



Takoma Park

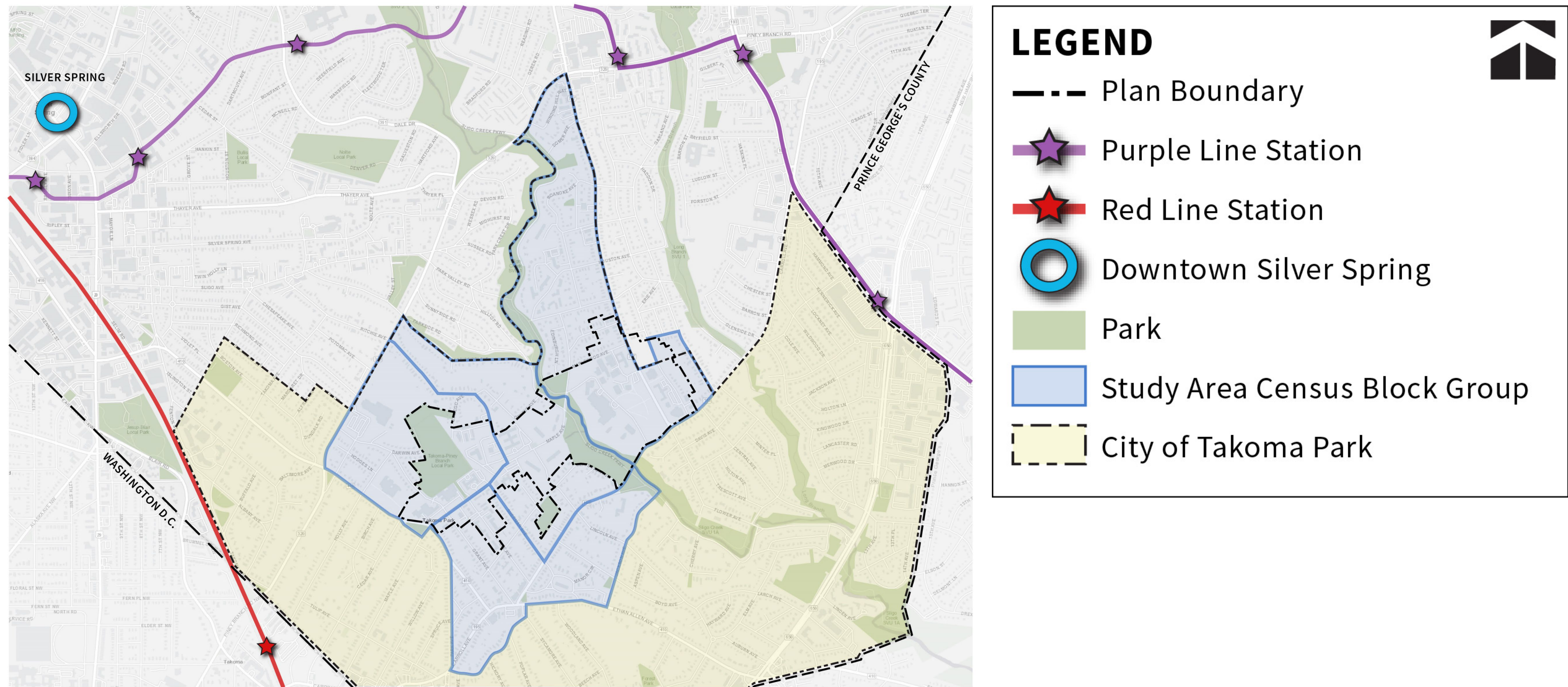
MINOR MASTER PLAN AMENDMENT



Montgomery Planning Downcounty Planning

 **Working Draft**

Regional Context



What is a Minor Master Plan Amendment?

Provides detailed land use recommendations

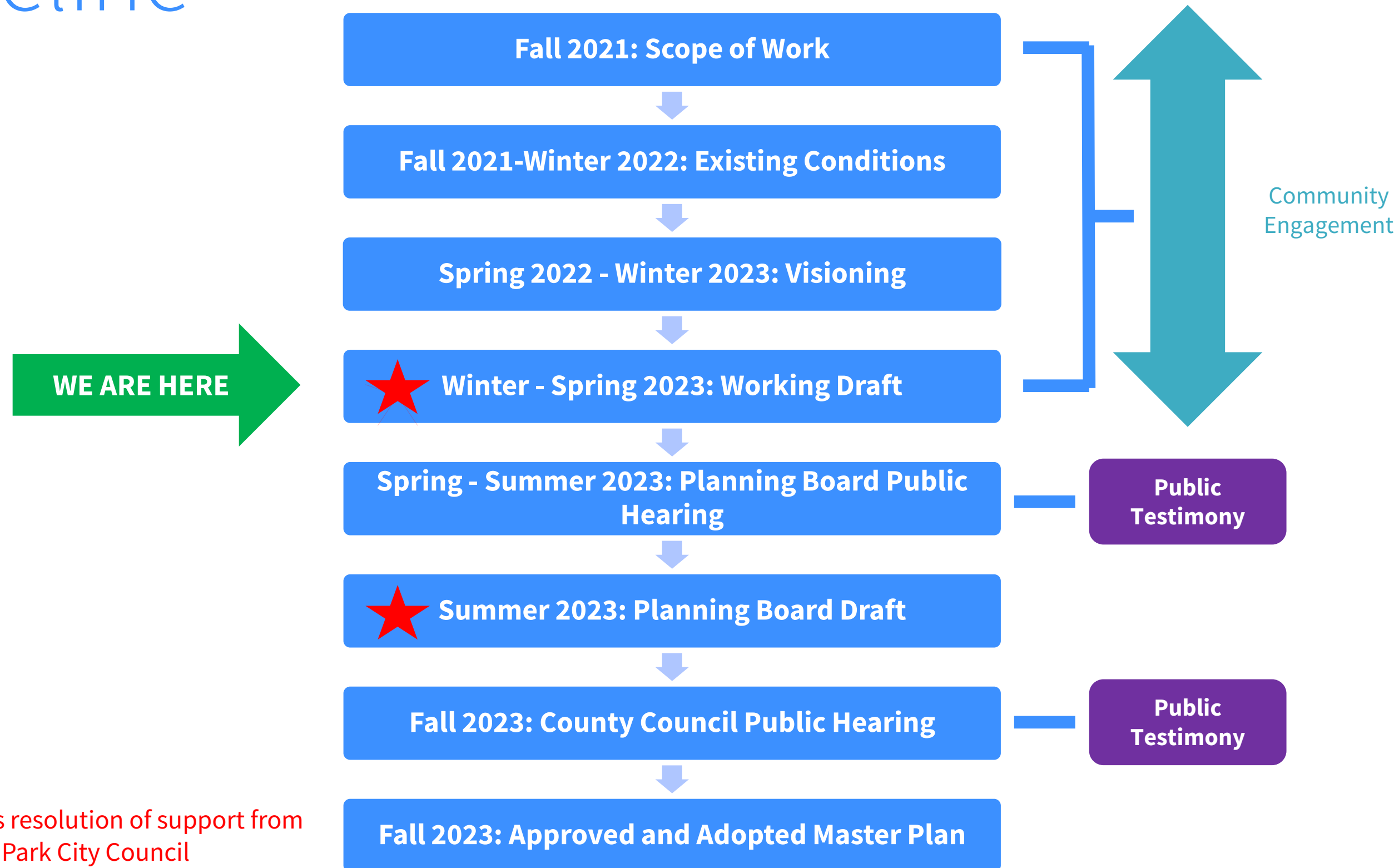
Conveys land use policy for a defined geographic area

Sets a vision for the future with specific recommendations

Includes recommendations related to:

- Land Use and Zoning
- Historic Resources
- Environment
- Transportation
- Parks
- Community and Public Facilities

Timeline



★ Requires resolution of support from Takoma Park City Council

Partnerships and Stakeholders

MOU with City of Takoma Park provides for:

- Partnership support for stakeholder engagement
- Data collection for existing conditions
- Environmental planning related to the City's Tree Ordinance and stormwater management authorities
- Development of recommendations particularly economic development, housing, and potential school sites

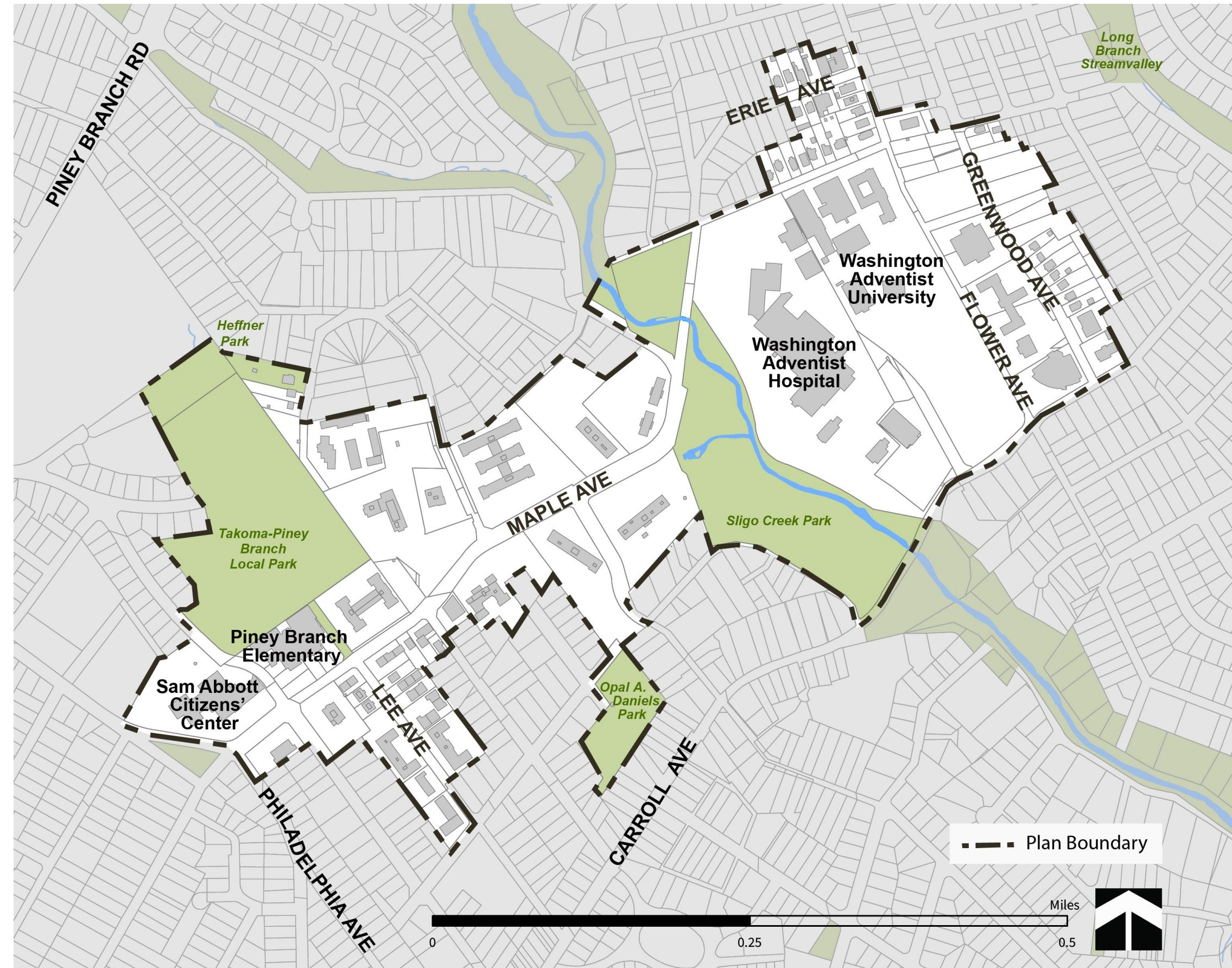
Other stakeholders include:

- Residents
- Multifamily property owners
- Affordable housing providers
- Employers and institutions
- County government agencies including Montgomery County Public Schools

Where We've Been

Background

- Update to the 2000 *Takoma Park Master Plan*
- 132 acres
- Planning Board approved Plan Boundary in 2021
- Partnership with the City of Takoma Park



Existing Conditions

Ethnically diverse
with an age range
that is similar to the
county

Historically
significant structures
located (primarily)
on WAU campus

Limited retail located
along Maple Avenue
and at the Erie
Center

More than 40% of
the population earn
less than \$50,000 per
year

Environmental
constraints located
throughout the plan
area

Densely populated
area with a mix of
apartments and
condominiums

Equity

“Montgomery Planning closely considers equity in examining the history and existing conditions of communities; in engaging with the county’s diverse residents during plan development; in conducting data analysis; and in developing plan recommendations.”

