



Takoma Junction Requirements Outside of the County Development Review Process as Identified in Resolution 2018-41

These points are not directly part of the County development review process related to the Takoma Junction proposal, but are City commitments or actions regarding other aspects of the project.

- **BY Morrison Park:**
NDC will partner with the City on the revitalization of B.Y. Morrison Park (Resolution 2018-41, line 461).
- **Process and Role for Tree Commission in the project:**
The City will develop a process in which the Tree Commission will provide insight and recommendations for the project as part of the development review process. The City Manager has authority over tree protection plans and tree removal plans on City property. (Resolution 2018-41, line 487)
- **Ownership of Multiple Lots:**
The City acknowledges that the proposal involves multiple lots and includes construction across at least one property line, which must be addressed through either consolidation of all the lots or through a legal agreement that both protects the City of Takoma Park and satisfies the requirements of Montgomery County. The consolidation of the lots under City ownership is the Council's preferred alternative. The City will work toward that goal, with the understanding that the legal steps necessary to resolve this situation may not be finalized until the project is under consideration by Montgomery County officials as part of the County development review process. (Resolution 2018-41, line 492)

The City is working with the City Attorney on the best options to move forward.

- **Construction Impacts:**
The Council will work with NDC to minimize negative construction impacts on area businesses and residents and to address the needs of Takoma Junction businesses for continuity of operations during construction. The City will develop a written agreement, memorandum of understanding or a similar document between the City and NDC in order to ensure that these goals are achieved. The document will include the requirement to build the layby in the first stage of the construction process to facilitate Co-op deliveries during construction. (Resolution 2018-41, line 510)
- **Affordable Housing Fund:**
The Council, when developing an ordinance associated with the City's Affordable Housing Fund, will dedicate revenues received from this project to the City's Affordable Housing Fund (or its successor), and will consider dedicating a percentage of other project revenues to this fund

when it is able to comprehensively discuss this action in context of other actions recommended in the draft Housing and Economic Development Strategic Plan. The Council intends to develop such an ordinance by November 2018 (Resolution 2018-41. Line 524).

The Council passed Ordinance 2018-47, Dedicating Revenues from the Takoma Junction Ground Lease to the City's Affordable Housing Reserve, adopted December 5, 2018.

- **Traffic and safety:**

In order to meet SHA standards for pedestrian safety and vehicular traffic flow, Council has an expectation that intersection modifications may be required. The Council will continue to work with SHA on reconfiguration of the Takoma Junction intersection and/or other measures to improve traffic flow, taking into consideration costs associated with the improvements. The Council will prioritize the safety and flow of people walking, biking and using public transit; give appropriate consideration to historic preservation; and seek to minimize cut-through traffic on nearby streets. (Resolution 2018-41. Line 532).

For more information, please check the City webpage for the Takoma Junction Redevelopment:
<https://takomaparkmd.gov/initiatives/takoma-junction-redevelopment/>