on the surrounding Takoma Junction businesses;
- ◆ Creation of community accessible meeting and arts space within the co-housing common house allows for local events that can draw new patrons to the Junction to support existing and future businesses.

HISTORIC CONTEXT

The project design aims to directly respond to the historic context of the neighborhood. Design elements include materials and fenestration found in both the commercial buildings in the commercial district as well as the in the homes surrounding the commercial district. The project takes inspiration from the scale, vernacular and materials of the surrounding architecture, incorporating elements of the existing retail storefronts as well as the arts and crafts character of the surrounding residential neighborhood. See appendix for architectural plans and renderings.

While the design is currently at the conceptual stage the following design elements are planned for

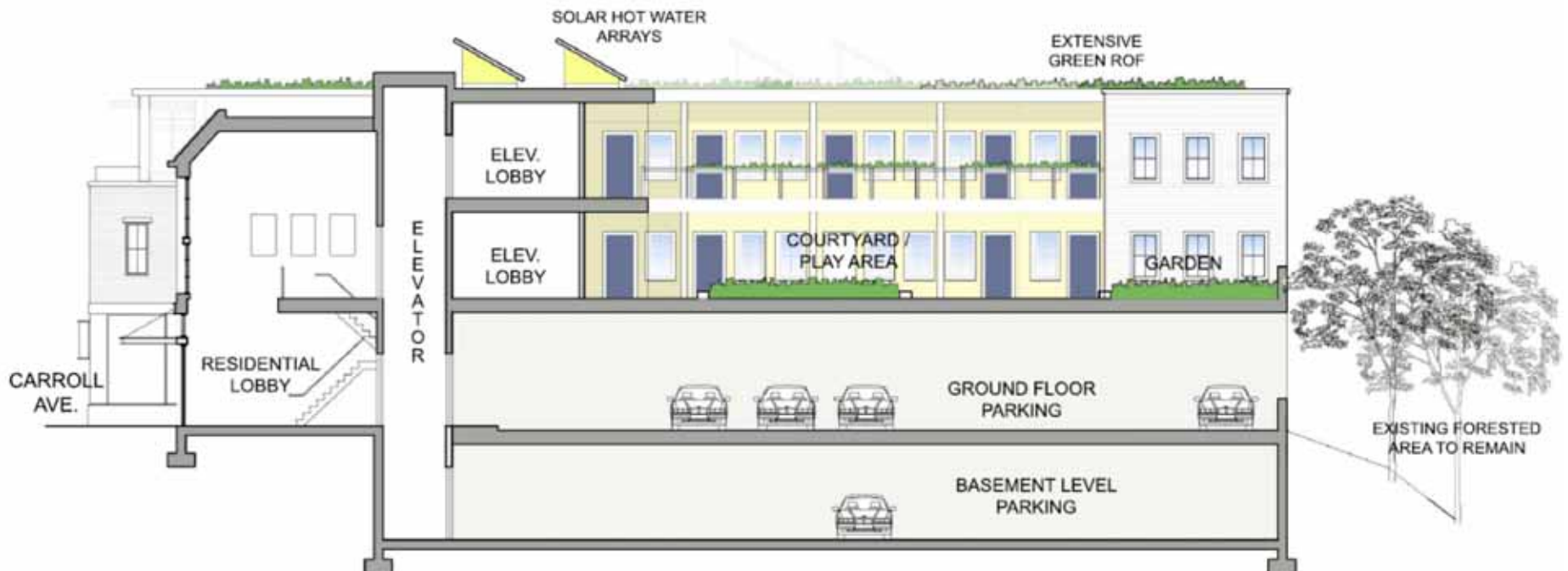
- ◆ A combination of brick and lap siding, with extensive use of brick at the Carroll Avenue façade;
- ◆ Cast Stone detailing, including quoins, lintels and decorative banding (elements present at the adjacent Co-op and firehouse);
- ◆ Traditional punched openings in the residential units;
- ◆ Varied storefront treatments informed by existing commercial buildings in the historic district;
- ◆ Projected eaves, bracketing and exposed rafters common to the area;
- ◆ Historically contextual signage;
- ◆ Historically contextual lighting;
- ◆ Main Street Takoma street furniture, light poles and related accessories along Carroll Avenue;
- ◆ Plans retain the Co-op and Healey buildings.