Plan efforts included:

- providing for authentic and informative engagement opportunities
- educating stakeholders on how to advocate for their community
- crafting goals that reflect the desires of the community

Engagement

The Listening Phase of the Plan utilized the following creative, multi-pronged approach to meet with more than 550 diverse stakeholders:

- in-person and virtual outreach efforts such as:
 - Attending local farmers markets, community events and coordinating neighborhood pop-ups
 - Canvassing the multifamily properties along Maple and Lee Avenues
 - Hosting student led events at Washington Adventist University
 - Meetings with civic and neighborhood associations
 - Online tools, including a virtual visioning hub

This effort culminated in the Visioning Open House:

- Attended by more than 100 community members
- Interactive visioning exhibit at the Community Center

**Translation and Interpretive services were provided throughout the process*



Key Takeaways



Residents like living in Takoma Park



Desire for affordable housing on Washington Adventist Campus



Concern about loss of the hospital, desire for urgent care or health clinic to remain



Desire for walkable retail options on Washington Adventist Campus, specifically a grocery store



Sligo Creek Stream Valley Park as an important asset that should be protected

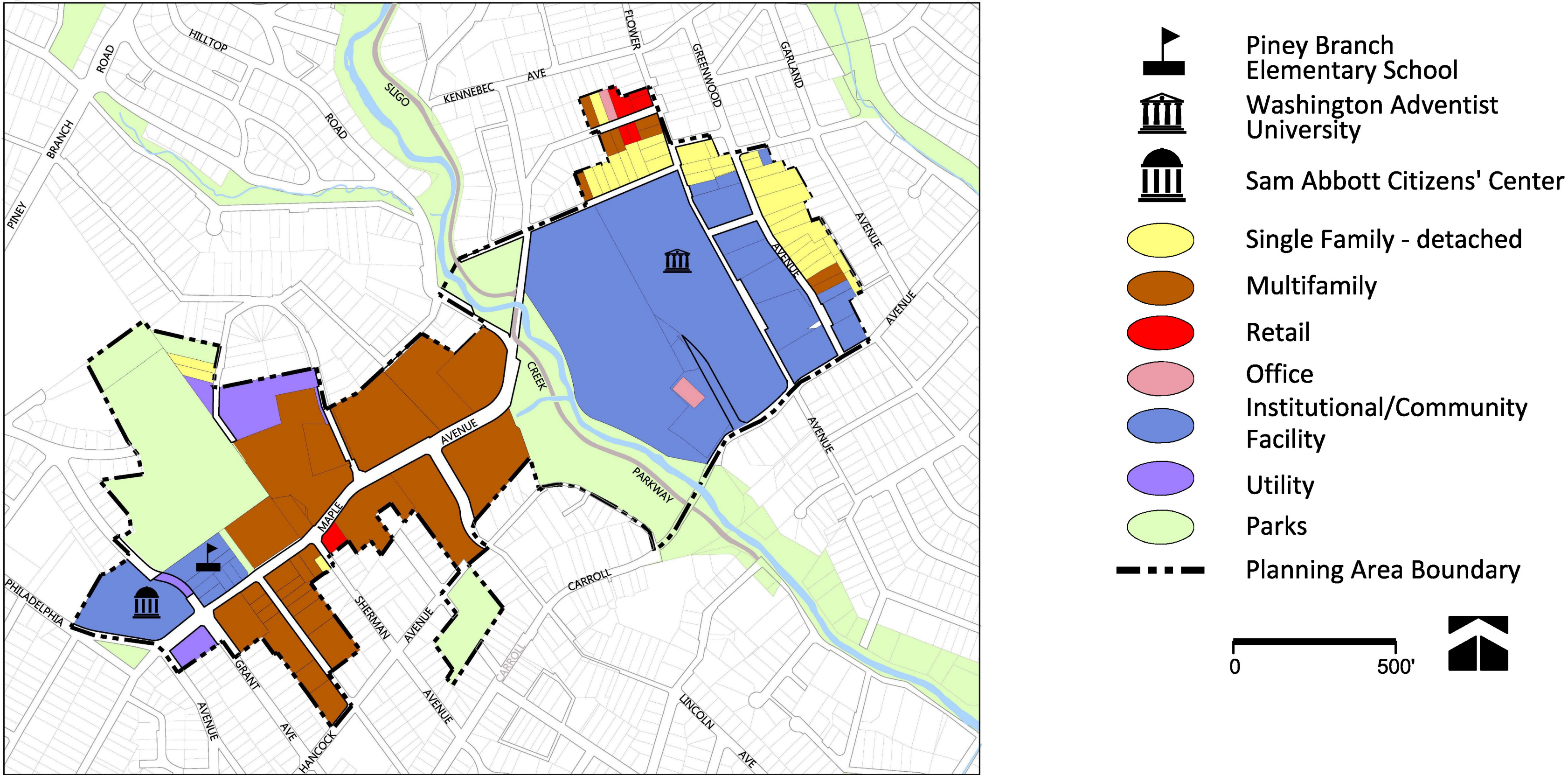


Desire for public amenities on Washington Adventist Campus, such as a space for community gathering, fitness center and swimming pool

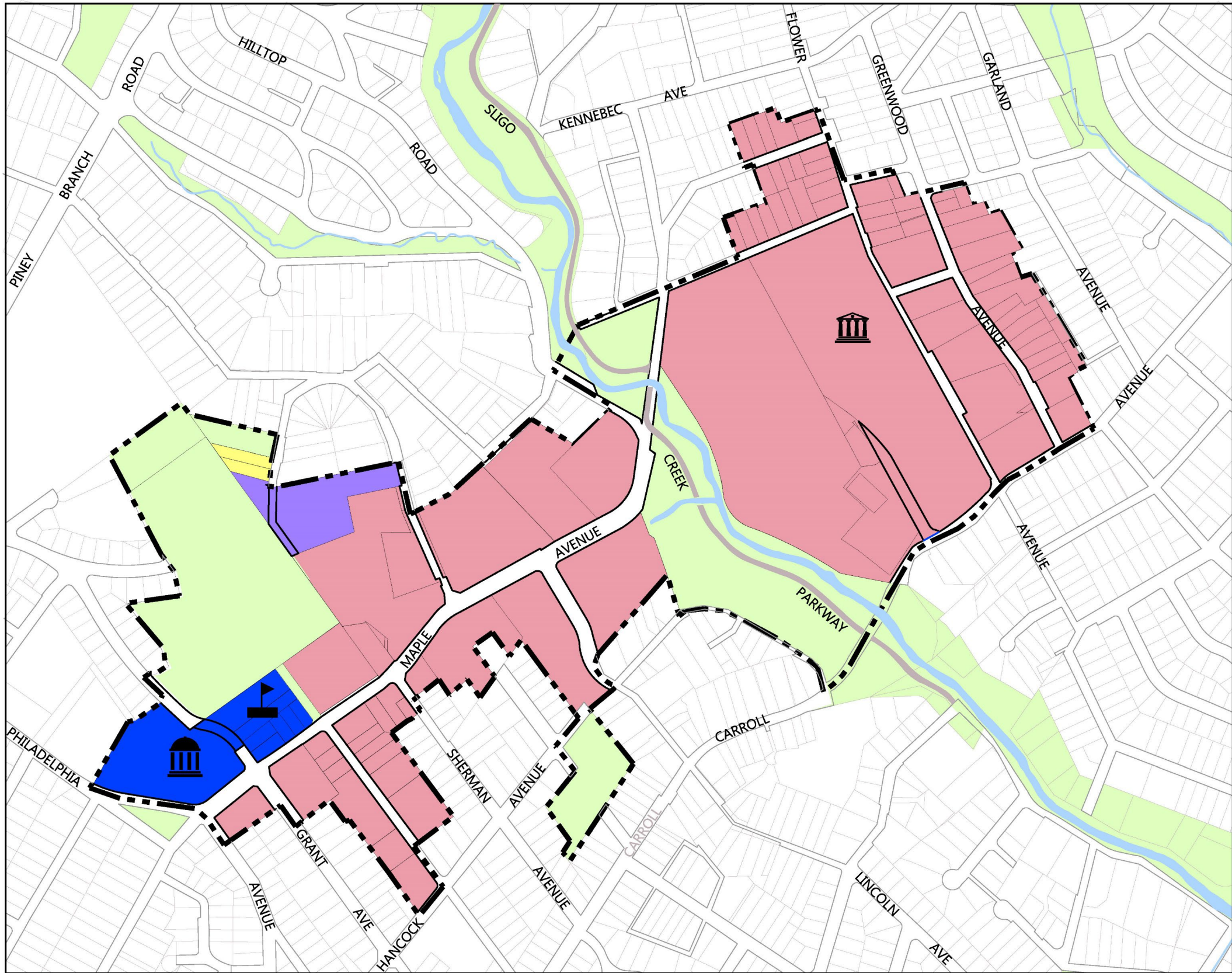
Where We're Going

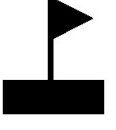


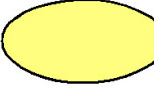





The Plan Area will build on existing assets to be
a ***Resilient, Reimagined, and Reconnected
Community*** with new housing and other uses,
greener and safer streets, and improved access
to amenities.

