

**CITY OF TAKOMA PARK, MARYLAND
CITY COUNCIL REGULAR MEETING**

Wednesday, June 16, 2021

MINUTES

Minutes adopted Nov. 17, 2021

CALL TO ORDER/ROLL CALL

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

Also present: City Manager Ludlow, City Clerk Carpenter, Economic Development Manager Samira Cook Gaines, Sustainability Manager Gina Mathias, Housing and Community Development Manager Rosalind Grigsby

The City Council convened at 7:30 PM via Zoom.

CHANGES TO THE AGENDA / AGENDA SCHEDULING UPDATE

Mayor Stewart updated the Council on upcoming agenda items. Ms. Stewart read three proclamations.

Proclamation of Juneteenth (attached)

Proclamation of World Refugee Day (attached)

Proclamation of Pride Month (attached)

PUBLIC COMMENTS ON VOTING ITEMS

- Colleen Cordes– commented positively on Lunch and Learn Program and thanked Councilmember Smith for his work on the matter.

GENERAL PUBLIC COMMENTS

- Diane Curran– President of TPSS Co-op urged the Council to adopt the Co-op's proposed amendments to the Takoma Junction resolution.
- Michele Rosenfeld– Asked Council to ensure that accommodations agreed to by NDC and Co-Op are adhered to.
- Rick Weiss– Commented negatively on Takoma Junction Project process.
- Paul Huebner–Commented that City staff favors wealthy developers over small businesses owned by people of color.

- Paul Wapner– Commented that NDC has not acted as an accommodating partner in the Junction Project.
- Paul Chrostowski– Said the current stormwater management plan is insufficient in the Takoma Junction NDC project.
- Joan Duncan– Commented that the current NDC designs endanger public safety.
- Katherine Katzin– Commented negatively on cell tower zoning proposal ZTA 19-07.
- Lee Peterson– Commented negatively on the NDC proposal.
- Theodora M. Scarato– Urged Council to oppose ZTA 19-07.
- David Navari– Commented that NDC has become a hostile partner and legally-binding language is needed in dealing with them.
- Tom Gagliardo– Asked if any of the concerns made by residents on Junction project valid and, if so, what will Council do to remedy these concerns.
- Esther Siegel– Requested Council to sever the relationship with NDC.
- Colleen Cordes– Spoke on behalf of Roger Schlegel. Expressed need for public gathering space in Takoma Junction.
- Jessica Landman– Commented that the current NDC design fails the SHA safety standards.
- Stuart Gagnon– Requested Council to reject the current NDC proposal.
- Sue Miller– Expressed concerns over gentrification regarding the Takoma Junction Project.
- Miriam Szapiro– Expressed safety and community concerns over the NDC plan.
- Nadine Bloch– Requested Council to sever ties with NDC.
- Rasa Wickrema– Suggested using Junction site for Missing Middle Housing.
- Emily Kombe– Commented that the NDC plan does not support racial equity objectives set out by Council.
- Stephen Kern– Asked about how parking will be impacted by the NDC proposal.
- George French and Marcie Stickle– Requested Council to reject the NDC proposal.
- Jeannine Anderson– Requested Council to disapprove the NDC proposal.
- Kathryn Desmond– Requested Council to disapprove the NDC proposal.

COUNCIL COMMENTS

Councilmember Seamens: Commented on the Takoma Junction Project and thanked residents who participated in public comments. He announced to residents that funding is available to cover funeral costs of residents who have died due to COVID-19.

Councilmember Smith: Thanked residents for participating in public comments and urged residents to get the COVID-19 vaccine. He also commented on the window guard resolution.

Councilmember Kostiuk: Commented on meetings attended including with the Transportation Planning Board. She noted that the Board voted to remove the MDOT 270/495 project from the long-range plan. She supported removing the project.

Councilmember Searcy: Thanked residents for participating in public comments and commented on events attended including one hosted by the New Hampshire Gardens Community Association. She also announced an upcoming vaccination walk-in clinic.

Councilmember Dyballa: Thanked residents for participating in public comments and updated Council on upcoming meetings, specifically those linked with environmental efforts in the City.

Councilmember Kovar: Thanked Ward 1 residents for participating in public comments. He also expressed support of Mayor Stewart's proclamations. Mr. Kovar thanked retiring Children's Librarian Karen MacPherson for her work.

Mayor Stewart: Commented on upcoming meetings including the Pollinator Forum on Tuesday, June 22. Ms. Stewart reported attending along with Councilmember Seamens a memorial service for Daphne Williams who passed away recently.

CITY MANAGER COMMENTS

The City Manager Ludlow's comments are attached.

VOTING SESSION

**1. Second Reading Ordinance Amending Takoma Park Code Chapter 8.36
Commercial Management Districts and Authorities (Takoma/Langley CDA)**

Councilmember Searcy moved adoption of the ordinance. Councilmember Kostiuik seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuik, Seamens, Smith, Searcy, Stewart).

Ordinance 2021-24 (attached)

**2. Ordinance Extending Member Terms for Boards, Commissions, and
Committees**

Councilmember Searcy moved adoption of the ordinance. Councilmember Kostiuik seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuik, Seamens, Smith, Searcy, Stewart).

Ordinance 2021-28 (attached)

**3. Single Reading Ordinance Authorizing Execution of a Contract for the Lunch and
Learn Program**

Councilmember Smith moved adoption of the ordinance. Councilmember Dyballa seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuik, Seamens, Smith, Searcy, Stewart).

Ordinance 2021-29 (attached)

4. Resolution Authorizing Submission of Grant Application to the Maryland Department of Housing and Community Development (Takoma Park Recreation Center)

Councilmember Searcy moved adoption of the resolution. Councilmember Seamens seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuik, Seamens, Smith, Searcy, Stewart).

Resolution 2021-14 (attached)

5. Resolution Authorizing Submission of Grant Application to the Maryland Department of Housing and Community Development (Washington-McLaughlin Senior Housing Campus)

City Manager Ludlow requested that the resolution be amended to delete a whereas clause that does not apply to the site.

Councilmember Dyballa moved adoption of the resolution with the change. Councilmember Kostiuik seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuik, Seamens, Smith, Searcy, Stewart).

Councilmember Dyballa expressed her gratitude to the staff for their hard work on the Recreation Center and Senior Housing grant applications.

Resolution 2021-15 (attached)

6. Single Reading Ordinance Authorizing the Purchase of Energy Efficiency Services for Multifamily Buildings

Councilmember Dyballa moved adoption of the ordinance. Councilmember Kostiuik seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuik, Seamens, Smith, Searcy, Stewart).

Ordinance 2021-30 (attached)

Councilmember Dyballa clarified that while this proposal funds 100% of specific measures addressed by the commissioned study, this does not mean that all future multi-family buildings will receive 100% of every measure.

7. Ordinance Continuing the Suspension of Sections of the Takoma Park Code Which Restrict Posting of Signs in the City

Councilmember Kovar moved adoption of the ordinance. Councilmember Smith seconded the motion. The motion carried (VOTING FOR: Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy, Stewart).

Ordinance 2021-31 (attached)

WORK SESSION

1. Review of Takoma Junction Redevelopment Site Plan

City Manager Ludlow presented a statement on the Takoma Junction Project (attached).

Senior Development Associate Jingjing Liu of the Neighborhood Development Company (NDC) presented an overview of project and site-plan highlighting parking decisions, impacts on traffic and plans for stormwater management (attached).

Ms. Liu also discussed ongoing conversations between NDC and the State Highway Administration regarding possible layby options. She presented a side-by-side comparison of Public Space area designs.

a) Council comments on Public Space

Councilmember Kovar asked for clarification regarding what certain colors represented in the public space graphic. He also asked about if outdoor seating would be provided for the public.

Councilmember Kostiuk asked about the width of sidewalk space. She also asked about accessibility.

Councilmember Searcy asked about the real-world logistics of the plan and how the square footage for public space was calculated. Ms. Searcy highlighted how storeowners are likely to use, at least partially, the space in front of their shops for promotion and thus, would not truly be “public space”.

Ms. Searcy added that while the previous design was smaller in square footage, the area felt more like a designated public space. Vice President of NDC Kelinsky communicated that she was open to discussing this further.

Councilmember Seamens expressed layby concerns and how unloading with forklifts would work as well as safety concerns regarding pedestrians.

b) Council Comments on Stormwater

Councilmember Dyballa emphasized that while the NDC proposal exceeds the City's SWM requirements by 15%, the City Council had requested that the proposal "significantly exceed" the City's requirements.

c) Council Comments on Parking

Councilmember Kovar asked for clarification regarding the 55 parking spaces and who could use them. Ms Liu explained that some spaces might be reserved for tenants. He then asked if the public would have to pay for parking. Ms. Liu was unsure.

Councilmember Searcy asked staff how many parking spots are currently designated for the Co-op.

Councilmember Kostiuk expressed concerns over lighting and possible noise impacting nearby residential housing. She also wanted to know if the parking garage was meant to operate 24/7. NDC expressed this depends on tenants but the intention was not to create a 24/7 garage.

Councilmember Kovar asked if small delivery trucks would be permitted to use parking for moderately sized deliveries. Ms. Liu said yes.

Councilmember Kostiuk asked about landscaping plan for the rear of the building.

d) Other General Comments on Takoma Park Redevelopment Site Plan

Councilmember Dyballa asked about where the bus shelter would be located. She also asked about the green roof.

Councilmember Kovar asked about the height of the building, maintenance requirements for the roof and whether or not the roof would be closed to the public.

City Manager Ludlow stated that she does not recommend approving the current site plan given that the layby has not yet been approved by the SHA.

Councilmember Searcy asked if City staff have additional recommendations regarding alternatives to the layby.

2. Review of Resolution Draft

Members of Council each provided comments on the draft resolution.

ADJOURNMENT

The Council adjourned for the evening at approximately 11:30 PM.



City of Takoma Park, Maryland

Mayoral Proclamation

JUNETEENTH 2021

WHEREAS, the first enslaved Africans were brought as captives to what is now the Commonwealth of Virginia in 1619; and

WHEREAS, Black people were bought and sold as slave labor for 250 years and suffered unspeakable acts of violence; and

WHEREAS, President Abraham Lincoln first issued the Emancipation Proclamation effective January 1, 1863, freeing the enslaved people in the South. However, southern slave owners ignored that order. On June 19, 1865, Union soldiers arrived in Galveston, Texas and enforced the president's order, freeing the enslaved two and a half years after it was first decreed. This day has since come to be known as Juneteenth; and

WHEREAS, other systems of oppression, such as sharecropping, Jim Crow, redlining, and mass incarceration, and the police violence against Black bodies continued throughout our Country's history and perpetuated the racist legal and social systems that persist to this day; and

WHEREAS, the City Council recognizes the history of racism in our country and how it has led to many current day disparities in education and job attainment, housing, and healthcare, as well as disproportionate incarceration rates for Black people.

NOW THEREFORE BE IT RESOLVED, I, KATE STEWART, MAYOR OF THE CITY OF TAKOMA PARK, MARYLAND, on behalf of the City Council, staff, and residents do hereby recognize Saturday, June 19, 2021 as Juneteenth to acknowledge the historical significance of the day and recommit the City to working toward the dismantling of institutionalized racism.

