



Takoma Park City Council Meeting – September 27, 2017 Agenda Item 4

Work Session

Presentation of Concept Plan for Takoma Junction Redevelopment

Recommended Council Action

None – presentation or discussion only

Context with Key Issues

Neighborhood Development Company, the selected developer for the City-owned lot at the Takoma Junction, has designed a concept plan for the redevelopment of the Junction, which they will present to Council for comment. NDC's design builds on the community input received during the community meetings undertaken in February and March of this year, as reported out to Council on [May 10, 2017](#).

The Development Agreement between the City of Takoma Park and NDC specifically states: "The Developer and the City agree to cooperate to create a "Site Plan/Preliminary Plan" which will add detail to the RFP Concept Proposal" (Development Agreement, August 1, 2016, p. 6). NDC is presenting the concept plan in order to get feedback to strengthen and refine the site plan, which is scheduled to come before Council in early 2018.

There are many opportunities for public input at each step in the development permitting process, which requires approvals from several different agencies:

- Takoma Park City Council review and approve;
- Takoma Park Façade Advisory Board review and comment;
- Montgomery County Historic Preservation Commission review and approve;
- Montgomery County Planning Board review prior to the release of Montgomery County Department of Permitting Services permits.

The concept plan was reviewed by the Montgomery County Development Review Committee on September 19, 2017. NDC intends to incorporate comments they receive from the County review into the presentation for City Council. Remarks were not available at the time of publication of Council's agenda, but will be provided at the Council meeting.

Council Priority

Advance Economic Development Efforts: Takoma Junction Development

Environmental Impact of Action

The project will 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.

Fiscal Impact of Action

The transformation of the parking lot to an active commercial property will add to the City tax base. The cost of the development will be borne by the developer.

Racial Equity Impact of Action

The property is located in Ward 3, where 61.9 percent of the population is White, 20.6 percent of the population is Black, and 11.1 percent of the population is Hispanic. We do not believe this Council action will adversely affect or disproportionately impact any particular group.

Attachments and Links

- [Takoma Junction Redevelopment](#)