



Master plans are comprehensive analyses legally required to change zoning. They document a 20-year vision for the physical development of a plan area and make recommendations to help implement that vision.

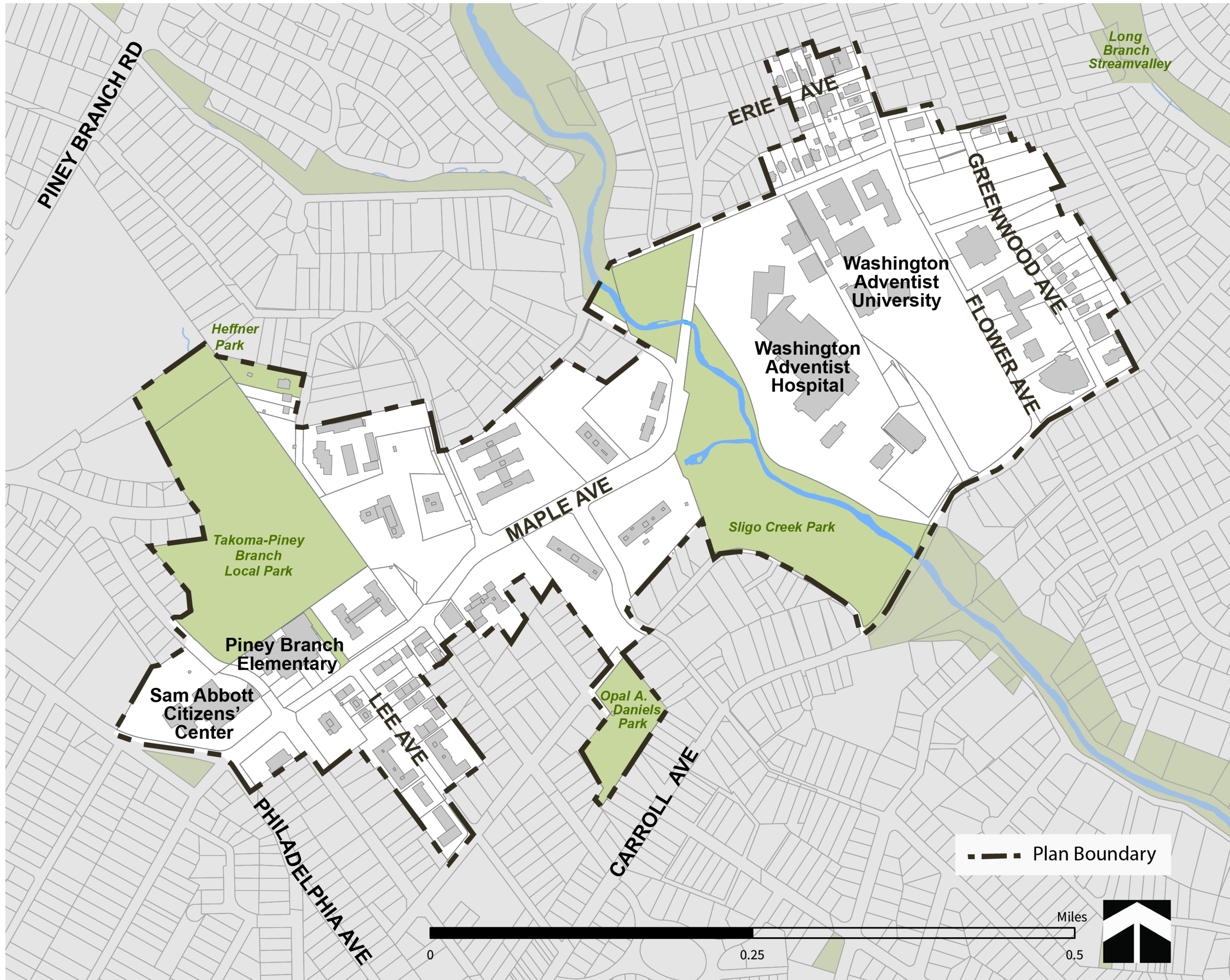
What CAN Master Plans do?

- Guide private development and public investment.
- Make recommendations about land use, zoning, parks and open space, transportation, environment, design and historic resources.

What CAN'T Master Plans do?

- Force redevelopment to occur.
- Determine specific locations for certain businesses.

Plan Boundary

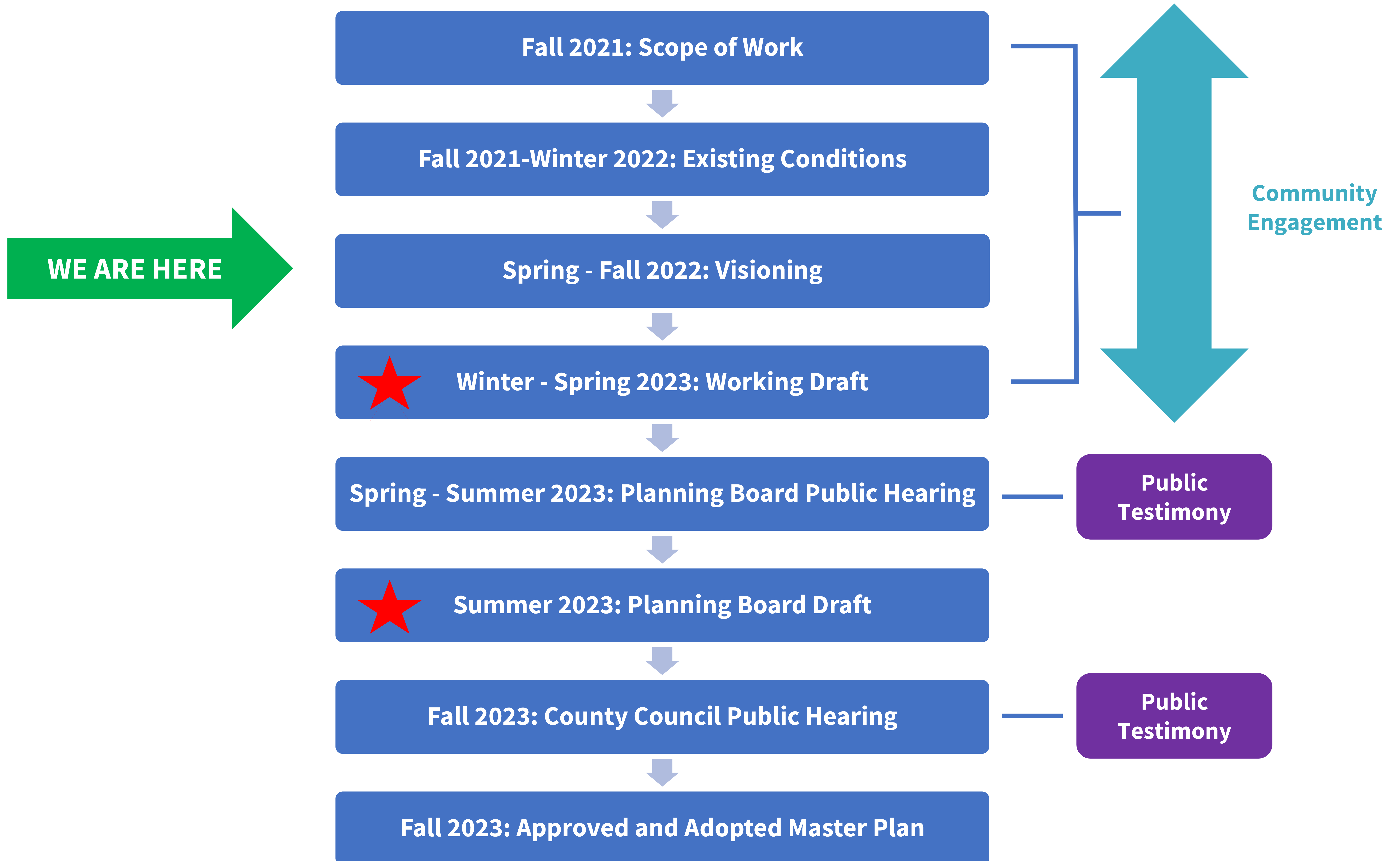


The Scope of Work and plan boundary were approved by the Montgomery County Planning Board on September 30, 2021.

The Plan Boundary includes several community landmarks:

- Washington Adventist University
- Former site of the Washington Adventist Hospital
- Piney Branch Elementary School
- Sam Abbott Citizens' Center

Plan Timeline



★ Requires resolution of support from Takoma Park City Council

What We Heard From You So Far



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Since September 2021, we have heard from 550+ community members about what they want to see happen in the future of the Plan Area. The full summary of what we heard can be found in the Community Engagement Update.

KEY TAKEAWAYS



Residents like living in Takoma Park



Desire for affordable housing on Washington Adventist Campus



Concern about loss of the hospital, desire for urgent care or health clinic to remain



Desire for walkable retail options on Washington Adventist Campus, specifically a grocery store



