



Takoma Park City Council Meeting – July 27, 2016

Agenda Item 1 – Updated Information

Voting Session

Resolution Authorizing Execution of a Development Agreement with Neighborhood Development Company for Redevelopment of Takoma Junction

Recommended Council Action

Consider any proposed amendments and vote on the resolution.

Context with Key Issues

On July 13, staff presented an overview of the various elements of the Development Agreement and Ground Lease that were negotiated to advance Council's redevelopment goals for the City's Takoma Junction property, followed by Council discussion. On July 20, Council received public comment on the project, heard a presentation from Neighborhood Development Company, and held a work session on the documents. Council members identified areas of concern in the Development Agreement, resulting in a new draft. The most recent version includes the following changes:

- If the developer and the Co-op do not sign a Letter of Intent, the developer is required to provide the Co-op with accommodations for loading and parking, and to seek a Letter of Intent with another anchor tenant. [Section 4, page 4]
- If the developer and the Co-op do not sign a Letter of Intent, the City may terminate the agreement with the developer. Upon termination, the developer will give the City the studies, plans, drawings and other work on the project, and the City will pay the developer for out-of-pocket expenses incurred for this work, up to a cap of \$75,000. [Section 4, page 4]
- If the developer and the Co-op do not sign a Letter of Intent, the specific characteristics incorporated in the Site Plan/Preliminary Plan will include providing reasonable accommodation to the Co-op regarding loading and parking. [Section 6.viii, page 7]

On July 27, Council will consider any proposed amendments to the documents and vote on the resolution authorizing the execution of the Development Agreement between the City and NDC.

Council Priority

Advance Economic Development Efforts: Takoma Junction Development

Environmental Impact of Action

As stated in the Agreement, the project is to be designed and constructed in a manner that satisfies the requirements for LEED Gold or higher certification from the U.S. Green Building Council or an equivalent certification of environmental sustainability.

Fiscal Impact of Action

TBD

Attachments and Links

Prepared by: Sara Anne Daines, HCD Director
Approved by: Suzanne R. Ludlow, City Manager

Posted 2016-07-21
Revised 2016-07-26

- Resolution Authorizing Execution of Development Agreement – Draft
- [Takoma Junction Redevelopment – Project Directory](#)
- [Takoma Junction Development Agreement and Ground Lease - Draft](#)
- [Takoma Junction Development Agreement Q&A Sheet](#)

Introduced by: Councilmember

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2016 –

**RESOLUTION AUTHORIZING THE DEVELOPMENT AGREEMENT
WITH NEIGHBORHOOD DEVELOPMENT COMPANY, LLC FOR THE REDEVELOPMENT
OF THE CITY LOT AT THE TAKOMA JUNCTION**

WHEREAS, the City purchased the parking lot at the Takoma Junction in 1995 for the purposes of stabilizing this small but important historic neighborhood commercial district and facilitating the revitalization of the area; and

WHEREAS, the City Council, in furtherance of the redevelopment of the lot, authorized the release of a Request for Proposals in January 2014 and, after an extensive process of review of proposals and community input, selected Neighborhood Development Company, LLC as the developer for the Takoma Junction lot as a suitable partner with the City; and

WHEREAS, in Resolution 15-19, Authorizing the Initiation of Negotiations with Neighborhood Development Company, LLC for the Redevelopment of the City Lot at the Takoma Junction, Council specified elements of the development to be worked through cooperatively with NDC and articulated its priorities for the revitalization of the Takoma Junction; and

WHEREAS, the City and Neighborhood Development Company, LLC have negotiated a Development Agreement, specifying the priorities of the Council and establishing the process guiding the redevelopment of the City-owned lot; and

WHEREAS, the Development Agreement reflects the Council's recognition of the important role that the Takoma Park Silver Spring Co-op plays as the Takoma Junction's primary anchor tenant; and

WHEREAS, Neighborhood Development Company, LLC has indicated it will work to assure continuity of operations during construction and to accommodate the continued operation of the Takoma Park Silver Spring Co-op in the future; and

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND authorizes the City Manager to enter into a Development Agreement with the Neighborhood Development Company, LLC for the redevelopment of the City-owned lot.

BE IT FURTHER RESOLVED THAT, the City Manager is hereby authorized to execute documents as the City's "Legal Entity Official (LEO)" and take any action necessary to carry out the intent of these resolutions.

Adopted this ____ day of _____, 2016

Attest:

Jessie Carpenter, CMC
City Clerk