



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
April 19, 2019

As part of the Takoma Junction redevelopment, Neighborhood Development Company, the partner for the City's project, submitted a combined preliminary plan/site plan application to Montgomery County. On March 1, 2019, Takoma Park City Council members, City staff, and NDC representatives began a weekly conference call 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 member Kacy Kostiuik; City staff Jason Damweber, Samira Cook Gaines and Rosalind Grigsby; NDC representative Jingjing Liu.

1. NDC updates

NDC's Civil Engineer has updated information from the Fire and Safety reviewer for the County regarding the fire access lane at the back of the building. The County requires a 15 foot wide access area, and NDC can locate the stormwater management facility with the 15 foot space. That will allow the plan to reduce the impact in the wooded area.

NDC is still waiting clarification on the parking restrictions required for fire access on Columbia Avenue, and will follow up on that question.

2. Staff updates

No staff updates.

3. Topics for Discussion:

- 1. Some of the Development Review comments reference the property line at Carroll Avenue and the allowed building size. Please explain potential implications of these comments.*

Two comments, from MC-DOT and the County Planning Department, address the allowable density of the proposed building:

From the MC-DOT comments:

On the certified preliminary plan:

“Show the necessary dedication from the centerline of Carroll Avenue (MD-195) in accordance with the Master Plan. If additional right-of-way is required to accommodate the bike lanes it should be shown on the plan. Show existing and proposed pavement width and right-of-way width on the plan.”

County Planning staff:

“Provide separate sheet identifying parcels to be used for density averaging with table demonstrating that it meets the requirements of the Zoning Ordinance for maximum density, etc., and what amount of density will be remaining, if any, on parcel to be transferred.”

The work on the bike lane is in early stages. To accommodate bike lanes in the intersection, NDC needs direction from SHA about how bike lanes will be integrated in the intersection. NDC’s Civil engineer has determined that they do have the dedicated area and will clarify that with the County. If changes are required, NDC would consider changes to the building and discuss further with the Council.

4. NDC call wrap-up

The group confirmed the call for next week.