Sligo Creek Stream Valley Park is an important asset that should be protected



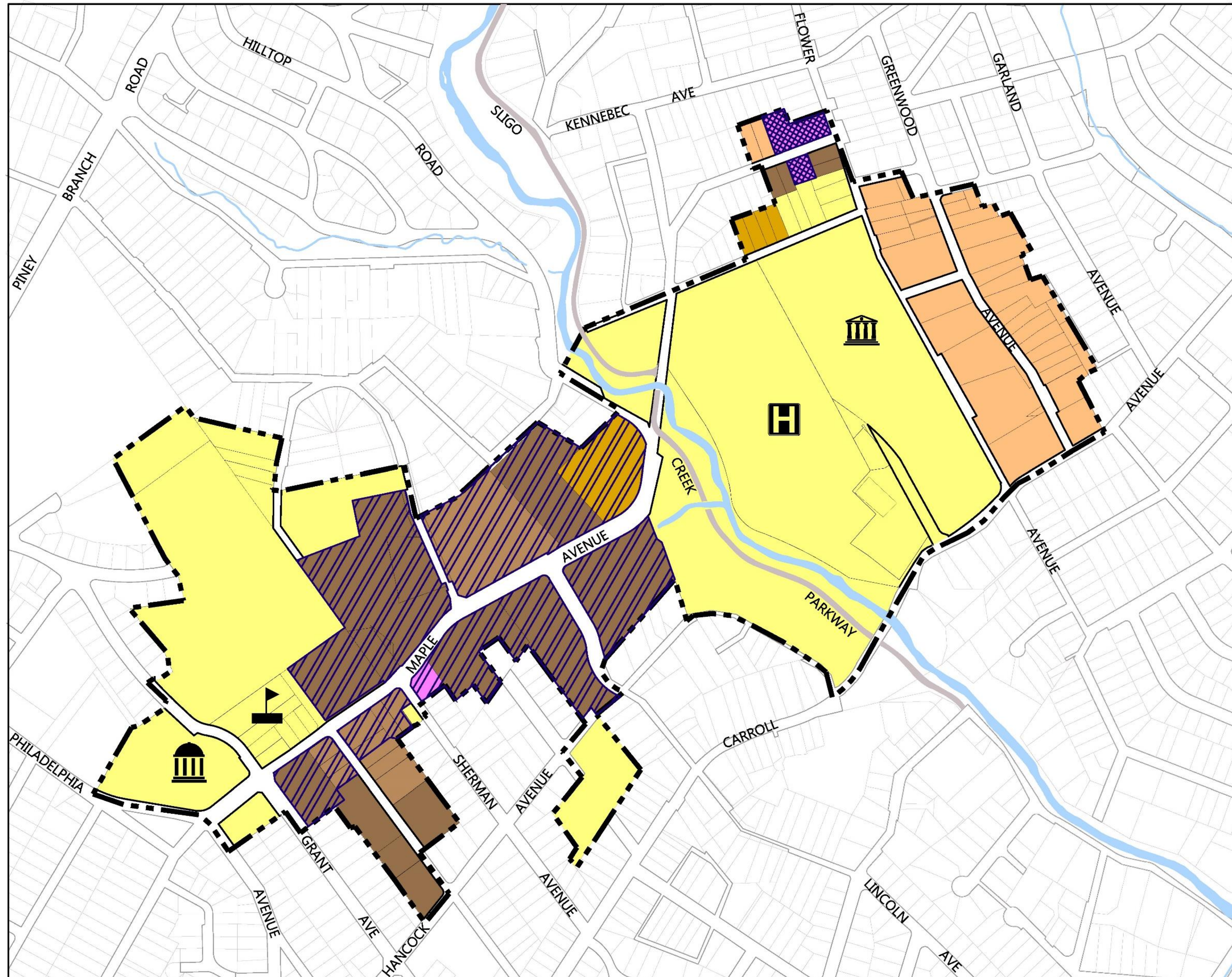
Desire for public amenities on Washington Adventist Campus, such as a space for community gathering, fitness center and swimming pool

Existing Zoning



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- Piney Branch Elementary School
 - Washington Adventist University
 - Washington Adventist Hospital
 - Sam Abbott Citizens' Center
 - R-60 Single-Family Residential
 - R-40 Single-Family Residential
 - R-30 Low-Density Multi-family Residential
 - R-20 Medium-Density Multi-family Residential
 - R-10 High-Density Multi-family
 - CRT Commercial/Residential Mixed-use
 - Takoma Park/East Silver Spring Overlay Zone
 - Community-Serving Retail Overlay Zone
 - Planning Area Boundary
- 0 500'

What is a “zone”?

A legal classification that regulates the land uses and physical parameters of buildings on a property. These parameters include density (how much building), height (how tall), and location on a site (how far set back from property lines), among others. Density can be defined as a minimum lot size, a maximum number of dwelling units allowed per acre of land, or a maximum Floor Area Ratio.

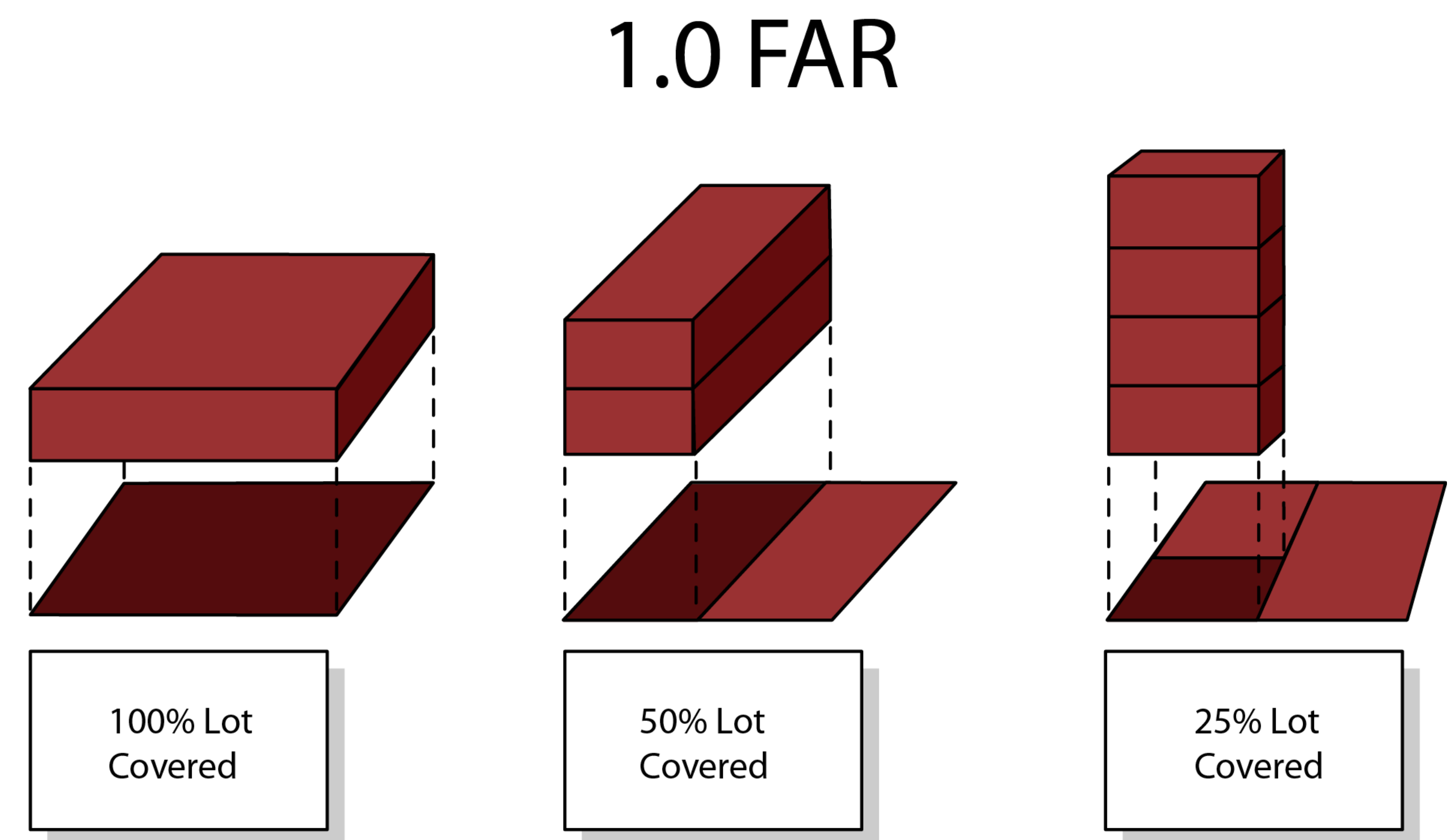
What is Floor Area Ratio (FAR)?

Floor Area Ratio is a measure of development density. Higher FARs mean more dense development is allowed on a property. FAR is the ratio of the gross floor area of a building to the area of the property on which it is located.

For example, on a property (land) that an area of 50,000 square feet and an FAR of 1.0, someone could construct a building with a maximum of 50,000 square feet. As shown on the right, this amount of buildable area could fit into a one-story building that covers the entire property, or a taller building that covers less of the property.

What is an overlay zone?

A mapped zone that imposes a set of requirements or restrictions in addition to those of the underlying zone. Land is developed under the conditions and requirements of both the underlying zone and the overlay zone.



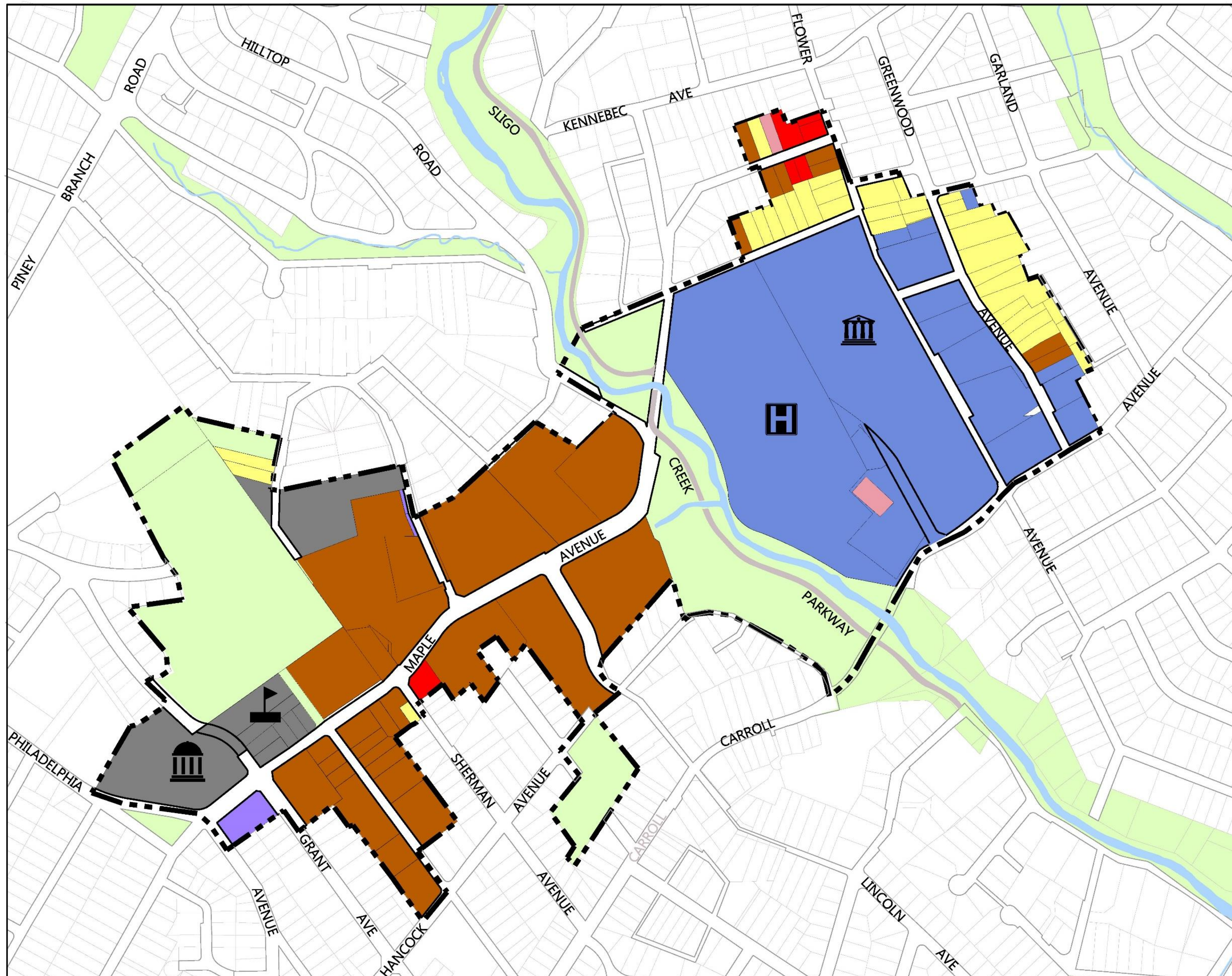
$$\text{Floor Area Ratio (FAR)} = \frac{\text{Building Square Footage}}{\text{Land Square Footage}}$$

