

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7221 Carroll Ave., Takoma Park	Meeting Date:	5/21/2019
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	5/14/2019
Applicant:	City of Takoma Park (Jingjing Liu, Agent)	Public Notice:	5/7/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Demolition and new construction		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Modern (Commercial)
DATE: c. 1930s-1950s

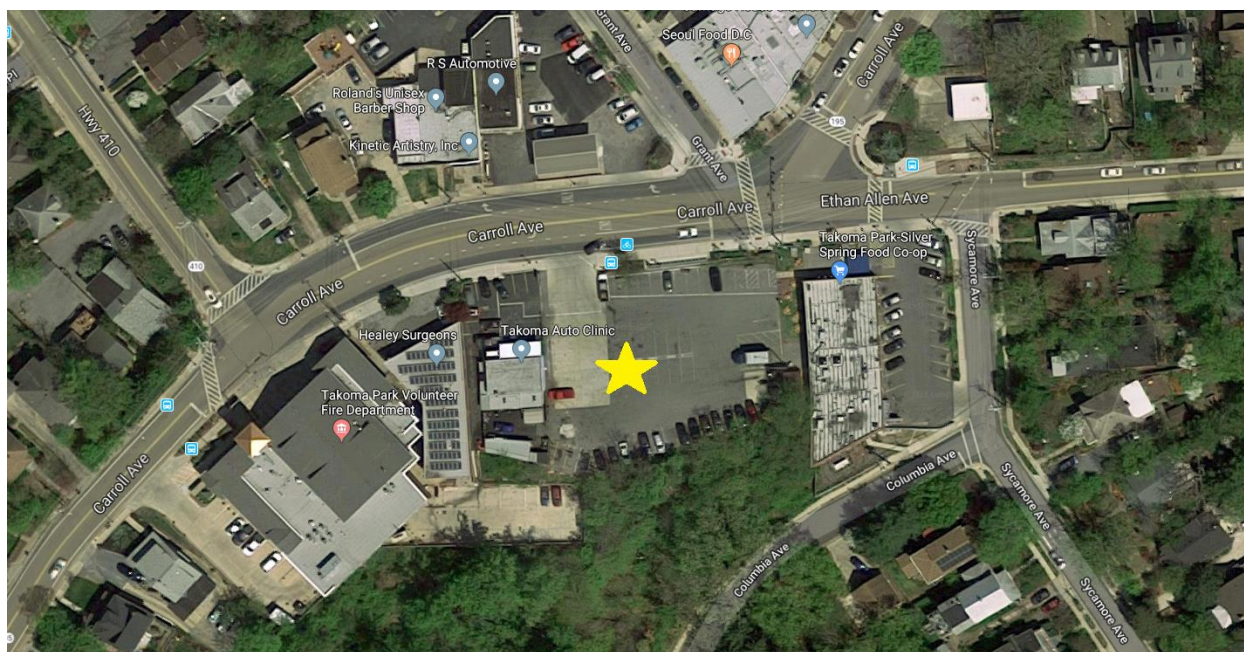


Fig. 1: Subject property.

PROPOSAL

The applicants propose to demo the existing Non-Contributing commercial building at the subject property and construct an approximately 40,762 square feet, two-story commercial structure.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, *Ordinance #1999-43, Takoma Park Commercial District Façade Ordinance (Ordinance #1999-43)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Categorization of Resources

The purpose of categorizing the buildings within the Takoma Park Historic District is to provide the Historic Preservation Commission and property owners with guidance as to the significance of various structures. As provided by Section 24A-8 (d) of the Historic Preservation Ordinance, structures with the highest degree of historical and architectural importance would receive the most detailed level of design review, structures of little historical or architectural significance would receive the most lenient level of design review, etc.

The buildings in the Takoma Park Historic District have been classified into three categories. These categories are Outstanding, Contributing, and Non-Contributing/Out-of-Period. The subject property (the c. 1930s-1950s auto clinic building) is classified as a Non-Contributing Resource. This project will also affect the adjacent City-owned vacant lot to the east. The vacant lot has not been classified, but it is within the boundaries of the Master Plan-designated historic district.

The *Guidelines* state that a Non-Contributing Resource is “[a] resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.”

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The *Guidelines* specific to Commercial Areas (Takoma Old Town and Takoma Junction) state the following:

The intent of including the Takoma Old Town and Takoma Junction areas within the Takoma Park Historic District is to recognize the historic importance of these commercial nodes in the development and growth of the City of Takoma Park. It is not the intent of historic designation to stop or limit new development in these areas, as allowed under current zoning. The goal is to encourage new development that is sensitive to the historic and architectural character of Takoma Park.

The City of Takoma Park has already done a great deal of work on design standards for Takoma Old Town and Takoma Junction. For example, important streetscape elements and revitalization strategies in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan".

In addition, the City of Takoma Park has enacted ordinances which provide design standards for Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30) [**Ordinance #1999-43, Takoma Park Commercial District Façade Ordinance, repeals and supersedes ordinances #2592, #2701 and #1985-30**].

The design standards in these ordinances are very detailed and provide appropriate guidance for design review of alterations and additions to existing structures in the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for all HAWPs in the commercial areas.

As with the residential areas, there are structures in the commercial areas that have been classified as Outstanding, Contributing and Non-Contributing/Out-of-Period. Although the design standards that have already been adopted by the City of Takoma Park will be used for guidance with all structures, the level of scrutiny for each resource should be commensurate with its architectural and historical significance.

Also like the residential areas, demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

New Construction

Commercial Areas: Takoma Old Town and Takoma Junction

Important streetscape elements in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan", published by the City of Takoma Park. In addition, the City of Takoma Park has enacted ordinances which provide design standards for new construction in Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30) [**see note on Circle 2 regarding Ordinance #1999-43**].

The design standards in these ordinances provide appropriate guidance for new construction within the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for new construction.

Additional streetscape elements and patterns which should be considered include:

- Principal building facades with their main entrances oriented to the street.
- Pedestrian orientation of shopfronts with entryways and display windows immediately

adjacent to the sidewalk.

- Orientation of driveways and parking areas to the rear and sides of buildings, but with pedestrian access to the parking from the building fronts.

Public Improvements

Although much of Takoma Park's architectural and historical significance is derived directly from the built environment, there are overall community features which contribute greatly-and are in fact integral-to the historic ambiance of this "garden suburb". These features should be recognized and preserved as part of the setting for this historic district.

Primary among these features is the existence of significant areas of open space. Park areas throughout the district are extremely important to the setting and character of Takoma Park. Some of the more prominent areas of open space include the park at Albany and Takoma Avenues, the small islands at Piney Branch and Philadelphia and at Maple and Philadelphia, and the Thomas/Siegler House land.

Existing parks and areas of open space in Takoma Park should be preserved. In addition, review of subdivision proposals in the district should be sensitive to historic development patterns and to preserving areas of open space. Existing patterns of building coverage and the ample front and back yards that are characteristic of Takoma Park all contribute to the overall environmental setting of the historic district. These features should serve as guides in reviewing subdivisions and in planning new development within the district.

Another feature which is closely related to the sense of open space in the district is the existence of a large number of mature trees and extensive landscaping throughout the community. All public improvements in Takoma Park should strive to create the minimal disturbance possible to these types of natural features. In addition, review of subdivision proposals in the district should emphasize the retention of mature trees and landscaping.

Finally, the roads which pass through Takoma Park have a major impact on the character of this historic community. The Montgomery County Department of Transportation and the Maryland State Highway Administration should be sensitive to the importance of Takoma Park as a historic district and should assure that road and sidewalk improvements are done in such a way so as to enhance, rather than detract, from the historic ambiance of Takoma Park. In particular, any changes to Philadelphia Avenue (MD 410), Piney Branch Road (MD 320), and Carroll Avenue (MD 195) should be carefully considered and designed to be in keeping with Takoma Park's historic character.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposal will affect the subject property, a c. 1930s-1950s Non-Contributing commercial structure (Takoma Auto Clinic), as well as the adjacent City-owned vacant lot to the east. The project location is within the Takoma Junction commercial area, which encompasses both sides of Carroll Avenue, bounded

on the northeast by Lee Avenue, and on the southwest by Philadelphia Avenue, including the first blocks of Lee Avenue, Grant Avenue, and Sycamore Avenue. The applicants propose to demolish the Non-Contributing commercial structure and to construct an approximately 40,762 sf commercial building with underground parking.

Per the *Takoma Park Historic District Guidelines*, the Historic Preservation Commission is to review projects within commercial areas of the Takoma Park Historic District (Takoma Old Town and Takoma Junction) using the design standards set forth in the *Takoma Park Commercial District Façade Ordinance (Ordinance#1999-43)*.¹

The *Guidelines* state that demolition of Non-Contributing/Out-of-Period Resources should be permitted, and that any new building should be reviewed under the guidelines for new construction in the *Guidelines* and *Ordinance 1999-43*. The design standards for new buildings in *Ordinance 1999-43* state that façades must be compatible with and enhance the character of the adjacent areas and be approved by the Montgomery County Historic Preservation Commission.

Staff has reviewed the applicants' proposal and made the following findings:

- The overall size, scale, massing, height, and architectural expression of the building are incompatible with the historic district. Specifically, within the context of this commercial area, the majority of the existing historic buildings are one-story structures, with limited number at two stories. Heights are in the range of 15'-25'.
- The proposed height of this building is too tall to be considered compatible with the adjacent and confronting structures in the commercial district. Staff finds that any proposed building above 30' at the parapet is likely to be architecturally incompatible in the project location. As a suggestion to achieve compatibility of height and scale, staff recommends a first story floor-to-floor height of no more than 15'; a second story floor-to-floor height of no more than 12'. Any parapet should be simplified and should serve to add horizontal, not vertical, expression to the new building.
- The applicants propose two elevator/stair towers for the new building. The stair tower on the northwestern corner in particular will introduce a new feature to the streetscape and have the potential to detract from the surrounding historic district. Staff asks that the applicants demonstrate why two elevator/stair towers are required.
- The proposed glass stair tower in the northwest corner is inappropriate in terms of overall height and architectural expression. If a stair/elevator tower is provided on this side of the building, it should be located within the mass of the building itself and skinned so that it blends with adjacent elevations.
- The entire building should read as one, no more than two, buildings, as staff finds that three to four differentiated architectural expressions are not a successful method for breaking up the facade and achieving compatibility with the surrounding streetscape. Given the simple and workmanlike architectural expression of the majority of buildings in the Takoma Junction portion of the commercial district, differentiation should focus on using massing instead of higher-styled details.
- The proposed streetscape is too narrow to accommodate the existing and additional pedestrian activities. The façade of the building should be pulled back to the south, allowing at least a 12'-15' of clear sidewalk width. This could also better accommodate outdoor dining or other activities to

¹ Ordinance 1999-34 repeals and supersedes previous ordinances #2592, #2701 and #1985-30.

enliven the street.

- The applicants should consider breaking up the long mass of the building by providing a break. Successful examples include a complete break, resulting in two above grade structures, or a large enough break to create sufficient courtyard/open space area between the two buildings. This break could be experienced as a vacant lot (or portion thereof), and it could effectively present the building as two distinct structures.
- Any tree greater than 1" diameter requires a variance for removal **under the Forest Conservation Ordinance**. Any tree greater than 6" diameter at 4' high also requires HPC approval as part of the HAWP. Planting of new mature trees should be proposed for any that are removed.
- If the applicants propose to place their required storm water management in the forested area of the property, they should consider alternative designs that minimize tree removal.
- The applicants should show the total limits of disturbance on future submissions, including the number, type, and size of trees to be removed.
- All street lights, pavers, and hardscape will require review and approval by the HPC. The applicants should provide this information in future submissions, allowing staff and the HPC to comment on compatibility before a HAWP application is submitted.
- Any proposed road realignments may be incompatible with and detrimental to the historic district and inconsistent with the *Guidelines* for new construction/public improvements (see Circle 4). The removal of any structure to accommodate a road realignment is contrary to the purposes of the historic district. Alternatives should be explored outside of the intersection and through passive/less destructive solutions to mitigate traffic issues. The location of the roads date to the platting of the subdivision and moving or substantially realigning these roads would have an adverse effect on the historic district. This work would also require review and concurrence by Maryland Historic Trust, as it would occur on a State Road.
- Any offsite improvements, including the proposed lay-by, must be reviewed and approved by HPC as part of the HAWP.
- In accordance with the *Guidelines*, staff finds that the demo of the Non-Contributing/Out-of-Period building (Takoma Auto Clinic) should be permitted.

STAFF RECOMMENDATION

- Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a second preliminary consultation.

**HISTORIC PRESERVATION COMMISSION**
301/563-3400**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: jliu@neighborhooddevelopment.com Contact Person: Jingjing Liu
Daytime Phone No.: 202-567-3205
Tax Account No.: 03127743 & 01062441
Name of Property Owner: City of Takoma Park Daytime Phone No.: 301-891-7229
Address: 7500 Maple Avenue Takoma Park Maryland 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Neighborhood Development Company, LLC Daytime Phone No.: 202-567-3205

LOCATION OF BUILDING/PREMISE

House Number: 7221 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Grant Avenue, Sycamore Avenue, Columbia Avenue
Lot: 36,32-25,37 Block: 19 Subdivision: 025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/ADDENDUM**1A. CHECK ALL APPLICABLE:**

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 11,000,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jingjing Liu
Signature of owner or authorized agent

04/30/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See Narrative

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See Narrative

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

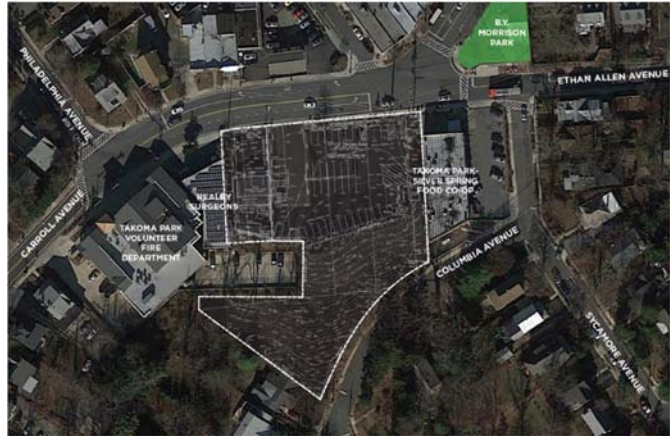
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address City of Takoma Park 7500 Maple Avenue, Takoma Park MD 20912	Owner's Agent's mailing address Developer- Neighborhood Development Company 3232 Georgia Avenue NW, Suite 100, Washington DC 20010
Adjacent and confronting Property Owners mailing addresses	
R&D Turner Family LLC Matthew Oakes and Kristina Kasik Oakes James L. and E. C. Suntum Roland G. Weiss and Helen I. Alexander David E. Pollock and Judy F. Kirpich Montgomery County, Maryland Inan Phillips Nachel Enterprises LLC	18341 Carrico Mills Road, Stevensburg, VA 22741 7126 Sycamore Avenue, Takoma Park, MD 20912-4639 7125 Poplar Avenue, Takoma Park, MD 20912 44 Columbia Avenue, Takoma Park, MD 20912-4636 7118 Poplar Avenue, Takoma Park, MD 20912 101 Monroe Street, 2nd Floor, Rockville, MD 20850-2503 35 Columbia Avenue, Takoma Park, MD 20912 2912 Fairland Road, Silver Spring, MD 20904
Guru Kirat Enterprises LLC Roland J. Dawes Ozone Enterprises, Inc. TLAD Enterprises LLC Edward Bontempo and Cynthia M. Wells 7300 Carroll Ave. LLC Ralph G. Scaggs Realty Trust Mark Stewart Howard Mark Schneider and Jessica Racine White	2912 Fairland Road, Silver Spring, MD 20904 7214 Carroll Avenue, Takoma Park MD 20912 7216 Carroll Avenue, Takoma Park, MD 20912-4642 7224 Carroll Avenue, Takoma Park, MD 20912 5 Grant Avenue, Takoma Park, MD 20912 904 Valencia Court, Baltimore, MD 21230 218 Samantha Drive, Lewes, MD 19958 7312 Carroll Avenue, Takoma Park, MD 20912 1649 Fuller Street, NW, Washington DC 20009
Renee Harris Yates Tr. Immernan & Kenney Properties LLC	808 Dahlia Street, NW, Washington DC 20012 7107 Poplar Avenue, Takoma Park, MD 20912

TAKOMA JUNCTION NARRATIVE

INTRODUCTION

The subject property contains a gross tract area of approximately 1.25 acres and is comprised of several parcels bounded on the north by Carroll Avenue, on the south by a wooded lot and Columbia Avenue, on the east by the Takoma Park Silver Spring Grocery Co-operative ("Co-op"), and on the west by a single story automobile parts store ("Property"). More specifically, the Property is comprised of a number of record lots known as Lot 36 and parts of Lots 32-35 and 37, Block 19, in "B.F. Gilbert's Addition to Takoma Park".



The Property is partially improved. The eastern half of the Property is paved and primarily used for parking. The western portion of the Property is currently occupied by the Takoma Auto Clinic, consisting of a one-story building and associated parking area.

The Property is zoned NR-0.75, H-50. The Property is located within the planning boundaries of the Takoma Park Master Plan, which was approved and adopted in December 2000 (the "Master Plan"). The Property is also located in the Takoma Park East Silver Spring Commercial Revitalization Zone ("TPESS Overlay") and the Takoma Park Historic District.

The proposed redevelopment is a 100% commercial building with approximately 19,386 square feet of new retail space and approximately 21,376 square feet of new office space. This mixed-use commercial development will replace a surface parking lot and auto service center with community serving retail and office uses, helping to transform Takoma Junction to a "village center with traditional small-town charm" by providing "unique stores and services both to nearby neighborhoods and regional visitors" as envisioned in the Master Plan.

EXISTING CONDITIONS AND SURROUNDING AREA

The Property is located in an area of Takoma Park known as Takoma Junction. The Master Plan envisions Takoma Junction as "the commercial heart of Takoma Park" with "various neighborhood-oriented and some area-serving commercial uses" (Master Plan at 44).

