

Take a Tour



of the Takoma Park MINOR MASTER PLAN AMENDMENT



Plan Overview

The **Takoma Park Minor Master Plan Amendment** covers about 132 acres along Maple Avenue and Flower Avenue, from Philadelphia Avenue to the west and the Washington Adventist campus to the east. The area includes predominantly mid- and high-rise apartment buildings, the Takoma Park Community Center and Public Works Department, Piney Branch Elementary School, the Erie Center commercial area, the Washington Adventist campus, Takoma-Piney Branch Local Park, Heffner Park, Opal Daniels Park, and Sligo Creek Park.

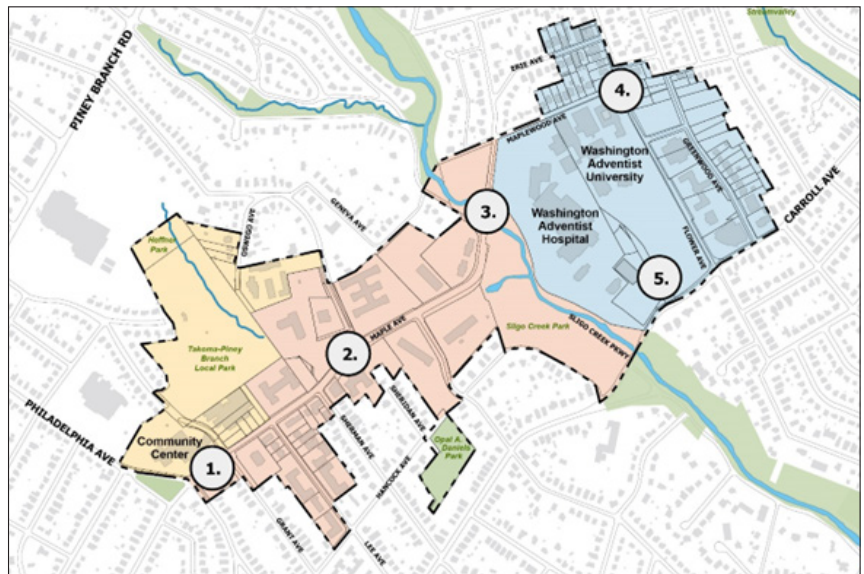
Community engagement began in fall 2021 and included sharing information at area farmers' markets, community meetings, canvassing in the Maple Avenue apartment buildings and on the Washington Adventist Campus, presentations to the Takoma Park City Council, and a Visioning Open House. The lessons learned from this engagement guided the planning process and informed the plan's recommendations.

The plan recommends mixed-use zoning and improvements that provide flexibility for development that is compatible with the existing community and creates opportunities for new public amenities and needed public facilities.

Tour the Plan Area

This self-guided tour is designed to help residents better understand the draft plan recommendations. It provides insight into plan recommendations, how they relate to each district and helps stakeholders begin to visualize the proposed changes to the area. This is intended to help stakeholders to better provide feedback during the Public Hearing.

Each stop will highlight the key recommendations for that area.



We Want to Hear From You at the Public Hearing

The Public Hearing Draft of the Minor Master Plan Amendment is currently available online. On September 14, 2023, at 6:00 p.m., the Montgomery County Planning Board will hold a Public Hearing on the Draft Plan. We encourage you to participate online or in person at The Maryland- National Capital Park and Planning Commission's Wheaton Headquarters, 2nd floor Auditorium, 2425 Reddie Drive, Wheaton, MD 20902, or at the City of Takoma Park Community Center, 7500 Maple Avenue. If you wish to provide testimony in person or virtually at the Public Hearing, either in Wheaton or Takoma Park, you must sign up by noon on September 13, 2023.

