



CITY OF TAKOMA PARK

City Manager Comments

Report for City Council Meeting of March 7, 2018

Information to Share

Takoma Junction Schedule Update

I have approved a revised schedule submitted by the City's partner NDC for the Takoma Junction redevelopment project. The new schedule is posted on the [Takoma Junction project page](#) on the City's website. As with most development projects, schedules change for a variety of reasons. The initial time estimates for plan review often change as they are subject to the schedules and review processes of other agencies and public bodies. In the past few months, NDC has been meeting with staff from these agencies as well as with a number of community members regarding site design and potential tenant mix, as they prepare to come back to the City Council in April.

As part of its request for a schedule revision, NDC also requested postponement of the date by when a lease is to be signed with a primary tenant, as most tenants want to defer making a commitment until building permits are issued. I believe this is a reasonable request, but it is a matter on which the City Council should give direction. An appropriate time for that discussion can be in May when the Council is considering the draft site plan and preliminary plan.

Staff is working on an easier-to-read schedule, with detailed information on decisions points and the scopes of those decisions. We will post the schedule when we have it, but here are some upcoming project dates:

| | |
|--------------------------|--|
| Ongoing through May | NDC consultation with County, City, other agencies, stakeholders on design |
| Early to mid March, 2018 | City traffic counts recently completed; analysis being done |
| March 21, 2018 | Presentation of preliminary findings of the City's traffic study to Council |
| April 4, 2018 | NDC Presentation of Draft Site Plan/Preliminary Site Plan to the City Council (Council action tentatively scheduled for mid May, after a number of work sessions in April and early May) |

Update on Personal Property Tax/Commercial Real Property Tax issue

Staff has learned that it is probably not possible to have a special real property tax rate for commercial properties for FY19, due to the difficulty of setting up the appropriate coding by Montgomery County while their financial system is being upgraded. We will learn more in about two weeks. The County staff is amenable to working with us. One question concerns how we want to define commercial properties. The easiest category of commercial properties for them to use includes multifamily residential properties, but it was my impression that the Council was not looking to increase taxes on those properties necessarily. I will continue to confer with Council on options as we go through the budget process.

Purple Line Permit Parking in Montgomery County

Concern has been expressed by residents in Wards 5 and 6 about potential impacts of proposed Purple Line Permit Parking areas being discussed by Montgomery County. Here is information on the County's proposal:

Certain residential areas in unincorporated Montgomery County have the opportunity of being designated a Residential Permit Parking (RPP) area under County law. The process differs if an area is within a Metro Impact Area or not. The Purple Line construction will result in new Metro Impact Areas around the new stations.

As the County Code currently reads, outside of a Metro Impact Area, only single-family dwelling units are eligible to participate in the RPP program. Inside a Metro Impact Area, some multi-family properties may also participate. It is also a bit less burdensome to apply for designation as an RPP area if the area is in a Metro Impact Area, and there is no \$250 application fee.

Because of the Purple Line construction and the additional Metro Impact Areas, Montgomery County had a hearing last Wednesday, February 28 to take comments on the creation of new Residential Permit Parking areas near the Purple Line stations. Information about the hearing and the program is at <http://www.montgomerycountymd.gov/DOT-Traffic/RPP.html>

If an RPP area is approved, residents of “eligible blocks” within the area may petition for the installation of residential permit parking restrictions. At least two-thirds of the households on a block must sign in favor of the restrictions. The time period for consideration of all of this averages eight months to a year.

If residents go through the request process and are approved for residential permit parking restrictions, only residents of the designated streets may park on those streets during the hours of restriction. Concern has been expressed by some Takoma Park residents living near the border with Silver Spring that this may result in an increase of parked cars from nonresidents on their blocks.

Takoma Park has its own permit parking program that can be instituted in a shorter period of time and with more flexibility than Montgomery County’s program if a Takoma Park neighborhood is finding parking for residents to be a problem.

Note that these parking permit programs are not related to contractor parking during construction. Issues related to that are worked out with the State officials overseeing the project.

Takoma Park Recreation Center

For the last several months, staff from the City and the Maryland-National Capital Park and Planning Commission (MNCPPC) have been taking preparatory steps needed to exchange the MNCPPC-owned Recreation Center for a parcel of City-owned parkland. So far, we have obtained appraisals and surveys and MNCPPC has inspected the Recreation Center for work that would be needed over the next several years. City staff has not yet seen the results of the inspection of the Recreation Center. Next steps include getting the results of the inspection and negotiating any improvements needed (or money towards those improvements) from MNCPPC. Then, we would begin preparing the approvals needed for a land transfer, including through action of the City Council. Due to lack of staff capacity, we are not taking any actions right now regarding the four groups that had submitted Letters of Interest in partnering with the City on exploring development options that include recreation services.

