



City of Takoma Park, Maryland
Takoma Junction Development Review
Council- NDC-Staff Conference Call Notes
January 8, 2021

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 Kacy Kostiuik; NDC representatives Adrian Washington and Jingjing Liu; City staff Rosalind Grigsby and Samira Cook-Gaines; Elza Hisel-McCoy, Montgomery Planning; Erin Girard, Miles & Stockbridge.

1. NDC updates

NDC expects to do a resubmission next week; they are working on updating the renderings and the plan in response to feedback they received from Planning staff.

2. Montgomery Planning updates

Elza Hisel-McCoy, Chief, Down County Planning, indicated that development review is an iterative process. When the concerns raised by the reviewers are satisfactorily addressed, the Planning staff will complete the review and the project will go to the City for Council consideration. Though the SHA Visioning Study has been completed, it is not a Master Plan/Sector Plan and is not used by Montgomery Planning as part of the development review process.

2. Staff updates

City staff will review the final submission based on Council Resolution 2018-41 and the Development Agreement. The project is scheduled to come before City Council when the County development review process is completed.

3. Call wrap-up

The next call will be held on Friday, January 22nd, 2021, with the provision that additional calls will occur if needed to share significant news or changes.