



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
June 19, 2020

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 series of 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:

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

1. NDC updates

NDC is refining the design of the project and expects to resubmit to the County in late June or early July for a technical review. They are following up with the State Highway Administration for clarification on the SHA comments on the project.

2. Staff updates

Montgomery County Development Review

Generally, when a resubmission is made, agencies try to complete their reviews in about two weeks. If issues raised at the initial DRC have not been satisfactorily addressed, or if a new issue comes to light, there may need to be additional rounds of review. The project review has been extended through the end of September.

Historic Preservation Commission

The Historic Preservation Commission will review the plans again after the Planning Board hearing when the applicant submits for the Historic Area Work Permit. The staff will review the resubmission.

Trees on the Junction Lot

The markings and orange ties on the trees are left from survey work that was done in 2019. The trees are marked during the inventory process. The tree inventory documents are on the County's Development Review site:

- https://eplans.montgomeryplanning.org/UFS/19078/61603/10-FCP-820190090-001.pdf/10-FCP-820190090-001.pdf_V3/10-FCP-820190090-001.pdf
- https://eplans.montgomeryplanning.org/UFS/19078/61603/10-FCP-820190090-002.pdf/10-FCP-820190090-002.pdf_V3/10-FCP-820190090-002.pdf

3. Call wrap-up

The next call will be held July 17, with the provision that additional calls will occur if needed to share significant news or changes.