

## Item 8 - Correspondence

**From:** [Wayne Sherwood](#)  
**To:** [MCP-Chair](#)  
**Subject:** Takoma Park Minor Master Plan Amendment  
**Date:** Friday, June 2, 2023 9:10:10 PM  
**Attachments:** [F1224EF707014740AF9EFFF04D414456.png](#)  
[9E30898AB8A24F1A8B4E9860B75B975A.png](#)  
[E04DACB8EFB24418B0F57EC1C9D0BFA3.png](#)

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Sent from [Mail](#) for Windows

WS comments as sent to MCPB on 06 02 2023

The following are my recommendations to the Montgomery County Planning Board (MCPB) concerning the proposed draft Takoma Park Minor Master Plan Amendments that are on the MCPB's agenda for Thursday, June 8.

The proposed Minor Master Plan Amendments were presented to the Takoma Park City Council by Montgomery County planning staff on Wednesday March 24. As a part of this presentation, there was a Resolution for the Council to vote on. However, the City Council members had so many comments, questions and reservations that they said they were not prepared to vote on the Resolution that evening. The Mayor and Deputy City Manager therefore agreed that City Council members would submit their questions, comments and "feelings" to Rosalind Grigsby, Takoma Park's Planning Director, over the next few days, and she would compile them and attach them to the Resolution which will come before the Takoma Park City Council again at a voting session on Wednesday, June 7. Such a summary is not available at this time. (6/2)

I have prepared my own comments on the draft Minor Master Plan Amendments that were presented to the City Council on March 24. I watched that presentation online. I am attaching my comments below.

I will wait until early next week to decide whether I would also like to sign up to make a presentation at the MCPB's meeting on June 7. If so, I will come back

to the MCPB site and sign up for that.

Respectfully submitted,

Wayne Sherwood

Signed: 6/2/2023

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City Ward One

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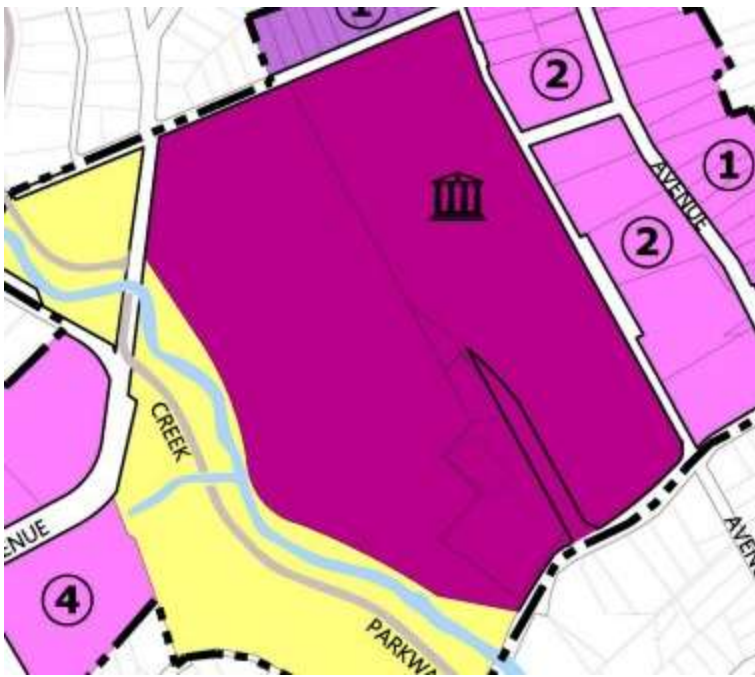
The proposed plan is not a Plan. It is a give-away. It is not in the best interests of the City of Takoma Park and its residents.


The biggest recommendation in the “Plan” is to change the zoning at the Adventist site from the current zoning (single-family housing), to a “CR” Zone that would let the owner/developers do nearly anything they want, as long as they were CR uses, subject to height and setback specifications contained in the “Plan.”

