

Case

**MCP-142545-B3J5: Affidavit of
Publication - Public Hearing Draft
of the Takoma Park Minor Master
Plan Amendment**

Received On: 8/8/2023

Subject

Has Attachments: Yes

FW: Affidavit of Publication - Public Hearing Draft of the Takoma Park Minor Master Plan Amendment

From: catherine.coello@mncppc-mc.org

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

From: Coello, Catherine <catherine.coello@mncppc-mc.org>
Sent: Tuesday, July 18, 2023 10:36 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: FW: Affidavit of Publication - Public Hearing Draft of the Takoma Park Minor Master Plan Amendment

From: Coello, Catherine
Sent: Tuesday, July 18, 2023 10:31 AM
To: Williams, Melissa <Melissa.Williams@montgomeryplanning.org>
Cc: Broullire, Bridget <Bridget.Broullire@montgomeryplanning.org>; Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>
Subject: Affidavit of Publication - TPMMP Amendment

Good morning,

Please see the attached scanned copy of the Affidavit of Publication for the Public Hearing Draft of the Takoma Park Minor Master Plan Amendment. The original hard copy is available in the Chair's Office.

Thanks,

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office
2425 Reedy Dr 14th Floor, Wheaton, MD 20902

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

Affidavit of Publication

AD # 00073341

STATE OF Maryland
COUNTY OF Montgomery

To Wit:

I hereby certify that on the 26th day of June 2023, before me, the subscriber, Ulonda Perkins, a notary public, that the matters of facts set forth are true. Shalique Jones, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

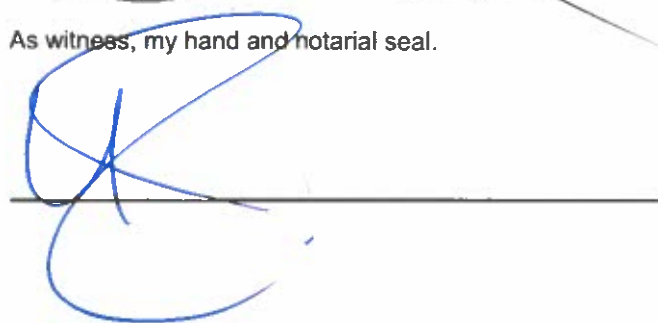
Circulated daily, in the State of Maryland, County of Montgomery, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 1 time(s) on the following June 26, 2023



Total Cost: \$323.40



As witness, my hand and notarial seal.



ULONDA A. PERKINS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires December 14, 2023

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION NOTICE OF PUBLIC HEARING, INCLUDING VIRTUAL MEETING FEATURES

PUBLIC HEARING DRAFT OF THE TAKOMA PARK MINOR MASTER PLAN AMENDMENT AN AMENDMENT TO THE 2000 TAKOMA PARK MASTER PLAN

Pursuant to the Land Use Article of the Annotated Code of Maryland and Chapters 24A and 33A of the Montgomery County Code, the Montgomery County Planning Board of THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION hereby gives notice that it will hold a public hearing on the Public Hearing Draft of the Takoma Park Minor Master Plan Amendment, being also an amendment to the 2000 Takoma Park Plan. When adopted, the Plan will also amend Thrive Montgomery 2050, the county's General Plan; the 2013 Countywide Transit Corridors Functional Master Plan; the 2018 Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan and the Master Plan of Historic Places.

Thursday, September 14, 2023, at 6 p.m.
The Maryland-National Capital Park and Planning Commission
2nd floor Auditorium of the
Wheaton Headquarters Building
2425 Reedie Drive, Wheaton, Maryland 20902

The public hearing will occur in-person and online and public testimony may be submitted in either manner. An additional remote location for the public hearing will be at the Takoma Park Community Center (7500 Maple Avenue, Takoma Park, MD 20912). Visit montgomeryplanningboard.org/meetings/signup-to-testify/ to learn how to testify at a public hearing and/or submit written testimony as part of the public record. For additional questions pertaining to the Takoma Park remote location please contact Rosalind Grigsby, Community Development Manager, City of Takoma Park, at (301) 891-7205 or at rosalindg@takomarkmd.gov.

This Minor Master Plan Amendment recommends mixed-use zoning within a Plan Area of roughly 132 acres. The Plan Area is bounded by Maple Avenue (and Lee Avenue) from Philadelphia Avenue to the west, and portions of Kennebec Avenue to the North, Carroll Avenue to the South, and Greenwood Avenue to the east. It includes the Takoma Park Municipal Area, Washington Adventist University Campus (and former hospital) and the Erie Center. The plan also provides recommendations for land use, connectivity, environment, historic preservation, parks and open spaces, housing and community/public facilities.

The Public Hearing Draft Plan is available online at <https://montgomeryplanning.org/planning/communities/downcounty/takoma-park/takoma-park-master-plan/takoma-park-minor-master-plan-amendment/>

The purpose of the public hearing is to provide an opportunity for all interested persons to express their views on the proposed recommendations. Persons wishing to testify in person at the public hearing are requested to sign up online beginning 10 days prior to the hearing date at http://www.montgomeryapps.org/planning_board/testify.asp. For questions regarding the hearing, please send an e-mail to mcp-chair@mncppc-mc.org or call 301-495-4605.

Accessibility

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of all individuals in the community. In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Maryland-National Capital Park and Planning Commission (MNCPPC) will not discriminate against individuals with disabilities in its services, programs or activities. MNCPPC works to make its facilities and materials accessible and to hold public meetings in locations that are, likewise, accessible. MNCPPC will generally provide, upon request, appropriate aids and services and make reasonable modifications to policies and programs for persons with disabilities (e.g., large print materials, listening devices, sign language interpretation, etc.). For assistance with such requests, please contact the M-NCPPC Montgomery County Commissioners' Office, at least a week in advance of a meeting or event, at (301) 495-4605 or at mcp-chair@mncppc-mc.org. Maryland residents can also use the free Maryland Relay Service for assistance with calls to or from hearing or speech-impaired persons; for information, go to www.mdrelay.org/ or call (866) 269-9006. Residents may also call the TTY number, (301) 495-1331, for assistance.

Written testimony may be submitted to: Chair, Montgomery County Planning Board, 2425 Reedie Drive, Wheaton, Maryland 20902, forwarded via email to mcp-chair@mncppc-mc.org, or faxed to 301-495-1320.

Received On: 7/18/2023

Has Attachments: Yes

From: catherine.coello@mncppc-mc.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

FW: Affidavit of Publication - Public Hearing Draft of the Takoma Park Minor Master Plan Amendment

Message

From: Coello, Catherine

Sent: Tuesday, July 18, 2023 10:31 AM

To: Williams, Melissa <Melissa.Williams@montgomeryplanning.org>

Cc: Broullire, Bridget <Bridget.Broullire@montgomeryplanning.org>; Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>

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Administrative Assistant III

Montgomery County Planning Board, Chair's Office

2425 Reedy Dr 14th Floor, Wheaton, MD 20902

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

MCP-142976-T3B7: materials handed out at last week's MMPA meeting

Received On: 7/27/2023

Has Attachments: No

From: terrys@takomaparkmd.gov

To: tkpk@kberner.us;

Subject

Re: materials handed out at last week's MMPA meeting

Message

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

Keith,

Thank you for the suggestion.

Terry

On Thu, Jul 27, 2023 at 12:26 PM <tkpk@kberner.us> wrote:

I attended last week's Ward 4/Ward 5 meeting at WAU regarding the MMPA. The hard copy materials handed out contained numerous long URLs that nobody will type in. I urge you to circulate these materials electronically AND to use a URL shortening service (e.g., bit.ly) to make the links usable to the community. As currently circulated, the links in the hard copies distributed are unusable.

Please respond to this note.

Keith Berner

7902 Flower Avenue (Ward 5)

Takoma Park, MD 20912

m: 301-588-5080

Received On: 7/27/2023

Has Attachments: No

From: tkpk@kberner.us

Subject

materials handed out at last week's MMPA meeting

Message

To:
melissa.williams@montgomeryplanning.org;
mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;
melissa.williams@montgomeryplanning.org;
mcp-chair@mncppc-mc.org;planning@takomaparkmd.gov;

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

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Please respond to this note.

Keith Berner

7902 Flower Avenue (Ward 5)

Takoma Park, MD 20912

m: 301-588-5080

Received On: 7/27/2023

Has Attachments: No

From: carah@takomaparkmd.gov

Subject

Re: materials handed out at last week's MMPA meeting

Message

To: tkpk@kberner.us;

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

Dear Keith,

Our City planning staff posted the handouts that were shared at the MMP event on the City's Minor Master Plan website at:

<https://takomaparkmd.gov/government/housing-and-community-development/planning-and-community-development/minor-master-plan/>

[Minor Master Plan Summary](#)

[Minor Master Plan – Frequently Asked Questions](#)

Sincerely,

Cara

On Thu, Jul 27, 2023, 11:26 AM <tkpk@kberner.us> wrote:

I attended last week's Ward 4/Ward 5 meeting at WAU regarding the MMPA. The hard copy materials handed out contained numerous long URLs that nobody will type in. I urge you to circulate these materials electronically AND to use a URL shortening service (e.g., bit.ly) to make the links usable to the community. As currently circulated, the links in the hard copies distributed are unusable.

Please respond to this note.

Keith Berner

7902 Flower Avenue (Ward 5)

Takoma Park, MD 20912

m: 301-588-5080

Received On: 8/8/2023

Has Attachments: Yes

From:
Cashielle.Nelson@montgomeryplanning.org

To: mcp-infocounter@mncppc-mc.org; melissa.williams@montgomeryplanning.org; melissa.williams@montgomeryplanning.org;

Subject

RE: FW: Green Promenade/Flower Ave Gateway

Message

----- Original Message -----

From: MCP-InfoCounter@mncppc-mc.org <mcp-infocounter@mncppc-mc.org>;

Received: Tue Aug 08 2023 11:38:09 GMT-0400 (Eastern Daylight Time)

To: Williams, Melissa <melissa.williams@montgomeryplanning.org>; Melissa Williams <melissa.williams@montgomeryplanning.org>;

Subject: FW: Green Promenade; Flower Ave Gateway

Good Afternoon Melissa,

Do you know the answers to any of these questions below before I reply to the resident?
Thanks!

Best,

Ugo

Ugonna Njeze

Planning Technician III, Intake and Regulatory Coordination Division

Montgomery County Planning Department

2425 Reedy Drive, 2nd Floor, Wheaton, MD 20902

ugonna.njeze@montgomeryplanning.org

o: 301.495.1320

From: Keith Berner <keith@kberner.us>
Sent: Tuesday, August 1, 2023 11:18 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; 'Cara Honzak' <carah@takomaparkmd.gov>; 'Talisha Searcy' <talishas@takomaparkmd.gov>
Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander' <anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman' <bikerde76@gmail.com>
Subject: Green Promenade/Flower Ave Gateway

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

Questions

The draft MMPA describes (pp. 32-33) a Green Promenade with a Gateway at the corner of Flower and Maplewood. Please explain:

- What infrastructure is to be installed at that intersection (signage? gazebo? what else?)?
- Where exactly will that infrastructure go (East side of Flower on corner of Maplewood [house @ 726 Maplewood]? West side of Flower next to/in front of 7817 Flower? Elsewhere?)?
- Where exactly will the promenade run from Flower to Long Branch? The map (p. 32) appears to show the promenade running between the house @ 7817 Flower and the sports field (and not along Maplewood between Flower and Greenwood), but it's not clear where it runs and what construction will be involved.
- What construction will there be on Maplewood between Maple and Flower?
- How will the properties at 726 Maplewood and/or 7817 Flower be impacted by the Promenade and Gateway? Will other existing properties be impacted?
- Who is paying for the Green Promenade and when in the process will it be constructed?

Thank you for your reply regarding these questions. I plan to submit more general comments about the MMPA by separate email.

Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080

Received On: 8/8/2023

Has Attachments: Yes

From:
ugonna.njeze@montgomeryplanning.org

To:
cashielle.nelson@montgomeryplanning.org;
larissa.klevan@montgomeryplanning.org;
larissa.klevan@montgomeryplanning.org;

Subject

RE: Green Promenade/Flower Ave Gateway CRM:0497004

Message

Thanks a million! Appreciate the help!

From: Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>

Sent: Tuesday, August 8, 2023 1:56 PM

To: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>; Njeze, Ugonna <Ugonna.Njeze@montgomeryplanning.org>

Cc: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: RE: Green Promenade/Flower Ave Gateway CRM:0497004

Hi Ugo-

Melissa is out on vacation but Elza and I will work on putting together a response that we can send out directly back to the original email.

Thanks for sharing it!

Larissa

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor

Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

o: 301.495.1326

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 8, 2023 1:47 PM

To: Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>
Cc: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: FW: Green Promenade/Flower Ave Gateway CRM:0497004

----- Original Message -----

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Subject: FW: Green Promenade/Flower Ave Gateway

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Planning Technician III, Intake and Regulatory Coordination Division

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ugonna.njeze@montgomeryplanning.org

o: 301.495.1320

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To: MCP-Chair <mcp-chair@mncppc-mc.org>; 'Cara Honzak' <carah@takomaparkmd.gov>; 'Talisha Searcy' <talishas@takomaparkmd.gov>
Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander'

<anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman'
<bikerde76@gmail.com>

Subject: Green Promenade/Flower Ave Gateway

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- Who is paying for the Green Promenade and when in the process will it be constructed?

Thank you for your reply regarding these questions. I plan to submit more general comments about the MMPA by separate email.

Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080

Received On: 8/10/2023

Has Attachments: Yes

From: elza.hisel-mccoy@montgomeryplanning.org

To: keith@kberner.us;larissa.klevan@montgomeryplanning.org;larissa.klevan@montgomeryplanning.org;

Subject

RE: Green Promenade/Flower Ave Gateway CRM:0497004

Message

Mr. Berner,

Thank you for your questions and your patience. The published Public Hearing Draft of the Takoma Park Minor Master Plan Amendment and the Appendix constitute the basis for the Planning Board's Public Hearing scheduled for September 14, 2023. In the interest of public transparency, staff cannot provide additional information specific to the recommendations in those documents at this time. If you believe additional information is necessary, I encourage you to comment so to the Chair of the Planning Board while the Public Record is open through the end of September, and the Board may request that information be provided during public Planning Board worksessions to take place after the Public Hearing.

We can certainly answer general questions about the planning process and development review. In that regard, I can say that generally speaking, master plan (including sector plan and minor master plan amendment) recommendations are typically very high-level. More site-specific implementation issues, including design, timing, impacts, cost, and more, will be addressed through the capital planning process for public sector improvements and through the development review process for private sector improvements.

If you have further general questions about process, zoning, development review, or other topics, please let me know.

Sincerely,

Elza

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Keith Berner <keith@kberner.us>
Sent: Wednesday, August 9, 2023 4:05 PM
To: Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>
Cc: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>; Cara Honzak <carah@takomaparkmd.gov>
Subject: Re: Green Promenade/Flower Ave Gateway CRM:0497004

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

How can I get specific answers to my specific questions? The MMPA does not provide the information I requested. My questions are not testimony, but rather questions that need answers.

Keith Berner
301-588-5080

Sent from my tablet

On Aug 9, 2023, at 16:00, Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org> wrote:

﻿

Dear Mr. Berner,

Further review of your email regarding the Takoma Park Minor Master Plan Amendment indicates that it is testimony that was sent to the chair of the Montgomery Planning Board as part of the public record. Oral testimony provided at the Public Hearing and written testimony provided to the Planning Board within the designated timeframe collectively constitute the Public Record for the plan. All testimony (both written and oral) will be reviewed by Montgomery Planning staff once the public record has closed. Thank you for submitting your testimony.

Regarding the green promenade, you will find additional information on pages 31-35 and additional information on implementation on page 98.

Thank you,

Larissa

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor

Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

o: 301.495.1326

From: Klevan, Larissa

Sent: Tuesday, August 8, 2023 3:17 PM

To: Keith Berner <keith@kberner.us>

Cc: Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>

Subject: FW: Green Promenade/Flower Ave Gateway CRM:0497004

Dear Mr. Berner,

Thank you for your questions regarding the Green Promenade recommendations in the Takoma Park Minor Master Plan. We are currently working on responding to your questions and will follow up shortly with that information.

Thank you,

Larissa

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor

Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

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Takoma Park, MD 20912

m: 301-588-5080



Received On: 8/8/2023

Has Attachments: Yes

Subject

FW: Green Promenade/Flower Ave Gateway

From: mcp-infocounter@mncppc-mc.org **Message**

To:

melissa.williams@montgomeryplanning.org; melissa.williams@montgomeryplanning.org;

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Ugonna Njeze

Planning Technician III, Intake and Regulatory Coordination Division

Montgomery County Planning Department

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ugonna.njeze@montgomeryplanning.org

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Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080



Received On: 8/8/2023

Has Attachments: Yes

From:
larissa.klevan@montgomeryplanning.org

To:
cashielle.nelson@montgomeryplanning.org;
ugonna.njeze@montgomeryplanning.org;

Subject

RE: Green Promenade/Flower Ave Gateway CRM:0497004

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Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

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Planning Technician III, Intake and Regulatory Coordination Division

Montgomery County Planning Department

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ugonna.njeze@montgomeryplanning.org

o: 301.495.1320

From: Keith Berner <keith@kberner.us>
Sent: Tuesday, August 1, 2023 11:18 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; 'Cara Honzak' <carah@takomaparkmd.gov>; 'Talisha Searcy' <talishas@takomaparkmd.gov>
Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander' <anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman' <bikerde76@gmail.com>
Subject: Green Promenade/Flower Ave Gateway

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

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The draft MMPA describes (pp. 32-33) a Green Promenade with a Gateway at the corner of Flower and Maplewood. Please explain:

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- Who is paying for the Green Promenade and when in the process will it be constructed?


Thank you for your reply regarding these questions. I plan to submit more general comments about the MMPA by separate email.

Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080



Received On: 8/9/2023

Has Attachments: Yes

From:
larissa.klevan@montgomeryplanning.org

To: keith@kberner.us;

Subject

RE: Green Promenade/Flower Ave Gateway CRM:0497004

Message

Dear Mr. Berner,

Further review of your email regarding the Takoma Park Minor Master Plan Amendment indicates that it is testimony that was sent to the chair of the Montgomery Planning Board as part of the public record. Oral testimony provided at the Public Hearing and written testimony provided to the Planning Board within the designated timeframe collectively constitute the Public Record for the plan. All testimony (both written and oral) will be reviewed by Montgomery Planning staff once the public record has closed. Thank you for submitting your testimony.

Regarding the green promenade, you will find additional information on pages 31-35 and additional information on implementation on page 98.

Thank you,

Larissa

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor

Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

o: 301.495.1326

From: Klevan, Larissa

Sent: Tuesday, August 8, 2023 3:17 PM

To: Keith Berner <keith@kberner.us>

Cc: Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>
Subject: FW: Green Promenade/Flower Ave Gateway CRM:0497004

Dear Mr. Berner,

Thank you for your questions regarding the Green Promenade recommendations in the Takoma Park Minor Master Plan. We are currently working on responding to your questions and will follow up shortly with that information.

Thank you,

Larissa

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor

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Larissa.Klevan@montgomeryplanning.org

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Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander' <anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman' <bikerde76@gmail.com>

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

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Thank you for your reply regarding these questions. I plan to submit more general comments about the MMPA by separate email.

Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080



Received On: 8/10/2023

Has Attachments: No

From: keith@kberner.us

To: elza.hisel-
mccoy@montgomeryplanning.org;elza.his-
el-mccoy@montgomeryplanning.org;

Subject

Re: Green Promenade/Flower Ave Gateway CRM:0497004

Message

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

Thanks for your follow-up. I am beginning to understand that my questions may be too granular for this point in the process.

Keith

Sent from my mobile

On Aug 10, 2023, at 09:39, Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org> wrote:

﻿

Mr. Berner,

Thank you for your questions and your patience. The published Public Hearing Draft of the Takoma Park Minor Master Plan Amendment and the Appendix constitute the basis for the Planning Board's Public Hearing scheduled for September 14, 2023. In the interest of public transparency, staff cannot provide additional information specific to the recommendations in those documents at this time. If you believe additional information is necessary, I encourage you to comment so to the Chair of the Planning Board while the Public Record is open through the end of September, and the Board may request that information be provided during public Planning Board worksessions to take place after the Public Hearing.

We can certainly answer general questions about the planning process and development review. In that regard, I can say that generally speaking, master plan (including sector plan and minor master plan amendment) recommendations are typically very high-level. More site-specific implementation issues, including design, timing, impacts, cost, and more, will be addressed through the capital planning process for public sector improvements and through the development review process for private sector improvements.

If you have further general questions about process, zoning, development review, or other topics, please let me know.

Sincerely,

Elza

<image001.png>

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

<image008.png>

<image009.png>

<image010.png>

<image011.png>

From: Keith Berner <keith@kberner.us>

Sent: Wednesday, August 9, 2023 4:05 PM

To: Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>

Cc: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>; Cara Honzak <carah@takomaparkmd.gov>

Subject: Re: Green Promenade/Flower Ave Gateway CRM:0497004

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

How can I get specific answers to my specific questions? The MMPA does not provide the information I requested. My questions are not testimony, but rather questions that need answers.

Keith Berner

301-588-5080

Sent from my tablet

On Aug 9, 2023, at 16:00, Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org> wrote:

﻿

Dear Mr. Berner,

Further review of your email regarding the Takoma Park Minor Master Plan Amendment indicates that it is testimony that was sent to the chair of the Montgomery Planning Board as part of the public record. Oral testimony provided at the Public Hearing and written testimony provided to the Planning Board within the designated timeframe collectively constitute the Public Record for the plan. All testimony (both written and oral) will be reviewed by Montgomery Planning staff once the public record has closed. Thank you for submitting your testimony.

Regarding the green promenade, you will find additional information on pages 31-35 and additional information on implementation on page 98.

Thank you,

Larissa

<image012.png>

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reedy Drive, 13th Floor

Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

o: 301.495.1326

<image013.png>

<image014.png>

<image015.png>

<image016.png>

From: Klevan, Larissa

Sent: Tuesday, August 8, 2023 3:17 PM

To: Keith Berner <keith@kberner.us>

Cc: Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>
Subject: FW: Green Promenade/Flower Ave Gateway CRM:0497004

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Thank you,

Larissa

<image012.png>

Larissa Klevan (she/her/hers)

Master Plan Team Supervisor, DownCounty

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor

Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

o: 301.495.1326

<image013.png>

<image014.png>

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Sent: Tuesday, August 1, 2023 11:18 AM

To: MCP-Chair <mcp-chair@mncppc-mc.org>; 'Cara Honzak' <carah@takomaparkmd.gov>; 'Talisha Searcy' <talishas@takomaparkmd.gov>

Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander' <anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman' <bikerde76@gmail.com>

Subject: Green Promenade/Flower Ave Gateway

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

Questions

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1. What infrastructure is to be installed at that intersection (signage? gazebo? what else?)?
2. Where exactly will that infrastructure go (East side of Flower on corner of Maplewood [house @ 726 Maplewood]? West side of Flower next to/in front of 7817 Flower? Elsewhere?)?
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6. Who is paying for the Green Promenade and when in the process will it be constructed?

<image017.png>

Thank you for your reply regarding these questions. I plan to submit more general comments about the MMPA by separate email.

Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080

Received On: 8/8/2023

Has Attachments: Yes

From:
Cashielle.Nelson@montgomeryplanning.org

To:
Larissa.Klevan@montgomeryplanning.org
;

Subject

FW: Green Promenade/Flower Ave Gateway CRM:0497004

Message

----- Original Message -----

From: MCP-InfoCounter@mncppc-mc.org <mcp-infocounter@mncppc-mc.org>;
Received: Tue Aug 08 2023 11:38:09 GMT-0400 (Eastern Daylight Time)
To: Williams, Melissa <melissa.williams@montgomeryplanning.org>; Melissa Williams <melissa.williams@montgomeryplanning.org>;
Subject: FW: Green Promenade/Flower Ave Gateway

Good Afternoon Melissa,

Do you know the answers to any of these questions below before I reply to the resident?
Thanks!

Best,

Ugo

Ugonna Njeze

Planning Technician III, Intake and Regulatory Coordination Division

Montgomery County Planning Department

2425 Reddie Drive, 2nd Floor, Wheaton, MD 20902

ugonna.njeze@montgomeryplanning.org

o: 301.495.1320

From: Keith Berner <keith@kberner.us>
Sent: Tuesday, August 1, 2023 11:18 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; 'Cara Honzak' <carah@takomaparkmd.gov>; 'Talisha Searcy' <talishas@takomaparkmd.gov>
Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander' <anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman' <bikerde76@gmail.com>
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Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080



Received On: 8/1/2023

Has Attachments: Yes

From: keith@kberner.us

To: mcp-chair@mncppc-mc.org; carah@takomaparkmd.gov; mcp-chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; talishas@takomaparkmd.gov;

Subject

Green Promenade/Flower Ave Gateway

Message

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Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080

Received On: 8/2/2023

Has Attachments: Yes

From: mcp-chair@mncppc-mc.org

Subject

FW: Green Promenade/Flower Ave Gateway

Message

To: mcp-infocounter@mncppc-mc.org;

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Sent: Tuesday, August 1, 2023 11:18 AM
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Takoma Park, MD 20912

m: 301-588-5080

Received On: 8/9/2023

Has Attachments: Yes

From: keith@kberner.us

To:

larissa.klevan@montgomeryplanning.org;
arissa.klevan@montgomeryplanning.org;

Subject

Re: Green Promenade/Flower Ave Gateway CRM:0497004

Message

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Keith Berner
301-588-5080

Sent from my tablet

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Montgomery County Planning Department

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Wheaton, MD 20902

Larissa.Klevan@montgomeryplanning.org

o: 301.495.1326

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To: Keith Berner <keith@kberner.us>

Cc: Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>

Subject: FW: Green Promenade/Flower Ave Gateway CRM:0497004

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Montgomery County Planning Department

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Cc: 'Marty Ittner' <marty@martyittner.com>; 'Anne Hollander' <anne.hollander@gmail.com>; melindaulloa32@gmail.com; 'De Herman' <bikerde76@gmail.com>
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Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080

**MCP-143493-P4B1: Testimony for
September 14th Public Hearing on
TPMMPA**

Received On: 8/8/2023

Has Attachments: Yes

From:
Cashielle.Nelson@montgomeryplanning.
org

To:
Larissa.Klevan@montgomeryplanning.org
;

Subject

FW: Testimony for September 14th Public Hearing on TPMMPA

Message

----- Original Message -----

From: clfnt94@gmail.com <clfnt94@gmail.com>;

Received: Tue Aug 08 2023 11:43:59 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair #
<mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Testimony for September 14th Public Hearing on TPMMPA

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

Dear Mr. Harris,

As a longtime resident of Takoma Park and a career in architecture, I have come to appreciate the importance of community revitalization efforts like the proposed Takoma Park Minor Master Plan Amendment. The Planning Board's interest in the former Adventists Hospital site and Maple Avenue corridor is certainly a very positive step and full of possibilities. However, the proposed one-size-fits-all rezoning to a fairly dense commercial/residential zone is a very blunt instrument applied to two very different places and opens the door to as many bad futures as good ones. Planning in Montgomery County simply needs to be more thoughtful and targeted than the proposed MMPA.

I will not be able to attend the public hearing on September 14th. Instead, I have prepared the attached document to provide as much detail as possible for why I am so concerned about the current rezoning recommendations.

I would be happy to discuss my concerns further with you, the Board, or staff at a mutually agreeable time.

Best regards, Carl

Carl Elefante FAIA, FAPT

Senior Fellow

Architecture 2030

Principal Emeritus

Quinn Evans

Buildings and Infrastructure Issues Lead

GlobalABC Liaison

Climate Heritage Network

Senior Research Associate

University of Notre Dame


Michael Christopher Duda Center

2018 President

The American Institute of Architects

cfnt94@gmail.com

301-325-3266



Received On: 8/8/2023

Has Attachments: Yes

From: clfnt94@gmail.com

Subject

Testimony for September 14th Public Hearing on TPMMPA

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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University of Notre Dame

Michael Christopher Duda Center

2018 President

The American Institute of Architects

clft94@gmail.com

301-325-3266

Received On: 8/8/2023

Has Attachments: Yes

From: elza.hisel-mccoy@montgomeryplanning.org

To: melissa.williams@montgomeryplanning.org; melissa.williams@montgomeryplanning.org; FYI

Subject

FW: Testimony for September 14th Public Hearing on TPMMPA CRM:0497003

Message

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 8, 2023 1:45 PM

To: Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: FW: Testimony for September 14th Public Hearing on TPMMPA CRM:0497003

----- Original Message -----

From: clfnt94@gmail.com <clfnt94@gmail.com>;

Received: Tue Aug 08 2023 11:43:59 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Testimony for September 14th Public Hearing on TPMMPA

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GlobalABC Liaison

Climate Heritage Network

Senior Research Associate

University of Notre Dame

Michael Christopher Duda Center

2018 President

The American Institute of Architects

clft94@gmail.com

301-325-3266

Received On: 8/8/2023

Has Attachments: Yes

From:
Cashielle.Nelson@montgomeryplanning.org

To:
Larissa.Klevan@montgomeryplanning.org
;elza.hisel-
mccoy@montgomeryplanning.org;

Subject

FW: Testimony for September 14th Public Hearing on TPMMPA CRM:0497003

Message

----- Original Message -----

From: clfnt94@gmail.com <clfnt94@gmail.com>;

Received: Tue Aug 08 2023 11:43:59 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Testimony for September 14th Public Hearing on TPMMPA

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

Dear Mr. Harris,

As a longtime resident of Takoma Park and a career in architecture, I have come to appreciate the importance of community revitalization efforts like the proposed Takoma Park Minor Master Plan Amendment. The Planning Board's interest in the former Adventists Hospital site and Maple Avenue corridor is certainly a very positive step and full of possibilities. However, the proposed one-size-fits-all rezoning to a fairly dense commercial/residential zone is a very blunt instrument applied to two very different places and opens the door to as many bad futures as good ones. Planning in Montgomery County simply needs to be more thoughtful and targeted than the proposed MMPA.

I will not be able to attend the public hearing on September 14th. Instead, I have prepared the attached document to provide as much detail as possible for why I am so concerned about the current rezoning recommendations.

I would be happy to discuss my concerns further with you, the Board, or staff at a mutually agreeable time.

Best regards, Carl

Carl Elefante FAIA, FAPT

Senior Fellow

Architecture 2030

Principal Emeritus

Quinn Evans

Buildings and Infrastructure Issues Lead

GlobalABC Liaison

Climate Heritage Network

Senior Research Associate

University of Notre Dame


Michael Christopher Duda Center

2018 President

The American Institute of Architects

cfnt94@gmail.com

301-325-3266



Received On: 8/8/2023

Has Attachments: Yes

From: elza.hisel-mccoy@montgomeryplanning.org

To: cashielle.nelson@montgomeryplanning.org; larissa.klevan@montgomeryplanning.org; larissa.klevan@montgomeryplanning.org;

Subject

RE: Testimony for September 14th Public Hearing on TPMMPA CRM:0497003

Message

Thanks

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 8, 2023 1:45 PM

To: Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: FW: Testimony for September 14th Public Hearing on TPMMPA CRM:0497003

----- Original Message -----

From: clfnt94@gmail.com <clfnt94@gmail.com>;

Received: Tue Aug 08 2023 11:43:59 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

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Hospital site and Maple Avenue corridor is certainly a very positive step and full of possibilities. However, the proposed one-size-fits-all rezoning to a fairly dense commercial/residential zone is a very blunt instrument applied to two very different places and opens the door to as many bad futures as good ones. Planning in Montgomery County simply needs to be more thoughtful and targeted than the proposed MMPA.

I will not be able to attend the public hearing on September 14th. Instead, I have prepared the attached document to provide as much detail as possible for why I am so concerned about the current rezoning recommendations.

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Senior Fellow

Architecture 2030

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Quinn Evans

Buildings and Infrastructure Issues Lead

GlobalABC Liaison

Climate Heritage Network

Senior Research Associate

University of Notre Dame

Michael Christopher Duda Center

2018 President

The American Institute of Architects

clft94@gmail.com

301-325-3266

Received On: 8/11/2023

Has Attachments: No

From: jillgay.rh@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

problems in TP

Message

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

1. Limit Washington Adventist Hospital site rezoning to seven stories (CRT H-75).
2. Limit all new zoning in areas surrounding the hospital and on Maple to match the heights of current buildings.

Jill Gay, 7218 Spruce Avenue, TP, MD

Chief Technical Officer

What Works Association

Tel: 301-920-1137

Email: jillgay.rh@gmail.com

<http://www.whatworksforwomen.org>

<http://www.whatworksassociation.org>

Join our [mailing list](#) to keep up with the latest evidence from What Works!

**MCP-143707-P8Z5: TP
Development Plan**

Received On: 8/12/2023

Has Attachments: No

From: joann.malone@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

TP Development Plan

Message

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

Dear Planning Committee Members,

I have read some of the proposals for developing high-rise apartments on the old hospital grounds and elsewhere. I understand that these developments will enrich a handful of developers at the expense of long years of ensuring affordable housing for primarily people of color on Maple Ave and elsewhere in Takoma Park.

We are already a very crowded city with high use of Sligo Creek, streets, transportation, educational and recreation facilities. Please keep in mind the values that make Takoma Park such a precious place to live within a diverse community and stop developers who do not share our values.

Sincerely,
Joann Malone
Aspen Ave, TP

--

Joann Malone
Author of [AWAKE to Racism](#)
www.qicircles.com
<https://joannmalone.wordpress.com>

**MCP-143731-R7B6: Testimony:
Takoma Park Minor Master Plan
Update**

Received On: 8/13/2023

Has Attachments: No

From: bglickstein@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Testimony: Takoma Park Minor Master Plan Update

Message

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

Submitted testimony

8/13/23

Ben Glickstein

201 Hodges Lane, Takoma Park, MD 20912

Thank you for the opportunity to comment on the Takoma Park Minor Master Plan Update - Spring 2023 Public Hearing draft.

I am a homeowner at 201 Hodges Lane, in Ward 1 of Takoma Park, a block from the western edge of the area affected by this plan. I want to express my strong support for the revised zoning laid out in much of the plan area. Allowing for 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.

Some residents who testify may suggest that tall buildings do not fit with Takoma Park's "character." I do not agree with this thinking: I hope that it is in Takoma Park's character to welcome new neighbors by building new a great deal of new homes.

While re-zoning for density and mixed-use will benefit our community, there are other parts of this plan update that fail to fully reflect the values of Takoma Park, and I believe it would be relatively easy to incorporate them. If we don't incorporate provisions into the Minor Master Plan update, developers will build housing that isn't accessible to lower-income residents and that squanders key opportunities to make Takoma Park more safe and accessible.

Affordability:

There appear to be no hard requirements in this plan regarding affordable housing. Section 3.3.2.2. uses a lot of language like "when feasible," and "strive to," leaving affordable housing development to the whim of private developers. It would default to the county's insufficient 12.5-15% Moderately Priced Dwelling Units requirement. The area outlined in the plan is going to be extremely desirable and profitable for developers, so we can no doubt do better and still allow for projects that "pencil out" for developers. I implore the county to identify reasonable additional requirements (not "suggestions,") for deeply affordable (not "moderately priced") housing in each new development. An additional 15% affordable housing, on top of the MPDU requirement, seems reasonable, though some analysis of what's feasible without significantly slowing development would be warranted.

Accessibility:

Essential walking/biking safety improvements only get built these days when they are required by new developments. We cannot lose this opportunity to require in the Minor Master Plan Update that all new developments in the area install ADA-compliant sidewalks and physically-protected bike lanes on all streets in the plan area. Many of our old sidewalks are not up to ADA code. Protected bike lanes will make our city safer and more

negotiable for car-free families, meeting environmental and affordability goals. They also provide traffic-calming benefits. The language about the Green Promenade, sidewalk improvements, etc., is very encouraging. However I'm not clear if this plan makes development of adjacent portions of these an absolute requirement of new construction. I want to ensure that any new construction is required to build ADA-compliant sidewalks and separate, protected bike lanes, adjacent to their projects, or even beyond the bounds of their project by a designated number of blocks to avoid a patchwork of accessible and inaccessible blocks.

Police:

Page 20 recommends that the City analyze the space needs of the police department as part of this plan. It also implies that "co-location" of a police station with private development is a "public benefit" in the same way that co-locating a school would be. It concerns me that potential expansion of the police is shoe-horned into this plan without much explanation. I believe 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. Safe streets with hard traffic-calming measures reduce the need for policing traffic. Mental health ambassadors, civilian de-escalation staff, and other deployments of unarmed employees can result in a much safer and more inclusive community. If the Takoma Park police station needs to be expanded, I would recommend this be done as a completely standalone planning process to provide our community an opportunity to fully weigh in on the implications.

Thank you for your consideration and for your efforts to keep Takoma Park welcoming to all.

Best,
Ben Glickstein

--

-- Ben Glickstein 978.290.3164

**MCP-143834-N4V9: Takoma Park
Minor Master Plan Amendment -
Public Hearing September 14, 2023**

Received On: 8/15/2023

Has Attachments: Yes

From: Thomas.Hilton@wsscwater.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment - Public Hearing September 14, 2023

Message

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

Good Afternoon,

WSSC Water has received a letter from Ms. Tanya Stern, Acting Planning Director, providing a copy of the Takoma Park Minor Master Plan Amendment and notification of the public hearing on September 14, 2023. This letter was sent to Mike Harmer, Chief Engineer with WSSC Water.

Mr. Harmer has forwarded the Plan for staff review and comment. On behalf of Mr. Harmer, WSSC Water would like to thank Montgomery Planning for the opportunity to review the report. Based on this review WSSC Water does not have any comments.

We look forward to continuing our working relationship with the Maryland National Park and Planning Commission , Montgomery Planning Group on your future Plans and initiatives.

Thank you

Tom Hilton

WSSC Water is the proud provider of safe, seamless and satisfying water services, making the essential possible every day.

THOMAS C. HILTON, P.E.
Planning Division Manager
Engineering and Construction Department

301.206.8815 (O)

240.458.4928 (C)

thomas.hilton@wsscwater.com

-

14501 Sweitzer Lane
Laurel, Maryland 20707

Received On: 8/15/2023

Has Attachments: Yes

From:
Cashielle.Nelson@montgomeryplanning.org

To:
Stephanie.Dickel@montgomeryplanning.org;

Subject

FW: Fwd: People and the MMPA (and TP Library)

Message

----- Original Message -----

From: Richard Masterson <civilizednationus@gmail.com>;

Received: Tue Aug 15 2023 14:58:50 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Fwd: People and the MMPA (and TP Library)

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

The Takoma Park Minor Master Plan Amendment (MMPA) can only grant opportunities for development. What is in place has been acceptable till now. However, there has been a change. The Adventist Hospital has been removed.

This opens an opportunity to create a change in our future. We may want more housing and commerce, and we have to surrender something to get it. This MMPA will be the justification for laws. Let's build it in a way that respects the residents, the environment, the economics, and the infrastructure. Sustainability is measured by the support of thriving people over other factors. We need a clear record of our residents' intentions in this document. The courts of today do not interpret the law on the basis of *intent*. They are sheepishly reading the literal rather than the implied. So let's make it clear that the residents come first.

The attached is a contribution to the discussion of terms. The first two pages are my composition. The last two pages are conversational comments on points that have been brought up.

Thanks for all you are doing for us.

*Dr. Richard C. Masterson
8319 Roanoke Ave, Apt 1
Takoma Park, Ward 5*

Received On: 8/15/2023

Has Attachments: Yes

From:
Cashielle.Nelson@montgomeryplanning.org

To:

Subject

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----- Original Message -----

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8319 Roanoke Ave, Apt 1
Takoma Park, Ward 5*

Received On: 8/15/2023

Has Attachments: Yes

From: civilizednationus@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Fwd: People and the MMPA (and TP Library)

Message

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Thanks for all you are doing for us.

*Dr. Richard C. Masterson
8319 Roanoke Ave, Apt 1
Takoma Park, Ward 5*

**MCP-143893-C9G4: Public
Comment to County Planning
Board**

Received On: 8/16/2023

Has Attachments: No

From: kolyabg@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Public Comment to County Planning Board

Message

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

Hello,

I am sharing the following concerns regarding the Minor Master Plan for Takoma Park:

1. Require (not simply recommend) a significant % of any new residential units be designated as affordable housing.
2. Require (not simply recommend) either new or renovated construction to comply with specific energy efficiency, electrification and greenhouse gas emission reductions in response to climate change which will contribute to a carbon neutral footprint.
3. Require (not simply recommend) design and construction in any development to implement watershed conservation practices to reduce erosion and stormwater run off during and after construction is completed.
4. Require (not simply recommend) a transportation plan that would minimize the use of personal cars and increase public transportation options.

Thank you for your consideration,

Kolya Braun-Greiner, MDiv

7603 Central Ave., Takoma Park, MD 20912

Home: 301-920-0226, Cell: 301-909-8943

The eyes of the future are looking back at us and they are praying for us to see beyond our own time. --Terry Tempest Williams

**MCP-143917-D2P4: Takoma Park
Minor Master Plan Amendment**

Received On: 8/22/2023

Has Attachments: Yes

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

From: ellie.mohseni@mncppc-mc.org

Message

To:

cashielle.nelson@montgomeryplanning.org; elza.hisel-mccoy@montgomeryplanning.org; elza.hisel-mccoy@montgomeryplanning.org;

Hi Elza,

Your personal email (elzahn@yahoo.com) is on the second email which was forwarded by Cashielle to your Yahoo account. MCTracker didn't send you that email.

[@Nelson, Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

Thanks,

Ellie

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Sent: Tuesday, August 22, 2023 11:12 AM
To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahn@yahoo.com>
Sent: Tuesday, August 22, 2023 11:11 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahn@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Good morning,

Just FYI.

----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;

Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Takoma Park Minor Master Plan Amendment

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

I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the

creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

Affordability

In both areas I see a greater path to affordability with more dense zoning options and I support the plan ensuring this density is an option. There was a new single family home built on Carrol recently directly outside the plans boundaries and while there's more than enough room for it to have been an apartment building, due to it's low density zoning it's now a single family home going for 1.2 million dollars. That's absurd and our zoning shouldn't be forcing the construction of homes for the wealthiest while we're in the midst of an affordable housing crisis for everyone else. It's a clear example of how our strict zoning laws work to exclude people and perpetuate the housing crisis in our community and something we need to remedy.

Issues

I do have serious concerns about how narrow and confined the plan area is - it explicitly only covers already low income, high density areas and completely excludes development in the very wealthy adjacent neighborhoods and this is a serious equity and justice issue. The areas around the plan have the same access to transit and roads and amenities as the plan area so I don't see any good reason to create such a divide in our community. This exposes renters to redevelopment, especially since potential developers have fewer potential properties to develop on and implies that wealthy residents are somehow more deserving of quiet unchanging neighborhoods than low income people. The way the plan calls for lower density adjacent to these areas signals that there isn't a plan to change that going forward either. I believe the solution isn't to weaken the existing plan but to expand the plan area significantly. For me and many of my neighbors in my building, who are largely disabled or retired, having an affordable apartment in a quiet neighborhood is important to their quality of life and that shouldn't only be an option for wealthy people. One of the major strengths of Takoma Park is it's diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have

a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

I'm concerned about the existing affordable apartment buildings in the area, particularly those in the Flower Ave district adjacent to the Adventist site, and regardless of what happens here the city and county should form a concrete plan to preserve these rare very affordable homes which we desperately need in our community. Given the condition of some of these buildings, redevelopment is going to be a matter of when and how, not if. Many of them are very old and even sometimes worth less than adjacent single family homes so a developer could be incentivized to redevelop these buildings into less affordable buildings or single family homes, evicting all their residents rather than having new development increase density through voluntary buy outs of single family homes. I would very much urge the city and county to track these properties and proactively have a plan in place to secure either tenant purchases or having them sold to nonprofits so they could remain affordable moving forward.

Bike infrastructure

I'm very happy to see the prospect of new bike infrastructure especially the couple of fully separated bike paths but I would like to comment about the proposed redesign of maple ave, as someone who bikes along the road regularly. Referencing the picture on page 49 of the document, it seems like the bike lane facing east could comfortably fit on the other side of parked cars, created a protected lane. I'd be concerned about getting hit with opening doors with the bike lane as is, and would probably ride on the outer edge of the bike lane at best. With Maple Ave going downhill that way, bikes are going quite fast, especially with scooters and ebikes it can be around 20-25 mph in that direction, which makes right hooks and dooring even more of a concern, especially since there are a lot of right turns into parking lots along the route. From a cyclist perspective I would say as is I'm not optimistic about a mixed path being a viable option for bikes depending on how it's implemented, for example the path in downtown Silver Spring on Wayne Ave north of Georgia isn't effectively differentiated from the sidewalk and is too busy with pedestrians to ride on and the branch trail path along the metro between Takoma and Montgomery college has broken pavement to the point it can't be used by bikes at all and has been that way for years now while also being hard to maneuver around pedestrians, so most bikes just use the adjacent road. I think people expect bikes on sligo trail which helps keep it functional but I know many pedestrians find fast riding bikes there to be stressful. In the case of going west/south on Maple, I would likely end up riding on the road still, and with it being uphill and there being less room for cars to get around I could see it being a point of greater stress. I understand there area benefits to the sidepath idea for pedestrians and community space but as is this could be a step back as far as cycling down the route as the current large space on the road, even though unprotected, means cars have room to get around without much conflict. If it's possible to remove a lane of parking for a protected bike lane in both directions as well as the sidepath that would be something I would very much support. Maybe the sidepath could have a clearly differentiated bike section at the same level as the sidewalk to help provide options, or the east direction bike path could be changed to a 2 way cycle track alongside the sidepath. Aside from this issue the proposed bike network looks very promising and I look forward to the increased connectivity.

New amenities

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: Yes

From:

cashielle.nelson@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org; elza.hisel-mccoy@montgomeryplanning.org; elza.hisel-mccoy@montgomeryplanning.org;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

Would you happen to know how his personal e-mail got in my Outlook account? Thanks in advance for your response!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 11:58 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

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Your personal email (elzahn@yahoo.com) is on the second email which was forwarded by Cashielle to your Yahoo account. MCTracker didn't send you that email.

[@Nelson, Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

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Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahm@yahoo.com>
Sent: Tuesday, August 22, 2023 11:11 AM
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Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Good morning,

Just FYI.

----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;

Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Takoma Park Minor Master Plan Amendment

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I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

Affordability

In both areas I see a greater path to affordability with more dense zoning options and I support the plan ensuring this density is an option. There was a new single family home built on Carrol recently directly outside the plans boundaries and while there's more than enough room for it to have been an apartment building, due to it's low density zoning it's now a single family home going for 1.2 million dollars. That's absurd and our zoning shouldn't be forcing the construction of homes for the wealthiest while we're in the midst of an affordable housing crisis for everyone else. It's a clear example of how our strict zoning laws work to exclude people and perpetuate the housing crisis in our community and something we need to remedy.

Issues

I do have serious concerns about how narrow and confined the plan area is - it explicitly only covers already low income, high density areas and completely excludes development in the very wealthy adjacent neighborhoods and this is a serious equity and justice issue. The areas around the plan have the same access to transit and roads and amenities as the plan area so I don't see any good reason to create such a divide in our community. This exposes renters to redevelopment, especially since potential developers have fewer potential properties to develop on and implies that wealthy residents are somehow more deserving of quiet unchanging neighborhoods than low income people. The way the plan calls for lower density adjacent to these areas signals that there isn't a plan to change that going forward either. I believe the solution isn't to weaken the existing plan but to expand the plan area significantly. For me and many of my neighbors in my building, who are largely disabled or retired, having an affordable apartment in a quiet neighborhood is important to their quality of life and that shouldn't only be an option for wealthy people. One of the major strengths of Takoma Park is it's diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park

Received On: 8/22/2023

Has Attachments: Yes

From:

cashielle.nelson@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org; elza.hisel-mccoy@montgomeryplanning.org; elza.hisel-mccoy@montgomeryplanning.org;

Subject

FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

Thanks a bunch for your help, Ellie!

Hi Elza, please see the results of Ellie's research regarding your personal e-mail via MC Tracker via the e-mail below. Thanks.

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 4:28 PM

To: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Cashielle,

I did a search in Contacts for "elzahm@yahoo.com". There is an email from 2018 that was forwarded to MCTracker from this address that created a contact in the system. Please see below and let me know if this is good enough information or you still want me to create a ticket.

I sent this email to you first to review before sending it to Elza.

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
Sent: Tuesday, August 22, 2023 2:47 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>; Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Elza,

Ellie will submit a ticket to research (on the back end) how your personal e-mail address got in MC Tracker and follow-up with us. I'll keep you posted.

