



CITY OF TAKOMA PARK

City Manager Comments

Report for City Council Meeting of June 6, 2018

Information to Share

Mediation – Takoma Junction

At its last meeting, the Council agreed to support mediation between Neighborhood Development Company (NDC) and the Takoma Park Silver Spring Co-op to address operational issues associated with the proposed development, and allocate \$5,000 towards the expenses. Earlier this week we received responses from both parties indicating that they planned to proceed to mediation. According to a letter from the Co-op to NDC, they hope to select a mediator later this week.

Traffic Signal Timing

At long last, the City was informed that the State Highway Administration and Montgomery County Department of Transportation traffic signal staff have made final adjustments to the traffic signals on Friday morning, June 1, at the Takoma Junction intersection (Ethan Allen, Carroll and Sycamore) as well as the Firehouse intersection at Philadelphia Avenue and Carroll Avenue. In addition to the signal adjustments for vehicles, the pedestrian signals at the Fire Station intersection were set so that, when activated, all traffic will stop on both streets to allow pedestrians to cross both Philadelphia Avenue and Carroll Avenue simultaneously. The pedestrian crossing signal extends for 17 seconds during which all traffic is stopped. There have been several complaints about the signals since the final signal adjustment last Friday. There may be adjustments in the future, but it is unlikely that there would be any significant change in the near future.

Takoma Junction Traffic Studies

The traffic studies commissioned by the City (A. Morton Thomas) and Neighborhood Development Company (The Traffic Group) are being finalized and are expected to be completed the week of June 11. The reports will be posted and available for review on the City's website once they have been submitted.

Amendment to Ground Lease

Given the delays associated with the Takoma Junction project, the Neighborhood Development Company has requested pushing off the start date of the Ground Lease with the City from June 20 to September 1. Ideally, this would allow some time for mediation and extend the current arrangement between the City and the Co-op for the use of the lot for parking and deliveries. I will approve the request to amend the Ground Lease.

Letter from Adrian Washington of NDC Addressing Recent Comments on Racial Equity

This morning, we received a letter from Adrian Washington, CEO & Founder of Neighborhood Development Company, regarding his perspective on racial equity vis-à-vis the Takoma Junction redevelopment project. A copy of the letter is attached.

Takoma Junction Intersection – Impact of Proposed Reconfiguration on Width of MD 410 and Historic Designations

We have learned that some members of the community have expressed concerns that 1) the proposed reconfiguration of the Takoma Junction intersection will result in the widening of MD 410 in Takoma Park and 2) that the possible reconfiguration of the Takoma Junction intersection will result in the loss of the area's historic designation. *Neither of these is true.*

The possibility that the highway would be widened was addressed by the City Council in 2013 when the City and the State Highway Administration entered into an agreement clarifying the roles and responsibilities of both organizations. The [Agreement](#), executed in February 2013, clearly states the "State has no present or long-range plans for the widening of MD 410 through or in the vicinity of

Takoma Park” and notes that [state law](#), enacted in the 1970s, in fact prohibits them from doing so. The Agreement has been incorporated into the City Code.

There are two historic districts within the City of Takoma Park, one that is a National Register District and one that is local. (See attached maps.) The Takoma Junction intersection and the proposed redevelopment site are located outside of the National Register District. The local Takoma Park Historic District was established by the Montgomery County Council and included in its Master Plan of Historic Preservation in June 1992. The focus of the local District designation is on the character of the buildings that are included. Several of the properties that may be impacted by the reconfiguration of the intersection or by the City’s redevelopment project have been identified by Montgomery County Historic Preservation Commission as non-contributing structures that were built outside of the District’s primary period of historical importance (late 19th to early 20th century) or have little or no architectural or historical significance. These non-contributing properties include the BY Morrison pavilion (c1920-1940s), the Takoma Park Silver Spring Co-op (1941), the Takoma Auto Clinic (1946), and the Healey Surgeons (1950) building. As noted in the 1992 amendment to the Master Plan for Historic Preservation, roadway modifications within the District boundaries are not prohibited but must be done in a manner that enhances, rather than detracts from the historical ambiance of the area. We believe that the preliminary proposals for the reconfiguration of the intersection will do just that, creating a safer, more comfortable and walkable neighborhood commercial area which will allow greater appreciation of the historical character of the buildings in the District.

Long Branch Sligo Paving Rescheduled

Resurfacing of the streets in the Long Branch Sligo neighborhood has been rescheduled, as Washington Gas decided to wait until school was out for the summer to begin the project. We have not been given a new start date yet, but it will now take place after June 15.

Hiring Update

We are currently advertising for a number of positions, including Community Development Manager for Housing and Community Services, IT Intern, Police Dispatcher, Police Officer, Sanitation Driver, Sanitation Tech, Recreation Program Assistant, Recreation Program Leader, Senior Accounting Assistant, and PW Intern (Special Projects).