Date this 16th day of June 2021.

Kate Stewart
Mayor



City of Takoma Park, Maryland

Mayoral Proclamation

LGBTQ+ Pride Month 2021

WHEREAS, in June of 1969, patrons and supporters of the Stonewall Inn in New York City staged an uprising to resist the police harassment and persecution to which LGBTQ+ Americans were commonly subjected. This uprising marks the beginning of a movement to outlaw discriminatory laws and practices against LGBTQ+ in the United States; and

WHEREAS, the first Pride march in New York City was held on June 28, 1970, on the one-year anniversary of the Stonewall Uprising; and

WHEREAS, Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ+) Pride Month is celebrated each year in the month of June to honor the 1969 Stonewall Uprising in Manhattan; and

WHEREAS, Pride Month is a time to recognize and celebrate the impact of LGBTQ+ individuals locally, nationally, and internationally, and the freedom to be themselves; and

WHEREAS, events include Pride parades, picnics, parties, workshops, symposia, concerts, and more and attract millions of participants around the world, and memorials are held for those members of the community who have been lost to hate crimes or HIV/AIDS; and

WHEREAS, the City of Takoma Park is a welcoming city that is dedicated to fostering acceptance and welcome of all residents and preventing discrimination and bullying; and

WHEREAS, the City of Takoma Park is strengthened by and thrives upon the rich diversity of racial, ethnic, cultural, general, and sexual identities of its residents.

NOW, THEREFORE, I, KATE STEWART, MAYOR OF THE CITY OF TAKOMA PARK, MARYLAND, on behalf of the Council, residents, and staff, proclaim June 2021 as LGBTQ+ Pride Month.

Date this 17th day of June 2020.

Kate Stewart
Mayor



City of Takoma Park, Maryland

Mayoral Proclamation

WORLD REFUGEE DAY 2021

WHEREAS, World Refugee Day is an annual commemoration adopted by the United Nations in 2000 to honor and raise awareness of refugees; and

WHEREAS, the City of Takoma Park is a welcoming city that celebrates the growing diversity of its residents and acknowledges that refugees, immigrants, and all newcomers enhance the culture and the economy; and

WHEREAS, more than 79 million displaced people have been forced from their homes worldwide, more than any time in recorded history, including over 26 million refugees; and

WHEREAS, refugees are people who have fled their country because they have a well-founded fear of persecution because of their race, religion, nationality, political opinion, or membership in a particular social group; and

WHEREAS, resettlement provides safe haven when refugees cannot return home and cannot rebuild their lives in the country they fled due to lack of access to safety, shelter, health care, education, or protection; and

WHEREAS, the City of Takoma Park is home to a diverse population of refugees and immigrants, adding to the economic strength and cultural richness of our community; and

WHEREAS, residents of Takoma Park aspire to live up to our highest societal values of acceptance and equity, and treat newcomers with decency and respect, creating a vibrant community for all to live in.

NOW, THEREFORE, I, KATE STEWART, MAYOR OF THE CITY OF TAKOMA PARK, MARYLAND, on behalf of the Council, residents, and staff, proclaim June 20, 2021, as World Refugee Day.

Date this 16th day of June, 2021.

Kate Stewart
Mayor



City of Takoma Park

City Manager Comments

Report of June 16, 2021

COVID-19 Related Information

Vaccinations Available!

FEMA has a mobile vaccination trailer in the Washington Adventist University overflow parking lot on Flower Avenue from June 15-20, with second doses of the Moderna vaccine provided in the same location July 13-18. Hours will be 11 am to 7 pm Tuesday to Friday, and 11 am to 5 pm on Saturday and Sunday. Free (two-shot) Moderna and (one-shot) Johnson & Johnson vaccines are for persons 18 years of age and older. Walk-up are accepted and no one will be turned away. To make an appointment in advance, visit

<https://www.montgomerycountymd.gov/covid19/vaccine/> You can also use this link to learn of other vaccination sites and the type of vaccine offered. **Please get vaccinated if you haven't been already – it really helps us all return to normal.**

COVID-19 Dashboard

Each week, the City's COVID-19 Dashboard is updated and is here: [COVID 19 Dashboard](#).

OTHER INFORMATION

Community Listening Session on Monday

The Reimagining Public Safety Task Force will host their third virtual community listening session on Monday, June 28th. For this session the Task Force will present their draft recommendations for community feedback. This is a key part of the preparation process for the final report from the Task Force that will be submitted to the City Council in July. Information on registration for this virtual event will be posted on the RPSTF website

at <https://takomaparkmd.gov/initiatives/project-directory/reimagining-public-safety/>

Call for Youth Council Applications

The application for the 2021-2022 Takoma Park Youth Council is now available. Please spread the word! The Youth Council is open to Takoma Park residents who will be in grades 7-12 for the next school year.

[Application Form](#)

The application deadline is Friday, July 11.

The Youth Council was established by the City Council:

1. To provide an opportunity for the youth of Takoma Park to acquire a greater knowledge of and appreciation for local government through active participation in the system.
2. To help the City Council to address problems and accomplish the goals of this community by working directly with the representatives of youth.
3. To serve the youth of Takoma Park by:
 - informing the Takoma Park municipal government of the needs and wishes of youth;
 - planning and implementing social, educational, cultural and recreational activities for the youth;
 - working with the Mayor, City Council, City department heads, schools, civic clubs and service organizations to provide service and leadership opportunities for the youth of the City; and,
 - helping to instill a feeling of positive self-worth and esteem, teaching respect for the rights of others, and promoting community pride.

[Youth Council Charter](#)
[Youth Council web page](#)

Please contact Jessie Carpenter, City Clerk, with questions or requests for additional information: jessiec@takomaparkmd.gov or 240-723-0437.

Street Resurfacing Underway!

The City has begun street resurfacing – just delayed a bit due to last week’s rain. The work is expected to continue over two weeks, depending on weather conditions. The first step of the process is milling, which is the scraping of two inches of old asphalt from the surface. Be prepared - the milled street will stay in that condition for 5 to 7 days before the resurfacing takes place.

Streets will be resurfaced in the following order:

New York Avenue from Takoma Avenue to Baltimore Avenue
Baltimore Avenue from New York Avenue to Philadelphia Avenue
Birch Avenue from Cedar Avenue to Barclay Avenue
Maple Avenue from Philadelphia Avenue to Maplewood Avenue
Maplewood Avenue from Maple Avenue to Flower Avenue

Flyers will be delivered to all properties on the affected streets; the flyers will provide more detailed information and likely work dates. Streets will be posted with “No Parking” signs prior to the work dates. Work hours are from 7 am to 5 pm. Access to the street will be limited or blocked during milling and completely blocked during paving. Parking will only be allowed overnight – from 5 pm until 7 am. Speed humps and street marking will be reinstalled a week or so after the paving is completed. *If residents have critical, scheduled events (dialysis appointments, medical transport, appliance delivery or household move), please contact Public Works at 301-891-7611.*

Successful Movie Night!

As the pandemic restrictions ease, it's nice to be able to celebrate group activities that we have missed. On Saturday, July 12th the Recreation Department hosted an Outdoor Movie, Soul, at Ed Wilhelm Field. The movie was well attended (approximately 70 residents) and fun for all.

Passing of Barry Fields

While there is no way to acknowledge all lives lost in Takoma Park, we do try to share when information is made available. Today I am sharing an announcement about the passing of Barry Fields yesterday.

Barry Fields was a resident of Takoma Park for over 15 years. He lived at the Franklin Apartments. He leaves behind his mother, Sue Quarsel, a resident of the Essex House, and two brothers, Anthony and Rodney Fields. Our thoughts are with his family and friends at this time.

1 Introduced by: Councilmember Searcy

First Reading: June 9, 2021

2 Second Reading: June 16, 2021

3 Effective Date: July 1, 2021

4
5 **CITY OF TAKOMA PARK, MARYLAND**
6 **ORDINANCE NO. 2021-24**

7
8 **AMENDING THE TAKOMA PARK CODE, TITLE 8, CHAPTER 8.36,**
9 **COMMERCIAL MANAGEMENT DISTRICTS AND AUTHORITIES**

10
11 **WHEREAS,** Takoma Park Code, Section 8.36.140, Expiration, provides that Chapter 8.36,
12 Commercial Management Districts and Authorities, will expire on June 30, 2021,
13 unless extended by an ordinance adopted by the Council; and

14
15 **WHEREAS,** the Board members of the Takoma/Langley Crossroads Development
16 Authority (the "CDA"), established under the provisions of Maryland Local
17 Government Code Annotated, Section 5-214(b) and Takoma Park Code, Chapter
18 8.36, believe that the continued operation of the CDA is in the best interests of the
19 commercial district represented by the CDA; and

20
21 **WHEREAS,** the CDA has requested that the City extend the term of the CDA and also amend
22 certain sections of Chapter 8.36 dealing with license fees and other operational
23 matters; and

24
25 **WHEREAS,** the Council supports the continuation of the CDA and its ongoing operation as a
26 commercial district management authority serving the Takoma Langley
27 Crossroads commercial district.

28
29 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
30 **TAKOMA PARK, MARYLAND.**

31
32 **SECTION 1.** Title 8, Business, Chapter 8.36 Commercial Management Districts and Authorities,
33 of the Takoma Park Code is amended as follows:

34
35 **Chapter 8.36**
36 **COMMERCIAL MANAGEMENT DISTRICTS AND AUTHORITIES**

37 Sections:

38 8.36.010 Definitions.

39 8.36.020 Establishment.

40 8.36.030 Purpose.

41 8.36.040 District boundaries.

- 1 8.36.050 Limitations on the powers of Authority.
- 2 8.36.060 Composition of the Authority.
- 3 8.36.070 Bylaws.
- 4 8.36.080 Board of Directors—Officers.
- 5 8.36.090 Budget.
- 6 8.36.100 Licenses.
- 7 8.36.110 License fees.
- 8 8.36.120 Meetings.
- 9 8.36.130 Annual Reporting.
- 10 8.36.140 Expiration.

11

12 **8.36.010 Definitions.**

13

14 For the purpose of this chapter, the following terms shall have the meanings indicated:

15

16 “At-large” means elected by all voting members of the authority.

17

18 “Authority” means the Takoma/Langley Crossroads Development Authority.

19

20 “Business” means any person or organization operating or conducting an occupation,
21 profession, trade or business, including, without limitations, retail and wholesale enterprises
22 and property owners.

23

24 “City” means the City of Takoma Park, Maryland, a municipal corporation.

25

26 “District” means the geographical area designated in this chapter in which the Authority shall
27 operate and perform its responsibilities.

28

29 “Exempt business” means a business within the district which is not subject to the assessment
30 of fees by the Authority. “Exempt businesses” shall include:

31

- 32 1. Federal, State, County or City governments or their agencies;
- 33
- 34 2. A place or house that is actually used exclusively for public religious worship or a
35 parsonage, or convent for a house of public worship;
- 36
- 37 3. Residential facilities and properties; and
- 38
- 39 4. Warehouses.
- 40

1 “Fees” means the license fees of the members of the Authority used to finance the programs
2 and accomplish the purpose of the Authority.

3
4 “Hotel/motel” means an establishment which contains six or more guest rooms where
5 temporary lodging is provided for compensation.

