



# Takoma Park

## MINOR MASTER PLAN AMENDMENT



## Plan Overview





# BACKGROUND





# CONTEXT

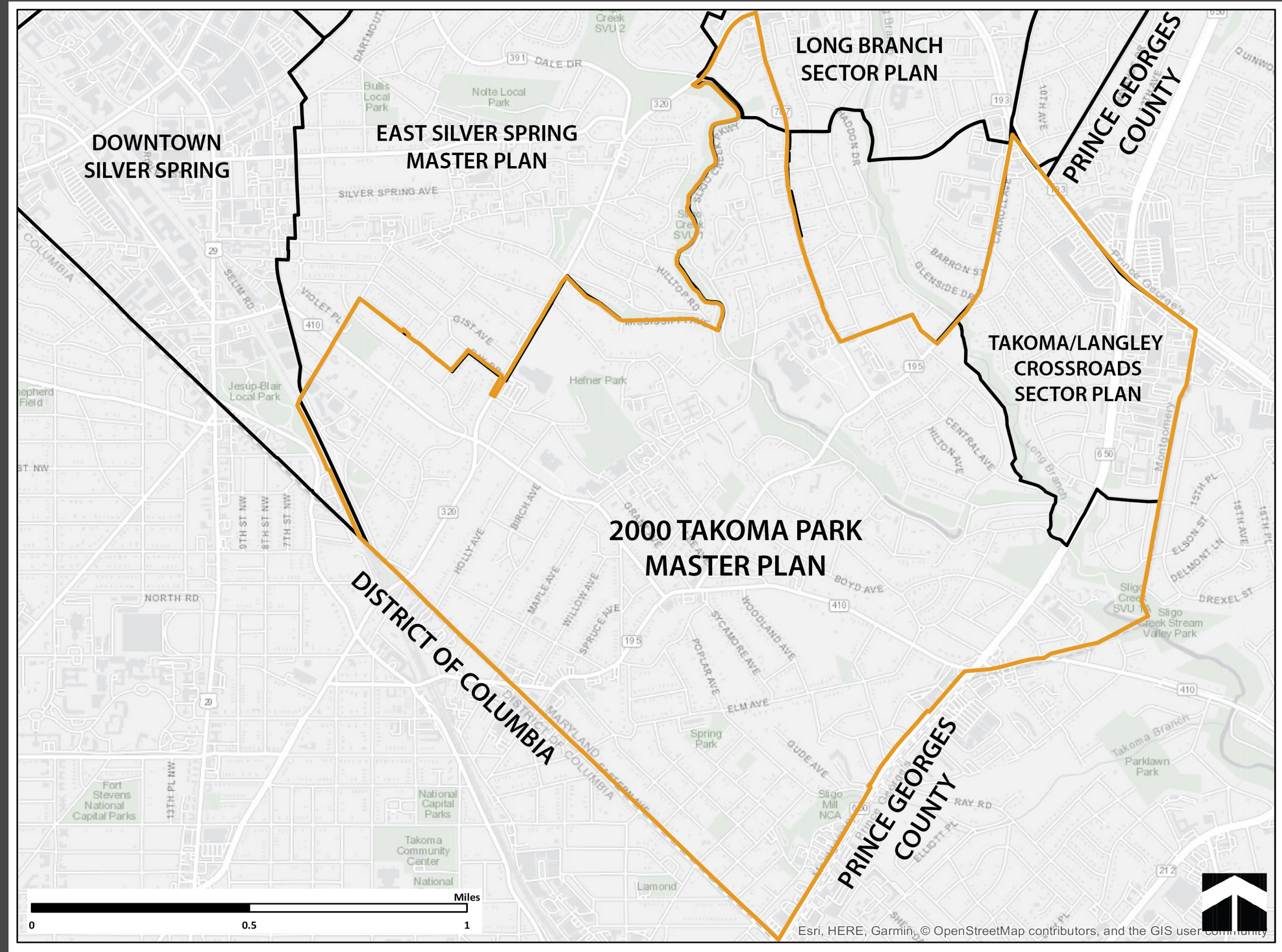
Takoma Park and the surrounding environment





