



Montgomery Planning

06/14/2021

# Takoma Park Minor Master Plan Amendment

Planning Process Briefing

## DRAFT



# Takoma Park Minor Master Plan Amendment Process

- Comprehensive Review, but of a smaller Plan Area
- Same process in a compressed timeline
  - City Council
  - Planning Board
  - County Council
- Defined Scope of Work
- Focused public engagement

# Why this Plan is Important

- State Law requires a comprehensive review through the master plan process before any zoning changes are made
- To assess the future needs of the Washington Adventist Hospital Campus and the Surrounding Community
- Plan will provide goals and recommendations for any future development
- Open and Transparent Process

# Equity In Planning

The Montgomery County [Racial Equity and Social Justice Act](#), which the County Council signed into law in December 2019 to actively address racial disparities within the county, requires the Planning Board to consider racial equity and social justice impacts when preparing a Master Plan. Pursuant thereto, all Plan process elements will be implemented with the lens of equity.

# Ongoing Planning Initiatives

- THRIVE Montgomery 2050
- Attainable Housing Strategies Initiative
  - aims to identify viable options for existing and new county residents to find homes at the right sizes, locations, and price points for their needs.
  - expand homeownership opportunities for the county's diverse populations.
  - will consider various policy options to spur the development of more diverse types of housing, including Missing Middle Housing, in Montgomery County.

# Partnership - MOU

- Define and coordinate roles and responsibilities
- Define process and schedule
- Introduce Communications and Outreach Plan
- Establish Primary Points of Contact

# Partnership – MOU Roles

- The Planning Department is the Lead Agency in the administration, engagement, development, quality assurance, and production of all deliverables for the Plan through all phases of the planning process.
- The City will provide support and collaborate in the engagement, development, quality assurance, and production of all deliverables for the Plan.
- Planning and City staff will brief the City Council at key milestones prior to briefing the Planning Board
- Planning staff and City of Takoma Park staff will coordinate regularly during ongoing project coordination meetings (biweekly)

# Schedule

Phase	Deliverable(s)	Anticipated Schedule
Pre-Kick-Off	<ul style="list-style-type: none"> <li>Process Briefing by County and City Planning staff to Takoma Park City Council</li> </ul>	March 24, 2021
Kick-Off	<ul style="list-style-type: none"> <li>Community Engagement and Communications Plan</li> <li>Scope of Work and Plan Area Boundary Report</li> </ul>	April – July 2021  July 15, 2021
Existing Conditions Research	<ul style="list-style-type: none"> <li>Community engagement</li> <li>Existing Conditions Analysis Report</li> <li>Presentation to Community</li> <li>Presentation to City Council</li> <li>Presentation to Planning Board</li> </ul>	July – November 2021
Visioning & Development of Preliminary Recommendations	<ul style="list-style-type: none"> <li>Community engagement</li> <li>Visioning &amp; Preliminary Recommendations Presentation</li> <li>Presentation to Community</li> <li>Presentation to City Council</li> <li>Presentation to Planning Board</li> </ul>	December 2021 – April 2022
Preparation of Staff Working Draft Plan	<ul style="list-style-type: none"> <li>Staff Working Draft Plan</li> <li>Presentation to Community</li> <li>Presentation to City Council</li> <li>Presentation to Planning Board</li> </ul>	May – September 2022
Planning Board Public Hearing Draft and Public Hearing	<ul style="list-style-type: none"> <li>Public Hearing Draft Plan</li> <li>Public Hearing</li> </ul>	September 2022



# Schedule

Planning Board Worksessions	<ul style="list-style-type: none"> <li>Worksession Staff Reports and Presentations</li> </ul>	September – December 2022
Planning Board Draft Plan	<ul style="list-style-type: none"> <li>Planning Board Draft Plan</li> </ul>	December 2022
County Council Public Hearing		January 2023
County Council Committee Worksessions and Full Council Approval	<ul style="list-style-type: none"> <li>As requested</li> <li>Approved Plan</li> </ul>	February – May 2023
Preparation of Approved Plan for Adoption by M-NCPPC	<ul style="list-style-type: none"> <li>Approved and Adopted Plan (Final)</li> </ul>	June 2023
Sectional Map Amendment (SMA)	<ul style="list-style-type: none"> <li>Sectional Map Amendment Zoning Maps</li> <li>Planning Board Staff Report for Request to File SMA</li> <li>SMA Application to County Council</li> </ul>	July – September 2023
SMA Public Hearing		
SMA Worksessions	<ul style="list-style-type: none"> <li>As requested</li> </ul>	
SMA Approval by County Council and M-NCPPC (Full Commission)	<ul style="list-style-type: none"> <li>Final Revised Zoning Maps</li> </ul>	

# Scope of Work

- The *Takoma Park Minor Master Plan Amendment* is an update to a small portion of the 2000 Takoma Park Master Plan.
- The scope of work defines the study area, planning framework, engagement strategy and specific plan elements to be explored
- Presents the boundaries of the Plan Area.

