

PROPOSED AMENDMENTS TO THE WORKING DRAFT (WITH FRIENDLY AMENDMENTS)

****Line numbers in this document refer to the track changes draft Resolution with proposed friendly amendments.**

Line:35-41

Councilmember: Gibson

Amendment:

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

Line: Prior to 48

Councilmember: Dyballa

Amendment:

WHEREAS, other City adopted goals, plans, policies, and ordinances address aspects of the Plan amendment; and

Line:60-67

Councilmember: Gibson

Amendment:

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

Line:69-72

Councilmember: Gibson

Amendment:

BE IT FURTHER RESOLVED that to address the aforementioned priorities, the City Council ~~requests~~ **solicits** that the Montgomery County Planning Board holds work sessions that critically examine the following topics during development of the Planning Board Draft Plan of the MMPA:

Line:76-81

Councilmember: Honzak

Amendment:

- How do the development requirements, including set-backs, building heights and step downs, lot coverage and density of the newly proposed zoning for the Washington Adventist site impact neighboring single-family housing. The MMPA should **reduce heights, limit scale, and establish clear front and rear setbacks that seek to replicate current conditions along the front of parcels along both sides of Maplewood, the back of parcels on Garland, and the back of properties along Greenwood** ~~limit the scale and height of parcels adjoining Maplewood and Greenwood Avenues~~ in order to preserve the character of adjacent single-family housing **and view of sky and treelines.**

Line:82-84

Councilmember: Honzak

Amendment:

- What specific public space and public benefits recommendations can be made for the Washington Adventist site? Specifically, how can recommendations on the site address the six key community priorities in the Public Hearing Draft? **The Plan should explore recommending inclusion of dedicated public spaces on the site to support any of the following: retail like a grocery store, community gathering space, fitness center, or swimming pool.**

Line:82-84

Councilmember: Dyballa

Amendment:

- What specific public space and public benefits recommendations can be made for the Washington Adventist site? Specifically, how can recommendations on the site address the key community priorities in the Public Hearing Draft? **The Plan should clarify how the 35% green cover requirement interacts with and supports the need for publicly accessible open spaces in this District.**

Line:85-89

Councilmember: Honzak

Amendment:

- Within the green space requirements of the Washington Adventist site development, the MMPA should increase the recommended ½ acre primary central public open space **to at least 2 acres, with a recommended unobstructed opening onto Flower Avenue** to better preserve the existing central commons on the Washington Adventist site, promote its continuing accessibility to the public, and respect historical legacy of the commons for public health and recreation.

Line:90-94

Councilmember: Honzak

Amendment:

- What is the appropriate zoning for the Erie Center retail node to meet the MMPA vision of the neighborhood that serves retail without adversely impacting existing single-family homes? MMPA roadway and transit recommendations within the District should allow for local usability of the Center **but also recognize that sustaining small businesses in this lower income area will also require planning for a limited quantity of parking.**

Line:95-99

Councilmember: Dyballa

Amendment:

- The MMPA should clearly map the planned dedication and demarcate the allowable line of development on Site 23 abutting Sligo Creek. Any dedication and additional development requirements should preserve the existing native forested area and provide appropriate development setbacks and stormwater requirements to protect the environmental health of the Creek. **What more can the Plan offer to clearly support improvements in multi-modal transportation, help meet City and County climate goals, and address the challenges of local vehicle traffic in this District?**

Line:100

Councilmember: Gibson

Amendment:

- Topic: **Protecting and Promoting a Diversity of Housing in the Plan Area: Identify tradeoffs and consider alternatives to the proposed “maximum development flexibility” zoning.**
- Context: **The scale of the proposed Amendment’s up-zoning allows for an additional 3500 housing units through significant density, FAR and height increases in addition to 100% commercial replacement of residential buildings. This will likely increase property values, incentivizing the construction of higher rent housing and possible tenant displacement. Amendment heights and density are greater and much more one-size-fit-all than other County rezoning at transit centers in Glenmont, Forest Glen, and Lyttonsville. The neighborhoods in the Amendment boundaries are not within the ten-minute (or 1/2 mile) walkshed of any transit center.**

Line:106-109

Councilmember: Gibson

Amendment:

- What funding **and regulatory** recommendations can the MMPA make to ensure stakeholders (City, County, etc.) incentivize and finance the creation and preservation of quality, safe, diverse housing within the Maple Avenue District?

