



City of Takoma Park, Maryland
TAKOMA JUNCTION REDEVELOPMENT PROJECT - FACT SHEET
THE DEVELOPMENT REVIEW PROCESS
May 11, 2018

In Takoma Park, the Development Review process is managed by the Montgomery County Planning Department. The preliminary review of the Takoma Junction Redevelopment Project being conducted by the Takoma Park City Council is unique to this project. Because the project is located on City property, the Council has undertaken a preliminary site plan review and approval process, before the project is submitted to the County for Development Review.

The Council approved the release of a Request for Proposals in 2014, selected Neighborhood Development Company (NDC) as the developer in 2015, and signed a Development Agreement with NDC in 2016. The City review process, as laid out in the Development Agreement, does not include the specific, technical considerations that the Montgomery County Development Review process covers. The City does not have the authority or staffing to duplicate the County's Development Review process.

The Development Review Process

Montgomery County's Development Review process incorporates the expertise of many agencies to evaluate projects. The review process includes environmental impacts, traffic studies, an evaluation of fire department access, utility plans, sediment control, tree plans, and many other technical considerations.

Montgomery County DEVELOPMENT REVIEW

Submission Requirements

A listing of the materials and technical information required in the development review process can be accessed from the following links:

Site Plan Check List
<https://bit.ly/2IbS6lW>

Preliminary Plan Check List
<https://bit.ly/2rC77lZ>

Development projects are reviewed by an inter-agency task force composed of representatives from public agencies and utilities including:

- Maryland State Highway Administration
- Montgomery County Departments
 - Planning
 - Permitting Services
 - Environmental Protection
 - Transportation
- WSSC
- PEPCO

The City of Takoma Park staff also participate in the development review process.

Development Review meetings are open to the public to observe the process.

Following County staff's review of a project, the project will go to the Montgomery County Planning Board for a public hearing and decision.

Prior to its submission to the Planning Board, the City Council will have an opportunity to provide further comment on the plan. Any formal action taken by the City Council will be included in the materials submitted to the Planning Board. As outlined in the City and Planning Board's Memorandum of Agreement, the Planning Board can only override an action of the City Council if four of the five members of the Board vote in opposition.

Community members will have an opportunity to provide comment during the required public hearing before the Planning Board.

MONTGOMERY COUNTY DEVELOPMENT FINDER

<http://mcatlas.org/devfinder/>

The status of development projects can be tracked online using the Montgomery County Planning Department's Development Finder website. <http://mcatlas.org/devfinder/>

Simply type in the address of the property in the search bar located in the top left hand corner of the webpage and click on the plan number on the project pop-up.

You will be able to access a wealth of information about the property and the proposed project as well as the various plans and reports that have been submitted.

The site also features a *Development Application Review Timeline* that indicates where the project is in the process.

To get a sense of how the development review process works and what information is required before a project can be approved, we encourage you to check out the following local development projects that are going through the process now or have recently been approved by the Planning Board.

Sligo Artspace
Plan No. 820160140
Sligo Ave and Grove St
Silver Spring

Montgomery Planning
Plan No. 820180100
8787 Georgia Avenue
Silver Spring

United Therapeutics
Plan No. 820140110
1000 Spring Street
Silver Spring

State Highway Administration's Involvement in the Development Review Process:

As part of the development review process as it pertains to traffic, the applicant is required to mitigate the impact of the additional trips generated by the project. The calculated number of additional trips is based on industry standards of car trips generated by specific

use. For instance, office trips and café trips differ in number and time of day. SHA participates in the development review process, where it evaluates the traffic study and reviews the impact. The final analysis of the traffic studies and the impact on the Junction intersection will be examined as part of the review process. The updated timing of the traffic lights at the intersection will be considered as part of the overall evaluation of the intersection.

The current project at the Takoma Junction, in addition to other development projects within the City limits such as the Takoma Park Middle School expansion and the 117 Elm Avenue proposal, has required SHA's engagement with a focus on the Junction intersection.

Because MD-410 and MD-195 are state highways, any changes in the intersection can only happen with the State Highway Administration (SHA) approval. Although the City has lobbied SHA for years to address the existing traffic issues and create a safer, better functioning intersection with an enhanced pedestrian and bicycle environment, it has only been since the proposed development project was introduced that the agency has expressed a willingness to evaluate and address these concerns. The City is applying for Transportation Alternatives Program grant funding through SHA to develop an optimized design for the intersection and to encourage their involvement in addressing needed traffic issues that have existed at the location for many years. It is not possible to identify the timeline or funding of that process at this point.

The development review process for the Takoma Junction redevelopment project, and the redesign and reconstruction of the intersection, if required, are related but individual initiatives. The pressures of the existing traffic will continue, with or without any development at the Takoma Junction, until specific action is taken to address them. The County Development Review process requires that the applicant mitigate the additional trips generated by a project, or the project will not be approved. The applicant is not required to address existing traffic problems or fix state highways. It is possible for a development review project to be approved conditionally before permits are released, with specific requirements such as dedicated funding for intersection work.

FOR MORE INFORMATION

City of Takoma Park, Maryland

Takoma Junction Redevelopment Project

<https://takomaparkmd.gov/initiatives/takoma-junction-redevelopment/>