

1 Introduced by:
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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 in
13 respect to unanticipated economic and land use changes; and

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

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

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

27 WHEREAS, the MMPA covers an area within one of the City's most racially diverse
28 communities and consists of a high number of the City's affordable housing; and

29 WHEREAS, in 2019 the City Council passed Resolution 2019-47, adopting the City of
30 Takoma Park's Housing and Economic Development Strategic Plan which
31 outlines the City's vision for housing and economic development for the next
32 decade; and

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

40 WHEREAS, the City of Takoma Park's Housing and Economic Development Strategic Plan
41 outlines many strategies to achieve these goals and one of which is to encourage
42 the use of County allowable use and zoning provisions to create and expand
43 housing types that are under-represented in Takoma Park and desired by existing
44 and new residents of various incomes, needs, abilities and family configurations;
45 and

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

49 WHEREAS, at the City Council's request, Montgomery Planning set the Public Hearing date
50 for September 14th, and extended the period of the open public record to allow for
51 additional resident feedback; and

52 WHEREAS, City Council has reviewed the Public Hearing Draft of the Takoma Park Minor
53 Master Plan and City Council members have held multiple information sessions
54 and listening sessions for residents to ask questions and provide feedback on the
55 plan, including the July 18, 2023 and August 16, 2023 Information Sessions.

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

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66 BE IT FURTHER RESOLVED that to address the aforementioned priorities, the City Council
67 requests that the Montgomery County Planning Board holds work sessions on the following
68 topics during development of the Planning Board Draft Plan of the MMPA:

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- Topic: Potential Redevelopment of the Washington Adventist Site and the Flower Avenue District
 - 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 limit the scale and height of parcels adjoining Maplewood and Greenwood Avenues in order to preserve the character of adjacent single-family housing.
 - 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? 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 better preserve the existing central commons on the Washington Adventist site.
 - 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 best allow for local usability of the Center.
 - The MMPA should clearly map the planned dedication and demarcate the allowable line of development on Site 23 abutting Sligo Creek. Any dedication should preserve the existing native forested area and provide appropriate development setbacks to protect the environmental health of the Creek.
- Topic: Promoting a Diversity of Housing in the Plan Area
 - What are the potential impacts of newly proposed zoning on the diversity of housing stock and affordability? The MMPA should recommend that any new units constructed within the Plan area help meet the City’s objectives of increasing the number of units and variety of housing types across the affordability spectrum that result in economically diverse communities.
 - What funding 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?
 - What are the best comparable jurisdictions to Takoma Park with regard to housing density, transit access, geographic location, etc. to the MMPA and how do their zoning densities compare to the proposed MMPA land use?
 - 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.

- 108 ● Topic: Public Space and Amenities within the MMPA
- 109 ○ What is the impact of the density proposed in the Plan on access to public space,
- 110 recreational facilities, school capacity, and healthcare? How does the MMPA
- 111 ensure adequate services will be available with the proposed increased population
- 112 growth?
- 113 ○ Are there specific parcels outside the Municipal District that would be appropriate
- 114 locations to incentivize the expansion or creation of specific public benefit
- 115 facilities?
- 116 ○ The MMPA should include more specific recommendations around the activation
- 117 and creation of usable greenspace including the activation of the greenspace
- 118 neighboring Essex House and identification of additional opportunities for
- 119 ballfields and structured play areas.
- 120 ● Topic: Protecting Existing Housing Affordability in the MMPA
- 121 ○ How can the MMPA stakeholders retain existing housing affordability while
- 122 improving the quality of existing stock of housing?
- 123 ○ What protection mechanisms are in place to prevent displacement of current
- 124 renters in the Maple Avenue District and are additional protections needed in the
- 125 MMPA?
- 126 ○ How do federal, state, and local policies such as low-income housing tax credits,
- 127 Moderately-Priced Dwelling Unit (MPDU) requirements, rent stabilization, and
- 128 others advance affordable housing goals in the MMPA, including no-net loss of
- 129 affordable housing?

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

- 134 ● Include language in the MMPA that explicitly explains how the plan's recommendations
- 135 address the Community Priorities identified;
- 136 ● Provide additional documentation and background information on the Climate
- 137 Assessment as well as assess the potential impacts of the MMPA on the environment and
- 138 consider possible mitigating strategies;
- 139 ● Provide additional information on the race equity impacts and how they were developed;
- 140 ● Provide additional details on resident engagement during the development of the
- 141 MMPA's vision, including outreach to residents along Maple Avenue;
- 142 ● Provide additional information on how existing tree coverage in the MMPA along with
- 143 future development requirements will help meet the goal of 60% tree canopy coverage
- 144 throughout the entire City;
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- 146 ● Work with City staff to demonstrate alignment of the MMPA with City of Takoma Park
147 adopted plans and policies, including: the Housing and Economic Development Strategic
148 Plan, the 2019 Sustainability and Climate Action Plan, the 2019 declaration of climate
149 emergency, the 2020 Climate Action Framework, the City’s Rent Stabilization
150 ordinances, the City’s Racial Equity Initiative, and City policies and ordinances related to
151 stormwater, tree canopy, safe streets, and City right-of-way.

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153 BE IT FURTHER RESOLVED that during the development of the Planning Board Draft Plan,
154 the City Council will endeavor to hold public discussions on the following topics related to the
155 MMPA:

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- 157 ● School facilities within the MMPA area and the Montgomery County Public School
158 (MCPS) site selection and school construction process;
- 159 ● Current state of housing within the Maple Avenue District;
- 160 ● The County’s development review process and how the City can play a role in
161 influencing future development;
- 162 ● The Montgomery County Mapping Segregation project and how the results may advance
163 race equity in the City including the elimination of racial restrictive covenants and street
164 renaming.

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166 Adopted this ___ day of September, 2023.

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168 ATTEST:

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172 Jessie Carpenter, CMC
173 City Clerk