



## Takoma Park City Council Work Session – June 16, 2021 Agenda Item

### **Work Session**

Review of Takoma Junction Redevelopment Site Plan

### **Recommended Council Action**

Receive presentation from Neighborhood Development Company and discuss draft Council resolution to recommend that the Montgomery County Planning Board approve, approve with conditions or deny the combined site plan.

### **Context with Key Issues**

The Takoma Junction redevelopment project has been the focus of a great deal of planning, discussion and community interest over the past seven years. After selecting Neighborhood Development Company LLC (NDC) as the City's development partner pursuant to a 2014 Request for Proposals and through a 2016 Development Agreement and Ground Lease, NDC began working on plans for the project. Through Council Resolution 2018-41, the City Council authorized the submission of a draft combined site plan to proceed through the Montgomery County development review process. A number of site plan changes were made through this process, including changes to the façade as a result of the review by the Montgomery County Historic Preservation Commission. All preliminary review agencies except for the Maryland Department of Transportation State Highway Administration (MDOT-SHA) completed their review.

Approval of the proposed site access and layby for deliveries has not yet been received by MDOT-SHA, however there has now been recent correspondence from the agency. In response to concerns by MDOT-SHA regarding the layby, NDC provided additional information on the issues raised about the longer layby and also submitted a proposal for a shorter layby for review. A response from MDOT-SHA on the shorter layby is expected by June 21, 2021. A shorter layby would not be usable by the longest delivery vehicles (WB 50 and WB 62 semi-trailers) used by the adjacent Takoma Park Silver Spring Co-op grocery store.

Staff believes if a layby of sufficient size is not approved for deliveries by MDOT-SHA, an alternative plan for deliveries will be needed for the project to be approvable.

Besides the issue of deliveries, there are several aspects of the combined site plan that require a discussion by the City Council to determine if they meet the criteria enumerated in Resolution 2018-41. These components include aspects of the rear elevation (design), landscaping and allowable uses in the area set aside for public space, stormwater treatment level, and parking provisions.

At this Work Session, the language of the draft resolution will be reviewed by Council and recommendations for adjustments made so that the final draft resolution may be reviewed by the public before the scheduled vote of June 23, 2021. The adopted resolution with a recommendation of approval, approval with conditions, or denial will then be transmitted to the Montgomery County Planning Board.

### **Council Priority**

A Livable Community for All  
Fiscally Sustainable Government  
Environmentally Sustainable Community

## Community Development for an Improved & Equitable Quality of Life

### **Environmental Considerations**

One of the main reasons for undertaking this project is to advance the environmental goals of the Council. If the project were to proceed there would be remediation of any environmental contamination of the site (as the property had been a dump site for many years), removal of the asphalt parking lot which is a heat sink, preservation and improvement of the health of the forested area (including establishment of a Forest Conservation Easement), stormwater management (currently there is none on the property), construction of a building that meets strong energy-efficiency and sustainability standards and goals, and improvement in the walking and biking environment.

### **Fiscal Considerations**

Pursuant to the Ground Lease with NDC, the City receives ground lease payments, property tax, and stormwater fees. The ground lease payments will increase according to the schedule. Payments for 2021 are: Ground Lease \$10,000, Property Tax \$47,503.90, and Stormwater Fee \$1,250.

Additional revenue from the project once completed would come from personal property tax paid by businesses on equipment and furnishings, income tax from employment of residents.

### **Racial Equity Considerations**

Major reasons for undertaking this project are to increase opportunity for residents and business owners and to increase revenue for the City of Takoma Park to be able to provide services to residents to advance equity. The Development Agreement and Ground Lease encourage local and regional businesses rather than national chains, thus providing a greater likelihood of ownership and entrepreneurship by Black and Brown people. NDC itself is a Black-owned company. The project provides revenue from a site that previously did not generate taxes or stormwater fees. The City of Takoma Park assists residents, a majority of whom are people of color, by continuing rent stabilization, providing financial assistance for City childcare programs, working to create and expand affordable and attainable housing, and providing grants and training programs.

### **Attachments and Links**

- Presentation of Project Prepared by NDC
- Public Space Considerations for Takoma Junction
- Staff Summary of Findings
- Draft Resolution
- [Takoma Junction Project Page](#)