

CITY OF TAKOMA PARK

August 16, 2023



Minor Master Plan Amendment Information Session

Presented by:
Mayor Talisha Searcy &
City Councilmembers Fulcher, Dyballa, Gibson, & Small



Credit: Sam Kittner

Agenda

- Introduction
- Video Presentation of the Public Hearing Draft
- Presentation on Additional Plan Details & Context
- Review of May Council Resolution
- Question & Answer Session

Minor-Master Plan Amendment Public Hearing Draft Presentation



https://youtu.be/6rmlj6_fGdM

*Montgomery Planning Presentation to City Council on 5/24/2023
(please note video has been edited to allow more time for Q&A)*

Takoma Park Plans

1 MMPA Timeline

- 
- **July 2020:** Initial Presentation to City Council
 - **July 2021:** City Council vote to approve project scope (Resolution 2021-22)
 - **March 2022:** Existing Conditions Presentation
 - **October 2022:** Community Open House
 - **April 2023:** Preliminary Recommendations Presentation to City Council
 - **May 2023:** Working Draft Presentation to City Council
 - **June 2023:** City Council Resolution 2023-16
 - **September 2023:** Planning Board Hearing
 - **Winter 2023-2024:** Planning Board Work Sessions, County Council - Review/Public Hearing/Work Sessions, Approval and Adoption

2 Relevant Takoma Park Plans

- Housing and Economic Development Strategic Plan (2019)
- Sustainability and Climate Action Plan (2019)
- City Council Resolution 2017-28 (*Resolution Committing the City Council to Systematically and Deliberately Apply a Racial Equity Lens in Decision-Making*)
- City Council Resolution 2019-15 (*Declaring a Climate Change Emergency*)
- City Council Resolution 2019-22 (*Supporting Regionalism in the Washington Metropolitan Area*)
- Thrive Montgomery 2050 (2022, County)
- Maple Avenue Connectivity Project (*current*)

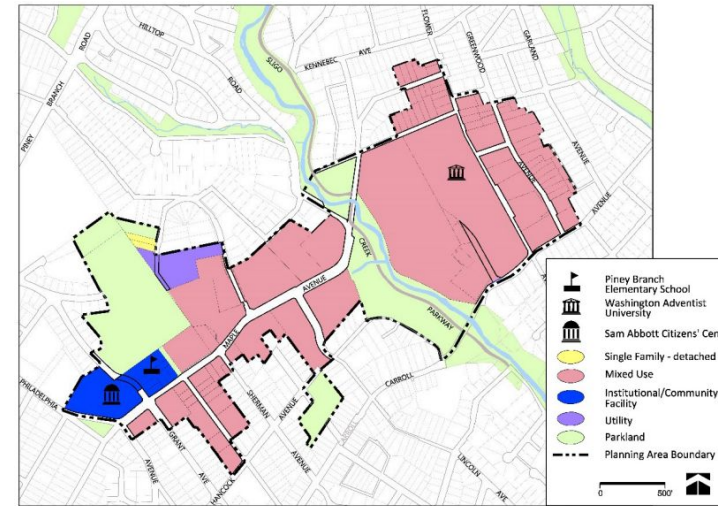
Land-Use & Housing





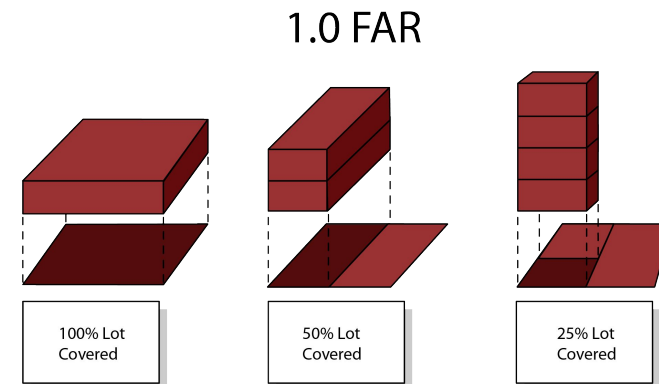
How To Think About Land-Use Within the Plan?

