

TPMMA- PB PUBLIC HEARING (MCTRACKER)

Case No.	Citizen	Plan Section	Testimony or Comments	Keyword	Staff Response
MCP-20230815-9558	Richard Masterson	Community Engagement	Concern: includes comments from community postings regarding the plan	Plan Process	Comment Received
		Land Use	Question: What was in place before this MMPA came up?	Plan Process	Comment will be reviewed during Planning Board work sessions
		Land Use	Question: Is this proposed because of the removal of the Adventist Hospital?	Plan Process	Comment will be reviewed during Planning Board work sessions
		Land Use	Question: Can residents take advantage of the MMPA to keep their community socially sized for them?	Building Height and Scale	Comment will be reviewed during Planning Board work sessions
		Land Use	Question: Did the MMPA come from developers that will profit from it?	Plan Process	Comment will be reviewed during Planning Board work sessions
		Zoning	Concern: Plan doesn't consider alternative zoning benefits of townhouses and garden apartments, versus high-rises.	Building Height and Scale	Comment Received
		Zoning	Concern: Plan doesn't explain why the City's densest neighborhood, on Maple Avenue needs additional density	Building Height and Scale	Comment Received
		Parks, Trails and Open Space	Concern: Plan doesn't consider the benefits of the current open and green space on Maple Ave for existing residents	Public Space	Comment Received
		Community Engagement	Concern: Plan doesn't document that renters in these neighborhoods have been adequately informed of the Plan consequences	Plan Process	Comment Received
		Housing Capital	Concern: Plan doesn't protect existing rent-stabilized and subsidized housing, nor protect those residents from displacement	Affordability	Comment Received
		Improvements Program	Concern: Plan doesn't provide/explain proposed funding for, or requirement to build the Recommended public amenities	Community Amenities	Comment Received
		Parks, Trails and Open Space	Recommends: Sligo Creek must not have any human occupancy structures within 500 feet.	Climate and Sustainability	Comment Received
		Implementation	Recommends: Notification of relevant agencies regarding capacity analysis for schools, traffic, stormwater, green space, sligo creek and comments included with other recorded comments as plan doesn't study capacity impacts	Plan Process	Comment Received

		Housing	Recommends: Rent stabilization should apply at time of construction	Affordability	Comment Received
		Zoning	Recommends: Limit height to three stories and then with a ten-foot minimum set-back on four sides for all floors up to six.	Building Height and Scale	Comment Received
		Environment	Recommends: Delaying review meeting to accommodate the climate report	Climate and Sustainability	Comment Received
MCP-20230822-9824	James Della-Giacoma	Land Use	support: vibrant urban community with access to public space	Public Space	Comment Received
		Implementation	support: updates to infrastructure	Infrastructure	Comment Received
		Zoning	support: comfortable with proposed zoning changes and added density	Building Height and Scale	Comment Received
		Housing	support: support range of housing types; no net loss affordable housing	Affordability	Comment Received
MCP-20230808-9215	Carl Elefante	Implementation	Concern: The plan does not provide enough direction for the redevelopment of the Adventist Hospital site and proposes a one-size-fits-all re-zoning approach that fails to address the conditions of the plan area	Plan Process	Comment Received
		Housing	Concern: The plan threatens, rather than protects and enhances, the City's most substantial inventory of affordable housing	Affordability	Comment Received
		Implementation	Concern: The plan threatens, rather than protects and enhances, three of the City's most important municipal facilities	Infrastructure	Comment Received
		Zoning	Concern: The plan proposes zoning that would encourage development not in keeping with the character of the City and most directly impacted neighborhoods and provides little justification for the changes.	Building Height and Scale	Comment Received
		Zoning	Concern: The plan proposes very substantial increases in density without any substantive increase in transportation and transit facilities. For example, Bikeways are inconsistently provided in the Plan	Traffic	Comment Received
		Green Promenade	Concern: The plan's proposals for open space and other public amenities are of questionable benefit and unlikely to be realized. For example, The Green Promenade – the major open space concept proposed in the Plan – is located on private property abutting Maple Avenue, not public space, making its implementation difficult...	Community Amenities	Comment Received
		Environment	Concern: The plan fails to protect Sligo Creek, even though it addresses a site critical to its protection. For example, the steeply sloping portions of the Adventist Hospital site are adjacent to the Creek. The Plan makes no proposal to protect the riparian buffer along this site. Additionally the plan makes the Plan makes no substantial open space allocation.	Public Space	Comment Received
		Implementation	Concern: Inclusion of Maple Avenue and Municipal Center into Plan is not beneficial	Plan Process	Comment Received
		Public Facilities	Recommends: Priority should be given to assessing and enhancing the Adventist Hospital site for institutional uses beneficial to the Takoma Park community.	Community Amenities	Comment Received
		Housing	Recommends: Planning addressing Maple Avenue should prioritize the preservation and enhancement of existing affordable housing.	Affordability	Comment Received

		Parks, Trails and Open Space	Recommends: Maple Avenue District Parcels 21 & 22 should be rezoned for open space only.	Public Space	Comment Received
MCP-20230727-8722	Keith Berner		Comments on documents handed out at TP Ward4/Ward 5 meeting	Building Height and Scale	Comment Received
MCP-20230811-9398	Jill Gay	Zoning	Recommends: Limit Washington Adventist Hospital site rezoning to seven stories (CRT H-75).	Building Height and Scale	Comment Received
		Zoning	Recommends: Limit all new zoning in areas surrounding the hospital and on Maple to match the heights of current buildings	Building Height and Scale	Comment Received
MCP-20230812-9417	Joann Malone	Equity	Concern: Proposal to develop high rise apartments on WAU site will enrich developers at expense of affordable housing and people of color	Affordability	Comment Received
		Implementation	Concern: already a very crowded city with high use of Sligo Creek, streets, transportation, educational and recreation facilities.	Infrastructure	Comment Received
MCP-20230813-9441	Ben Glickstein	Zoning	Support: ...maximum mixed-use flexibility and "Town Center" density will hopefully lead to the development of the most new homes possible, releasing some pressure on skyrocketing prices to buy and to rent in Takoma Park, while providing opportunities for density-enabled services like grocery stores, daycares, and parks	Building Height and Scale	Comment Received
		Housing	Concern: no hard requirements in this plan regarding affordable housing; language leaves affordable housing development to the whim of private developers	Affordability	Comment Received
		Housing	Recommends: identify reasonable additional requirements (not "suggestions,") for deeply affordable (not "moderately priced") housing in each new development. And provide for an additional 15% affordable housing, on top of the MPDU requirement	Affordability	Comment Received
		Public Facilities	Concern: potential expansion of the police is shoe-horned into this plan without much explanation; Takoma Park should strive, whenever possible, to meet the safety and public health needs of our growing community by any other means than growing police presence. Referenced: Mental health ambassadors, civilian de-escalation staff, and other deployments of unarmed employees, safe streets and traffic calming measures	Plan Process	Referred to the Appropriate Agency
		Public Facilities	Recommends: completely standalone planning process to address any need for an expanded police station	Plan Process	Referred to the Appropriate Agency
		Equity	Recommends: all new developments in the area install ADA-compliant sidewalks and physically-protected bike lanes on all streets in the plan area	Infrastructure	Comment Received
MCP-20230815-9541	Thomas Hilton	Public Facilities	WSSC has no comments on plan, acknowledge receipt of letter asking for comments	Plan Process	Comment Received
MCP-20230817-9666	Adam and Debra Bodner	Implementation	Concern: Concerned about impact of redevelopment of the former WA hospital on city and county services; would like realistic cost / benefit analyses	Building Height and Scale	Comment Received
		Implementation	Question: Which government entity is responsible for doing this analysis, and is one actually going to be done?	Plan Process	Comment will be reviewed during Planning Board work sessions

			Question: If additional police officers are needed, will the City have to choose between raising taxes or reducing services? Or, will there be sufficient tax revenue from the new development to cover its own County and City costs	Plan Process	Referred to the
		Public Facilities	Concern: Takoma Park's public school children attend overcrowded schools from K-12.	Schools	Appropriate Agency Comment Received
		Implementation	Question: What is the County's plan for assimilating all these new kids into these currently overcrowded schools?	Schools	Comment will be reviewed during Planning Board work sessions
MCP-20230821-9813	Mark Fisher	Community Engagement	Concern: Minor amendment is making major changes to WAU and Maple Avenue so each needs different zoning and different outreach	Plan Process Building Height and Scale	Comment Received Comment Received
		Zoning	Concern: , WAU- setting maximum height to 7 stories, Maple Ave- limit to existing heights		Comment Received
MCP-20230821-9818	Keith Berner	Land Use	Email to TP Mayor and City Council: plan is flawed and needs substantial revision, plan area is too large- should be broken up by districts,	Plan Process Building Height and Scale	Comment Received Comment Received
		Zoning	Concern: Building heights are out of scale and should be lowered; WAU should be limited to 7 stories	Building Height and Scale	Comment Received
		Zoning	Concern: impact on single family homes; no rezoning of single family homes on Flower, Greenwood or Erie	Building Height and Scale	Comment Received
		Implementation Housing	Concern: need ample time to consider the climate analysis, traffic studies Concern: potential displacement should be taken seriously	Plan Process Affordability Community Amenities	Comment Received Comment Received Comment Received
		Land Use	support: retail in the Flower and Maple Avenue districts		
MCP-20230822-9823	Tom Huizenga	Zoning	Concern: Upzoning will lead to gentrification	Building Height and Scale	Comment Received
		Land Use	Concern: WAU should be planned separately from the other areas	Building Height and Scale	Comment Received
		Zoning	Recommends: limit building heights at WAU to 70', heights on Maple Avenue should remain where they are	Building Height and Scale	Comment Received
		Environment	Concern: city owes the public an environmental/climate study, which has not been delivered.	Climate and Sustainability	Comment Received
MCP-20230824-9932	Carl Elefante	Zoning	Response to Takoma For All testimony: plan doesn't include the needed development controls or guidance; the plan is a rezoning proposal; too much uncertainty with what the zoning will produce,	Plan Process	Comment Received

		Housing	concern: the plan doesn't require/guarantee missing middle or affordable housing or needed services	Affordability	Comment Received
		Land Use	Concern: incentives bulldozing residential properties for commercial development	Affordability	Comment Received
		Housing	Concern: plan should support keeping residents in their buildings and infill development; surface parking lots provide opportunities for infill development	Building Height and Scale	Comment Received
		Environment	Concern: should require all electric buildings; should require all new development to purchase all power from renewable sources; should be more focused on retrofit rather than new construction	Climate and Sustainability	Comment Received
		Zoning	Concern: upzoning is going to lead wholesale demolition and dislocation	Affordability	Comment Received
MCP-20230824-9947	Irene Huntoon	Land Use	Supports: the intention to redevelop Washington Adventist Hospital	Plan Process	Comment Received
		Land Use	Recommends: Wants staged development with WAH being the first; each stage should be completed and evaluated before the next stage begins	Plan Process	Comment will be reviewed during Planning Board work sessions
		Housing	Concern: loss of rent stabilized housing stock and 5 year window for new development would lead to displacement of middle and working class residents	Affordability	Comment Received
		Implementation	Concern: population increase would impact city and county infrastructure including schools, traffic, transit, parks, policing, etc.	Infrastructure	Comment Received
		Environment	Concern: flooding needs serious consideration; some of the proposed development is in already-identified flood zones; development may exacerbate flooding; changing climate-related impacts	Climate and Sustainability	Comment Received
MCP-20230824-9948	Irene Huntoon		Follow up: including correct zip code from previous submission		Comment Received
MCP-20230824-9949	Carl Elefante		Follow up/duplicate: MCP-20230824-9932		Comment Received
MCP-20230824-9950	Carl Elefante	Zoning	Concern: one size fits all zoning isn't the right approach, this isn't a minor amendment	Plan Process	Comment Received
		Housing	Recommends: WAU could be site for large scale institutional development or missing middle housing	Building Height and Scale	Comment Received
		Equity	Concern: threatens affordable housing; CRT doesn't guarantee affordable housing; sowing the seeds for demolition of affordable housing	Affordability	Comment Received
		Implementation	Concern: should plan WAU separately from the other districts; doesn't provide enough direction for WAU development	Plan Process	Comment Received
		Transit	Concern: increases in density without increase in transit;	Infrastructure	Comment Received

		Green Promenade	Concern: proposals for open space won't be realized; Green Promenade in unlikely to happen; no substantial open space allocation	Public Space	Comment Received
		Roadway Network	Concern: no major roadway network improvements, bikeways are inconsistently provided for; bikeways should be prioritized	Infrastructure	Comment Received
		Community Engagement	Concern: effectiveness of plan addressing stakeholder Concern and interest is questionable	Plan Process	Comment Received
		Land Use	Concern: plan should provide more justification for why so much commercial development	Plan Process	Comment Received
		Public Facilities	Concern: development pressure placed on Municipal District; need justification for rezoning municipal properties	Building Height and Scale	Comment Received
		Environment	Concern: no protection for Sligo Creek	Climate and Sustainability	Comment Received
MCP-20230824-9960	Claudia Trapp	Zoning	Supports: diversity of housing, increased density and notes region has a housing issue	Building Height and Scale	Comment Received
		Implementation	Concern: want to make sure the plan is done in coordination with the County; accomodates students	Plan Process	Comment Received
MCP-20230825-9992	Cristina Cunha-Strasser	Zoning	Concern: building heights	Building Height and Scale	Comment Received
		Zoning	Recommends: Please limit Washington Adventist Hospital site rezoning to seven stories (CRT-H-75).	Building Height and Scale	Comment Received
		Zoning	Recommends: Limit all new zoning around the hospital and on Maple to match the heights of current buildings	Building Height and Scale	Comment Received
MCP-20230825-0001	Leanne Sedowski and William Girardo	Community Engagement	Supports: participated in listening sessions and excited about the possibilities of the plan	Plan Process	Comment Received
		Bicycle Network	Supports: excited about new streetscape that will make is safer to bike and work	Infrastructure	Comment Received
		Zoning	Supports: increased density would like to see increased affordable housing	Affordability	Comment Received
		Public Facilities	Recommends: additional community amenities like parks/splash parks or a grocery store	Community Amenities	Comment Received
MCP-20230829-0171	Carol Schatz and David Rodgers	Zoning	Concern: Proposed density is inappropriate	Building Height and Scale	Comment Received
		Equity	Concern: Plan needs need equity analysis	Equity	Comment Received
		Equity	Concern: no protection to prevent the loss of affordable housing and displacement	Affordability	Comment Received
		Zoning	Recommends: Development at WA Hospital should be seven stories, limit new zoning in area around the Hospital/Maple Ave to match the heights of the existing buildings	Building Height and Scale	Comment Received

