

Resolution No.: _____
Introduced: _____
Adopted: _____

1 **COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND**
2 **SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION**
3 **OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT**
4 **WITHIN MONTGOMERY COUNTY, MARYLAND**
5

6
7 By: County Council
8

9
10 **SUBJECT:** Approval of *Takoma Park Minor Master Plan Amendment*

- 11
- 12 1. On December 22, 2023 the Montgomery County Planning Board transmitted to the County
13 Executive and the County Council the December 2023 Planning Board Draft of the *Takoma*
14 *Park Minor Master Plan Amendment*.
 - 15
 - 16 2. The December 2023 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*
17 contains the text and supporting maps for a comprehensive amendment to portions of the
18 approved and adopted *2000 Takoma Park Master Plan*. It also amends *Thrive Montgomery*
19 *2050*, the County’s General Plan; the *2013 Countywide Transit Corridors Functional Master*
20 *Plan*; the *2018 Master Plan of Highways and Transitways*, as amended; the *2018 Bicycle*
21 *Master Plan*, and the *Master Plan of Historic Preservation*.
 - 22
 - 23 3. On January 25, 2024, the County Council held a public hearing on the December 2023
24 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*, which was referred
25 to the Council’s Planning, Housing, and Parks Committee for review and recommendations.
 - 26
 - 27 4. On January 29, February 5, and March 4, 2024 the Planning, Housing, and Parks Committee
28 held a worksession to review the December 2023 Planning Board Draft of the *Takoma Park*
29 *Minor Master Plan Amendment*.
 - 30
 - 31 5. On March 12, 2023, the County Council reviewed the December 2023 Planning Board Draft
32 of the *Takoma Park Minor Master Plan Amendment* and the recommendations of the Planning,
33 Housing, and Parks Committee.
 - 34

35 **Action**

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37 The County Council for Montgomery County, Maryland, sitting as the District Council for that
38 portion of the Maryland-Washington Regional District lying situate in Montgomery County,
39 Maryland, states as follows:

40
41 The Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*, dated December
42 2023, is hereby approved with revisions. District Council revisions to the Planning Board Draft of
43 the *Takoma Park Minor Master Plan Amendment* are identified below. Deletions to the text of the

44 Plan are indicated by [brackets], additions by underscoring. Montgomery County Planning
45 Department staff may make additional, non-substantive revisions and/or corrections to the
46 Master Plan Amendment before its adoption by The Maryland-National Capital Park &
47 Planning Commission.

48
49 All page references in this section are consistent with the page numbering in the print version of
50 the Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*.

51
52 Page 13 Delete the duplicative text appearing as the last three bullets under *1.3 Equity* as
53 follows:

- 54
- 55 [• Additionally, the Takoma Park Minor Master Plan Amendment (TPMMA)
- 56 addresses racial equity and social justice through the following:
- 57 • Preserve and expand affordable housing and encourage new housing types
- 58 with MPDU’s to address rent-burdened households.
- 59 • Recommend mixed-use zoning to create opportunities for commercial
- 60 development in higher-density areas to provide economic and employment
- 61 opportunities for residents.]
- 62

