

Introduced by: Councilmember Honzak

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION 2023-38**

**SUPPORT FOR THE PLANNING BOARD DRAFT  
OF THE MINOR MASTER PLAN AMENDMENT (MONTGOMERY COUNTY)**

WHEREAS, the Takoma Park Minor Master Plan Amendment (MMPA) is a County plan developed by Montgomery County Planning Department, in partnership with the City of Takoma Park, to amend certain elements of the 2000 Takoma Park Master Plan in response to economic and land use changes such as the relocation of the Washington Adventist Hospital; and

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

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

WHEREAS, the City Council passed Resolution 2021-22 on July 7, 2021, recommending adoption of the Minor Master Plan Amendment scope of work and boundary area; and

WHEREAS, the City Council passed Resolution 2023-16 on June 7, 2023, recommending the designation of the Public Hearing Draft of the Minor Master Plan Amendment; and

WHEREAS, the City Council passed Resolution 2023-33 on September 13, 2023, outlining requested revisions and topics of further analysis by the Montgomery County Planning Board in development of the Planning Board Draft Plan; and

WHEREAS, from October 19<sup>th</sup> through November 30<sup>th</sup>, the Montgomery County Planning Board has held five work sessions on the Takoma Park Minor Master Plan to review the Public Hearing Draft and address Resolution 2023-33; and

WHEREAS, the revised plan addressed City Council requests around a range of issues; including no net loss of affordable housing, displacement, and public space on the Washington Adventist site including Hospital Hill and the central green space; and

NOW, THEREFORE, BE IT RESOLVED that the City Council, after reviewing the Montgomery County Planning Board work sessions on the Takoma Park Minor Master Plan Amendment, supports the adoption and transmittal of the Planning Board Draft to the City Council, the Montgomery County Council, and County Executive for further review with the following conditions:

Potential Redevelopment of the Washington Adventist Site and the Flower Avenue District

- The Planning Board include a recommendation within Section 4.3.2.1 of the MMPA that the maximum heights of new development include consideration for both building height and terrain slope with respect to neighboring existing single-family homes on Maplewood Avenue and Garland Avenue.

Promoting a Diversity of Housing in the Plan Area

- The Planning Board change the final recommendation in Section 4.2.2.1 of the MMPA to read “While the plan recommends a diversity of residential and non-residential land uses in the Maple Avenue District, the overall development pattern shall remain primarily residential, with commercial uses primarily devoted to ground-floor retail or anchor employment opportunities.”

Public Space, Infrastructure, and Amenities with the MMPA

- The Planning Board include a recommendation within Section 3.1.2 of the MMPA that Montgomery County Public Schools address long-standing constraints, inadequacies, and inequities by prioritizing the rehabilitation and expansion of Piney Branch Elementary School or the construction of a replacement facility to bring it into conformity with the quality and standards of other schools in the County.

Protecting Existing Housing Affordability in the MMPA

- The Planning Board strike the following recommendation within Section 3.3.2.1 of the MMPA: “The City of Takoma Park should consider modifications to its rent stabilization policy to increase flexibility, decrease complexity, and ensure the policy does not deter new investment while continuing to safeguard tenants from onerous rent increases”
- The Planning Board include within the proposed housing resource list information on protections for individual condominium owners in the event of potential property sale and redevelopment.

BE IT FURTHER RESOLVED that the City Council will continue to monitor the Plan during the County Council’s public review process.

Adopted by the Council of the City of Takoma Park this 13<sup>th</sup> day of December, 2023.

AYES: Fulcher, Dyballa, Seamens, Honzak, Small, Searcy  
NAYS: Gibson  
ABSTAIN: None  
ABSENT: None

The foregoing Resolution 2023-38 was adopted on December 13, 2023.

Attest:

A handwritten signature in cursive script that reads "Jessie Carpenter". The signature is written in black ink and is positioned above the printed name.

Jessie Carpenter, CMC  
City Clerk