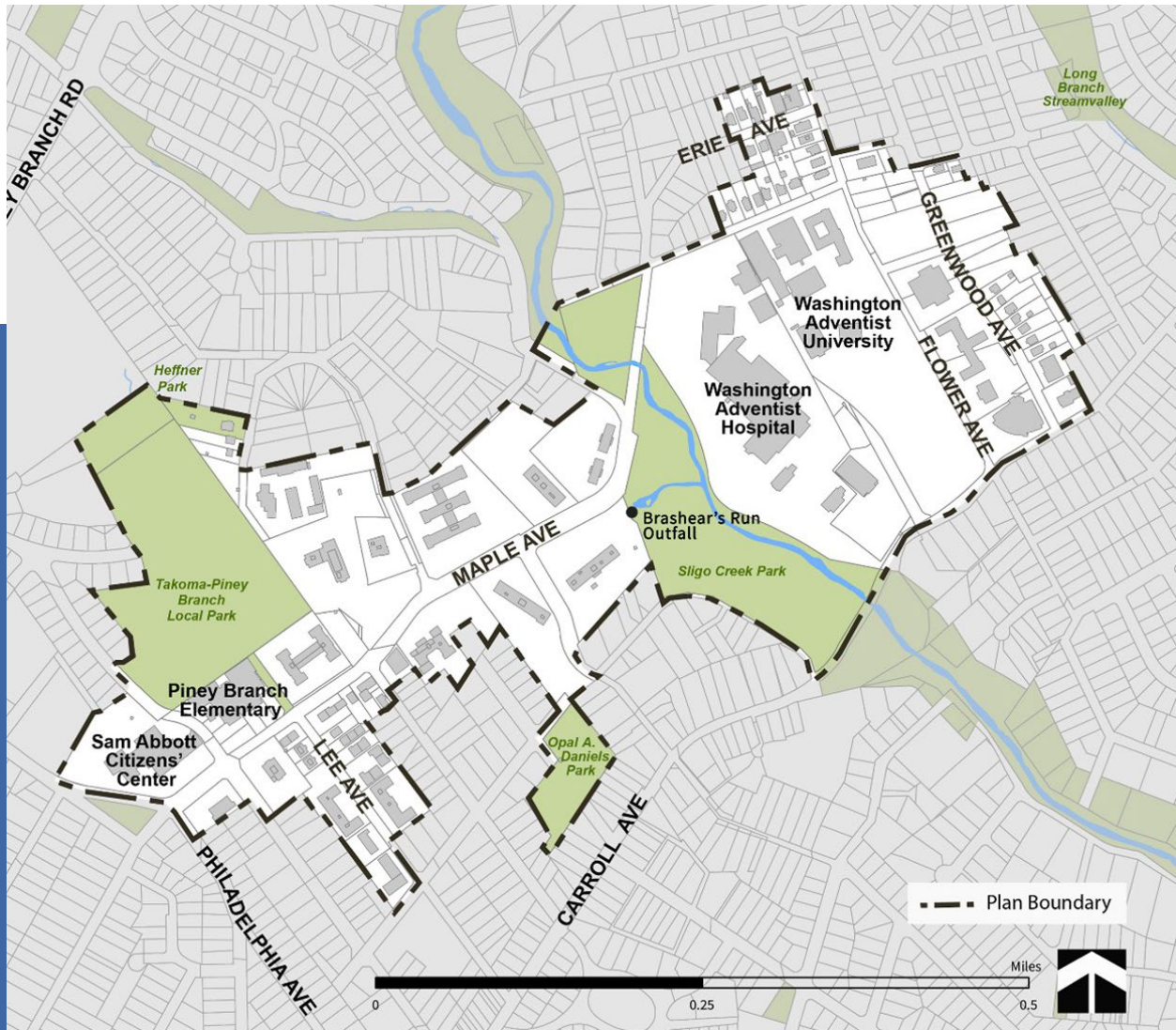


Takoma Park Minor Master Plan Amendment

Work Session #1



Description

The City of Takoma Park is an incorporated municipality located in Montgomery County, Maryland, bordering Prince George's County to the east and the District of Columbia to the south. It is well-served by public transportation, providing efficient access to major employment and activity centers within the region via Metrobus, the Takoma Park Metro Station, and the two planned Purple Line stations. It is home to Washington Adventist University, which was founded in 1904 by the Seventh-day Adventist Church.

