TAKOMA JUNCTION REDEVELOPMENT

TAKOMA CITY COUNCIL

STATUS UPDATE - 09-28-2015

Neighborhood Development Company

Presentation Outline

Who we are

What have we been up to

What's next

Q & A

Team

Neighborhood Development Company

16	Years of Operation
585,000+	GSF of real estate developed
80	Years of combined management experience
60+	Years of combined commercial development experience
200+	Million dollars of investment
156	Affordable housing units delivered
522	Total housing units delivered

Team

DLR Group | Sorg

28	Years
52	Employees in two studios
28	AIA awards
276	Successfully delivered projects
15+	Historic building projects
14+	Mixed-use projects
09	LEED Platinum/Gold projects
01	Net-Zero Building projects

Basis for Work to Date: City of Takoma Park Resolution 2015-19

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

- Community Due-Diligence
- Project/Property Due Diligence
- Development Team Assembly
- Pre-Development Budgeting and Scheduling

- Informal Meetings:
  - Local NGO representatives e.g., Historic Takoma Inc.
  - Interested Community Members
  - Individual Council Members
  - Task Force members
  - City Staff/Council Committee representatives
    - e.g., Sustainability Coordinator, Safe Roadways Committee Member
- Presentations and Discussions:
  - Old Takoma Business Association
  - Façade Advisory Board

Development Team Assembly

- Land Use Attorney
- Environmental Engineer
- Transportation Engineer
- Civil Engineer
- Geo-technical
- General Contractor (Pre-construction)
- Market Analysis

- Completed full budget for “pre-development”
  - i.e., now till completion of development plan

- Development schedule – post consultation
  - i.e., formal land use application through building permit

Project/Property Due Diligence

- Montgomery County Planning
- Montgomery County Historic Preservation
- Project stakeholders
  - TPSS
  - The Ability Project
  - Other potential tenants
- Review of environmental history
- Review of geotechnical history

– Clarifying Problem Scope / Design Elements

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:

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Table of Key Takoma Junction Design Elements to be Resolved Through Community Design Consultation 2015-08-18

ID	List of Core Design Elements
1.	Building setback from the street
2.	Building height
3.	Building composition along Carroll Ave.
4.	Fenestration pattern
5.	External materiality
6.	Façade aesthetic pattern
7.	Façade window and entrance program
8.	Application of "step backs"
9.	Vehicle access, circulation, and loading plan
10.	Parking management plan
11.	Quantity of parking
12.	Internal retail programming approach
13.	Programming of public/private space along Carroll Ave.
14.	Ground plane configuration along Carroll Ave.
15.	Connection approaches through wooded area
16.	Passive use approaches within wooded area
17.	Transition approach to Sycamore and Columbia
18.	Site use allocation program
19.	Residential program
20.	Roof program
21.	Structural approach/type
22.	Secondary (upper story) use program
23.	Sustainable building performance measurement approach

Related Resolution Items	Associated Design Element
a) amount of retail, community, open space and residential space included in the project b) size and massing of proposed structures e) size and configuration of commercial parking facilities and vehicle access f) landscaping that will enhance the pedestrian experience h) construction of a building structure that aspires to elegance, beauty, and place-setting that will be admired by professionals and residents j) enhancement of the economic vitality of the Takoma Junction area m) traffic study b-ii) continued inclusion of public parking on the site c-ii) project design that minimizes detrimental impacts on neighboring properties on Columbia and Sycamore Avenues e-ii) design that optimizes the provision of retail services on the first floor of the building f-ii) provision of public or community spaces that result in enhanced interactions among residents and visitors	Building setback from the street

- Finalize community consultation plan scope
  - What, when, where, how

- Begin certain pre-development tasks to inform community consultation
  - e.g., geotechnical analysis, transportation analysis

Questions?