Existing Land Use



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- Piney Branch Elementary School
- Washington Adventist University
- Washington Adventist Hospital
- Sam Abbott Citizens' Center
- Single-Family
- Multi-family
- Retail
- Office
- Institutional/Community Facility
- Government
- Utility
- Parks
- Planning Area Boundary

0 500'

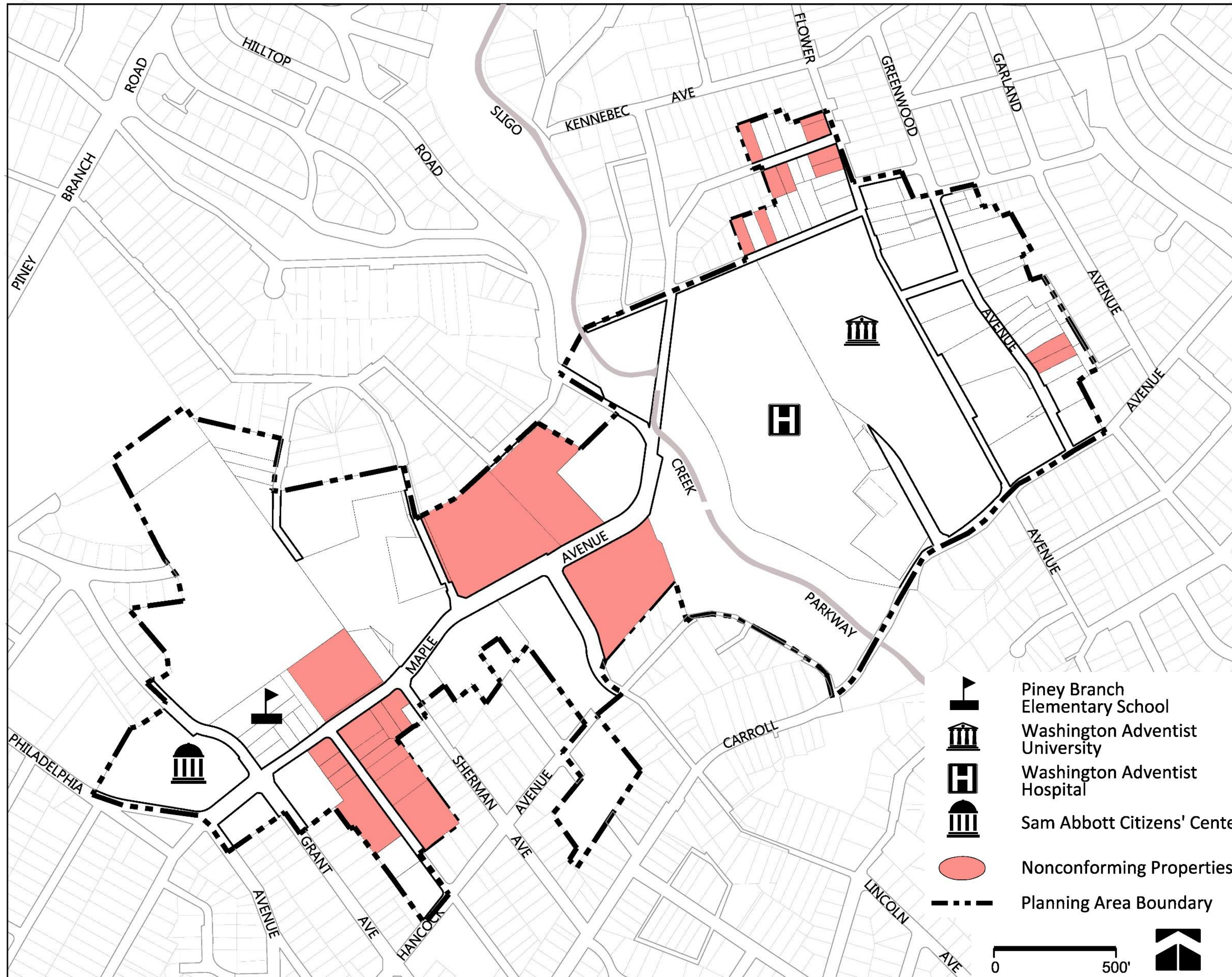


Nonconforming Properties



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What is a nonconforming property?

A property where the existing building no longer meets (does not conform to) the requirements of the zoning code.

Why are there nonconforming properties?

Nonconforming properties typically happen when the zoning ordinance is updated after a building is built and the standards have changed. Properties that don't meet the new regulations are labeled nonconforming.

Why does this matter?

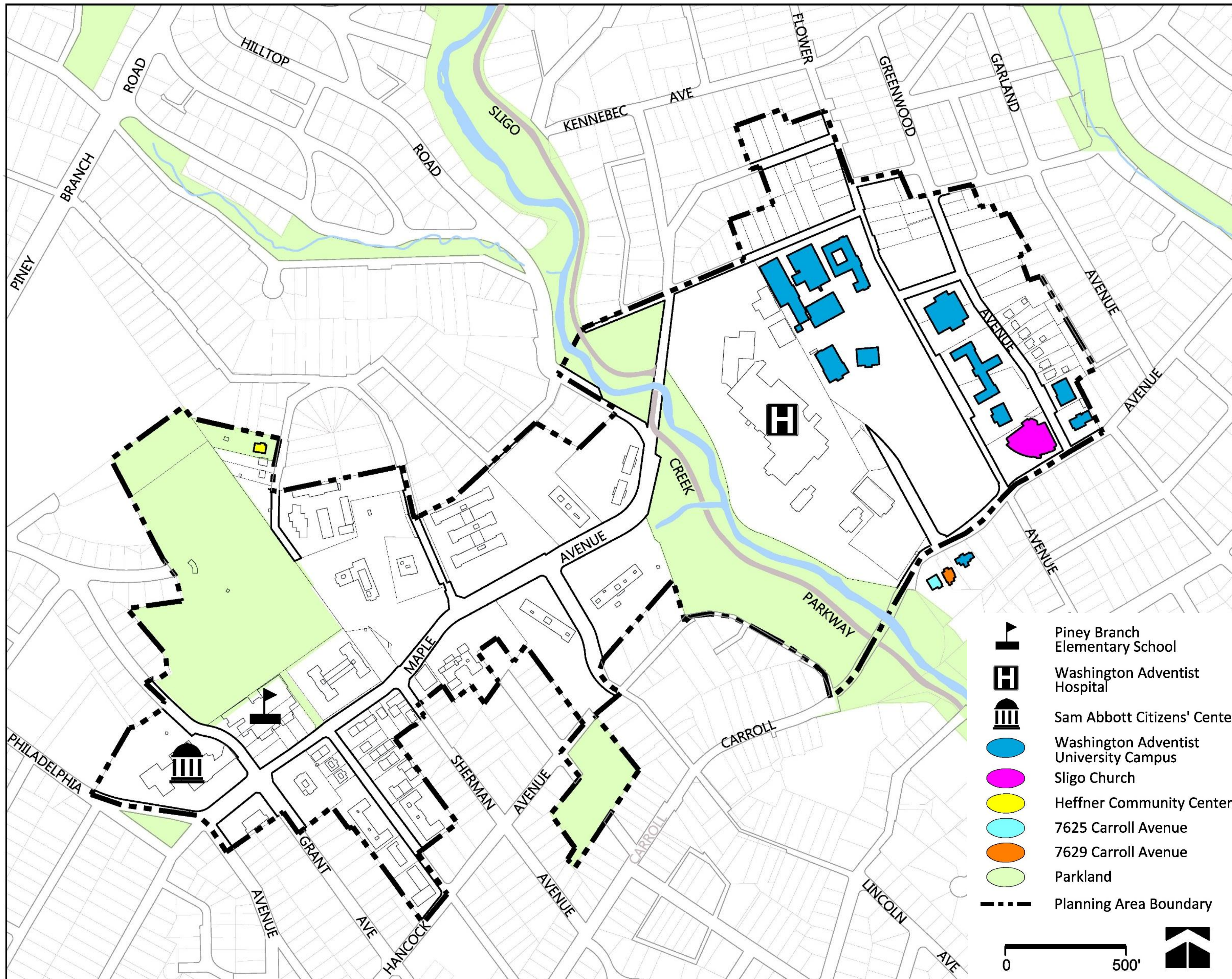
The Minor Master Plan Amendment process is an opportunity to review the zoning of nonconforming properties and determine if the zoning should be changed so the existing buildings conform.

