

1 Introduced by:
2

3 **CITY OF TAKOMA PARK, MARYLAND**

4 **RESOLUTION 2023-XX**

5 **CITY COUNCIL OF TAKOMA PARK PUBLIC COMMENTS ON THE PUBLIC**
6 **HEARING DRAFT OF THE MINOR MASTER PLAN AMENDMENT**
7 **(MONTGOMERY COUNTY)**

8 WHEREAS, the Takoma Park Minor Master Plan Amendment (MMPA) is a County plan
9 developed by Montgomery County Planning Department, in partnership with the
10 City of Takoma Park, to amend certain elements of the Takoma Park Master Plan
11 (last updated in 2000); and

12 WHEREAS, the MMPA provides an opportunity to reexamine elements of the MMPA
13 Takoma Park Minor Master Plan [IK1] in respect to unanticipated economic and
14 land use changes; and

15 WHEREAS, the unexpected relocation of the Washington Adventist Hospital opens an
16 opportunity for the City of Takoma Park to consider resources on the campus and
17 surrounding area and recommend changes [IK2], including the Washington
18 Adventist University campus, and the multi-family housing areas along Maple
19 Avenue; and

20 WHEREAS, the City Council has been apprised of the MMPA at each step of the process to
21 date, and has reviewed and discussed the proposed draft plan recommendations as
22 presented by Montgomery County Planning in consultation with City of Takoma
23 Park staff; and

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

29 WHEREAS, the MMPA covers an area within one of the City's most racially diverse
30 communities and consists of a high number of the City's affordable housing
31 units [IK3]; and

32 WHEREAS, in 2019 the City Council passed Resolution 2019-47, adopting the City of
33 Takoma Park's Housing and Economic Development Strategic Plan which

34 outlines the City’s vision for housing and economic development for the next
35 decade; and

36 WHEREAS, this plan outlined three overarching goals for future development in the City:
37 preserve existing businesses and affordable housing in Takoma Park, including in
38 revitalizing areas; produce more housing and opportunities for businesses to start
39 and grow across the income spectrum and in neighborhoods across the City to
40 meet the diverse housing and economic needs; and protect renters, homeowners,
41 and local businesses from discrimination and displacement, and our environment
42 from destruction; and

43 WHEREAS, the City of Takoma Park’s Housing and Economic Development Strategic Plan
44 outlines many strategies to achieve these goals, ~~and~~ ^[(K4)] one of which is to
45 encourage the use of County allowable use and zoning provisions to create and
46 expand housing types that are under-represented in Takoma Park and desired by
47 existing and new residents of various incomes, needs, abilities and family
48 configurations; and

49 WHEREAS, the Montgomery County Planning Board will hold a public hearing and accept
50 public comments to hear testimony on the draft recommendations of the MMPA;
51 and

52 WHEREAS, at the City Council’s request, Montgomery Planning set the Public Hearing date
53 for September 14th, and extended the period of the open public record to allow for
54 additional resident feedback; and

55 WHEREAS, ^[(K5)] the City Council has reviewed the Public Hearing Draft of the Takoma Park
56 Minor Master Plan and City Council members have held multiple information
57 sessions and listening sessions for residents to ask questions and provide feedback
58 on the plan, including the July 18, 2023 and August 16, 2023 Information
59 Sessions.

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61 NOW, THEREFORE, BE IT RESOLVED that per its June 7, 2023 Council Resolution 2023-16 ,
62 the City Council continues to request that the Montgomery County Planning Board ensures that
63 the MMPA addresses seven priorities: incentivizing the creation of a range of housing types;
64 retaining and improving existing affordable housing; retaining existing and attracting new local
65 businesses; creating new public space opportunities; strengthening social and environmental
66 factors; continuing community engagement throughout the planning review process; and
67 assessing the impact of increasing residential units and retail on the provision of public services
68 in the plan area.

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70 BE IT FURTHER RESOLVED that to address the aforementioned priorities, the City Council
71 requests that the Montgomery County Planning Board holds work sessions ~~on that critically~~
72 examine [JK6] the following topics during development of the Planning Board Draft Plan of the
73 MMPA:

- 74
- 75 ● Topic: Potential Redevelopment of the Washington Adventist Site and the Flower
76 Avenue District
 - 77 ○ How do the development requirements, including set-backs, building heights and
78 step downs, lot coverage and density of the newly proposed zoning for the
79 Washington Adventist site impact neighboring single-family housing. The
80 MMPA should limit-adjust [JK7] the scale and height of parcels adjoining
81 Maplewood and Greenwood Avenues in order to preserve the character of
82 adjacent single-family housing.
 - 83 ○ What specific public space and public benefits recommendations can be made for
84 the Washington Adventist site? Specifically, how can recommendations on the
85 site address the six [JK8] key community priorities in the Public Hearing Draft?
 - 86 ○ Within the green space requirements of the Washington Adventist site
87 development, the MMPA should increase the recommended ½ acre primary
88 central public open space to better preserve the existing central commons on the
89 Washington Adventist site, promote its continuing accessibility to the public, and
90 respect historical legacy of the commons for public health and recreation [JK9].
 - 91 ○ What is the appropriate zoning for the Erie Center retail node to meet the MMPA
92 vision of the neighborhood that serves retail without adversely impacting existing
93 single-family homes? MMPA roadway and transit recommendations within the
94 District should best [JK10] allow for local usability of the Center and well
95 functioning traffic conditions [JK11].
 - 96 ○ The MMPA should clearly map the planned dedication and demarcate the
97 allowable line of development on Site 23 abutting Sligo Creek. Any dedication
98 and additional development requirements [JK12] should preserve the existing native
99 forested area and provide appropriate development setbacks and stormwater
100 requirements [JK13] to protect the environmental health of the Creek.
- 101 ● Topic: Promoting a Diversity of Housing in the Plan Area
 - 102 ○ What are the potential impacts of newly proposed zoning on the diversity of
103 housing stock and affordability? The MMPA should recommend that any new
104 units constructed within the Plan area help meet the City’s objectives of
105 increasing the number of units and variety of housing types across the
106 affordability spectrum that result in economically diverse communities.
 - 107 ○ What funding recommendations can the MMPA make to ensure stakeholders
108 (City, County, etc.) incentivize and finance the creation and preservation of

109 quality, safe, diverse, and energy efficient^[K14] housing within the Maple Avenue
110 District?

111 ○ What are the best comparable jurisdictions to Takoma Park with regard to housing
112 density, transit access, geographic location, etc. to the MMPA and how do their
113 zoning densities compare to the proposed MMPA land use?

114 ○ Where appropriate, in the Maple Avenue District, the MMPA should encourage
115 innovative in-fill development opportunities on underutilized portions of parcels
116 that do not adversely impact existing affordable housing units.

117 ● Topic: Public Space, Infrastructure^[K15] and Amenities within the MMPA

118 ○ What is the impact of the density proposed in the Plan on access to public space,
119 recreational facilities, school capacity, roads, public utilities^[K16] and healthcare?
120 How does the MMPA ensure adequate services will be available with the
121 proposed increased population growth?

122 ○ Are there specific parcels outside the Municipal District that would be appropriate
123 locations to incentivize the expansion or creation of specific public benefit
124 facilities?

125 ○ The MMPA should include more specific recommendations around the activation
126 and creation of usable greenspace including the activation of the greenspace
127 neighboring Essex House and identification of additional opportunities for
128 ballfields and structured play areas.

129 ● Topic: Protecting Existing Housing Affordability in the MMPA

130 ○ How can the MMPA stakeholders retain existing housing affordability while
131 improving the quality of existing stock of housing?

132 ○ What protection mechanisms are in place to prevent displacement of current
133 renters in the Maple Avenue District and are additional protections needed in the
134 MMPA?

135 ○ How do federal, state, and local policies such as low-income housing tax credits,
136 Moderately-Priced Dwelling Unit (MPDU) requirements, rent stabilization, and
137 others advance affordable housing goals in the MMPA, including no-net loss of
138 affordable housing?

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140 BE IT FURTHER RESOLVED that the City Council wants the Montgomery County Planning
141 Board to address the following in the Planning Board Draft Plan of the MMPA directly or prior
142 to the advancement of the MMPA to the Montgomery County Council:

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144 ● Include language in the MMPA that explicitly explains how the plan's recommendations
145 address the Community Priorities identified;

- 146 ● Provide additional documentation and background information on the Climate
147 Assessment as well as assess the potential impacts of the MMPA on the environment and
148 consider possible mitigating strategies;
- 149 ● Provide additional information on the race equity impacts and how they were developed;
- 150 ● Provide additional details on resident engagement during the development of the
151 MMPA’s vision, including outreach to residents along Maple Avenue;
- 152 ● Provide additional information on how existing tree coverage in the MMPA along with
153 future development requirements will help meet the goal of 60% tree canopy coverage
154 throughout the entire City;
- 155 ● Work with City staff to demonstrate alignment of the MMPA with City of Takoma Park
156 adopted plans and policies, including: the Housing and Economic Development Strategic
157 Plan, the 2019 Sustainability and Climate Action Plan, the 2019 declaration of climate
158 emergency, the 2020 Climate Action Framework, the City’s Rent Stabilization
159 ordinances, the City’s Racial Equity Initiative, and City policies and ordinances related to
160 stormwater, tree canopy, safe streets, and City right-of-way.

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162 BE IT FURTHER RESOLVED that during the development of the Planning Board Draft Plan,
163 the City Council will endeavor to hold [public discussions work sessions](#)^[1K17] on the following
164 topics related to the MMPA:

- 165 ● School facilities within the MMPA area and the Montgomery County Public School
166 (MCPS) site selection and school construction process;
- 167 ● Current state of housing within the Maple Avenue District;
- 168 ● The County’s development review process and how the City can play a role in
169 influencing future development;
- 170 ● The Montgomery County Mapping Segregation project and how the results may advance
171 race equity in the City including the elimination of racial restrictive covenants and street
172 renaming.

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175 Adopted this ___ day of September, 2023.

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177 ATTEST:
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179 _____
180 Jessie Carpenter, CMC
181 City Clerk
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