



Takoma Park City Council Meeting – September 13, 2023 Agenda Item 3

Voting Session

Resolution Providing City Council's Public Comment on the Minor-Master Plan Amendment
Public Hearing Draft

Recommended Council Action

Vote on a resolution regarding the Minor Master Plan to send to the Planning Board as part of the Public Hearing on September 14, 2023 and public record.

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.

Council held a work session on September 6th, 2023 to discuss a draft resolution to the Planning Board for the Public Hearing on September 14th, 2023. A Resolution during the Public Hearing phase is Council's opportunity to identify for the Planning Board items of support or concern within the Public Hearing Draft. During the work session, Council discussed key issues of interest and identified a process to develop a draft resolution for adoption prior to the Public Hearing.

Council's Resolution 2013-16, passed June 7, 2023, identified the following items for Montgomery County Planning Board consideration:

- Leverage County zoning provisions and incentives for currently undeveloped or underdeveloped property within the plan area to address the City of Takoma Park's need for a range of housing types, specifically affordable homeownership opportunities for low- to moderate- income residents and market rate rentals, both underrepresented housing types.
- Retain and improve the existing stock of affordable housing with the goal of no net loss of affordable housing as a result of redevelopment within the plan area.
- Retain the diversity of local businesses and enhance the neighborhood economy by encouraging ethnic and locally-owned business clustering and compatible retail uses communicated during Master Plan community engagement (i.e., grocery store).
- Ensure that the plan has the flexibility and zoning tools/guidance necessary to develop and identify opportunities for additional public spaces, specifically at the Washington Adventist Hospital site, that provide benefits which are critical to the City, such as schools, recreation amenities (i.e. public pool), health care specifically mental health services, public greenspaces, and community gathering space.

- Strengthen plan elements which emphasize important social factors such as connectivity, pedestrian and bicyclist safety, as well as environmental factors including tree canopy growth, stormwater management, climate resilience, and plan level Climate Assessment.
- Continue to meet the unique community engagement needs in the City of Takoma Park by offering a range of opportunities for residents to offer feedback throughout the plan development process, including setting the public hearing date in mid-September, opening the public record as soon as possible, and keeping the public record open for an additional two weeks after the public hearing to allow for additional resident feedback.
- Elaborate on what will be needed to account for the impact of increasing residential units and retail on service provision across this area, including City services, schools, traffic, and infrastructure.

Council Priority

A Livable Community for All

Community Development for an Improved & Equitable Quality of Life

Environmental Considerations

In July 2022, the Montgomery County Council passed [Bill 3-22](#), "Climate Assessments". This law requires the Office of Legislative Oversight (OLO) to conduct climate assessments of county bills and requires the Planning Board to conduct climate assessments of Zoning Text Amendments (ZTAs) and master plans. The climate assessment requirement applies only to the Planning Board Draft Plan that is transmitted to the County Council for final approval.

Area master plans typically include recommendations to address environmental issues and the impacts of climate change on particular communities. Montgomery Planning staff incorporate these considerations during each phase of the master plan process—scope of work, community engagement, Working Draft Plan development, and Planning Board review, culminating in the Planning Board Draft Plan approved by the Board that is transmitted to the Council for its final approval.

Climate assessments for bills, ZTAs and master plans are required for the County Council's process and must reflect the item as transmitted to the Council for its review. Master plan recommendations can change during Planning Board review; therefore, the climate assessment cannot be completed until the Planning Board Draft Plan is approved by the Planning Board to be transmitted to the Council.

Fiscal Considerations

Plan recommendations, improvements, and amenities are implemented in one of two ways: private development or public capital projects. Generally, private development of new buildings will include public amenities required by the Zoning Ordinance and those recommended by the plan. Amenities and improvements are implemented on a project by project basis through the public development review process. Public amenities may include:

- open space,
- public facilities

- improvements to sidewalks
- sewers and utilities
- bike lanes
- roadways along the property frontage.

New public facilities or improvements to existing ones, like parks and roadways, are funded through the capital budgets of their respective jurisdictions. Within the plan area, Maryland-National Capital Parks and Planning Commission (M-NCPPC), Montgomery County Department of Transportation (MCDOT), and the Maryland Department of Transportation State Highway Administration (MD SHA) each have responsibilities for some parks and/or roadways. Improvements to roads or land owned or controlled by the City of Takoma Park would be funded through the City.

Racial Equity Considerations

[The County Racial Equity and Social Justice Act](#) (Bill 27-19) requires the County Office of Legislative Oversight to prepare a Racial Equity and Social Justice Impact Statement for bills and Zoning Text Amendments and the Planning Board to consider racial equity and social justice impacts when preparing a Master Plan.

In accordance with Bill 27-19, Montgomery Planning's Equity Agenda for Planning is an ongoing commitment to systemically dismantle the institutional and structural racism that exists in and has long influenced planning and zoning processes and to prevent that influence in the future. As part of this agenda for Master Plans, Montgomery Planning closely considers equity in examining the history and existing conditions of communities, engaging with the county's diverse residents during plan development, conducting data analysis, and developing plan recommendations.

The Takoma Park Minor Master Plan efforts included:

- analysis of the demographics and history of the planned area
- providing authentic and informative engagement opportunities
- educating stakeholders on how to advocate for their community
- crafting goals that reflect the desires of the community.

During staff work sessions following September 14, 2023, Public Hearing, the Planning Board will consider and discuss the racial equity and social justice impacts of the Minor Master Plan Amendment.

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](#)
- [Resolution 2023-16](#)
- [Resolution 2021-22](#)
- [Memorandum of Understanding \(MOU\)](#) between the Montgomery County Planning Department and the City of Takoma Park
- Draft Resolution for the Planning Board