

THE CITY OF TAKOMA PARK, MARYLAND
EXECUTIVE MEETING OF THE MAYOR AND CITY COUNCIL
April 12, 1976

City Officials Present:

| | |
|----------------------|---|
| Mayor Roth | City Administrator Gilsdorf |
| Councilman Faulkner | Asst. to the City Administrator Nichols |
| Councilman Forshee | City Clerk Pusti |
| Councilman Garcia | Recreation Director Ziegler |
| Councilwoman Medina | Public Works Director Barile |
| Councilman Nishimoto | Chief of Police Porter |
| Councilman Ricks | Corporation Counsel Gingerich |
| Councilman Webb | |

The Mayor and Council met in Executive Session on April 12, 1976 at 8:00 PM in the Council Chambers, 7500 Maple Avenue, Takoma Park, Maryland. Following the Pledge of Allegiance to the Flag, a motion to approve the minutes of the March 22 meeting was made and seconded. Mayor Roth requested that in the minutes of March 22, under Mayor Roth's Comments and Presentations, third paragraph, second line after "Council met" the following be inserted: "... with County Executive Winfeld Kelly...". With this correction the minutes were approved unanimously.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

The Mayor told of an article he read in the Saturday, April 3, Washington Star (Real Estate Section) that said the resales of real estate in Takoma Park have produced price gains averaging 11% over the County norm. Many have been concerned about property in Takoma Park and perhaps this report indicates that other people are interested enough to live in this City to pay a higher price.

Mayor Roth noted that October 1975 two corrections were requested in the plans of the Historic District for Takoma Park. The Maryland Historic Trust asked for a more detailed map which was drawn up and submitted by Mrs. Delores Stowell. The Mayor was pleased to say that the plans have been forwarded to the National Historic Trust and hopefully going into the final stages.

The Mayor presented a proclamation to Mr. Francis Womack, President of the Takoma Park Boys' Club, proclaiming April 15 - May 31, 1976 as "Takoma Park Boys' Club Days" in the City and encouraged everyone to purchase candy from the boys for their worthy projects.

Mayor Roth proclaimed May 1, 1976 as "Law Day, U.S.A.". Asst. Corporation Counsel Culpepper accepted the proclamation.

April 19 - May 20, 1976 was proclaimed as "Lions Club Light Bulb Days". Mr. Jack Mitton accepted the proclamation and commented on the different projects for which the club raises funds.

Mayor Roth, in keeping with the national program, proclaimed the period April 28 through May 26, 1976 as a "Clean-Up, Paint-Up, Fix-Up" campaign.

The Mayor read the following Resolution of Condolence which was moved, seconded by Councilman Forshee and passed unanimously by voice vote and presented to Mrs. Kathryn Simpson:

RESOLUTION

WHEREAS, the citizens of Takoma Park, the Mayor and Council, City officials and employees were shocked and deeply saddened by the untimely passing of Joseph B. Simpson on March 16, 1976; AND

WHEREAS, Mr. Simpson, a native of Washington, spent the most of his adult life as a concerned and devoted resident of Takoma Park; AND

WHEREAS, Mr. Simpson participated vigorously in many civic, service, and social activities in the City; AND

WHEREAS, Mr. Simpson, a most respected member of the American, Maryland and Montgomery County Bar associations, served both his community and state in various capacities, among them as Montgomery County State's Attorney and on the Maryland Court of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council, on behalf of the officials and employees of the City of Takoma Park, as well as the citizens of the community, that we do hereby extend to the members of the Joseph B. Simpson family this expression of heartfelt sympathy in the great loss that they, in common with the community, have suffered through his death.

BE IT FURTHER RESOLVED THAT this resolution be placed upon the permanent records of the City of Takoma Park, and that an appropriate copy be prepared for Mrs. Joseph B. Simpson.

ADDITIONAL AGENDA ITEMS

Discussion on Montgomery College in terms of their need of additional money for their buildings (Mayor Roth)

CITIZENS REMARKS: 1. Comments on Suggested Guidelines for Parking Permit Areas

(1). Robert Mandel, 7003 Woodland Avenue observed ambiguities in the parking permit guidelines. Expressed concern with Sec. V.C.1. suggesting that people who don't own vehicles be given the opportunity to buy visitor permits. He added that the Sec.V.C. 2 & 3 should include fees for visitor permits and additional visitor permits. He stressed specificity. Asked that "non-resident" and "necessaary activity" be clarified in Sec. V.D. Referring to Sec. V.F., Mr. Mandel felt that non-motorized vehicles should not be given special privileges, recommending that the same footage imposed for parking meters be used to determine maximum length permissible. Councilman Garcia said that deleting the comma in Sec. V.D. after "non-resident" would alleviate some misunderstanding.

(2). Charlene Cohen, 7815 Takoma Avenue pointed out that the above-mentioned comma was not in the County guidelines. Referring to Section IV.2., "Hearing Procedures", Mrs. Cohen asked in what length of time after the findings of the City Administrator will the Public Hearing be scheduled. She asked when the permit parking will be implemented (IV.8.). Stated that Washington, D.C. and Montgomery County will charge \$5.00 for the parking fee and wondered why Takoma Parks will charge \$7.50. Suggested that \$5.00 be charged the first year and if needed, raised to \$7.50 the next year. Councilman Nishimoto asked Mrs. Cohen her interpretation of III.A.. She understood this to mean no driveway or less than two spaces in front of the house.

(3). Jack Mitton, 501 Philadelphia Avenue noted his earlier opposition. Felt that the purpose of the Public Hearing should be to establish whether the interest is there (Section II.). In Section II. he stated that he saw nothing allowing for revocation. Mr. Gilsdorf explained that revocation is defined in the Ordinance.