PROJECT CONCEPT PLAN

SUSTAINABLE PRACTICES

The residential portion of the building is organized around a 7,250 square foot central courtyard, located at the second floor above the ground floor parking lot. The courtyard will include green roof and will serve as a community garden and an outdoor play area for the Takoma Children's School.

To address the project's sustainability objectives, the project will incorporate energy efficient HVAC, including a solar hot water preheat system which has been successfully implemented on several past projects by the team. At the upper roof level an extensive green roof system will mitigate stormwater runoff and cool the roof to minimize the heat island effect.



TIMELINE

The following project milestones are anticipated:

September 2014:Project Selection
October 2014 – November 2014:Schematic Design Phase
November 2014 - January 2015:Design Presentation(s) & Approval of Schematic Design
February 2015 - May 2015:Design Development, Construction Documents & Permitting
June 2015 - July 2015Bid Submissions & Contractor Selection
August 2015 - October 2016:Construction Phase

DESIGN AND PUBLIC ENGAGEMENT PROCESS

Following final selection of the development team by the City of Takoma Park, the team will commence meetings with various stakeholders, which include:

- City officials
- Residential and commercial neighbors
- County officials and staff
- Co-housing group members
- TPSS Co-op staff and board members
- Historic Takoma

The process will be to evolve a design through a series of meetings that addresses the following:

- The concerns of stakeholders including design and traffic impact
- The zoning and design regulations of the County
- Market and practical considerations of commercial tenants
- Market and practical considerations of the co-housing group

In addition to public meetings with stakeholders, the Historic Preservation Office and the Planning Board, the development team will meet with smaller groups and individuals as necessary. Ongoing communication with community will be facilitated with a web site that will make plans, meeting dates and other information easily accessible.

DEVELOPMENT TEAM QUALIFICATIONS

The development team is comprised of Bruce Levin and Don Tucker. The development team has extensive experience with all aspects of mixed use development in the Washington Metropolitan Area. As already mentioned the team has extensive experience with the proposed project type in this immediate neighborhood.

Mr. Tucker has developed, owned and operated over 5,000 residential units during his 30+ year career in development in the Washington area. He currently has interests in 22 communities comprised of more than 3,000 units in Washington, DC, Maryland and Virginia. In addition, Mr. Tucker, an architect, is the co-founder of EDG Architects LLC located in Bethesda, Maryland.

Bruce Levin has an extensive career in real estate in the Washington, DC metropolitan area acting as an investor, developer and broker through his development company, Keystar LLC and his brokerage firm, MAC Realty Advisors LLC.

The development team has a long-term commitment to the Takoma Park community:

- ◆ OTBA member and board member
- ◆ Commercial property owner since 2005
- ◆ Actively developing in Takoma since 1999

PROJECTS OF SIMILAR SIZE AND SCOPE

Extensive experience developing similar scale co-housing and affordable housing in the immediate area. Please refer to the appendix for additional information on each of these projects.

	 Takoma Village	 Eastern Village	 Metro Village	 3 Tree Flats
Assignment	Development	Development	Development	Development
Address	4th Street Washington, DC	Eastern Avenue Silver Spring, MD	Spring Place NW Washington, DC	Georgia Avenue NW Washington, DC
Size	42 units	56 units + 11 live/ work units	150 units	130 units + 30,000 SF clinic
Total Project Cost	\$9 MM	\$14 MM	\$34 MM	\$35 MM
Status	Completed 2000	Completed	Construction June 2014	Completed 2011

QUALIFICATIONS AND EXPERIENCE

OTHER DEVELOPMENTS, FINANCINGS, LEASING TRANSACTIONS OF NOTE

				
	Gables Takoma	Takoma Central	Cedar Crossing	7001 Carroll
Assignment	Pre development	Arranged development financing	Investor	Redevelopment of historic building
Address	Blair Road NW Washington, DC	Carroll Street NW Washington, DC	Cedar Street NW Washington, DC	7001 Carroll Avenue Takoma Park, MD
Size	140 units	140 units + 8,500 SF retail	50 units + retail	22,000 SF
Total Project Cost	\$38 MM	\$42 MM	\$15 MM	\$3.5 MM
Status	Complete	Under Construction	Complete	Stabilized

