



Takoma Park

MINOR MASTER PLAN AMENDMENT



Montgomery Planning Downcounty Planning

Preliminary Recommendations

April 18, 2023

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

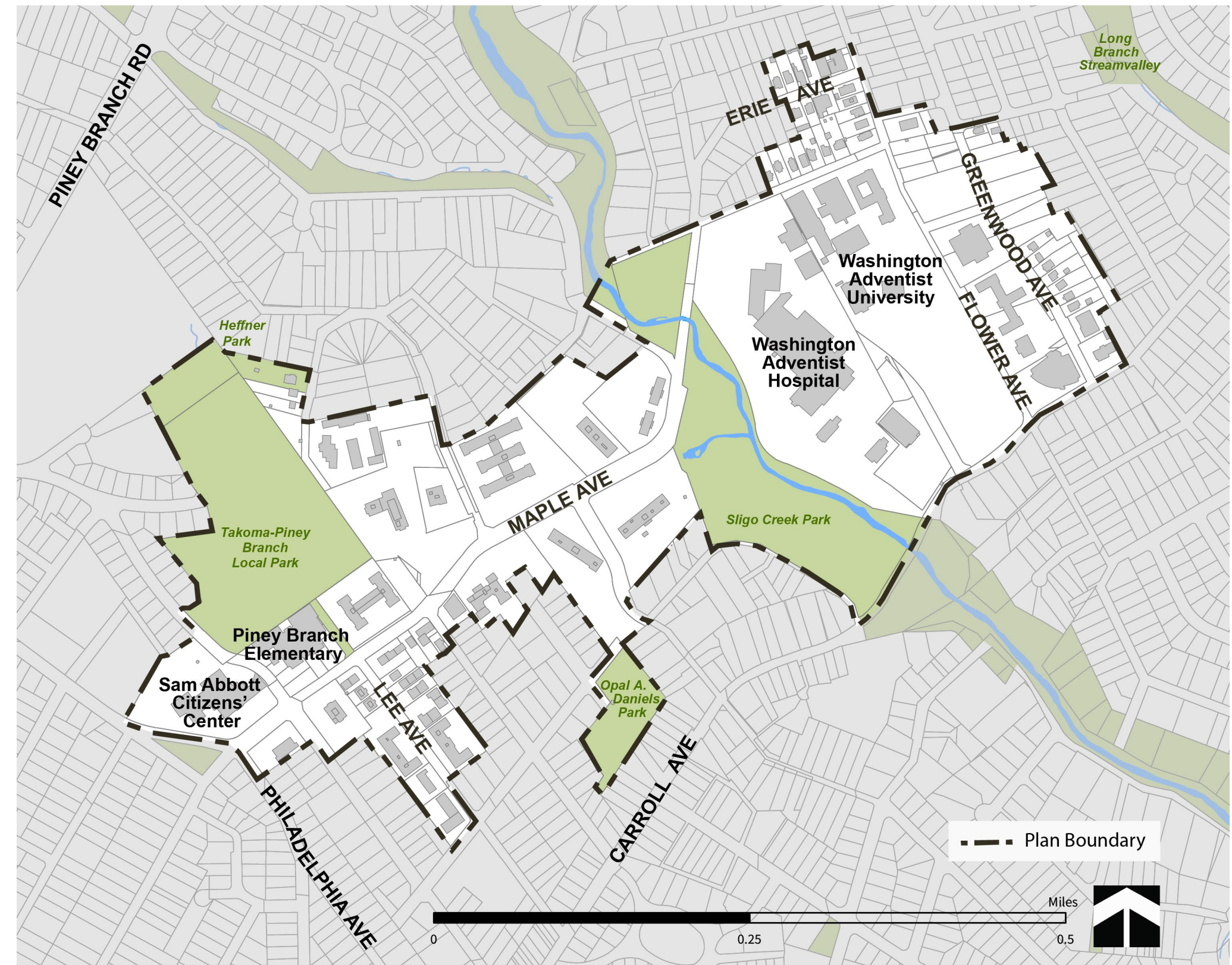
Timeline



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



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 such as maintaining existing levels of affordability and providing opportunities for reinvestment and improved amenities

Engagement

- Since September 2021, heard from 550+ people
- Farmers markets, community events and retail “pop-ups” at commercial areas within the Plan
- Canvassing at multifamily properties along Maple and Lee Avenues and Washington Adventist University
- Meetings with civic and neighborhood associations
- Online tools, including a virtual visioning hub
- Visioning Open House with 100+ community members
- Interactive visioning exhibit at the Community Center
- Translation services 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 Are

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.

Concept Framework Plan



Where We're Going

Area-Wide Recommendations

Reimagined

Land Use and Zoning

- Pedestrian-oriented environments with 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

Public Amenities

- Green Promenade from town hall to Adventist campus
 - Wider sidewalks
 - Improved street lighting
 - Places to sit and visit with neighbors
- New and enhanced parks and open spaces
- Improved bicycle facilities
- Recognition of historic Heffner Community Center



Public Facilities

- Existing police and recreation facilities in the Plan Area are inadequate
- New facilities or co-location of public or community-serving facilities should be considered on redevelopment sites
- Piney Branch Elementary School modernization
 - 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



Historic Preservation

- Evaluate sites for potential historic significance and listing on the Master Plan for Historic Preservation
 - Sligo Church
 - Kress House
 - Heffner Park
- Study Takoma Park's historic African-American neighborhoods for potential future listing on the MPHP and/or National Register
- Promote cultural heritage and further exploration of the community's past
- Seek opportunities to retain historic design elements and resources



