

City of Takoma Park MD

Request for Proposals – Takoma Junction



**Information Meeting
February 12, 2014**

Housing and Community Development
Department
City of Takoma Park

www.takomaparkmd.gov/hcd/takoma-junction-rfp



REDEVELOPMENT GOALS

The City is seeking proposals that will

- act as an economic stimulus to the commercial district and locally-owned, independent businesses;
- improve the aesthetic appeal of the district; and
- be contextually sensitive and environmentally sustainable.



EVALUATION CRITERIA

Proposals will be evaluated on the following:

- overall vision and concept;
- ability of the developer to implement; and
- financing structure.

TAKOMA JUNCTION



CURRENT ZONING



Montgomery County Zoning Ordinance is being rewritten and is expected to be finalized in October 2014.

- Lots 33–38 are zoned C–1 (Convenience Commercial) and are located in the Commercial Revitalization Overlay Zone (CROZ).
- Lot 39, the wooded area fronting Columbia Avenue, is zoned R–60 (Residential, Single–Family).



ANTICIPATED ZONING

Montgomery County Zoning Ordinance is being rewritten and is expected to be finalized in October 2014.

- **Lots 33–38 have been recommended for rezoning to CRT–0.5 (Commercial–Residential Town), with an FAR up to 0.5 (0.5 FAR for commercial and 0.25 FAR for residential), and a building height of 50 feet.**
- **Lot 39 is recommended for continued residential zoning.**



CITY REGULATIONS

- **Tree Protection Ordinance**
Takoma Park Municipal Code Chapter 12.12
- **Stormwater Management**
Takoma Park Municipal Code Chapter 16.04.090
- **Rent Stabilization on Residential Units**
Takoma Park Municipal Code Chapter 6.20

www.codepublishing.com/MD/TakomaPark/

ENVIRONMENTAL ASSESSMENT



Phase I and Phase II Environmental Site Assessment (ESA) Reports were completed in June 2013.





HISTORIC DISTRICT

The site is located within the Takoma Park Historic District, and subject to review and permits from the Montgomery County Historic Preservation Commission.

Projects will also be reviewed by the City of Takoma Park Façade Advisory Board.

Applicants are encouraged to use the adopted Design Guidelines for Commercial Buildings, available online.