		Capital Improvements Program	Recommends: require adequate parking for new development	Traffic	Comment Received
		Roadway Network	Recommends: require traffic study for all projects	Plan Process	Comment Received
MCP-20230830-0186	Marguerite Cyr	Environment	Concern: Scope is too large, Maple Ave should be decoupled from WAU Recommends: complete environmental assessment before rezoning	Plan Process Plan Process	Comment Received Comment Received
MCP-20230830-0212	Frank Demarais	Land Use	support: Solid approach to development Recommends: Plan needs more specificity and parameters to address no net loss and affordability of current rental housing and new affordable units with new construction; should mandate replacement of demolished units; should tie no net loss to providing increased density on Maple Avenue	Plan Process	Comment Received
		Housing		Affordability	Comment Received
		Zoning	Recommends: Flower Avenue District- max 120' height to protect sky views	Building Height and Scale	Comment Received
		Parks, Trails and Open Space	Recommends: address preservation of grass along Maple Avenue between Maplewood and Sligo Creek Trail,	Public Space	Comment Received
		Roadway Network	Concern: plan doesn't address traffic impact	Traffic	Comment Received
MCP-20230830-0215	Kristen Moeller	Land Use	Concern: Stop unwanted extreme redevelopment on the hospital site	Building Height and Scale	Comment Received
		Zoning	Concern: development would contribute to climate/heat/ problems, traffic problems, greenspace problems	Building Height and Scale	Comment Received
		Land Use	Recommends: something like the greenspace development of montgomery village	Building Height and Scale	Comment Received
MCP-20230830-0216	Rev. Julia Jarvis	Land Use	support: agree with the plan for former Hospital; need for affordable housing and walkable retail	Building Height and Scale	Comment Received
		Land Use	Concern: Don't need rezoning on Maple Avenue	Plan Process	Comment Received
		Parks, Trails and Open Space	Concern: preservation of Sligo Creek	Climate and Sustainability	Comment Received
		Environment	Recommends: climate crisis should be the framework for planning	Climate and Sustainability	Comment Received
MCP-20230830-0228	Wayne Sherwood	Implementation	Concern: WAU plan is not public	Plan Process	Comment Received

		Zoning	Concern: a CR zone isn't appropriate for the WAU site	Building Height and Scale	Comment Received
		Zoning	Recommends: limit height to 15 stories along Maple Avenue, 12 stories at WAU, 5 stories along Flower, Greenwood, Maplewood and Erie Center	Building Height and Scale	Comment Received
		Housing	Concern: will replace rent stabilized buildings; need to preserve existing affordable housing	Affordability	Comment Received
		Implementation	Concern: no traffic study, environmental study or equity study,	Plan Process	Comment Received
		Parks, Trails and Open Space	Concern: plan proposes too much density development pressure on open space	Building Height and Scale	Comment Received
MCP-20230831-0282	Joan Duncan	Zoning	Concern: Upzoning will create unwanted development pressure; nothing to prevent demolition of existing buildings	Building Height and Scale	Comment Received
		Implementation	Recommends: plan should focus on Adventist Hospital	Plan Process	Comment Received
MCP-20230830-0218	Marguerite Cyr		Response: Carl Elefante's interview is worth listening to		Comment Received
MCP-20230831-0285	Barbara Whitney	Zoning	Concern: one size fits all' zoning changes out of proportion/character; this is not a minor plan	Plan Process	Comment Received
		Housing Implementation	Recommends: WAU site for different kinds of housing Recommends: Plan should focus on WAU site and then Maple Avenue; should separate the	Building Height and Scale Plan Process	Comment Received Comment Received
		Equity	Recommends: keep existing rent stabilized buildings viable; protect existing affordable housing	Affordability	Comment Received
		Implementation	Concern: traffic study is necessary; climate assessment is necessary	Plan Process	Comment Received
MCP-20230901-0297	Ellen Marcus	Zoning	Concern: limit building height to avoid traffic congestion and huge surface parking lots.	Traffic	Comment Received
		Bicycle Network	Recommends: protected bike lanes should be installed on Maple Avenue and other corridors, rather than conventional or shared lane markings.	Infrastructure	Comment Received
		Transit	Recommends: public transportation to and from the Takoma Park Metro, Langley, and the Purple Line should be improved. City should focus on upgrading and improving public transit to address issues associated with the TPMMA and would earn her support for the plan	Infrastructure	Comment Received
		Land Use	Recommends: provide some neighborhood or locally serving retail (Trader Joe's/H-Mart) to reduce the need for residents to travel by car.	Community Amenities	Comment Received
		Roadway Network	Concern: development will cause increased cut-through traffic on residential streets outside of the TPMMA area.	Traffic	Comment Received



		Roadway Network	Recommends: Recognition of quieter areas outside of the MM-Plan and a plan to include all the residential streets that will see increased in cut-through traffic due to increase in population	Traffic	Comment Received
MCP-20230901-0300	Elaine Lamirande	Parks, Trails and Open Space	Concern: Sligo Creek damaged by nearby construction; existing erosion and sediment control practices aren't sufficient	Climate and Sustainability	Comment Received
		Land Use	Concern: WA redevelopment should also be seen as opportunity for environmental enhancement	Climate and Sustainability	Comment Received
		Historic Preservation	Recommends: Staff should reach out to FOSC and Historic Takoma, Inc. for the input related to the historical interpretation of Sligo Creek	Plan Process Climate and Sustainability	Comment Received
		Environment	Recommends: severe storm water runoff- should have strict limits on impervious surfaces,	Climate and Sustainability	Comment Received
		Environment	Recommends: expand Appendix D to include specific goals, objectives and conditions for erosion control and enforcement during construction	Climate and Sustainability	Comment Received
		Environment	Recommends: FOSC recommends that this section (related to Brashears Run) be rewritten to reflect known uncertainties and that delineation of Brashear's Run be included as an objective of the MMPA.	Climate and Sustainability	Comment Received
		Environment	Recommends: regarding the potential for escape of pollutants during demolition and construction; a formal Environmental Site Assessment be required as a condition of development of this site.	Climate and Sustainability	Comment Received
		Land Use	Recommends: Montgomery Parks plan to dedicate and identify wooded slope ; further recommends that the plan should designate a vegetated buffer (100' wide) between the slooppe and all hardscape (buildings, roads, etc) and it should be planted with native trees to protect the slope	Climate and Sustainability	Comment Received
		Environment	Recommends: plan should stipulate the maximum retention of 90 native trees on the Adventist property west of Flower; nearly all qualiify as urban forest trees so The MMPA should confirm that no exceptions to these city rules be allowed under development of the site.	Climate and Sustainability	Comment Received
		Environment	Concern: A portion of the WAH site between Maple Avenue and the Carroll Avenue bridge sits atop a steep escarpment that is immediately adjacent to the Sligo SVP, Sligo trail, and Sligo Creek; the slope area leading down to the trail and creek is sufficiently unstable that it could result in displacement and slide from construction of large and heavy buildings without adequate stabilization and setback. FOSC recommends that a geotechnical and seismic stability assessment be conducted prior to a final decision of the rezoning of this area	Climate and Sustainability	Comment Received
Environment	Concern: there is also substantial runoff from the eastern part of the MMPA area—there is a steep slope from about 230 ft. at Greenwood down to about 160 ft. at Long Branch indicating a high potential for runoff and overland discharge. In addition to the attention focused on Brashear's, the Planning Department should focus on mitigating these discharges to Long Branch.	Climate and Sustainability	Comment Received		
MCP-20230901-0307	Paul Huebner	Land Use	Concern: Plan provides opportunity for commercial to occur in residential areas	Building Height and Scale	Comment Received
		Zoning	Concern: Plan is a massive up zoning and an insidious form of urban renewal	Equity	Comment Received

			Concern: no analysis of potential displacement/traffic/stormwater/schooling/climate or equity analysis,	Implementation	Infrastructure	Comment Received
			Question: why is Maple Avenue in this plan and what specific protections will be provided to renters to protect them? Would like to see a detailed plan with housing units and location	Implementation	Plan Process	Comment will be reviewed during Planning Board work sessions
MCP-20230901-0319	Samantha Magrath	Land Use	Supports: redevelopment of WA hospital into mixed-use including apartments; affordability is a concern but would like to see suitable scale		Building Height and Scale	Comment Received
		Zoning	Concern: with upzoning on Maple Avenue and its impact on affordability; fears units will be replaced with luxury housing		Affordability	Comment Received
		Parks, Trails and Open Space	Concern: don't want to lose community amenities including green space (parkland at Sligo and Maple) to development		Community Amenities	Comment Received
		Roadway Network	Concern: impact of traffic caused by WA hospital development		Traffic	Comment Received
MCP-20230901-0322	Stephen Whitney	Implementation	Concern: Process implementation has been ineffective with accuracy and coherence and is a promotional piece only		Plan Process	Comment Received
		Zoning	Concern: plan proposes monumental and historic increase in population, Concern: Ward 5 is the least resourced in the City (per Open Space Plan) plan doesn't provide adequate or safe access to open space; Sligo Creek is not a great option due to traffic and distance, recreational space is needed on the old hospital		Building Height and Scale	Comment Received
		Parks, Trails and Open Space			Community Amenities	Comment Received
		Community Engagement	Concern: no serious community engagement effort		Plan Process	Comment Received
MCP-20230901-0324	Anne Pfitzer	Implementation	Supports: Likes the Green Promenade and other proposed ped/bike improvements including improved roadways, wide sidewalks		Infrastructure	Comment Received
		Public Facilities	Supports: call for solar charging stations at WAU site		Climate and Sustainability	Comment Received
		Green Promenade	Question: Is the inclusion of this (Green Promenade) idea in the plan a formal commitment by the county Planning Board? Is it enforceable?		Community Amenities	Comment will be reviewed during Planning Board work sessions
		Parks, Trails and Open Space	Recommends: open space on the campus of the Washington Adventist university/hospital		Public Space	Comment Received
		Public Facilities	Concern: elementary school would be good use at WAU		Schools	Comment Received
		Zoning Housing	Recommends: maximum height on WAU site should be no more than 70' Recommends: wants the affordable housing requirement to be higher than 12.5%		Building Height and Scale Affordability	Comment Received Comment Received

		Environment	Concern: Reserving the right to provide comment once the Climate Assessment is out	Climate and Sustainability	Comment Received
MCP-20230901-0313	Rick Weiss	Land Use	Supports: the new availability of the Adventist properties for development	Plan Process	Comment Received
		Zoning	Recommends: Postpone consideration of proposed zoning changes to Maple Avenue as it is densely populated and filled with important affordable housing	Affordability	Comment Received
MCP-20230902-0342	Susan Katz Miller	Housing	Concern: proposed density on Maple Avenue and potential for displacement	Equity	Comment Received
		Zoning	Recommends: zoning should be tied to an equity analysis	Equity	Comment Received
		Zoning	Recommends: WAU should have townhomes with some higher buildings in the center and not near Sligo Creek	Building Height and Scale	Comment Received
		Community Engagement	Concern: unclear why Maple Avenue is part of this plan; lack of input from Maple Avenue residents	Plan Process	Comment will be reviewed during Planning Board work sessions
MCP-20230904-0413	Karen Collins	Zoning	Concern: density is inappropriate	Building Height and Scale	Comment Received
		Equity	Concern: inclusion of Maple Avenue, loss of rent controlled apartments,	Affordability	Comment Received
		Implementation	Concern: no environmental or traffic studies	Plan Process	Comment Received
MCP-20230904-0420	Ashley Ward	Housing	support: the plan - a lot of new housing is needed, support low and moderate income housing;	Affordability	Comment Received
		Housing	Concern: would like more than 12.5% affordable housing	Affordability	Comment Received
MCP-20230905-0452	Mark Brochman	Housing	Supports: development of WA hospital site with affordable housing; max height of 65'	Affordability	Comment Received
		Equity	Concern: Maple Avenue shouldn't be part of the plan, plan incentives tear down of affordable buildings and creation of market rate housing/luxury apartments.	Affordability	Comment Received
		Equity	Concern: renovate/upgrade of existing Maple Avenue bldgs is better for climate than tear down and new construction; increased carbon footprint		Comment Received
		Equity	Concern: plan doesn't protect low income residents; Plan would incentivize construction of new market-rate housing, not subject to rent-stabilization for five years.	Affordability	Comment Received
		Zoning	Concern: Maple Avenue has an existing commercial overlay zone so rezoning isn't necessary	Plan Process	Comment Received
		Equity	Concern: no equity analysis, plan doesn't conform with the equity goals in the 2000 Master Plan	Equity	Comment Received
		Environment	Concern: required climate analysis for the Plan will not be issued until just before the final vote on the Plan by County Council.	Plan Process	Comment Received