Existing Land Use



Proposed Land Use

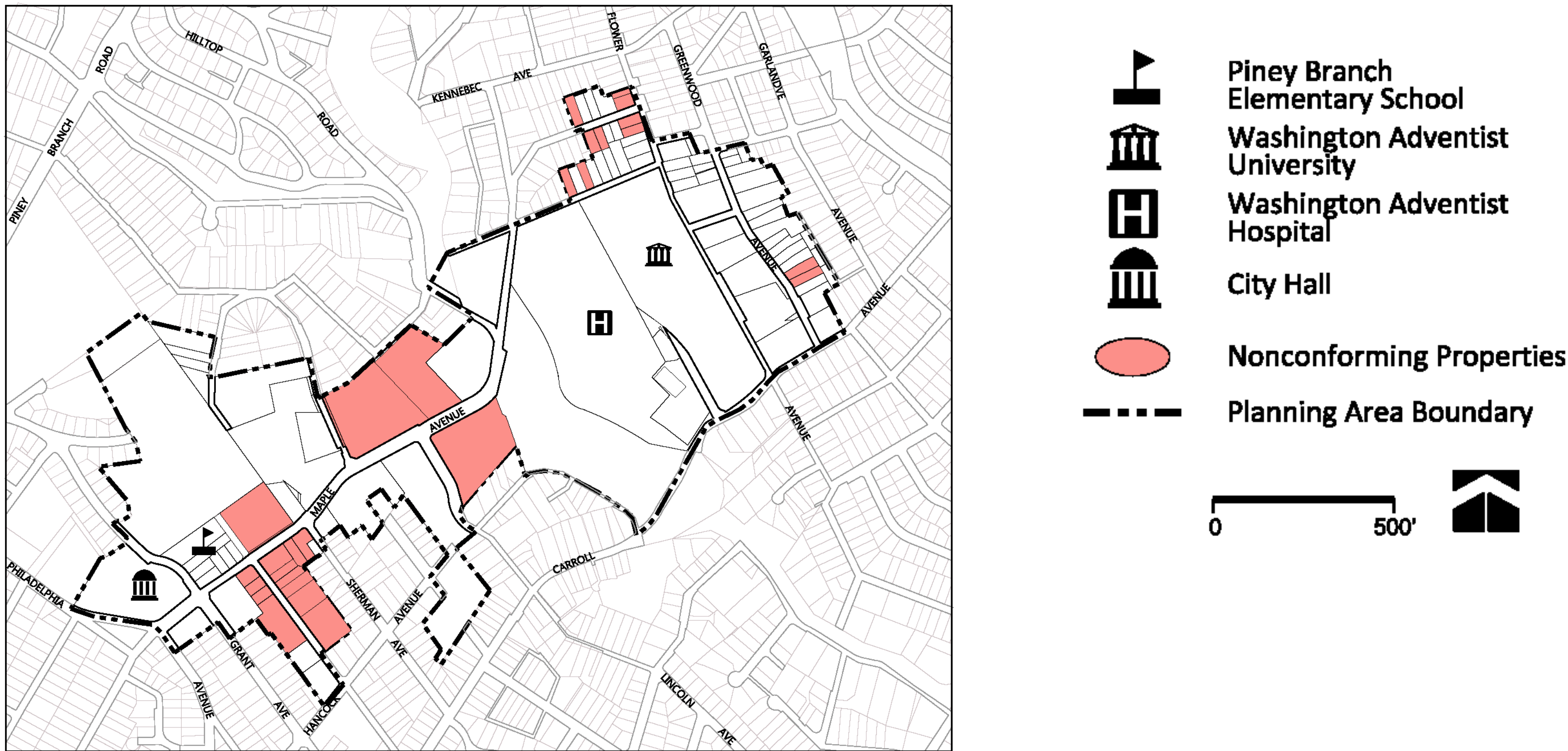


-  Piney Branch Elementary School
-  Washington Adventist University
-  Sam Abbott Citizens' Center
-  Single Family - detached
-  Mixed Use
-  Institutional/Community Facility
-  Utility
-  Parkland
-  Planning Area Boundary

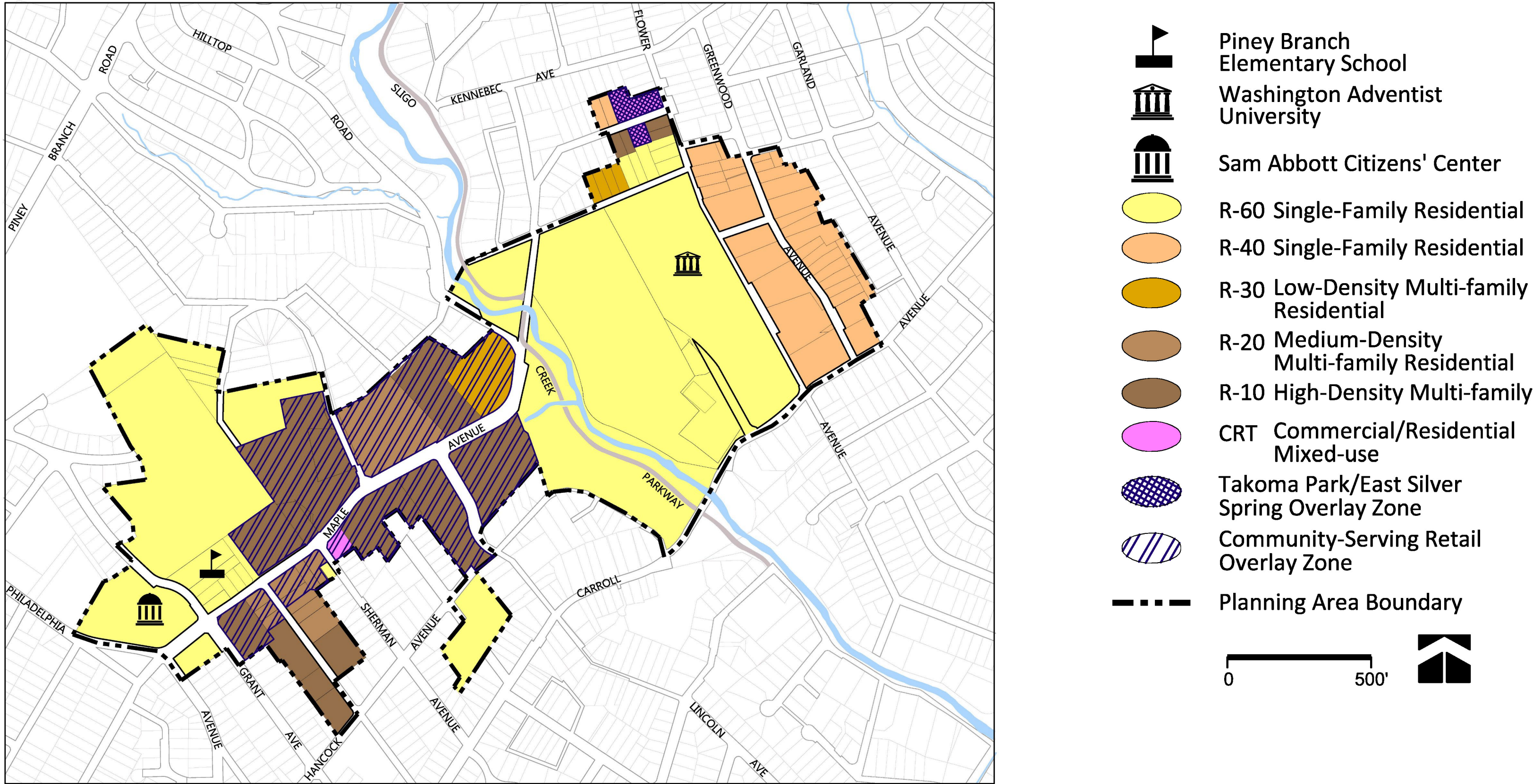
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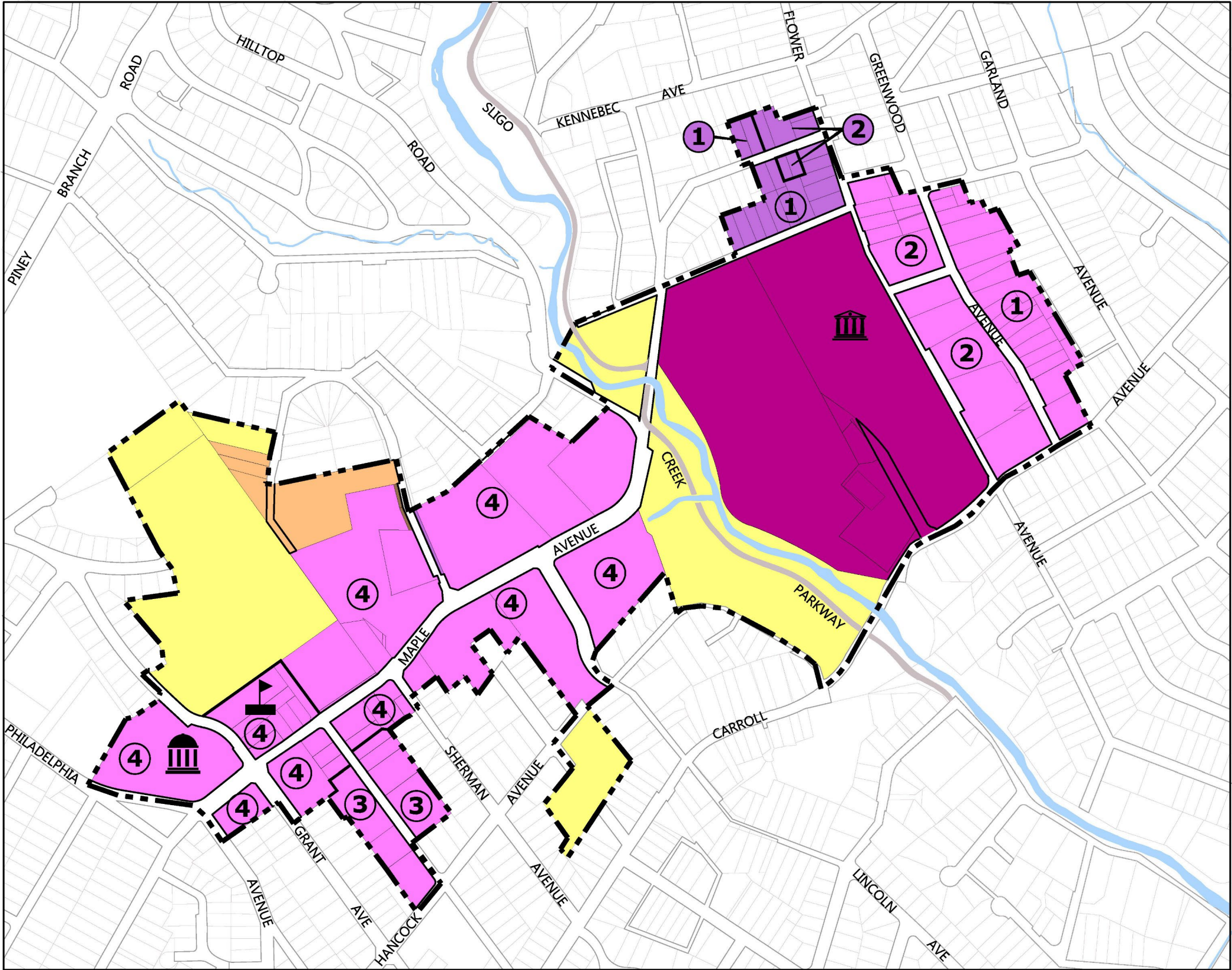
Non-Conforming Properties



Existing Zoning



Proposed Zoning



- Piney Branch Elementary School
- Washington Adventist University
- Sam Abbott Citizens' Center
- R-60 Single-Family Residential
- R-40 Single-Family Residential
- CR Commercial/Residential
CR-1.25; C - 1.25, R - 1.25, H - 120'
- CRN Commercial/Residential Neighborhood
 - CRN-1.0; C - 1.0, R - 1.0, H - 45'
 - CRN-1.0; C - 1.0, R - 1.0, H - 50'
- CRT Commercial/Residential Town
 - CRT-0.75; C - 0.75, R - 1.25, H - 55'
 - CRT-1.25; C - 1.25, R - 1.25, H - 70'
 - CRT-1.5; C - 1.5, R - 1.5, H - 65'
 - CRT-2.5; C - 2.5, R - 2.5, H - 150'
- Planning Area Boundary
- 0 500'
-

