

1 Introduced by: Councilmember Qureshi

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

4  
5 **RESOLUTION 2017-53**

6  
7 **EXPRESSING THE SENSE OF THE COUNCIL REGARDING THE**  
8 **TAKOMA JUNCTION REDEVELOPMENT CONCEPT PLAN**

9  
10 **WHEREAS,** Council adopted Resolution 2015-19 in April, 2015, authorizing the initiation of  
11 negotiations with Neighborhood Development Company (NDC) for the  
12 redevelopment of the City lot at the Takoma Junction; AND

13 **WHEREAS,** Resolution 2015-19 also gives direction on the goals and desired vision for the  
14 Takoma Junction Redevelopment Project; AND

15 **WHEREAS,** the August 2016 Development Agreement with NDC, approved by the Council on  
16 July 27, 2016, includes other provisions and guidance concerning the  
17 redevelopment project and referenced in quotes and elsewhere below; AND

18 **WHEREAS,** a Concept Plan related to use, parking and vehicular circulation is needed in order  
19 to pursue traffic studies, design work, and reviews by outside agencies leading to  
20 the preparation of a Draft Site Plan/Preliminary Plan; AND

21 **WHEREAS,** a Concept Plan was presented to the Council on September 27, 2017; AND

22 **WHEREAS,** a Concept Plan is an initial sketch of the development site and with continued  
23 negotiations with NDC will be further revised to result in a more specific Draft  
24 Site Plan/Preliminary Plan which will fully show how the Council's goals and  
25 desired vision for the project will be met; AND

26 **WHEREAS,** after considering the presented Concept Plan and hearing public comment, the  
27 Council held a Work Session on October 11, 2017 to discuss the Concept Plan  
28 and to identify changes and direct NDC in the necessary elements to include in  
29 the future Draft Site Plan/Preliminary Plan to meet the requirements of the  
30 Development Agreement; AND

31 **WHEREAS,** this Resolution is to provide the incoming Council with a sense of the current  
32 Council regarding its comments on the Concept Plan, and to direct NDC on  
33 changes regarding the Concept Plan so that following further consultation with  
34 NDC, and completion of the traffic studies, a Draft Site Plan/Preliminary Plan  
35 may be prepared that would be consistent with the Council's goals and desired  
36 vision for the project, and the requirements of the Development Agreement, and  
37 thus be approvable by the Council; AND

38 **WHEREAS,** specific comments on the Concept Plan are:

- 39 1) The Concept Plan does not show at street level adequate “public or  
40 community spaces that result in enhanced interactions among residents and  
41 visitors.”
- 42 2) The Concept Plan does not show or adequately detail the “accessible outdoor  
43 space devoted to year-round public use or enjoyment” and how those  
44 components comport with the design requirements of Section 6.3.6 of the  
45 Montgomery County Zoning Ordinance.
- 46 3) The Concept Plan does not show a “building structure that aspires to elegance,  
47 beauty, and place-setting that will be admired by professionals and residents.”
- 48 4) Pending review by the Maryland State Highway Administration and the  
49 Montgomery County Planning Board, the inclusion of a lay-by sized for use  
50 by 18-wheel delivery trucks may be an acceptable way to meet the need for  
51 deliveries for the TPSS Co-op.
- 52 5) The inclusion of a lower level of structured parking is an acceptable way to  
53 provide “continued inclusion of public parking on site.”
- 54 6) The Concept Plan shows a design for deliveries by non-18-wheel trucks and  
55 trash and recycling collection that raises questions and concerns about its  
56 workability, and questions remain about the opportunity for deliveries or trash  
57 and recycling collection to occur through the lower level of structure parking.
- 58 7) The Concept Plan gives the appearance of an uninteresting building in a large  
59 mass of two, and potentially three, stories which raises concerns regarding  
60 appropriateness and fit with surrounding buildings.
- 61 8) The Concept Plan does not address the appearance of the rear of the property  
62 which should be of a design “that minimizes detrimental impacts on  
63 neighboring properties on Columbia and Sycamore Avenues.”
- 64 9) The Concept Plan does not provide information on green elements that would  
65 ensure “that the Building satisfies the requirements for LEED Gold or higher  
66 or equivalent” requirements.
- 67 10) The Concept Plan does not clearly identify the “amount of retail, community,  
68 and open space included in the project;” AND

69 **WHEREAS,** the parcel size for this Concept Plan is larger than originally proposed due to the  
70 potential inclusion of the Takoma Auto Clinic parcel to the west of the City lot;  
71 AND

72 **WHEREAS,** purchasing the Takoma Auto Clinic parcel, which Council supports, has a number  
73 of likely benefits for the proposed development:

- 74 1) It allows the driveway entrance to the underground parking lot to be in a  
75 location that has less negative impact on Carroll Avenue traffic flows.

- 76 2) It allows for more underground parking spaces.  
77 3) It provides more distance between the driveway entrance and the lay-by so  
78 that more street trees along the curb could be accommodated, providing  
79 greater comfort and safety for pedestrians.  
80 4) It may allow for more public gathering space in front of the building and  
81 accessible outdoor space devoted to year-round public use.

