

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION
August 3, 1981

Councilmembers present:

Mayor Abbott
Councilmember Garcia
Councilmember Holland
Councilmember Patrick
Councilmember Ramsey
Councilmember Ricks
Councilmember Saloma
Councilmember Weisman
City Administrator Gilsdorf

The meeting was called to order by Mayor Abbott at 7:45 PM.

1. Goals for Laurel/Carroll Revitalization. A report was made to the Mayor and Council by Mr. Alvin Nichols, Chairman, Commercial Revitalization Coordinating Committee (copy attached). It was agreed that this would be placed on the August 10 Council meeting agenda.
2. Takoma Park Master Plan -- Montgomery County portion. Various matters still at issue were discussed and acted on; they are contained in the attached memorandum to Tom Robertson from Herbert Gilsdorf, dated August 4, 1981.
3. Redistricting. Councilmembers Garcia and Ramsey presented their respective proposals for consideration by the Mayor and Council. It was agreed that the discussion would be continued at the August 10 Council meeting.

There being no further business to discuss, the meeting adjourned at 12:55 AM.

APPROVED _____

Sam A. Abbott
Mayor

ATTEST _____

Herbert W. Gilsdorf
City Administrator

GOALS
FOR COMMERCIAL REVITALIZATION
OF TAKOMA OLD TOWN

Report of the
Commercial Revitalization Coordinating
Committee

Alvin Nichols, Chairman
James Murphy, Vice-Chairman
Marianne Clark
John Kensinger
Alan Shaffer

August 3, 1981

GOALS FOR COMMERCIAL REVITALIZATION
OF TAKOMA OLD TOWN

Designing a Framework of Shared Responsibility for
Revitalization and Growth

I. Background

The City of Takoma Park has long been concerned with the preservation and revitalization of its residential and commercial stock. One area of special interest has been the Takoma Old Town (Laurel/Carroll Business District) which, because of its proximity to Metro has the potential of capturing some of the benefits of this regional transportation system. Moreover, this area has served in the past and can serve in the future as the locus of a vibrant business district serving the needs of a broad community. In many ways, this juncture of transportation and commercial activity reflects the early history of Takoma Park in which the initial growth of this business area was influenced by the location of the street-car terminal on Carroll Avenue.

A long history of planning for this area demonstrates the City's continuing concern with appropriate growth and redevelopment in its neighborhoods. A Master Plan for the Takoma Park-Langley Park Planning Area was adopted by the Maryland-National Capital Park and Planning Commission on September 4, 1963. Three years later, in 1966, work was begun on the Transit Impact Area Sector Plan finally adopted in 1974 which proposed a mixed use zone to encourage the possibility of combining commercial, office and residential uses in the Takoma Old Town corridor. The TS-M Zone permits mixed uses at densities up to 3.0 floor area ratio (F.A.R.), just slightly higher than the F.A.R. now permitted in a C-1 zone for those parcels of 40,000 square feet or more which qualify.

In late 1975, the City of Takoma Park began work on a Master Plan for the City whose preliminary recommendations, presented in November, 1979, incorporated the Sector Plan proposals for the Takoma Old Town area.

One year later, in November 1980, the City commissioned a series of studies on Revitalizing the Carroll Avenue Neighborhood Business District which provide information on current market, demographic and architectural characteristics of the area. A public presentation of this information on March 5, 1981 encouraged the City to move toward designation of this district as a special study area in order to discourage spot development and provide for a coordinated program of rehabilitation and redevelopment. On April 27, 1981, the Mayor and the

Goals 2

unanimously endorsed a resolution committing the City to the goal of coordinated commercial revitalization of Takoma Old Town.

II. Program Objectives

The overall objective of the program is to unite business, lending institutions, local government and the citizens in the identification and solution of problems of planning and implementation of an economically viable commercial revitalization of Takoma Old Town which is sensitive to neighborhood characteristics.

The specific objectives of the program are:

1. Establish a partnership of business, citizen and local government representatives whose function is to encourage and implement commercial revitalization in Takoma Old Town.
2. Establish a commonly agreed upon set of goals and priorities for the nature, scale and staging of commercial revitalization in Takoma Old Town.
3. Develop a pleasing, unified and appropriate revitalization plan for the business district.
4. Facilitate participation of citizens and businesses in the development of goals and the revitalization plan.
5. In concert with the business community, lending institutions and government agencies identify and apply for funding for implementation of the revitalization priorities.

III. Establishment of the Commercial Revitalization Coordinating Committee

On June 29, 1981, the Mayor and City Council appointed a five member Commercial Revitalization Coordinating Committee to assist in the development and implementation of goals for commercial revitalization of Takoma Old Town. The committee is composed of two citizen representatives, Marianne Clark, Chair of the Citizens Commercial Revitalization Committee and Alvin Nichols, Chair of the Citizens Community Development Block Grant Committee. The two business representatives are John Kensinger, Vice-President of Citizens Bank of Maryland, a business property owner, and James Murphy, of Murphy Auto Parts, a business tenant. The City representative is Alan Shaffer, Assistant City Administrator.