# CONTEXT

The 2000 Takoma Park Master Plan and surrounding Master Plans





# HISTORY

- The Metropolitan Branch of the Baltimore and Ohio Railroad in the late 19<sup>th</sup> century initiated development and spurred population growth
- In 1883 developer Benjamin Franklin Gilbert began to subdivide and develop Takoma Park as one of the first railroad-accessible suburbs in the Washington, D.C. area
- The City of Takoma Park was incorporated by the State of Maryland in 1890
- In 1904, Takoma Park became home to the headquarters of the Seventh Day Adventist Church
- In 1907 the church opened the Washington Sanitarium, which became the Washington Adventist Hospital. The hospital relocated to White Oak in 2019
- In 1992 the Takoma Park Historic District was designated in the county's Master Plan for Historic Preservation

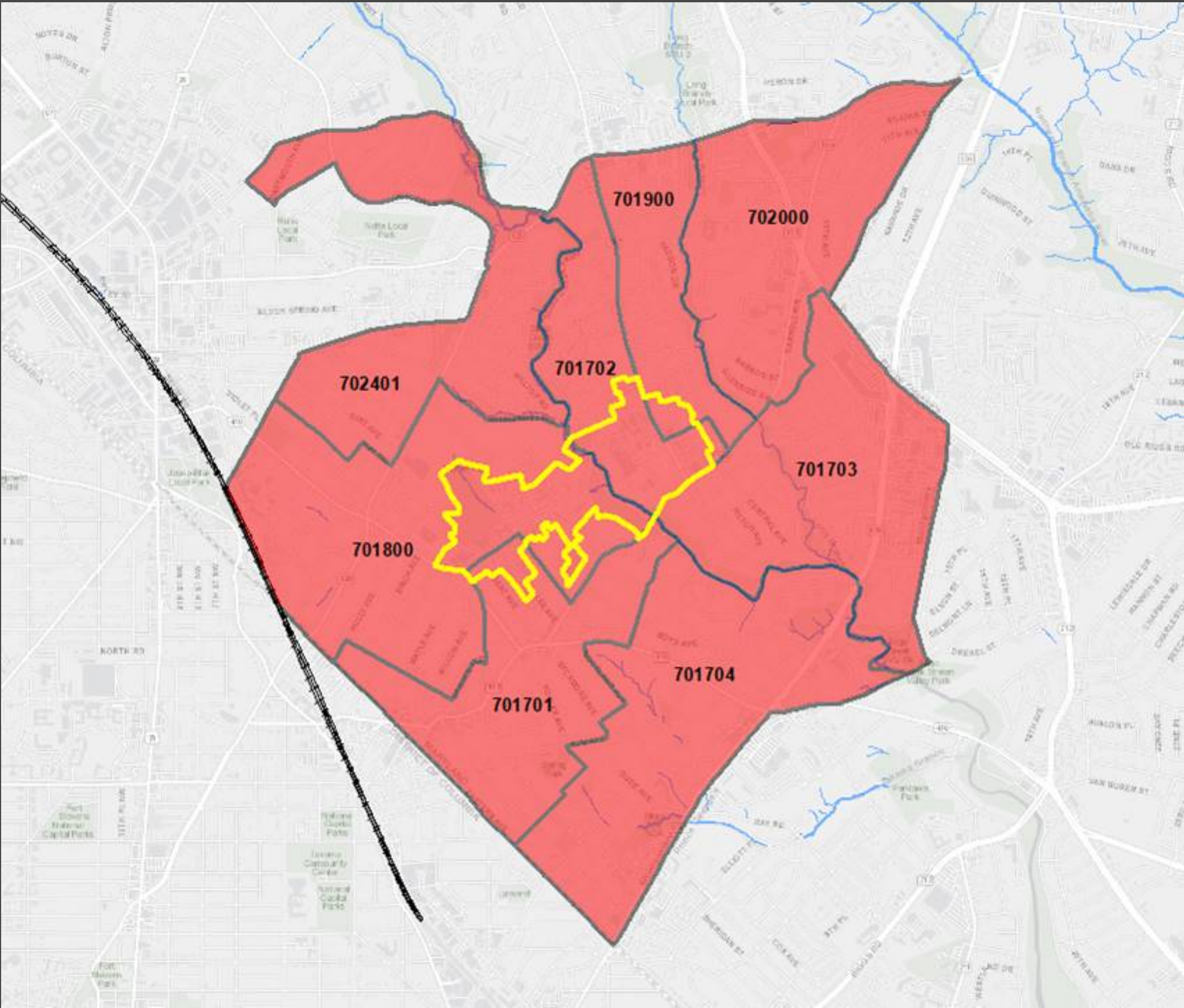


# STUDY AREA

## Demographics:

Total population: 29,402  
Households: 10,224  
Multifamily units: 5,440

Race and Hispanic Origin Combined		
Not Hispanic:	21,847	74%
White	11,225	38%
Black or African-American	7,854	27%
Asian	1,649	6%
American Indian or Alaska Native	27	0%
Other Race	892	3%
Hispanic or Latino (may be of any race)	7,555	26%







# PREP WORK





# Partnership with City of Takoma Park – MOU:

- Define and coordinate roles and responsibilities
- Define process and schedule
- Introduce Communications and Outreach Plan
- Establish Primary Points of Contact



# PREP TASKS

- REVIEWED PREVIOUS PLANNING EFFORTS AND RECOMMENDATIONS/IMPLEMENTATION
- TEAM WALKING TOUR (MAY 2021)
- ONGOING COORDINATION WITH GENERAL PLAN TEAM
- UPDATED EXISTING ON-THE-GROUND PARCEL FILE