Reconnected

Connectivity Across the Plan Area

- Green Promenade
- Provide for improved sidewalks and bicycle safety and connectivity
- New private roads should conform to Montgomery County Complete Streets Design Guide



Resilient

Climate-Forward Planning & Design

- Increase capacity to address climate resiliency and adaptation.
- Reduce carbon and other greenhouse gas emissions.
- Increase carbon sequestration capacity and biodiversity.
- Support the City and County goals of reaching net zero emissions by 2035.
- Reduce urban heat islands and ‘feels-like’ temperature.
- Prioritize preservation & restoration of natural areas
- Implement Cool Streets elements into the Streetscape, including street trees, shaded seating, and more

Climate-Forward Planning & Design

- Support the City's Stormwater Management Program to improve Sligo Creek water quality and reduce untreated runoff and flooding.
- Increase Nature-Based Climate Solutions in the Plan area.
- Provide a minimum of 35% green cover on new construction.
- Reduce impervious surfaces on redevelopment and street improvement projects.
- Improve food security by supporting urban agriculture, farmers markets and corner stores.



Climate Assessment: Bill 3-22.

Bill No. 3-22
Concerning: Legislative Branch – Climate Assessments - Required
Revised: 7/7/2022 Draft No. 6
Introduced: February 1, 2022
Enacted: July 12, 2022
Executive: July 25, 2022
Effective: October 24, 2022
Sunset Date: _____
Ch. 17, Laws of Mont. Co. 2022

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsors: Councilmember Hucker and Council President Alborno
Co-Sponsors: Councilmember Friedson, Council Vice-President Glass, and Councilmembers Navarro, Katz, Riemer, Jawando, and Rice

AN ACT to:
(1) require the Director of the Office of Legislative Oversight to prepare a climate assessment for each bill, zoning text amendment, master plan, and master plan amendment;
(2) require the Planning Board to prepare a climate assessment for each zoning text amendment, master plan, and master plan amendment;
(3) specify the required contents of a climate assessment;
[(3)] (4) require [an annual report regarding climate assessments] the publication of climate assessment templates; and
[(4)] (5) generally amend the law governing the enactment of legislation.



By adding
Montgomery County Code
Chapter 2, Administration
Section 2-81D


By amending
Montgomery County Code
Chapter 33A, Planning Procedures
Section 33A-14

Boldface
Underlining
[Single boldface brackets]
Double underlining
[[Double boldface brackets]]


Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.

The County Council for Montgomery County, Maryland approves the following Act:






MONTGOMERY COUNTY
CLIMATE ACTION PLAN
Building a Healthy, Equitable, Resilient Community
JUNE 2021



Council Proposed Draft Thrive Montgomery 2050



October 25, 2022

Please note: This Draft does not include the entirety of the photographs, graphs and tables contained in the Planning Board Draft – all photographs, graphs and tables will be reviewed for relevance to the adopted text and will be updated accordingly.