The site is a city owned "vacant lot" next to the Food Co-op at Takoma Junction. Id. As noted above, the Property is partially improved, with the eastern half of the site being a paved parking area and the western half occupied by the one-story Takoma Auto Clinic building. There are currently two curb cuts providing access to the Property from Carroll Avenue.

The Co-op, zoned NR-0.75, H-50, abuts the Property to its west. To the east, a single-story automobile parts store, zoned C.R.T.-1.5, C-1.5, R-0.75, H-50 and the Takoma Park Fire Station

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." Id. Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." Id.

abut the Property. To the south, the Property abuts a steeply sloping, tree-covered hillside in the R-60 zone that is owned by the City, upon which some of the Project's forest conservation requirement will be met. Confronting the Property across Carroll Avenue to the north are several small businesses including restaurants, a barber shop, and an automotive shop. That area is zoned C.R.T.-1.5, C-1.5, R-0.75, H-50 east of Grant Avenue and N.R.-0.75, H-50 west of Grant Avenue. Confronting the Property to its northeast across Ethan Allen Avenue and to its south across Columbia Avenue are single family homes zoned R-60.

The subject property is located within the commercial section of the Takoma Park Historic District (Resource Number 37/003-004), an area designated as an historic district under the Montgomery County Master Plan for Historic Preservation and the Historic Preservation Ordinance (Chapter 24A). The Takoma Park Historic District is among the largest areas in the county to be designated and is subject to the 1992 Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District and Carroll Manor/Douglas House. This amendment includes a detailed discussion of the historic and architectural significance of the district, the analysis of resources within the boundaries as contributing or non-contributing resources, and historic preservation review guidelines to support review by the Historic Preservation Commission of applications for Historic Area Work Permits (HAWPs).

The Mayor and Council of Takoma Park further recognized that area containing the subject property as a Commercial Revitalization Area subject to additional requirements to enhance its architectural character and historicity. Sections K and L of Ordinance No. 1985-30 established standards for compatibility for new development.

The project site is located within the historic commercial area known as Takoma Junction, which retains the early twentieth century character established by its collection of simple 1-2 story brick structures with minimal architectural detailing. The portion of the commercial area containing the subject property is located south of the main concentration of contributing commercial buildings on Carroll Avenue (MD Route 195). This south portion of the district in the vicinity of the project area is occupied by a paved lot and non-contributing buildings to the district. The project area includes a non-contributing building constructed ca. 1930-1950 and a paved lot. The non-contributing building at 7221 Carroll Avenue (Takoma Auto Clinic) is proposed for demolition. The project area is adjoined by non-contributing buildings to the district on the east and west at 201 Ethan Allen (PTPSS Co-Op) and 7211 Carroll avenues.

THE PROJECT

The project is a two-story structure with approximately 40,762 square feet new commercial construction and underground parking.

Open Space, Streetscape, and Amenity Areas

Twenty percent of the total lot, or approximately 9,321 square feet, will be open space. The Project will include an 8' clear wide sidewalk for pedestrian path and 2'-8' trees, furnishing area along Carroll Avenue for people to hang out and socialize. There is also a 40' wide/2,700 SF public space at the west end to create a public social gathering space. This space will be an inviting area

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*

with greenery and benches in which individuals of all ages may congregate. The streetscape also includes three bike racks with space for six bicycles.

Green Features

The project will be LEED Gold certified. Both green roof area and bioretention planter area will provide stormwater management. Approximately 50 trees will be replanted on the hillside of the site and along Carroll Avenue.

Loading

The project proposed a layby lane along the Property's Carroll Avenue frontage. The City of Takoma Park's Resolution approving the Project requires the layby and the City, neighborhood and adjacent property owners requested the layby to provide loading for the adjacent Takoma Park / Silver Spring Co-Op.

Historic Features

The Property is located in the area known as Takoma Junction, which is part of the Takoma Park Historic District ("Historic District"). The Project complies with all applicable standards for new buildings located within the Historic District including the following: 1) Takoma Park Ordinance 1985-30 ("Ordinance 1985-30"), 2) Chapter 8.40 of the Takoma Park City Code ("Chapter 8.40"), 3) the Design Guidelines for Commercial Buildings in the City of Takoma Park, Md. ("Design Guidelines"), 4) the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, MD Takoma Park Historic District & Carroll Manor/Douglas House ("Historic Preservation Master Plan").

Under the applicable ordinances, new buildings should have facades that are "compatible with and enhance the character of the adjacent areas" and "should respect the traditional quality of the surrounding commercial area and of the residential neighborhood"(Takoma Park Code 8.40.150.).According to the Design Guidelines: "Achieving compatibility does not mean duplicating [...]. A new building [...] should be seen as a product of its own time. However, by effectively relating to the neighborhood, a new building shows a district's evolution just as the existing buildings show its past" (Design Guidelines at 10). The Project's design blends with the historic properties in its vicinity, but also includes modern elements that distinguish it from those historic properties ¹.

Takoma Junction is to be an "extension of Takoma Old Town, providing unique stores and services." The proposed project is a low-scale building that will contribute to the low-scale, small town quality along Carroll Avenue. The building will have a broad yet rhythmic façade such that it feels like a series of attached buildings rather than a single long building. This breaks down the building's scale and blends it in with its neighbors.

The project is also "sensitive to the scale and historic character of the area." The proposed building height is approximately 35 feet, which is compatible with the other one- and two-story commercial buildings in Takoma Junction and in the surrounding R-60 zone. The proposed canopy delineating

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*

the first and second stories of the Project will be roughly the same height as the Co-op and serves as a datum for the new building in relation to the context of the neighboring structure.

The proposed building continues the street setback established by the Co-op buildings. This consistent building setback is a character defining feature found in the surviving historic commercial development along Carroll Avenue. The calibration of the specific sidewalk zones has been carefully planned to accommodate the retail activity, clear pedestrian zones and the need for delivery and service to occur within the streetscape. Design Guidelines at 11. At street level, shopfronts are proposed to be pedestrian-oriented with “display windows immediately adjacent to the sidewalk” except for a single step back which will add interest to the façade.

The building has been carefully designed to be respectful of the sobriety, timelessness, and sturdy materials that typify the neighborhood. Solid construction that includes brick and metal, punched windows, moderate decoration and human scaled fenestration have all been chosen to seamlessly integrate with the architectural heritage of Takoma Park.

The building is intended to fit comfortably on the site and provide a familiar architectural language. Some components are intentionally modern, including the tower element that houses the primary stair and elevator, while the basic language is a simple and sturdy gentle articulation within the context of a strong and lasting building.

Providing interior access to the new commercial space while affording access to parking to both users of the new building and to customers of established businesses in the area was accomplished through the inclusion of two stairs and elevators. This solution was identified during neighborhood outreach in Takoma Park. An agreement has been reached between property owners involved that will enable safe and convenient use by all parties. The two means of vertical circulation will provide users with a clear and “readable” circulation pattern for accessing the garage and for exiting the garage for different uses above ground.

The colors are also compatible with the Takoma Park palette. Clay brick with mixed dark and light tones are common in the neighborhood. Metal windows with divided lights respond to the age of the neighborhood. Articulated but simple window headers and sills provide shadow lines without being overly ornamental. Occasional brick details and fretwork are used in a reserved capacity to highlight the roof shape, but not be extravagant.

Elements of the streetscape will separate sidewalk users from the lay-by lane and travel lane. Trees will shade both the travel lane and sidewalk and provide a further barrier between the pedestrian zone and travel lanes. The streetscape along the Carroll Avenue frontage is calibrated to provide safe passage along the pedestrian routes, shade, seating for both dining and simple passive socializing, and the necessary infrastructure for loading and service. The proposed streetscape will be a source of community pride and culture by incorporating opportunities for art in the public realm and public space for the community to gather.

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*

EXISTING PHOTOGRAPHS

Subject Site



a. Whole Site - Existing front along Carroll Avenue



b. Auto Clinic Property - Existing front of Carroll Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*



c. Auto Clinic Property – Existing left side of Carroll Avenue



d. Auto Clinic Property – Existing rear side

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*



e. Public Parking Lot – Existing front site along Carroll Avenue



f. Public Parking Lot – Existing rear site along Columbia Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*



g. Public Parking Lot – Existing rear site



h. Public Parking Lot – Existing rear site

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*

Neighboring Property- TPSS Co-op: 201 Ethan Allen Avenue, Takoma Park



a. Co-op – Existing front site along Carroll Avenue



b-1. Co-op – Existing back site along Columbia Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*



b-2. Co-op – Existing back site along Columbia Avenue



c-1. Co-op – Existing left site along Sycamore Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*



c-2. Co-op – Existing left site along Sycamore Avenue



d. Co-op – Existing left site along Carroll Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*



e. Co-op – Existing right site along Carroll Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*

Neighboring Property- Healey Surgeon 7211 Carroll Avenue, Takoma Park



a. Healey Surgeon – Existing front site along Carroll Avenue



e. Healey Surgeon – Existing left site along Carroll Avenue

¹ Both buildings neighboring the property - the Co-op and the single-story automobile parts store - are "non-contributing resources." *Id.* Appx. A The commercial buildings across the Carroll Avenue from the Property are "contributing resources." *Id.*

GRANT AVENUE

CARROLL AVENUE

MD ROUTE 195

CARROLL AVENUE

COLUMBIA AVENUE

STAIR LOBBY

RESTAURANT

RETAIL

RETAIL

RETAIL

CAFE

TRASH ROOM

RAMP DOWN TO GARAGE

PART OF:
LIBER 13633,
FOLIO 613
2,210 SQ. FT.
OR
0.05073 AC.

QA

QM

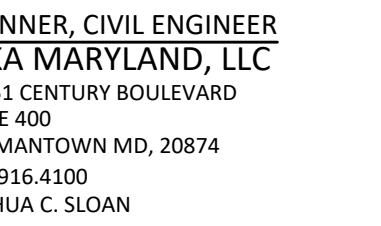
LT

IO

FG

CC

CF

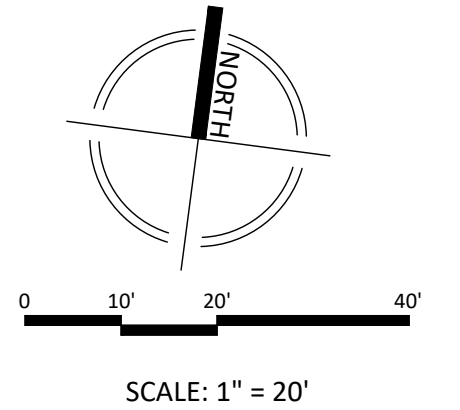
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PROFESSIONAL SEAL

L100	COVER SHEET
L110	MATERIALS AND PAVING PLAN
L130	PLANTING PLAN
L131	TREE RE-PLANTING PLAN
L132	BIO-FILTER PLANTING PLAN
L300	LIGHTING PLAN
L503	SITE FURNISHING AND LIGHTING
L504	PLANTING PLAN NOTES AND DETAILS

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY ME, AND THAT I AM A
 LICENSED, REGISTERED LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND.
 NAME: JOSHUA C. SLOAN, RLA, ASLA
 LICENSE NUMBER: 3776
 EXPIRATION DATE: MAY 13, 2020

NCPPC #820190090
MONTGOMERY COUNTY,
MARYLAND
TAX MAP: JN50
C 208N301 & 209N301

OVER
HEET

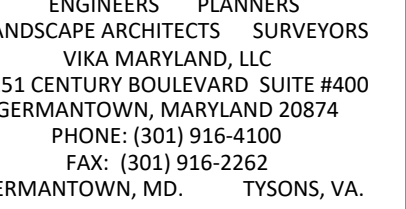
DEVELOPER'S CERTIFICATE	
The undersigned agrees to execute all the features of the Site Plan Approval No. 820190090, including Approval Conditions, Development Program and Certified Site Plan.	
Developer's Name:	NEIGHBORHOOD DEVELOPMENT COMPANY
Contact Person:	ALEXANDER ZEMICHAEL
Address:	3233 GEORGIA AVENUE SUITE 100 WASHINGTON DC 20010
Phone:	202.722.6002
Signature:	_____ Date: _____

AWN BY: PJS
 SIGNED BY: JCS-DLK
 DATE ISSUED: APR. 10, 2019

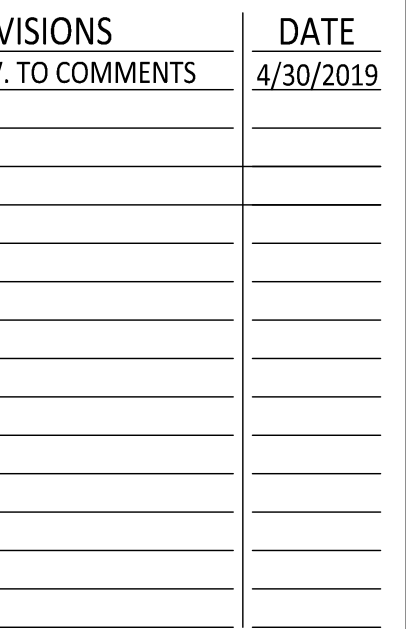
SUBJECT: VM50263A

ET NO. L100

E-FILE STAMP



ANNER, CIVIL ENGINEER
A MARYLAND, LLC
1 CENTURY BOULEVARD
E 400
MANTOWN MD, 20874
916.4100
UA C. SLOAN



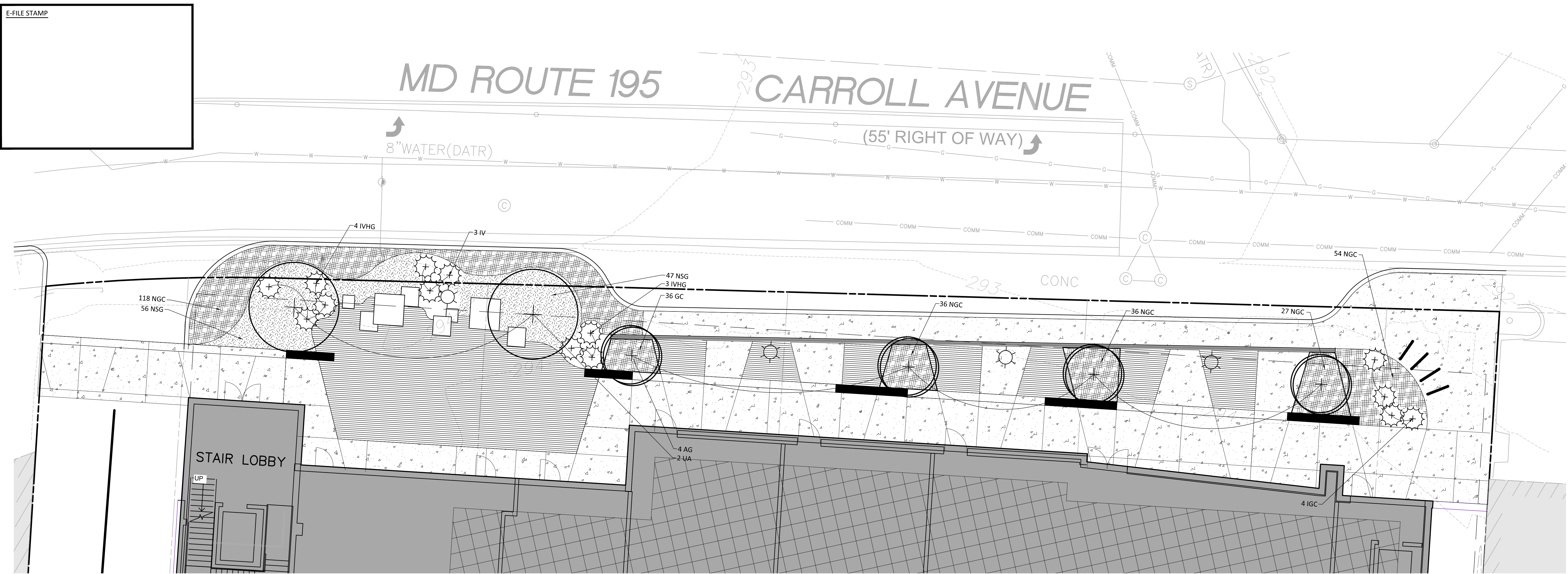
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FILED BY: PJS
 FILED BY: JCS-DLK
 FILED: APR. 10, 2019
 VM50263A

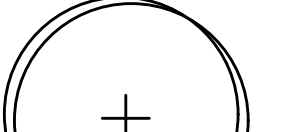

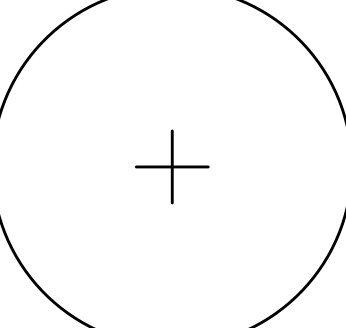
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LAYOUT: L110, Plotted By: schellin



1 PLAN
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE

TREES	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	SHRUB AREAS	SYMBOL	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	AS	ACER GRiseum / PAPERBARK MAPLE	15 GAL.	4		NSG	NATIVE SHRUB / GRASS MASSING -ARONIA MELANOCARPA / BLACK CHOKEBERRY -CEANOTHUS AMERICANUS / NEW JERSEY TEA -HYPERICUM DENSIFLORUM / ST. JOHNS WORT -KALIA ANGUSTIFOLIA / SHEEP LAUREL -RHODODENDRON PERICLYMENIOPES / PINXTER AZELEA -RHUS AROMATICA 'GRO LOX' / FRAGRANT SUMAC -SPIREA TOMENTOSA / STEEPLEBUSH	1 GAL.	24" o.c.	103
	UA	ULMUS AMERICANA 'PATRIOT' / AMERICAN ELM	15 GAL.	2		NGC	NATIVE GROUND COVER MIX -BOULETELOUA CURTIPENDULA / SIDE OATS -CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE -COREOPSIS VERTICILLATA / THREADLEAF COREOPSIS -ECHINACEA PURPUREA / PURPLE CONEFLOWER -LUPINUS PERENNIS / WILD LUPINE -ERAGROSTIS SPECTABILIS / LOVEGRASS -PHLOX PANICULATA / PHLOX -SOLIDAGO TENUIFOLIA / SLENDER GOLDENTOP	FLAT	8" o.c.	788 SF
SHRUBS	SYMBOL	BOTANICAL NAME / COMMON NAME	CONT	QTY						
	IGC	ILEX GLABRA 'COMPACTA' / INKBERRY	5 GAL.	4						
	IVHG	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE	5 GAL.	7						
	IV	ILEX VERTICILLATA / WINTERBERRY	5 GAL.	3						