63 Page 40 Revise the third bullet under *3.2.1.1 Gateways* as follows:

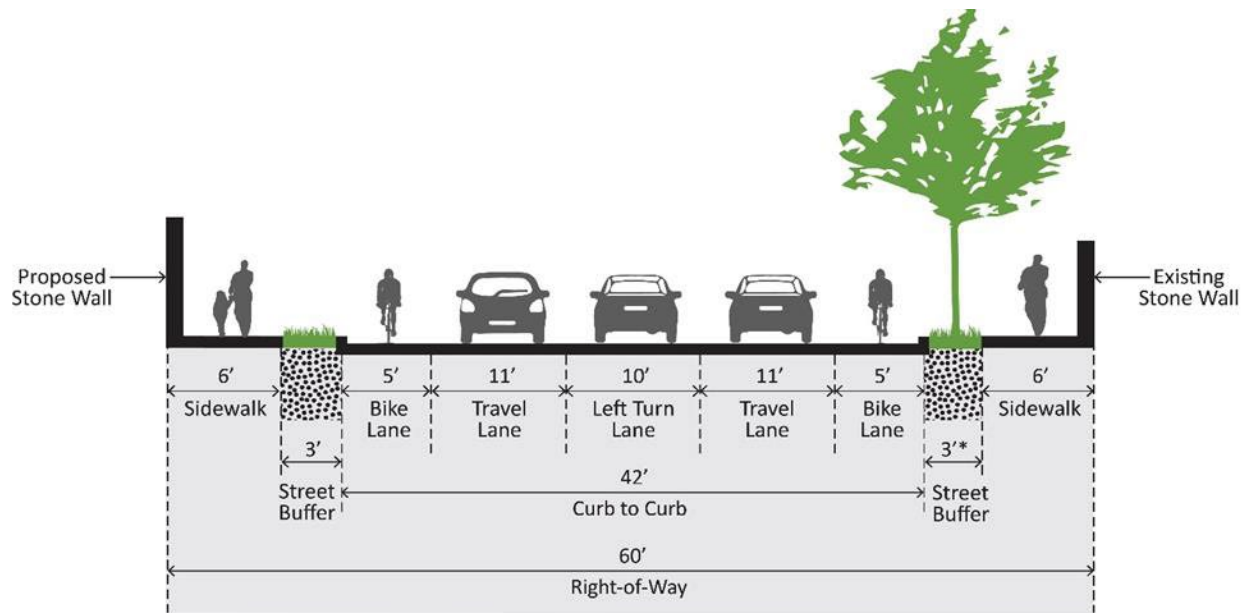
- 64
- 65 • Carroll Avenue Gateway: Located at the intersection of Carroll Avenue and
- 66 Flower Avenue, this gateway [in] is an entrance to the Washington
- 67 Adventist Campus and is an important interaction point between the
- 68 University students, the Sligo Seventh-Day Adventist Church, and the
- 69 surrounding community.
- 70 • Flower Avenue Gateway: Located at the intersection of Flower Avenue and
- 71 [Maplewood] Erie Avenue, this gateway connects the Washington
- 72 Adventist Campus to the Eire Center neighborhood retail, the Long Branch
- 73 Trail, and surrounding communities.
- 74

75 Page 51 Revise the third row of *Table 3: Street Classification and Right-of-Way (ROW)*
76 *Recommendations* as follows:

77	78	79	80	81	82	83	84
Carroll Avenue	Flower Avenue	Central Avenue	Area Connector	[80]50	2	2	25

81 Page 53 Insert the following illustration for *Figure 8: Carroll Avenue: Sligo Creek to*
82 *Flower Avenue, Looking East (Ultimate)*.

83



*Note: Street Buffer varies from 0' – 30,' with the wider sections allowing for a larger street buffer and bike lane based on the complete streets design standard.

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Page 74

Revise the first bullet under 3.3.1.5 *Food Security* as follows:

- [Make] Support commercial food kitchens, food processing, and rooftop farms [permitted uses in] throughout the Plan area.

Page 78

Delete the last bullet under 3.3.2.1 *Housing Production* as follows:

- [• The City of Takoma Park should consider modifications to its rent stabilization policy to increase flexibility, decrease complexity, and ensure the policy does not deter new investment while continuing to safeguard tenants from onerous rent increases.]

Page 78

Revise the second bullet under 3.3.2.2 *Affordable Housing Production* as follows:

- [Aligned with current county policy n]New developments should provide at least [12.5]15 percent Moderately Priced Dwelling Units (MPDUs).