(4) Rita Marth, 7308 Cedar Avenue representing the Old Takoma Park Citizens Association, supported the Parking Permit Ordinance. Citing the Metro Station, Mrs. Marth urged the Council to do something before the problem arises. Some of the members felt there should be no fee at all and others thought that \$2-\$3 would be sufficient. Mayor Roth and Corporation Counsel Gingerich explained that to apply the permit in anticipation of a problem could cause it to be overthrown in Court. Mrs. Marth felt that justification was the precedent set in other cities. Mayor Roth said that the fee would aid in giving the ordinance firm legal ground; that Council is aware of the Metro openings in Takoma Park and Silver Spring about Sept. 77 and will do all they can to prevent a problem. He added that the immediate problem is in the College area and it would be wise to see if the permit ordinance works, since it is legally sensitive. He said that when the Metro opens, for immediate problems, it might be possible to apply the one or two hour parking to give some relief. Councilwoman Medina advised those in the Metro area to make plans and prepare the material they need to submit for the permit parking when the problem arises.

(5) Mrs. Kirkpatrick, 1109 Holton Lane reported case of problem parking on her street due to large number of people living in neighboring houses. Complained of personal harrassment by neighbors. Mayor Roth asked the City Administrator to check into the situation.

(6) Mr. Mandel disagreed with Mr. Gingerich's reply to Mrs. Marth about acting on anticipated problems, commenting that it is not illegal to take precautions. Councilman Nishimoto said the Council is concerned about the Metro area but the permit parking should be tried out in the College area first. Councilman Faulkner pointed out that, as stated in Section III.B.1., a problem would have to exist according to the guidelines in order to apply the permit parking.

(7) Kathryn Simpson, 7300 Cedar Avenue foresaw problems in Section V.F. if non-motorized vehicles are not issued permits.

CITIZENS' REMARKS: 2. Comments on other matters

(8) Kathryn Simpson, General Chairwoman of the Community Improvement Board, asked if the Council had any questions about the appointments to the Community Improvement Board. She explained the resignations, reappointing of members, and filling of vacancies, adding that all the reappointed members have agreed to reappointment. Mrs. Simpson pointed out that there were two vacancies on the Board. Answering Councilwoman Medina's question, she reported that ride-arounds were finished on March 1 and the paper work has been forwarded to the Code Enforcement Office. Mr. Olson plans to give a follow-up on the surveys at the May CIB meeting. She added that Mr. Richard Robbins, City Parks Supervisor will be speaking at the April CIB meeting. Mayor Roth stated that Takoma Park is the only City in the State that has an ordinance-supported organization like the CIB. He gave a brief history of why the CIB was formed and was sure that citizen participation has contributed to its success. Councilman Forshee expressed appreciation to the members of the Board for their work in the City.

FINANCIAL STATEMENT: Mr. Gilsdorf, City Administrator, gave a brief summary of the City's financial statement.

ITEMS FOR COUNCIL CONSIDERATION: City Administrator Gilsdorf
Communications

Letter from Mrs. Bennick, 212 Philadelphia Ave. indicated that at their own expense, had installed an asphalt walkway but it has not proven adequate. Asked the City to look into this and possibly improve the curb at this location. Mr. Gilsdorf will

report back on this.

P.G. Co. Zone of Appeals - Notice that Olive M. Kreinbihl, 1011 Elm Ave. has been granted a 45 day period in which to cease operation or apply for a special exception to operate a day care center. Mayor Roth asked Mr. Gilsdorf to report on any further development on this case.

Special Exception 2252, 7003 Sycamore Avenue expansion of Day Care Center from 26 to 46 children has been approved by the P.G. Co. Hearing Examiner.

Special Exception 2977, Sonoco Station, Sligo Mill Road has been granted allowing the rear lot area to store U-Haul vehicles for rental purposes.

Administrative Reports and Recommendations for Council Action:

Authorization for Mayor to sign 4th Amendment to COG Mutual Aid Agreement

Councilman Nishimoto moved that the Mayor be authorized to sign the Mutual Aid Agreement Amendment which adds Manassas Park, Virginia to participating jurisdictions; Councilman Webb seconded. The motion was unanimously approved.

Appointment of Community Improvement Board Members

Councilman Nishimoto moved that the following people be reappointed to the CIB as provided in the resolution governing their activities:

- | | | | |
|------------|----------------------------|---------|--------------------------|
| Zone 1 | Arthur L. Catudal (1 Year) | Zone 4 | Henry Daniels (2 Years) |
| Zone 1 | John D. Loxley (2 Years) | Zone 5 | Edward Hutmire (2 Years) |
| Zone 2A | Mary Ann McGuire (1 Year) | Zone 5 | Robert Calhoun (1 Year) |
| Zone 2B | Francis Womack (o Year) | Zone 5 | Paul Chappel (2 Years) |
| Zone 2B | Geneva Cross (1 Year) | Zone 6 | Ellen Zervos (2 Years) |
| Zone 3 | Margaret Holmes (2 Years) | Zone 6 | Doris Stelle (1 Year) |
| Zone 3 | Charles Potter (2 Years) | Zone 7A | Austin Brown (2 Years) |
| Zone 3 | Virginia Egan (1 Year) | Zone 7B | Sue Allen (2 Years) |
| Zone 7B | Robert Turner (1 Year) | Zone 2A | Martha Jewett (2 Years) |
| Vc. Chrmn. | Duncan Wall (1 Year) | | |

Mrs. Marion Florin has been appointed Chairwoman for Zone 2B.

Councilman Ricks seconded. The motion was approved unanimously.