1 Uses



Map 4: Proposed Land Use

2 Density

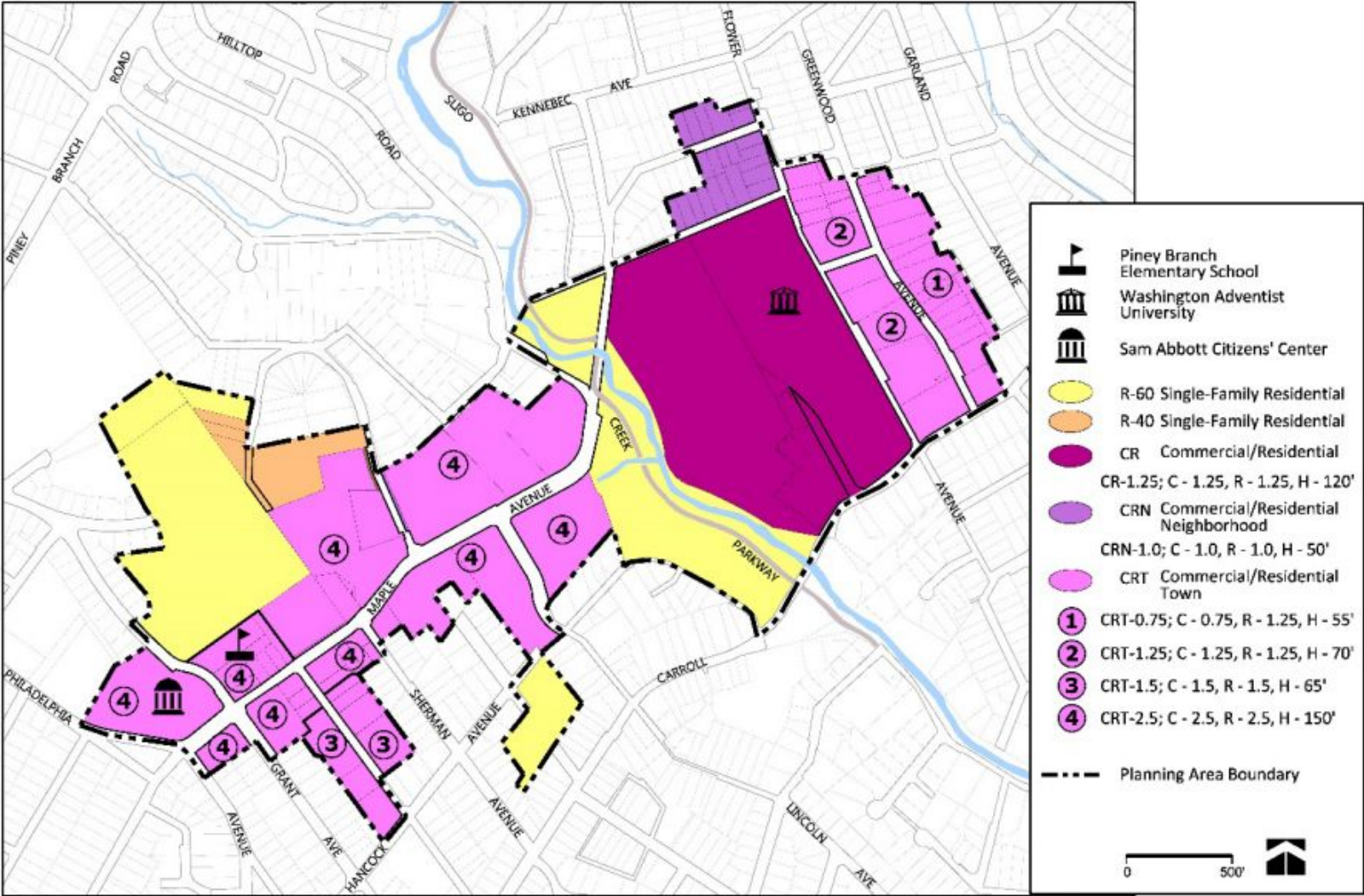


ZONING

Zoning regulates the location, size, and uses of buildings allows in a specific area, including certain requirements for open space and parking.

The Plan Area currently includes a mix of single- and multi-family residential zoning with a small amount of mixed-use zoning.

The Public Hearing Draft proposes a more uniform, flexible mixed-use zoning type for most of the plan area.



