

## Comments regarding the Minor Master Plan Amendment for Takoma Park

Montgomery County Council meeting, January 25<sup>th</sup>, 2024, Takoma Park Middle School

Good evening. My name is Jacqueline Moore, and I live in Takoma Park's Ward 2. Before launching into the focus of my comments, I would like to remind you that as Takoma Park resident and former president of the American Institute of Architect's president Carl Elefante has said time and time again, the greenest building is the one that is already built. I also encourage you to go through Paul Chrowstowski's expert environmental analysis with a fine toothed comb and to take his findings seriously.

I am extremely concerned about the ineffective community engagement process. On August 1<sup>st</sup>, 2023, I passed out information regarding the MMPA to residents who attended Takoma Park's National Night Out event. I spoke with close to sixty, that's 6-0, people who are residents of the multi-family buildings on Maple Avenue. Some of the people I spoke with have lived in their apartments for several decades, but most are recent immigrants who are not just new to Takoma Park, they are new to the United States. Not one of them had heard anything about the MMPA. Not from the Planning Board, and not from the city of Takoma Park. I realize that the pandemic hampered the ability of both the Planning Board and the city to do outreach, but this is precisely why this project, if approved, should be delayed. Unless you speak with the people most affected by the potential changes, you have not done your job. Although I have heard officials from the Planning Board publicly state that they have followed all of the rules and procedures in place for community engagement, this tells me that the model for community engagement needs to be strengthened. A lot. This plan amendment needs to be sent back to the Planning Board, and an equity analysis MUST be completed. True outreach must involve actually and explicitly explaining the risks associated with upzoning: rent increases, building teardowns, and displacement. The current community engagement model and process MUST be overhauled. The current model may check boxes, but it is ineffective, incomplete, and inequitable. Do not approve this plan as written.