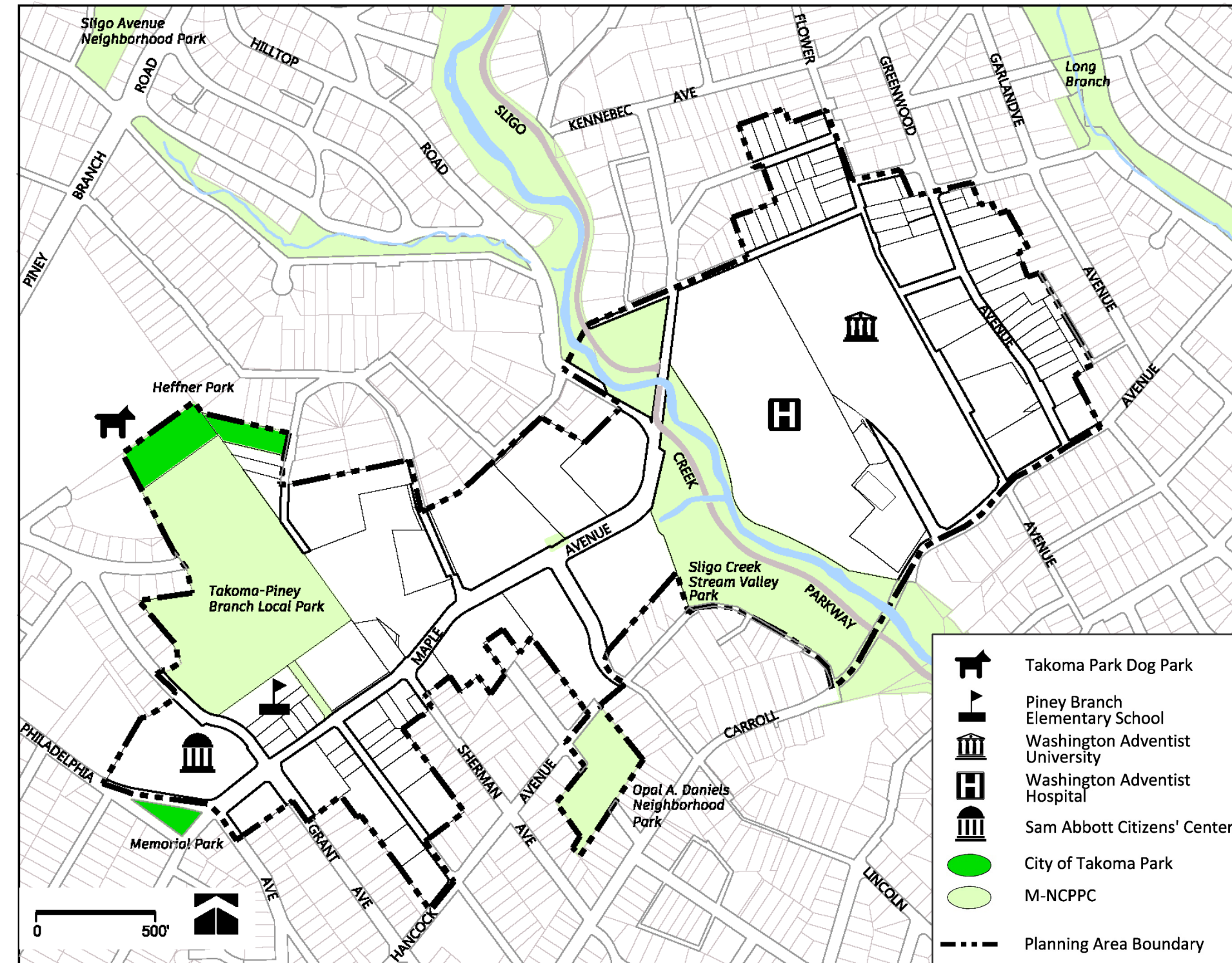
Housing

- Provide flexible zoning for a variety of housing types in the Plan Area
- Promote partnerships, financial and other incentives to preserve and expand housing affordability
- Support consistent enforcement of residential property maintenance standards, building codes, fire codes, and parking standards



Parks and Open Space

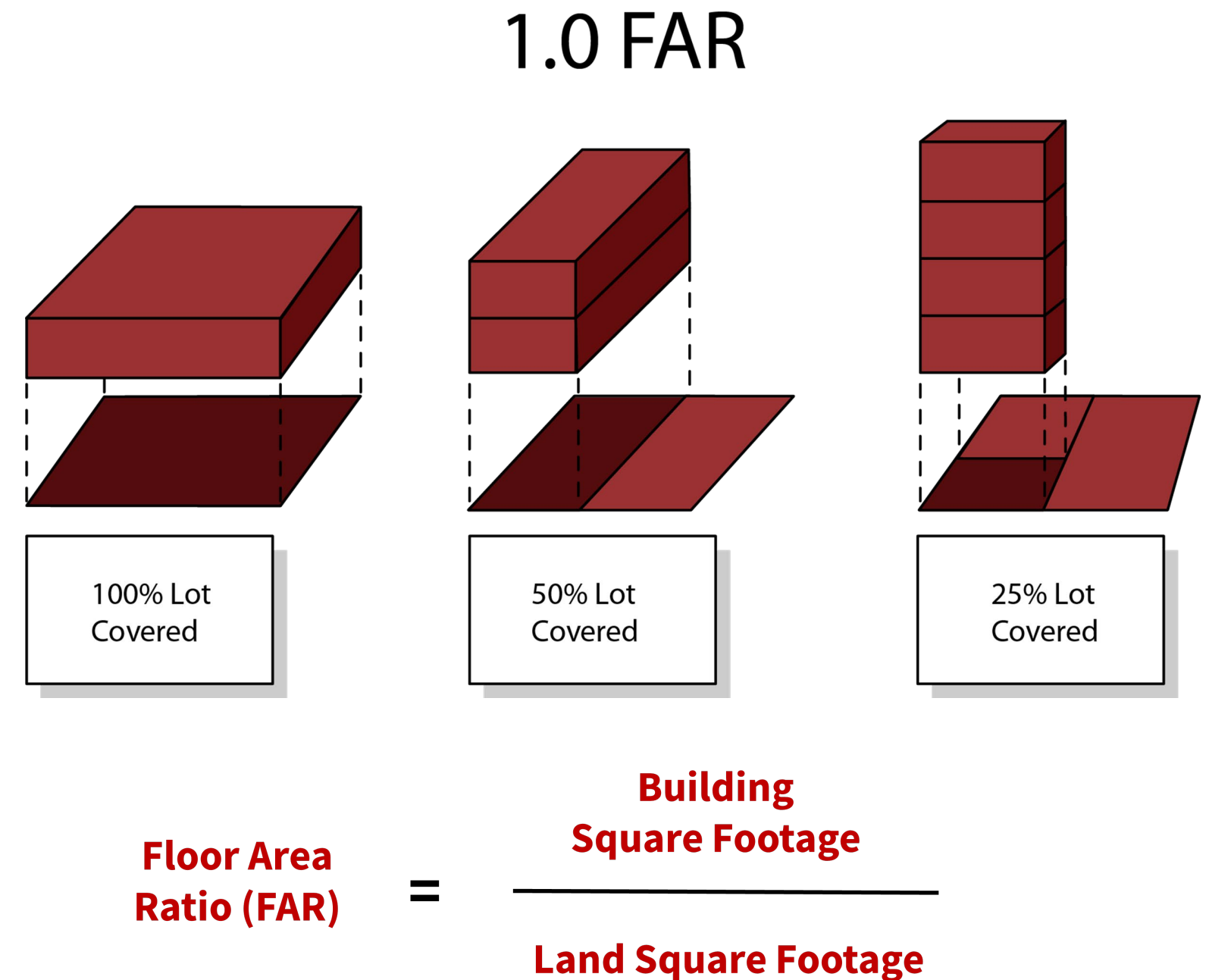
- Sligo Creek Park
 - Enhance ecological health and performance
 - Restore Brashear's Run
 - Placemaking and natural and cultural resource interpretation
- Opal Daniels Park
 - Study potential for community garden
- District-specific recommendations



District Recommendations

FAR and Overlay Zones

- FAR is the ratio of the gross floor area of a building to the area of the property on which it is located.
- Higher FAR means more development is allowed on a property.
- An Overlay Zone imposes a set of requirements or restrictions in addition to those of the underlying zone.



