



## **Takoma Park City Council Meeting – October 11, 2017 Agenda Item 3**

### **Work Session**

Discussion of Concept Plan for Takoma Junction Redevelopment

### **Recommended Council Action**

None – presentation or discussion only

### **Context with Key Issues**

Neighborhood Development Company, the selected partner for the City-owned lot at the Takoma Junction, presented their concept plan for the redevelopment of the Junction to Council on September 27, 2017. NDC's concept plan builds on the community input received during the community meetings undertaken in February and March of this year as well as meetings with agencies who oversee aspects of the development process.

Council will review the concept plan and provide further feedback and direction to NDC. Council is currently scheduled to vote on whether to proceed with the concept plan on October 18. An affirmative vote will enable NDC to move forward with the next level of design and studies, including a traffic study.

In early 2018, NDC expects to present the site plan/preliminary plan, which requires Council's approval as specified in the Development Agreement.

### **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](#)

Concept Plan – New Boundary

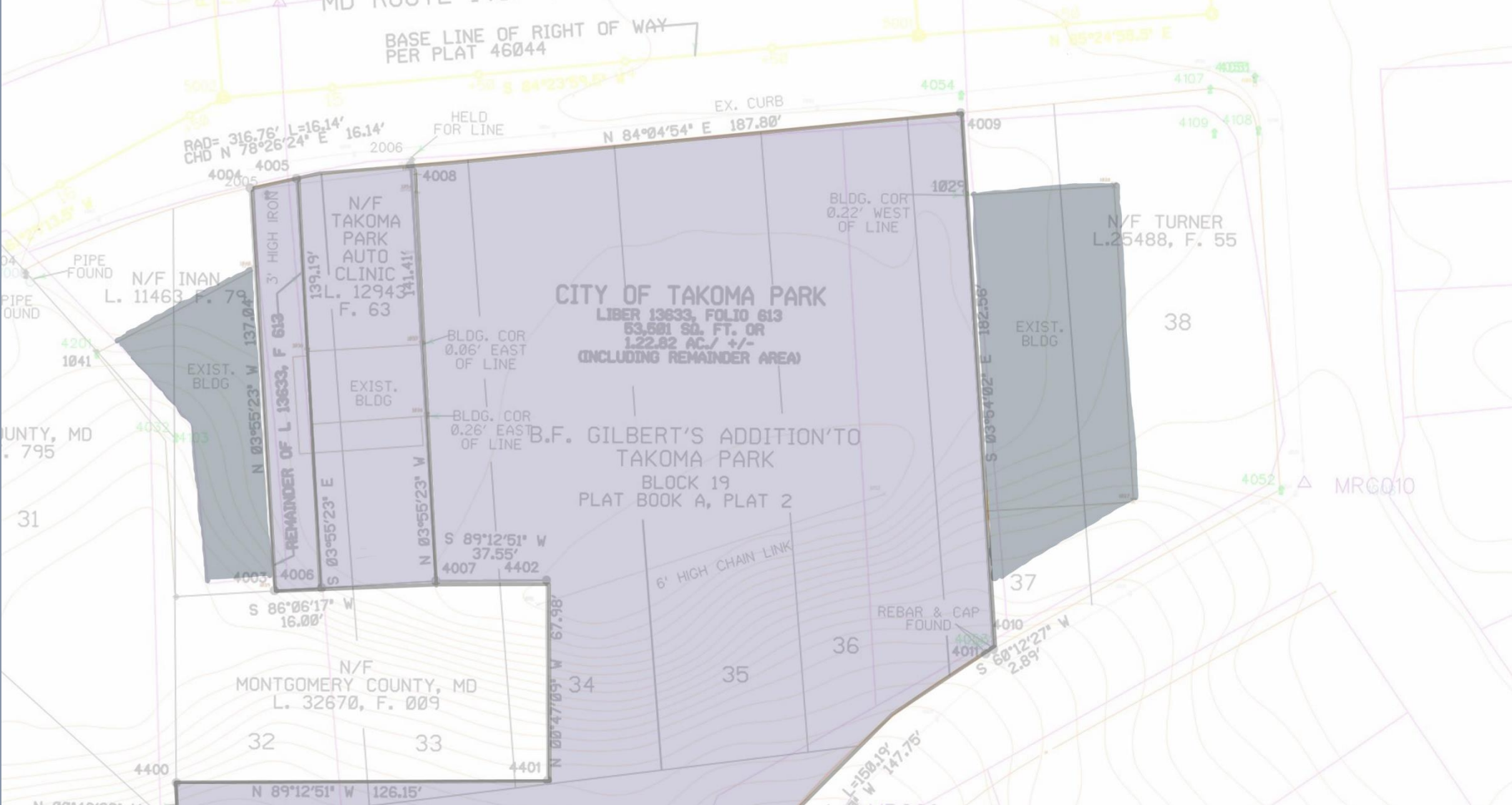
Concept Plan – Below Grade Level

Concept Plan – Ground Level

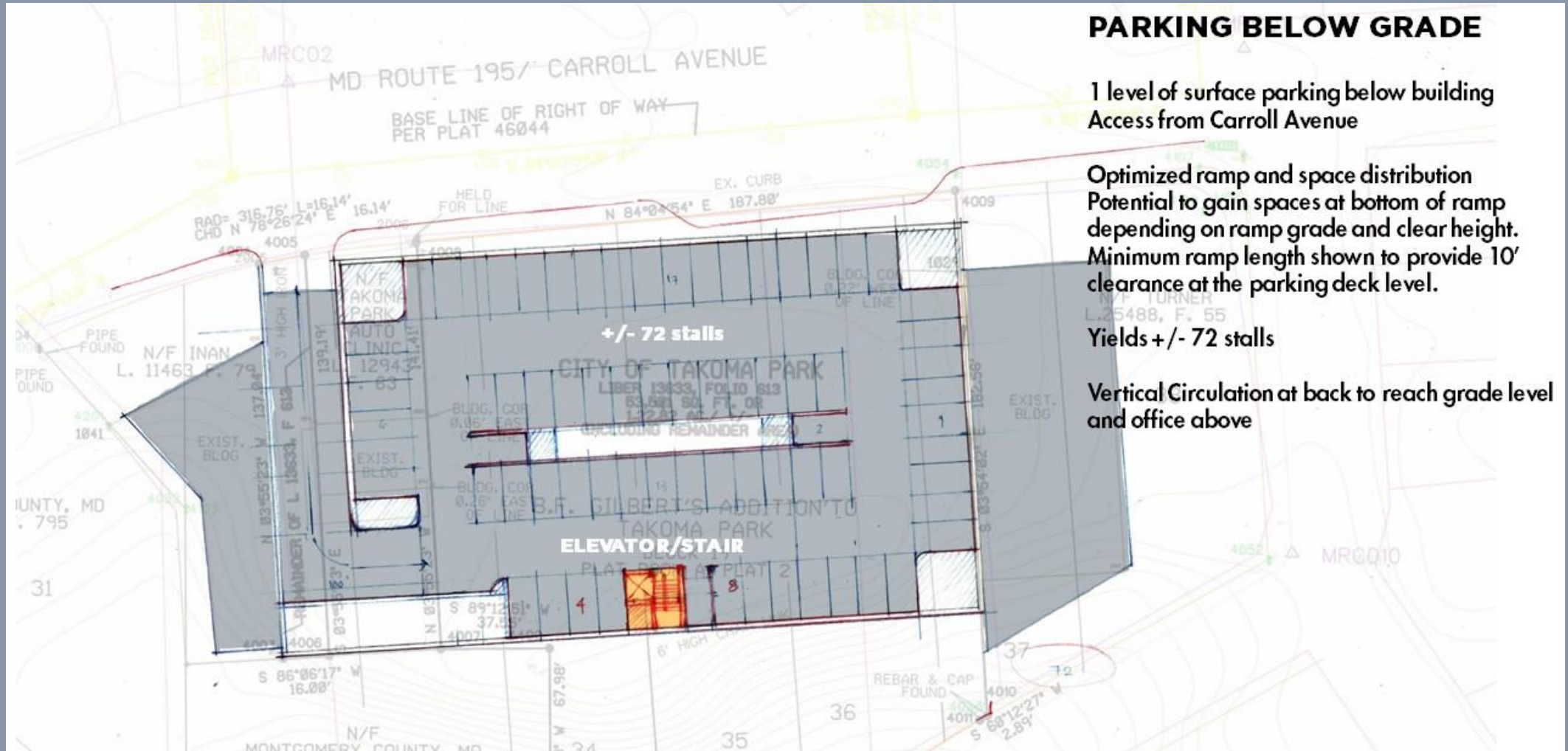
Concept Plan – Upper Level