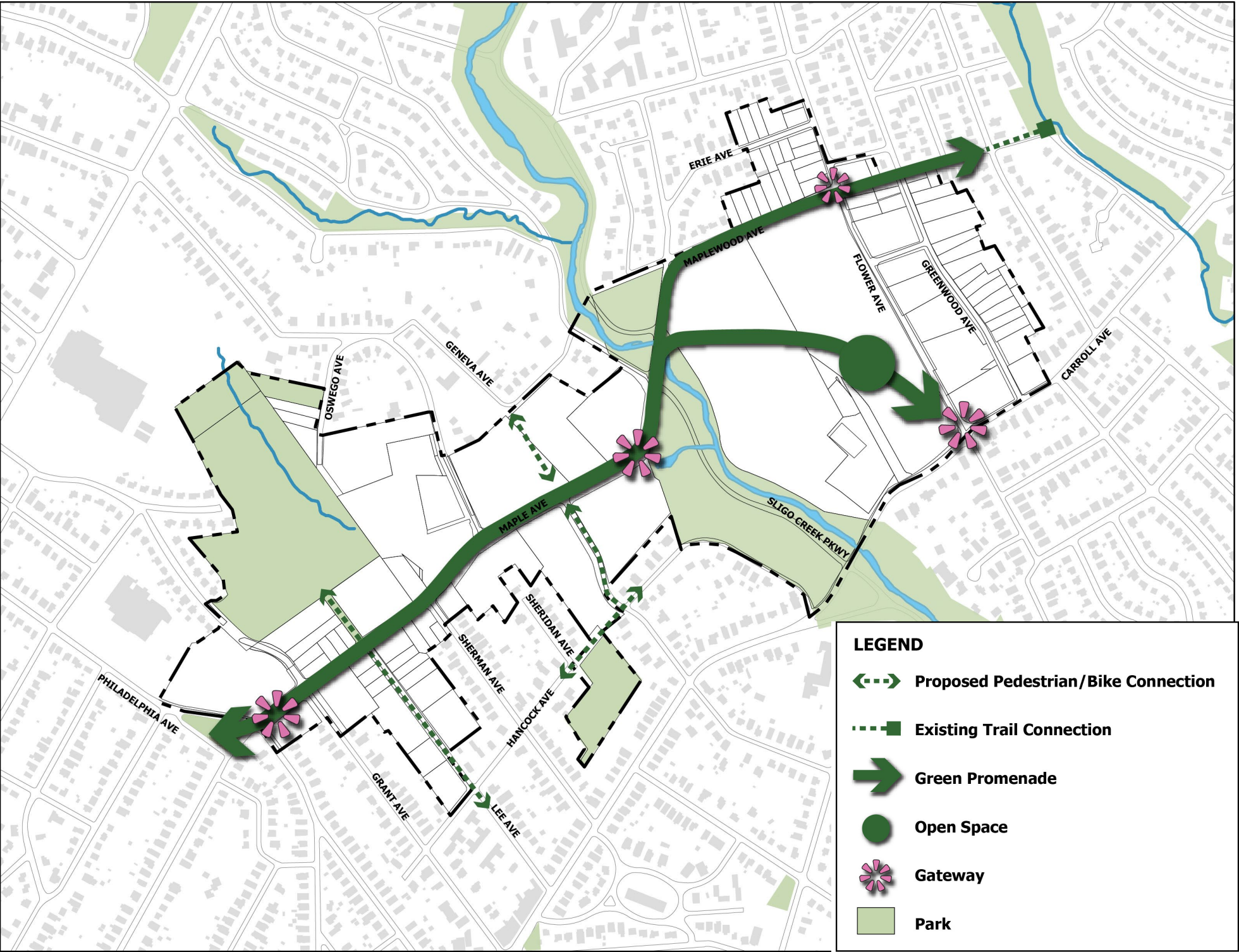
Reimagined

Land Use and Zoning

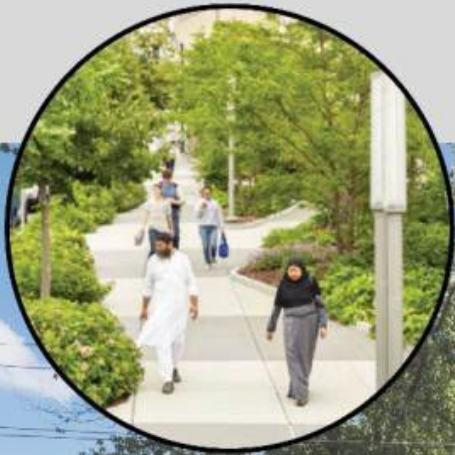
- Pedestrian-oriented environments
 - walkable blocks
 - attractive public spaces
 - neighborhood serving retail
 - and attractive stormwater management
- Recommend new flexible mixed-use zoning to promote compatible market-responsive redevelopment
- Retain affordability and introduce new public amenities
- Update zoning for non-conforming properties
- Address obsolete overlay zones



Green Promenade



Walking and Biking paths connecting to existing trails and parks



Shaded Seating provide protected rest spots



Fountains and splash sparks



Public Art such as murals, sculpture and performance



Small Gathering Spaces for games and play



Opportunities for Community Interaction

Public Facilities

- New facilities or co-location of public or community- serving facilities should be considered on redevelopment sites
- Piney Branch Elementary School modernization options:
 - rebuild school on current site, minimizing impact on the Takoma-Piney Branch Local Park
 - rebuild on a site in the Plan Area
 - rebuild on a site outside the Plan Area



Reconnected

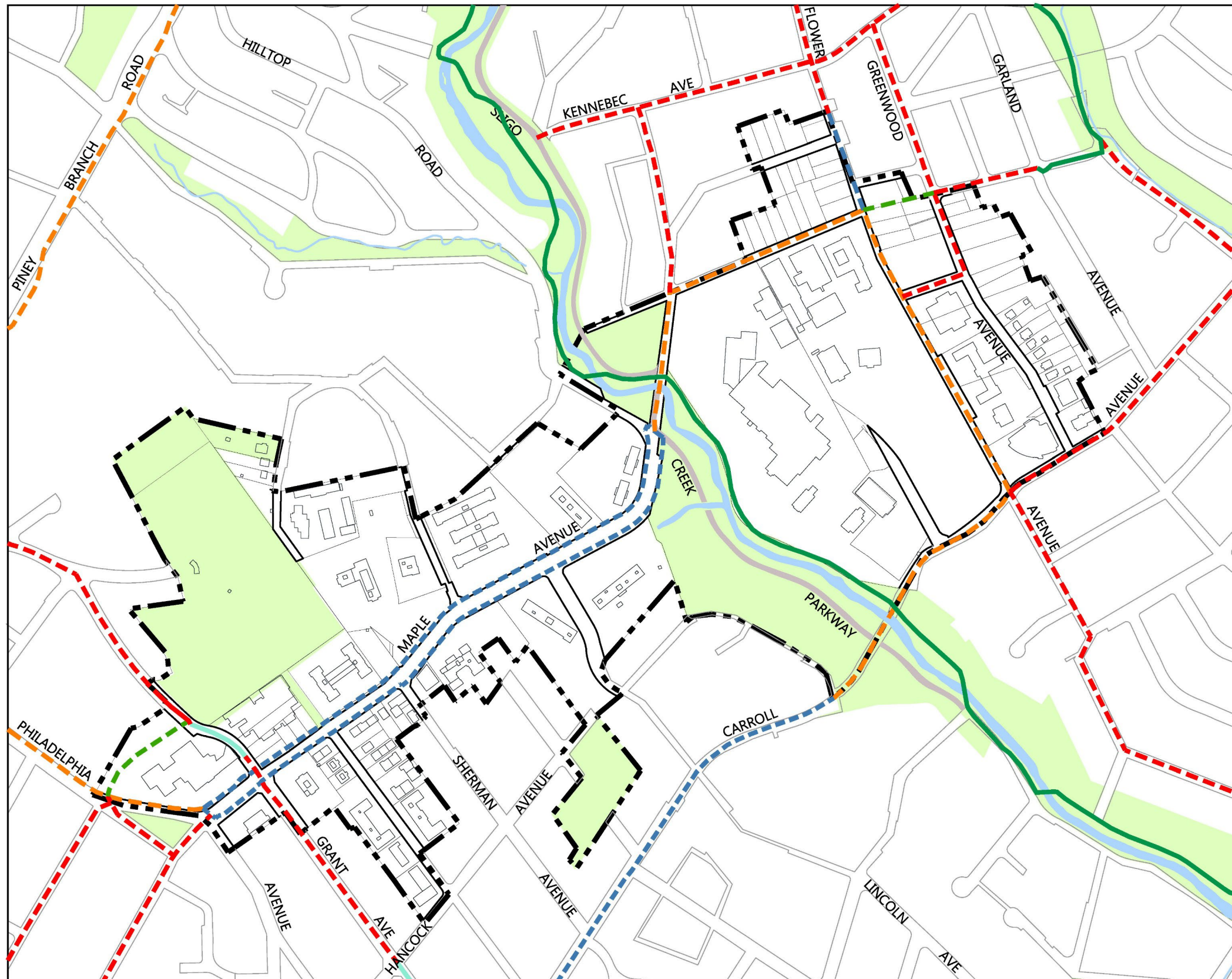
Connectivity Across the Plan Area

Increase opportunities for low-stress bicycle facilities and comfortable connections for bicyclists and pedestrians through:

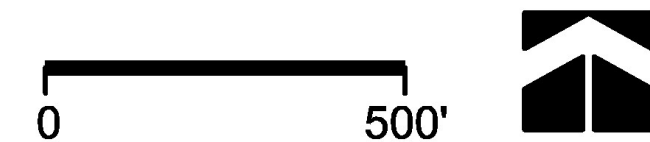
- implementation of the Green Promenade
- providing for improved sidewalks and bicycle safety
- supporting the utilization of the Montgomery County Complete Streets Design Guide for all new rights-of-way



