

CITY OF TAKOMA PARK

HOUSING & COMMUNITY DEVELOPMENT

December 8, 2023

MMPA Update – Planning Board Worksessions

Rosalind Grigsby, Community Development Manager, HCD

Ira Kowler, Acting Director, HCD



CITY OF TAKOMA PARK

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**

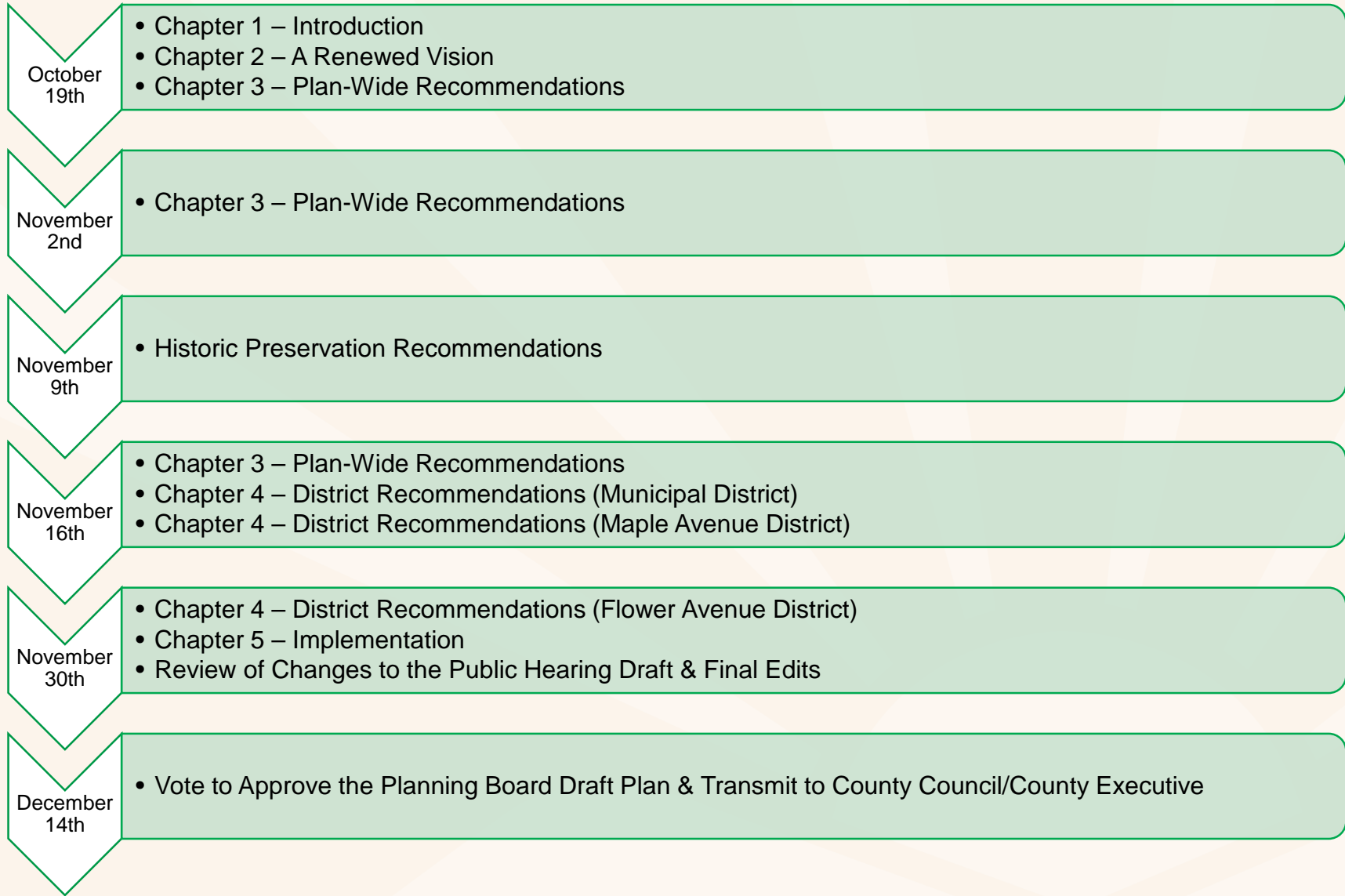
CITY OF TAKOMA PARK

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

CITY OF TAKOMA PARK

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
- ***Planning Board staff have provided 1) a breakdown table of responses to Resolution 2023-33 and 2) an initial redline version of the updated Plan***

TOPIC: Potential
Redevelopment of the
Washington Adventist
Site & the Flower Avenue
District

- Scale of future development's impact on adjacent single-family housing
 - ✓ *Existing zoning controls for CR alongside single-family residential*
- Public Space/Open Space Requirements
 - ✓ *"Recommends to retain, to the maximum extent practicable, the existing open space along Maplewood Avenue, known as 'Hospital Hill'"*
 - ✓ *"Include a primary central public open space of at least ½-acre and that is open to Flower Avenue"*
- Public Facilities/Public Benefits
 - ✓ *Recommendation of co-located public facilities*
- Development Review Process
 - ✓ *Requirement for full site sketch plan review*

TOPIC: Promoting a
Diversity of Housing in
the Plan Area

- Housing Resources & Incentives
 - ✓ *Housing Resources List to be included*
- In-Fill Development Opportunities
 - ✓ *Sample in-fill massing plans at proposed zoning density to be included*
- Commercial & Residential Densities
 - ✓ *“While the plan recommends a diversity of residential and non-residential land uses in the Maple Avenue District, the overall development patterns should remain primarily residential”*

- Public Facilities
 - ✓ *Recommendation of co-location of public or community-serving facilities on the Adventist site*
- Useable Greenspace
 - ✓ *Language revisions – Sligo Creek Stream Valley Park; Opal A. Daniels Park, Essex House greenspace*
 - ✓ *Takoma-Piney Branch Local Park*
- Schools

- Displacement Protections
 - ✓ *“In the event of redevelopment, priority should be given to existing eligible residents for the right to return. Property owners should work with DHCA, the City, and tenants to minimize displacement and ensure eligible residents receive support and assistance to mitigate the impacts of temporary relocation.”*
- No-Net Loss of Affordable Housing
 - ✓ *No net loss of affordable housing requires that all affordable housing units (both naturally occurring and income-restricted units) lost through demolition be replaced or rebuilt.”*
 - ✓ *Additional language on enforcement of no-net loss through the Plan*
- Rent Stabilization

Next Steps

December 13th – Council voting session on Planning Board worksessions

December 14th – 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)

Onward – Approval and adoption of the Minor-Master Plan Amendment



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-envision 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



QUESTIONS?



THANK YOU

TAKOMAPARKMD.GOV