

Introduced by: Councilmember Honzak

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2023-16

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

WHEREAS, the Minor Master Plan Amendment is a County plan developed by the Montgomery County Planning Department, in partnership with the City of Takoma Park, to amend certain elements of the Takoma Park Master Plan (last updated in 2000); and

WHEREAS, the Minor Master Plan Amendment provides an opportunity to reexamine elements of the Master Plan in respect to unanticipated economic and land use changes; and

WHEREAS, the unexpected relocation of the Washington Adventist Hospital opens an opportunity for the City of Takoma Park to consider resources on the campus and surrounding area, including the Washington Adventist University campus, and the multi-family housing areas along Maple Avenue; and

WHEREAS, the City Council has been apprised of the Plan at each step of the process to date, and has reviewed and discussed the proposed draft plan recommendations as presented by Montgomery County Planning in consultation with City of Takoma Park staff; and

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

WHEREAS, the Montgomery County Planning Board will hold a public hearing and accept public comments to hear testimony on the draft recommendations of the Minor Master Plan Amendment; and

WHEREAS, the plan area is within one of the City's most racially diverse communities; and

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

- Listening Phase in September 2021 which included in-person and virtual outreach activities. Staff provided translation and interpretation services in French, Spanish and Amharic;

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

WHEREAS, the City of Takoma Park's Housing and Economic Development Strategic Plan encourages the use of County allowable use and zoning provisions to create and expand housing types that are under-represented in Takoma Park and desired by existing and new residents of various incomes, needs, abilities and family configurations.

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

BE IT FURTHER RESOLVED that the City Council requests that the Montgomery County Planning Board consider the following along with future substantive comments from the City Council to be provided later:

- Leverage County zoning provisions and incentives for currently undeveloped or under-developed property within the plan area to address the City of Takoma Park's need for a range of housing types, specifically affordable homeownership opportunities for low-to-moderate income residents and market rate rental, both underrepresented housing types.
- Retain and improve the existing stock of affordable housing with the goal of no net loss of affordable housing as a result of redevelopment within the plan area.
- Retain the diversity of local businesses and enhance the neighborhood economy by encouraging ethnic and locally-owned business clustering and compatible retail uses communicated during Master Plan community engagement (i.e., grocery store).
- Ensure that the plan has the flexibility and zoning tools/guidance necessary to develop and identify opportunities for additional public spaces, specifically at the Washington

Adventist Hospital site, that provide benefits which are critical to the City, such as schools, recreation amenities (i.e. public pool), health care specifically mental health services, public greenspaces, and community gathering space.

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

Adopted this 7th day of June, 2023.

ATTEST:



Jessie Carpenter, CMC
City Clerk