COMMERCIAL EXPERIENCE IN TAKOMA PARK

				
	Trohv	Ace Hardware	Front Line	Air Show Mastering
Assignment	Tenant Rep	Landlord Rep	Tenant Rep	Landlord Rep
Address	232 Carroll Street NW Washington, DC	7001 Carroll Ave Takoma Park, MD	6930 Carroll Avenue Takoma Park, MD	7001 Carroll Avenue Takoma Park, MD
Size	8,500 SF	10,500 SF	3,000 SF	3,500 SF

DESIGN STUDY



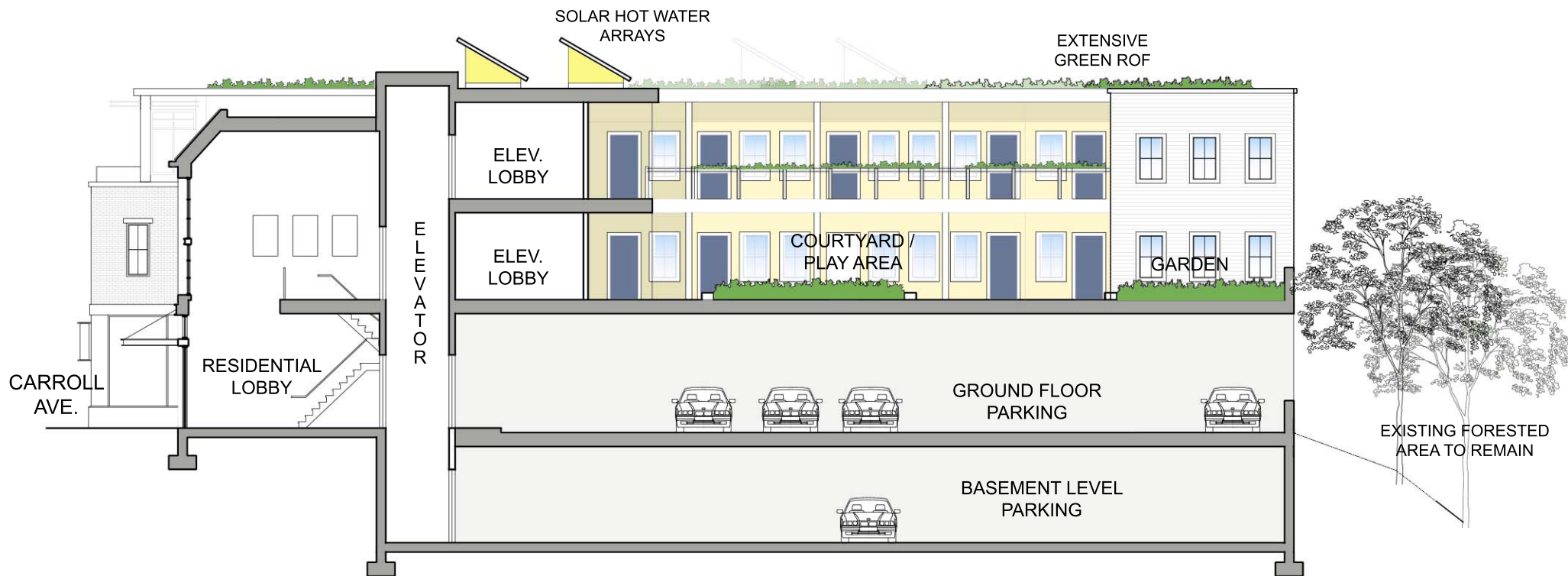
CARROLL AVE. (NORTH) ELEVATION

SCALE: 1/16" = 1'-0"