DESIGN GUIDELINES
for Commercial Buildings
in the City of Takoma Park, Maryland

City of Takoma Park
Facade Advisory Board



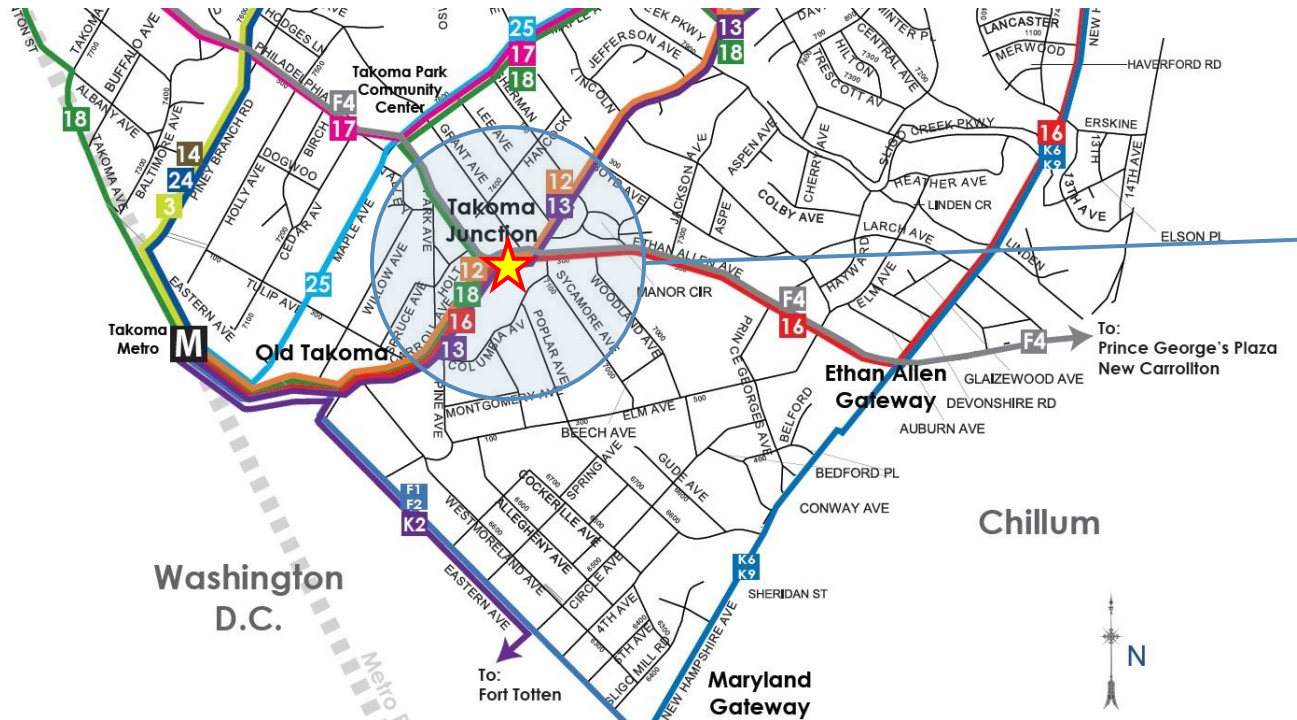
SHA PROJECTS



Takoma Park is working with Maryland SHA to install a new signalized crosswalk spanning MD 410/195.



ACCESS AND MOBILITY



Approximate 1/4 mile radius around site

- Within 1 mile of Takoma Metro Station (red line)
- 5 bus lines stop at the Junction (WMATA and Ride On)
- Bikeshare station on site
- Intersection of 2 state highways (MD 195 and 410)



ADDITIONAL CONSIDERATIONS

Parking

- The lot currently functions as free parking for the commercial district. Proposals that incorporate public parking are encouraged.

Adjacent Properties

- Proposals that include or incorporate neighboring properties are encouraged.

Site Conditions

- Property will be sold or leased in *AS IS* condition.

SUBMISSION DETAILS

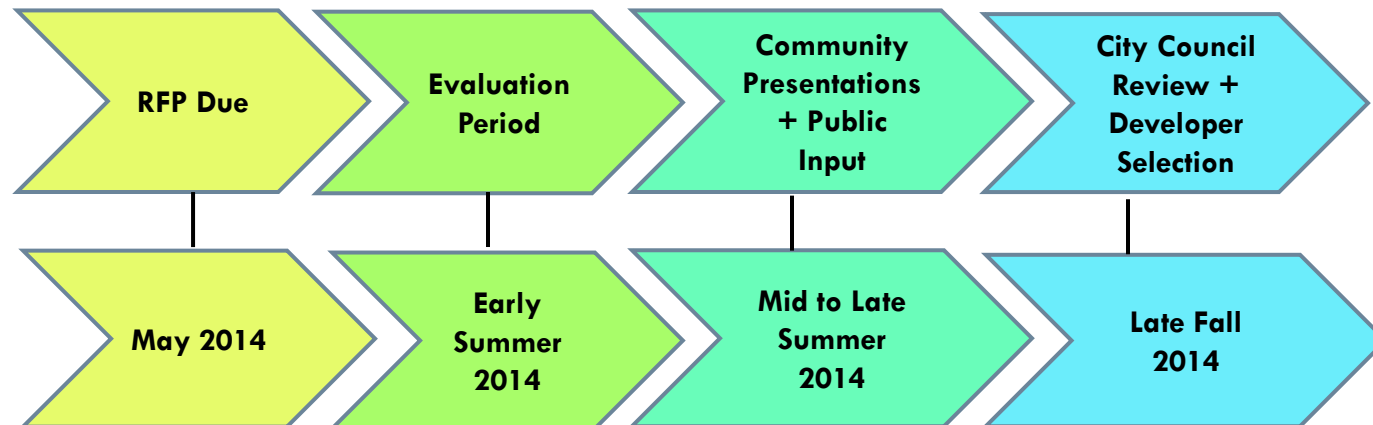


Responsive proposals will include the following:

- Project concept plan (vision, neighborhood benefits, graphics)
- Proposed financing plan (economic feasibility, sources/uses of funds, consideration for city land)
- Qualifications and experience (of team, financing similar projects, etc.)



PROJECTED TIMELINE



SUBMISSION DEADLINE
4:00pm, Wednesday, May 28

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QUESTIONS