Municipal District

Municipal District: Civic Heart of the City

Public facilities:

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



Land Use and Zoning

- Rezone City and MCPS properties (currently zoned for single-family houses) on Maple Avenue to mixed-use CRT zoning consistent with other Maple Avenue properties for future development flexibility
 - FAR 2.5
 - Maximum building height
 - 45 feet on Philadelphia Avenue
 - 150 feet on Maple Avenue
- Rezone properties on Oswego Avenue, including Public Works and 2 private properties to R-40 to allow duplexes



Takoma–Piney Branch Local Park

- Add lighting to improve safety and extend use during non-daylight hours
- Explore opportunities to add additional trail connections to the park during redevelopment of adjacent properties



Maple Avenue District

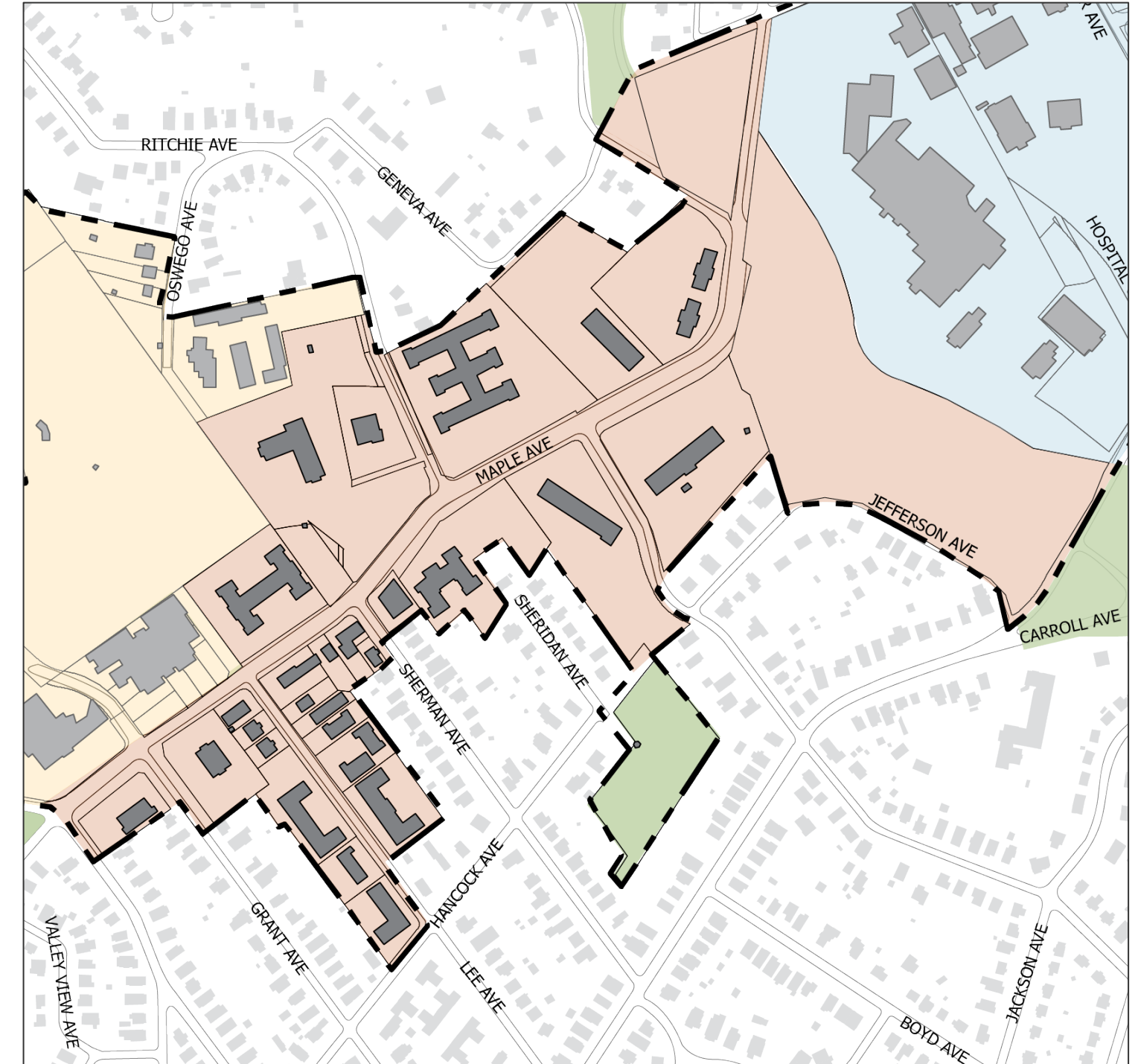
Maple Avenue: Established Residential Center

- Most Plan Area residents live here:
 - Mid-high-rise apartment buildings with large surface parking lots
 - Neighborhood-serving retail
 - Steep topography