		Zoning	Concern: Impact of density; , proposed density is not within a 1/2 mile of transit center, proposed density is out of scale	Building Height and Scale	Comment Received
		Roadway Network	Concern: Plan does not include any traffic analysis for the effects on local streets including Maple, Carroll, and Flower Avenues	Plan Process	Comment Received
		Environment	Concern: plan doesn't include how Sligo Creek would be protected if high rises are on WAU site; height should be 65'	Building Height and Scale	Comment Received
MCP-20230906-0514	Koyla Braun-Greiner	Housing	Recommends: Require (not simply Recommends) a significant % of any new residential units be designated as affordable housing	Affordability	Comment Received
		Environment	Recommends: Require (not simply Recommends) either new or renovated construction to comply with specific energy efficiency and carbon footprint reductions in response to climate change.	Climate and Sustainability	Comment Received
		Environment	Recommends: Require (not simply Recommends) design and construction in any development to implement watershed conservation practices and minimize reduction in tree canopy to reduce erosion and run off during and after construction is completed.	Climate and Sustainability	Comment Received
		Roadway Network	Recommends: Require (not simply Recommends) a transportation plan that would minimize the use of personal cars and increase public transportation options.	Traffic	Comment Received
MCP-20230906-0501	Diane Curran Fred Hoefner	Community Engagement	Concern: the proposed Minor Master Plan is too broad and does not adequately address the community's concern and that significant portions of the Minor Master Plan are wishful thinking	Plan Process	Comment Received
		Zoning	support: Plan recommendation to rezone the university/hospital site to allow uses suitable to university purposes (i.e., dorms, classrooms, parking, green space, and other campus amenities)	Affordability	Comment Received
		Zoning	Recommends: Reduce the permissible height of buildings to 65 feet.	Building Height and Scale	Comment Received
		Housing	Recommends: Establish strong affordable housing parameters and ensure that the zoning for the WA area will be primarily residential with a high degree of affordability and a high percentage of affordable units	Affordability	Comment Received
		Environment	Recommends: Upgrade stormwater management and watershed protection and provide maximum protection for Sligo Creek Watershed	Climate and Sustainability	Comment Received
		Community Engagement	Recommends: provide greater opportunities for community engagement and consensus building.	Plan Process	Comment Received
		Implementation	Concern: would require substantial new pots of public funding	Infrastructure	Comment Received
MCP-20230906-0579	Susan Page	Zoning	Concern: the current proposal is totally inappropriate in size and height	Building Height and Scale	Comment Received
		Equity Housing	Concern: the current proposal would eliminate the culture and ethnic diversity of the community	Equity	Comment Received
			Concern: the current proposal would displace many current residents	Affordability	Comment Received
MCP-20230906-0580	Martin Shore	Community Engagement	Concern: lack of inclusion of Ward 2 and the plan area is too broad and the plan itself does not adequately address the community's needs	Plan Process	Comment Received

		Housing	Concern: plan includes affordable housing apartments which seem targeted for demolition or redevelopment. Residents will be relocated during redevelopment and may not be allowed to return.	Affordability	Comment Received
		Zoning	Concern: Building height increases are not sensitive to the scale of the existing building stock and will not be beneficial to the community.	Building Height and Scale	Comment Received
		Implementation	Concern: plan does not address the impact of the proposed development on infrastructure, traffic, parking, and the environment.	Infrastructure	Comment Received
		Implementation	Concern: plan does not outline specific regulations to ensure that the development is done for the sake of the community and for smart growth, rather than to maximize the developer's profits.	Plan Process	Comment Received
		Roadway Network	Question: Will the existing 2 lane roads that are currently main roadways in Takoma Park able to handle the additional vehicular needs, parking needs, etc.	Traffic	Comment Received
		Historic Preservation	Question: Is there any Historic Preservation overlay zone? Will existing buildings be recycled or reused...?	Climate and Sustainability	Comment will be reviewed during Planning Board work sessions
MCP-20230907-0610	Karen Elrich	Zoning	Concern: Upzoning Maple Avenue provides an incentive to tear down the lower buildings, displacing the current low income residents, building a high rise that would not be able to offer all the current residents	Affordability	Comment Received
		Implementation	Concern: the need to see the Climate change report and equity statement	Plan Process	Comment Received
		Land Use	Recommends: Remove Maple Ave from current plan and focus on the Hospital site.	Plan Process	Comment Received
		Zoning	Recommends: Restrict zoning on the Hospital site to 5 or 6 stories keeping building costs down.	Building Height and Scale	Comment Received
		Land Use	Question: What is the reason for broadly upzoning Maple Avenue?	Building Height and Scale	Comment will be reviewed during Planning Board work sessions
MCP-20230907-0616	Barbara Correia	Implementation	Concern: increased population will come increased crime and reduced property values due to high rise development	Building Height and Scale	Comment Received
		Parks, Trails and Open Space	Concern: the proposed plan will lead to the loss of green space specifically on WAU due to increased housing and parking	Building Height and Scale	Comment Received
		Roadway Network	Concern: the proposed plan will lead to increased traffic and parking congestion	Traffic	Comment Received
		Public Facilities	Concern: the proposed plan will lead to overcrowded public schools	Schools	Comment Received
		Housing	Concern: the proposed plan will lead to displacement of citizens	Affordability	Comment Received
		Housing	Recommends: look into 2-4 story apartment buildings or Garden type apts which will increase population instead of high rise apartments which change the look and feel of the community	Building Height and Scale	Comment Received
		Implementation	Question: Is the city's infrastructure capable of handling the amount of growth that this plan would allow-40% growth in population?	Infrastructure	Referred to the Appropriate Agency

		Public Facilities	Question: With a 40% increase in population, where will the new families send their children to school?	Schools	Comment will be reviewed during Planning Board work sessions
		Public Facilities	Question: With the addition of high rise apartments, where will the new occupants park?	Traffic	Comment will be reviewed during Planning Board work sessions
		Housing	Question: Where will these citizens (whether new to TP or been here for many years) go to live while their homes are torn down? Some will become homeless. Will they have a guarantee of a place in the new apartment building? Will they be able to afford the new apartments?	Affordability	Comment will be reviewed during Planning Board work sessions
		Housing	Question: Has a study been done to see how many empty apartments the City of Takoma Park has? Would it make sense to build more apartments if there are some available?	Plan Process	Referred to the Appropriate Agency
MCP-20230907-0590	Andy Sfekas	Land Use	support: rezoning of Maple Avenue from R to CRT, where practical and Supports: new businesses in this area	Building Height and Scale	Comment Received
		Bicycle Network	Recommends: Install protected bike lanes on Maple Ave from Long Branch all the way to Philadelphia Ave before increasing housing.	Traffic	Comment Received
		Bicycle Network	Recommends: Extend bike infrastructure to the Langley Park transit center.	Infrastructure	Comment Received
		Transit	Recommends: Plan should list concrete steps that will be taken to ensure easy access from the development site to the Takoma (or other) Red line station and the Langley transit center.	Traffic Building Height and Scale	Comment Received
		Zoning	Recommends: Within the Flower Ave district, reduce the maximum building height to 70 feet, dropping to 50 feet along Flower Ave.	Building Height and Scale	Comment Received
		Zoning	Recommends: removing zoning changes for Site 1 and Site 2 in the Municipal District, as these sites are not currently in a position to be redeveloped.	Plan Process	Comment Received
MCP-20230907-0595	Andy Sfekas		Follow up: added address		Comment Received
MCP-2023-0908-0655	Sean Napier	Land Use	Concern: direct impact of recommendations on the WAU site	Building Height and Scale	Comment Received
		Zoning	Recommends: Limit the height of new buildings to 4-5 stories and Include shaded walkways and parks in the development	Building Height and Scale	Comment Received
		Roadway Network	Question: how will the traffic on these roads be addressed? How will the maintenance of these roads be addressed?	Infrastructure	Comment will be reviewed during Planning Board work sessions

		Public Facilities	Question: Where will more schools be built to accommodate these additional children? resulting from any new development	Schools	Comment will be reviewed during Planning Board work sessions
		Public Facilities	Question: How will parking needs be met with tall apartment buildings added? Ex. WAU evening games have limited parking	Traffic	Comment will be reviewed during Planning Board work sessions
		Implementation	Question: with the increase in population, are the City of Takoma Park resources able to accommodate the growth? Specifically, the police department, fire department, and community center?	Infrastructure	Comment will be reviewed during Planning Board work sessions
MCP-20230909-0731	Sally Taber	Zoning	support: the plan and the requirement for the developer to submit a plan for the entire site	Plan Process	Comment Received
		Public Facilities	Recommends: Consider the WA hospital site for a new elementary school for the Takoma Park area	Schools	Comment Received
MCP-20230909-0742	Dennis & Amber Flynn	Community Engagement	Question: how are the Washington Adventist Professional Medical Business building owners actively engaged (or engaged) in discussions regarding the plans for the hospital campus, especially in light of the potential impact on our building?	Plan Process	Comment will be reviewed during Planning Board work sessions
		Land Use	Question: How will the parking situation be addressed in the context of the Minor Master Plan Amendment for the vacant property on the Washington Adventist University Medical Campus? Can you provide insights into the process and implications of the building owners purchasing the land where the parking lot is situated?	Traffic	Referred to the Appropriate Agency
		Implementation	Question: Are there considerations for the Washington Adventist Professional Medical Business building owners to potentially acquire the land currently under lease?	Infrastructure	Referred to the Appropriate Agency
MCP-20230909-0787	Anna Rodriguez Masi	Land Use	support: plan goals of building affordable housing, multi-modal options and creating opportunities for retail.		Comment Received
		Environment	Concern: stormwater already affects homes on Maplewood and Garland avenues, largely as a result of impermeable surfaces on Greenwood Avenue	Climate and Sustainability	Comment Received
		Environment	Recommends: Require any new projects to obtain a Montgomery County stormwater management permit; When considering potential development of Greenwood Avenue properties, recognize the existing stormwater problem that the Greenwood Avenue parking lot poses to nearby residences, and act accordingly. Prioritize the parking lot for stormwater-conscious development. If development is proposed for the parking lot, then require the developer to improve upon current stormwater management, not just maintain the status quo	Climate and Sustainability	Comment Received

		Roadway Network	Recommends: Require that any proposed large residential development (e.g., 5+ stories) automatically trigger a traffic study for any nearby streets, and require the study to consider both current and projected traffic; Require that traffic calming measures be automatically implemented if certain development thresholds are reached; Begin to introduce traffic calming measures in anticipation of—not just in response to—new development. We are particularly interested in traffic calming on Greenwood Avenue and Maplewood Avenue (between Greenwood and Garland avenues).	Traffic	Comment Received
		Green Promenade	Question: Will development of the Promenade be required to go through the usual steps for developing land in Montgomery County? Has the County considered how this might increase demand for parking on our stretch of Maplewood Avenue?	Community Amenities	Comment Received
		Green Promenade	Recommends: Release details about how a proposed Promenade project would be approved; Implement permit parking for residential streets where Promenade access points are located—particularly the stretch of Maplewood Avenue between Greenwood and Garland	Traffic	Comment Received
MCP-2023-0910-0751	Jane Hsiao	Zoning Housing	Concern: inclusion of Maple Avenue District Concern: displacement of existing resident and loss of affordability	Plan Process Affordability	Comment Received Comment Received
MCP-20230911-0804	Wayne Sherwood		Follow Up: Part 2 of the compilation of the comments from the Takoma Park City Council meeting held on September 6, 2013.		Comment Received
MCP-20230911-0816	Frances Phipps	Zoning Land Use	Recommends: that rezoning not be approved and additional analysis take place Recommends: prioritization of the WA campus and develop a separate analysis and process for Maple Avenue.	Plan Process Plan Process	Comment Received Comment Received
		Implementation Housing	Concern: Concerned about financial impacts to city, environment, stormwater management, Concern: displacement and loss of affordability and community diversity	Infrastructure Affordability	Comment Received Comment Received
MCP-20230911-0828	Michelle Frankfurter	Housing Parks, Trails and Open Space Zoning Land Use Land Use	support: prioritization of affordable housing with mix of housing types and improved property management Concern: the balance of density related to green space Concern: current limited residential parking Concern: mansionization of existing properties Concern: loss of community character	Affordability Building Height and Scale Traffic Building Height and Scale Building Height and Scale	Comment Received Comment Received Comment Received Comment Received Comment Received
MCP-2023-0912-0845	Marcia Morris	Zoning	Hopeful about zoning changes	Building Height and Scale	Comment Received



MCP-20230912-0846	Naomi Edelson	Housing	Recommends: provision in the Minor/Master Plan for no net loss of such (affordable) housing, specifically along Maple Avenue	Affordability	Comment Received
		Parks, Trails and Open Space	Recommends: the zoning plan be amended to indicate this existing green space and other similar spaces will be protected and to limit the height of adjacent construction to be compatible. References the City right-of-way between Carroll and Maplewood behind the back of the Garland Ave properties and the back of the University property on Greenwood is a tree filled green corridor connecting by other green spaces to the Sligo and Long Branch green areas	Public Space	Comment Received
		Zoning	Recommends: the plan be changed to limit construction height in that area to 40 ft. I also request the construction heights be revisited around the edges of the zoning plan to determine whether the heights are appropriate considering already existing homes and communities. (Garland Ave directly behind the college property on Greenwood)	Building Height and Scale	Comment Received
		Environment	Recommends: the proposed zoning change will result in many construction projects by numerous individual contractors and property owners. The County and the City should include in the zoning plan a commitment to provide oversight on this issue and assure existing property owners have a recourse to the County and City for assistance on resulting problems related to stormwater impacts	Climate and Sustainability	Comment Received
MCP-20230912-0846	Naomi Edelson	Environment	Concern: environmental impact of climate hasn't been evaluated	Climate and Sustainability	Comment Received
		Environment	Concern: impact to Sligo Creek as the creek is already very degraded and this area is already the dirtiest part of Sligo Creek	Climate and Sustainability	Comment Received
		Implementation	Concern: the city doesn't have the infrastructure built to handle increased density proposed by the plan	Infrastructure	Comment Received
		Zoning	Concern: 150' housing is not appropriate in this area; more appropriate near the Purple Line	Building Height and Scale	Comment Received
MCP-20230912-0874	Fred Feinsten	Equity	Concern: the Minor Master Plan under consideration today could significantly affect the city's commitment to affordable housing and protecting against displacement	Affordability	Comment Received
		Land Use	support: If done properly,... optimistic that quality affordable housing and other welcome amenities could be built on this site that would be consistent with maintaining the diversity and character of our city.	Affordability	Comment Received
		Zoning	Concern: the plan also applies to an important part of our city that is entirely different from the former hospital grounds; applying these same "up zoning" changes to the most densely populated part of our city, potentially upsetting an important set of policies	Plan Process	Comment Received
MCP-20230912-0884	Marty Shore	Community Engagement	Additional comments from Martin Shore - attached articles that address relationship between density and green space; and expressed concern about community engagement	Plan Process	Comment Received
		Environment	Concern: The Minor Master Plan does not include any environmental study to inform developers that sustainably designed buildings are required.	Climate and Sustainability	Comment Received
		Environment	Concern: The Minor Master Plan does not include any traffic studies or parking impact studies requiring developers to create green streets or flood resistant landscaping	Plan Process	Comment Received
		Community Engagement	Concern: The Minor Master Plan Process has not included engaging communities, and other stakeholders to identify priorities and resource needs for renewable energy planning, siting, and permitting.	Climate and Sustainability	Comment Received