Warm regards,

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Administrative Assistant III

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o: 301-495-2109

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Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reddie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

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

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Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

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Thank you,

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714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: No

From:
Cashielle.Nelson@montgomeryplanning.org

To:
Larissa.Klevan@montgomeryplanning.org
;

Subject

FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

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From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;
Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)
To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;
Subject: Takoma Park Minor Master Plan Amendment

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

I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

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laws work to exclude people and perpetuate the housing crisis in our community and something we need to remedy.

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Thank you,
Jason Starbird-Tierney
714 Erie Ave #6
Takoma Park

Received On: 8/22/2023

Has Attachments: Yes

From: jeffrey.dinh@mncppc-mc.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

I do see Elza Hisel McCoy <elzahn@yahoo.com> on the email chain but I'm not sure what we need to do - doesn't a setting need to be changed within MC tracker?

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 11:18 AM

To: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

This is what he sent me.

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Sent: Tuesday, August 22, 2023 11:12 AM

To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 11:11 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

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Just FYI.

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To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park

Received On: 8/22/2023

Has Attachments: Yes

From:

cashielle.nelson@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org; elza.hisel-mccoy@montgomeryplanning.org; elza.hisel-mccoy@montgomeryplanning.org;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

As far as I know, Elza has never sent me an e-mail from his personal e-mail, and I've never sent him one in Outlook (with the exception of the one I sent via MC Tracker). I've only seen his personal e-mail when I'm in MC Tracker. I'm not sure if it looks like it's coming from my Outlook account because we use our Outlook e-mail to login to MC Tracker as well. Also, when I start to type Elza's name in my Outlook account (or when sending an e-mail via Outlook), only his work e-mail comes up/populates. His personal e-mail only pops up when I'm forwarding an e-mail via MC Tracker. I'm happy to share my screen so you can see what I'm explaining. Thanks!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 12:24 PM

To: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Cashielle,

It's possible that an email was once forwarded from his Yahoo account to yours, and you

replied to it. Outlook stores the email addresses of recipients, so whenever you start typing his name to send an email, the Yahoo address appears as a suggestion.

Thanks,

Ellie

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Sent: Tuesday, August 22, 2023 11:58 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
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Hi Elza,

Your personal email (elzahn@yahoo.com) is on the second email which was forwarded by Cashielle to your Yahoo account. MCTracker didn't send you that email.

[@Nelson. Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

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Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: Yes

From:
cashielle.nelson@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org;

Subject
MC Tracker

Message

Or if someone one your team can help, that would be great. Thanks!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Nelson, Cashielle

Sent: Tuesday, August 22, 2023 1:19 PM

To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Ellie,

Would you have time in your schedule to meet with Larissa tomorrow, 8/23/23, to show her how to navigate MC Tracker tomorrow at 9:30a? Thanks in advance for your response!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 11:58 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

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[@Nelson, Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

Thanks,

Ellie

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Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 11:11 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Good morning,

Just FYI.

----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;

Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Takoma Park Minor Master Plan Amendment

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I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park

Received On: 8/22/2023

Has Attachments: Yes

From:
cashielle.nelson@montgomeryplanning.org

To: elza.hisel-
mccoy@montgomeryplanning.org; elza.hisel-
mccoy@montgomeryplanning.org;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

Hi Elza,

Ellie will submit a ticket to research (on the back end) how your personal e-mail address got in MC Tracker and follow-up with us. I'll keep you posted.

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 11:58 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

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Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

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Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

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I'm very happy to see the prospect of new bike infrastructure especially the couple of fully separated bike paths but I would like to comment about the proposed redesign of maple ave, as someone who bikes along the road regularly. Referencing the picture on page 49 of the document, it seems like the bike lane facing east could comfortably fit on the other side of parked cars, created a protected lane. I'd be concerned about getting hit with opening doors with the bike lane as is, and would probably ride on the outer edge of the bike lane at best. With Maple Ave going downhill that way, bikes are going quite fast, especially with scooters and ebikes it can be around 20-25 mph in that direction, which makes right hooks and dooring even more of a concern, especially since there are a lot of right turns into parking lots along the route. From a cyclist perspective I would say as is I'm not optimistic about a mixed path being a viable option for bikes depending on how it's implemented, for example the path in downtown Silver Spring on Wayne Ave north of Georgia isn't effectively differentiated from the sidewalk and is too busy with pedestrians to ride on and the branch trail path along the metro between Takoma and Montgomery college has broken pavement to the point it can't be used by bikes at all and has been that way for years now while also being hard to maneuver around pedestrians, so most bikes just use the adjacent road. I think people expect bikes on sligo trail which helps keep it functional but I know many pedestrians find fast riding bikes there to be stressful. In the case of going west/south on Maple, I would likely end up riding on the road still, and with it being uphill and there being less room for cars to get around I could see it being a point of greater stress. I understand there area benefits to the sidepath idea for pedestrians and community space but as is this could be a step back as far as cycling down the route as the current large space on the road, even though unprotected, means cars have room to get around without much conflict. If it's possible to remove a lane of parking for a protected bike lane in both directions as well as the sidepath that would be something I would very much support. Maybe the sidepath could have a clearly differentiated bike section at the same level as the sidewalk to help provide options, or the east direction bike path could be changed to a 2 way cycle track alongside the sidepath. Aside from this issue the proposed bike network looks very promising and I look forward to the increased connectivity.

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: Yes

From: elza.hisel-mccoy@montgomeryplanning.org

To: cashielle.nelson@montgomeryplanning.org; thx

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 22, 2023 2:47 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>; Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Elza,

Ellie will submit a ticket to research (on the back end) how your personal e-mail address got in MC Tracker and follow-up with us. I'll keep you posted.

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Sent: Tuesday, August 22, 2023 11:58 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>
Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Elza,

Your personal email (elzahn@yahoo.com) is on the second email which was forwarded by Cashielle to your Yahoo account. MCTracker didn't send you that email.

[@Nelson, Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

Thanks,

Ellie

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Sent: Tuesday, August 22, 2023 11:12 AM
To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahn@yahoo.com>

Sent: Tuesday, August 22, 2023 11:11 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahn@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Good morning,

Just FYI.

----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;

Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Takoma Park Minor Master Plan Amendment

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

I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge

the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

Affordability

In both areas I see a greater path to affordability with more dense zoning options and I support the plan ensuring this density is an option. There was a new single family home built on Carrol recently directly outside the plans boundaries and while there's more than enough room for it to have been an apartment building, due to it's low density zoning it's now a single family home going for 1.2 million dollars. That's absurd and our zoning shouldn't be forcing the construction of homes for the wealthiest while we're in the midst of an affordable housing crisis for everyone else. It's a clear example of how our strict zoning laws work to exclude people and perpetuate the housing crisis in our community and something we need to remedy.

Issues

I do have serious concerns about how narrow and confined the plan area is - it explicitly only covers already low income, high density areas and completely excludes development in the very wealthy adjacent neighborhoods and this is a serious equity and justice issue. The areas around the plan have the same access to transit and roads and amenities as the plan area so I don't see any good reason to create such a divide in our community. This exposes renters to redevelopment, especially since potential developers have fewer potential properties to develop on and implies that wealthy residents are somehow more deserving of quiet unchanging neighborhoods than low income people. The way the plan calls for lower density adjacent to these

areas signals that there isn't a plan to change that going forward either. I believe the solution isn't to weaken the existing plan but to expand the plan area significantly. For me and many of my neighbors in my building, who are largely disabled or retired, having an affordable apartment in a quiet neighborhood is important to their quality of life and that shouldn't only be an option for wealthy people. One of the major strengths of Takoma Park is its diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

I'm concerned about the existing affordable apartment buildings in the area, particularly those in the Flower Ave district adjacent to the Adventist site, and regardless of what happens here the city and county should form a concrete plan to preserve these rare very affordable homes which we desperately need in our community. Given the condition of some of these buildings, redevelopment is going to be a matter of when and how, not if. Many of them are very old and even sometimes worth less than adjacent single family homes so a developer could be incentivized to redevelop these buildings into less affordable buildings or single family homes, evicting all their residents rather than having new development increase density through voluntary buy outs of single family homes. I would very much urge the city and county to track these properties and proactively have a plan in place to secure either tenant purchases or having them sold to nonprofits so they could remain affordable moving forward.

Bike infrastructure

I'm very happy to see the prospect of new bike infrastructure especially the couple of fully separated bike paths but I would like to comment about the proposed redesign of maple ave, as someone who bikes along the road regularly. Referencing the picture on page 49 of the document, it seems like the bike lane facing east could comfortably fit on the other side of parked cars, created a protected lane. I'd be concerned about getting hit with opening doors with the bike lane as is, and would probably ride on the outer edge of the bike lane at best. With Maple Ave going downhill that way, bikes are going quite fast, especially with scooters and ebikes it can be around 20-25 mph in that direction, which makes right hooks and dooring even more of a concern, especially since there are a lot of right turns into parking lots along the route. From a cyclist perspective I would say as is I'm not optimistic about a mixed path being a viable option for bikes depending on how it's implemented, for example the path in downtown Silver Spring on Wayne Ave north of Georgia isn't effectively differentiated from the sidewalk and is too busy with pedestrians to ride on and the branch trail path along the metro between Takoma and Montgomery college has broken pavement to the point it can't be used by bikes at all and has been that way for years now while also being hard to maneuver around pedestrians, so most bikes just use the adjacent road. I think people expect bikes on sligo trail which helps keep it functional but I know many pedestrians find fast riding bikes there to be stressful. In the case of going west/south on Maple, I would likely end up riding on the road still, and with it being uphill and there being less room for cars to get around I could see it being a point of greater stress. I

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: Yes

From: ellie.mohseni@mncppc-mc.org

To:
cashielle.nelson@montgomeryplanning.org;

Subject

RE: MC Tracker

Message

Sure. Lets meet tomorrow. I am taking care of something right now, I can call you after I am done. I CCed Jeff to join us as well.

Thanks,

Ellie

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 22, 2023 1:23 PM

To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Subject: MC Tracker

Or if someone one your team can help, that would be great. Thanks!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Nelson, Cashielle

Sent: Tuesday, August 22, 2023 1:19 PM

To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Ellie,

Would you have time in your schedule to meet with Larissa tomorrow, 8/23/23, to show her how to navigate MC Tracker tomorrow at 9:30a? Thanks in advance for your response!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 11:58 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Elza,

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Sent: Tuesday, August 22, 2023 11:12 AM
To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reddie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahm@yahoo.com>
Sent: Tuesday, August 22, 2023 11:11 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

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----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;

Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Takoma Park Minor Master Plan Amendment

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Received On: 8/22/2023

Has Attachments: Yes

From: elza.hisel-mccoy@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org;

Subject

FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 11:11 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>

To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>

Cc: Elza Hisel McCoy <elzahm@yahoo.com>

Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT

Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Good morning,

Just FYI.

----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;

Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Subject: Takoma Park Minor Master Plan Amendment

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I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

Affordability

In both areas I see a greater path to affordability with more dense zoning options and I support the plan ensuring this density is an option. There was a new single family home built on Carrol recently directly outside the plans boundaries and while there's more than enough room for it to have been an apartment building, due to it's low density zoning it's now a single family home going for 1.2 million dollars. That's absurd

and our zoning shouldn't be forcing the construction of homes for the wealthiest while we're in the midst of an affordable housing crisis for everyone else. It's a clear example of how our strict zoning laws work to exclude people and perpetuate the housing crisis in our community and something we need to remedy.

Issues

I do have serious concerns about how narrow and confined the plan area is - it explicitly only covers already low income, high density areas and completely excludes development in the very wealthy adjacent neighborhoods and this is a serious equity and justice issue. The areas around the plan have the same access to transit and roads and amenities as the plan area so I don't see any good reason to create such a divide in our community. This exposes renters to redevelopment, especially since potential developers have fewer potential properties to develop on and implies that wealthy residents are somehow more deserving of quiet unchanging neighborhoods than low income people. The way the plan calls for lower density adjacent to these areas signals that there isn't a plan to change that going forward either. I believe the solution isn't to weaken the existing plan but to expand the plan area significantly. For me and many of my neighbors in my building, who are largely disabled or retired, having an affordable apartment in a quiet neighborhood is important to their quality of life and that shouldn't only be an option for wealthy people. One of the major strengths of Takoma Park is its diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

I'm concerned about the existing affordable apartment buildings in the area, particularly those in the Flower Ave district adjacent to the Adventist site, and regardless of what happens here the city and county should form a concrete plan to preserve these rare very affordable homes which we desperately need in our community. Given the condition of some of these buildings, redevelopment is going to be a matter of when and how, not if. Many of them are very old and even sometimes worth less than adjacent single family homes so a developer could be incentivized to redevelop these buildings into less affordable buildings or single family homes, evicting all their residents rather than having new development increase density through voluntary buy outs of single family homes. I would very much urge the city and county to track these properties and proactively have a plan in place to secure either tenant purchases or having them sold to nonprofits so they could remain affordable moving forward.

Bike infrastructure

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fully separated bike paths but I would like to comment about the proposed redesign of maple ave, as someone who bikes along the road regularly. Referencing the picture on page 49 of the document, it seems like the bike lane facing east could comfortably fit on the other side of parked cars, created a protected lane. I'd be concerned about getting hit with opening doors with the bike lane as is, and would probably ride on the outer edge of the bike lane at best. With Maple Ave going downhill that way, bikes are going quite fast, especially with scooters and ebikes it can be around 20-25 mph in that direction, which makes right hooks and dooring even more of a concern, especially since there are a lot of right turns into parking lots along the route. From a cyclist perspective I would say as is I'm not optimistic about a mixed path being a viable option for bikes depending on how it's implemented, for example the path in downtown Silver Spring on Wayne Ave north of Georgia isn't effectively differentiated from the sidewalk and is too busy with pedestrians to ride on and the branch trail path along the metro between Takoma and Montgomery college has broken pavement to the point it can't be used by bikes at all and has been that way for years now while also being hard to maneuver around pedestrians, so most bikes just use the adjacent road. I think people expect bikes on sligo trail which helps keep it functional but I know many pedestrians find fast riding bikes there to be stressful. In the case of going west/south on Maple, I would likely end up riding on the road still, and with it being uphill and there being less room for cars to get around I could see it being a point of greater stress. I understand there area benefits to the sidepath idea for pedestrians and community space but as is this could be a step back as far as cycling down the route as the current large space on the road, even though unprotected, means cars have room to get around without much conflict. If it's possible to remove a lane of parking for a protected bike lane in both directions as well as the sidepath that would be something I would very much support. Maybe the sidepath could have a clearly differentiated bike section at the same level as the sidewalk to help provide options, or the east direction bike path could be changed to a 2 way cycle track alongside the sidepath. Aside from this issue the proposed bike network looks very promising and I look forward to the increased connectivity.

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park

Received On: 8/22/2023

Has Attachments: Yes

From:
cashielle.nelson@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

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Hi Ellie,

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Warm regards,

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Administrative Assistant III

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o: 301-495-2109

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-TBD

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Sent: Tuesday, August 22, 2023 11:58 AM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

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Hi Elza,

Your personal email (elzahn@yahoo.com) is on the second email which was forwarded by Cashielle to your Yahoo account. MCTracker didn't send you that email.

[@Nelson, Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

Thanks,

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Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

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714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: Yes

From:
cashielle.nelson@montgomeryplanning.org

To: ellie.mohseni@mncppc-mc.org; ellie.mohseni@mncppc-mc.org;

Subject

RE: MC Tracker

Message

Great. I'll send you a meeting invite for tomorrow at 9:30a. Thanks in advance for your help!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Sent: Tuesday, August 22, 2023 1:28 PM

To: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: MC Tracker

Sure. Lets meet tomorrow. I am taking care of something right now, I can call you after I am done. I CCed Jeff to join us as well.

Thanks,

Ellie

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Sent: Tuesday, August 22, 2023 1:23 PM
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Subject: MC Tracker

Or if someone one your team can help, that would be great. Thanks!

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Administrative Assistant III

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The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

Affordability

In both areas I see a greater path to affordability with more dense zoning options and I support the plan ensuring this density is an option. There was a new single family home built on Carrol recently directly outside the plans boundaries and while there's more than enough room for it to have been an apartment building, due to it's low density zoning it's now a single family home going for 1.2 million dollars. That's absurd and our zoning shouldn't be forcing the construction of homes for the wealthiest while we're in the midst of an affordable housing crisis for everyone else. It's a clear example of how our strict zoning laws work to exclude people and perpetuate the housing crisis in our community and something we need to remedy.

Issues

I do have serious concerns about how narrow and confined the plan area is - it explicitly only covers already low income, high density areas and completely excludes development in the very wealthy adjacent neighborhoods and this is a serious equity and justice issue. The areas around the plan have the same access to transit and roads and amenities as the plan area so I don't see any good reason to create such a divide in our community. This exposes renters to redevelopment, especially since potential developers have fewer potential properties to develop on and implies that wealthy residents are somehow more deserving of quiet unchanging neighborhoods than low income people. The way the plan calls for lower density adjacent to these areas signals that there isn't a plan to change that going forward either. I believe the solution isn't to weaken the existing plan but to expand the plan area significantly. For me and many of my neighbors in my building, who are largely disabled or retired, having an affordable apartment in a quiet neighborhood is important to their quality of life and that shouldn't only be an option for wealthy people. One of the major strengths of Takoma Park is its diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

I'm concerned about the existing affordable apartment buildings in the area, particularly those in the Flower Ave district adjacent to the Adventist site, and regardless of what happens here the city and county should form a concrete plan to preserve these rare very affordable homes which we desperately need in our community. Given the condition of some of these buildings, redevelopment is going to be a matter of when and how, not if. Many of them are very old and even sometimes worth less than adjacent single family homes so a developer could be incentivized to redevelop these buildings into less affordable buildings or single family homes, evicting all their residents rather than having new development increase density through voluntary buy outs of single family homes. I would very much urge the city and county to track these properties and proactively have a plan in place to secure either tenant purchases or having them sold to nonprofits so they could remain affordable moving forward.

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cyclist perspective I would say as is I'm not optimistic about a mixed path being a viable option for bikes depending on how it's implemented, for example the path in downtown Silver Spring on Wayne Ave north of Georgia isn't effectively differentiated from the sidewalk and is too busy with pedestrians to ride on and the branch trail path along the metro between Takoma and Montgomery college has broken pavement to the point it can't be used by bikes at all and has been that way for years now while also being hard to maneuver around pedestrians, so most bikes just use the adjacent road. I think people expect bikes on sligo trail which helps keep it functional but I know many pedestrians find fast riding bikes there to be stressful. In the case of going west/south on Maple, I would likely end up riding on the road still, and with it being uphill and there being less room for cars to get around I could see it being a point of greater stress. I understand there area benefits to the sidepath idea for pedestrians and community space but as is this could be a step back as far as cycling down the route as the current large space on the road, even though unprotected, means cars have room to get around without much conflict. If it's possible to remove a lane of parking for a protected bike lane in both directions as well as the sidepath that would be something I would very much support. Maybe the sidepath could have a clearly differentiated bike section at the same level as the sidewalk to help provide options, or the east direction bike path could be changed to a 2 way cycle track alongside the sidepath. Aside from this issue the proposed bike network looks very promising and I look forward to the increased connectivity.

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park

Received On: 8/22/2023

Has Attachments: Yes

From: ellie.mohseni@mncppc-mc.org

To:

cashielle.nelson@montgomeryplanning.org;
elza.hisel-mccoy@montgomeryplanning.org;
el-mccoy@montgomeryplanning.org;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

Hi Cashielle,

It's possible that an email was once forwarded from his Yahoo account to yours, and you replied to it. Outlook stores the email addresses of recipients, so whenever you start typing his name to send an email, the Yahoo address appears as a suggestion.

Thanks,

Ellie

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 22, 2023 12:00 PM

To: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Would you happen to know how his personal e-mail got in my Outlook account? Thanks in advance for your response!

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Sent: Tuesday, August 22, 2023 11:58 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>
Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Elza,

Your personal email (elzahn@yahoo.com) is on the second email which was forwarded by Cashielle to your Yahoo account. MCTracker didn't send you that email.

[@Nelson, Cashielle](#), Jeff will contact you to delete Elza's personal email from your outlook.

Thanks,

Ellie

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Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reddie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Elza Hisel McCoy <elzahn@yahoo.com>
Sent: Tuesday, August 22, 2023 11:11 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Fw: Takoma Park Minor Master Plan Amendment CRM:0497006

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

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>
To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>
Cc: Elza Hisel McCoy <elzahn@yahoo.com>
Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT
Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Good morning,

Just FYI.

----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;
Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)
To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;
Subject: Takoma Park Minor Master Plan Amendment

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I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

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Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park



Received On: 8/22/2023

Has Attachments: Yes

From: ellie.mohseni@mncppc-mc.org

To:

cashielle.nelson@montgomeryplanning.org;
g;

Subject

RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Message

I did a search in Contacts for "elzahm@yahoo.com". There is an email from 2018 that was forwarded to MCTracker from this address that created a contact in the system. Please see below and let me know if this is good enough information or you still want me to create a ticket.

I sent this email to you first to review before sending it to Elza.

From: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>

Sent: Tuesday, August 22, 2023 2:47 PM

To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Cc: Dinh, Jeffrey <Jeffrey.Dinh@mncppc-mc.org>; Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>

Subject: RE: Takoma Park Minor Master Plan Amendment CRM:0497006

Hi Elza,

Ellie will submit a ticket to research (on the back end) how your personal e-mail address got in MC Tracker and follow-up with us. I'll keep you posted.

Warm regards,

Cashielle Nelson (she/her/hers)

Administrative Assistant III

Downcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Floor 13, Wheaton, MD 20902

cashielle.nelson@montgomeryplanning.org

o: 301-495-2109

Upcoming Out-of-Office:

-TBD

From: Mohseni, Ellie <Ellie.Mohseni@mncppc-mc.org>
Sent: Tuesday, August 22, 2023 11:58 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>
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Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

Please see below.

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reddie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

From: Elza Hisel McCoy <elzahn@yahoo.com>
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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

----- Forwarded Message -----

From: Nelson, Cashielle <cashielle.nelson@montgomeryplanning.org>
To: Klevan, Larissa <larissa.klevan@montgomeryplanning.org>
Cc: Elza Hisel McCoy <elzahn@yahoo.com>
Sent: Tuesday, August 22, 2023 at 08:46:02 AM EDT
Subject: FW: Takoma Park Minor Master Plan Amendment CRM:0497006

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----- Original Message -----

From: Jason Starbird-Tierney <j.starbirdtierney@gmail.com>;
Received: Wed Aug 16 2023 19:22:56 GMT-0400 (Eastern Daylight Time)
To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;
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of Takoma Park is its diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

I'm concerned about the existing affordable apartment buildings in the area, particularly those in the Flower Ave district adjacent to the Adventist site, and regardless of what happens here the city and county should form a concrete plan to preserve these rare very affordable homes which we desperately need in our community. Given the condition of some of these buildings, redevelopment is going to be a matter of when and how, not if. Many of them are very old and even sometimes worth less than adjacent single family homes so a developer could be incentivized to redevelop these buildings into less affordable buildings or single family homes, evicting all their residents rather than having new development increase density through voluntary buy outs of single family homes. I would very much urge the city and county to track these properties and proactively have a plan in place to secure either tenant purchases or having them sold to nonprofits so they could remain affordable moving forward.

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I'm very happy to see the prospect of new bike infrastructure especially the couple of fully separated bike paths but I would like to comment about the proposed redesign of maple ave, as someone who bikes along the road regularly. Referencing the picture on page 49 of the document, it seems like the bike lane facing east could comfortably fit on the other side of parked cars, created a protected lane. I'd be concerned about getting hit with opening doors with the bike lane as is, and would probably ride on the outer edge of the bike lane at best. With Maple Ave going downhill that way, bikes are going quite fast, especially with scooters and ebikes it can be around 20-25 mph in that direction, which makes right hooks and dooring even more of a concern, especially since there are a lot of right turns into parking lots along the route. From a cyclist perspective I would say as is I'm not optimistic about a mixed path being a viable option for bikes depending on how it's implemented, for example the path in downtown Silver Spring on Wayne Ave north of Georgia isn't effectively differentiated from the sidewalk and is too busy with pedestrians to ride on and the branch trail path along the metro between Takoma and Montgomery college has broken pavement to the point it can't be used by bikes at all and has been that way for years now while also being hard to maneuver around pedestrians, so most bikes just use the adjacent road. I think people expect bikes on sligo trail which helps keep it functional but I know many pedestrians find fast riding bikes there to be stressful. In the case of going west/south on Maple, I would likely end up riding on the road still, and with it being uphill and there being less room for cars to get around I could see it being a point of greater stress. I understand there area benefits to the sidepath idea for pedestrians and community space but as is this could be a step back as far as cycling down the route as the current large space on the road, even though unprotected, means cars have room to get around without much conflict. If it's possible to remove a lane of parking for a protected bike lane in both directions as well as the sidepath that would be something I

would very much support. Maybe the sidepath could have a clearly differentiated bike section at the same level as the sidewalk to help provide options, or the east direction bike path could be changed to a 2 way cycle track alongside the sidepath. Aside from this issue the proposed bike network looks very promising and I look forward to the increased connectivity.

New amenities


I think that new development could help bring local food and retail, along with better transit options in a way that it currently can't support as well and help make the area way more walkable, less car dependent and accessible for our neighbors who do not drive. My spouse is disabled, is unable to drive and we lived here for a long time without a car - the lack of access to these amenities has been a huge quality of life and independence issue. If this development would even justify a simple convenience store it could help a lot of people in their day to day lives, but even better would be a walkable main street section that could serve as place where community can be formed. Businesses in the Erie center have typically not lasted very long and more local residents would mean a better chance of success. If we had a denser population here I would hope we could also justify running more buses more often, which would help existing transit riders a lot and encourage current drivers to consider transit. I rode the 12 as part of my commute for years and while at rush hour it's fairly reliable and frequent, after that things drop off heavily and if we could improve that I think we could convince more people to use transit rather than drive, especially with the short trip to the purple line.

Thank you,

Jason Starbird-Tierney

714 Erie Ave #6

Takoma Park



Received On: 8/16/2023

Has Attachments: No

From: j.starbirdtierney@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment

Message

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

I would like to share my thoughts on the proposed minor master plan amendment for the area. My name is Jason Starbird-Tierney and I'm a renter at 714 Erie Ave within the plans boundaries, where I've lived for nearly a decade. First off I would like to say that broadly speaking I'm supportive of the plan, and I think the possibilities for the Adventist site itself look great, however I believe that the way the plan excludes adjacent wealthy single family areas while focusing new development exclusively in the existing low income multifamily areas is very inequitable and unjust. I would urge the planning board significantly expand the plan area. With housing costs out of control and the growing climate crisis we need dense housing to create affordable, transit oriented communities, and add new amenities such as basic shopping needs and transit infrastructure. Housing affordability is a huge issue right now and we need to make sure the zoning can accommodate affordable options as much as possible, and considering how wildly expensive homes are in the area it's clear that higher density options are needed. I'm happy to see the plans recommendations to improve the heat island effect, provide more green space and tree cover and improve pedestrian and bike infrastructure that all will help work towards our climate goals and improve the quality of life in the community.

The Adventist site and Flower district

The planning document has laid out a lot of good options for the Adventist site itself and I would support having larger buildings similar in scale to Essex House or the new development at the Takoma metro. If we could get a main street type setup in the area I think that would be great for creating community and increasing access to amenities without driving. It's important that the development process in this area lead to the creation of affordable units so we should ensure development over the 20 unit threshold is a possibility and a larger number of overall affordable units, rather than a larger percentage of a smaller number of total units should be the goal and I'm fine with more market rate apartments if it means more affordable ones. Speaking locally in regards to the proposed lower density areas on Maplewood Greenwood and Erie where I live, with home prices in the area reaching toward a million, in order to build something to be affordable for working families that cost would have to be split a few ways by building apartments or multiple homes on the same lot. While it's not clear to me from the planning document just how large buildings would be allowed to be in this area I think it should at minimum allow buildings of a similar density to the condos at 719 Erie and allow for at least 5 stories if not more and take up a much larger part of the lot than currently allowed. It's hard to visualize the FAR numbers so I think that would be slightly bigger than the current proposal. All of this should apply to areas currently outside the plan boundaries as well. Without upzoning the area notably I'm concerned these affordable apartment could be converted to wildly expensive single family homes as we've seen in other parts of Takoma Park.

Affordability

In both areas I see a greater path to affordability with more dense zoning options and I support the plan ensuring this density is an option. There was a new single family home built on Carrol recently directly outside the plans boundaries and while there's more than enough room for it to have been an apartment building, due to it's low density zoning it's now a single family home going for 1.2 million dollars. That's absurd and our zoning shouldn't be forcing the construction of homes for the wealthiest while we're in the midst of an affordable housing crisis for everyone else. It's a clear example of how our strict zoning laws work to exclude people and perpetuate the housing crisis in our community

and something we need to remedy.

Issues

I do have serious concerns about how narrow and confined the plan area is - it explicitly only covers already low income, high density areas and completely excludes development in the very wealthy adjacent neighborhoods and this is a serious equity and justice issue. The areas around the plan have the same access to transit and roads and amenities as the plan area so I don't see any good reason to create such a divide in our community. This exposes renters to redevelopment, especially since potential developers have fewer potential properties to develop on and implies that wealthy residents are somehow more deserving of quiet unchanging neighborhoods than low income people. The way the plan calls for lower density adjacent to these areas signals that there isn't a plan to change that going forward either. I believe the solution isn't to weaken the existing plan but to expand the plan area significantly. For me and many of my neighbors in my building, who are largely disabled or retired, having an affordable apartment in a quiet neighborhood is important to their quality of life and that shouldn't only be an option for wealthy people. One of the major strengths of Takoma Park is its diversity of housing options, where we already have apartment buildings scattered throughout a lot of neighborhoods. The idea that the wealthiest residents shouldn't even have new buildings next door to them alter their neighborhoods but low income people can have their neighborhoods completely changed, or much worse face eviction for redevelopment, is very unfair and unjust and continues a legacy of exclusionary zoning. Tenants don't have a say in whether their building gets sold and redeveloped out from under them, but homeowners don't have to sell unless they choose too, so expanding the possibility for new development to areas of single family homes is a much more fair and reasonable way to grow our community especially in regards to missing middle housing. Referring back to that 1.2 million dollar house on Carrol again, it's still outside of the plan area despite being directly adjacent to the hospital site area with the highest proposed density, access to the same transit options and walkable to a future purple line station. This pattern is repeated all along the plans boundaries with wildly expensive homes and exclusionary zoning. While I believe we need dense new housing, I think the neighborhoods surrounding this proposal should also be zoned for medium density to help spread the growth more equitably, and I think we should allow the edges of the plan area to have a higher potential density with that in mind. Spreading the potential for medium density housing across our neighborhoods would go a long way towards meeting our social justice and environmental goals, and provide the opportunity for much needed missing middle housing without losing the potential for affordable apartments.

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Thank you,
Jason Starbird-Tierney
714 Erie Ave #6
Takoma Park

MCP-143964-V3D3: Minor master plan for Takoma Park

Received On: 8/17/2023

Has Attachments: No

From:
Cashielle.Nelson@montgomeryplanning.org

To: bodnerah@gmail.com;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

RE: Minor master plan for Takoma Park

Message

----- Original Message -----

From: Adam Bodner <bodnerah@gmail.com>;

Received: Thu Aug 17 2023 15:31:13 GMT-0400 (Eastern Daylight Time)

To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

Cc: randy gibson <randallg@takomaparkmd.gov>; dmgb5817@gmail.com;

Subject: Minor master plan for Takoma Park

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

Hello - We have several concerns regarding redevelopment of the Adventist Hospital site that we'd like to express for the record:
Primarily we want to make sure that there are realistic cost / benefit analyses being done regarding the impacts of different levels of development on the City and the County. Which government entity is responsible for doing this analysis, and is one actually going to be done?

For example, if the city must hire additional police officers, and extend its other services to the new additional people in town, how does that impact the city's budget going forward? 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? Another example is impact on schools- a county issue with very local impacts. Right now, Takoma Park's public school children attend overcrowded schools from K-12. What is the County's plan for assimilating all these new kids into these currently overcrowded schools?
Thank you,
Adam and Debra Bodner
7125 Carroll Avenue
Takoma Park, MD 20912

Received On: 8/17/2023

Has Attachments: No

From:
Cashielle.Nelson@montgomeryplanning.org

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Thank you,

Adam and Debra Bodner

7125 Carroll Avenue

Takoma Park, MD 20912

Received On: 8/22/2023

Has Attachments: No

From:
Cashielle.Nelson@montgomeryplanning.org

Subject

FW: Minor master plan for Takoma Park CRM:0497005

Message

To: Larissa.Klevan@montgomeryplanning.org ;

Good morning,
Just FYI.

----- Original Message -----

From: Adam Bodner <bodnerah@gmail.com>;
Received: Thu Aug 17 2023 15:31:13 GMT-0400 (Eastern Daylight Time)
To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;
Cc: randy gibson <randallg@takomaparkmd.gov>; dmgb5817@gmail.com;
Subject: Minor master plan for Takoma Park

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Adam and Debra Bodner
7125 Carroll Avenue
Takoma Park, MD 20912

Received On: 8/17/2023

Has Attachments: No

From: bodnerah@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor master plan for Takoma Park

Message

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Adam and Debra Bodner
7125 Carroll Avenue
Takoma Park, MD 20912

Received On: 8/21/2023

Has Attachments: No

From: takomapk01@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

MMPA

Message

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

Dear sirs,

Some thoughts on the MMPA.

I live on the edge of the area under consideration, at 700 Erie Ave.

- 1) This "minor amendment" makes major changes to two very different parts of TP, the WAH site and the Maple Ave corridor. As such, EACH part needs very different consideration: different zoning, of course, but also different outreach.
- 2) For the WAH blocks, at a minimum, setting a max height of 7 stories encourages less institutional construction while still offering WAU robust development opportunities. Setting the max height of the WAH property to 15 stories would encourage a far more capital intensive construction design.
- 3) For the Maple Ave corridor, limit Maple Ave corridor to existing heights. Simplifying the zoning patchwork is commendable, but a one-size-fits-all zone will create more problems for residents.

Thank you for your time,
Mark Fisher
Erie Ave

Received On: 8/21/2023

Has Attachments: No

From: keith@kberner.us

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

FW: oppose the current MMPA draft

Message

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

From: Keith Berner <keith@kberner.us>

Sent: Monday, August 21, 2023 17:49

To: 'Cara Honzak' <carah@takomaparkmd.gov>; 'Talisha Searcy' <talishas@takomaparkmd.gov>; CindyD@takomaparkmd.gov; shanaf@takomaparkmd.gov; randallg@takomaparkmd.gov; 'Terry Seamens' <TerryS@takomaparkmd.gov>; jasons@takomaparkmd.gov

Cc: Councilmember.Stewart@montgomerycountymd.gov; 'mcp-chair@mncppc-mc.org'

Subject: oppose the current MMPA draft

Dear Mayor Searcy and City Councilmembers:

The Minor Master Plan Amendment draft currently under consideration is flawed and requires substantial revision. I call on City Council to send a clear message to the County Planning Board to this effect, in the form of a new resolution (following on resolution 2023-16).

1. The MMPA area is too large and contains elements that are best addressed separately: development on the WAH/WAU campus/Greenwood Avenue/Erie Center (Flower Avenue District) should be distinct from any rezoning of Maple Avenue and the City's municipal core. These districts (as defined in the MMPA draft) have differing contexts and justifications for their zoning. While an overarching vision may make sense (making possible, for example, cross-district features such as the Green Promenade), the MMPA should be rewritten as two or three separate amendments.
2. The building heights proposed for the Flower Avenue District are out of scale with the surrounding communities. Buildings on the Adventist campuses should be limited to seven stories. Step-downs to the periphery of the district should also be proportionally reduced and existing single-family homes on Flower (between Maplewood and Erie), Greenwood, and Erie should not be upzoned at all.*
3. Potential displacement of disadvantaged people and people of color in the Maple Avenue district needs to be taken seriously. Protections need to be in place for existing tenants/types of tenants and rezoning should take place mostly only to match current conditions. I'm skeptical of planners' claims that the MMPA would not negatively impact diversity.
4. It is unacceptable for consideration of the MMPA to proceed without ample time for the community/City to examine detailed environmental and climate analyses. Further, traffic studies cannot be put off. Flower and Carroll Avenues were close to failure back when WAH was proposing its expansion in the mid-aughts. (That expansion now seems quite modest!) We need to know now if development will require widening these or any other streets and how private property will be impacted.

The City's actions thus far appear to be too accommodating of developers' and the Adventist communities' interests. I note that WAH/WAU have had contentious relationships with the City and the community for decades. I acknowledge the legitimacy of their

pursuing profit from on-campus development, but call on the City to show some more skepticism about the Amendment and the timing of its supporting elements. The City should allow and embrace development that is good for it. But it doesn't owe anything to WAU.

I am in favor of dense housing development and increasing the City's tax base. I support, further, retail development in the Flower and Maple Avenue Districts. Indeed, the MMPA has much to recommend it. But, its real flaws need to be addressed.


*Full disclosure: my home is due to be upzoned by the MMPA, due to its location between WAU and Erie Center. This would likely provide me a financial benefit by making my property more valuable. Nonetheless, I oppose this upzoning.

Keith Berner

7902 Flower Avenue

Takoma Park, MD 20912

m: 301-588-5080



**MCP-144126-K1K0: Takoma Park
Minor Master Plan concerns**

Received On: 8/21/2023

Has Attachments: No

From: tomska@rcn.com

Subject

Takoma Park Minor Master Plan concerns

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Dear members of the Montgomery County Planning Board:

I'm a 28-year resident of Takoma Park, currently residing at 7921 Edinburgh Lane (Sligo Creek Pkwy). I'm writing you this letter regarding my concerns with the Takoma Park Minor Master plan and the Sept. 14th hearing meeting. After taking significant time to read the plan and attend meetings, both organized by the city and by my Ward 5 neighbors, I must outline aspects of the plan that are troublesome to me.

1. In the most basic terms, I feel that the up-zoning of the areas considered by the plan will, eventually, result in nothing less than gentrification, with no protection for lower income residents. We have seen this happen in numerous neighborhoods in DC, and that is not in the spirit of Takoma Park.

2. I believe that the Washington Adventist Hospital area (WAH) plan should be considered separately from the other two areas (Maple Avenue and Erie business). This is the main area of concern that everyone agrees needs development. I don't understand why they need to be connected.

3. I truly feel that the up-zoning heights are far too high. I strongly urge you lower the WAH height to 70 feet. Any more height than that triggers steel construction techniques that will impose a much greater, and potentially dangerous, environmental impact on the surrounding areas.

4. The zoning heights for buildings on Maple avenue should remain at their present heights.

5. It is my understanding that the city owes the public an environmental/climate study, which has been promised but not delivered.

Sincerely,
Tom Huizenga
7921 Sligo Creek Pkwy
Takoma Park, MD 20912
tomska@rcn.com

CC: Mayor Talisha Searcy, Ward Council persons Shana Fulcher, Cindy Dyballa, Randy Gibson, Terry Seamens, Cara Honzak, Jason Small

**MCP-144242-N5P9: Additional
Testimony for September 1th
Public Hearing on TPMMPA**

Received On: 8/24/2023

Has Attachments: Yes

From: clfmt94@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Additional Testimony for September 1th Public Hearing on TPMMPA

Message

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

Dear Mr. Harris,

As a follow-up to the previous "Commentary" I submitted, I am now forwarding some additional thoughts I prepared. A few days ago, the Takoma Park citizen's group, Takoma For All, circulated an email containing their Letter of Support for the proposed TPMMPA and included several thoughts that appeared to be rebuttals to points I had made in my earlier Commentary. I thought a few points deserved clarification. Therefore, I prepared the attached Commentary on TFA's Letter of Support.

I hope this does in fact provide clarity. I remain concerned that the proposed one-size-fits-all rezoning approach should be modified to better address the content in the TPMMPA study area.

Best regards, Carl

Takoma Park Ward 3 Resident

Carl Elefante

clfmt94@gmail.com

301-325-3266

Received On: 8/24/2023

Has Attachments: No

From: iehuntoon@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan amendment for Takoma Park

Message

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

To the Montgomery County Planning Board

First an introduction. I am Irene Huntoon and I reside at 7211 Maple Avenue in Takoma Park. I am writing to express my views prior to the public hearing on September 14, 2023 when you will be considering the amendment to the minor master plan for Takoma Park. Next I would like to say that I support the intention to redevelop the Adventist Hospital site.

However, concerning this amendment to Minor Master Plan for Takoma Park, I ask that the Montgomery County Planning board rewrite the amendment by including successive stages of development. This would offer us a scenario wherein stage 1 is completed and evaluated before going on to successive stages. Stage 1 should be the redevelopment of the Adventist Hospital site.

Several aspects of the current draft of the Minor Master Plan amendment are of significant concern and demand a cautious approach.

-In its current iteration, the draft plan would allow an abrupt and enormous increase in the density of our city, possibly by a third of its current size, not a minor development

-The possibility that much of the rent-stabilized housing stock currently available could be redeveloped and no longer under rent-stabilization for 5 years would displace a significant portion of middle- and working-class residents who now call Takoma Park home.

-Several other concerns the master plan does not address are the impact a huge population increase would have on: local school enrollments; vehicular traffic; the need for more robust public transportation along the Maple, Carroll, Flower and Philadelphia Avenue corridors; the significant added load to city services and resources such as recreation, open green space, policing and road improvements; and the impact all of these changes would have on Sligo Creek.

-Other topics need serious consideration as well: 1) some of the proposed development is in already-identified flood zones; 2) flooding may well increase because of new development at the Adventist site if not done properly; 3) potential for increased flooding in several locations (in particular the library and citizens center) because of changing climate-related impacts.

All of these considerations argue for a staged approach to the development proposed in the current draft of the minor master plan. Please write a resolution demanding a better plan, one that includes stages of development, from the Montgomery County Planning Board.

Thank you.

Sincerely,

Irene Huntoon

MCP-144258-P2G6: My proper mailing address

Received On: 8/24/2023

Has Attachments: No

From: iehuntoon@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

My proper mailing address

Message

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

While I included my home address in my email earlier today, I did not include my zip code.

My address with zip code is

Irene Huntoon
7211 Maple Ave
Takoma Park, MD 20912

**MCP-144259-R6K2: Additional
Testimony for September 1th
Public Hearing on TPMMPA**

Received On: 8/24/2023

Has Attachments: Yes

From: clfmt94@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Additional Testimony for September 1th Public Hearing on TPMMPA

Message

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

Resent with home address included.

Dear Mr. Harris,

As a follow-up to the previous "Commentary" I submitted, I am now forwarding some additional thoughts I prepared. A few days ago, the Takoma Park citizen's group, Takoma For All, circulated an email containing their Letter of Support for the proposed TPMMPA and included several thoughts that appeared to be rebuttals to points I had made in my earlier Commentary. I thought a few points deserved clarification. Therefore, I prepared the attached Commentary on TFA's Letter of Support.

I hope this does in fact provide clarity. I remain concerned that the proposed one-size-fits-all rezoning approach should be modified to better address the content in the TPMMPA study area.

Best regards, Carl

Takoma Park Ward 3 Resident

Carl Elefante

6607 Westmoreland Avenue

Takoma Park, Maryland 20912

clfmt94@gmail.com

301-325-3266

**MCP-144260-V4Q0: Testimony for
September 14th Public Hearing on
TPMMPA**

Received On: 8/24/2023

Has Attachments: Yes

From: clfmt94@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Testimony for September 14th Public Hearing on TPMMPA

Message

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

Resent with home address added.

Dear Mr. Harris,

As a longtime resident of Takoma Park and a career in architecture, I have come to appreciate the importance of community revitalization efforts like the proposed Takoma Park Minor Master Plan Amendment. The Planning Board's interest in the former Adventists Hospital site and Maple Avenue corridor is certainly a very positive step and full of possibilities. However, the proposed one-size-fits-all rezoning to a fairly dense commercial/residential zone is a very blunt instrument applied to two very different places and opens the door to as many bad futures as good ones. Planning in Montgomery County simply needs to be more thoughtful and targeted than the proposed MMPA.

I will not be able to attend the public hearing on September 14th. Instead, I have prepared the attached document to provide as much detail as possible for why I am so concerned about the current rezoning recommendations.

I would be happy to discuss my concerns further with you, the Board, or staff at a mutually agreeable time.

Best regards, Carl

Carl Elefante FAIA, FAPT

6607 Westmoreland Avenue

Takoma Park, Maryland 20912

Senior Fellow

Architecture 2030

Principal Emeritus

Quinn Evans

Buildings and Infrastructure Issues Lead

GlobalABC Liaison

Climate Heritage Network

Senior Research Associate

University of Notre Dame


Michael Christopher Duda Center

2018 President

The American Institute of Architects

cfnt94@gmail.com

301-325-3266



MCP-144270-N8P9: Support of the minor master plan

Received On: 8/24/2023

Has Attachments: No

From: claudia_bikes@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Support of the minor master plan

Message

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

I received the flyer from the "Community Equity Coalition" and many of the things they object to in their flyer I consider good things. One thing that is great and unique about Takoma Park is our diversity of housing, which therefore results in actual resident diversity. My family couldn't afford to live here if we had to buy one of the huge homes - we love living in our two-bedroom! Our region has a housing issue, and one thing that will help that is more supply. I see approving higher and denser zoning a positive thing.

My only concern is that these plans be done in coordination with the county, which will have to plan for accommodating students in schools. My understanding is that this coordination effort is taking place.

Please don't give into vocal NIMBY pressure; do the right thing for our housing stock and the housing crisis.

- Claudia Trapp
24 Manor Circle #107
Takoma Park MD 20912

**MCP-144302-G6H7: Feedback on
minor master plan**

Received On: 8/25/2023

Has Attachments: No

From: ccunha2731@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Feedback on minor master plan

Message

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

To whom it may concern at City council,

Please limit Washington Adventist Hospital site rezoning to seven stories (CRT- H-75).

Limit all new zoning around the hospital and on Maple to match the heights of current buildings

Submit the resolution to county planning by September 13th.

Thank you
Cristina Cunha-Strasser
7215 Garland Ave
Takoma Park, MD 20912

**MCP-144311-Q7F4: Support for the
Minor Master Plan in Takoma Park**

Received On: 8/25/2023

Has Attachments: No

From: leanne_sedowski@hotmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Support for the Minor Master Plan in Takoma Park

Message

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

To whom it may concern,

My family and I wanted to express support for the Minor Master Plan for Takoma Park. We participated in the community listening sessions, and we are excited about the possibilities this plan may bring to our neighborhood.

We are happy to see increased density, which will bring in populations that are able to support retail in mixed use developments. We do like the affordable housing mentioned, and even hope it can be increased.

As bikers and walkers, we are excited about the new streetscape designs that will make it safer for our family to bike and walk to school and along Sligo Creek. We hope that there will be community amenities, like parks/splash parks or a grocery store that can eventually make it into the development. We like having another retail anchor for the community besides the coop/downtown areas, as this site is closer and more walkable to our house.

We look forward to seeing the results of these plans in a few years, and how they will help Takoma Park be a walkable, dense neighborhood prepared for the future, rather than fixated on the past.

Warm regards,

Leanne Sedowski and William Girardo
436 Lincoln Ave
Takoma Park, MD 20912

**MCP-144483-Z6P6: Takoma Park
Minor Master Plan Amendment**

Received On: 8/29/2023

Has Attachments: No

From: cjschatz@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment

Message

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

Dear Montgomery County Planning Board,

We have reviewed the draft Takoma Park Minor Master Plan Amendment in preparation for the **September 14, 2023** public hearing, and can see that the Planning Board is trying to encourage more flexible development in Takoma Park.

However, the Takoma Park Minor Master Plan Amendment is scary for how it could change our city. The proposed density is inappropriate for development that is NOT at a transit center (i.e., within a 15-minute walk to a transit center). The plan would create housing for people who would need vehicle transportation and would increase traffic. Furthermore, there needs to be an equity analysis. There is no protection in the Plan to prevent the loss of affordable units and the displacement of residents.

Takoma Park has had a long commitment to affordable units and rent stabilization. It is one of the aspects of the city which make it very attractive. We do not want the Plan to result in the loss of affordable housing or for the increase in housing units to be largely at market rate. Is there some way to ensure that the new housing has 40% to 50% affordable units?

To address concerns about density, I suggest:

- Limit the Washington Adventist Hospital site rezoning to seven stories (CRT H-75)
- Limit all new zoning in areas surrounding the hospital and on Maple Avenue to match the heights of current buildings.
- Require traffic studies for all projects.
- Require adequate parking to be provided for any new development.

To address concerns about equity:

- How can the Plan honor that 44% of the rental units in the Maple Avenue District are affordable rental units, also known as "deed restricted subsidized housing." How can the Plan ensure that the percentage of affordable rental units stays close to 40% with new development?

