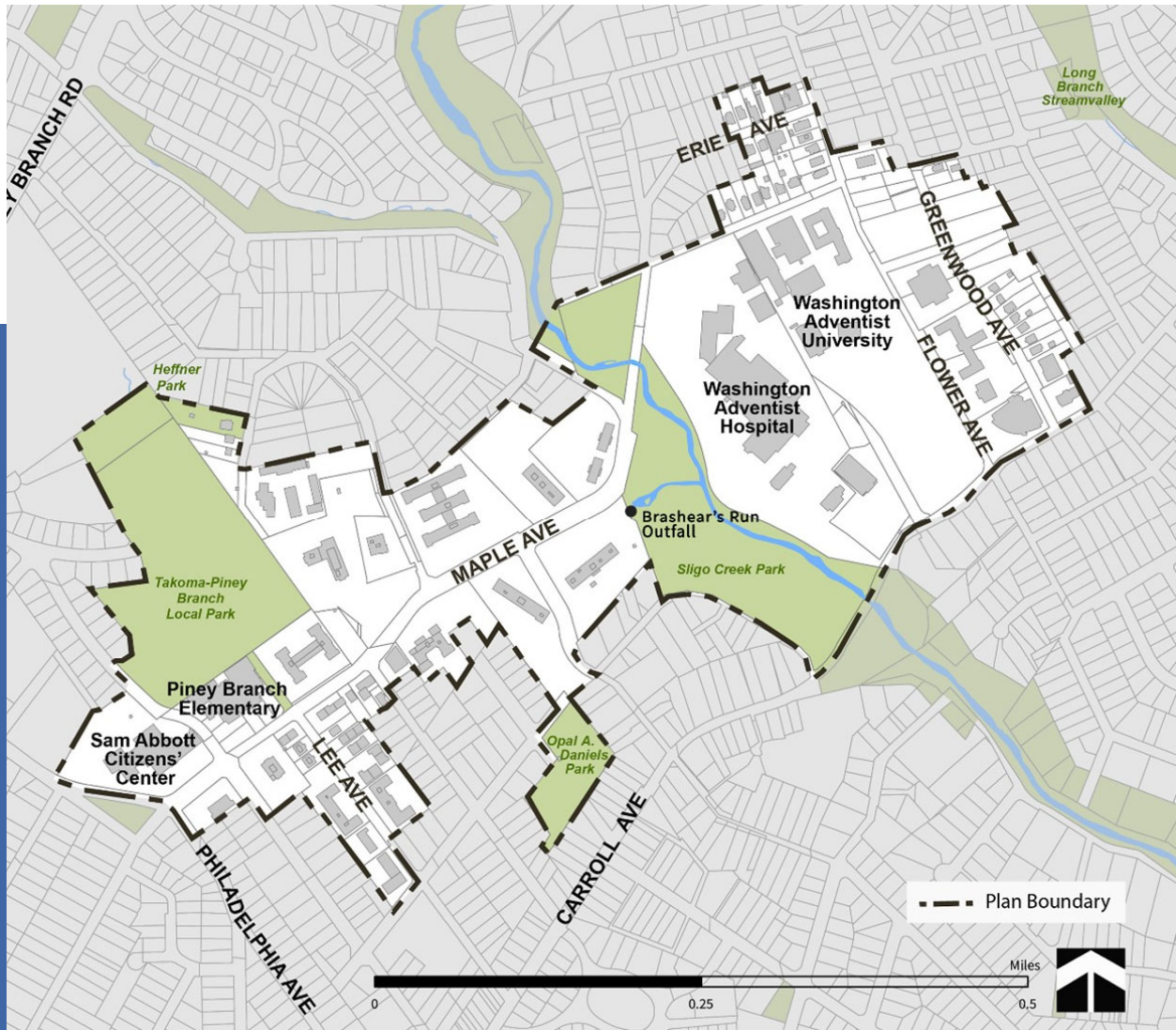


TAKOMA PARK MINOR MASTER PLAN AMENDMENT

WORK SESSION #5



Description

This worksession will focus on the remainder of Chapter 4 (4.3 Flower Avenue District) and Chapter 5 Implementation, as well as any additional issues raised by the Takoma Park City Council Resolution that have not already been discussed in a previous worksession. Staff will also provide the language requested by the Planning Board at the November 16 worksession and updated graphics.

MASTER PLAN INFORMATION

Public Hearing

Takoma Park Minor Master Plan Amendment

Date

November 22, 2023

Lead Planner

Melissa Williams

Planning Division

Downcounty

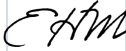
Staff Contact

Melissa.williams@montgomeryplanning.org

301-495-4642

MCPB Item #

Date: 11.30.23

	Melissa Williams, Planner III, Downcounty Planning Melissa.williams@montgomeryplanning.org , 301-495-4642
	Larissa Klevan, Planning Supervisor, Downcounty Planning Larissa.klevan@montgomeryplanning.org , 301-495-1326
	Elza Hisel-McCoy, Chief, Downcounty Planning elza.hisel-mccoy@montgomeryplanning.org , 301-495-2115

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.

In worksession #4, staff addressed the public testimony related to the remainder of Chapter 3 Resilient (3.3.2 Housing) and a portion of Chapter 4 District Recommendations. This included 4.1 Municipal District and 4.2 Maple Avenue District. Staff also provided the edits from previous worksession, as requested by the Planning Board.

Worksession #5 will complete the review of Chapter 4 (4.3 Flower Avenue District) and Chapter 5 Implementation and all related testimony, as well as any additional issues raised by the Takoma Park City Council Resolution that have not already been discussed in a previous worksession. Staff will also provide updated text, and graphics as requested.

Following this worksession, Staff will transmit to the Takoma Park City Council a matrix of responses to the City of Takoma Park Resolution. Following a two-week City review period, Staff will return to the Board on December 14 to present final edits including a red-line version of the draft plan and ask for a vote of approval of the Public Hearing Draft as the Planning Board Draft Minor Master Plan Amendment and permission to transmit it to the County Executive and County Council.