Historic Preservation



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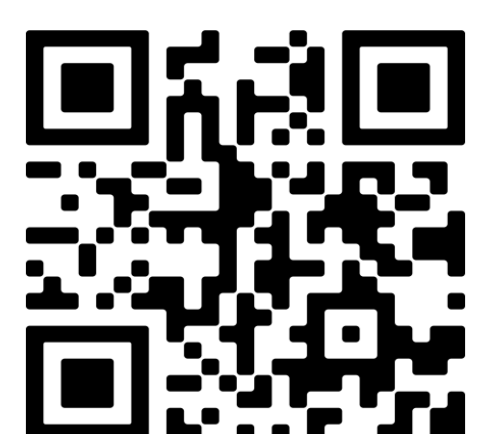
For each Master Plan, staff develop a narrative of the community's history, review potential sites and/or districts for historic designation, and identify opportunities to explore and celebrate local history in the Plan Area.

What are the steps in the historic designation process?

Designation of resources to the *Master Plan for Historic Preservation* requires the approval of the Historic Preservation Commission, Planning Board, and County Council. Opportunities for public comment are available at each step in the process.

What sites and themes are being studied?

Sites already identified for future study are shown at left. These places reflect the legacy of the Seventh-day Adventist Church and the African American heritage of Takoma Park. Further work is ongoing to identify additional potential sites and themes related to LGBTQ+ history, the environment and public facilities.



Scan to learn more about the potential historic sites and themes we are studying in the Plan Area.



Tell us what you think!



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Community landmarks that are important to me are (places, trees, buildings, hills, schools, etc.)...

Sustainable, Nature-Based Design is...



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Deep-Soil Tree Panels



Urban Agriculture



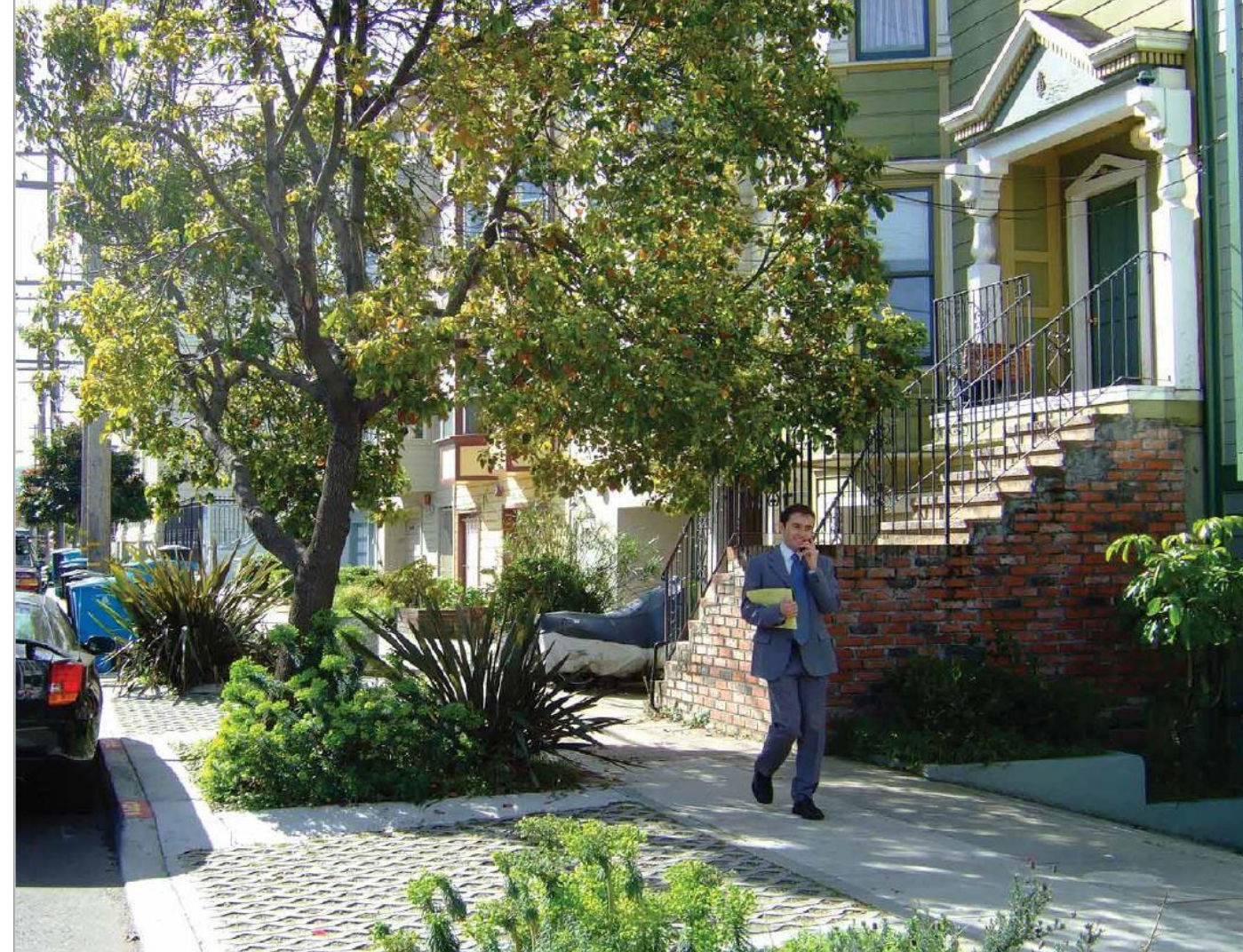
Shaded Play Spaces



Stratified Native Vegetation



Integrated Vegetation



Porous Surfaces



Urban Wildlife



Green Roofs



Sustainable Buildings



Solar-Oriented Buildings



Integrated Stormwater Management



Cool Streets and Bikeways

How important is nature-based design to you?

VERY IMPORTANT

SOMEWHAT IMPORTANT

NOT IMPORTANT AT ALL

Stormwater Management



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Problems caused by uncontrolled stormwater:

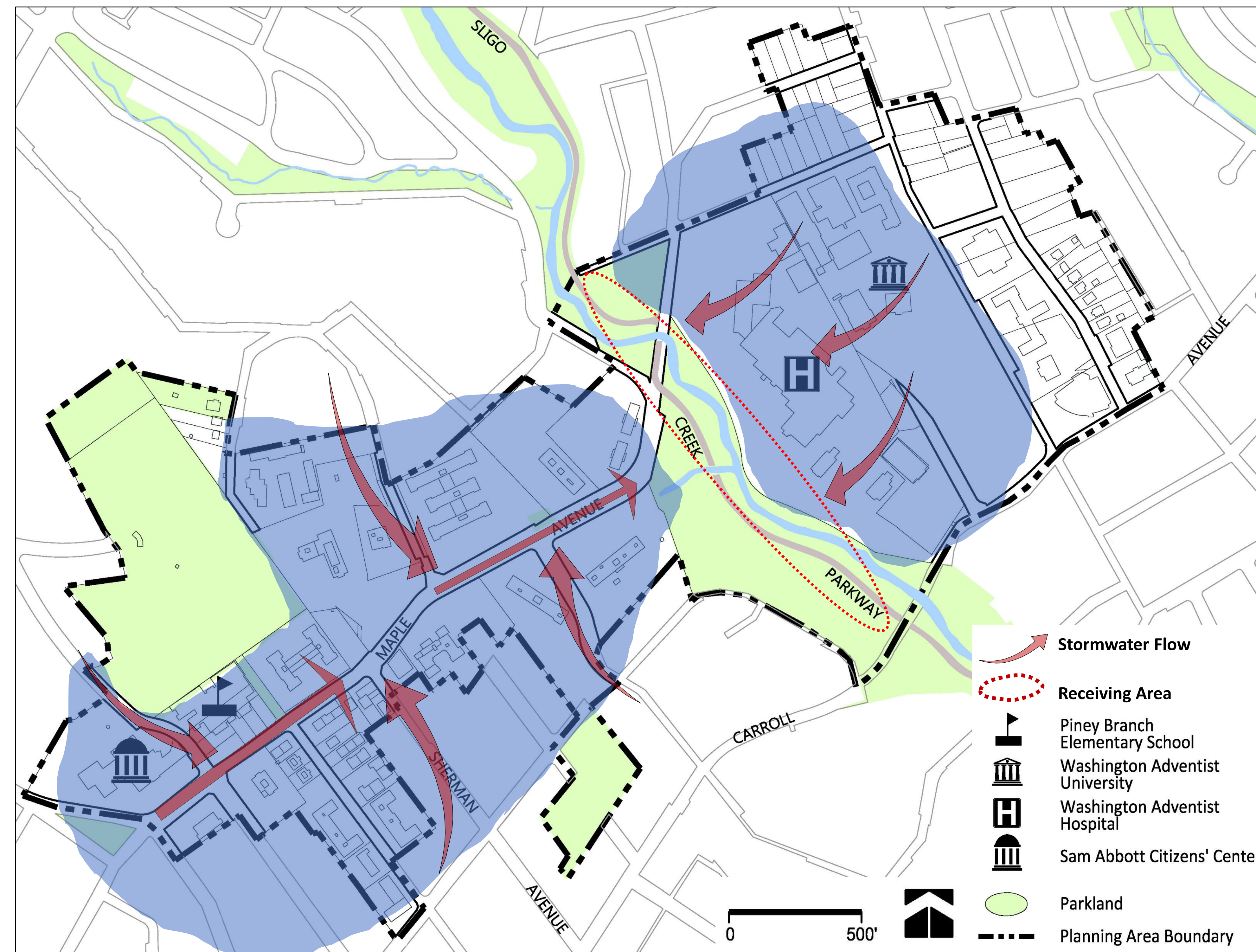
- Untreated runoff from roads and parking lots
- Flooding
- Reduced water quality
- Eroded streambanks
- Reduced aquatic life
- Loss of trees



City of Takoma Park process:

- Stormwater Management permit for private construction of:
 - New single-family homes and single-family home additions that disturb over 5,000 square feet of the site
 - Any commercial, multi-family residential, industrial or institutional building, regardless of size of disturbance
- City resident Stormwater Utility Fee supports improvements on public streets/property
- Existing homes and other buildings constructed before stormwater management rules not required to manage stormwater