My Schedule

Deputy City Manager Jason Damweber and I will be attending the Maryland Municipal League Convention in Ocean City from June 10-13 (along with most City Councilmembers). From June 14-17 I will be on vacation, returning to work on the afternoon of Monday, June 18.

via email

June 5, 2018

Mayor Kate Stewart
City Council of Takoma Park
Takoma Park, MD 20912

Re: Takoma Junction Project -- Racial Equity

Dear Mayor Stewart and City Councilmembers,

As we move forward in our partnership to develop the Takoma Junction project I have followed with great interest the efforts of the City and the community to put racial equity at the center of municipal policy. I know that you have long championed this concept – in fact, this was a key motivator in our decision to respond to your original Request for Proposals. As an African American citizen, business owner, and life-long resident of the area this issue is of utmost importance to me. All of us at NDC are proud of our 20 year track record of hiring and promoting women and people of color, contracting and partnering with other MWBE entities, leasing to both established and entrepreneurial MWBE businesses, renting and selling residential properties to people of all backgrounds and incomes, and otherwise promoting racial and social equity in every way we can.

Our vision for the Junction is fully in line with what we have always created – a place that is inclusive, diverse, entrepreneurial, thriving, beautiful and funky. If we wanted to do boring and corporate we could have picked many other places. We chose Takoma Park because we believed you shared our values, and your recent focus on Racial Equity has only served to reinforce that belief. We've enjoyed the process so far, and look forward to continuing working together with you and the community to bring this vision to reality.

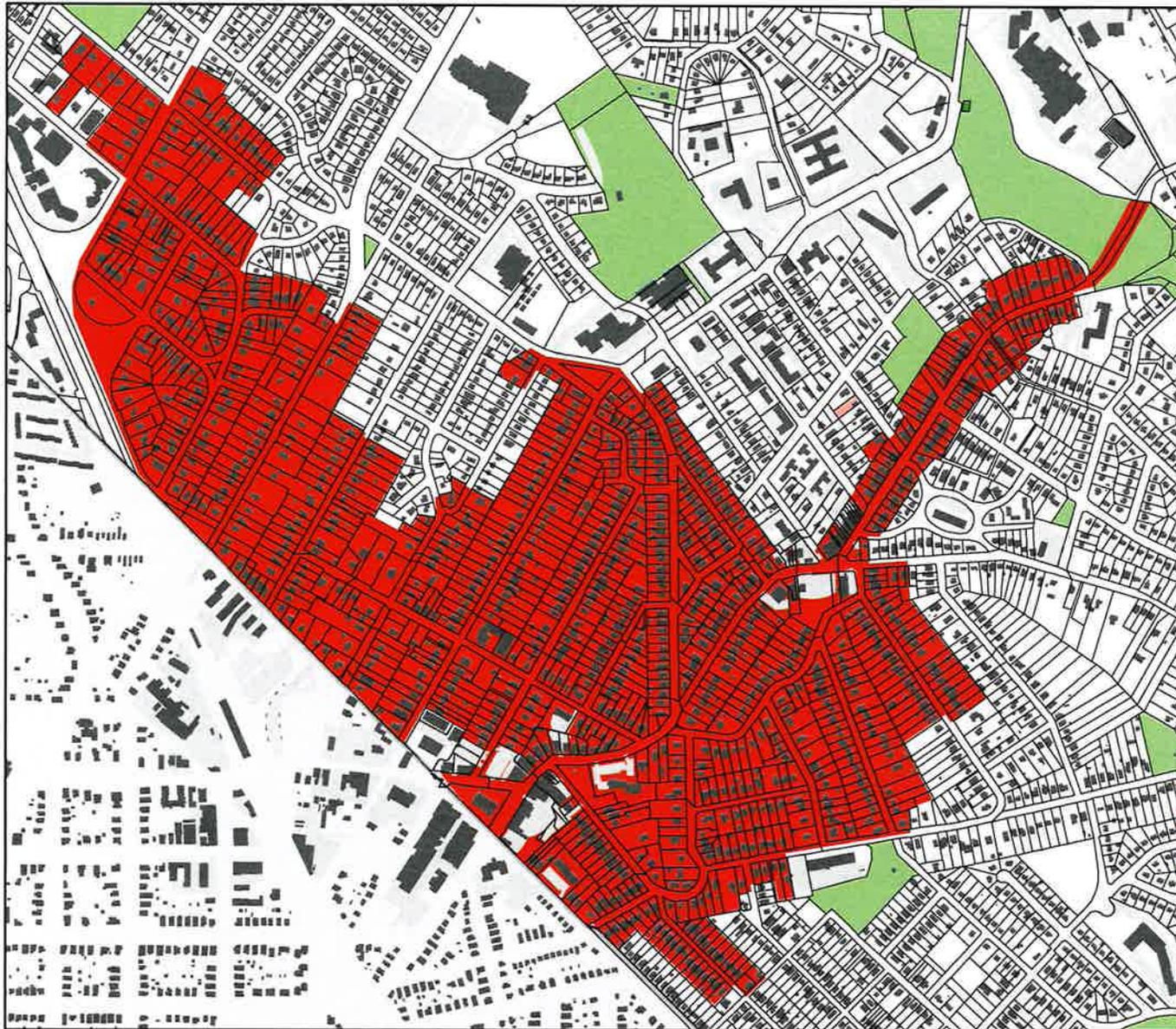
Sincerely,



Adrian G. Washington
CEO & Founder

Takoma Park Historic District

Local District



- Parcel Boundaries
- Building Footprints
- Parking Lots & other Transportation (close up)
- Master Plan Historic District Boundaries
- Master Plan Individual Sites
- Park Owned Historic Sites