In the meantime, the Friends of the Takoma Park Recreation Center (which is an independent group, not a Council-appointed committee) have been contacting County Councilmembers and Council candidates to ask for their support for keeping and improving the recreation services at the site. I have received several inquiries from County and MNCPPC officials spurred from the outreach of the Friends group. Some have received the impression that the City was considering not providing recreation services to the community on the east side of Takoma Park any longer and others just had questions about tax duplication and the history of the center.

East-West Highway Water Main Replacement

We received notification from WSSC that crews will be replacing aging pipes as part of their infrastructure renewal program on East-West Highway beginning this week. The work is expected to last until November. Notification was provided to nearby property owners. A copy of the notification is attached. Staff has requested information from WSSC as the project is located only a block from our work on the Ethan Allen Gateway Project, scheduled to begin in late March/early April. In particular, we are interested in WSSC’s plans for maintenance of traffic through the area and more specific information on timing of work.

Memories of MLK

As the 50th anniversary of Rev. Dr. Martin Luther King Jr.'s death approaches, the editor of the Takoma Park *Newsletter* is gathering reflections from members of the Takoma Park community about what this day in history (April 4, 1968) meant to them. If you would like to contribute to this story, please email tpnewseditor@takomaparkmd.gov on or before March 15. Your reflection should be about 300 words, and if you have a photo, please submit it as well. Your contribution may be featured in the April *Newsletter*.

Kudos

Kudos to my wonderful staff who have been working on the proposed FY19 budget while juggling a surprisingly large number of projects and special requests. The stress level has been getting a little high and I want to let them know that I appreciate their hard work!

Hiring Update

We are currently advertising for a number of positions, including Police Dispatcher, Police Officer, Sanitation Driver, Recreation Program Leader, and Contract CDL Driver.



January 05, 2018

RE: EAST – WEST HIGHWAY WATER MAIN REPLACEMENT, Contract No. BR5521A13

Dear Customer:

Crews working for WSSC will be in your neighborhood soon to replace our aging pipes as part of our infrastructure renewal program. **Construction to replace approximately (0.61 miles) of WSSC water main is expected to begin on or about first week of March and be complete by November 2018, weather permitting.** Final restoration of sidewalks roadways and landscaping will take place within 90 days of construction completion.

Please see the project map on the back to view the streets where work will be taking place. A WSSC inspector will supervise the work, which is being performed by **A & M Concrete Corporation.**

WHAT TO EXPECT

- New water mains will be installed using an open-cut construction method, which involves constructing a trench by cutting and excavating a section of the pavement. This construction method does create noise and dust. This type of work is typically done during the day unless otherwise required as a condition of the work permit.
- Above-ground (bypass) pipes may be installed to maintain water service to your home. These pipes will be placed along the roadway edge and provide the same quality of water to your home.
- Smaller pipes will connect these temporary water mains to your home.
- Additional information regarding WSSC's water main replacement process can be found online at www.wsscwater.com/wmr.

IMPACTS

- Anticipated Work Hours: **Monday-Friday, 7:00 a.m. – 4:00 p.m.** Work may occasionally extend beyond these hours to complete specific tasks.
- WSSC works to minimize impacts to your water service, however, there will be occasions when your water service is disrupted. WSSC will provide 48-hour advanced notice prior to any planned water service interruptions.
- There also may be temporary changes to traffic patterns and/or parking restrictions. Any vehicles that have not been removed from the area (as denoted by "No Parking" signs) by the time the parking restrictions take effect will be towed to a nearby street at no cost to the owner. WSSC will provide 48-hour advance notice prior to any parking restrictions. Please note, during any parking restrictions, residents will still have access to your homes.
- ***Please contact the Technical Contract Supervisor if you need special accommodations.***