② **ELEVATION**
SCALE: 1/8" = 1'-0"

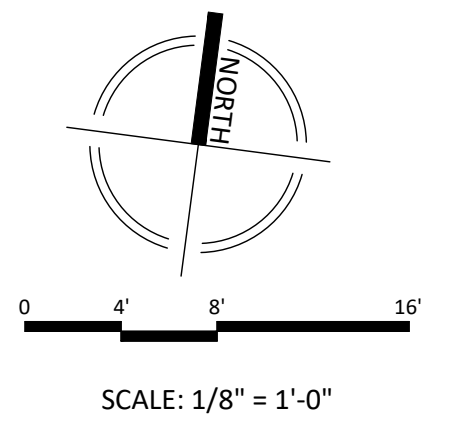
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PROFESSIONAL SEAL

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NAME: JOSHUA C. SLDAN, RLA, ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2020

TAKOMA FUNCTION

MNCPPC #820190090
MONTGOMERY COUNTY,
MARYLAND
TAX MAP: JN50
SSC 208N301 & 209N301



PLANTING PLAN

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820190090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: NEIGHBORHOOD DEVELOPMENT COMPANY
Contact Person: ALEXANDER ZEMICHAEL
Address: 3232 GEORGIA AVENUE SUITE 100 WASHINGTON DC 20010
Phone: 202.722.6002

Signature: _____ Date: _____

AWN BY: PJS
SIGNED BY: JCS-DLK
DATE ISSUED: APR. 10, 2019
SUBJECT: VM50263A

SHEET NO. L130

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER & MNCPCP STAFF. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMANCY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.
8. THERE MAY BE CONCERN WITHIN THE SLOPES OF SUBJECT PROPERTY. FIELD ADJUSTMENTS MAY BE NECESSARY FOR THE PLACEMENT OF TREES DUE TO THE PROXIMITY OF EXISTING TREES OR ROCK / CONCRETE WITHIN THE SITE.
9. STAKING OF TREES MAY BE NECESSARY ON TREES THAT ARE PLANTED ON SLOPES GREATER THAN 30%.

PLANT QUALITY:

1. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS. PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
2. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BAL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.L.A. SPECIFICATIONS.
3. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
4. PRUNING SHALL BE DONE DURING PLANTING OPERATION.
5. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

1. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.

TREEMOUNTAIN AND REQUIREMENTS: N AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.

3. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THEREIN IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP. MAINTAINING ALL OTHER NECESSARY OPERATIONS FOR CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A WEEKLY BASIS.
3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

WARRANTY AND REPLACEMENT:

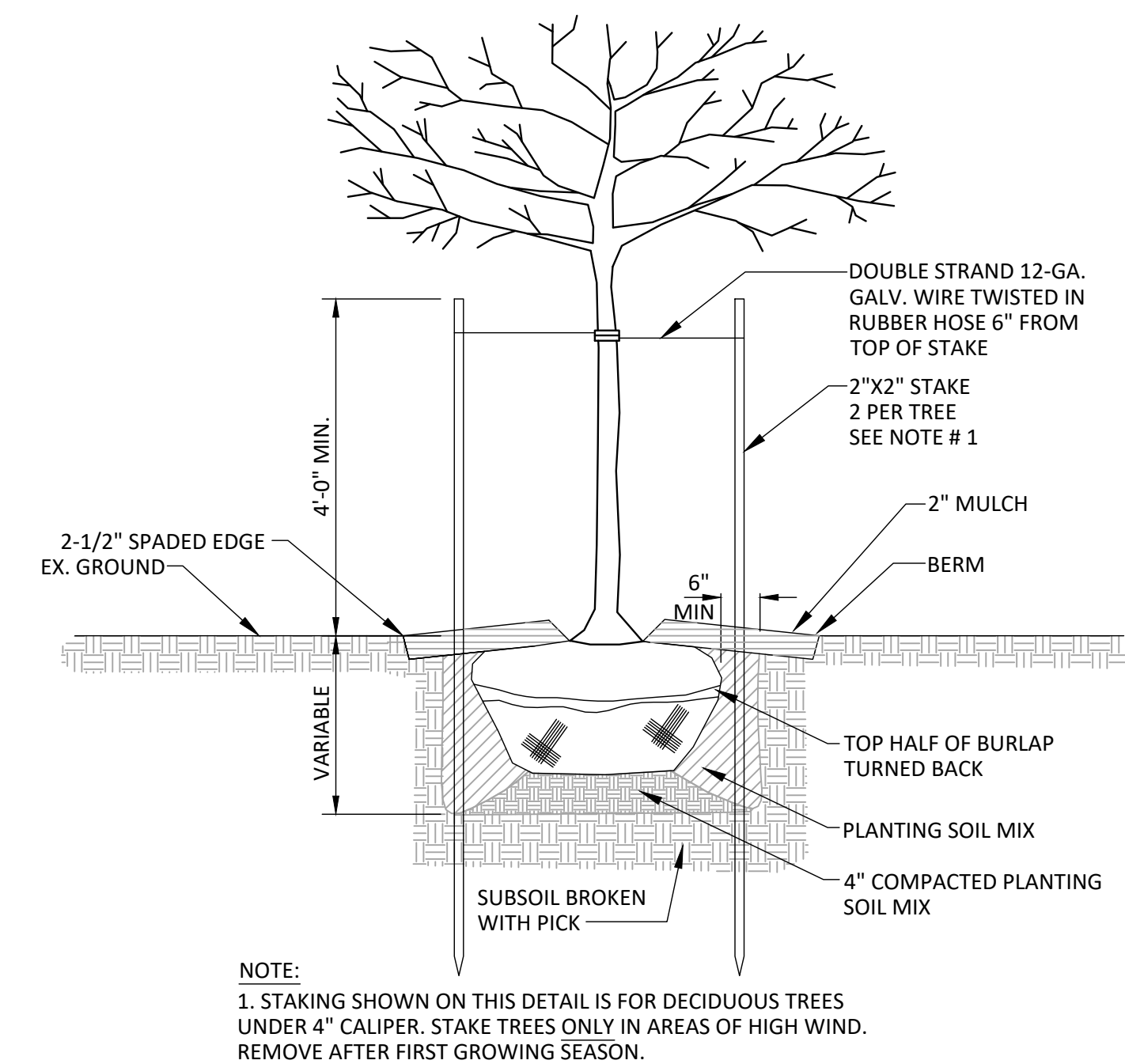
1. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM.
2. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.
3. ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS PLAN SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE YEAR. ANY TREE THAT DIES OR BECOMES DISEASED DURING THE ONE (1) YEAR PERIOD, THE PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.
4. THE PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.
5. THE PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.
6. THE PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

REPLANTING PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHADE TREES				
FG	Fagus grandifolia	American Beech	1.5"- 2" CAL.	3
LT	Liriodendron tulipifera	Tulipree	1.5"- 2" CAL.	11
QM	Quercus muehlenbergii	Chinkapin Oak	1.5"- 2" CAL.	7
QA	Quercus alba	White Oak	1.5"- 2" CAL.	11
UA	Ulmus americana 'Princeton'	American Elm	1.5"- 2" CAL.	5
TOTAL				37
ORNAMENTAL TREES				
CC	Cercis canadensis	Redbud	1.5"- 2" CAL.	4
CF	Cornus florida	Flowering Dogwood	3"- 3" CAL.	3
IO	Ilex opaca	American Holly	1.5"- 2" CAL.	3
TOTAL				10
GRAND TOTAL				47



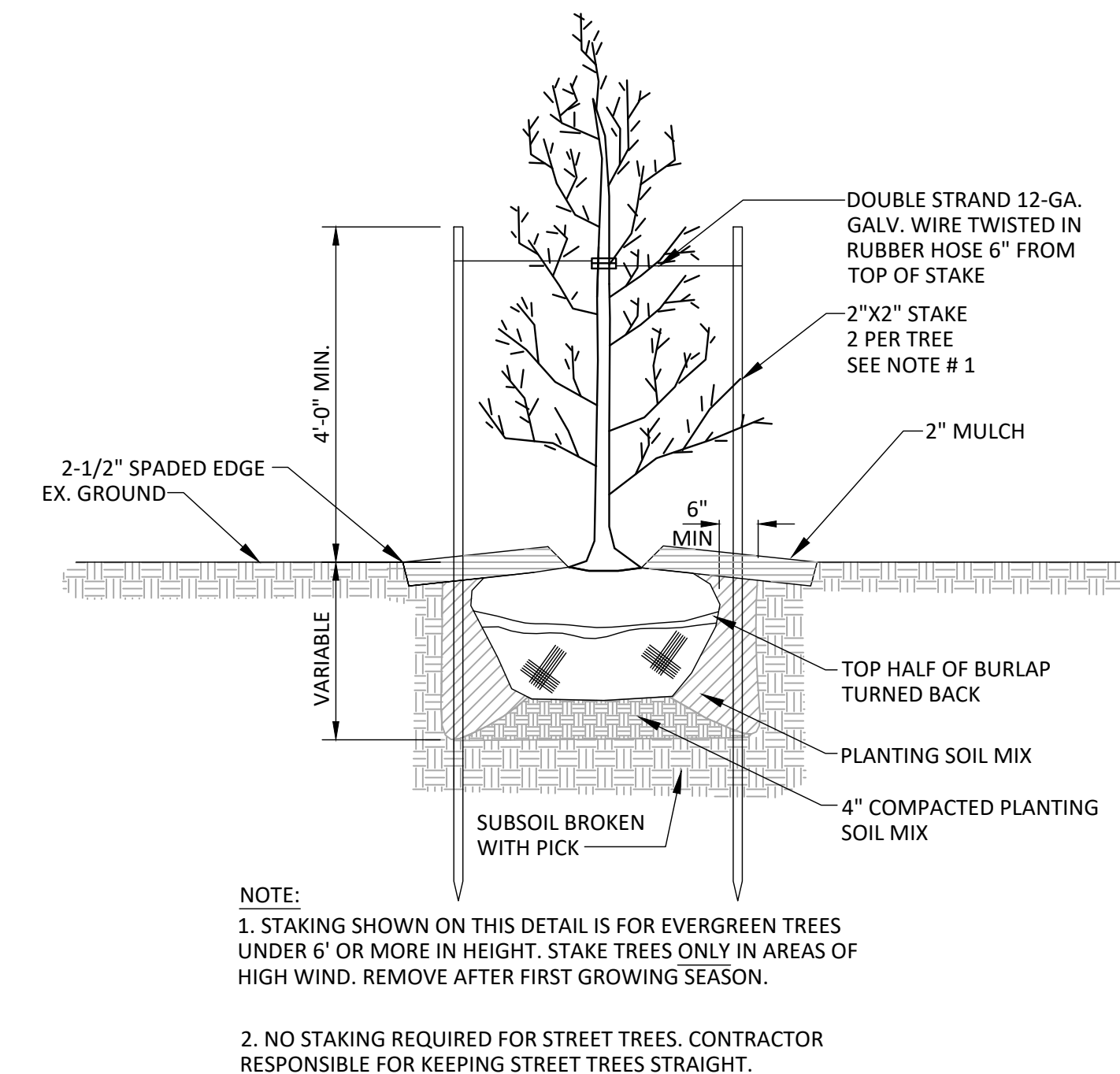
NOT TO SCALE



NOTE:
1. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS TREES UNDER 4" CALIPER. STAKE TREES ONLY IN AREAS OF HIGH WIND REMOVE AFTER FIRST GROWING SEASON.

2. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

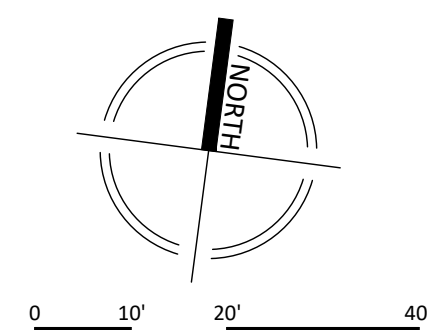
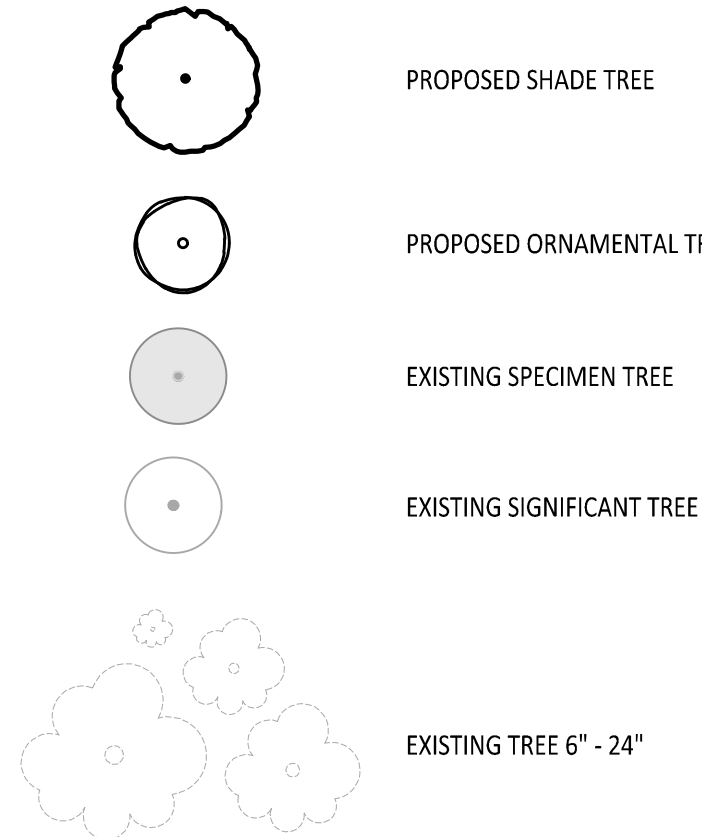
NOT TO SCALE



NOTE:
1. STAKING SHOWN ON THIS DETAIL IS FOR EVERGREEN TREES UNDER 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.

2. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

LEGEND



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820190090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: NEIGHBORHOOD DEVELOPMENT COMPANY
Contact Person: ALEXANDER ZEMICHAEL
Address: 3232 GEORGIA AVENUE SUITE 100 WASHINGTON DC 20010
Phone: 202.722.6002

Signature: _____ Date: _____

VIVA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIVA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
Neighborhood
Development Company
3232 Georgia Avenue
Suite 100
Washington DC 20010
202.722.6002
Alexander Zemichael

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSHUA C. SLOAN

[illegible]

PROFESSIONAL SEAL

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UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLOAN, RLA, ASLA
LICENSE NUMBER: 8776
EXPIRATION DATE: MAY 13, 2020

TAKOMA
JUNCTION

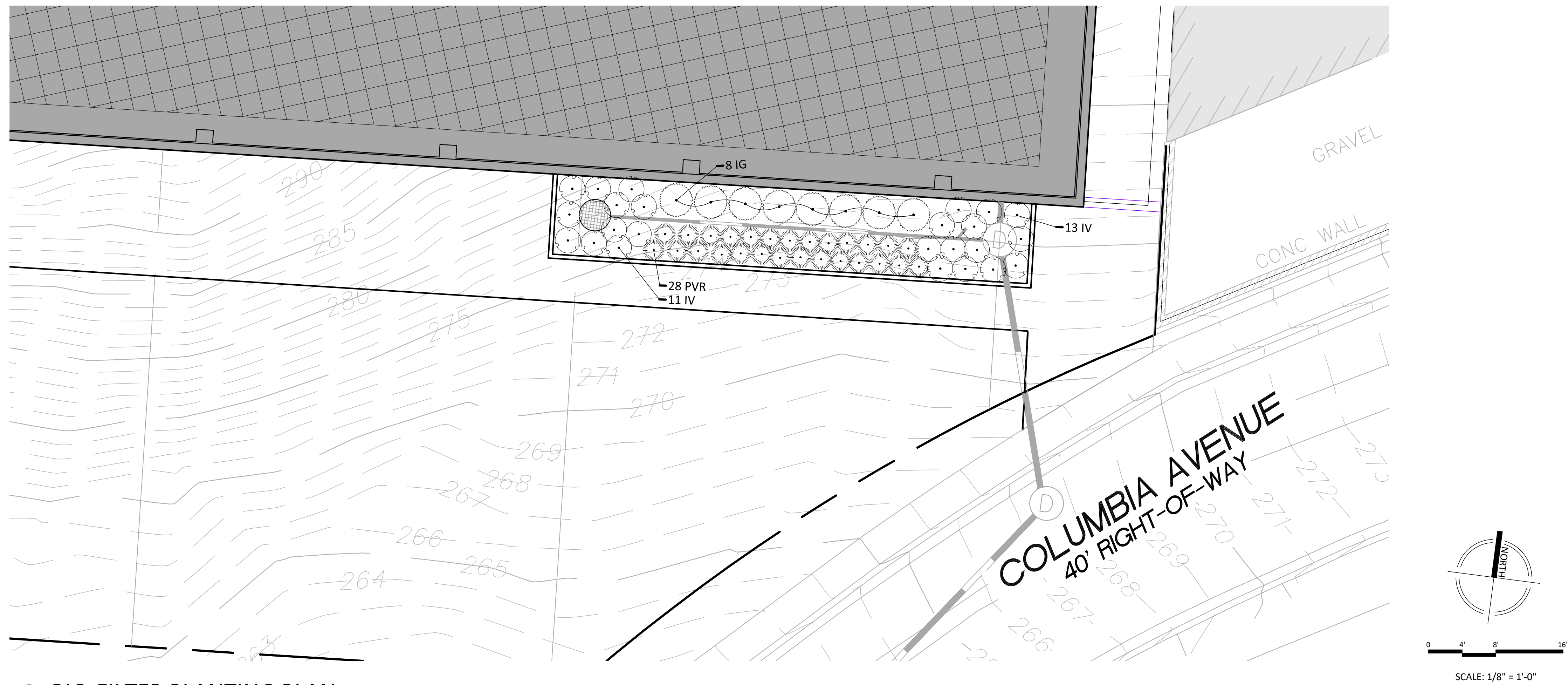
MNCPPC #820190090
MONTGOMERY COUNTY,
MARYLAND
TAX MAP: JN50
WSSC 208N301 & 209N301

