

Work Session

Agenda Item #	1
Meeting Date	November 3, 2014
Prepared By	Sara Anne Daines, HCD Director Roz Grigsby, CD Coordinator
Approved By	Brian T. Kenner, City Manager

Discussion Item	Discussion of Takoma Junction Redevelopment Proposals
Background	<p>The November 11 work session is intended to provide Councilmembers with an opportunity to further discuss the proposals submitted by the following development teams in response to the Request for Proposals for the Redevelopment of the Takoma Junction, issued by the City in January 2014: The Ability Project, Community Three Development, Keystar LLC / Eco Housing, and Neighborhood Development Company, LLC.</p> <p>Agenda materials include a matrix providing basic information on the individual proposals and the responses received from each of the developers to a set of clarifying questions raised by the Council during its October 6 Work Session. The questions were designed to provide the four finalists with an opportunity to respond to both the Council’s specific questions about the concept plans submitted by each of the development teams and to address concerns that have been raised by both the public and the Council since the proposals were released in May 2014.</p> <p>Some potential framing questions, based on the City’s Strategic Plan, are provided below to assist in the further evaluation of the proposals:</p> <ul style="list-style-type: none"> • How would the proposal advance the City’s environmental sustainability goals and further efforts to reduce greenhouse gas emissions? • What impact would the proposal have on the long term economic vitality and sustainability of the community as a whole and the Takoma Junction businesses and surrounding neighborhood? • Does the proposal support the City’s efforts to create and maintain a livable community that is vibrant, healthy, and safe, with convenient transportation for all of its residents? • Does the proposed planning process provide a collaborative means for engagement of the community in the development of the final design of the project and planned amenities? <p>The Council and the community will be given further opportunity to learn more about the individual proposals and to interact with the finalists the evening of Tuesday, November 18th in an open house setting designed to allow for direct discussions with each of the development teams.</p>

Background continued	The following week, on Monday, November 24 th , a closed session has been tentatively scheduled to allow the Council to learn and engage on the financial components of the proposals. Further public discussions about the proposals will continue into 2015.
Policy	<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 style="text-align: right;"><i>Request for Proposals - Takoma Junction Site (January 22, 2014)</i></p>
Fiscal Impact	TBD
Attachments	<ul style="list-style-type: none"> • Information Sheet of the Takoma Junction Redevelopment Finalists Proposals • Clarifying Questions for Finalists • Responses from Finalists
Recommendation	To review and discuss the responses
Special Consideration	<p>Additional information on the Takoma Junction RFP, the finalist’s redevelopment proposals, links to related public meetings and the supplemental information provided by the four finalists have been posted online and can be accessed here:</p> <p>http://www.takomaparkmd.gov/hcd/takoma-junction-rfp</p>