



## Takoma Park City Council Meeting – April 18, 2018 Agenda Item 5

### **Work Session**

Discussion of Takoma Junction Site Plan – Public Space and Sustainability Features

### **Recommended Council Action**

None –discussion only

### **Context with Key Issues**

Neighborhood Development Company, the selected partner for the City-owned lot at the Takoma Junction, presented their site plan for the redevelopment of the Junction to Council on April 4, 2018. NDC's plan builds on the Council feedback received during the review of the Concept Plan in 2017 as well as from agencies who oversee aspects of the development process.

This Council Work Session discussion will focus on the open space and public gathering opportunities which would be created as a result of the development. Sustainability features including design elements such as the proposed green roof, planned landscaping and other site features, and options promoting walking and biking will be discussed.

### **Council Priority**

Community Development for an Improved and Equitable Quality of Life

### **Environmental Impact of Action**

The Takoma Junction redevelopment project presents an opportunity for the City of Takoma Park to apply many of the principles of Smart Growth locally. Pursuing projects that allow for infill development in neighborhoods that are already served by good public transportation, roads, and other public services provides environmental and economic benefits. 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. The Environmental Site Assessments, Phase I and II, confirm that the asphalt parking lot was installed over a dump. As part of the redevelopment project, NDC will do the remediation to clean up the property while preserving almost half the site, the wooded area, as green space.

### **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. The property, currently exempt from property taxes, will be placed on the tax role effective July 1, 2018. The developer will be required to pay property taxes at that point in addition to the annual ground lease rent.

### **Racial Equity Impact of Action**

The property is located in the center of the City; 57% of the residents of Takoma Park are people of color. Of 464 businesses in Takoma Park, 139 are identified as minority-owned businesses (US Census Bureau, 2015). We do not believe this Council action will disproportionately impact any particular group.

### **Attachments and Links**

- [Takoma Junction Concept Plan Questions and Answers Sheet: Sustainability Features](#)
- Public Space and Sustainability Features Focus Points

**Public Space and Sustainability Focus Points**  
**April 18, 2018**

| Characteristic                              | Features considered  | Acceptable/<br>Not<br>Acceptable | Comments |
|---|--|----------------------------------|----------|
| <b>Smart Growth</b>                         | Land use and infrastructure; human-scale, mixed-use centers; conservation of environmental and cultural resources; transit-accessible, pedestrian-oriented, development patterns; and processes and regulations that promote diversity and equity. |                                  |          |
| <b>Green Space</b>                          | 48% of the lot remains undeveloped   |                                  |          |
| <b>Environmental Clean-up</b>               | Environmental Site Assessments Phase I and II confirm the presence of a dump under the asphalt   |                                  |          |
| <b>Landscape Features</b>                   | Street trees, planters, green slope  |                                  |          |
| <b>Stormwater</b>                           | Green roof, use of slope for stormwater management   |                                  |          |
| <b>LEED certification</b>                   | LEED Gold certified or equivalent  |                                  |          |
| <b>Public Space</b>                         | Activation, public seating,  |                                  |          |
| <b>Availability of Public Space in Area</b> | B.Y. Morrison Park across the street   |                                  |          |