Suggested Parking Permit Area Guidelines

Many citizens, civic associations, and the Mayor and Council were provided with copies of the suggested guidelines. The Council reviewed the guidelines and, after some discussion, made changes as indicated on the attached revised version. Mayor Roth reminded the Council that the guidelines can be amended at any Council meeting. Referring to Section II, line 3, Councilwoman Medina requested that "or removed" be inserted after "established". Councilman Forshee inquired if the Council could initiate the Parking Permit without citizens' requests. Councilwoman Medina felt that if there were a need for the permit parking, then residents of an area would notify the Council. Councilman Ricks added that it would be difficult to charge a fee for parking permits if residents did not request it. Corporation Counsel Gingerich stated that by establishing the guidelines the Council is establishing a need for an ordinance by the public. There should be a public request for the adoption or removal of permit. The Council may adopt, rescind, or amend an ordinance without a petition. Re on-site observations (Sec. III.B.), it was the consensus of the Council that the staff should make the observations in order to support the need if contested in Court. After much discussion, it was agreed that "residents in the area" be inserted after "applicant" in Sec. IV.1. & 8. In answer to Mrs. Cohen's question on Section IV.2., Mr. Gingerich felt the guidelines should remain general to allow more freedom. The City Administrator said that

public hearings would be scheduled at the earliest practicable time. Referring to Section IV.6., it was the consensus of the Council that the record be held open for only a few days so as not to delay requests. It was noted that there would be a certain amount of time lapse before permit parking is effected, even under the best circumstances (Section V.A.). It was agreed that the fee be reduced to \$5.00 and, if necessary, raised the following year. The City Administrator felt it would be difficult to meet the costs even at \$7.50 for a 10 block area. Mayor Roth said he would be inclined to absorb some of the cost the first year, possibly with Federal Revenue Sharing Funds. The Council accommodated Mr. Mandel's concern by inserting in Sec. V.C.1., line 2, "or upon request". It was further agreed that Sec.V.C.2. & 3. be combined; and that "Additional visitor permits" be changed to "Temporary visitor permits". It was the consensus of the Council and the Corporation Counsel to remove the comma in Section V.D. after "non-resident". Mayor Roth thought these guidelines should be used as an experiment with the first case to see how well it will work. Councilman Nishimoto suggested that if the guidelines must be voted on at the next Council Meeting then those wanting to present a petition do so then. (See attachment for revised version.)

Administrative Reports (City Administrator)

122 Park Avenue now has a legal owner who has made plans for renovation and has already removed 50% of the code violations. In response to Councilman Ricks' question, Mr. Gilsdorf stated that the Code Enforcement Officers are conducting weekly inspections of this place and will remind owner that this is a single-family dwelling.

103 Sheridan Avenue - Several weeks ago construction resumed in defiance of the Court order. Mr. Culpepper reported that the Corporation Counsel has filed a motion to intervene as a plaintiff with Montgomery County. An order has been signed prohibiting any alterations, repairs or modifications violating the stop work order. A restraining order has been served on the owners. The owners' attorney has now filed a motion to eliminate the City as a plaintiff. The first thing that will be taken care of is the contempt petition and then the plaintiff issue will be dealt with. Mr. Culpepper said he felt if the City is dropped as a plaintiff (though he doesn't expect this will occur) the County will continue to pursue this case. The County's suit is set for hearing on June 14.

7303 Piney Branch Road is operating as a non-profit halfway house for handicapped individuals. The County zoning officials have advised the operators that they will need to secure a Use and Occupancy permit and a special exception to operate at this address. They have requested several inspections from the County which are preliminary to securing a Use and Occupancy permit. The City Administrator will continue to report.

The State Highway Administration has improved sight distance at Ritchie and Piney Branch Road in that the bank on the Southeast corner has been sloped back to improve visibility.

Special Exception S-462 - The Board of Appeals has granted withdrawal of petition (Beauty Shop, 7320 Piney Branch Road) without prejudice.

Long Branch Park Sewer Project - WSSC is in the process of laying a relief sewer (18" diameter) down Long Branch, starting at Sligo Creek moving back toward Carroll Avenue following roughly Long Branch Creek. During the next 30 days they will be passing through Long Branch Park. They have assured the City that they will be through before the summer playground season starts.

Glengary Bridge - The Maryland National Capital Park and Planning Commission will replace the bridge when the Long Branch sewer is finished in that area.

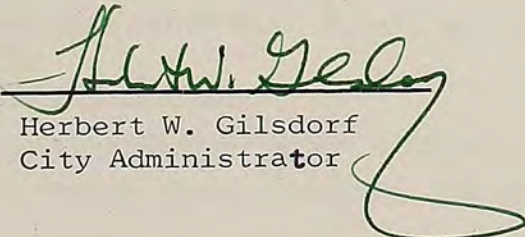
The Area 4 Montgomery County Recreation Board in cooperation with the SSI Site Committee is holding a public meeting for the proposed park plan for SSI, Thursday, April 29 at 8:00 PM, in the Municipal Building. Councilwoman Medina said that if people are curious to see the plans before the meeting they may do so at the Recreation Dept., City Municipal Building.