TREE RE-PLANTING PLAN

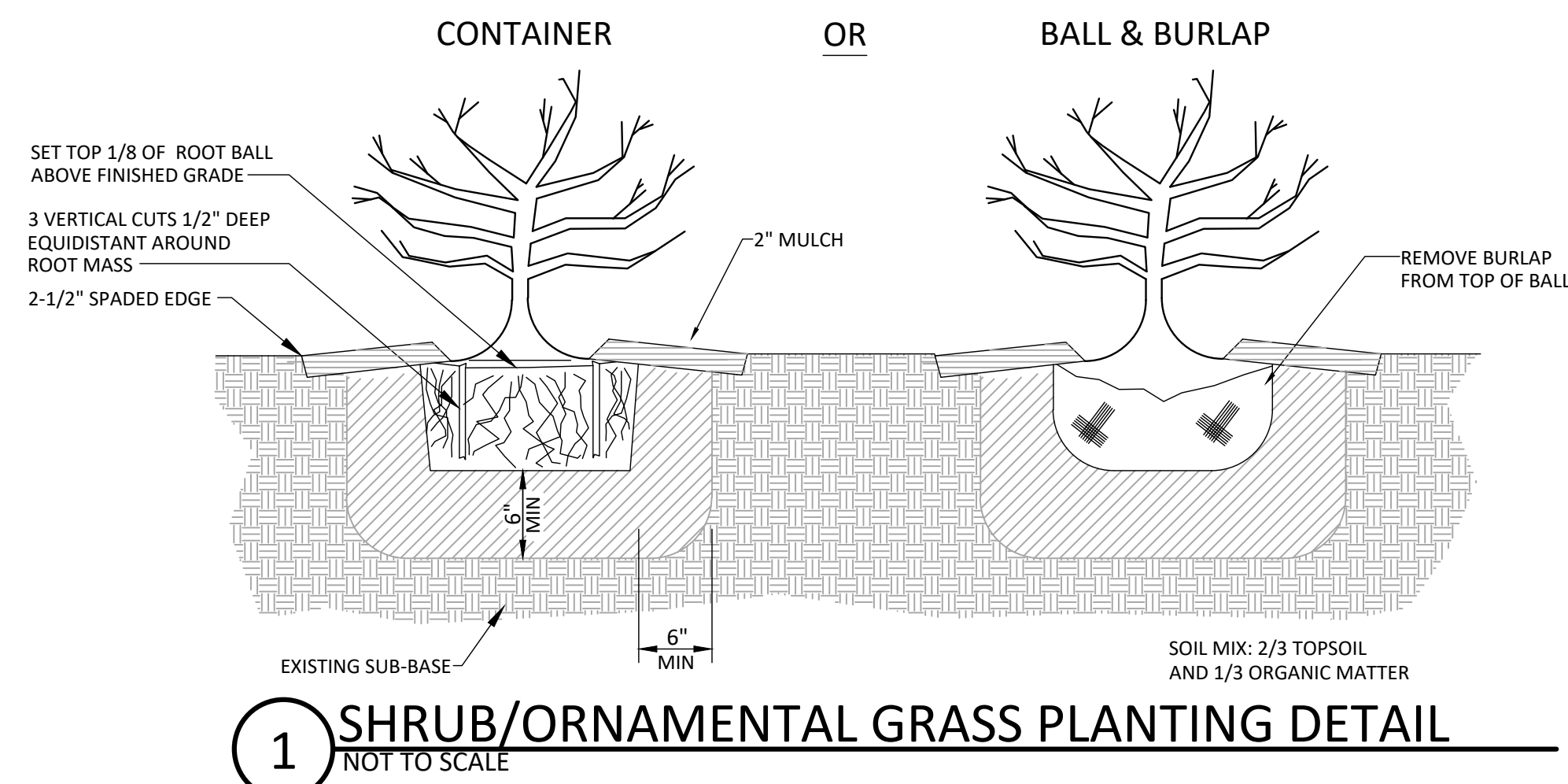
DRAWN BY: PJS
DESIGNED BY: JCS-DLK
DATE ISSUED: APR. 10, 2019

VIKA
PROJECT VM50263A

SHEET NO. L131



1 BIO-FILTER PLANTING PLAN



1 SHRUB/ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE - BIOFILTER

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS / ORNAMENTAL GRASSES					
IG	8	Ilex glabra	Inkberry Holly	3 GAL.	3' O.C.
IV	24	Itea virginica	Virginia Sweetspire	3 GAL.	3' O.C.
PVR	28	Panicum virgatum 'Rotstrahlbusch'	Switchgrass	3 GAL.	30" O.C.

NOTE: FINAL DESIGN & LAYOUT TO BE APPROVED BY DPS DURING STORMWATER MANAGEMENT APPROVAL.

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TAKOMA FUNCTION

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TAX MAP: JN50
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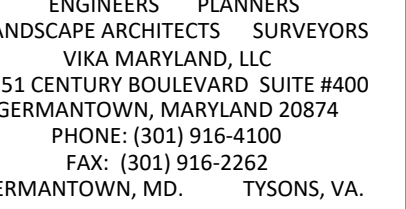
IO-FILTER PLANTING PLAN

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Developer's Name: NEIGHBORHOOD DEVELOPMENT COMPANY	
Contact Person:	ALEXANDER ZEMICHAEI
Address:	3232 GEORGIA AVENUE SUITE 100 WASHINGTON DC 20010
Phone:	202.722.6602
Signature:	Date:

AWN BY: SGM
SIGNED BY: JDLK K
DATE ISSUED: APR. 10, 2019

A
JECT VM50263A

SHEET NO. L132



PREPARED FOR:
 Neighborhood
 Development Company
 32 Georgia Avenue
 Suite 100
 Washington DC 20010
 202.722.6002
 Alexander Zemichael

ANNER, CIVIL ENGINEER
A MARYLAND, LLC
1 CENTURY BOULEVARD
E 400
MANTOWN MD, 20874
916.4100
JUA C. SLOAN



NOTES

1. LIGHTING IS PROVIDED PER COORDINATION WITH THE CITY OF TAKOMA PARK AND IS REPLACING EXISTING STREETScape LIGHTING IN KIND.
2. NO ADDITIONAL ON-SITE LANDSCAPE LIGHTING IS PROPOSED.
3. PHOTOMETRICS ARE NOT PROVIDED FOR PUBLIC STREETScaPES - ILLUMINATION LEVELS ARE ESTABLISHED BY MUNICIPALITY.
4. LIGHTING CONFORMS TO IESNA COMMERCIAL DEVELOPMENT STANDARDS.

[illegible]

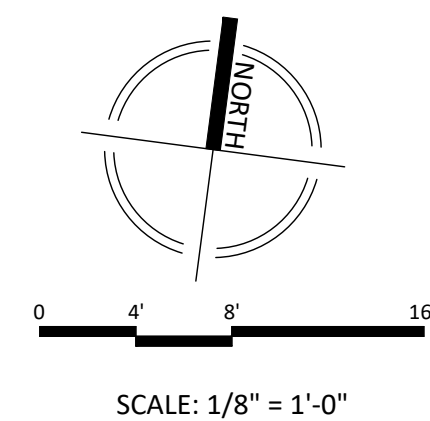
PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLDAN, RLA, ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2020

NCPPC #820190090
MONTGOMERY COUNTY,
MARYLAND
TAX MAP: JN50
208N301 & 209N301

DRAWN BY: PJS
 DESIGNED BY: JCS-DLK
 DATE ISSUED: APR. 10, 2019
 SUBJECT: VM50263A

ET NO. L300

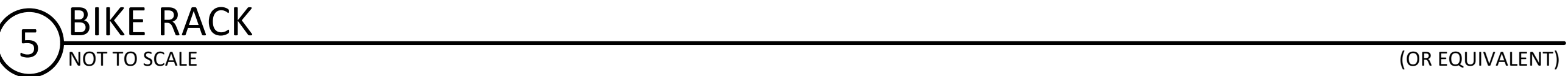
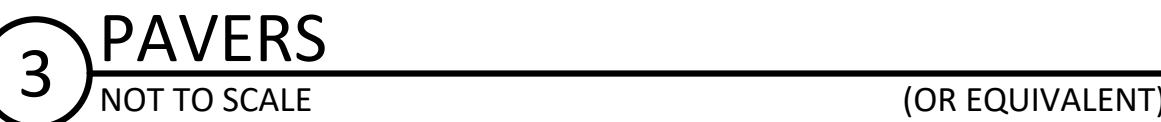


DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820190090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: NEIGHBORHOOD DEVELOPMENT COMPANY
Contact Person: ALEXANDER ZEMICHAEL
Address: 3232 GEORGIA AVENUE SUITE 100 WASHINGTON DC 20010
Phone: 202.722.6002

Signature: _____ Date: _____



April 29, 2019

Mr. Marco Fuster
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Variance Request
Forest Conservation Plan Amendment
(FCP No TBD)
Takoma Junction

Dear Mr. Fuster:

On behalf of Neighborhood Development Company (NDC) we are submitting this variance request in accordance with Section 22A-21(b) of the Montgomery County Forest Conservation Law, for the above referenced project. A total of 32 trees larger than 1" diameter will potentially be removed on the project property and on the adjacent property (Lot 39). A variance is being requested to remove the trees as noted below. All efforts will be made to protect and save trees where possible, however, a variance to remove the trees highlighted below is being requested at this time in case removal is deemed necessary by the inspector/certified arborist at the time of construction.

Table 1 below describes the trees on-site and identifies the trees to be removed.

On-Site Trees and Trees on Lot 39						Remove or Retain
Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Location	
1	American Elm	Ulmus americana	7	Good	E	Remove
2	American Elm	Ulmus americana	9	Good	E	Remove
3	Mulberry	Morus alba	19	Good	E	Remove
4	Black Locust	Robinia pseudoacacia	16	Fair	E	Remove
5	Black Locust	Robinia pseudoacacia	13	Good	E	Remove
6	Box Elder	Acer negundo	9/7 SPLIT	Good	E	Remove
7	Box Elder	Acer negundo	11/12 SPLIT	Fair	E	Remove
8	Mulberry	Morus alba	9/7/11/9 MULTI	Fair	E	Remove
9	American Elm	Ulmus americana	7	Good	E	Remove
10	Red Oak	Quercus rubra	12	Good	E	Remove
11	Catalpa	Catalpa bignonioides	7	Poor	E	Remove
12	White Ash	Fraxinus americana	10	Fair	E	Remove
13	Black Cherry	Prunus serotina	12	Good	E	Remove
14	White Oak	Quercus alba	36.5	Good	E	Retain
15	White Oak	Quercus alba	29.5	Fair	E	Retain
16	Box Elder	Acer negundo	7	Poor	E	Remove
17	Black Locust	Robinia pseudoacacia	11	Poor	E	Remove
18	Post Oak	Quercus stellata	27.3	Fair	E	Retain
19	Box Elder	Acer negundo	8	Fair	E	Remove

On-Site Trees and Trees on Lot 39						Remove or Retain
Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Location	
20	Cherry	Prunus spp.	11	Poor (Deceased)	E	Remove
21	Black Cherry	Prunus serotina	9.5	Good	E	Retain
22	American Elm	Ulmus americana	6	Poor	E	Remove
23	White Oak	Quercus alba	11	Good	E	Retain
24	Linden	Tilia spp.	6	Good	E	Remove
25	White Ash	Fraxinus americana	12	Fair	E	Retain
26	American Elm	Ulmus americana	24	Good	E	Retain
27	Mulberry	Morus alba	6/9 SPLIT	Fair	E	Retain
28	Black Cherry	Prunus serotina	9	Fair	E	Retain
29	Black Locust	Robinia pseudoacacia	12	Poor	N	Remove
30	American Elm	Ulmus americana	14	Good	N	Remove
31	Black Locust	Robinia pseudoacacia	14	Fair	N	Remove
32	Mulberry	Morus alba	15	Good	N	Remove
33	American Elm	Ulmus americana	11	Good	N	Remove
34	Black Cherry	Prunus serotina	14	Fair	N	Remove
35	Catalpa	Catalpa bignonioides	4/10 SPLIT	Fair	N	Remove
36	American Elm	Ulmus americana	3/14 SPLIT	Good	N	Remove
37	Catalpa	Catalpa bignonioides	13	Poor	N	Remove
38	Black Locust	Black Locust	4/8 SPLIT	Good	N	Remove
39	American Elm	Ulmus americana	6	Good	N	Retain
40	Ash	Fraxinus spp.	14	Poor	N	Retain
41	Box Elder	Acer negundo	12	Good	N	Retain
42	American Elm	Ulmus americana	8	Poor	N	Remove
43	Catalpa	Catalpa bignonioides	7	Poor	N	Retain
44	Ash	Fraxinus spp.	15	Poor (Deceased)	N	Retain
45	Beech	Fagus spp.	22	Good	N	Retain
46	Black Cherry	Prunus serotina	10	Good	N	Retain
47	American Elm	Ulmus americana	8	Fair	N	Retain
48	Sugar Maple	Acer saccharum	7	Fair	N	Retain
49	Ash	Fraxinus spp.	8	Good	N	Retain
50	Ash	Fraxinus spp.	7	Good	N	Retain
51	Elm	Ulmus spp.	8	Good	N	Retain
52	Elm	Ulmus spp.	9	Fair	N	Retain
53	Beech	Fagus spp.	9	Good	N	Retain
54	Catalpa	Catalpa bignonioides	18	Poor	N	Retain
55	Red Maple	Acer rubrum	21	Fair	N	Retain
56	Beech	Fagus spp.	12	Poor	N	Retain
57	Tulip Poplar	Liriodendron tulipifera	29	Good	W	Retain
58	Black Cherry	Prunus serotina	11	Good	W	Retain
59	Tulip Poplar	Liriodendron tulipifera	32.1	Fair / Poor	W	Retain
60	Elm	Ulmus spp.	8	Good	W	Retain
61	Ash	Fraxinus spp.	7	Good	W	Retain
62	Red Maple	Acer rubrum	7	Good	W	Retain
63	Norway Maple	Acer platanoides	17	Good	W	Retain

On-Site Trees and Trees on Lot 39						Remove or Retain
Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Location	
64	Ash	Fraxinus spp.	10	Poor	W	Retain
65	White Oak	Quercus alba	9	Good	W	Retain
66	White Oak	Quercus alba	11	Good	W	Retain
67	Chestnut Oak	Quercus prinus	26	Good	W	Retain
68	Chinkapin Oak	Quercus muehlenbergii	22	Good	W	Retain
69	Beech	Fagus spp.	10	Good	W	Retain
70	Beech	Fagus spp.	9	Good	W	Retain
71	Sugar Maple	Acer saccharum	6	Good	W	Retain
72	Tulip Poplar	Liriodendron tulipifera	24.2	Fair	W	Retain
73	Norway Maple	Acer platanoides	10	Good	W	Retain
74	Ash	Fraxinus spp.	21	Poor	W	Retain
75	Tulip Poplar	Liriodendron tulipifera	26	Fair	S	Retain
76	Red Maple	Acer rubrum	6	Good	S	Retain
77	Elm	Ulmus spp.	8	Good	S	Retain
78	Tulip Poplar	Liriodendron tulipifera	18	Good	S	Retain
79	Elm	Ulmus spp.	7	Good	S	Retain
80	Beech	Fagus spp.	7	Good	S	Retain
81	White Oak	Quercus alba	10	Good	S	Remove
82	American Elm	Ulmus americana	10	Fair	S	Remove
83	Beech	Fagus spp.	8	Good	S	Retain
84	Chinkapin Oak	Quercus muehlenbergii	16	Poor	S	Retain
85	White Oak	Quercus alba	11	Good	S	Retain
86	Beech	Fagus spp.	14	Fair	S	Retain
87	White Oak	Quercus alba	11	Good	S	Retain
88	Catalpa	Catalpa bignonioides	7	Fair	S	Retain
89	Willow Oak	Quercus phellos	24	Good	S	Retain
90	Willow Oak	Quercus phellos	26	Good	S	Retain
91	White Oak	Quercus alba	10	Good	S	Retain

a.) Describe the special conditions peculiar to the property which would cause the unwarranted hardship.

The requested tree variance is necessary for implementation of this redevelopment project which has an approved NRI and Development Plan, and pending Forest Conservation Plan, and is proceeding through the development approval process with the concurrent submission of the Preliminary and Final Site Plans. The conditions related to this request are the unavoidable consequences of the development process under the zoning approved through the Master Plan.

The project limits of disturbance (LOD) were designed to avoid impacts to trees as much as possible while still providing sufficient access for construction. While impacts were reduced and avoided in many locations, they could not be completely avoided because of the need to provide adequate access to construct the new building and associated storm drain, to accomplish the project goals.

Not granting the waiver is an unwarrantable hardship. The trees will be impacted by new building and associated storm drain. There is no existing storm drain infrastructure in Carroll Avenue. Columbia Avenue, at the intersection with Poplar Avenue, is the closest connection point to existing storm drain infrastructure. This condition necessitates that the development have storm drain outfall south, thru the wooded portion of the lot, to Columbia Avenue. Other utilities (e.g. water and sanitary) are being taken to Carroll Avenue to further minimize the impact to the existing trees.

b.) Describe how enforcement of this chapter will deprive the landowner of rights commonly enjoyed by others in similar areas.