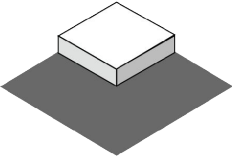
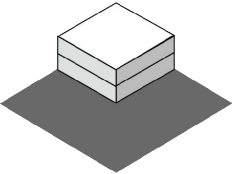
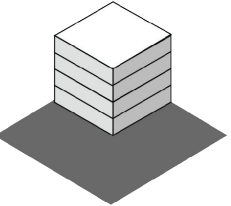
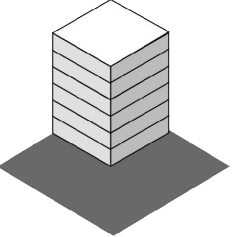
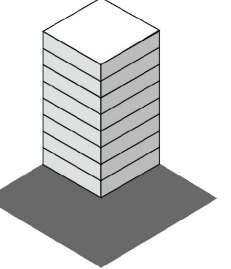
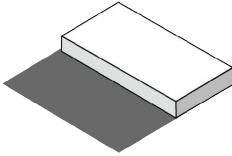
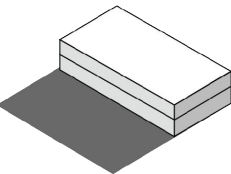
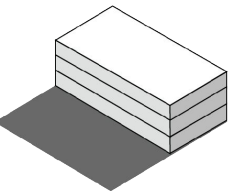
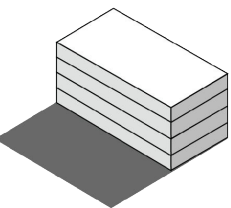
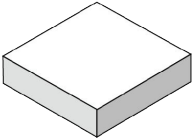
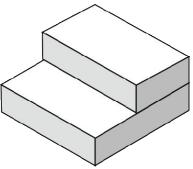
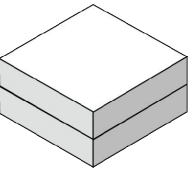
Map 6: Proposed Zoning

FLOOR AREA RATIO (FAR) & HEIGHT

The Floor Area Ratio (FAR) is the relationship between the amount of allowable floor space in a proposed building (gross floor area) and the total size of the piece of land being built upon.

Example: A 100,000 ft² property with 1.0 FAR would allow a building with 100,000 square ft² of floor area, divided among all the floors of the building, up to the allowable height.

Example:
Hospital campus proposed zoning:
CR-1.25 C-1.25 R-1.25 H-120

<div>FAR</div> <div>COVERAGE</div>	0.25	0.5	1	1.5	2
25%					
50%	N/A				
100%	N/A	N/A			

HOW CAN YOU READ THE PROPOSED ZONING?

R-10

↑ ↑
10 = Allowable uses and densities
R = Land-Use Type (Residential)

CRT = Land-Use Type
(Mixed-Use)

↓ ↓ ↓ ↓
1.5 = Floor Area Ratio (FAR) **H** = Height Limit (65')
CRT-1.5 C-1.5 R-1.5 H-65'
↑ ↑
Other allowable uses and densities
C = Commercial; R = Residential

For full details about the Montgomery County Zoning Code, visit:
https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-1

**Sample Building
1**

**Sample Building
#2**

**Sample Building
#3**



What Does the Plan Say About Affordable Housing?

How Does the Plan Impact Affordability?

- 1 "The Takoma Park Minor Master Plan represents one of the first opportunities to implement the vision for housing laid out in Thrive Montgomery 2050 ... In the event of redevelopment, the Plan recommends striving to achieve no net loss of affordable housing." (p 67)
- 2 "Increase the number of income-restricted affordable housing units, especially for low-and-moderate-income households." (p. 69)
- 3 "...there is a need for reinvestment in these buildings to ensure quality, safe, affordable housing. The Plan recommends that the City explore incentives and policy changes to encourage building improvements that extend the life of housing units and provide improvements like increased energy efficiency." (p. 67)
- 4 "This Plan aims to balance this production of new housing with the preservation of existing naturally occurring affordable housing, where possible." (p. 68)



**CURRENT MULTI-UNIT HOUSING STOCK
WITHIN THE MAPLE AVENUE DISTRICT**

Property Type	Number of Properties	Average Years in Service	Total Units
Market-Rate Rental	9	67	485
Deed Restricted Rental	8	66	556
Condominium	5	66	204
Limited Equity Tenant Cooperative	1	65	15
Total	23	66	1,260

**Average Compliance
Period Expiration for
Deed Restricted
Rentals**

2036

**Average Restricted
Covenant Expiration
for Deed Restricted
Rentals**

2051



The MMPO's Impact on Other Services



How are Studies and Additional Planning Incorporated into the Process?

1 Transportation and Traffic Studies

Studies of traffic impacts on the project site and the surrounding roadways are conducted as part of the Development Review process. These studies happen on a project-by-project basis. Each new project is required to conduct studies and propose traffic mitigation efforts.

2 Public Infrastructure (Sewers, Utilities, etc.)

Studies about sewer and utilities impacts are conducted as part of the Development Review process. These evaluations happen on a project-by-project basis. Each new project is responsible for working with the utility and water/sewer companies to ensure infrastructure is appropriately upgraded where needed.