The Montgomery County (MoCo) planners specifically said:

**The development market .. is what is going to determine what goes there, based upon what the market is. We want to give (the Owners) the maximum flexibility to do whatever makes sense to them to do.**

The “Plan” proposes CR zoning for the entire area shown below in dark purple.



 CR Commercial/Residential  
CR-1.25; C - 1.25, R - 1.25, H - 120'

On the Adventist campus where maximum is 120, that's an eleven story apartment building.... The plan recommends that that be built overlooking the park.. They said those are going to be concrete and steel buildings. Those are going to look like the apartment buildings, not cosmetically, but structurally, look like the taller buildings along Maple Ave.

**Basically the planners are saying (that the owners can do) “what the market will bear.” What the market will bear” is the primary driver here.**

**Recreation, public use of open space, amenities.** The “Plan” doesn't propose any significant neighborhood-oriented amenities at this site, including recreation, education, or the public use of open space, contrary to the summary of residents' goals shown in the “Plan's” opening statement. (See

below.) The “Plan” makes no attempt to make this a welcoming site to members of the surrounding community, especially from nearby neighborhoods where many low-income children and adults live. **There are major issues of racial equity neglected here. This is unacceptable.**



Desire for public amenities on Washington Adventist Campus, such as a space for community gathering, fitness center and swimming pool

**Goal of the “Plan.”** Instead, the major goal of the “Plan,” as stated by the MoCo planners, is to give the owner nearly complete flexibility to do what they want in the CR Zone on the Adventist site, including maximizing its use and revenue (to them). This is not a “Plan.” It’s a give-away. Who decided that this should be the goal for this site? How is it possible that the planners have been talking to the Adventist Hospital and University for four years, and couldn’t come up with anything except, “We decided to give them the flexibility to do anything they want?”

**What would be the impact upon the Takoma Park community?** The “Plan” contains almost no evaluation of what would be the likely impact upon the Takoma Park community if this “Plan” were implemented, including upon racial equity or upon the city budget.

There is a list at the end of “suggested” ideas for capital improvements, but it isn’t even a list of things for the County or the Adventists to do. It is only some “good ideas” suggested by the planners, with no estimated costs filled in, or

indication of who would be responsible for paying for these capital improvements, or who would take the lead in doing them.

The planners said: We don't know what the costs are. The Planning Board won't know what the costs are until we get to the County Executive. There's no obligation anywhere. This is a 20 year plan. We've identified great things that could be done in the plan area. And there will be an accounting that these things would cost this much if they were implemented. That's not to say that they would ever be implemented. Who would be responsible for implementing the CIP? Why is it even there?

What would be the additional costs of the added services that the City of Takoma Park would have to provide, e.g. fire and police protection, and the other city departments? What are the feelings of those Departments about this? What effects would this have on the city's own budget?

**Schools. The "Plan" does nothing to address important issues related to schools, i.e.** the Piney Branch Elementary School (PBES), or the possibility of putting a new school on the Adventist site. Admittedly this is not an issue that the "Plan" can resolve itself. But I think the planners could have made some suggestions, and indicated that they would like to work with MCPS on these issues. Perhaps there is a possibility of putting a new 3-year elementary school on this site, which would be convenient to children in nearby neighborhoods, and prevent them from having to be bused long-distances to schools far outside of Takoma Park. This would provide greater flexibility to MCPS in deciding what to do with PBES in the future (including whether to keep the pool).

**Affordable housing and "missing middle housing"**

How might Montgomery County help TP to continue to provide affordable housing? Takoma Park already has a great deal of subsidized housing, LIHTC housing, and Rent Stabilized housing, along Maple Avenue. We ask that there be language in the Plan that says in advance that we want missing middle housing in this area, especially in the proposed CR Zone. There doesn't have to be a specific "missing middle" zoning category in order to do this. I think that Missing Middle housing could be something that could be done in the CR Zone.

I personally recommend that the Planning Board initiate (and pay for) an independent study of all of the larger multi-family buildings in Takoma Park, including apartments and condos, and create an inventory of when their use restrictions may expire, what the financial condition of those properties are, whether additional funds are needed to upgrade them to more current standards, and whether other recommendations about the future of these properties are needed. For example, could some of the rental properties be converted into moderate-priced condos that the current occupants could buy?

