

CITY OF TAKOMA PARK

HOUSING & COMMUNITY DEVELOPMENT

November 29, 2023

# MMPA Update – Planning Board Worksessions

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## Presentation Overview

- Review of Minor-Master Plan Timeline
- Council Resolution 2023-33
- Overview of Planning Board Worksessions to date
- Questions & Comments

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# Minor-Master Plan Amendment Timeline

April-September 2021: **Scope of Work**

← Resolution 2021-22



March 2022: **Existing Conditions**



Spring-Winter 2023: **Visioning & Working Draft Developed**



June 2023: **Public Hearing Draft Plan Adopted**

← Resolution 2023-16



June-September 2023: **Planning Board Public Comment Period**

← Resolution 2023-33



October-December 2023: **Planning Board Worksessions**



December 2023: **Planning Board Draft Plan Adopted**

←



Winter-Spring 2024: **County Council Public Comment & Review Period**

←



Spring 2024: **Approved Minor Master Plan**

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# City Council Resolution 2023-33

- Passed September 13, 2023
- Included Four Sections:
  1. Reaffirming Resolution 2023-16
  2. Worksession Topics
    - Potential Redevelopment of the Washington Adventist Site & the Flower Avenue District
    - Promoting a Diversity of Housing in the Area
    - Public Space, Infrastructure, and Amenities within the MMPA
    - Protecting Existing Housing Affordability in the MMPA
  3. Additional Plan Requests
  4. City Council Planned Worksessions



## Types of Requests & Directives in Resolution 2023-33

- Explicit Changes Requested

*How do the development requirements including set-backs, building heights and step downs, lot coverage and density of the newly proposed zoning for the Washington Adventist site impact neighboring single-family housing? **The MMPA should reduce the scale, height, and apply appropriate set-backs of parcels adjoining Maplewood and Greenwood Avenues in order to preserve the character of adjacent single-family housing.***

- Broader Changes Requested

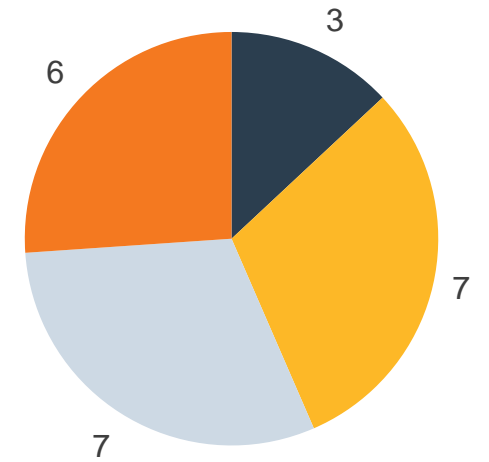
*How do federal, state, and local policies such as low-income housing tax credits, Moderately-Priced Dwelling Unit (MPDU) requirements, rent stabilization, and others advance affordable housing goals in the MMPA, including no-net loss of affordable housing? **The MMPA should be more explicit about how its goal of no net loss of affordable housing, and City housing goals, will be met in this plan.***

- Plan Language or Format Changes Requested

***Provide additional documentation and background information on the Climate Assessment** as well as assess the potential impacts of the MMPA on the environment and consider possible mitigating strategies.*

- Research Question

*What are the best comparable jurisdictions to Takoma Park with regard to housing density, transit access, geographic location, etc. to the MMPA and how do their zoning densities compare to the proposed MMPA land use?*



- Explicit Recommendation Change
- Broader Recommendation Change
- Language or Format Change
- Research Question

**Resolution 2023-33  
Directives & Requests**

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# Planning Board Worksessions