Additional Agenda Items

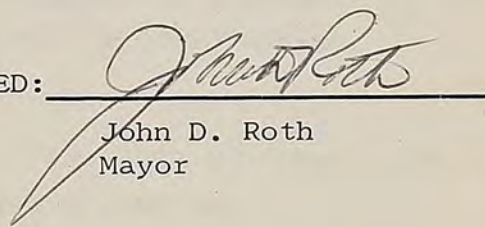
Montgomery College - Mayor Roth proposed, with Council concurring, that a letter be sent to inform the State Board of Public Works of the Parking Permit Plan and urge them to release College building funds. Mayor Roth received a communication from the Governor's Special Asst. for Municipal Affairs, transmitting a letter of March 15, from M.S. Caltrider, District Engineer, SHA, concerning their plans for traffic signals in Takoma Park. The design for signalization at Maple and Philadelphia Avenues is complete; funding will be approved in a few days and contracts should be advertised for bids in 30 days. Plans are the same for signalization at Carroll and Philadelphia Avenues, Carroll and Ethan Allen Avenues, and Takoma and Philadelphia Avenues. Signalization will be revised to allow concurrent pedestrian phases at Philadelphia and Maple Avenues and Philadelphia and Piney Branch Road. Personnel from the SHA are investigating the availability of State owned property at Ritchie Avenue and Piney Branch Road to ascertain if site distance grading can take place. The SHA Traffic Representative will provide a study of a left-turn arrow requested at New Hampshire and Sligo Creek Parkway to determine if warrants are available for the change. The flow of signal contracts has been delayed through the winter months in part due to a moratorium placed on all types of contracts in November of 1975. This moratorium was lifted after a relatively short period but did in effect throw the advertising schedule for projects into some confusion. The Traffic Division is now working out of this adverse situation.

The meeting adjourned at 11:10 PM, with a meeting of the new Council to follow immediately.

ATTEST:


Herbert W. Gilsdorf
City Administrator

APPROVED:


John D. Roth
Mayor

THE CITY OF TAKOMA PARK, MARYLAND
Initial Meeting of New Council
April 12, 1976

The first meeting of the newly elected Council convened at 11:12 PM, April 12, 1976, with the re-elected Mayor Roth in the Chair. Mayor Roth, who had been sworn in at the Circuit Courts in Montgomery County and Prince George's County prior to the meeting, administered the Oath of Office to the Councilmembers. He then called the meeting to order. Present were:

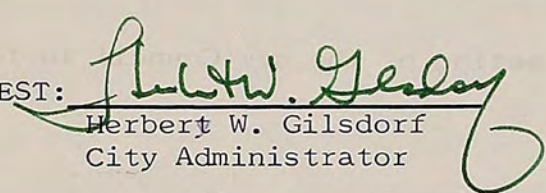
Councilman Forshee
Councilman Faulkner
Councilman Garcia
Councilwoman Medina
Councilman Ricks
Councilman Nishimoto
Councilman Webb

NEW BUSINESS:

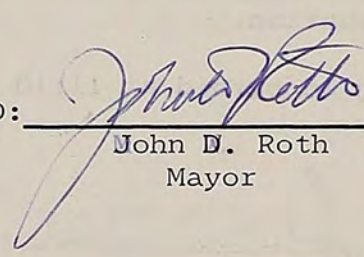
Councilman Ricks moved that the Council write the Governor and inform him of the lack of credibility on the part of the State Highway Administration. Councilman Garcia seconded. The vote on the motion was 3:3, with one abstention, after which Mayor Roth voted Nay, thus causing the motion to fail.

There being no further business to come before the Council, the meeting was adjourned at 11:25 PM, Council to reconvene on April 26, 1976, at 8:00 PM.

ATTEST:


Herbert W. Gilsdorf
City Administrator

APPROVED:


John D. Roth
Mayor

SUGGESTED GUIDELINES
Parking Permit Areas
as revised 4-12-76*

Pursuant to Sec. 13-63A, of the Code of Takoma Park, Md., 1972, as amended, the following guidelines for application of the Parking Permit Areas are hereby adopted:

I. Area

- A. The area to be considered for permit parking must be clearly defined as a subdivision with specific boundaries, or an area defined by limits such as street names, streams, park land, railroad right-of-way, etc.
- B. Provision for residential parking permits will be considered only on an area basis and not for single block requests.

II. Request

The City Administrator shall receive a petition indicating that at least two-thirds of the residents (one signature per dwelling unit) desire their specific area to be established OR REMOVED as a Parking Permit Area.

Regulations to be as follows (illustrative purposes only):

PARKING BY PERMIT ONLY

8 AM to 5 PM

Monday - Friday

III. Justification

A. Off-Street Parking Deficiency

At least 25% of the dwelling units in the area requesting implementation of Permit Parking must have less than two off-street parking spaces.

B. On-Street Parking

1. Average curb space occupancy in the area requesting implementation of Permit Parking during the period cited must exceed 50%.
2. Non-residential parkers must make up at least 50% of the existing on-street parking population during the affected time in the area requesting implementation of Permit. This will be determined by on-site observation of arrivals.

NOTE: ALL CAPS indicates additions.

[] indicates deletions.

IV. Hearing Procedures

This section will be administered by the Mayor and Council with assistance from the City Administrator.

Upon determination that an area applying for a parking permit restriction satisfies the criteria indicated in Section III, the following procedure shall be followed:

1. Notify applicant, RESIDENTS IN AREA and the civic/citizens' association wherein the streets designated for parking are located of the City Administrator's findings.
2. Schedule the required public hearing
3. Prepare for the public hearing
4. Advertise the public hearing in a general circulation newspaper.
5. The Mayor and Council shall hold the public hearing.
6. Hold the hearing record open at the discretion of the Mayor and Council.
7. Mayor and Council shall issue statement of decision within 15 days of the close of the hearing record (30 days grace period is acceptable "for good cause shown").
8. Notify applicant, RESIDENTS IN AREA and civic/citizens' association(s) wherein the streets to be designated for permit parking area, and publish information of the decision in a newspaper of general circulation.

