

Dear County Council,

Takoma For All (TFA) and the undersigned write in strong support of the Minor Master Plan Amendment 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](http://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 Council 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 Mounty, 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,