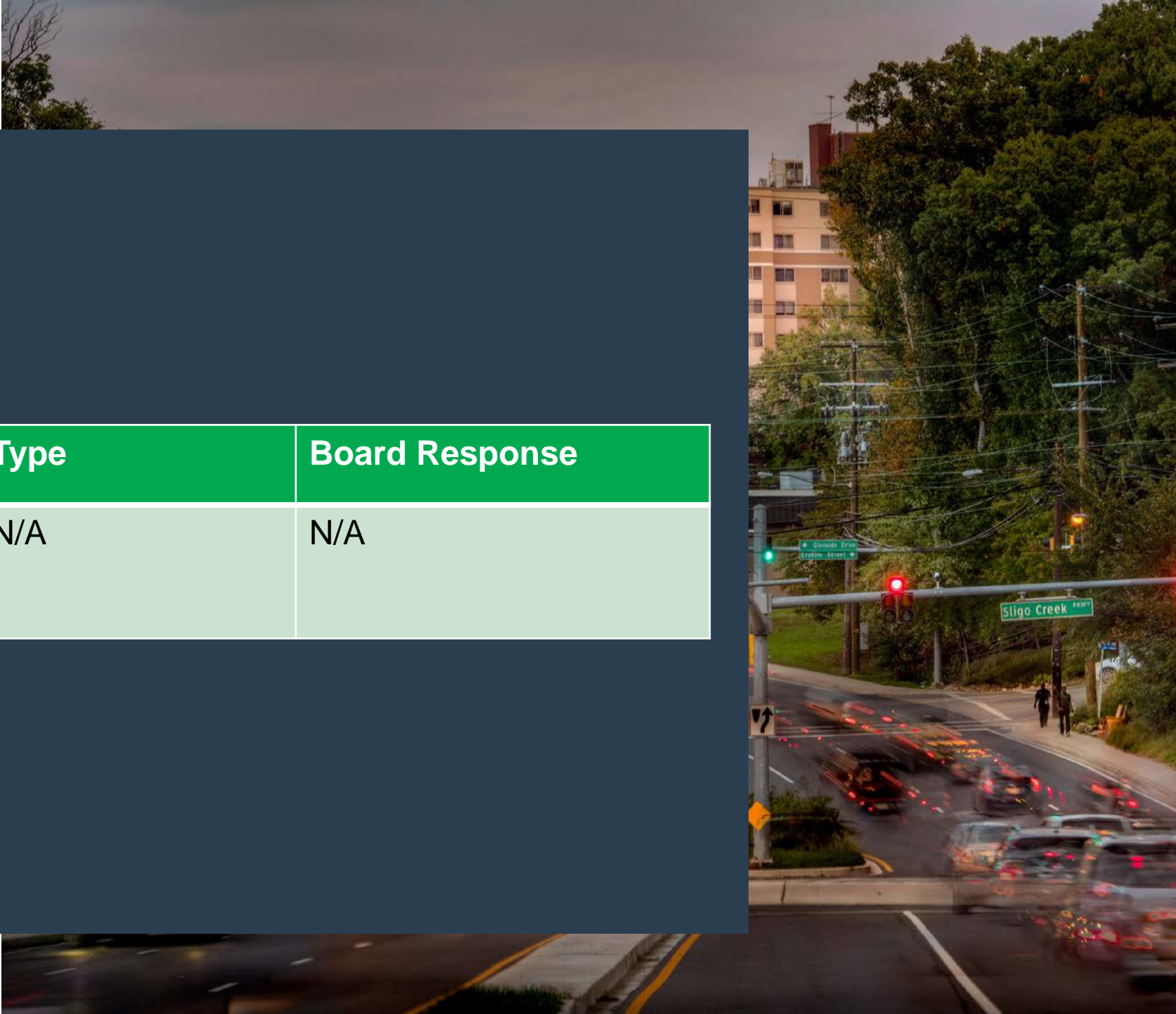
Worksession Process to  
Date

- Planning Board has reviewed the Public Hearing Draft in-order by Chapter
- Planning Board staff present the Chapter to the Board and take questions and comments
  - In each Chapter, staff present relevant public comment or portion of Resolution 2023-33 and solicit changes from the Board
- At the subsequent worksession, the Board will review changes from the prior worksession

Resolution Language	Type	Board Response
Continuing community engagement throughout the planning review process	Broader Change Requested	No changes to Plan; Outlined engagement to date and legally allowed engagement process
Provide additional information on the race equity impacts and how they were developed	Language or Format Change Requested	Additional information on equity work will be added
Include language in the MMPA that explicitly explains how the plan's recommendations address the Community Priorities identified	Language or Format Change Requested	No changes to Plan; Plan and appendixes adequately address the connection