# PLAN BOUNDARY



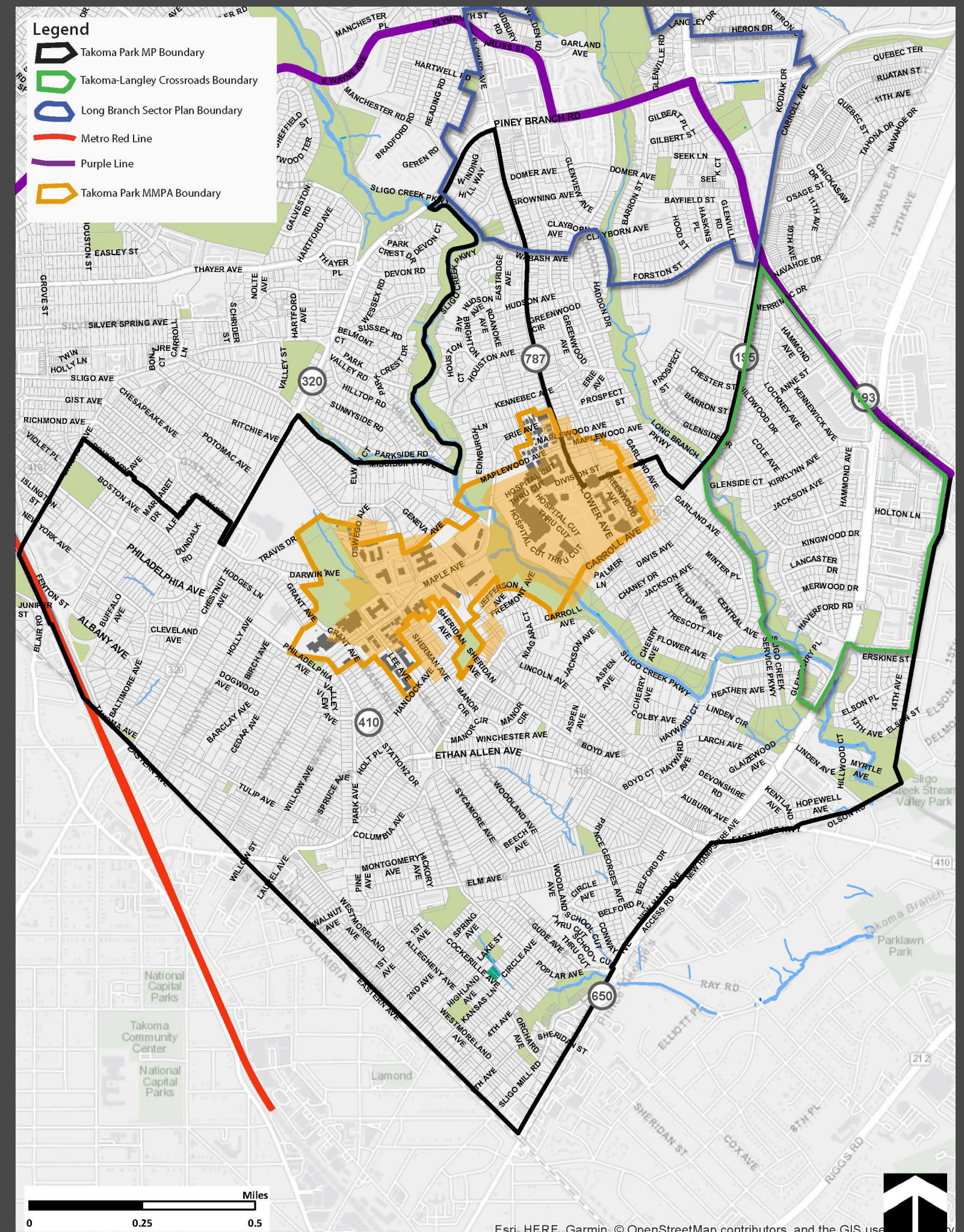


# 2000 TAKOMA PARK MASTER PLAN BOUNDARY





# 2021 TAKOMA PARK MINOR MASTER PLAN AMENDMENT BOUNDARY





# PROPOSED TAKOMA PARK MINOR MASTER PLAN AMENDMENT BOUNDARY

- Include Washington Adventist Campus
- Multi-family Residential along Maple Avenue
- Erie Center at Flower Avenue and Erie Avenue
- Takoma Park Community Center and Library on Maple Avenue
- Takoma Park Public Works buildings on Richie Ave
- Attainable Housing Strategy