The requested variance is based on development plans that are consistent with the zoning approved through the County planning process. Strict protection of all trees 1" and larger on site would deprive the applicant from making significant changes to the site and these changes are necessary to complete the project.

c.) Verify that State water quality standards will not be violated and that a measurable degradation in water quality will not occur as a result of granting the variance.

The site is located in an urban area that was developed before modern stormwater management regulations were enacted and no stormwater management is currently provided on the site in the existing condition. The concept stormwater management plan incorporates environmental site design (ESD) to the maximum extent practicable (MEP) according to the latest revision to Chapter 5 of the MDE Stormwater Management Design Manual. The plan provides stormwater treatment to the MEP of the project site through the use of micro bioretention facilities and green roof. These facilities will provide treatment for stormwater management runoff. Therefore, granting the variance to impact these trees will not result in any violation of State water quality standards or degradation of water quality.

The proposed project will have an approved sediment and erosion control plan and will not violate any state water quality standards. Stormwater management facilities will be provided in accordance with County and City of Takoma Park regulations to meet stormwater quality goals as noted above.

d.) Provide any other information appropriate to support the request.

The applicant is minimizing tree impacts by installing the storm drain away from the large trees to the extent possible. All efforts will be made to protect trees and the City Arborist and/or the contractor's arborist will ultimately determine if any of the trees need to be removed. Tree protection fencing and tree planking will be installed where necessary. Root pruning will occur under the supervision of a certified arborist.

We believe the supporting information provided with this letter justifies the variance to impact the trees as shown in Table 1. Please contact us at 202-289-4545 if you have any questions or require additional information.

Sincerely,

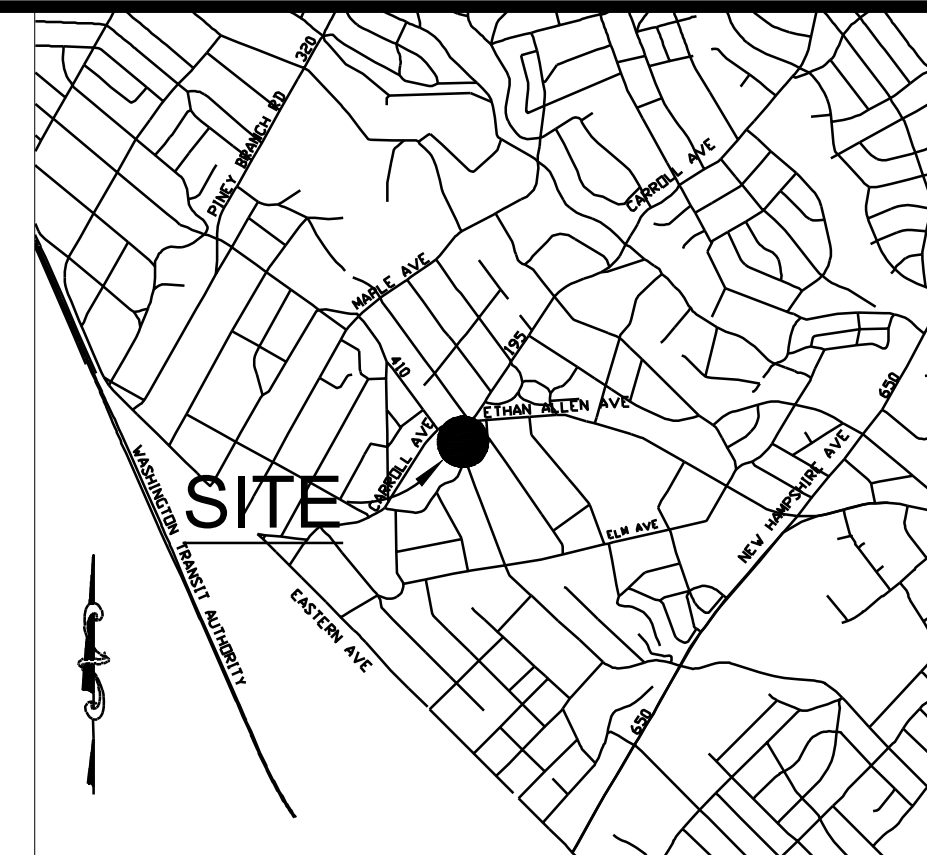
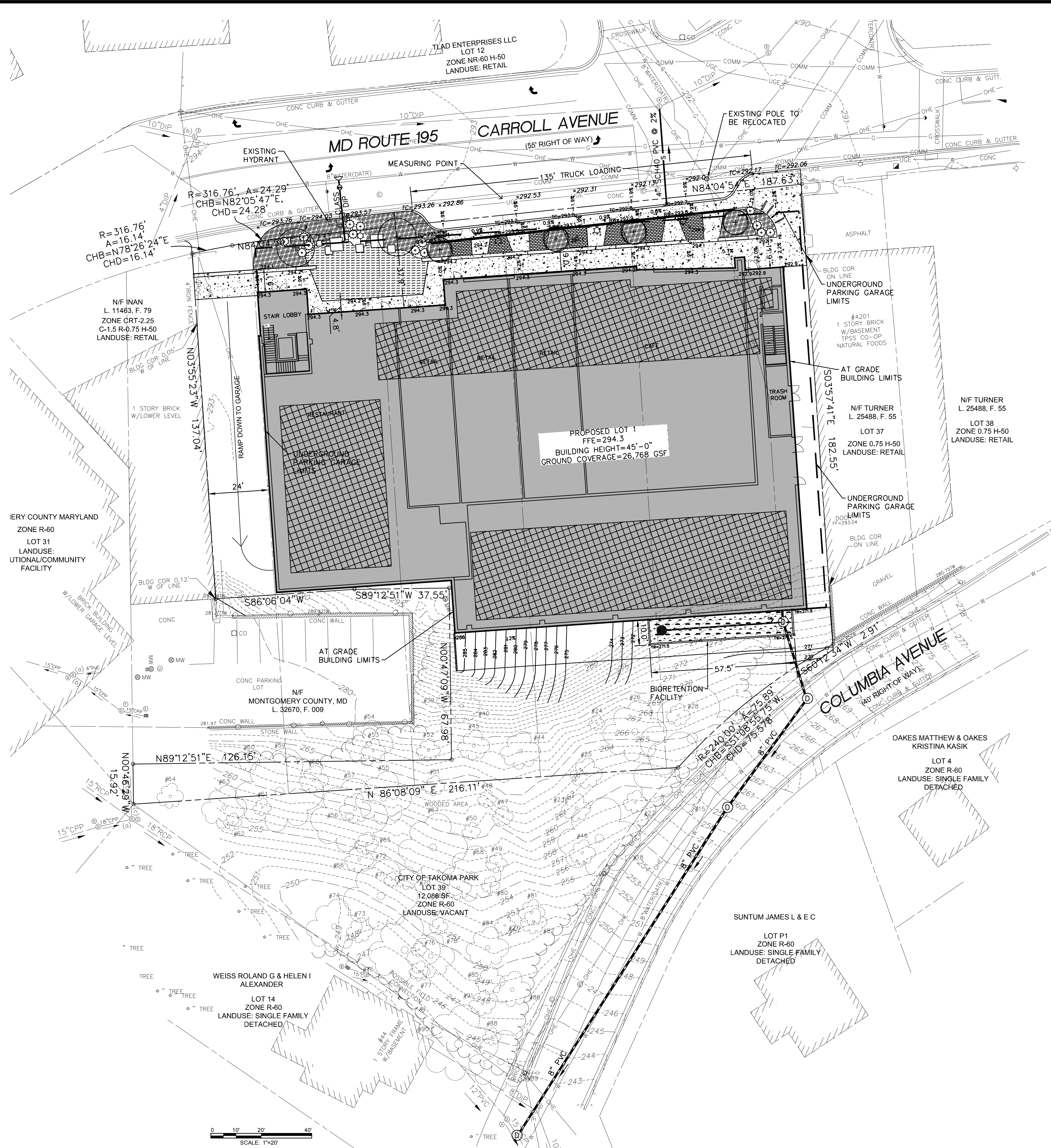
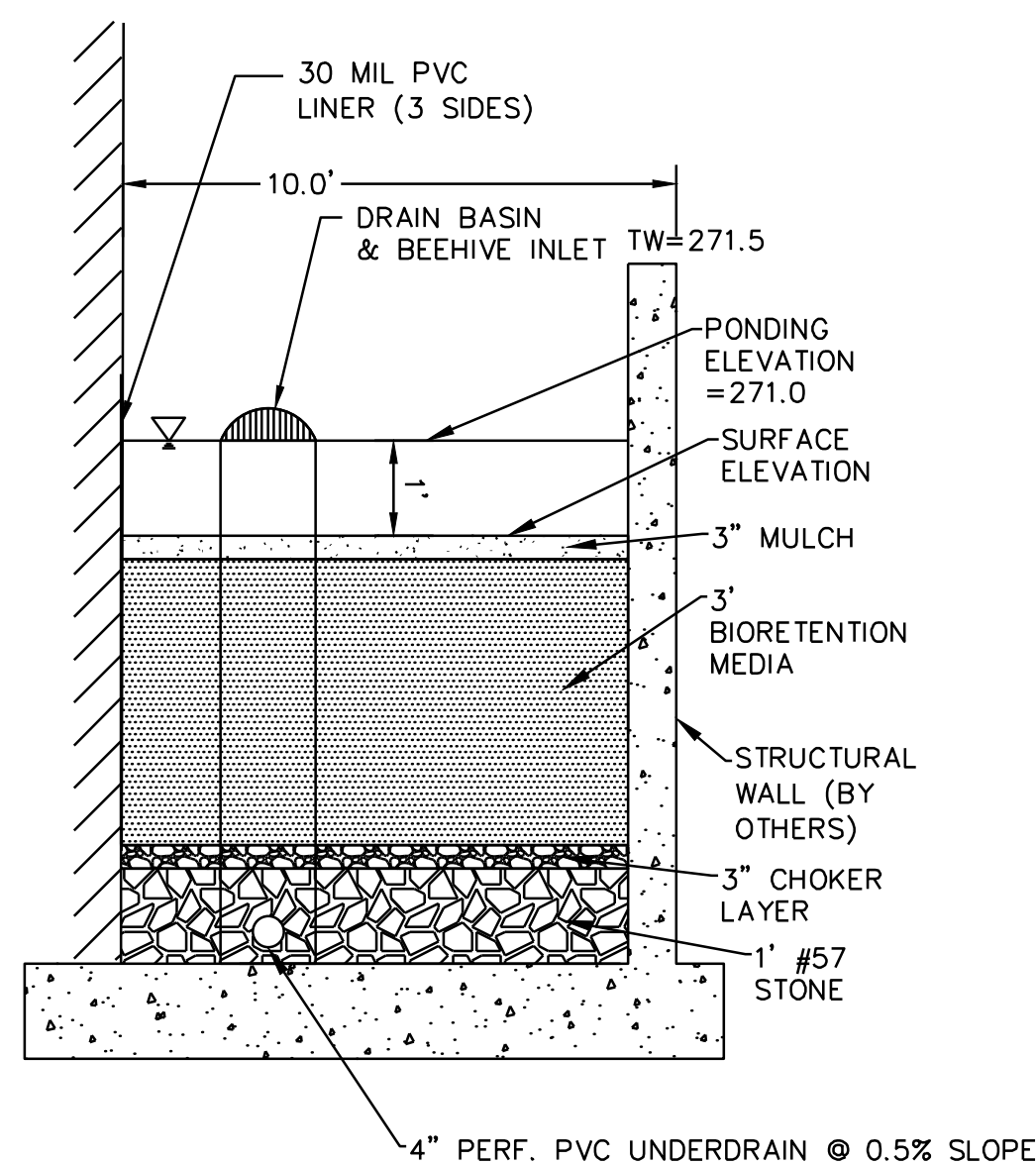
AMT, LLC



Mary Marcinko, RLA

LEGEND:

- UNDERGROUND PARKING GARAGE BOUNDARY
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PAVERS
- PAVERS
- GREEN ROOF
- BIORETENTION FACILITY
- PLANTING AREA
- S — SANITARY SEWER
- W — WATER SERVICE
- STORM SEWER
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- EXISTING BUILDING
- W — EXISTING WATER
- G — EXISTING GAS
- COMM — EXISTING COMMUNICATIONS
- OHE — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- EXISTING SANITARY SEWER
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING LIGHTPOLE
- ⊙ EXISTING POWERPOLE
- ⊙ EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER MANHOLE

VICINITY MAP
SCALE: 1"=2000'TYPICAL BIORETENTION SECTION
NOT TO SCALE

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 820190090 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY JINGJING LIU
CONTACT PERSON

ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20002

EMAIL: JLIU@NEIGHBORHOODEVELOPMENT.COM

SIGNATURE: _____

AMT LLC
PROFESSIONAL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
10 G STREET, NE, SUITE 430
WASHINGTON, DC 20002
PH: (202) 289-4545
FAX: (202) 289-5051

SITE PLAN #820190090

TAKOMA JUNCTION

13TH ELECTION DISTRICT
CITY OF TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
TAX MAP: JN51
WSSC GRID: 208NE01 & 209NE01

DATE REVISION

SITE PLAN

DESIGNED
AMCCHECKED
BCJSCALE
AS SHOWNFILE NO.
114-123DATE
JANUARY 2019

C2.01



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WASHINGTON, DC 20010

CONSULTANTS

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WASHINGTON, DC 20002
PH: (202) 289-4545
FAX: (202) 289-5051

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LICENSE NO:16938 EXP:05/31/2020

ISSUANCES

#	DESCRIPTION	DATE
	SITE PLAN SUBMISSION	12/04/2018
1	SITE PLAN REVISION	04/30/2019

TAKOMA
JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

FLOOR PLAN -
GARAGE

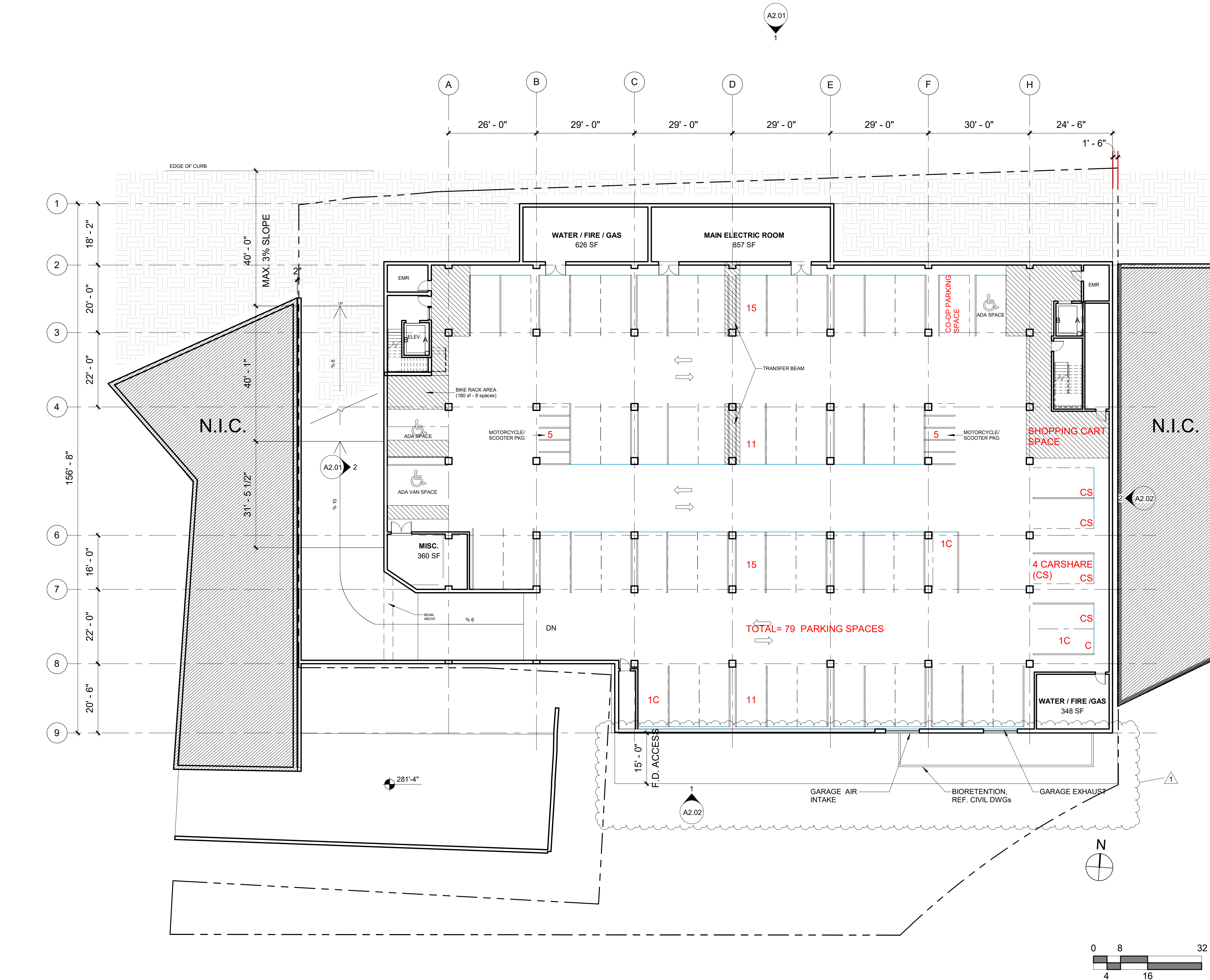
A1.01

PROJECT NUMBER 16-369

DAT 4 / 30 / 2019

E MANAGED Checker DRAWN Author
BY BY
SCALE As indicated

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1 FLOOR PLAN - P1 GARAGE
A1.01 1/16" = 1'-0"