V. Implementation

A. Signing.

This section will be administered by the City Administrator with the assistance of the Police Department. The parking restriction signs shall read (for illustrative purposes only):

PARKING BY PERMIT ONLY

8 AM to 5 PM

Monday - Friday

B. Permit Fee and Distribution

1. Permits will be sold annually at a cost of [\$7.50] \$5.00 per year each by the Police Department.
2. The permit shall be color coded to identify area. A serial number will be provided for identification and filing purposes.

3. The permit shall be affixed to the inside lower left hand corner of the rear window. For vehicles with no rear window, the permit shall be affixed so as to be seen clearly from the rear.
4. Permit application will require proof of residency within the designated area and proof of vehicle ownership (e.g., vehicle registration card).
5. One permit may be issued for each registered motor vehicle within the designated area. The vehicle registration number (license tag number) will be printed on the permit.
6. Permits for employees of residents working at a residence within the designated area may be obtained by the resident.

C. Visitor Permit

1. Two transferable visitor permits shall be issued per dwelling unit with initial sales for that unit OR UPON REQUEST. This permit shall be placed in visiting vehicles in a manner that is visible through the rear window.
 2. [Additional] TEMPORARY visitor permits will be available in person or by telephone upon indication of residents' name, address and permit number.
[3.] The duration of visitor permits (excluding transferable issued per C-1 above) will be seven days from date of issue and shall not be renewable.
- D. Non-resident [,] emergency, commercial and/or service vehicles will be exempt from permit restrictions when conducting necessary activity within the area.
- E. Public utility and all governmental vehicles shall be exempt from permit restrictions when performing necessary work within the area:
- F. Non-motorized vehicles (e.g., trailer, boats, etc.) will not require nor be issued permits.

THE CITY OF TAKOMA PARK, MARYLAND

REGULAR MEETING OF THE MAYOR AND CITY COUNCIL

April 26, 1976

City Officials Present:

| | |
|----------------------|---|
| Mayor Roth | City Administrator Gilsdorf |
| Councilman Forshee | Asst. to the City Administrator Nichols |
| Councilman Garcia | City Clerk Pusti |
| Councilwoman Medina | Recreation Director Ziegler |
| Councilman Nishimoto | Public Works Director Barile |
| Councilman Ricks | Chief of Police Porter |
| Councilman Webb | Corporation Counsel Gingerich |
| | Asst. Corporation Counsel Culpepper |

Councilman Faulkner was excused.

The Mayor and Council met in Regular Session on April 26, 1976 at 8:00 PM in the Council Chambers, 7500 Maple Avenue, Takoma Park, Maryland. Following the Pledge of Allegiance to the Flag, a motion to approve the minutes of the April 12 meeting was made and seconded. Mrs. Cohen noted an error on Page 2 in her statement (see Citizens' Remarks below). With this correction the minutes were approved unanimously.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

The Mayor was pleased to hear favorable publicity for the continuation of operation of Takoma Park Jr. High in an editorial comment on Radio Station WTOP.

He congratulated Dr. Faith Stern for letters she has sent to the Montgomery County Sentinental and Record pointing out facts about the schools in Montgomery County.

Mayor Roth presented a proclamation to Mr. Henry Wagner of the Veterans of Foreign Wars, Post No. 350, proclaiming the month of May 1976 as Buddy Poppy Month, to promote the sale of Buddy Poppies for the benefit of disabled and needy veterans, widows and orphans of deceased veterans. Miss Sandy Clary was crowned the 1976 Poppy Queen.

CITIZENS' REMARKS

1. Mary Ann Leary, 7301 Takoma Avenue, expressed great concern about the condition of the playground at Jeque Park; described finding a great deal of broken glass; deteriorated conditions of sand boxes and sliding board; and noted that the park needed more trash cans. Mayor Roth thanked her for bringing this to the Councils' attention and assured her the matter would be checked into immediately.
2. Joe Ferrier, 7413 Maple Avenue, reported that on April 21, Montgomery College had a meeting with citizen groups to recommend several suggestions for future plans for the Carroll House. Mr. Ferrier said it was encouraging to hear an idea presented to restore the Victorian look of the house and use the inside as a community center and museum. He hoped that the Mayor and Council will support the necessary rehabilitation, and said that this was something that citizens and the College could both agree upon.
3. Ann Vogel, 7117 Garland Avenue, presented tickets to the Mayor and Council, Mr. Gilsdorf and Mr. Nichols for the 1976 House and Garden Tour. She said that many of the homes were built prior to 1910. Some antique cars will be shown and there will be a display in the Municipal Building lobby. She added that everyone will be able to ride on the TESS Mini-bus. Mayor Roth thanked the committee for their hard work and was sure that everyone would enjoy the tour. [House and Garden Tour, May 2, 1976, from 1:30 to 6:00 PM.]

4. Charlene Cohen, 7815 Takoma Avenue asked for a correction in the minutes of April 12; felt she had been misunderstood on Page 2, last sentence. It was moved that the sentence be changed, seconded and approved with the correction as follows: "She understood this Sec.[III.A.] to mean a driveway that would park two cars." Mrs. Cohen presented the first installment of a petition to designate the area bounded by the 500 block of Boston Avenue, Margaret Drive, the city limits, Boundary Avenue, Chicago Avenue, Fenton Street, Takoma Avenue, and Piney Branch Road as a parking permit area. She noted that the petition contained 124 signatures from 175 houses; that 30 had not yet been contacted; and 29 have refused to sign mainly because they felt they should not have to pay a fee. Many were afraid this would mean the College would buy land and destroy homes to build more parking spaces.