The Public Record for the hearing is open and you may also provide comments on the draft plan by emailing testimony to mcp-chair@mncppc-mc.org, faxing testimony to the Planning Board Chair at 301-495-1320, or mailing written testimony to: Chair, Montgomery County Planning Board, 2425 Reddie Drive, 14th Floor, Wheaton, MD 20902. Written comments must be received before the Public Record closes on September 30, 2023. The Planning Board will review all comments on the Public Record and address them at staff work sessions in the fall and may modify plan recommendations before sending an updated Planning Board Draft of the Minor Master Plan Amendment to the County Council for their review later this year.

Stop 1



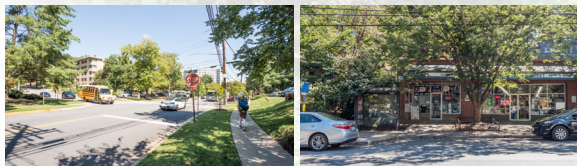
Municipal District: Philadelphia Avenue and Flower Avenue

The Municipal District is the civic and recreational heart of Takoma Park and includes the Takoma Park Community Center, the Takoma Park Maryland Library, Piney Branch Elementary School, City Public Works Department, Takoma-Piney Branch Local Park (M-NCPPC) and Heffner Park (City), as well as privately owned residential properties. The plan seeks to improve connectivity and allow for expanded uses and functionality through varied recommendations. Rezoning of city-owned properties (excluding parkland) was at the request of Takoma Park to allow for potential future redevelopment.

Recommendations for Plan Goals in this Area

- Envisioning a vibrant, mixed-income community where the housing stock, open spaces, and mix of uses meet the needs of an economically, socially, and racially diverse population.
 - Temporary Plazas are public open spaces that are created out of underutilized space on or adjacent to existing streets or open spaces. They can transform empty pavement into lively gathering spaces. These plazas can host events, pop-up retail kiosks, or local food trucks.
 - Rezone properties to allow for potential future development (pg. 78)
 - Piney Branch Elementary School (pg. 19)
 - Co-locate public facilities including a recreation center (pg. 20)
- Embracing climate-forward planning and design to address the impact of climate change.
 - Municipal Gateway (pg. 33)
 - Improvements to Takoma Piney Branch Local Park (pg. 80)
- Promoting safe, healthy, and convenient connectivity within and between the plan's districts, and to high-capacity transit beyond the plan area, the existing trail network, and nearby activity centers.
 - Pedestrian/Bike Improvements (pg. 40)
- Implementing a promenade to provide a green, efficient, and attractive pedestrian connection through the Plan Area. (pg. 31)
- Protecting historic resources and providing for the interpretation of community history to promote a unique sense of place.
 - Designate Heffner Park Community Center historic (pg. 24)

Stop 2



Maple Avenue District: Maple Avenue and Ritchie Avenue

The Maple Avenue District is the primary residential center of the Plan Area with older mid- to high-rise residential development and large surface parking lots, with land stepping up sharply from Maple Avenue. In many cases, these developments predate existing stormwater management controls, and within this District there are limited opportunities for people to gather outdoors comfortably. It is currently served by a small commercial center.

Maple Avenue is the spine of the plan area and although it has existing tree canopy and sidewalks, there is a need for improved pedestrian and bike infrastructure and stormwater management. This is the first of two stops located in the Maple Avenue District.

Recommendations for Plan Goals in this Area

- Envisioning a vibrant, mixed-income community where the housing stock, open spaces, and mix of uses meet the needs of an economically, socially, and racially diverse population.
 - Expand opportunities to increase residential density and provide varied housing types through rezoning (pg. 83)
- Promoting safe, healthy, and convenient connectivity within and between the plan's districts, and to high-capacity transit beyond the Plan Area, the existing trail network, and nearby activity centers.
 - Maple Avenue Connectivity Project (pg. 36)
- Embracing climate-forward planning and design to address the impact of climate change.
 - Improvements to Opal A. Daniels Park (pg. 86)
- Implementing a green promenade to provide a green, efficient, and attractive pedestrian connection through the Plan Area. (pg. 31)



Maple Avenue District: Maple Avenue and Sligo Creek Parkway

This area of Maple Avenue is distinct for its proximity to the Sligo Creek Stream Valley Park. Sligo Creek is a beloved asset, and the plan seeks compatible development and improved access and environmental function. Sligo Creek Parkway serves as the boundary for this district.