Resolution Language	Type	Board Response
No relevant Resolution language	N/A	N/A





Chapter 3: Plan-Wide  
Recommendations

Resolution Language	Type	Board Response
Work with City staff to demonstrate alignment of the MMPA with City of Takoma Park adopted plans and policies, including the Housing and Economic Development Strategic Plan	Language or Format Change Requested	No changes in this Chapter; discussed further in District Recommendations
Assessing the impact of increasing residential units and retail on the provision of public services in the plan area	Broader Change Requested	Additional language added related to transit center connections
Creating new public space opportunities	Broader Change Requested	Clarifying language added



Resolution Language	Type	Board Response
<p>The plan should clearly support improvements in multi-modal transportation, help meet City and County climate goals, and address the current and future challenges of local vehicle traffic in the plan area</p>	<p>Broader Change Requested</p>	<p>No changes to Plan; cited that the analyses conducted in previous Silver Spring analyses capture the high-level regional impacts and that transportation analysis is done on a project-specific basis</p>
<p>Work with City staff to demonstrate alignment of the MMPA with City of Takoma Park adopted plans and policies, including...City policies and ordinances related to stormwater, tree canopy, safe streets, and City right-of-way</p>	<p>Language or Format Change Requested</p>	<p>Add off-street trails proposed in the Bicycle Network map on the Pedestrian Network map; additional considerations will be addressed in project development review</p>





Chapter 3: Plan-Wide  
Recommendations (cont.)

Resolution Language	Type	Board Response
Various directives related to green cover requirements	Explicit Change & Broader Change Requested	Changed the Plan to align with City's 60% tree canopy coverage goals
Provide additional documentation and background information on the Climate Assessment as well as assess the potential impacts of the MMPA on the environment and consider possible mitigating strategies.	Language or Format Change Requested	No changes to Plan; the Climate Assessment will be completed by staff upon the approval of the Public Hearing Draft as the Planning Board Draft and as required by law, it will be transmitted to the County Council at least seven days prior to their public hearing.



Resolution Language	Type	Board Response
<p>What are the potential impacts of newly proposed zoning on the diversity of housing stock &amp; affordability?</p>	<p>Research Question</p>	<p>Strengthened MPDU requirements – minimum of 30 MPDU with 15% affordable at sub-50 AMI</p>
<p>What funding and regulatory recommendations can the MMPA make to...incentivize and finance...quality, safe, diverse, and energy efficient housing within the Maple Avenue District?</p>	<p>Research Question</p>	
<p>Where appropriate, in the Maple Avenue District, the MMPA should encourage innovative in-fill development opportunities on underutilized portions of parcels that do not adversely impact existing housing units</p>	<p>Broader Change Requested</p>	