Stormwater Flow within Planning Area

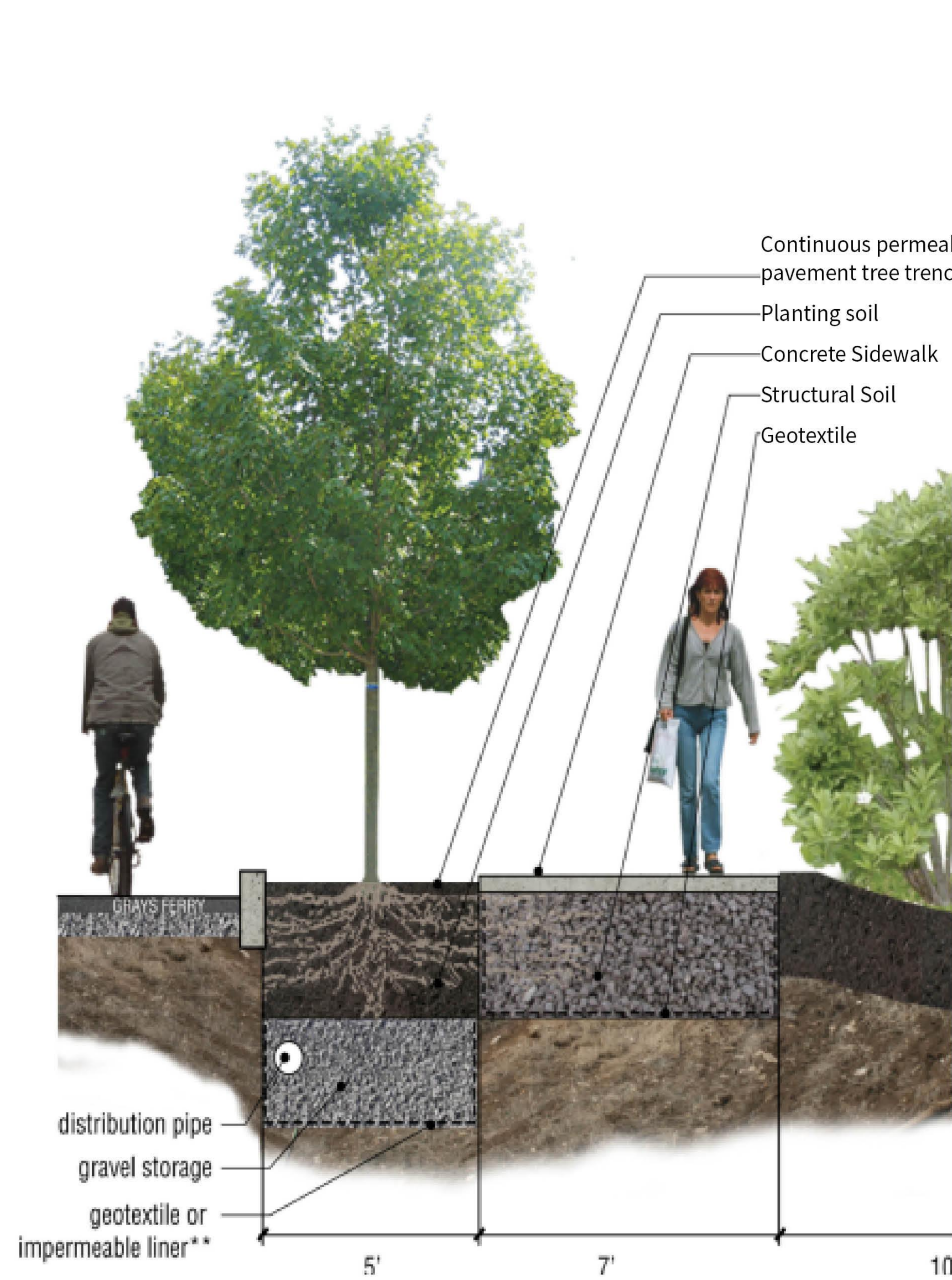


Stormwater Management Strategies

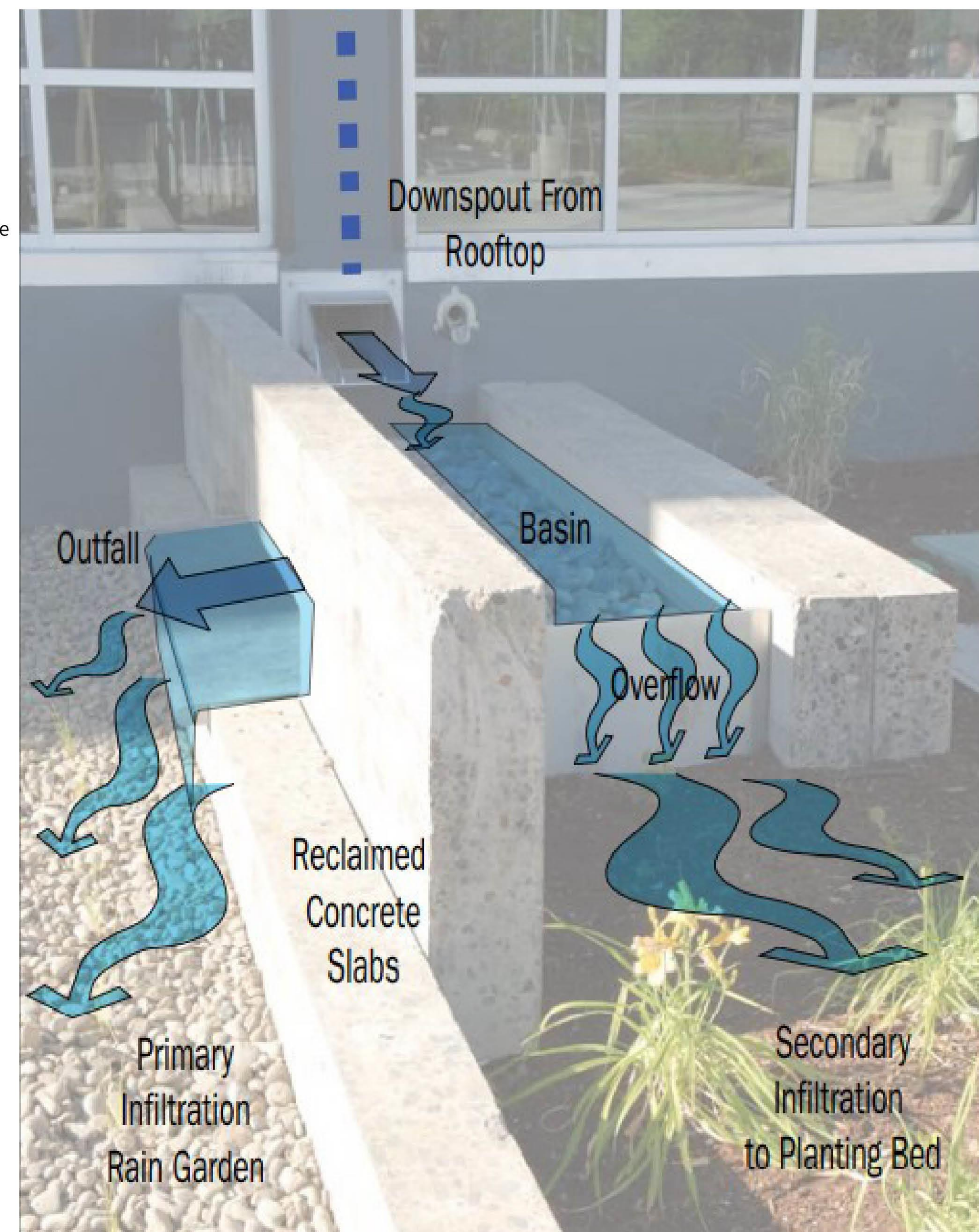


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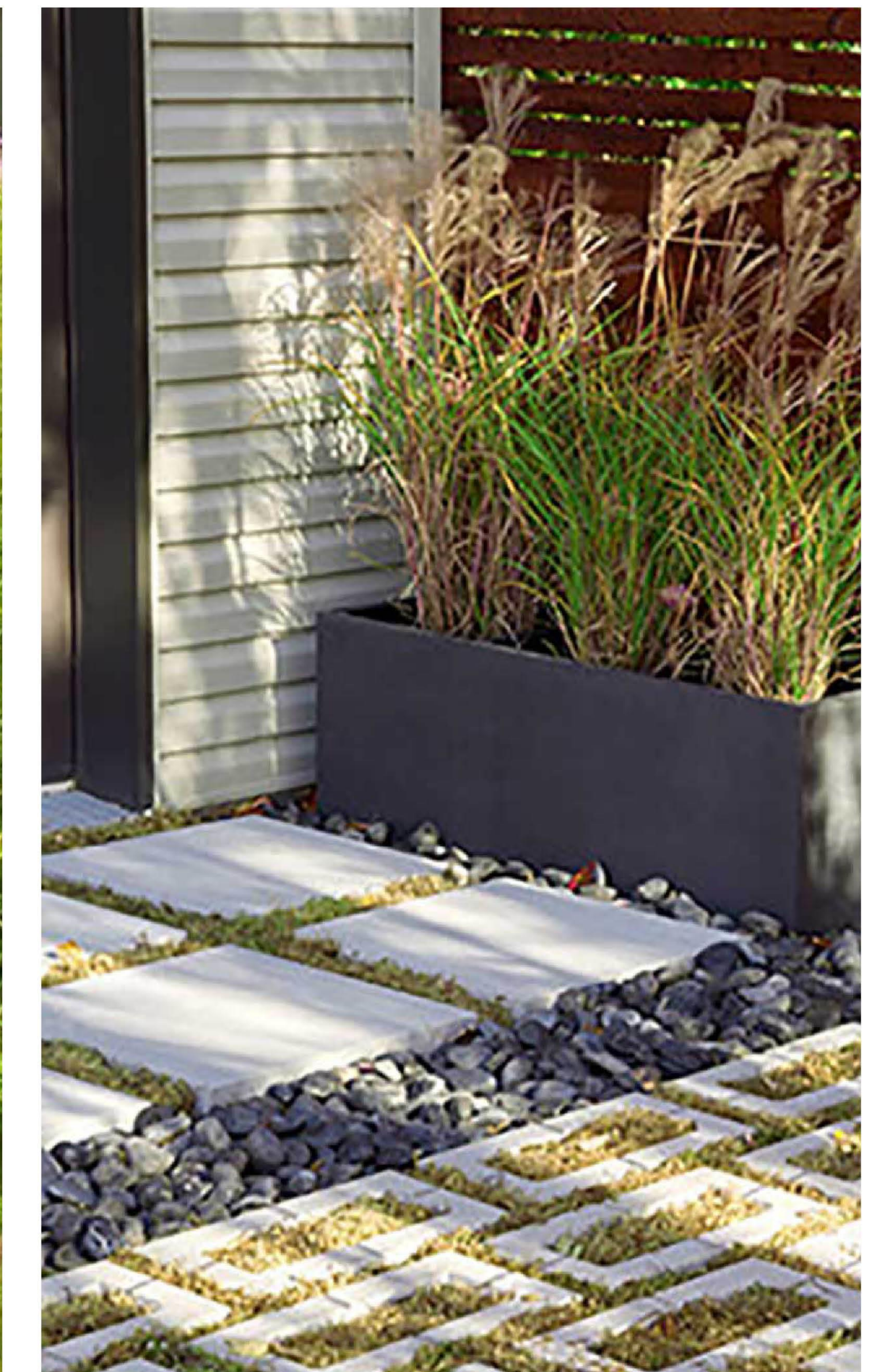
Streetscape Porous Surfaces