5. Pinky Vahovich, 7217 Spruce Avenue was upset about a Washingtonian Newcomers Guide article on Takoma Park. She said she moved to Takoma Park because of its good atmosphere, integrated community and schools and because it was an incorporated City with a Mayor and Council. The article did not reflect these good qualities, rather it told of the run down homes and racial problems. Suggested that refuting this ad in the paper outlining the good things in Takoma Park. Added that the City needs a good publicity agent. She also recommended a brochure. Mr. Ferrier pointed out that TCAC had begun to prepare a brochure that might have some helpful information. Mayor Roth said he had read an article in the Sat., April 3, Star that said the resale of real estate in Takoma Park has produced price gains averaging 11% over the County norm.* Councilman Ricks asked that this be added as an additional agenda item.

ITEMS FOR COUNCIL CONSIDERATION: City Administrator Gilsdorf

Administrative Reports and Recommendations for Council Action

Special Exception Application No. 2998, request to modify parking requirement in connection with existing doctor's office at 8106 New Hampshire Avenue (outside City)

A special exception had been requested which would be a variance from the normal parking requirement to continue operating this medical office. Due to the nature of this business and the times that the parking spaces would be used, the staff of Maryland National Capital Park and Planning Commission recommended the approval. It has gone to the District Council for final action, the Planning Board having made no recommendations. No date has been set for the hearing but the City Administrator will report to the Council any decision that is made.

Discussion of request to remove parking restrictions in the 300 and 400 blocks of Boyd Avenue and alter the flow of traffic/ Mr. Lawrence Dawson requested parking

on both sides of the street for Boyd Avenue and making it (300-400 block) a one-way, east to west, from Carroll Ave. to Lincoln Avenue. Councilmen Garcia and Faulkner studied the area and found they were not so much interested in a one-way street as they are in having the parking restrictions removed. In response to Councilwoman Medina's question, Mr. Gilsdorf said that the Master Plan Task Force on Transportation had discussed traffic patterns, one-way streets, etc., in a general way, and have noted that one-way streets tend to increase the flow of traffic. After some discussion it was decided that the "one-way" issue would not be addressed at that time, but that residents of the 300-400 blocks of Boyd Ave. be surveyed to determine whether or not they favor parking on both sides of the street.

*See attachment.

Administrative report on status of Juniper Street Pedestrian Bridge

Following a public hearing the Mayor and Council, by ordinance, closed Juniper Street to vehicular traffic, leaving a temporary pedestrian bridge that would be replaced by METRO. The Mayor received a copy of a letter sent to Montgomery County Council President Christeller from Mr. Quenstedt of WMATA informing him of the actions they plan to carry out:

- (1) Delete the vehicular bridge and its approaches from the construction contract.
- (2) Redesign and reconstruct Blair Road at approximately its pre-Metro elevation, and reconnect Juniper Street with Blair Road.
- (3) Redesign and reconstruct Fenton Street - Takoma Avenue intersection to approximately its pre-Metro configuration.
- (4) Regrade and seed the unpaved affected areas.
- (5) As one of the final tasks of Contract 1B0063, the contractor will remove the temporary pedestrian bridge and its ramps and restore the affected areas by grading and seeding.

It was felt the letter was not specific on who would draw up the design for the new pedestrian bridge. The Council was concerned with the implications of item 5, above, saying the temporary bridge should not be torn down until a new bridge is designed and ready for construction. It was pointed out that it has been three to four months since the City has closed Juniper Street and plans for a new pedestrian bridge have not yet been presented. There now appears to be a question of the availability of necessary funds for building a new pedestrian bridge. It was the concensus of the Mayor and Council that Messrs. Quenstedt and Christeller be contacted immediately by phone to be followed by a letter requesting a meeting and stating Council's objections to removal of the temporary bridge prior to design of a replacement. The letter would also express Council's concerns about the design of the bridge and the possibility of a delay in funding. It was also agreed that WMATA be requested to coordinate the relocation of Fenton Street with Park and Planning, since they have drawn up a proposal.

Administrative report by Mr. Barile on receipt of funds Re: Tropical Storm Eloise
Mr. Barile was previously appointed City agent to apply for Federal Funds allocated through the State and County for damage in the City caused by Tropical Storm Eloise. The City received the sum of \$3,253 (the amount requested).

Status of the deteriorated box culvert on Route 410 near Maple Avenue

The above-mentioned storm caused damage to the sewer line at this location. A large hole and mound of earth have been there for some months, awaiting a SHA design for a replacement structure. Mr. Barile thought it would be summer before the covering would be replaced. Council expressed concern because the project is unsightly and destroys the beauty of the City. Councilman Nishimoto moved that Mr. Barile be authorized to request the SHA to cover the hole as soon as possible since this area will be needed for recreation during the summer. Councilman Webb seconded and the motion was approved unanimously. Councilman Ricks moved that the Council contact Governor Mandel to emphasize the immediate need for repair of the storm drain. Councilwoman Medina seconded on the basis that the responsible agency be contacted and notified that there is a great concern that this project has not been resolved and the Council would like immediate attention. Councilman Ricks agreed to this change and motion carried by majority vote.