3 Climate Impacts

“After transmittal to the County Council, the Council will hold its public hearing on the Planning Board Draft Plan. The climate assessment will be available no later than seven days prior to the Council’s public hearing.” – Montgomery Planning



How are Studies and Additional Planning Incorporated into the Process? (cont'd)

4

Racial Equity

“During staff work sessions following September 14, 2023 Public Hearing, the Planning Board will consider and discuss the racial equity and social justice impacts of the Minor Master Plan Amendment.” – Montgomery Planning

5

Site Plans & Sketch Plans

The draft Plan proposes that any development on the WAH/WAU campus be proposed as a single sketch plan, rather than broken up in to many smaller projects. This would ensure that requirements for open space, pedestrian infrastructure, stormwater management, schools and traffic impacts are thought about comprehensively.

What About Schools and Other Public Amenities?

1 Schools



2 Public Benefits





How Are the City & Residents Involved in the MMPA and Future Development Processes?

How Will Something Actually Get Built?

DEVELOPING LAND IN MONTGOMERY COUNTY



MONTGOMERY PLANNING'S DEVELOPMENT REVIEW PROCESS



MONTGOMERY COUNTY'S PERMITTING PROCESS

NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION (NRI/FSD) EXISTING CONDITIONS FILED

These plans document existing conditions including historic resources, buildings and structures and environmental conditions on the property. Staff review and approve before any application can be submitted.

APPLICANT COMMUNITY MEETING

Applicant provides notice and hosts a pre-submission community meeting.

APPLICATION FORMALLY ACCEPTED

Application accepted by Montgomery Planning's Intake and Regulatory Coordination (IRC) division and distributed via ePlans to county and state agencies that make up the Development Review Committee (DRC). The 90- or 120-day clock starts.

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

An inter-agency group of representatives from Montgomery Planning and Parks, Maryland State agencies, Montgomery County departments and utility companies which review plans and meet at regulatory scheduled meetings. These meetings are live streamed and open to the public.

REVISIONS AND PLAN PREPARATION FOR PLANNING BOARD HEARING

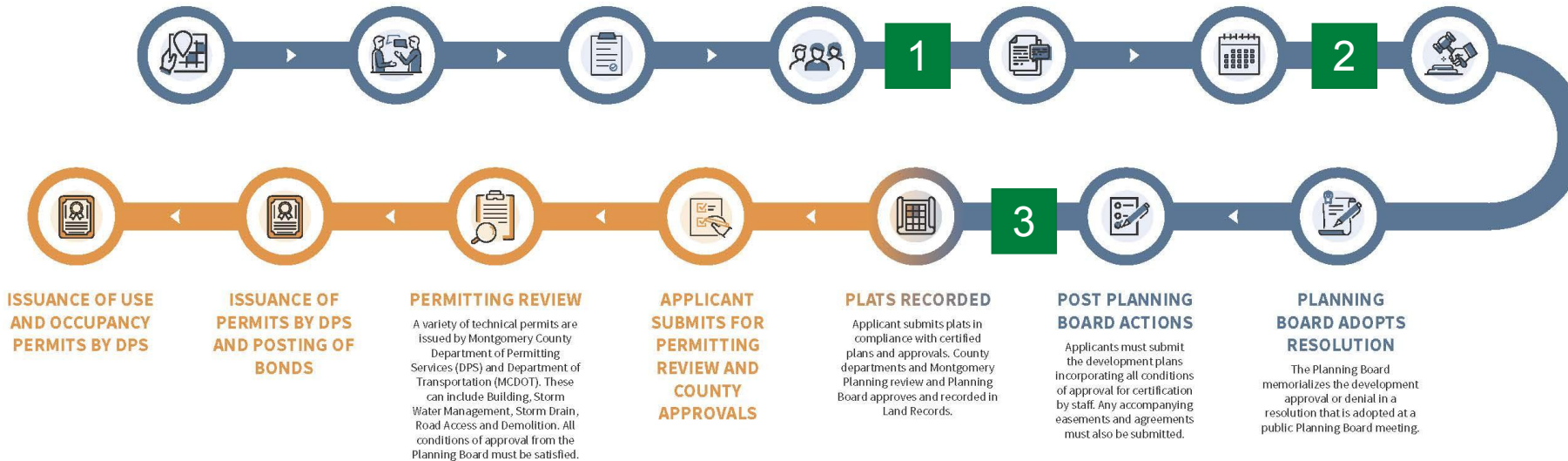
Montgomery Planning and DRC agencies work with applicant to address issues and comments. Plans are revised by Applicant based on comments from the DRC.