Thank you for all your work,

Carol Schatz and David Rodgers
7310 Hilton Avenue
Takoma Park, MD 20912

**MCP-144498-N4H5: TP
Development plan**

Received On: 8/30/2023

Has Attachments: No

From: mhcyr@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

TP Development plan

Message

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

To whom it may concern,

I am a resident of Takoma Park. My biggest concern about this plan is that the scope of it is too large. I would like to see Maple Ave decoupled from the plan for now. Incorrectly developing Maple Ave is irreversible and I believe that, just as the Adventists are doing with their land, there should be more thought put into designing it.

The plan in its current form is just too big. Let the Adventists move forward with their design plan first and complete the environmental assessment before re-zoning.

Marguerite Cyr
403 Boyd Ave
Takoma Park, MD 20912

MCP-144524-J6Q3: Testimony for Takoma Park Minor Master Plan

Received On: 9/6/2023

Has Attachments: Yes

From: fdemarais@starpower.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

RE: Testimony for Takoma Park Minor Master Plan

Message

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

Thank you for this confirmation, and for the work you do for the County

Frank Demarais

From: MCP-Chair <mcp-chair@mncppc-mc.org>

Sent: Wednesday, September 6, 2023 3:11 PM

To: Frank Demarais <fdemarais@starpower.net>

Subject: RE: Testimony for Takoma Park Minor Master Plan

Good afternoon,

Thank you for your comments. I am confirming receipt for distribution to the Planning Board and staff to review, and for inclusion of the record.

Thank you,

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office

2425 Reedy Dr 14th Floor, Wheaton, MD 20902

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

From: Frank Demarais <fdemarais@starpower.net>
Sent: Wednesday, August 30, 2023 3:07 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Testimony for Takoma Park Minor Master Plan

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

Chair, Montgomery County Planning Board

I have signed up on the website to provide testimony at the September 14 hearing.

The attached represents the testimony I intend to address at the meeting.

Thank you for this opportunity.

Frank Demarais

8006 Maple Avenue

Takoma Park, MD 20912

202-746-9986

fdemarais@starpower.net

Think Think : It Ain't Illegal Yet!



Received On: 8/30/2023

Has Attachments: Yes

From: fdemarais@starpower.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Testimony for Takoma Park Minor Master Plan

Message

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

Chair, Montgomery County Planning Board

I have signed up on the website to provide testimony at the September 14 hearing.

The attached represents the testimony I intend to address at the meeting.

Thank you for this opportunity.

Frank Demarais

8006 Maple Avenue

Takoma Park, MD 20912

202-746-9986

fdemarais@starpower.net

Think Think : It Ain't Illegal Yet!



**MCP-144527-L6D6: Comments on
MMP for september 14 hearing
from takoma park taxpayer 37
years**

Received On: 8/30/2023

Has Attachments: No

From: tristan1947@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Comments on MMP for september 14 hearing from takoma park taxpayer 37 years

Message

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

hello

Please stop unwanted extreme redevelopment on the hospital site. What you have in mind would destroy half of Takoma Park, contribute to climate/heat/ problems, traffic problems, greenspace problems. would like to see something like the greenspace development of montgomery village, not the blight you propose.

Kristen Moeller
319 Lincoln Takoma Park MD 20912

MCP-144528-H6D9: Minor Master Plan in Takoma

Received On: 8/30/2023

Has Attachments: No

From: julesajarvis@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan in Takoma

Message

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

Dear County Board Members,

What a surprise to get info about this MINOR plan that could MAJORLY affect hundreds of low-income folks who live on Maple Ave. After listening to our council talk about it, and reading about it, I'm actually so surprised this kind of plan would come from MOCO leaders. We are better than this.

We don't need rezoning on Maple Ave. We might need some renovating (that does not take rezoning) to make apartments nicer for low-income folks. I am all for that.

And I agree with the plan when it comes to the hospital. We need something better for that area---more affordable housing AND some retail space for people to be able to walk to shop.

Finally, we are in a climate crisis. This shouldn't be part of what you are planning for, it should be the framework from which all planning happens. We need to have more affordable housing for climate refugees. We need less cement and roads and more places to walk to and we need to preserve our precious Sligo Creek. We need to prepare for the upcoming hotter summers and storms. The greenest building is one still standing. No more buildings on Maple. This should be one of our first priorities.

PLEASE leave Maple Ave alone--no rezoning.

Make the Adventist Hospital space green and consider storm water issues as you plan.

Thank you for listening and it's not too late to reconsider please.

Most sincerely,
Rev. Julia Jarvis
6718 Gude Ave
Takoma Park, MD 20912

Received On: 9/6/2023

Has Attachments: Yes

From: julesajarvis@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Minor Master Plan in Takoma

Message

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

Yes. I am Rev. Julia Jarvis
6718 Gude Ave
Takoma Park, Md
This is for the 9/14 meeting.

I don't want to speak publicly. I am homebound with multi fractures and cannot get there in person.

Thank you

On Wed, Sep 6, 2023 at 3:12 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Good afternoon,

Thank you for your comments. I am confirming receipt for distribution to the Planning Board and staff to review, and for inclusion of the record.

Thank you,

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office

[2425 Reedie Dr 14th Floor, Wheaton, MD 20902](https://www.montgomerycountymd.gov/2425-Reedie-Dr-14th-Floor-Wheaton-MD-20902)

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

From: julia jarvis <julesajarvis@gmail.com>
Sent: Wednesday, August 30, 2023 3:50 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Minor Master Plan in Takoma

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

Dear County Board Members,

What a surprise to get info about this MINOR plan that could MAJORLY affect hundreds of low-income folks who live on Maple Ave. After listening to our council talk about it, and

reading about it, I'm actually so surprised this kind of plan would come from MOCO leaders. We are better than this.

We don't need rezoning on Maple Ave. We might need some renovating (that does not take rezoning) to make apartments nicer for low-income folks. I am all for that.

And I agree with the plan when it comes to the hospital. We need something better for that area---more affordable housing AND some retail space for people to be able to walk to shop.

Finally, we are in a climate crisis. This shouldn't be part of what you are planning for, it should be the framework from which all planning happens. We need to have more affordable housing for climate refugees. We need less cement and roads and more places to walk to and we need to preserve our precious Sligo Creek. We need to prepare for the upcoming hotter summers and storms. The greenest building is one still standing. No more buildings on Maple. This should be one of our first priorities.

PLEASE leave Maple Ave alone--no rezoning.

Make the Adventist Hospital space green and consider storm water issues as you plan.

Thank you for listening and it's not too late to reconsider please.

Most sincerely,

Rev. Julia Jarvis

[6718 Gude Ave](#)

[Takoma Park, MD 20912](#)



MCP-144540-N2N7: Attached are my comments on the Takoma Park Minor Master Plan (MMP) for the PB hearing of September 14, 2023

Received On: 8/30/2023

Has Attachments: Yes

From: waynesherwood1@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Attached are my comments on the Takoma Park Minor Master Plan (MMP) for the PB hearing of September 14, 2023

Message

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

Attached are my comments on the proposed Takoma Park Minor Master Plan Amendments (MMPA) for the Planning Board hearing of September 14, 2023

Sincerely,

Wayne Sherwood

218 Grant Avenue

Takoma Park MD 20912-4234

H: 301-608-2589

MCP-144597-V3Q2: MMPA- and the Sept. 14th meeting

Received On: 8/31/2023

Has Attachments: No

From: joanbduncan@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

MMPA- and the Sept. 14th meeting

Message

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

August 31, 2023

Dear Members of the Planning Board,

I am concerned that the up-zoning proposed in the MMPA for Maple Ave. can potentially create unwanted development pressures —adversely affecting the residents, traffic and environment in the Maple Ave zone. A plan would be much more helpful than simply changing the zoning. If an area is zoned for a certain height and density then there is nothing under certain circumstances to prevent the demolition of exiting building so new larger buildings can be constructed.

Please focus on the priority issue which needs addressing — the Adventist Hospital site.

Respectfully submitted,

Joan Duncan
25 Pine Ave.
Takoma Park, MD 20912

**MCP-144600-H2Z2: MMPA Takoma
Park**

Received On: 8/31/2023

Subject

Has Attachments: No

MMPA Takoma Park

From: whitney.barbara@gmail.com

Message

To: artie.harris@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Members of the MNCPPC,

Takoma Park has lost the Adventist hospital and now has a chance to add to that site several different kinds of housing while protecting the affordable housing that already exists on Maple Avenue. Takoma Park and future developers also have the opportunity to add more commercial use space and recreational facilities and can protect Sligo Creek and its riparian buffers. Is this what will happen if our City Council approves the zoning outlined in the MMPA ?

I am writing to express my concern that the proposed, "one size fits all" zoning changes will create density changes in height, floor area ratio and use which are out of proportion to the needs and character of our neighborhoods. Up-zoning can definitely incentivize redevelopment of bigger and more expensive buildings with higher rents causing displacement of residents. There will be some of this, but we should have a careful urban plan which would help to create more density intelligently and protect what we already have. The City of Takoma Park residents, the City Council and MNCPPC do not know what will be built on the hospital site. We should wait and see what is planned there and developed there and then turn our attention to the zoning of Maple Avenue. We should study possible ways for current building owners on Maple Avenue to create more commercial and other amenities on land that already has rent stabilized buildings. Our city should invest in keeping these buildings viable.

A traffic study is necessary. Our roads were deemed unable to support the hospital expansion. We need a study of potential traffic and public infrastructure impacts on local roads including Carroll, Philadelphia, and Flower Avenues, as well as Sligo Creek Parkway, keeping in mind the increase of commuters using the Purple line and the Takoma Metro. This development might not affect Silver Spring's traffic, but it affects Takoma Park's.

A Climate assessment is necessary. Accelerating effects of Climate Change - more and more flooding and loss of tree canopy and biodiversity in general - require heretofore unheard of measures in a completely new scenario where old statistics and regulations are no longer truly useful. Maple Avenue is situated on a floodplain! We need to take a closer look at what makes ecological sense to build or not build. We did not do this for the new library. We need careful, up-to-date zoning and stormwater projections.

Our City employees and Council members and residents all are overwhelmed by this plan. It is not minor at all. We need to separate the three areas that the MMPA has lumped together and address them individually.

Thank you for your attention,
Barbara Whitney
16 Crescent Place
Takoma Park, MD 20912

**MCP-144612-P4Z7: Resident
Comments on Minor Master Plan**

Received On: 9/1/2023

Has Attachments: No

From: ellen@actsofpaint.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Resident Comments on Minor Master Plan

Message

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

Dear Planners of Minor Master Plan in Takoma Park,

Below is what I want to see as a Takoma Park resident:

- PROTECTED BIKE LANES along Maple Ave (for at least the stretch between Sligo and Philadelphia Aves). I see that the MMPlan has updated to include protected bike lanes on both sides at that location - thank you. However, for the remainder of the corridors, (such as Carroll Ave or on Flower Ave) don't think you're doing anyone any favors by adding "conventional" or "shared" lane markings. Drivers ignore and park in them all the time. You don't have the police force to monitor all that, and I would really like to see those areas updated to protected bike lanes. If you've ever ridden a bike on a shared or "priority" marked lane, you'll understand that it's just paint on the ground. Paint isn't going to protect you from someone in a parked car from opening their door into you, or someone from the street running into you because they're on their phone. DC has protected lanes all over - why have we fallen so far behind DC on this?
- Better public transportation to-from the Takoma Park Metro, Langley, and eventually the Purple line.
- Rezoning along Maple Ave for commercial purposes (so all those additional people don't need to get into cars to get what they need in life)
- Limit building height so we don't end up with tall buildings surrounded by huge parking lots and massive traffic problems, as this is what typically happens when you zone for taller buildings.
- 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 (see my additional comments below):

This paragraphs below is a repeat of a previous message I sent a while back. I want to be sure my message is received and recognized. Thank you for your time:

When I initially reached out to the MMP while they were doing their canvassing, I didn't really think very deeply about the consequences of increasing the population by thousands of people. I just said I wanted to see a Trader Joes, or an H-Mart closer to home. While that would still be nice, I have changed my view of this project, and at first, became deeply concerned for the amount of cut-through traffic that this would bring to our already overwhelmed streets just outside of the MMP area. At that point, I was completely opposed to the project until cut-through traffic on streets outside of MMP areas would be addressed. After some additional thought, and due to the realization that our existing public transportation (and alternate) transportation system in and around Takoma Park is woefully inadequate to accommodate the existing population. I now strongly believe that if you centered your plans more on upgrading and improving the public trans system here, you would resolve some of the many issues MMP has been stuck on, and also you would have my support.

To put this another way, I was watching the committee meeting, and saw the MMPlanners mention that parking would be a major hurdle to overcome. I believe parking is only such a huge issue because we don't have a solid public transportation system. I hope the topic of alternate transportation (including bikes and peds) is made into the primary work

session topic - I've seen the most recent draft resolution (2023-16) and this issue is lumped together with the tree canopy issues. I really think it should be it's own thing. As fact, if we had better, safer transportation options in and around Takoma Park, we wouldn't need all the parking, and I believe it would also help to resolve the cut-through traffic that I see as not only a problem for my street, but all over Takoma Park. I don't think you'll be able to build enough parking lots for the proposed residential increases if you don't have other solid, well thought out transportation options.

Thanks for hearing me out,
Ellen Marcus
Takoma Park, Ward 2

Received On: 9/1/2023

Has Attachments: No

From: ellen@actsofpaint.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Resident Comments on Minor Master Plan

Message

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

PS: here is my required mailing address for my written testimony to be included: 7316 Flower Ave, Takoma Park, MD 20912. I would like for this to be kept private (not disclosed publicly with my testimony) if possible. Thanks,
Ellen

On Fri, Sep 1, 2023 at 9:28 AM Ellen Marcus <ellen@actsofpaint.com> wrote:
Dear Planners of Minor Master Plan in Takoma Park,

Below is what I want to see as a Takoma Park resident:


- PROTECTED BIKE LANES along Maple Ave (for at least the stretch between Sligo and Philadelphia Aves). I see that the MMPlan has updated to include protected bike lanes on both sides at that location - thank you. However, for the remainder of the corridors, (such as Carroll Ave or on Flower Ave) don't think you're doing anyone any favors by adding "conventional" or "shared" lane markings. Drivers ignore and park in them all the time. You don't have the police force to monitor all that, and I would really like to see those areas updated to protected bike lanes. If you've ever ridden a bike on a shared or "priority" marked lane, you'll understand that it's just paint on the ground. Paint isn't going to protect you from someone in a parked car from opening their door into you, or someone from the street running into you because they're on their phone. DC has protected lanes all over - why have we fallen so far behind DC on this?
- Better public transportation to-from the Takoma Park Metro, Langley, and eventually the Purple line.
- Rezoning along Maple Ave for commercial purposes (so all those additional people don't need to get into cars to get what they need in life)
- Limit building height so we don't end up with tall buildings surrounded by huge parking lots and massive traffic problems, as this is what typically happens when you zone for taller buildings.
- 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 (see my additional comments below):

This paragraphs below is a repeat of a previous message I sent a while back. I want to be sure my message is received and recognized. Thank you for your time:

When I initially reached out to the MMP while they were doing their canvassing, I didn't really think very deeply about the consequences of increasing the population by thousands of people. I just said I wanted to see a Trader Joes, or an H-Mart closer to home. While that would still be nice, I have changed my view of this project, and at first, became deeply concerned for the amount of cut-through traffic that this would bring to our already overwhelmed streets just outside of the MMP area. At that point, I was completely opposed to the project until cut-through traffic on streets outside of MMP areas would be addressed. After some additional thought, and due to the realization that our existing public transportation (and alternate) transportation system in and around Takoma Park is woefully inadequate to accommodate the existing population. I now strongly believe that if you centered your plans more on upgrading and improving the public trans system here, you would resolve some of the many issues MMP has been stuck on, and also you would have my support.

To put this another way, I was watching the committee meeting, and saw the MMPlanners mention that parking would be a major hurdle to overcome. I believe parking is only such a huge issue because we don't have a solid public transportation system. I hope the topic of alternate transportation (including bikes and peds) is made into the primary work session topic - I've seen the most recent draft resolution (2023-16) and this issue is lumped together with the tree canopy issues. I really think it should be it's own thing. As fact, if we had better, safer transportation options in and around Takoma Park, we wouldn't need all the parking, and I believe it would also help to resolve the cut-through traffic that I see as not only a problem for my street, but all over Takoma Park. I don't think you'll be able to build enough parking lots for the proposed residential increases if you don't have other solid, well thought out transportation options.

Thanks for hearing me out,
Ellen Marcus
Takoma Park, Ward 2



MCP-144615-D8C5: MMPA written testimony for Sept 14, 2023 public hearing

Received On: 9/1/2023

Has Attachments: Yes

From: elamiran@hotmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

MMPA written testimony for Sept 14, 2023 public hearing

Message

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

Dear Planning Board,

Please find attached the written testimony from Friends of Sligo Creek (FOSC) regarding the Minor Master Plan Amendment (MMPA) for the Adventist properties in Takoma Park and neighboring Silver Spring. We are submitting this in advance of the public hearing on September 14, 2023 and the subsequent deadline for written comments.

Please see our comments in the attached PDF and feel free to reach out to me with any questions about our written testimony on this project.

Thank you,
Elaine Lamirande
President
Friends of Sligo Creek

**MCP-144622-N4Y2: Resident
Feedback on MMPA**

Received On: 9/1/2023

Has Attachments: No

From: pjhuebner@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Resident Feedback on MMPA

Message

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


Greetings,
Please find below, my feedback on the current MMPA; as requested of local residents.
Thank you,
Paul Huebner
7405-Carroll Avenue,
Takoma Park, MD.
20912

As both a past president of the AIA and another noteworthy local resident have said, “the MMPA is neither Minor, nor Master, nor an Amendment.” It is a massive ‘up-zoning’ and permits an insidious form of urban removal. Any approvable plan should rightly follow what residents are trying to create; low and missing-middle income housing on the old hospital site. It is instead, a blunt instrument that lacks any analysis of potential displacement of local residents, any analysis of traffic, stormwater, schooling or the climate or environmental impacts. Noticeably, it neglects *ANY EQUITY* analysis. We asked, but have not received any actual plan or number of housing units per sector; no real plan. Are they unavailable or just not done? The Plan merely acknowledges the addition of some 3,500 new housing units, which equates to some 7,000 NEW residents. Many of us are mystified as to why the Maple Avenue corridor is even in this so-called plan. The current MMPA will not just keep lower and middle-income folks out; it will push-out and displace many of the existing residents, and it will effectively keep them out for the five-year period that any rent controls are eliminated. The MMPA ‘flips the script’ on traditional Montgomery County zoning, which has been traditionally used to ADD residential units to commercial corridors. The current plan allows more and bigger commercial building into this residential area that currently provides the *LOWEST PER UNIT COSTS* of any area in Montgomery County. The allowance for these massive new heights will increase property values and likely require more expensive concrete or steel construction methods; further increasing costs to build. It will also allow the most destructive thing that could occur; tearing down the existing buildings on the Maple Avenue corridor; due

to higher land values, increased density and commercial development. This plan will allow by right, any developer to build anything included in the new zoning, unless something is specifically precluded in writing!

1. Why was the Maple Avenue corridor included at all? We seek the absolute protection of ALL current residents in writing!
2. How and will you restrict the MMPA from infringing on the Maple Avenue corridor?
3. What specific protections will be afforded in writing and in the document to protect all current residents, especially those in rent-controlled units, and to protect ALL city rent controls?
4. When & how will you require a True, detailed & comprehensive Environmental analysis?
5. When and how will you require a real and detailed traffic study?
6. When and how will you discuss a realistic stormwater management plan?
7. When will you or staff release an actual detailed plan with housing units and locations?

Some may ask why am I concerned. I lived in rentals my entire life until I bought in Takoma Park. I know of the times so close to the edge and I remember what my mother said, "there but for the grace of God; go I." Paul Huebner. 7405-Carroll Avenue, Takoma Pk. MD 20912



**MCP-144628-K1M9: Written
Testimony for the record**

Received On: 9/1/2023

Has Attachments: No

From: rickweiss99@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Written Testimony for the record

Message

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

To: Montgomery County Planning Board

From: Rick Weiss, 27 Pine Avenue, Takoma Park, MD 20912 (rickweiss99@gmail.com)

Re: Public Hearing: Sept. 14 - Takoma Park Minor Master Plan Amendment

I write in support of NARROWING consideration of the Takoma Park Minor Master Plan Amendment to focus SOLELY on the Adventist Hospital and University properties -- and to POSTPONE consideration of proposed zoning changes to Maple Avenue.

This Amendment process was initiated to address the new availability of the Adventist properties for development, which I fully support.

However, reconsideration of zoning for Maple Avenue -- a densely populated stretch of Takoma Park and the County that is filled with important affordable housing -- requires much more analysis and thought. In short, there needs to be a PLAN first, and THEN zoning should be adjusted to encourage and facilitate implementation of that plan.

Jumping into a rezoning process for this already developed area without a new and compatible development plan in place is putting the cart before the horse.

Thank you for your work on the Adventist properties, an area of great potential for the City and County.

**MCP-144634-N7Y5: Proposed
Takoma Park Minor Master Plan
Amendment - Hearing Date
September 14, 2023**

Received On: 9/1/2023

Has Attachments: No

From: jinx.minx@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Proposed Takoma Park Minor Master Plan Amendment - Hearing Date September 14, 2023

Message

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

Dear Chair and Board,

I am writing with respect to the proposed Takoma Park Minor Master Plan Amendment, for which the hearing date is September 14, 2023.

I have been a renter in Takoma Park since 1996, the last 23 years of that in a rent controlled 12-unit building on a mixed single family/multifamily block. I strongly support affordable, rent stabilized rental housing. I live just a few blocks from the former Adventist Hospital site and think redeveloping it into mixed use including apartments is a great idea.

However, I am very concerned about some aspects of the TP Minor Master Plan Amendment. One big concern is the upzoning of Maple Avenue between Philadelphia Avenue and Sligo Creek Parkway. This is our highest concentration of apartments in Takoma Park, which is great, because it is also walking distance to both the elementary school and the middle school. Our police station, community center, and library (currently at another location while it undergoes renovations) are also there. What we don't need there are what all the developers these days want to build - luxury high rises. Luxury buildings are just as inaccessible as houses for a lot of people. One apartment building has a little community garden tucked into a corner of its parking lot. There is a field right by Sligo Creek Parkway that is well-used by kids from the apartments as a place to play sports in organized programs. These are the types of amenities we cannot afford to lose to luxury highrises.

The housing stock in Takoma Park is expensive and already financially out of reach for many. Takoma Park is a very unique city in Montgomery County and indeed in Maryland. I wouldn't want to live anywhere else in the state. A big part of its uniqueness is its progressiveness, and that progressiveness depends on diversity, both demographic and financial, in order to be authentic. Our rent controlled apartment units are essential to preserve that diversity. There are already luxury high rise developments in Takoma DC near the Metro station, which is fine - and it is enough for the area. We don't need more luxury apartments. We need affordable apartments.

My other major concern is about the Adventist Hospital site development. This is another site where I would love to see apartments - but not luxury high rises. Not too many high rises at all, due to traffic concerns. I live on the section of Flower Avenue between Carroll Avenue and Sligo Creek Parkway, and it is already much busier than you would expect for a neighborhood street, due to the easy access to New Hampshire Avenue from Sligo. The nearby intersection near the Co-op, with Carroll, Philadelphia, Ethan-Allen etc. is already complicated and backed up during rush hour. I know the Planning Board has already had to look at this intersection vis a vis the proposed development on the city parking lot next to the Co-op, and the developer's disregard for the complexity and business and size of that intersection was a disaster threatening the continued existence of our beloved Co-op and creating safety hazards. We already have this example of a developer coming in making promises they are eager to break once they have the paperwork signed. I don't want to see the over development of the Adventist Hospital site creating traffic nightmares throughout our small town and neighborhoods (particularly my street, which has quite a constant traffic flow - four vehicles came up as I typed this sentence).

So, I ask you to consider the character of Takoma Park, the needs of our less-wealthy residents, the importance of maintaining what green space we have, and traffic impacts, and I ask you to rein in this plan to a more suitable scale.

Thank you for your work.

Sincerely,
Samantha Magrath
7216 Flower Avenue, Apartment 1
Takoma Park, MD 20912



**MCP-144639-J9M7: Official
Comments on the Takoma Park
Minor Master Plan Amendment**

Received On: 9/1/2023

Has Attachments: No

From: acpfitz@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Official Comments on the Takoma Park Minor Master Plan Amendment

Message

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

Dear Chair,

I am a homeowner on Maple Avenue (corner of Edinburgh Lane) adjacent to the Minor Master boundary. I have spent a few hours reviewing the plan and the various presentations available on the website. I look forward to reviewing the climate assessment when it is available. I reserve the option to provide additional comments based on the climate assessment and certainly hope

My favorite part of the plan is the improved roadways with bike lanes and wider sidewalks. I particularly like the Green Promenade concept but I don't understand how that is to be implemented. Is the inclusion of this idea in the plan a formal commitment by the county Planning Board? Is it enforceable?

I also applaud the call for more solar charging stations as part of the mixed use development and the call for an open space on the campus of the Washington Adventist university/hospital. I would also make a stronger case to include an elementary school given the overcrowding at Rolling Terrace ES.

What I object to is the maximum height zoning of 120 feet on that campus. No open space will compensate for the dizzying height that represents. Furthermore, those heights do not seem consistent with responsible development within the ecological proximity to the Sligo Creek waterway. I also do not think that the area can accommodate 3,500 additional units of housing (even if some are ADUs or tiny houses - I do like the idea of more ADUs). Therefore I strongly request that the City of Takoma Park **pass a resolution for the maximum height zoning on the former hospital campus to be NO MORE than 70 feet.**

I do also have questions for the planning board and the City about possible provisions to integrate into the plan to go beyond a 12.5 percent affordable housing unit. The need for more affordable housing within city limits is undeniable when teachers and public servants have to live far up county. It seems the plan could call for more stringent requirements of any large development within its boundary. Why can't the City demand higher percentages or greater assurances of affordability?

Thank you for taking note of these comments.

Anne Pfitzer
8016 Maple Ave
Takoma Park, MD 20912

**MCP-144658-S6J2: Written
Testimony, Public Hearing on
Takoma Park Minor Master Plan,
Sept 14th 2023**

Received On: 9/2/2023

Has Attachments: No

From: susankatzmiller@cs.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Written Testimony, Public Hearing on Takoma Park Minor Master Plan, Sept 14th 2023

Message

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

Dear Planning Board,

I write to ask you to dramatically reduce the density planned on Maple Avenue in the proposed draft Takoma Park Minor Master Plan Amendment, set for a Public Hearing on September 14th 2023. Please reduce the inappropriate heights throughout the plan, to preserve the current heights of buildings there, which are more appropriate heights for a location that is not in a walkshed from a transit center. The upzoning proposed will risk displacement of people from the current affordable and rent-stabilized housing on Maple Avenue that could result in "urban removal." Any rezoning should only be considered after an equity analysis of how to ensure the continued low rents in each of the buildings on Maple, and consideration of how any upzoning would raise rents and displace residents in each of the buildings. The stated goal to strive for net zero loss of units of affordable housing has no teeth, and is wholly inadequate to protect rents from rising and the actual current residents from displacement.

I understand the need to rezone the Washington Adventist properties to allow for affordable and missing middle housing. The rolling green campus would seem like the perfect location for townhouses with some higher buildings at the center of the campus (not along Sligo Creek, where they would create environmental risk). Townhouses are notably missing in Takoma Park.

What remains unclear is why Maple Avenue got appended onto this plan, when the community never asked for upzoning nor gave informed consent to do so. Upzoning this neighborhood could cause real harm and displacement in a unique and valuable corridor of affordable housing. There is abundant evidence from actually talking to these residents that they had no idea about the threat of "infill" taking the open space in their already dense neighborhood on Maple, and of gentrification and displacement. Now, they are asking why Maple Avenue, our densest neighborhood, should shoulder additional density burden. It is the epitome of inequity to ask them to do so.

This Plan Amendment evolved during a period spanning turmoil and complete changeover at the Planning Board, during the pandemic, during an almost complete changeover of City Council, and including an extended and ongoing period with no City Manager or Deputy City Manager in Takoma Park to provide informed and responsible feedback.

Unfortunately, one result was a complete lack of adequate input from residents of Maple Avenue--the people potentially most affected by increased land values (benefiting owners, not renters). These are the residents who would be most affected by the subsequent gentrification of a very unique and precious core of rent-stabilized and affordable housing on Maple Avenue. The city and community worked hard over decades to create this housing to benefit tenants, putting together multiple government and non-profit resources, and is rightly proud of harboring one of the densest neighborhoods of affordable housing in the county, with notably low rents. Why would we risk disrupting this system?

Outreach focused on asking people why they like their neighborhood, or their dreams for the hospital site. It did not make clear that the open and green spaces on Maple could be "infilled," reducing the quality of life on an already dense corridor. It did not make clear the economic pressure that upzoning would exert to replace garden apartments with more high-rises, and to replace rent-stabilized buildings with new buildings that would not be stabilized for five years under Takoma code. The older buildings on Maple may need re-investment to modernize them. Some of them are protected by deed covenants, at least temporarily, but many are not. But deliberately increasing economic pressure that could lead to teardowns and replacing them with market-rate housing is not right in terms of either environmental or equity concerns.

The lack of specific and appropriate outreach, and the risk of displacement and rising rents, defy the commitments of the City and County to equity in planning. And the intent of our equity commitments must be to actually address institutional racism, never to "consider" equity and then ignore it.

Beyond the equity issues, the technical specifications of this plan amendment are inappropriate for the location. The upzoned heights proposed for both the WAH campus and Maple are completely out of scale, when compared to other recent County rezonings at transit centers such as Forest Glen, Glenmont, or Lyttonsville. Neither the WAH campus nor this stretch of Maple are in the ½ mile or ten minute walkshed from any transit center. So, this is not an appropriate "infill" site, and there is no justification for the maximum upzoning proposed.

Thank you for reconsidering this Plan.

Susan Miller

12 Montgomery Ave

Takoma Park MD 20912



**MCP-144732-J8R0: Takoma Park
Minor Master Plan Amendment**

Received On: 9/4/2023

Has Attachments: No

From: kcollinsmd@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment

Message

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

This email is written testimony for Montgomery County Planning Board's Public Hearing on the *Takoma Park Minor Master Plan Amendment (TPMMA)* on **Thursday, September 14 at 6 p.m.**

Dear Montgomery County Planning Board,
I am extremely concerned about the proposed **Takoma Park Minor Master Plan Amendment** for several reasons :

1. The proposed density of the entire Minor Master Plan seems inappropriate for our small city, especially since it is not a transit center. People living in a dense development there would need to get around by car, adding 1000s more cars to our already congested streets. I understand that the plan would allow up to 3,500 UNITS to be built, which would bring a huge increase in the population of the city and would strain the city's resources and create major traffic issues.
2. Extending the Plan Area to Maple Ave, opens up the possibility of Takoma Park losing the rent controlled apartments on Maple Ave to developers who could replace the buildings in the Maple Avenue District with luxury high-rises or whatever they want.
3. I am also concerned that extreme upzoning is being proposed in the amendment without environmental and traffic studies having been done.

I hope that the County Planning Board will pare down the Plan Area and focus only on the site of the old Adventist hospital and the buildings and grounds of Washington Adventist University. I also hope that the Plan will be amended to allow the city to have more control of possible development.

Thank you for considering my suggestions.

*Karen Collins
7114 Sycamore Ave
Takoma Park, MD 20912*

Received On: 9/4/2023

Has Attachments: No

From: ashley.f.ward@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma park MMPA

Message

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

Dear Montgomery County Planning Board,

My husband and I have lived here in Takoma Park for more than 8 years and our children have been in the local public school system for all of that time. I'm writing to express my support for the existing Minor Master Plan Amendment. New housing in Takoma Park is desperately needed, and a lot of it. High rises are the most efficient way to provide this much needed housing when the geographic footprint is limited. I am an ardent supporter of building low and moderate income housing in desirable towns such as ours. But that requires that we agree to build places for them to love, grow our town and allow it to change (for the better!), and that we truly embrace newcomers. The world is growing and changing and we cannot stay stuck in the past. I have lived in this town long enough to be sincerely disappointed by many long-time residents that proclaim to be supporters of immigrants and low income families ... but only as long as it's not in their backyard and they don't have to be inconvenienced or share their resources.

I would be in support of an amendment that required > 12.5% of the new housing stock to be reserved for low or moderate income families, but I am very pragmatic and consider it completely acceptable/necessary for developers to need to make a profit on their investment (unless our government plans to take over the provision of homes with taxpayer money, which I don't see happening).

Best,
Ashley Ward
7007 Sycamore Ave
Takoma Park, MD 20912

**MCP-144824-M5Q5: Written
Testimony - Takoma Park Minor
Master Plan Amendment**

Received On: 9/6/2023

Has Attachments: Yes

From: fhoefner@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Written Testimony - Takoma Park Minor Master Plan Amendment

Message

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

Attached please find our letter to the Planning Board containing our views and recommendations on the Takoma Park Minor Master Plan Amendment. Please accept this letter as our written testimony for your public hearing on September 14.

Sincerely,

Diane Curran and Ferd Hoefner
22 Montgomery Avenue
Takoma Park, MD 20912
fhoefner@gmail.com
301 385 6467

**MCP-144837-Z2J1: Public
Comment on Takoma Park MMP**

Received On: 9/6/2023

Has Attachments: No

From: kolyabg@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Public Comment on Takoma Park MMP

Message

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

To whom it may concern,

Please consider my following concerns about the Minor Master Plan for Takoma Park:

1. Require (not simply recommend) a significant % of any new residential units be designated as affordable housing.
2. Require (not simply recommend) either new or renovated construction to comply with specific energy efficiency and carbon footprint reductions in response to climate change.
3. Require (not simply recommend) 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.
4. Require (not simply recommend) a transportation plan that would minimize the use of personal cars and increase public transportation options.

Thank you,

Kolya Braun-Greiner, MDiv

7603 Central Ave., Takoma Park, MD 20912

Home: 301-920-0226, Cell: 301-909-8943

The eyes of the future are looking back at us and they are praying for us to see beyond our own time. --Terry Tempest Williams

**MCP-144904-Z2C1: September 14,
2023 Takoma Park Minor Master
Plan Amendment, County Planning
Board Public Hearing**

Received On: 9/6/2023

Has Attachments: No

From: susan.tsultrim@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

September 14, 2023 Takoma Park Minor Master Plan Amendment, County Planning Board Public Hearing

Message

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

Thank you for taking time to read my comments and concerns about the proposed expansion of the former Washington Adventist Hospital property site. I have been a Takoma Park resident at 7407 Maple Ave since the early 1980's. While there is of course a need for more housing in Montgomery County, the current proposal is totally inappropriate in size and height and would essentially eliminate the rich cultural and ethnic diversity, displace many current residents and promote a white mono-culture while removing affordable housing which is so badly needed. I strongly urge the Planning Board to reject the upzoning of this space and to remove Maple Avenue from the Plan boundaries.

Thank you for your time and care,
Sincerely,
Susan Page
7407 Maple Ave
Takoma Park, MD 20912

--

Susan Page
susan.tsultrim@gmail.com

**MCP-144905-V7M4: TAKOMA
PARK MINOR MASTER PLAN -
Reaction From a resident**

Received On: 9/6/2023

Has Attachments: Yes

From: Martin.Shore@aoc.gov

To: mcp-chair@mncppc-
mc.org; carah@takomaparkmd.gov; mcp-
chair@mncppc-mc.org; mcp-
chair@mncppc-mc.org;

Subject

TAKOMA PARK MINOR MASTER PLAN - Reaction From a resident

Message

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

Hello,

I wanted to express my concern about the Takoma Park Minor Master Plan as well as the process of reaching this current point. Before that, I want to commend Cara Honzak on her efforts to keep the Ward Five residents aware of this plan and her willingness to meet with many of them. I appreciate her focus on the Minor Master Plan, the impact this will have on our community and setting up a number of meetings to address resident's concerns.

However, I do have concerns about the process by which this current zoning proposal was established. While there was a meeting in which the Planning Board set up to meet with Takoma Park residents to discuss some of the various features of this plan including land use, transportation, historic preservation, proposed density of new construction, sustainability, open space, etc, the residents did not get to have a say on the scope of the minor master plan. Instead, we were presented with the plan boundaries as a fixed entity. There was no discussion of why this area to be rezoned was included in the plan. It was my understanding that the Adventist Hospital site was no longer being used as a hospital. Therefore, I thought the focus of the meeting was to try to brainstorm about potential new uses for this existing hospital site and to get a sense of what the surrounding community thought. I was confused and quite surprised by the included in the Takoma Park Minor Master Plan. Certainly the area of the hospital, the adjoining Adventist University site and the immediate surrounding area of the Hospital and the School would make sense. What made no sense to me was that nothing in Ward 2 was addressed in the plan. How could an residential area right across Carroll Avenue not be considered in the planning of the Hospital envisioning and reuse? Makes no sense. Certainly Ward 2 would be affected and to say it wouldn't be affected is ill advised and negligent of the MontCo Planners part. While continuing to look at the boundaries of the site, it extends well beyond the area of the site in question west along Maple Avenue. The boundary for some reason, unknown to me, extends to Philadelphia Ave. In looking at the slide below, it is clear that there are two or three types of building within the MMP boundary. First, the hospital is clearly seen by the large structures to the east of Sligo Creek. Second, is the University Buildings and Church along Flower Ave and Maplewood Ave. And the third type of building included in this study are low rise and high rise apartments. Now, what do these residential apartments have in common with the institutional/hospital/office buildings on the other side of Sligo Creek? Perhaps because they are multi level apartments, there are some similarities in terms of density. But why does the boundary extend so far to the east? Why not extend the boundary to Long Branch Creek, after all, creeks, rivers historically have served as natural boundaries. Or at least to the boundary of Takoma Park.

The common factor of many of the buildings west of the creek along Maple Ave are that they are affordable to a population with lower incomes. Including those affordable housing apartments raises a red flag immediately. It raises concerns that the county is targeting those apartments for some reason, presumably either to add additional housing, by altering some to the existing buildings or to add more high rise structures. It is my understanding that somehow 150 feet was the height that the planning board was appropriate for this corridor. Not sure how that came to be, because in the visioning session, I don't believe that any of the residents of Ward 5 were in favor of extending the height limit to fifteen stories. I imagine that allowing for taller buildings would add new dwelling units to the area, therefore providing greater tax residents for TKPK. I do not

understand why the urge to building taller is desirable to many architects and planners. The current height is adequate in my view. Greater height is typically more desirable for building developers – it makes their profit margin greater – but I am not sure who else benefits from this zoning change. Certainly the existing residents of affordable housing will not be benefitting. They will be relocated, but not necessarily returned to the apartments that are build to the allowable zoning. The rents will be higher. Affordable housing will become less available, not more available.

The same is the case for the increased height of buildings along Flower and Maplewood to 70 feet. Again not sure how that came to be, because in the visioning session, I don't believe that any of the residents of Ward 5 were in favor of extending the height limit to seven stories. Each of these height increases represent a lack of sensitivity the scale of the existing surrounding building stock in this residential neighborhood. It certainly illustrates that the Planners have a clear misunderstanding the character of the neighborhood, and I believe ignores what the current residents envision. As an architect, personally, I am not against building or developing Takoma Park. I just think that this existing conclusions reached in the TKPK MMP unfortunately are half baked and a broad brush effort. More detail and definition is necessary for the MMP to be a useful, forward thinking and community centered document. Right now as it stands, the plan does not properly express the unique character of Ward 5 (or Ward 2) in TKPK.

I will not go into the other issues that the plan ignores in order to be successful such as the impact this will have upon the existing infrastructure – I believe that a traffic study needs to be carried out based up full potential of growth as result of the zoning changes. It should be done now. Will the existing 2 lane roads that are currently main roadways in Takoma Park able to handle the additional vehicular needs, parking needs, etc.

The environmental impacts also have been ignored. They should be done – now. Is there any Historic Preservation overlay zone? Will existing buildings be recycled or reused or will they be demolished because a developer things it is the easier thing to do? Is that sustainable? Is that making the best use of our resources. Waiting for a developer to propose a project in this area before traffic and parking and open space studies are done is a recipe for disaster. I am not against the developer making a profit – but I would prefer that Planning Board outline specific regulations that are done for the sake of the community and for smart growth, not for the developer to have free reign and maximize their profits.

In closing, I am strongly against the Takoma Park Minor Master Plan. It is not ready be passed. I urge my council member, Cara Honzak to hear my voice and the many other voices in Ward 5 that have real objections to the Minor Master Plan. Vote against the existing Minor Master Plan!

Respectfully

Martin Shore

Takoma Park Ward 5 resident



**MCP-144916-C9J8: Comment on
Minor Master Plan Amendment**

Received On: 9/6/2023

Subject

Has Attachments: No

Comment on Minor Master Plan Amendment

From: andy@sfekas.com

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Bike and transit infrastructure are key to the success of any change in zoning, as without these, many of the new residents will drive - increasing traffic and not realizing any of the potential gains from denser housing. **The recommended protected bike lanes on Maple Ave from Long Branch all the way to Philadelphia Ave are necessary before an increase in housing happens.** Striped but not separated lanes would not be sufficient to protect bikers and are frequently blocked by double-parked cars, delivery trucks, and other vehicles whose drivers were focused on not blocking vehicle traffic. Protected lanes, on the other hand, offer residents in the proposed Flower Ave district safe access to the Red Line station via bike, scooter, etc.

Bike infrastructure should further be extended to the Langley Park transit center. Safe access to multiple transit options will give residents the option to forgo car ownership.

Transit improvements would presumably need to reflect what developers propose to build. The MMPA should list concrete steps that will be taken as part of the development process to ensure easy access from the development site to the Takoma (or other) Red line station and the Langley transit center.

Zoning changes in the Flower Ave district:

- The Minor Master Plan Amendment revisions have the potential to create tall buildings amid a sea of parking lots, given their combination of FAR and building height. A lower maximum building height of 70 feet, dropping to 50 feet along Flower Ave, combined with the same FAR, would be preferable, as it would preserve the ability to provide new housing while reducing the amount of blank space at ground level. If developers want to propose higher buildings with a smaller footprint, they could apply for variances and the community could separately consider the impact the proposal would have.

Zoning changes in the Municipal District:

- Site 1 and Site 2 are not currently in a position to be redeveloped, so zoning changes for these sites should not be included in the Minor Master Plan Amendment. If they become available for redevelopment in the future (e.g., if PBES moves to a new location), a new zoning review process should commence so that the city can reassess its needs at that time.

- I agree with the remaining zoning recommendations. Single-family lot minimum sizes are generally too high in Takoma Park.

Zoning changes on Maple Ave:

- I agree that the Maple Ave sites should, wherever practical, be rezoned from R to CRT. There should be much more room for businesses to open within this population-dense area of Takoma Park.

**MCP-144921-S6D9: Re: Thank you
for your message**

Received On: 9/7/2023

Has Attachments: No

From: andy@sfekas.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Re: Thank you for your message

Message

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

My address is:
7316 Flower Ave
Takoma Park MD 20912

On Wed, Sep 6, 2023 at 9:54 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for this message. If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. You may provide this to MCP-Chair@mncppc-mc.org

For all other e-mails, Chair's Office staff will respond as soon as possible. If you need immediate assistance, please call our office at (301) 495-4605.

**MCP-144936-F7L3: Takoma Park
Minor meter plan**

Received On: 9/7/2023

Has Attachments: No

From: karendelrich@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor meter plan

Message

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

1. Taking a broad stroke in upzoning maple ave is unconscionable. I would like know the reasoning behind doing this instead of taking a systematic look at all the buildings and ensuring that there is no 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 an affordable place to live.

2. Remove Maple Ave from current plan and focus on the Hospital site.

3. Restrict zoning on the Hospital site to 5 or 6 stories keeping building costs down.

4. We need to see the Climate change report and an equity statement.

Karen Elrich

8110 Roanoke Ave

Takoma Park, MD 20912

□□□□□

Received On: 9/7/2023

Has Attachments: No

From: teachercorreia@aol.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

MMPA City of Takoma Park concerns

Message

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

My name is Barbara Correia and my husband (Carlos) and I have a house in ward 5 off of Maplewood Avenue. My daughter and her family live there now and we all have concerns for the Minor Master Plan Amendment. First of all this summer was the first I had heard about this and only because my council member for ward 5 came to visit my daughter to let her know about a meeting in July regarding the new zoning that is part of the MMPA. Listed below are the concerns we have for the Minor Master Plan Amendment.

- Green space: by adding the tall high rises, 70 ft and 120 ft, we are losing green space. The green space specifically for Maple Ave would change from 60% to 45%. Most of the green space from the campus of WAU and the old WAH would be gone due to housing and parking. Losing green space will also change the climate of the City of Takoma Park. Less trees and more buildings/asphalt will mean a hotter climate.
- Is the city's infrastructure capable of handling the amount of growth that this plan would allow-40% growth in population? This would include not only the utilities (gas, electric, water, and sewer), but the fire and police departments. The city will also need to increase grocery stores for the increased population.
- Adding extra apartments (40% increase of people) will affect the traffic, wear and tear on the roads, (Flower Ave is a very narrow road), increase the amount of public transportation, a larger police force and a 2nd or larger fire department
- Public schools: the local public schools-elementary, middle, and high school (Blair) are already overcrowded with too many students. (Blair has 2 trailers.) With a 40% increase in population, where will the new families send their children to school?
- With the addition of high rise apartments, where will the new occupants park?
- Displacement of citizens of Maple Ave apartments: some

of the citizens have lived in Takoma Park for many years. 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?

- The 2 apartment buildings on Maple Ave are below the tree tops and built in the city at the lowest point. Tall high rises (50-70 ft and 120 ft) built by ward 5 (ball field of WAU) and the WAH property will be well over the treetops blocking the skyline view. These tall buildings will be in the backyards of houses in the neighborhood which will also block the sun and view.
- With the increased population will come increased crime which is a safety issue. Many of the residents of TP walk as their mode of transportation or walk to public transportation. Families walking their pets and families walking in the neighborhood with their children (kids on bikes or strollers) will have a concern for their own safety.
- Yes, we need growth but not to the extent that tall high rise apts will provide. Instead look into 2-4 story apartment buildings or Garden type apts which will increase population, but not drastically change the look of Takoma Park
- Takoma Park has a charm and character unique to itself. Tall high rise apts will change the look and feel, making it a New York City look. Lower all the zoning heights to keep the look and feel the same.
- Property values might decrease instead of increase since new buyers might not want to buy a single family home with a high rise in its backyard. Plus the already established neighbors will lose privacy with tall high rise apts in their neighborhood.
- 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?

Received On: 9/7/2023

Has Attachments: No

From: teachercorreia@aol.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Fw: MMPA City of Takoma Park concerns

Message

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

responding.

I am resending this to include my address at the bottom of the document. Barbara Correia

----- Forwarded Message -----

From: teachercorreia@aol.com <teachercorreia@aol.com>

To: mcp-chair@mncppc.org <mcp-chair@mncppc.org>

Sent: Thursday, September 7, 2023 at 11:59:03 AM EDT

Subject: MMPA City of Takoma Park concerns

My name is Barbara Correia and my husband (Carlos) and I have a house in ward 5 off of Maplewood Avenue. My daughter and her family live there now and we all have concerns for the Minor Master Plan Amendment. First of all this summer was the first I had heard about this and only because my council member for ward 5 came to visit my daughter to let her know about a meeting in July regarding the new zoning that is part of the MMPA. Listed below are the concerns we have for the Minor Master Plan Amendment.

- Green space: by adding the tall high rises, 70 ft and 120 ft, we are losing green space. The green space specifically for Maple Ave would change from 60% to 45%. Most of the green space from the campus of WAU and the old WAH would be gone due to housing and parking. Losing green space will also change the climate of the City of Takoma Park. Less trees and more buildings/asphalt will mean a hotter climate.
- Is the city's infrastructure capable of handling the amount of growth that this plan would allow-40% growth in population? This would include not only the utilities (gas, electric, water, and sewer), but the fire and police departments. The city will also need to increase grocery stores for the increased population.
- Adding extra apartments (40% increase of people) will affect the traffic, wear and tear on the roads, (Flower Ave is a very narrow road), increase the amount of public transportation, a larger police force and a 2nd or larger fire department
- Public schools: the local public schools-elementary, middle, and high school (Blair) are already overcrowded with too many students. (Blair has 2 trailers.) With a 40% increase in population, where will the new families send their children to school?
- With the addition of high rise apartments, where will the new occupants park?

