

# TAKOMA PARK MINOR MASTER PLAN AMENDMENT WORKING DRAFT BRIEFING



## Description

Staff will present the Working Draft of the Takoma Park Minor Master Amendment (TPMMA) which includes recommendations for land use, zoning, transportation, environment, parks and open spaces, historic preservation, housing and community facilities. Staff seeks approval of the Working Draft as the Public Hearing Draft and requests that the Planning Board set a date for the Public Hearing.

mrw	Melissa Williams, Planner III, Downcounty, <a href="mailto:melissa.williams@montgomeryplanning.org">melissa.williams@montgomeryplanning.org</a> 301.495.4642
LK	Larissa Klevan, Master Plan Supervisor, Downcounty, <a href="mailto:larissa.klevan@montgomeryplanning.org">larissa.klevan@montgomeryplanning.org</a> 301.495.1326
CA	Elza Hisel-McCoy, Chief, Downcounty, <a href="mailto:elza.hisel-mccoy@montgomeryplanning.org">elza.hisel-mccoy@montgomeryplanning.org</a> , 301.495.2115

## STAFF RECOMMENDATION

Approve the Working Draft of the Takoma Park Minor Master Plan Amendment as the Public Hearing Draft and set the Public Hearing Date for July 13, 2023.

## SUMMARY

The Takoma Park Minor Master Plan Amendment is a joint effort with the City of Takoma Park to amend the approved and adopted 2000 *Takoma Park Master Plan*. Although it is a minor amendment, it is for a Plan Area made up of roughly 132 acres and has its own vision, a defined boundary and provides the recommendations typically found in a Master Plan. These recommendations address land use and zoning, historic preservation, environment, transportation, parks, housing and community and public facilities. The goals of these recommendations are to improve quality of life, guide future development and encourage improvements to the natural and built environments within the Plan area.

The Plan also prioritizes the goals and policies of *Thrive Montgomery 2050*, the General Plan for Montgomery County. These include encouraging co-location and adjacency of all essential and public services, retrofitting centers of activity and large-scale older facilities, promoting walkable, bikeable, transit connected neighborhoods and commercial districts and implementing land use and transportation strategies that encourage walking, biking and transit use and improved environmental performance.

## MASTER PLAN INFORMATION

### Draft

Briefing on the Working Draft of the Takoma Park  
Minor Master Plan Amendment

### Lead Planner

Melissa Williams

### Staff Contact

[Melissa.williams@montgomeryplanning.org](mailto:Melissa.williams@montgomeryplanning.org)

301.495.4642

### Date

June 8, 2023

### Planning Division

Downcounty

### Planning Board Information

MCPB

Item No.