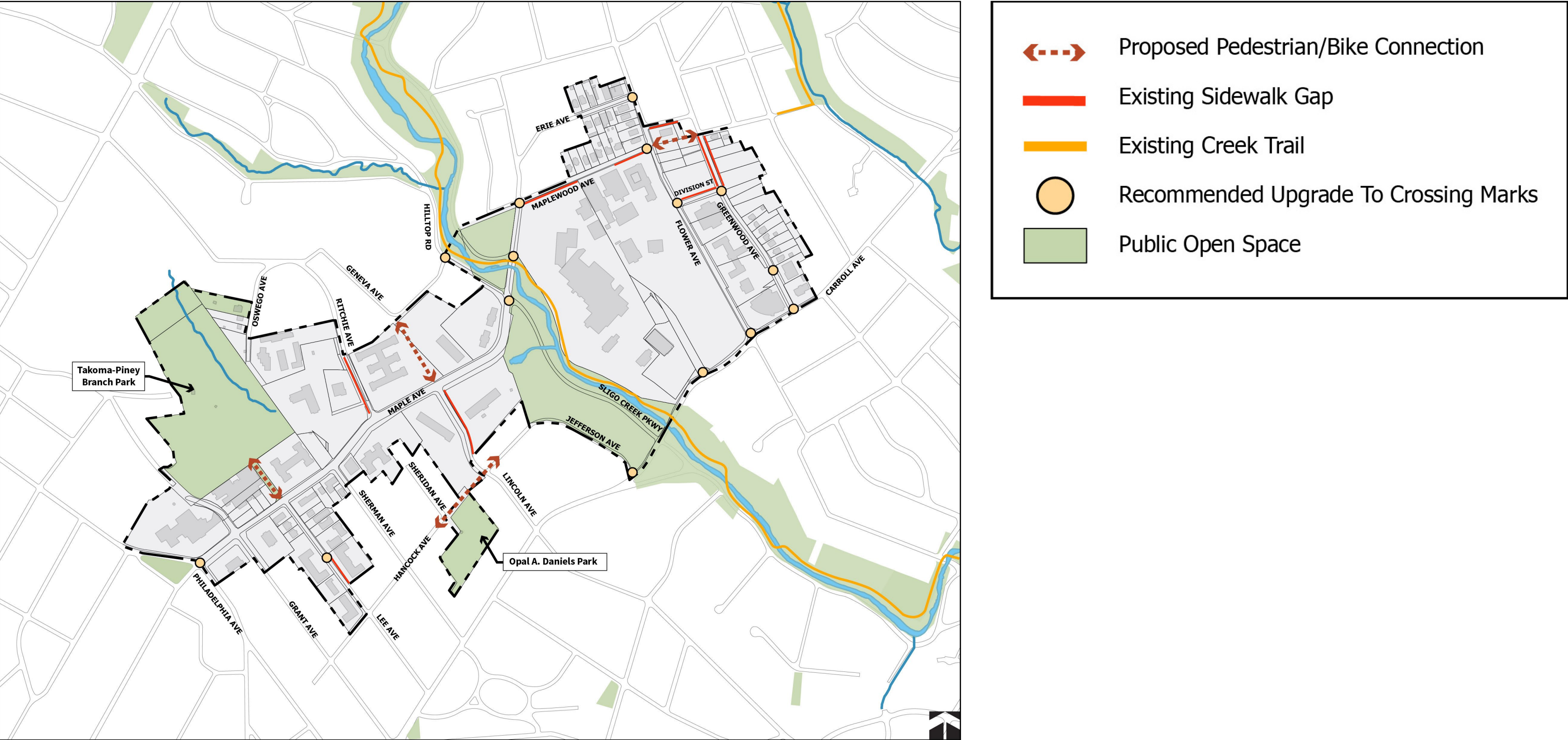
Bikeways



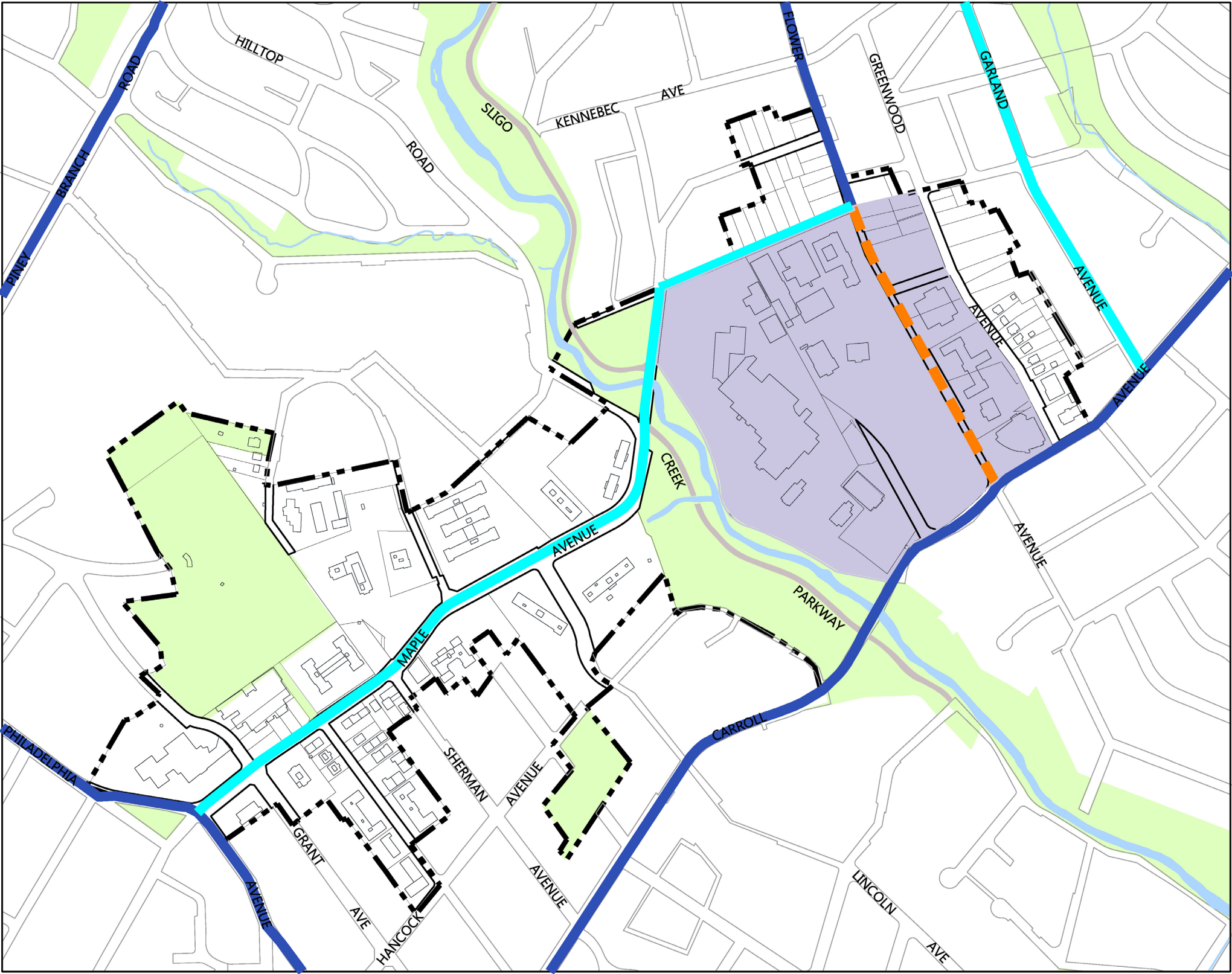
- Trail (Existing)
- Off-Street Trail
- Shared Roads (Planned)
- Separated Bikeways (Planned)
- Striped Bikeways (Planned)
- Contra-Flow Bike Lane
- Parkland
- Planning Area Boundary



Pedestrian Network



Roadways



Washington Adventist
Town Center

STREET CLASSIFICATION

- Existing Arterial
- Existing Residential Primary
- Planned Business
- Parkland
- Planning Area Boundary



Historic Preservation

- Designate three sites in the *Master Plan for Historic Preservation*
 - Heffner Park
 - Sligo Church
 - Krestview
- Study Takoma Park's historic African American neighborhoods for potential future listing on the MPHP and/or National Register
- Collaborate with property owners to study a WAU National Register Historic District
- Promote further study and interpretation of underrepresented histories
- Seek opportunities to retain historic design elements and resources

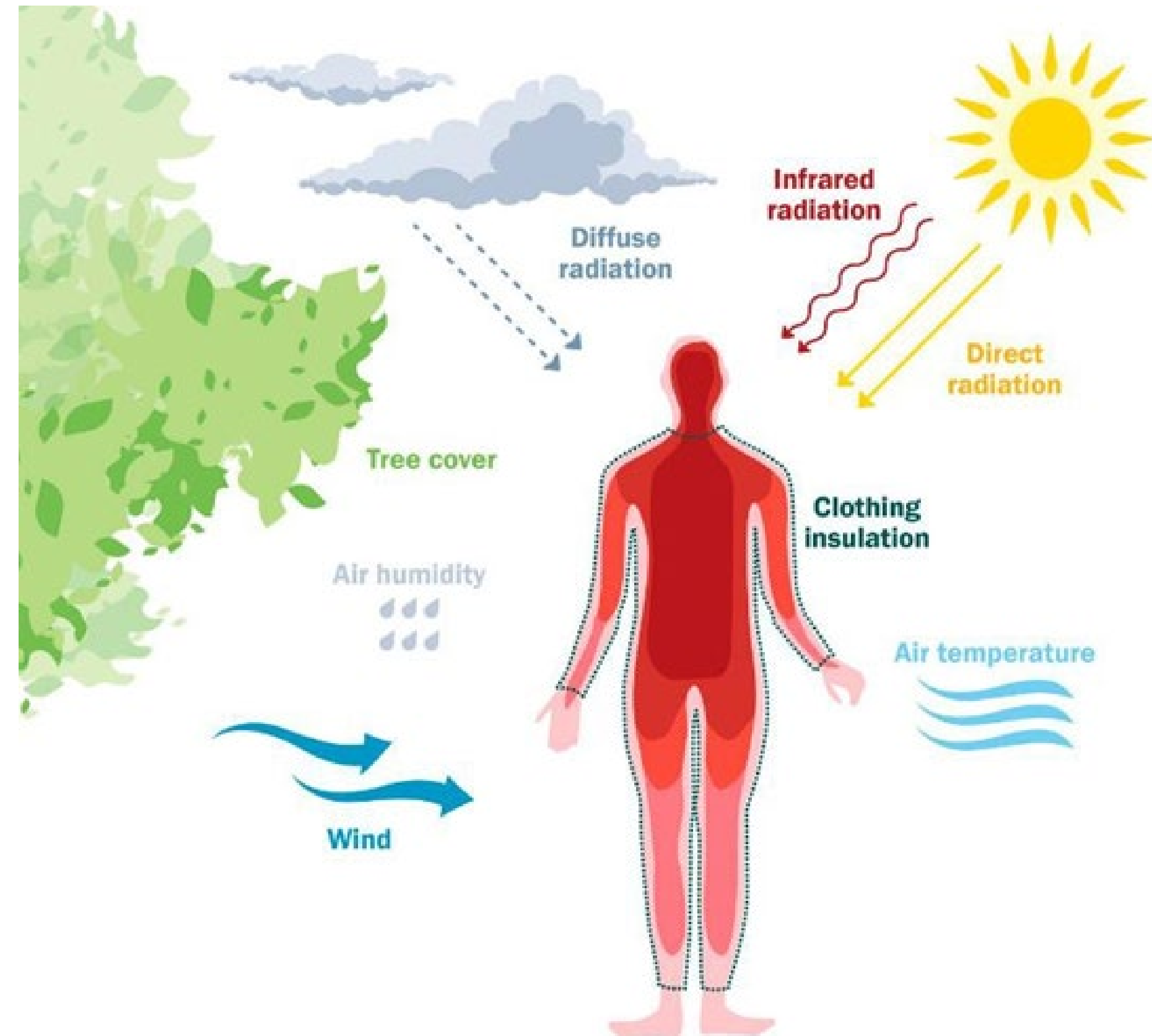


Resilient

Extreme Heat and Tree Canopy

Address insufficient tree canopy and heat island effect by:

- achieving 45 percent tree canopy coverage for the plan Area on both public and private property.
- using Nature-Based Climate Solutions that integrate natural features into the landscape
- implementing Cool Street elements into the streetscape



Universal Thermal Climate Index

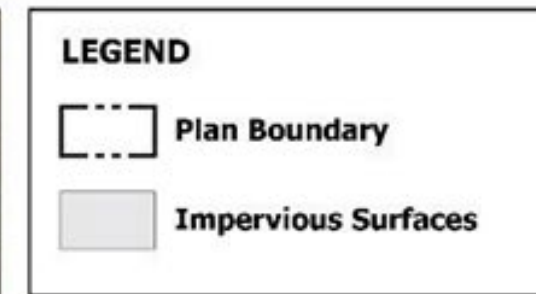
Carbon Sequestration

Increase carbon sequestration within the plan area by:

- increasing plant biodiversity, pollination capacity, and beneficial wildlife habitats
- planting similar native plant species found within Sligo Creek Stream Valley Park to maximize local wildlife benefits
- prioritizing planting areas where impervious cover exceeds 25 percent
- prioritizing preservation and restoration of natural areas including those with steep slopes, upon redevelopment



Water Quality and Stormwater



Reduce stormwater runoff and its negative effects by:

- maximizing stormwater management practices and minimize deviation from best practices
- minimizing impervious surfaces through green cover improvements

Water Quality and Stormwater

Reduce stormwater runoff and its negative effects by:

- Maximize stormwater management practices and minimize deviation from best practices
- integrating visible, artful, vegetated stormwater management into the street renovation and construction



Buildings and Energy

Encourage a variety of methods to meet the City and the County's net zero carbon emissions goals by 2035



Food Security

Supporting access to safe, sufficient and nutritious food by:

- making commercial food kitchens, food processing, and rooftop farms permitted uses in the Plan area
- expanding existing food distribution services such as those provided by the Montgomery County Food Council.