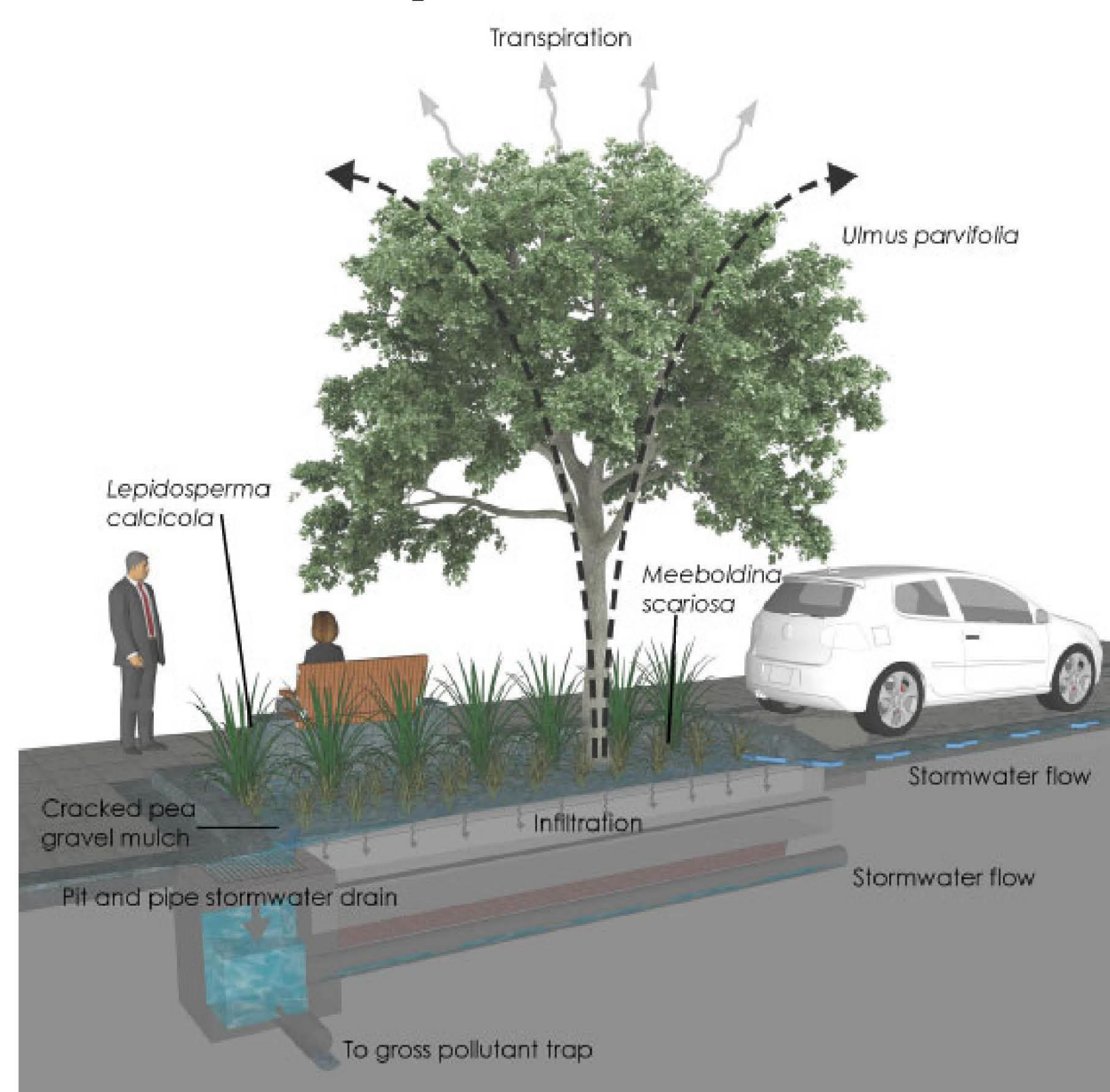
Roof Runoff Treatment



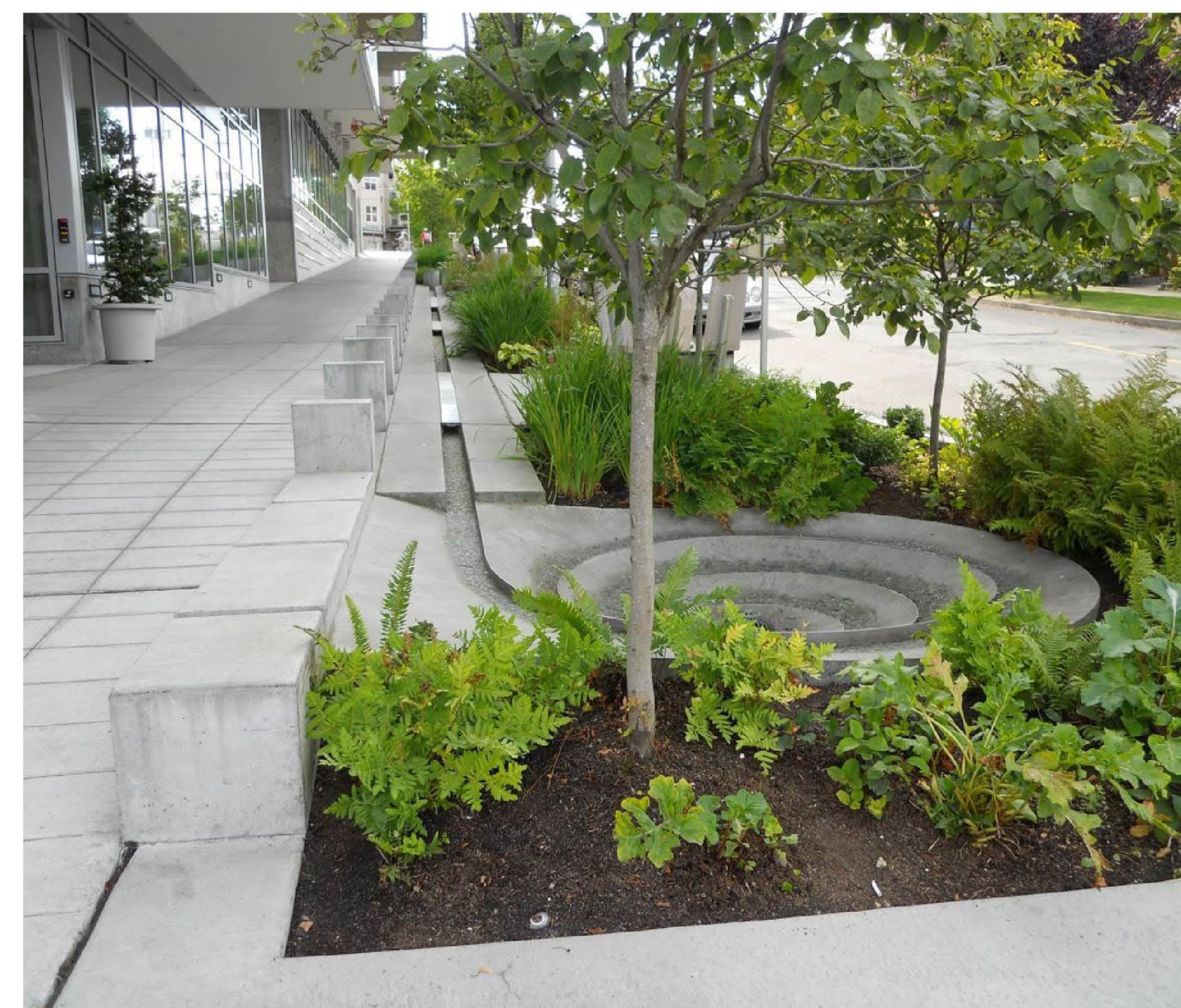
Residential Rain Gardens



Porous Walkways



Streets that Treat



Artful Stormwater Management



Bioswales

Tell us what you think!