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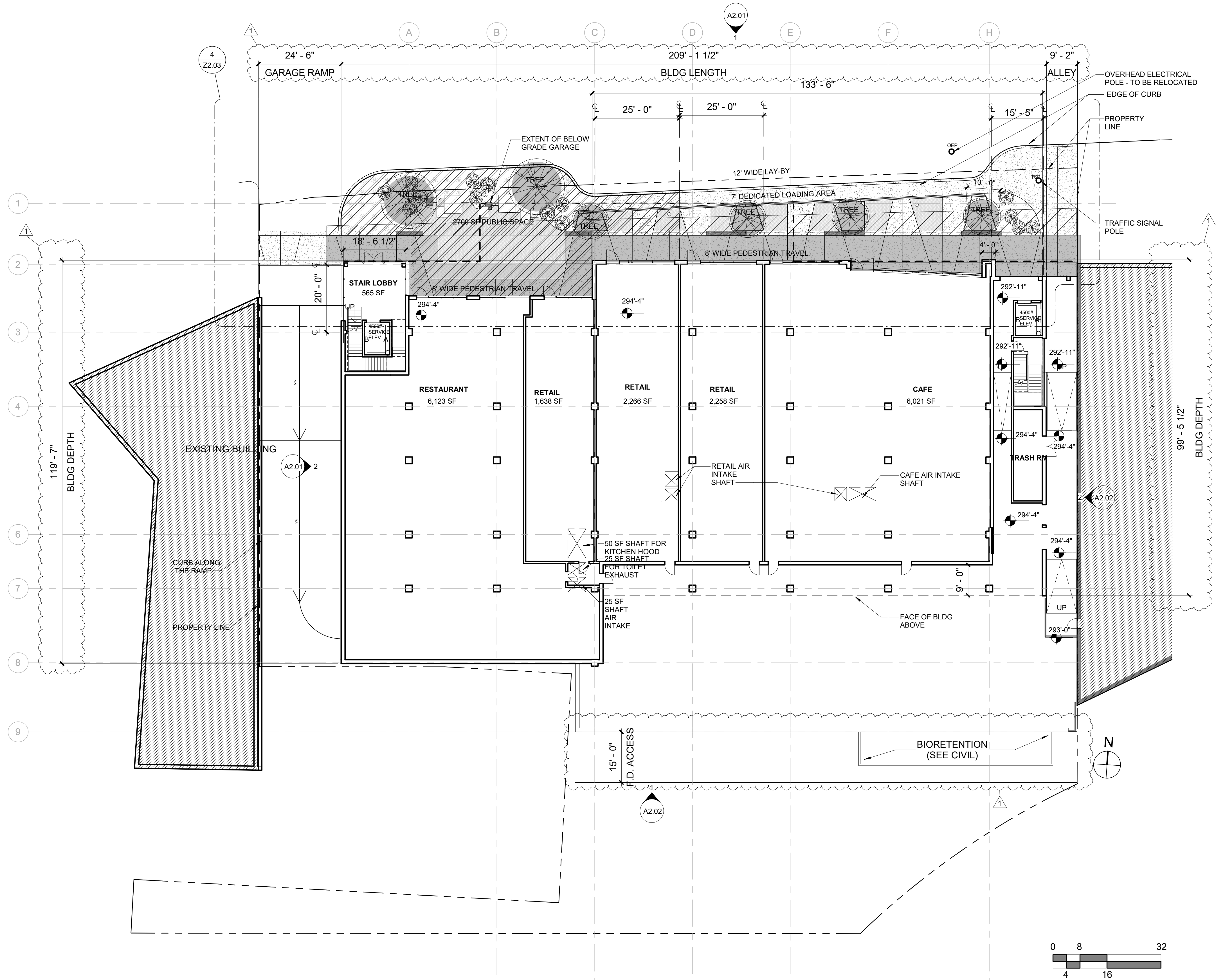
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APPROVAL NO. #20190090 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT
PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY JINGJING LIU
CONTACT PERSON

ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20010

EMAIL: JLIU@NEIGHBORHOODEVELOPMENT.COM

SIGNATURE:



1 FLOOR PLAN - GROUND
1/16" = 1'-0"

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 820190090 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY INC. (NDC) CONTACT PERSON: J. J. NEIGHBORHOOD DEVELOPMENT COMPANY

ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20002

EMAIL: J. J. NEIGHBORHOOD DEVELOPMENT COMPANY

SIGNATURE: _____



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Neighborhood Development Company

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3232 GEORGIA AVE., NW, SUITE 100
WASHINGTON, DC 20010

CONSULTANTS

AMT LLC
PROFESSIONAL ENGINEERS
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LANDSCAPE ARCHITECTS
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ISSUANCES		
#	DESCRIPTION	DATE
E	SITE PLAN SUBMISSION	12/04/2018
1	SITE PLAN REVISION	04/30/2019

TAKOMA JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

FLOOR PLAN - GROUND

A1.02

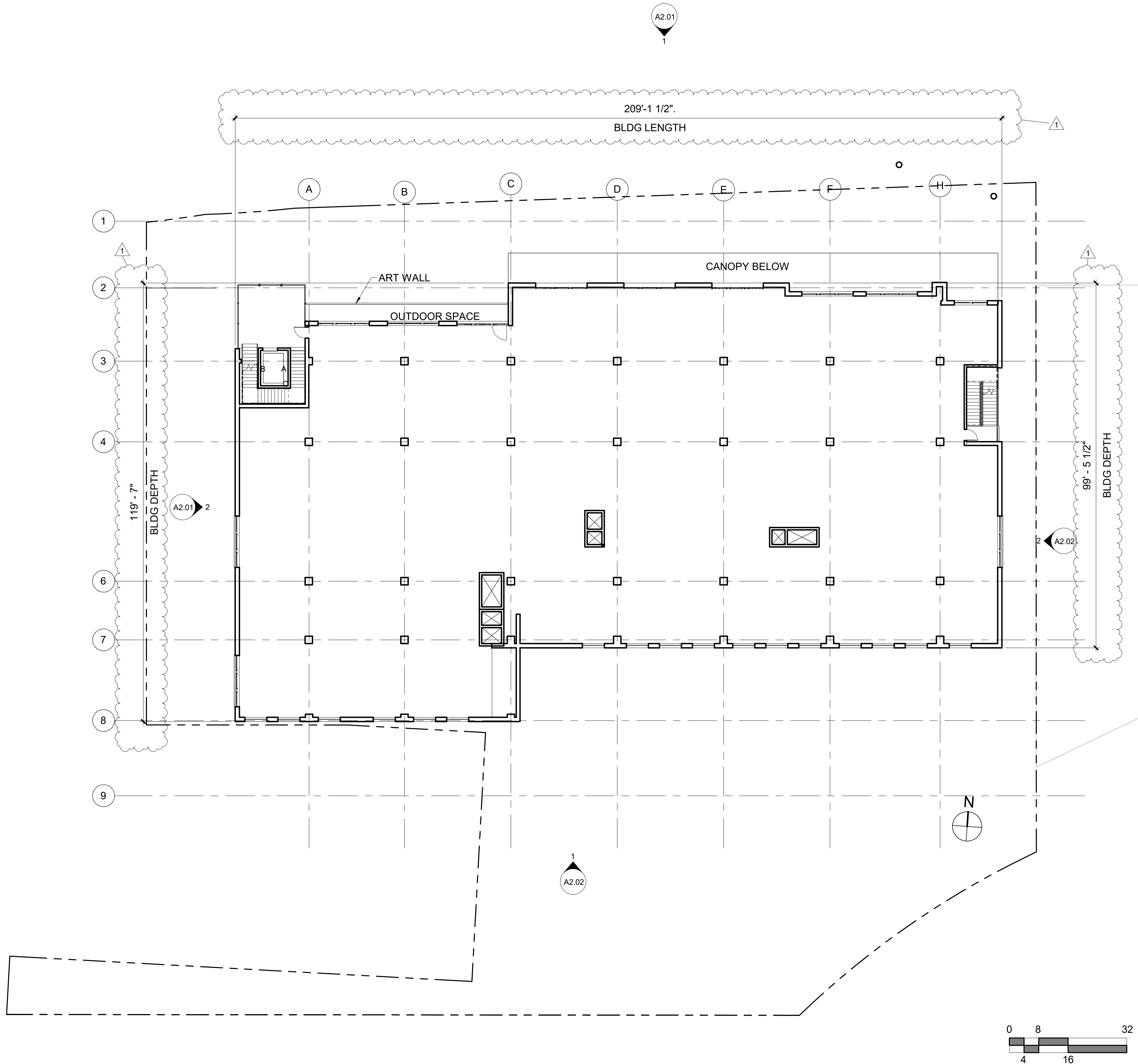
PROJECT NUMBER 16-369

DAT 4 / 30 / 2019

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SCALE As indicated



1 FLOOR PLAN - SECOND
A1.03 1/16" = 1'-0"

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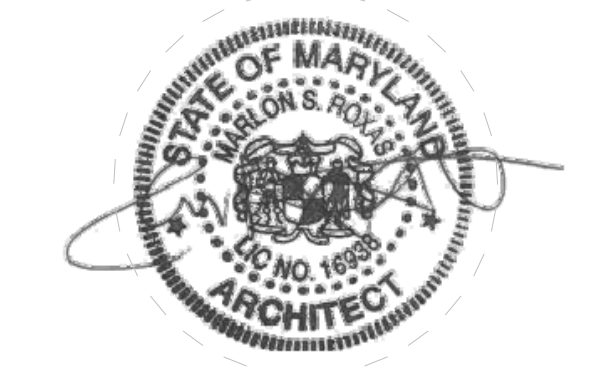
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DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY - JINGJING LIU
COMPANY CONTACT PERSON

ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20010

EMAIL: LIU@NEIGHBORHOODEVELOPMENT.COM

SIGNATURE: _____



ISSUANCES		
#	DESCRIPTION	DATE
	SITE PLAN SUBMISSION	12/04/2018
1	SITE PLAN REVISION	04/30/2019

TAKOMA JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

FLOOR PLAN - SECOND

A1.03

PROJECT NUMBER		16-369	
DAT		4 / 30 / 2019	
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#	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	12/04/2018

TAKOMA
JUNCTION

7221 CARROLL AVE.
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FLOOR PLAN -
ROOF

A1.04

PROJECT NUMBER 16-369

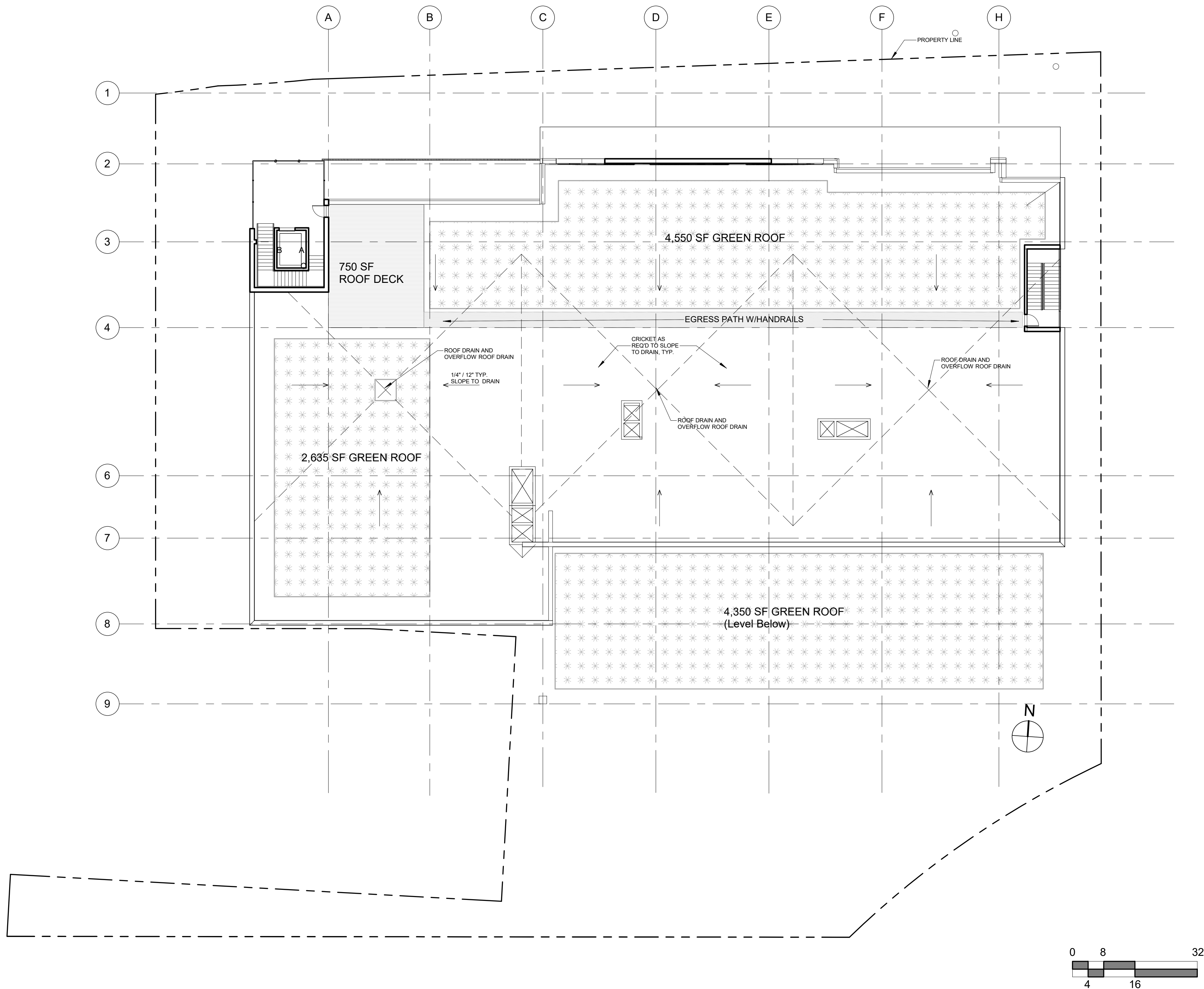
DAT 4 / 30 / 2019

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1 FLOOR PLAN - ROOF
A1.04 1/16" = 1'-0"

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APPROVAL NO. 820190030 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT
PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY JINGJING LIU
CONTACT PERSON

ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20010

EMAIL: jl@neighborhooddevelopment.com

SIGNATURE:

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LICENSE NO:16938

EXP:05/31/2020

ISSUANCES

#	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	12/04/2018

TAKOMA
JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

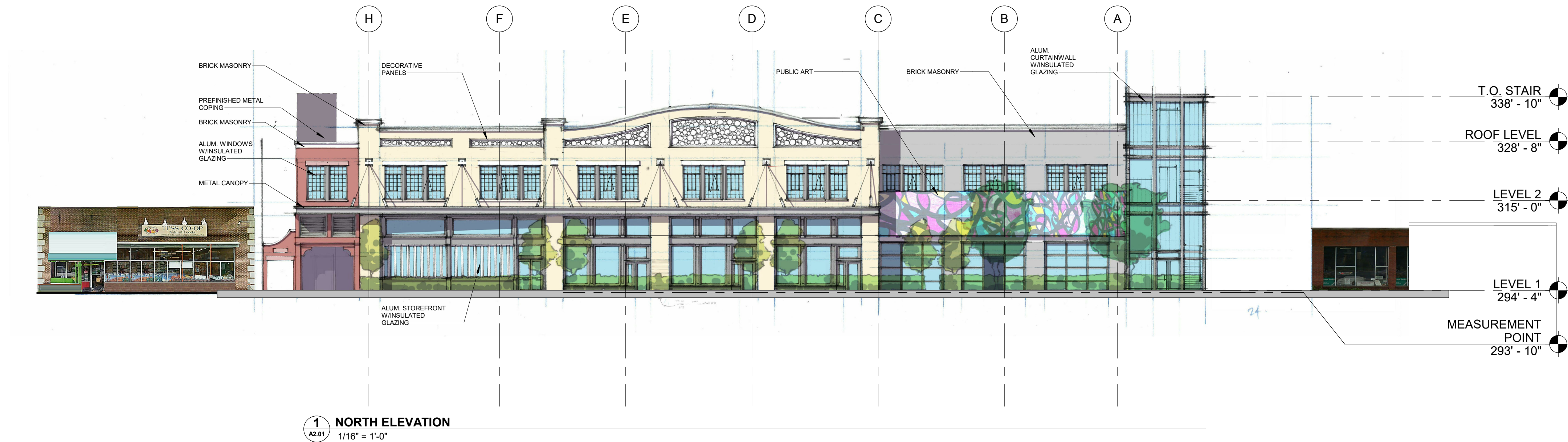
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A2.01

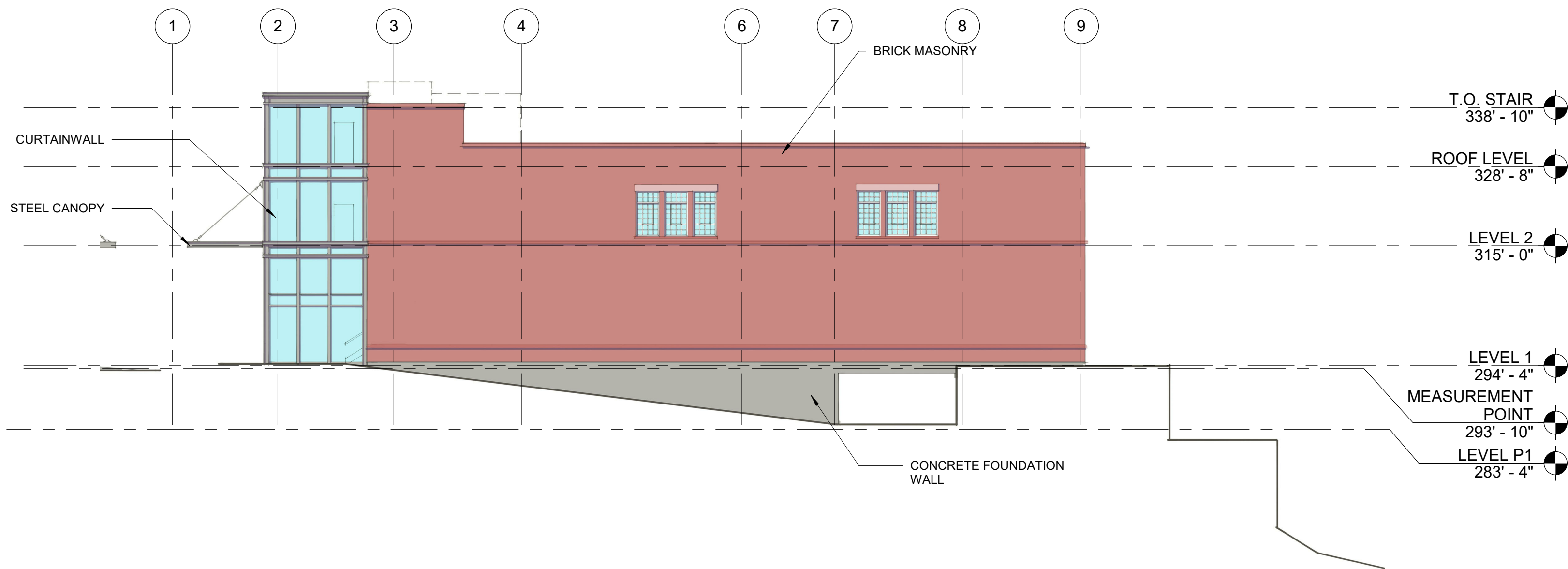
PROJECT NUMBER 16-369

DAT 4 / 30 / 2019

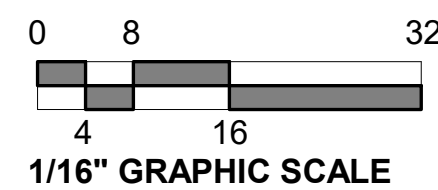
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BY	SCALE		BY	As indicated



1 NORTH ELEVATION
A2.01 1/16" = 1'-0"



2 EAST ELEVATION
A2.01 1/16" = 1'-0"



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COMPANY CONTACT PERSON

ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20010

EMAIL: JLIU@NEIGHBORHOODEVELOPMENT.COM

SIGNATURE:

S.

streetsense.