# SCOPE OF WORK



# PURPOSE OF PLAN

*This plan will guide future growth on the Washington Adventist Campus, along Maple Avenue and select surrounding areas. The recommendations will be inspired by engagement with the entire community.*



# PREVIOUS AND CURRENT PLANS

## Previous Planning Efforts

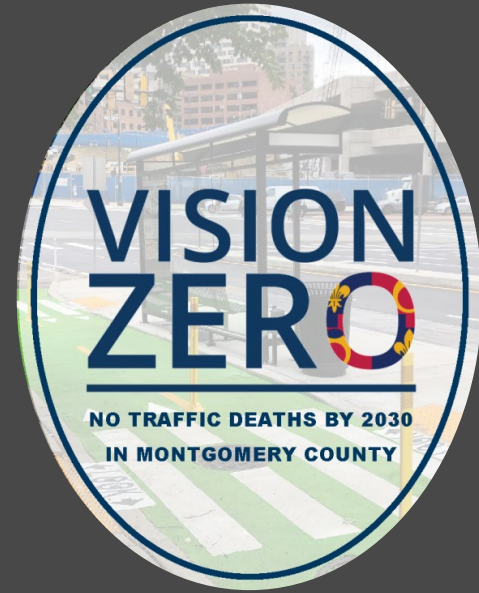
- 2000 Takoma Park Master Plan
- 2012 Takoma-Langley Crossroads Sector Plan
- 2013 Long Branch Sector Plan
- 2021 Retail in Diverse Communities

## Other Planning Efforts Underway

- Thrive Montgomery 2050
- The Silver Spring Downtown and Adjacent Communities Plan



