

# Work Session

<b>Agenda Item #</b>	1
<b>Meeting Date</b>	September 29, 2014
<b>Prepared By</b>	Sara Anne Daines HCD Director
<b>Approved By</b>	Brian T. Kenner City Manager

<b>Discussion Item</b>	Discussion of Takoma Junction Redevelopment Proposals
<b>Background</b>	<p>The focus of the Council’s September 29 worksession is on the Takoma Junction Request for Proposals (RFP) and the four finalists identified during solicitation process: The Ability Project, Community Three, Keystar LLC / Eco Housing, and Neighborhood Development Company.</p> <p>During the worksession, the redevelopment goals and evaluation criteria set forth in the RFP and the solicitation process will be reviewed. The Takoma Park Silver Spring Co-op will present its long term expansion needs and its concerns about the potential impact of the proposed development on its continued operations. Following the discussion with the Co-op, the Council will be asked to identify any questions it may have for the four finalists. The questions raised during the worksession will be forwarded to the developers for response, with the Council scheduled to review their responses on Monday, October 27.</p> <p>To facilitate this process, the questions submitted by community members following the public presentation of the proposals on September 23 are attached for Council review. The questions will be consolidated by topic and proposal by staff and distributed to the Council at the September 29 worksession.</p> <p>There will be additional opportunities for Council and public discussion of the proposals in the coming months.</p>
<b>Policy</b>	<p>“The City encourages the development of proposals that will act as a stimulus to the commercial district and locally-owned, independent businesses, improve the aesthetic appeal of the district; and are contextually sensitive and environmentally sustainable.”</p> <p><i>Request for Proposals - Takoma Junction Site (January 22, 2014)</i></p>
<b>Fiscal Impact</b>	TBD
<b>Attachments</b>	<ul style="list-style-type: none"> <li>• RFP Timeline</li> <li>• Takoma Junction Redevelopment Proposals - Community Questions</li> </ul>
<b>Recommendation</b>	To identify questions for developers

**Special  
Consideration**

The individual proposals can be viewed on the Takoma Junction RFP page at <http://www.takomaparkmd.gov/hcd/takoma-junction-rfp>

The September 23 presentations can be viewed online [http://takomapark.granicus.com/MediaPlayer.php?publish\\_id=b3308086-43b8-11e4-ad11-f04da2064c47](http://takomapark.granicus.com/MediaPlayer.php?publish_id=b3308086-43b8-11e4-ad11-f04da2064c47)