

**CITY OF TAKOMA PARK, MARYLAND
CITY COUNCIL REMOTE MEETING
PRESENTATION AND BREAKOUT SESSIONS
Monday, April 12, 2021**

MINUTES

Minutes adopted September 8, 2021

CALL TO ORDER

Present: Mayor Stewart, Councilmember Kovar, Councilmember Dyballa, Councilmember Kostiuk, Councilmember Seamens, Councilmember Smith, Councilmember Searcy

Also Present: City Manager Ludlow, Deputy City Manager Clarke, Planning Manager Grigsby, Economic Development Manager Cook Gaines, City Clerk Carpenter

Mayor Stewart called the meeting to order on Zoom at approximately 6:05 PM. She described the process planned for review of the Takoma Junction Redevelopment site plan over the next few weeks.

Takoma Junction Redevelopment Project

Introduction – Suzanne Ludlow

Ms. Ludlow outlined the agenda for the evening. After a series of presentations, three breakout sessions were planned: stormwater management, trees, and sustainability; parking; and public space. The areas were selected because these are the areas in which the City Council has a role in determining whether or not their goals are met.

Economic Development Setting – Samira Cook Gaines

Ms. Cook Gaines described how the City's economic development needs could be met with new development, attracting new businesses, and providing spaces for new and existing businesses and nonprofits to grow in the community. (Presentation attached.)

Takoma Junction Redevelopment Project - Neighborhood Development Company

Adrian Washigton, President of NDC, spoke about the benefits of the project.

Jingjing Liu, NDC Senior Development Associate, reviewed current site plan details, including what has changed since the last presentation to the City Council. (Presentation attached).

Montgomery County Development Review Process – Elza Hisel-McCoy (Chief, DownCounty Planning, Mont. Co. Planning Department)

Mr. Hisel-McCoy described the multi-agency review process that takes place during the development review process. It includes public notice and opportunity for public feedback. The development review process ends at the Planning Board. After that, the project would go to Permitting Services and the Historic Preservation Commission. The current status of the project is that it is still pending State Highway Administration comments. Other than that, County Planning staff finds that the development standards in the Zoning Code are met, it meets the requirements of the subdivision rules, public facilities are adequate to serve the proposed development. It is in conformance with the Master Plan. The design meets the low scale small town feel. The pedestrian experience and the bicycle access and transit access to the site will all contribute to the project being successful.

City Staff Review of Project – Rosalind Grigsby (Takoma Park Planning Manager)

Ms. Grigsby provided information on a number of elements identified by the City Council for City review. Staff used Council’s Resolution 2018-41 and the development agreement to conduct the review. Council’s resolution identified that NDC will partner with the City on the revitalization of B. Y. Morrison Park; the City will develop a process for Tree commission insight and recommendations on the tree protection and tree removal plans for the property; the properties need to be re-platted to combine the multiple lots; the Council will work with NDC to minimize construction impacts on the businesses and community; City revenues from the ground lease with NDC are dedicated to the City’s Affordable Housing Fund (dedicated by Ordinance 2018-47); and consideration of traffic and safety for the project.

Staff set up a spreadsheet to provide information on Council requests by resolution or in the development agreement, NDC’s action or response, and staff comments. (The spreadsheet is attached.)

After Ms. Grigsby’s presentation was completed, attendees had the option to participate in breakout rooms to ask questions. Breakout rooms were staffed by County staff, City staff, and representatives of NDC.

BREAKOUT GROUP SESSIONS (Attendees could register for up to two breakout sessions on Zoom. The sessions were to last about 20 minutes each.)

- **Stormwater Management, Trees, and Sustainability**
- **Parking**
- **Public Space**

ADJOURNMENT

The breakout groups and the meeting ended at approximately 8:00 PM.