		Environment	Concern: The Minor Master Plan does not include a list of “green interventions”. There is nothing that stresses the importance of sustainability and the environment. There are no traffic studies provided by TKPK or MontCo Planning that require any such “green interventions”	Climate and Sustainability	Comment Received
		Zoning	Concern: Density of urban building needs to be studied more in Takoma. Exactly where should it be located. What are the setbacks required. How should the building rise to 7 stories? Should it be stepped back so that current scale of the existing adjacent building is respected. Or should the new buildings ignore its current urban context?	Building Height and Scale	Comment will be reviewed during Planning Board work sessions
		Land Use	support: hospital site should be developed and transformed into other land uses; Walter Reed Hospital cited as an example	Building Height and Scale	Comment Received
MCP-202300912-0883	Kathy and Steve Breckbill	Implementation	Concern: that the proposed Takoma Park Minor Master Plan Amendment as written, will lead to changes in the City that have not been thoroughly vetted for beneficial results.	Plan Process	Comment Received
		Equity	Concern: plan does not protect the very diverse residents on Maple Ave and the surrounding streets. The proposed zoning increases property values and incentivizes higher rent development	Affordability	Comment Received
		Environment	Concern: plan does not consider the very fragile storm water situation and potential flood conditions that are already problems for Maple Ave and the Sligo Creek	Climate and Sustainability	Comment Received
		Environment	Recommends: There must be Language to guarantee that any development meets the requirements of Appendix E: Policies and Regulation and of the 2019 Sustainability and Climate Action Plan. Language must be included to require EPA Environmental Review.	Climate and Sustainability	Comment Received
		Roadway Network	Recommends: Language must be included to require an extensive traffic study. The City is already burdened by the existing traffic overload on Maple Ave, Philadelphia Ave and all the other streets that connect to that area	Traffic	Comment Received
MCP-20230912-0914	Neil and Kerry Maguire Cox	Community Engagement	Concern: the planning process has not been transparent or inclusive, and that residents of the surrounding neighborhood have not been adequately consulted.	Plan Process	Comment Received
		Parks, Trails and Open Space	Concern: the proposed development will not provide adequate community amenities, such as parks and green spaces.	Public Space	Comment Received
		Equity	Concern: the proposed development will not benefit all members of the community equally, and that it may disproportionately impact low-income residents and people of color.	Equity Building Height and Scale	Comment Received
		Zoning	Concern: the proposed development at WAU and WAH site will include high-rise buildings that are not in scale with the surrounding neighborhood.	Building Height and Scale	Comment Received
		Roadway Network	Concern: the proposed development will lead to increased traffic and congestion in the area. Noted traffic on Garland, Greenwood and Maplewood Avenues	Traffic	Comment Received
		Environment	Concern: the proposed development will have a negative impact on the climate and environment, including increased stormwater runoff and pollution; plan doesn't lessen the climate impacts or prevent biodiversity impacts	Climate and Sustainability	Comment Received
MCP-20230913-0924	Jessica Landman	Zoning	Concern: the plan's proposed zoning conflicts with its stated goals and the desires of the community	Building Height and Scale	Comment Received

			Concern: Plan falls short of the following: preserve and improve existing affordable housing, add new housing, including mixed affordable and market rate multifamily housing; and adding missing middle housing.	Housing	Affordability	Comment Received
			Concern: the level of increased density is excessive in certain areas, and it is incompatible with the size and scale of the City of Takoma Park; Planning Board should not approve such oversized by-right zoning for development of a scale and type that the residents of Takoma Park do not want to see. Parcel by parcel evaluation and rezoning should be undertaken.	Zoning	Building Height and Scale	Comment Received
			Concern: The one-size-fits-all 150' zoning in the Maple Ave District adds height and density incompatible with the multifamily residential neighborhood there today, or with the adjacent, upslope single-family neighborhoods, and Sligo Creek Park; the soil characteristics and slopes even make these building sizes (un) safe for some of the sloping areas adjacent to the creek	Zoning	Building Height and Scale	Comment Received
			Concern: proposed zoning in the Maple Ave. District would threaten existing affordable housing and risk displacement of many low-income and senior residents, without a commensurate addition of affordable housing; Since development will be 'by right,' the City will have absolutely no leverage to seek either larger units or more deeply affordable units from developers, as it would under other zoning scenarios.	Housing	Affordability	Comment Received
			Concern: proposed upzoning will make properties more valuable (and expensive), it will be harder for tenants to take advantage of the City's right-to-purchase law, because the cost will be out of reach for many tenants	Equity	Equity	Comment Received
			Recommends: Recommends that the zoning in the Maple Ave. District closely mirror the buildings there today (see Table 1 attachment) rather than setting a blanket 150' commercial ceiling along Maple Ave. and 65' on Lee Ave.	Zoning	Building Height and Scale	Comment Received
			Recommends: City should focus on incentivizing the retrofit of energy efficiency for these valuable assets and on incentivizing construction of suitably-sized new affordable multifamily housing on the sites that are currently awaiting development on the other parcels that are part of this overall Plan area, on the former WAH property, at a scale that is proportionate to the surrounding modest apartment buildings and homes.	Environment	Climate and Sustainability	Comment Received
			Recommends: the CR zones should be strictly limited to commercial density of C-0.25, C-0.5, or at most C-1.0.	Zoning	Affordability	Comment Received
			Recommends: revise the proposed plan to better protect existing affordable housing, expand new affordable housing, and address the City and County's climate goals	Housing	Climate and Sustainability	Comment Received
			Implementation Recommends: await detailed climate and traffic assessments		Traffic	Comment Received
MCP-20230913-0915	Karen Burditt, Vice Chair Historic Preservation Commission	Historic Preservation	Endorsement: Supports: the HPC Recommendations to list the following properties to the Local Atlas/index of Historic Sites and to designate them in the Master Plan of Historic Preservation. The properties are: Heffner Park and Community Center (42 Oswego Avenue) , Krestview (7625 Carroll Avenue), and The Sligo Seventh-day Adventist Church (7700 Carroll Avenue).		Plan Process	Comment Received
MCP-202309130932	Carlos Roberto Fernandez	Zoning	Recommends: zoning plan be amended to indicate this (the City right-of-way between Carroll and Maplewood behind the back of the Garland Ave properties and the back of the University property on Greenwood ) existing green space and other similar spaces will be protected and to limit the height of adjacent construction to be compatible.		Public Space	Comment Received

		Environment	Recommends: the County and the City include in the zoning plan a commitment to provide oversight on this issue and ensure existing property owners have recourse to the County and City for assistance on resulting problems.	Climate and Sustainability	Comment Received
		Zoning	Recommends: maintain the current zoning regulation for single family homes on Greenwood properties owned by WA instead of the proposed zoning change which would allow construction up to 55 feet in height	Building Height and Scale	Comment Received
		Housing	Recommends: provision in the Minor/Master Plan for no net loss of such (affordable) housing.	Affordability	Comment Received
MCP-20230913-0935	Marcie Stickle	Historic Preservation	Concern: Ronald Senseman FAIA deserves inclusion in the TPMMA	Plan Process	Comment Received
		Historic Preservation	Recommends: a heritage trail celebrating his work and inclusion of Morrison Hall should be designated on Locational Atlas or Master Plan	Community Amenities	Comment Received
MCP-20230913-0938	Marcie Stickle, Advocacy Chair Silver Spring Historical Society	Historic Preservation	Endorsement: Silver Spring Historical Society endorses the HPC and HP office Recommendations to designate the following to the Master Plan of Historic Preservation: Sligo Seventh-day Adventist Church, Heffner Park Community Center, Krestview	Plan Process	Comment Received
MCP-20230913-0917	Lauren Hanna Lentz	Capital Improvements Program	Concern: Plan has information gaps, zoning jargon and there wasn't enough engagement and communication to residents	Plan Process	Comment Received
		Green Promenade	Concern: The impact of the Green Promenade on the families residing on Maplewood Avenue is concerning and unclear.	Community Amenities	Comment Received
		Roadway Network	Concern: The plan does not address what would certainly be a substantial increase in residential and commercial traffic and parking impacts on surrounding neighborhoods and our small residential streets.	Traffic	Comment Received
		Environment	Concern: plan provides little reassurance that new development and construction won't exacerbate current stormwater issues or cause new ones.	Climate and Sustainability	Comment Received
MCP-20230912-0905	Bruce and Candace Wolf	Land Use	Concern: proposed commercialization of Greenwood Avenue	Building Height and Scale	Comment Received
		Green Promenade	Concern: promenade is not needed and residents of Maplewood (which isn't a part of the City) were not given a say	Community Amenities	Comment Received
		Community Engagement	Concern: wants plan revised and more input for residents	Plan Process	Comment Received
MCP-20230912-0913	Eric DeVaris	Community Engagement	Concerned that there were no community meetings to discuss the plan	Plan Process	Comment Received
MCP-20230912-0890	Laurie Yancey	Land Use	Concern: plan is too broad should focus on hospital site	Plan Process	Comment Received
		Roadway Network	Concern: increase in car congestion and overflow parking on nearby residential streets. Specifically Greenwood, Garland, Erie, Prospect, Flower and Carroll.	Traffic	Comment Received
		Environment	Concern: concerned about stormwater management issues and the impact of development on green spaces. Neighborhood has been complaining for over a decade	Climate and Sustainability	Comment Received
		Equity	Concern: Development might prioritized corporate businesses over locally owned businesses.	Equity	Comment Received

		Land Use	Concern: loss of Greenwood Avenue Soccer Field (WAU field); should remain an outdoor recreational area	Community Amenities	Comment Received
		Housing	Concern: plan's prioritization of affordable housing; there are already hundreds within the plan area incorporated into existing residences; Supports: bungalows, garden apartments, townhomes; development won't increase affordability	Affordability	Comment Received
MCP-20230913-0916	Laurie McGilvray	Zoning	Concern: the one-size-fits all approach to rezoning	Plan Process	Comment Received
		Housing	Concern: the proposed zoning in the Maple Ave. District could threaten existing affordable housing and risk displacement of many low-income and senior residents, without a commensurate addition of affordable housing	Affordability	Comment Received
		Zoning	Concern: the one-size-fits-all 150' zoning in the Maple Ave. District would add height and density incompatible with elements of the multi-family residential neighborhood there today, as well as the adjacent, upslope multifamily and single-family neighborhoods and Sligo Creek Park	Building Height and Scale	Comment Received
		Equity	Concern: the proposed upzoning will make properties more valuable (and expensive), it will be harder for tenants to take advantage of the City's right-to-purchase law, because the cost could be out of reach for many tenants	Equity	Comment Received
		Housing	Recommends: the zoning in the Maple Ave. District be changed to factor in the buildings there today as described above and shown in Table 1 (see attached) and similar to the Forest Glen Sector Plan, in order to avoid incentivizing the loss of existing affordable housing.	Affordability	Comment Received
		Zoning	Recommends: the CR zones should be strictly limited to commercial density of C-0.25, C-0.5, or at most C-1.0. as the proposed CR zoning is perplexing, because it would allow existing residential buildings to be replaced with 100% commercial buildings and new buildings to be 100% commercial, regardless of the height and location.	Plan Process	Comment Received
		Environment	Recommends: the Plan describe the opportunities and requirements for building energy efficiency and electrification retrofits consistent with County goals and laws (see Table 1 for BEPS-regulated buildings) as retrofitting existing buildings is better for the climate than building new buildings, because a relatively small amount of embodied emissions result from renovation activities	Climate and Sustainability	Comment Received
		Environment	Recommends: the Plan and zoning be changed to encourage appropriately-sized infill development on Maple Ave. parking lots and redevelopment on the hospital site to reduce stormwater runoff to Sligo Creek as the redevelopment of poorly designed parking lots could vastly improve runoff to Sligo Creek	Climate and Sustainability	Comment Received
		Environment	Recommends: the Plan encourage all-electric, net zero, and/or passive house construction for new development, at a minimum consistent with County goals and regulations	Climate and Sustainability	Comment Received

		Environment	<p>Recommends: a draft Climate Assessment be completed and made available before a final Planning Board decision and that the Plan be modified accordingly to address the findings of the Climate Assessment</p> <p>Recommends: the Planning Board require a more comprehensive transportation impact analysis</p>	Climate and Sustainability	Comment Received
		Implementation		Plan Process	Comment Received
MCP-20230913-0968	Michael Douma	Green Promenade	<p>support: plan's focus on equity, sligo creek, affordable housing, missing middle housing and amenities but would like clearer plan language and additional data</p> <p>Recommends: Green Promenade Alternative that reflects geographical constraints, topography and provides a visual connection to Sligo Creek - See attachment</p>	Plan Process Community Amenities	Comment Received Comment Received
		Zoning	Recommends: more reduction in the maximum building heights on the edges of the plan, near existing residential neighborhoods. Wants a maximum of 3 stories. This is especially important to me along Greenwood Avenue; concern that bldg. could block evening sun	Building Height and Scale	Comment Received
		Public Facilities	Question: How can we assure that parking will support a sustainable and functional urban space? Flower Avenue District has had a long standing parking shortage	Traffic	Comment will be reviewed during Planning Board work sessions
		Housing	Recommends: Supports: the sentiments of the planners on page 68 about "a creative diversity of housing options" including personal living quarters and/or micro units; "missing middle" housing, and so on. Would like the plan to add the following: Add a chart of current and historical range of housing costs, expressed as both total and square footage costs, and how many residents live in each housing type and price range and Add a chart, perhaps with three scenarios that lean toward different goals, outlining the mix of housing types, square footage costs, and total costs, so we can have a meaningful conversation about where we are going.	Affordability	Comment Received
MCP-20230913-0943	Chris Kenngott	Community Engagement	Concern: Garland/Maplewood/Greenwood neighborhood is uniquely affected by this MMPA yet many neighbors were not told of this because they are "outside" of the zone	Plan Process	Comment Received
		Environment	Recommends: Recognition of the stormwater problems that exist and will be exacerbated by the massive construction to come and a commitment by the county and city that existing homeowners won't be left to battle each individual construction project on our own	Climate and Sustainability Building Height and Scale	Comment Received Comment Received
		Zoning Roadway Network	<p>Recommends: Reducing height limits around the edges of the planning zone</p> <p>Recommends: assessment of current road infrastructure and matching it to any new population increase</p>	Infrastructure	Comment Received
		Parks, Trails and Open Space	Recommends: Greater attention to ensuring green spaces and sports fields as Down County currently has a crisis with grass and turf fields. We do not have a sports complex like many of the other parts of the county. Yet even the field on the campus is slated for a large building.	Community Amenities	Comment Received