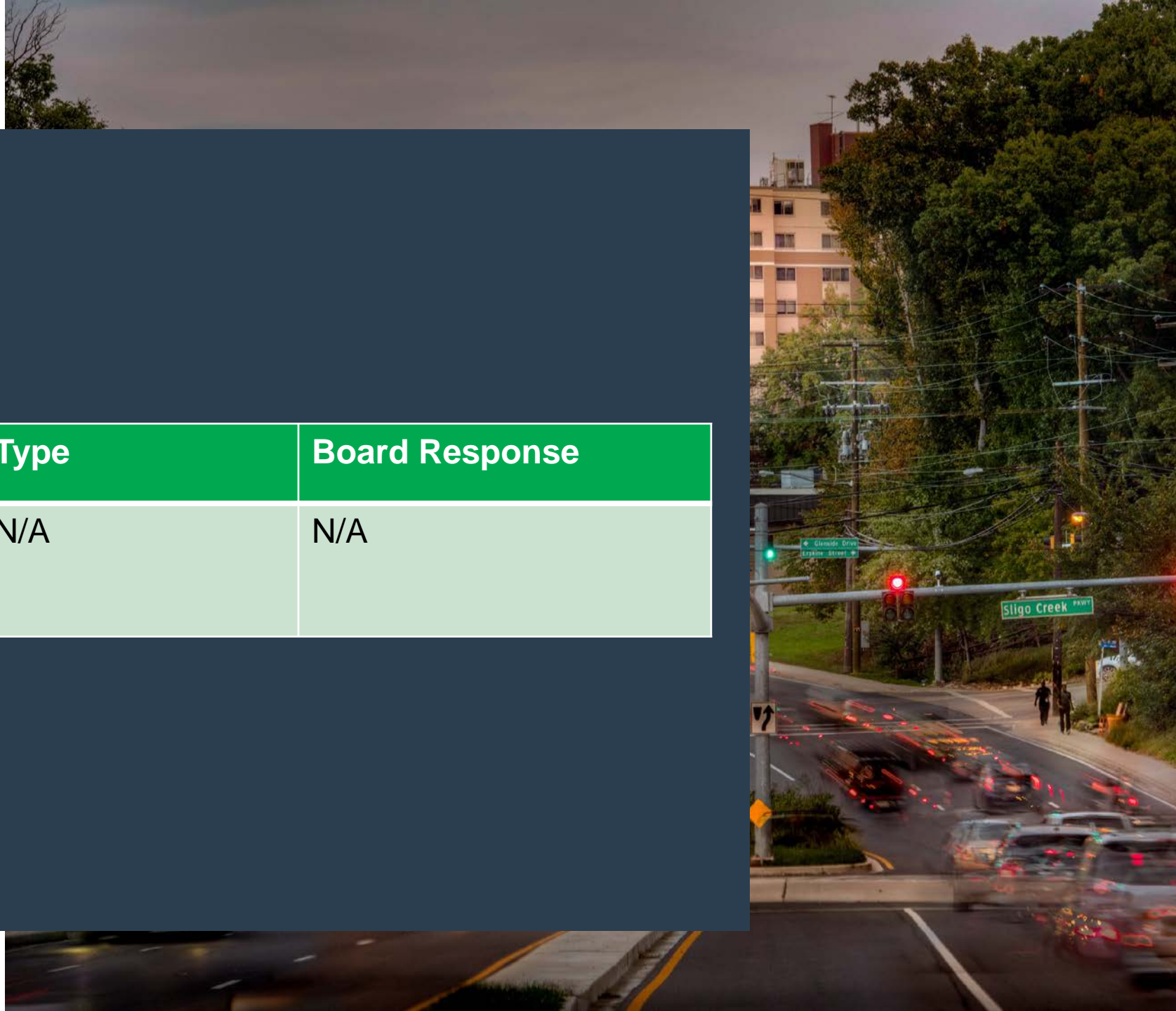


Chapter 3: Plan-Wide  
Recommendations (cont.)