### **Increased traffic and congestion on local streets.**

I don't see any effort to estimate or deal with the likely increased traffic and congestion on the street system here. There are three streets that serve this area, Carroll, Maple and Flower. If this area is built up to "whatever the market will bear," what will be the impact upon these streets? How will this relate to all of the buses (Ride-on and METRO) that pass through or near this area? What would the traffic there likely become? Can these streets handle such an increase in volume? Who would pay for needed changes in accessibility, traffic and the street system?

**There is no effort to encourage innovative design along Maple Avenue.** The Plan makes no effort to encourage innovative, community-oriented design

along Maple Avenue. It only plunks down blocks showing proposed zoning changes that would allow more development in the future. I think this is a major failure. Maple Avenue could be turned into an attractive revitalized corridor at the center of the Takoma Park community, with more small stores along the street, outdoor gathering and eating areas, and architectural details that reflect the diverse nature of the population that lives along Maple Ave. Why should we put up with cookie-cutter zoning dictated in Rockville? We should insist upon a plan that reflects the diverse, dynamic nature of the people who live in this area now, and who will live here in the future. There should be some kind of “innovative design” district along Maple Avenue.

Respectfully,

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**From:** [Wayne Sherwood](#)  
**To:** [MCP-Chair](#)  
**Subject:** Takoma Park Minor Master Plan Amendment  
**Date:** Monday, June 5, 2023 11:49:06 AM

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Part Two of comments from Wayne Sherwood to MCPB re Takoma Park draft Minor Master Plan Amendment (MMP)

To MCPB via its website  
Date: 6/5/2023

On Wednesday, May 24, the Montgomery County planning staff made a presentation of their draft Minor Master Plan Amendment (MMP) to the Takoma Park City Council. A Resolution was also presented to the City Council as a voting item, that would indicate that the City Council had received the draft MMP, and containing any comments the City Council had. Members of the Takoma Park City Council had so many reactions, questions, concerns and reservations that they did not feel it was possible for them to vote to approve the Resolution that evening. Instead they agreed, along with the Mayor and City Manager, that they would submit their comments, concerns and feelings to the Takoma Park City planner, Rosalind Grigsby, within the next few days, and she would package their comments and send them to the planners quickly so that this matter could be voted upon at the next city council meeting, which will be on Wednesday, June 7, just two days from now.

The MC planners are also scheduled to present the draft MMP plus the accompanying Resolution to the Montgomery County Planning Board on Thursday, June 8.

I am writing to the MCPB today, June 5, via the MCPB website, to say that this Resolution, including the City Council comments, is still not available at the city council website as of this morning at 11:00 AM. Instead, there is simply a statement that "A revised draft resolution will be posted when ready."

This means that members of the public do not yet know what are the official Council Comments that will be a part of this Resolution, even though that Council meeting is only two days away.

**Members of the public should be able to see these Council Comments now, so they can evaluate whether or not they agree with the Councilmembers. They need to be able to comment on their Councilmembers' comments at the City Council meeting of Wednesday 6/7. It takes time to read such Councilmembers comments, think about them, and prepare one's own comments.**

Since this matter will be coming before the MCPB on Thursday, June 8, I wanted to let the MCPB know that – in my opinion – this process has been deeply flawed, and that local residents have not been given a reasonable opportunity to comment upon this draft Resolution before the City Council



vote on Wednesday.

I hope that you will be able to take that into consideration when you take up this matter on Thursday, June 8, and that you will ask the appropriate questions of the MC planning staff.

The reason I am calling this "Part Two" is that I have already submitted my own personal comments on the draft MMP Amendment to the MCPB website. This "Part Two" deals with broader process issues.

