



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
March 1, 2019

As part of the Takoma Junction redevelopment, Neighborhood Development Company, the selected partner for the City's project, has submitted a combined preliminary plan/site plan application to Montgomery County. Beginning on March 1, 2019, Takoma Park City Council members, NDC representatives and City staff will hold a weekly conference calls to share updates and ask questions.

For more information, please check the City webpage for the Takoma Junction Redevelopment: <https://takomaparkmd.gov/initiatives/takoma-junction-redevelopment/>

Participants on the conference call:

Council members Kacy Kostiuk and Peter Kovar; City staff Jason Damweber, Samira Cook Gaines and Rosalind Grigsby; NDC representatives Adrian Washington and Jingjing Liu.

NDC updates The County has accepted the submission, with the Development Review Committee scheduled for March 19. NDC is waiting for the DRC comments, which should come several days before the DRC meeting (around March 15).

NDC has contacted Montgomery County Historic Preservation Commission and will meet with Rebeccah Ballo for a preliminary consultation. Ballo's recommendation is to submit to HPC shortly after the DRC meeting. NDC is planning to submit for HPC review within the next month in order to get on the HPC schedule in the month of April. NDC will receive an initial round of HPC comments with the DRC review.

Staff updates

Staff outlined the tentative schedule laid out by the City Manager:

- March 19 – Montgomery County DRC meeting
- March 20 – NDC presentation to City Council
- April – Possible City Council review of DRC written report
- April 9 – NDC discussion of tree plans with Tree Commission (proposed)
- May 1 – City Council work session regarding project and recommendation to Planning Board
- May 15 – Council consideration of resolution regarding project and recommendation to Planning Board
- June – Planning Board hearing

Staff clarified that City staff participate in the DRC with the other agencies and County departments.

Questions from the City

1. Has NDC decided not to pursue further attempts to purchase Transferable Development Rights (TDRs), or is it still pursuing this? The info we've gotten is inconclusive about this. Confirming that NDC is only pursuing one smaller plan at this point.

NDC: NDC is only moving forward with the by-right plan. NDC set a time frame in which they were pursuing the purchase of TDRs and, when they were unable to obtain them in the time they had allotted, they moved forward with the by-right plan.

*2. What is the plan for the use of the new space in the back of the building? Is this green space for stormwater management, or is it a deck that might be used by for employees or customer dining? What is the intended use or uses of the outdoor area in back?
Tree plan/forest conservation – removal, replanting, conservation easement*

NDC: The extra square footage was eliminated from the back of the building on the first and second floors. The green roof area remains the same as in the original plan, though a portion is moved from the roof itself to the roof of the parking garage on the back. It is not public space and it will not have a deck. It is intended to be used for stormwater management only.

As addressed in the City Managers comments on February 27, NDC will present information regarding the wooded area at the Tree Commission on April 9.

*3. How will NDC build across lot lines with the Takoma Auto Clinic and City Lot?
If NDC is purchasing the lot, can NDC describe how the County has advised it to address combining the two lots?*

NDC: There are a couple of options. One possibility is to set up a land condo company where there are three units: the City property, the NDC property, and the NDC building. Another option is for NDC to dedicate the property to the City in exchange for reduced land lease over time. These matters will be worked out by NDC and the City as the County process moves forward.

*4. Is NDC willing to provide the City with copies of significant project related submissions to the County and/or SHA at least 24 hours before submission? Similarly, will NDC provide the City with any communication materials directed to the public in advance?
Also, in the statement of justification NDC implies that City has approved this specific site plan, when the City has not. Please comment.*

NDC: At this point, NDC is waiting on the Development Review process and does not anticipate any submissions. NDC will notify the City prior to any changes. NDC recognizes that the City Council did not approve the by-right plan.

5. How will intended uses and types of tenants change if at all?

NDC: No changes.

6. Will this smaller proposal affect target rental rates?

NDC: No changes.

7. What happened to the new corridor with a doorway into the public space area that was shown in the plans during the pre-submission presentation (but not in the version we voted on)? At that time, we were told it was an additional fire exit. Is this needed in the smaller building or not?

NDC: When the project included retail space at the rear of the building, the corridor was required in the building code for additional egress. With the elimination of the rear retail space, there is no requirement for additional egress.

8. Have changes to site plan affected plans for financing?

NDC: No changes, the financing is still secured.

10. How does NDC's traffic study and recommendation regarding intersection reconfiguration impact the plan?

As addressed in the City Managers comments on February 27, "As part of their submission package, NCD submitted traffic studies of the intersection of Ethan Allen and Carroll Avenues conducted by The Traffic Group. The study notes that while several options were presented through the course of the development process, the option recommended by The Traffic Group is the realignment of Carroll Avenue to intersect Ethan Allen Avenue directly opposite of Sycamore Avenue. This would require modifications to BY Morrison Park, if permitted. This option was previously presented to Council in June 2018 by The Traffic Group. It is important to note that neither NDC nor the City of Takoma Park has jurisdiction over Ethan Allen Avenue or Carroll Avenue as they are State Highways and would therefore require SHA approval."

Comparison of the Council-Approved and By-Right Plans

Plans approved by Takoma Park Council in July 2018

26,755 sq. ft. on ground floor

26,795 sq. ft. on second floor

Parking garage is about 32,092 sq. ft.

Plans Accepted by Montgomery Planning in February 2019

19,386 sq. ft. on ground floor

21,376 sq. ft. on second floor

Parking garage is about 30,280 sq. ft.

Unchanged Project Elements Between the Two Sets of Plans:

- Façade and set back on Carroll Avenue
- Lay-by for deliveries on Carroll Avenue
- Public space at front of building on Carroll Avenue

www.takomaparkmd.gov/junction

- Access to the underground parking
- Green area for storm water management
- Plans for the wooded area along Columbia Avenue

NDC call wrap-up

Weekly calls have been set up for the next month. Generally, the group seemed to think the weekly call is helpful. The City will submit questions to NDC on Wednesday for the Friday morning call.