6
7 “Professional” means any person or organization that
8

- 9 1. Provides professional services by members of a licensed or otherwise recognized
10 profession, including but not limited to, attorneys, medical practitioners, architects,
11 engineers, surveyors, barbershops, and, hair, nail, and eyebrow salons and the like;
12 and
13
14 2. Does not sell retail goods.
15

16 “Retail” means a business establishment that:
17

- 18 1. Sells goods or services directly to ultimate consumers; and/or
19
20 2. Uses space that has direct access to:
21
22 a. The street;
23
24 b. The ground floor of a building;
25
26 c. A mall; or
27
28 d. A parking lot of a shopping center or mall.
29

30 “Residential facility” means an apartment, single family house, accessory apartment or
31 condominium unit that is occupied or is intended to be occupied by one or more individuals.
32

33 “Warehouse” means a building used for the storage of goods or materials.
34

35 **8.36.020 Establishment.**
36

- 37 A. Pursuant to Section 5-214(b), of the ~~Maryland~~ Local Government Article of the
38 Maryland Code, there is established the Takoma/Langley Commercial
39 Management District and the Takoma/Langley Crossroads Development Authority,
40 as an independent entity.
41

1 B. The Authority shall incorporate and obtain liability insurance.

2
3 **8.36.030 Purpose.**

4
5 The purpose of the Authority shall be to promote and market the district, and to provide
6 security, maintenance and amenities within the district.

7
8 **8.36.040 District and Area boundaries.**

9
10 The Takoma/Langley Crossroads Commercial Management District is comprised of the
11 following described Areas:

- 12
13 A. Area A: All land bounded by University Boulevard, Carroll Avenue, Merrimac
14 Drive, Hammond Avenue, and Anne Street.
15
16 B. Area B: All land bounded by New Hampshire Avenue, University Boulevard,
17 Anne Street, Kennewick Avenue, and Kirklynn Avenue.
18
19 C. Area C: All land bounded by New Hampshire Avenue, Kirklynn Avenue,
20 Hammond Avenue, and Holton Lane, except lots 13, 14, 15, 16, 17, 18 and 19;
21
22 D. Area D: All land bounded by University Boulevard, New Hampshire Avenue,
23 Holton Lane, and the eastern corporate limits of the City; and
24
25 E. Area E: All land bounded by Holton Lane, New Hampshire Avenue, parcels B and
26 C of the property known as the “Cohen Brothers’ Property” recorded in the Land
27 Records of Prince George’s County in Plat Book WWW55 at Plat No. 6, and the
28 eastern corporate limits of the City.
29

30 **8.36.050 Limitations on the powers of Authority.**

31
32 The Authority shall not:

- 33
34 A. Be able to exercise the power of eminent domain;
35
36 B. Purchase, sell, construct or, as a landlord, lease office or retail space;
37
38 C. Except as otherwise authorized by law, engage in competition with the private
39 sector; or
40

- 1 D. Enter into any contract, agreement, undertaking or obligation which could result in
2 any pecuniary liability to the City or a charge against the general credit and taxing
3 powers of the City.
4

5 **8.36.060 Composition of the Authority.**
6

- 7 A. Every business in the District is a member of the Authority and may participate in
8 the activities of the Authority.
9
10 B. Every member of the Authority may vote on matters before the Authority except:
11
12 1. Exempt businesses;
13
14 2. Businesses that have not paid all fees that are due;
15
16 3. Any other business that is not in good standing under the bylaws.
17

18 **8.36.070 Bylaws.**
19

- 20 A. The Authority shall adopt bylaws consistent with the requirements of Section
21 5214(b), of the Maryland Local Government Code Annotated and this chapter. A
22 copy of the bylaws shall be provided to the City for its review.
23
24 B. An amendment to the bylaws cannot be adopted at the same meeting at which the
25 amendment was introduced. The bylaws may be amended by a two-thirds vote of
26 the members present.
27

28 **8.36.080 Board of Directors—Officers.**
29

- 30 A. The Authority shall be directed and administered by a Board of Directors elected
31 by the voting members of the Authority in accordance with the bylaws.
32
33 B. The Board shall consist of not more than eleven voting members.
34
35 C. There shall be two types of Directors: At Large Directors and Area Directors.
36 Directors shall be equivalent in all respects and shall have the same rights,
37 privileges, obligations and responsibilities.
38
39 D. There shall be not more than six At Large Directors elected to the Board; one of
40 which shall be elected as President of the Authority, and second shall be elected as
41 the Vice President of the Authority.
42

- 1 E. There shall be not more than a total of five Area Directors representing each of the
2 areas described herein Section 8.36.040, elected by the members in those areas as
3 provided for in the bylaws.
4
- 5 F. The Board shall also include, as ex officio, up to five nonvoting Directors:
6
- 7 1. The City Councilmember in whose Council Ward(s) the Takoma/Langley
8 Commercial Management District is located, or a designee;
9
 - 10 2. A representative of the Maryland Department of Housing and Community
11 Development;
12
 - 13 3. A representative of the City of Takoma Park designated by the City
14 Manager;
15
 - 16 4. A representative of Prince George's County designated by the County
17 Executive; and
18
 - 19 5. A representative of Montgomery County designated by the County
20 Executive.
21
- 22 G. In addition to the Chair and Vice Chair who are elected at large, the Directors shall
23 elect two-Directors as Secretary and Treasurer. These 4 Directors shall constitute
24 the officers of the Authority.
25

26 **8.36.090 Budget.**
27

- 28 A. The Board shall submit a proposed annual budget to the members of the Authority
29 and the Mayor and Council of the City. The Board shall adopt a budget at a meeting
30 of the Authority within 30 days of the date the proposed budget is submitted to the
31 members and to City officials.
32
- 33 B. The Board may amend the budget without 30 days' notice if the amendment
34 involves less than the amount of money specified in the proposed annual budget.
35

36 **8.36.100 Licenses.**
37

38 Every business in the District must obtain an annual license issued by the Authority and
39 pay the annual license fee. License fees are due and licenses shall be issued on or before the first
40 day of July of each year.
41
42

8.36.110 License fees.

- A. The annual license fee shall be based on the nature of the business and the number of square feet used in the business.
- B. Exempt businesses do not pay any fees.
- C. Enumeration of Fees.
 - 1. The fees shall be as follows:

Category	July 1, 2014 through June 30, 2015	July 1, 2015 through June 30, 2016	July 1, 2016 ²¹ through June 30, 2017 ²⁶			
	Fee per Sq. Ft.	Maximum Fee	Fee per Sq. Ft.	Maximum Fee	Fee per Sq. Ft.	<u>Maximum Fee</u>
Retail	\$0.29	\$5,000.00	\$0.38	\$10,000.00	\$0.50 ⁴²	<u>\$4,000.00</u>
Professional	\$0.14	\$5,000.00	\$0.19	\$10,000.00	\$0.25	<u>\$4,000.00</u>
Hotel/Motel/Theater	\$0.10	\$5,000.00	\$0.13	\$10,000.00	\$0.18	<u>\$10,000.00</u>
Property Owner	\$0.07	\$5,000.00	\$0.09	\$10,000.00	\$0.13 ⁰	<u>\$10,000.00</u>

- 2. License fees shall be rounded to the nearest dollar.
- 3. If a business falls in more than one license fee category, it shall be charged a license fee for each category in which the business falls.
- D. Effective on July 1st of each year, beginning with July 1, 2017, all license fees shall be increased by an amount equal the percentage increase in the Consumer Price Index-All Urban Consumers All Items, Washington-Baltimore from March in the preceding year to March in the current year. The CPI shall be the CPI published as of March in each year. If there is no increase in the CPI-U, then the license fee shall remain the same.
- E. License fees are nonrefundable and may be prorated for new businesses moving into the District during the course of the licensing period.
- F. Unpaid license fees may be assessed a late fee of 5% per month for each month or portion of a month after July 1st that the license fee is unpaid.
- G. The City Manager may, at his or her discretion and upon written request of the Board, assume responsibility for the billing and collection of license fees on behalf

1 of the Authority. The Authority shall be responsible for all expenses incurred by
2 the City.

3
4 H. The Authority, by vote of its Board, is empowered to institute suit to collect unpaid
5 fees, late payment fees, plus all reasonable legal fees and costs incurred in this
6 collection of unpaid fees.

7
8 I. The Board may appoint an appeals panel to hear all objections to the license fee set
9 for each business. The only issues that may come before the appeals panel are
10 whether:

11
12 1. The nature of the business has been accurately determined;

13
14 2. The number of square feet of space used by the business is correct; and

15
16 3. The fee has been correctly calculated based on the rate and the square
17 footage.
18

19 **8.36.120 Meetings.**

20
21 A. The Board shall meet at least quarterly. The Authority shall meet at least once a
22 year.

23
24 B. All meetings shall be open to the public, except for executive sessions as provided
25 for in the bylaws.
26

27 **8.36.130 Annual Reporting.**

28
29 The Authority shall prepare an annual report to the Council in July of each year and may
30 provide additional briefings as needed.
31

32 **8.36.140 Expiration.**

33
34 Unless extended by an ordinance adopted by the Council, Sections 8.36.010 through
35 8.36.130 will no longer have any effect and are repealed effective June 30, 20246.
36

37 Section 2. This ordinance shall become effective on July 1, 2021.
38

39 THIS ORIDNANCE IS ADOPTED BY THE COUNCIL OF THE CITY OF TAKOMKA
40 PARK, MARYLAND, THIS 16TH DAY OF JUNE, 2021, AND SHALL BE EFFECTIVE
41 BEGINNING ON JULY 1, 2021, BY ROLL-CALL VOTE AS FOLLOWS:
42

1 AYE: Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
2 NAY: None
3 ABSENT: None
4 ABSTAIN: None
5

6 **Explanatory Note:**

- 7 1. Underlining indicates language being added to the Code.
8 2. ~~Strikethrough~~ indicates language being deleted from the Code.

1 Introduced by: Councilmember Searcy

2
3 **CITY OF TAKOMA PARK, MARYLAND**

4
5 **UNCODIFIED EMERGENCY ORDINANCE**
6 **2021-28**
7

8 **An uncodified Ordinance whereby the City of Takoma Park extends**
9 **the terms of office of its Boards, Committees, and Commissions to**
10 **October 15, 2021.**
11

12 **WHEREAS,** on July 29, 2020, the City of Takoma Park adopted Uncodified Emergency
13 Ordinance 2020-25 for the purpose of extending the terms of office for the
14 members of its Boards, Committees, and Commissions while various aspects of
15 those bodies were undergoing a general review which would address, in part, the
16 length of terms of office; and
17

18 **WHEREAS,** Uncodified Emergency Ordinance 2020-25: (1) extended to June 30, 2021, all
19 appointments to the City's Boards, Committees, and Commissions that expired
20 on March 31 and June 30, 2020; and (2) extended to June 30, 2021 any
21 appointment to the City's Boards, Committees, and Commissions that was set to
22 expire between July 1, 2020 and June 30, 2021; and
23

24 **WHEREAS,** Uncodified Emergency Ordinance 2020-25 only applied to members whose terms
25 expired or were set to expire, who were not subject to term limits, and who wished
26 to continue to serve; and
27

28 **WHEREAS,** the City has not yet concluded its review for a variety of reasons, to include the
29 state of emergency and public health catastrophe caused by the disease known as
30 COVID-19; and
31

32 **WHEREAS,** the provisions of this ordinance shall apply to the Grants Review Committee
33 which was established by resolution and is not codified; and
34

35 **WHEREAS,** to ensure that the City can address the length of terms of office as part of its
36 general review of the City's Boards, Commissions, and Committees, and
37 simultaneously ensure that vacancies are filled, it is necessary to modify the terms
38 of office for those appointed prior to the review being completed.
39

40 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
41 **TAKOMA PARK, MARYLAND, THAT** the City Council hereby extends appointments to the
42 City's Boards, Committees, and Commissions to October 15, 2021, and enacts this uncodified
43 emergency Ordinance as follows:
44

Section 1. All appointments to the City’s Boards, Committees, and Commissions, that were extended to June 30, 2021, by Uncodified Emergency Ordinance 2020-25 shall be extended to October 15, 2021.