Respectfully submitted,

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Sent from [Mail](#) for Windows

**From:** [waynesherwood1@verizon.net](mailto:waynesherwood1@verizon.net)  
**To:** [MCP-Chair](#)  
**Subject:** Comments by City Councilmembers on the proposed draft Minor Master Plan revision on Wed. May 24, 2023  
**Date:** Tuesday, June 6, 2023 1:43:06 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To MCPB

Subject: Item #8 on Planning Board agenda for Thursday, June 8, 2023

The following are my personal notes on the concerns and suggestions expressed by Takoma Park City Councilmembers after the County planning staff made a presentation of the Takoma Park Minor Master Plan recommendations at the City Council meeting on Wednesday May 24. I typed up these notes while watching the archived video. This is not an official transcript. There may be errors and omissions, for which I apologize.

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**First responses from some Takoma Park city council members at meeting on Wednesday May 24.**

(after presentation by Montgomery County planning staff)

**Councilmember Jason Small (Ward 6)**

What are the other potential options for mixed use zoning in these areas? And I am also concerned about the realities of the potential public use of spaces in the area. With regard to the one large open space in the area... which is

potentially the Adventist Hospital space... I'm curious about whether there are anticipated uses... that would include a green space, public use, open use type area... I ask about this area specifically because it is relatively flat ... and already exists openly... The proposed Plan is woefully incomplete in terms of addressing the socio-economic realities of the youth in this place. The Overlook kids, the Hampshire Tower kids, because there's no place to play over there..... If you're talking about putting in additional verticality here.. without consideration of any of those issues, I think that it is a profound mistake... So I feel that this is incomplete... with regard to the broader needs of Takoma Park...

### **Councilmember Cara Honzak (Ward 5)**

One, I specifically see that to me the school issue remains extremely unresolved in this Plan. I understand that that is not your primary mandate, and yet I do see that this is a city and County issue. A city issue in that – because of the Piney Branch Elementary School in particular has not been solved for yet by the School District itself, and when I say solved for, it has the lowest square footage per capita in the County, as I understand, up to the moment, and I anticipate, based upon my understanding of demographics, which is part of what I do for a living, that if you're looking at projections of how things are going to change – and our population in Takoma Park is not necessarily growing rapidly – we are not likely to see that change rapidly – that small per capita footage. And I am just not seeing this Plan solving for that problem. And that concerns me. So that's one issue.

The second issue is that there is mention here of co-location of community services and shared use, and I appreciate that that's in here. I don't think that it's adequately emphasized. If it is, I would appreciate a more elaborate understanding of that. People across Ward Five in particular are interested in somehow gaining more public amenities in that part of the neighborhood that is adjacent to the University and the hospital campus. We do not have any, ANY, city services except for a single tiny city park in the area. We do have

Sligo Creek Parkway, but we don't have any libraries, recreation centers. There are other things admittedly right outside of the boundaries, but it's been a long-standing issue, and I'm concerned about that, and many of the residents who did not feel in the northerly part of Ward Five, did not feel like they were properly canvassed through this process have expressed specifically that they would really like to have some greater assurance that the re-zoning Plan itself is going to solve for that issue. And provide more shared use on the campus somehow.

And then. I believe that the pool – as I previously said in our community meeting – is really important to the community for a number of reasons. And I guess I'll just broaden it out to “recreation for our youth.” This corridor is a central area of the Takoma Park community. It's the only city in Montgomery County that has affordable housing at the moment that is very explicitly mandated as part of this city, and therefore being extremely purposeful about having plenty of places and spaces in which the youth of our city can recreate – and the adults – in shared spaces, and not have to go other places, like up-county, where they have the big fields and pay the big dollars, but right here in the heart of our city, and putting this together with this very overly-small school that we have here right in the heart of our city. It's very problematic. And the pool is in theory – not necessarily right now in practice – a space where that could happen. It is also a “water site” where with greater climate issues I am – and this gets to my next point – I am really very much struggling with the fact that the Plan has been explicit about concerns about food forests, and climate issues, in terms of – climate issues are very important – and stormwater issues are essential. But the food forest is, to me, a luxury. So I'm going to be frank about this. I know I have people who aggressively disagree with me on this one. But it is not solving a food problem in our community. I want to be clear about this. Food problems and food challenges are not solved by a small food forest. If we're going to emphasize something like that, then there should be more emphasis on climate resilience in the name of equity, which is what this community is all about. And that would include considerations of things like what we're going to do when it gets excessively hot? Where are our children going to recreate? Where are our adults going to get cooler? That could include a pool. So it should mention specifically the