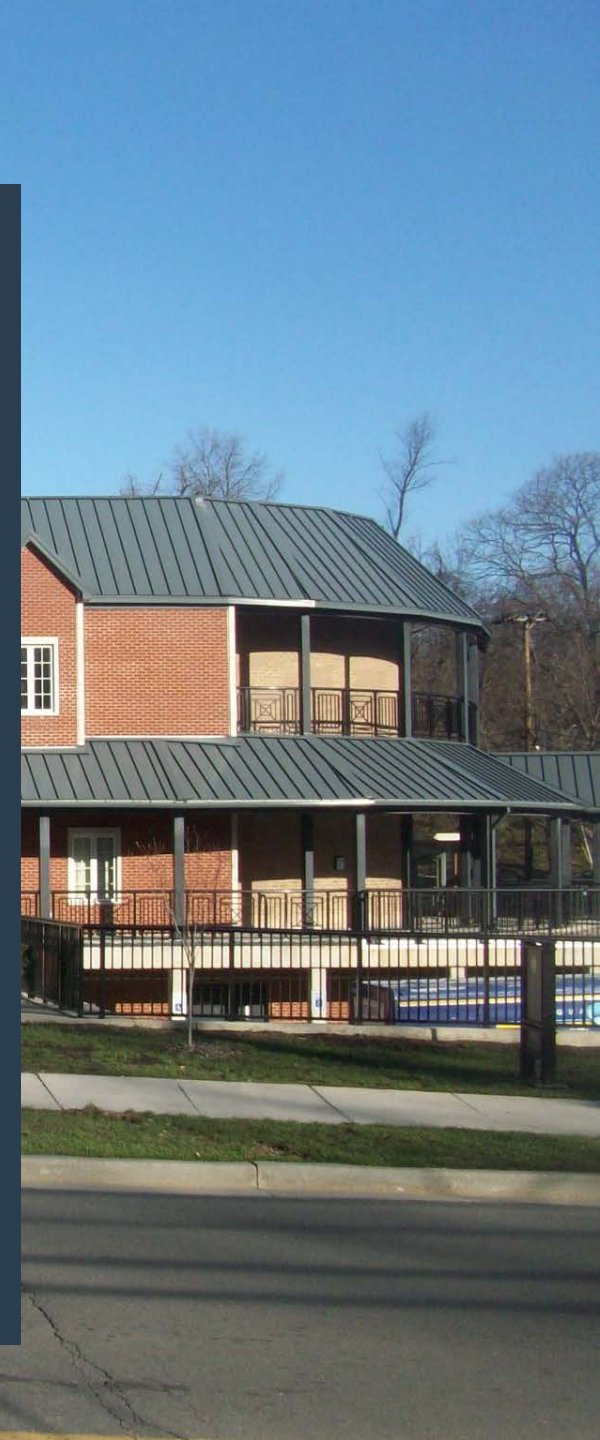
Resolution Language	Type	Board Response
Incentivizing the creation of a range of housing types; Retaining and improving existing affordable housing	Broader Change Requested	Strengthened the no-net loss of affordable housing requirements, including adding the right to return for existing residents and minimize displacement; also added a call-out box discussing the implementation of no-net loss of affordable housing
How can the MMPA stakeholders retain existing housing affordability while improving the quality of the existing housing stock?	Research Question	
What protection mechanisms are in place to prevent displacement of current renters in the Maple Avenue District and are additional protections needed in the MMPA?		
How do federal, state, and local policies such as low-income housing tax credits, Moderately-Priced Dwelling Units (MPDU) requirements, rent stabilization, and others advance affordable housing goals in the MMPA, including no-net loss of affordable housing?		