Section 2. Any appointment to the City’s Boards, Committees, and Commissions, that expires between June 30, 2021 and October 15, 2021, shall be extended to October 15, 2021.

Section 3. This uncodified emergency Ordinance shall be retroactive to March 31, 2020.

Section 4. This uncodified emergency Ordinance applies to members whose terms are expired or will be expiring, even if they are term limited, and wish to continue to serve.

Section 5. The City Council may rescind, modify, or extend this uncodified emergency Ordinance.

THIS ORDINANCE, WHICH IS EFFECTIVE IMMEDIATELY, IS ADOPTED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARLYAND, THIS 16TH DAY OF JUNE, 2021, BY ROLL-CALL VOTE AS FOLLOWS:

AYE: Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
NAY: None
ABSTAIN: None
ABSENT: None

Introduced by: Councilmember Smith

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2021-29

**AUTHORIZING AGREEMENT WITH TAKOMA PARK LUNCH AND LEARN INC.
FOR THE LUNCH AND LEARN SUMMER PROGRAM**

WHEREAS, the Takoma Park City Council's vision for Takoma Park, as set forth in its Council priorities, is for the advancement of a sustainable and livable community with an engaged, responsive and service-oriented government; and

WHEREAS, the Council believes that to achieve this vision, it must work in partnership with city residents, community organizations, non-profits, the business community, and other governmental agencies; and

WHEREAS, the City Council included \$195,000 in the FY 2022 budget to support the Community Partnership program of which \$45,000 will be awarded to Takoma Park Lunch and Learn Inc. for the Lunch and Learn Summer program, a service providing Takoma Park's youth with positive summer activities.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
TAKOMA PARK, MARYLAND THAT:**

SECTION 1. The City Manager is authorized to execute a contract agreement with Takoma Park Lunch and Learn Inc. for disbursement of up to \$45,000 for the 2022 Lunch and Learn Summer Camp.

SECTION 2. This ordinance shall be effective July 1, 2021.

Adopted this 16th day of June, 2021 by roll-call vote as follows:

AYE:	Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
NAY:	None
ABSENT:	None
ABSTAIN:	None

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2021-14

**SUPPORT OF SUBMISSION OF FY22 STATE REVITALIZATION PROGRAM
NATIONAL CAPITAL STRATEGIC ECONOMIC DEVELOPMENT FUND (NED)
GRANT APPLICATION**

WHEREAS, the Takoma Park City Council recognizes that there is a significant need for reinvestment and revitalization of residential and commercial areas in the community; and

WHEREAS, the economic viability of the residential and commercial area along New Hampshire Avenue have been the focus of numerous planning and economic development studies conducted by the City and others for over ten years; and

WHEREAS, the City has developed a State Revitalization project for the preliminary site preparation work for the redevelopment of the Takoma Park Recreation Center site and will leverage recent acquisition and control of the site for recreation-focused, mixed-use development; and

WHEREAS, the Maryland Department of Housing and Community Development may provide the majority of the funding for the Site Preparation Project in order to assist in making it financially feasible and leverage already spent funds for community engagement activities, the Takoma Langley Crossroads Sector Plan and others; and

WHEREAS, the Site Preparation Project is located within a priority funding area and designated as an Opportunity Zone and a Sustainable Communities area and will conform to the local zoning code; and

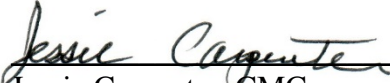
WHEREAS, the Site Preparation Project will contribute to the Council Priorities of Community Development for an Improved and Equitable Quality of Life, A Livable Community for All, and an Environmentally Sustainable Community.

NOW, THEREFORE BE IT RESOLVED THAT, the Council of the City of Takoma Park endorses the submission of the City of Takoma Park's FY22 State Revitalization Program National Capital Strategic Economic Development Fund (NED) grant application for financial assistance to conduct site preparation work for the Takoma Park Recreation Center site totaling \$300,000; and

BE IT FURTHER RESOLVED THAT, the City Manager is hereby authorized to execute documents as “Legal Entity Official (LEO)” and take any action necessary to carry out the intent of the resolution.

Adopted this 16th day of June, 2021.

Attest:



Jessie Carpenter, CMC
City Clerk



Kate Stewart
Mayor

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2021-15

**SUPPORT OF SUBMISSION OF FY22 STATE REVITALIZATION PROGRAM
NATIONAL CAPITAL STRATEGIC ECONOMIC DEVELOPMENT FUND (NED)
GRANT APPLICATION**

WHEREAS, the Takoma Park City Council recognizes that there is a significant need for reinvestment and revitalization of residential and commercial areas in the community; and

WHEREAS, the economic viability of the residential and commercial area near the New Hampshire Avenue Corridor have been the focus of numerous planning and economic development studies conducted by the City and others for over ten years; and

WHEREAS, the City has developed a State Revitalization project for a Project Feasibility Study of the Washington-McLaughlin Senior Housing campus located at 6501 Poplar Avenue; and

WHEREAS, the Maryland Department of Housing and Community Development may provide the majority of the funding for the Project Feasibility Study in order to assist in making it financially feasible and leverage a Memorandum of Understanding (MOU) with the property owner; and

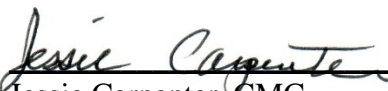
WHEREAS, the Project Feasibility Study will contribute to the Council Priorities of Community Development for an Improved and Equitable Quality of Life, A Livable Community for All, and an Environmentally Sustainable Community.

NOW, THEREFORE BE IT RESOLVED THAT, the Council of the City of Takoma Park endorses the submission of the City of Takoma Park's FY22 State Revitalization Program National Capital Strategic Economic Development Fund (NED) grant application for financial assistance to conduct a Project Feasibility Study for the Washington-McLaughlin Senior Housing site not exceed \$350,000; and

BE IT FURTHER RESOLVED THAT, the City Manager is hereby authorized to execute documents as "Legal Entity Official (LEO)" and take any action necessary to carry out the intent of the resolution.

Adopted this 16th day of June, 2021.

Attest:


Jessie Carpenter, CMC
City Clerk


Kate Stewart
Mayor

Introduced by: Councilmember Dyballa

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2021-30

AUTHORIZING THE PURCHASE OF ENERGY EFFICIENCY SERVICES

WHEREAS, the Fiscal Year 2021 budget includes funding for energy efficiency projects in multifamily buildings; and

WHEREAS, City staff has identified a competitively bid contract for energy efficiency services in multifamily buildings; and

WHEREAS, this is a cooperative purchase and competitive bidding by the City is not required; and

WHEREAS, the response provided by New Ecology to the Anne Arundel County RFP is both responsive and responsible; and

WHEREAS, staff recommends that the City contract with New Ecology to complete energy efficiency services in multifamily buildings because of their extensive knowledge, experience, and skill improving energy efficiency in multifamily buildings.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The City Manager is authorized to enter into a contract in the amount of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) with New Ecology for energy efficiency services in multifamily buildings.

SECTION 2. Funds to cover this purchase shall be charged to Special Revenue budget 3600-61040.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this 16th day of June, 2021 by roll-call vote as follows:

AYES: Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy

NAYS: None

ABSTAIN: None

ABSENT: None

Introduced by: Councilmember Kovar

CITY OF TAKOMA PARK, MARYLAND

UNCODIFIED EMERGENCY ORDINANCE 2021-31

AN UNCODIFIED EMERGENCY ORDINANCE WHEREBY THE COUNCIL EXTENDS ITS PRIOR SUSPENSION OF PORTIONS OF SECTION 11.04.060 AND SECTION 11.24.020 OF THE CITY OF TAKOMA PARK CODE, BOTH OF WHICH RESTRICT POSTING OF SIGNS IN THE CITY.

WHEREAS, the Council directed the City Attorney to conduct a review of the City Code's provisions related the posting of signs and that review was in progress prior to the onset of the COVID-19 pandemic in the State of Maryland, at which time the review was halted to address pandemic related issues; and

WHEREAS, the Council recognizes and understands that there is an ongoing national dialogue about our country's history of institutionalized racial discrimination; and

WHEREAS, the Council recognizes and understands that a City of Takoma Park law enforcement officer removed signs from a City lamppost that addressed the ongoing national dialogue; and

WHEREAS, in response to resident input arising out of the officer's actions on the night of June 1–2, 2020, and in order to promote public expression when gatherings were limited due to pandemic related restrictions, the City Manager temporarily suspended the enforcement of portions of the City Code related to the posting of signs; and

WHEREAS, the Council, on July 1, 2020, adopted uncodified emergency ordinance 2020-19, hereinafter referred to as the City's "Sign Ordinance," in which certain provisions of the City of Takoma Park Code relating to the public display of signs until June 30, 2021, or until thirty days after the state of emergency related to the COVID-19 pandemic is lifted, whichever is later; and

WHEREAS, the Council wishes to extend the operative period of the Sign Ordinance, for one year, until June 30, 2022; and

WHEREAS, section 309(e) of the City Charter permits the Council to suspend the provision prohibiting the passing of an ordinance at the meeting at which it is introduced upon a finding that an emergency exists; and

WHEREAS, the agenda for the upcoming Council meeting is full, the City Manager is retiring effective July 1, 2021, the new City Manager will start on a date to be determined, and the Council wishes to obtain input from the new City Manager on the City's Sign Ordinance; and

WHEREAS, Maryland Code, section 5–202 of the Local Government Article authorizes the legislative body of each municipal corporation in the State of Maryland to pass ordinances that such legislative body deems necessary to assure the good government of the municipality, to protect and preserve the municipality’s rights, property and privileges, to preserve peace and good order, to secure persons and property from danger and destruction, and to protect the health, comfort, and convenience of the citizens of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT certain provisions of the City of Takoma Park Code restricting the posting of signs are temporarily modified as follows:

Section 1. The following provisions of the City of Takoma Park Code, which were suspended under uncodified emergency ordinance 2020-19, shall continue to be suspended:

- a. Section 11.04.060A, except as it relates to section 11.04.060C,
- b. Section 11.04.060B,
- c. Section 11.04.060D, except as it relates to section 11.04.060C, and
- d. Section 11.24.020.

Section 2. During the suspension of the City’s Sign Ordinance, the City shall have the authority to move or remove any sign that obscures, blocks, or otherwise interferes with a traffic sign, a vehicle sight line, or a sign put in place by a unit of government.