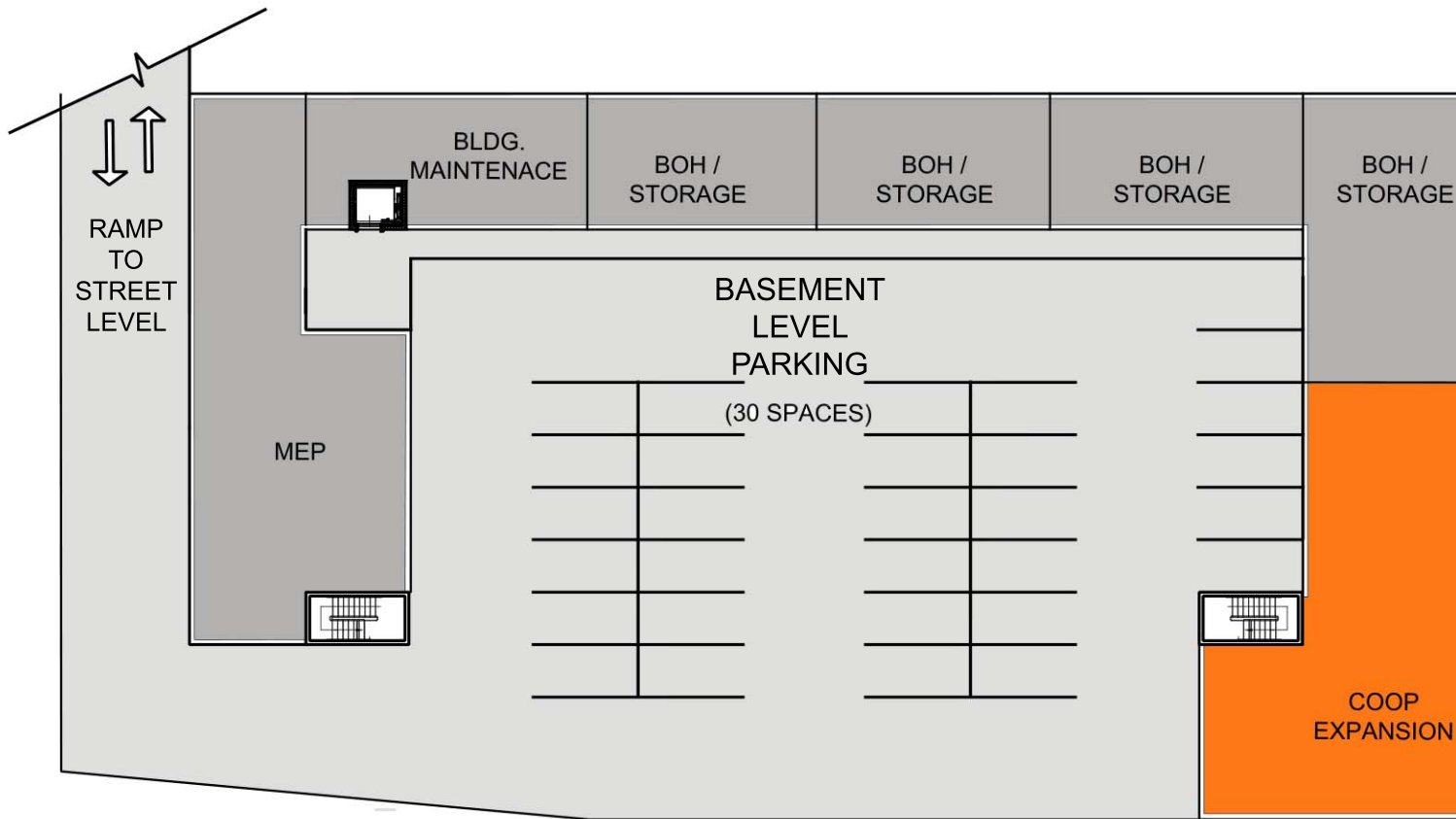
ENLARGED RENDERED ELEVATION

SCALE: NTS



BUILDING SECTION

SCALE: 1/16" = 1'-0"



PARKING LEVEL PLAN

SCALE: 1/32" = 1'-0"