STAFF REPORT POSTED TO PLANNING BOARD AGENDA

At least ten days prior to the Planning Board public hearing, the staff report is finalized and staff also mails notice of the hearing date. This serves as Montgomery Planning's formal recommendation to the Planning Board. The staff report is posted to the Planning Board Agenda webpage at least 10 days before the public hearing and mail notice.

PLANNING BOARD PUBLIC HEARING AND DECISION

The Montgomery Planning Board holds a public hearing on the project. Following the hearing, the Planning Board approves or denies the proposed development application.



- 1 Takoma Park City Council may request a presentation from the applicant
- 2 Takoma Park City Council may pass a resolution to the Planning Board
- 3 The City of Takoma Park handles permits for:
 - Stormwater Management
 - Tree Protection
 - Impacts on the City ROW



What Say Do We Have in the Plan?

- **Planning Hearing Draft Public Comment Period** (Present to September 30, 2023)
- **Planning Board Work Sessions:** The Planning Board will review the Public Comment with staff from the Montgomery Planning and Parks Departments, and potentially the City of Takoma Park, to go through the Public Hearing Record to deliberate on potential changes to the Minor Master Plan recommendations.
Planning Board work sessions are held in open session during regularly scheduled Planning Board meetings.
- **Planning Board Draft Plan** (TBD, likely Fall/Winter 2023)
- **Final Minor-Master Plan Amendment prior to County Council adoption** (TBD)

How to Participate in the Process:

Takoma Park Minor Master Plan Amendment

To learn more about the Plan, visit:

M-NCPPC website:

<https://montgomeryplanning.org/planning/communities/downcounty/takoma-park/takoma-park-master-plan/takoma-park-minor-master-plan-amendment/>

City website:

<https://bit.ly/MinorMasterPlan> or search for "Minor Master Plan" in the search bar on the city's website.

How to Give Feedback

Written Comments:

The public record remains open until the end of September. Please submit all written comments and feedback to the Planning Board at MCP-Chair@mncppc-mc.org.

****All comments emailed to city or county planning staff will NOT be included in the public record.****

Public Hearing:

The Montgomery County Planning Board has scheduled a public hearing for the plan on **September 14 at 6 p.m.**

Locations to view/participate:

- In-person: M-NCPPC's Wheaton Headquarters
- Virtual:
<https://montgomeryplanningboard.org/meetings/watch-online/>
- Live stream: Takoma Park's Community Center (7500 Maple Avenue, Takoma Park)

Sign up to testify by 12:00pm on 9/13:

<https://montgomeryplanningboard.org/meetings/signup-to-testify/sign-testify-form/>

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Digging Deeper

The Minor Master Plan Amendment is big document with lots of technical recommendations. City staff are working to put together some resources to help community members better understand elements of the draft plan.

New blog posts will continue to be published through August and September. Check on the most recent, which include topics on:

- What is the Minor Master Plan Amendment?
- [How will these recommendations, improvements, and amenities be implemented?](#)
- How big can you build a building? (And what is Floor Area Ratio - FAR?)
- [CR/CRN/CRT - What are These Mixed-Use Zones and How are They Different?](#)
- How does the plan address public-school capacity?
- [Montgomery County Climate Assessments and Plans](#)
- And more to come!

Printed copies of the Working Draft of the Minor Master Plan Amendment are available to view at the Takoma Park Maryland Library and the Housing & Community Development Department, in addition to being posted on the county and city project websites.



City Council Resolution 2023-16:

- Address the City of Takoma Park's need for a range of housing types
- Retain and improve the existing stock of affordable housing
- Retain the diversity of local businesses
- Ensure that the plan has the flexibility to develop additional public spaces
- Strengthen elements such as connectivity, pedestrian and bicyclist safety, as well as environmental factors including tree canopy growth, stormwater management, climate resilience, and plan level Climate Assessment.
- Continue offering a range of opportunities for feedback throughout the plan development process
- Elaborate on the impact of increasing residential units and retail on service provision across this area, including City services, schools, traffic, and infrastructure.