Line:106-109

Councilmember: Dyballa

Amendment:

- What funding **and incentive** recommendations can the MMPA make to ensure stakeholders (City, County, etc.) incentivize and finance the creation and preservation of quality, safe, diverse, **and energy efficient** housing within the Maple Avenue District?

Line:113-115

Councilmember: Gibson

Amendment:

- Where appropriate, in the Maple Avenue District, the MMPA should encourage innovative in-fill development opportunities on underutilized portions of parcels that do not adversely impact existing affordable housing units **and possible displacement.**

Line: Prior to 116

Councilmember: Gibson

Amendment:

- **The MMPA should undertake a Maple Avenue granular level property by property analysis of the rehabilitation needs and financing possibilities potentially available to each.**

Line:116

Councilmember: Gibson

Amendment:

- Topic: Public **Infrastructure, Impacts, Space and Amenities** within the MMPA: **Identify the potential impacts of proposed amendments on public infrastructure and services and consider possible mitigating strategies.**
- **Context: The City of Takoma Park is served by public infrastructure, and services that require constant monitoring, management and funding to sustain and meet growing challenges. The Amendment's scale and density will increase population and impacts on traffic, road infrastructure and other public services which are not adequately acknowledged or protected in the Plan. Several roads including Flower**

Ave., Carroll Ave., Philadelphia Ave. and Sligo Creek Parkway are key roadways into the Amendment boundary area and may already be at carrying capacity.

Line: Prior to 117

Councilmember: Gibson

Amendment:

- **Specific reference to the Plan’s potential impact on property taxes and costs within the City and on the City’s fiscal health should be included.**

Line:117-120

Councilmember: Gibson

Amendment:

- What is the impact of the density proposed in the Plan on access to **and provision of public space, infrastructure,** recreational facilities, school capacity, roads, public utilities, and healthcare? How does the MMPA ensure adequate services will be available with the proposed increased population growth?

Line: Prior to 121

Councilmember: Gibson

Amendment:

- **What trade-offs are expected from the proposed zoning proposals and what alternative zoning was considered? Explain possible impacts of the proposed zoning allowance of 100% commercial FAR.**

Line: Prior to 128

Councilmember: Gibson

Amendment:

- **Provide additional documentation and background information on the Climate Assessment as well as assess the potential impacts of the MMPA on the environment and consider possible mitigating strategies.**

Line: Prior to 128

Councilmember: Honzak

Amendment:

- **In the Flower Avenue District, the Plan should recommend designation of the green, undeveloped hill on the WAU Campus at the corner of Maplewood and Maple as dedicated recreational space to remain undeveloped.**

Line:128

Councilmember: Gibson

Amendment:

- Topic: Protecting Existing Housing Affordability in the MMPA
- **Context: Many residents of Maple Avenue, who could be most affected, have not responded to the proposed zoning changes for reasons including lack of awareness of the zoning changes, time conflicts and hesitancy in providing feedback**

Line:129-130

Councilmember: Dyballa

Amendment:

- How can the MMPA stakeholders retain existing housing affordability while improving the quality of existing stock of housing? **What funding and incentive recommendations can the MMPA make to ensure stakeholders (City, County, etc.) incentivize and finance the preservation and rehabilitation of quality, safe, diverse and energy efficient housing in the Maple Avenue District?**

Line:131-133

Councilmember: Honzak

Amendment:

- What protection mechanisms are in place to prevent displacement of current renters in the Maple Avenue District ~~and are additional protections needed in the MMPA?~~ **What types of additional policies or changes could be required to ensure no net loss of affordable housing that also ensures existing renters can return to units with rental rates that are consistent at the time of redevelopment?**

Line:134-137

Councilmember: Honzak

Amendment:

- ~~How do federal, state, and local policies such as low-income housing tax credits, Moderately Priced Dwelling Unit (MPDU) requirements, rent stabilization, and others advance affordable housing goals in the MMPA, including no-net loss of affordable housing?~~ **The Plan should be more explicit in its commitment-aligned with the City of Takoma Park's commitment reaffirmed in our Resolution 2023-16 to no net loss of affordable housing units in the MMPA area. The Plan should elaborate on how federal, state, and local policies such as low-income housing tax credits, Moderately-Priced Dwelling Units (MPDU) requirements, rent stabilization, and other advance affordable housing goals in the MMPA.**