The goals, as endorsed by the community and adopted by the Mayor and City Council, will form the basis of the commercial revitalization plan to be developed during August.

IV. Goals for Commercial Revitalization of Takoma Old Town

On Aug. 3, 1981, the Commercial Revitalization Coordinating Committee unanimously reported out the following:

General Purpose: Promote and enhance the unique character of Takoma Old Town so that it provides a stable healthy business environment serving the needs of a broad community.

Specific Goals:

A. Issues of Rehabilitation and Redevelopment

- 1. Develop and maintain a program of rehabilitation, where economically feasible, of commercial buildings which are structurally sound and/or which have architectural merit.
- 2. Encourage new development on those parcels where rehabilitation is not feasible or practical.
- 3. Develop an affirmative action program to assure the fair distribution of construction and planning projects.

B. Design Theme

- 4. Design standards should be developed which maintain existing architectural identity and enhance architectural quality.
- 5. New construction should be compatible with the established architectural identity.

C. Mixed Use

- 6. Encourage compatible mixed use development in zones permitting such use.
- 7. Retail use should be encouraged at street-level to increase shopper accessibility, while office and residential uses should be encouraged to occupy upper levels of buildings.
- 8. Retain and attract high quality businesses in Takoma Old Town based on proven needs through market surveys.

D. Traffic Management

- 9. Encourage business oriented traffic to use Carroll Avenue, Laurel Avenue and Eastern Avenue. Discourage business traffic on Westmoreland Avenue, Tulip Avenue and Willow Avenue.
- 10. Encourage the use of public transit for access to and from Takoma Old Town.

Goals 4

11. Improve pedestrian access to and movement within Takoma Old Town.

E. Parking

12. Develop adequate off-street parking facilities,
13. Improve on-street parking.
14. Provide access to retail stores for delivery truck loading and unloading.

F. Public Improvements

- 15. Improve the image of the area by providing additional public amenities consistent with design theme.

V. Recommendation

The Commercial Revitalization Coordinating Committee recommends the adoption of these goals after suitable notification and public comment.

City of Takoma Park, Maryland

OFFICE OF CITY ADMINISTRATOR
TELEPHONE 270-1700



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20012

August 4, 1981

TO: Tom Robertson
Montgomery County Planning Board

FROM: Herbert W. Gilsdorf, City Administrator

RE: Recommendations of the Mayor and Council on the Montgomery County
Portion of the Takoma Park Master Plan

Following are the recommendations on the Master Plan (Montgomery County section) which were approved by the Mayor and Council at their meeting of August 3, 1981. Since you attended the meeting, please feel free to edit any of my recollections which may prove inaccurate.

TRANSPORTATION PLAN (page 81):

1. Carroll Avenue should remain a 2-lane highway throughout the City.
2. The reversible lane concept for Piney Branch Road should be deleted from the plan.
3. A statement to the effect that there should be no increase in Metro fare, since this would tend to encourage patrons to return to their cars.
4. Parking capacity at the Takoma Metro station should remain at its present level.
5. The addendum below was approved for insertion after the first paragraph on page 81:

A further element in this Transportation Systems Management program will be a city-wide traffic plan, prepared with a view toward reducing non-residential traffic on residential streets without adversely affecting adjoining neighborhoods.

(See also the attached statement prepared by the Takoma Park Citizens Traffic Committee.)

6. Bikeways System (page 87):
 - a. There should be no gap in the Longbranch Parkway route.
 - b. The sidewalks on Flower Avenue should not be used for bicycling.

COMMUNITY FACILITIES PLAN:

Public Safety (page 89): The present location of the fire station should be stressed as desirable. All text references to its inadequacies(!) should be eliminated -- both here and on page 130.

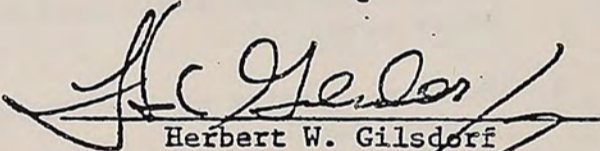
IMPLEMENTATION:

Table 10: Capital Improvements Program and Proposed Additions:

- a. Eliminate all references to the Sligo Branch Relief Sewer (page 129), using instead the comments contained in the Longbranch-Sligo Citizens Association testimony at the July 20, 1981 public hearing (copy attached).
- b. In Item 6.1, Eastridge Avenue (page 130), change designation from "City of Takoma Park" to "M-NCPPC/Takoma Park."