LEGEND

- TAKOMA CHILDREN'S SCHOOL
- RESIDENTIAL COMMON AREA
- RETAIL

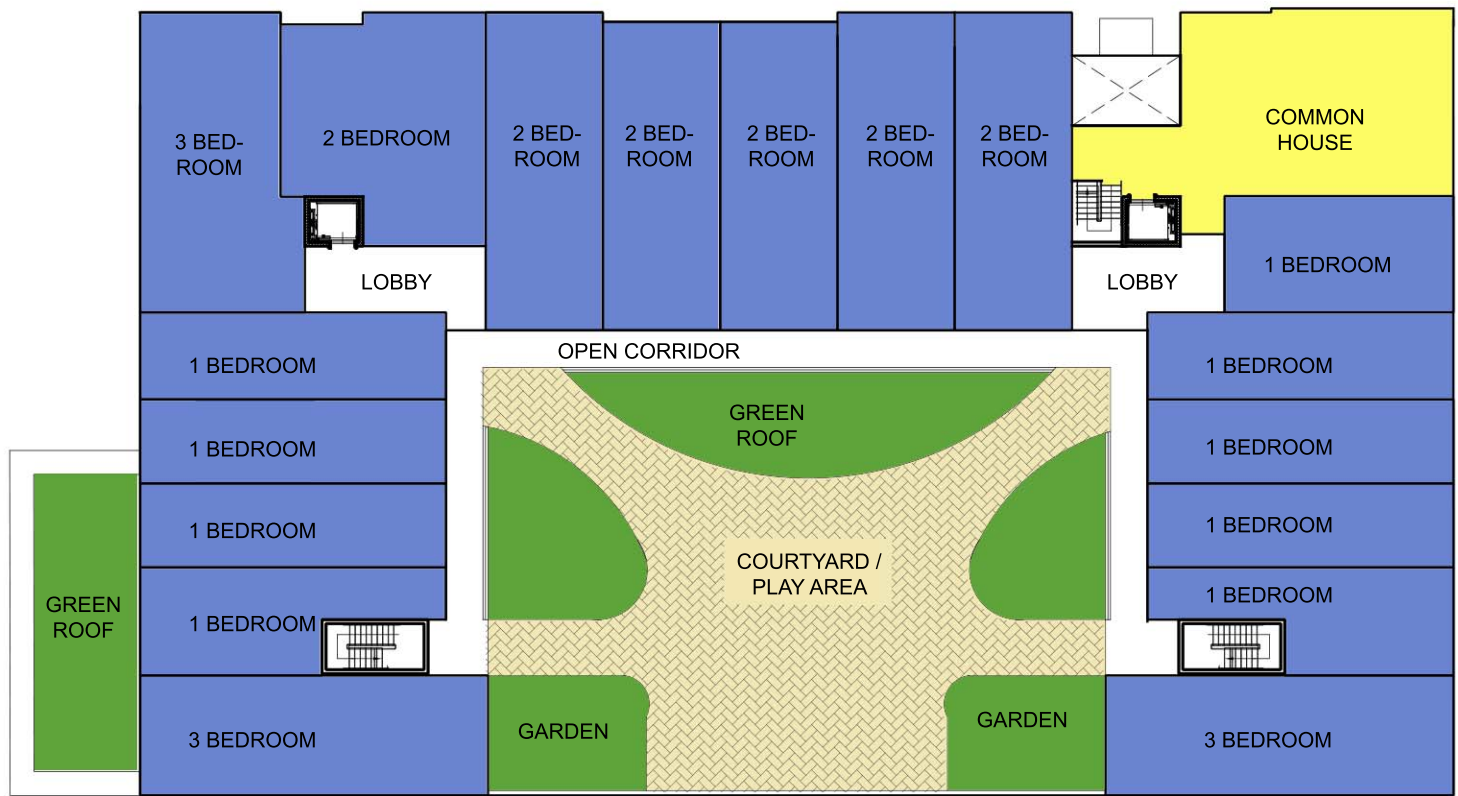


GROUND FLOOR PLAN

SCALE: 1/32" = 1'-0"

