

The information below is Downcounty Planning staff's summary of the major issues raised in written testimony provided as part of the Public Record for the Public Hearing Draft of the *Takoma Park Minor Master Plan Amendment*. The complete Public Record includes oral testimony provided at the September 14, 2023, Public Hearing and all written testimony received between June 8, 2023, when the Public Record opened, and Saturday, September 30, 2023, when the Public Record closed. The complete Public Record is available on the Takoma Park Minor Master Plan Amendment Website:

<https://montgomeryplanning.org/planning/communities/downcounty/takoma-park/takoma-park-master-plan/takoma-park-minor-master-plan-amendment/>

Equity

- The recommended zoning creates potential for displacement of low-income residents on Maple Avenue as a result of redevelopment.
- The plan does not adequately consider the impact of the proposed development in an equitable manner and is lacking a comprehensive equity analysis.

Land Use

- The plan does not explain why the City's densest neighborhood, on Maple Avenue needs additional density.
- The plan does not protect existing rent-stabilized and subsidized housing.
- The plan does not provide/explain proposed funding for, or requirement to build the recommended public amenities.
- The plan should not allow commercial uses in residential areas.
- There should be institutional uses such as a school or wellness center on the Washington Adventist site.

Zoning

- Development will have a negative impact on the environment, including air and water quality, stormwater management, and green space and surrounding residential community.

- The plan does not consider zoning that allows for townhouses and garden apartments, versus high-rise development.
- Redevelopment would replace porous greenspace with substantial amounts of nonporous ground surfaces and parking areas, which would lead to increased air pollution and increased vulnerability to flooding.
- Plan focuses on new development rather than retention or adaptive reuse.

Public Facilities

- Increased density will lead to overcrowding in schools and traffic congestion.
- The plan does not adequately address the needs of people with disabilities or the elderly.

Green Promenade

- Plan does not provide specific concepts for the proposed improvements along the “Green Promenade” and it how it relates to the Maple Avenue Connectivity project.

Pedestrian and Bicycle Network

- The plan proposes very substantial increases in density without any substantive increase in pedestrian/bicycle infrastructure.

Roadway Network

- The existing roadway and parking infrastructure cannot support new development at the density proposed by the plan.
- More specific traffic analysis for future development and a parking study should be done before the plan is approved not during the development process.

Transit

- Public transportation should be improved before new development, otherwise new residents will be forced to rely on cars, which will further exacerbate traffic congestion.

- The plan does not explicitly state or recommend improved connections to existing/future transit facilities.

Environment

- The plan does not adequately addresses climate change.
- Support for environmental recommendations that provide for improvements such as reducing runoff into Sligo Creek, decreasing impermeable surfaces, and creating multi-modal opportunities such as improved bike lanes and pedestrian connections.
- Concern about the impact of development, including construction, on Sligo Creek and other sensitive natural environments.
- The plan does not do enough to protect existing trees and green space.
- The plan should be more focused on retrofitting existing buildings rather than proposing new development and increased density which could lead to greater energy consumption, air pollution, and greenhouse gas emissions.

Housing

- The plan does not adequately protect or preserve existing affordable housing and does not adequately consider the impact of the proposed development on displacement and/or gentrification. It does not require enough affordable housing units to be included in new developments.
- New development would not be affordable for current residents and does not provide for missing middle housing.
- The plan doesn't provide the mechanics of how no net loss may be achieved.

Parks, Trails and Open Space

- Concern about the loss of open space to luxury high-rise development.
- Support for the dedication of additional land to the Parks Department to consolidate ownership of Sligo Creek Park.

- The plan does not provide enough substantial open space allocation related to the zoning recommendations that will increase the area's population and does little to protect existing open space.

Implementation

- The plan is too large and should be broken up by districts. Maple Avenue should be removed from the Plan and considered separately.
- The plan does not have needed development controls and guidance such as staging or guidance and places undue pressure on the City to absorb the increased density. The plan should include a staged development approach with the WAH site being the first.

Capital Improvements Program (CIP)

- The plan area needs a school and additional recreational facility because of the plan recommendations for increased density.
- The plan does not provide enough detail on the funding for, and the coordination needed to achieve the proposed public amenities.