Page 79

Revise section 3.3.2.3 *Preservation of Housing and Affordability* as follows:

No net loss of affordable housing means that all affordable housing units (both naturally occurring and income-restricted units) lost through demolition are replaced or rebuilt within the plan area. Realizing the goal of “no net loss” requires increased density to ensure feasibility, flexibility for land use, coordination with implementation partners (including the Department of Housing and Community Affairs and both affordable and market-rate housing providers), and assistance from other housing policies and programs. No net loss of affordable housing, like all master plan recommendations, will be enforced by the requirement that the

112 Planning Board must find that new development applications are consistent with
113 the recommendations of the plan.

114
115 To support the preservation of housing and housing affordability, the plan
116 recommends the following:

- 117 • Develop targeted strategies to minimize displacement because of
- 118 development, while promoting social integration.
- 119 • Discourage the deterioration of housing through the enforcement of housing
- 120 codes.
- 121 • In the event of redevelopment, priority should be given to existing eligible
- 122 residents for the right to return. Property owners should work with the
- 123 DHCA, the City, and tenants to minimize displacement and to ensure
- 124 eligible residents receive support and assistance to mitigate impacts of
- 125 temporary relocation.
- 126 • Retain and expand the current levels of affordability by working with
- 127 property owners to extend their rental subsidy contracts.
- 128 • Preserve existing, naturally occurring and regulated affordable housing
- 129 where practicable, striving for no net loss of affordable housing in the event
- 130 of redevelopment.
- 131 • [No net loss of affordable housing requires that all affordable housing units
- 132 (both naturally occurring and income-restricted units) lost through
- 133 demolition be replaced or rebuilt.
- 134 • No net loss of affordable housing is enforced primarily through the
- 135 requirement that the Planning Board find that new development
- 136 applications are consistent with the recommendations of the plan.
- 137 • Planning Staff would work with potential applicants for development on
- 138 sites with affordable housing with the goal of ensuring the amount of
- 139 affordable housing on the site does not decrease.
- 140 • More broadly, realizing this goal requires increased density to ensure
- 141 feasibility, flexibility for land use, coordination with implementation
- 142 partners (including the Department of Housing and Community Affairs and
- 143 both affordable and market-rate housing providers), and assistance from
- 144 other housing policies and programs.]

145
146 Page 88 Revise the first two bullets under *4.1.2.1 Land Use and Zoning* as follows:

- 147
- 148 • Rezone Site 1, currently occupied by the Takoma Park Community Center
- 149 and Library, from R-60 to CRT-2.5 C-2.5 R-2.5 H-[150]120 to allow for
- 150 potential future development flexibility. Building height along Philadelphia
- 151 Avenue is limited to a maximum of 45 feet. .
- 152
- 153 • Rezone Site 2, currently occupied by Piney Branch Elementary School,
- 154 from R-60 to CRT-2.5 C-2.5 R-2.5 H-[150]120 to allow for potential future
- 155 development flexibility. If MCPS builds a replacement elementary school
- 156 on a different site, the Plan recommends that the current site and/or building
- 157 be repurposed or reimagined to provide a recreation center, police station,

158 park and/or another public facility use. Should such a public facility use not
 159 be realized if the site becomes available, the Plan recommends mixed-use
 160 development consistent with the mapped zoning. Any renovation or new
 161 construction on the site should minimize impacts on Takoma-Piney Branch
 162 Local Park, in coordination with Montgomery Parks and the City.
 163

164 Page 89 Revise *Table 4. Recommended Municipal District Zoning* as follows:
 165

Map Number	Current Zoning	Recommended Zoning
1	R-60	CRT-2.5 C-2.5 R-2.5 H-[150] <u>120</u>
2	R-60	CRT-2.5 C-2.5 R-2.5 H-[150] <u>120</u>
3	R-60	R-60
4	R-60	R-60
5	R-60	R-40
6	R-60	R-40
7	R-60	R-40

178
 179 Page 93 Revise the first bullet under *4.2.2.1 Land Use and Zoning* as follows:
 180

- Rezone Site 8, currently occupied by a PEPCO substation, from R-60 to CRT-2.5 C-2.5 R-2.5 H-[150]120 to allow for potential future development flexibility. Building height along Philadelphia Avenue is limited to a maximum of 45 feet.

185
 186 Page 93 Revise the second bullet under *4.2.2.1 Land Use and Zoning* as follows:
 187

- Rezone Site 9A, currently occupied by multi-family apartment buildings, from [R-20] R-10 to CRT-2.5 C-2.5 R-2.5 H-[150]120 to allow for potential future development flexibility.