LEGEND

- TAKOMA CHILDREN'S SCHOOL
- RESIDENTIAL COMMON AREA
- RETAIL



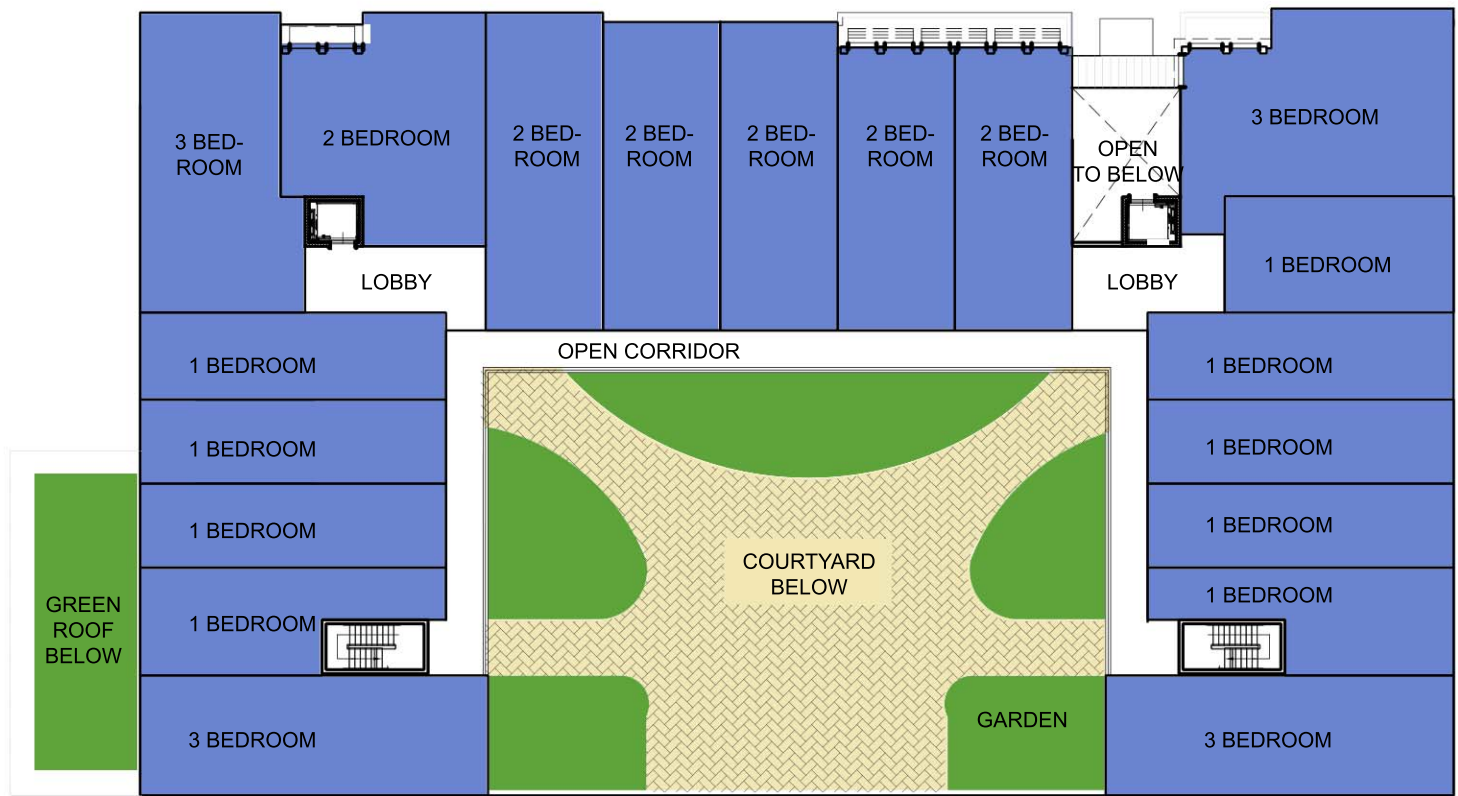
SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"

