



City of Takoma Park

Acting Deputy City Manager David Eubanks

Housing & Community Development Updates:

On August 9th at 6 pm via Zoom There will be a “Tenant Opportunity to Purchase Webinar”. This webinar will provide tenants with information about funding for purchasing the buildings they currently live in. The link to RSVP will be included in the City Manager’s Comments posted tomorrow.

Link: https://us06web.zoom.us/webinar/register/WN_sZQn93NFR12SXZXarY3w2w

(Tentative)—August 16th from 7 pm until 8:30 pm in the Community Center Auditorium, there will be a Councilmember Information Session for the Takoma Park Minor Master Plan Amendment.

Public Works Updates:

An update regarding the expenditure of FY24 New Sidewalk funding to date and the delay of the Belford Place sidewalk project:

As a result of the total expenditures for the Hopewell, Kentland, Larch sidewalk project, the balance of funding available for new sidewalks in FY24 has been reduced. There are no longer sufficient funds available to complete the Belford Place sidewalk in FY24.

The Hopewell, Kentland, Larch sidewalk and traffic calming project started in May and was completed in July. The original budget estimate for the sidewalk portion was \$220K. It did not include the cost for stormwater treatment nor some changes to the roadway. During construction, staff identified additional improvements which doubled the size of the planned stormwater treatment capacity and solved an erosion problem along Larch Avenue. The final cost of the project was \$344K. The funds available for the project included \$170,000 from the FY23 sidewalk budget and \$81,000 from the Stormwater budget. The remaining balance of \$93,000 was paid for with the FY24 new sidewalk budget.

The FY24 budget for new sidewalk and traffic calming was reduced to \$200K. The expenditure for the Hopewell, Kentland, Larch Avenue sidewalk project, leaves a balance of \$107,000. The budget funds new sidewalk design and construction as well as design and construction for traffic calming requests.

The cost estimate for the new sidewalk on Belford Place is \$160K plus an estimated \$25K to \$40K for stormwater treatment, for a total of \$200K.

The Department has reviewed our project tracking process and will be making some changes to ensure that unexpected over-expenditures like this won't happen again. In this case, the combination of a new construction manager less familiar with the funding side, together with opportunities in the field to improve upon the original plans (with the collaboration of Prince George's Dept of Transportation) resulted in a better project outcome, but at a significant, unexpected increase in cost.

Recreation Department Updates:

The City is partnering with Montgomery Connects to offer another free Chromebook giveaway to those eligible. Montgomery Connects will be at the Recreation Center on New Hampshire Ave on Saturday, Aug 13th. The program is open to those 7 and older and everyone receiving a Chromebook must be in attendance that day. Registration links are available on the City's website. The program is open to County residents but the Recreation Department secured a number of spaces just for City residents. The link will be included tomorrow in the posted City Manager’s Comments.



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Link: <https://takomaparkmd.gov/news/chromebook-giveaway-for-county-residents-through-montgomery-connects/>

City Manager Updates:

Library Update:

- Approximately 2-3 weeks of permitting appears remaining. This includes the Montgomery County Department of Permitting Services (DPS) permit related to the floodplain.
- In addition to the cost caused by the project delay, which is currently unknown, the DPS permit changes are anticipated to cost \$500,000 to \$550,000. This includes relocating the existing transformer in front of the Police Station, regrading at the corner of Maple Ave. & Philadelphia Ave., as well as a requirement to build a trench to mitigate flooding in front of the Community Center.
- Currently the project team believes that the additional costs can be absorbed by the project contingency. However, it will significantly deplete the contingency and may require aspects of the project design to be reconsidered or additional funding such as grants for the building's green design aspects. We will have a better idea once project costs became more detailed.
- Following the issuance of the final permits the City will issue a Notice to Proceed (NTP). The NTP will enable the contractor to begin mobilizing and preparing the job site. This will take approximately three weeks.
- During that 3-week period, between NTP and construction, the City will conduct a communication campaign that will include a series of flyers, mailers, website updates, weekly blogs, social media (Twitter (X), Facebook, Instagram, NextDoor), Insider, Newsletter, QR codes on various print media, as well as posters with more information as we progress.
- As a result of the expanded footprint of the library, the trees that are currently between the front of the library and Philadelphia Ave will have to be removed. Through previous outreach to the community, if there is enough good wood to work with, a local artist is going to create different furniture pieces that will be included in the new library. We also plan to replant some of the trees on the grounds near the new building.
- Lastly, when the construction fence is erected the Library staff will be initiating a public art process that will be displayed on the fence.

Library Tree Plan

What is the Plan?

We are working with Treincarnation to appraise, process, and reuse the trees. They are experts in salvaging material of this nature, in addition to being skilled artisans who can create beautiful and enduring furniture from it that will be used and enjoyed for years to come in the new facilities.

Which Trees are Affected?

There are four trees in total that will need to be cleared. One is a spruce that our Sustainability staff have said would need to come down in the future regardless, as it is in poor condition. The remaining three trees are willow oaks, one of which was planted in memory of Dr. Martin Luther King, Jr.

When will the Trees be Removed?

The trees will be removed soon after the Notice to Proceed is issued so that demolition of the existing building can proceed. A specific date cannot be determined at this time.



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Why Were These Trees Unable to be Saved?

There are a number of reasons that the four trees will need to come down:

- Condition of the tree, in the case of the spruce
- Location of the trees on a very constrained site
- Placement of the utility lines
- Prohibitive expense of extricating intact, older trees, especially since they are unlikely to survive such an extensive disruption after replanting

Will All of the Wood be Used for Furniture?

The best courses of action will depend on the condition of the materials recovered. Treincarnation is able to utilize the trunks of trees up to where they split into larger branches, assuming that the wood is found to be suitable for woodworking. If the condition of the trees is found not to be conducive to crafting new furniture, we will rely on the advice of Treincarnation, our Sustainability staff, and our general contractor for how best to proceed.

What will Happen with the Memorial Marker?

Much like our lovely mosaics, the memorial marker at the base of the tree dedicated to Dr. King will be saved, stored throughout construction, and re-placed when the project concludes.

Are New Trees being Planted to Replace the Ones Being Removed?

Yes, the new site plan has a number of new trees that will be planted to replenish our urban forest canopy.