			Concern: Recommends: Ensuring an increased tax base for Takoma Park to enable us to sustain the increased population; the MMPA will allow WAU to build freely while remaining nonprofit status. The increased population will need to be supported by an already overburdened tax group	Implementation	Infrastructure	Comment Received
			Concern: Would like to see WAU provide space for a new school; he majority of Ward 5 goes to Silver Spring International and Rolling Terrace -- both desperately need to be upgraded and have been skipped and delayed for other schools causing the cost to rise and further delays. Development should wait until schools are improved	Public Facilities	Schools	Comment Received
			Concern: Maple will be updated to cost-out current residence. And new Flower District buildings will only allow for the minimum lower income and middle class.	Equity	Affordability	Comment Received
			Question: How do we work together to put guarantees in place to keep Takoma Park diverse and affordable for current and future residents?	Equity	Affordability	Comment will be reviewed during Planning Board work sessions
MCP-20230913-0945	Ines Hilde on behalf of Residents of Flower Avenue Park	Community Engagement	Concern: Petition - lack of consultation with our neighborhood, and other issues we have not mentioned here for the sake of brevity		Plan Process	Comment Received
		Zoning	Concern: the rezoning plan allows for major increases in the height (12 stories) and footprint of current and new buildings on the Adventist campus immediately adjacent to multiple residential streets, filling current greenspace		Building Height and Scale	Comment Received
		Roadway Network	Concern: the plan does not address what would certainly be a substantial increase in residential and commercial traffic and parking impacts on surrounding neighborhoods and our small residential streets.		Traffic	Comment Received
		Environment	Concern: many of our streets already suffer from mismanaged stormwater runoff and flooding from smaller, earlier development projects (such as the recent WAU parking lot)		Climate and Sustainability	Comment Received
		Environment	Concern: the increased air pollution from personal and commercial traffic presents a clear threat to air quality. Furthermore, the natural areas, such as Sligo Creek and Long Branch Creek, already suffer from wastewater runoff and garbage		Climate and Sustainability	Comment Received
		Housing	Concern: plan, in fact, would not solve the affordable housing issue and may, in fact, exacerbate it by bringing dramatic changes to a neighborhood that already includes more affordable housing than most of the city of Takoma Park		Affordability	Comment Received
MCP-20230913-0951	Megan Gabriel	Community Engagement	Concern: amendment was brought forward without consultation of the residents of the neighborhood who would no doubt be impacted		Plan Process	Comment Received
		Community Engagement	Recommends: proposal (at least) be tabled until the community can be engaged and consulted		Plan Process	Comment Received
MCP-20230912-0958	Kerry Danner	Community Engagement	Concern: residents need more input into the specific plans		Plan Process	Comment Received
		Housing	Concern: no protections on retaining affordable housing and lower-price point businesses		Affordability	Comment Received
		Implementation	Concern: plan is without adequate traffic and environmental studies		Plan Process	Comment Received

MCP-20230913-0957	David Cookson	Zoning	Supports: the plan and zoning Recommendations; believes it will provide economic and quantified benefits	Plan Process	Comment Received
MCP-20230913-0942	Deborah Chalfie Preservation Chair, Art Deco Society of Washington	Historic Preservation	Supports: historic designation of Sligo Seventh-day Adventist Church to the County Master Plan for Historic Preservation	Plan Process	Comment Received
MCP-20230913-0946	Thomas C. Hilde	Implementation	Concern: the proposed plans are vague, inadequately studied on multiple levels, and driven by motivations that have not been fully conveyed to residents.	Plan Process	Comment Received
		Zoning	Concern: upzoning... can lead to more diverse communities, but it can also lead to accelerated gentrification	Affordability	Comment Received
		Zoning	Question: ...what possible goals require rezoning in the name of greater flexibility? Concern: need for environmental and climate assessment to address Concern regarding building height and other supply chain issues	Plan Process Climate and Sustainability	Board work sessions Comment Received
		Environment Environment	Concern: loss of green/public space; need for wildlife impact study Concern: The support for the plan seems to come from residents who live farthest away and prefer their diversity distant from their neighborhoods.	Public Space	Comment Received
		Equity		Equity	Comment Received
MCP-20230913-0941	Kerry-Ann Hamilton	Land Use	support: The Takoma Park Minor Master Plan's objectives, aimed at enhancing our quality of life and promoting a strong sense of community	Plan Process	Comment Received
		Parks, Trails and Open Space	Concern: preserving and expanding green spaces. Recommends: The section of Garland Ave directly behind the University's property on Greenwood is a long-established neighborhood of one and two-story homes, limit construction height in that area to 40 ft.	Climate and Sustainability Building Height and Scale	Comment Received Comment Received
		Zoning Roadway Network	Concern: that appropriate measures are in place to mitigate congestion and prioritize the safety of all residents and pedestrians.	Traffic	Comment Received
MCP-20230914-1004	Brittney Drakeford on behalf of Michael Sherman, Policy and Research Division Director, NCPC	Parks, Trails and Open Space	Concern: NCPC staff Supports: the Takoma Park Minor Master Plan Amendment's Recommendations for enhancing environmental conditions throughout the plan area, including within the Sligo Creek Stream Valley.	Climate and Sustainability	Comment Received
		Implementation	NCPC staff encourages additional coordination between NCPC, the City of Takoma Park, the Montgomery County Department of Parks, and the Montgomery County Department of Planning to review the agency's submission guidelines and requirements	Plan Process Building Height and Scale	Comment Received
		Environment	NCPC staff Recommends evaluating the land use and zoning change impacts on the Capper-Cramton's soil quality, stormwater runoff, flooding, and pollution.		Comment Received



MCP-20230914-1056	Carrie Beall	Zoning	Concern: increased density; proposal would have the potential to add 3,000 new residents to Takoma Park which is approximately a 30% increase in the population of Takoma Park	Building Height and Scale	Comment Received
		Community Engagement	Concern: complete absence of the voice of the former hospital.	Plan Process	Comment Received
		Parks, Trails and Open Space	Concern: inadequate streets and green space	Infrastructure	Comment Received
		Housing	Concern: extremely dense housing (at WAH) that would be highly disruptive to the surrounding community.	Building Height and Scale	Comment Received
MCP-20230915-1079	Lynne Bradley	Land Use	Concern: that there can be a better balance of community needs with adjustments to TP Minor Master Plan	Plan Process	Comment Received
		Land Use	Recommends: Development decisions on the WAH property should be separated from the TPMMP rezoning decisions along Maple Ave. and other nearby neighborhoods.	Plan Process	Comment Received
		Zoning	Recommends: keeping high-rise buildings no taller than the heights of current Maple Ave. high-rises.	Building Height and Scale	Comment Received
		Land Use	Recommends: Adjustments to the TPMMP for a better balance between development and maintaining the sense of scale now in Takoma Park	Building Height and Scale	Comment Received
		Roadway Network	Recommends: a more granular and current traffic study especially around the Flower Ave. and Carroll Ave. Corridor.	Traffic	Comment Received
		Housing	Recommends: planning for helping displaced renters as well as maintaining rent control in the City and County should get special exception and consideration.	Affordability	Comment Received
		Public Facilities	Recommends: analysis of the impact on the MCPS population	Schools	Comment Received
MCP-20230915-1077	William Barnds	Community Engagement	Concern: lack of engagement for longer standing residents	Plan Process	Comment Received
		Zoning	Concern: proposed density increases are entire mismatched for the area of the old Washington Adventist Hospital (WAH) site.	Building Height and Scale	Comment Received
		Implementation	Concern: lack of the information needed o assess the proposed rezoning thoroughly including the traffic study of the actual neighborhood and the required environmental impact study	Plan Process	Comment Received
		Implementation	Recommends: Require deferral of any proposed changes until AFTER the traffic and environmental studies have been completed.	Plan Process	Comment Received
		Zoning	Recommends: Remove the rezoning's proposed density expansion in the undeveloped portions of the WAH site along Maple Avenue (commonly referred to as "Hospital Hill"); WAH agreed to provide an easement preventing development of the Hospital Hill area in exchange for expanded development elsewhere on their site several decades ago	Building Height and Scale	Comment Received
		Zoning	Recommends: Reduce the height of the proposed rezoning on the WAH site to 45', from the proposed 120' and change the zoning from CRT to CRN to better preserve the existing character of the near neighborhood (CRT-125 changing to CRN-45).	Building Height and Scale	Comment Received

			Housing	Recommends: Remove the exemption from rent stabilization (from "at least 5 years" to 0) and increase the required percentage of affordable units (from 12.5% to 25%)	Affordability	Comment Received
MCP-20230914-1057	Christine Simpson John Lorenz		Zoning	Concern: Plan is a "one-size-fits-all" approach to redeveloping our City in a way that is racially inequitable and incompatible in height and density with the small-town character of Takoma Park's residential and commercial areas	Plan Process	Comment Received
			Zoning	Concern: the new zoning proposed in the amendment would allow too much density (2 million sq ft.) and height (12 stories); Kensington, Lyttonsville, Glenmont, and Forest Glen have much lower height limits unless near a Metro station.	Building Height and Scale	Comment Received
			Equity	Concern: the proposed amendment could result in the racially inequitable displacement of residents on Maple Avenue and it should be addressed more carefully, in a separate review process	Affordability	Comment Received
			Implementation	Concern: been no call for a traffic study, despite the plan to authorize as many as 3500 new housing units in Takoma Park,	Traffic	Comment Received
			Environment	concern: excessive amounts of concrete with "heat island" effect, worsening stormwater runoff into Sligo Creek	Climate and Sustainability	Comment Received
MCP-20230914-1013	Dan Reed, Regional Policy Director Greater Washington		Zoning	support: the plan: provided Walter Reed Development as an example, plan provides for homes and permanently affordable housing, local serving retail, grocery store (fresh food, etc.)	Affordability Climate and	Comment Received
			Environment	support: addresses and provides for climate challenges including stormwater and steep slopes,	Sustainability	Comment Received
			Parks, Trails and Open Space	support: provides outdoor gathering and performance spaces	Public Space	Comment Received
MCP-20230914-1015	Yolanda Shabbaz		Land Use	Concern: impact of increased density; crime and safety	Building Height and Scale	Comment Received
			Implementation	Concern: increase in my taxes and being unable to afford to live here; Hilltop Condominium community is small, comprised of multiple retired seniors, fixed income, blue collar and medium /low income earners that are struggling to pay the mortgage and high condo fees along with paying taxes	Affordability Community	Comment Received
			Land Use	support: would love more retail and don't mind a few more neighbors	Amenities	Comment Received
			Implementation	Recommends: consider a plan that revitalizes the hospital site and community center but does not financially cripple your long time residents or ostracize renters on the Maple Ave corridor with high taxes or unaffordable rents.	Plan Process	Comment Received
MCP-20230914-1043	Deepak Marwah		Land Use	support: The plan largely looks within reason with the exception of the density at Adventist	Building Height and Scale	Comment Received
			Zoning	Concern: high rises in that (WAU) area would lead to congestion not suited for the surrounding areas nor does it fit in architecturally	Building Height and Scale	Comment Received
MCP-20230914-1016	Karen Elrich			Follow Up: Noted attendance at Wheaton		Comment Received

MCP-20230914-1058	Rosalind Grigsby, City of Takoma Park	Implementation	Resolution: City of Takoma Park Resolution 2023-33 Requests that the following (7) priorities be addressed during the worksessions:incentivize the creation of a range of housing types; retain and improve existing affordable housing; retain existing and attract new local businesses; create new public space opportunities; strengthen social and environmental factors; continue community engagement process through the planning review process; and assess the impact of increasing residential units and retail on the provision of public services in the plan area. Topics: Potential Redevelopment of WA and Flower Avenue District, Promoting a diversity of housing within the plan area; Public space, infrastructure and amenities within the plan area, protecting existing housing affordability within the plan area.	Plan Process	Comment Received
		Zoning	Question: How do the development requirements, including set-backs, building heights and step downs, lot coverage and density of the newly proposed zoning for the Washington Adventist site impact neighboring single-family housing?	Building Height and Scale	Comment Received
		Zoning	Recommends: The MMPA should reduce the scale, height, and apply appropriate set-backs of parcels adjoining Maplewood and Greenwood Avenues in order to preserve the character of adjacent single-family housing.	Building Height and Scale	Comment Received
		Parks, Trails and Open Space	Question: What specific public space and public benefits Recommendations can be made for the Washington Adventist site? Specifically, how can Recommendations on the site address the six key community priorities in the Public Hearing Draft?	Public Space	Comment Received
		Parks, Trails and Open Space	Recommends: The Plan should explore Recommending inclusion of dedicated public spaces on the site. Additionally, the plan's 35 percent green cover requirement should not mitigate the need for dedicated public space to the benefit of green roofs.	Public Space	Comment Received
		Parks, Trails and Open Space	Recommends: Within the green space requirements of the Washington Adventist site development, the MMP A should (1) retain the greenspace at Hospital Hill (i.e., Maplewood Ave and Maple Ave) and (2) increase the Recommended ½ acre primary central public open space with a Recommended unobstructed opening on Flower A venue to better preserve the existing central commons on the Washington Adventist site, promote its continuing accessibility to the public, and respect historical legacy of the commons for public health and recreation.	Public Space	Comment Received
		Zoning	Question: What is the appropriate zoning for the Erie Center retail node to meet the MMP A vision of the neighborhood that serves retail without adversely impacting existing single-family homes?	Building Height and Scale	Comment will be reviewed during Planning Board work sessions
		Roadway Network	Recommends: MMP A roadway and transit Recommendations within the District should allow for local usability of the Center and well-functioning traffic conditions.	Traffic	Comment Received
		Housing	Question: What are the potential impacts of newly proposed zoning on the diversity of housing stock and affordability?	Affordability	Comment will be reviewed during Planning Board work sessions
		Housing	Recommends: The MMPA should Recommends that any new units constructed within the Plan area help meet the City's objectives of increasing the number of units and variety of housing types across the affordability spectrum that result in economically diverse communities.	Affordability	Comment Received

