

# Work Session

<b>Agenda Item #</b>	6
<b>Meeting Date</b>	February 9, 2015
<b>Prepared By</b>	Sara Anne Daines, HCD Director Roz Grigsby, CD Coordinator
<b>Approved By</b>	Suzanne Ludlow Acting City Manager

<b>Discussion Item</b>	Review of Listening Sessions and Discussion of Next Steps for the Takoma Junction Site – Criteria for Developers
<b>Background</b>	<p>The Council, having gathered information on various aspects of the proposed redevelopment of the Takoma Junction site and having provided the community with opportunities to provide comment including two recent listening sessions, continues its preliminary review of its redevelopment options. The February 9 worksession is intended to give the Council an opportunity to discuss the comments heard during the listening sessions and identify, at least preliminarily, the criteria it wishes to use to assess developers.</p> <p><u>Listening Sessions:</u></p> <p>Two listening sessions were held by the Council, the first on January 21, the second on February 3. Both sessions were well attended by community members who offered a variety of recommendations on both how and if the Council should proceed with the proposed redevelopment of the site. The sessions were broadcast and can be viewed online.</p> <p><u>Evaluation Criteria:</u></p> <p>As the Council continues its discussion, it is important to note that the proposals submitted by the finalists are conceptual in nature and will evolve as the project progresses, through discussions with the community and the Council. Of primary importance is how the development team will work with the Council and the community, not the specific design elements included in the preliminary submissions. Some questions that may be considered are:</p> <ul style="list-style-type: none"> <li>• Generally, does the proposal demonstrate an awareness and sensitivity to the character of the surrounding area and advance the interests of the community as a whole?</li> <li>• Is there a commitment to providing the community with the opportunity to provide meaningful input on the design of the final project?</li> <li>• Does the development team have the experience and financial resources needed to complete the project in a timely manner?</li> <li>• How will the community benefit once the project is completed?</li> </ul>

<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 style="text-align: right;"><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>• Request for Proposals: Timeline 2014-2015 (Updated February 6, 2015)</li> <li>• “What’s Next Takoma Junction Redevelopment Process Just Beginning,” (Takoma Park Newsletter, February 2015)</li> </ul>
<b>Recommendation</b>	<p>To review and discuss the following:</p> <ol style="list-style-type: none"> <li>1) Listening Session Comments</li> <li>2) Next Steps</li> <li>3) Evaluation Criteria</li> </ol>
<b>Special Consideration</b>	<p>Information on each of the proposals submitted by the four finalists - The Ability Project, Community Three Development, Keystar LLC / Eco Housing, and Neighborhood Development Company, LLC - has been posted online and can be accessed here: <a href="http://www.takomaparkmd.gov/hcd/takoma-junction-rfp">http://www.takomaparkmd.gov/hcd/takoma-junction-rfp</a></p> <p>Archived video of the Listening Sessions:</p> <ul style="list-style-type: none"> <li>• Listening Session #1 (January 21, 2015) <a href="http://takomapark.granicus.com/MediaPlayer.php?view_id=12&amp;clip_id=1820">http://takomapark.granicus.com/MediaPlayer.php?view_id=12&amp;clip_id=1820</a></li> <li>• Listening Session #2 (February 3, 2015) <a href="http://takomapark.granicus.com/MediaPlayer.php?view_id=12&amp;clip_id=1828">http://takomapark.granicus.com/MediaPlayer.php?view_id=12&amp;clip_id=1828</a></li> </ul>

**Takoma Junction Redevelopment Project**  
**REQUEST FOR PROPOSALS: TIMELINE 2014 - 2015**  
Updated February 6, 2015

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January 6, 2014	Work Session on Proposed RFP Process -
<i>January 22, 2014</i>	<i>Request for Proposals Released</i>
<i>February 3 – 7, 2014</i>	<i>Site Tours Scheduled</i>
<i>February 12, 2014</i>	<i>RFP - Informational Meeting</i>
<i>May 28, 2014</i>	<i>Deadline for RFP Submissions</i>
September 23, 2014	Presentation of Concept Plans by Finalists
September 29, 2014	Work Session on Redevelopment Proposals
October 6, 2014	Work Session on Redevelopment Proposals
November 3, 2014	Work Session on Redevelopment Proposals
November 18, 2014	Community Open House with Finalists
November 24, 2014	Work Session on Community Benefits and Trade-Offs
January 12, 2015	Work Session on Financial Information
January 21, 2015	Listening Session
February 3, 2015	Listening Session
February 9, 2015	Work Session on Evaluation Criteria
February 17, 2015	Closed Session Council Interviews with Developers
February 23, 2015	Work Session on Next Steps (Proposed)
March 9, 2015	Council Selection of Developer (Tentative)



# BUILDING COMMUNITY

## What's Next?

### Takoma Junction redevelopment process just beginning

The redevelopment of the Takoma Junction parking lot has been a focus of the City Council since the announcement of the four finalists in September: five City Council meetings have been held; presentations were made by the finalists; an open house was held where community residents were given an opportunity to meet with the finalists; and more than 300 public comments have been submitted.