Approval of amended guidelines for parking permit area determination

Councilman Nishimoto moved that revised parking permit guidelines be approved. Councilwoman Medina seconded and noted there doesn't seem to be a problem with non-motorized vehicles now but if necessary the guidelines could be modified. Since a petition was presented, Councilman Nishimoto reviewed the Justification and Hearing Procedures. In regard to Councilman Garcia's question of Section III.B.2., it was noted that the City Administrator or Chief of Police would do the surveys so as to have official documentation.. The guidelines were approved unanimously.
(see attachment)

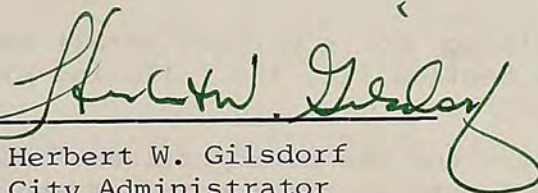
ADDITIONAL AGENDA ITEMS

Article in the Washingtonion Newcomer's Guide about Takoma Park

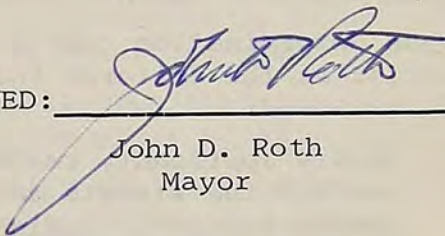
Councilman Ricks said the Mayor and Council should take out an ad in the Washington Post to rebut the article in the Washingtonion Newcomers Guide. He moved that the following items be reflected in an ad to be published: integrated neighborhood and schools; hospital; own Public Works, Police, and Recreation Departments; two colleges; convenient shopping; and is a Bicentennial City. Councilman Garcia seconded. Councilman Nishimoto felt this needed an expert's approach, recommending Elizabeth Batemen to help with the article. Councilwoman Medina was concerned with real estate people who try to influence buyers not to live in Takoma Park. She suggested an appropriation for some type of public relations image campaign. Councilman Garcia suggested that the brochure mentioned earlier could be designed and placed in real estate offices. Councilman Forshee favored a continuing project rather than a one-time ad. Councilman Ricks amended his motion to say that he would like to have money alloted and get advice from an experienced person. Councilman Nishimoto recommended that the City Administrator and Elizabeth Bateman draw up a plan to present to the Council. Councilman Webb felt this was a lot of discussion over nothing since other articles that read favorably of Takoma Park have been published since the Washingtonion article was written. After some discussion the motion, as amended, was approved by voice vote.

ADJOURNMENT: 10:05 PM - Council to reconvene Monday, May 10, 1976 at 8:00 PM.

ATTEST:


Herbert W. Gilsdorf
City Administrator

APPROVED:


John D. Roth
Mayor

GUIDELINES
Parking Permit Areas

Pursuant to Sec. 13-63A, of the Code of Takoma Park, Md., 1972, as amended, the following guidelines for application of the Parking Permit Areas are hereby adopted:

I. Area

- A. The area to be considered for permit parking must be clearly defined as a subdivision with specific boundaries, or an area defined by limits such as street names, streams, park land, railroad right-of-way, etc.
- B. Provision for residential parking permits will be considered only on an area basis and not for single block requests.

II. Request

The City Administrator shall receive a petition indicating that at least two-thirds of the residents (one signature per dwelling unit) desire their specific area to be established or removed as a Parking Permit Area.

Regulations to be as follows (illustrative purposes only):

PARKING BY PERMIT ONLY

8 AM to 5 PM

Monday - Friday

III. Justification

A. Off-Street Parking Deficiency

At least 25% of the dwelling units in the area requesting implementation of Permit Parking must have less than two off-street parking spaces.

B. On-Street Parking

1. Average curb space occupancy in the area requesting implementation of Permit Parking during the period cited must exceed 50%.
2. Non-residential parkers must make up at least 50% of the existing on-street parking population during the affected time in the area requesting implementation of Permit. This will be determined by on-site observation of arrivals.

IV. Hearing Procedures

This section will be administered by the Mayor and Council with assistance from the City Administrator.

Upon determination that an area applying for a parking permit restriction satisfies the criteria indicated in Section III, the following procedure shall be followed:

1. Notify applicant, residents in area and the civic/citizens' association wherein the streets designated for parking are located of the City Administrator's findings.
2. Schedule the required public hearing
3. Prepare for the public hearing
4. Advertise the public hearing in a general circulation newspaper.
5. The Mayor and Council shall hold the public hearing.
6. Hold the hearing record open at the discretion of the Mayor and Council.
7. Mayor and Council shall issue statement of decision within 15 days of the close of the hearing record (30 days grace period is acceptable "for good cause shown").

8. Notify applicant, residents in area and civic/citizens' association(s) wherein the streets to be designated for permit parking area, and publish information of the decision in a newspaper of general circulation.

V. Implementation

A. Signing.

This section will be administered by the City Administrator with the assistance of the Police Department. The parking restriction signs shall read (for illustrative purposes only):

PARKING BY PERMIT ONLY
8 AM to 5 PM
Monday - Friday

B. Permit Fee and Distribution

1. Permits will be sold annually at a cost of \$5.00 per year each by the Police Department.
2. The permit shall be color coded to identify area. A serial number will be provided for identification and filing purposes.
3. The permit shall be affixed to the inside lower left hand corner of the rear window. For vehicles with no rear window, the permit shall be affixed so as to be seen clearly from the rear.
4. Permit application will require proof of residency within the designated area and proof of vehicle ownership (e.g., vehicle registration card).
5. One permit may be issued for each registered motor vehicle within the designated area. The vehicle registration number (license tag number) will be printed on the permit.
6. Permits for employees of residents working at a residence within the designated area may be obtained by the resident.

C. Visitor Permit

1. Two transferable visitor permits shall be issued per dwelling unit with initial sales for that unit or upon request. This permit shall be placed in visiting vehicles in a manner that is visible through the rear window.
2. Temporary visitor permits will be available in person or by telephone upon indication of residents' name, address and permit number. The duration of visitor permits (excluding transferable issued per C-1 above) will be seven days from date of issue and shall not be renewable.

- D. Non-resident emergency, commercial and/or service vehicles will be exempt from permit restrictions when conducting necessary activity within the area.
- E. Public utility and all governmental vehicles shall be exempt from permit restrictions when performing necessary work within the area.
- F. Non-motorized vehicles (e.g., trailer, boats, etc.) will not require nor be issued permits.