possible feasibility of a pool. So why isn't it emphasized if we are putting food forest feasibility studies and budget implications into this Plan? It really doesn't sit right with me and I feel that somehow that has been artificially elevated through processes that to me were not very democratic. Nor were they representative of the data that I think I see here on page 6. Re-reads the data on page 6. The last item on the list there specifically talks about the need for greater amenities on the Adventist site, and I don't think the Plan has spoken to that.

### **Councilmember Shana Fulcher (Ward One)**

The Plan talks about the desirability of affordable housing on the Washington Adventist campus. And my concern would be – when you were talking with residents – whether they understood the difference between “affordable” and “the missing middle”? Because when we look at Takoma Park, and we look at Montgomery County. Montgomery County (in their Drive plan) has expressed the desirability of creating more affordable housing. We've done a lot of work here to have our Rent Stabilization, and we have a community that has said we're willing to pay higher taxes in order to support that sort of program. And so I'm wondering how Montgomery County might be supporting us if we are going to continue to provide affordable housing? How is Montgomery County going to help make that happen, and I realize that that's not in your zoning purview, but it's something I think about, when I think about more affordable housing in Takoma Park. But also we have a big “missing middle” problem, and I'm just wondering if there's something in the Plan that could be addressing that specifically. Because, you know, we do have rental housing, and we do have single family housing, but we don't have townhouses. We don't have duplexes, as such, so how are we going to support the missing middle with the zoning?

[Response from county planner: we're starting to have those conversations, e.g. about the missing middle, etc at the county level. Beyond the R-40 zoning

change, there's not a lot of tools we have for the missing middle right now. Perhaps they can be done as infill along Maple Ave. Perhaps they might be possible in the future at other sites. We can put a lot of resources in the Appendix.]

Fulcher: where are descriptions of the "optional methods of development" and what can be done? And how that is determined. I don't see much detail about that.

[MC planners. **The development market, short of other methods, is what is going to determine what goes there, based upon what the market is. We want to give people the flexibility to do whatever makes sense to them to do at the time.** Only to the campus property did we apply zoning that, I think, will only allow 10,000 square feet. You'll get a larger plan for that. ]

Fulcher: I think we need language in the Plan that asks for missing middle housing in a development, and state that right up front, so a developer would know that we're expecting that, and they wouldn't be surprised when we do.

**Small:** I have some further questions about historical preservation and the college site. What kinds of consequences would those designations have on the larger area? And I'm interested in where the University is in the process of this proposed zoning change. I'm sure they were an active part of it, and in the way in which you came to these conclusions. But it would seem to me that there may be some questions about the actual use of that area as well, if those designations come about, and people are prevented from using this space. I'm not trying to cast aspersions on the University over there, but there have been layoffs over there and the size of the University is significantly smaller than it used to be. If those trends continue, what happens then?

**MC Planner** – we're not recommending historic designation for anything on the hospital site or the University campus. The 3 sites we're recommending for designation are. The Sligo Church, which is not proposed for redevelopment. The Hefner Park site. And the single-family house across the street. We do make a recommendation that there be a study done of a potential National

Registry designation on the campus. But National Registry designation is strictly honorific unless there are federal dollars being spent. So there are no restrictions places on private property owners as to what they can do with their property. It would open up opportunities for possible tax credits, etc.