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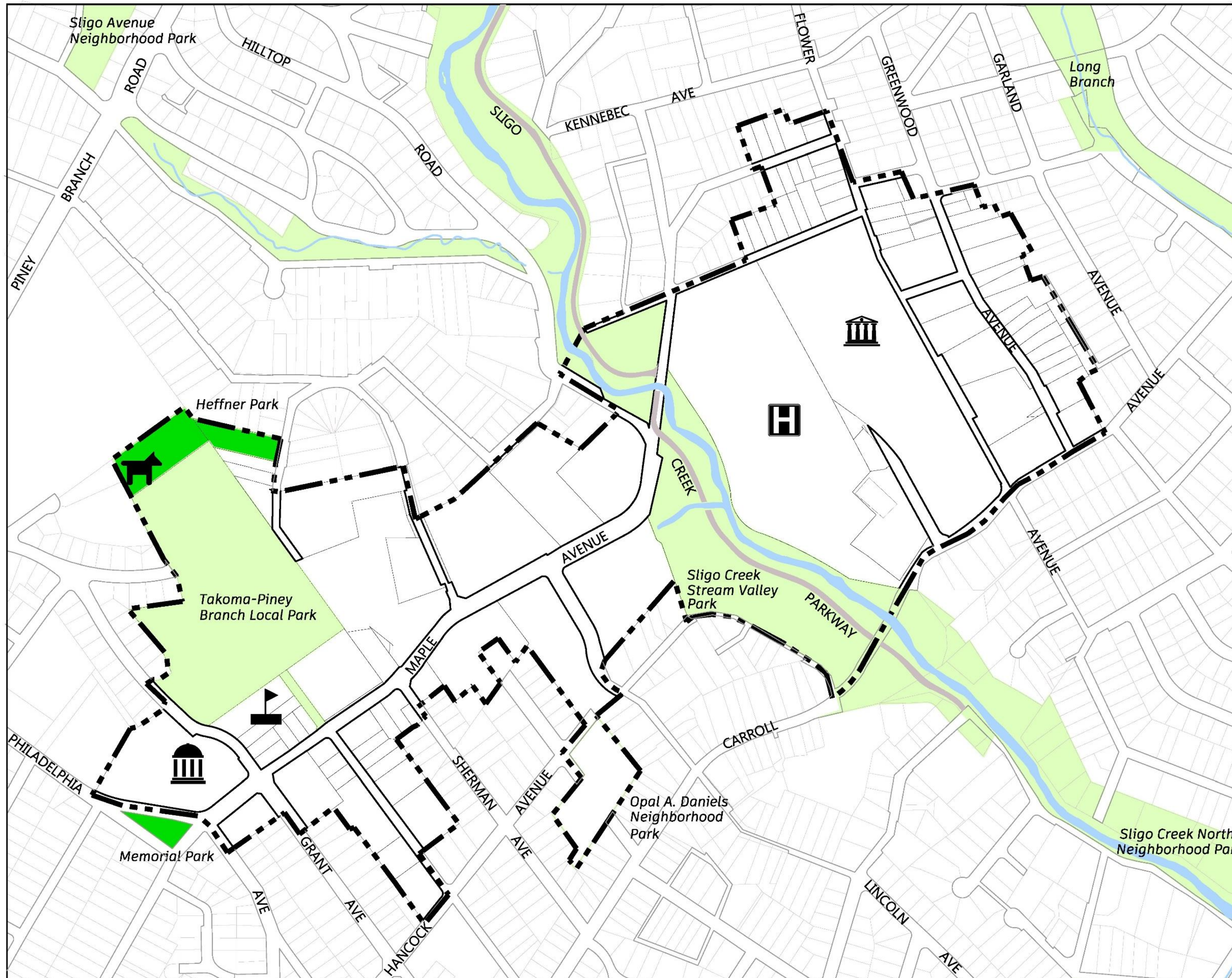
How can we help incentivize expanded stormwater management on private property?

Parks & Open Space



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- Takoma Park Dog Park
- Piney Branch Elementary School
- Washington Adventist University
- Washington Adventist Hospital
- Sam Abbott Citizens' Center
- City of Takoma Park
- M-NCPPC
- Planning Area Boundary



Existing Parks & Recreation Facilities



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Sligo Creek Stream Valley Park

Hard Surface Trail



Opal A. Daniels Park

Playground, Picnic Shelter



Takoma-Piney Branch Local Park

Playground, Skate Park, Picnic Shelter,
Volleyball, Soccer, Basketball, Softball



Heffner Park

Playground, Picnic Shelter, Community
Building



Takoma Park Dog Park



Sam Abbott Citizens' Center

Auditorium, Community Rooms, Library,
Dance Studio, Youth Programs, Art Studio

Tell us your top 3 choices!



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What outdoor public space amenities would you like to have within the Plan Area?



1. Unprogrammed Open Space



2. Rectangular/Soccer Fields



3. Court Sports (futsal/court soccer, tennis, pickleball)



4. Splash Park



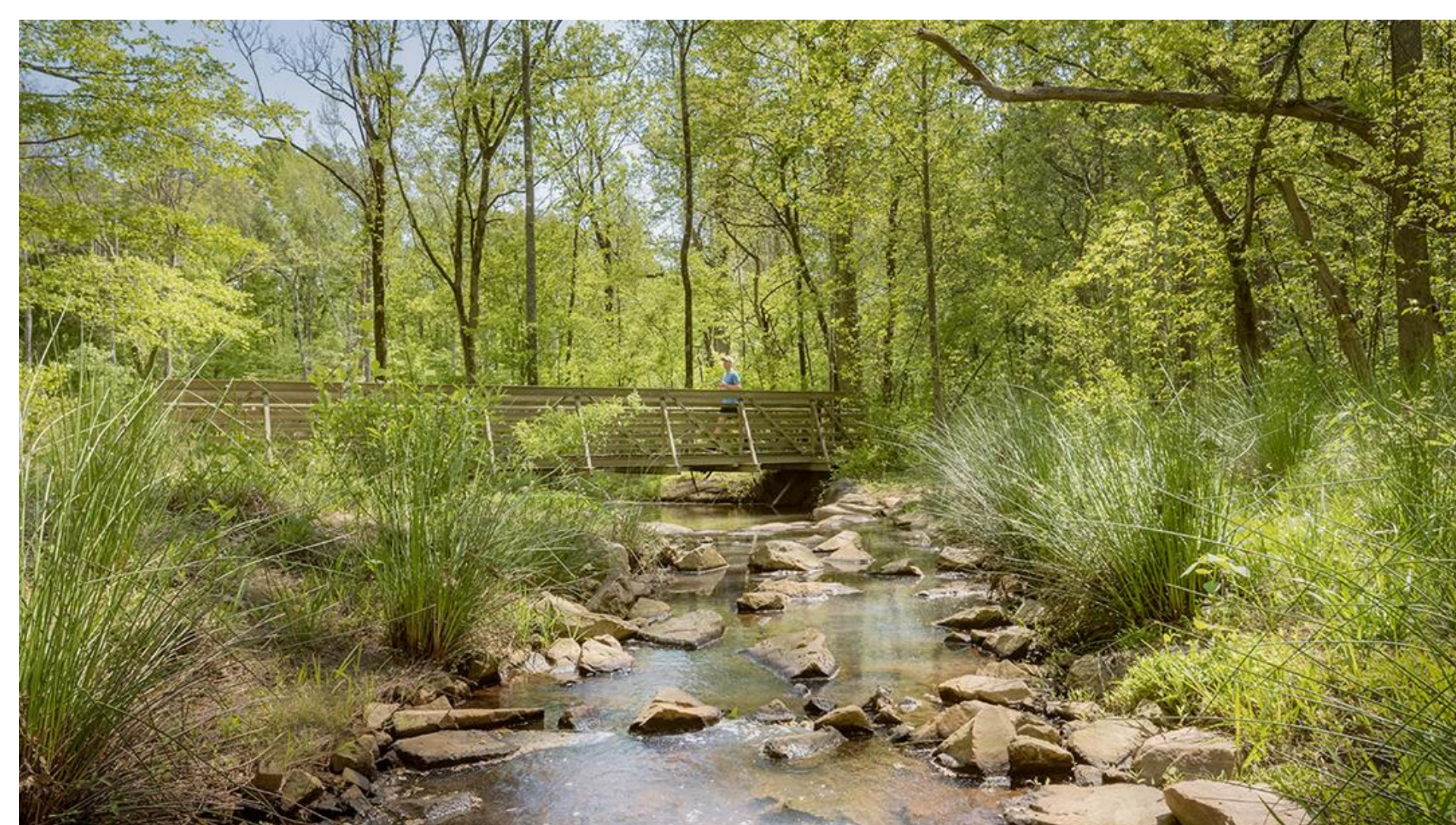
5. Adult Fitness Stations



6. Outdoor Performance Space



7. Nature Play Area/Space



8. Stream Restoration



9. Community Garden

Tell us what you think!



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My quality of life in the Plan Area can be improved by...

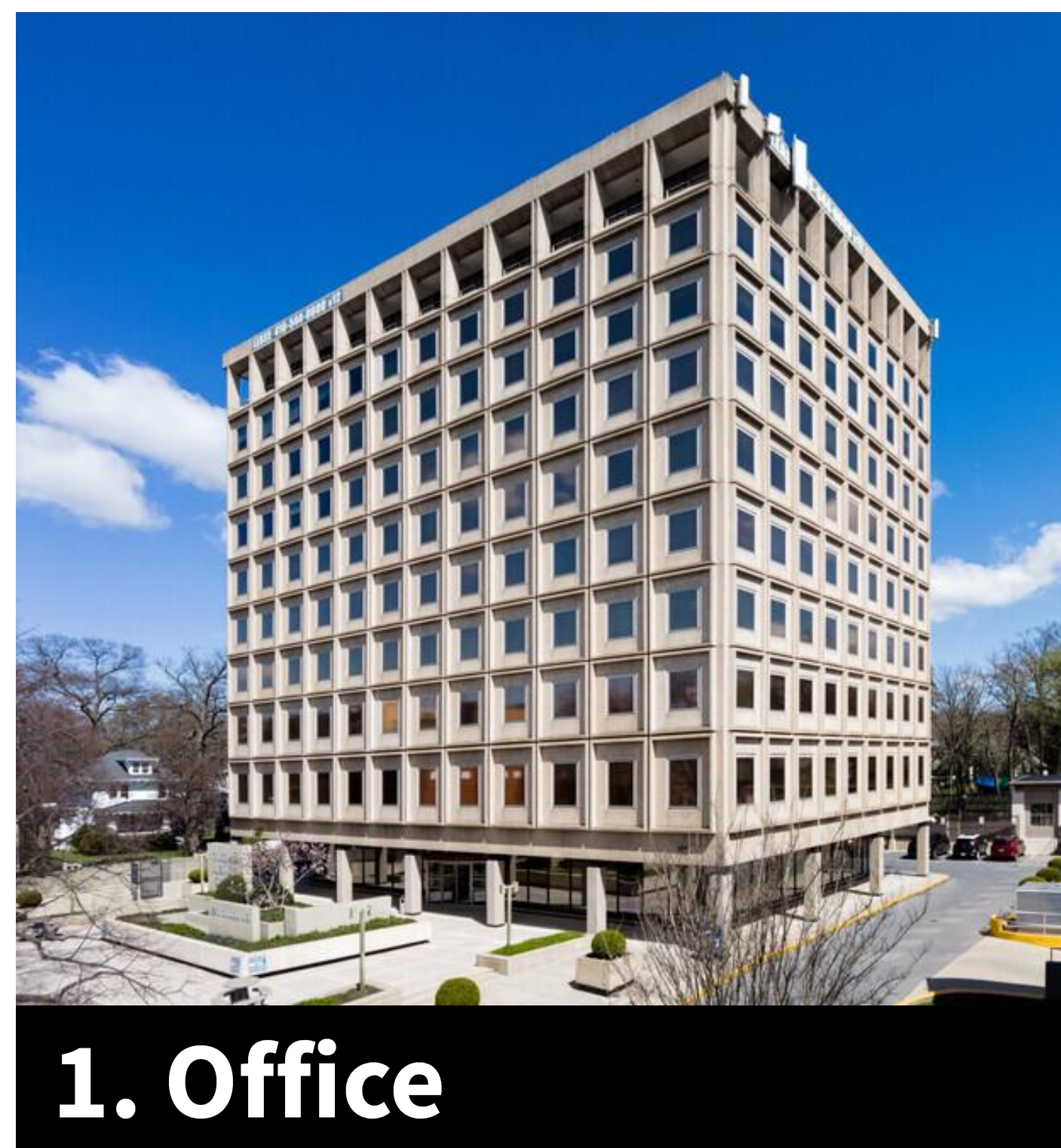
Tell us your top 2 choices!