Section 3. During the suspension of the City’s sign ordinance, signs that damage any building, structure, or fixture, shall not be permitted. The City shall have the authority to take action to address any sign posted in violation of this Section 3.

Section 4. The suspension of the City’s Sign Ordinance shall be extended until June 30, 2022.

Section 6. The Council may rescind, modify, or extend this ordinance at any time.

Section 7. For the reasons set forth in the recitals and elsewhere herein, the Council finds that an emergency exists within the meaning of Section 309(e) of the City of Takoma Park’s Charter.

Section 8. This ordinance shall take effect on the 1st day of July 2021.

THIS ORDINANCE IS ADOPTED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THIS 16TH DAY OF JUNE, 2021, BY ROLL-CALL VOTE AS FOLLOWS:

AYE: Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
NAY: None
ABSTAIN: None
ABSENT: None



Neighborhood
Development
Company

Presentation to the City of Takoma Park

June 09, 2021



Agenda

- I. Our Vision for Takoma Junction
- II. Site Plan
- III. Layby Options
- IV. Rear Façade
- V. Storm Water Treatments
- VI. Where Are We Going





Our Vision for Takoma Junction



Revitalization



Sustainability



Neighborhood
Development
Company



Our Vision for Takoma Junction

Our Mission

Revitalization

- Provide new places for residents to visit, eat and shop
- Bring new customers / energy to support current businesses
- Increase TP tax base

Access and Parking Improvements

- Underground Parking Garage
- Promote pedestrian and bicycle movement
- More Bike Racks
- Adding Bike Lane

Traffic Improvements

- Adjust Traffic Signal Timing
- Adding Bus Shelter
- Proposed Carshare Parking

Pedestrian/Streetscape Improvements

- Landscaping Improvements
- Proposed ADA-compliant sidewalk with tree and planter box
- Propose larger Public Space
- Attractive Storefront



Agenda

I. Our Vision for Takoma Junction

II. Site Plan

III. Layby Options

IV. Rear Façade

V. Storm Water Treatments

VI. Where Are We Going

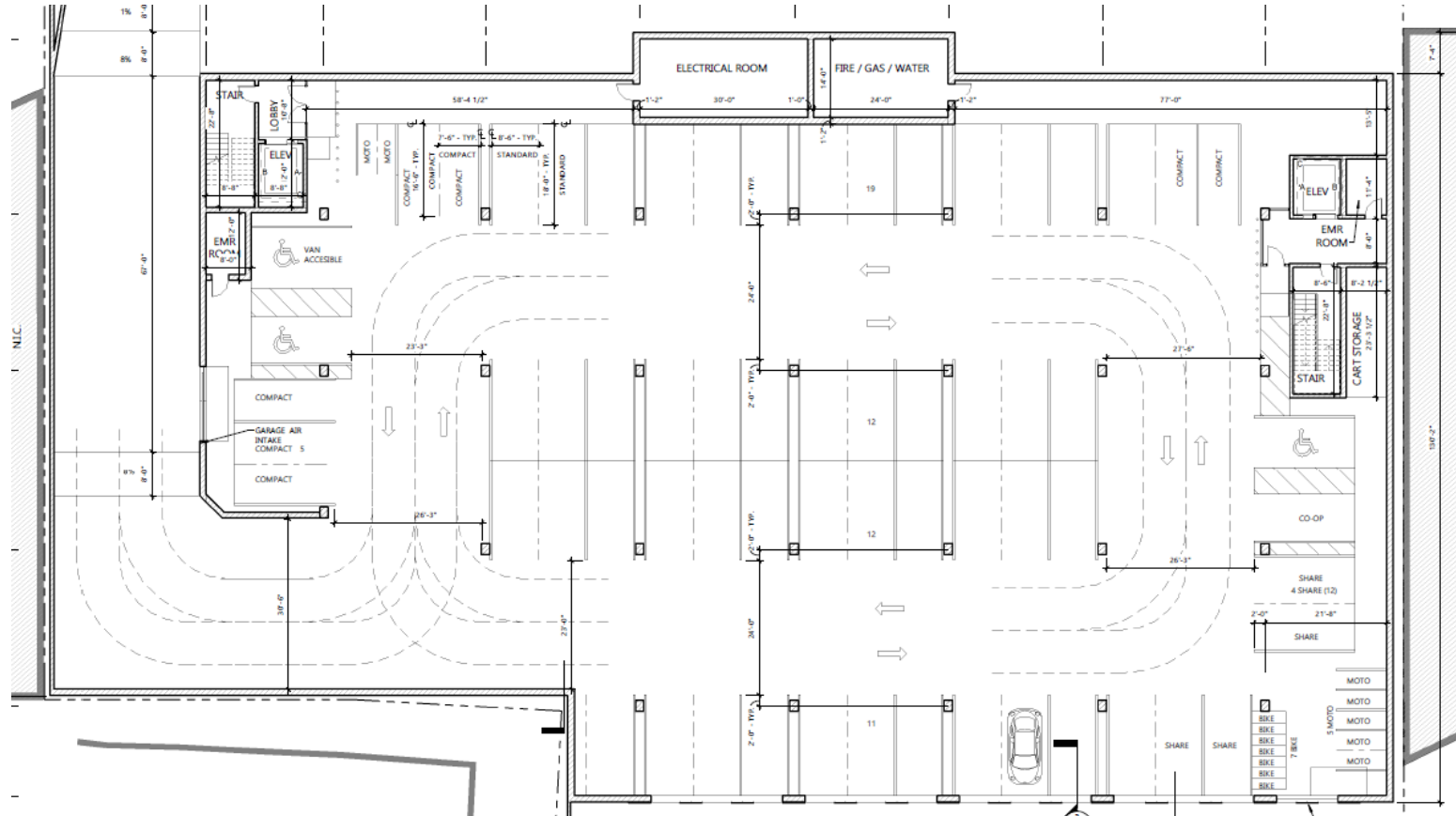


Neighborhood
Development
Company



- Parking Spaces
 - 3 ADA parking spaces
 - 7 Motorcycle/scooter parking spaces
 - 4 carshare spaces
 - 55 parking spaces

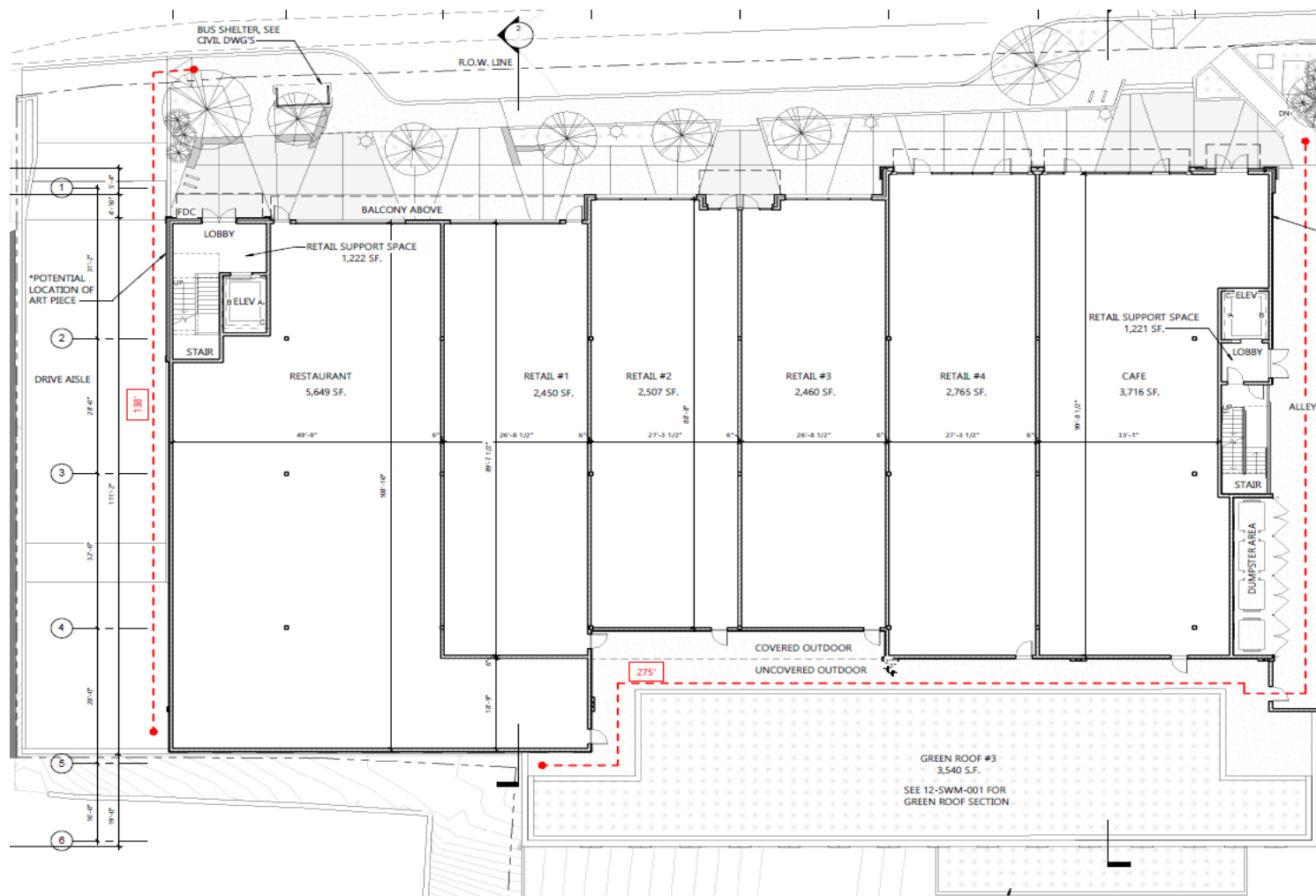
- 3 ADA parking spaces
- 7 Motorcycle/scooter parking spaces
- 4 carshare spaces
- 55 parking spaces