ZONING PLAN:

- 1. West of Flower (page 103): C-2 zoning was approved for the quadrant of the Flower Avenue Shopping Center which is located within the City.
- 2. Old Takoma (designated as Parcel 1, page 111): The zoning for the 7100 block of Carroll Avenue is to remain R-20.
- 3. Lee Grant (page 113): The properties occupied by Barcelona Nut, Turner Electric and Takoma Auto Center, as well as the lot behind the Barcelona Nut shop are to remain C-2.


 Herbert W. Gilsdorf
 City Administrator
 For the Mayor and Council

Attachments (2): a/s

NOTE: IN DEFERENCE TO A REASONABLE BEDTIME FOR BOTH CITIZENS AND THE MAYOR AND COUNCIL, A STRENUOUS EFFORT WILL BE MADE TO ADJOURN COUNCIL MEETINGS NO LATER THAN 11:00. TOWARD THIS END, SPECIFIC TIME LIMITS ARE OFFERED FOR EACH AGENDA ITEM.

THE CITY OF TAKOMA PARK, MARYLAND

Regular Meeting of the Mayor and City Council
Public Hearing on Goals of Laurel/Carroll Commercial Area Revitalization
Public Forum on Landlord-Tenant Ordinance

August 10, 1981

7:30 P.M.

AGENDA

7:30 CALL TO ORDER: Mayor Abbott
 ROLL CALL: Councilmember Garcia
 Councilmember Holland
 Councilmember Patrick
 Councilmember Ramsey
 Councilmember Ricks
 Councilmember Saloma
 Councilmember Weisman

PLEDGE

READING AND APPROVAL OF THE MINUTES OF REGULAR MEETING OF JULY 13, 1981
 READING AND APPROVAL OF THE MINUTES OF SPECIAL MEETING OF JULY 20, 1981

7:40 MAYOR ABBOTT'S COMMENTS AND PRESENTATIONS

7:45 ADDITIONAL AGENDA ITEMS

CITIZENS' REMARKS:

7:50 1. Remarks by citizens
 8:20 2. Public hearing on goals of Laurel/Carroll commercial revitalization
 8:35 3. Public forum on landlord-tenant ordinance

ITEMS FOR COUNCIL CONSIDERATION: City Administrator Gilsdorf

9:35 1. Communications
 2. Administrative Reports and Recommendations for Council Action:
 9:40 (1) Administrative report on Montgomery County portion of Takoma
 Park Master Plan (Mr. Gilsdorf)
 9:45 (2) Discussion of redistricting
 10:45 (3) Ordinance authorizing disposal of 1965 refuse truck

ADJOURNMENT

THE CITY OF TAKOMA PARK, MARYLAND

Regular Meeting of the Mayor and City Council
Public Hearing on Goals of Laurel/Carroll Commercial Area
Revitalization; Public Forum on Landlord-Tenant Ordinance
August 10, 1981

City Officials Present:

- | | |
|-------------------------------|----------------------------------|
| Mayor Abbott | City Administrator Gilsdorf |
| Councilmember Holland | Asst. City Administrator Shaffer |
| Councilmember Patrick | Administrative Asst. Tyree |
| Councilmember Ramsey | Police Chief Carter |
| Councilmember Ricks | Public Works Director Robbins |
| Councilmember Weisman | Recreation Director Ziegler |
| EXCUSED: Councilmember Garcia | Corporation Counsel Gingerich |
| Councilmember Saloma | |

The Mayor and Council of Takoma Park met on August 10, 1981, at 7:30 P.M., in the Council Chamber, 7500 Maple Avenue, Takoma Park, Maryland. Following the pledge, motions were made and duly seconded to approve the minutes of the Council meeting held on July 13 and the Special Council meeting held on July 20, 1981; when the motions were put to a vote, they were approved by the Councilmembers present.

MAYOR ABBOTT'S COMMENTS AND PRESENTATIONS

Mayor Abbott stated that in order to facilitate an early end to meetings, the agenda has been printed with time allotments for each item; that it is hoped all Council meetings can end at 11:00 P.M.; urged all speakers to be succinct.

Noted that the special legislation prepared by Delegate Stewart Bainum for unification of the City into Montgomery County, has received wide publicity; that Delegate Mooney, Prince George's County, has stated his opposition to the unification, citing the lower tax rate for residents in Prince George's County. Mayor Abbott noted that it may be true, but that there are more services provided to Montgomery County residents. He will keep citizens informed of the progress of the legislation and of the meetings to be held in September with both County Executives on double taxation reimbursements.

CITIZENS' REMARKS

I. Remarks by citizens.

1. Mike Mead, 7406 Hancock Avenue: asked Council for assistance in providing suggestions on reducing utility expenses, noting that commercial property owners do not receive the same tax break as single-family owners for installing weatherization equipment.

II. Public Hearing on goals of Laurel/Carroll commercial Revitalization.

Mr. Alvin Nichols, Chairman of the Commercial Revitalization Coordinating Committee, presented the Mayor, Council and citizens with the recommended goals of the revitalization of Takoma Old Town (Attachment A), and gave a brief overview of the immediate plans for the area which will be presented to the Council at a September 8 briefing, to be followed by a public hearing on September 14.

