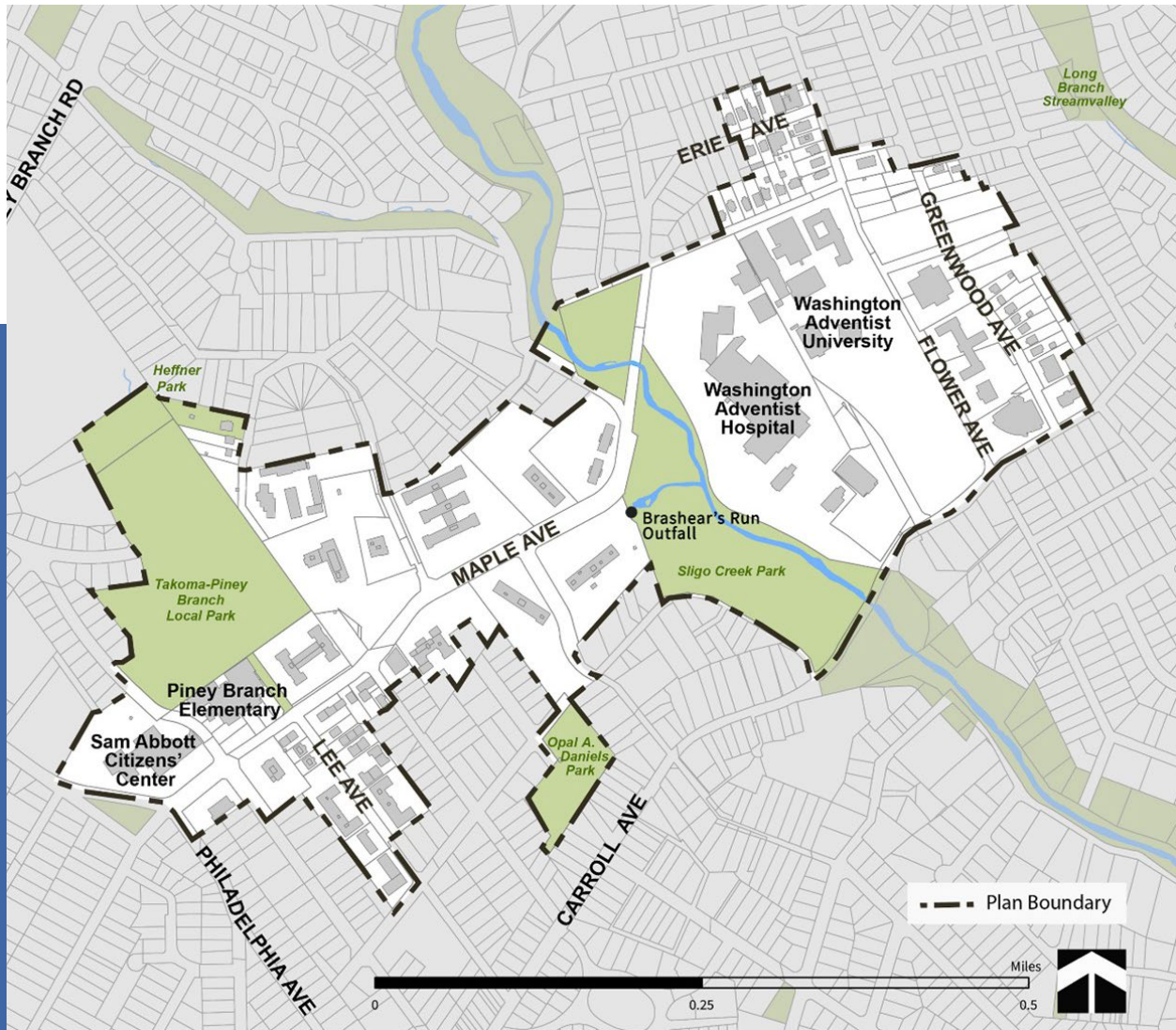


TAKOMA PARK MINOR MASTER PLAN AMENDMENT

WORKSESSION #6



Description

Staff will provide an overview of the red-line version of the Public Hearing Draft which includes all Planning Board edits and revisions. Additionally, staff will review the errata request from the City of Takoma Park City Council. Staff is seeking approval of the Public Hearing Draft as the Planning Board Draft and permission to transmit it to the County Executive and the County Council.

MASTER PLAN INFORMATION

Public Hearing

Takoma Park Minor Master Plan Amendment

Date

December 14, 2023

Lead Planner

Melissa Williams

Planning Division

Downcounty

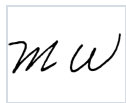
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MCPB Item #12

Date: 12.14.23



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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 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.

In worksession #5, staff completed the review of the Public Hearing Draft (Chapters 4-5) and all related testimony. Staff also provided updated text, and graphics as requested by the Board. Additionally, Staff prepared a matrix of responses to the City of Takoma Park Resolution which was forwarded to the City of Takoma Park for their review.

In this final worksession #6, staff will return to the Board with final edits including a red-line version of the Public Hearing Draft, that reflects the Planning Board's revisions and edits and the City of Takoma Park City Council's errata request. Staff request that the Board vote to approve the Public Hearing Draft as the Planning Board Draft and seeks permission to transmit it to the County Executive and County Council.