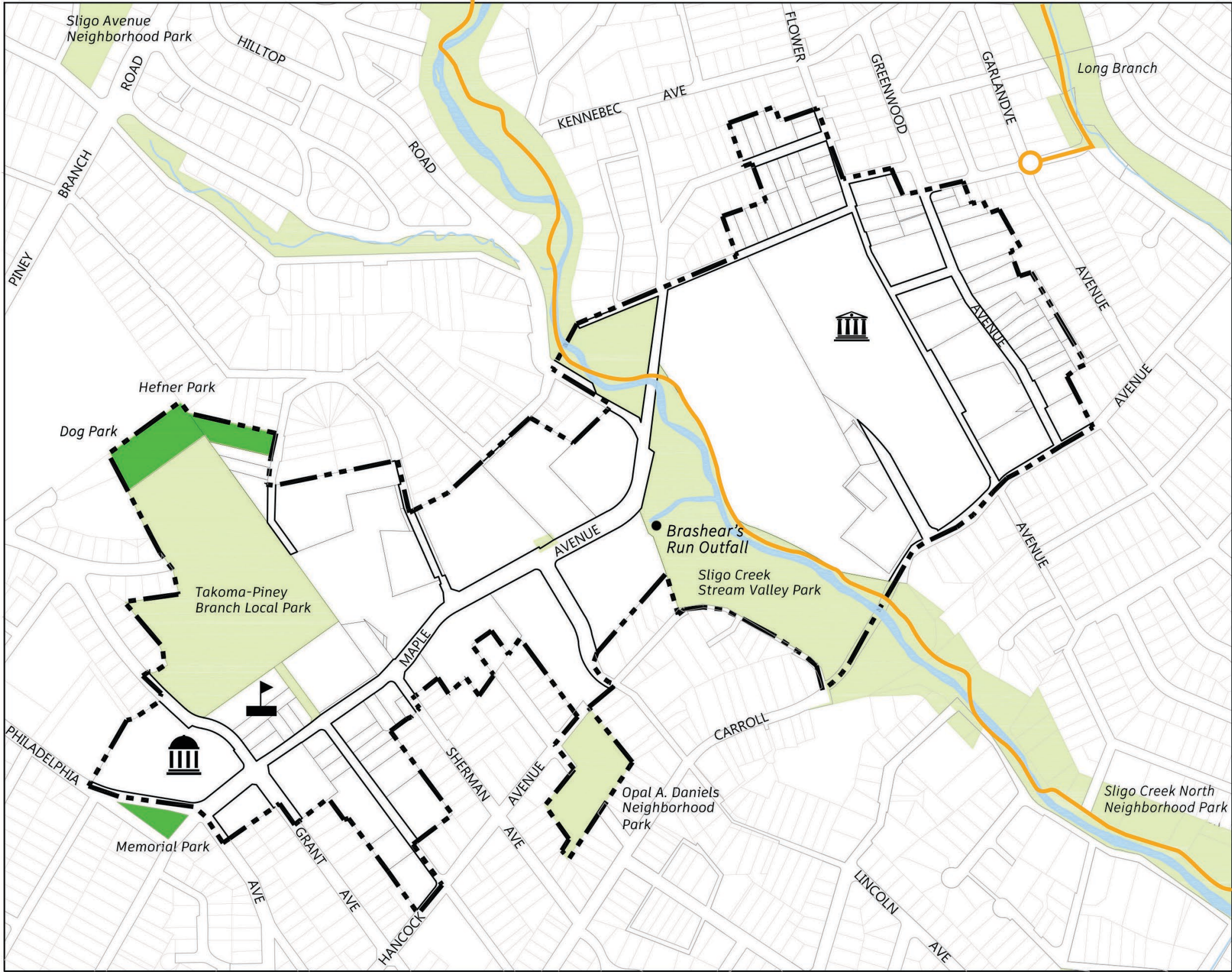









Housing Production

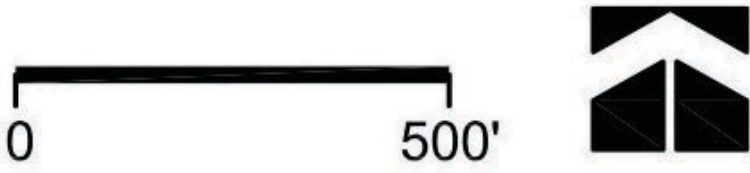
- Support a creative diversity of housing options to help meet housing needs and diversify housing options.
- Provide financial and other incentives to boost housing production for market rate and affordable housing.
- Strive to increase the quality and quantity of housing units that are accessible to people with disabilities and older adults.
- Retain 12.5% requirement for MPDUs



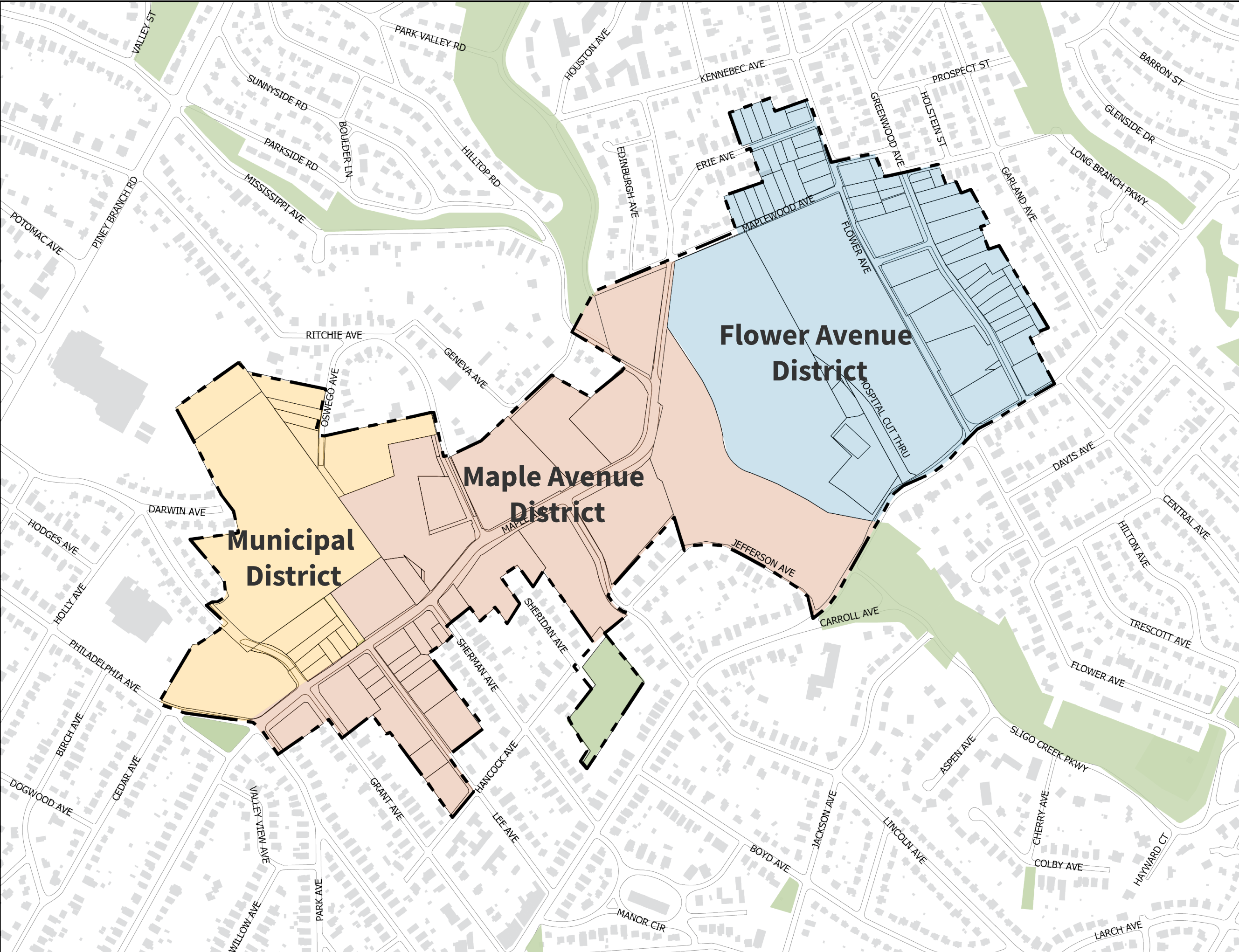
Parks



-  Piney Branch Elementary School
-  Washington Adventist University
-  City Hall
-  City of Takoma Park
-  M-NCPPC
-  Creek Trails
-  Planning Area Boundary



District Recommendations



Municipal District

Municipal District

The Municipal District serves as the civic and recreational heart of Takoma Park and includes the following Public facilities:

- Takoma Park Community Center
- Takoma Park Maryland Public Library
- Takoma Park Public Works
- Piney Branch Elementary School
- Takoma – Piney Branch Local Park
- Heffner Park and Community Center



Zoning



Recommended Municipal District Zoning			
Map Number	Existing Zoning	Recommended Zoning	Justification
1	R-60	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
2	R-60	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
3	R-60	R-60	Reconfirm existing zoning to retain park use
4	R-60	R-60	Reconfirm existing zoning to retain park use
5	R-60	R-40	Increase flexibility for future residential development that permits duplexes
6	R-60	R-40	Increase flexibility for future residential development that permits duplexes
7	R-60	R-40	Increase flexibility for future residential development that permits duplexes

Parks and Open Space

- Improve Takoma-Piney Branch Local Park for use during non daylight hours and to improve connectivity Implement the Green Promenade
- Implement the Municipal Gateway concept by creating or formalizing an outdoor gathering space that can be programmed for community events



Maple Avenue District

Maple Avenue District

The Maple Avenue District is the primary residential center of the Plan Area and is characterized by:

- mid-high-rise apartment buildings with large surface parking lots
- neighborhood-serving retail
- steep topography



Zoning



Recommended Maple Avenue District Zoning			
Map Number	Existing Zoning	Recommended Zoning	Justification
8	R-60	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
9	R-20	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
10	R-10	CRT-1.5 C-1.5 R-1.5 H-65	Increase flexibility for future development
11	R-20	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
12	R-10	CRT-1.5 C-1.5 R-1.5 H-65	Increase flexibility for future development
13	R-10	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
14	CRT – 0.75 C-0.75 R-0.25 H-35	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development

Zoning



Recommended Maple Avenue District Zoning			
Map Number	Existing Zoning	Recommended Zoning	Justification
15	R-10	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
16	R-60	R-60	Reconfirm existing zoning to retain park use
17	R-20	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
18	R-10	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
19	R-30	CRT-1.5 C-1.5 R-1.5 H-65	Increase flexibility for future development
20	R-10	CRT-2.5 C-2.5 R-2.5 H-150	Increase flexibility for future development
21	R-60	R-60	Reconfirm existing zoning to retain park use
22	R-60	R-60	Reconfirm existing zoning to retain park use