Implementation	Question: What funding and regulatory Recommendations can the MMP A make to ensure stakeholders (City, County, etc.) incentivize and finance the creation and preservation of quality, safe, diverse, and energy efficient housing within the Maple Avenue District?	Plan Process	Comment will be reviewed during Planning Board work sessions
Zoning	Question: What are the best comparable jurisdictions to Takoma Park with regard to housing density, transit access, geographic location, etc. to the MMPA and how do their zoning densities compare to the proposed MMPA land use?	Plan Process	Comment will be reviewed during Planning Board work sessions
Capital Improvements Program	Question: What is the impact of the density proposed in the Plan on access to and provision of public space, infrastructure, recreational facilities, school capacity, roads, public utilities, and healthcare? How does the MMP A ensure adequate services will be available with the proposed increased population growth, and what mitigating strategies can be considered?	Infrastructure	Comment will be reviewed during Planning Board work sessions
Public Facilities	Question: Are there specific parcels outside the Municipal District that would be appropriate locations to incentivize the expansion or creation of specific public benefit facilities?	Community Amenities	Comment will be reviewed during Planning Board work sessions
Housing	Question: How can the MMP A stakeholders retain existing housing affordability while improving the quality of existing stock of housing?	Affordability	Comment will be reviewed during Planning Board work sessions
Housing	Question: What protection mechanisms are in place to prevent displacement of current renters in the Maple Avenue District and are additional protections needed in the MMPA?	Affordability	Comment will be reviewed during Planning Board work sessions
Housing	Question: How do federal, state, and local policies such as low-income housing tax credits, Moderately-Priced Dwelling Unit (MPDU) requirements, rent stabilization, and others advance affordable housing goals in the MMP A, including no-net loss of affordable housing?	Affordability	Comment will be reviewed during Planning Board work sessions
Environment	Recommends: The MMP A should clearly map the planned dedication and demarcate the allowable line of development on Site 23 abutting Sligo Creek. Any dedication and additional development requirements should preserve the existing native forested area and provide appropriate development setbacks and stormwater requirements to protect the environmental health of the Creek.	Climate and Sustainability	Comment Received
Zoning	Recommends: Where appropriate, in the Maple A venue District, the MMP A should encourage innovative in-fill development opportunities on underutilized portions of parcels that do not adversely impact existing affordable housing units. Given the trade-offs between commercial and housing development, consider alternatives to the proposed 100 percent commercial FAR to promote increased housing creation.	Building Height and Scale	Comment Received
Parks, Trails and Open Space	Recommends: The MMPA should include more specific Recommendations around the activation and creation of usable greenspace including the activation of the greenspace neighboring Essex House and identification of additional opportunities for ballfields and structured play areas.	Community Amenities	Comment Received

			Recommends: The plan should clearly support improvements in multi-modal transportation, help meet City and County climate goals, and address the current and future challenges of local vehicle traffic in the plan area.	Transit	Traffic	Comment Received
			Recommends: Include language in the MMPA that explicitly explains how the plan's Recommendations address the Community Priorities identified	Community Engagement	Plan Process	Comment Received
			Recommends: Provide additional documentation and background information on the Climate Assessment as well as assess the potential impacts of the MMP A on the environment and consider possible mitigating strategies	Environment	Climate and Sustainability	Comment Received
			Recommends: Provide additional information on the race equity impacts and how they were developed	Equity	Equity	Comment Received
			Recommends: Provide additional details on resident engagement during the development of the MMP A's vision, including outreach to residents along Maple Avenue	Community Engagement	Plan Process	Comment Received
			Recommends: Provide additional information on how existing tree coverage in the MMP A along with future development requirements will help meet the goal of 60% tree canopy coverage throughout the entire City	Environment	Climate and Sustainability	Comment Received
			Recommends: Work with City staff to demonstrate alignment of the MMP A with City of Takoma Park adopted plans and policies, including: the Housing and Economic Development Strategic Plan, the 2019 Sustainability and Climate Action Plan, the 2019 declaration of climate emergency, the 2020 Climate Action Framework, the City's Rent Stabilization ordinances, the City's Racial Equity Initiative, and City policies and ordinances related to stormwater, tree canopy, safe streets, and City right-of-way	Implementation	Plan Process	Comment Received
			Recommends: Address forthcoming additional list of City edits and corrections to the text of the MMPA		Plan Process	Comment Received
MCP-20230914-1014	Mike English		Follow up: wrong email used for sign up			Comment Received
MCP-20230914-1068	John Rogers	Housing	Question: Will there be more affordable housing in the Maple Avenue corridor than is currently the case if the MMPA is voted on and implemented as is?		Affordability	Comment will be reviewed during Planning Board work sessions
		Housing	Question: Will there be more family-oriented 2 and 3 bedroom apartments in the Maple Avenue corridor than is currently the case if the MMPA is voted on an implemented as is?		Building Height and Scale	Comment will be reviewed during Planning Board work sessions
		Housing	Question: Is there is a good chance that hundreds of current tenants (if not well over a thousand) in the Maple Avenue corridor are at risk of being displaced?		Affordability	Comment will be reviewed during Planning Board work sessions
		Housing	How is it that governmental planning staff in Montgomery County, Maryland, in 2023, can draft a plan that: (1) does not explicitly provide more affordable housing than already exists in the Maple Avenue corridor; (2) does not explicitly provide for more 2 and 3 bedroom units than already exist in the Maple Avenue corridor; and (3) will potentially displace hundreds of current tenants, if not more, in the Maple Avenue corridor?		Plan Process	Comment Received

MCP-20230914-1059	Sarah O'Donnell	Housing	support: new housing on the Adventist properties, including multi-unit, missing-middle, and more affordable housing	Affordability	Comment Received
		Housing	Concern: displacement threat to current residents of Maple Avenue due to plan Recommendation for upzoning ; proposed upzoning of Maple, to allow 150-foot high rises, by right, from Philadelphia to the Sligo Creek Stream Valley Park, would encourage developers to tear down residential buildings there now and build new, bigger, more expensive residential housing and/or commercial buildings to replace them.	Affordability	Comment Received
		Land Use	Recommends: removal of the Maple Avenue District from the Minor Master Plan Amendment for Takoma Park	Plan Process	Comment Received
MCP-20230915-1073	Catherine Tunis	Zoning	Recommends: Single family housing on the former hospital site as the Takoma Park needs stable community members who invest in building a stable, strong community.	Building Height and Scale	Comment Received
		Environment	Concern: The former WA hospital is not suited for dense development due to its environmental constraints and proximity to Sligo Creek	Climate and Sustainability	Comment Received
		Transit	Concern: the former WA hospital is not suited for dense development due its lack of access to public transportation	Traffic	Comment Received
		Land Use	Concern: dense development on the site would have a negative impact on the surrounding neighborhood, including increased traffic, parking shortages, and crime.	Traffic	Comment Received
		Zoning	Concern: zoning changes are not necessary to address the need for affordable housing in Takoma Park as new construction is unlikely to be affordable for families on a median income, and that the city should focus on preserving existing rental housing instead of building new units.	Affordability	Comment Received
		Zoning	Concern: proposed zoning changes are an insult to the community and that they would destroy the character of Takoma Park	Equity	Comment Received
		Equity	Concern: Multifamily units are typically occupied by renters. Renters typically do not participate in building community, are often unaware of local issues and aren't invested in the community and 60% of the current city residents are renters.	Equity	Comment Received
		Implementation	Concern: MNCPPC staff did not listen or incorporate community Concern and Recommendations into the 2000 Takoma Park Master Plan	Plan Process	Comment Received
MCP-20230914-1040	Sheila Somashekhar, Director Purple Line Corridor Coalition	Land Use	support: The adoption of the Amendment as essential to the quality of life and opportunity for current and future residents, small business owners, Purple Line riders, and other community members in Takoma Park.	Plan Process	Comment Received
		Equity	Recommends: the consideration and inclusion of the racial and economic equity impacts of the proposed rezoning; Include more demographic data on existing racial and economic inequities within the plan geography, and how the plan works to address and positively impact those inequities	Equity	Comment Received

Equity	<p>Recommends: including more explicit information, context, and articulated protections and provisions for local, small, or culturally relevant retail/businesses; Provide more explicit acknowledgment of existing small businesses including those inside multi-family buildings and those outside designated retail corridors, and identifying strategies to help sustain, expand, and perpetuate more community-serving small businesses in the plan area, highlight existing, community-serving Takoma Park businesses including those located within or outside commercial/retail districts, as well as identify strategies to help sustain, expand, and perpetuate more small businesses to respond to community needs, ensure a portion of smaller format business spaces in mixed-use developments, ground floor block design storefronts designed to accommodate a range of retailer types, sizes, and perhaps opportunities for incubation space as well, and potentially support local, small, and/or culturally relevant businesses through public benefits agreements or programs.</p>	Affordability Comment Received
Housing	<p>Recommends: expansion of the plan to provide a more comprehensive and detailed approach for housing needs of current and future residents. Expand the plan elements to provide a more comprehensive and detailed approach for housing needs of current and future residents including: stronger recommendations on the mechanics of how no net loss may be achieved, outlining where homes are located within the plan districts, relative to other proposed changes in use, rezoning, include examples of proactive tools to retain affordability within the plan districts, specifying levels of affordability desired to meet needs, and the best opportunities within the plan to increase the supply of and/or protect existing affordable homes, reconsideration of the 12.5% MPDU requirement for applicable projects in light of other recent plans, a more explicit discussion of the importance of equitable access to home ownership preservation/retention, as well as to future affordable home ownership, include examples of programs and benefits to support affordable home ownership preservation and production, and locations within the plan area where BIPOC home ownership “no net loss” provisions might be most needed, including more information, including any recent market studies that may have been performed, on the rationale or need for financial support for market-rate housing and identifying which properties receive subsidies through programs such as the LIHTC and when those subsidies are set to expire, in order to develop property-specific strategies for the preservation of the subsidized stock</p>	Affordability Comment Received
Transit	<p>Recommends: emphasizing the Purple Line as an explicit destination and link within the plan's mobility recommendations. Ensure that the strong multimodal connectivity and safe streets elements emphasize the Purple Line as an explicit destination and link within these parts of the plan. The bike and sidewalk improvements proposed should explicitly focuses on creating connections to existing bus service and planned Purple Line stations or other common, nearby destinations especially along Flower, Maple and Carroll Avenues. Plan should articulate the relationship between known parking studies, demand, e.g. with the recommendations for parking accommodations.</p>	Traffic Comment Received

			Question: Are there opportunities to either provide shared parking facilities or explore ways to provide flexible parking requirements (such as an affordable home for parking space swap option)		
		Public Facilities	in some locations and how much paved surface area will be dedicated to this use	Traffic	Comment Received
MCP-20230914-1063	Jan Ellen Rein	Implementation	Concern: minor master plan is not a plan at all. It is a zoning change which is a blunt instrument for achieving the so-called plan's stated objectives	Plan Process Building	Comment Received
		Zoning	Concern: The proposed zoning allows developers to build 12-15 floor high rises. Little controls in place	Height and Scale	Comment Received
		Housing	Concern: The new CRT zoning would encourage replacement of town houses and garden apartments with high rises. It would also put economic pressure on owners of existing rent-stabilized housing to sell or convert their units to condos	Affordability	Comment Received
		Housing	Recommends: the plan should increase the percentage of affordable housing from 12.5% to 50% and remove the 5 year exemption from stabilization for the 50% affordable housing units	Affordability Building	Comment Received
		Housing	Recommends: planners should consider the alternative of increasing housing by doing small scale infill throughout Takoma Park, using townhouses and garden apartments.	Height and Scale Building	Comment Received
		Zoning	Recommends: replace much of the CRT ( allowing 15 stories) to CRN (neighborhood).	Height and Scale	Comment Received
MCP-20230914-1065	Jan Ellen Rein		Follow Up: confirmed mailing address		Comment Received
MCP-20230915-1076	Jordie Hannum	Implementation Equity	support: The plan and the work of the Mayor and City Council support: The plan is equitable and environmentally conscious	Plan Process Equity	Comment Received Comment Received
MCP-20230914-1041	Joseph Whitesell	Land Use	Concern: opposes plan recommendation to create more high-rise living accommodations and believes would make the area less affordable and force out current residents or force them to live in a more compressed environment	Affordability Climate and Sustainability	Comment Received Comment Received
		Environment	support: recommendations to combat damage to Sligo Creek support: Proposed improvements to bike lanes and hopes that they are completed in a timely manner as the Purple Line project already impedes riders or walkers ability to navigate the		
		Bicycle Network	trail without a need to take forced detours	Infrastructure	Comment Received
MCP-20230913-0983	Frederica Adelman	Implementation	Follow Up: To City of Takoma Park Resolution - Supports: Councilperson Gibson's rejection of the plan as currently written	Plan Process Building Height and Scale	Comment Received Comment Received
		Zoning	Concern: 'up-zoning' proposal is excessively broad		



		Environment	Concern: lacks specific urban planning, traffic and environmental impact studies on how the proposed large buildings would affect Sligo Creek and adjacent streams and park corridors.	Climate and Sustainability	Comment Received
		Housing	Recommends: strengthening the City of Takoma Park resolution to preserve the low/moderate community housing need	Affordability	Comment Received
		Environment	Recommends: strengthening the City of Takoma Park resolution to address environmental Concern	Climate and Sustainability	Comment Received
MCP-20230914-1010	Elizabeth Rosenberg	Bicycle Network	support: plan recommendations for improved bike infrastructure	Infrastructure	Comment Received
		Environment	support: the aspects of the Minor Master Plan that will reduce runoff into Sligo Creek, decrease impermeable surfaces, and create improved bike lanes along Maple Avenue	Climate and Sustainability	Comment Received
		Equity	Concern: Plan allows up to 3,500 new units to be added to the Maple Avenue area overcrowding the existing African American residents	Equity	Comment Received
		Land Use	Recommends: Plan to include expansion only on the Adventist Hospital property	Building Height and Scale	Comment Received
		Environment	Recommends: provide environmental improvements on Maple Avenue without increasing the housing and business density.	Climate and Sustainability	Comment Received
MCP-20230913-0977	Phyllis Goldfarb	Land Use	Recommends: hospital site should be reserved for some kind of institutional need, such as a school or wellness center	Schools	Comment Received
		Zoning	Concern: The proposed upzoning would allow for 12-story development on the hospital site, 15-story development on Maple Avenue, and 5-story development in primarily residential neighborhoods of Flower Avenue which is not inline with existing development	Building Height and Scale	Comment Received
		Equity	Concern: displacement of low-income residents and immigrants, who are routinely asked to bear a disproportionate cost of development.	Affordability	Comment Received
		Environment	Concern: environmental impact of the proposed development, particularly on Sligo Creek and its parkway.	Climate and Sustainability	Comment Received
		Transit	Concern: Plan will likely increase traffic significantly and require many more city buses.	Traffic	Comment Received
		Implementation Community Engagement	Concern: Existing infrastructure cannot support development on this scale	Infrastructure	Comment Received
		Engagement	Concern: process lacked transparency and inclusivity	Process	Comment Received
MCP-20230914-0994	Ashley Evans, Takoma For All	Implementation	support: Petition: the draft plan (in full) with the proposed changes to meet the City Council's 2023-2024 priorities (includes 100 signatures): provides opportunity for varied housing types at varied income levels; provides opportunity for additional retail options	Affordability	Comment Received
		Implementation	Recommends: exploring ways to expand City revenue options to identify long-term solutions necessary to diversify the City's revenue streams and plan and prepare for development in the City and region while maintaining the special character and economic and racial diversity of Takoma Park	Infrastructure	Comment Received

