



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
August 21, 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 regular 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 member Cindy Dyballa, Council member Kacy Kostiuik, Council member Peter Kovar; City staff Rosalind Grigsby; NDC representative Jingjing Liu.

1. NDC updates

Neighborhood Development Company resubmitted materials to Montgomery Planning in July and has received comments from reviewing agencies. NDC also received two letters from Council member Kacy Kostiuik and Mayor Kate Stewart. NDC is reviewing the comments and considering the best ways to respond to the concerns. NDC continues to request clarification from the State Highway Administration on the project, which may impact the design of the project.

There was a discussion regarding the access to the Co-op parking lot from Ethan Allen Avenue. Ms. Liu said that the proposal would only be considered if the intersection is reconfigured. The option was developed in response to specific concerns about a reconfigured design with south-bound vehicles on Carroll Avenue trying to turn into the Co-op lot. The decision would be made by SHA, and changes to the parking lot may impact traffic on adjacent streets. There was a discussion regarding the narrowness of Sycamore and the challenges at the Sycamore/Columbia intersection that make this a tricky location for cars going out of the Co-op parking lot now.

In response to agency comments, NDC is revising the traffic study. It was suggested that the study should take into consideration the bus stop, bikeshare, and traffic impacts on adjacent streets. NDC reaffirmed the plan to make parking available to the public and other businesses while reserving some parking spaces for the tenants in the building and their customers.

2. Staff updates

Montgomery County Development Review

The County Development Review process, organized by the Montgomery County Planning Department, is established to provide a structure for a project review which includes communication between the reviewing staff and the applicant as questions are raised and alterations are made in the design of a project. The applicant submits designs; staff members reply with requirements or raise questions; the applicant responds to the concerns with alterations; staff members review the changes and provide

additional comments; the applicant revises again. There may need to be additional rounds of review. The back and forth process highlights tradeoffs in design elements and agency requests and is a normal part of the development review. City staff is included in the agency review, and posted comments regarding the City Council Resolution 2018-41, the Development Agreement and the Ground Lease.

Questions and comments from the public on the plans that are submitted to the Montgomery County Planning Department are considered by and may be responded to by lead reviewer Elza Hisel-McCoy. They will be compiled and provided to the Planning Board once the plans come to them for consideration.

The Takoma Park City Council will consider the plans before Montgomery County Planning staff prepare their staff report and before the plans go to the Planning Board for consideration. To ensure that the public comments that have been made to Mr. Hisel-McCoy are also available for consideration by the City staff and City Council for their review, the Montgomery County Planning Department has agreed to share the comments that they receive with the City. Comments submitted to the City will also be shared with the County staff, as will the City Council resolution that will come from the Council's consideration of the plans.

3. Call wrap-up

The next call will be held in two weeks, Friday, September 4, with the provision that additional calls will occur if needed to share significant news or changes.