Updated Site Plan- Ground Floor

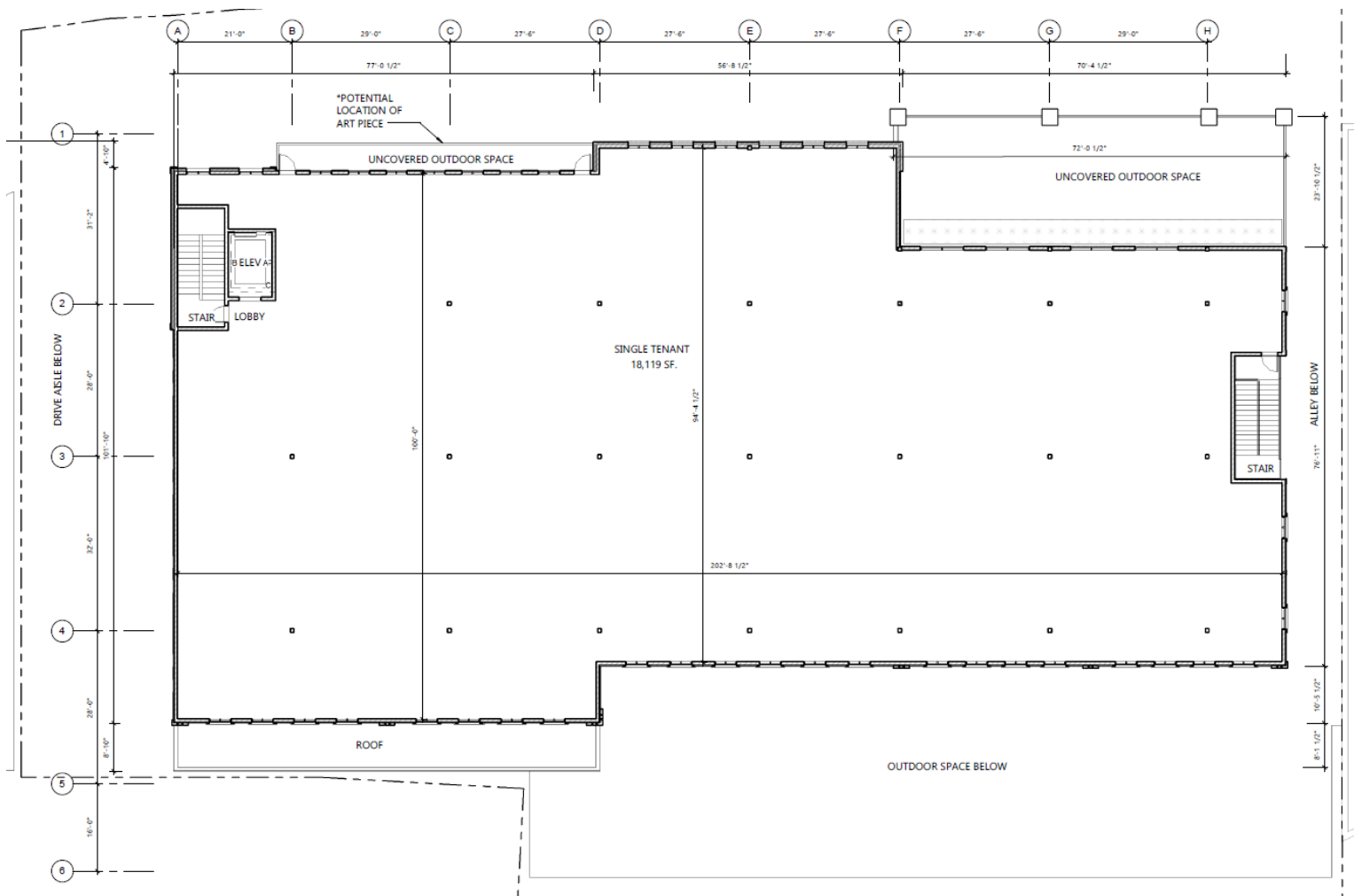
- Gross square footage
 - 19,547 SF
- Net square footage: 18,547 SF
 - Restaurant: 5,649 SF
 - Retail : 10,182 SF
 - Café : 3,716 SF





Updated New Site Plan- Second Floor

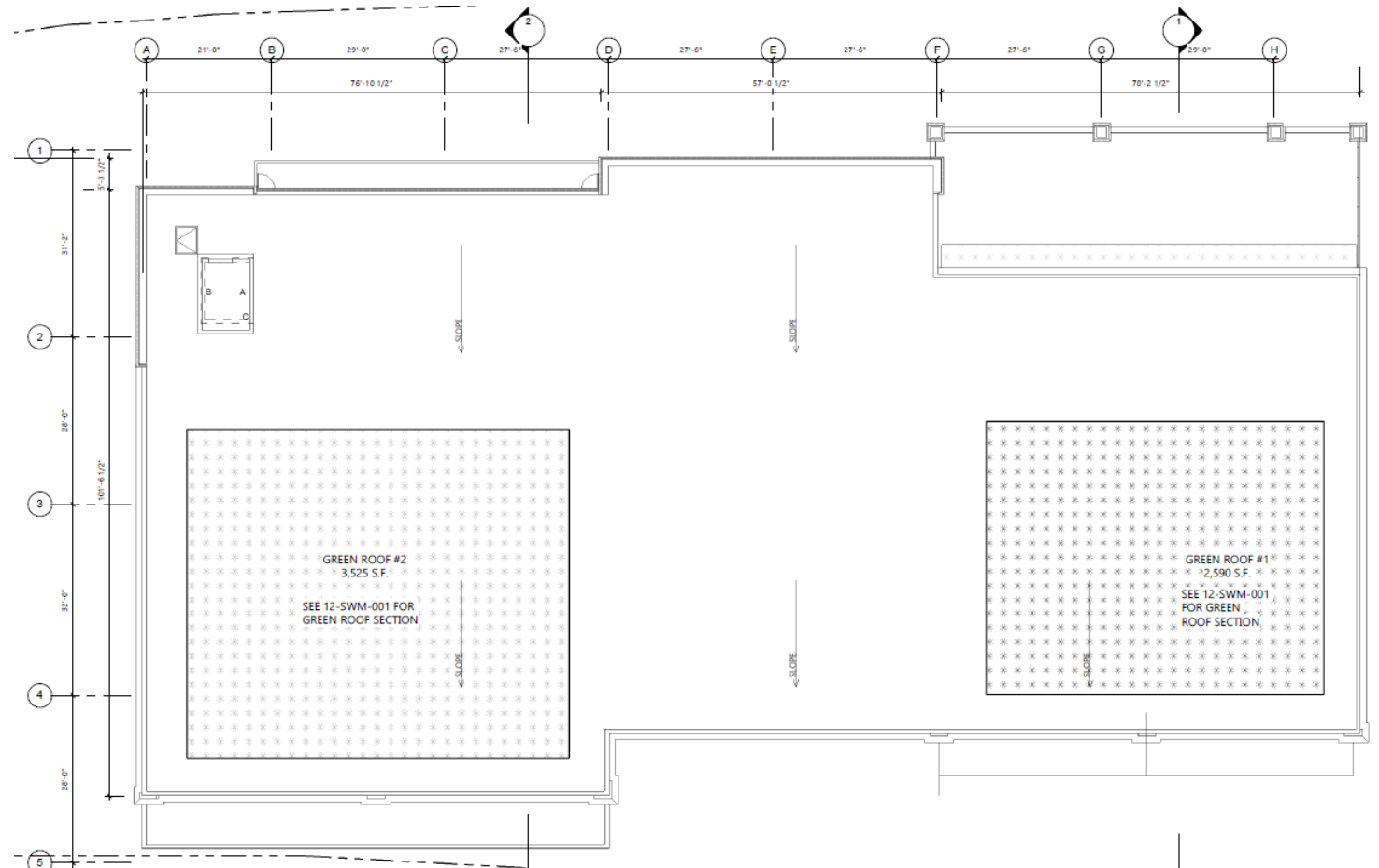
- Office square footage
 - 18,772 SF





Updated New Site Plan- Roof

- Total Green Roof area
 - Green Roof #1: 2,590 sf
 - Green Roof #2: 3,525 sf





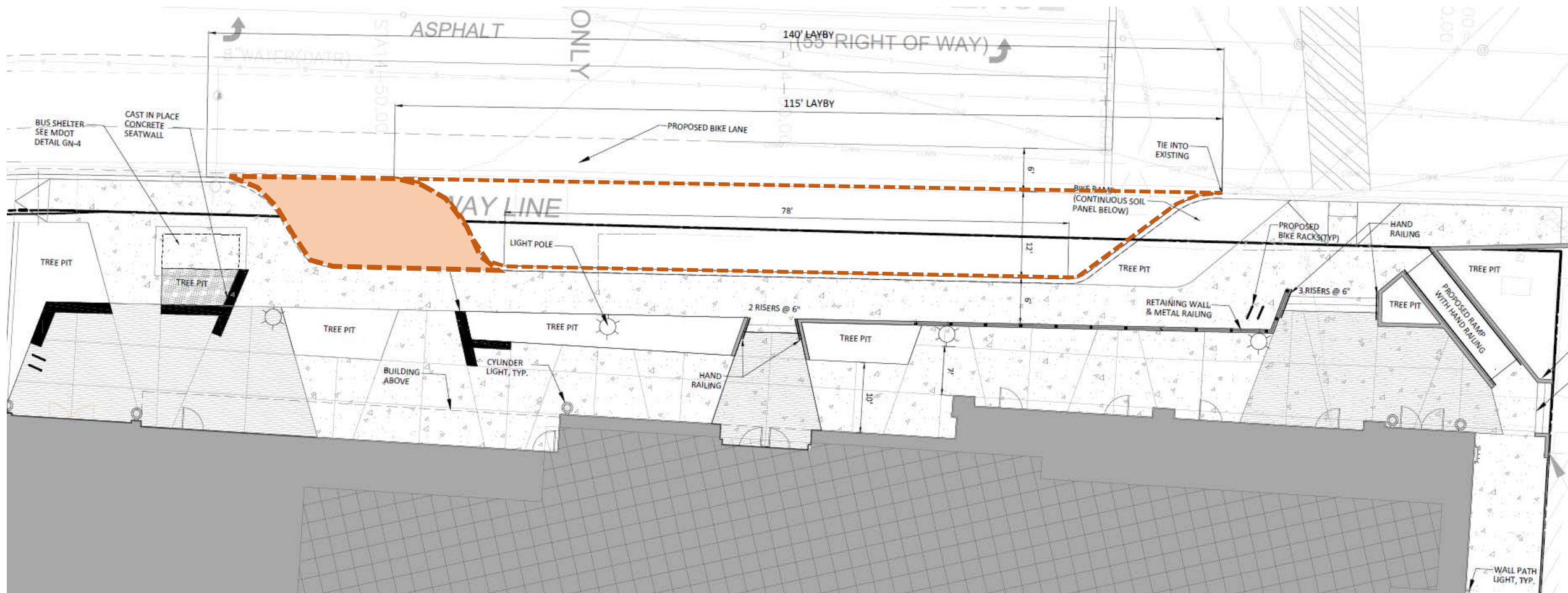
Agenda

- I. Our Vision for Takoma Junction
- II. Site Plan
- III. Layby Options
- IV. Building Façade
- V. Storm Water Treatments
- VI. Where Are We Going