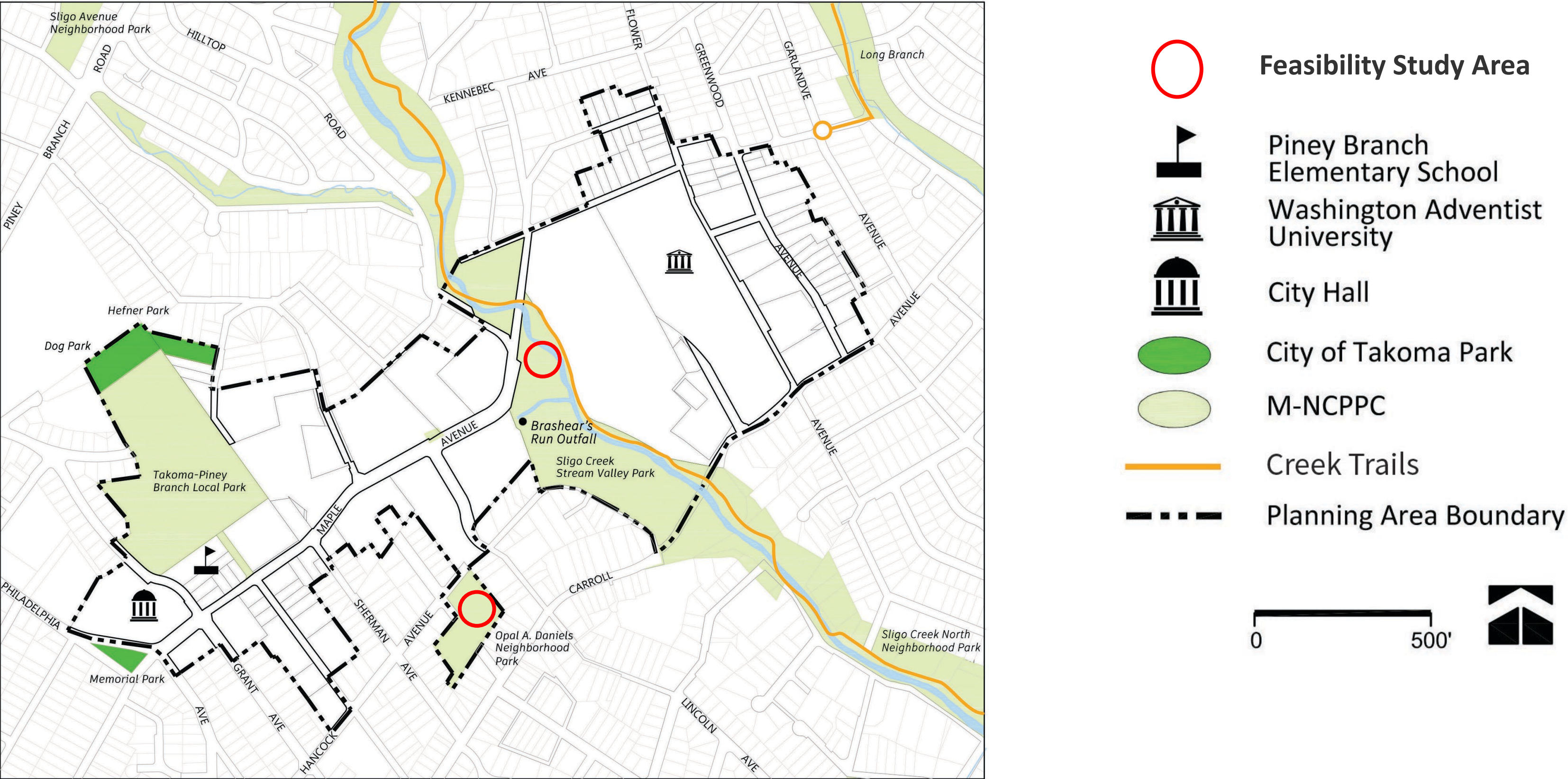
Connectivity

Promote safe, healthy, and convenient connectivity within the Maple Avenue District by:

- supporting the City of Takoma Park Maple Avenue Connectivity Project
- encouraging roadway design that prioritizes pedestrian, bicycle, and transit users
- providing for high-visibility crossings, contiguous, ADA compliant sidewalks
- supporting the Parks Department and the City's coordination on the future reconstruction of the Maple Ave Bridge
- implementing the Green Promenade



Parks



Sligo Creek Stream Valley Park

- Upgrade the Sligo Creek Stream Valley Park to address the ecological function and health
- Implement the Sligo Creek Gateway concept by enhancing existing park space and through future roadway and bridge improvements



Brashear's Run

- Collaborate with The City of Takoma Park on identification and implementation of stormwater management opportunities within the Brashear's Run drainage area
- Address failing outfall infrastructure and unstable banks at Brashear's Run



Sligo Creek Waterworks

- Preserve and interpret the waterworks site and its relationship to the development of Takoma Park.
- Coordinate with fish passage project



Flower Avenue District

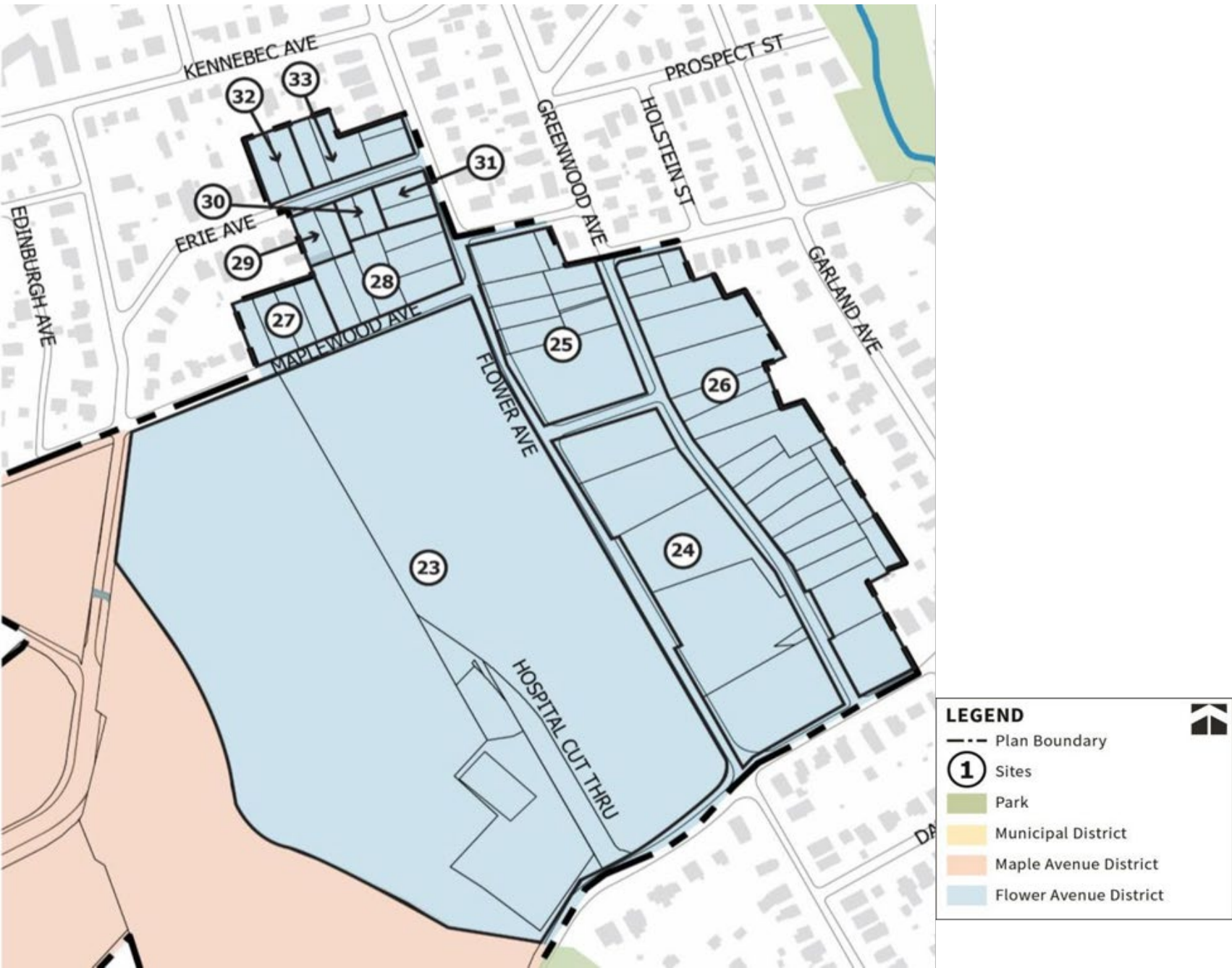
Flower Avenue District

The Flower Avenue District is home to a mix of uses and building types including:

- Washington Adventist Campus comprised of the following:
 - Washington Adventist Hospital (former)
 - Washington Adventist University
 - Sligo Seventh Day Adventist Church
 - Professional Building
- neighborhood-serving retail at Erie Center
- small mix of single and multi-unit housing

