

Work Session

Agenda Item #	4
Meeting Date	February 23, 2015
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Discussion Item	Takoma Junction Redevelopment – Discussion of Next Steps
Background	<p>For more than a year, the City has been going through a process to consider development options for the City’s lot at the Takoma Junction. The process was designed to provide the Council with the information needed to refine the criteria by which the proposals and the developers are to be evaluated and to determine whether or not to proceed with redevelopment of the site.</p> <p>At this Work Session, the Councilmembers may finalize their evaluation criteria and discuss their thoughts on next steps in the process.</p>
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: center;"><i>Request for Proposals – Takoma Junction Site (Jan. 22, 2014)</i></p>
Fiscal Impact	TBD
Attachments	<p>Prioritized Evaluation Criteria Chart (February 9 Worksession)</p> <p>Request for Proposals Evaluation Criteria (January 2014)</p> <p>Process to Date</p> <p>Timeline</p>
Recommendation	<p>Discuss information and give direction on next steps.</p> <p>If the Council wishes to take formal action to eliminate one or more of the finalist developers, proceed to a next step or set development criteria, a Resolution to that effect could be placed on the March 9 City Council agenda, with a Work Session discussion of a draft Resolution on March 2.</p>
Special Consideration	

Takoma Junction Site Criteria for Developers

City Council developed and ranked these initial criteria during the February 9, 2015 meeting.

CRITERIA	Williams	Grimes	Male	Stewart	Seamens	Smith	Schultz	TOTAL	AVG
Aesthetic compatibility - height, setback	3	3	3	3	3	3	3	21	3.00
Co-op expansion	3	3	3	3	3	3	3	21	3.00
Co-op business continuity - access during construction	3	3	3	3	3	3	3	21	3.00
Expanded retail	3	3	3	3	3	3	3	21	3.00
Maintaining bike share at the Junction	3	3	3	3	3	3	3	21	3.00
Purchase price	3	3	3	3	3	3	2	20	2.86
Parking/Structured parking	3	2	2	3	3	3	2	18	2.57
Public parking for whole Junction	3	3	1	2	3	3	3	18	2.57
Past performance/types of tenants	3	3	2	2	2	3	3	18	2.57
Sense of Place for Junction as a whole/how City lot can enhance it	1	2	3	3	3	3	3	18	2.57
Walkability	2	3	2	2	3	3	3	18	2.57
Size/massing 2 stories	2	3	3	3	2	2	2	17	2.43
Co-op loading zone	3	3	1	3	2	2	3	17	2.43
Local businesses	2	3	2	2	3	3	2	17	2.43
Community engagement process - past experiences	3	3	1	3	2	2	3	17	2.43
Retaining green slope (90%)	2	3	3	3	1	1	3	16	2.29
Outdoor seating	2	2	1	3	2	2	3	15	2.14
Size/massing 3 stories stepped back - not more than fire station	2	2	1	2	3	3	2	15	2.14
Accessibility of green space from Carroll/path from Columbia	2	2	2	3	2	2	2	15	2.14
Long-term lease option/land sale	2	1	3	3	2	2	2	15	2.14
Community open space/green space/meeting areas/pocket park	3	1	2	3	1	2	3	15	2.14
Traffic impact	2	2	3	3	2	2	1	15	2.14
Residential - 10 or fewer	1	3	2	3	2	2	1	14	2.00
Businesses that draw from all the community	2	1	1	3	3	2	1	13	1.86
Traffic flow	2	2	2	3	2	1	1	13	1.86
Ability Project - upper floor uses	2	0	3	3	3	0	2	13	1.86
Public amenity	3		2	3	1	1	1	11	1.83

Takoma Junction Site Criteria for Developers

City Council developed and ranked these initial criteria during the February 9, 2015 meeting.