Recommendations for Plan Goals in this Area

In addition to the goals and recommendations listed for Stop 2:

- Promoting safe, healthy, and convenient connectivity within and between the plan’s districts, and to high-capacity transit beyond the Plan Area, the existing trail network, and nearby activity centers.
 - Sligo Creek Gateway (pg. 33)
 - Improvements to parkland at Maple Avenue and Sligo Creek Parkway (pg. 86)
 - Upgrade Sligo Creek Stream Valley Park (pg. 86)
 - Remediation of Brashear’s Run. (pg. 87)
- Implementing a green promenade to provide a green, efficient, and attractive pedestrian connection through the Plan Area (pg. 31)
- Protecting historic resources and providing for the interpretation of community history to promote a unique sense of place.
 - Sligo Creek Waterworks (pg. 87)



Flower Avenue District: Flower Avenue and Maplewood Avenue

The Flower Avenue District is home to the Plan Area’s institutional uses including the Washington Adventist University, the former Washington Adventist Hospital and the Sligo Seventh-Day Adventist Church. This stop will focus on the Erie Center which is this district’s primary retail node and is home to a mix of (single and multi-family) residential and service/commercial uses. The plan supports the continuation of the Erie Center and sees an opportunity to improve its function through standardized zoning and better connectivity to other Districts within the Plan Area.

Recommendations for Plan Goals in this Area

- Envisioning a vibrant, mixed-income community where the housing stock, open spaces, and mix of uses meet the needs of an economically, socially, and racially diverse population.
 - Rezoning of Erie Center to allow for potential future development (pg. 91)
- Embracing climate-forward planning and design to address the impact of climate changes.
 - Flower Avenue Gateway (pg. 33)
- Implementing a green promenade to provide a green, efficient, and attractive pedestrian connection through the Plan Area. (pg. 31)





Flower Avenue District: Washington Adventist Campus

This is the second stop within the Flower Avenue District. The 42-acre Washington Adventist Campus follows both sides of Flower Avenue, from Carroll Avenue to Maplewood Avenue, and is bound by residential neighborhoods with a mix of housing types on three sides and Sligo Creek Stream Valley Park on the fourth. It is the largest redevelopment opportunity within the plan under common ownership and represents the past and the future of the District. The closure of the Washington Adventist Hospital created a unique opportunity for redevelopment as it could provide for an expanded Washington Adventist University while also addressing the community's need for a variety of housing types, walkable retail options, improved connectivity and additional public amenities.

Recommendations for Plan Goals in this Area

- Envisioning a vibrant, mixed-income community where the housing stock, open spaces, and mix of uses meet the needs of an economically, socially, and racially diverse population.
 - Rezoning of Washington Adventist University, (former) Washington Adventist Hospital and the Greenwood Avenue properties to allow for potential future development (pg. 90)
 - Co-located public facilities (pg. 90)
- Promoting safe, healthy, and convenient connectivity within and between the plan's districts, and to high-capacity transit beyond the Plan Area, the existing trail network, and nearby activity centers.
 - Micro-mobility hub (pg. 31)
 - Bikeway improvements (pg. 36)
 - Realignment of Carroll Avenue and other improvements (pg. 40)
 - Pedestrian improvements on Flower Avenue (pg. 98)
- Embracing climate-forward planning and design to address the impact of climate change.
 - Carroll Avenue Gateway (pg. 33)
 - Transfer of Sligo Creek Park Easement to Parks Department (pg. 90)
 - Retail central commons green space (pg. 95)
- Implementing a green promenade to provide a green, efficient, and attractive pedestrian connection through the Plan Area. (pg. 31)
- Protecting historic resources and providing for the interpretation of community history to promote a unique sense of place.
 - Kress House (pg. 25)
 - Sligo Creek Seventh Day Adventist Church (pg. 26)
 - Evaluate adaptive building reuse (pg. 96)