1. Chris Lego, Representative of Westmoreland Area Community Organization: stated that the Organization endorses the goals of the revitalization, with particular interest in the parking and traffic flow. Expressed the hope that a 7-11 type business would be excluded and that an architectural facade treatment which would artificially tie the stores into one architectural pattern, such as the Flower/Piney Branch Shopping Center would not be used.

2. David Prosten, 7428 Carroll Avenue, Carroll Ridge Neighborhood Association: stated that the Association is pleased with what is happening with the Laurel/Carroll area, but would like to see some initiative at the Carroll and Ethan Allen Avenue commercial area; that the Laurel/Carroll planners should keep in mind the effects of their efforts on the Carroll/Ethan Allen area. Community Development

Director Alan Shaffer stated that the commercial area at Carroll and Ethan Allen Avenues is also part of the Laurel/Carroll Neighborhood Strategy Area designated by Montgomery County, which provides Community Development Block Grant funding for a three year period for revitalization; that Carroll/Ethan Allen is phase two of the project; noted that this area is represented on the CDBG Citizens' Advisory Committee by Billy Connellee.

3. Carl Iddings, 7416 Carroll Avenue, Citizens' Traffic Committee: stated that the Committee is pleased to see specific goals for traffic management in the Laurel/Carroll area; requested that a provision for bicycle racks be included; reiterated Mr. Prosten's concerns about the Carroll/Ethan Allen area.

Following further discussion by the Mayor and Council, upon motion by Councilmember Holland, duly seconded by Councilmember Weisman, the goals for the Laurel/Carroll revitalization were unanimously approved by Councilmembers present.

III. Public Forum on Landlord-Tenant Ordinance.

1. Herman Williams, 7667 Maple Avenue: proposed several changes he would like to see in the Ordinance.

2. Carlos Stewart, 7710 Maple Avenue: suggested increasing maximum fine in the Ordinance to \$500.

3. Marc Elrih, 7800 Carroll Avenue: stated his support for the Ordinance, specifically increasing the fines and requiring landlords to pay up to \$1,000 in attorney fees for the tenant, in the event the tenant wins a case against the landlord.

4. Moses Karkenny, 9 Pine Avenue: made some suggestions for changes in the Ordinance.

ITEMS FOR COUNCIL CONSIDERATION

Communications

City Administrator Gilsdorf reported to the Mayor and Council on a Motion to Cite Defendant in Contempt of Court in the case of Everest III Properties, 7411 Aspen Court, noting that the property owners had not rolled back rents as ordered by the Prince George's County Circuit Court in June; that a hearing date on this Motion has been set for September 24.

ADMINISTRATIVE REPORTS AND RECOMMENDATIONS FOR COUNCIL ACTION

1. Report on Montgomery County portion of Takoma Park Master Plan. The City Administrator gave a brief overview of the actions taken by the Council on the Montgomery County portion of the Master Plan at worksession held on August 3; noted that there was still some question about the proposed zoning for Parcel 3 of the Lee/Grant Neighborhood, the property located behind Barcelona Nut Company. Mr. Tom Robertson, Planner, Montgomery County Maryland-National Capital Park and Planning Commission, stated that Parcel 3 is listed in the Plan as being appropriate for C-T zoning (commercial transitional); that it is currently zoned R-60 and Barcelona could not install loading docks at the rear of the building under the R-60 zoning, but with C-T, it would be allowed, and also provide a buffer between the commercial and residential area. Councilmember Holland made a motion, duly seconded by Councilmember Weisman, that the Council recommend Parcel 3 be zoned C-2. Councilmember Ricks pointed out that if the property were zoned C-2, there could be expansion beyond what is proposed in the Plan, but with R-60 or C-T, expansion of a business there would have to go through a special process, permitting citizen and Council input.

John Fleming, 6909 Westmoreland Avenue, business owner, stated his opposition to the Council's August 3 recommendations on the Plan, saying that the mixed zoning creates the worst situation for both

C-1 and C-2 zoning. The action does not address the concerns of the citizens of the area, is contrary to recommendations of Park and Planning, and hurts the small business owners. Expressed the opinion that some businesses received preferential treatment; all the businesses should have been zoned C-1.

Councilmembers called for a vote on Councilmember Holland's motion for C-2 zoning of Parcel 3; the vote was 2:3 in the negative, with Councilmembers Holland and Weisman voting for the motion. Councilmember Ricks made a motion, seconded by Councilmember Ramsey, designating Parcel 3 as C-T; when the motion was put to a vote, it was approved unanimously by Councilmembers present.