- Displacement of citizens of Maple Ave apartments: some of the citizens have lived in Takoma Park for many years. 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?
- The 2 apartment buildings on Maple Ave are below the tree tops and built in the city at the lowest point. Tall high rises (50-70 ft and 120 ft) built by ward 5 (ball field of WAU) and the WAH property will be well over the treetops blocking the skyline view. These tall buildings will be in the backyards of houses in the neighborhood which will also block the sun and view.
- With the increased population will come increased crime which is a safety issue. Many of the residents of TP walk as their mode of transportation or walk to public transportation. Families walking their pets and families walking in the neighborhood with their children (kids on bikes or strollers) will have a concern for their own safety.
- Yes, we need growth but not to the extent that tall high rise apts will provide. Instead look into 2-4 story apartment buildings or Garden type apts which will increase population, but not drastically change the look of Takoma Park
- Takoma Park has a charm and character unique to itself. Tall high rise apts will change the look and feel, making it a New York City look. Lower all the zoning heights to keep the look and feel the same.
- Property values might decrease instead of increase since new buyers might not want to buy a single family home with a high rise in its backyard. Plus the already established neighbors will lose privacy with tall high rise apts in their neighborhood.
- 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?

Barbara and Carlos Correia
724 Maplewood Avenue
Takoma Park, MD 20912

**MCP-144982-K5D9: Takoma Park
Minor Master Plan Amendment
Written Testimony/Comments**

Received On: 9/7/2023

Has Attachments: No

From: seannapier77@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment Written Testimony/Comments

Message

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

To whom it concerns:

As residents in Takoma Park, adjacent to Washington Adventist University, our family will be directly affected by the purposed zoning changes in the Minor Master Plan Amendment. Our home is in the plan to be rezoned.

These are our concerns and suggestions:

- Our highest priority is safety, as we have a family. A young lady was mugged in front of our house this year. With a large population increase, crime rates will continue to rise. The news apps notify of many crime instances in the area. We are very concerned for our children's safety due to the potential population increase.
- Park/playground capacities: Currently, the playgrounds along Sligo Creek are very full of children. Will more playgrounds with shade trees be added? By the afternoon, the slides that aren't in the shade can get very hot. Having the tall trees, help shade the parks to give children more time to play.
- Green space is a large attraction to Takoma Park. Developing land and adding high rise (120ft) options, takes away from that green space.
- There are many benefits to keeping green space: temperature cooling, air cleaning, more likely for residents to stay healthy (clean areas to be active in), etc.
- In conversations with young women in the city, many are already uncomfortable running/walking alone along the Sligo Creek trail. Increasing the population by 40% will only discourage more young women from utilizing the trail alone.
- Flower Ave, Carroll Ave, and Maplewood Ave are narrow roads, given the street parking. With the increase in traffic, how will the traffic on these roads be addressed? How will the maintenance of these roads be addressed?
- The public schools in the area are already over capacity. Where will more schools be built to accommodate these additional children?
- The grocery stores are already having a hard time meeting the needs of the current population. There are often empty shelf spaces where items with WIC labels belong.
- Street parking is very limited on evenings with WAU sports games. How will parking needs be met with tall apartment buildings added?
- Privacy: as our home is within the plans, we could end up living with stores directly next to our home. The lots with homes should not be re-zoned to include commercial options, specifically on Maplewood Ave and Flower Ave.
- City resources: 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?

We propose to limit the height to 4-5 stories, which would match what is currently on the University and old Hospital sites. This allows for growth, but at a more manageable percent increase. We also propose to include shaded walkways and parks to maintain the Takoma Park lifestyle.

Sean and Kelsey Napier
724 Maplewood Avenue
Takoma Park, MD 20912

MCP-145063-J2D0: Minor Master Plan in Takoma Park

Received On: 9/9/2023

Has Attachments: No

From: sally.taber52@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan in Takoma Park

Message

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

Dear Members of the Montgomery County Planning Board,

I am writing in support of the Minor Master Plan that has been developed for the site of the former Washington Adventist Hospital and adjacent areas in Takoma Park. I think that requiring a developer to present a plan for the whole site makes a lot of sense, so the development is cohesive.

I would like this site to be considered for a new elementary school for the Takoma Park area as I understand that the Takoma Park area schools are bulging at the seams. This is the last substantial area that is available for development and passing up the opportunity to use it for much needed school space seems a no-brainer. I understand that MCPS does not think that they have money to purchase the site, but I would hope that the Planning Board, Council Council and MCPS can work together to make this happen.

Thank you for your attention to this important matter for Takoma Park residents.

Sally Taber
703 Auburn Avenue
Takoma Park, MD 20912

Received On: 9/9/2023

Has Attachments: No

From: sally.taber52@gmail.com

Subject

Re: Minor Master Plan in Takoma Park

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

I am sorry, but I forgot to include the hearing date on the Minor Master Plan to my original email. So please include this email in the information for the September 14, 2023 hearing.

Thank you,
Sally Taber

On Sat, Sep 9, 2023 at 2:47 PM Sally Taber <sally.taber52@gmail.com> wrote:
Dear Members of the Montgomery County Planning Board,

I am writing in support of the Minor Master Plan that has been developed for the site of the former Washington Adventist Hospital and adjacent areas in Takoma Park. I think that requiring a developer to present a plan for the whole site makes a lot of sense, so the development is cohesive.

I would like this site to be considered for a new elementary school for the Takoma Park area as I understand that the Takoma Park area schools are bulging at the seams. This is the last substantial area that is available for development and passing up the opportunity to use it for much needed school space seems a no-brainer. I understand that MCPS does not think that they have money to purchase the site, but I would hope that the Planning Board, Council Council and MCPS can work together to make this happen.

Thank you for your attention to this important matter for Takoma Park residents.

Sally Taber
703 Auburn Avenue
Takoma Park, MD 20912

**MCP-145074-B6R3: MMPA-
Statement and Question By:Amber
and Dennis Flynn**

Received On: 9/9/2023

Has Attachments: No

From: amberflynn.lcpc@gmail.com

To: carah@takomaparkmd.gov;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;drlebderm@gmail.com;d.flynn.hpcwellness@gmail.com;

Subject

MMPA- Statement and Question By:Amber and Dennis Flynn

Message

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

To whom it may concern:

My husband Dennis Flynn and I (Amber Flynn) are committed to tackling the issue of vacant property on the Adventist University Medical Campus in the MMPA, as this issue affects the community we are part of. We believe that it is important to take ownership of the issue in our own backyard and to be a part of the solution. As we are both residents (7908 Garland Ave) and business owners (7610 Carroll Ave Suite 310) in Ward 5, we feel that it is our responsibility to take action in order to improve the quality of life for our neighbors.

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? Currently, the parking lot is unregulated, leading to no revenue or parking fees being collected from community use. Are there considerations for the Washington Adventist Professional Medical Business building owners to potentially acquire the land currently under lease? Can you provide insights into the process and implications of the building owners purchasing the land where the parking lot is situated? Additionally, 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?

Amber Flynn M.A., LCPC amberflynn.lcpc@gmail.com
7610 Carroll Ave Suite 310
Takoma Park, MD 20912

7908 Garland Ave
Takoma Park, MD 20912

Received On: 9/10/2023

Has Attachments: No

From: jane.r.sharp@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park MMP

Message

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

Dear Planning Board,

I live in Takoma Park, and I am writing regarding the Minor Master Plan. I urge the County Planning Board to remove the "Maple Avenue District" from the Plan Area in the Takoma Park MMP Amendment.

I am concerned with the lack of affordable housing in our area, and I support new housing on the Adventist properties, especially affordable housing. However, I believe that the MMP threatens current lower-income residents of Maple Avenue with displacement. A large majority of residents along the area of Maple Ave in the MMP are people of color and with low or moderate incomes.

The area of Maple Ave. in the MMP offers important public amenities: strong schools, parks, bus lines, and many City services, all within walking distance. It's a desirable area to live and the proposed rezoning presents a profit-making opportunity.

My understanding is that the MMP has no mandates to ensure that affordable housing is kept along Maple Ave. or built at the Adventist site. It's only natural that the proposed new zoning of Maple Ave. would encourage developers to tear down existing residential buildings and build bigger, more expensive housing and/or commercial buildings.

Affordable housing doesn't just happen. It rarely gets built without a struggle, push back, or government requirements. When you build low-income housing, someone doesn't get richer; someone is made uncomfortable. It's easy to go along with these concerns, usually expressed in the language of what's "realistic." But we always have a choice.

Faced with the choice of protecting our existing affordable housing or opening the area to the development of higher priced housing, I hope the Planning Board will choose to protect our more vulnerable citizens from eviction and displacement. Please remove the Maple Avenue District from the Minor Master Plan Amendment for Takoma Park.

Thank you for your time.

Sincerely,

Jane Hsiao



**MCP-145119-F4J7: Testimony for
September 14, 2023 regarding
Minor Master Plan Amendment**

Received On: 9/10/2023

Has Attachments: No

From: arodrimasi@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Testimony for September 14, 2023 regarding Minor Master Plan Amendment

Message

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

To the Montgomery County Planning Board,

We own the home at 905 Maplewood Avenue and submit the following as our written testimony for the Public Hearing on September 14, 2023, regarding the Minor Master Plan Amendment (MMPA). We would like to begin by expressing our support for the MMPA's laudable goals of building new affordable housing units, supporting alternatives to driving, and creating opportunities for new retail. That said, we have three significant concerns about the MMPA that we believe are surmountable and would like to see addressed. Before detailing those concerns, we would like to establish some important context.

If the MMPA is approved, we will have an enormous stake in Montgomery County's active role in the MMPA's implementation, for two reasons. First, our property directly adjoins the northeast boundary of the Plan Area, and we will be highly impacted by any new developments on Flower and Greenwood avenues. Second, the City of Takoma Park does not have an incentive to consider this impact, because our home is located in unincorporated Montgomery County (like many other homes in our neighborhood). So, our sole recourse is the County. We hope that the County, as a general practice going forward, will pay special attention to residents like us who live in these impacted unincorporated areas.

One concern we have is traffic. The MMPA proposes that a large swath of Flower and Greenwood avenues be rezoned to allow for higher-density residential developments, which could lead to increased vehicular traffic. We have existing problems with traffic in our neighborhood (e.g., speeding cars coupled with a lack of sidewalks), which we and a large group of neighbors have previously called the County's attention to. We would like to see the County not only take proactive steps to prevent these problems from becoming worse, but also use the MMPA as an opportunity to reduce the safety-related problems that already exist. Some actions we would like to see:

- 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).

Another concern we have is stormwater. This is a perennial problem that already affects homes on Maplewood and Garland avenues, largely as a result of impermeable surfaces on Greenwood Avenue. New development in the Plan Area could make this better or worse. Some actions we would like to see:

- 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.

Finally, we have questions about the Promenade. One of the access points to the Promenade is in front of our house. 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? Some actions we would like to see:

- 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.

We know that the MMPA is a working draft, and we look forward to seeing how the County incorporates public feedback into the final draft. Thank you for considering the concerns and potential solutions we mentioned above.

Sincerely,

Jason and Anna Rodriguez Masi
905 Maplewood Avenue
Takoma Park, MD 20912



**MCP-145136-F0Z3: Attached are
PART TWO of my comments**

Received On: 9/11/2023

Has Attachments: Yes

From: waynesherwood1@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Attached are PART TWO of my comments

Message

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

Attached are Part Two of my comments for the Montgomery County Planning Board public hearing this coming Thursday evening, September 14, 2023, concerning the proposed Takoma Park Minor Master Plan Amendment.

Wayne Sherwood

218 Grant Ave.

Takoma Park MD 20912-4234

H: 301-608-2589

**MCP-145149-Q3G4: TAKOMA
PARK MINOR MASTER PLAN
AMENDMENT - HEARING
SEPTEMBER 14, 2023**

Received On: 9/11/2023

Has Attachments: No

From: frances.phipps@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

TAKOMA PARK MINOR MASTER PLAN AMENDMENT - HEARING SEPTEMBER 14, 2023

Message

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

Dear Chair and Members of the Montgomery County Planning Commission:

The draft Masterplan Amendment deals with two distinctly different issues:

(1) The redevelopment of the Adventist Hospital and University holdings along Flower Avenue and,

(2) our Maple Avenue residential corridor.

The Adventist Site: represents a long-awaited opportunity to redevelop this underutilized site for a variety of housing options and small scale commercial development. There is a general community consensus that this would be an appropriate and effective way to create much needed additional housing, especially affordable housing. It also provides for an introduction of new small scale commercial along Flower Ave which would serve as a link and hopefully a support for the existing small scale commercial uses and services already located along Flower. This site was the original impetus for the planning review which led to the MMPA.

While the general housing recommendations are welcome and can be accomplished without tenant displacement, important issues of scale, environmental and stormwater impacts still need greater examination and coordination before approval.

The Maple Avenue Corridor: Takoma Park is proud of its history of providing affordable housing for all. In fact, the County Executive has recently called out Takoma Park as the County's most significant and successful concentration of low income housing units. Most of this housing is found along either side of Maple Avenue between Sligo Creek and Philadelphia Avenue. It is composed of a vibrant mixture of low-rise, garden type apartments as well as mid-rise and a scattering of higher rise structures. Unlike many affordable housing locations, Maple Avenue provides access to a rich environment of educational, recreational, institutional and police services within walking distance. Many of the tenants in these structures are long-term tenants who have made Takoma Park their home.

The plan's proposed up-zoning and incentives will entail displacement of the current residents in order to accommodate new development on their existing apartment's site. Not only will the current tenants be displaced, but the new buildings will come on-line at market rents for five years. After five years, these new buildings will be subject to the City's rent stabilization program. The reality is that this program will be applied to apartments that have already established a far higher rent level than the older ones. If such rezoning is effective in inducing significant redevelopment, Takoma Park will lose a valuable aspect of its culture and history and perhaps its sense of community.

These are not “minor” losses. Good planning is based upon a shared community vision of the City should look and function in both the present and the future. The MMPA ignores the importance of preserving the welfare and the quality of life for the present residents of Maple Avenue by focusing all the benefits of change to this area on the developers and increased density. A staff imposed vision on our Maple Ave community which is designed solely to meet County wide housing needs, while ignoring the welfare of the current residents is the antithesis of good planning.

Recommendation:

1. Do not approve the rezoning proposals in the MMPA. Remand the Hospital site for immediate further analysis as mentioned below.
2. Sever and prioritize the planning for the Adventist site and provide the needed analysis of scale, environmental and stormwater impacts.
3. Develop a separate review and development process for Maple Ave which takes into account prevention of displacement of current residents, the use of rehabilitation funds for existing multi-family structures which desire to upgrade, and identify those structures which would benefit the community through redevelopment.

The City itself has had little success in managing large projects. The experience of developing a new Community Center has not been forgotten. Yet, within the past two years it has committed itself to two large construction projects – the library and the recreation center – whose initial cost estimates have already been surpassed before ground has been broken. In terms of timing, it would be prudent for the City to experience the benefits and costs of full development of the Hospital site before undertaking study of substantial change along Maple Avenue.

Respectfully submitted, Frances E. Phipps, 7210 Holly Avenue, Takoma Park, Md., 20912
A 53 year resident.

MCP-145161-X5X0: TPMMPA publis hearing

Recieved On: 9/11/2023

Has Attachments: Yes

From: info@michellefrankfurter.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

TPMMPA publis hearing

Message

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

Dear chairperson,

Attached is my testimony for consideration in time for the upcoming hearing.

Sincerely,

Michelle Frankfurter

m: 202.329.5632 | **e:** info@michellefrankfurter.com

weddings:

www.michellefrankfurter.com

documentary:

www.michellefrankfurterphotos.com

[Instagram](#)

**MCP-145179-P0T4: Written
Comments for Sep 14 Public
Hearing on the Takoma Park Minor/
Major Zoning Plan**

Received On: 9/11/2023

Has Attachments: No

From: marcia_morris_2000@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Written Comments for Sep 14 Public Hearing on the Takoma Park Minor/ Major Zoning Plan

Message

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

Marcia Morris

address - 7710 Garland Ave, Takoma Park, MD, 20912

Ward 5

I am an African-American and have lived at this address for 25 years

I have heard much excitement and hope as to the new housing and commercial opportunities this change in zoning will bring to Takoma Park.

I share in that excitement and hope. I have loved my years In Takoma Park for its trees and green spaces, its walkability and its friendliness. My hope is that this new zoning not detract from the things we all love most about our city.

My comments are on four subjects:

1. Greater attention to insuring green spaces;
2. Reducing height limits around the edges of the planning zone;
3. Recognition of the storm water 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; and
4. Concern that without requirements to ensure no net loss of low income and affordable cost housing the rezoning will result in many current residents within these categories being forced out of Takoma Park and perhaps out of the Montgomery County.

Because my address (Garland Ave) places me directly adjacent to the University and the Flower District portion of the plan my first three comments and requests will focus on the Flower District but I believe these concerns apply to all sections of the the City and the plan.

1. Green Space - although one of the desired outcomes of the plan is to maximize green space, without specific attention to that it will be lost in the monetary desire for use of space. An example, 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. Animals use this corridor to move among green

areas. I see deer and raccoons and rabbits daily; foxes in Spring; owls are nesting in the trees and can be heard nightly; and there is a possum that visits on occasion. The new Zoning Plan comes right up to this City right-of-way with authorization for 55 ft high construction. This will likely result in the destruction of this green corridor and the loss of tree cover and wildlife habitat.

I request that 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.

Which leads to my next concern-

2. Height limits around the edges of the rezoning plan.

The section of Garland Ave directly behind the college property on Greenwood is a long established neighborhood of one and two story homes. The proposed zoning change would allow for construction up to 55 ft in height which is not compatible with the existing neighborhood.

Request that 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.

3. Storm water management -

I believe storm water management issues are a problem in many areas of the City but I will speak from personal experience here on Garland Ave behind the University. Over a period of many years the residents of this neighborhood have had several meetings with City and University representatives about the the problems we have had with storm water runoff from the University - in particular with runoff from a parking lot the University constructed several years ago. It flooded our yards and houses and in my case caused water damage to the foundation of my house. Nothing came of the two meetings I attended and I was forced to get a loan to do \$30k in repairs and remediation to partially deal with the water. As I understand it, the only home owners who received any assistance were those who filed individual lawsuits. This was an instance of dealing with only on entity. The proposed zoning change will result in many many construction projects by numerous individual contractors and property owners. Based on past experience that would leave all existing property owners at the mercy of each of those contractors and owners. I request that the County and the City 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 .

My fourth comment concerns the Maple Avenue portion of the rezoning plan.


4. Net loss of low income and rent stabilized units.

The joys of Takoma Park are an abundance of trees and flowers and a warm welcoming diverse community. The Maple Avenue corridor contains most of the low cost and affordable housing in Takoma Park. There is considerable concern that much of that will disappear and those citizens of Takoma Park will be forced out if there is no provision in the Minor/Master Plan for no net loss of such housing. Request that this be addressed in the Plan to avoid pushing citizens out of Takoma Park.

Thank you for the opportunity to comment on the Minor/Major rezoning plan.

Marcia Morris

Sent from my iPhone



MCP-145180-R7X6: Minor Master Plan rezoning in Takoma Park comments

Received On: 9/11/2023

Has Attachments: No

From: aviva100@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan rezoning in Takoma Park comments

Message

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

I am very concerned about the many implications of the minor master plan rezoning. I would like to see a limit of 7 stories throughout the rezoning area. I live in Ward 5 in the area being rezoned including my house from residential to commercial.. I would like to see the hospital area developed as mixed residential/commercial but I would like to see the height and density reduced.

Right from the City's website: Takoma Park has a distinctively small town feel. That is exactly why we moved here. We looked in Silver Spring for a home but prioritized Takoma Park despite the higher taxes. What I didn't know was how much I would fall in love with Sligo Creek. I want to ensure any development includes a more sizeable green and permeable area on the current hospital area and that any development includes protections from stormwater running into Sligo Creek. Sligo Creek is a treasure for our city - everyone of all stripes and backgrounds uses it and loves it. I have worked hard with multi-faith congregations in the area to get them to plant native plants on their grounds and that of their neighbors to reduce stormwater into our local creeks including Sligo Creek. This has been in conjunction with the County RainScapes Program. I do not want to see the area right next to my very own house contribute towards the degradation of this already unhealthy creek. Montgomery County has put a lot of resources into helping Sligo Creek go from a few fish to now more than 15 species. We need to reduce not increase our pollution contribution.

I also believe that there should be a stormwater and transportation plan as part of any rezoning. I fear the worst case scenario of 30 luxury condos of 150 feet contributing to changing the nature of this small town feel with increased congestion and pollution.

I came to speak at the Takoma Park City Council meeting last week and my 3 min of comments are below.

Naomi Edelson - Ward Five - wildlife biologist

I'm Naomi Edelson. I live in Ward Five. I'm very grateful that we have a great Councilmember Cara Honzak, and I've gotten to work with Terry Seamens distributing the food to the apartments on Maple Ave, he's tremendous, and Randy Gibson I know as a great environmentalist from my professional work.

I'm a wildlife biologist, and I've lived in Takoma Park since 2010. We love it. It's changed our lives moving here. I absolutely love living in Takoma Park with my family.

I'm a block from the hospital and in fact my house is being considered as part of the rezoning.

So I do want to talk a little, not just about Maple Avenue, but about the whole hospital re-development. I do believe it should be developed. I think that makes sense. But I

am concerned about Sligo Creek, which is the heart of Takoma Park. And while the County manages the park and creek, it is our responsibility as Takoma Park residents as to what ends up flowing into that water from stormwater runoff. The creek is already very degraded. Kids are playing in there. That's completely inappropriate. The dogs are drinking the water. It's not safe for them to be doing that. It's a health hazard, and we have to do our part. We're the dirtiest part of Sligo Creek. I've learned that from my work as a wildlife biologist getting people to reduce their stormwater runoff. We need to be helping the creek rather than letting more stormwater runoff going in there through more development.

I'm concerned about the dramatic change in character for the city that I love, that my family loves, that my neighbors love.

I'm concerned about the height, the 150 foot buildings. I understand that now those are only happening right at METRO stops, according to Marc Elrich (County Ex). They're not happening in other places.

I think that the infusion of three to five thousand more people from 17,000 will drastically change the city, and we don't have the infrastructure built to handle it.

I understand the past hospital study, when I didn't live here, that they would never be able to handle it, because of the two lane road on Flower Avenue. Unless you were able to take away the homes along Flower, we can't handle that. And there is not transportation plan in this plan. Why zone it if you cannot handle it?

And I'm also concerned about the issue of the environmental impact of climate hasn't been evaluated - we will have more stormwater in an era of climate change - agreeing to something without knowing - I think it's the worst case scenario to say it's OK, but then we'll do more work later and find out (via permitting).

You're setting yourself up for another fight, like the Junction. It's not good for our community.

Why would we want 150 foot housing? I just don't see that as being appropriate in this place.. It's appropriate, maybe, right by the Purple Line. And I think it's more than half a mile from my house to the Purple Line. I'm not sure. I might be wrong. I thought it was more than that so not truly walkable.

So those are the things I want to say. I'm very concerned about the whole plan including Maple Ave (also basically my neighborhood) but I am focused specifically on what could be happening at the hospital area.

Thank you.

Naomi Edelson
716 Erie Ave
Takoma Park MD 20912



**MCP-145208-N8L2: Testimony for
September 14th hearing**

Received On: 9/12/2023

Has Attachments: No

From: fredfeinstein@gmail.com

Subject

Testimony for September 14th hearing

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

My name is **Fred Feinstein** and I live at:
7114 Sycamore Ave,
Takoma Park, MD 20912

Below is a statement for the **September 14th, 2023 hearing** being conducted by the Board.

STATEMENT:

My name is Fred Feinstein. I have lived in Takoma Park on Sycamore Avenue for 45 years. Over those years I have seen many changes in the city I love. One of the big changes, as we all know, is the cost of housing has sky rocketed. I like many of my neighbors would never have been able to move here when I did, if the housing market was anything like it is today. I share the hope that we can make it more affordable for people to move here as I was able to do many decades ago.

But even more important is assuring that those who currently live in Takoma Park can continue to afford it. I have been proud of the city's commitment to affordable rents for those who live here. The housing policies in place have been a model of protecting against the displacement of people in a community when the real estate market around them is soaring. Takoma Park has stood firm in enforcing these policies that have kept our community diverse and thriving, unlike some other neighboring communities.

I'm concerned that the Minor Master Plan under consideration today could significantly affect these important policies. It proposes significant changes to two very different areas of our city. On the one hand it applies to the former Washington Adventist Hospital grounds. If done properly, I am 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.

However it's not at all clear why the plan also applies to an important part of our city that is entirely different from the former hospital grounds. Changing zoning regulations to accommodate construction on land where no housing currently exists is very different than applying these same "up zoning" changes to the most densely populated part of our city, potentially upsetting an important set of policies. Why are we lumping them together? Why are we possibly jeopardizing important policies because we have a chance to build affordable housing on the former hospital grounds?

I believe there is real potential to reach a broad consensus on the sensible development of the former hospital grounds that would unify and excite our community. Lets get this important accomplishment done. Then we take on the very different and more complex "up zoning" of a densely populated part of our city.

Thank you.

Fred Feinstein

**MCP-145217-M0J1: Concerns
about the Takoma Park Minor
Master Plan Amendment**

Received On: 9/12/2023

Has Attachments: No

From: breckbills@gmail.com

Subject

Concerns about the Takoma Park Minor Master Plan Amendment

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Members of the Planning Board:

Re: The **Plan's Public Hearing date of Sept. 14, 2023.**

From: **Kathy and Steve Breckbill**
7104 Woodland Ave.
Takoma Park, Md 20912

breckbills@gmail.com

We have been residents of Takoma Park for over 40 years. We have seen many changes over those years. Many have been improvements, but not all. While we are not opposed to development, we are very concerned 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.

Below are some of our personal concerns.

This 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. It is heartbreaking when our neighbors lose their homes! They may lose the rent control protection the City has been so good at maintaining. Language must be included to stop any action that would cause a resident to be moved from their home. This diverse population is something we are all proud of.

It also worries me that this 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. The Creek is vulnerable. Steve has reported raw sewage on a number of occasions. You need only look at the increased costs of building the City Municipal Building and new Library on a flood plain to understand how important sufficient Environmental Review is. There must be Language to guarantee that any development meets the requirements of Appendix E: Policies and Regulation and of the the 2019 Sustainability and Climate Action Plan. Language must be included to require EPA Environmental Review.

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. The MMPA doesn't recognize the ongoing work of assessing traffic problems and looking for solutions on Maple Ave. Language must be included to require an extensive traffic study.

Our concerns are not even the tip of the iceberg. Paul Chrostowski, Carl Elefante, Bill Mallari, and Elaine Lamirande, President, Friends of Sligo Creek (president@fosc.org) and others, are residents with expertise and years of experience. They are far more knowledgeable than I and have provided you with information based on their actual experience and training. They have the additional qualification of living here and experiencing real time problems that have affected the area in question. Take advantage of their generosity and listen to them before you act.

Sincerely,
Kathy and Steve Breckbill

Virus-free. www.avast.com

MCP-145218-X8X0: Fw: Cities Really Can Be Both Denser and Greener - but "Density is not destiny,"

Received On: 9/12/2023

Has Attachments: Yes

From: mshore6@verizon.net

To: mcp-chair@mncppc-mc.org;between-the-creeks@groups.io;carah@takomaparkmd.gov;erie-maple@groups.io;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;planning@takomaparkmd.gov;

Subject

Fw: Cities Really Can Be Both Denser and Greener - but "Density is not destiny,"

Message

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

Just some thoughts about the Takoma Park Minor Master Plan...that I am against. Please place on list serves and please read.

Thank you,
Marty Shore

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Tuesday, September 12, 2023, 1:15 PM, Shore, Martin <Martin.Shore@aoc.gov> wrote:

A classic urban trade-off might not be our destiny. That's great news for the climate.

https://www.theatlantic.com/science/archive/2023/01/green-cities-climate-change-density-open-space/672709/?utm_source=email&utm_medium=social&utm_campaign=social

I've focused on some text from this article below.

“Broadly speaking, the researchers found two ways to avoid the trade-off between density and green space. Take Singapore, one of the densest countries in the world. There, plants are installed on roofs and facades, turning the familiar gray landscape of skyscrapers and overpasses into a living matrix. By law, developers must replace any natural area that they develop with green space somewhere on the building.”

Takoma Park does not have a similar climate as Singapore...yet. It cannot expect that integrating plants into the buildings will be as successful as similar buildings in warmer climates.

There are no laws requiring developers to replace natural areas with green space on the new buildings – so they will not do so.

The Minor Master Plan does not include any environmental study to inform developers that sustainably designed buildings are required.

“In Curitiba, the largest city in southern Brazil, which has tripled in population since 1970, dense

housing is built around dedicated bus lanes and interwoven with large public parks and conservation areas. Curitiba also uses planted areas to help direct and soak up stormwater, buffering residential areas from floods. In Singapore, nature shares space with the built environment, while Curitiba packs people in tightly and then spares land for other species inside the boundaries of the city.”

The Minor Master Plan does not include any traffic studies or parking impact studies requiring developers to create green streets or flood resistant landscaping.

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.

“researchers produced a list of “green interventions” that they recommend, including adding green space along rivers, streams, roads, and rail lines; using planted areas as part of stormwater management; greening vacant lots (even if they will be vacant for only a few years); creating green roofs; and planting more trees along streets.”

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”

“Shlomo Angel, an expert on urban density at New York University who wasn’t involved in the study, told me that his own research using different methods shows a stronger trade-off than this new study does. But he agrees that there are ways around the trade-off, including one that he says was not emphasized enough in the study: building high. By stacking urban residents one atop the other, land is spared for parks, trees,

and gardens. That, he says, is Singapore's real secret, not its green roofs. "In order to have more open space, you have to make it possible to build higher," Angel said. "That's the main way of removing that conflict." "

This sounds very familiar to me –

That's Robert Moses planning a highway

Mill Creek Housing, west Philadelphia. -th he earliest drawing dates back to 1950.

Built in two phases, the development between 44th and 52nd Streets in West Philly consisted of three 17-story high rises.

In 2002, the project was demolished in 2002 to make way for more public housing, this time low-rises.

Southwark high rise housing, 1965, demolished in 2000.

“When you enter the plaza, Southwark surprises you with the makings

of a nice community. The towers look into a community center,

open squares and trees, and from these extend little streets of

rowhouses with hedges and yards. It is a campus-like setting full of potential...”

That was the *idea*, anyway.

In the mid to late 20th century, urban high-rise projects “rising out of vast expanses

of grass and greenery” came to “dominate the image of American urbanity

The “movement for tall modernism...gained support from city officials

and developers who saw sleek skyscrapers as a


way of modernizing

the aging urban landscapes of Amroerica.”

Most developers are in the business for the money and for their profit. They will design a building and its site in a way that provides them maximum return on their investment. They will not add any amenity unless forced to by the property owner and the city/county and current building code requirements. They will spend as little as possible for architectural/engineering design just so that the project gets permitted. They will typically plop down buildings and landscapes and parking that have been used in previous projects and have successfully received permits.

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? This version of the revised zoning outlined in TKPK minor master plan is IMHO half baked, broad brush . The planners should be not be proud of how they handled this process and how simplistic their zoning diagrams are. I do not support Minor Master Plan in its current state.

By no means, am I against density. However, I like smart growth. I agree that the hospital site should be developed and transformed into other land uses. A good example to examine is the former Walter Reed Hospital site. Quite successful, and still evolving. The requirements for that project based upon DC Planning were well considered. This TKPK Minor Master Plan unfortunately is not. I am against the current TKPK Minor Master Plan.



**MCP-145224-P1B1: MMPA 09/14
Hearing Testimony**

Received On: 9/12/2023

Has Attachments: Yes

From: laurieyancey@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

MMPA 09/14 Hearing Testimony

Message

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

Please see the attached letter. Thank you for your consideration.

Sincerely,

Laurie Yancey
8002 Greenwood Ave
Takoma Park, MD 20912

**MCP-145239-L7F7: Public hearing
September 14, 2023**

Received On: 9/12/2023

Has Attachments: Yes

From: haunteddog@aol.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Public hearing September 14, 2023

Message

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

MCP-Chair,

RE: Public Hearing MCPB September 14, 2023

Subject: TP Minor Master Plan Amendment

Attached please find our written testimony in reference to the Takoma Park Minor Master Plan Amendment. We plan to be at the Takoma Park Community Center to observe the live streaming of the meeting. We hope we can present our testimony there.

Thank you,
Bruce and Candace Wolf
7812 Garland Avenue
Takoma Park, MD 20912
240-328-2394

**MCP-145247-G0Y8: Takoma Park
Minor Master Plan**

Received On: 9/12/2023

Has Attachments: No

From: edevaris@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan

Message

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

As a 17-years resident in Takoma Park, I am very disappointed with the very undemocratic action of my County's Planning Board, to develop a Master Plan for my neighborhood to the detail that you did, without any prior input from the affected residents. No meeting presenting the residents with your intent for such a plan, no meeting requesting the residents' concerns, no meetings presenting the progress of your planning process, no hearing presenting the draft of your plan to the public, and finally no celebratory meeting to raise a glass to our successful collaboration.

You just announce a 2-to-3 hour-meeting on Thursday to present a thoroughly developed master plan, to a surprised public. In other words you tell us: this is the plan, tell us if you like it or not.

That is not the action of a democratic government.

Why don't you restart your process, by inviting the citizens who will be directly affected by the development of the space, to a meeting where they will hear your expert opinion on the options of the site, and the intents of the County, and where they will express their own wishes for the future of their neighborhood. That would be a good start. **I know that my proposed process will take more time than you would like to spend on this plan, but - hey - you are dealing with the livelihood of people here.**

Panayotis Eric DeVaris
7811 Garland Avenue, Takoma Park, MD 20912

Received On: 9/12/2023

Has Attachments: No

From: neilc2004@hotmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Impacts of Minor Master Plan Amendment - Takoma Park. 7907 Greenwood Ave.

Message

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

To the Chair of Montgomery County Planning Board,

We are writing to you as long-term residents of Greenwood Avenue with serious concerns about the rezoning of the adjacent Washington Adventist University (WAU) and Washington Adventist Hospital (WAH) areas to mixed-use (including commercial) properties as outlined in the Minor Master Plan Amendment.

Our home is within sight and earshot of the proposed development, yet we (and our neighbors) have not received any direct communication about the proposed project and have not been consulted about the major impacts this will have on our neighborhood. We believe that this lack of consultation is entirely because our neighborhood lies outside of the defined City of Takoma area - even though we will be the most impacted people. It is also with some anger that we see interest groups such as Takoma for All claim to represent our community when few, if any, of their members live within our neighborhood or any appreciable distance of the proposed WAU and WAH development.

We, and our neighbors, are rightly concerned that inadequate studies have been conducted into the local environmental and social impacts of opening the WAU and WAH sites to high-rise buildings and commercial operations. If additional large-scale housing is needed within the county, it seems that additional sites should be considered rather than destroying a long-established, historic, highly diverse and inclusive area.

The additional impact of road traffic within the area resulting from 3,000+ new residents is extremely alarming. Our neighborhood streets are already overburdened for parking and traffic, with Greenwood Ave, Garland Ave and

Maplewood Ave becoming appreciably busier with throughfare traffic following the recent traffic calming of Flower Ave.

We, and many of our neighbors, have had to try to address multiple local stormwater and pollution issues, often at considerable personal expense. Our homes have often been flooded without these investments. The mismanagement of stormwater in the direct area will considerably worsen with additional development, especially with new large car parks expected on the WAU and WAH sites.

I (Neil Cox) am a professional conservation biologist with a specialization in natural resource management and find it especially alarming that no environmental plan has been published that appropriately addresses the above problems. If there is any intention to lessen the climate impacts, prevent biodiversity impacts, and improve social well-being of the WAU and WAH development, these are not adequately or objectively addressed in the Minor Master Plan Amendment.

Because of the many impacts on our community and the environment, lack of communication and engagement, we remain firmly opposed to the Minor Master Plan Amendment.

Sincerely,

Neil Cox and Kerry Maguire Cox

7907 Greenwood Ave,

Takoma Park,

MD 20912

neilc2004@hotmail.com; kamaguire08@hotmail.com

**MCP-145249-K1W5: Testimony of
Historic Preservation Commission
for the Takoma Minor Master Plan
Public Hearing**

Received On: 9/12/2023

Has Attachments: Yes

From:
rebeccah.ballo@montgomeryplanning.org

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Testimony of Historic Preservation Commission for the Takoma Minor Master Plan Public Hearing

Message

Good evening,

I am transmitting the attached letters of testimony on behalf of the Historic Preservation Commission for the Takoma Park Minor Master Plan Amendment public hearing.

The Vice Chair of the HPC, Karen Burditt, has signed up to testify in person tomorrow at WHQ as well.

Sincerely,

Rebeccah Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor, Wheaton, MD 20902

Rebeccah.Ballo@montgomeryplanning.org

o: 301.563.3404

**MCP-145250-N1X2: Comments on
Takoma Park Minor Master Plan -
Sept. 14, 2023 Hearing**

Received On: 9/12/2023

Has Attachments: Yes

From: laurie.mcgilvray@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Comments on Takoma Park Minor Master Plan - Sept. 14, 2023 Hearing

Message

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

Dear Chair and Planning Board Members -

I am submitting my written comments on the Takoma Park Minor Master Plan Amendments (attached). I have signed up to testify in person as well.

Thank you for your consideration of my comments.

Laurie McGilvray
7010 Woodland Ave.
Takoma Park, MD 20912
Laurie.McGilvray@gmail.com

MCP-145251-H2B7: Letter from Resident of Flower District regarding the MMPA

Received On: 9/12/2023

Has Attachments: No

From: laurhann2@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Letter from Resident of Flower District regarding the MMPA

Message

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

To the Chair of Montgomery County Planning Board

Public Hearing: September 14, 2023

I am writing as a resident of the Flower District of Montgomery County District 4. My husband and I moved to the neighborhood seven years ago and this community has become our home in both geography and feeling. The future of our neighborhood matters deeply to us, as we intend to raise our children (currently age 2 and 6) here and have found friendship and a sense of community amongst our neighbors unlike any place we have lived before. I am writing because I care deeply about the future of our home and that of our neighbors.

I would like to start by saying that I value the commitment to equitable housing and diversity in our community, as reflected in the MMPA. I appreciate the effort to improve access to amenities and ensure our neighborhood remains a place with affordable housing options. For these reasons, I do not oppose the MMPA in its entirety, but I believe there are some real concerns that must be addressed to ensure the plan is truly supporting the kind of community we all value, and one which will respect and preserve our special neighborhood.

1. Green Promenade on Maple Avenue - The impact of the Green Promenade on the families residing on Maplewood Avenue is concerning and unclear. This street is populated by smaller, older homes with families and renters, many whom would be unable to afford the increasingly larger and more expensive houses being built and renovated around the city. As part of this plan there is messaging that individual families won't be displaced, yet there is no clarity or reassurance for the residents Maplewood, as the Green Promenade is currently mapped to run down the street. Any adopted plan needs to ensure the well-being of the families on this street, but the current details are vague and offer no reassurance that families won't be disrupted.

2. Traffic - 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. The county has already failed to heed our concerns about street traffic and speeding, which occurs regularly and is dangerous for our walkable neighborhood. I have had multiple frightening encounters with reckless driving while walking my kids down the street, and the even after community attempts and request for attention, nothing has changed. With the county already failing to address these problems and the plan offering no

reassurance about the impacts on our streets, I'm concerned that problems will only get worse.

3. Lack of planning for risk and mitigation of environmental impacts. Several years ago construction on Greenwood Ave changed the gradation of the street which has resulted in constant and sometimes severe flooding for the residents of Garland Ave. While this plan touts all the many benefits of development there is little reassurance that new development and construction won't exacerbate current issues or cause new ones. While providing maximum flexibility by painting the Flower District with a broad brush of mixed-use zoning, there is no reassurance that the neighborhood will not be saddled with a host of issues the county may continue to ignore.

The MMPA has been drafted in such a way that impacted individuals are having a hard time sticking to the facts and making heads or tails of what will really happen to them and the place they call home. I was disappointed to read the plan and find that explanations about why decisions were being made (e.g. zoning) were vague and not backed up by data sources or research. These are huge gaps in information that would help the community come together and understand the purpose behind many of these choices. Instead, one must wade through over 100 pages of zoning jargon. There has been a failure of community engagement and communication that is leaving those in the Flower District worried and scared.

Please do not adopt this Amendment before the needs and wellbeing of those currently residing in the planned areas are fully accounted for.

Hanna Lentz

7904 Greenwood Ave, Takoma Park MD

Laurhann2@gmail.com



Received On: 9/12/2023

Has Attachments: No

From: mdbernstein@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

7126 Wisconsin - comments for hearing on 9/14/23

Message

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

Dear Board,

I submit these comments **in opposition to the planned development at 7126 Wisconsin Avenue**. Crescent Plaza condominium (our condo), located at 7111 Woodmont Avenue, and just across Miller Avenue from the planned development at 7126 Wisconsin, was already the victim of the approval of the Solaire building going up a few years ago at 7077 Woodmont Avenue. The Solaire was built just yards away and blocked the view and sunlight for Crescent Plaza residents facing both south and east.

Now, a few years later, another tall structure (7126) is planned to surround Crescent Plaza condo, this time to the north, which will effectively box in portions of **three** sides of Crescent Plaza! People who bought condos at Crescent Plaza counted on sunlight not being snatched away; sunlight is something any person should be able to have shine into their home. It affects mood and quality of life.

Sunlight was effectively taken away from some Crescent Plaza residents facing south and east after the approval of the Solaire so close to Crescent Plaza a few years ago, and with the planned height of a structure (up to 225 feet!) at 7126 Wisconsin, that is what could also happen to those facing north if this is approved in its current form. **The height that is ultimately approved for 7126 Wisconsin should take into consideration those living at Crescent Plaza, so that they can continue to receive sunlight in their homes.**

Thank you for listening.

Mark Bernstein
301.461.6940

**MCP-145259-N6W1: written
comments on Takoma Park Minor
Paster Plan Amendment**

Recieved On: 9/13/2023

Has Attachments: Yes

From: jlandman@mulland.net

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

written comments on Takoma Park Minor Paster Plan Amendment

Message

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

Attached please find my comments regarding the Takoma Park Minor Master Plan Amendment.

Thank you.

Jessica Landman 232 Park Ave.

Takoma Park MD 20912

Please call with any questions: 301-312-4193

**MCP-145267-Y9M3: Comments to
The Takoma Park Minor Master
Plan Amendment (TPMMA)**

Received On: 9/13/2023

Has Attachments: Yes

From: cf336@hotmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Comments to The Takoma Park Minor Master Plan Amendment (TPMMA)

Message

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

To: MCP-Chair

Re: The Takoma Park Minor Master Plan Amendment (TPMMA)

From: Carlos Fernandez, 7706 Garland Avenue, Takoma Park MD / Ward 5.

I have lived at this address since 2004.

My comments are on four subjects:

1. Greater attention is paid to insuring green spaces.
2. Reducing height limits around the edges of the planning zone.
3. Recognition of the storm water 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.
4. Concern that without requirements to ensure no net loss of low income and affordable cost housing the rezoning will result in many current residents within these categories being forced out of Takoma Park and perhaps out of the Montgomery County.

Because my address (Garland Ave) places me directly adjacent to the University and the Flower District portion of the plan my first three comments and requests will focus on the Flower District, but I believe these concerns apply to all sections of the City and the plan.

1. Green Space

Although one of the desired outcomes of the plan is to maximize green space, without specific attention to that it will be lost in the monetary desire for use of space. An example, 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. Animals use this corridor to move among green areas. Among the animals that live or use this area are owls, deer, rabbits, foxes, racoons, opossum, and a large variety of trees and insects which are fundamental to the eco-balance of the area. The new Zoning Plan comes right up to this City right-of-way with authorization for 55 ft high construction. This will likely result in the destruction of this green corridor and the loss of tree cover and wildlife habitat.

I request that 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.

2. Height limits around the edges of the rezoning plan.

The section of Garland Ave directly behind the college property on Greenwood is a long-established neighborhood of one- and two-story homes. The proposed zoning change would allow for construction up to 55 ft in height which is not compatible with the existing neighborhood.

I request that the plan maintain the current zoning regulation for single family homes.

3. Storm water management

I believe storm water management issues are a problem in many areas of the City, but I will speak from personal experience here on Garland Ave behind the University. Over a period of many years the residents of this neighborhood have had several meetings with City and University representatives about the problems we have had with storm water runoff from the University, in particular with runoff from a parking lot the University constructed several years ago.

I request that 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.

My fourth comment concerns the Maple Avenue portion of the rezoning plan.

4. Net loss of low income and rent stabilized units.

There is considerable concern that much of that will disappear and those citizens of Takoma Park will be forced out if there is no provision in the Minor/Master Plan for no net loss of such housing.

I request that this be addressed in the Plan to avoid pushing citizens out of Takoma Park.

Thank you for the opportunity to comment on the Minor/Major rezoning plan.

Carlos Fernandez



**MCP-145273-P3P8: SSHS: MMP,
Endorsing HPC/HPO Master Plan
for Historic Properties
Recommendations!**

Received On: 9/13/2023

Has Attachments: No

From: marcipro@aol.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

SSHS: MMP, Endorsing HPC/HPO Master Plan for Historic Properties Recommendations!

Message

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

TO: Planning Board Chair & Commissioners, 9/13/23, for 9/14/23 MMP Hearing

The Silver Spring Historical Society endorses the Historic Preservation Commission's & Historic Preservation Office's recommendations to designate these 3 very significant historical properties onto the Master Plan for Historic Preservation:

<https://montgomeryplanning.org/wp-content/uploads/2023/06/TPMMA-Public-Hearing-Draft-Final-6.21.pdf>

- The Sligo Seventh-day Adventist Church (7700 Carroll Avenue)
- Heffner Park Community Center (42 Oswego Avenue)
- Krestview (7625 Carroll Avenue)

Thank you! Marcie Stickle, Silver Spring Historical Society Advocacy Chair, marcipro@aol.com 301-587-5955, 510 Albany Ave., Takoma Park, MD 20912

MCP-145276-D8V3: Letter from Kerry-Ann Hamilton re. Concerns Regarding the Takoma Park Minor Master Plan

Received On: 9/13/2023

Has Attachments: No

From: kerry@kahconsultinggroup.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Letter from Kerry-Ann Hamilton re. Concerns Regarding the Takoma Park Minor Master Plan

Message

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

Kerry-Ann Hamilton

7712 Garland Ave

Takoma Park, MD 20912

kahphd@me.com

202.230.6219

Artie Harris, Chair

Montgomery County Planning Board

2425 Reedie Dr 14th Floor

Wheaton, MD 20902

Subject: Concerns Regarding the Takoma Park Minor Master Plan

Dear Chair Harris,

I hope you are doing well. Thank you for the opportunity to provide input on the Takoma Park Minor Master Plan. As a Black family, my wife and I, along with our toddler, cherish the diverse and inclusive community that is Takoma Park - we feel honored to help to shape and preserve the vitality of the neighborhood both for the well-being of people as well as the flora and fauna that is so abundant in our community.

Firstly, I would like to extend my appreciation to the planners. As an engaged resident of Montgomery County, I respect the Planning Board's dedication to fostering vibrant and sustainable neighborhoods. The Takoma Park Minor Master Plan's objectives, aimed at enhancing our quality of life and promoting a strong sense of community, are genuinely praiseworthy.

Green Space

However, I want to express my concerns about preserving and expanding green spaces. These natural habitats provide solace to residents and serve as crucial ecosystems for our local wildlife, including deer and fox populations. We must protect and preserve these green spaces, as they are integral to maintaining the delicate balance of our environment and sustaining the biodiversity that enriches our community.

Building Height

In addition to preserving green space, I would like to address the building height issue proposed in the master plan. While acknowledging the importance of progress and growth, it is equally vital to maintain Takoma Park's unique character and charm. Striking a balance between architectural advancements and preserving our community's identity is paramount. The section of Garland Ave directly behind the University's property on Greenwood is a long-established neighborhood of one and two-story homes. The proposed zoning change would allow for construction up to 55 ft in height, which is incompatible with the existing community. We respectfully request that the plan be changed to limit construction height in that area to 40 ft. I also ask the construction heights to be revisited around the edges of the zoning plan to determine whether the flowers are appropriate considering existing homes. I would welcome the opportunity to host planners in our backyard to experience the potential harm of the current plan.


Traffic

Lastly, I wish to bring to your attention the potential challenges associated with increased traffic that may arise from implementing the master plan. As our community grows, it is crucial to address the implications on transportation infrastructure proactively. We must ensure that appropriate measures are in place to mitigate congestion and prioritize the safety of all residents and pedestrians.

We have shared values in creating a vibrant and healthy community for all. Thank you for your time and consideration.

Respectfully and in partnership,

Kerry-Ann Hamilton



MCP-145277-V3D3: ADSW Letter of Support for Master Plan Designation of Sligo Seventh-Day Adventist Church

Received On: 9/13/2023

Has Attachments: Yes

From: dchalfie@adsw.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

ADSW Letter of Support for Master Plan Designation of Sligo Seventh-Day Adventist Church

Message

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

Dear Chairperson Harris and Members of the Planning Board,
Please find attached a letter from the Art Deco Society of Washington in support of adding the Sligo Seventh-Day Adventist Church building in Takoma Park to the County's Master Plan for Historic Preservation. Please don't hesitate to contact me if you have any questions.