Concept Plan – Roof Level

# NEW BOUNDARY



# BELOW GRADE LEVEL



## PARKING BELOW GRADE

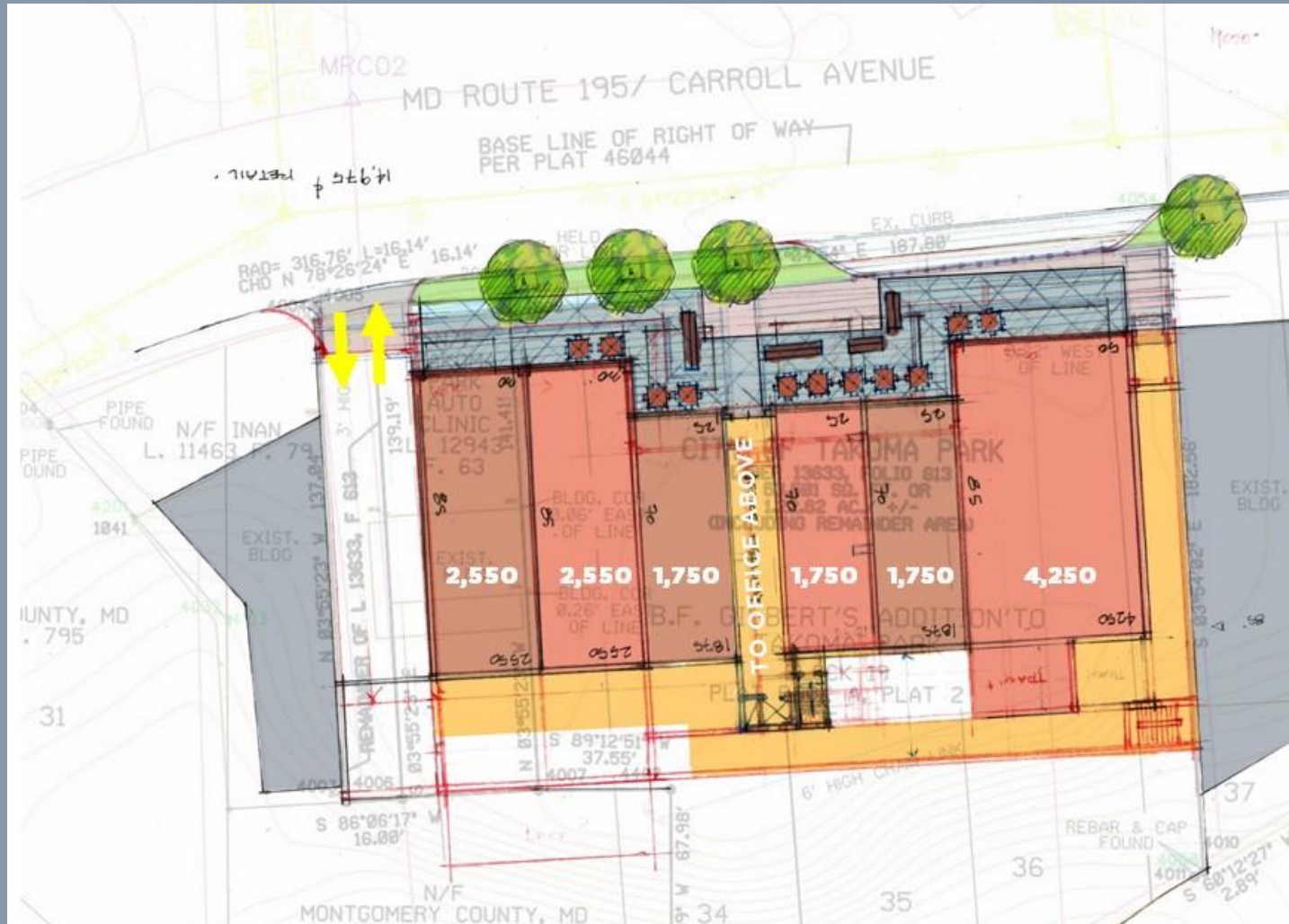
1 level of surface parking below building  
Access from Carroll Avenue

Optimized ramp and space distribution  
Potential to gain spaces at bottom of ramp  
depending on ramp grade and clear height.  
Minimum ramp length shown to provide 10'  
clearance at the parking deck level.

Yields +/- 72 stalls

Vertical Circulation at back to reach grade level  
and office above

# GROUND LEVEL



## RETAIL LEVEL

1 level of surface parking below building  
Access from Carroll Avenue

Lay-by lane shown accommodates co-op delivery vehicle (large semi-trailer) and delivery/service for new retail.