**Small:** I am curious if you could talk more about the nexus between the property owner, being the university or the hospital, and how we came to this particular formulation, only because it seems to me that you would have to have spoken to them to some substantive degree, and it does seem to me to kind of “except” them out of some stuff, based upon what you’re saying, and so I’m curious about, has there been a larger conversation about if or when the land-owner has anticipated development? Are there conversations being had about that and what do those mean for this process? And I’m only saying that because I’m always concerned about people who are gaming the system because of the public nature of requiring and having these conversations. **I’m concerned that this seems like a little bit of a fait accompli from the perspective of a new councilperson.** So I’d like it if you could talk a little about where we are with respect to the University and previous conversations that you’ve had, that would be great.

**MC Planner:** Sure. So we’ve been speaking with the University for probably four years at this point, since we started having the conversations about the Minor Master Plan Amendment here. And more recently in the last year, we’ve been having conversations with the Adventist Health Care folks, and the University folks, and the University has goals, they have plans, Adventist Health Care has goals and plans. We’ve discussed our recommendations with them, and the idea is to provide them the greatest flexibility possible. In the presentation to Adventist Health Care, they were a little uncertain about what they could do there. They could do housing. They could do senior housing. They could do medical. Offices. Any number of things that they could do there. And so the zoning recommendations that we’ve provided allow enough density on the site for them to... for there to be a lot of potential. And I think that at this point I think that the discussions are looking at potentials, to pad things out. Nothing specific, but they’ve seen

**our recommendations for zoning and “they’re game.”**

**Councilmember Randy Gibson (Ward 3)**

I just wanted to follow-up on – wanted to be clear on the Mayor’s question about the financing of the CIP. Am I to understand that we are being asked to put together a Resolution without knowing what the costs are?

MC Planners. Yes. We won’t know what the costs are. The Planning Board won’t know what the costs are until we get to the County Executive. There’s no obligation anywhere. This is a 20 year plan. We’ve identified great things that could be in the plan area. And there’s an accounting that these things would cost this much if they were implemented. That’s not to say that they would ever be implemented.

Gibson. I get it. But without knowing the costs of things, you can’t... it’s difficult to give any kind of priority to one or the other. It’s like the whole Plan, everything, and then afterward you find out the costs, and maybe we can afford it – whatever portion the city can take on – but without costs it’s difficult to make decisions.

MC Planners: this is really just a wish list. The city could do whatever it wants.

Gibson: And I’m not very familiar with the zoning, but am I correct in thinking that particularly **around mixed-use zoning, basically we’re saying “what the market will bear.” That’s right?** And so if a property owner or developer wants to do, then that property owner will try to, within the terms of that particular zone, **“they will make the most money that they can.”** To go back to “the missing middle”, they may not want to serve the missing middle. They may want to serve the affluent. Upper middle. **Am I correct in understanding, again, “what the market will bear” is the primary driver here.**

MC Planner. I certainly think that is one possibility. There are other properties in Takoma Park, e.g. along Maple Ave., where other developers have provided



affordable housing, such as MHP. So what you're describing is one option, but it's not the only option. The zoning plan says you can do x, and the numbers we've provided give a maximum. Those questions all get discussed during the over-all process.

Small. Have another question. About the proximity of the Adventist campus to the Purple Line. And relationship to requirements for "Transit-Oriented Development." Are there requirements with regard to "Transit-Oriented Development?" As opposed to just mixed-use development?

MC Planner: this site has some of the greatest access to public transit in the county, and that's why we've tried to give them maximum flexibility in terms of what they can develop there.

Small: I'm concerned about other transit-oriented issues, too, such as number of parking spaces, etc.

Honzak: could we return to the slide, the proposed development map. I'm looking at page 74, because I'm interested in looking at the Flower district. In broader brush strokes for me, could you speak to what it shows as zones 1 and 2 near Flower Ave. on this map, and kind of tell me what you think has been achieved in terms of the plan, other than there will be more CR zones, and there will be more flexibility?

MC Planner: the zoning is single-family housing. By going to the CRT, you can get higher density, you can get a greater diversity of uses, so you could have apartment buildings, you could have small commercial buildings, you could have performance spaces, you could have restaurants. There would be a lot more flexibility. The height for those is lower as you get close to Garland. You would be going from single-family housing to multi-family housing and commercial uses.

