



Takoma Park

MINOR MASTER PLAN AMENDMENT



Takoma Park City Council Briefing



Montgomery Planning

January 25, 2023

Agenda

- What is a Master Plan?
- How will the City of Takoma Park participate?
- What questions will be answered?
- What area will be impacted?
- What exists today?
- What did we hear from the community?
- Next Steps

Master Plans (including plan amendments)

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

Partnerships

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 plan partners include:

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

This plan will seek to answer the following questions:

What is the future of Washington Adventist Campus and surrounding area?

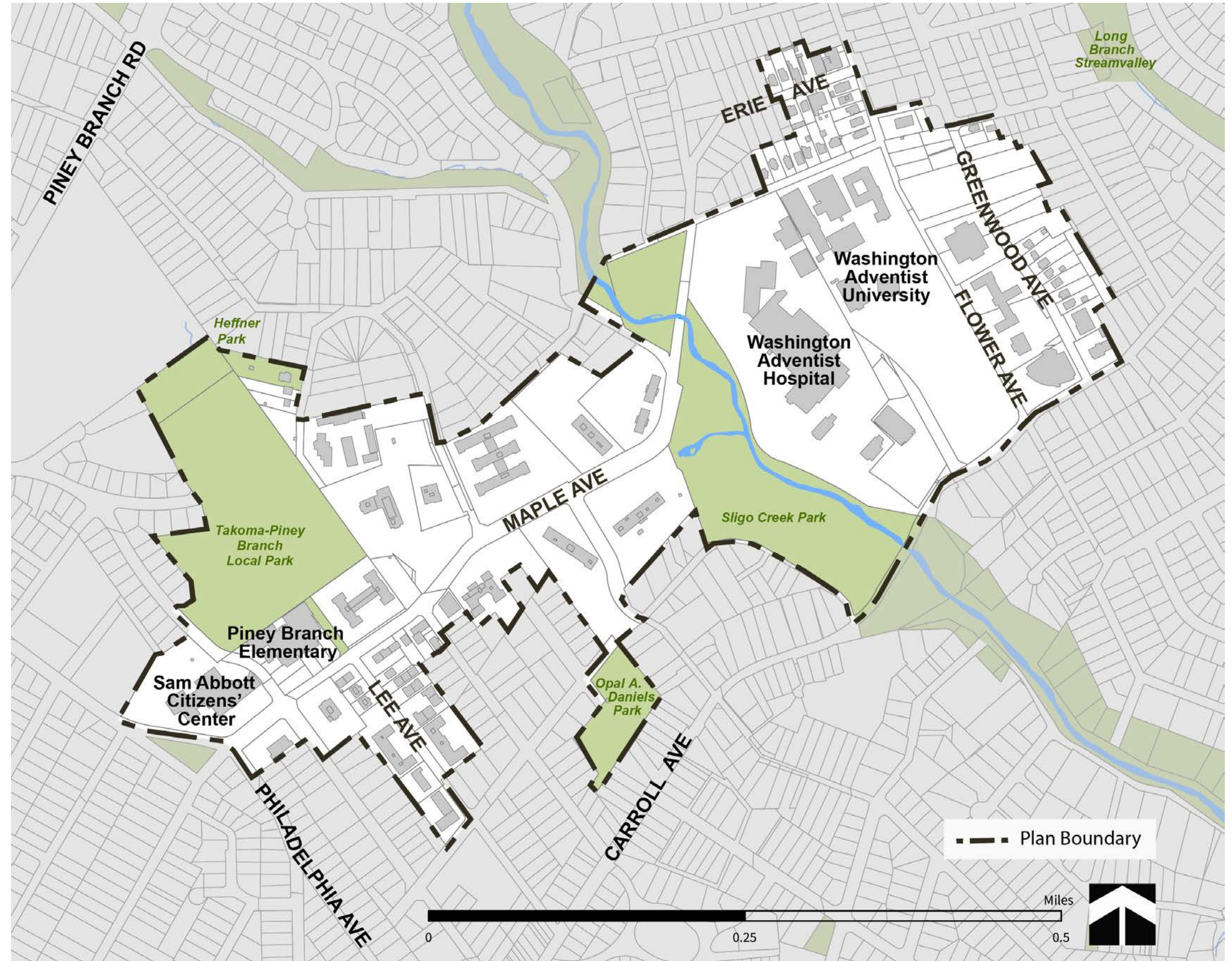
What is the future of Maple Avenue and surrounding area?

How can this plan enhance the livability within the plan area?

Takoma Park Minor Master Plan Amendment Boundary

Boundary

- Update to the 2000 *Takoma Park Master Plan*
- Scope and Boundary approved September 30, 2021



Existing Conditions

Ethnically diverse
with an age range
that is not dissimilar
from the county

Historically
significant structures
located (primarily)
on WAU campus

Limited retail
located along Maple
Avenue and at the
Erie Center

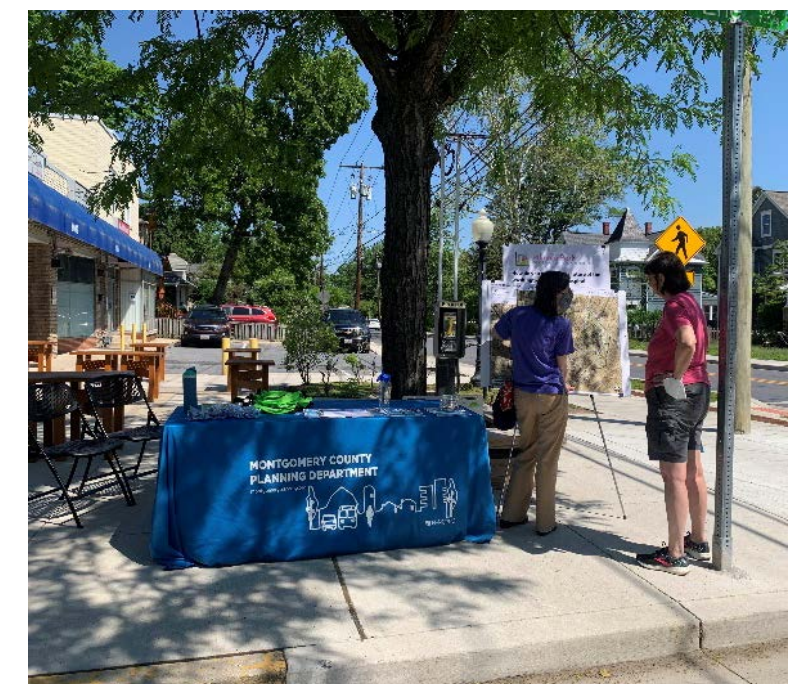
Limited transit
access within the
plan area

Environmental
constraints located
throughout the plan
area

Densely populated
area with a mix of
apartments and
condominiums

Community Engagement Update

- Engagement from September 2021 through September 2022
- Heard from 550+ community members, including:
 - Residents of multifamily buildings
 - Students and faculty at Washington Adventist University
 - Community members and other stakeholders
 - Neighborhood and community groups



Visioning Open House + Online Questionnaires

- Open house held at Piney Branch Elementary School on October 18
 - Over 100 participants
 - Opportunities to participate in interactive visioning exercises
- Online site available with the same questions and prompts
- Additional canvassing effort will be conducted along Maple Avenue
- Updated Community Engagement report will be available with Preliminary Recommendations



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

Plan Timeline



★ Requires resolution of support from Takoma Park City Council

Contact Us

Melissa Williams, Project Lead

TakomaParkMMA@montgomeryplanning.org

301.495.4642

Sign up for our eLetter

www.montgomeryplanning.org/takomapark

