



City of Takoma Park, Maryland  
**Takoma Junction Development Review**  
**Council- NDC-Staff Conference Call Notes**  
April 26, 2019

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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:

Mayor Kate Stewart, Council member Kacy Kostiuk; City staff Suzanne Ludlow, Samira Cook Gaines and Rosalind Grigsby; NDC representative Jingjing Liu.

#### **1. NDC updates**

NDC met with the Montgomery County Historic Preservation staff this week and discussed the design and the rationale behind certain decisions (like the reason for 2 elevators on the site). NDC expects to be ready next week to get on the Historic Preservation Commission agenda for May 21 for a preliminary consultation. The consultation is one of many consultations throughout the iterative process.

#### **2. Staff updates**

Findings related to NDC building size and ownership in Carroll Avenue right of way:

1. There is no in fee ownership of a parcel in the Carroll Avenue roadway in front of the City's lot.
2. That means that the underlying City parcel goes to the center line and the calculations related to the proposed building size are based on the correct baseline information.
3. If there is a dedication of City lot land to SHA (for example, of the layby) there is no effect on the baseline information and so the calculations related to the proposed building size are unaffected.
4. The reason for the confusion of the "ownership" of Carroll Avenue is likely due to the lack of certain information on the land use plats related to the ownership of the right of way easement. Originally, most of what is now MD 410 through Takoma Park was Takoma Park roadway. There is no documentation of the transfer of Takoma Park right of way to Maryland State right of way. This has been the subject of focused study over a number of years by the Maryland State Highway Administration, the City of Takoma Park, Historic Takoma, Inc., and some private property owners. In 2011, a letter of agreement was written that stated that while there was no documentation, the State of Maryland had used and maintained MD 410 through Takoma Park since the 1930's and so the State of Maryland had a prescriptive right of way easement to the roadway. After this letter, a

formal Memorandum of Agreement was adopted by the State of Maryland and the City of Takoma Park regarding maintenance and operation procedures regarding the MD 410 right of way in Takoma Park.

**3. NDC call wrap-up**

The group confirmed the call for next week.