LEGEND

RESIDENTIAL APARTMENTS

RESIDENTIAL COMMON AREA

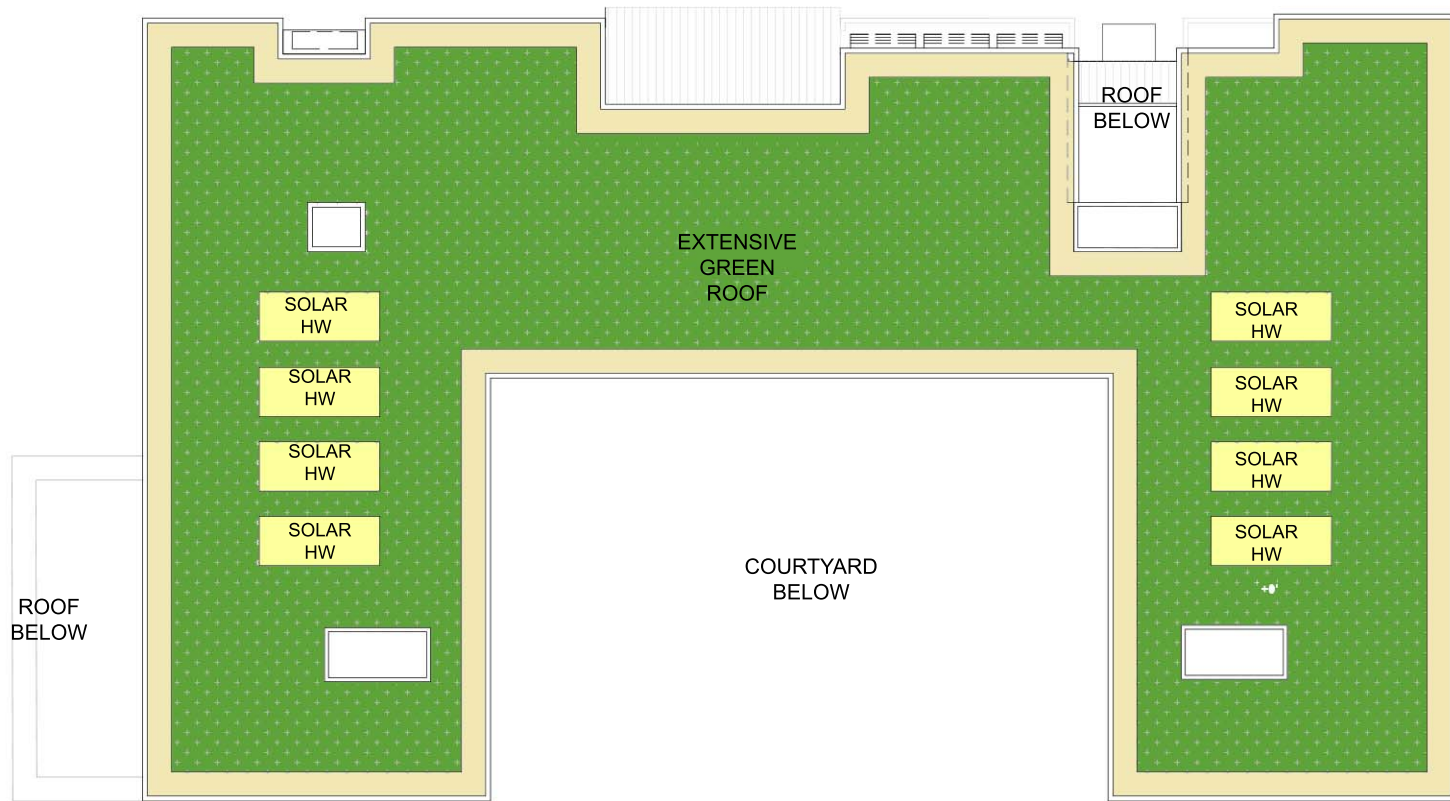


THIRD FLOOR PLAN

SCALE: 1/32" = 1'-0"

LEGEND

- RESIDENTIAL APARTMENTS
- RESIDENTIAL COMMON AREA



ROOF PLAN

SCALE: 1/32" = 1'-0"





 **TPSS CO-OP**
Natural Foods
TAHOOMA PARK SIXTY SPRING COOPERATIVE



TAKOMA CHILDREN'S SCHOOL

ADDITIONAL PROJECT EXAMPLES



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METRO VILLAGE
 TAKOMA, WASHINGTON, DC

ELEVATIONS

NOV 2021



CLIENT: Ecohousing and Poretsky Builders

eastern village cohousing
silver spring, maryland



ny and AHD, Inc.

3 tree flats
washington,



takoma village cohousing
washington, dc

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