2. Discussion of redistricting. Mayor Abbott stated that Councilmember Saloma had informed him that she was working with former Councilman Faulkner on a revision of his ward redistricting alternative, which would be presented at a later date; that Councilmembers Ramsey and Garcia had plans ready for presentation; that all plans, including Alternative #5 prepared by the Grier Partnership, would be presented at a public briefing on September 8. Councilmember Ricks presented Councilmember Garcia's proposal (shown in part in Attachment B). Mr. David Prosten requested a copy of the statistics used by Councilmembers Ramsey and Garcia, and questioned whether either had compared the 1980 Census figures with data used by the Grier's in developing Alternative #5; he was informed that Councilmember Garcia had done a comparison and had found that in some instances, the Grier's figures (based on 1970 Census data) were off by 10%.

Councilmember Ramsey presented his redistricting map and narrative (Attachment C), noting that he had divided the Maple Avenue corridor so as not to create one tenant ward; that his reasoning for this was that such a ward would not be in compliance with his understanding of the Voting Rights Act in that it would dilute minority voting strength. Councilmember Ricks agreed that Councilmember Ramsey's theory is basically sound and the criteria that must be considered in redistricting are included in his narrative. After further discussion, Mayor Abbott reminded Councilmembers of the Newsletter deadline for submitting any further maps, with narrative attached.

3. Ordinance authorizing disposal of 1965 refuse truck. Upon motion by Councilmember Holland, duly seconded by Councilmember Weisman, the Ordinance below was adopted by roll call vote as follows: AYE: Councilmembers Holland, Patrick, Ramsey, Ricks, and Weisman. NAY: None. EXCUSED: Councilmembers Garcia and Saloma.

ORDINANCE NO. 2584

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND

SECTION 1. ~~THAT at a Worksession held on June 29, 1980, the Council authorized the replacement of a wrecked 1973 diesel-powered refuse truck with two used gasoline-powered refuse trucks, using the proceeds from the insurance settlement; AND~~

SECTION 2. ~~THAT the following used refuse trucks are hereby approved for purchase for the amounts indicated:~~

- ~~1 - 1972 White refuse truck with packer, Model 1564-01, Serial #BBO61DA758920, Title #18144247, from Wilbar Truck Equipment Co. \$3,000~~
- ~~1 - 1972 White refuse truck with packer, Model 1564-01, Serial #BBO61DA758921, Title #18144248, from the City of Fairfax, Va. \$5,000~~

Total: \$8,000
AND

Handwritten:
Vail:
See
page 37

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and Public Hearing
August 10, 1981

SECTION 3. THAT the proceeds from the insurance settlement in the amount of TEN THOUSAND, TWENTY-FIVE DOLLARS (\$10,025.00) shall be appropriated as follows:

See below

- Purchase of two used refuse trucks as described in Section 2 \$8,000
- Repairs on the purchased refuse trucks \$2,025 AND

SECTION 4. FURTHER THAT the wrecked 1973 diesel-powered refuse truck, white, Serial #BBO4HA764797, Title #360-8915, shall be retained for salvagable parts.

Upon motion, duly seconded, the meeting adjourned at 11:07 P.M. to reconvene on Monday, September 14, 1981, at 8:00 P.M.

APPROVED _____
Sam A. Abbott
Mayor

ATTEST _____
Herbert W. Gilsdorf
City Administrator

ORDINANCE NO. 2584

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND

SECTION 1. THAT it has been determined that a 1965 Diamond-T Refuse Truck and packer should be disposed of, said vehicle being beyond repair, and having no monetary sale value;

SECTION 2. THEREFORE THAT the City Administrator is hereby authorized to transfer title of the 1965 Diamond-T Refuse truck and packer, Serial No. 734CG556456, Title No. L665551, to Brandywine Auto Parts, Inc.

ADOPTED BY THE MAYOR AND COUNCIL AUGUST 10, 1982.

THE ABOVE IS CERTIFIED TO BE A TRUE COPY OF AN ORDINANCE ADOPTED ON AUGUST 10, 1982 AS ORDINANCE NO. 2584, BUT FOR WHICH THE TEXT OF A DIFFERENT ORDINANCE (NO. 2582) WAS ERRONEOUSLY PUBLISHED IN THE MINUTES OF THE COUNCIL MEETING OF AUGUST 10, 1982.

M. Sibyl Pusti

M. Sibyl Pusti
City Clerk

ATTACHMENT A

Regular Council meeting minutes
and Public Hearing
August 10, 1981

GOALS
FOR COMMERCIAL REVITALIZATION
OF TAKOMA OLD TOWN

Report of the
Commercial Revitalization Coordinating
Committee

Alvin Nichols, Chairman
James Murphy, Vice-Chairman
Marianne Clark
John Kensinger
Alan Shaffer

August 3, 1981

GOALS FOR COMMERCIAL REVITALIZATION

OF TAKOMA OLD TOWN

Designing a Framework of Shared Responsibility for Revitalization and Growth

I. Background

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Goals 2

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Goals 4

11. Improve pedestrian and bicycle access to and movement within Takoma Old Town.

E. Parking

12. Develop adequate off-street parking facilities, within the commercial area so as not to impact residential areas.
13. Improve on-street parking.
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F. Public Improvements

15. Improve the image of the area by providing additional public amenities consistent with design theme.

V. Recommendation

The Commercial Revitalization Coordinating Committee recommends the adoption of these goals after suitable notification and public comment.