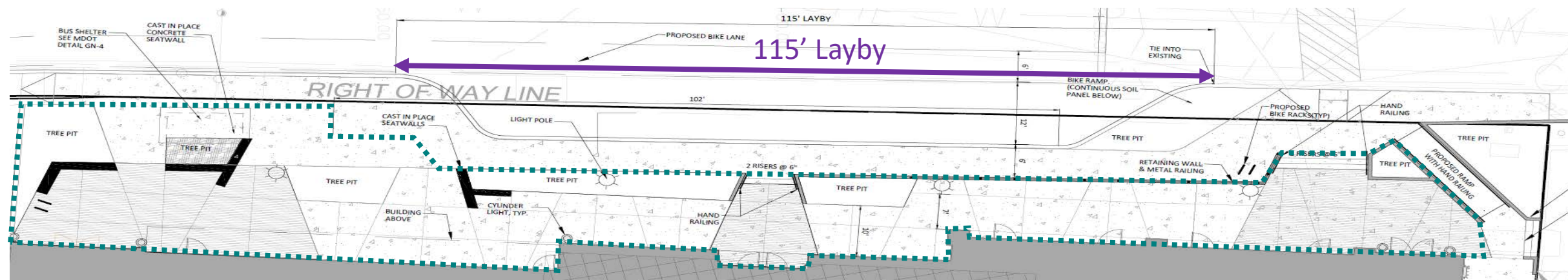
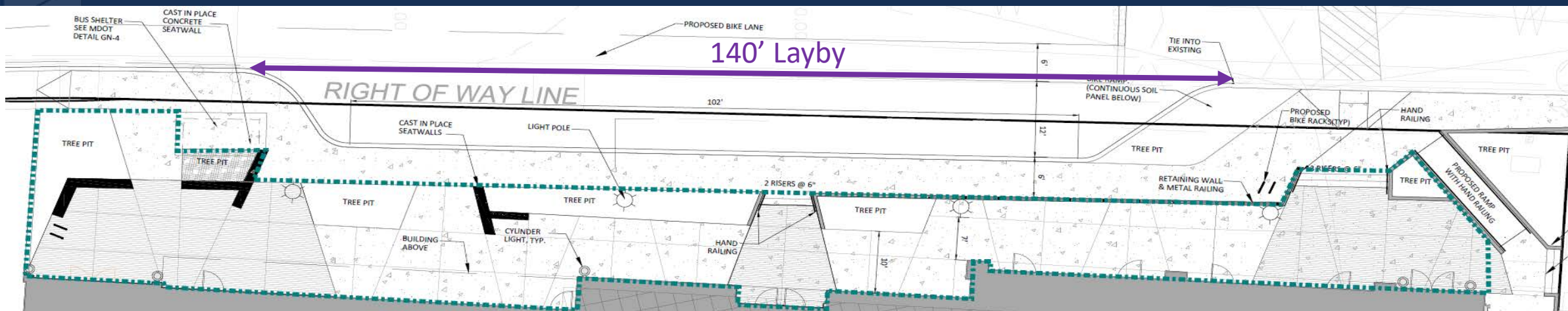


Layby Options





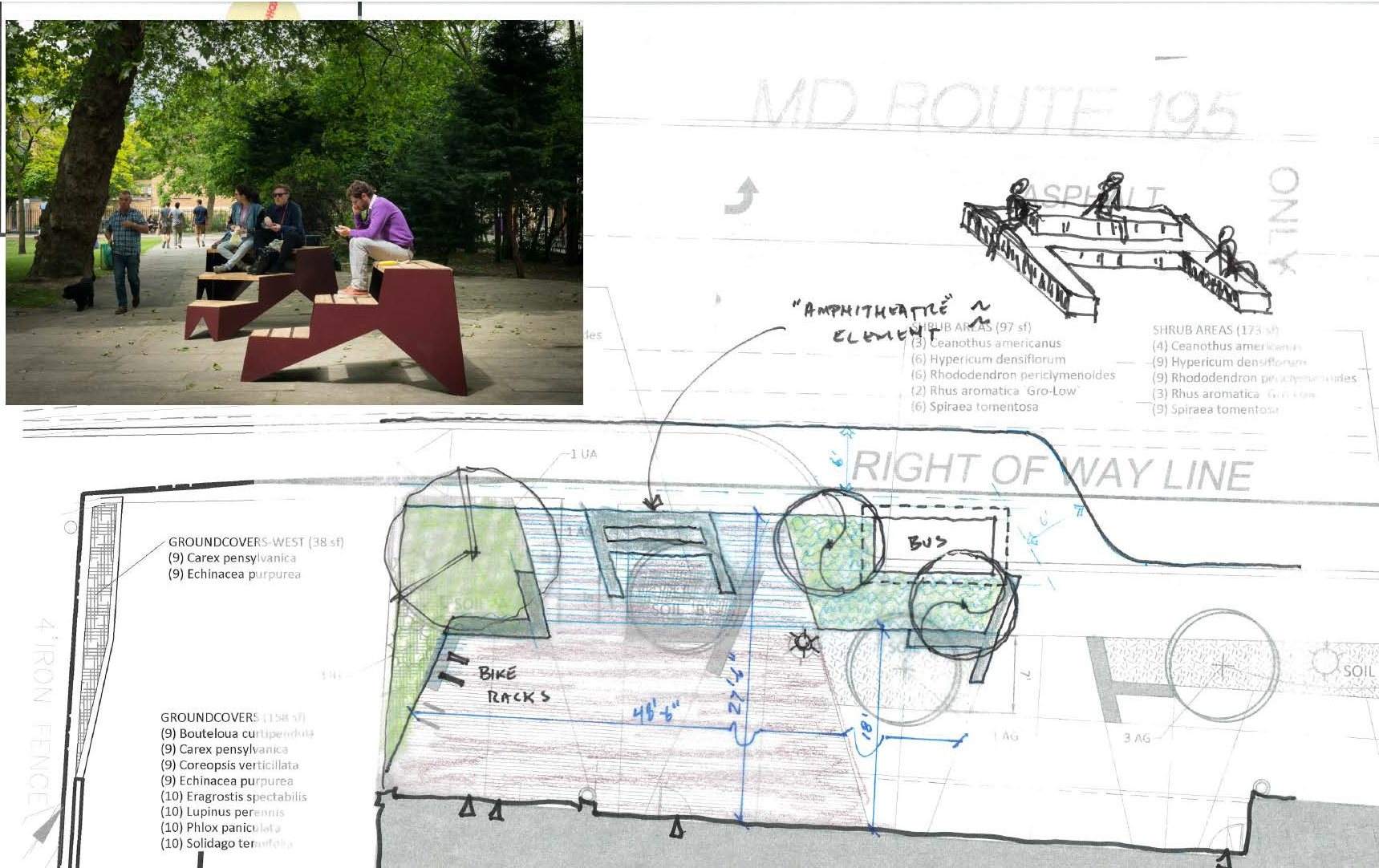
Layby Options



- Public Space (not including sidewalk): 3,850 sf
- Public Space (not including sidewalk) with shorter layby lane: 4,500 sf



Layby Options- Potential Revision for Public Space





Layby Options - Front Landscape





Agenda

- I. Our Vision for Takoma Junction
- II. Site Plan
- III. Layby Options
- IV. Rear Façade
- V. Storm Water Treatments
- VI. Where Are We Going





Rear Façade

- In the rear façade, we have continued the cornice across and are utilizing scuppers and downspouts to help break up the rear elevation.



*TREES NOT SHOWN FOR CLARITY OF BUILDING FACADE, SEE BELOW FOR ACTUAL STREET VIEW PROPOSED



*ACTUAL STREET VIEW PROPOSED



1 YEAR PLAN



5 YEAR PLAN



10 YEAR PLAN

PREPARED BY: [Signature]
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE FEATURES OF THE SITE PLAN
APPROVED BY THE BOARD OF SUPERVISORS, INCLUDING THE LOCATION, DEVELOPMENT,
IMPROVEMENTS, AND TRAFFIC TO THE SITE.
DEVELOPER: [Signature] CONTRACT PERSON: [Signature]
ADDRESS: [Signature] CONTRACT PERSON: [Signature]
DATE: [Signature]
SIGNATURE: [Signature]



Neighborhood
Development
Company



Agenda

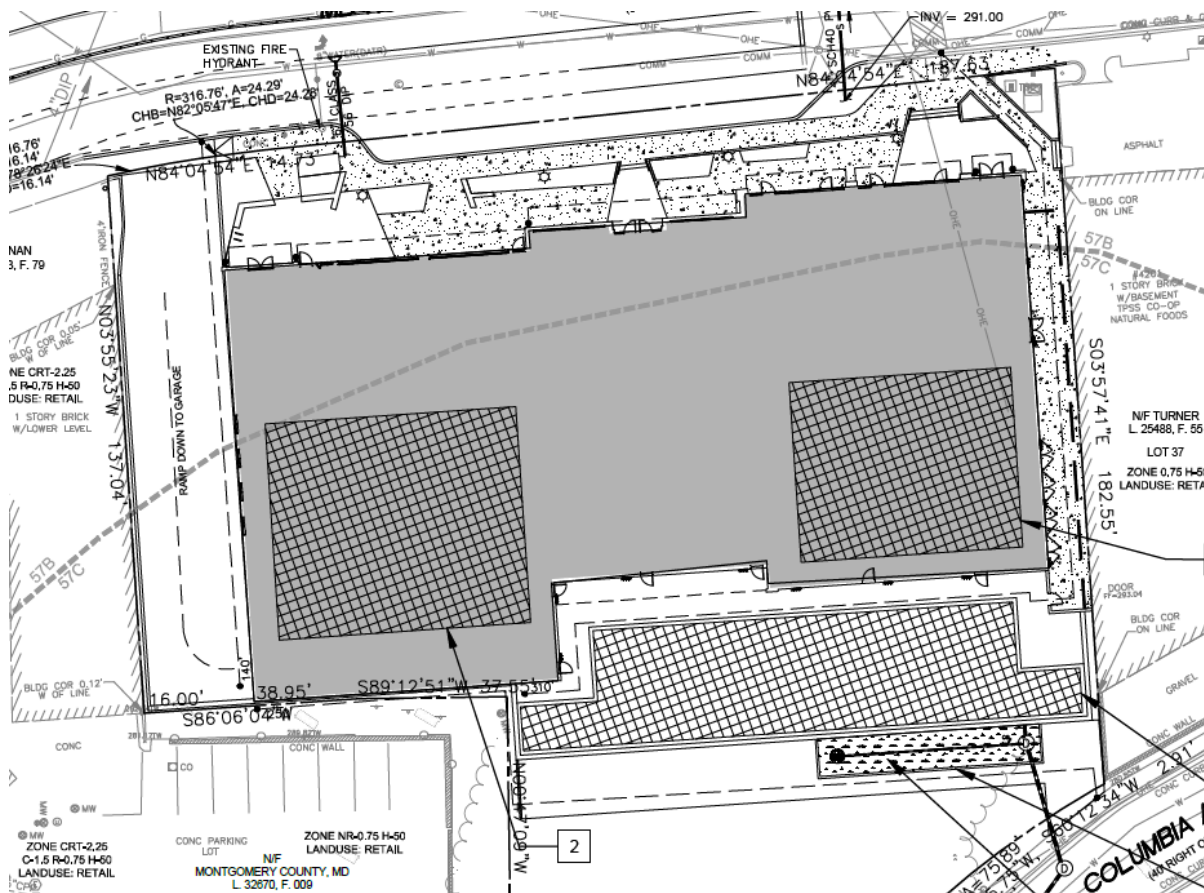
- I. Our Vision for Takoma Junction
- II. Site Plan
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SWM Treatment

Based on the existing and proposed site impervious areas, a minimum ESD volume of 2,953 cubic feet is required to be met on-site. The ESD volume shall be met with the use of three green roof facilities and one bioretention facility. The total ESD volume that will be provided is 3,403 cubic feet, this volume exceeds the required volume by 15%.



Our Goal:

- Provide SWM treatment as much as possible
- Disturb the wooded slop as little as possible.



