



TPSS Co-op

March 31, 2021

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

RE: Letter to Mike Houston 03172021

Dear Ms. Ludlow,

I am writing to follow up on your March 17 letter in response to my March 17 letter addressing the City's Fact Sheet.

In my letter, I offered to install signage and work with the City and SHA to address the issue of left-hand turns into and out of the Junction lot from Carroll Avenue by all vehicles, which the Fact Sheet described as illegal. We have been unable to find any prohibition against turning movements across a double yellow line. We ask that the Fact Sheet be corrected on this point and reposted on the City's website. Of course, the Co-op remains willing to work with the City and the SHA to address any legitimate safety concerns.

Both the Fact Sheet and your letter make other statements for which I still need additional information or clarification in order to address them. For instance, I have been unable to find anyone at the store who recalls seeing a delivery truck exit the Junction lot by backing into 410. If you could provide any information you can about when this was observed, date, day of the week, time of day or any information about the truck it would be helpful.

In addition, both your March 17 letter and the Fact Sheet state that the Junction parking lot has been deemed too small to meet "transportation design standards for deliveries," but I've been unable to find these standards. You referenced the City having studies from prior years that include this information. If you could pass along both the studies themselves and the underlying standards, it would help me to understand what specifically needed to be addressed about our current use of the lot.

In recent email communications with both State Highway Administration (SHA) and Montgomery County Department of Transportation (MCDOT), I inquired whether either of those agencies had any safety or circulation concerns about our current use of the Junction lot, but they did not respond with any information raising a concern. Therefore,

additional clarification from the City would help me greatly to understand the issues presented in the Fact Sheet and your March 17 letter.

As you know, I have responded proactively to concerns raised by the City as soon as I was informed of them. Since we last communicated, I opened up the Co-op's Sycamore Avenue-side parking lot for customer parking, to help improve circulation in the Junction parking lot during busy times, and thereby address the concerns raised in the Fact Sheet. While Small Things Matter had been using the Sycamore Avenue-side lot for food distributions, we moved these distribution activities to the location behind the store where they were carried out pre-Covid. We remain committed to working actively and responsively with the City on your concerns, and therefore we appreciate getting as much information as possible from you about the legal and factual bases for those concerns.

Lastly, I continue to request the City to post my March 17 letter, your March 17 letter, and this follow up letter to the City website in any location where the Fact Sheet is posted. I also continue to request you to update the Fact Sheet by correcting its now-apparent errors about our compliance with legal requirements and by providing any new and relevant information that results from our communication.

Sincerely,

Mike Houston
General Manager

Cc: Mayor Stewart
All City Councilmembers