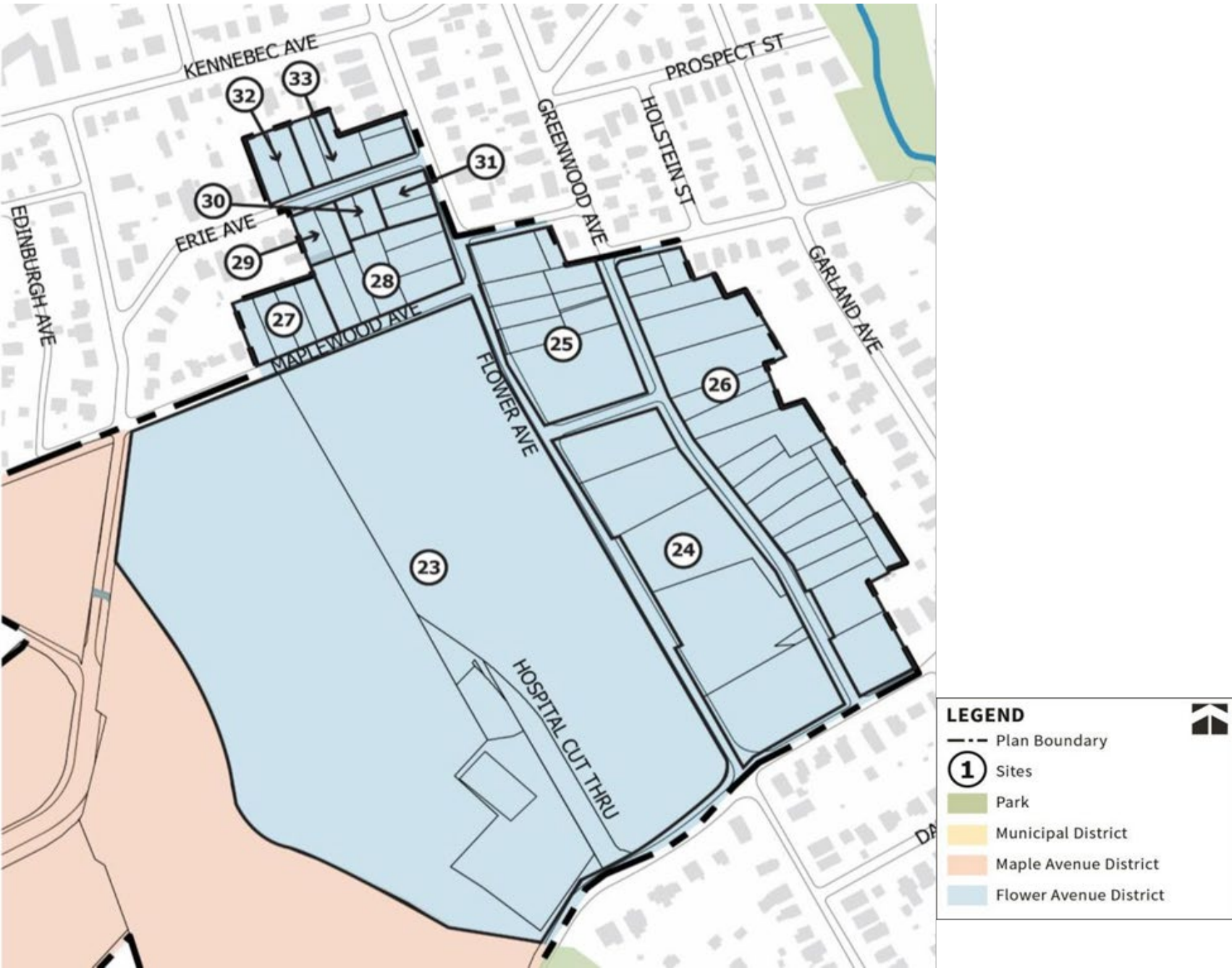


Zoning



Recommended Flower Avenue District Zoning			
Map Number	Existing Zoning	Recommended Zoning	Justification
23	R-60	CR-1.25 C-1.25 R-1.25 H-120	Increase flexibility for future development
24	R-40	CRT-1.25 C-1.25 R-1.25 H-70	Increase flexibility for future development
25	R-40	CRT-1.25 C-1.25 R-1.25 H-70	Increase flexibility for future development
26	R-40	CRT-0.75 C-0.75 R-0.75 H-55	Increase flexibility for future development

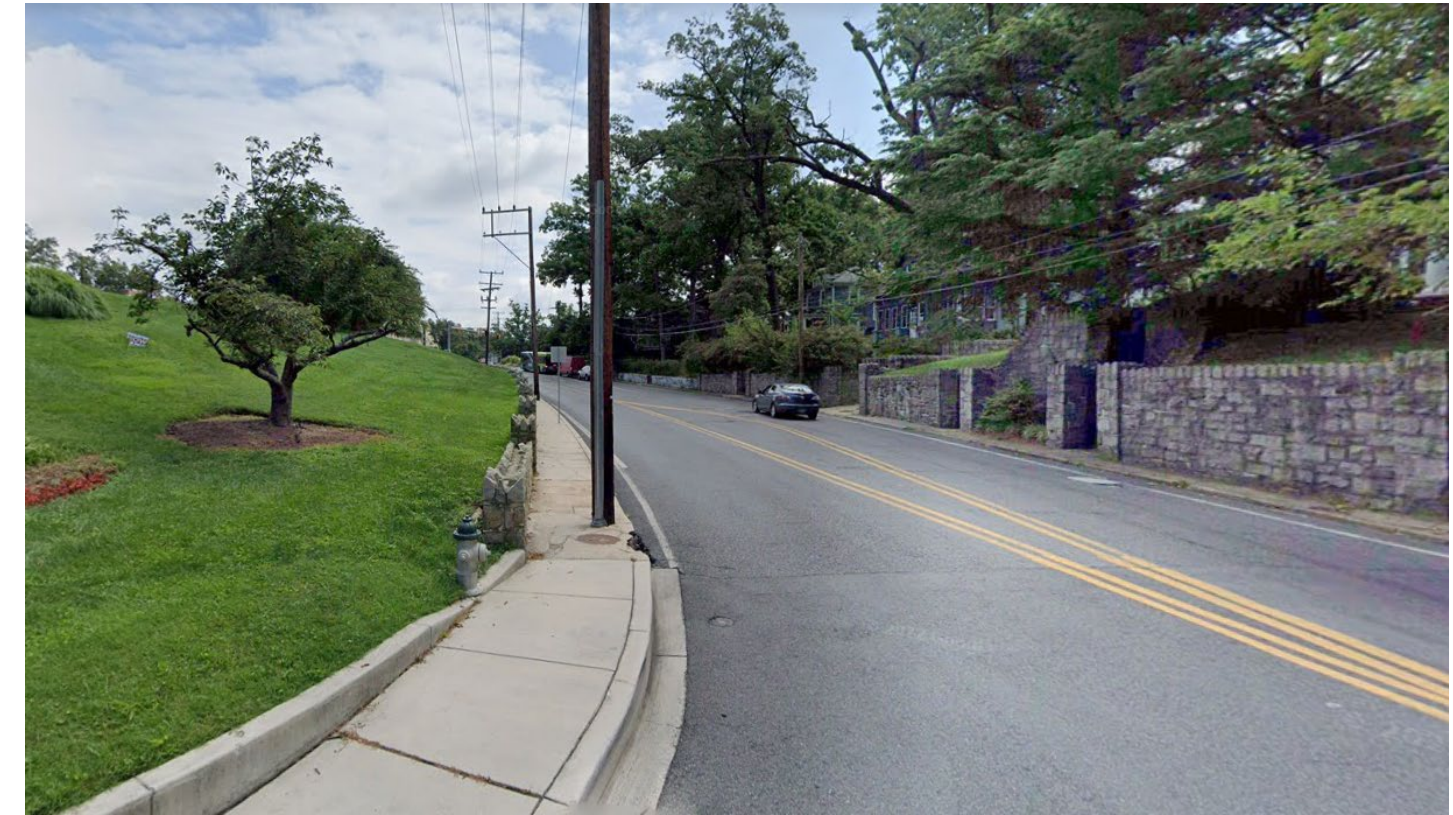
Zoning



Recommended Flower Avenue District Zoning			
Map Number	Existing Zoning	Recommended Zoning	Justification
27	R-30	CRN-1.0 C-1.0 R-1.0 H-45	Increase flexibility for future development
28	R-60	CRN-1.0 C-1.0 R-1.0 H-45	Increase flexibility for future development
29	R-30	CRN-1.0 C-1.0 R-1.0 H-45	Increase flexibility for future development
30	CRT-0.75 C-0.75 R-0.25 H-50	CRN- 1.0 C-1.0 R-1.0 H-50	Increase flexibility for future development
31	R-30	CRN-1.0 C-1.0 R-1.0 H-45	Increase flexibility for future development
32	R-30	CRN-1.0 C-1.0 R-1.0 H-45	Increase flexibility for future development
33	CRT-0.75 C-0.75 R-0.25 H-50	CRN-1.0 C-1.0 R-1.0 H-50	Increase flexibility for future development

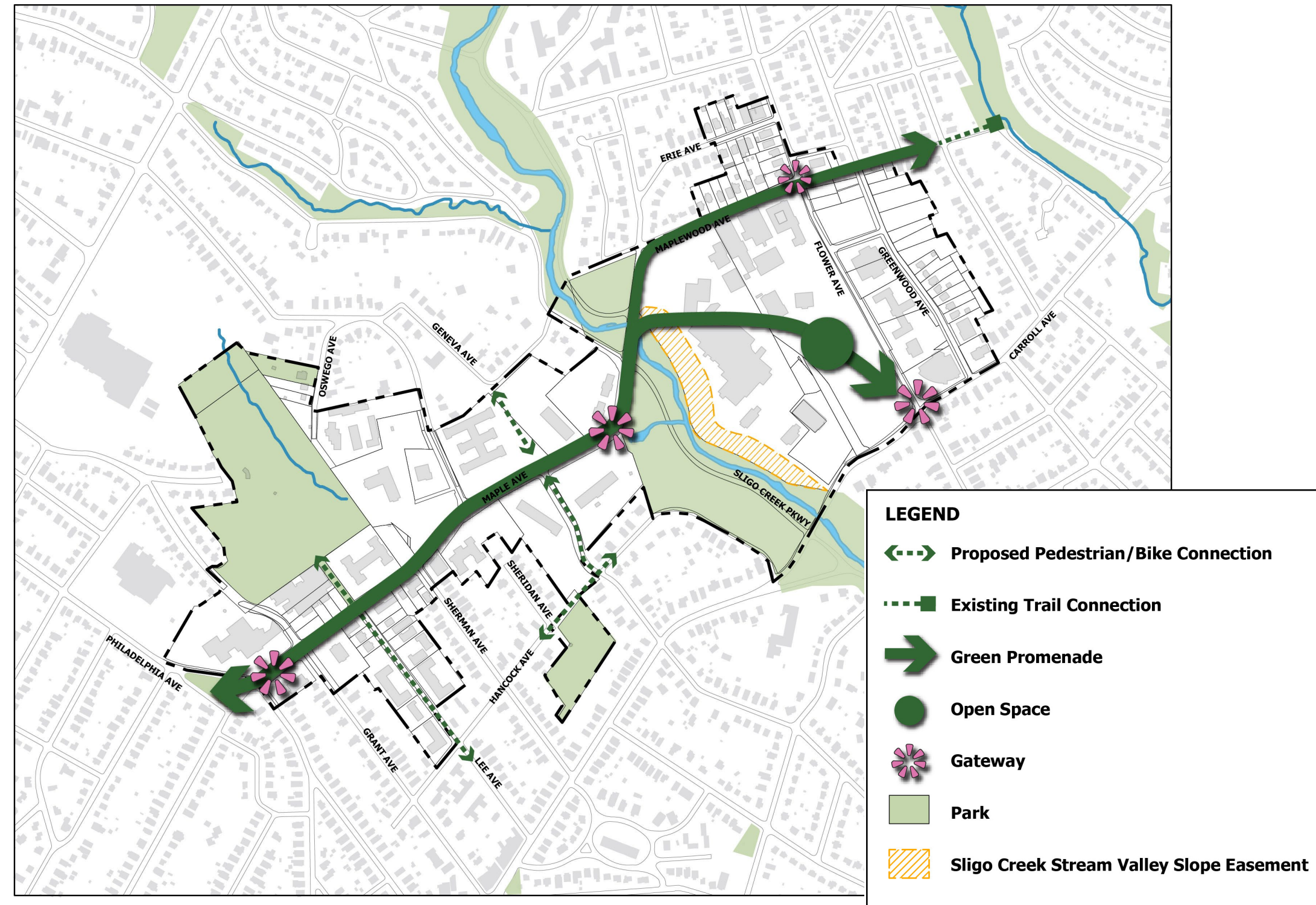
Connectivity

- Connect surrounding communities through campus to Sligo Creek Park and Maple Avenue District
- Realign Carroll Avenue and provide for improved pedestrian access
- Provide opportunity for campus mobility hub for better multi-modal access



Parks and Open Space

- Implement the Green Promenade
- Implement the Gateway concepts at Carroll Avenue and Flower Avenue
- New ½-acre greenspace at the campus
- Dedication of Sligo Creek slope easement to Parks



Design

- Retain the central Commons as the organizing feature around which the campus historically developed.
- Renew the site's historic physical and visual connection to the Sligo Creek stream valley.
- Retain the crenellated stone retaining walls that line Carroll Avenue.
- Pursue opportunities for the adaptive reuse of existing campus buildings.



What's Next

City of Takoma Park Actions

- Provide a Resolution of Support to:
 - Recommend that the Planning Board accept the Working Draft as the Public Hearing Draft for the Takoma Park Minor Master Plan Amendment
 - Recommend that the Planning Board set a Public Hearing for July 13, 2023