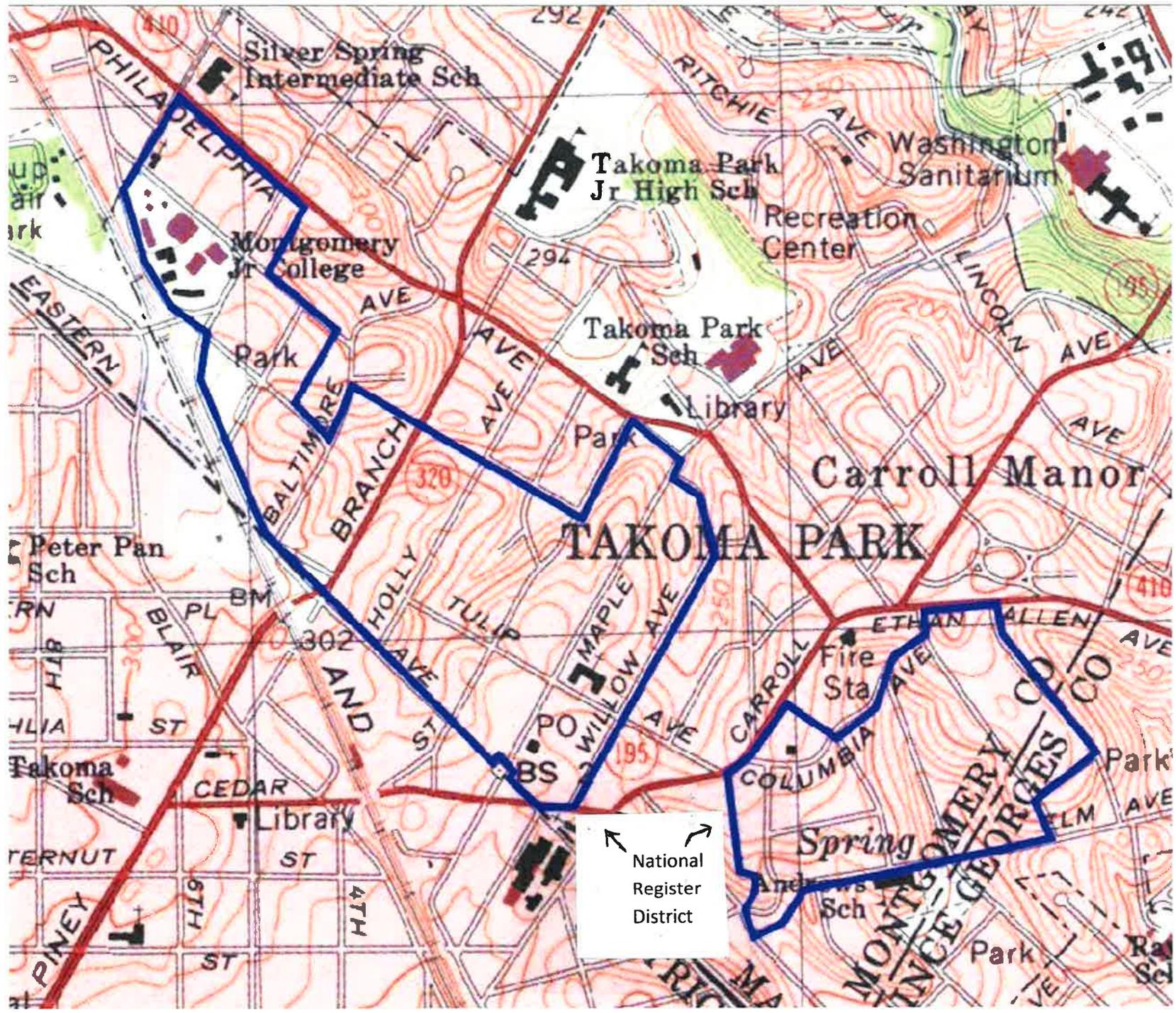
Parks STATUS

- Existing
- Proposed

Today's Date
Sources: M-NCPPC, 2010

0 0.1 0.2
Miles





Silver Spring Intermediate Sch

Takoma Park Jr High Sch

Washington Sanitarium

Montgomery Jr College

Recreation Center

Takoma Park Sch

Library

Carroll Manor

TAKOMA PARK

Peter Pan Sch

Fire Sta

Takoma Sch

CEDAR Library

Spring Georges Park

National Register District