MCP-20230919-1285	Giuseppe Cimmino	Zoning	Concern: given the proximity of parcel #19 to Sligo Creek Park and single-family homes the zoning should be similar to that proposed for parcels 10 and 12 or to the zoning proposed for parcels 27, 29, and 32. A lower height limit is necessary to protect the Sligo Creek watershed and to provide a transition to the adjacent single-family homes.	Building Height and Scale	Comment Received
MCP-20230914-1042	Tom Gabriel	Community Engagement	Concern: The timing of the proposal, which they believe is intended to catch people off guard when they are on vacation. The lack of adequate notice to the affected community.	Plan Process	Comment Received
		Pedestrian Network	Concern: The potential for increased traffic in the surrounding community, without any plans to address the existing traffic hazards to pedestrians (lack of sidewalks on Garland and inadequate crosswalks on Greenwood and Garland)	Traffic	Comment Received
MCP-20230919-1279	Dave Conner	Zoning	Concern: Logic/reason behind zoning recommendations not defined in the plan.	Plan Process Building Height and Scale	Comment Received
		Zoning	Concern: Rezoning should focus on Washington Adventist Hospital and at low density.	Scale	Comment Received
MCP-20230914-1053	Jim Schulman, Executive Director Alliance for Regional Cooperation	Equity	Concern: The potential for the plan to displace low-income residents and increase gentrification. Endorses: the Concern of the Climate Action Coffee, the Community Equity Coalition, and Community Vision for Takoma. Recommends: commercial zoning added to properties with existing predominant residential uses be limited to one or two floors, to prevent the wholesale conversion of Maple Avenue into a commercial strip.	Affordability Building Height and Scale	Comment Received Comment Received Comment Received
		Land Use			
		Equity	Concern: Plan's proposed across-the-board up-zoning is a form of quality-of-life confiscation that will displace the very people it claims to protect, and will increase gentrification. support: the plan's focus on community sustainability, including the green promenade, revitalizing the hospital site, protecting Sligo Creek, and allowing food production and processing as permitted uses on the former hospital site.	Affordability	Comment Received
		Parks, Trails and Open Space		Climate and Sustainability	Comment Received
MCP-20230914-1028	Paul Huebner		Follow Up: identified location for testimony		Comment Received
MCP-20230917-1186	Steve Nadal	Environment	Provided: a memo and analysis of greenhouse gas impacts. Analyzed three scenarios - MF scenarios showed transportation emissions savings will more than offset building energy consumption emissions.	Climate and Sustainability	Comment Received
MCP-20230914-1027	Jason Klein, Executive Director of Corporate Real Estate, Adventist Healthcare		Follow up: provided location of testimony		Comment Received

MCP-20230916-1143	Adam Frank		Follow up: provided mailing address		Comment Received
MCP-20230914-1025	Carrie Beall		Endorsement of Flower Ave Residents Letter see: MCP-20230913-0945		Comment Received
MCP-20230916-1142	Adam Frank	Zoning	Concern: Upzoning increases susceptibility to tear downs and expensive new construction. Proposed upzoning could lead to the construction of 100% new high-rise commercial buildings. Would like the Maple Avenue District from the Plan would removed from the plan as the Washington Adventist properties, including the old hospital represent the better opportunity for redevelopment and housing.	Affordability Building Height and Scale	Comment Received
		Zoning	Concern: Proposed upzoning along Maple Avenue uniformly allows 150-foot high rises.		Comment Received
MCP-20230915-1105	Randy Gibson		Follow up: To PB tour with Chair		Comment Received
MCP-20230920-1333	Jesse Koplowitz	Implementation Public Facilities Housing	Support: the plan and the proposed density Concern: impact to schools due to increased density Concern: Need for housing stock that is set aside for low income residents	Building Height and Scale Schools Affordability	Comment Received Comment Received Comment Received
MCP-20230920-1323	Elizabeth Keyes	Land Use Housing	Support: Plan has the potential to mix the older non-profit run buildings with newer units. Plan could improve the vibrancy, diversity, and safety of the Maple corridor. Support: The plan has potential to create more missing middle housing and step-up housing for Maple Avenue residents	Affordability Equity	Comment Received Comment Received
MCP-20230920-1317	Lavanya Sithanandam	Public Facilities	Concern: The pediatric practice in the professional building adjacent to the former Washington Adventist Hospital is independently owned and serves low-income Medicaid/Medicare populations from Takoma Park and the surrounding areas. The practice treats on average 60-70 children, mostly children of immigrants, at its Takoma Park office alone. The practice needs access to the main roads and parking spots to continue operations. The practice currently leases the parking lot in front of the building from the hospital, but this arrangement may end. The practice needs between 150-200 parking spots for patients and staff.	Traffic	Comment Received
MCP-20230921-1406	Achankunju Chacko	Implementation	Concern: the development of the hospital site will displace his medical practice. Development will limit access to main roads and parking spaces which are currently leased from Washington Adventist, 150-250 parking spaces are needed for staff and patients.	Traffic	Comment Received
MCP-20230925-1549	Jan Ellen Rein	Housing	Follow Up: Provided links to articles challenging upzoning as a tool for affordable housing (see attached)	Affordability	Comment Received

MCP-20230926-1587	Jan Ellen Rein		Follow Up: Request for email addresses of planning board members	Plan Process	Comment Received
MCP-20230924-1491	Susan Katz Miller		Follow Up: Written Copy of September 14th testimony		Comment Received
MCP-20230925-1546	Jan Ellen Rein	Zoning	Concern: zoning does not consider alternatives to big box high rises, such as increasing housing by doing small scale infill throughout Takoma Park using townhouses and garden apartments.	Building Height and Scale	Comment Received
		Zoning	Concern: zoning gives developers too much freedom, and they are likely to build to maximize profits with little regard to aesthetics, resident well being, or environmental Concern	Equity	Comment Received
		Equity	Concern: zoning would likely displace low-income residents and potentially create homelessness and would put economic pressure on owners of existing rent-stabilized housing to sell or convert their units to condos	Equity	Comment Received
		Equity	Concern: proposed zoning change would not protect renters from being priced out of their units because the new housing would be exempt from rent stabilization for a minimum of 5 years.	Affordability	Comment Received
		Environment	Concern: proposed zoning allows developers to build 12-15 story high rises and would replace porous greenspace with large amounts of nonporous ground surfaces and parking areas, which would lead to increased air pollution and increased vulnerability to flooding	Climate and Sustainability	Comment Received
		Housing	Recommends: increase the required percentage of affordable housing from 12.5% to 50% and remove the 5 year exemption from stabilization for the 50% affordable housing units.	Affordability	Comment Received
MCP-20230925-1506	William P. Mallari	Community Engagement	Concern: Plan presents a limited (mini yet master) study area that fails to address important community Concern, should be used as a catalyst to update the 2000 Takoma Park Master Plan	Plan Process	Comment Received
		Implementation	Recommends: identification of on-going critical Takoma Park projects and improvement initiatives and that they be prioritized before the implementation of the final approved TPMMA	Plan Process	Comment Received
		Environment	Concern: does not consider the impact of development on the environment, including air and water quality, stormwater management, and green space.	Climate and Sustainability	Comment Received
		Implementation	Concern: does not adequately address sustainable-resilient urban environmental and mixed-used, multi-modal transport connectivity.	Infrastructure	Comment Received
		Implementation	Concern: upzoning Recommendeds in plan is heavy handed and does not include capacity impact analyses for critical infrastructure, such as roads, schools, and transportation.	Traffic	Comment Received
		Zoning	Recommends: Reduce the Maple Avenue zoning to FAR 1.0 for neighborhood commercial uses, with proportionate housing. Consider building setbacks, bulk and height step-downs to address topography and neighboring housing	Building Height and Scale	Comment Received
Zoning	Recommends: Reconsider the building height allowed at WAU property along neighboring Maplewood Avenue and Greenwood Avenue.	Building Height and Scale	Comment Received		

		Equity	Consider: does not do enough to provide public access to improved spaces for social interaction, education, and neighborhood services.	Community Amenities	Comment Received
		Parks, Trails and Open Space	Recommends: Acquisition of Washington Adventist University (WAU) edge property (including WAU+H wooded steep slope and grass-sloped field along Maple Ave & Maplewood, WAU Quad & Rec. fields:) or develop a M.O. A. with WAU to preserve and maintain the following: the sloped-grass field and wooded slopes, north of Sligo Creek Bridge, bounded by Maple Ave and Maplewood Ave; the steep-slope woodland buffer along the eastern stretch of Sligo Creek and the WAU Campus Quad and Heritage Trees.	Public Space	Comment Received
		Equity	Recommends: Address our intergenerational (children to elders) population's needs regarding access, safety and accommodation, related signage, shelters, street furniture and amenities for all circulation and transit modes, promoting universal design for all public facilities.	Equity	Comment Received
		Roadway Network	Recommends: Consider the carrying capacity all modes given the CTP projected population increases determined by the maximum proposed up-zoning, especially regarding R.O.W., streets and required parking within the TPMMA study area, extending throughout Ward 5, Kilmorock neighborhood, to CTP boundaries	Traffic	Comment Received
		Green Promenade	Recommends: Plan should provide specific concepts for the proposed improvements along the so-called "Green Promenade" incorporating the Maple Avenue Connectivity project	Community Amenities	Comment Received
		Capital Improvements Program	Recommends: The plan should properly plan, budget, re-design and re-develop the Maple Ave-Sligo Creek Bridge addressing safety & traffic flow. Enhancements should include two-way: vehicle carriage widths to better accommodate transit buses and emergency vehicles; have dedicated bike lanes, pedestrians (side-side walking, strollers, ADA).	Infrastructure	Comment Received
		Capital Improvements Program	Question: What is the future underground of utilities poles and overhead lines- the opportunities and challenges, dependability, safety issues, damage & costs due to downed lines and power outages caused by increasingly intense storms?	Infrastructure	Comment Received
		Land Use	Recommends: The county, CTP, and WAU should collaborate to develop a viable campus that meets the collective missions and goals of all three institutions, and the community and provides for "university-community use" service facilities and amenities such as housing, inter-generational education, recreation, public health, arts and cultural facilities and neighborhood serving retail.	Community Amenities	Comment Received
		Implementation	Recommends: Provide for urban design charettes; create urban design guidelines to accompany final plan	Plan Process	Comment Received
MCP-20230922-1437	Peter Kovar	Equity	Concern: potential loss of affordable housing, especially for renters of color, as a result of the proposed zoning changes; affordable housing be strengthened to "commit" to "achieving" the goals of maximizing and ensuring no net loss of affordable housing.	Affordability	Comment Received
		Housing	Recommends: Plan should include an analysis of where else in the County it might make sense to also locate new rental units, and that a better proportional analysis might end up eliminating the need for major re-zoning on Maple Avenue, while still enabling the production of hundreds of new units in the City.	Affordability	Comment Received

		Housing	Recommends: Plan should include more details on how existing rental subsidy contracts will be protected and extended, and that it specifically call for no displacement of existing tenants and should contemplate financial and other aid to the City in recognition of its role as a key provider of affordable housing in the County.	Affordability	Comment Received
		Housing	Recommends: Plan should explicitly incentivize the development of missing middle home ownership opportunities and emphasis on the need for housing for developmentally disabled residents	Affordability	Comment Received
		Zoning	Recommends: existing zoning on Maple Avenue should remain with changes that would stimulate some additional ground level commercial/retail development there without wholesale height increases or loss of units.	Building Height and Scale	Comment Received
		Implementation	Concern: potential impact on property taxes within the City and the City's long term fiscal health and if additional services are needed to support development, the County may need to provide financial assistance	Infrastructure	Comment Received
		Implementation	Recommends: The plan more fully incorporate the notion that it's a partnership between the City and County.	Plan Process	Comment Received
		Public Facilities	Concern: impact to schools due to increased density; Piney Branch Elementary School has already been identified as needing to be renovated or replaced, and that the former hospital site has been determined to be too small or otherwise inadequate for a new school	Schools	Comment Received
		Implementation	Recommends: Include clear language in the Plan calling for consistency with existing city plans and initiatives, including the Housing and Economic Development Strategic Plan, Climate Change Framework, Racial Equity Initiative, urban forest policy and tree canopy goals resolution, ARPA spending plan, stormwater policies and plans, and Public Space Management Plan	Plan Process	Comment Received
		Implementation	Recommends: comprehensive traffic analysis, considering the aggregate impact of multiple projects and the loss of parking at the Takoma Park Metro Station	Traffic	Comment Received
		Capital Improvements Program	Recommends: the following community amenities be considered: modest-sized food distribution storage area, mall business incubator, and broad array of EV chargers in the commercial areas	Community Amenities	Comment Received
		Historic Preservation	Recommends: emphasis on the role and history of indigenous peoples from the area, and their future involvement	Equity	Comment Received
MCP-20230927-1616	Shannon Baker-Branstetter	Zoning	Recommends: Narrowly tailor the zoning changes for Maple Ave tract to increase housing only in parking areas and limit commercial use.	Building Height and Scale	Comment Received
		Housing	Recommends: Enact strict protections for existing affordable units and tenants.	Affordability	Comment Received
		Zoning	Recommends: Change all SFH zoning throughout the city to be multi-family (not just duplexes or ADUs)	Equity Building Height and Scale	Comment Received
		Zoning	Recommends: Require smaller footprints for new SFH homes	Scale	Comment Received
		Parks, Trails and Open Space	Recommends: Add lights and artificial turf to Piney Branch Field for extended use of soccer and other facilities	Public Space	Comment Received

