

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

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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	