

Introduced by: Councilmember Stewart

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2015-19

**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,*
- *blend harmoniously with adjacent residential neighborhoods, and*
- *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, open space and residential space included in the project;
- b) size and massing of proposed structures;
- c) engineering and urban design features that aspire to high environmental and sustainability 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 aspires to 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;
- l) a fiscally prudent solution for the City of Takoma Park;
- m) traffic study; and
- n) community meetings and design charrettes; and

WHEREAS, the City Council recognizes the important role that the Takoma Park Silver Spring Co-op will play as the anchor tenant in the location and NDC has indicated it will work to assure the Co-op's continuity of operations during construction; and

WHEREAS, the Council seeks the following:

- a) early resolution between NDC and the Co-op regarding the Co-op's long-term role as an anchor tenant in an expanded structure at the Junction;
- b) continued inclusion of public parking on the site;
- c) project design that minimizes detrimental impacts on neighboring properties on Columbia and Sycamore Avenues;
- d) continued guidance of NDC's design by the priorities identified in the Takoma Junction Task Force report;
- e) design that optimizes the provision of retail services on the first floor of the building; and
- f) provision of public or community spaces that result in enhanced interactions among residents and visitors.

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 13th day of April, 2015

Attest:

Jessie Carpenter, CMC
City Clerk