WARD REDISTRICTING PROPOSAL

PREPARED BY
COUNCILMEMBER GARCIA

	TOTAL	WHITE	BLACK	AMERICAN INDIAN ETC.	ASIAN	OTHER	HISPANIC
WARD 1 +.03	2,395	1,444 60%	853 36%		4%		4%
WARD 2 -.03	2,249	1,843 82%	283 13%		5%		6%
WARD 3 .01	2,293	1,599 70%	498 22%		8%		4%
WARD 4 +/- .0	2,309	549 22%	1,733 74%		4%		4%
WARD 5 +.02	2,368	1,459 62%	686 29%		9%		8%
WARD 6 -.06	2,173	1,657 76%	502 23%		.01%		5%
WARD 7 +.03	2,409	1,610 67%	582 25%		8%		5%

TOTAL 1981 CITY POPULATION -- 16,231
AVERAGE POPULATION PER WARD -- 2,319
PERCENTAGE OF MINORITIES FOR CITY -- 38%

ATTACHMENT C

Regular Council meeting minutes
and Public Hearing
August 10, 1981

Thursday, July 30, 1981

TO: Mayor and Council
FROM: Ramsey *Ramsey*
SUBJECT: Redistricting

Having done some of the work toward a redistricting proposal, I wish to draw your attention to some facts bearing on the central policy decision, so that you can think about this over the weekend. The question, of course, is the treatment of the minority concentration around Maple Avenue--one ward or two.

The one-man-one vote principle is a fairly simple matter to satisfy. However, the difficult question is complying with the Voting Rights Act. Just what constitutes dilution of voting strength? Unfortunately, it seems to me that the courts have not been consistent. Sometimes the evil is seen in undue division of minority voters; other times in undue concentration. Also there have been questions raised as to whether the fault lies in the intent or in the result.

The 1980 minority population of Takoma Park is 6,158, which is 38% of the 16,231 total population. Of the 7 council seats, 38% amounts to 2 2/3 seats. I would round this upward to 3, for mathematical purposes and also because there is said to be some tendency for minority members to be uncounted in the census. Thus the voting strength--the thing the law does not allow to be diluted--of minorities is such that there ought to be the potential of electing approximately 3 councilmembers, subject to the constraints of geography, distribution or concentration of minority population, etc. Thus I conclude that any districting that unnecessarily reduces the ability of ethnic minorities to elect councilmembers to a figure less than 2 2/3 (or 3), would be in violation of the Voting Rights Act.

To have the ability to elect a certain number of councilmembers, it would be necessary that the minority voters be relatively concentrated in a given area, and not randomly distributed throughout the city; and that such concentration be sufficient to constitute a majority of the population in an appropriate number of wards.

Total population of 16,231 divided by 7 gives an average of 2,319 persons per ward. A majority in such a ward would be 1,160 people. Is there a sufficient number of minority population in the Maple Avenue area to constitute a majority of 1,160 in two wards, or only in one?

The populations of the main blocks in question are as follows:

	<u>Block No.</u>	<u>Minority</u>	<u>Total</u>
West of Maple	102	64	172
	103	984	1,130
	104	181	253
	Total	1,229	1,555
East of Maple	109	272	310
	112	164	622
	101	203	273
	102	261	364
	Total	1,200	1,574
Grand Total		2,429	3,129

OVER

These numbers alone are clearly in excess of the necessary 1,160 per ward to form a majority in two wards. Coincidentally, this occurs if the line follows Maple Avenue, although it could probably be done using some other line. Inclusion of adjacent blocks not listed above, to produce full wards of 2,320 average population, will increase the minority figures beyond those shown above.

If two council seats are accessible from these two wards, that still falls short of the ideal 3 seats. The only other major concentration of ethnic minorities in Takoma Park is in Ward 5, which is roughly 39% minority; less than a majority but nonetheless sufficient for significant impact on election results. As you know, Ward 5 is characterized by virtually unalterable geographic constraints, being a panhandle shape. This is all the more reason why the potential for strength in two Maple Avenue wards must not be tampered with.

I must say at this point that I personally do not subscribe to the notion that the interests of a minority can be well represented exclusively by a member of that minority. The argument, of course, is not without merit, and there is a considerable number of people who do feel that way. However, the crucial thing is that the law does take essentially that position--not to the point of exclusiveness, perhaps, but clearly, and rightly, with respect to opportunity.

The essence of both the Voting Rights Act and the one-man-one-vote principle is that the districting scheme not be a substitute for the power of the ballot, particularly with respect to ethnic minorities, as well as in general.