Thank you,
Deborah Chalfie, Preservation Chair

**MCP-145278-K9P2: Minor Master
Plan comments**

Received On: 9/13/2023

Has Attachments: Yes

From: chriskengott@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Minor Master Plan comments

Message

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

To the Chair of Montgomery County Planning Board:

Attached are my concerns that I am submitting to the planning board regarding the MMPA for the meeting scheduled for Sept 14, 2023.

Thank you for your consideration of these important issues.

--

Christine Kenngott
7711 Garland Ave, Takoma Park MD
202-549-0067

MCP-145280-F2F5: Minor Master Plan Amendment Testimony / September 14, 2023 Public Hearing

Received On: 9/13/2023

Has Attachments: No

From: imhilde@gmail.com

To:

councilmember.stewart@montgomerycountymd.gov; carah@takomaparkmd.gov; marc.elrich@montgomerycountymd.gov; mcp-chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; mcp-chair@mncppc-mc.org;

Subject

Re: Minor Master Plan Amendment Testimony / September 14, 2023 Public Hearing

Message

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

To the Chair of Montgomery County Planning Board

Public Hearing: September 14, 2023

We are writing to you [[letter](#)] as residents of the Flower Avenue Park of Montgomery County District 4 to testify and express our concerns about the Minor Master Plan Amendment for rezoning to commercial and residential "mixed use" in the Washington Adventist University area.

The plan impacts our neighborhood as many of our homes are directly adjacent to the proposed re-zoned area. Our community is economically and ethnically diverse, friendly, tranquil, home to diverse wildlife, and is therefore socially and ecologically important.

Our community members have received no consultation about the plan and most have been surprised and worried to learn of its existence. Given the invariable impacts on our community, we find the lack of communication and transparency disturbing. The plan itself is vague on multiple points, including the stated purpose of the rezoning (i.e., "greater flexibility"). We believe that the rezoning plan as proposed will be highly disruptive to the social and environmental fabric of our community for the following briefly summarized reasons:

- **Buildings:** 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.
- **Traffic and parking:** with the potential to add over 3000 new residents - what would be a nearly 30% increase in the population of Takoma Park - 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.
- **Storm drains / flooding:** many of our streets already suffer from mismanaged stormwater runoff and flooding from smaller, earlier development projects (such as the recent WAU parking lot). Many neighbors in the community have faced the damage of flooded homes and yards.
- **Pollution and waste:** 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.

The Master Plan is largely silent on these issues and vague on others, including the ostensive purpose of the plan in the first place: to provide more affordable housing (and do so in a “green,” climate resilient way). The 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. Moreover, full environmental and climate impacts have not been substantively assessed or communicated.

In view of the above issues, lack of consultation with our neighborhood, and other issues we have not mentioned here for the sake of brevity, we strongly oppose the Minor Master Plan Amendment.

Signed,

Residents of Flower Avenue Park, Montgomery County
September 13, 2023

1. Tom Hilde, 7909 Greenwood Avenue, Takoma Park, MD 20912 tchilde@gmail.com
2. Ines Hilde, 7909 Greenwood Avenue, Takoma Park, MD 20912 imhilde@gmail.com
3. Neil Cox, 7907 Greenwood Ave, Takoma Park. neilc2004@hotmail.com
4. Kerry Maguire Cox, 7907 Greenwood Ave, Takoma Park cox.kerrym@gmail.com
5. Michelle Frankfurter, 905 Erie Ave., michellefrankfurter@gmail.com. As I stated in a separate letter, I am not categorically opposed to the plan, however, I have questions and concerns that I would like to be considered.
6. Mike Welsh 901 Prospect Street, Takoma Park; mwkinkoranj@aol.com
7. Laurie Yancey 8002 Greenwood Avenue Takoma Park, MD 20912; Laurieyancey@gmail.com
8. Megan Johnson 8001 Greenwood Ave Takoma Park, MD 20912 megansan313@gmail.com
9. Marcia Morris 7710 Garland Ave Takoma Park MD 20912, marcia_morris_2000@yahoo.com
10. Richard Craig 7908 Greenwood Ave. Takoma Park, MD 20912, richard@craiginteractive.com
11. Erin Register, 907 Prospect Street Takoma Park MD 20912, erin.k.register@gmail.com
12. Margaret Feasley 7904 Holstein St, Takoma Park, MD 20912; mfeasley@gmail.com
13. Sherri Sampson 7718 Carroll Avenue Takoma Park MD 20912 sammmps@aol.com
14. Ellyn Meizlish, 7908 Greenwood Ave., ellynm65@gmail.com
15. Matthew Roberts, 8317 Flower Ave, mattproberts@hotmail.com
16. Sandy Ogunfolu - 903 Erie Ave Takoma Park 20912
17. Kathleen Koenig 806 Maplewood Avenue Takoma Park, MD 20912 kathie.2525@gmail.com
18. Emily Shacter, 710 Erie Ave, Takoma Park, MD 20912; emmyshacter@gmail.com
19. Sandra Kerr-Porcari 8009 Sligo Creek Pkwy [physical address : 8009 Edinburgh Lane] Takoma Park, MD 20912 Ward 5 sdkerr1963@gmail.com

20. Maurizio G.E. Porcari, 8009 Sligo Creek Parkway, Takoma Park MD, mauriziogep@gmail.com
21. Bruce Wolf, 7812 Garland Ave, Takoma Park, MD 20912
22. Joann L Schrock, 8316 Haddon Dr, jlschrock@aol.com
23. Scott Wittenberg 7911 Garland Ave, #1 Takoma Park, MD 20912; scottyw2011@gmail.com
24. Panayotis E. DeVaris, 7811 Garland Av., Takoma Park, MD 20912; edevaris@yahoo.com
25. JoAnn Zinn 7813 Garland Ave, Zchiro@comcast.net
26. Naomi DeVeaux, 8015 Barron St, Takoma Park MD 20912; naomideveaux@gmail.com
27. Kerry-Ann Hamilton 7712 Garland Ave Takoma Park MD 20912 kahphd@me.com
28. Suzanne Harvey 7901 Greenwood Ave Takoma Park, MD 20912; suzanneharvey1950@gmail.com
29. Dale Harvey 7901 Greenwood Ave Takoma Park, MD 20912; Harveycontracting@gmail.com
30. Asia Ferrin 7905 Holstein St Takoma Park, MD 20912; asiaferrin@gmail.com

Ines Hilde | C: 1.202.271.4764

E: imhilde@gmail.com | www.ineshildestudios.com

Recieved On: 9/13/2023

Has Attachments: No

From: imhilde@gmail.com

To:

carah@takomaparkmd.gov;marc.elrich@montgomerycountymd.gov;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;councilmember.stewart@montgomerycountymd.go;

Subject

Minor Master Plan Amendment Testimony / September 14, 2023 Public Hearing

Message

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

To the Chair of Montgomery County Planning Board

Public Hearing: September 14, 2023

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The plan impacts our neighborhood as many of our homes are directly adjacent to the proposed re-zoned area. Our community is economically and ethnically diverse, friendly, tranquil, home to diverse wildlife, and is therefore socially and ecologically important.

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- **Traffic and parking:** with the potential to add over 3000 new residents - what would be a nearly 30% increase in the population of Takoma Park - 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.
- **Storm drains / flooding:** many of our streets already suffer from mismanaged stormwater runoff and flooding from smaller, earlier development projects (such as the recent WAU parking lot). Many neighbors in the community have faced the damage of flooded homes and yards.
- **Pollution and waste:** 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.

The Master Plan is largely silent on these issues and vague on others, including the ostensive purpose of the plan in the first place: to provide more affordable housing (and do so in a “green,” climate resilient way). The 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. Moreover, full environmental and climate impacts have not been substantively assessed or communicated.

In view of the above issues, lack of consultation with our neighborhood, and other issues we have not mentioned here for the sake of brevity, we strongly oppose the Minor Master Plan Amendment.

Signed,

Residents of Flower Avenue Park, Montgomery County
September 13, 2023

1. Tom Hilde, 7909 Greenwood Avenue, Takoma Park, MD 20912 tchilde@gmail.com
2. Ines Hilde, 7909 Greenwood Avenue, Takoma Park, MD 20912 imhilde@gmail.com

3. Neil Cox, 7907 Greenwood Ave, Takoma Park. neilc2004@hotmail.com
4. Kerry Maguire Cox, 7907 Greenwood Ave, Takoma Park cox.kerrym@gmail.com
5. Michelle Frankfurter, 905 Erie Ave., michellefrankfurter@gmail.com. As I stated in a separate letter, I am not categorically opposed to the plan, however, I have questions and concerns that I would like to be considered.
6. Mike Welsh 901 Prospect Street, Takoma Park; mwkinkoranj@aol.com
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8. Megan Johnson 8001 Greenwood Ave Takoma Park, MD 20912 megansan313@gmail.com
9. Marcia Morris 7710 Garland Ave Takoma Park MD 20912, marcia_morris_2000@yahoo.com
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13. Sherri Sampson 7718 Carroll Avenue Takoma Park MD 20912 sammmps@aol.com
14. Ellyn Meizlish, 7908 Greenwood Ave., ellynm65@gmail.com
15. Matthew Roberts, 8317 Flower Ave, mattproberts@hotmail.com
16. Sandy Ogunfolu - 903 Erie Ave Takoma Park 20912
17. Kathleen Koenig 806 Maplewood Avenue Takoma Park, MD 20912 kathie.2525@gmail.com
18. Emily Shacter, 710 Erie Ave, Takoma Park, MD 20912; emmyshacter@gmail.com
19. Sandra Kerr-Porcari 8009 Sligo Creek Pkwy [physical address : 8009 Edinburgh Lane] Takoma Park, MD 20912 Ward 5 sdkerr1963@gmail.com
20. Maurizio G.E. Porcari, 8009 Sligo Creek Parkway, Takoma Park MD, mauriziogep@gmail.com
21. Bruce Wolf, 7812 Garland Ave, Takoma Park, MD 20912
22. Joann L Schrock, 8316 Haddon Dr, jlschrock@aol.com
23. Scott Wittenberg 7911 Garland Ave, #1 Takoma Park, MD 20912; scottyw2011@gmail.com
24. Panayotis E. DeVaris, 7811 Garland Av., Takoma Park, MD 20912; edevaris@yahoo.com
25. JoAnn Zinn 7813 Garland Ave, Zchiro@comcast.net
26. Naomi DeVeaux, 8015 Barron St, Takoma Park MD 20912; naomideveaux@gmail.com
27. Kerry-Ann Hamilton 7712 Garland Ave Takoma Park MD 20912 kahphd@me.com
28. Suzanne Harvey 7901 Greenwood Ave Takoma Park, MD 20912; suzanneharvey1950@gmail.com
29. Dale Harvey 7901 Greenwood Ave Takoma Park, MD 20912; Harveycontracting@gmail.com
30. Asia Ferrin 7905 Holstein St Takoma Park, MD 20912;

asiaferrin@gmail.com

Ines Hilde | C: 1.202.271.4764

E: imhilde@gmail.com | www.ineshildestudios.com



Received On: 9/13/2023

Has Attachments: Yes

From: thilde@umd.edu

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan Amendment Testimony / September 14, 2023 Public Hearing

Message

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

To the Chair of Montgomery County Planning Board

Public Hearing: September 14, 2023

I (Tom) am a professor of environmental and sustainable development policy at the University of Maryland School of Public Policy. Ines is an art director and graphic designer at Georgetown University Law Center. We are residents on Greenwood Avenue, located adjacent to Washington Adventist University in the Flower Avenue area of Montgomery County District 4. We are writing to you to testify and express our concerns about the Minor Master Plan Amendment for upzoning to commercial and residential "mixed use" in the Washington Adventist University area.

Our neighborhood was not consulted on the plan, although we will be directly impacted as we have been with each smaller project that has occurred at WAU and on Flower Avenue. We are disturbed by the lack of consultation and transparency, as well as the vagueness of the explanation given for rezoning ("greater flexibility"). The plan would achieve neither, particularly in any way that preserves our already vibrant community.

Our community is already zoned in large part for multi-family residences, which makes the community economically and ethnically diverse – far more than most of Takoma Park Inc. We love that about our neighborhood. It's not a neighborhood simply of lawyers and real estate developers. It's a neighborhood of nurses and university professors, NGO leaders and construction workers, scientific researchers and artists, government workers and homemakers, students and teachers, young families and retirees. This is a neighborhood full of residents who have committed their work and lives to issues of environmental health and conservation, climate change mitigation and adaptation, social and economic justice, and other important public goods.

Our community is friendly and tranquil. It is home to diverse wildlife, more so than anywhere else in Takoma Park. The community also has a rich history, which is reflected both in the earliest history of the land, in sites like the "President's Tree," and in the homes themselves, including 100-year-old Arts and Crafts bungalows such as our own. It is therefore a socially and ecologically important neighborhood. This is the kind of inclusive community many others aspire to.

To plan for adding 3500 residents into this community, with a huge increase in commercial and residential traffic, with no understanding of the economic and environmental impacts of upzoning is irresponsible. To do so without consulting community members while couching the project in the language of equity and "green" development is reprehensible moral cynicism.

In the interest of brevity, I'll list a few points we wish to highlight:

- 1) Scholarly research on upzoning by urban planning researchers, economists, and architects is at an early stage. Thus far, results are ambiguous. It can lead to more diverse communities, but it can also lead to accelerated gentrification. (See, for example, Davis, 2021. "How do upzonings impact neighborhood demographic change? Examining the link between land use policy and gentrification in New York City"). The plan does not speak to the risks of upzoning and its impact on rental and home prices.
- 2) The purpose of the rezoning to "mixed use," we are told vaguely, is greater "flexibility."

A need for greater flexibility is typically a response to addressing a perceived problem or interest, not an end in itself. Those ends have not been conveyed. We want to know what possible goals require rezoning in the name of greater flexibility.

3) The proposed development is portrayed as "green development" consistent with the need for decreased GHG emissions and a reduction in urban heating. However, when pressed at a previous Takoma Park meeting on what rezoning allows, we were told higher buildings with larger footprints. Expanded footprints require space that is not already built on. Unless that means building only on existing spaces such as parking lots, it will mean taking away green spaces for construction. Moreover, further vertical construction (we are told rezoning allows for buildings of 12 stories or more!) requires processes and materials along the supply chain - such as large volumes of concrete - that are leading causes of carbon emissions, no matter whether the final product is designed to attain LEED certification. We don't see anywhere a true and full environmental and climate assessment and accounting of proposed development (or, rather, the development that mixed-use zoning will permit). That accounting would include emissions not only from operations but also the supply chain and the loss of green space.

4) Our community loves the peacefulness of our neighborhood due to its green spaces, parks, and habitat for wildlife. We love living among wildlife. It is part of the character of the neighborhood and people move here precisely for this reason. We as a community help to maintain spaces, such as we can, for wildlife to flourish. The wildlife in our neighborhood uses the current green corridors between Sligo Creek and Long Branch Creek. Deer move from one park to the other using the woods and green area near the corner of Maple and Maplewood, the undeveloped "wild" area between Greenwood and Garland Avenues behind the Adventist parking lot, and other small spots of remaining greenspace. Foxes, rabbits, groundhogs, racoons, possums, and other creatures inhabit these spaces for safety, raising offspring, and food. The neighborhood has an abundance of birds of all types and is a favorite area to birdwatch anything from great blue herons to scarlet tanagers to owls and hawks. The creeks have turtles, fish, and crayfish, their populations impacted primarily from garbage that washes down from unsecured garbage cans at apartment complexes in the neighborhood. Further construction on expanded footprints, more traffic, and more people will clearly impact wildlife in the neighborhood. Why has there been no wildlife impact study?

5) Finally, from what we can tell through websites such as Takoma for All and the few other supporters of the plan that we've encountered, much of the support comes from Takoma Park Ward 1 (for example, half of the signatories to Takoma for All's letter of support). Ward 1, in its support for greater diversity and green development, has near-zero multifamily residences and is the least economically and ethnically diverse neighborhood in the area. See the attached image from a study commissioned by Takoma Park in 2017. The study found that subsidized, multi-family properties are not dispersed throughout the city. If one looks at the map, one sees that our area is already dense in such property while Wards 1 and 3 have very little subsidized and rent controlled property. The support for the plan seems to come from residents who live farthest away and prefer their diversity distant from their neighborhoods.

In view of the above issues, lack of consultation with our neighborhood, and other issues (such as major stormwater runoff problems) we have not mentioned here for the sake of brevity, we oppose the Minor Master Plan Amendment. Our concerns are that the proposed plans are vague, inadequately studied on multiple levels, and driven by motivations that have not been fully conveyed to residents.

Dr. Tom Hilde and Ines Hilde
7909 Greenwood Avenue

--

Prof. Tom Hilde

University of Maryland School of Public Policy

Head, Environment/Energy/Climate Specialization & Sustainability Pillar

Co-Director of Indonesia Program, Center for Global Sustainability (CGS)

Co-Director, Undergraduate Sustainability Minor

Faculty Advisor, Sustainability, Environment, and Energy Council (SEEC)

Senior Fellow, Center for International and Security Studies at Maryland (CISSM) and
GoTech

<https://spp.umd.edu/>



**MCP-145286-D8L4: Washington
Adventist (Flower avenue district)
re-zoning**

Received On: 9/13/2023

Has Attachments: Yes

From: megan.gabriel@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Washington Adventist (Flower avenue district) re-zoning

Message

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

To the Chair of Montgomery County Planning Board,

I am writing in solidarity with my neighbors to ask the council to block the amendment to the Minor Master plan for rezoning of the Washington Adventist University campus.

I am a resident of the Flower Avenue District of Montgomery County District 4, I live a block from the WAU campus.

Given that this amendment was brought forward without consultation of the residents of the neighborhood who would no doubt be impacted by this change, I respectfully ask that this proposal AT LEAST be tabled until the community can be engaged and consulted. This amendment would mean a huge change to our neighborhood and it seems that so far the only people who have been engaged in the process are the people that stand to profit from the rezoning.

I am attaching a letter written by my neighbors that more fully articulates the concerns of the community.

Thank you,

Megan Gabriel
7903 Greenwood Ave, Takoma Park, MD 20912

**MCP-145292-W0Q5: Takoma Park
Minor Master Plan 9-14-2023 Public
Hearing**

Received On: 9/13/2023

Has Attachments: No

From: dcooksontp@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan 9-14-2023 Public Hearing

Message

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

Dear Montgomery County Planning Board

I am writing to express my support of the vision and changes detailed in the Takoma Park Minor Master Plan amendment. The proposed plan amendment and the zoning changes present a positive outcome for the city and will provide real economic and quantified benefits to city and county residents.

I strongly urge you to approve the amendment.

Thank you,

David Cookson

306 Grant Ave.

Received On: 9/13/2023

Has Attachments: No

From: kerrydm@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor master plan - 9/14

Message

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

Dear Chair,

My family writes to express our deep concern for the Minor Master plan for the prior Adventist hospital location. I find it deeply irresponsible to move forward with this plan without adequate traffic and environmental studies. Further, as a middle-income resident of TP I don't see any protections on retaining affordable housing and lower-price point businesses and it puts families like myself at long-term risk of being able to afford to stay in Takoma Park.

It is too broad and there needs to be additional research, residents need more input into the specific plans, and adequate protections need to be in place.

Sincerely,

Kerry and Jay Danner-McDonald
7336 Carroll Avenue
Takoma Park, MD 20912

--

Kerry Danner, PhD II Georgetown University II 301-356-8254

The function of freedom is to free someone else.

--Toni Morrison, Cinderella's Stepsisters

MCP-145303-G0K3: Feedback on Takoma Park Minor Master Plan: Green Promenade, Housing, and Parking Considerations

Received On: 9/13/2023

Has Attachments: Yes

From: michaelmjhouse@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Feedback on Takoma Park Minor Master Plan: Green Promenade, Housing, and Parking Considerations

Message

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

[This same content is also attached as a PDF.]

To the Chair of the Montgomery County Planning Board:

This is a testimony about the Takoma Park Minor Master Plan.

Stakeholder facts:

- * Michael Douma, 7804 Garland Ave.
- * Lived in Takoma Park since 2010
- * Two children in local, public elementary school
- * Own a property immediately east of Greenwood Avenue.
- * Cherish the local charm, community, and diversity

Positive comments:

- * Obviously a lot of work and thought went into the plan
- * Good focus on equity, Sligo Creek, affordable housing, walkability, and amenities
- * Fantastic concept and intent with the Green Promenade.
- * Good recognition of the "missing middle" housing

The following are my comments/concerns:

GREEN PROMENADE - ALTERNATIVE

The area is hilly. In the draft plan, Figure 8 ("Green Promenade Diagram") proposes several unwalkable routes. In particular, it's impractical to push a stroller or bike up and down the hill of Maplewood Avenue.

There are two notes in the plan regarding integration with the beauty and naturalism of Sligo Creek: Page 91, "provide a publicly accessible **pedestrian path** at the **western edge of the site** overlooking Sligo Creek Stream Valley Park"; and page 95, "Renew the site's historic physical and visual connection to the Sligo Creek stream valley." Great!

How could that **visual connection to the Sligo Creek** stream valley be accomplished?

Attached is my draft proposal **map for an alternative green promenade**, which is informed by the hills (contour map), and many walks in the neighborhood. In this map, the dashed red line is the section of the draft's proposed promenade that is too steep. The dashed green line is my alternative proposal, which connects to existing cyan sidewalks.

I personally created the above map based on a composite of the 2-foot contours and LiDAR Terrain published on the MCAtlas. The pink areas are too steep for a useful promenade. I am happy to provide my source files for this.

I request that a similar type of map be created by the county planners or GIS department to clearly show the grades of the hills and roads, and to inform the suggested walkways and bikeways.

A map clearly showing contours and gradients will inform the decisions of planners and developers, and demonstrate a sincere interest in walkability.

I request the author's notes and sentiments be extracted into a clearer and more explicit **new subsection that includes a new map**. I think a **cliff-top path** on the west side of the old hospital site is a fantastic idea (a suggested route is marked in green in my map above). This would be a powerful contribution to the connectivity for walkers/bikers because it allows for many more routes.

Below, I have overlaid the above idea on the "Historic Aerial View of Washington Adventist Campus" from the draft document.

TAPERED HEIGHT LIMITS

I believe there should be more **reduction in the maximum building heights on the edges** of the plan, near existing residential neighborhoods. This is especially important to me along Greenwood Avenue, which is behind my house, uphill from me, where a potential 5 story building would substantially affect the feel of my backyard, and block the evening sun. This is a risk for all of the Garland Ave residents east of the plan area.

I request a **maximum building height of 3 stories on Greenwood Ave**. Not 5 stories.

PARKING MODELLING

There has been a **long-standing parking shortage**, particularly in the "Flower Avenue District". When the hospital was operational, parking was so scarce that staff and visitors desperate for parking would park in the neighborhood streets, and WAU was compelled to build a new lot on Greenwood. (That lot is now unused since the hospital left).

How can we assure that parking will support a sustainable and functional urban space?

I request that parking modeling/calculations be performed, with estimates for various types of development. This should be written into a new subsection that estimates the ranges of new parking needs, the current capacity of the neighborhood zones, and the potential capacity of different types of parking (e.g. surface parking, underground parking, multi-story parking lots, etc).

Professionally generated calculations and modeling about parking will inform future

decisions from planners and developers, and reassure local residents about parking impacts.

HOUSING PRICES & IMPLICATIONS

In my experience, it's a common topic of conversation among locals that there's little housing stock, and it's not affordable. By the luck of history, long-time local residents bought into an affordable neighborhood that was unique in the country for its aesthetic and pervasive social values. But the long-term health of the neighborhoods means we must be open to new residents, with similar hopes and dreams that a prior generation of residents had in the 1970's, or 1990's. If not, ironically, Takoma becomes a museum of old hippies living in million dollar homes.

Today, young families often have to leave the community because they can't afford to upgrade to one of the rare \$800k-\$1M+ houses that come on the market every month. Other stakeholders might see other goals.

I support 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. This echoes the history and ethos of Takoma Park. I personally see the "missing middle" being vital for the long-term vibe, vitality and sustainability of our community.

But what does the collection of bullet points in sections §3.3.2.1-3 really mean? Unlike some other sections of the draft that are clear and readable, the anodyne jargon and non-committal language don't clearly state the policy goal in a way I can understand. Vague aspirations about housing (what MPDU types? what percentages of various AMI thresholds?), are mixed with specific new zoning limits.

A document like this has direct legal, and indirect aspirational implications. Neighborhoods are shaped by zoning, history, amenities, job opportunities, costs, discrimination in generations past, cultural and social trends — and overall visions of "master plans." So, what policy statements are being presented? Exactly which demographics of new residents is the plan targeting from an economic perspective?

I request two additions to the plan:

HISTORY CHART — 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. This will tell us where we came from.

FUTURE CHART — 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. Is the drive for \$1M+ condos? For \$500k housing? For \$200k housing? etc. This chart can include other details like potential gains to the property tax-base.

CLOSING NOTES

* **Stormwater is a major issue** for many residents on the downhill sides, including myself, and that's directly correlated with impervious surfaces and realistic stormwater

management for our current climate.

* **Build additional trust** from the community by adding data, modeling, graphs, maps, and implications because it scopes the issues, removes ambiguities, addresses many concerns of stakeholders, and provides a stronger basis for conversation.

Thank you for your team's hard work on the plans, and for considering this feedback.

Sincerely,

Michael Douma
7804 Garland Ave.



**MCP-145312-B8R4: September
14th Hearing on Minor Master Plan
Amendments**

Received On: 9/13/2023

Has Attachments: No

From: pgoldfarb@law.gwu.edu

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

September 14th Hearing on Minor Master Plan Amendments

Message

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

Dear Councilors,

I'm writing to register my objections to the Minor Master Plan Amendments for Takoma Park to be considered at the hearing of September 14, 2023. I live at 7516 Carroll Avenue in Takoma Park, near the Adventist hospital site.

When our family moved to Takoma Park in 2007, it was the character of the town that attracted us. Reading through the Minor Master Plan Amendments makes it clear how fragile that character is. Implementation of the Minor Master Plan threatens to dramatically change the character of the community.

The upzoning that the Plan proposes allows 12-story development on the hospital site, 15-story development on Maple Avenue, and 5-story development in primarily residential neighborhoods of Flower Avenue. The scale of this potential development is a serious mismatch with the community values that the Plan purports to embody.

Living on Carroll Ave. near the hospital site now, it is clear to me that the infrastructure cannot support development on this scale. Traffic sometimes slows to a stall already at busy traffic hours. Accidents already occur periodically in this corridor. This Plan will likely increase traffic significantly, and require many more city buses. But no forethought or study has been given to this significant problem.

The best feature of the area is Sligo Creek, its park, and its parkway. What will be the environmental impact on this area if this Plan is adopted? The history of many cities is that major development has created serious environmental impacts, and the frequency of more extreme weather has made these impacts increasingly hazardous. (For example, see Hurricane Harvey in Houston that caused catastrophic flooding due to the absence of right-sized zoning laws, allowing development on the land needed to absorb the rains). I don't think a development plan on the scale of this one should ever be considered until environmental impacts are carefully assessed.

Most importantly, if rent-stabilized apartment buildings on Maple Ave. are replaced with market-rate buildings with high rents necessitated by the cost of constructing high-rises, how much displacement will occur? Who will bear the cost of the displacement? Sadly, the same people--immigrants, people of color, under-resourced families--are routinely asked to bear a disproportionate cost of development. I would hope that Takoma Park would not fall into this same ugly pattern, but I see nothing in the Plan that suggests otherwise.

Some development will obviously need to occur to make good use of the site of the former hospital. But these zoning proposals are outsized for the location. And there is no need to include Maple Ave. in the Plan for re-developing the hospital site. Including it seems surprisingly exploitative of the need to consider redevelopment on the former hospital's footprint.

As a resident aging-in-place, I was sorry to lose Washington Adventist Hospital as a neighbor. I was also sorry to lose the urgent care clinic that remained. I am attracted by the idea that their site be reserved for some kind of institutional need (e.g. a school, a wellness center, or some other Takoma Park institutional need), because there are no other sites in Takoma Park that are adequate to be used for an institutional purpose. In any event, I expected some sort of community-based service to take the place of the hospital.

The proposed Plan does the opposite. It is a profound divergence from the values it espouses and from the needs of the community. Far more community input and expert analysis is needed to create a more trustworthy plan. In its absence, please heed the views of the community members who are taking time to express their views to you.

In short, I strongly oppose the Plan and urge you to vote it down. I hope a more transparent and inclusive process for redeveloping the hospital site will follow.

Thank you for your attention to this important matter.

Sincerely,
Phyllis Goldfarb
7516 Carroll Ave.
Takoma Park, MD 20912

--

Phyllis Goldfarb
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and Associate Dean for Clinical Affairs
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**MCP-145318-B4B0: Takoma Park
Minor Master Plan**

Received On: 9/13/2023

Has Attachments: No

From: fredie@erols.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan

Message

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

This is to support my TkPk Council Member, Randall Gibson, cc'd above in rejecting the MMPA as it currently written.

The resolution needs strengthening to preserve the low/moderate community housing needs and to address environmental concerns. The 'up-zoning' proposal is excessively broad and 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.

Please do not allow this plan to go through as currently written.

Frederica Adelman
349 Boyd Avenue
TkPk 20912

**MCP-145319-C9H8: Takoma Park
Minor Master Plan Amendment**

Received On: 9/13/2023

Has Attachments: No

From: steveshapiro1@juno.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment

Message

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

September 13, 2023
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Re: Takoma Park Minor Master Plan Amendment Comments (September 14, 2023 public hearing)

Dear Planning Board Members,

I am a 43-year resident of Takoma Park and over the last 5 years, I have been actively engaged in climate and equity issues at the County and State levels. Initially, I was very excited about the opportunities created by the Takoma Park Minor Master Plan (Plan) to reimagine the Adventist Hospital site and Adventist University. I saw the possibility of new mixed affordable and market-rate multifamily housing built to net-zero standards; increased missing middle housing; new small businesses desired by residents and students near the Adventist University and on Maple Avenue; improved stormwater management/retention where there are poorly-designed parking lots; and improved bike and pedestrian access from the campus to the Municipal District (library, community center and school). While the proposed Plan includes many statements consistent with this vision, the proposed zoning conflicts with these goals, as I will discuss in more detail below. I strongly urge the Planning Board to reject the Plan as written and ask staff to make changes consistent with my recommendations below.

Housing

The goals of the Plan should be to: 1) preserve and improve existing affordable housing; 2) add new housing including mixed affordable and market rate multifamily housing; and 3) add missing middle housing. The proposed Plan falls short.

First, the level of increased density is incompatible with the size and scale of the City and would jeopardize existing affordable housing. Currently, there are 1,300 housing units in the Plan area, of which 1,000 units are affordable. The proposed zoning could add another 3,500 units, a 3.7-fold increase. These 3,500 units represent 35% of the 10,000 total housing units the County projects are needed by 2030. However, these 3,500 units would be built on less than .06% of the County's land area; i.e., 132-acre Plan area of 216,800 acres in the County (excluding the Agriculture Reserve). The one-size-fits-all 150' zoning in the Maple Ave. District would add height and density incompatible with the multifamily residential neighborhood there today, the adjacent, upslope single-family neighborhoods, and Sligo Creek Park. The proposed Takoma Park Master Plan zoning also is inconsistent with other County plans, even in Metro-accessible areas, with lower maximum heights and densities (all of which have a maximum height of 120' with the exception of one parcel adjacent to the planned Purple Line Station off Brookville Road). The Planning Board should not approve by-right zoning for development of a scale and type that the residents of Takoma Park do want to see.

Second, the 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 (e.g., see properties currently owned by

Montgomery Housing Partnership in Table 1 below). The proposed upzoning (and associated increase in property values) will incentivize building owners to sell their properties, with the resulting demolition of older smaller buildings (2-12 floors). The new buildings could be taller, however, only 12.5% of units are required to be moderately priced dwelling units (MPDUs) and the City's 2 rent stabilization law would not affect rents for market rate units for five years. In short, the 1,000 existing affordable housing units (30% - 80% AMI) could be replaced by only 437 MPDUs (80% AMI).

Third, because 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. Therefore, **I recommend that the zoning in the Maple Ave. District closely mirror the buildings there today (see Table 1) rather than permit 150' along Maple Ave. and 65' on Lee Ave. to avoid incentivizing the demolition of existing affordable housing.**

Table 1. Maple Ave. District – Current and Proposed Building Heights and Zoning
Map # Current Buildings Existing Zoning Recommended Zoning Current Floors Proposed Floors

8	Pepco Site	R-60	CRT-2.5	C-2.5	R-2.5	H-150	1	15
9	Edinburgh (MHP)	R-20	CRT-2.5	C-2.5	R-2.5	H-150	10	15
10	Sherwood, Lee Ave. Coop, Hancock Gardens (MHP)	R-10	CRT-1.5	C-1.5	R-1.5	H-65	3 & 4	6 or 7
11	3 Story Apartments	R-20	CRT-2.5	C-2.5	R-2.5	H-150	3	15
12	The Takoma	R-10	CRT-1.5	C-1.5	R-1.5	H-65	3 & 4	6 or 7
13	Park Ritchie	R-10	CRT-2.5	C-2.5	R-2.5	H-150	15	15
13	7610 Maple (MHP)	R-10	CRT-2.5	C-2.5	R-2.5	H-150	10	15
13	The Deauville	R-10	CRT-2.5	C-2.5	R-2.5	H-150	6	15
14	1 floor stores	CRT-0.75	C-0.75					
		R-0.25	H-35					
		CRT-2.5	C-2.5	R-2.5	H-150	1	15	
15	Park View Towers (MHP)	R-10	CRT-2.5	C-2.5	R-2.5	H-150	11	15
16	Opal Daniels Park	R-60	R-60	NA	NA			
17	The Franklin (MHP)	R-20	CRT-2.5	C-2.5	R-2.5	H-150	6	15
18	Maple View	R-10	CRT-2.5	C-2.5	R-2.5	H-150	12	15
19	Hilltop Condominiums	R-30	CRT-2.5	C-2.5	R-2.5	H-150	3	15
20	Essex House	R-10	CRT-2.5	C-2.5	R-2.5	H-150	12	15
21	Sligo Creek Park	R-60	R-60	NA	NA			
22	Sligo Creek Park	R-60	R-60	NA	NA			

MHP = owned by Montgomery Housing Partnership

Yellow highlight = Buildings > 25,000 sq ft subject to Building Energy Performance Standards regulations

Commercial Development

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.

This appears contrary to the Plan's statements in the Housing section of developing "targeted strategies to minimize gentrification and displacement because of development, while promoting social integration" and "[in] the event of redevelopment"... "striving to achieve no net loss of affordable housing." In addition, the proposed Plan offers no concrete means to incentivize the types of businesses that residents said they want in the engagement sessions (e.g., grocery). Rather than zoning Maple and Lee Avenues CRT-2.5 C-2.5 R-2.5 H-150 and CRT-1.5 C-1.5 R-1.5 H-65 and the Flower Ave. District CRT-0.75 C-0.75 R-0.75 H-55, CRN-1.0 C-1.0 R1.0 H-3 50, CR-1.25 C-1.25 R-1.25 H-120, and CRT-1.25 C-1.25 R-1.25 H-70, I recommend that the CR zones should be strictly limited to commercial density of C-0.25, C-0.5, or at most C-1.0.

Climate

Retrofitting existing buildings is better for the climate than building new buildings, because a relatively small amount of embodied emissions result from renovation activities. In essence, “the greenest building is the one that is already built.” While the Plan states on page 67 that “[g]iven that many rental properties in the City were built 40 or more years ago, there is a need for reinvestment in these buildings to ensure quality, safe, affordable housing,” the Plan only “recommends that the City explore incentives and policy changes to encourage building improvements that extend the life of housing units and provide improvements like increased energy efficiency.” The Plan makes no mention of the County’s Building Energy Performance Standards (BEPS) law which requires buildings greater than 25,000 sq ft to reduce site energy use intensity.

There are at least 10 buildings in the Maple Ave. District which will have to reduce energy use through weatherization, energy efficiency, and electrification in the next several years. Furthermore, the Plan fails to mention the unprecedented resources available to achieve these building improvements through the federal Inflation Reduction Act, Montgomery County Green Bank, and state programs. Having these new resources makes it more possible for both BEPS-regulated buildings and smaller multifamily buildings to make the kinds of improvements that will extend the life of the buildings and the improve the comfort of residents. Given these unique opportunities to retrofit existing affordable housing buildings, which is helpful for the climate, the Plan’s proposed upzoning becomes all-the-more concerning and perplexing. In addition, the proposed zoning will incentivize property owners to sell and they may be reluctant to make energy efficiency and other investments if the building will be sold and demolished. **I recommend that the zoning in the Maple Ave. District closely mirror the building heights there today and the Plan describe the opportunities and requirements for building energy efficiency and electrification retrofits consistent with County goals and laws (see Table 1).**

With regard to stormwater runoff, a growing problem due to climate change, the redevelopment of poorly designed parking lots could vastly improve runoff to Sligo Creek. There are a number of parking lots on Maple Ave. which could be redesigned/redeveloped with infill development for additional residential or new small commercial uses, as well as greatly improved stormwater management and treatment. However, the proposed zoning does not incentivize this kind of infill development versus demolition of existing buildings. Additionally, the hospital parking lot upslope from Sligo Creek could be part of the redevelopment and also result in improved stormwater management and treatment if designed and built properly. I recommend that 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.

Additionally, the Plan represents an opportunity to envision the kind of climate-friendly development desired by Takoma Park residents and consistent with the City’s and County’s climate emergency resolutions. Not only does the Plan not encourage all-electric, net zero, or passive house construction, it does not mention such requirements forthcoming with updates to the International Energy Conservation Code (IECC) and International Green Construction Code (IgCC). I recommend the Plan encourage all-electric, net zero, and/or passive house construction for new development consistent with County goals and regulations.

Finally, while the Climate Assessment is not technically due until 7 days before the County Council hearing, it would be extremely beneficial for both the Planning Board and the public to see it before the Board makes a final decision on the Plan. I recommend 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.

Transportation

While the proposed Plan includes “visionary” elements of a green promenade and community spaces, these are entirely optional based on the development proposed and the willingness of private property owners to grant rights-of-way to accommodate pedestrian greenways and bikeways. The Plan is deficient in more actionable elements for pedestrian and bikeways connecting the three districts. Additionally, the Plan lacks an

analysis of the transportation impacts of the development allowed by the proposed zoning. Adding up to 3,500 new housing units (and at least double that many new residents), will come with impacts to traffic and pedestrian and bike safety. I recommend that the Planning Board require a more comprehensive transportation impact analysis.

In summary, Takoma Park is a wonderfully diverse community precisely because the city has a unique and diverse stock of affordable housing and rent stabilization. The rezoning proposed in the draft Plan threatens the City's affordable housing rather than ensuring additional affordable housing. I strongly recommend the Planning Board reject the one-size-fits all approach to rezoning, and that the proposed Plan be revised to better protect existing affordable housing, expand new affordable housing, and address the City and County's climate goals. I also recommend the Planning Board direct staff to conduct missing analyses and address my other recommendations before moving forward with the Plan.

Thank you for your consideration of my comments.

Sincerely,

Steve Shapiro
7324 Willow Ave.
Takoma Park, MD 20912



**MCP-145329-D1P6: Written
Testimony - Takoma Park MMPA -
Takoma For All**

Received On: 9/13/2023

Has Attachments: Yes

From: ashleyvevans@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Written Testimony - Takoma Park MMPA - Takoma For All

Message

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

Dear County Planning Board,

Takoma For All (TFA) and the undersigned write in strong support of the Minor Master Plan Amendment - Public Hearing Draft (Sept 14, 2023) for the Washington Adventist Hospital site and Maple Avenue corridor.

TFA is a group of Maryland and D.C. neighbors promoting a sustainable, equitable, transit-oriented community with plenty of homes. We work to strengthen a vibrant, inclusive, prosperous, resilient and transit-friendly community and advocate for the creation and preservation of affordable and market-rate housing, commercial spaces and community amenities including schools, parks, recreation facilities and public spaces. More information about TFA at www.takomaforall.org.

This proposed plan amendment and included zoning changes are good for the climate, good for equity and affordability, and good for local businesses. For example:

- Adding space for hundreds of new housing units with easy access to both the Takoma Metro station and future Purple Line station will mean thousands of new neighbors are able to live climate-friendly car-free or car-lite lifestyles, helping the City and County meet our climate goals. While city policies have provided existing residents with affordable housing, [no new multifamily units](#) have been built in the City of Takoma Park since the 1970s. City policies should encourage new housing to attract residents to our dense walkable community that offers protections for diverse groups of people that few other jurisdictions in the U.S. offer.
- The inclusion of the Green Promenade, bikeway improvements, pedestrian network and new Town Center along Flower Ave will significantly elevate the role of non-vehicular transportation.
- The proposed new zoning will fit in with existing 12-17 story apartment buildings in the plan area, and will also enable more people at all income levels to enjoy the benefits of living in our community, working towards the County's goal of 10,000 new housing units.
- The adoption of mixed-use zoning in the plan area will provide opportunities for additional retail businesses to serve the needs of both new and existing residents and diversify the city's revenue streams. According to the City's Housing and Economic Data Analysis from 2017, "the City is under-retailed for its population and level of income [...], indicating a capacity for additional retail."

The modest changes proposed in this plan amendment are necessary to meet the [City Council's 2023-2024 priorities](#), such as exploring 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. The plan amendment also supports Takoma Park's [Housing and Economic Development Strategic Plan](#), adopted in 2019, which identifies the need to "produce more housing and opportunities for businesses to start and grow across the income spectrum and in neighborhoods across the City to meet the diverse housing and economic needs."

We have [appended a Q&A section](#) that we found useful in answering questions that have been raised regarding the plan amendment.

TFA strongly encourages the Montgomery County Planning Board to endorse the Minor Master Plan Amendment draft in full. One hundred individual members and friends have asked to include their names below, associating themselves publicly with the organization's position.

Thank you for your time.

Sincerely,

Takoma For All

Adam Jentleson, Takoma Park - Ward 3

Adam Oppenheim, Takoma Park - Ward 1

Alan Zibel, Takoma Park - Ward 1

Alexander Hadden, Takoma Park - Ward 3

Amanda Hungerford, Takoma Park - Ward 1

Amelia Coffey, Takoma DC

Ashley E. Brookshier, Takoma Park - Ward 3

Ashley Hayslip, Takoma Park - Ward 4

Ashley Ward, Takoma Park - Ward 3

Ben Glickstein, Takoma Park - Ward 1

Ben Rempell, Takoma Park - Ward 1

Beth Davidson, Takoma DC

Birchie Seiffert, Takoma Park - Ward 1

Brendan Smith, Takoma Park - Ward 3

Bridget Cherry, Takoma Park - Ward 3

Carter Dougherty, Takoma Park - Ward 1

Christian Bangert, Takoma DC

David Bend, Takoma Park - Ward 1

David Koelsch, Takoma Park - Ward 3
Deborah Roose, Takoma Park - Ward 3
Diego Vera Cossio, Takoma Park - Ward 4
Dion Thompson-Davoli, Takoma Park - Ward 3
Donna Victoria, Takoma Park - Ward 6
Edward Drozd, Takoma Park - Ward 1
Elizabeth Baer, Takoma Park - Ward 1
Elizabeth Hisle-Gorman, Takoma Park - Ward 1
Emanuel Wagner, Takoma Park - Ward 2
Erin OBrien, Silver Spring
Eyal Li, Takoma Park - Ward 3
Fawzia Ahmed, Takoma Park - Ward 1
Fred Schultz, Takoma Park - Ward 6
Gene Koo, Takoma Park - Ward 3
Jason Schechter, Takoma Park - Ward 4
Jay Driskell, Takoma Park - Ward 5
Jeffrey Trunzo , Takoma Park - Ward 4
Jeremy Hekhuis, Takoma Park - Ward 1
Jessica Wechter, Takoma Park - Ward 1
John Cornwell, Takoma Park - Ward 3
John Fawcett, Takoma Park - Ward 1
John Gorman, Takoma Park - Ward 1
John Krizel, Takoma Park - Ward 1
Johnathan Duff, Takoma Park - Ward 2
Jon Ryder, Takoma Park - Ward 3
Jordie Hannum, Takoma Park - Ward 4
Judy Mouny, Takoma Park - Ward 2
Julia Barlow, Silver Spring
Julia Lyskawa, Takoma Park - Ward 4
Julien Katchinoff, Takoma Park - Ward 6
Karina Santos, Takoma Park - Ward 4
Katrina Furth, Takoma Park - Ward 1
Kawsar Talaat, Takoma Park - Ward 5
Kelly OKeefe, Takoma Park - Ward 2
Kenneth Simler, Takoma Park - Ward 1
Kerry Porter, Takoma Park - Ward 2
Kevin Finelli, Takoma Park - Ward 4

LaLa Seidensticker, Unincorporated Takoma Park
Laura Atwood, Silver Spring - Sligo Park Hills
Leanne Sedowski, Takoma Park - Ward 2
Liliane Winograd, Takoma Park - Ward 2
Linda Kolko, Takoma Park - Ward 4
Lucy Madden, Takoma Park - Ward 6
Marc Pfeuffer, Takoma Park - Ward 3
Marco Konings, Takoma Park - Ward 1
Mark Drajem, Silver Spring - Sligo Park Hills
Mark Porter, Takoma Park - Ward 2
Maya Bernstein, Takoma Park - Ward 1
Melissa Burke, Silver Spring - Sligo Park Hills
Mica Bevington, Takoma Park - Ward 2
Michael Ward, Takoma Park - Ward 3
Mike Carter-Conneen, Takoma Park - Ward 4
Miriam Quintal, Takoma Park - Ward 4
Molly Wasser, Takoma Park - Ward 4
Morgan Snyder, Takoma Park - Ward 2
Nancy Augustine, Takoma Park - Ward 1
Nancy Martin, Takoma Park - Ward 1
Natalie Hopkins, Takoma Park - Ward 1
Nick Finio, Silver Spring
Noa Baum, Silver Spring - Sligo Park Hills
Paul Mackie, Takoma Park - Ward 2
Paul Seiffert, Takoma Park - Ward 1
Pavan Auluck, Takoma Park - Ward 1
Rachel Anderson, Takoma Park - Ward 3
Rachel Lettre, Takoma Park - Ward 2
Rachel Schultz, Takoma Park - Ward 3
Rich and Laura Barclay, Takoma Park - Ward 3
Salim Furth, Takoma Park - Ward 1
Sally Taber, Takoma Park - Ward 2
Sarah Brookshier, Takoma Park - Ward 3
Scott Smallwood, Takoma Park - Ward 1
Sorrah Edwards-Thro, Takoma Park - Ward 3
Steve Teles, Takoma Park - Ward 1
Tamara L Laird, Takoma Park - Ward 4

Taunton Paine, Takoma Park - Ward 1

Tim Gronniger, Takoma Park - Ward 4

Tom Di Liberto, Takoma Park - Ward 2

Tony Camilli, Takoma Park - Ward 1

Troy Jacobs, Takoma Park - Ward 5

Walter Scott, Takoma Park - Ward 1

William Girardo, Takoma Park - Ward 2

Zachary Arnold, Takoma Park - Ward 4

(submitted on behalf of TFA and the above signed individuals by Ashley E Brookshier, 7515
Carroll Ave, Takoma Park, MD 20912)



**MCP-145339-M7Y4: NCPC
Comments on Public Release Draft
of the Takoma Park Minor Master
Plan Amendment**

Received On: 9/21/2023

Subject

Has Attachments: Yes

FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

From:

takomaparkmma@montgomeryplanning.org

Message

To: elza.hisel-
mccoy@montgomeryplanning.org;elza.his
el-
mccoy@montgomeryplanning.org;larissa.
klevan@montgomeryplanning.org;larissa.
klevan@montgomeryplanning.org;

Hi,
This wasn't routed as a C-Track, but it does have language regarding their authority related to Sligo Creek. I sent a message to Melissa T. to have this routed properly as testimony.

From: Drakeford, Brittney <brittney.drakeford@ncpc.gov>
Sent: Thursday, September 14, 2023 8:06 AM
To: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Sherman, Michael <michael.sherman@ncpc.gov>
Subject: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment
Importance: High

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

Good morning, Melissa,

I am sending this email on behalf of Michael Sherman, Policy and Research Division Director of the National Capital Planning Commission (NCPC). Please find attached staff comments from NCPC on the Public Release Draft of the Takoma Park Minor Master Plan Amendment. If you have any questions, please have a member of your staff contact me at 202-482-7210 or Brittney.Drakeford@ncpc.gov.