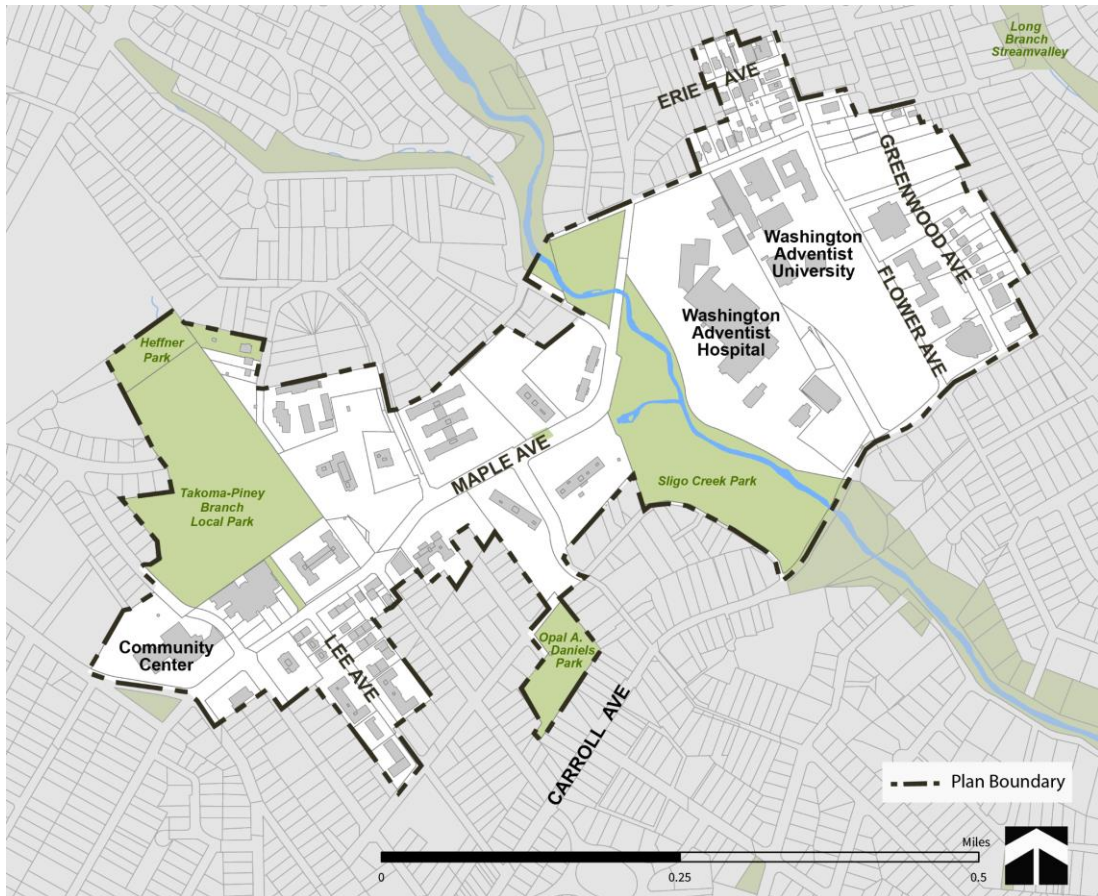


Figure 1. Approved Takoma Park Minor Master Plan Amendment Boundary

The Plan themes include:

- a Reimagined community with new and improved uses for existing spaces and places, and flexible, market-responsive tools to realize them;
- a Resilient community prepared for and able to adapt to, mitigate for, and thrive in the face of climate change; and
- a Reconnected community with improved, safe, and inviting ways to get to parks, shopping, and home and a stronger sense of its past.

The Working Draft is informed by the results of the community engagement efforts, the visioning process and guidance from stakeholders and is the culmination of the joint effort of Staff and the City of Takoma Park. These efforts began in Fall 2021 after the Planning Board approval of the Scope of Work. Staff has also provided briefings to the Planning Board and Takoma Park City Council on Existing Conditions, Community Engagement and Outreach and Preliminary Recommendations.

Staff presented the Working Draft to the Takoma Park City Council in a Public Meeting on May 24, 2023. This will be followed by a June 7, 2023, meeting with the City Council, where Staff will request a resolution of support for the Working Draft to be designated as the Public Hearing Draft.

The key recommendations of the Working Draft include:

- promoting safe, healthy, and convenient connectivity within and between the plan's districts to high-capacity transit beyond the plan area, and to the existing trail network and nearby activity centers
- protecting historic resources and provide for the interpretation of community history to promote a unique sense of place
- embracing climate forward design to minimize climate threats associated with existing site conditions, impacts and local stressors
- implementing the green promenade to provide a green, efficient and attractive connection through the plan area
- envisioning a vibrant, mixed-income community, where the housing stock meets the needs of an economically, socially, and racially diverse community
- rezoning the multi-family residential, municipal, and Washington Adventist campus properties from single-use residential zones to the mixed-use Commercial/Residential Town (CRT) zone at sufficient densities to provide incentives for private reinvestment, to support new development compatible with the adjoining properties, and to create opportunities for new public amenities and needed public facilities

Staff recommends accepting the Takoma Park Minor Master Plan Amendment Working Draft as the Public Hearing Draft and requests that the Planning Board schedule the Public Hearing for July 13, 2023.