3 BETHESDA METRO, SUITE 140
BETHESDA, MARYLAND 20814
(P) 301.652.9020 (F) 301.652.9166
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CLIENT



CITY OF TAKOMA PARK
3232 GEORGIA AVE., NW, SUITE 100
WASHINGTON, DC 20010

CONSULTANTS

AMT LLC

PROFESSIONAL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
10 G STREET, NE, SUITE 430
WASHINGTON, DC 20002
PH: (202) 289-4545
FAX: (202) 289-5051

PROFESSIONAL SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE STATE
MARYLAND



LICENSE NO:16938

EXP:05/31/2020

ISSUANCES

#	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	12/04/2018

TAKOMA
JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

ELEVATIONS

A2.02

PROJECT NUMBER 16-369

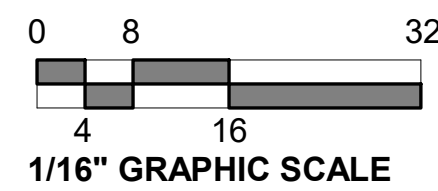
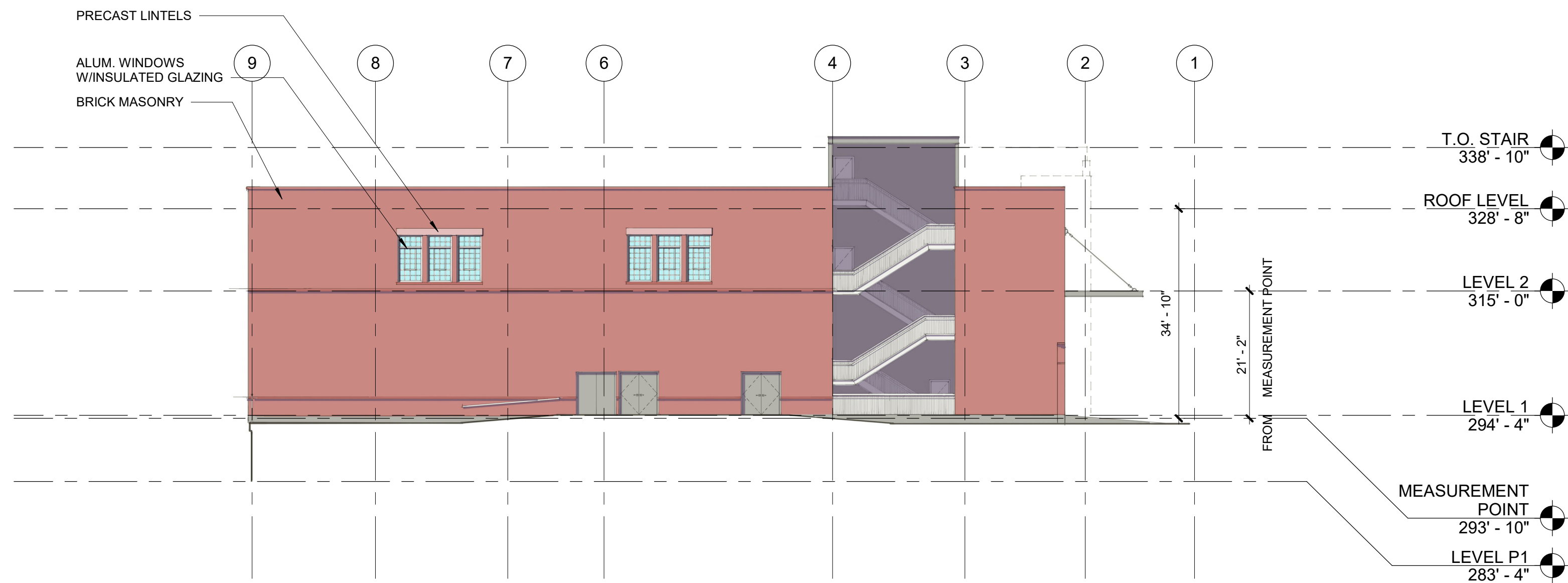
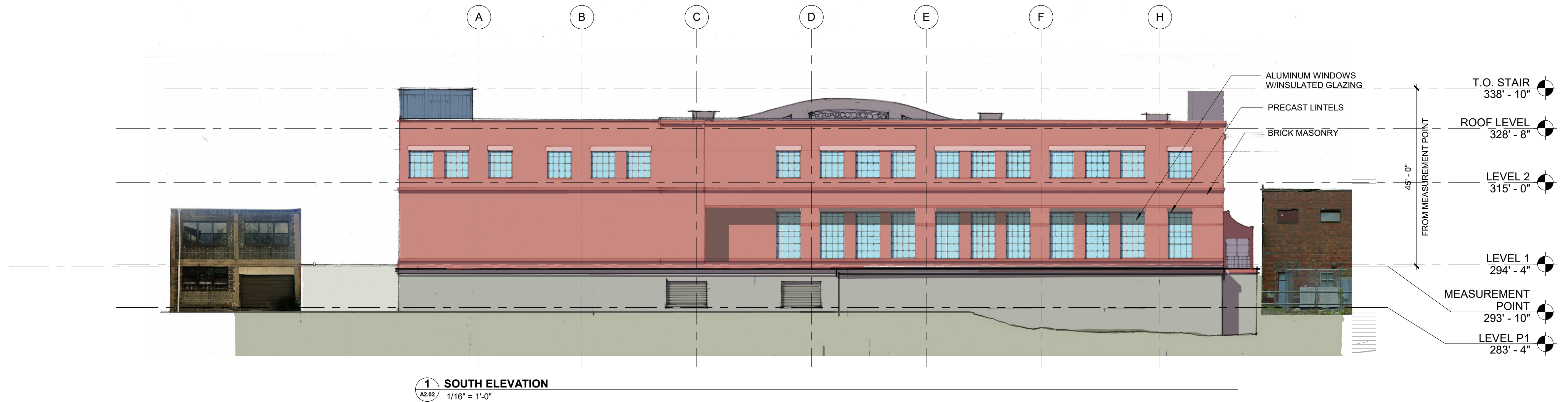
DAT 4 / 30 / 2019

E MANAGED Checker DRAWN Author

BY BY As indicated

SCALE SCALE

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DEVELOPER'S CERTIFICATE

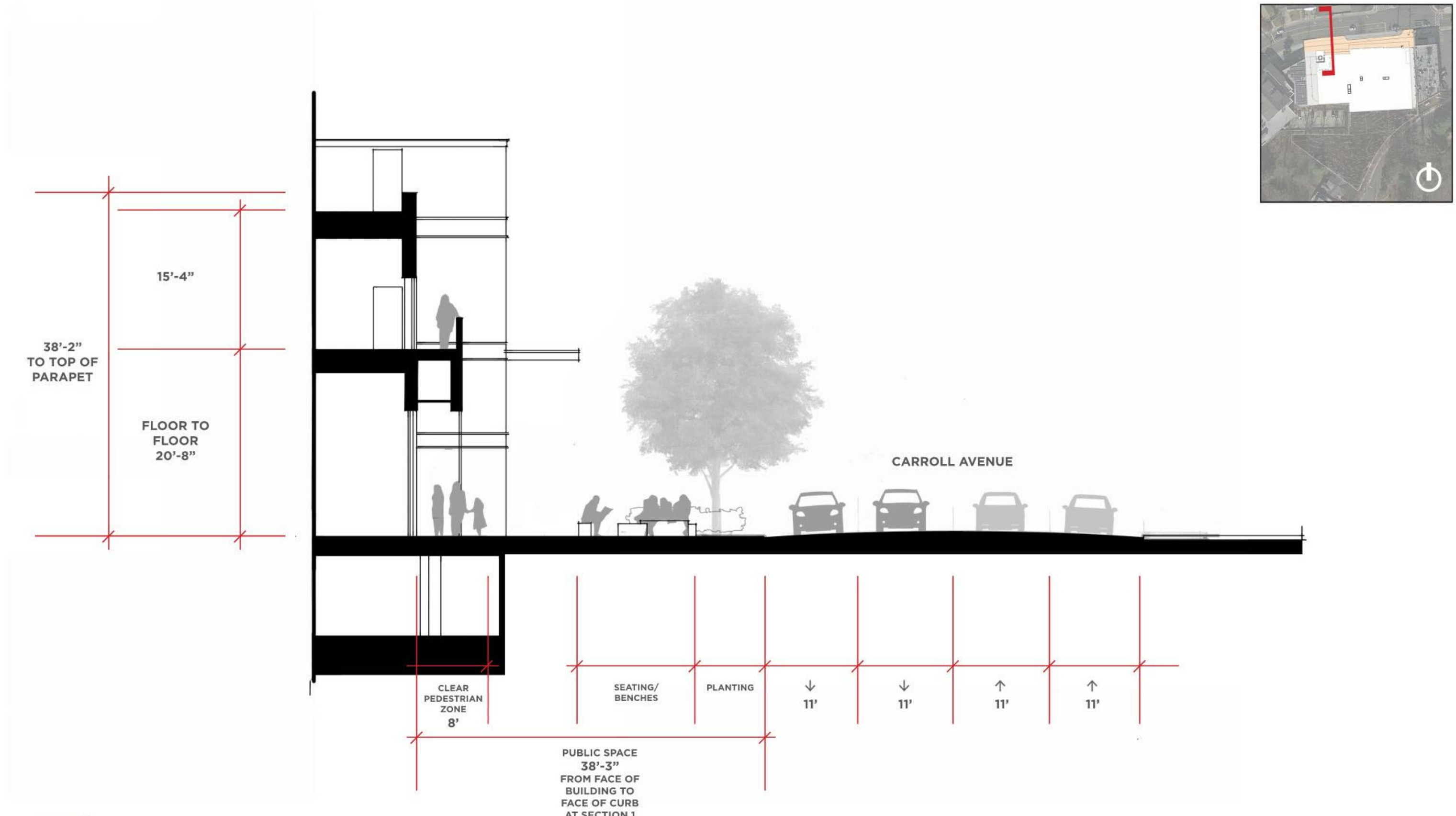
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN
APPROVAL NO. 820190090 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT
PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY JINGJING LIU
COMPANY CONTACT PERSON

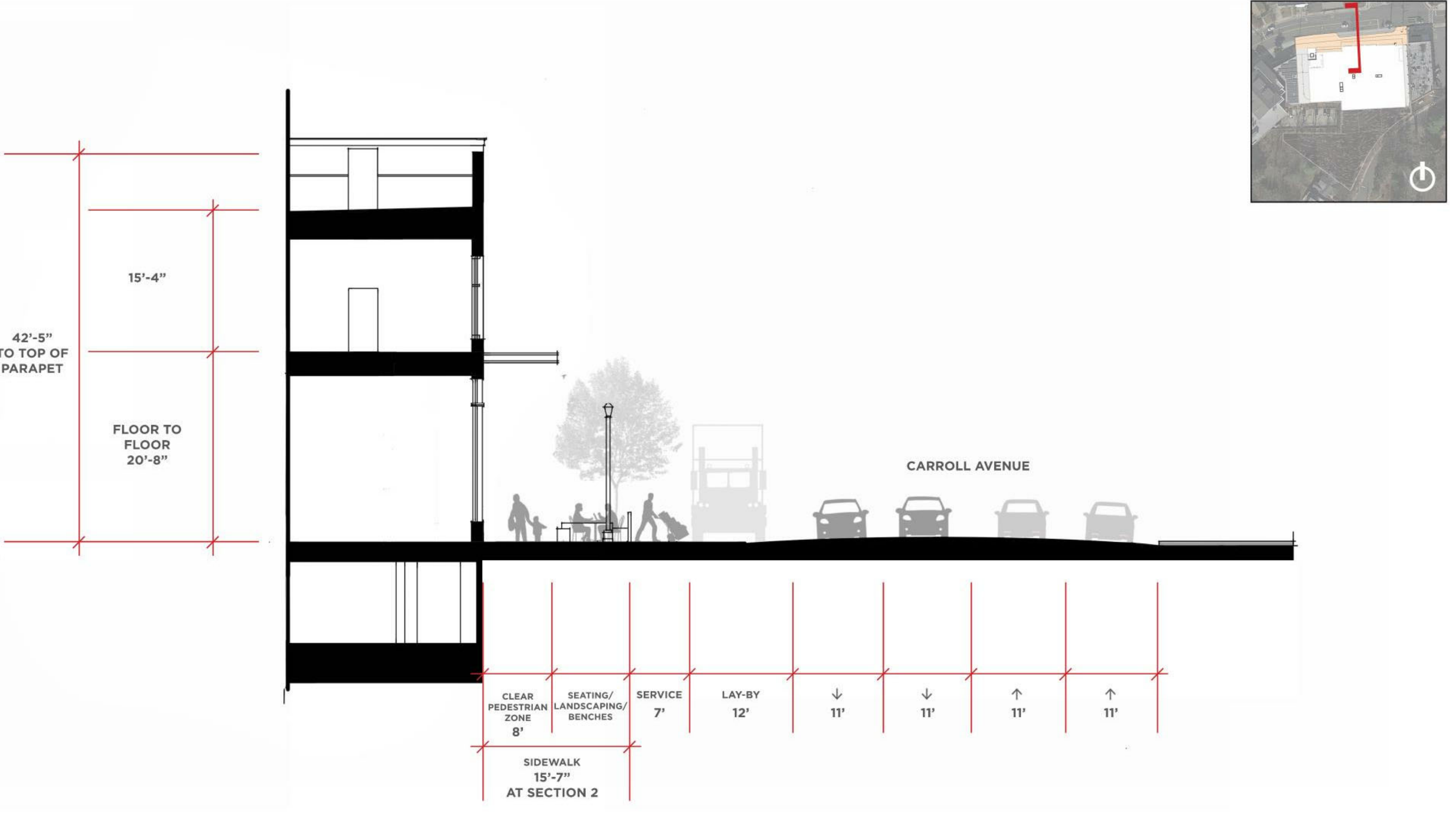
ADDRESS: 3232 GEORGIA AVENUE NW, SUITE 100, WASHINGTON, DC 20010

EMAIL: jl@neighborhooddevelopment.com

SIGNATURE:



STREET SECTION 1
TAKOMA JUNCTION | Street Sections
streetsense.
April 30, 2019 | 1



STREET SECTION 2
TAKOMA JUNCTION | Street Sections
streetsense.
April 30, 2019 | 2

S.