Agenda

- I. Our Vision for Takoma Junction
- II. Site Plan
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- IV. Rear Façade
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- VI. Where Are We Going





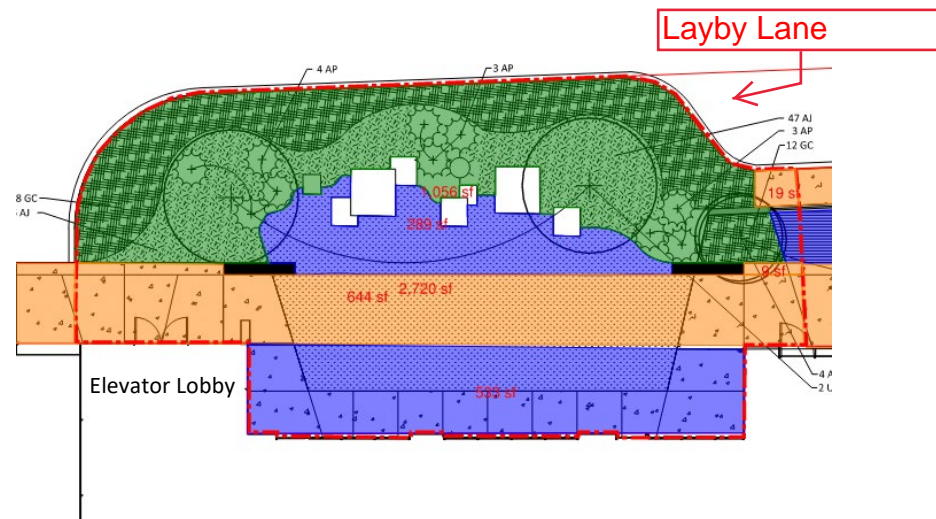
Where Are We Going

- June, 2021: Approval of the Combined Site Plan by the City Council
- July, 2021: Approval of the Combined Site Plan by the Montgomery County Planning
- Estimated Project Timeline
 - October 2021: Final Certified Site Plan Issued
 - December 2021: Receive Approval of HAWP Application
 - May 2022: Receive MNCPPC Record Plat
 - June 2022: Receive Building Permit
 - July 2022: Construction Start
 - October 2023: Construction Completion
 - January 2024: Tenant Move-In

PUBLIC OPEN SPACE COMPARISON – LONG LAY-BY

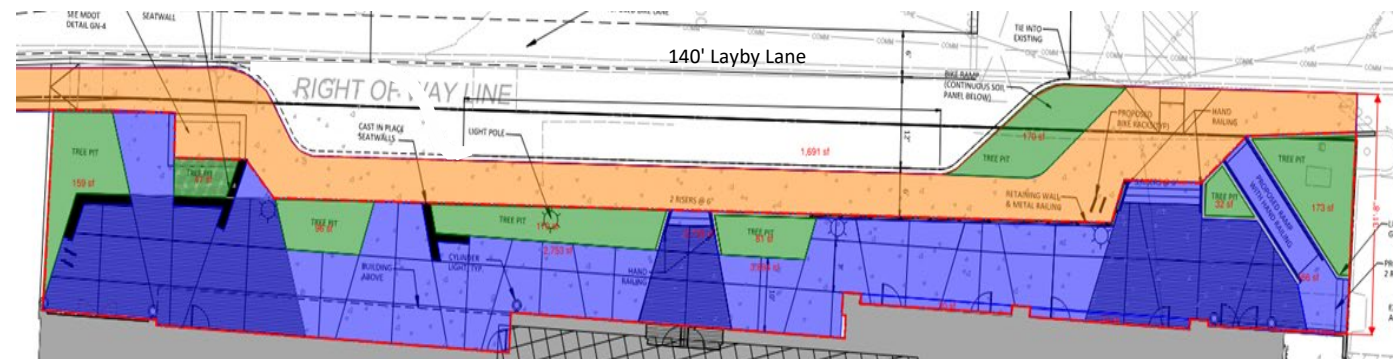
2018

- PRIMARY PUBLIC OPEN SPACE (RED OUTLINE) = 2,720 sf
 - Sidewalk (orange) = 672 sf
 - Paving (blue) = 822 sf
 - Planting (green) = 1,056 sf
 - Seating/Walls = 170 sf



2021

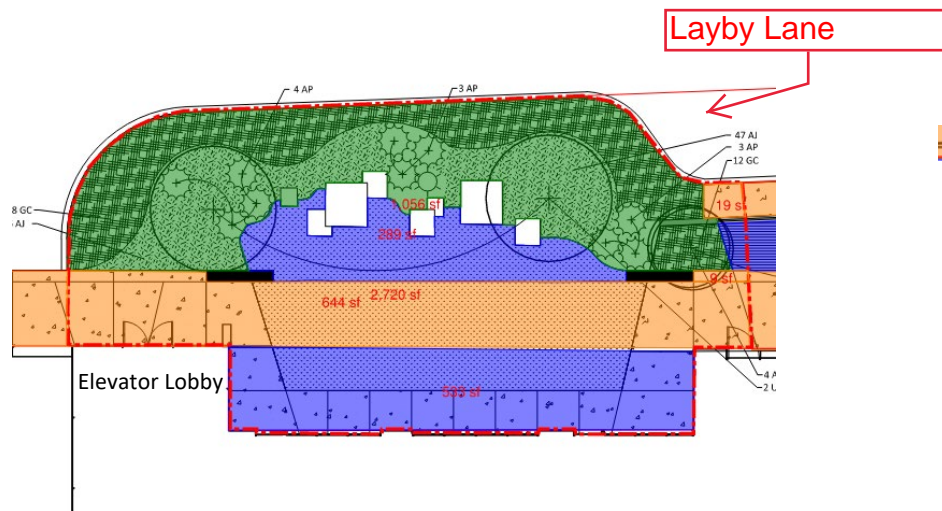
- PRIMARY PUBLIC SPACE (red outline)
= 3,890 sf
 - Sidewalks = 0 sf
 - Paving (blue) = 2,981 sf
 - Planting (green) = 758 sf
 - Seating/Walls = 151 sf



PUBLIC OPEN SPACE COMPARISON – SHORT LAY-BY

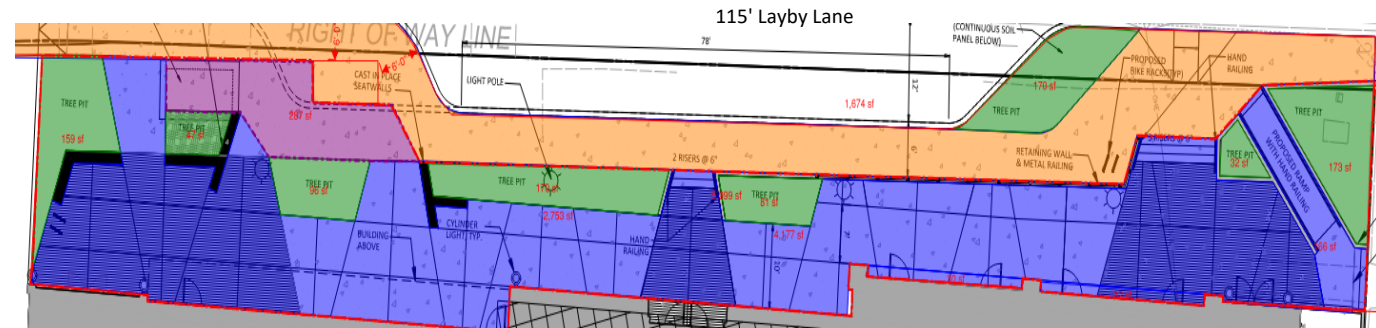
2018

- PRIMARY PUBLIC OPEN SPACE (RED OUTLINE) = 2,720 sf
 - Sidewalk (orange) = 672 sf
 - Paving (blue) = 822 sf
 - Planting (green) = 1,056 sf
 - Seating/Walls = 170 sf



2021

- PRIMARY PUBLIC SPACE (red outline)
= 4,177 sf
 - Sidewalks (orange) = 0 sf
 - Paving (Blue) = 2,981 sf
 - Paving (purple) = 287 sf
 - Planting (green) = 758 sf
 - Seating/Walls = 151 sf



Public Space Considerations for Takoma Junction Redevelopment June 4, 2021

Successful Public Space

In its most simple form, public spaces are publicly-owned, “[accessible, shared physical spaces](#)” where people can gather, interact, or go about their daily activities. These places may take a range of forms, functions, and sizes including parks, sidewalks, plazas, alleys, roadways, and more. Public spaces act as the cultural, social, and environmental connective tissue between businesses, homes, and institutions. Within public spaces, different design elements and amenities may guide or incentivize the way people interact with the space. [The more ways a public space can be comfortably used, the more active and welcoming a space may feel.](#)

Thoughtfully designed public spaces create a sense of community and place-based character, and they can have tangible impacts on public health, social inclusion, and economic vibrancy. Successful public spaces have a few key qualities, as laid out by the [Project for Public Spaces](#):

- They are easily **accessible**, from both the perspectives of physical design/layout and sociocultural signifiers about who is welcome.
- They are **comfortable** to spend time in, including aesthetic design, cleanliness, and perceptions of safety for all users.
- They invite users to engage in **activities**, whether organized or organic.
- They facilitate **connections** between users of different levels of formality and lengths of time.

Public Space in the Takoma Junction Redevelopment project in the Development Agreement and Resolution 2018-41.

Resolution 2018-41 addressed the issue of public space:

“To provide at least 2,700 sq. ft. of public gathering space not focused on outdoor dining but as a shared space for residents, visitors and anyone else in the public realm. In the event that the location or length of the layby is modified during the Montgomery County Development Review process and encroaches into the planned public space, NDC will make modifications to ensure that at least 2,700 square feet of public space is maintained and that it is equivalent in type and quality.” [Resolution 2018-41: line 453]

Due to the County and SHA's requirements, the lay-by lane and sidewalk location were reconfigured, opening up space between the new sidewalk and the storefronts. The usable public space, not including the 6' wide sidewalk or the bus shelter area, is 3,850 square feet with the larger layby, and 4,500 square feet with the smaller layby. The large commercial space on the west end of the building that is expected to have a restaurant will not have dedicated outdoor seating in front. The smaller space on the east end of the building, which may house a café, could have some outdoor tables, but that determination has not yet been made.

Resolution 2018-41 named public space “not focused on outdoor dining but as a shared space.” The 2018 design included trees, benches and landscaping/hardscape in the 2,700 square feet of public space. The 2021 design likewise includes these amenities as part of the usable public space.

The Development Agreement also references public space:

“Create an accessible outdoor space devoted to year-round public use; must fulfill the design requirements outlined in Section 6.3.6 of the Montgomery County Zoning Ordinance after community input facilitated through the Community Consultation Process Advisory Committee as more fully outlined in Section 3 above.”[page 6]

Montgomery County zoning codes for public space include the following requirements for NR zones (Section 6.3.7):

B. Design Requirements

1. Standard Method Development

Under standard method development, public open space must:

- a. abut a public sidewalk or other public pedestrian route;
- b. be a minimum of 15 feet wide;
- c. include seating and shade; and
- d. be in a contiguous space.

A contiguous space is defined as: “(4) touching or connected throughout in an unbroken sequence” (Webster’s). The project provides public space that meets the County's requirements and exceeds the City’s 2,700 square foot requirement. B.Y. Morrison, located across the street, continues to provide space for public activities and gatherings.