



Takoma Park City Council Meeting – April 25, 2018 Agenda Item 5

Work Session

Discussion of Takoma Junction Site Plan – Traffic and Circulation

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 vehicular and pedestrian circulation patterns and the potential impact of the project on existing traffic conditions. Specific discussion points include vehicular access to/from the site, pedestrian pathways, on-site parking facilities, and operational issues such as the delivery of goods and trash removal. Options for the mitigation of current traffic and pedestrian safety concerns identified in the A. Morton Thomas and The Traffic Group studies, presented before the Council on Monday, April 23, will also be discussed.

Council Priority

Community Development for an Improved and Equitable Quality of Life

Environmental Impact of Action

The Environmental Site Assessments, Phase I and II, confirm that the site was formerly a dump which was paved over for the parking lot. The redevelopment project will do the required remediation to clean up the property while preserving almost half the site as green space. Projects of infill-development in neighborhoods that are already served by good public transportation, roads, and other public services provide 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.

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](#)
- [City of Takoma Park Traffic Study – A. Morton Thomas \(April 23, 2018\)](#)
- [Neighborhood Development Company – The Traffic Group \(April 23, 2018\)](#)
- Traffic and Circulation Focus Points

Traffic and Circulation Focus Points
April 25, 2018

Characteristic	Features considered	Acceptable/ Not Acceptable	Comments
Pedestrian Safety	Sidewalks, crossings		
Vehicular access	Parking garage entrance, visibility, maneuverability		
On-site parking/ramp	Number of spaces; ingress and egress		
Trash removal	Location; storage and pick-up operations		
Lay-by	Length and location; number of trucks it accomodates; buffer from public space		
Delivery Options	Location and placement of service corridor, design and safety of loading zone		
Internal Circulation	Building access, access to upper levels and below grade parking		
Bike Circulation	Location of bike share facilities; on-road options; safety considerations		
Bus Access	Location of bus stop, accessibility to area businesses		