Warm regards,

Brittney Drakeford | Urban Planner

Policy & Research Division

National Capital Planning Commission

401 9th St. NW, Suite 500 | Washington, DC 20004

W: 202.482.7210

Brittney.Drakeford@ncpc.gov

The Federal Planning Agency for America's Capital

www.ncpc.gov

Received On: 9/21/2023

Has Attachments: Yes

From: melissa.thompkins@mncppc-mc.org

To: catherine.coello@mncppc-mc.org;catherine.coello@mncppc-mc.org; Hello Catherine,

Subject

FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Message

See Melissa W. email below.

From: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>

Sent: Thursday, September 21, 2023 10:14 AM

To: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>

Subject: FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

Hi,

This didn't come through as a C-Track. Can we have this routed correctly or does it need to be addressed to the Chair?

Thanks

From: Drakeford, Brittney <brittney.drakeford@ncpc.gov>

Sent: Thursday, September 14, 2023 8:06 AM

To: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>

Cc: Sherman, Michael <michael.sherman@ncpc.gov>

Subject: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

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Warm regards,

Brittney Drakeford | Urban Planner

Policy & Research Division

National Capital Planning Commission

401 9th St. NW, Suite 500 | Washington, DC 20004

W: 202.482.7210

Brittney.Drakeford@ncpc.gov

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www.ncpc.gov



Received On: 9/14/2023

Has Attachments: Yes

From: brittney.drakeford@ncpc.gov

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;takomaparkmma@montgomeryplanning.org;

Subject

NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Message

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Warm regards,

Brittney Drakeford | Urban Planner

Policy & Research Division

National Capital Planning Commission

401 9th St. NW, Suite 500 | Washington, DC 20004

W: 202.482.7210

Brittney.Drakeford@ncpc.gov

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Received On: 9/21/2023

Has Attachments: Yes

From:

melissa.williams@montgomeryplanning.org

To: catherine.coello@mncppc-mc.org;catherine.coello@mncppc-mc.org;melissa.thompkins@mncppc-mc.org;melissa.thompkins@mncppc-mc.org;

Subject

RE: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Message

Thanks

Melissa

From: Coello, Catherine <catherine.coello@mncppc-mc.org>

Sent: Thursday, September 21, 2023 10:48 AM

To: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>

Cc: Williams, Melissa <melissa.williams@montgomeryplanning.org>

Subject: RE: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Thanks for forwarding Melissa!

Melissa W.—thanks for bringing to my attention. I just assigned to Downcounty in MC Tracker. I am checking now to make sure nothing else was overlooked.

Thanks,

Catherine

From: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>

Sent: Thursday, September 21, 2023 10:45 AM

To: Coello, Catherine <catherine.coello@mncppc-mc.org>

Subject: FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

Hello Catherine,

See Melissa W. email below.

From: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>

Sent: Thursday, September 21, 2023 10:14 AM

To: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>

Subject: FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

Hi,

This didn't come through as a C-Track. Can we have this routed correctly or does it need to

be addressed to the Chair?

Thanks

From: Drakeford, Brittney <brittney.drakeford@ncpc.gov>
Sent: Thursday, September 14, 2023 8:06 AM
To: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Sherman, Michael <michael.sherman@ncpc.gov>
Subject: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment
Importance: High

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

Good morning, Melissa,

I am sending this email on behalf of Michael Sherman, Policy and Research Division Director of the National Capital Planning Commission (NCPC). Please find attached staff comments from NCPC on the Public Release Draft of the Takoma Park Minor Master Plan Amendment. If you have any questions, please have a member of your staff contact me at 202-482-7210 or Brittney.Drakeford@ncpc.gov.

Warm regards,

Brittney Drakeford | Urban Planner

Policy & Research Division

National Capital Planning Commission

401 9th St. NW, Suite 500 | Washington, DC 20004

W: 202.482.7210

Brittney.Drakeford@ncpc.gov

The Federal Planning Agency for America's Capital

www.ncpc.gov

Received On: 9/21/2023

Has Attachments: Yes

From: catherine.coello@mncppc-mc.org

To: melissa.thompkins@mncppc-mc.org; melissa.thompkins@mncppc-mc.org;

Subject

RE: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Message

Thanks for forwarding Melissa!

Melissa W.—thanks for bringing to my attention. I just assigned to Downcounty in MC Tracker. I am checking now to make sure nothing else was overlooked.

Thanks,

Catherine

From: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>

Sent: Thursday, September 21, 2023 10:45 AM

To: Coello, Catherine <catherine.coello@mncppc-mc.org>

Subject: FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

Hello Catherine,

See Melissa W. email below.

From: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>

Sent: Thursday, September 21, 2023 10:14 AM

To: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>

Subject: FW: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

Hi,

This didn't come through as a C-Track. Can we have this routed correctly or does it need to be addressed to the Chair?

Thanks

From: Drakeford, Brittney <brittney.drakeford@ncpc.gov>

Sent: Thursday, September 14, 2023 8:06 AM

To: MC-TakomaParkMMA <takomaparkmma@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>

Cc: Sherman, Michael <michael.sherman@ncpc.gov>

Subject: NCPC Comments on Public Release Draft of the Takoma Park Minor Master Plan Amendment

Importance: High

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

Good morning, Melissa,

I am sending this email on behalf of Michael Sherman, Policy and Research Division Director of the National Capital Planning Commission (NCPC). Please find attached staff comments from NCPC on the Public Release Draft of the Takoma Park Minor Master Plan Amendment. If you have any questions, please have a member of your staff contact me at 202-482-7210 or Brittney.Drakeford@ncpc.gov.

Warm regards,

Brittney Drakeford | Urban Planner

Policy & Research Division

National Capital Planning Commission

401 9th St. NW, Suite 500 | Washington, DC 20004

W: 202.482.7210

Brittney.Drakeford@ncpc.gov

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www.ncpc.gov



MCP-145345-W8B5: Minor Master Plan - Testimony

Received On: 9/14/2023

Has Attachments: No

From: elizabergrosenbeth@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan - Testimony

Message

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

Hello,

I would like to submit written testimony for the public hearing tonight, September 14th.

As a new resident of Takoma Park, I was intrigued and disturbed to hear about the Minor Master Plan. I have learned about aspects of the plan that will reduce runoff into Sligo Creek, decrease impermeable surfaces, and create improved bike lanes along Maple Ave. I support these sections of the plan as I see these will improve the environment I live in and provide direct improvement of quality of life for me and my neighbors.

However, I am greatly concerned about the aspects of the plan that allow up to 3,500 new units to be added to the Maple Ave area. I question the motives of those who proposed this, possibly prioritizing profit over quality of life of residents. This must not happen. My greatest concern is not for my own risk of overcrowding, but for the disregard this plan pays to the African American community that has historically resided in this area. To overcrowd their homes and environment and provide woefully inadequate protections for their ability to stay there long term is nothing short of systemic racism. I expect better of Montgomery County.

I urge you to adjust the plan to include expansion only on the Advetist Hospital property and provide environmental improvements on Maple Ave without increasing the housing and business density. My hope is that a voice from a resident of the specific area that will be affected will carry weight and that you will protect our community with the power you have been granted.

Stay tuned,
Elizabeth Rosenberg
7611 Maple Ave
Apt #202
Takoma Park, MD 20912
elizabergrosenbeth@gmail.com
(202) 425-3922

**MCP-145348-K6K2: Greater Greater
Washington testimony on the
Takoma Park Minor Master Plan**

Received On: 9/14/2023

Has Attachments: Yes

From: dred@ggwash.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Greater Greater Washington testimony on the Takoma Park Minor Master Plan

Message

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

Dear Chair Harris and members of the Planning Board:

I'm submitting testimony on behalf of Greater Greater Washington for tonight's (September 14) hearing on the Takoma Park Minor Master Plan.

Our mailing address is: 80 M Street SE, Suite 100, Washington, DC 20003.

If you have any questions, please let me know.

Best regards,
Dan

Dan Reed, AICP (they/them)

Regional Policy Director

Greater Greater Washington

<https://ggwash.org>

(202) 256-7238

Think cities are great? Want them to be greater? [Support our work](#) and be part of the change!

MCP-145349-S5P1: Minor master plan email error

Received On: 9/14/2023

Has Attachments: No

From: mje213@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor master plan email error

Message

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

Good morning

Unfortunately I used my work email in error when signing up to testify, (Michael.english@oig.dot.gov) and I wish to sign up using this email instead, as this will be my opinion in my personal capacity, not that if the department of transportation or as my role as an employee of it.

Thank you and sorry for the confusion

Please feel free to call me if helpful (203) 241-3585

Received On: 9/14/2023

Has Attachments: Yes

From: mje213@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Minor master plan email error

Message

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

Thank you very much, Just got it! That should cover it!

On Thu, Sep 14, 2023 at 12:33 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Good morning,

I updated your information to include the correct e-mail address (mje213@gmail.com). I also removed the DOT e-mail from the invite and resent to the correct e-mail.

Please let me know if you need anything else.

Thank you,

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office

[2425 Reedie Dr 14th Floor, Wheaton, MD 20902](https://www.mncppc-mc.org)

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

From: Mike English <mje213@gmail.com>
Sent: Thursday, September 14, 2023 9:31 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Minor master plan email error


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

Good morning

Unfortunately I used my work email in error when signing up to testify, (Michael.english@oig.dot.gov) and I wish to sign up using this email instead, as this will be my opinion in my personal capacity, not that if the department of transportation or as my role as an employee of it.

Thank you and sorry for the confusion

Please feel free to call me if helpful (203) 241-3585



MCP-145350-T5K4: September 14, 2023 public hearing Takoma Park Minor Master Plan

Received On: 9/14/2023

Has Attachments: No

From: adnaloy1@aol.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

September 14, 2023 public hearing Takoma Park Minor Master Plan

Message

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

September 14, 2023 public hearing
Takoma Park Minor Master Plan

To whom it may concern, Good afternoon. I understand Takoma Park wants to increase retail and housing on the Maple Ave strip, the hospital site and focus is on all unused spaces and small buildings that don't house a lot of people. I imagine there is going to be major construction activity and many more residents around us. Personally, I would love more retail and don't mind a few more neighbors, but I'm concerned if Takoma looks like every other congested city with people living on top of each other. I'm concerned of increased crime, impact on the environment and most important to me is an increase in my taxes and being unable to afford to live here. I have lived in Takoma Park for 23 years and 15 of them on the Maple Avenue strip. I chose this city for its green initiatives, small town feel, public transportation infrastructure and affordability. I read in the Takoma paper, they are not forcing anyone to move, but with this new venture rezoning, etc., most likely taxes will go up and not being able to afford to live here is still a subtle force out. Our 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. Many of us cannot even afford to move anywhere else in the DMV with the same amenities and feeling of safety. I hope this is not the gentrification of Takoma Park and residents are forced out because they can't afford it. Please 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.

Thank you,

Yolanda Shabbaz
7730 Maple Ave #19
Takoma Park, MD 20912

**MCP-145351-X6N9: Takoma Park
minor master plan**

Received On: 9/14/2023

Has Attachments: Yes

From: karendelrich@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Takoma Park minor master plan

Message

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

Is there a way to find out where on the list I am?

Thanks

Karen Elrich

On Thu, Sep 14, 2023 at 12:38 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Good afternoon,

Thank you for confirming your testimony location. Staff will be outside of the 2nd floor auditorium to check you in upon your arrival.

Thank you,

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office

2425 Reedie Dr 14th Floor, Wheaton, MD 20902

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

From: Karen Elrich <karendelrich@gmail.com>


Sent: Thursday, September 14, 2023 9:59 AM

To: MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Takoma Park minor master plan

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

I, Karen Elrich will be at Wheaton.



Received On: 9/14/2023

Has Attachments: No

From: karendelrich@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;


Subject

Takoma Park minor master plan

Message

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

I, Karen Elrich will be at Wheaton.



**MCP-145361-G3V2: Minor Master
Plan Amendment Comment**

Received On: 9/14/2023

Subject

Has Attachments: Yes

Minor Master Plan Amendment Comment

From: UHCprint@unityhealthcare.org

Message

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

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

**MCP-145364-T4R1: Takoma Park
Minor Master Plan Amendment
Hearing - Testimony**

Received On: 9/14/2023

Has Attachments: Yes

From: jklein@adventisthealthcare.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment Hearing - Testimony

Message

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

Good Morning,

My name is Jason Klein and I am the Executive Director of Corporate Real Estate for Adventist HealthCare.

I will providing testimony this evening at the Wheaton location and will check in with staff upon my arrival.

Thank you,

Jason Klein

**Jason Klein, LEED AP
Executive Director, Corporate Real Estate**

820 W. Diamond Avenue

Gaithersburg, MD 20878

Office: 301.315.3654

Mobile: 301-461-8109

jklein@adventisthealthcare.com
www.adventisthealthcare.com

This email and its attachments may contain privileged and confidential information and/or protected health information (PHI) intended solely for the use by Adventist HealthCare and the recipient(s) named above. If you are not the recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any review, dissemination, distribution, printing or copying of this email message and/or any attachments is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by calling the sender and permanently delete this email and any attachments. Thank You.

**MCP-145365-F5K8: Public Hearing-
MMPA Testimony at Takoma Park -
Sept 14, 2023**

Received On: 9/14/2023

Has Attachments: No

From: pjhuebner@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Public Hearing-MMPA Testimony at Takoma Park - Sept 14, 2023

Message

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

Greetings,

I will be testifying at the **Takoma Park Community Center**, rm 7500 for the Montgomery County Planning Board public hearing on the MMPA for Takoma Park.

Thank you,
Paul Huebner

MCP-145377-N2B7: Testimony on the Takoma Park Minor Master Plan Amendment

Received On: 9/14/2023

Has Attachments: Yes

From: ssomashe@umd.edu

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Testimony on the Takoma Park Minor Master Plan Amendment

Message

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

Montgomery County Planning Board members:

I am submitting the attached testimony on the Takoma Park Minor Master Plan Amendment, on behalf of members of the Purple Line Corridor Coalition. I am the point of contact for any questions or follow up you may have.

Thank you for your consideration.

Best regards,
Sheila Somashekhar

--

Sheila Somashekhar (she/her)
Director, Purple Line Corridor Coalition
National Center for Smart Growth
University of Maryland
ssomashe@umd.edu

Received On: 9/14/2023

Has Attachments: No

From: ssomashe@umd.edu

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Testimony on the Takoma Park Minor Master Plan Amendment

Message

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

Per the request from your auto-reply, I am adding here the mailing address of the Purple Line Corridor Coalition:

Purple Line Corridor Coalition, c/o Sheila Somashekhar
1112L Preinkert Hall
University of Maryland
College Park, MD 20740

Thank you.

On Thu, Sep 14, 2023 at 12:50 PM Sheila Hosagrahara Somashekhar

<ssomashe@umd.edu> wrote:

Montgomery County Planning Board members:

I am submitting the attached testimony on the Takoma Park Minor Master Plan Amendment, on behalf of members of the Purple Line Corridor Coalition. I am the point of contact for any questions or follow up you may have.

Thank you for your consideration.

Best regards,
Sheila Somashekhar

--

Sheila Somashekhar (she/her)
Director, Purple Line Corridor Coalition
National Center for Smart Growth
University of Maryland
ssomashe@umd.edu

--

Sheila Somashekhar (she/her)
Director, Purple Line Corridor Coalition
National Center for Smart Growth
University of Maryland
ssomashe@umd.edu

MCP-145378-J2X2: Minor Master Testimony

Received On: 9/14/2023

Has Attachments: No

From: josephlefort@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Testimony

Message

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

Hello,

I would like to submit written testimony for the public hearing tonight regarding the Minor Master plan , September 14th.

As a resident of 7611 Maple Ave in Takoma Park I feel personally involved because the impacts of the plan will be happening right outside of my living space.

While I haven't been a resident for as long as some other members of my building or the surrounding area I believe it is a common shared intention amongst the area to keep a calm, peaceful environment that is safe for inhabitants.

As an avid biker I take no issue with the proposed plans to improve bike lanes and combat damage to sligo creek. I would hope any plans to do so however would be completed quickly because currently the purple line project already impedes riders or walkers ability to navigate the trail without a need to take forced detours. This would not be my intention as much as is possible.

Regarding the part of the plan that discussed creating more high rise living accommodations I couldn't disagree with that aspect more. I think the advantage of the area is people's abilities to actually afford to live in it as it currently exists. So any plans to expand would fundamentally change the aesthetic and push current residents out in order to accomplish nothing but unnecessary development or force them to live in a far more compressed version of the ideal way they were already living.

This seems to be a topic that is wildly pushed for by non-members of the community. I highly urge you to actually to visit the area the proposed project concerns and discuss the proposed changes with people who live there and whose lives will be impacted the most if you have not already.

The gravest concern is not how we line our pockets with quick cash at this juncture but how we make choices that secure a future for current and future residents that provides them with bare necessities over made up wants and respects the natural offerings around the area that in no way require development and never will.

Thank you,
JLW

Received On: 9/14/2023

Has Attachments: No

From: thom.gabriel@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

MMPA

Message

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

To the Planning Board:

I write to oppose the proposed Minor Master Plan Amendment in its current form.

I strongly object to the stealth aspect of proposing this amendment in August, when many folks are on vacation and otherwise not able to grasp what's being proposed.

It smacks of the same sneaky tactics in Ohio where Republicans tried to make a major change to referenda procedures at a time when they thought relatively few would be able to oppose it.

Another procedural aspect is inadequate notice to the affected community. It's disingenuous to suggest that all concerned parties were notified. If that is legally true, then you need to broaden what's defined as a concerned or affected party.

This amendment would have the effect of increased traffic in the surrounding community. But it does nothing to ameliorate the already dangerous traffic hazards to pedestrians on the streets east of Flower Ave. There are zero sidewalks on Garland, and grossly inadequate or non-existent crosswalks on Greenwood and Garland.

The County must address these issues.

Thank you.

Thomas Gabriel
715 Erie Ave, Takoma Park, MD 20912

MCP-145380-VOL8: Density is too High at Adventist

Received On: 9/14/2023

Has Attachments: No

From: deepak.marwah@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Density is too High at Adventist

Message

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

Hello,

The plan largely looks within reason with the exception of the density at Adventist. Developing high rises in that area would lead to congestion not suited for the surrounding areas nor does it fit in architecturally. While the promenades are a great idea to connect Takoma Park together, the density recommendations are not in line with the needs, wants, or desires of many Takoma Park residents.

Thanks for accepting my testimony.
-Deepak

7405 Garland Ave, Takoma Park, MD 20912

**MCP-145392-F4X4: ARC Testimony
for tonight**

Received On: 9/14/2023

Has Attachments: Yes

From: jschulman@arcdmv.org

To: catherine.coello@mncppc-mc.org;catherine.coello@mncppc-mc.org;

Subject

ARC Testimony for tonight

Message

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

Ms. Coello,

Please find attached the written testimony I will present in person, tonight, in Wheaton. I look forward to meeting you.

Thank you!

-- Jim Schulman, Executive Director

631 'E' ST NE, Washington, DC 20002

JSchulman@ARCdmv.org; 202/544-0069

ARC website: <https://ARCdmv.org>

ARC works with local small businesses, cooperatives, and social enterprises to promote sustainable regional economic development, helping them obtain the goods and services they need to run their businesses from within the Washington Metro region. ARC is currently partnering with another non-profit, the Coalition for an Inclusive Economy of Greater Washington, DC, to introduce the Localight rewards app to business associations, anchor institutions, and government agencies.

"The way to right wrongs is to turn the light of truth upon them."

-- [Ida B. Wells](#)

"No magic bullet, not even the Internet, can save us from population explosion, deforestation, climate disruption, poison by pollution, and wholesale extinction of plant and animal species. We're going to have to want different things, seek different pleasures, pursue different goals than those that have been driving us and our world economy." -- Joanna Macy

MCP-145395-J1T0: Minor Master Plan Amendment

Received On: 9/14/2023

Has Attachments: No

From: beall175@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan Amendment

Message

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

This letter is to express my concerns re the Minor Master Plan Amendment for rezoning to commercial and residential so-called mixed in the area of the former Washington Adventist Hospital. I live in the Flower District of Montgomery County District Four. The plan proposes extremely dense housing that would be highly disruptive to the surrounding community. I am not a "NIMBY" but it is not up to Takoma Park to solve all the housing problems of Montgomery County. The 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. Our already inadequate streets would be incapable of accommodating this huge increase. There would be a drastic decrease of green space.

It would be perfectly reasonable and appropriate to plan to housing in this area, however on a much more modest scale.

Another aspect of this discussion that I have found puzzling is the complete absence of the voice of the former hospital. It is ultimately up to them to whom they sell the property and it would seem they are completely not forthcoming on their thinking.

Thank you for your considering on the above.

Carrie Beall

Homeowner and voter.

MCP-145396-V4P8: Opposition to Takoma Park MMP Amendment - Hearing 9/14/2023

Received On: 9/14/2023

Has Attachments: No

From: simpson.lorenz@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Opposition to Takoma Park MMP Amendment - Hearing 9/14/2023

Message

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

Dear Chairman Harris and Members of the Planning Board:

We are opposed to the proposed Takoma Park Minor Master Plan Amendment (MMPA). It 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.

While we welcome the redevelopment of the Washington Adventist Hospital grounds, especially the possibility of new affordable and "missing middle" housing, we believe the new zoning proposed in the amendment would allow too much density (2 million sq ft.) and height (12 stories). This level of permitted development could turn a potentially beautiful neighborhood of new, small-scale buildings adjacent to Sligo Creek into an oversized concrete canyon.

We are particularly concerned that the proposed amendment could result in the racially inequitable displacement of residents on Maple Avenue, many of whom occupy the rent-controlled or affordable apartments that already exist there. Several of these buildings are owned by non-profit affordable housing entities, including the Montgomery Housing Partnership. While efforts to encourage the updating of these multi-unit buildings is a worthy topic for planners, we believe it should be addressed more carefully, in a separate review process, not through the much broader proposed MMPA which includes the hospital grounds and the Erie/Flower/Greenwood corridor.

As a general matter, we are very concerned about the MMPA's plan to change zoning rules to allow significant increases in floor area ratio (FAR) - or density - and building height. Five-story buildings along Flower, Erie, Greenwood, and Maplewood Avenues, like 15-story buildings on Maple Avenue, would radically and negatively alter the landscape there. Please don't let Takoma Park be turned into an unattractive, over-developed suburb! We understand that many of our sister communities - Kensington, Lyttonsville, Glenmont, and Forest Glen have much lower height limits unless near a Metro station. Why not look at these areas to compare and inform the proposals for Takoma Park?


We are further concerned that there has been no call for a traffic study, despite the plan to authorize as many as 3500 new housing units in Takoma Park, a town now of approximately 17,000 residents. How many new cars will this bring to our already congested roads?

Simply put, we believe the MMPA incentivizes redevelopment of bigger and more expensive buildings with higher rents, resulting in a racially inequitable impact on residents of existing affordable housing, excessive amounts of concrete with "heat island" effect, worsening stormwater runoff into Sligo Creek, and an overall negative impact on the beauty and liveability of the City of Takoma Park.

We urge you to send the amendment back to the staff for a more thoughtful evaluation.

Thank you,

Christine Simpson
John Lorenz
7300 Cedar Avenue
Takoma Park, MD 20912
Public Hearing of 9/14/2023



**MCP-145397-F3Q6: Takoma Park
Minor Master Plan - Takoma Park
City Council resolution**

Received On: 9/14/2023

Has Attachments: Yes

Subject

Takoma Park Minor Master Plan - Takoma Park City Council resolution

From: rosaling@takomaparkmd.gov

Message

To: mcp-chair@mncppc-mc.org; elza.hisel-mccoy@montgomeryplanning.org; elza.hisel-mccoy@montgomeryplanning.org; irak@takomaparkmd.gov; jessiec@takomaparkmd.gov; larissa.klevan@montgomeryplanning.org; larissa.klevan@montgomeryplanning.org; mcp-chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; melissa.williams@montgomeryplanning.org; melissa.williams@montgomeryplanning.org;

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

Dear Planning Board Chair Harris,
Attached please find the Takoma Park City Council Resolution 2023-33, regarding the Takoma Park Minor Master Plan.
If you have any questions, please let me know,
Rosalind Grigsby

Rosalind Grigsby
Community Development Manager
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912
she, her, hers
www.takomaparkmd.gov

Received On: 9/14/2023

Has Attachments: Yes

From: elza.hisel-mccoy@montgomeryplanning.org

To: tanya.stern@montgomeryplanning.org; tanya.stern@montgomeryplanning.org;

Subject

FW: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Message

Hot off the press

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>

Sent: Thursday, September 14, 2023 4:32 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Ira Kowler <irak@takomaparkmd.gov>; Jessie Carpenter <jessiec@takomaparkmd.gov>; Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>

Subject: Takoma Park Minor Master Plan - Takoma Park City Council resolution

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Dear Planning Board Chair Harris,

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If you have any questions, please let me know,

Rosalind Grigsby

Rosalind Grigsby

Community Development Manager

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

she, her, hers

www.takomaparkmd.gov



Received On: 9/14/2023

Has Attachments: Yes

From:
tanya.stern@montgomeryplanning.org

To: elza.hisel-
mccoy@montgomeryplanning.org; elza.his-
el-mccoy@montgomeryplanning.org;

Subject

Re: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Message

Thank you.

Tanya Stern, AICP
Acting Planning Director
Montgomery County Planning Department
tanya.stern@montgomeryplanning.org
301-495-4508 office | 301-712-7857 cell

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Sent: Thursday, September 14, 2023 4:35:37 PM

To: Stern, Tanya <tanya.stern@montgomeryplanning.org>

Subject: FW: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Hot off the press

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>

Sent: Thursday, September 14, 2023 4:32 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Ira Kowler <irak@takomaparkmd.gov>; Jessie Carpenter <jessiec@takomaparkmd.gov>; Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>

Subject: Takoma Park Minor Master Plan - Takoma Park City Council resolution

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

Dear Planning Board Chair Harris,

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If you have any questions, please let me know,

Rosalind Grigsby

Rosalind Grigsby

Community Development Manager

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

she, her, hers

www.takomaparkmd.gov



Received On: 9/14/2023

Has Attachments: Yes

From:
tanya.stern@montgomeryplanning.org

To:
bridget.broullire@montgomeryplanning.org;
bridget.broullire@montgomeryplanning.org;

Subject

Fwd: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Message

FYI

Tanya Stern, AICP
Acting Planning Director
Montgomery County Planning Department
tanya.stern@montgomeryplanning.org
301-495-4508 office | 301-712-7857 cell

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Sent: Thursday, September 14, 2023 4:35:37 PM

To: Stern, Tanya <tanya.stern@montgomeryplanning.org>

Subject: FW: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Hot off the press

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>

Sent: Thursday, September 14, 2023 4:32 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Ira Kowler <irak@takomaparkmd.gov>; Jessie Carpenter <jessiec@takomaparkmd.gov>; Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>

Subject: Takoma Park Minor Master Plan - Takoma Park City Council resolution

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Dear Planning Board Chair Harris,

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If you have any questions, please let me know,

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Rosalind Grigsby

Community Development Manager

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

she, her, hers

www.takomaparkmd.gov



Received On: 9/14/2023

Has Attachments: Yes

From:
bridget.broullire@montgomeryplanning.org

To:
christopher.peifer@montgomeryplanning.org;christopher.peifer@montgomeryplanning.org;emily.vaia@mncppc.org;george.l
ettis@montgomeryplanning.org;emily.vaia
s@mncppc.org;

Subject

FW: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Message

From: Stern, Tanya <tanya.stern@montgomeryplanning.org>

Sent: Thursday, September 14, 2023 5:16 PM

To: Broullire, Bridget <Bridget.Broullire@montgomeryplanning.org>

Subject: Fwd: Takoma Park Minor Master Plan - Takoma Park City Council resolution

FYI

Tanya Stern, AICP

Acting Planning Director

Montgomery County Planning Department

tanya.stern@montgomeryplanning.org

301-495-4508 office | 301-712-7857 cell

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Sent: Thursday, September 14, 2023 4:35:37 PM

To: Stern, Tanya <tanya.stern@montgomeryplanning.org>

Subject: FW: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Hot off the press

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reddie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>

Sent: Thursday, September 14, 2023 4:32 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Ira Kowler <irak@takomaparkmd.gov>; Jessie Carpenter <jessiec@takomaparkmd.gov>; Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>

Subject: Takoma Park Minor Master Plan - Takoma Park City Council resolution

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If you have any questions, please let me know,

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Rosalind Grigsby

Community Development Manager

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

she, her, hers

www.takomaparkmd.gov

Received On: 9/14/2023

Has Attachments: Yes

From:
bridget.broullire@montgomeryplanning.org

To:
tanya.stern@montgomeryplanning.org;tanya.stern@montgomeryplanning.org;

Subject

RE: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Message

Thank you very much for this Tanya. I'll make sure Chris and George have this.

From: Stern, Tanya <tanya.stern@montgomeryplanning.org>

Sent: Thursday, September 14, 2023 5:16 PM

To: Broullire, Bridget <Bridget.Broullire@montgomeryplanning.org>

Subject: Fwd: Takoma Park Minor Master Plan - Takoma Park City Council resolution

FYI

Tanya Stern, AICP

Acting Planning Director

Montgomery County Planning Department

tanya.stern@montgomeryplanning.org

301-495-4508 office | 301-712-7857 cell

From: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>

Sent: Thursday, September 14, 2023 4:35:37 PM

To: Stern, Tanya <tanya.stern@montgomeryplanning.org>

Subject: FW: Takoma Park Minor Master Plan - Takoma Park City Council resolution

Hot off the press

Elza Hisel-McCoy (he/him/his)

Chief, DownCounty Planning

Montgomery County Planning Department

2425 Reddie Drive, 14th Floor

Wheaton, MD 20902

elza.hisel-mccoy@montgomeryplanning.org

301.495.2115

From: Rosalind Grigsby <rosalindg@takomaparkmd.gov>

Sent: Thursday, September 14, 2023 4:32 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Ira Kowler <irak@takomaparkmd.gov>; Jessie Carpenter <jessiec@takomaparkmd.gov>; Klevan, Larissa <Larissa.Klevan@montgomeryplanning.org>; Williams, Melissa <melissa.williams@montgomeryplanning.org>

Subject: Takoma Park Minor Master Plan - Takoma Park City Council resolution

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

Dear Planning Board Chair Harris,

Attached please find the Takoma Park City Council Resolution 2023-33, regarding the Takoma Park Minor Master Plan.

If you have any questions, please let me know,

Rosalind Grigsby

Rosalind Grigsby

Community Development Manager

City of Takoma Park

7500 Maple Avenue

Takoma Park, MD 20912

she, her, hers

www.takomaparkmd.gov

Received On: 9/14/2023

Has Attachments: No

From: sunflowerodonnell@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan

Message

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

I urge the County Planning Board to remove the "Maple Avenue District" from the Plan Area in the Takoma Park Minor Master Plan Amendment: That would remove the threat that current residents of Maple Avenue would be displaced as a result of the Plan. It would also allow our community to shift our attention to the part of the Plan where the immediate opportunity/need for redevelopment - and the potential for substantial new housing -- actually exists: The Washington Adventist properties, including the old hospital.

I strongly support new housing on the Adventist properties, including multi-unit, missing-middle, and more affordable housing. But instead of fully analyzing that core portion of the Plan, our community has been forced to focus instead on the displacement threat to current residents from the upzoning proposal in the draft Plan for the Maple Avenue neighborhood.

This may be the most affordable neighborhood in the entire County. It also offers important public amenities to its residents -- a large majority of whom are residents of color and residents with low or moderate incomes. These advantages include strong schools, three parks, bus lines, and a wide range of City services, all within walking distance. But the 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. **That, in turn, would threaten the deep affordability of this area and likely would displace many current residents.**

Please remove the Maple Avenue District from the Minor Master Plan Amendment for Takoma Park

**Sarah O'Donnell
7002 Aspen Ave
Ward 2**

**MCP-145402-J1Z7: COMMENTS RE
MINOR-MASTER PLAN**

Received On: 9/14/2023

Has Attachments: Yes

From: janny007@sbcglobal.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

COMMENTS RE MINOR-MASTER PLAN

Message

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

To: Montgomery County Planning Board

From: Jan Rein, 418 Boyd Avenue, Takoma Park, MD 20912 Re:

Comments on Minor Master Plan

Date: 9\14\2023

Dear Chair and members of the Planning Board,

Below and attached as a file are my comments on the Minor Master Plan. Please also consider this as my testimony to the Planning Board at tonight's meeting which I will be watching virtually. I also ask that you include these comments in the record of tonight's meeting. I will be forwarding copies of this comment letter to members of the Takoma Park City Council.

Thank you for your attention to these comments and to my requests.

Respectfully

Jan Rein

418 Boyd Avenue

Takoma Park, MD 20912

Cell: 916-616-6983

COMMENTS RE MINOR MASTER PLAN

I recently moved permanently from Sacramento, California to Takoma Park. What attracted me to TP was the human scale of the buildings (no boxy high rises or big box cookie cutter stores) and the abundance of lush green space and clean air. We should not go down the slippery slope of even partially losing these rare and environmentally friendly features.

The so-called 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. A true plan would start out by envisioning what the resulting changes should look like, their impact on existing residents and the quality of the environment. Planners should use a scalpel rather than blunt, hope for the best, post-approval zoning changes. Wise plans would anticipate unwanted consequences and tailor the plan to avoid them.

The unwanted consequences that most concern me are:

1. ENVIRONMENTAL DEGRADATION: The proposed zoning allows developers

to build 12-15 story high rises where neighborhoods and abundant open greenspace now exist. To ensure structural stability, these high-rises will necessarily replace porous greenspace with large amounts of nonporous ground surfaces. Absent mandated underground parking, parking areas will replace even more greenspace with non porous materials. The result of this cumulative elimination of greenspace plus the attendant increase in vehicular traffic throughout the city will inevitably produce negative environmental impacts including increased air pollution and increased vulnerability to flooding on Takoma Park's now healthy environment. The proposal does not consider let alone address how these negative environmental consequences might be avoided.

2. LOSS OF CONTROL OVER WHAT CAN BE BUILT:

The proposed zoning allows developers to build 12-15 floor high rises. Except for complying with city codes and setback requirements, builders can do anything they want. Based on what I've seen developers do in the 11 cities I've lived in, the results will not be pretty. Developers will build to maximize profits with little regard to aesthetics, resident well being or environmental concerns. Such buildings will be out of character with many of the neighborhoods in which they sit. Despite our climate emergency, there are no requirements for underground parking or solar

or light colored roofs. Giving developers free reign threatens to destroy the qualities that make Takoma Park a rare gem among American cities.

3. FAILURE TO CONSIDER ALTERNATIVES: Rather than rely on big box high rises, planners should consider the alternative of increasing housing by doing small scale infill throughout Takoma Park, using townhouses and garden

apartments. Although this more modest approach may not yield as many new housing units as the minor master plan allows, it can add a lot and prevent the loss of existing affordable housing units (see 4 below). On balance the more modest approach is preferable because the city cannot absorb the potential 30% population increase 3,500 added units would likely produce. The so-called plan does not consider the capacity of schools, traffic, stormwater, greenspace or Sligo Creek to accommodate this growth or the negative impact this would have on the environment. A further benefit is that the small scale approach would preserve the rare qualities that make Takoma Park so unique.

4. THE NEW ZONING WOULD LIKELY DISPLACE LOW INCOME RESIDENTS POTENTIALLY CREATING HOMELESSNESS: 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. The 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. There is nothing to stop new high rises from setting high rents at the outset. The plan does not increase (and may even decrease) the percentage of low income housing because it only requires that 12.5% of new housing units be affordable. The combined effect of these counter-productive incentives will put renters at risk of financial distress or homelessness. I've lived in many cities including New York, San Francisco and Sacramento, CA where the unhoused are forced by necessity to sleep in the streets or tent encampments or in neighborhood yards. I have not seen this phenomenon in Takoma Park. I have always treated the unhoused with respect, chatting with them and giving them money and food. But most of the unhoused would prefer to be permanently housed and they and the cities they live in would have a better quality of life if they were. To avoid creating a homeless problem, the plan should increase the the percentage of affordable housing from 12.5% to 50% and remove the 5 year exemption from stabilization for the 50% affordable housing units.

I wholeheartedly support smart development but cannot support the blunt, big box, environmentally unfriendly, development the proposed minor master plan encour

ages. The incentives in the plan also encourage the kind of developers that seek profit over people, the environment and quality of life. I've seen what happens

when developers of this ilk move into cities.

They use their money and influence to take over and badger

city government into approving zoning and big projects that serve their private private, pecuniary interests, usually to the detriment of residents and the environment. I've seen this movie many times before and don't wish to see it replayed in the unique gem of a city that is Takoma Park.

For the reasons stated above, I cannot support the minor master plan in its current form. I hope the planning board will completely rethink its minor master plan proposal. A good start would be to replace much of the CRT (allowing 15 stories) to CRN (neighborhood).

Respectfully submitted,

Jan Ellen Rein

418 Boyd Avenue, Takoma Park, MD 20912



MCP-145404-V7K3: Mailing ADDRESS

Received On: 9/14/2023

Subject

Has Attachments: No

Mailing ADDRESS

From: janny007@sbcglobal.net

Message

To:

digitalteam@montgomeryplanning.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

I included my mailing address\testimony in my emailed letter containing comments on the minor master plan. But just to make sure, here is my mailing address

Jan Rein
418 Boyd Ave.
Takoma Park, MD 20912

**MCP-145407-Y3Z8: Comments On
Takoma Park MMPA**

Received On: 9/14/2023

Subject

Has Attachments: No

Comments On Takoma Park MMPA

From: celestecielo135@yahoo.com

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

John Rogers
7425 Baltimore Avenue
Takoma Park, MD 20912
Date of Public Hearing: September 14, 2023

Please accept the following comments in response to the proposed MMPA revision for Takoma Park. My comments are in the form of questions and answers.

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?

Answer:

There is no reason to assume that there will be more affordable housing in the Maple Avenue corridor under the MMPA revision. First, whatever infill is built would start renting at then current market-rate rents and would not fall under Takoma Park's rent-stabilization rules for 5 more years. Second, the new zoning would incentivize developers to tear down existing affordable housing and erect new buildings that would also not fall under Takoma Park's rent-stabilization rules for 5 more years. Third, the proposed MMPA sets out zoning that will allow non-parkland sites on Maple to be redeveloped as 100 percent commercial use, by right.

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 and implemented as is?

Answer:

First, see Answer immediately above. Second, the current iteration of the MMPA recommends, but does not require more 2 and 3 bedroom apartments in the sMaple Avenue corridor.

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?

Answer:

Yes there is a good chance that a very significant number of current tenants in the Maple Avenue corridor will be displaced. The City of Takoma Park's own data shows that only 500 or so of the approximately 1,000 total rental units in the Maple Avenue corridor are protected by time-limited deeds (agreements with some government agency not to use the building for a purpose other than affordable housing for some particular length of years). So the approximately 500 rental units that are NOT subsidized and protected by deed restrictions probably represents 1,000 or more residents, including children.

Questions:

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?

Answers:

I don't know...it boggles the mind...really?

MCP-145412-V7L7: Testimony on draft Takoma Park Minor Master Plan Amendment

Received On: 9/14/2023

Has Attachments: No

From: tunis.catherine@erols.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Testimony on draft Takoma Park Minor Master Plan Amendment

Message

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

My written testimony on the draft Takoma Park Minor Master Plan Amendment for the September 14, 2023 public hearing is below.

Mailing address:

907 Larch Avenue

Takoma Park, Maryland 20912

September 14, 2023

Montgomery County (Maryland) Planning Board

M-NCPPC

2425 Reedie Drive Wheaton, MD 20902

mcp-chair@mncppc-mc.org

RE: Minor Master Plan Amendment

Dear Planning Board:

I am STRONGLY OPPOSED to the Minor Master Plan Amendment for Takoma Park as written. Let me tell you why.

First, let me tell you a bit about myself. I am a scientist and retired environmental public policy professional. I have a double major in biology and chemistry and a double minor in physics and earth science. I have a master's degree in forestry and another in public policy. I worked in a non-partisan environmental think tank in DC before starting my 35 year career with the Federal government, working at the Bureau of the Census, USDA Forest Service, and most of my career at the US Environmental Protection Agency as a senior policy analyst. I have also volunteered for the City of Takoma Park for 19 years, 17 of them chairing the City Committee on the Environment. I served on the appointed community advisory

committee for the development of the [2000 Takoma Park Master Plan](#). I am currently president of our neighborhood citizens association.

I've lived in Takoma Park in the same home I own for 32 years. I reviewed and RELIED ON the Takoma Park Master Plan in place at the time I bought my house to guarantee the stability of the community I was investing in. I relied on that Plan to provide a stable single family house community where I would know my neighbors, where neighbors invested in community, not a transient community where the residents did not care about community. I also recently purchased a neighbor's home to renovate it to invest in my community in a different way to continue to keep my community strong. I also grew up in a working class family—my Dad was a carpenter and taught me a lot about construction and building a good life for people. I grew up financially disadvantaged and am very careful about the investments I make. I choose to make many of my investments in the community of Takoma Park.

I am seriously OPPOSED to the portion of the Plan dealing with the former Adventist hospital site. The site is currently zoned R-60 for single family housing. The hospital had a special exception to the zoning because of the services it provided to the community. We have lost those services despite the valiant efforts of many community members to keep at least emergency healthcare services. So now any development should be only single family housing, unless another special exception for a facility that provides community services is warranted. Zoning for that site should not be changed.

The former hospital site is NOT SUITED environmentally or in any other way for more dense development. The site is not adjacent to Metro and is miles from rail service. It is served by narrow two-lane neighborhood streets that are already clogged with vehicle and pedestrian traffic. There is no excess parking. The neighbors do not want more traffic, noise, crime, or pollution. The proposed development would make it nearly impossible to even traverse the neighborhood to access stores and services.

The former hospital site is immediately adjacent to Sligo Creek, which is a major environment and recreational asset for the community. The hospital and college have had numerous pollution and erosion problems over the years that have damaged the creek and park property. Neighbors care about the creek and have rallied whenever there has been a problem, working through Friends of Sligo Creek to report issues and have issues addressed. Neighbors volunteer twice a year with FOSC to clean trash from the creek and park. And neighbors use the park and walking path daily for recreation and to educate their children about the environment.

Dense development on that site would destroy all these community values.

FOSC's comments have detailed numerous concerns with development on the former hospital site: sediment pollution, regulatory violations from construction contractors, stormwater and runoff issues, toxic pollution on the site from past uses and pollutants such as lead, mercury, PCBs, and asbestos that would be released from demolition of current structures, steep slopes immediately above the creek that would make it difficult to contain pollutants, unstable soils that would not safely support the large buildings the MMPA proposes, stormwater runoff from the part of the site that would bring pollution to Long Branch creek, the need for a wooded buffer between any development and the creek, and the need to protect the large native trees that are currently living on the former hospital site.

In addition, it is important to limit impervious services and manage stormwater in a way that allows all of it to soak in and recharge the groundwater table. It is this water table that keep the creek alive and flowing in between storm events. Trees are also critical for making a community livable and mitigating climate change. In 1999, the Takoma Park Committee on the Environment did a study comparing environmental conditions with two identical weather stations located 1 mile apart—one in a parking lot and one in a treed back yard. We found that the treed back yard was 12 to 14 degrees cooler on a typical summer day and 2 to 4 degrees cooler at night. This is directly due to the basics physics of evapotranspiration. Dense development destroys the ability for a community to use trees for this type of climate mitigation. Don't listen to the architects and developers. They seem to think trees are lollipops they can just stick in the ground and they will fully function. Trees are resilient, but they need areas for their roots to grow undamaged. And saplings provide merely a small fraction of the climate benefits of a mature native deciduous tree.

As you probably know, no climate assessment has been released for the Plan, as had been promised so that residents would have this information in advance of your September 14 hearing. It seems the County is keeping us in the dark on any analysis that has been done. Frankly, this is completely unacceptable. The Plan should not even be considered until all relevant analyses have been completed and released to the public in time for them to digest it and incorporate the information into their comments.

From my own neighborhood in Takoma Park, I know that dense residential developments have significant negative spillover effects on adjacent neighborhoods in terms of traffic, parking encroachment, and crime. We have a large apartment building

across New Hampshire Avenue in Prince Georges Avenue. The adjacent neighborhood for about ½ mile suffers constant problems from these issues. The neighborhood adjacent to the hospital site, and the rest of Takoma Park, does not want to bear the constant costs from these issues into perpetuity from overly dense development on the hospital site. These costs are a constant burden and damage property values.

From an economic perspective, such dense development in the middle of Takoma Park makes no sense. I hear people rant about “affordable housing, affordable housing!” as if the only way to get that is to build more extremely dense housing. But in reality, given construction costs, no new housing will be “affordable” for a family on a median income, unless subsidized by our tax dollars. Instead, there will be higher income renters or condo owners in new construction. And, after a post-pandemic surge in rents to make up for the precipitous drops during the pandemic, rents have stabilized and are currently flat. The only people who will benefit from such dense development as is proposed will be the developers.

(As an aside, it would be prudent for the County to help keep housing more affordable by excluding foreign and non-local entities from owning residential properties in the County.)

With a zoning change, we do not know what would be built. But we do know that current residents will have little say for any developer that makes a proposal within the zoning requirements. That is why the proposed zoning changes for the hospital site **MUST NOT BE APPROVED.**

Most multi-family housing is typically occupied by renters. But renters typically do not participate in building community. They often are not even aware of local issues. They simply aren't invested in the community in which they live. Takoma Park already has approximately 60% of its residents as renters. The City and community make constant efforts to involve renters with some but limited success. We need to protect the rental housing we have (and the diverse renters we have who are invested in their community) but we don't need extremely increased amounts of rental housing in Takoma Park. We need stable community members who invest in building a stable, strong community. We need only single family housing on the former hospital site. That is the kind of housing that people want to live in to raise their children, be part of a community, and live out their lives.

When I served on City County appointed community advisory committee for the development of the [2000 Takoma Park Master Plan](#), we had repeated problems with MNCPPC staff not listening

and incorporating our concerns and recommendations in that Plan. I urge you to not allow any end run around the community to impose a Plan with zoning changes we do not want.

Takoma Park is a special place in Montgomery County. It was built and maintained by the community. We members of the Takoma Park community care about every aspect of Takoma Park life. The zoning changes proposed by the Minor Master Plan Amendment as written are an insult and a blatant attempt to destroy our community.

Again, people who purchased property in Takoma Park RELIED ON the current zoning to guarantee a stable community and protect our community amenities and their property values. The proposed Minor Master Plan Amendment GROSSLY VIOLATES that contract that current residents relied on. As such, it would be irresponsible for any public official to support the Plan.

I urge you to OPPOSE the Takoma Park Minor Master Plan.

Sincerely,

Catherine S. Tunis



Received On: 9/14/2023

Has Attachments: No

From: jordie.hannum@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Support the MMPA

Message

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

Greetings,

I'm writing to say that I support the Takoma Park Minor Master Plan Amendment. I applaud the work of Mayor Searcy and the City Council so far and I would like to see this vital first step move forward. We need to foster a diverse mix of housing and do so in an equitable and environmentally conscious way. The MMPA is a way to do just - let's keep the momentum going.

Jordie Hannum

9 Sherman Ave.

Takoma Park, MD

MCP-145416-G2C6: Comments on the Takoma Park Minor Master Plan

Received On: 9/15/2023

Has Attachments: No

From: jbarnds@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Comments on the Takoma Park Minor Master Plan

Message

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

September 13, 2023

Montgomery County Planning Board

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

Re: Takoma Park Minor Master Plan Amendment Comments
(September 14, 2023 public hearing)

Dear Planning Board Members,

I am a 21-year resident of Takoma Park and an immediate neighbor to the land planned for re-zoning as part of the redevelopment of the former Washington Adventist Hospital site. I and my family have concerns about the parameters of the re-zoning and their shortcomings in protecting the existing community members. Over the last several months we have been actively engaged in trying to understand the impacts of the proposed rezoning and see much that needs to be changed.

At this time, we write to urge you to oppose the Minor Master Plan Amendment (MMPA) in its current form. The proposed density increases are entirely mismatched for the area of the old Washington Adventist Hospital (WAH) site. Unless substantial changes are made to restrict the potential impacts of redevelopment, especially on the near-neighborhood, the proposed rezoning will have a calamitous impact on our community. Further, I object to the lack of the information needed for an informed citizenry to assess the proposed rezoning thoroughly (specifically an accurate traffic study of the actual neighborhood [which I have been told will not be provided at all] and the required environmental impact study [which will be provided too late for this round of public comments]).

The zoning proposals in the current rezoning draft are incompatible with the priorities of a small residential city like Takoma Park. We

value diversity, social justice, and responsible environment stewardship (especially of open green spaces). This plan satisfies none of those criteria.