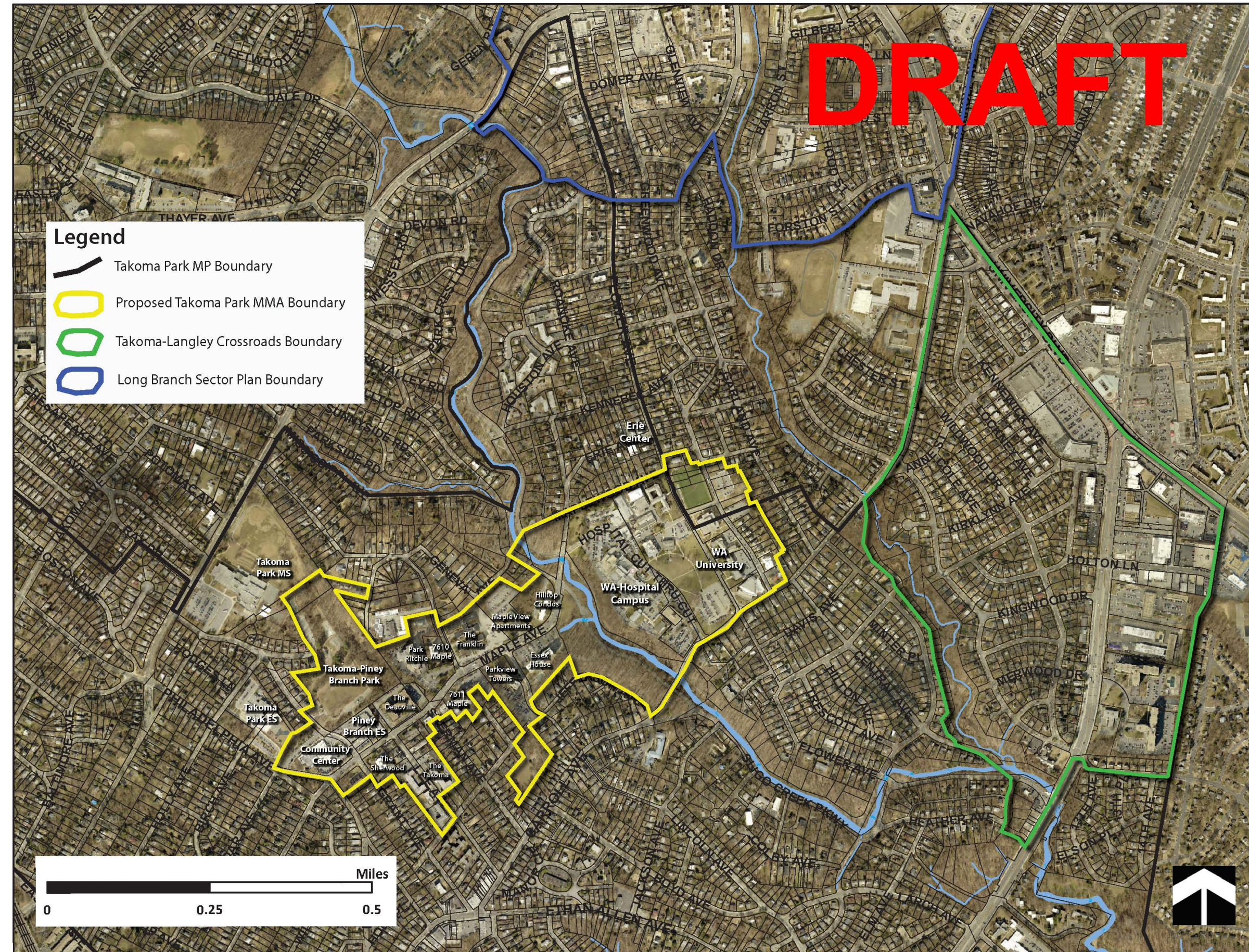


# Draft Boundary

## Key Points

- Washington Adventist Campus
- Maple Avenue
- Community Facilities

**\*\*Note:** This is a draft of a proposed boundary and has not been approved by the Planning Board.

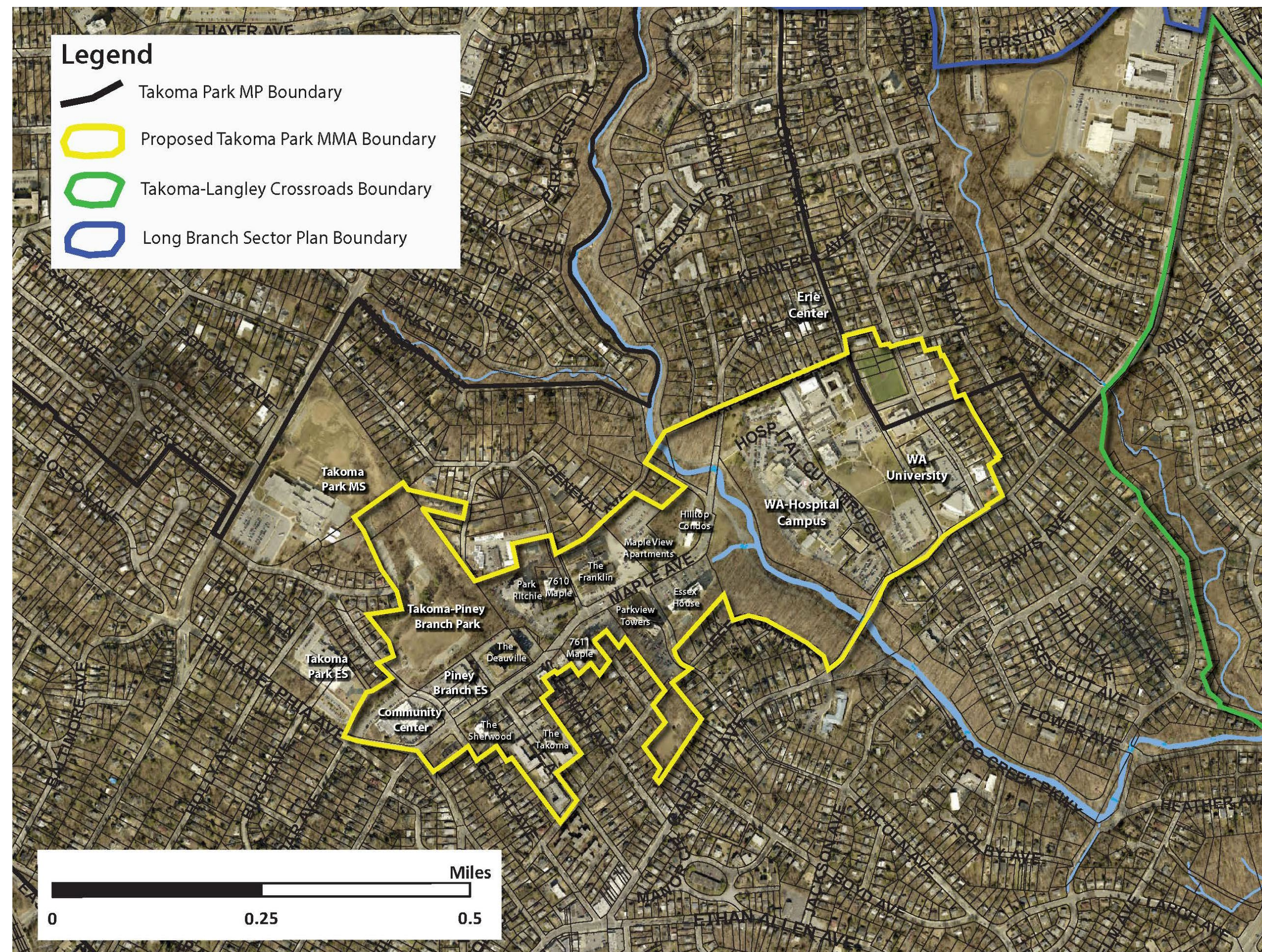




## Overall Context:

- Washington Adventist Hospital Site
- Washington Adventist University Campus
- Multi-Family Zoned properties along Maple Avenue
- Municipal properties on Maple Ave
- Takoma - Piney Branch Park
- Heffner Park
- Opal Daniels Park

**\*\*Note:** This is a draft of a proposed boundary and has not been approved by the Planning Board.





# Community Engagement

## Elements of engagement strategy

- Listening
- Visioning
- Refining
- Sharing

## Tools and Approached

- Joint website and email/mail communications
- Regular meetings and check-ins with stakeholders
- Information sessions (virtual and in-person)

# Next Steps



PRESENT SCOPE OF WORK AND  
BOUNDARY TO THE PLANNING BOARD



BEGIN COMMUNITY ENGAGEMENT  
PROCESS (LISTENING PHASE)



EXISTING CONDITIONS ANALYSIS AND  
DATA COLLECTION



# Stay Involved

Project Manager - John Marcolin: [john.marcolin@montgomeryplanning.org](mailto:john.marcolin@montgomeryplanning.org)

Community Engagement - Melissa Williams: [Melissa.Williams@montgomeryplanning.org](mailto:Melissa.Williams@montgomeryplanning.org)

Master Plan Supervisor – Leslye Howerton: [Leslye.Howerton@montgomeryplanning.org](mailto:Leslye.Howerton@montgomeryplanning.org)

Visit the Takoma Park Minor Master Plan Amendment website at:

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

Sign up for the Takoma Park Minor Master Plan Amendment eLetter at:

<https://lp.constantcontactpages.com/su/jXFkTrr/takomaparkmmpa>