		Capital Improvements Program	Recommends: Add recreational facilities to WAU site (driving to soccer, basketball and swimming in the West side of the County is the biggest source of our family's vehicle miles traveled (VMT) due to the huge recreational inequities between the East and West sides of Montgomery County)	Community Amenities	Comment Received
		Housing	Concern: plan has some good elements to increase housing and services, but some deep vulnerabilities that could decrease affordable housing and diversity in Takoma Park.	Affordability	Comment Received
MCP-20230927-1619	Melinda Smith Ulloa	Community Engagement	Concern: lack of engagement to Maplewood and other Ward 5 residents by WAU team	Plan Process	Comment Received
		Implementation	Question: Can a new traffic and environmental study be done based on the proposed rezoning for the hospital to assess the impact on the surrounding neighborhood and Sligo Creek?	Traffic	Comment will be reviewed during Planning Board work sessions
		Implementation	Question: Can a new traffic and environmental study be done based on the proposed rezoning for the hospital to assess the impact on the surrounding neighborhood and Sligo Creek?	Public Space	Comment will be reviewed during Planning Board work sessions
		Zoning	Question: Why is the WAU campus, the university included in the Major/Minor plan and why are surrounding streets (particularly Maplewood, Greenwood and Carroll Avenues) being rezoned?	Plan Process	Comment Received
MCP-20230926-1599	David Reed, President Long Branch-Sligo Community Association		Follow Up: Submitted testimony from September 14th Public Hearing		Comment Received
MCP-20230925-1501	Robert Dreher		Follow Up: Submitted testimony from September 14th Public Hearing		Comment Received
MCP-20230928-1650	David Heller and Barbara Drazin	Housing	Concern: the most likely outcome of the current plan is an expansion of high-end housing at the expense of all other options.	Affordability	Comment Received
		Environment	Recommends: Require that the Sligo Creek watershed will not only be protected from getting worse, but that improvements must be included along with the new construction: green space, native trees, ground cover, stormwater management, energy-efficient buildings, etc.	Climate and Sustainability	Comment Received
		Transit	Recommends: Require that the developers subsidize the cost of significant improvements to public transportation (as well as bicycle and pedestrian routes) from the Adventist site up Maple Avenue to the Takoma Park Metro	Traffic	Comment Received
		Public Facilities	Recommends: Require that public amenities be included in the plan: retail (such as a fresh food outlet), public spaces, and community services.	Community Amenities	Comment Received
		Zoning	Recommends: Do not institute upzoning along Maple Avenue.	Affordability	Comment Received
MCP-20239028-1697	BY E	Land Use	Concern: TPMMA is not holistically integrated and needs to be refined.	Plan Process	Comment Received

		support: Plan represents a once in a lifetime opportunity to increase housing and services within the community. Supportive of the Plan with the following considerations:	Plan Process	Comment Received
	Housing	Recommends: Adopt binding policies to prevent a net loss in affordable housing and the displacement of existing low-income residents. This will protect our community's unique diversity for future generations.	Affordability	Comment Received
	Housing	Recommends: provide additional housing, businesses and services to support opportunities for residents at all incomes and all ages	Equity	Comment Received
	Housing	Recommends: Require more than 12.5% of all units in new development be MPDU or affordably priced homes both new and resale be offered to first-time home buyers who have a moderate level of income (per Dept of Housing and Urban Affairs, Montgomery County)	Affordability	Comment Received
	Land Use	Recommends: Encourage a mix of development, encompassing a variety of heights, densities, and possible uses to provide robust opportunities for business development and middle-income housing.	Building Height and Scale	Comment Received
	Zoning	Recommends: Refine proposed zoning designations and adopt minimum standards to ensure that new development respects the surrounding landscape and character of the neighborhood	Building Height and Scale	Comment Received
	Environment	Recommends: Preserve green space, tree cover and wildlife habitat within the MMPA zone, in keeping with the Takoma Park City Council's Climate Emergency Response Framework	Climate and Sustainability	Comment Received
	Housing Green	Recommends: Creating new public green space, green ways outdoor recreation areas within the TMMPA zone to offset the increased density and help preserve the neighborhood's verdant character	Public Space Community Amenities	Comment Received
	Promenade	Recommends: Providing additional details for the Green Promenade	Amenities	Comment Received
	Implementation	Recommends: Additional analysis of impact of increased density on environment, school and traffic, these studies should be made available prior to adoption of the plan	Plan Process	Comment Received

MCP-20230929-1698	Mariah Blake and Andreas Sengebusch	support: enthusiastic about the opportunity it (the plan) presents to develop additional housing, retail, and services to meet the needs of the community	Affordability	Comment Received
		Concern: impact of increase in density within the MMPA on the environment, schools, and traffic in and around the MMPA zone; results should be shared with the City of Takoma Park before the plan is adopted, and the plan should be modified based on these findings	Plan Process	Comment Received
	Housing	Recommends: Adopt binding policies to prevent a net loss in affordable housing and the displacement of existing low-income residents. This will protect our community's unique diversity for future generations	Affordability	Comment Received
	Housing	Recommends: Encourage the development of "missing middle" housing, possibly by requiring more than 12.5 percent of units in new residential buildings to be set aside as Moderately Priced Dwelling Units (MPDU)	Affordability	Comment Received
	Land Use	Recommends: Encourage a mix of development, encompassing a variety of heights, densities, and possible uses to provide robust opportunities for business development and middle-income housing	Building Height and Scale	Comment Received



		Zoning	Recommends: Reduce the allowable building height on portions of the former Adventist University Hospital campus that adjoin residential streets lined with single-family homes. Mandate additional measures such as appropriate setbacks and step downs to ensure new developments are sensitive to the surrounding landscape and the character of the neighborhood	Building Height and Scale	Comment Received
		Parks, Trails and Open Space	Recommends: Preserve recreational greenspace, tree cover, and wildlife habitat within the Minor-Master Plan Amendment (MMPA) zone, in keeping with Takoma Park City Council's Climate Emergency Response Framework. Specifically, we urge the county to increase the amount of publicly accessible greenspace on the Adventist Hospital campus from the Recommended half acre and to make its preservations mandatory. Steps should also be taken to preserve or restore the greenspace and wooded area adjoining the southwest edge of the Washington Adventist site along Sligo Creek, and along Maple Avenue between Sligo Creek Parkway and Maplewood Avenue (A.K.A. Hospital Hill)	Climate and Sustainability	Comment Received
		Parks, Trails and Open Space	Recommends: Incorporate more specific recommendations for the creation of new publicly accessible green space, greenways, and outdoor recreation areas within the MMPA zone to offset the increased density and help preserve the neighborhood's verdant character	Public Space	Comment Received
MCP-20230929-1699	Mariah Blake and Andreas Sengesbusch		Follow up: provided mailing address		Comment Received
	Michelle Caruso Montgomery County Food Council	Environment	support: the food system recommendations outline in the plan; Food Security laid out in section 3.3.1.5;the inclusion of Environmental Equity (section 3.3.1.6); community outreach and engagement laid out in section 3.4.2.4 and The planned feasibility study laid out in section 4.2.2.2	Climate and Sustainability	Comment Received
MCP-202230929-1738	David Reed	Zoning	Concern: Petition of 233 - concerned about broad brush planning	Plan Process	Comment Received
		Zoning	Recommends: amend the TP MMPA to reduce the risk of displacement of residents from affordable housing; do not include already developed surrounding neighborhoods, or Maple Avenue, until we see the effects on our community of the increased density on the hospital site. Rezoning in stages will allow for careful monitoring of the effects of the hospital site development.	Affordability	Comment Received
		Implementation	Recommends: reduce the risk of environment, traffic, and infrastructure stress in our community going forward into a climate emergency	Climate and Sustainability	Comment Received
		Zoning	Recommends: restrict the boundaries of the plan to the former hospital site; and reduce the density and heights across the MMPA for a more granular approach	Building Height and Scale	Comment Received
MCP-20230930-1746	Rachel Neild	Implementation	support: The Minor Master Plan seems to be a sensible use of a significant area of prime urban land as there is a significant housing shortage in the county	Affordability	Comment Received
		Land Use	support: a mix of residential and retail with an emphasis on walkable living	Building Height and Scale	Comment Received
		Equity	Concern: affordable, low-income housing be fully retained on Maple Avenue, and that an important portion of new housing be accessible to middle-income and diverse families	Affordability	Comment Received

		Equity	Concern: loss of diversity as Takoma Park is currently becoming whiter and wealthier and more like Bethesda	Equity	Comment Received
MCP-2023-0930-1748	Christine Pendzich	Equity	support: equity solutions that create more "missing middle" and affordable housing solutions in Takoma Park and Montgomery County and strongly favor urban in-fill near transport hubs	Equity	Comment Received
		Implementation	Concern: needs clarification on how the various traffic, stormwater and education issues the project raises will be handled as specific projects are proposed under the TPMMP.	Infrastructure	Comment Received
		Housing	Recommends: rezoning of the Maple Avenue corridor should be more nuanced to achieve a better overall outcome and existing affordable housing remains in place; acknowledges that Much of the affordable housing on that corridor is owned by the MHP, which to date has never sold any of its properties.	Affordability	Comment Received
		Zoning	Recommends: proposed zoning of CRT 2.5 on Maple Avenue be replaced with a zoning mosaic that allows only 2-3 buildings at 150', with the others under that.	Building Height and Scale	Comment Received
		Zoning	Recommends: CR zones should be strictly limited to commercial density of C-0.25, C-0.5, or at most C-1.0. to bring in more of the commercial amenities while avoiding the possibility of purely commercial buildings	Building Height and Scale	Comment Received
		Housing	Recommends: the County will consider at least a 15% affordable housing requirement on WAU	Affordability	Comment Received
		Environment	Recommends: consider an all-electric, renewable energy-based, green and mixed income social housing project there, similar to the one being planned for Hillandale.	Climate and Sustainability	Comment Received
		Implementation	Recommends: the County must oversee thorough and realistic traffic, stormwater and school studies when and if any particular building project is proposed for the tract	Infrastructure	Comment Received
MCP-20230930-1749	Colleen Cordes	Equity	Recommends: removal of Maple Avenue District from the plan as it poses displacement threat to existing residents and loss of affordability	Affordability	Comment Received
		Environment	Recommends: Raise the Tree Canopy goal to 60 percent; the racially and economically inequitable goal for Tree Canopy Cover that is proposed for the Plan Area. The proposed goal of 45 percent directly conflicts with the citywide Tree Canopy Goal -- set by the City Council in 2020 -- of 60 percent.	Climate and Sustainability	Comment Received
		Housing	Recommends: the plan should provide the calculation of how many new units each of the three Districts would contribute, under the proposed upzoning.	Building Height and Scale	Comment Received
		Land Use	Concern: the proposed upzoning unwisely allows redevelopment of almost all sites in the Plan Area for 100-percent commercial uses.	Building Height and Scale	Comment Received
		Community Engagement	Concern: Neither the Draft Plan nor Appendix A on Community Engagement and Outreach reveal what questions residents of Maple and Lee Avenues were asked by the "planning team's" consultant, Everyday Canvassing, whether the consultant produced a report on the results of its interviews with Maple and Lee residents, or – if such a report was produced; would like more detailed information on the interviews	Plan Process	Comment Received

MCP-20231001-1776	Ellen Ensel	Land Use	Concern: ...why an already developed area on Maple Avenue was included to be further developed and increased density	Building Height and Scale	Comment Received
		Zoning	Question: Please explain the need for the proposed high-density zoning and the effect on existing homes adjacent to the areas proposed for development. Is the scale of the proposed zoning appropriate to the areas involved and will it result in the affordable housing and "missing middle" we want developed	Building Height and Scale	Comment Received
		Implementation	Question: Please show the impact on the City of Takoma Park of absorbing a one-third increase in its population, and the facilities and public services required, e.g. where will the new residents park their cars?	Infrastructure	Comment will be reviewed during Planning Board work sessions
		Implementation	Recommends: provide traffic and environmental impact studies for the specific MMPA site	Infrastructure	Comment Received
MCP-20230930-1768	William Hernandez	Environment	Concern: water quality and the environment	Climate and Sustainability	Comment Received
		Land Use	Recommends: support for rewilding hospital grounds; provided image of report and display materials	Climate and Sustainability	Comment Received
MCP-20231001-1777	William Hernandez	Land Use	follow up: additional images	Climate and Sustainability	Comment Received
MCP-20231001-1779	Emmy Shacter	Zoning	Concern: density and building heights being proposed for both the old WAH grounds and along Maple Ave	Building Height and Scale	Comment Received
		Roadway Network	Concern: impact of overdevelopment on traffic	Traffic	Comment Received
		Housing	Concern: loss of affordable housing	Affordability	Comment Received
		Parks, Trails and Open Space	Concern: damage to Sligo Creek	Climate and Sustainability	Comment Received
		Zoning	Recommends: the height of any new buildings on the hospital grounds be allowed to exceed 5 stories	Building Height and Scale	Comment Received
MCP-20231001-1780	Mike Welsh	Zoning	Concern: taller, multi-storied structures will greatly distract from the serene location of the Cecil-Davis Family Cemetery located on adjacent block to the plan's rezoning on Greenwood Avenue and Maplewood Avenue	Building Height and Scale	Comment Received
		Implementation	Concern: lack of studies on infrastructure stress, environment, traffic volume, traffic flow nor necessary traffic controls by county planning department	Plan Process	Comment Received
MCP-20231001-1786	Esther Seigel	Zoning	concern: against the density and height proposed for the old hospital area, as well as Maple Ave.	Building Height and Scale	Comment Received
		Housing	Concern: affordable housing,	Affordability	Comment Received

		Environment	Concern: environmental impacts	Climate and Sustainability	Comment Received
		Zoning	Recommends: reduce the height to no more than 5 stories on the hospital grounds	Building Height and Scale	Comment Received
MCP-20231001-1801	Emanuel Wagner		support: Takoma For All testimony and provides additional thoughts		Comment Received
		Public Facilities	Recommends: a discussion with MCPS should be held to determine the viability of a high school in the Takoma Park/Silver Spring area (potentially without a dedicated athletic field due to footprint requirements).	Schools	Comment Received
		Transit Capital Improvements Program	Recommends: The plan should Recommend how to better connect the new area with the closest transit options and identify the responsible parties to act upon the recommendation.	Infrastructure	Comment Received
			Recommends: If additional vehicle traffic is to be expected, the plan should review the redesign of the Carroll Ave/Ethan Allen Ave intersection (Takoma Junction).	Traffic	Comment Received