



Takoma Park City Council Meeting – July 7, 2021 Agenda Item 2

Voting Session

Resolution Regarding Proposed Boundaries for the Minor Master Plan

Recommended Council Action

Review and vote on the Resolution for the Minor Master Plan.

Context with Key Issues

In partnership with the City of Takoma Park, Montgomery Planning is undertaking a Minor Master Plan Amendment (Plan) to update portions of the *Takoma Park Master Plan (2000)* to re-envision critical resources within the City and the surrounding community. The relocation of the Washington Adventist Hospital provides a unique opportunity to revisit the area and update sections of the Plan.

A minor master plan amendment will revisit a portion of the approved and adopted master plan and reexamine certain elements, often to address a change that was not anticipated at the time the adopted master plan was approved, such as the departure of the Washington Adventist Hospital. The minor master plan amendment may offer new recommendations, or it may reconfirm the existing plan recommendations.

The Minor Master Plan Amendment will address properties located within a specific portion of Takoma Park. This area will be defined by a plan boundary which will consider potential development, rezoning, and reinvestment opportunities. This plan boundary will be determined by the Montgomery Planning Board in coordination with the City of Takoma Park.

Planning staff will also assess and study any potential impacts to properties outside the Plan boundary that are within a larger study area of the plan. Community engagement and feedback processes will involve residents within the larger study area with the recognition that any changes to the Plan will have direct impacts on surrounding neighborhoods.

During the initial process of developing options for the Plan boundary, feedback from city officials, staff, and residents requested the exploration of including Erie Center and some adjacent neighborhoods into the Plan boundary. Montgomery Planning staff indicated that efforts will be made to align the selection of the Plan Boundary and scope of work with countywide efforts such as Thrive Montgomery 2050 and the Attainable Housing Strategies Initiative.

Montgomery Planning staff presented to Council in March 2021 and in June 2021 regarding the process and the proposed scope of work and boundaries for the Plan. In July and August, Montgomery Planning staff plan to begin early community engagement with selected community stakeholders to enhance their ability to implement the full engagement strategy when the Plan Boundary is approved by the Planning Board. The Montgomery County Planning Board is scheduled to review and vote on the scope of work and boundaries for the Plan in September 2021. The vehicle for the Council to communicate with the Planning Board is through a resolution.

Council Priority

A Livable Community for All
Community Development for an Improved & Equitable Quality of Life

Environmental Considerations

Not applicable for this discussion or vote, however, any improvements or redevelopment that may occur as a result of a Minor Master Plan Amendment would be evaluated on their environmental impacts and opportunities to address climate change.

Fiscal Considerations

Not applicable for this discussion or vote, however, the costs of the planning process will be largely borne by the Montgomery County Planning Department. Any improvements or redevelopment will have positive and negative fiscal impacts to be considered.

Racial Equity Considerations

The Montgomery County Racial Equity and Social Justice Act, which the County Council signed into law in December 2019 to actively address racial disparities within the county, requires the Planning Board to consider racial equity and social justice impacts when preparing a Master Plan. Therefore, all Plan process elements will be implemented with the lens of equity. The City of Takoma Park will be adhering to the City's racial equity goals during the process of planning and in evaluating the recommendations and provisions of the Minor Master Plan.

Attachments and Links

- Draft Resolution
- Minor Maser Plan webpage: <https://takomaparkmd.gov/government/housing-and-community-development/planning-and-community-development/minor-master-plan/>

Introduced by:

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2021-XX

**RECOMMENDING ADOPTION OF THE MINOR MASTER PLAN AMENDMENT
(MONTGOMERY COUNTY)**

WHEREAS, the Minor Master Plan Amendment is a County plan developed by Montgomery County Planning Department, to amend certain elements of the Takoma Park Master Plan (last updated in 2000); and

WHEREAS, the Minor Master Plan Amendment provides an opportunity to reexamine elements of the Master Plan in respect to unanticipated economic and land use changes; and

WHEREAS, the unexpected relocation of the Washington Adventist Hospital opens an opportunity for the City of Takoma Park to examine resources on both the campus and surrounding area, including the Washington Adventist University campus, and the multi-family housing areas along Maple Avenue; and

WHEREAS, the City Council has reviewed and discussed the proposed Plan boundary as presented by Montgomery County Planning in consultation with City of Takoma Park staff; and

WHEREAS, the Takoma Park City Council supports the re-envisioning of the Washington Adventist Hospital campus and the enhancement of critical civic, economic, and housing resources in the surrounding neighborhoods along the Maple Avenue corridor in a manner that enhances the quality of life of area residents and is environmentally and financially sustainable and

WHEREAS, the Montgomery County Planning Board will hold a public hearing in September 2021 to hear testimony and vote on the draft of Minor Master Plan Amendment scope of work and boundary.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Takoma Park strongly recommends approval of the scope of work and boundary area of the Minor Master Plan Amendment by Montgomery County Planning Board; and

BE IT FURTHER RESOLVED that the City Council requests that the Montgomery County Planning Board consider the following:

- include Erie Center, the small commercial area at the intersection of Erie and Flower Avenues, in the Boundary Area;
- include City of Takoma Park Public Works building complex at 31 Oswego Avenue in the Boundary Area;
- ensure a robust community engagement process that includes the multi-family units on Maple Avenue;
- conduct community engagement that involves the residents and properties that are outside the Boundary Area but also impacted by the use of and connectivity with the Boundary Area.

Adopted this ____ day of July, 2021.

ATTEST:

Jessie Carpenter, CMC
City Clerk