Requested changes and additions

- Require deferral of any proposed changes until AFTER the traffic and environmental studies have been completed. Failure to insist on the provision of this information to the community is a fundamental flaw in the democratic discussion of this amendment. The potential addition of 3500 housing units is unrealistic in light of the substantial distance to public transit (>0.5 miles in most cases) and the existing road infrastructure.
 - o In light of this, please address the potential for required demolition of existing privately-owned homes along Maple and Flower Avenues.
- 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. This area has been a substantial contribution to the common good, both for permanent residents and members of the WAU student body.
- 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).
- 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%)

From the perspective of (at least) some residents, the existing process has been rushed. Much of the early discussion was conducted under COVID restrictions when many residents were unable to participate. Additionally, the surveys used as input to the planning process failed to include most of the permanent, near neighbors of the planned area. Admirably, the survey did capture a large number of the transitional students and other frequently under-represented populations, but when weighted by the number of years of residency, it is plain that the surveys were fundamentally incomplete. While we are too late in this process to repeat the earlier steps, it is fair to give additional weight to the longer-term residents since their opinions were under-represented in the earlier stages.


Thank you for your consideration.

Sincerely,

William Barnds

8001 Maple Ave.

Takoma Park, MD 20912



**MCP-145418-W1T4: Takoma Park
Master Plan**

Received On: 9/15/2023

Has Attachments: No

From: lynneebradley@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Master Plan

Message

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

TO: Members of the MNCPPC-MC

Now that you have held a hearing and received extensive public comment I urge you to determine that, for now, the TPMMP is not yet ready for "primetime," I, like so many others, support development especially if it produces more "affordable housing" for the long term.

I hope that Commission will consider:

* Development decisions on the WAH property should be separated from the TPMMP rezoning decisions along Maple Ave. and other nearby neighborhoods. This would allow use of the WAH property to move forward while the far more complex questions of rezoning and changes in building height, etc., could get more analysis for the larger area of the Langley Park, Silver Spring and Takoma Park, MD transit corridors.

* There needs to be further public discussion of the changes in building heights. I support those comments that call for keeping highrise buildings no taller than the heights of current Maple Ave. highrises.

* Adjustments to the TPMMP for a better balance between development and maintaining the sense of scale now in Takoma Park.

* There should be a more granular and current traffic study especially around the Flower Ave. and Carroll Ave. Corridor.

* An analysis of the impact on the MCPS population is necessary.

* Planning for helping displaced renters as well as maintaining rent control in the City and County should get special exception and consideration.

There is still a tremendous amount of confusion over the MMP. I served three terms on the Takoma Park City Council representing the ward that included the WAH, admittedly a number of years ago, but when there were extensive building issues with the Washington Adventist Hospital. More recently, when WAH was about to move I was also on a WAH Landuse Citizens Committee. In addition to the public comments you have received I have observed and heard questions from many others who follow issues but feel they cannot comment on the current proposal because of many unanswered questions. Having lived here 50 years (half on Flower Ave. and half on Maple Ave.) I have experienced the impact of how various land use and planning decisions have played out. I believe that there can be a better balance of community needs with adjustments to TP Minor Master Plan.

Lynne Bradley

7305 Maple Ave.
Takoma Park, MD. 20912

[Sent from Yahoo Mail on Android](#)



**MCP-145444-Q8G9: Ward 3 and
MMPA**

Received On: 9/20/2023

Has Attachments: No

From: randallg@takomaparkmd.gov

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;artieharris@ymail.com;

Subject

Re: Ward 3 and MMPA

Message

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

Artie: Am following up my request to meet with you and with the additional opportunity to include our-neighbor and architect Carl Elefante. who has Carl served on a County Zoning Panel and is past president of the American Institute of Architects. Please advise your availability. Thanks.

Randy

On Fri, Sep 15, 2023 at 12:32 PM Randall H. Gibson <randallg@takomaparkmd.gov> wrote:
Artie: Great to meet you on the Plan tour. I would appreciate the opportunity to meet with you informally to both get to know you better as my constituent, as well as share Ward 3 perspectives on the Plan. Please advise date and times that you would be available. Maybe meet at Takoma Bev for coffee or wherever convenient.

Thanks,

Randy
6718 Gude Ave.

Received On: 9/15/2023

Has Attachments: No

From: randallg@takomaparkmd.gov

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;artieharris@ymail.com;

Subject

Ward 3 and MMPA

Message

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

Artie: Great to meet you on the Plan tour. I would appreciate the opportunity to meet with you informally to both get to know you better as my constituent, as well as share Ward 3 perspectives on the Plan. Please advise date and times that you would be available. Maybe meet at Takoma Bev for coffee or wherever convenient.

Thanks,

Randy
6718 Gude Ave.

**MCP-145481-Q5Q1: Takoma Park
Minor Master Plan**

Received On: 9/16/2023

Has Attachments: No

From: asfrank16@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan

Message

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

We urge the County Planning Board to remove the "Maple Avenue District" from the Plan Area in the Takoma Park Minor Master Plan Amendment:

That would remove the threat that current residents of Maple Avenue would be displaced as a result of the proposed upzoning in the Plan, which would uniformly allow 150-foot high rises from Philadelphia to Sligo Creek parkland. The proposed upzoning would make that deeply affordable neighborhood more susceptible to tear downs and expensive new construction that current residents could not afford -- or even 100% new high-rise commercial buildings with no residential units at all!

Removing the Maple Avenue District from the Plan would also allow our community to shift our attention to analyzing the part of the Plan where the immediate opportunity/need for redevelopment - and the potential for substantial new housing -- actually exists: The Washington Adventist properties, including the old hospital.

Adam Frank
Takoma Park, MD

MCP-145482-V3L8: Last email

Received On: 9/16/2023

Subject

Has Attachments: No

Last email

From: asfrank16@gmail.com

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

My mailing address is 408 it's Avenue, Takoma Park MD 20912

Adam Frank

**MCP-145529-D4W0: Takoma Park
draft minor master plan
amendment**

Received On: 9/17/2023

Has Attachments: Yes

From: SNadel@aceee.org

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Takoma Park draft minor master plan amendment

Message

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

Dear Mr. Chair,

I am writing to provide the attached memo and analysis on the greenhouse gas impacts impacts of the proposed plan amendment that had a hearing date on September 14, 2023. I recognize that the official analysis will be done by Planning Department staff, but perhaps my analysis will provide some information that will help this official analysis. I will be happy to answer any questions staff have about my analysis or about assumptions to be used for the staff analysis.

Sincerely,

Steven Nadel

Takoma Park resident and energy analyst

515 Elm Ave.

Takoma Park, MD 20912

202-489-6967

**MCP-145626-H9D8: Takoma Park
MMPA**

Received On: 9/19/2023

Has Attachments: No

From: david@erols.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park MMPA

Message

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

Greetings,

I strongly oppose the current iteration of the Minor Master plan. It rezones far too many areas with no logic or reason. Instead it should only allow the rezoning of the land currently occupied by the Washington Adventist Hospital—and that area should be rezoned for low density development.

Please reconsider the TP MMPA in your Sept 14 hearing.

Thank you,

Dave Conner

122 Ritchie Ave

Silver Spring, MD 20910

**MCP-145632-S5S8: Takoma Park
Minor Master Plan Amendment**

Received On: 9/19/2023

Has Attachments: No

From: tkpkmoco@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment

Message

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

Good day.

I would like to register comments on one specific parcel in the Maple District.

Map number 19: This parcel is currently occupied by three story garden apartments. The proposed recommended zoning is CRT-2.5 C-2.5 R-2.5 H-150.

This parcel is adjacent to Sligo Creek park (parcel map number 21), one of our most important assets in the area for the well being of Takoma Park's citizens. In addition, this parcel is adjacent to single family homes outside of the planning area.

The recommended zoning for this parcel should instead be similar to that proposed for the parcels at map numbers 10 and 12, CRT-1.5 C-1.5 R1.5 H-65 at the most, or more appropriately like the parcels at map numbers 27, 29, and 32, which are also currently R-30 and proposed to be CRN-1.0 C-1.0 R-1.0 H-50.

Having a proposed maximum height of 150 feet for this parcel is directly opposed to the need to protect the Sligo Creek watershed and provides no transition to the adjacent single family homes.

Thank you,

Giuseppe Cimmino

MCP-145664-J6H5: Comments from a Pediatrician serving mostly Medicaid patients on the former Washington Adventist Medical Campus

Received On: 9/20/2023

Has Attachments: Yes

From: lavanyasith@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Comments from a Pediatrician serving mostly Medicaid patients on the former Washington Adventist Medical Campus

Message

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

Dear Chair,

My name is Lavanya Sithanandam and I am a pediatrician and medical director of Park Pediatrics. My office is located in the professional medical building on the former Washington Adventist medical campus. As Mr. Klein of Adventist Health Care mentioned in his live in-person testimony, this building is independently owned by a group of medical professionals and is not a part of the main hospital, which will be demolished. Many of the medical professionals in our building serve low income Medicaid/Medicare populations from Takoma Park and the surrounding areas.

My practice alone (with ten physicians, nurse practitioners and physician assistants) treats on average 60-70 children, mostly children of immigrants at our Takoma Park office alone, for high quality pediatric preventive outpatient and sick visit care.

It is very essential that any development on the site allow us to continue operations. We will need access to the main roads, and more importantly we will need parking spots. We stand to lose ALL of our parking once the hospital relinquishes its land. Currently we are leasing the parking lot in front of the building from the hospital, however Adventist Health Care has told us this arrangement may end and it is unclear when. If you see the image below, we have approximately 90 spots used by patients and staff in front of the building (blue circle), another 30 spots used by patients on the side of the building (yellow) and 30 more used by physicians in the lot between our building and the hospital (green). We stand to lose all of these parking spaces (red belongs to the university and patients are not permitted to park there, but sometimes do). We need between 150-200 spots for our building for patients and staff to park. Please note some patients are in wheelchairs and strollers and need parking that is close to the building. I appreciate your time reading through my comments.

Sincerely,

Lavanya Sithanandam M.D.
Medical Director & Owner,
Park Pediatrics & Park Travel Clinic

www.parkpediatricsmd.com

www.parktravelclinic.com

Mailing address:

7610 Carroll Avenue, Suite 400

Takoma Park MD 20912



**MCP-145670-Y4F0: Support for
Minor Mast Plan Amendment**

Received On: 9/20/2023

Has Attachments: No

From: elizabethkeyes@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Support for Minor Mast Plan Amendment

Message

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

Dear Chair,

I am a Takoma Park resident who strongly *supports* the amendment, with the caveats and hopes expressed by the TkPk City Council.

I used to live on Maple Avenue. It is a vibrant part of the city. But while certain loud voices in our community claim to speak for those who live on Maple Avenue, what I know from my neighbors is that they, too, would prefer to live in something that is not, essentially, the "poor people of color zone" in our city. It is shameful that when the elementary and middle schools let out, White children walk home in entirely different directions to the children who are Black and Latino/a. The potential to mix the older non-profit run buildings with newer units that might attract wealthier demographics will add to the vibrance, diversity and safety of the Maple corridor.

I also know, from working with many of the Maple Ave residents, that they would love to move into somewhat nicer units--the so-called missing middle in Takoma Park--while staying in the neighborhood. This plan increases the possibilities for missing middle housing, and I am hugely hopeful for that.

Thank you for your work on this process.

Sincerely,
Liz Keyes
331 Lincoln Ave
Takoma Park MD

--

Liz Keyes
elizabethkeyes@gmail.com

**MCP-145680-Q8P8: Minor Master
Plan Amendment**

Received On: 9/20/2023

Has Attachments: No

From: jjjessek@yahoo.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Minor Master Plan Amendment

Message

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

I am writing in MMPA that affects the Adventist Hospital grounds and Maple Avenue in Takoma Park. I support the plan, and in particular I support the greater density and additional housing it will bring to my city.

I do share some of my neighbors' concerns about the development. In particular, I worry about the impact of the additional families on our already crowded local schools, as well as the portion of housing stock that is set aside for low-income residents. I hope that some thought has been given to these and other issues that may come with an increasing population, but I am grateful that we have this opportunity to alleviate the shortage of housing that Montgomery County is suffering from.

Thank you.
Jesse Koplowitz
7432 Piney Branch Rd.,
Takoma Park, MD 20912

MCP-145757-P7X2: From a Primary care physician serving the community of Takoma Park, Maryland ,on the former Washington Adventist Medical Campus

Received On: 9/21/2023

Has Attachments: Yes

From: achacko432@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

From a Primary care physician serving the community of Takoma Park, Maryland ,on the former Washington Adventist Medical Campus

Message

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

Dear Chair,

My name is Achankunju Chacko. I am practicing primary care medicine in the professional building located adjacent to former Washington Adventist Hospital . When the Washington Adventist Hospital relocated from Takoma Park, Maryland,the popular concern in the community was the shifting availability of medical care to the local community. I am one of those who wrote to Montgomery County that our practice can provide for the gap, which will be created by relocation of the hospital. My practice involves Medicare and Medicaid patients of low income people who live in the community of Takoma Park. Now that Adventist Hospital closed the walking center attached to the old hospital, the need for a local medical facility is essential.

As Mr. Klein of Adventist Health Care mentioned in his live in-person testimony, this building is independently owned by a group of medical professionals and is not a part of the main hospital, which will be demolished.

It is very essential that any development on the site allow us to continue operations. We will need access to the main roads, and more importantly we will need parking spots. We stand to lose ALL of our parking once the hospital relinquishes its land. Currently we are leasing the parking lot in front of the building from the hospital, however Adventist Health Care has told us this arrangement may end and it is unclear when. If you see the image below, we have approximately 90 spots used by patients and staff in front of the building (blue circle), another 30 spots used by patients on the side of the building (yellow)and 30 more used by physicians in the lot between our building and the hospital (green). We stand to lose all of these parking spaces (red belongs to the university and patients are not permitted to park there, but sometimes do). We need between 150-200 spots for our building for patients and staff to park. Please note some patients are in wheelchairs and strollers and need parking that is close to the building. I appreciate your time reading through my comments.

Sincerely,

Achankunju

Chacko MD

My Mailing Address

Achankunju Chacko
7610 Carroll Ave.Suite # 390
Takoma Park MD 20912
Tel: 301 270 5522

**MCP-145788-G3Q9: Testimony on
Takoma Park Minor Master Plan**

Received On: 9/22/2023

Has Attachments: Yes

From: pakovar@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Testimony on Takoma Park Minor Master Plan

Message

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

Good morning -- I'm attaching with this email my testimony on the Takoma Park Minor Master Plan for inclusion in the record of the September 14 public hearing. Thank you.

Peter Kovar,
7112 Holly Avenue
Takoma Park, MD 20912

**MCP-145845-B3X8: Public
Comment for the record, Takoma
Park Minor Master Plan**

Received On: 9/24/2023

Has Attachments: No

From: susankatzmiller@cs.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Public Comment for the record, Takoma Park Minor Master Plan

Message

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

Below, for the record, please find written copy of the testimony I gave on behalf of Community Vision for Takoma, at the September 14th Public Hearing on the Takoma Park Minor Master Plan Amendment.

Good evening. My name is Sue Miller (12 Montgomery Ave, Takoma Park MD 20912).

I am here tonight representing Community Vision for Takoma, a community group for almost a decade now, with over 1000 people on our list.

I moved to Takoma Park after living for years in West Africa, and then Brazil. Like many in our City, I chose Takoma Park because I wanted my children to continue to grow up surrounded by racial, cultural, and socioeconomic diversity. My children attended Piney Branch Elementary, the school in the Minor Master Plan area on Maple Avenue. At Piney Branch, they were part of a student body made up of equal proportions of white, Latino, multigenerational Black American students, and students from African immigrant families. As the Piney Branch PTA president, I got funding to enliven the front of the school facing Maple with the murals that are still there, with a photo highlighted in the plan draft. And we waged two successful City and County battles to save the unique public pool on Maple, behind the school. These days, I volunteer for a non-profit making grocery deliveries for seniors on Maple, in the building where my best friend lives.

For me, Maple Avenue is the heart of Takoma Park. It makes Takoma Park what it is.

Decades ago, our community created a network of public, non-profit, and private entities to produce what we believe is the densest corridor of affordable housing in the county, on Maple.

It has never been clear to us why Maple Avenue was appended onto this plan. The conditions and built landscape on Maple present entirely different issues than the abandoned hospital site. We hope

we *will* see new housing on the hospital site. But the issue of aging buildings on Maple will not be solved by this Amendment except through teardowns that could lead to displacement, and gentrification. And only about half the buildings on Maple are protected by deed covenants. So it feels like a plan developed under a previous planning board is going forward despite widespread opposition from the communities most impacted.

Maple Avenue is a community, not an empty campus. They did not ask for upzoning, and in fact had no idea this was part of the plan, since outreach sessions emphasized other questions such as “What would you like to see on the hospital site?” or, “Why do you like your neighborhood?” We realize there is a commitment under Thrive to build more housing, but why should the Maple Avenue community absorb additional density when they already live in our densest neighborhood? Why would we try to shoehorn new 15-story buildings into an already dense neighborhood, *outside* any transit walkshed? And, how could it be equitable to fill in the only open spaces on Maple, spaces that bring light and sky and trees to people already living there, *in* high-rises?

Taking all this into consideration, CVT urges you to remove the Maple District and Municipal District from the Amendment. Short of that, we urge you to reduce the proposed upzoning on the streets surrounding the campus and down Maple and Lee, and instead match the current heights and density, in order to protect our rent-stabilized and garden apartments, and to protect current residents. Please reduce the commercial quotient, which risks displacing more housing with entirely commercial buildings. And on the hospital site, please confine high-rises to the center of the site, away from the creek and surrounding neighborhoods.

This Amendment could set in motion the undoing of all that makes these neighborhoods affordable. We urge you to look at this plan with the fresh eyes of a new Board. Surely you do not intend to trigger displacement, and rising rents. There is no reason to barrel forward with the totally inappropriate, broad-brush upzoning in this Amendment. And so we urge you to take all necessary time, and make all necessary changes.

Thank you for your service to our community.



MCP-145855-T5N5: Written testimony before Planning Board regarding Takoma Park MMPA on September 14, 2023

Received On: 9/24/2023

Has Attachments: Yes

From: bobdreher1@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Written testimony before Planning Board regarding Takoma Park MMPA on September 14, 2023

Message

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

I am attaching a written version of my testimony before the Board on September 14, 2023 regarding the Takoma Park Minor Master Plan Amendment. My testimony urges the Board to analyze the likely environmental and social impacts of the development that would be authorized by the plan amendment, and to consider alternative approaches, including adoption a zoning scheme with lower density and lower building heights, and deferring action on Maple Avenue until a later time. Identification of alternative approaches is particularly important here because, although the proposed plan amendment has raised very deep concerns among residents in Takoma Park, there is an underlying consensus within our community that the Washington Adventist Hospital site should be developed for residential housing, with a strong emphasis on affordable and mixed income housing. The Board has the opportunity therefore to bring the community together by refining the proposed plan amendment to address community concerns, particularly regarding potential displacement of residents along Maple Avenue, while focusing on the tremendous opportunity for housing development presented by the availability of the former hospital site.

Bob Dreher

Received On: 9/25/2023

Has Attachments: No

From: bobdreher1@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Written testimony before Planning Board regarding Takoma Park MMPA on September 14, 2023

Message

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

I'm adding my street address for your record.

Robert G. Dreher
7122 Sycamore Avenue
Takoma Park, MD 20912

> On Sep 24, 2023, at 8:20 PM, Bob Dreher <bobdreher1@gmail.com> wrote:

>

> I am attaching a written version of my testimony before the Board on September 14, 2023 regarding the Takoma Park Minor Master Plan Amendment. My testimony urges the Board to analyze the likely environmental and social impacts of the development that would be authorized by the plan amendment, and to consider alternative approaches, including adoption a zoning scheme with lower density and lower building heights, and deferring action on Maple Avenue until a later time. Identification of alternative approaches is particularly important here because, although the proposed plan amendment has raised very deep concerns among residents in Takoma Park, there is an underlying consensus within our community that the Washington Adventist Hospital site should be developed for residential housing, with a strong emphasis on affordable and mixed income housing. The Board has the opportunity therefore to bring the community together by refining the proposed plan amendment to address community concerns, particularly regarding potential displacement of residents along Maple Avenue, while focusing on the tremendous opportunity for housing development presented by the availability of the former hospital site.

>

> Bob Dreher

>

> <Planning Board testimony.docx>

**MCP-145860-G2L3: Draft TPMMA:
WARD 5 Citizen Written Comments**

Received On: 9/25/2023

Has Attachments: Yes

From: wmallari@umd.edu

To: mcp-chair@mncppc-mc.org; carah@takomaparkmd.gov; cindy@takomaparkmd.gov; jasons@takomaparkmd.gov; jessiec@takomaparkmd.gov; mcp-chair@mncppc-mc.org; mcp-chair@mncppc-mc.org; randallg@takomaparkmd.gov; shanaf@takomaparkmd.gov; talishas@takomaparkmd.gov; terrys@takomaparkmd.gov;

Subject

Draft TPMMA: WARD 5 Citizen Written Comments

Message

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

Chairman Harris, Mayor Searcy and City of Takoma Park Council Members:

Please find, accept and consider my attached written comments regarding the Draft Takoma Park Mini Master Plan.

Please also accept my thanks to you and the county's planning staff, including that of our city's leadership, professional staff and fellow citizens. I look forward to participating in the next steps in the completion of the process to produce a holistic Master Plan Update for the City of Takoma Park.

Sincerely,
William P. Mallari, FAIA
8012 Maple Avenue
Takoma Park, MD 20912
(301) 789-4779 (mobile)

Assistant Director, Campus Development - Facilities Planning
Department of Planning & Construction
University of Maryland, College Park, MD
(Retired-Affiliate-Alumnus)

**MCP-145901-L9D1: PROPOSED
MINOR MASTER PLAN**

Received On: 9/25/2023

Has Attachments: Yes

From: janny007@sbcglobal.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

PROPOSED MINOR MASTER PLAN

Message

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

Dear Planing Board Chairman Harris,

First, I want to thank you for the well run hearing you conducted re the proposed minor master plan on September 14th. I watched the hearing from beginning to end and was happy to see that each member of the public had an ample opportunity to be heard and was treated with respect.

That said, I oppose the planning board's proposed minor master plan in its current form because up-zoning, a blunt instrument, will not achieve the Planing Board's stated goals. To the contrary, it will increase housing costs, potentially creating a homeless problem in Takoma Park and causing serious environmental damage.

Attached is my comment letter, emailed to the Montgomery County Planning Board on 9\14, detailing my concerns . Since submitting that comment I have come to realize that, in addition to up-zoning, rent stabilization is also a blunt instrument for achieving affordable housing. Rent subsidies would better achieve the goal of more affordable housing.

I watched the Planning Board hearing until the last speaker gave testimony. My impression is that 90% of the speakers opposed the plan in its current form. Those in opposition included experts in urban design and planning. I hope you and the other members of the Planning Board will give my concerns and the concerns of others who oppose the proposed plan serious consideration and revamp the proposed plan accordingly

In a separate email, I will send a summary of recent research showing that up-zoning increases housing costs and displacement.

Respectfully,
Jan Rein
418 Boyd Avenue
Takoma Park, MD
20912

Received On: 9/25/2023

Has Attachments: No

From: janny007@sbcglobal.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

RESEARCH DEBUNKING UP-ZONING AS TOOL FOR AFFORDABLE HOUSING

Message

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

Dear Planning Board Chair Harris,

As promised, below is a summary of research challenging the common belief that up-zoning increases housing units or increases affordability. I hope you and the other members of the Planning Board will give this information their most serious consideration before proceeding with the proposed Minor Master Plan in its current form.

Respectfully,

Jan Rein
418 Boyd Avenue
Takoma Park, MD 20912

[Alliance of Citizens for Edmonds](#)

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- Living in the Present
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Upzoning Does Not Mean Affordable Housing

[ACE](#) | Posted on January 23, 2023

Current Research on

Outcomes with Upzoning - "Yes in My Backyard" [YIMBY]

Gleaned from a Google search done on the words: Outcomes from Upzoning

Summaries of articles found:

Brookings Institute website

“However, upzonings have ignited the hot-button issue of gentrification. In several cities, upzoning policies have driven a wedge between those fighting for supply-side solutions and tenant advocates. Supply-side advocates, often those affiliated with the yes-in-my-backyard (YIMBY) movement, have argued that upzonings will improve housing affordability, pointing to recent studies (including one in [New York](#) and another in [11 cities](#)) that have found that new market-rate development does not trigger increases in surrounding housing costs. Tenant advocates have countered that upzonings will fuel real estate speculation and gentrification, as landlords of upzoned buildings will be incentivized to sell their properties at inflated prices reflecting their added development potential. In doing so, some advocates have pointed to studies (such as [this one](#) in Chicago) suggesting that upzonings are in fact associated with increases in property prices, at least in the short-term.”

...”minimal empirical work has examined the effects of upzonings on gentrification. Aiming to address this gap in the literature, I recently conducted a [study](#) examining how a series of upzonings implemented in New York City in the early 2000s interacted with subsequent gentrification pressures (using growth in the non-Hispanic white population as a proxy for gentrification). I find that upzoning activity is positively and significantly associated with the odds of a census tract becoming whiter, suggesting that upzonings might accelerate, rather than temper, gentrification pressures in the short-term.”

From Urban Affairs Forum:

Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction, Yonah Freemark [MIT] March 29, 2019

[Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction - Urban Affairs Forum \(urbanaffairsreview.com\)](#)

“In my new research, [recently published in *Urban Affairs Review*](#), I delve into this question of what happens in neighborhoods once they are upzoned through a case study of a series of upzonings in Chicago. Implemented in 2013 and 2015, these changes were undertaken broadly, without specific association with new developments or other changes. The upzonings were designed to increase density and reduce parking requirements around rail stations. By examining parcels that were upzoned and comparing them to equivalent, nearby parcels that weren’t, I set out to determine what, exactly, happens in the short term after an upzoning.

I identified two primary conclusions about the effects of the zoning changes. First of all, I found no perceptible uptick in new housing-unit permitting in the upzoned areas compared to the unaffected areas over five years. This might seem like a surprise in light of the [news stories regarding apartment projects going up](#) in areas around transit in Chicago in recent years. But my study shows that the zoning reform itself did not induce a specific increase in construction compared to other neighborhoods.

Second, I found an increase in property values in upzoned areas roughly equivalent to the increase in allowed density. This finding extended to existing residential units in some of the models I used, indicating that the cost of living in certain neighborhoods actually increased in the period I examined.

Together, these two findings paint an interesting picture: In the first few years following an upzoning, construction may not immediately increase but the cost of property will.

The two conclusions of this study reflect in part the fact that development is a lengthy process; it takes time to move from a policy like zoning to actually getting housing units in the ground. They also reflect the fact that property buyers *did* rather quickly take the zoning change into account—they were willing to pay more for buildings and land in the upzoned areas.”

New MIT study suggests the Yimby narrative on housing is wrong, Tim Redmond, 48hills, January 29, 2019

[New MIT study suggests the Yimby narrative on housing is wrong - 48 hills](#)

- “There’s no evidence in the study that allowing greater density in areas close to transit actually leads to more construction - certainly not to the construction of affordable units.

Affordability in the areas where the city allowed increased density declined, he reports.”

- “On the *specific parcels where upzoning occurs*, costs appear to go up for

For example, upzoning may lead directly to new public infrastructure needs, such as the need to provide new seats for new students. I have seen no public analysis or distillation of plans from Oregon or cities experimenting with upzoning to address the obvious and non-obvious impacts on education. Minneapolis' 2040 plan, which many have [lauded](#), makes no attempt to answer obvious questions:

- If upzoning increases neighborhood density, where is the funding coming from to support the associated new school seat needs?
- Is existing human capital infrastructure sufficient to handle new seat needs (do we have enough school leaders, teachers, and support staff)?
- What are the potential school funding impacts (e.g., flows of student-connected federal funding streams)?
- How might geographic shifts impact and intersect with local work on school integration?
- What happens to schools in neighborhoods that families are moving out of?

The three million plus Oregonians who will be impacted by 2001 should be clamoring for answers to these questions (and many more).

More affordable housing is noble and necessary. Zoning should certainly remain one of the tools that we utilize to increase affordability. Yet, it seems absurd to pull this lever without attempting to understand the trickle-down impacts on our most valuable resource and best hope for the future: our children.

Use Upzoning Sparingly, New Report Suggests, Cinnamon Janzer, Next City: Backyard - Next City on Housing Equity, August 31, 2021 [Use Upzoning Sparingly, New Report Suggests \(nextcity.org\)](#)

Note: Backyard, a newsletter exploring scalable solutions to make housing fairer, more affordable and more environmentally sustainable.

- rezonings have different effects in different communities.
- “Specifically, neighborhood upzonings in BIPOC, low-income communities are where these rezonings are really going to cause more harm than good,” [Chris] Walters [of the Association for Neighborhood and Housing Development] says.
- “Targeted rezonings produced a higher ratio of affordable housing to market-rate housing”
- “While I totally agree that single family zoning is by its nature part of our country’s history of racial segregation and exclusionary housing policy, it’s more nuanced and just eliminating it does not, in fact, actually repair the harms of it,” Delaney says. “If you just undo that but leave everything else the same, the research is laying out what we know to be true—the same winners and losers in the current market will win and lose based on this.” From Will Delaney, associate director of Hope Community, Inc. in Minneapolis
- Also from Mr. Delaney - “For communities of color like the folks who live in Phillips,” he continues, “just eliminating single family zoning doesn’t make them any more able to benefit or build wealth through housing. If anything, it makes it easier for gentrification to happen, which is something we’ve been seeing at a large scale all over our neighborhood.”
- For Walters, the answer lies in treating rezoning and upzoning as what they are—one housing tool among many that should be used where appropriate

Who Really Benefits from Upzoning in Sacramento? - Deregulatory Upzoning: “Cui Bono?”
- A repost from the Livable Portland Blog, East Sacramento Preservation, August 15, 2021

[Who Really Benefits from Upzoning in Sacramento? | East Sacramento Preservation \(eastsacpreservation.org\)](#)

This is more an opinion piece than a data piece, but the author does cite reference cities. The claims looked at include:

- Upzoning is an effective strategy in creating greater
 - Affordability
 - Equity
 - Sustainability
- Are there other explanations for aggressive promotion - essentially, are there financial benefits from the process?

Findings -

- Upzoning strategy for affordability is built on linear thinking. Vancouver, BC belies the linear nature. Its new building of denser, taller projects resulted in more units

that are costlier and has pushed it to become the most expensive market in North America. The “attractive urban scene is also populated almost entirely by relatively wealthy urban elites not a diverse rand-and-file citizenry”

- Older, heritage structures get demolished and are replaced with new buildings that may not last.
- “It is naïve to assume that everyone will want to live in dense cores - and certainly a disturbing idea that we should force them.”
- Building in the sub-centers of major cities - like Edmonds to Seattle
 - Projects built that are more expensive than existing stock
 - Only rewards the developers
- “Older and historic homes are on average significantly more affordable than the structures that replace them”

Author argues for a poly-centric approach in urban areas to density. He encourages recognizing local citizens as allies in finding solutions

As to *cui bono*? He feels it is developers, architects and planners - not really the citizens

Facts and Data Continue to Contradict Upzoning Argument, Andrew Berman, Village Preservation, October 24, 2021

[Facts and Data Continue to Contradict Upzoning Argument - Village Preservation](#)

Property Shark survey findings

- City’s [NYC] most expensive neighborhood is the one with the most new housing construction
- Contextual upzoning - no correlation to higher prices than neighborhood’s without such changes
- ...“we have to recognize that opening the floodgates to vastly increased market rate housing development in our city may benefit developers and the very wealthy but will help few others. And this can be true even when there are affordable housing set-asides in these mammoth new developments...”
- ...“need to be guided by empirical data, and the facts. These show allowing large scale new market rate housing development doesn’t help the cause of affordability, and landmark and zoning restrictions that reinforce neighborhood character and keep new development in scale don’t hurt it. Instead, promoting policies [as I’ve previously suggested](#) which hold on to as much of our existing affordable housing as possible, connecting it to those who most need it, and creating new affordable housing without it being dependent upon vastly increased amounts of new market rate housing, are what’s needed to truly address our city’s housing affordability needs. “

Dubicki: When Upzoning Becomes a Fool’s Errand, [Ray Dubicki](#), The Urbanist, December 9, 2020

[Dubicki: When Upzoning Becomes a Fool’s Errand | The Urbanist](#)

...“let’s step back from upzoning for a little bit. Zoning will never be able to create enough new housing because it was never designed to. We need a deep understanding of all the places polluted by zoning’s exclusionary, racist history and the courage to rip it out by the roots. Until we get that done, we must put the [polite spectacle](#) of zoning decisions on the side and use every other tool to zealously [ursue housing, housing, and more housing.”

The Penny Drops: Evidence for Upzoning Benefits is Full of Holes, Peter Dorfman, The Dissident Democrat, July 21, 2021.

- The entire article is a worthy read because it details some of the process in

Bloomington to move towards upzoning.

· **‘That is, while YIMBY advocates push supply as a nostrum for housing affordability, opponents whom [Jenna] Davis identifies as “tenant advocates” argue that upzoning leads to *“real estate speculation and gentrification, as landlords of upzoned buildings will be incentivized to sell their properties at inflated prices reflecting their added development potential.”***

· ***From a paper published in the journal ScienceDirect in April 2021, Jenna Davis writes: “I find that upzoning activity is positively and significantly associated with the odds of a census tract becoming whiter, suggesting that upzonings might accelerate, rather than temper, gentrification pressures in the short-term.”***
[“How do upzonings impact neighborhood demographic](#)

[change? Examining the link between land use policy and gentrification in New York City](#)
(April 2021).

- A paper from New York University's Furman Center at the NYU School of Law - "Supply Skepticism: Housing Supply and Affordability" ends by admitting that adding supply will never be sufficient to drive affordability by itself, stipulating that *"policymakers should be frank that adding supply is unlikely ever to meet the housing needs of the very lowest income households in our communities, and will have to be paired with subsidies or other incentives or inclusionary zoning requirements."*

Filed under: [Housing](#)

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Edmonds Ferry Dock

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- [Waterfront](#) (1)

[Waterfront | The Alliance of Citizens for Edmonds*](#)

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Received On: 9/26/2023

Has Attachments: Yes

From: davidwreed48@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

PB Testimony from David Reed September 14

Message

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

My name is David Reed. I am an economist; I am president of the Long Branch-Sligo Community Association, and I am a member of the Community Equity Coalition for whom I am speaking tonight.

A fundamental controversy in the MMPA regards the urgently needed rehabilitation of high-rise buildings on Maple Avenue. The MMPA proposes using **up-zoning** as the sole instrument to incentivize that rehabilitation process. Unfortunately, privileged use of that instrument disregards two basic economic facts:

- One, up-zoning does not mobilize private sector investment **without** raising the cost of housing. Private investors need a robust, stable return on their investments. Rent increases are inevitable.
- Two, up-zoning does not promote renovation without major dislocation of tenants UNLESS accompanied by public financing. Absent such funding, displacement of many vulnerable families is inevitable.

How, then, can the MMPA claim that it “aspires to achieve no net loss of affordable housing” by using this blunt instrument and without public financing? Further, even a cursory reading of American urban change over the past half-century highlights how up-zoning has been a privileged tool in displacing hundreds of thousands of low income families, largely Brown and Black, from urban centers.

I propose two specific steps to address this important challenge:

- One, that the Maple Avenue District be severed from the MMPA so that construction of housing in the Flower Ave District can move forward expeditiously. In truth, we have not received a clear explanation of why this district was included in the Plan area in the first place;


- Two, that the Planning Board mandate a tailored urban design process on Maple Avenue that, among other actions:
 - o Explores expansion of public ownership opportunities, including with the Montgomery Housing Partnership, that encourages cooperative development, and that opens “missing middle” ownership options;
 - o Two, convenes a forum with private owners to explore obstacles, financing and timing regarding rehabilitation of their properties;
 - o Three, identifies sources of public financing that are needed to ensure temporary relocation of residents in buildings undergoing rehabilitation.

A dedicated planning process along Maple Ave will be required to meet the requisites of the *Equity in Master Planning Framework* by which you are guided, to wit, the department must “incorporate racial equity and social justice when preparing Master Plans.”

I close in thanking Mayor Searcy for her dedication and that of the City Council in trying to find inclusive answers to the challenges posed by the current MMPA. And I close expressing the ardent commitment of the hundreds of residents I **represent** to work with you in finding equitable and enduring solutions to our City’s needs.

Thank you

David W. Reed
7309 Garland Ave
Takoma Park, MD



**MCP-145974-K4D2: Public
comment on Draft Minor Master
Plan**

Received On: 9/27/2023

Has Attachments: No

From: smbb@aya.yale.edu

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Public comment on Draft Minor Master Plan

Message

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

Dear Montgomery County Planning Board members,
Please see below for my comments on the draft minor master plan.

Overall, the plan has some good elements to increase housing and services, but some deep vulnerabilities that could decrease affordable housing and diversity in Takoma Park.

Summary of Recommendations:

Housing protections:

- Narrowly tailor the zoning changes for Maple Ave tract to increase housing only in parking areas and limit commercial use.
- Enact strict protections for existing affordable units and tenants.
- Change all SFH zoning throughout the city to be multi-family (not just duplexes or ADUs)
- Require smaller footprints for new SFH homes

Recreational opportunities

- Add lights and artificial turf to Piney Branch Field for extended use of soccer and other facilities.
- 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)

The number one reason we live in Takoma Park is because of the diversity of the community and schools. Takoma Park is a special place because people across incomes, race, and nationality live and go to school together. Sadly, this is rare in the United States and even in the DMV, where schools are still highly segregated by race and/or income. This diversity is made possible largely due to the high number of multi-family units on Maple Ave and the city's rent control policies.


Fundamentally, redeveloping the Washington Adventist University and hospital site does not require major changes to Maple Avenue, and the rezoning for the Maple Ave section proposed risks gentrification and displacement. Adding housing by replacing parking lots is welcome (although Takoma Park has repeatedly failed to do so on the city lot at the Takoma Junction), and if there's a way to do that on Maple Ave that includes underground or stacked parking lots, then that would be a positive development. However, the rezoning proposed is too broad and could enable developers to raise existing affordable structures and add more expensive housing, retail or other mixed use. Raising the value of these properties to for-profit developers is not welcome. Stronger protections of existing tenants and below-market rate units are essential to preserving the limited affordability we have in the City.

In addition, Takoma Park has been delinquent in redeveloping a simple parking lot already (Takoma Junction), and the limited multi-family development that has happened has all centered on the DC side of the Takoma/Takoma Park border. Rather than an increase in

multi-family or affordable housing, Takoma Park has seen a rash of increases of tear downs and enormous single family homes put up, which hurts affordability and increases the environmental harm on a per resident basis (permeable surface, energy use, etc.). Rather than focus on disrupting the best multi-family corridor in Takoma Park (Maple Ave), the county should focus on upzoning single family tracts throughout Takoma Park (and the county), discouraging oversized, luxury single family homes, and increasing the number of below-market rate units.

Thank you for your time and consideration.

Sincerely,
Shannon Baker-Branstetter
318 Ethan Allen Ave, Takoma Park, MD 20912



**MCP-145977-S4J6: Melinda Smith
Ulloa Comments Takoma Park
Minor Master Plan Amendment**

Received On: 9/27/2023

Has Attachments: Yes

From: catherine.coello@mncppc-mc.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Melinda Smith Ulloa Comments Takoma Park Minor Master Plan Amendment

Message

See attached written comments from

Melinda Smith Ulloa
726 Maplewood Ave
Takoma Park, MD 20912
301-785-1242

-----Original Message-----

From: MCPRelayPrinters@mncppc-mc.org <MCPRelayPrinters@mncppc-mc.org>

Sent: Thursday, September 14, 2023 9:38 PM

To: Coello, Catherine <catherine.coello@mncppc-mc.org>

Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: Commissioners Copy Room on 14th Floor

Multifunction Printer Name: XRX9C934EA8940B

For more information on Xerox products and solutions, please visit

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[url=http%3A%2F%2Fwww.xerox.com%2F&data=05%7C01%7Cmcp-chair%40mncppc-mc.org%7Cd81fb4b45053425a169708dbbf6a072a%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C0%7C638314234619632853%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=KMIkOejUpLBaBWdg5UFdu1uQfoESCpptYTJj%2BF6V%2BKs%3D&reserved=0](https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.xerox.com%2F&data=05%7C01%7Cmcp-chair%40mncppc-mc.org%7Cd81fb4b45053425a169708dbbf6a072a%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C0%7C638314234619632853%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=KMIkOejUpLBaBWdg5UFdu1uQfoESCpptYTJj%2BF6V%2BKs%3D&reserved=0)

**MCP-146009-T5D7: letter regarding
Takoma Park Minor Master Plan
Amendment**

Received On: 9/28/2023

Subject

Has Attachments: No

RE: letter regarding Takoma Park Minor Master Plan Amendment

From: mcp-chair@mncppc-mc.org

Message

To: dn.heller@verizon.net;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Good afternoon,

Thank you for your comments. I am confirming receipt for distribution to the Planning Board and staff to review, and for inclusion of the record.

Thank you,

Catherine Coello
Administrative Assistant III
Montgomery County Planning Board, Chair's Office
2425 Reedie Dr 14th Floor, Wheaton, MD 20902
catherine.coello@mncppc-mc.org
m: 301.495.4605 | d: 301.495.4608

-----Original Message-----

From: David N Heller <dn.heller@verizon.net>
Sent: Wednesday, September 27, 2023 9:56 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Barbara Drazin <bar.drazin@verizon.net>
Subject: letter regarding Takoma Park Minor Master Plan Amendment

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

To the Chair, Montgomery County Planning Board:

Please find attached a letter regarding the Takoma Park Minor Master Plan Amendment. The letter highlights our observations of the process to date, and our most key recommendations on two primary issues:

1. How to manage the anticipated development of the old Washington Adventist Hospital site.
2. How to avoid negative consequences to the residents of affordable housing along the Maple Avenue corridor.

Details are provided in the attached two-page letter.

Sincerely,

David N. Heller and Barbara Drazin

14 Sunnyside Road, Silver Spring, MD 20910

Received On: 9/27/2023

Has Attachments: Yes

From: dn.heller@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

letter regarding Takoma Park Minor Master Plan Amendment

Message

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

To the Chair, Montgomery County Planning Board:

Please find attached a letter regarding the Takoma Park Minor Master Plan Amendment. The letter highlights our observations of the process to date, and our most key recommendations on two primary issues:

1. How to manage the anticipated development of the old Washington Adventist Hospital site.
2. How to avoid negative consequences to the residents of affordable housing along the Maple Avenue corridor.

Details are provided in the attached two-page letter.

Sincerely,

David N. Heller and Barbara Drazin

14 Sunnyside Road, Silver Spring, MD 20910



**MCP-146056-N7K7: Between the
Creeks_MMPA
Comments_Neighbors.pdf**

Received On: 9/28/2023

Has Attachments: Yes

From: bevyang@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Between the Creeks_MMPA Comments_Neighbors.pdf

Message

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

Good evening,

Neighbors living in or near the Takoma Park Minor-Master Plan Area wish to submit comments in the attached letter.

Thank you for considering our thoughts and suggestions.

If you should have any trouble reading the letter, please let me know so I can resend it.

Thank you,

Beverly Yang and Ward 5 neighbors

Received On: 9/28/2023

Has Attachments: Yes

From: bevyang@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park MMPA Comments from Ward 5 Neighbors

Message

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

Good evening,

Neighbors living in or near the Takoma Park Minor-Master Plan Area wish to submit comments in the letter, attached.

Thank you kindly for considering our thoughts and suggestions.

Anne Hollander
William Mallari
Frank Demarais
Beverly Yang and

Ward 5 neighbors names in the letter, attached.

*If you should have any trouble reading the letter, please let me know so I can resend it.



**MCP-146057-W7V0: Takoma Park
Minor-Master Plan Amendment**

Received On: 9/28/2023

Has Attachments: No

From: mariah@mariahblake.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor-Master Plan Amendment

Message

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

Montgomery County Planning Board

2425 Reedy Drive, 14th Floor

Wheaton, MD 20902

mcp-chair@mncppc-mc.org

Dear Members of the Montgomery County Planning Board,

As a family living adjacent to the Takoma Park Minor-Master Plan area, we are enthusiastic about the opportunity it presents to develop additional housing, retail, and services to meet the needs of the community. Before adopting the plan, however, we urge the county to take additional steps to ensure the resulting development preserves and enhances the defining qualities of our neighborhood, including its natural beauty, its socioeconomic diversity, and its unique character.

Specifically, we encourage the country to do the following:

- 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.
- 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).
- 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.
- 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.

- 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).
- 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.

In addition to the measures outlined above, we urge the county to conduct additional research on how the increase in density the MMPA envisions could impact the environment, schools, and traffic in and around the MMPA zone. Obviously, the 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 to ensure any future development doesn't put undue strain on our infrastructure or damage our precious natural resources.

Thank you for considering our comments.

Sincerely,

Mariah Blake
Maple Avenue
Ward 5

Andreas Sengebusch
Maple Avenue
Ward 5

cc: Mayor Talisha Searcy talishas@takomaparkmd.gov

Ward 1 Shana Fulcher shanaf@takomaparkmd.gov

Ward 2 Cindy Dyballa cindydy@takomaparkmd.gov

Ward 3 Randy Gibson randallg@takomaparkmd.gov

Ward 4 Terry Seamens terrys@takomaparkmd.gov

Ward 5 Cara Honzak carah@takomaparkmd.gov

Ward 6 Jason Small jasons@takomaparkmd.gov

Clerk Jessie Carpenter jessiec@takomaparkmd.gov

**MCP-146058-N4W7: Takoma Park
Minor-Master Plan Amendment
(resent with mailing address)**

Received On: 9/28/2023

Has Attachments: No

From: mariah@mariahblake.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor-Master Plan Amendment (resent with mailing address)

Message

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

Montgomery County Planning Board

2425 Reedie Drive, 14th Floor

Wheaton, MD 20902

mcp-chair@mncppc-mc.org

Dear Members of the Montgomery County Planning Board,

As a family living adjacent to the Takoma Park Minor-Master Plan area, we are enthusiastic about the opportunity it presents to develop additional housing, retail, and services to meet the needs of the community. Before adopting the plan, however, we urge the county to take additional steps to ensure the resulting development preserves and enhances the defining qualities of our neighborhood, including its natural beauty, its socioeconomic diversity, and its unique character.

Specifically, we encourage the country to do the following:

- 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.
- 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).
- 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.
- 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.

- 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).

- 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.

In addition to the measures outlined above, we urge the county to conduct additional research on how the increase in density the MMPA envisions could impact the environment, schools, and traffic in and around the MMPA zone. Obviously, the 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 to ensure any future development doesn't put undue strain on our infrastructure or damage our precious natural resources.

Thank you for considering our comments.

Sincerely,

Mariah Blake and Andreas Sengebusch

8022 Maple Ave

Takoma Park, MD 20912

cc: Mayor Talisha Searcy talishas@takomaparkmd.gov

Ward 1 Shana Fulcher shanaf@takomaparkmd.gov

Ward 2 Cindy Dyballa cindydy@takomaparkmd.gov

Ward 3 Randy Gibson randallg@takomaparkmd.gov

Ward 4 Terry Seamens terrys@takomaparkmd.gov

Ward 5 Cara Honzak carah@takomaparkmd.gov

Ward 6 Jason Small jasons@takomaparkmd.gov

Clerk Jessie Carpenter jessiec@takomaparkmd.gov

**MCP-146098-L1Y9: Written
Testimony re: Takoma Park Minor
Master Plan**

Received On: 9/29/2023

Has Attachments: Yes

From: mcp-chair@mncppc-mc.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;michelle@mocofoodcouncil.org;

Subject

RE: Written Testimony re: Takoma Park Minor Master Plan

Message

Good afternoon,

Thank you for your comments. I am confirming receipt for distribution to the Planning Board and staff to review, and for inclusion of the record.

Thank you,

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office

2425 Reedy Dr 14th Floor, Wheaton, MD 20902

catherine.coello@mncppc-mc.org

m: 301.495.4605 | d: 301.495.4608

From: Michelle Caruso <michelle@mocofoodcouncil.org>

Sent: Friday, September 29, 2023 3:52 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>

Cc: Jack Ewart <jack@mocofoodcouncil.org>; Massa Cressall <mcressall@mocofoodcouncil.org>

Subject: Written Testimony re: Takoma Park Minor Master Plan

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

Dear Planning Board,

Thank you for the opportunity to provide written testimony on the Takoma Park Minor Master Plan, with a hearing date of September 14th, 2023. Testimony on behalf of the Montgomery County Food Council is attached.