I can sympathize with those who have testified in favor of a single ward on Maple Avenue. The figures, however, show that a single-ward arrangement would surely dilute the voting strength of that neighborhood by limiting it to a single council seat when it could control two. In my opinion a single ward would be not only unfair but clearly illegal.

The council is not at liberty to violate the federal law, despite any public opinion calling for a single ward. And if a referendum were to place the districting in violation of the law, I have every reason to believe it could be successfully challenged in federal court.

It may be argued that typically tenants vote in relatively smaller proportions than do homeowners. However, I know of no constitutional basis for relieving anyone seeking political power from the necessity of getting out the vote, nor any provision that one vote should count for more than another vote. Again the power must lie only in the ballot. Even if that were not true, I hope we are past the day of the handout and the night of tokenism. It is encouraging to see tenant organizations and other organizations now in existence that should produce a good turnout of voters.

I want to make it clear, and on the record, that I have not drawn any boundaries on the map, although I hope to have that for your consideration on Monday. It is crucial to the defense of any plan, and to public understanding of it, that the basis of the plan be on the record. The council should first decide which way it wants to go on Maple Avenue, and then take up the delineation of wards elsewhere.

If such drawing of lines is to contemplate the addresses of incumbents (which I consider normal, and almost mandatory, politics), it must be very clear that this was a lower priority than the matters of law and principle to which we owe higher allegiance.

August 3, 1981

TO: Mayor and Council

FROM: Ramsey *J. Ramsey*

SUBJECT: Redistricting Plan

Herewith you will find my proposal for redistricting.

This plan satisfies the Voting Rights Act, in my opinion, as outlined in my July 30 memo. It constitutes a reasonable attempt to achieve equality among districts, which is the requirement of the one-man-one-vote principle. It makes a particular effort to adhere to the identities of neighborhoods. While not perfect in this or any other respect, I believe it is superior, in this regard, to earlier plans.

Ward 1 has a deviation significantly greater than the others. Although this might be eliminated by placing Hodges Heights in Ward 2, the domino effect thus produced would involve an excessive amount of splitting blocks and dividing neighborhoods. It would also eliminate most of the physical link between the parts of Ward 1. I advise sticking with the lines as drawn.

It is worth noting that the courts have held that accuracy in population equality among districts should be on the order of 1% for congressional districts, with larger deviations permissible in state legislative districts, and larger deviations yet in municipal districts. In the case of Takoma Park, a deviation of 1% would amount to 23 people. Unless we are to engage in wholesale splitting of blocks and neighborhoods, this is an order of accuracy clearly unachievable in a community where the typical block population is much more than 23.

This plan was prepared after determining, as outlined in my earlier memo, that Upper Maple Avenue must lie in two wards in order to avoid diluting minority voting strength. These lines were drawn for Wards 5, 6, and 1, which are subject to major geographic constraints, and Ward 7, which also has substantial geographic considerations. Then Wards 2, 3, and 4 were drawn in, followed by minor adjustments.

Technical notes: 1. Certain situations involving estimates have not been subject to field checks. Any error of estimate would have a small impact on the deviations. These estimates are as follows:

West side of Pine Avenue	50	West side of Long Branch (Block 201)	119
East side of Carroll Ridge	180	East " " " " " "	120

The minority population of the East side of Carroll Ridge was not estimated, but would have a positive impact on that of Ward 4.

2. Some blocks found in the census tables do not correspond to blocks on the census map, and vice versa. Presumably these jigsaw pieces correspond to the holes in the puzzle. These populations were assigned to their general neighborhoods in accordance with precinct numbers and/or the sequencing of block numbers. In each case such irregularities fall with the boundaries of a single ward.

3. About half a block between Greenwood and Garland Avenues appears on both map and tables, but is not actually within the city limits, which bisect the block. Attempting any adjustment at this stage seems not worth the effort. Individual cases will be determined, of course, when voting records are made up.

S U M M A R Y

<u>WARD</u>	<u>NEIGHBORHOODS</u>	<u>MINORITY POPULATION</u>	<u>TOTAL POPULATION</u>	<u>DEVIATION FROM 2,319</u>	<u>DEVIATION %</u>
1	North Takoma Hodges Heights Maple Avenue West	1,502 59.2%	2,538	+ 219	+ 9.44%
2	Old Takoma Westmoreland Area	564 23.5	2,405	+ 86	+ 3.71
3	B. F. Gilbert Lincoln Valley Colby Avenue Spring Park	642 26.8	2,396	+ 77	+ 3.32
4	Maple Avenue East S. S. Carroll Carroll Ridge	1,264 56.8	2,224	- 95	- 4.10
5	West of Flower	846 38.3	2,210	- 109	- 4.70
6	Hampshire Green New Hampshire North	609 27.3	2,228	- 91	- 3.92
7	East of Flower Longbranch-Sligo New Hampshire South	730 32.7	2,230	- 89	- 3.84
Rounding Error				+ 2	+ .09
Totals		6,157 37.9	16,231	0	0.00
Sum of Deviations				766	
Average Deviation (766/7)				109	4.70%

RAISE



CITY OF TAKOMA PARK, MARYLAND

Special Meeting of the Mayor and City Council
and
Council Worksession

August 17, 1981

Councilmembers present:

Mayor Abbott
Councilmember Holland
Councilmember Patrick
Councilmember Ramsey
Councilmember Ricks
City Administrator Gilsdorf

EXCUSED: Councilmember Garcia
Councilmember Saloma
Councilmember Weisman

The meeting was called to order by Mayor Abbott at 7:30 PM.