# PLANNING FRAMEWORK



**VISION ZERO**



**NET ZERO**



**THRIVE 2050**



**PEDESTRIAN MP**



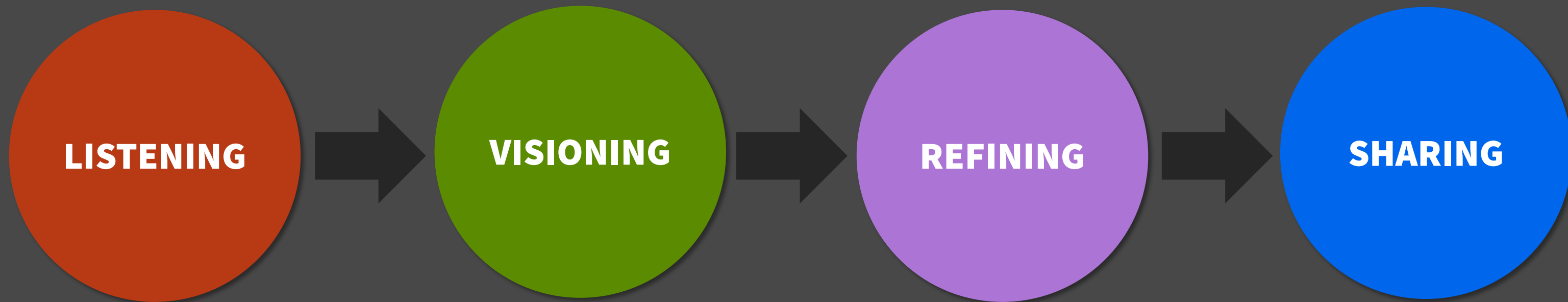
# PLANNING FRAMEWORK

2019 Racial Equity Bill: “Consider the racial equity and social justice impact when preparing a Master Plan.”

- Build on Planning Department Equity-in-Planning effort
- Create an equitable engagement process
- Coordinate with Thrive “Equity in Planning” work group



# ENGAGEMENT





# ENGAGEMENT: WHAT?

- Encourage participation and interaction
- Educate on the planning process
- Enlighten stakeholders on the potential of development





# ENGAGEMENT: WHO?

Stakeholders include those who live, work and play in the

Plan area including:

- Residents
- Property owners
- Neighborhood, civic and faith-based groups
- Employers, business owners and local business alliances
- Washington Adventist University, MCPS and other students
- Users and employees of community/business facilities





# ENGAGEMENT: HOW?

- Identify places and times to engage
- Determine the best/most efficient ways to communicate
- Provide varying opportunities for interaction
- Utilize existing City of Takoma Park resources





# ENGAGEMENT: WHERE?

- Canvassing services including door knocking and surveying
- Internet-based updates (social media, plan website, email newsletter, listserv);
- Attend community events and meetings
  - local farmers markets, arts events and festivals, community led activities, etc.
  - HOA and civic group meetings
- “Pop-in” visits to local businesses and office hours at community facilities
- Regular attendance at the meetings of civic and neighborhood groups
- New engagement initiatives to be developed once the team begins to meet with community leaders



# ELEMENTS TO EXPLORE

- Washington Adventist Campus
  - Work with the Washington Adventist Organization and the community to explore the future of this site.





# ELEMENTS TO EXPLORE

- Community Identity and Character
  - Understand the elements that contribute to a sense of place
  - Learn about the various communities during the engagement process
  - Highlight the diversity of the community





# ELEMENTS TO EXPLORE

- Housing
  - Examine the existing zoning and land use to determine how, where, and what type of new residential development can be accommodated
  - Consider the housing goals of the Thrive 2050 plan





# ELEMENTS TO EXPLORE

- Economic Development
  - Continue to build on community assets in new and innovative ways





# ELEMENTS TO EXPLORE

- Transportation, Access and Connectivity
  - Examine access to transportation systems and connectivity
  - Evaluate existing conditions and future land use/transportation scenarios
  - Multi-modal safety at key intersections
  - Reinforce Vision Zero principles





# ELEMENTS TO EXPLORE

- Energy and Environment
  - Explore approaches to realizing a sustainable Takoma Park
  - Review existing conditions including impervious surface cover, tree cover, habitat health, stormwater management, water/air quality and carbon emissions





# ELEMENTS TO EXPLORE

- Parks and Open Space
  - Assess current deficits in resources  
Informed by a data-based analysis approach
  - Review privately-owned public spaces  
are a part of this open space network





# ELEMENTS TO EXPLORE

- Historic Resources
  - Review the history of The Washington Adventist Campus and underrepresented communities
  - Review the recommendations of the *Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District*





# ELEMENTS TO EXPLORE

- Community Facilities
  - Review the central municipal complex with town hall, community center, and library
  - Examine several parks including Sligo Creek Park, Takoma-Piney Branch Park, Opal Daniels Park and Heffner Park





# PLAN TIMELINE

May 2021 – July 2023

- **Scope of Work:** September 2021
- Existing Conditions/ Engagement/: October 2021 – November 2021
- Visioning and Preliminary Recommendations: December 2021-April 2022
- **Progress Draft:** May 2022
- Public Hearing/Work Sessions: June 2022 – November 2022
- **Planning Board Draft:** December 2022
- County Review/Hearing/Work Sessions: January 2023 – May 2023
- **Commission Adoption of Plan:** June 2023
- Sectional Map Amendment: July 2023