Land Use and Zoning

- Rezone properties (primarily a mix of multi-family zoning) to mixed-use CRT zoning for future development flexibility
 - FAR 2.5 on Maple Avenue, otherwise 1.5 FAR
 - Maximum building height 150 feet on Maple Avenue, otherwise 65 feet
- Remove obsolete Community-Serving Retail Overlay Zone
- Support infill development while retaining sufficient parking for residents
- Minimize impacts to Brashear's Run and Sligo Creek



Maple Avenue Reimagined

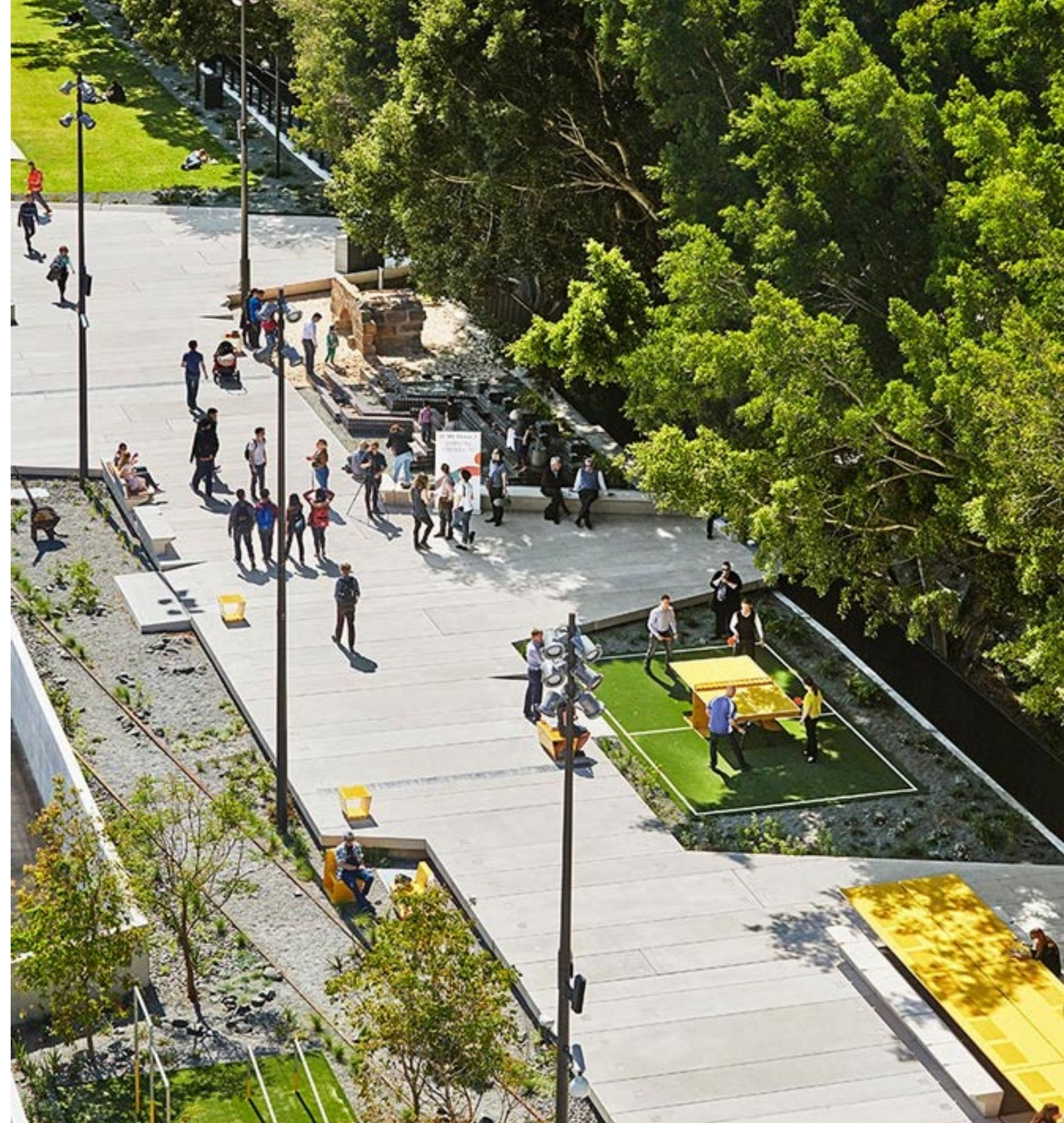
- Incorporate the City of Takoma Park Maple Avenue Connectivity Project
- Roadway design that prioritizes pedestrian, bicycle, and transit users
- High-visibility crossings, contiguous, ADA compliant sidewalks
- High-quality bicycle facilities
- Reduction in the number of driveway entrances
- Reconstruct the bridge over Sligo Creek