The review the full City Council resolution text, visit:

<https://documents.takomaparkmd.gov/government/city-council/resolutions/2023/Resolution-2023-16-Minor-Master-Plan.pdf>



Q&A Session

- <https://bit.ly/MinorMasterPlan>

Q&A PROCESS

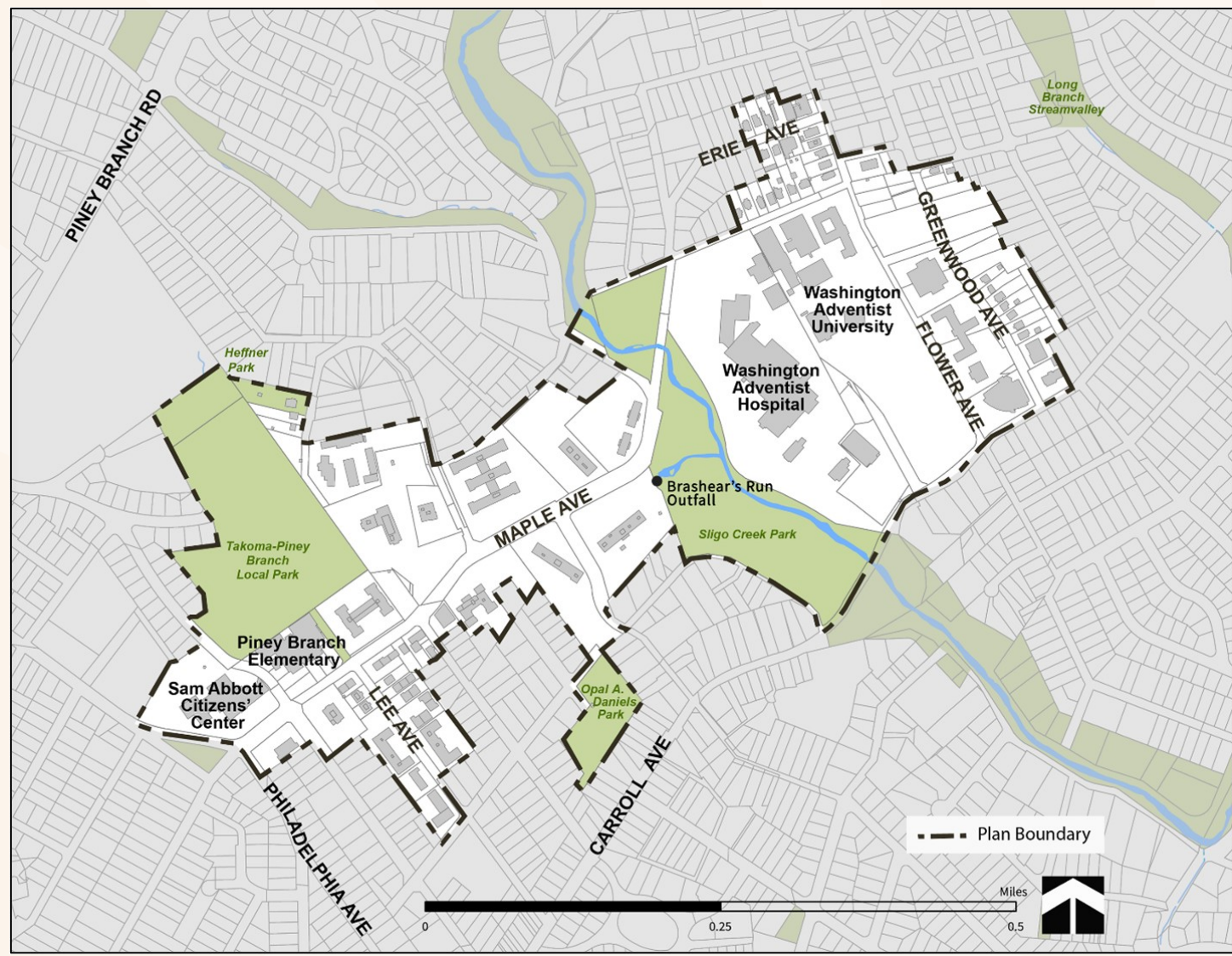
- Tonight is an Informational Session
- Staff and Councilmembers will try to answer factual questions related to the Public Hearing Draft
- Comments on the Public Hearing Draft are welcome but this is not an official part of the Minor-Master Plan review process; if you want to ensure your comments are a part of the public record that informs the Planning Board's work sessions, be sure to follow the public comment instructions
- In order to answer as many questions as possible, please limit your question to one minute