Chapter 4.1: Municipal District

Resolution Language	Type	Board Response
No relevant Resolution language	N/A	N/A

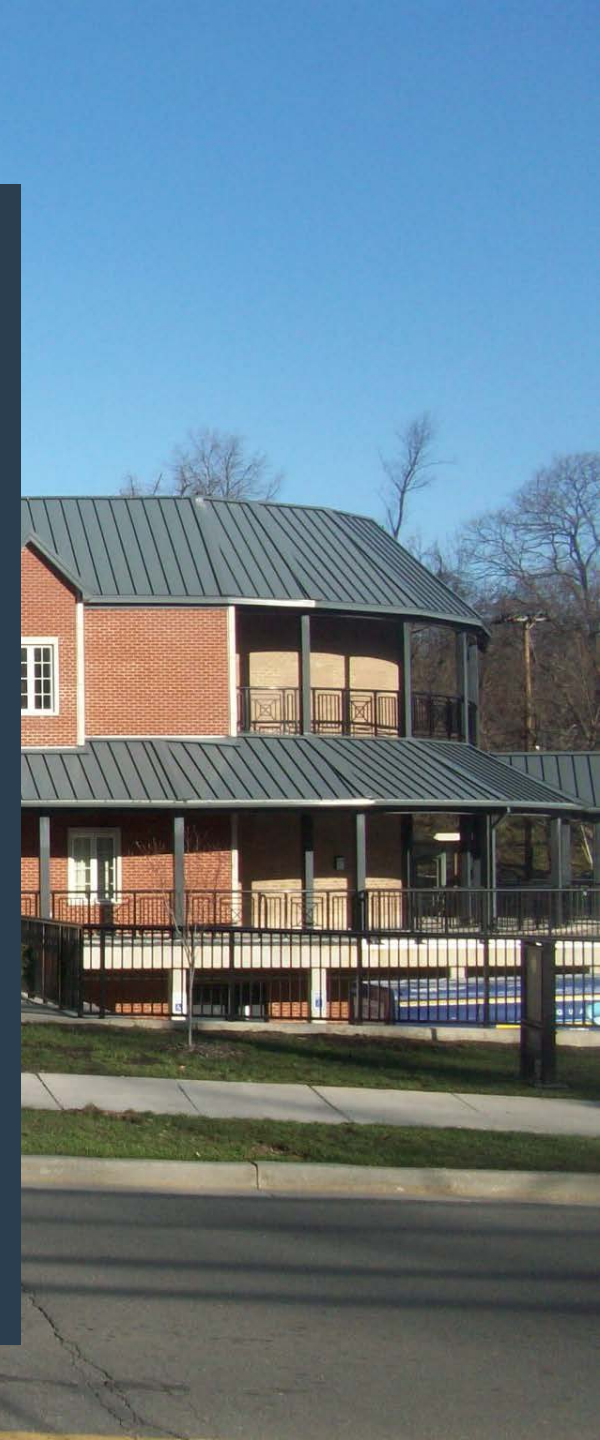


Resolution Language	Type	Board Response
<p>Where appropriate, in the Maple Avenue District, the MMPA should encourage innovative in-fill development opportunities on underutilized portions of parcels that do not adversely impact existing affordable housing units. Given the trade-offs between commercial and housing development, consider alternatives to the proposed 100 percent commercial FAR to promote increased housing creation.</p>	<p>Broader Change Requested</p>	<p>Added qualitative language to clarify that future development maintained the area's residential character; discussion around how changing the ratios might adversely impact long-term flexibility and the ability to potential implement smaller-scale non-residential to finance broader residential</p>





Resolution Language	Type	Board Response
<p>Where appropriate, in the Maple Avenue District, the MMPA should encourage innovative in-fill development opportunities on underutilized portions of parcels that do not adversely impact existing affordable housing units. Given the trade-offs between commercial and housing development, consider alternatives to the proposed 100 percent commercial FAR to promote increased housing creation.</p>	<p>Broader Change Requested</p>	<p>Added visual representations of possible maximum density redevelopment under the newly proposed zoning</p>



Resolution Language	Type	Board Response
<p>How can the MMPA stakeholders retain existing housing affordability while improving the quality of the existing housing stock?</p>	<p>Research Question</p>	<p>Will create a Housing Resource Tool to accompany the Plan</p>
<p>The MMPA should include more specific recommendations around the activation and creation of usable greenspace including the activation of the greenspace neighboring Essex House and identification of additional opportunities for ballfields and structured play areas.</p>	<p>Broader Change Requested</p>	<p>No changes to the Plan; due to floodplain limitations, there is no possibility for permanent play structures in the greenspace next to Essex House. Staff will review potential language about the implementation of public benefits on the site</p>

## Staff Summary

HCD staff have been pleased with the seriousness and care with which the Board has approached Resolution 2023-33

- Staff have pointed out every applicable Resolution language when working through the Plan
- Board members have consistently called out the City as an important stakeholder for the ultimate success of the Plan and treated the Resolution as important
- Of 16 resolution items referenced to date, 11 have led to changes in the Plan
- *There are several items in the Resolution that will still be addressed in the 11/30 worksession, specifically around the Flower Avenue District and the final language from the 11/16 worksession*