All the best,

Michelle

Michelle Caruso, MPH, RDN

Director, Policy and Partnerships

Pronouns: she, her, hers

(240) 772-1367

michelle@mocofoodcouncil.org

www.mocofoodcouncil.org/donate

The Montgomery County Food Council is committed to building equity and racial justice in our local food system. Learn more [here](#).



Received On: 9/29/2023

Has Attachments: Yes

From: michelle@mocofoodcouncil.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Written Testimony re: Takoma Park Minor Master Plan

Message

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

Dear Planning Board,

Thank you for the opportunity to provide written testimony on the Takoma Park Minor Master Plan, with a hearing date of September 14th, 2023. Testimony on behalf of the Montgomery County Food Council is attached.

All the best,
Michelle

Michelle Caruso, MPH, RDN

Director, Policy and Partnerships

Pronouns: she, her, hers

(240) 772-1367

michelle@mocofoodcouncil.orgwww.mocofoodcouncil.org/donate The Montgomery County Food Council is committed to building equity and racial justice in our local food system. Learn more [here](#).

Received On: 9/29/2023

Has Attachments: No

From: catherine.coello@mncppc-mc.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Corrected submission from Community Equity Coalition -- MMPA

Message

Dear Montgomery County Planning Board,

We write as residents of Takoma Park to ask you to amend the TP MMPA to reduce the risk of displacement of residents from affordable housing, and to reduce the risk of environment, traffic, and infrastructure stress in our community going forward into a climate emergency.]

Please restrict the boundaries of the plan to the former hospital site, where redevelopment is necessary and new housing would be welcome. Please 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.

Whether or not you alter the boundaries as suggested, we urge you to reduce the density and heights across the MMPA for a more granular approach, rather than broad-brush upzoning inappropriate for this site. Maple Avenue, in particular, is an extremely valuable corridor of naturally-occurring affordable housing, located outside the transit walksheds. It defies the commitment of our City and County to equity to add the burden of new density in this already very dense area. Broad-brush upzoning risks the complex planning that went into this affordable housing corridor, and triggering displacement from what are now rent-stabilized buildings. Only about half of those buildings are protected by deed covenants.

Signers:

1. Sue Miller 12 Montgomery Ave.
2. Jacqueline Moore 7005 Aspen Ave

3. De Herman 8011 Maple Ave.
4. Paul Huebner 7405 Carroll Ave.
5. Tom Gagliardo 107 Hodges La.
6. Karen Elrich 8110 Roanoke Ave.
7. Philip Bogdonoff 39 Oswego Ave.
8. Bob Dreher 7122 Sycamore Ave.
9. Stephan Whitney 16 Crescent Pl.
10. Barbara Whitney 16 Crescent Pl.
11. Judy Rosenthal 505 Elm Ave.
12. Laura Gagliardo 107 Hodges La.
13. Jan Herman 8011 Maple Ave.
14. Rachel Hardwick 7400 Flower Ave.
15. Colleen Cordes 500 New York Ave.
16. Christine Cutillo 702 Erie Ave.
17. David Reed 7309 Garland Ave.
18. Michael Blau 7005 Aspen Ave.
19. Denise Jones 7777 Maple Ave.
20. Thomas Hall 7414 Birch Ave.
21. Esther Siegel 706 Erie Ave.
22. Michael Tabor 706 Erie Ave.
23. Eleanor Porter 8012 Maple Ave.
24. Maurizio Porcari 8009 Sligo Creek Pkwy.
25. Keith Berner 7902 Flower Ave.
26. Cheryl Morden 705 Erie Ave.
27. Neal Chalofsky 8108 Roanoke Ave.
28. Margie Chalofsky 8108 Roanoke Ave.
29. Peter Dowling 8005 Maple Ave.
30. Tom Huizenga 7313 Wildwood Ave.
31. Sandra D. Kerr Porcari 8009 Sligo Creek Pkwy.
32. Nami Mukasa 8010 Maple Ave.

33. Davida Wood 7925 Edinburgh La.
34. Brendan Rowan 8010 Maple Ave.
35. Marie Ritzo 7113 Central Ave.
36. Michael Padhorzer 7113 Central Ave.
37. Saul Schniderman 306 Lincoln Ave.
38. Jack Carson 700 Auburn Ave.
39. Naomi Edelson 716 Erie Ave.
40. Marsha LeBoeuf 646 Kennebec Ave.
41. Maureen Malloy 136 Fleetwood Ave. Silver Spring
42. Sarah O'Donnell 7002 Aspen Ave.
43. Lori Brenig 711 Erie Ave.
44. Barry Brenig 711 Erie Ave.
45. Lee Feldstein 7412 Hancock Ave.
46. Glenda Kapsalis 223 Grant Ave.
47. Rastislav Brezny 223 Grant Ave.
48. Bridget Brodie 234 Grant Ave.
49. Mei Kong 713 Auburn Ave.
50. Katie Babcock 123 Geneva Ave.
51. Emmy Shacter 710 Erie Ave.
52. Lynne Bradley 7305 Maple Ave.
53. Joan Samworth 7318 Flower Ave.
54. Dmitri Velikii 705 Auburn Ave.
55. Nina Velikaia 705 Auburn Ave.
56. Sharon Mandel 902 Elm Ave.
57. Richard C. Masterson 8319 Roanoke Ave.
58. Farnoosh Ahmadi 8101 Garland Ave.
59. Mark Brochman 8305 Roanoke Ave.
60. Christine Kenngott 7711 Garland Ave.
61. Rose Berman 652 Kennebec Ave.
62. Bryne Kelly 6517 Westmoreland Ave.

63. Alys Cohen 413 Boyd Ave.
64. Laura Delaney 8121 Davis Ave.
65. Marguerite Cyr 403 Boyd Ave.
66. Erin Markley 414 Boyd Ave.
67. Jan Rein 418 Boyd Ave.
68. Amaya Bassett 411 Boyd Ave.
69. Eva Cappelletti Chao 224 Grant Ave.
70. William Barnds 8001 Maple Ave.
71. Susan P. Schreiber 7323 Willow Ave.
72. Roger Schlegel 6512 Allegheny Ave.
73. Joseph Klockner 401 Circle Ave.
74. Rick Weiss 27 Pine Ave.
75. Lea Chartock 6414 Sligo Mill Rd.
76. Loraine Hutchins 17330 Quaker La. Sandy Spring
(former Takoma Park resident)
77. Julie Boddy 7314 Baltimore Ave.
78. Robin Broad 214 Tulip Ave.
79. John Cavanagh 214 Tulip Ave.
80. Susan Strasser 7309 Willow Ave.
81. Nadine Bloch 405 Beech Ave.
82. Adam Frank 408 Boyd Ave.
83. Rebeca Rios 7211 16th Ave.
84. Ted Jacobson 509 Elm Ave.
85. Carol Mermey 7415 Holly Ave.
86. Robert Goo 508 Elm Ave.
87. Miriam Szapiro 118 Park Ave.
88. Gary Lear 7213 Garland Ave.
89. Steve Shapiro 7324 Willow Ave.
90. Enrica Detragiach 6909 Westmoreland Ave.
91. Fred Feinstein 7114 Sycamore Ave.

92. Thomas Alderson 7137 Maple Ave.
93. John Blount 6513 Allegheny Ave.
94. Amy Turim 7713 Takoma Ave.
95. Nancy Ricks 5 Lee Ave.
96. Sharon Levy 7431 Baltimore Ave.
97. Delores Simmons 6802 New Hampshire Ave.
98. Neil Cox 7907 Greenwood Ave.
99. Ines Hilde 7909 Greenwood Ave. ("Do not include Greenwood Ave. in MMPA")
100. Ellen Jennings 4 Parkside Rd.
101. Linda Nunes-Schrag 708 Erie Ave.
102. David Connor 122 Ritchie Ave.
103. Sharon Mandel 902 Elm Ave.
104. Elizabeth Strickler 25 Philadelphia Ave.
105. Linda Carlson 16 Valley View Ave.
106. Larry Himmelfarb 16 Valley View Ave.
107. Catherine Tunis 907 Larch Ave.
108. May Beth Hatem 704 Auburn Ave.
109. Elizabeth Perwin 48 Jefferson Ave.
110. Karen Lange 41 Philadelphia Ave.
111. Gina Gaspin 28 Columbia Ave.
112. Dara Orenstein 7502 Hancock Ave.
113. Katherine Katzin 7008 Aspen Ave.
114. Ron Resertarits 7502 Hancock Ave.
115. Judy Treible 112 Lee Ave.
116. Susan N. Holliday 7422 Buffalo Ave.
117. Marilyn R. Abbott 503 Philadelphia Ave.
118. Noa Baum 13 Devon Rd. Silver Spring
119. Karen Collins 7114 Sycamore Ave.
120. Barbara Gleason 8108 Park Crest Dr.

121. Steven Ney 7006 Woodland Ave.
122. Stephanie Ney 7006 Woodland Ave.
123. Martha Feldman 6901 Jackson Ave.
124. Gary Gleason 8108 Park Crest Dr.
125. Karen Burke 7711 Takoma Ave.
126. Terese Bouey 14 Philadelphia Ave.
127. Kathryn Phillips 7405 Carroll Ave.
128. Robert Engelman 500 New York Ave.
129. Edwin Stromberg 512 New York Ave.
130. Richard Weil 7617 Takoma Ave.
131. Robert Anderson 7120 Woodland Ave.
132. Iris Bennett 7413 Baltimore Ave.
133. Stephanie Fitzpatrick 202 Hodges La.
134. Dirk Fitzpatrick 202 Hodges La.
135. Paul Chrostowski 7708 Takoma Ave.
136. Lorraine Pearsall 7708 Takoma Ave.
137. Julia Jarvis 718 Gude Ave.
138. Kenneth Allen 808 Jackson Ave.
139. Deborah Stoll 808 Jackson Ave.
140. Ashley Flory 7116 Willow Ave.
141. Jill Gay 7218 Spruce Ave.
142. Megan Scribner 7321 Willow Ave.
143. Katherine Mack 7208 Maple Ave.
144. Allegra Cangelosi 7410 Cedar Ave.
145. Kirsten Stade 99 Ritchie Ave.
146. Marty Ittner 7902 Flower Ave.
147. Ferd Hoefner 22 Montgomery Ave.
148. Diane Curran 22 Montgomery Ave.
149. Joseph M. Jeral 1110 Jackson Ave.
150. Ellen Meizlish 7908 Greenwood Ave.

151. Matt Hardwick 7400 Flower Ave.
152. Kerry Daniel McDonald 7336 Carroll Ave.
153. Jay Danner-McDonnell 7336 Carroll Ave.
154. Deborah Luxenberg 7217 Central Ave.
155. Sharon Wolchik 7217 Holly Ave.
156. John Varnum 7217 Holly Ave.
157. Elizabeth Thornhill 7215 Holly Ave.
158. Sharon Broderick 7947 Eastern Ave.
159. Vincent Broderick 7947 Eastern Ave
160. Denise Simmonds 7201 Flower Ave.
161. Susan Rogers 416 Lincoln Ave.
162. Linda Pentz-Gunter 302 Grant Ave.
163. Barry Tolv 7110 Central Ave
164. Christine Fitzgerald 7110 Central Ave.
165. Carol Schatz 7310 New Hampshire Ave.
166. Kathleen Dorman 13 Cleveland Ave.
167. Nancy Cohen 7305 Baltimore Ave.
168. Frances E. Phipps 7210 Holly Ave.
169. Patrick Roberts 7300 Holly Ave.
170. Megan Roberts 7300 Holly Ave.
171. Mady Naden 7417 Piney Branch Rd.
172. Susan Drake Swift 6 Elwyn Ct., Silver Spring
173. Michael Rubin 7406 Flower Ave.
174. Mandilyn Beck 719 Erie Ave.
175. Lynne Bradley 7305 Maple Ave.
176. Susan Levi 7400 Glenside Dr.
177. Peter Carruthers 7400 Glenside Dr.
178. Elizabeth Strickler 25 Philadelphia Ave.
179. Margo Kabel 103 Tulip Ave.
180. Sabrina Eaton 7019 Eastern Ave.

181. Kathryn Desmond 238 Park Ave.
182. Dennis Desmond 238 Park Ave.
183. Patrick Jones 7714 Carroll Ave.
184. Christine Simpson 7300 Cedar Ave.
185. John Lorenz 7300 Cedar Ave.
186. Alison Baker 7209 Cedar Ave.
187. James Colwell 7209 Cedar Ave.
188. Renata Miskell 806 Jackson Ave.
189. John Rogers 7425 Baltimore Ave.
190. Karen Ackerman 240 Park Ave.
191. Thomas Kaufman 214 Manor Circle
192. Susan Comfort 7009 Aspen Ave.
193. Ambroise Agosse 1111 Kingwood Dr.
194. Gertrude Dangbedji 1111 Kingwood Dr.
195. Kerry Richter 17 Montgomery Ave.
196. Nadia Gabriel 715 Erie Ave.
197. Pamela Sparr 1308 Elson Pl.
198. Cynthia Mariel 24 Manor Circle
199. Mike Lastort 7514 Glenside Dr.
200. Jan Lastort 7514 Glenside Dr.
201. Jeffrey Kohn 7391 Buffalo Ave.
202. Susan Mathiessen 7391 Buffalo Ave.
203. Bob Muhlenkamp 240 Park Ave.
204. Jamie Iwugo 8110 Roanoke Ave.
205. David Zirin 207 Manor Ct.
206. Lisa Weber 7309 Holly Ave.
207. Bill LaFurgy 7309 Holly Ave.
208. Adam Polis 7003 Aspen Ave.
209. Emily Park 7003 Aspen Ave.
210. Sean Gallagher 405 Beech Ave.

211. Margot Bloch 405 Beech Ave.
212. Brittany Kayton 7004 Aspen Ave.
213. Mike Langen 7004 Aspen Ave.
214. Christine M. Kaess 7002 Woodland Ave.
215. Kathleen Quinn Hilton Ave.
216. Rebecca Prevots 7206 Trescott Ave.
217. Bruce Kozarsky 7321 Willow Ave.
218. James Francis Wolf 24 Darwin Ave.
219. Judybeth Greene 7416 Glenside Ave.
220. Marcie Stickle 510 Buffalo Ave.
221. George French 510 Albany Ave.
222. Arthur E. Gary 7404 Wildwood Dr.
223. David Navari 7116 Sycamore Ave.
224. Joan Duncan 25 Pine Ave.
225. Harold Phipps 7210 Holly Ave.
226. Karen Freeland 8308 Flower Ave.
227. Joann Malone 7007 Aspen Ave.
- 228 Patrick Smith 7007 Aspen Ave.
229. Bernita Leonard 208 Manor Ct.
230. Rick Leonard 208 Manor Ct.
231. Kathy Breckbill 7104 Woodland Ave.
232. Steve Breckbill 7104 Woodland Ave.
233. Stu Gagnon 41 Philadelphia Ave.

Submitted by David Reed, 7309 Garland Ave



**MCP-146108-V3G3: Comments on
Minor Master PLa**

Received On: 9/29/2023

Has Attachments: No

From: rachelmneild@outlook.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Comments on Minor Master PLa

Message

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

Dear Planning Board members,

I write in support of the proposed development of the former Adventist Hospital site and Maple Avenue corridor. I have lived in Takoma since 1993, first on Piney Branch Road and currently at the intersection of Maple and Tulip. I've observed the development in Takoma DC and, while there is undeniably more traffic, particularly on Carroll and Eastern Avenues, I do not find the streets of old Takoma too adversely affected. In fact, it is now far safer to walk from the metro and the area is more vibrant with new restaurants that I greatly enjoy having within walking distance.

The Minor Master Plan seems to me an eminently sensible use of a significant area of prime urban land. Given the chronic housing shortage in Montgomery county it is, frankly, nuts not to develop this area. A mix of residential and retail space with an emphasis on walkable living close to public transport seems aligned with the values and spirit that drew me to live in Takoma in the first place.

My main concern is that 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. I see Takoma becoming white and wealthier and more like Bethesda, and I do not believe that is the outcome most TP residents want for our community. I am confident that the board has

Sincerely,

Rachel Neild

7122 Maple Avenue

Takoma Park, MD

Sent from [Mail](#) for Windows

**MCP-146110-C2T3: Citizen
Comment in Support of the
Takoma Park Minor Master Plan**

Received On: 9/29/2023

Has Attachments: No

From: c.penzich@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Citizen Comment in Support of the Takoma Park Minor Master Plan

Message

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

Dear Montgomery Planning Board and Planning Staff,

I am a thirty year resident of Takoma Park, living at 322 Boyd Avenue for all those years.

I am writing to express my overall support of equity solutions that create more "missing middle" and affordable housing solutions in Takoma Park and Montgomery County in general. I also strongly favor urban in-fill near transport hubs as an important part of the overall response we need to face the hazards of climate change. Therefore, I strongly support the overall direction of the proposed TPMMP.

I do, though, look forward to more work to clarify how the various traffic, stormwater and education issues the project raises will be handled as specific projects are proposed under the TPMMP.

In my reading, the proposed rezoning of the Maple Avenue corridor does not necessarily threaten the affordable housing that already exists there. Much of the affordable housing on that corridor is owned by the MHP, which to date has never sold any of its properties. It's not very likely that the MHP would fly against its publicly stated mission and sell the current buildings so they could build something more expensive. In addition, investment for high-rise commercial buildings is not likely to flood into Takoma Park in the near term. Thus, I hope that almost all of the very valuable low cost housing along Maple Avenue will remain in place. The County and the City of Takoma Park should make every effort to ensure that existing affordable housing remains in place.

I do agree with others who have submitted comments and testimony that the rezoning of the Maple Avenue corridor should be more nuanced to achieve a better overall outcome. Specifically, I would recommend that the blanket proposed zoning of CRT 2.5 be replaced with a zoning mosaic that allows only 2-3 buildings at 150', with the others under that. And, the 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 that its current residents themselves have said they would like, while avoiding the possibility of purely commercial buildings.

I am not opposed to tall buildings on the current WAH tract, but I do think that the County must oversee thorough and realistic traffic, stormwater and school studies when and if any particular building project is proposed for the tract. From what I've read so far, development of the tract that controls run-off better than is currently the case could in fact greatly benefit Sligo Creek. I am disappointed that, under current County guidelines, only 12.5% of the new units there would be affordable. I hope the County will consider at least a 15% affordable housing requirement. Overall, I urge the County to consider an all-electric, renewable energy-based, green and mixed income social housing project there, similar to the one being planned for Hillandale.

Our County urgently needs more affordable housing. And, the imperative to very quickly reverse behaviors and patterns that contribute to the climate crisis point to the need for in-fill projects that curb any more suburban sprawl. The TPMMP is a good planning proposal in this regard and -- with the caveats noted above -- I strongly support it.

Thank you for your kind consideration and ongoing hard work.

--

Christine Pendzich
322 Boyd Avenue
Takoma Park, MD. 20912
Mobile: +1-301-526-6217



Received On: 9/29/2023

Has Attachments: Yes

From: cordescolleen@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

On TPMMPA, Sept. 14 Hearing: Draft Plan Not Racially or Economically Equitable

Message

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

Dear Chair Harris and Members of the Montgomery County Planning Board,

My testimony on the TPMMPA -- related to the Board's Sept. 14, 2023 Public Hearing -- is attached and also copied below. Also attached is a letter addressed to the Mayor and Council of the City of Takoma Park from a group of residents, which provides more information about the need to revise the goal recommended for tree canopy cover in the Draft Plan -- an equity issue my testimony also addresses.

Thank you for this opportunity to testify:

Draft TPMMPA Is Not Racially or Economically Equitable

Public Comment Related to the Sept. 14, 2023 Hearing

from Colleen Cordes, Takoma Park Resident, Former Chair of the
City's Tree Commission

Please address the following five urgent issues in the Draft
TPMMPA:

- First, like many others, I urge you to remove the Maple Avenue and Municipal Districts from the Plan Area.

No persuasive rationale has been offered for their inclusion. Yet it poses the threat of displacement for current Maple residents. *This may be the most affordable neighborhood in the entire County.* It's also that rare affordable neighborhood rich in public services and amenities - good schools, *three* parks, bus-line access, a public library (which will provide even more free events and offerings after its current renovation is complete), and a wide range of other City services - all within walking distance.

About 500 of the 1,000 rental units along Maple Avenue in particular are NOT in deed-restricted buildings, according to Ira Kowler, Acting Director of Housing and Economic Development for the City. Upzoning will increase property values, providing pressure to tear down existing extremely affordable housing and replace it with more expensive housing or commercial development, which would displace current residents. *To gamble with this neighborhood's future through careless upzoning would reinforce systemic racism.*

- Second, please oppose 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.*

A 45-percent goal is unfair - especially given the severity of the heat-island effect in the Plan Area, documented in the draft Plan. It would continue the inequitable access to trees' many benefits for residents of the Plan Area. Benefits include, in addition to cooling effects, stormwater management, support for physical and mental health, beauty, and more. The tree canopy cover in the Plan Area is now estimated to be about 43 percent. That's well below the current City average of about 58 percent.

[Appendix B](#) shows the Plan Area is majority residents of color and majority residents with low and modest incomes. The City Council has set a clear policy of prioritizing planting and preserving trees in areas with lower canopy to "improve equity." This is one such area. So *expanding* tree canopy should be prioritized in the Plan. Instead, it undermines Takoma Park's citywide goal. **Again, please avoid perpetuating systemic racism. Raise this goal to 60 percent.**

(See also the attached letter related to this issue addressed to the Takoma Park Mayor and City Council from 10 other City residents with relevant experience and myself. **That letter too urged the rejection of the inequitable tree-canopy goal proposed in the draft Plan,**

and instead endorsed a tree-canopy goal for the Plan Area - as for the entire City - of 60 percent.)

- Third, the draft states that the Plan could yield as many as 3,500 additional housing units. However, it does not calculate how many new units each of the three Districts would contribute, under the proposed upzoning. That is obviously missing information that is critical for planning purposes. *Please ask the Planning staff to prioritize doing that calculation and sharing it with you, the Takoma Park City Council, City staff, and the general public ASAP.*

- Fourth, the proposed upzoning unwisely allows redevelopment of almost all sites in the Plan Area for 100-percent commercial uses. The reason given: “To increase flexibility for future development.” But such extreme flexibility looks like a plan . . . not to make a plan. For example, *the old hospital site offers the prime opportunity for more urgently needed housing affordable to residents with middle, moderate, and low incomes. But the Plan allows it to be developed - by right - with no residential units at all.* That major housing opportunity could be lost to totally commercial uses - like a new hotel. Even worse could happen on Maple: Displacement of many residents and a permanent actual loss in housing to some commercial use - again, for example, a hotel. Please, correct this glaring flaw in the Plan as well.

- Fifth, please instruct Planning Department staff to provide more details about its Community Engagement process for the Maple Avenue District. 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 - exactly what the report said.

FYI, I have twice emailed the Planning Department for this information. Both times, I was told that no more information on the Community Engagement process for

the Maple Avenue District could be provided before the public comment period is over. *I was also advised that I needed to ask the Planning Board to ask the staff for the information, so I'm making that request to you here.*

(FYI, here's the reason given by Larissa Klevan, Master Plan Team Supervisor, DownCounty, for the Planning Department, in an email: The Public Hearing Draft and the Appendix (on Community Engagement), she stated, "constitute the basis for the Planning Board's Public Hearing scheduled for September 14, 2023. In the interest of public transparency, to ensure that everyone has access to the same information on which to provide comment during the Public Hearing process, and to make sure we have a comprehensive list, we wait to supplement or add information until after we receive everyone's comments from the hearing." She added that the Board "may request" that the information I'm asking for here be made available for your public work sessions.)

However, it violates both the spirit and the purpose of Community Engagement processes for the County Planning Department to be so reticent about the Community Engagement process - and its results!

It's important, for public trust as well as for fully informed public participation, for the Planning Staff to openly share more details about both that process and its results with all stakeholders - *including, of course, the residents of the Maple Avenue District who were interviewed.* Everyone needed a more detailed report on the questions Maple and Lee Avenue residents were asked, and on the results, as reported by the consultant, long before the current important period for public comment closes on Sept. 30.


Just a tallying up by Planning Staff of how many times a topic was "mentioned in the interviews," combined with a categorizing by Planning Staff of those topics is insufficient, in terms of sharing results. It's also not clear if the tallying of topics mixes up some volunteered by interviewees with others that were brought up by interviewers.

It's possible that the consultant's process was a kind of qualitative research, not intended by the consultant to generate quantifiable results. If so, please ask the Planning Department to let the Board and all stakeholders know that, and to share with us whatever qualitative report of results the consultant produced.

Thank you so much for this opportunity to comment.

Sincerely,

Colleen Cordes
500 New York Avenue
Takoma Park, MD 20912



Received On: 9/30/2023

Has Attachments: No

From: vijs3@aol.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Fw: Parking for Patients and Staff at 7610 Carroll Ave, Takoma Park, MD 20912

Message

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

Dear Chair,

I am Dr. Vijayalakshmi Subramanian, a Pediatrician and my medical practice is located in the Washington Adventist medical complex at 7610 Carroll Ave, Suite 240, Takoma Park, MD 20912. I have been in this location for about 20 years. My Pediatric practice as well as many other doctors in the building serve Medicaid/Medicare patients in Takoma Park and the surrounding areas.

Convenient Parking is very important to all our practices - without adequate parking it will be a major problem for us to have viable practices. My understanding is that we will lose all of our parking once the hospital relinquishes its land. At present I believe we are leasing the parking spots (in the front of our building) from the hospital and at some point this arrangement may end. I also understand that we might lose the patient parking spots on the side and back of our building. Our parking requirements for our building for all of the patients and staff is estimated to be around 150 - 200 spots.

I hope you will be able to assist us in securing the necessary parking for the patients and staff in our building.

Thanks and best regards,

Sincerely,

Vijayalakshmi Subramanian, MD
7610 Carroll Ave, Ste 240
Takoma Park, MD 20912

**MCP-146130-W9Y4: Rewilding
hospital grounds**

Received On: 9/30/2023

Has Attachments: Yes

From: powerbrokers4@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Rewilding hospital grounds

Message

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

Dear Planning Board Members

William Hernandez was scheduled to speak on 9-14-23, but unfortunately was unable to. So here is my research and a report with the data found. Please feel free to ask questions if needed. All my data is available which can be referenced on my presentation poster board. The extra time was helpful to finish compiling my data and pictures.

Thank you for reviewing my findings
I hope they are helpful
Sincerely

William Hernandez

Received On: 9/30/2023

Has Attachments: No

From: powerbrokers4@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Rewilding hospital grounds

Message

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

I need to include my address to comply with submitting a statement.

The previous email was missing my address

My name is William Hernandez

722 Maplewood Ave.

Takoma Park Md. 20912

301-495-5603

202-255-2826

On Sat, Sep 30, 2023 at 2:25 PM Power Brokers <powerbrokers4@gmail.com> wrote:

Dear Planning Board Members

William Hernandez was scheduled to speak on 9-14-23, but unfortunately was unable to. So here is my research and a report with the data found. Please feel free to ask questions if needed. All my data is available which can be referenced on my presentation poster board. The extra time was helpful to finish compiling my data and pictures.

Thank you for reviewing my findings

I hope they are helpful

Sincerely

William Hernandez



**MCP-146131-B3B6: Amendment to
Minor Master Plan - Takoma Park**

Received On: 9/30/2023

Subject

Has Attachments: No

Amendment to Minor Master Plan - Takoma Park

From: susanschreiber100@gmail.com

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Dear Members of the Montgomery County Planning Board:

As a resident of Takoma Park, I am writing with regards to the proposed amendment to the Minor Master Plan (MMPA) for our community.

While I am certainly in favor of the redevelopment of the property formerly occupied by the Washington Adventist Hospital, I strongly urge that the portion of the plan that includes Maple Avenue, from Sligo Creek Parkway to East West Highway/Philadelphia Ave (and including, I believe, parts of Lee Avenue) be removed from the plan at this time. This section of Maple Ave. has long functioned very successfully in providing homes for low and moderate income residents. A number of the buildings are owned and managed by nonprofit corporations, and Takoma Park's rent control policy, with its emphasis on providing affordability to a large number of City residents, has enabled thousands of families to bring up their children in our community, attending nearby public schools, and contributing to the racial and economic diversity of the schools as well as the larger community. Upzoning this important stretch of affordable housing will open the door to the construction of high-rise buildings with a 5-year period of rentals at market rate, transforming a safe and welcoming neighborhood for residents on the lower end of the income scale into something very different. And while promises have been made that with a significant percentage of current units protected by ownership by nonprofits, there will be no significant displacement of lower income residents, this is only speculation. Better for the County to work with the City of Takoma Park strengthen existing housing stock, by investing in improvements to aging buildings.

The essential element of the MMPA is the redevelopment of the property formerly occupied by the Washington Adventist Hospital, and this makes sense, as long as care is taken to take into careful consideration issues like the potential size and scale of new buildings and compatibility with the surrounding neighborhood, the impact of increased traffic on Flower Avenue and other narrow streets, stormwater and other environmental factors including the proximity of Sligo Creek. Traffic, stormwater, and environmental studies must be undertaken before any development gets the green light to move forward.

An anecdote: Several months ago, at an information session sponsored by our city government about the very large development proposed for the area surrounding the Takoma metro station (all on the DC side), I posed a question to the developer about his firm's willingness to work with the community on the final design (scale and mass of the development). I provided an example, from some years ago, in which the developer of the Takoma Central building on Carroll Street (which includes housing and retail such as Bus Boys and Poets) agreed to scale back the height of his building. The developer response to my question: "When I come up with the right design, I see no reason to compromise." Please take great care in setting out the parameters for future development for Takoma Park.

Sincerely,

Susan P. Schreiber
7323 Willow Ave.
Takoma Park, MD 20912 susanschreiber100@gmail.com 202 413-4794

**MCP-146133-X4Q8: Takoma Park
Minor Master Plan Amendment**

Received On: 9/30/2023

Has Attachments: No

From: tomgagliardo@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan Amendment

Message

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

Chairman Harris and Members Pedoeem, Bartley, Hedrick and Linden

I am as concerned about the process as I am about the proposed Takoma Park Minor Master Plan Amendment, which I urge you to reject as drafted. My reasons follow.

1. The Planning Board staff's claim that the Amendment followed community outreach omits the critical fact that outreach was conducted before the essential elements of the proposed Amendment, i.e., zoning categories, building heights and floor to area ratios were made known. Other than the September 14, 2023 public hearing, I am unaware of any other outreach by the County.
2. The county staff's omission is compounded by the City of Takoma Park's abject failure to publish the essential elements of the proposed Amendment in the City Newsletter, instead boasting that the proposed Amendment "should realize" . . . "new and improved uses for existing spaces and places, a resilient community prepared for and able to adapt to, mitigate for and thrive in the face of climate change, and "a reconnected community with improved, safe and inviting ways to get to parks, shopping and home and a stronger sense of the past"; See *Takoma Park News* August 2023, Vol. 62. No.8.
3. There is virtually unanimous support for rezoning the former site of the Washington Adventist Hospital to allow construction of multifamily rental units. In fact, I know of only one slight departure by someone who wondered whether condominiums and townhouses are needed more than rental units.
4. Except for general references to creating housing, including moderately priced dwelling units, and transit centered development, there has been no meaningful justification offered for CRT, town center, zoning -- think downtown Silver Spring -- on the Hospital site.
5. The same can be said for both proposed zoning that permits (a) development up to 2 million square feet, according to the Washington Business Journal, on the Hospital site; and (b) buildings up to 150 high on Maple Avenue between Sligo Creek and Philadelphia Avenue -- a height which in other areas is allowed only for those buildings immediately adjacent to a mass transit station. Brookville, where there will be a Purple Line station, is one example.
6. Likewise, what is the reason to rezone beyond the boundary of the Hospital site? I lived on Maplewood Avenue for a number of years and in 1988 fought to preserve nonconforming rental units that Montgomery County eventually eliminated on Maplewood and throughout Takoma Park. Maplewood Avenue on the north side is lined by single family homes and four or so unit apartment buildings. On the south side, except for a few WAU buildings near Flower Avenue, there are no structures. The proposed Amendment would permit mixed residential and commercial buildings up to, if memory serves, 50 feet.

7. Is the public required to disprove the unspoken assumptions behind the proposed Amendment or is it the Planning Board staff's obligation to the public to explain how it reached its conclusions and why community needs are best served by their proposal rather than any other option?

8. Finally, I totally agree with Robert Dreher, whose position with the federal government involves land use decisions; Carl Elefante, former president of the American Institute of Architects. I support the positions taken by Community Equity Coalition, Community Vision Takoma and others who have opposed adoption of the proposed Amendment as drafted.

Please add these comments to those I submitted on September 14th concerning tenant displacement of tenants living on Maple Avenue and which referred to current displacement in Bethesda where six buildings (477 units) are (or already have been) razed.

Thank you.

Thomas J. Gagliardo
107 Hodges Lane
Takoma Park, MD 20912
301 213 3431



**MCP-146134-B5M5: Takoma Park
Minor Master Plan Amendment .**

Received On: 9/30/2023

Has Attachments: No

From: nadine99@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Message

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

Dear [MCP chair](#):

I am writing to express many concerns about the Takoma Park [Minor Master Plan Amendment](#) .

I hope you recognize the threat of broad-brush upzoning to our rent-stabilized housing and the threat of displacement, as well as the potential effects on the environment, traffic, and schools from this ill conceived amendment. Significant changes are needed to make the Plan Amendment acceptable. Please reject proposal as it stands; or at a minimum, limit the zoning changes to the old Adventist Hospital site alone at this time.

Sincerely,

***Nadine Bloch
405 Beech Ave
Takoma Park MD 20912***

--

'be careful with each other so we can be dangerous together'

Nadine's contact #s:

(+1)202-412-7611 mobile

What'sApp/Signal/Telegram: +1-202-412-7611

www.BeautifulTrouble.org

>>And check out our (re)newed **website BeautifulTrouble.org**
& the rad [BeautifulTrouble CARD DECK!!](#)

**MCP-146138-D2X1: Takoma Park
MMPA comments**

Received On: 9/30/2023

Subject

Has Attachments: No

Takoma Park MMPA comments

From: ellen.ensel@gmail.com

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Dear Chair of the Montgomery County Planning Board,

I watched the Sept. 14, 2023 hearing on the Takoma Park Minor Master Plan Amendment virtually, and I know you have received many comments and much feedback from residents and experts on this draft plan. I am not an expert in city planning, smart growth, zoning or any of these issues but I know they are important to the livability of a city. I am writing to you as a homeowner and landlord in Takoma Park regarding the MMPA. I have an interest in making sure we have affordable housing for existing and new residents, while also making sure that landlords and developers receive adequate compensation for their investment and maintaining their properties. I don't think these two objectives should be incompatible.

My husband and I have lived in Takoma Park near the Washington Adventist Hospital site for 26 years.. When we first moved here, I was struck by the small-town nature of the city, and the odd, seemingly misplaced high-rises on Maple Avenue. As I read the draft amendment, I could visualize development on the abandoned hospital site, but I don't understand why an already developed area on Maple Avenue was included to be further developed.

I am concerned about the proposed density and everything that flows from that

These are some questions I would like addressed, with hearings on the following specific issues:

- Please provide traffic and environmental impact studies for the specific MMPA site, given the two-lane roads in Takoma Park, which are not comparable to larger traffic capacity in Silver Spring and Wheaton.
- 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?
- 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.

I have attended community meetings, listened to experts on many of these topics and I hope that the Planning Board has received valuable input as well from experts, and will hold subsequent hearings on these important issues. As an aside, one of the most surprising details I heard at the Sept. 14 hearing was that the communication about the MMPA was advertised in the Washington Times, and not the The Washington Post. Not only is the Post the major newspaper in the Washington, D.C. area (DC, Maryland, Virginia) with a larger print circulation, but it is one of the top five daily newspapers (by circulation) in the country. If you had hoped to reach most Takoma Park residents, this was a miscalculation.

Thank you for your attention.

Sincerely,

Ellen H. Ensel
8319 Roanoke Ave. , #3
Takoma Park, MD 20912

MCP-146139-D1V9: Re: Thank you for your message

Received On: 9/30/2023

Has Attachments: Yes

From: powerbrokers4@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Thank you for your message

Message

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

I thank you

I wanted to add more pics to my report to help better explain what I am talking about. The old saying a picture is worth 1000 words is true.

These pic show a field of an example of Carbon Sequestration the cheapest and fastest way to remove carbon from the air.

The other three pics by the Anacostia River show how very aggressive non native plants are choking the life of the big oak trees along the river.

These pics show where most of the creeks have merged that make up about 95% of the Anacostia River. North Brentwood has 30" levy's the water rushes so fast it was common to flood before the levy's. I've heard stories of Bladensburg water park the River would flood as far down Bladensburg road all the way to Eastern Ave.

Thank you for your time, I hope you can decide to give nature a chance to come back, you may recall when everything was shut down with covid and how nature started to rebound in with animals coming back, in just a short period of time. We just have ot give it a chance. .

William (Bill) Hernandez

On Sat, Sep 30, 2023 at 2:52 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for this message. If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. You may provide this to MCP-Chair@mncppc-mc.org

For all other e-mails, Chair's Office staff will respond as soon as possible. If you need immediate assistance, please call our office at (301) 495-4605.

Received On: 9/30/2023

Has Attachments: No

From: powerbrokers4@gmail.com

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Re: Thank you for your message

Message

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

This is my mailing address for previous message

William Hernandez

722 Maplewood Ave.

Takoma Park Md. 20912

On Sat, Sep 30, 2023 at 10:29 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for this message. If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. You may provide this to MCP-Chair@mncppc-mc.org

For all other e-mails, Chair's Office staff will respond as soon as possible. If you need immediate assistance, please call our office at (301) 495-4605.

**MCP-146141-J2X8: Minor Master
Plan Amendment for Takoma Park**

Received On: 9/30/2023

Subject

Has Attachments: No

Minor Master Plan Amendment for Takoma Park

From: emmyshacter@gmail.com

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Dear Madame and Sirs.

I am concerned about the Minor Master Plan Amendment (MMPA) that is under consideration for Takoma Park and that was the subject of the planning board meeting on Sept 14, 2023.

For the past 25 years, I have lived at 710 Erie Ave, right next to the old Washington Adventist Hospital (WAH) which is part of the area under consideration for re-zoning. I am against many aspects of the proposed plan, especially the density and building heights being proposed for both the old WAH grounds and along Maple Ave. Among other concerns that my neighbors and I share, I am concerned particularly about the impact on our neighborhoods that will be caused by over-development resulting in unsustainable increases in population, buildings, and traffic; loss of affordable housing; and damage to the Sligo Creek environment. The allowable scale of the potential buildings will have an unwanted and negative impact on the availability of affordable housing, which we cherish in Takoma Park. Under no circumstances should the height of any new buildings on the hospital grounds be allowed to exceed 5 stories. Our is a small and diverse city that includes people from all walks of life, and we want to keep it that way; not because we oppose change *a priori* but because we oppose change that is detrimental to our lives and our environment. The development being proposed fails to consider the negative impacts on our community, our environment, and our inclusive way of life. I urgently request that you take seriously the input that you receive from the people, like myself, who live here and significantly revise the limit plan to be one that preserves our community.

Thank you for your time and consideration.

Sincerely,

Emily Shacter, Ph.D.

710 Erie Ave, Takoma Park, MD 20912

240-353-3649

emmyshacter@gmail.com

--

Member, Dumbledore's Army against Racism & Tyranny

Received On: 10/2/2023

Subject

Has Attachments: Yes

FW: MMPA

From: mcp-historic@mncppc-mc.org

Message

To:
rebeccah.ballo@montgomeryplanning.org
;rebeccah.ballo@montgomeryplanning.org;
g;
Heads up.

Kevin Manarolla

Planning Technician II

Historic Preservation

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

Kevin.Manarolla@montgomeryplanning.org

o: 301-563-3400

From: Mike Welsh <mwkinkoranj@aol.com>

Sent: Sunday, October 1, 2023 12:07 AM

To: MCP-Historic <MCP-Historic@mncppc-mc.org>

Subject: Fw: MMPA

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

Mike Welsh
mwkinkoranj@aol.com

----- Forwarded Message -----

From: Mike Welsh <mwkinkoranj@aol.com>

To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>;
mcphistoric@mncppc-mc.org <mcphistoric@mncppc-mc.org>;
brian.crane@montgomeryplanning.org <brian.crane@montgomeryplanning.org>;
Rebecca.ballo@montgomeryplanning.org
<rebecca.ballo@montgomeryplanning.org>; Charles Walton
<nicolai09@verizon.net>

Sent: Saturday, September 30, 2023 at 11:55:54 PM EDT

Subject: MMPA

With concern to the rezoning outside of the City of Takoma Park boundaries, but

by providing attention to the county land that exists in close proximity to Flower

Avenue Park, a subdivision which was developed by the Seventh Day Adventist

and in agreement with the county during the 1920's, this MMPA action jeopardizes

the stable existing neighborhood by not executing studies on infrastructure stress,

environment, traffic volume, traffic flow nor necessary traffic controls by county

planning department. This plan was completely drawn without survey or advised

by the majority, if any, of property owners or residents in this said subdivision.

The impact to this subdivision, Flower Avenue Park, with the plan's significantly

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 as defined and recorded in county

records.

Please take this information into account when deciding to go forward with said

plan.

Curreen owners and caretakers
of 7911 Cecil-Davis Family Cemetery

Thomas M. Welsh
Charles W. Walton

Mailing Adress 901 Prospect Street

Takoma Park, Md 20912

Received On: 10/2/2023

Has Attachments: Yes

From:
rebecca.ballo@montgomeryplanning.org

To: mcp-historic@mncppc-mc.org;

Subject

RE: MMPA

Message

Thanks Kevin.

Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

2425 Reedy Drive, 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404

From: MCP-Historic <MCP-Historic@mncppc-mc.org>

Sent: Monday, October 2, 2023 10:27 AM

To: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>

Cc: Crane, Brian <Brian.Crane@montgomeryplanning.org>

Subject: FW: MMPA

Heads up.

Kevin Manarolla

Planning Technician II

Historic Preservation

Montgomery County Planning Department

2425 Reedy Drive, Floor 14, Wheaton, MD 20902

Kevin.Manarolla@montgomeryplanning.org

o: 301-563-3400

From: Mike Welsh <mwinkoranj@aol.com>

Sent: Sunday, October 1, 2023 12:07 AM

To: MCP-Historic <MCP-Historic@mncppc-mc.org>

Subject: Fw: MMPA

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

Mike Welsh
mwkinkoranj@aol.com

----- Forwarded Message -----

From: Mike Welsh <mwkinkoranj@aol.com>

To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>;
mcphistoric@mncppc-mc.org <mcphistoric@mncppc-mc.org>;
brian.crane@montgomeryplanning.org <brian.crane@montgomeryplanning.org>;
Rebecca.ballo@montgomeryplanning.org
<rebecca.ballo@montgomeryplanning.org>; Charles Walton
<nicolai09@verizon.net>

Sent: Saturday, September 30, 2023 at 11:55:54 PM EDT

Subject: MMPA

With concern to the rezoning outside of the City of Takoma Park boundaries, but

by providing attention to the county land that exists in close proximity to Flower

Avenue Park, a subdivision which was developed by the Seventh Day Adventist

and in agreement with the county during the 1920's, this MMPA action jeopardizes

the stable existing neighborhood by not executing studies on infrastructure stress,

environment, traffic volume, traffic flow nor necessary traffic controls by county

planning department. This plan was completely drawn without survey or advised

by the majority, if any, of property owners or residents in this said subdivision.

The impact to this subdivision, Flower Avenue Park, with the plan's significantly

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 as defined and recorded in county

records.

Please take this information into account when deciding to go forward with said


plan.

Curreen owners and caretakers
of 7911 Cecil-Davis Family Cemetery

Thomas M. Welsh
Charles W. Walton

Mailing Adress 901 Prospect Street
Takoma Park, Md 20912

Mike Welsh
mwkinkoranj@aol.com



Received On: 9/30/2023

Has Attachments: No

From: mwinkoranj@aol.com

To: mcp-chair@mncppc-mc.org;brian.crane@montgomeryplanning.org;brian.crane@montgomeryplanning.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;nicolai09@verizon.net;Rebecca.ballo@montgomeryplanning.org;mcphistoric@mncppc-mc.org;

Subject

MMPA

Message

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

With concern to the rezoning outside of the City of Takoma Park boundaries, but by providing attention to the county land that exists in close proximity to Flower Avenue Park, a subdivision which was developed by the Seventh Day Adventist and in agreement with the county during the 1920's, this MMPA action jeopardizes the stable existing neighborhood by not excuting studies on infrastructure stress, environment, traffic volume, traffic flow nor necessary traffic controls by county planning department. This plan was completely drawn without survey or advised by the majority, if any, of property owners or residents in this said subdivision.

The impact to this subdivision, Flower Avenue Park, with the plan's significantly taller, multi-storied structures will greatly distract from the sereve location of the Cecil-Davis Family Cemetery located on adjacent block to the plan's rezoning on Greenwood Avenue and Maplewood Avenue as defined and recorded in county records.

Please take this information into account when deciding to go forward with said plan.

Curreen owners and caretakers
of 7911 Cecil-Davis Family Cemetery

Thomas M. Welsh
Charles W. Walton

Mailing Adress 901 Prospect Street
Takoma Park, Md 20912

Mike Welsh
mwinkoranj@aol.com



**MCP-146148-F0N4: Minor Master
Plan re-zoning concern**

Received On: 10/1/2023

Has Attachments: No

From: esiegel2@igc.org

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

Subject

Minor Master Plan re-zoning concern

Message

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

Dear Chairman Harris and Board members,

We live on Erie Ave right next to the old WAH hospital which is part of the area considered for re-zoning. We are concerned about the minor master plan amendment for Takoma Park that was the subject of the planning board meeting on Sept 14, 2023.

We are *against* the density and height proposed for the old hospital area, as well as Maple Ave. We are deeply concerned about affordable housing, environmental impacts and the scale of the potential buildings and the unique character of our small and diverse city. Please reduce the height to no more than 5 stories on the hospital grounds.

sincerely,
Michael Tabor
Esther Siegel
706 Erie Ave.

Virus-free www.avast.com

**MCP-146163-V4B1: Comment on
September 14, 2023: Montgomery
County Planning Board Public
Hearing on Takoma Park Minor
Master Plan**

Received On: 10/1/2023

Has Attachments: No

From: emanuelwagner@gmail.com

Subject

Comment on September 14, 2023: Montgomery County Planning Board Public Hearing on Takoma Park Minor Master Plan

Message

To: mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;mcp-chair@mncppc-mc.org;

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

Dear Planning Board Members,

Thank you very much for your work in developing the comprehensive Minor Master Plan Amendment for Takoma Park. My comments relate to the Public Hearing held on September 14, 2023. I want to reference the letter of support from Takoma For All, which I signed.

I want to restate my support. As you finalize the plan, I'd like you to work through some of the plan's details, namely the school situation and public transit.

1. The only high school in reasonable range is Blair, and that's quite a bus ride away and at capacity. Other schools mentioned in the plan are far outside the reasonable distance for a school commute (via bus), and 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).
1. Public transportation connectivity and a car-free lifestyle will be essential for the community. An increase in bus service and expansion of pedestrian and bikeways to the other transit centers (e.g., Takoma Metro, Takoma Langley Crossroads Transit Center) will be needed. However, Maple Ave towards Takoma Metro is very narrow, and Carroll Ave, which leads to the Transit Center, only has one sidewalk at times, barely five feet wide. This route would do poorly with heavier pedestrian traffic. 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.
1. If additional vehicle traffic is to be expected, the plan should review the redesign of the Carroll Ave/Ethan Allen Ave intersection (Takoma Junction). This intersection has been proposed to be redesigned by several studies (<https://takomaparkmd.gov/initiatives/takoma-junction-redevelopment/takoma-junction-intersection-and-traffic-studies/>), but to date, SHA has not provided funding towards this project. With a recommendation in the plan to address this intersection redesign, this could change, making the intersection safer for all participants, but especially pedestrians, and reducing congestion.

Thank you for your time and consideration.

Best regards,

Emanuel Wagner

429 Boyd Ave

Takoma Park, MD, 20912

**MCP-146203-K4X3: Takoma Park
Minor Master Plan, September 14th
Public Hearing: Support for
comments by P. Chrostowski and
Friends of Sligo Creek**

Received On: 10/2/2023

Has Attachments: Yes

From: rcember@verizon.net

To: mcp-chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;mcp-
chair@mncppc-mc.org;

Subject

Takoma Park Minor Master Plan, September 14th Public Hearing: Support for comments by P. Chrostowski and Friends of Sligo Creek

Message

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

Dear Planning Board:

I have read carefully and support the comments by Paul Chrostowski and the Friends of Sligo Creek. (Copies of documents that you already have attached for reference and convenience.)

Sincerely,

Richard P. Cember
412 Boston Ave.
Takoma Park, Maryland 20912