



## **Takoma Park City Council Meeting – May 16, 2018**

### **Agenda Item 8**

#### **Work Session**

Discussion of Key Areas of Concern and Tradeoffs Related to Takoma Junction Site Plan

#### **Recommended Council Action**

Discuss key areas of concern and tradeoffs to provide staff with guidance regarding a draft resolution on the Takoma Junction preliminary site plan

#### **Context with Key Issues**

The postponement of the Council's discussion about a draft resolution for the Takoma Junction site plan, originally scheduled for tonight's meeting, provides an opportunity for the Council to further discuss the site plan, areas of concern, and tradeoffs. These areas include, but are not limited to:

- Public space
- Building height
- Trash and recycling collection
- Deliveries
- Environmental/sustainability elements

*Traffic is not identified in the above list, as we are still awaiting information from the traffic studies that are currently underway.*

The goal for tonight is for Councilmembers to discuss their positions on these items and provide guidance on the language to include in a draft resolution, to be voted on in June. A representative from the City's development partner, Neighborhood Development Company, will be present to respond to questions from the Council.

#### **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**

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). Improvements to circulation paths in the Takoma Junction will allow for easier and safer pedestrian and bicycle access to the south side of Ethan Allen Avenue, making it the area more accessible for the residents living in the apartment complexes along Maple and Lee Avenues to shop, eat, and enjoy the public spaces created by the proposed development. A majority of these residents are people of color.

### **Attachments and Links**

- [Takoma Junction Redevelopment Project Webpage](#)