Line:134-137

Councilmember: Dyballa

Amendment:

- How do federal, state, and local policies such as low-income housing tax credits, Moderately-Priced Dwelling Unit (MPDU) requirements, rent stabilization, and others advance affordable housing goals in the MMPA, including no-net loss of affordable housing? **The Plan should be more explicit about how its goal of no net loss of affordable housing, and City housing goals, will be met in this Plan.**

Line: Prior to 139; 151-159

Councilmember: Gibson

Amendment:

- **Topic: Environmental Impacts: Identify the potential impacts of proposed amendments on the environment and consider possible mitigating strategies.**
- **Context: The potential impacts of the Amendment's scale and density will increase population's impact on the environment but are not adequately acknowledged or protected. The Sligo Creek drainage area is routinely damaged by sediment runoff and in need of more adequate erosion control, and frequent spikes in water pollution from stormwater outfall cannot be traced to their sources, and recognized**

uncertainties about the status of Brashear's Run beneath Maple Avenue.

Washington Adventist Hospital was a significant user of chemical and radiological products and the age of site structures suggests that contaminants are likely present,

- Long Branch is a significant tributary to Sligo Creek and should be included in water quality and quantity analysis as well as mitigation of stormwater discharges from the MMPA area.
 - New development that may include demolition of current buildings should be discouraged for its carbon impacts and incentives provided for renovation. The Amendment should provide a plan-level Climate Assessment, before City adoption or rejection of the Plan.
 - Provide additional information on how existing tree coverage in the MMPA along with future development requirements will help meet the goal of 60% tree canopy coverage throughout the entire City;
 - Work with City staff to demonstrate alignment of the MMPA with City of Takoma Park adopted plans and policies, including: the Housing and Economic Development Strategic Plan, the 2019 Sustainability and Climate Action Plan, the 2019 declaration of climate emergency, the 2020 Climate Action Framework, the City's Rent Stabilization ordinances, the City's Racial Equity Initiative, and City policies and ordinances related to stormwater, tree canopy, safe streets, and City right-of-way.
- ~~● Provide additional information on how existing tree coverage in the MMPA along with future development requirements will help meet the goal of 60% tree canopy coverage throughout the entire City;~~
- ~~● Work with City staff to demonstrate alignment of the MMPA with City of Takoma Park adopted plans and policies, including: the Housing and Economic Development Strategic Plan, the 2019 Sustainability and Climate Action Plan, the 2019 declaration of climate emergency, the 2020 Climate Action Framework, the City's Rent Stabilization ordinances, the City's Racial Equity Initiative, and City policies and ordinances related to stormwater, tree canopy, safe streets, and City right-of-way.~~

Line:139-141

Councilmember: Gibson

Amendment:

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

Line: Prior to 149

Councilmember: Gibson

Amendment:

- **Provide an assessment of the current carrying-capacity of major roads in or adjacent to the Plan area;**

Line:149-150

Councilmember: Dyballa

Amendment:

- ~~Provide additional details on resident engagement during the development of the MMPA's vision, including outreach to residents along Maple Avenue;~~

Line: Prior to 161

Councilmember: Dyballa

Amendment:

- **Address an additional city list of edits and corrections to the text of the Plan.**

Line: Prior to 161

Councilmember: Gibson

Amendment:

- **Identify City and County complimentary non-zoning policies, tools, and funding to advance and safeguard City values and priorities;**

Line: Prior to 161

Councilmember: Gibson

Amendment:

- **Identify policies and collaboration between government, non-profits, and landowners that created and will be needed to sustain the Maple Avenue corridor of affordable housing and prevent potential tenant displacement**

Line: Prior to 161

Councilmember: Gibson

Amendment:

- **Identify to mechanism to make the Amendment “recommendation” enforceable that the Plan “strive” for net-zero loss of housing enforceable under proposed zoning rules;**

Line: Prior to 161

Councilmember: Gibson

Amendment:

- **Undertake a granular level, property by property urban planning study by the City and County**

Line: Prior to 161

Councilmember: Dyballa

Amendment:

- **Current state of housing within the Maple Avenue District and ways to achieve City housing goals for protection and preservation;**

Line: Prior to 161

Councilmember: Gibson

Amendment:

- **Current state of housing within the Maple Avenue District, including rehabilitation needs and financing opportunities;**