Honzak: As I explain this to residents in this area, I want to help them visualize. Can you maybe speak then to what they ... what would be the most dense, the most developed situation compared to what is there now? Are we talking

about a big difference in height?

MC Planner: if you're looking down Flower, toward the northwest from Carroll, if you're looking at the left side, you could have a building up to six stories. At the street base, there could be ground floor retail. On the right-hand side there would be the church.

Honzak: and the set-back along Flower?

MC Planner: In my mind the scale, if you know Fenton Street in downtown Silver Spring, some of the newer apartment buildings there, .. and the intent would be to be welcoming pedestrian friendly walkways alongside the street and within the campus.

**From:** [Jackie Moore](#)  
**To:** [MCP-Chair](#)  
**Subject:** Minor Master Plan for Takoma Park  
**Date:** Tuesday, June 6, 2023 3:35:34 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good afternoon--

I realize that the June 8th meeting will include a presentation about the Minor Master Plan for Takoma Park (the now closed Washington Adventist hospital site) , but it is my understanding that I can still send comments.

I have the following comments regarding the Minor Master Plan for Takoma Park:

Is there anyway to increase the percentage of affordable housing units beyond what is required by Montgomery County?

I am not sure if the city of Takoma Park has the capacity for their part of the plan. For example, when the Takoma Park Community Center was rebuilt a few years ago, there was no clear understanding and recognition of the stream that runs through the property. The construction plan had to be radically altered, and spaces that were supposed to be used for both the local police force and city staff had to be jettisoned. The current Takoma Library plan got pushed through even though it has similar problems-- a stream, storm water issues, etc. In fact, I think that Montgomery County should begin negotiations to take back control of storm water management from the city. The city is using the money they collect in storm water fees to pay salaries rather than on doing projects that will help ameliorate storm water issues in the city.

The Takoma Park City Council has not yet posted their comments about the Minor Master Plan for Takoma Park. This makes it very difficult for residents to weigh in with their own comments because they don't have any reference points or guidance from their elected officials.

One of the comments made by Washington Adventist University students that was collected during a community engagement event facilitated by MC Planning Board staff indicated that they (the students) want a grocery store. There are three grocery stores within walking distance of WAU, and there is a bus route for that area for students who do not have their own transportation. These include Giant, Bestway, and Americana, as well as several smaller markets. I am not sure I understand the need for another grocery store. Maybe the students are looking for a high end store such as an Amazon Fresh or a Wegmans? If so, this will create an exclusivity issue because many of the current residents of the Ward 5 neighborhood in Takoma Park, the area of this Minor Master Plan Amendment can't afford to shop at a Wegmans or an Amazon Fresh.

I have also heard that part of the plan for successful redevelopment of this area hinges in part upon the sale of the land owned by Washington Adventist Hospital to Washington Adventist University. I have looked at the financial records for WAU, and it doesn't seem like they have the ability to make such a purchase. The enrollment at WAU continues to drop, and that can't be a good sign.

I look forward to opportunities for community input being added to the current process.

Thank you for the work that you do on behalf of ALL residents of Montgomery County.

Sincerely yours,  
Jacqueline Moore

7005 Aspen Avenue  
Takoma Park, MD, 20912

## Salabie, Marissa

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**From:** Mike Blau <mikeblau@rocketmail.com>  
**Sent:** Wednesday, June 7, 2023 11:42 AM  
**To:** MCP-Chair  
**Subject:** Minor Master Plan amendment for Takoma Park

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning,

I am concerned about the lack of transparency on the part of the Takoma Park City Council. It is just a few hours before the June 7th City Council meeting is set to begin, yet the city has not published their draft resolution about the Minor Master Plan amendment for Takoma Park. There is a link on the city's website that residents can use to provide comments about the draft resolution, but there is no draft resolution anywhere to be found. I hope that the Planning Board will hold the city council's feet to the fire and do everything in the PB's power to demand transparency. Transparency is crucial in any sort of governmental collaboration.

Thank you for your efforts.

Sincerely yours,  
Michael Blau  
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