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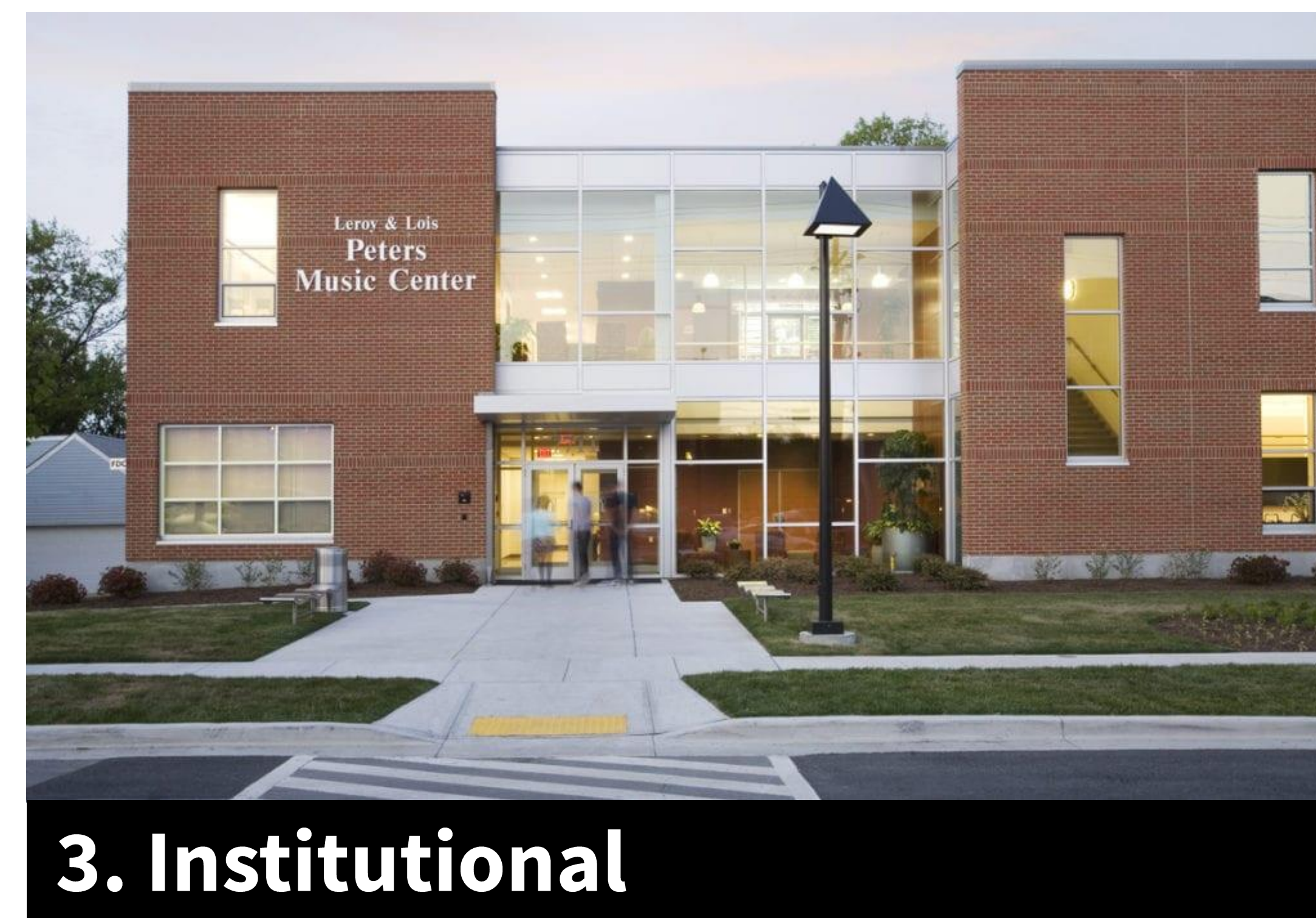
What type of non-residential land uses should be prioritized in the Plan Area?



1. Office



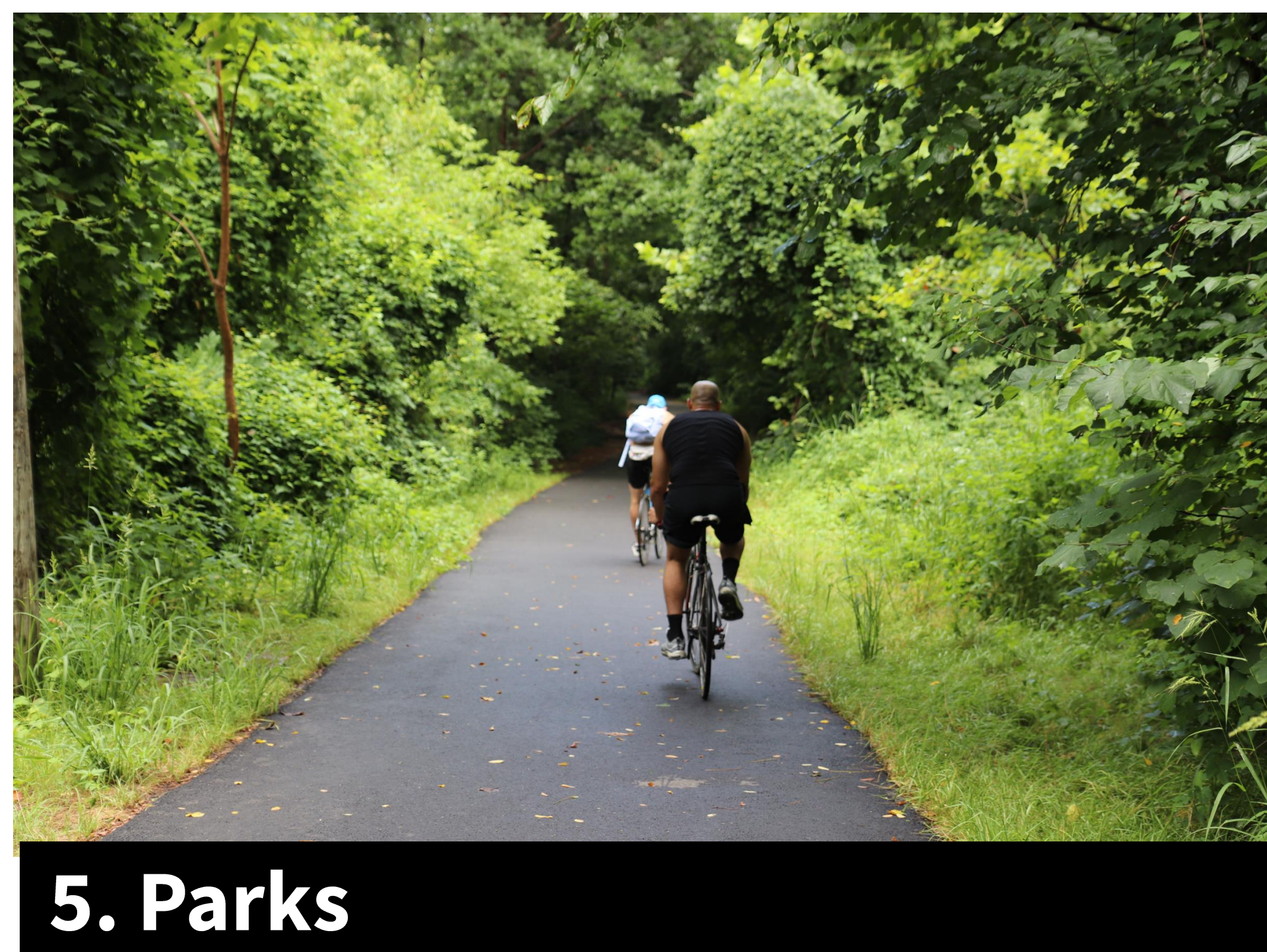
2. Retail



3. Institutional



4. Recreation



5. Parks



6. Gathering spaces



7. Healthcare

Tell us what you think!



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Maple Avenue should be a place where...

Tell us your top 2 choices!



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What type of new housing should be prioritized on Washington Adventist Campus?



1. Single family



2. Townhouses



**3. Duplexes, triplexes and/or quadplexes
(2-4 units)**



4. Mid-rise to high-rise multi-family

Tell us what you think!



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The Washington Adventist Campus and Erie Center should be a place where...

Additional Comments



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Feel free to add any additional comments or questions that you have!