1. Authorization for City to "opt-in" with Montgomery County for Community Development Block Grant funding City-wide. After discussion, the Council, by unanimous vote, passed a Resolution (attached) authorizing Mayor Abbott to sign the agreement with Montgomery County.
2. Handicapped parking for Montgomery College. A committee was established, comprised of Mayor Abbott, Councilmembers Ricks and Weisman, and Mr. Harry Whiting, to discuss the establishment of handicapped parking spaces for the Fine Arts and Administration buildings at Montgomery College. The committee will report on its recommendations at the August 31 worksession.
3. Refusal by Montgomery County Revenue Authority to honor in lieu tax payment agreement made in 1968. The Mayor and Council directed the City Administrator to have the Corporation Counsel prepare an opinion on the legal recourses the City may have, to be presented to the Council by August 31.

COUNCIL WORKSESSION

1. City property located at 214 Grant Avenue. The City Administrator was directed to offer recommendations to the Mayor and Council on the disposal of the property at 214 Grant Avenue at the August 31 worksession.
2. Discussion of Landlord-Tenant Ordinance. After considerable discussion, it was the decision of the Mayor and Council to invite COLTA Commissioners to participate in this discussion at the August 31 worksession.

There being no further business to discuss, the meeting adjourned at 10:30 PM.

APPROVED

Sam A. Abbott
Mayor

ATTEST

Herbert W. Gilsdorf
City Administrator

RESOLUTION

WHEREAS, it has been determined that it is in the best interest of the City of Takoma Park to have its population counted together with that of Montgomery County for purposes of receiving Community Development Block Grant funds; AND

WHEREAS, in furtherance of this arrangement, U. S. Housing and Urban Development regulations require the execution of a Cooperation Agreement between the City and Montgomery County for a three-year period, such period commencing October 1, 1982 and terminating September 30, 1985.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Takoma Park, Maryland, that the Mayor is hereby authorized to sign the said Cooperation Agreement on behalf of the City.

ADOPTED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND ON AUGUST 17, 1981.

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION

August 31, 1981

Councilmembers present:

- Mayor Abbott
- Councilmember Garcia
- Councilmember Holland
- Councilmember Patrick
- Councilmember Ramsey
- Councilmember Ricks
- Councilmember Weisman
- City Administrator Gilsdorf

EXCUSED: Councilmember Saloma

The meeting was called to order by Mayor Abbott at 7:45 P.M.

1. Bill on unification of Takoma Park under Montgomery County. Delegate Stewart Bainum made a presentation on the bill. After discussion, the Council offered no objection to its introduction on September 1.
2. 214 Grant Avenue. The City Administrator presented three alternative plans for the sale of the property. While none were accepted at that time, he was directed to proceed with the preparation of a subdivision plat, secure appraisals and determine the availability of county programs to assist a prospective purchaser.
3. Appeals to Prince George's Board of Zoning Appeals re 7205, 7207, 7208 Flower Avenue. The Mayor and Council considered these appeals for extensions of grace period for the correction or cessation of zoning violations and voted to recommend to the Board that they be denied.
4. Report of Special Committee on Handicapped parking at Montgomery College. Joseph Lerner reported that the committee recommended designation of handicapped parking at the following locations:
 - on the West side of Takoma Avenue, for a distance of approximately 100 feet South of its intersection with New York Avenue;
 - on the East side of Chicago Avenue, for a distance of approximately 50 feet North of its intersection with New York Avenue;
 - on the East side of Chicago Avenue, for a distance of approximately 50 feet North of its intersection with Islington Street.
5. Commission on Landlord-Tenant Affairs Commissioners discussion with Mayor and Council re Landlord-Tenant Ordinance. Lengthy discussions were held regarding the proposed Landlord-Tenant Ordinance.
6. Washington Adventist Hospital Maplewood Avenue properties. Mayor Abbott reported to the Council that he had been contacted by Mr. Winstead of the County Health Department to discuss the continued operation of the two halfway houses and that he had requested that Mr. Winstead put his proposal in writing for the Council's discussion.

There being no further business to discuss, the meeting adjourned at 11:30 P.M.

APPROVED _____
Sam A. Abbott
Mayor

ATTEST _____
Herbert W. Gilsdorf
City Administrator