Maple Avenue Reimagined

Green Promenade can make use of existing stormdrain and other easement areas

- wide sidewalks
- improved lighting
- gathering places



Sligo Creek Stream Valley Park

- Conduct a feasibility study for a food forest or orchard project

LAYERS OF A FOOD FOREST

1. Canopy

Large Fruit & Nut Trees

2. Low Tree Layer

Dwarf Fruit Trees

3. Shrub Layer

Berry Bushes & useful Shrubs

4. Herbaceous

Flowers, Herbs & Vegetables

5. Soil Surface

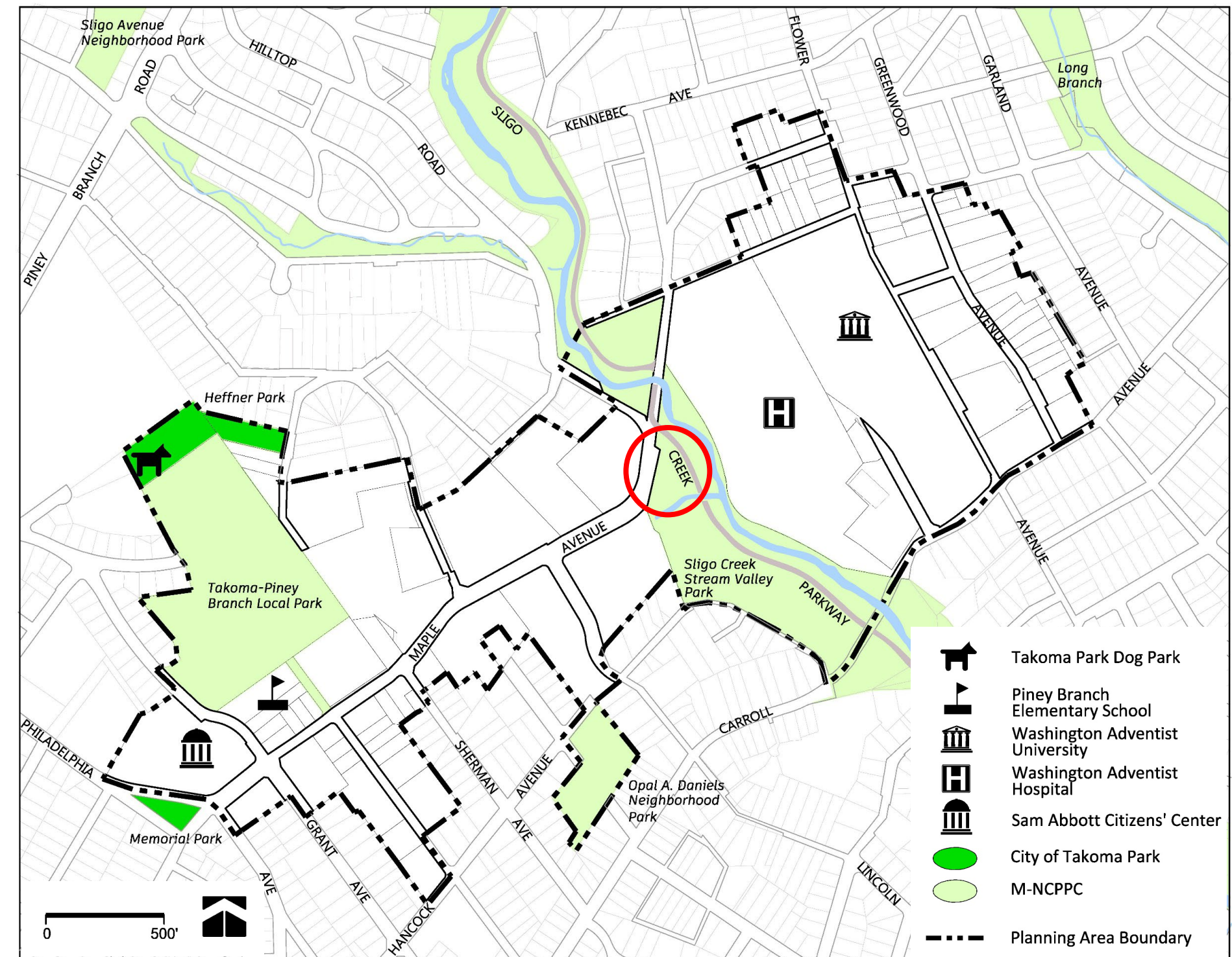
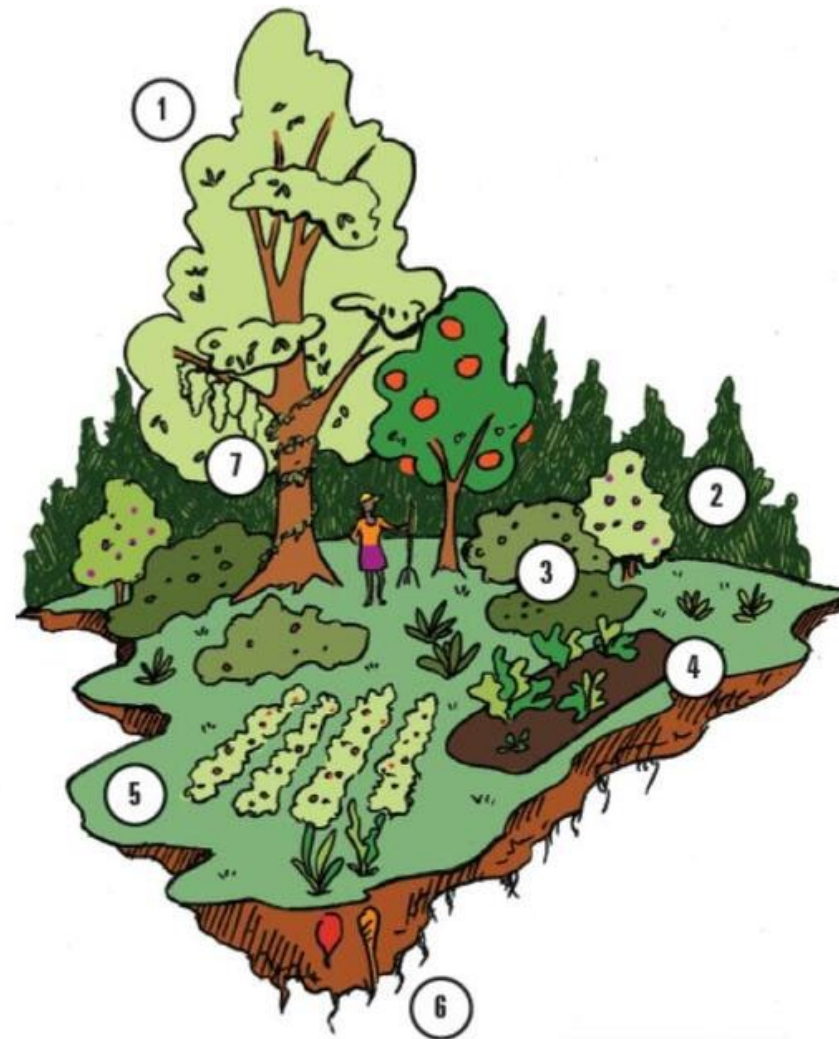
Low-Growing Ground Covers