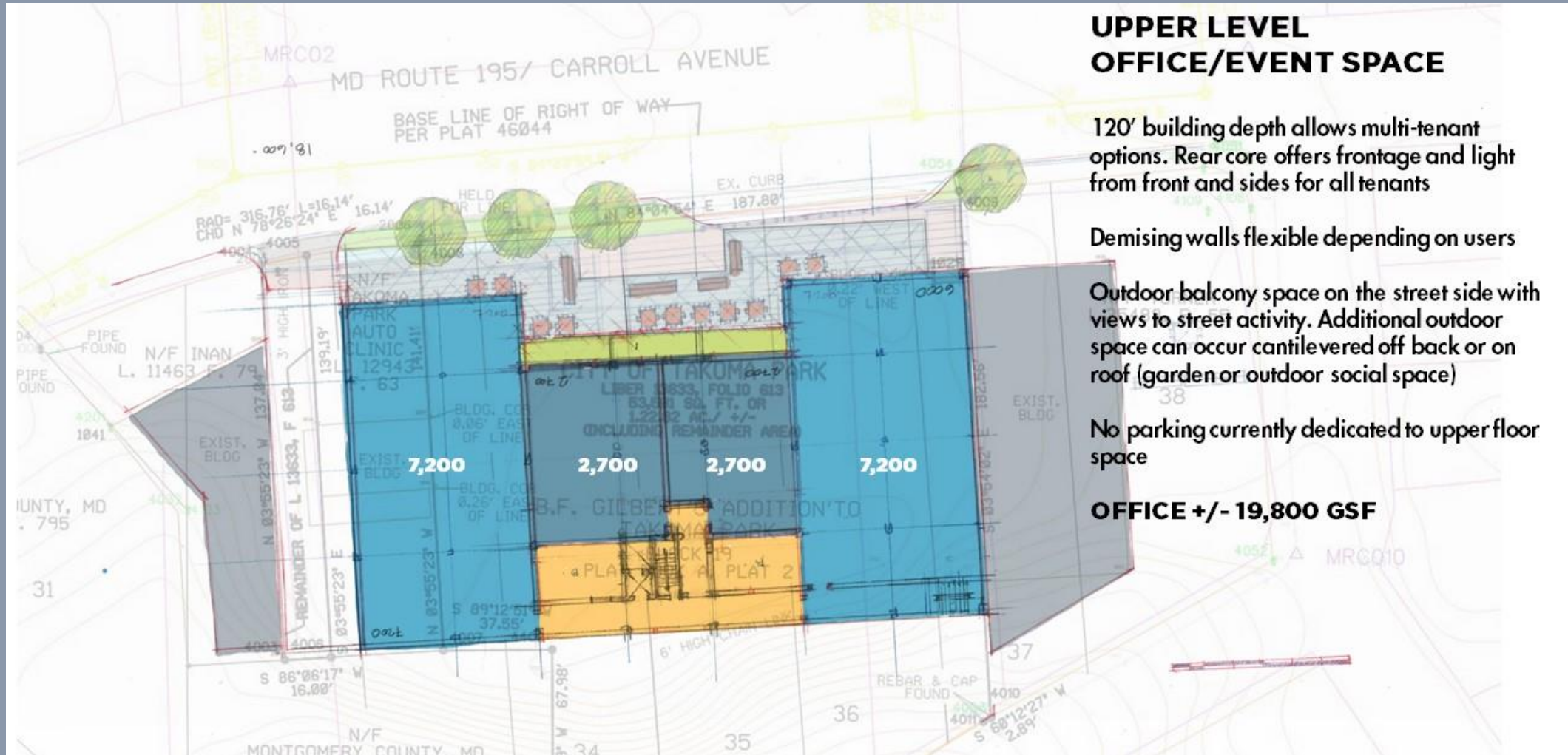
Retail spaces set back from street to allow for high visibility of increased sidewalk/dining activity at Carroll Avenue – public space opportunities

Spaces vary but are not overly deep – maximum 85' for larger spaces – may not fully utilize depth of lot. Corridor at back with trash door on Carroll at the truck bay. Rear of building to be resolved to maximize efficiency

Corridor through center to reach elevator core at back of building.

**RETAIL +/- 14,600 GSF**  
**OFFICE LOBBY AND TRASH ROOM**

# UPPER LEVEL



## UPPER LEVEL OFFICE/EVENT SPACE

120' building depth allows multi-tenant options. Rear core offers frontage and light from front and sides for all tenants

Demising walls flexible depending on users

Outdoor balcony space on the street side with views to street activity. Additional outdoor space can occur cantilevered off back or on roof (garden or outdoor social space)

No parking currently dedicated to upper floor space

**OFFICE +/- 19,800 GSF**

# ROOF LEVEL