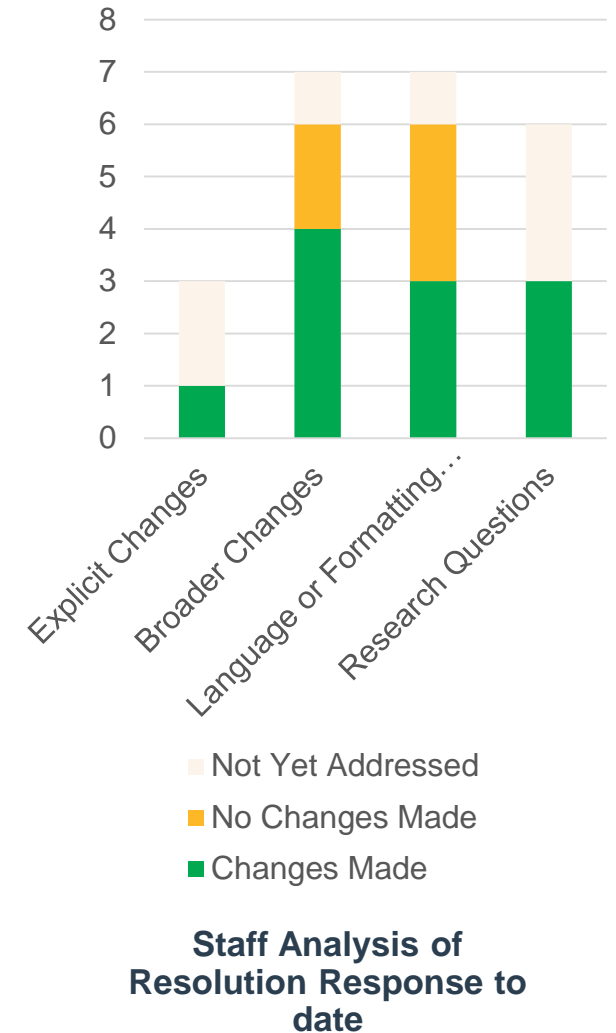
Where possible, the Board have made revisions to address key concerns of the City:

- Tree canopy cover goals
- No-net loss, anti-displacement, and affordable housing recommendations have been significantly strengthened
- Multiple clarifying language sections or graphics added

When changes were not made, it was often a language/format change or research question

Resolution changes that were not addressed are mostly due to:

- The Board determined that the Plan already included appropriate language
- The requested change deemed inappropriate for a Master Plan and addressed at a later portion of the development process



## Next Steps

**November 30<sup>th</sup>** – Final Planning Board Worksession reviewing sections of the Public Hearing Draft

**After November 30<sup>th</sup>** – Planning Board staff memorandum outlining Board response to each comment in Resolution 2023-33

**December 13<sup>th</sup>** – Council voting session on Planning Board worksessions

**December 14<sup>th</sup>** – Scheduled Planning Board meeting to advance Planning Board Draft to the County Council and County Executive

**December – February** – County Council Review (Public Comment Period, Public Hearing, Worksessions)



Government > Housing and Community Development > Planning and Community Development Division > Takoma Park Minor Master Plan

## TAKOMA PARK MINOR MASTER PLAN

Montgomery Planning (M-NCPPC), in partnership with the City of Takoma Park, is undertaking the Takoma Park Minor Master Plan to update portions of the 2000 *Takoma Park Master Plan*.

The Takoma Park Minor Master Plan Amendment re-envisioned the Washington Adventist Hospital and University campuses, the Erie Center, and the area along Maple Avenue. The planning team will work with community members throughout the planning process to create a guiding roadmap for the development and community resources this area will be able to provide over the coming years.

For full details on this initiative, including timelines, goals, and frequently asked questions, check out the updated [Montgomery Planning webpage](#).

### Minor Master Plan Public Hearing Draft, June 2023

### Current Status

Montgomery County Planning Board is holding work sessions on the Minor Master Plan through December, 2023:

- October 19, 2023 — [Agenda](#), [Video](#)
- November 2, 2023 — [Agenda](#), [Video](#)

### Quicklinks

- [Planning and Community Development](#)
- [Minor Master Plan Amendment](#)

### Blog Posts about the Plan and the Process

#### Minor Master Plan Summary

July 18, 2023

#### Minor Master Plan — Frequently Asked Questions

July 18, 2023

#### What is the Minor Master Plan and Why Are We Doing It?

July 26, 2023

#### How Does the Minor Master Plan Address Public School Capacity?

July 28, 2023

#### How Big Can You Build a Building? (And What is Floor Area Ratio – FAR)?

August 1, 2023

#### Minor Master Plan: How Will these Recommendations, Improvements and

[www.bit.ly/minormasterplan](http://www.bit.ly/minormasterplan)





**QUESTIONS?**



**THANK YOU**

**TAKOMAPARKMD.GOV**