CRITERIA	Williams	Grimes	Male	Stewart	Seamens	Smith	Schultz	TOTAL	AVG
Affordable housing	1	2	1	1	3	3	1	12	1.71
Sit-down restaurant	1	0	1	1	3	3	2	11	1.57
Adjacent properties - Takoma Auto Clinic	2	1	1	2	2	2	1	11	1.57
Use of Turner building	2		1	2	2	2	0	9	1.50
Residential - 10 - 20	1	3	0	2	0	3	1	10	1.43
Interior community space	1	1	2	2	2	1	1	10	1.43
Adjacent properties - Healey Surgeons	2	0	3	2	0	2	1	10	1.43
Rooftop garden	1	1	1	2	1	3	0	9	1.29
No residential	2	0	3	1	1	1	0	8	1.14
Place-making element -- design landmark	2	0	1	1	1	2	1	8	1.14
Adjacent properties - RS Automotive	2	0	1	1	2	2	0	8	1.14
No residential parking	0	2	2	1	1	1	0	7	1.00
Exploring grant options for public art	1	0	1	3	0	0	1	6	0.86
Size/massing 3 stories flat	1	1	0	0	0	1	1	4	0.57
Residential - 20 or more	1	0	0	0	0	1	1	3	0.43
Preschool/daycare	1	0	0	2	0	0	0	3	0.43
R-60 lot single family home	0	0	0	0	1	0	0	1	0.14
	86	73	78	99	84	89	74	583	

Takoma Junction Redevelopment Proposals
PRIORITIZED EVALUATION CRITERIA
Council Work Session February 9, 2015

After hearing more detail about financial issues during the February 17 Closed Session, some of the criteria discussed on February 9 may have taken on greater or lesser weight. For example:

Aesthetic compatibility (including height and setback) – This was the most highly weighted criteria on the chart from the discussion on February 9. Are there any changes in weighting that the Council may wish to give after considering the financing and other criteria?

Specific uses – While accommodating the Co-op’s expansion and loading needs have been part of the requirements for the site, other uses have been suggested in several of the concept plans, such as space for the Ability Project, a small school, housing, community space, etc. Besides the Co-op, are there some specific uses the Council wishes to see accommodated on the site?

Parking - “Parking/Structure Parking” was weighted high on the February 9 criteria chart, but underground parking is expensive and may require tradeoffs on uses or design. Does the Council wish to require so much parking that structured parking must be part of the design?

Housing – Housing was weighted fairly low on the criteria chart, while expanded retail was weighted very high. However, income from housing may help lower rental rates for local retail businesses. Does the Council wish to change the importance of housing or limit housing to a certain type or number of units?

Included here for further consideration as the Council finalizes its evaluation criteria, are the criteria established in the Request for Proposals issued in January 2014.

Overall Vision and Concept - Strength of the concept plan based on 1) aesthetic appeal; 2) sensitivity to the historical character and scale of the area; 3) incorporation of environmentally sustainable design features; 4) extent to which the proposal incorporates adjoining businesses or property owners into the overall project (impact on commercial district); 5) perceived ability of the project to promote additional quality redevelopment in the area; and 6) provides amenities to adjoining residential neighborhoods.

Ability to Implement – Experience of development team in the financing, implementation, construction and operation of projects of similar size and scale, and feasibility of the proposed project.

Financing Structure – Evidence of financial resources to execute the project, evidence of debt financing, extent of equity investment, proposed land purchase / lease offer, and, if proposed, strength of evidence of control of adjacent properties or participation of existing businesses in proposed project.

Takoma Junction Redevelopment Proposals
PROCESS TO DATE
Council Work Session February 23, 2015

A Request for Proposals was issued in January 2014 with submissions narrowed by the Council to four finalists in early September. The concept plans of the finalists were presented to the community (September 23, 2014). A discussion of the general merits of each of the proposals was the focus of three Council work sessions (September 29, 2014, October 6, 2014 and November 3, 2014). Specific aspects of the proposals and the redevelopment of the site were also considered by the Council; the anticipated community benefits of redeveloping the site (November 24, 2014), and the financial impact of the proposed developments (January 12, 2015). Evaluation criteria were identified and prioritized by the Council (February 9, 2015). Most recently, the Council met in closed session with each of the finalists to gain a greater understanding of their financial capacity to complete the proposed project, the structure of their preliminary business plan, and the economic feasibility of the proposal.

Throughout this process, the Council has solicited comment from the public, including hearing from constituents during the public comment period held in conjunction with their regular weekly meetings, meeting with individual neighborhood associations and other stakeholders, collecting input from the community at large using a web based questionnaire, hosting two listening sessions dedicated to hearing from the public about the proposed redevelopment of the site, and organizing an open house during which members of the community were provided an opportunity to meet with the finalists and discuss their specific proposals.

Takoma Junction Redevelopment Project

REQUEST FOR PROPOSALS: TIMELINE 2014 - 2015

Updated February 20, 2015

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
March 9, 2015	Selection of Developer (Tentative)