6. Root Layer

Fungi and Root Vegetables

7. Vertical Layer

Vines & Espaliers



Flower Avenue District

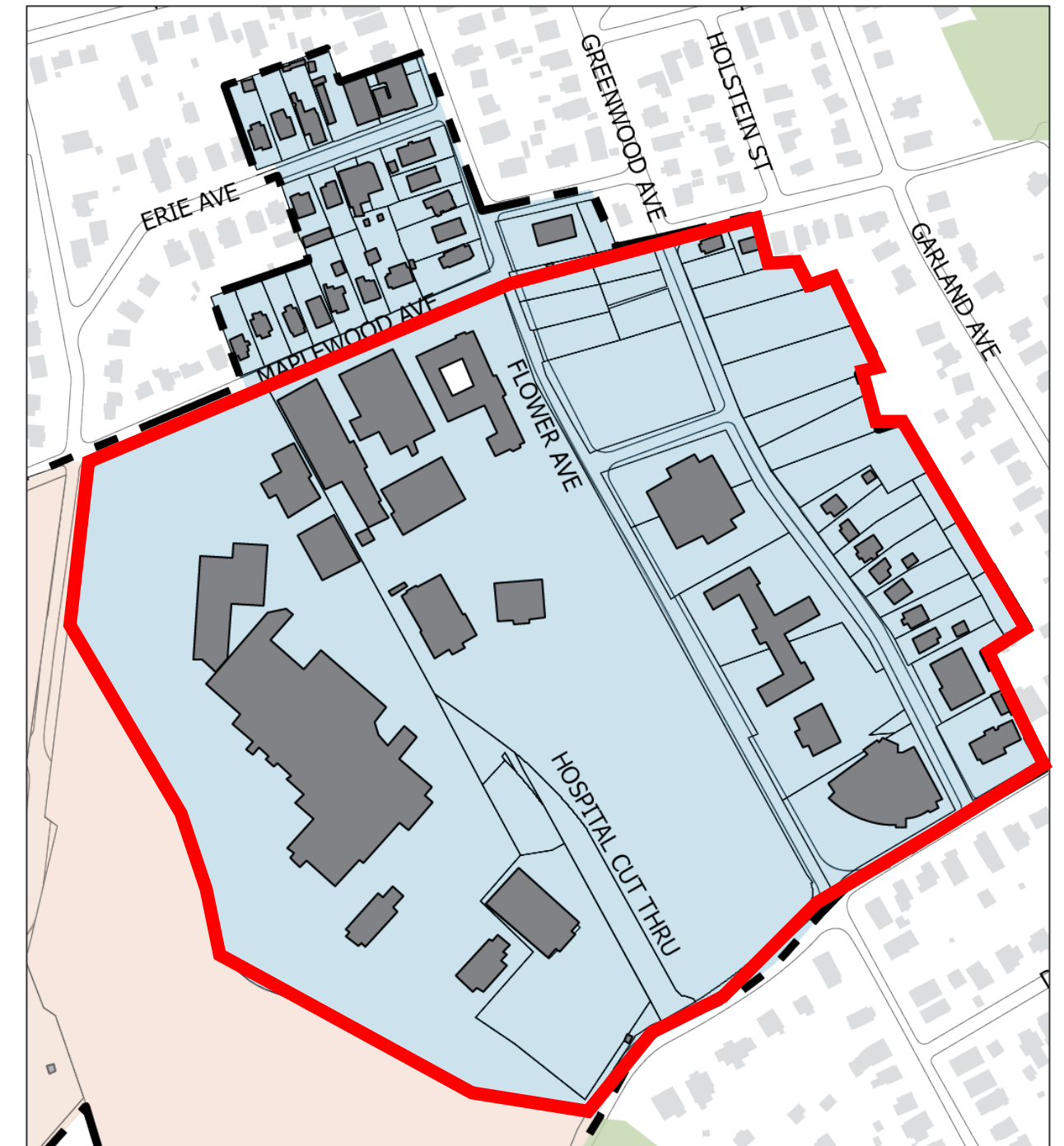
Flower Avenue District: Yesterday & Tomorrow

- Washington Adventist Campus
 - Hospital
 - University
- Neighborhood-serving retail at Erie Center
- Mix of single and multi-unit housing on campus edges
- Compatibility with adjoining single-family neighborhoods



