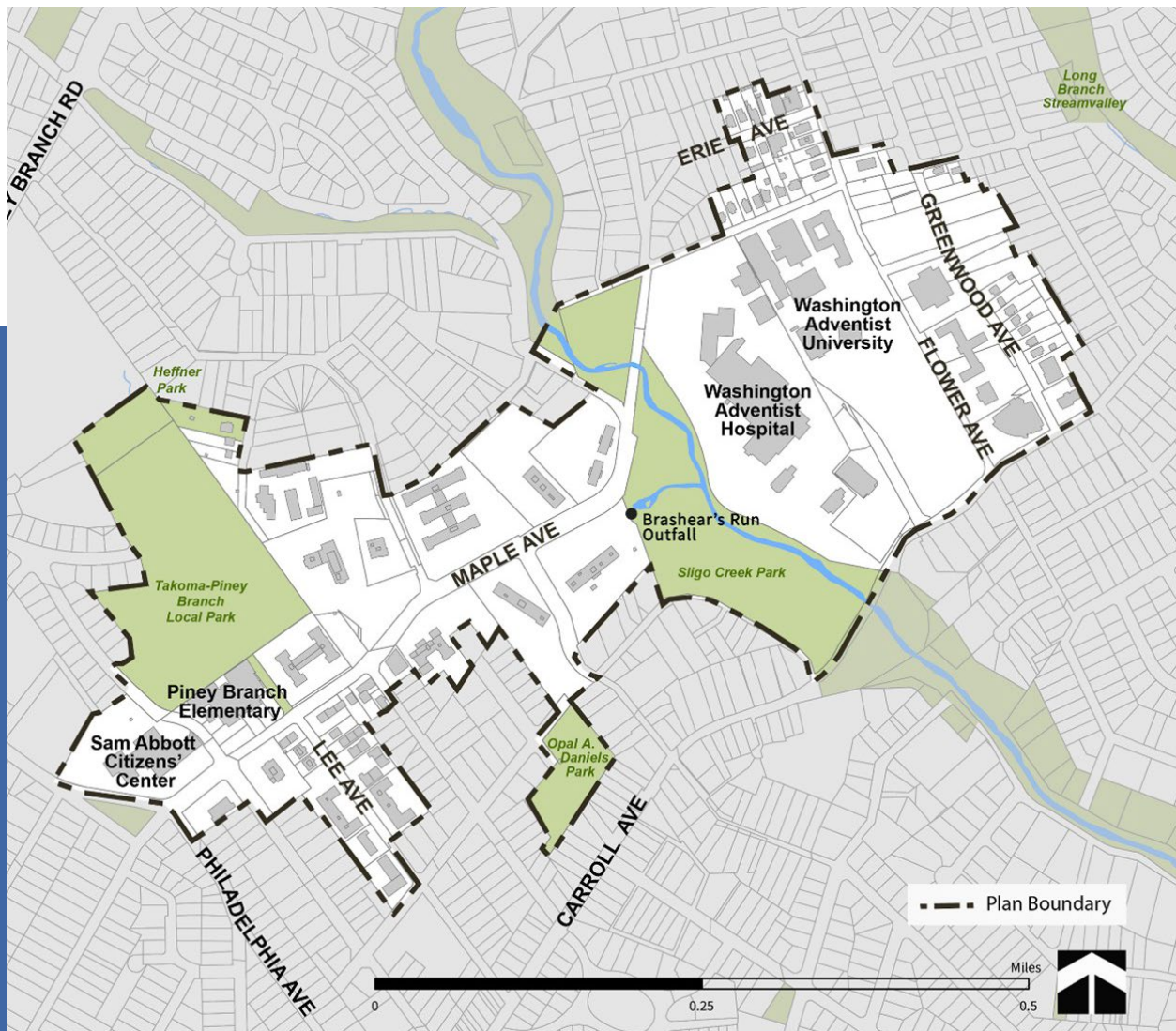


TAKOMA PARK MINOR MASTER PLAN AMENDMENT

WORKSESSION #4



Description

This worksession will focus on Section 3.3.2: Housing which will complete the review of Chapter 3: Plan-Wide Recommendations and related testimony. Staff will begin Chapter 4: District Recommendations and will review the Plan recommendations for the Municipal District and the Maple Avenue District. Staff will provide an overview of plan recommendations and related testimony. Staff will also provide the language requested by the Planning Board at the November 2nd worksession.

MASTER PLAN INFORMATION

Public Hearing

Takoma Park Minor Master Plan Amendment

Date

November 16, 2023

Lead Planner

Melissa Williams

Planning Division

Downcounty

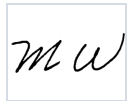
Staff Contact

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301-495-4642

MCPB Item #13

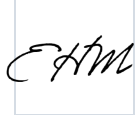
Date: 11.16.23



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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.

The Planning Board Public Hearing for the TPMMPA was held on September 14, 2023, at 6:30 pm in the auditorium of the Wheaton Headquarters Building at 2425 Reedy 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 November 9th worksession addressed historic preservation recommendations including amendments to the *Master Plan for Historic Preservation*, inclusion of a Community History narrative, and other recommendations related to interpretive signage and adaptive reuse among other topics. Additionally, the Historic Preservation Commission recommended the Planning Board adopt the staff-drafted Community History narrative as part of the Planning Board Draft Plan.

Worksession #3 will focus on the recommendations and related public testimony for the remainder of Chapter 3: Resilient, 3.3.2 Housing, and a portion of Chapter 4: District Recommendations. This will include 4.1: Municipal District and 4.2: Maple Avenue District. Staff will also provide any language or edits from previous worksessions, as requested by the Planning Board.

Staff will complete the review of Chapter 4 on November 30th. This worksession will focus on 4.3: Flower Avenue District and Chapter 5: Implementation and related testimony.