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Neighborhood Development Company

CITY OF TAKOMA PARK
3232 GEORGIA AVE., NW, SUITE 100
WASHINGTON, DC 20010

CONSULTANTS

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LAND SURVEYORS
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MARYLAND

LICENSE NO:16938 EXP:05/31/2020

ISSUANCES

#	DESCRIPTION	DATE
1	SITE PLAN REVISION	04/30/2019

TAKOMA JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

SECTIONS

A2.03

PROJECT NUMBER 16-369

DAT 4 / 30 / 2019

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BY BY

SCALE 12" = 1'-0"

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43



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MARYLAND



LICENSE NO:16938 EXP:05/31/2020

ISSUANCES

#	DESCRIPTION	DATE
1	SITE PLAN REVISION	04/30/2019

TAKOMA JUNCTION

7221 CARROLL AVE.
TAKOMA PARK, MD 20912

SECTIONS

A2.04

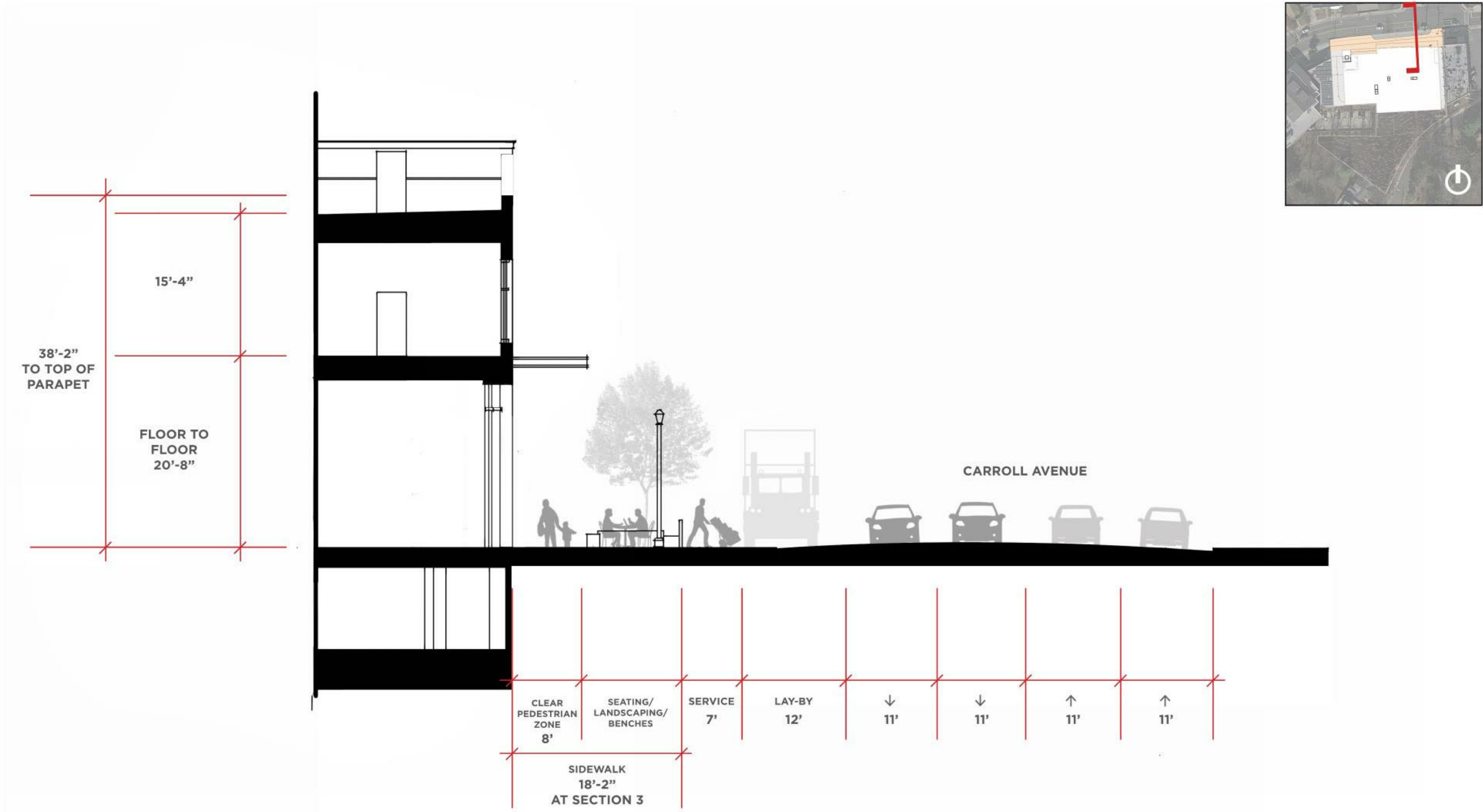
PROJECT NUMBER 16-369

DAT 4 / 30 / 2019

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BY BY

SCALE 12" = 1'-0"



STREET SECTION 3
TAKOMA JUNCTION | Street Sections



streetsense.

April 30, 2019 | 3



FOREST CONSERVATION WORKSHEET									
Takoma Junction									
NET TRACT AREA:									
A. Total tract area ...									1.14 *
B. Land dedication acres (parks, county facility, etc.) ...									0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...									0.00
D. Area to remain in commercial agricultural production/use ...									0.00
E. Other deductions (specify)									0.00
F. Net Tract Area									1.14
LAND USE CATEGORY: (from <i>Trees Technical Manual</i>)									
Input the number "1" under the appropriate land use, limit to only one entry.									
ARA	MDR	IDA	HDR	MPD	CIA				
0	0	0	0	0	1				
G. Afforestation Threshold ...									
15%				x F =					0.17
15%				x F =					0.17
EXISTING FOREST COVER:									
I. Existing forest cover									0.32
J. Area of forest above afforestation threshold									0.14
K. Area of forest above conservation threshold									0.14
BREAK EVEN POINT:									
L. Forest retention above threshold with no mitigation									0.20
M. Clearing permitted without mitigation									0.12
PROPOSED FOREST CLEARING:									
N. Total area of forest to be cleared									0.20
O. Total area of forest to be retained									0.12
PLANTING REQUIREMENTS:									
P. Reforestation for clearing above conservation threshold									0.04
Q. Reforestation for clearing below conservation threshold									0.10
R. Credit for retention above conservation threshold									0.00
S. Total reforestation required									0.14
T. Total afforestation required									0.00
U. Credit for landscaping (may not exceed 20% of "S")									0.00
V. Total reforestation and afforestation required									0.14

Worksheet updated 8/5/2002

*OFF-SITE LOD INCLUDED IN NET TRACT AREA

SUMMARY TABLE

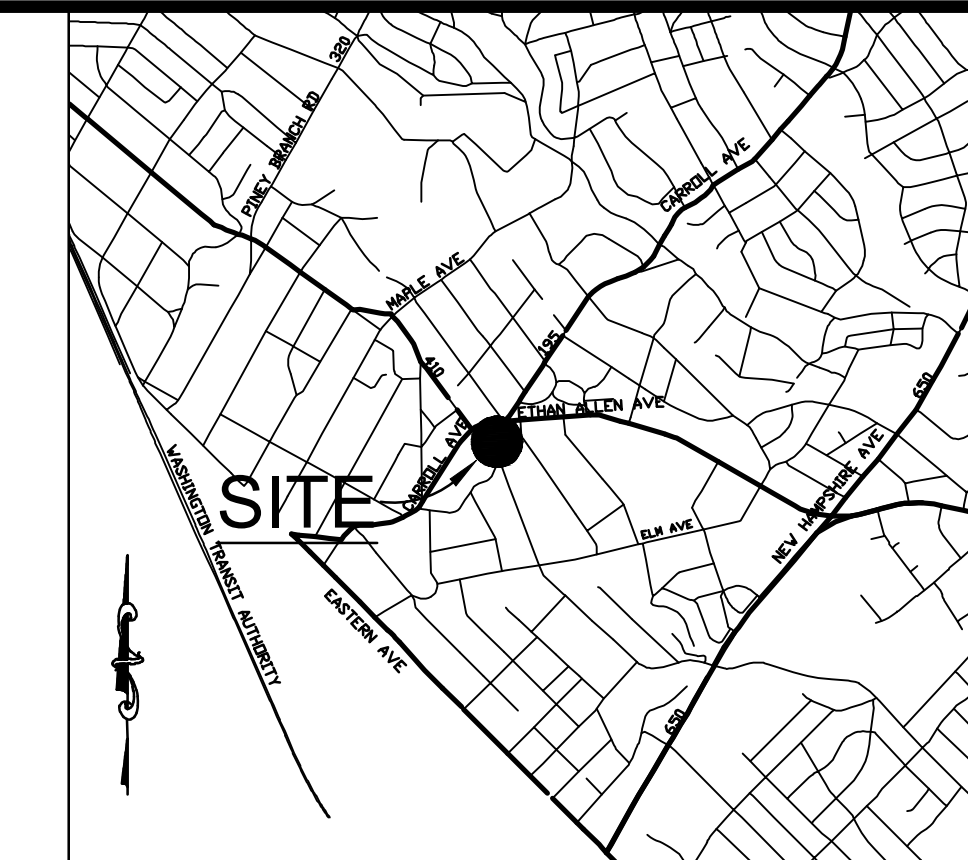
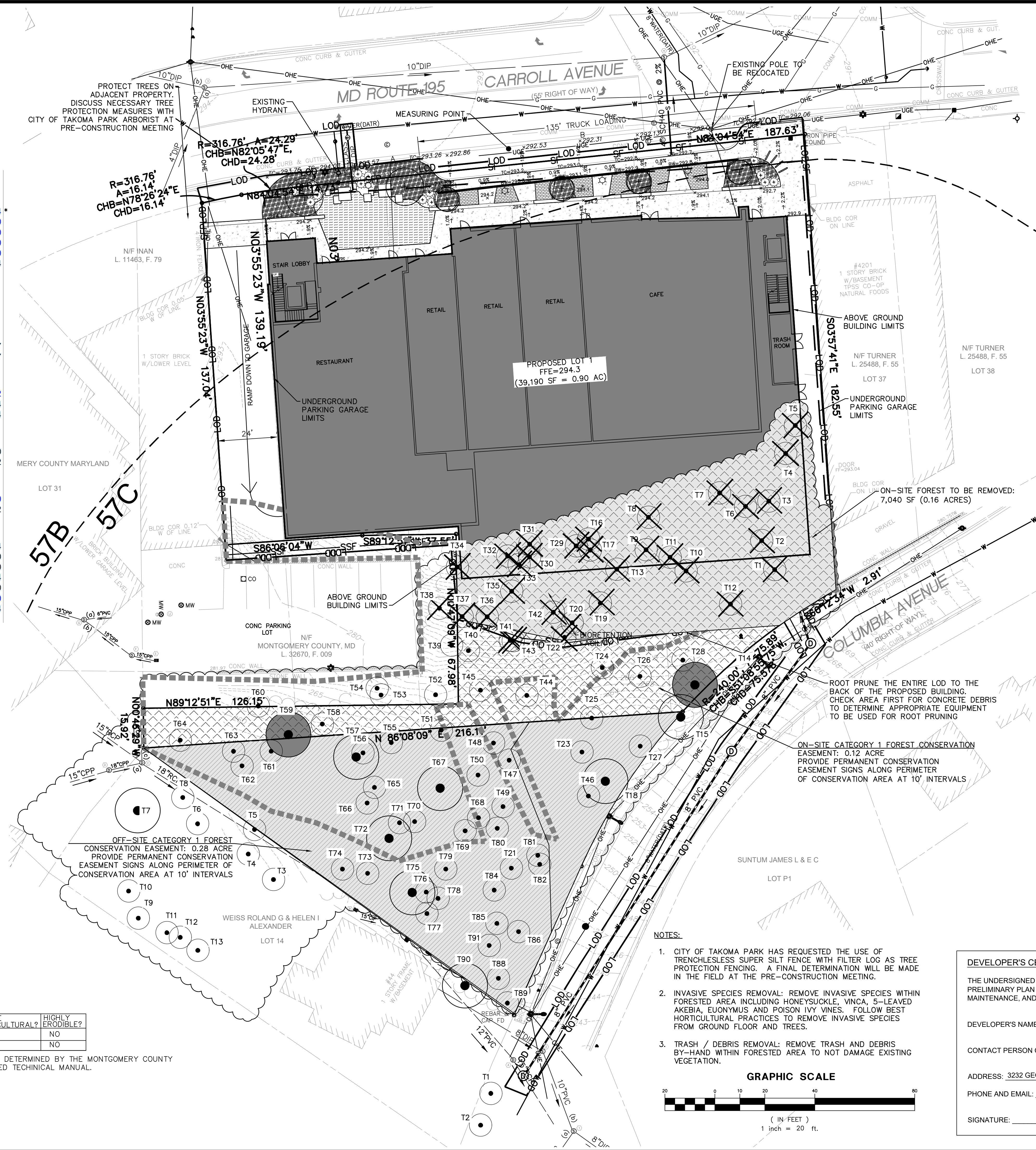
TOTAL AREA OF TRACT	=	1.14 ACRES
ACREAGE OF TRACT REMAINING IN AGRICULTURE	=	0.00 ACRES
ACREAGE OF ROAD AND UTILITY ROW WHICH WILL NOT BE IMPROVED	=	0.00 ACRES
ACREAGE OF STREAM VALLEY BUFFER	=	0.00 ACRES
TOTAL ACREAGE OF EXISTING FOREST:		
FOREST RETAINED	=	0.32 ACRES
FOREST CLEARED	=	0.12 ACRES
LAND USE CATEGORY: CIA		
AFFORESTATION THRESHOLD (15%)	=	0.17 ACRES
CONSERVATION THRESHOLD (15%)	=	0.17 ACRES
ACREAGE OF FOREST WITHIN WETLANDS:		
RETAINED	=	0.00 ACRES
CLEARED	=	0.00 ACRES
PAINTED	=	0.00 ACRES
ACREAGE OF FOREST WITHIN 100 YEAR FLOODPLAINS:		
RETAINED	=	0.00 ACRES
CLEARED	=	0.00 ACRES
PAINTED	=	0.00 ACRES
ACREAGE WITHIN STREAM BUFFERS:		
RETAINED	=	0.00 ACRES
CLEARED	=	0.00 ACRES
PAINTED	=	0.00 ACRES
ACREAGE WITHIN PRIORITY AREAS:		
RETAINED	=	0.00 ACRES
CLEARED	=	0.00 ACRES
PAINTED	=	0.00 ACRES
STREAM BUFFER:		
LENGTH	=	0.00 ACRES
AVERAGE WIDTH	=	0.00 ACRES

MAPPED SOIL TYPES

SYMBOL	DESCRIPTION	HYDRIC?	PRIME AGRICULTURAL?	HIGHLY ERODIBLE?
57B	CHILLUM SILT LOAM, 3-8% SLOPES	NO	NO	NO
57C	CHILLUM SILT LOAM, 8-15% SLOPES	NO	NO	NO

*NOTE: K-FACTOR AND ERODIBILITY ARE DETERMINED BY THE MONTGOMERY COUNTY PLANNING DEPARTMENT TREES APPROVED TECHNICAL MANUAL.

THIS PLAN IS FOR TREE PROTECTION/
FOREST CONSERVATION PLAN PURPOSES ONLY



SUMMARY TABLE

EXISTING ON-SITE FOREST	=	0.32 ACRES
WETLANDS	=	0.00 ACRES
FORESTED WETLANDS	=	0.00 ACRES
STREAM BUFFER	=	0.00 ACRES
FORESTED STREAM BUFFER	=	0.00 ACRES
100 YEAR FLOODPLAIN	=	0.00 ACRES
FORESTED 100 YEAR FLOODPLAIN	=	0.00 ACRES
LINEAR EXTENTS OF STREAMS	=	0.00 LINEAR FEET
AVERAGE WIDTH OF STREAM BUFFER	=	0.00 FEET
OFF-SITE CONSERVATION EASEMENT	=	0.28 ACRES
EXISTING OFF-SITE FOREST	=	0.28 ACRES

PROPERTY INFORMATION

BLOCK NUMBER:	19
PLAT NUMBER:	PLAT BOOK A, PLAT 2
ACCOUNT NUMBER:	03127743
LIBER/FOLIO:	13633/613
TAX MAP:	JN561-JN562
WSSC GRID:	208NE01-209NE01
TOTAL ACRES:	1.08 AC
NET TRACT AREA:	1.14 AC (INCLUDES OFF-SITE LOD)

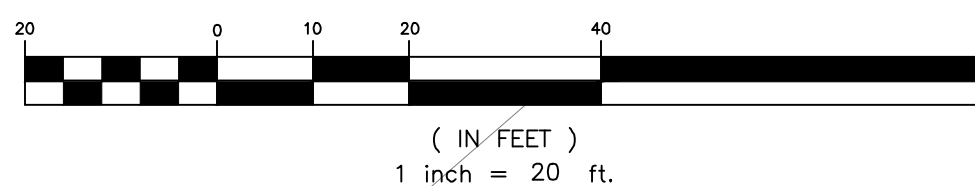
LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	2UC
---	SOIL LIMITS AND TYPE
---	FOREST EDGE
---	LIMITS OF STEEP SLOPES 25% AND GREATER
---	ON-SITE FOREST TO REMAIN IN CONSERVATION EASEMENT
---	ON-SITE FOREST TO BE CLEARED
---	OFF-SITE FOREST STAND TO REMAIN IN CONSERVATION EASEMENT
---	SPECIMEN TREE
---	SIGNIFICANT TREE
---	TREES 6"-24"
---	TREE TO BE REMOVED

NOTES:

- CITY OF TAKOMA PARK HAS REQUESTED THE USE OF TRENCHLESS SUPER SILT FENCE WITH FILTER LOG AS TREE PROTECTION FENCING. A FINAL DETERMINATION WILL BE MADE IN THE FIELD AT THE PRE-CONSTRUCTION MEETING.
- INVASIVE SPECIES REMOVAL: REMOVE INVASIVE SPECIES WITHIN FORESTED AREA INCLUDING HONEYSUCKLE, VINCA, 5-LEAVED AKEBIA, EUONYMUS AND POISON IVY VINES. FOLLOW BEST HORTICULTURAL PRACTICES TO REMOVE INVASIVE SPECIES FROM GROUND FLOOR AND TREES.
- TRASH / DEBRIS REMOVAL: REMOVE TRASH AND DEBRIS BY-HAND WITHIN FORESTED AREA TO NOT DAMAGE EXISTING VEGETATION.

GRAPHIC SCALE



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED PRELIMINARY PLAN NO. 120190150, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: NEIGHBORHOOD DEVELOPMENT GROUP
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: DIARRA MCKINNEY
PRINTED NAME

ADDRESS: 3232 GEORGIA AVENUE, SUITE 100, WASHINGTON, DC 20010

PHONE AND EMAIL: 202-867-3205 dmckinney@neighborhooddevelopment.com

SIGNATURE: _____

SITE PLAN #820190090

TAKOMA JUNCTION

13TH ELECTION DISTRICT
CITY OF TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
TAX MAP: JN561
WSSC GRID: 208NE01 & 209NE01

FOREST CONSERVATION PLAN

DESIGNED MLM

CHECKED CEO

SCALE AS SHOWN

FILE NO. 114-123

DATE APRIL 2019

LF-1.00