



Takoma Park City Council Meeting – May 24, 2023 Agenda Items 3 and 4

Presentation and Work Session

Presentation of the Minor Master Plan Amendment process, including the Progress Draft Report with recommendations.

Recommended Council Action

Review presentation and draft recommendations and provide feedback for Council resolution.

Context with Key Issues

In 2021, in partnership with the City of Takoma Park, Montgomery Planning began a Minor Master Plan Amendment (Plan) to update portions of the 2000 *Takoma Park Master Plan* to re-envision critical resources within the City and the surrounding community. The project area includes the Washington Adventist Hospital and University campuses, Maple Avenue, and Erie Center. The project team has presented to City Council on many occasions throughout the process, including most recently on April 10th with a high-level overview of the draft recommendations.

The purpose of this presentation is to review the report of the draft recommendations. Montgomery Planning staff Melissa Williams, Project Lead, will give the presentation, with additional team members available for questions. The County Planning staff will present the draft Staff report to the Montgomery Planning Board on June 8.

Council is scheduled to hold a voting session for a resolution to the Planning Board on June 7th regarding the Staff report. If Council passes a resolution that evening, it will be appended to the Planning Board materials for the meeting the following evening.

Council Priority

Advancing a Community of Belonging
Community Development for an Improved & Equitable Quality of Life

Environmental Considerations

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

Fiscal Considerations

Not applicable for this presentation; the costs of the planning process are largely borne by the Montgomery County Planning Department. Any improvements or redevelopment that results from the recommendations made in the Minor Master Plan amendment may have fiscal impacts to the City, County, residents, and/or landowners which would be considered when they arise.

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 adheres 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

- [Takoma Park Minor Master Plan webpage](#)
- Takoma Park Minor Master Plan Amendment – Progress Draft May 12, 2023
- Draft Resolution for the Planning Board

Introduced by:

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2023-XX

**RECOMMENDING SUPPORT OF THE PLANNING BOARD DESIGNATION OF THE
PUBLIC HEARING DRAFT OF THE MINOR MASTER PLAN AMENDMENT
(MONTGOMERY COUNTY)**

WHEREAS, the Minor Master Plan Amendment is a County plan developed by Montgomery County Planning Department, in partnership with the City of Takoma Park, 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 consider resources on 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 been apprised of the Plan at each step of the process to date, and has reviewed and discussed the proposed draft plan recommendations 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 July 2023 to hear testimony on the draft recommendations of the Minor Master Plan Amendment; and

WHEREAS, The broad diversity of the community and the impact of the Covid-19 pandemic required creativity and a multi-pronged approach towards engagement. Staff developed the following outreach events:

- Listening Phase in September 2021 which included in-person and virtual outreach activities. Staff provided translation and interpretative services in French, Spanish and Amharic;
- Staff increased the participation of hard-to-reach communities, like renters and students, by using a non-profit consultant who canvassed the multifamily buildings on Maple and Lee Avenues, conducting nearly 240 in-person interviews with residents, and the university campus, where they interviewed nearly 90 students and other members of the community;
- Other traditional outreach and engagement techniques included pop-ups at the Crossroads and Takoma Park Farmers Markets and community-serving retail centers on Erie and Maple Avenues, community meetings, and social media to reach more than 550 stakeholders overall;
- Staff also provided regular briefings to the Takoma Park City Council to provide an overview of the planning process, share insights from the community engagement process, and answer questions;
- The Plan engagement process culminated in a Visioning Open House (with corresponding website) held at Piney Branch Elementary School in September 2022 where over 100 stakeholders participated.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Takoma Park supports the Planning Board designation of the Progress Draft as the Public Hearing Draft and the setting of a Public Hearing; and

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

--

Adopted this ____ day of June, 2023.

ATTEST:

Jessie Carpenter, CMC
City Clerk