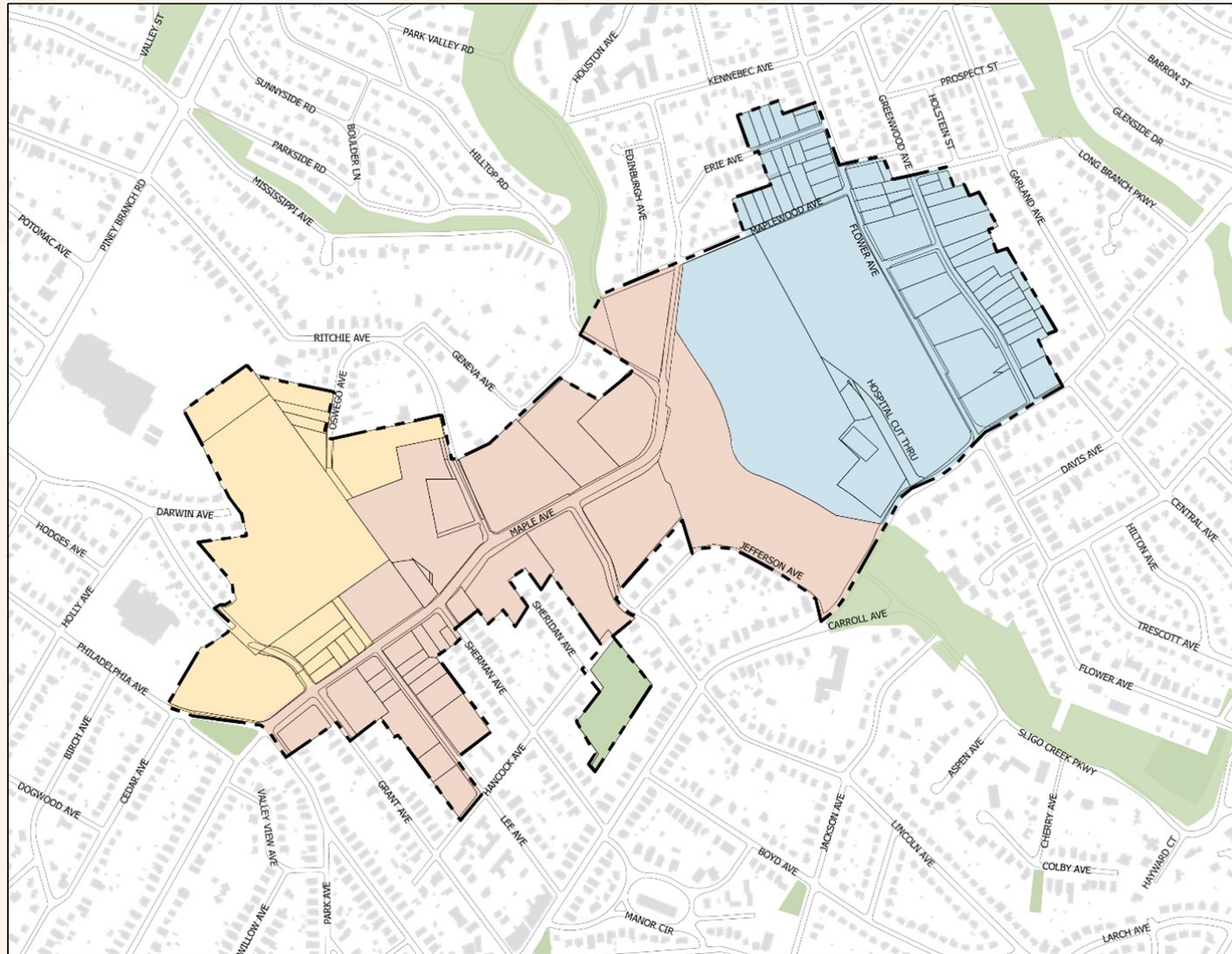
Thank you

- <https://bit.ly/MinorMasterPlan>

Minor Master Plan Amendment Project Area

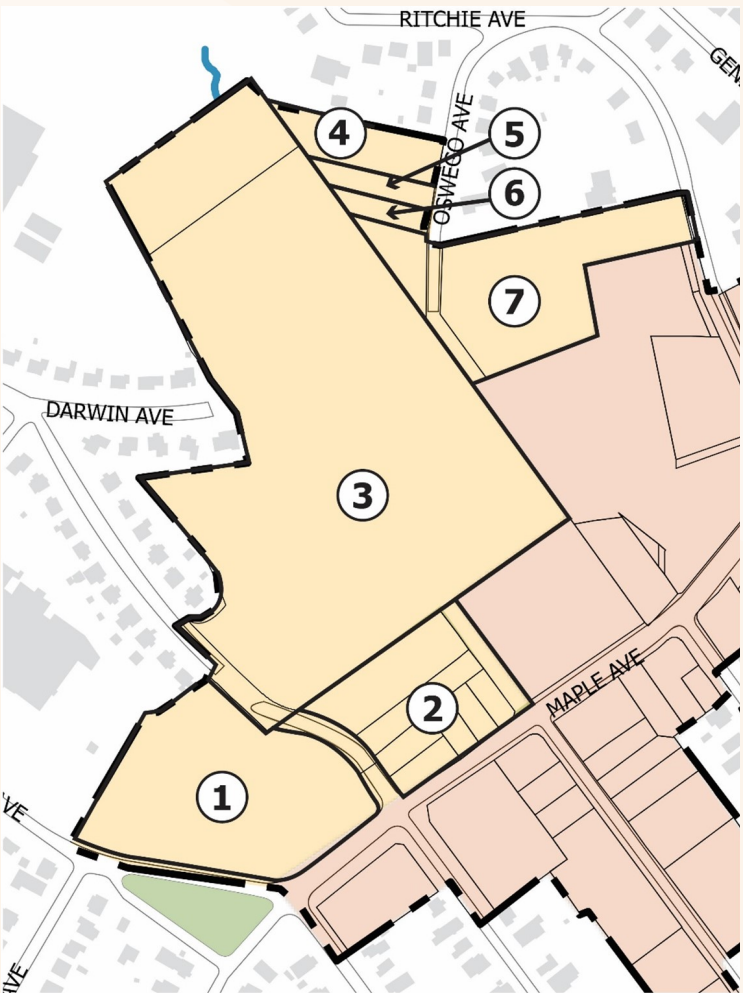