82 **WHEREAS,** the key information from a Concept Plan that is needed for a traffic study includes  
83 the identification of the proposed square footage of retail space and of other  
84 proposed uses in order to be able to calculate the numbers of vehicles drawn to  
85 the site because of the development; the proposed number of parking spaces  
86 provided on site; and the proposed locations of driveways for customers and  
87 service vehicles; and truck unloading areas; AND

88 **WHEREAS,** Council has discussed the square footage of the development and wishes to be  
89 better informed about the impacts and tradeoffs of development at different sizes  
90 in terms of traffic impacts, appearance and financial feasibility, additional public  
91 space, as well as potential rents for tenants; Councilmembers are interested in  
92 seeing the impacts of an approximately 34,000 square foot structure of two stories  
93 (first level retail, second level office and community space) and of any updated  
94 square footage estimate that includes the expanded area of the Takoma Auto  
95 Clinic parcel and of the impact of a development concept that includes greater  
96 public gathering space at the front of the building at street level and space for  
97 year-round outdoor use, including the potential of a third floor public space; AND

98 **WHEREAS,** having traffic study models at several ranges of development size will provide  
99 important information to the incoming City Council when considering the project;  
100 AND

101 **WHEREAS,** Resolution 2015-19 and the Development Agreement, the comments from the  
102 residents participating in the Community Consultation sessions, and the  
103 comments from the Council and residents throughout this process provide  
104 direction and guidance for the design work leading to the preparation of a Draft  
105 Site Plan/Preliminary Plan; AND

106 **WHEREAS,** the inclusion of a 34,000 square foot development option among the options to be  
107 considered as part of the traffic study does not constitute approval of a 34,000  
108 square foot option by the Council; AND

109 **WHEREAS,** the traffic study should include analysis of the potential impacts of the various  
110 development options on pedestrian and bicycle traffic and public transportation.

112 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF**  
113 **TAKOMA PARK THAT** the Concept Plan presented to the City Council on September 27,  
114 2017 shows the following information on which a traffic study can be based: approximately  
115 34,000 square feet of retail and office space (two floors); a level of underground parking; the  
116 location of the entrance to the parking garage and service area; and a lay-by on Carroll Avenue,  
117 the Council directs NDC to also evaluate traffic associated with updated square footage of retail  
118 and office space associated with the Takoma Auto Clinic parcel and of a development concept  
119 that includes greater public gathering space at the front of the building at street level and outdoor  
120 space for year-round public use, including the potential of a third floor public space.

121 **BE IT FURTHER RESOLVED THAT**, as the project moves forward, the Council expects to  
122 see a Draft Site Plan/Preliminary Plan that meets the criteria of Resolution 2015-19 and the  
123 Development Agreement, including the Agreement's provisions relating to reasonable  
124 accommodation of the TPSS Co-op, and, in particular, regardless of whether the traffic studies  
125 show minimal impact on traffic, provides:

- 126
- 127 1) A large amount of vibrant, comfortable, and easily accessible street-level public space  
128 that functions as a community gathering spot, does not require the purchase of food or  
129 beverage to use, and is accessible for year-round use.
  - 130 2) Accommodation of delivery, trash and recycling vehicles in a manner that does not cause  
131 traffic problems, optimizes public enjoyment of the site, addresses the needs of on-site  
132 tenants, and provides reasonable accommodation to the TPSS Co-op.
  - 133 3) Placement of the elevator or elevators in a location that serves patrons and tenants  
134 conveniently, including patrons of the TPSS Co-op.
  - 135 4) A street-facing façade design that consists of large storefront windows on the retail level  
136 and includes exciting or iconic features that evoke the spirit of Takoma Park.
  - 137 5) Massing that fits with the area and is comfortable for those using and passing by the site  
138 on Carroll, Sycamore, and Columbia Avenues.
  - 139 6) Appropriate landscaping and building façade design of the Columbia Avenue side of the  
140 property that improves the appearance of the green space and would help address  
141 environmental sustainability and other goals for the project.
  - 142 7) Design features that will preserve and improve alternatives to automotive transportation.
  - 143 8) Details regarding parking options for off-site businesses located in the Takoma Junction.
  - 144 9) Design and construction features which satisfy the requirements for LEED Gold or higher  
145 certification from the U.S. Green Building Council or an equivalent certification.
  - 146 10) Details necessary to provide reasonable accommodation to the TPSS Co-op for access for  
147 loading of deliveries, customer parking, and continued operations during construction.
  - 148 11) Identifies any resolution or agreement reached between NDC and the TPSS Co-op  
149 regarding shared façade design or other improvements that would enhance the aesthetic  
150 appeal of the whole commercial strip between Sycamore Avenue and the fire station.

151 **BE IT FURTHER RESOLVED THAT** if a lay-by is deemed appropriate, then it shall be  
152 shown on the Draft Site Plan/Preliminary Plan.

153 **BE IT FURTHER RESOLVED THAT** the Draft Site Plan/Preliminary Plan shall be  
154 announced and made public with adequate time for review.

155 **BE IT FURTHER RESOLVED THAT** the traffic studies upon completion shall be announced  
156 and made public with adequate time for review and will be the basis for one or more City  
157 Council work sessions.

158 **BE IT FURTHER RESOLVED THAT** the Council directs NDC to continue to periodically  
159 provide updates to the project schedule so that this public document reflects an accurate picture  
160 of the status of the project and tasks within it.

161 **BE IT FURTHER RESOLVED THAT** the Council directs NDC and the City to identify and  
162 provide to Council the full list of “main tasks” that are referenced in the Development  
163 Agreement and to ensure the process for amending main task deadlines in the Development  
164 Agreement is followed.

165 **AND BE IT FURTHER RESOLVED THAT** the Council directs NDC to:

- 166 1) continue to the traffic study, taking into account in the study to the extent possible the  
167 items in the second Resolved clause that have a bearing on traffic, and  
168 2) continue toward the development of the detail necessary to produce a Draft Site  
169 Plan/Preliminary Plan of the project.  
170

171 **Adopted this 25th day of October, 2017.**

172

173 Attest:

174

175

176

177 \_\_\_\_\_  
177 Jessie Carpenter, CMC

178 City Clerk