Adopted by the Mayor and Council April 26, 1976.

February Resales Up, Prices Stable

By Alfred W. Jarchow
Special to The Washington Star

February brought a healthy increase in sales of existing homes in Montgomery County — about 30 percent more than in January and a much greater increase over the low volume in February a year ago.

February sales equaled about 23 percent of the number of active listings of homes under the Multiple Listing System, but there was a 19 percent increase in the number of existing homes for sale. This undoubtedly is the reason prices remained fairly stable in February.

The 326 February sales have been used to calculate ratios of resale prices to prices previously paid. In two-thirds of these cases, price increases over the July-1971 level ranged from 48 to 85 percent, and the average increase was 66.5 percent.

In the last six months home prices have increased only about 2.5 percent.

(equivalent to an annual rate of 5 percent). This compares with price increase percentages in recent calendar years of 8.3 in 1973, 8.3 in 1974 and 13 in 1975.

ONLY 11.5 PERCENT of the February sales were at prices below \$40,000, while the next bracket, \$40,000 to \$49,999, included 19 percent. Twenty-one percent were in the high-priced \$30,000-and-over bracket. The median sales price in February was \$59,000.

Seventy percent of the sales were financed with conventional mortgage loans. The remainder were about evenly divided between VA and FHA-insured loans, and assumptions and mortgages taken back by sellers.

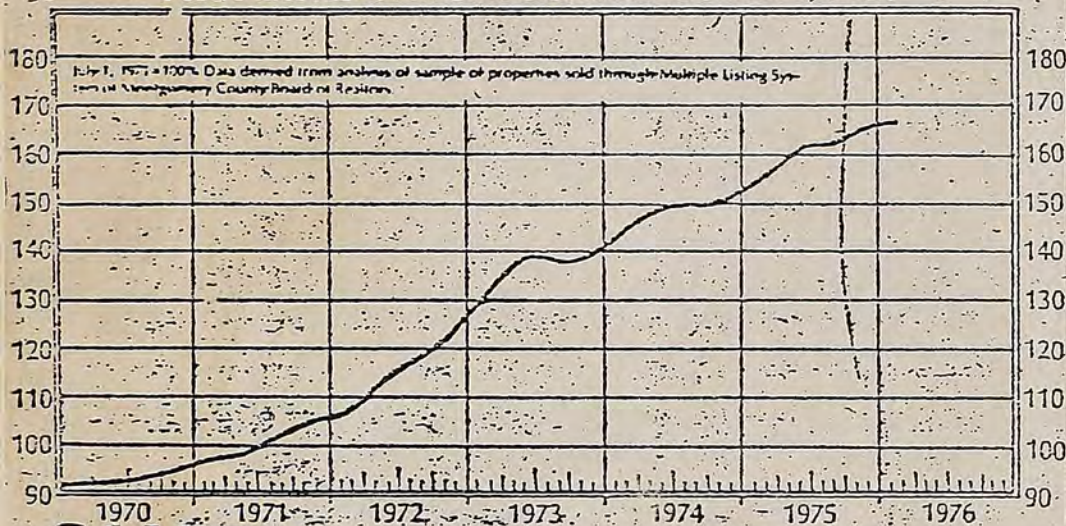
The charted price trend illustrated reflects a fairly wide range of price ratios. This is shown, in part, by variations in price trends in certain

submarkets for which we now have six months' cumulative data.

House type is found to be an important variable. The ranch type, making up about one quarter of the market, had price gains that averaged 8 percent more than the overall market gain. Split-levels followed a price trend which was just about parallel to the market average. Colonials (almost one quarter of the market) did slightly better, with price gains 3 percent higher than the market average.

Cape Cods are an interesting class, with the best ratios of resale to previous prices. The price gains averaged 13 percent more than the norm. During the last six months, however, the price trend of this class showed only a very slight slope, suggesting that the big price gains are in the past rather than the present or future.

MARKET PRICES OF SINGLE FAMILY DWELLING PROPERTIES IN MONTGOMERY COUNTY, MD.



SALES

Continued From F-1

Townhouses and condominiums continue to show the smallest price gains. Townhouse resales have had price gains averaging about 75 percent of the typical gains for all homes. Condominium units, which include townhouses as well as apartments, have had the smallest average price gain, only 70 percent of the norm.

Price class appears to have little effect on trends except for the lowest class (below \$40,000), which has below average price gains. Undoubtedly this is due to the heavy proportion of condominiums in this group.

LOCATION IS most important, as shown by breakdowns of the data using location codes of the Multiple Listing System. In Location 13 (Bethesda area), resales typically show high price gains, averaging 11 percent more than the average for the county. Resales in Location 15 (Potomac) had average price gains 3 percent below the county norm.

Price gains in Location 20 (part of Rockville), have been running 7 percent over the county average, while those in 21 (Rockville and vicinity) have been close to par. Price gains typically 11 percent below the county average were found in Location 22 (west of Rockville).

Smaller price gains also were found in the Gaithersburg area — 23 percent below the county average in location 25 and 14 percent below in 27. The latter location was an active market area during the last six months, with 14 percent of all home sales in the county.

Resales in Location 31 (Takoma Park) have produced price gains averaging 11 percent over the county norm, and nearby Silver Spring (Locations 32 and 33) was close behind with typical price gains 7 and 9 percent more than the average county gain.

Location 34 (east of Rockville and west of Georgia Avenue) is still the most active market, with 16 percent of existing homes sold in the county. Price gains in this area are still running 10 percent over the county average.

In Location 35 (White Oak and Colesville) price gains were slightly — 2 percent — below par. They dropped to 9 percent below county average in Location 33, the large northeast portion of the county.