Minor Master Plan Amendment Districts

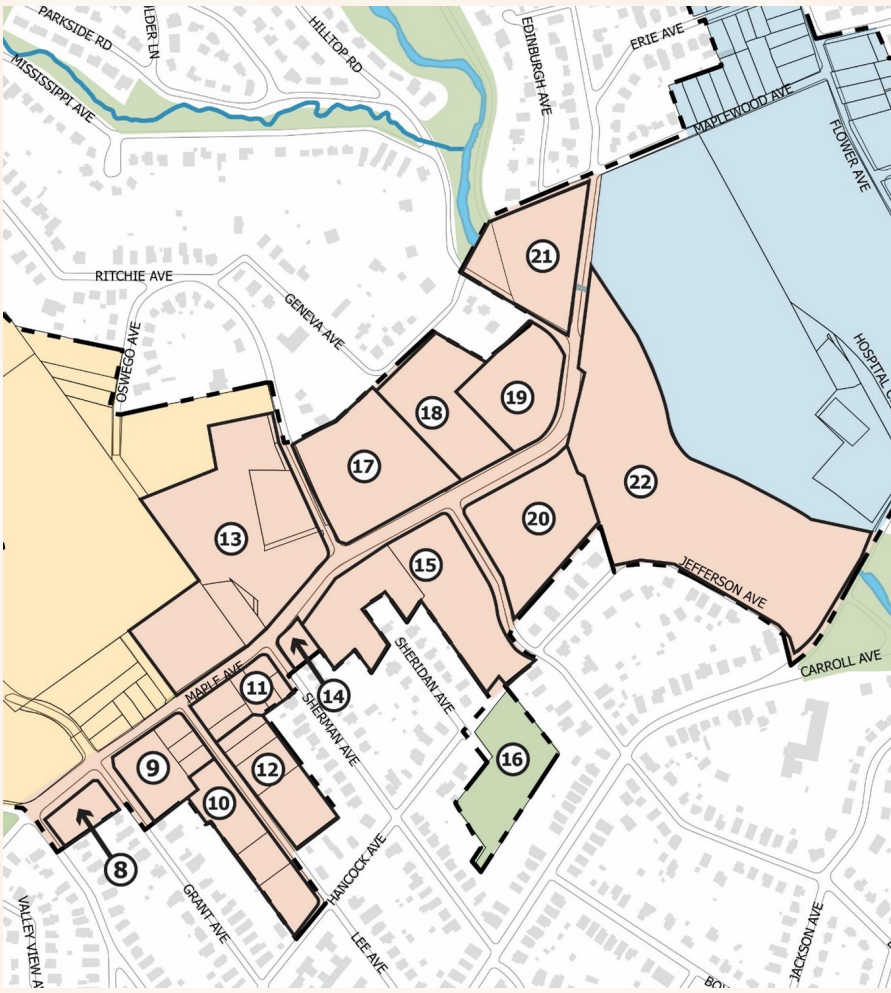


Minor Master Plan Amendment Districts

Municipal District



Maple Avenue District



Flower Avenue District