This is just the beginning. If the City Council decides that it wants to proceed with the proposed redevelopment of the site (it could also decide not to pursue development of the site), it will be many months before any final decision is made or plans for the site are finalized.

**What happens if the City Council selects one of the four finalists for the development of the site? Will the community be given an opportunity to weigh in on the design or are the plans already final?**

The Takoma Junction redevelopment project is a multi-step process and the city and the finalists are still in the early stages of discussion. At this point, the finalists have presented only concept plans - essentially ideas for the site - which will be refined as negotiations progress and the selected proposal moves through the various levels of required approval. The public will have many opportunities to continue to present their suggestions for incorporation in the final design of the selected proposal to the developer, to City Council and to the Montgomery County Planning Board.

**What's next for the Takoma Park City Council?**

If the City Council elects to proceed



Photo by Virginia Myers

with the development of the site, the city will then negotiate with the selected finalist to clarify how the site would be used and incorporate specific design features into the project. For instance, negotiations could address how the public would continue to access parking provided in the development. The council could also negotiate for the inclusion of desired public amenities identified by the community.

**What is the Community Design Process?**

Each of the finalists has proposed undertaking a community design process, such as a charrette or a community-based collaboration, which will begin after a developer is selected. In the community design process, the selected developer will host open meetings and invite community input as they redesign and refine their concept

plans. This process allows the developer to incorporate specific design features valued by the community, to carefully study conflicting views, and to explore creative alternatives. It is important to remember that the designs that have been presented to date are only concepts, not finalized versions, and may change in many significant ways including siting, materials, scale, etc.

**What about the Montgomery County Planning Board?**

Once the design plans have been refined, the project will be further reviewed as a part of the Montgomery County development process which includes opportunities for public comment. A multi-phased process, the project will go through the following reviews prior to its finalization.

• The Mandatory Referral Review: Because the property is owned by the

city, its sale or development must go through the Planning Board's Mandatory Referral Review process, which includes a public hearing.

- Development Review: If the city sells or conveys the Takoma Junction Lot, the new owner can proceed with the typical development review process involving a Preliminary Plan and Site Plan. The Planning Board reviews the plan at a public hearing. The city and community groups can attend and provide written or oral testimony.
- Permitting: The Takoma Junction site is included in the Takoma Historic District and, like any other project in the district, it will require a Historic Area Work Permit. The proposal will be reviewed by the Historic Preservation Commission which must approve the design prior to the issuance of any building permit by the Department of Permitting Services. The city and the public can attend the commission meeting and provide comment on the proposal during this review.

#### What's Next?

As the City Council continues its review of the proposals submitted by the four finalists, community members will have the opportunity to present their viewpoints at one of three planned listening sessions hosted by the council. The next session is scheduled for Tuesday, Feb. 3 and will be held in the Takoma Park Community Center auditorium at 7 p.m. Residents may also submit comments on the project webpage, [www.takomaparkmd.gov/hcd/takoma-junction-rfp](http://www.takomaparkmd.gov/hcd/takoma-junction-rfp) or email comments directly to the city clerk at [jessie@takomaparkmd.gov](mailto:jessie@takomaparkmd.gov).



**COLTA'S CORNER**

by Jean Kerr, Housing Specialist

#### Rent increase granted

#### Fair Return Rent Increase Petition - 704 Chaney Drive (2014-5L)

The owner of a six-unit apartment building filed a fair return rent increase petition on July 17, 2014, seeking a rent increase above the Rent Stabilization Allowance. Landlords are entitled to a rent increase above the Rent Stabilization Allowance if they can show that their net operating income has

been reduced due to escalating operating costs. After review of the required documentation, an increase of \$111.61 was approved on Nov. 18 by COLTA's rents analyst for each of the units.

The tenants had a 30-day period to comment on the decision. No comments were received. The landlord is required to give the tenants a two-month written notification of the fair return rent increase. This fair return rent increase granted by COLTA substitutes for the 1.6 percent rent stabilization increase that the landlord was entitled to take during the current recording period of July 1, 2014 through June 30, 2015. To review the full decision, please access it on the city's website at [www.takomaparkmd.gov](http://www.takomaparkmd.gov), click on "Landlord-Tenant" and scroll down to "COLTA Case Summaries."

## SAVE THE DATE!

*Takoma Park's 125th Anniversary Celebration Kick Off Event*

*April 18, 2015*

To volunteer or for more information, call 301-891-7230

Details to Follow!