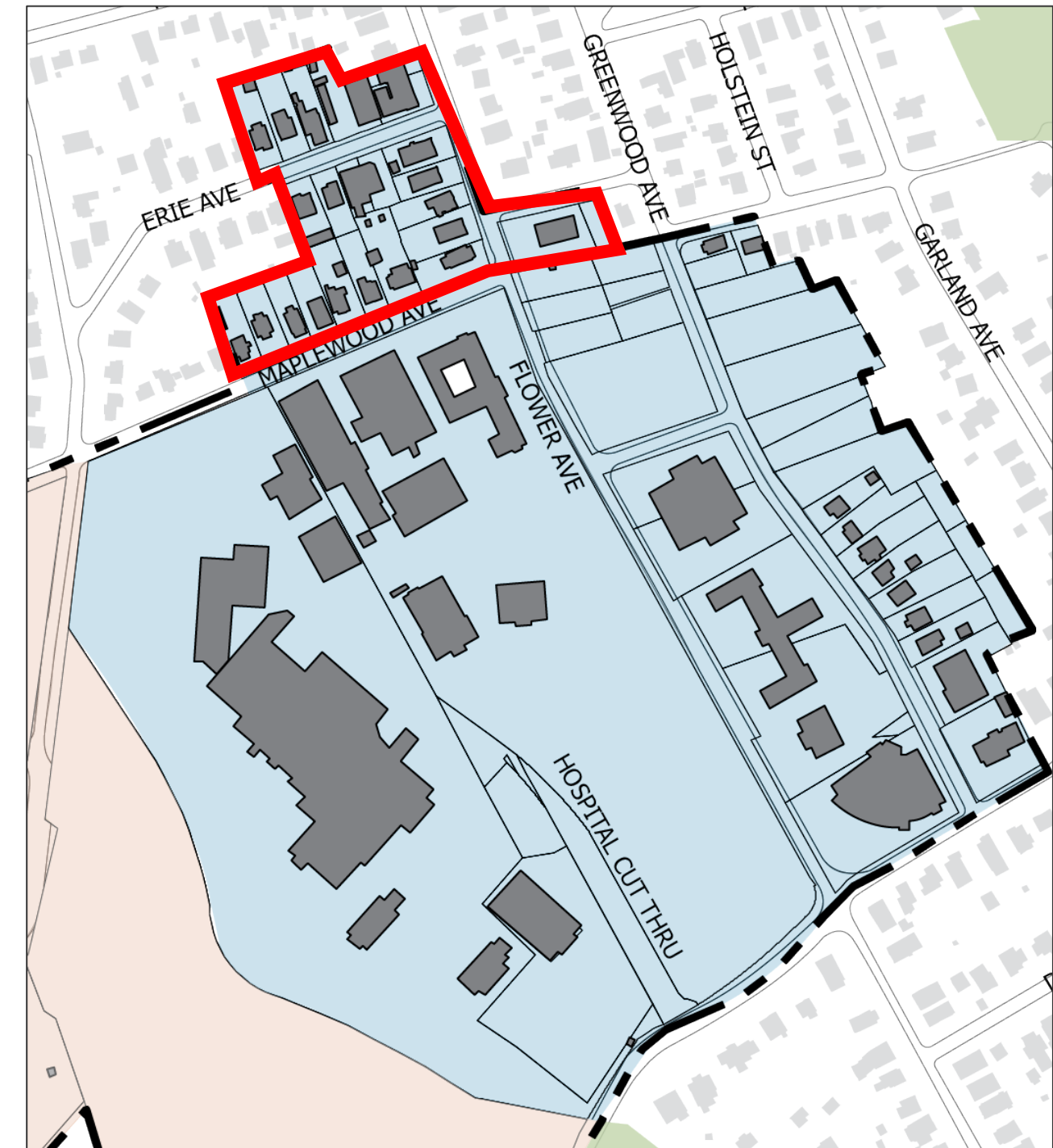
Land Use and Zoning: Campus

- Rezone campus properties (currently a mix of single-family housing zoning) to mixed-use CRT and CRN zoning for compatible future development flexibility
 - FAR 1.25 on Flower Avenue, 0.75 next to single-family homes
 - Maximum height 120 feet on Sligo Creek, 70 feet on Flower Avenue, and 55 feet next to single-family homes
- New public open space
- Minimize impacts on Sligo Creek
- Community facility co-location potential



Land Use and Zoning

- Rezone properties from the Erie Center to the campus along Flower Avenue and Maplewood Avenue from a mix of single-family and multi-family zoning to mixed-use CRN zoning for future development flexibility
 - FAR 1 except as required to address non-conforming properties
 - Maximum height 45 feet
- Remove obsolete TP-ESS CROZ
- Compatibility with adjacent residential uses



Enhanced Access

- Terminate Green Promenade from Municipal District to the Flower Avenue District (Washington Adventist campus), with wide sidewalks, better lighting and places to sit and visit with neighbors
- Connect surrounding communities through campus to Sligo Creek Park and Maple Avenue District
- Improve Carroll Avenue sidewalks
- Opportunity for campus mobility hub for better bus, micro-transit access

What's Next

Timeline



Contact Us

Melissa Williams, Project Lead

TakomaParkMMA@montgomeryplanning.org

301.495.4642

Sign up for our eLetter

www.montgomeryplanning.org/takomapark