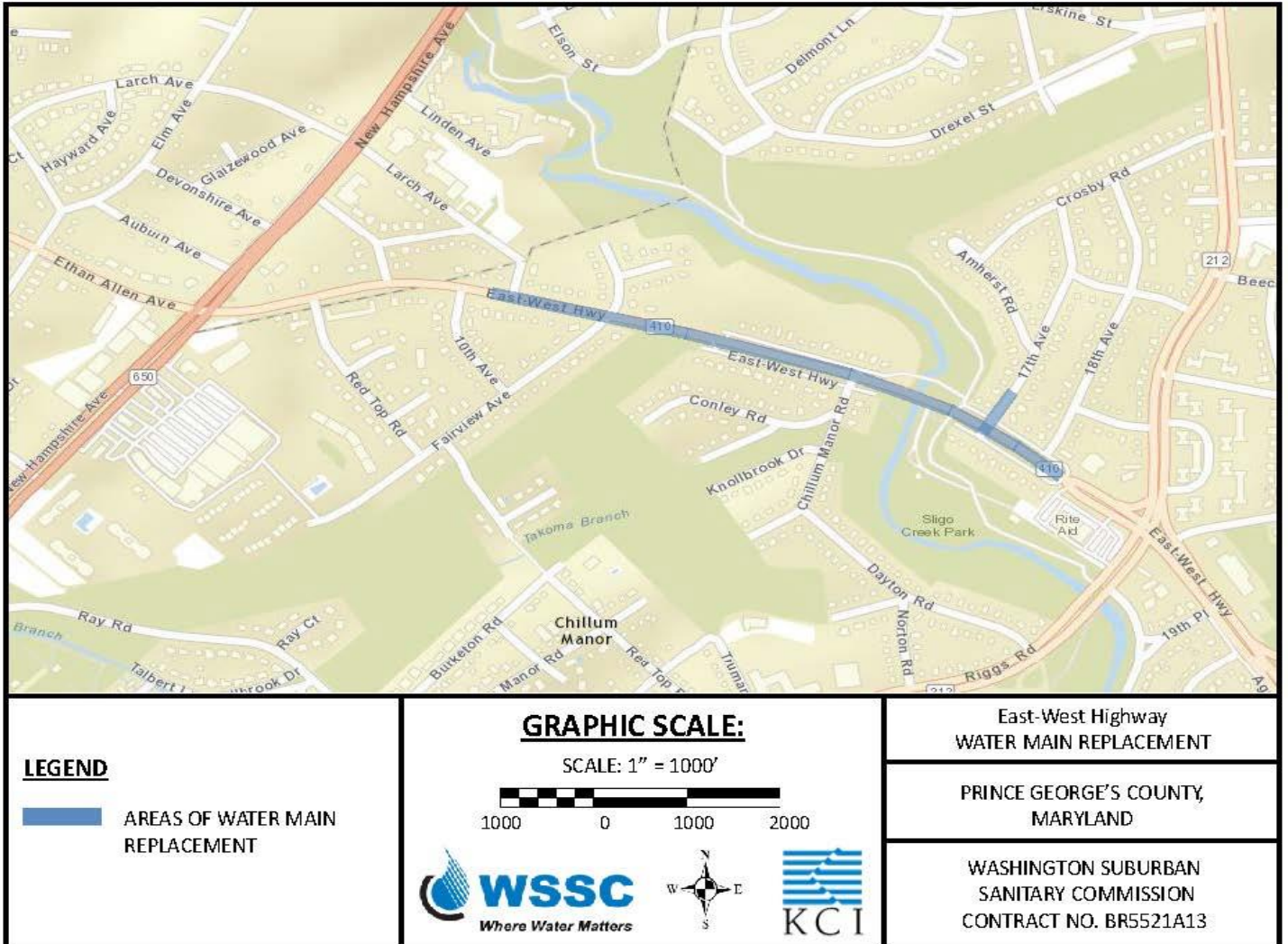
CONTACT INFORMATION/QUESTIONS

- On-Site WSSC Inspector: **Abolanle Onasanya, 240-495-1329, Abolanle.Onasanya@wsscwater.com**
- WSSC Technical Contract Supervisor: April Wilt, 301-206-4307 or 240-508-1655, April.Wilt@wsscwater.com
- **Contact WSSC's 24-Hour Emergency Call Center at [301-206-4002](tel:301-206-4002), in the event of a water or sewer emergency.**

Washington Suburban Sanitary Commission

Affected Neighborhood/Streets Include:

1. EAST-WEST HIGHWAY
2. OLSON ROAD
3. FAIRVIEW AVENUE
4. LINDEN AVENUE
5. CHILLUM MANOR ROAD
6. SERVICE ROAD
7. 17TH AVENUE



We understand the inconvenience these types of projects can cause and we appreciate your patience as we work to upgrade our infrastructure. You can get additional information about other WSSC projects online at: <https://gis.wsscwater.com/inyourneighborhood>.