



Rosalind Grigsby <rosalindg@takomaparkmd.gov>

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## MMPA - List of City Edits & Corrections to Public Hearing Draft

1 message

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Ira Kowler <irak@takomaparkmd.gov>

Thu, Sep 21, 2023 at 5:35 PM

To: Council <Council@takomaparkmd.gov>, Jessie Carpenter <jessiec@takomaparkmd.gov>, Andrew Bolduc <andrewb@takomaparkmd.gov>, Rosalind Grigsby <rosalindg@takomaparkmd.gov>

**\*\*PLEASE DO NOT REPLY ALL\*\***

Mayor and City Council-

I hope you are having a pleasant Thursday. I am reaching out to help provide guidance on the comment included in Resolution 2023-33 regarding the Minor Master Plan Public Hearing Draft:

*Address forthcoming additional list of City edits and corrections to the text of the MMPA*

To help facilitate this bullet in the Resolution, please send any minor, specific errors or omissions that you have noted in the Public Hearing Draft to myself and Roz. For example, you might have noticed an incorrectly labeled street or misidentified fact about the City. We can compile these comments with any additional staff findings and send them back to Council for review before addressing them with Montgomery Planning staff.

If you have larger edits or corrections that you feel were not addressed in the Resolution, you will likely need to submit another Resolution for Council consideration, or submit your own individual Public Comment (the Public Comment would need to be submitted before September 30th). Staff are happy to provide guidance or insight as to if your edit/correction is considered appropriate for this staff submission.

Thanks,  
Ira

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City of Takoma Park

**Ira Kowler**  
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*He-Him-His*

## **Draft MMPA Editorial and Minor Comments Dyballa 9/15/23**

p. 6, para 3, It is a “Sanctuary City, a Nuclear free zone, a nationally-recognized Tree City,.....16- and 17-year-old residents and non-US citizens.”

p. 29 the city also had a renaming effort; please refer to it.

p. 30 mapping project, mention coordination with city, and with Historic Takoma’s complementary project to ID properties with deed restrictions  
Transportation

p. 30 Some or all of the Plan area within 1 mile--can we get a map?

p. 31 Who pays for bikeway and micro mobility improvements? Is that identified in the capital budget?

p. 36 do these recommendations align with city projects and plans? If so can we say so?

p. 39 Not clear to me that ADA sidewalks on both sides is desirable on all streets, ask Cara and Daryl

p. 39 how will the number of driveway entrances along Maple Ave be minimized, and by who? Is that a change in city regulation, or part of the development review process?

p. 50 non-auto driver mode share. What does 48% compare to? How do you implement this?

p. 51 add city climate action framework

p. 51 on Heat & Trees section. Specifically mention city’s tree canopy goals (resolution) and tree ordinance, including city’s approved tree species list.

p. 53 source for the 43%?

p. 56 how was 35% green cover arrived at—is that standard in county plans?

p. 59 source for impervious area coverage?

p. 60 I’m not sure “minimize deviation” from city stormwater codes is actually allowed under city code.

p. 62-3 all the bullets and sub-bullets are confusing, but the message of building in energy efficiency does not come through.

p. 62-3 Part of net zero is reuse/readaptation of existing buildings. Does county have a LEED level in mind for new and redeveloped buildings in the Plan area?

p. 63 encourage EV charging in individual buildings as well? Not clear.

p. 65 who would support expansion of food distribution sites? And can we mention the significant role of community groups in current food distribution within the city?

p.65 A place to mention plan's support for community gardens, planter boxes, etc?

p.67 Many rental properties in the Plan area (not just the City) also built 40 or more years ago. City staff can provide numbers on many of these citywide parameters for the the Plan area.

p.68 Clarify the estimate of 3,500 units, as a theoretical maximum yield from full build-out of the proposed zoning that will be realized over the 20-year horizon of this plan.

p. 68-9 3.3.2.1-3 consider reframing these in terms of city housing goals, or adding a bullet about conforming with city housing goals.

Maple District. Check description of section 13, I think it also has condos.

Add public space plan to list of city policies. p. 71?

## Appendices

### Appendix D:

I'd like to see the various goals clearly stated in the plan itself.

Include sources for all tables and maps.

Is 2009 the most recent city flood mitigation plan?

Cite accurately the city climate emergency response framework and climate emergency goal.

Incomplete sentences and needed updates, example p.8 "The goal.....seek impervious," P. 12, 2<sup>nd</sup> para, "construct flood," p. 13 climate assessment.

Consider not just discouraging, but not allowing, SW waivers in least the Flower Ave area along the creek

Consider identifying describing champion and significant trees.

Describe compliance with key components of the city tree ordinance and canopy goals.

p.10 I question the word "excessive" in the last sentence about setbacks.

p. 12, does not mention county's electrification building code.

Energy consider a 4<sup>th</sup> goal, of support and encourage reuse of buildings and materials and green construction techniques, and amend to maximizing energy efficiency on all new development and redevelopment. To be consistent with county and city climate plans and framework.

P, 14 ecological services has a specific economic meaning, probably not the best word choice here, perhaps nature based solutions is better.

No mention of steep slopes along creek and ways to buffer the creek.



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## draft MMPA: technical questions

1 message

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**Cindy Dyballa** <cindyd@takomaparkmd.gov>

Fri, Sep 29, 2023 at 12:28 PM

To: Ira Kowler <irak@takomaparkmd.gov>

Cc: Talisha Searcy <TalishaS@takomaparkmd.gov>, Rosalind Grigsby <rosalindG@takomaparkmd.gov>, Andrew Bolduc <andrewb@takomaparkmd.gov>

Ira, I would like to add one more item to my long list of technical edits and questions, which I believe has not been captured in the city council's resolution or in my earlier list.

p. 88 on, Clarify the impacts (such as neighborhood character, ground level open space, and economics of development) of allowing building heights in site 23 that would permit steel framed buildings vs lower brick and mortar buildings in the Flower Ave district

Thanks, Cindy