

# Regular Meeting

<b>Agenda Item</b>	2
<b>Meeting Date</b>	April 13, 2015
<b>Prepared By</b>	Sara Daines, HCD Director Roz Grigsby, CD Coordinator
<b>Approved By</b>	Suzanne Ludlow, City Manager

<b>Discussion Item</b>	Resolution Authorizing the Initiation of Negotiations with Neighborhood Development Company, LLC for the Redevelopment of the City Lot at the Takoma Junction
<b>Background</b>	<p>The Council, seeking to revitalize the Takoma Junction and having undertaken a public process that has included the issuance of a request for proposals for the redevelopment of the city owned lot, public presentations, a community open house, listening sessions, numerous work sessions, and the solicitation of community input, has finalized by consensus during its March 23 worksession, the selection of the development team of Neighborhood Development Company, LLC / Sorg (NDC).</p> <p>This decision to proceed with NDC for the redevelopment of the City lot marks the beginning of what will be a lengthy, multi-year process of finalizing the redevelopment plan and the disposition of the property. The first significant action that must be completed after approval of this Resolution is the negotiation of a letter of intent that identifies the planning and coordination steps to be taken by NDC up to the point of a development agreement. The development agreement will specify the City’s terms, including sale or lease price, design and/or other provisions set by Council. Completion and occupancy of the approved project, for example, is estimated to take 48 months following the execution of the required development agreement. A preliminary outline of this process is provided in the Special Consideration section of this memorandum.</p> <p>The purpose of the attached resolution is to formalize that decision to begin negotiations with Neighborhood Development Company, LLC for the eventual redevelopment of the site...</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 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>• Resolution Authorizing the Initiation of Negotiations with Neighborhood Development Company, LLC for the Redevelopment of the City Lot at the Takoma Junction</li> <li>• Neighborhood Development Company time line for the project</li> </ul>

<b>Recommendation</b>	To approve the accompanying resolution.
<b>Special Consideration</b>	<p>The following is an abbreviated listing of the various actions that must occur prior to the disposition of the city lot to Neighborhood Development Company, LLC (NDC). The amount of time required to complete each of the identified actions is broadly estimated. Several steps may occur concurrently or require additional time to ensure that the project addresses the expectations of the Council. As such, this information is offered solely for illustrative purposes and will be modified as negotiations proceed and the project progresses. The development time line included in NDC’s initial proposal is attached and provides additional detail regarding the steps they anticipate being required to complete the proposed project.</p> <ul style="list-style-type: none"> <li>• Selection of specialized counsel (for purposes of negotiating the letter of intent and eventual development agreement on behalf of the City) (2-3 months)</li> <li>• Adoption of resolution finding the city lot to be surplus property and authorizing its disposition (2-3 months)</li> <li>• Mandatory Referral Review by Montgomery County Planning Board (2-3 months)</li> <li>• Development and execution of a letter of intent with NDC (2–4 months)</li> <li>• (NDC) Feasibility analysis, design charrette, development of schematic architectural design (12–18 months)</li> <li>• Development and execution of development agreement with NDC (6–12 months)</li> <li>• (NDC) Development review approvals and permits (12-18 months)</li> <li>• (NDC) Construction and occupancy (12-18 months)</li> </ul> <p>Information regarding Neighborhood Development Company, LLC/Sorg and the RFP process is posted at <a href="http://www.takomaparkmd.gov/hcd/takoma-junction-rfp">http://www.takomaparkmd.gov/hcd/takoma-junction-rfp</a></p>

Introduced by: Councilmember

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION 2015 – XX**

**RESOLUTION AUTHORIZING THE INITIATION OF NEGOTIATIONS  
WITH NEIGHBORHOOD DEVELOPMENT COMPANY, LLC FOR THE REDEVELOPMENT  
OF THE CITY LOT AT THE TAKOMA JUNCTION**

**WHEREAS**, the City purchased the parking lot at the Takoma Junction in 1995 for the purposes of stabilizing this small but important historic neighborhood commercial district and facilitating the revitalization of the area; and

**WHEREAS**, the Takoma Junction Task Force, a Council-appointed committee, presented a final report in February 2012 with the following mission statement:

Takoma Junction, predominantly located in the Takoma Park Historic District, is a small commercial district in the heart of a residential community, with historically significant resources and a vital fire station that should ...

- Encourage motorists, pedestrians, and bicyclists to slow down, park, relax, and shop while functioning adequately as a link within the local road and transit networks,
- Encourage sustainable commercial opportunities and provide convenience to local consumers,
- Serve as a cultural meeting-point for old and young in a diverse community, and
- Blend harmoniously with adjacent residential neighborhoods,
- All in a forward-thinking, attractive and environmentally sensitive way.

**WHEREAS**, the City Council, in furtherance of the redevelopment of the lot, authorized the release of a Request for Proposals in January 2014 and received seven full proposals in response in May 2014; and

**WHEREAS**, four development teams were selected as finalists by the Council in September 2014 for further consideration, each having been found to be in compliance with the evaluation criteria set forth in the Request for Proposals; and

**WHEREAS**, the Council, over the course of six months, has considered the four redevelopment proposals, scheduled public presentations of the developers' proposals, sponsored a community open house, held listening sessions for the community, solicited additional public comment expressed through oral, written and web formats, and conducted eight work sessions allowing for the further review of the proposals; and

**WHEREAS**, the Council, having carefully evaluated the expertise, financial capacity, and overall vision and concept of each of the development teams and having weighed the public input

gathered during this evaluation process, has determined that Neighborhood Development Company, LLC is a capable developer for the Takoma Junction lot and will be a suitable partner with the City; and

**WHEREAS,** Neighborhood Development Company, LLC has expressed a willingness to work cooperatively with the Council and the community to further refine its conceptual plan for the redevelopment of the site and the finalization of various elements of its proposal including:

- a) amount of retail, community, and residential space included in the project;
- b) scale and massing of proposed structures;
- c) engineering and urban design features that aspire to LEED standards;
- d) incorporation of high-end interior and exterior building finishes;
- e) size and configuration of commercial parking facilities and vehicle access;
- f) landscaping that will enhance the pedestrian experience;
- g) preservation and maintenance of the wooded area;
- h) construction of a building structure that sets an architectural standard of elegance, beauty, and place-setting that will be admired by professionals and residents;
- i) establishment of a mutually acceptable working relationship with the TPSS Co-op that assures its current and future operational and expansion needs;
- j) enhancement of the economic vitality of the Takoma Junction area;
- k) an increase in the City's commercial tax revenue base; and
- l) a fiscally prudent solution for the City of Takoma Park.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND** authorizes the City Manager to initiate negotiations with the Neighborhood Development Company, LLC on an agreement for the redevelopment of the City-owned lot and disposition of the property.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2015

Attest:

\_\_\_\_\_  
Jessie Carpenter, CMC  
City Clerk

# NDC Preliminary Project Timeline

Modified: April 8th, 2015