MASTER PLAN INFORMATION

Public Hearing

Takoma Park Minor Master Plan Amendment

Date

October 19, 2023

Lead Planner

Melissa Williams

Planning Division

Downcounty




Staff Contact

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MCPB Item #7

Date: 10-19-2023

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Summary

The *Takoma Park Minor Master Plan Amendment (TPMMA)* is an amendment to portions of the 2000 *Takoma Park Master Plan*. It also amends *Thrive Montgomery 2050*, the County's General Plan; the 2013 *Countywide Transit Corridors Functional Master Plan*; the 2018 *Master Plan of Highways and Transitways*, as amended; and the 2018 *Bicycle Master Plan* and the *Master Plan of Historic Places*. This Plan focuses on improving quality of life, guiding future development and encouraging improvements to the natural and built environments. Recommendations are provided for land use, zoning, housing, transportation, parks, trails and open space, the environment, community facilities, and historic preservation.

The *Takoma Park Minor Master Plan Amendment (TPMMPA)* covers a roughly 132-acre area along Maple Avenue and Flower Avenue from Philadelphia Avenue to the west and the Washington Adventist University campus to the east. The Plan Area includes a variety of land uses, including residential, municipal, and institutional. It is home to the Takoma Park Community Center and Public Works Department, Piney Branch Elementary School, numerous mid- and high-rise apartment buildings, the Erie Center commercial area, the Washington Adventist University and the former Washington Adventist Hospital, as well as Takoma-Piney Branch Local Park, Heffner Park, Opal Daniels Park, and Sligo Creek Park.

On June 7, 2023, staff presented the Working Draft of the *Takoma Park Minor Master Plan Amendment* to the Takoma Park City Council and requested a resolution in support of the Working Draft to be authorized as the Public Hearing Draft and the setting of a Public Hearing date. On June 8, 2023, the Planning Board authorized staff to prepare the Public Hearing Draft of the *Takoma Park Minor Master*

Plan Amendment. The Public Hearing was advertised on June 26, 2023, and the Public Hearing was held on September 14, 2023, at 6:30 pm in the auditorium of the Wheaton Headquarters Building at 2425 Reedie Drive in Wheaton. A satellite location was also available for the Public Hearing in Takoma Park, where participants could testify and view the Public Hearing.

The full recording of the public hearing can be found here, beginning at the 4:18:00 mark:

https://mncppc.granicus.com/MediaPlayer.php?view_id=7&clip_id=2858

In this first work session staff will review the organization of the work sessions and provide a summary of the public record, including written testimony. Staff will also provide an overview of the City of Takoma Park Resolution 2023-33. If time permits, Staff will begin reviewing area-wide plan recommendations and related testimony.

The following topics are expected to be reviewed at the work sessions as follows (topics and dates of the subsequent work sessions may be subject to change):

October 19, 2023:

- Organization of the work sessions and schedule
- Review of public record and testimony
- Overview of Takoma Park City Council Resolution 2023-33
- Area-wide Recommendations

November 2, 2023

- Review of text changes from October 19th and Board vote(s)
- Area-wide Recommendations (cont.)
- District Recommendations

November 16, 2023

- Review of text changes from November 2nd and Board vote(s)
- Implementation Chapter
- Review Takoma Park City Council Resolution 2023-33

November 30, 2023

- Review of text changes from November 16th and Board vote(s)
- Review any additional text changes

December 14, 2023

- Vote to transmit to County Executive and County Council

A summary of the written testimony, a matrix of the written testimony, a complete record of the written testimony and a copy of the Takoma Park City Council Resolution 2023-33. A transcript of the September 14, 2023, Public Hearing has been requested and will be included when it is available.

Attachments

- Matrix of the written testimony submitted for the Planning Board Public Hearing
- Summary of public comments, specifically comments submitted by September 30, 2023
- Takoma Park City Council Resolution 2022-33
- Written testimony submitted by September 30, 2023.