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 192 Page 93 Add a new bullet between the second and third bullets under *4.2.2.1 Land Use and Zoning* as follows:
 193

- Rezone Site 9B, currently occupied by multi-family apartment buildings, from R-20 to CRT-2.5 C-2.5 R-2.5 H-120 to allow for potential future development flexibility.

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 199 Page 93 Revise the third bullet under *4.2.2.1 Land Use and Zoning* as follows:
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- Rezone Site 10, currently occupied by garden-style multi-family apartment buildings, from R-10 to CRT-1.5 C-1.5 R-1.5 H-65 to [allow for potential

203 future development flexibility] make the existing building conforming and
 204 allow modest additional new development.
 205

206 Page 93 Revise the fourth bullet under 4.2.2.1 *Land Use and Zoning* as follows:
 207

- 208 • Rezone Site 11, currently occupied by multi-family apartment buildings,
 209 from R-20 to CRT-2.5 C-2.5 R-2.5 H-[150]120 to allow for potential future
 210 development flexibility.
 211

212 Page 93 Revise the fifth bullet under 4.2.2.1 *Land Use and Zoning* as follows:
 213

- 214 • Rezone Site 12A, currently occupied by garden-style multi-family
 215 apartment buildings, from R-10 to CRT-1.5 C-1.5 R-1.5 H-65 to [allow for
 216 potential future development flexibility] make the existing building
 217 conforming and allow modest additional new development.
 218

219 Page 93 Add a new bullet between the fifth and sixth bullets under 4.2.2.1 *Land Use and*
 220 *Zoning* as follows:
 221

- 222 • Rezone Site 12B, currently occupied by garden-style multi-family
 223 apartment buildings, from R-20 to CRT-1.5 C-1.5 R-1.5 H-65 to make the
 224 existing building conforming and allow modest additional new
 225 development.
 226

227 Page 95 Revise *Table 5. Recommended Maple Avenue District Zoning* as follows:
 228

229 Map	230 Number	231 Current Zoning	232 Recommended Zoning
233	8	R-60	CRT-2.5 C-2.5 R-2.5 H-[150] 120
234	9A	R-10	CRT-2.5 C-2.5 R-2.5 H-120
235	9B	R-20	CRT-2.5 C-2.5 R-2.5 H-[150] 120
236	10	R-10	CRT-1.5 C-1.5 R-1.5 H-65
237	11	R-20	CRT-2.5 C-2.5 R-2.5 H-[150] 120
238	12A	R-10	CRT-1.5 C-1.5 R-1.5 H-65
239	12B	R-20	CRT-1.5 C-1.5 R-1.5 H-65
240	13	R-10	CRT-2.5 C-2.5 R-2.5 H-150
241	14	CRT-0.75 C-0.75 R-0.25 H-35	CRT-2.5 C-2.5 R-2.5 H-150
242	15	R-10	CRT-2.5 C-2.5 R-2.5 H-150
243	16	R-60	R-60
244	17	R-20	CRT-2.5 C-2.5 R-2.5 H-150
245	18	R-10	CRT-2.5 C-2.5 R-2.5 H-150
246	19	R-30	CRT-2.5 C-2.5 R-2.5 H-150
247	20	R-10	CRT-2.5 C-2.5 R-2.5 H-150
248	21	R-60	R-60
	22	R-60	R-60

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Page 96

Replace section 4.2.2.2 *Parks and Open Space* as follows:

- [• Implement the Sligo Creek Gateway concept described in 3.2.1 by enhancing existing park space as recommended below and through future roadway and bridge improvements described in 3.2.4.
- Conduct feasibility studies to add a food forest, orchard project, or other improvement in the unprogrammed parkland at the intersection of Maple Avenue and Sligo Creek Parkway and a neighborhood-serving community garden to Opal A. Daniels Neighborhood Park.
- Conduct feasibility studies to add a food forest, orchard project, in addition to the unprogrammed open space of Sligo Creek Stream Valley Park at the southeastern corner of Maple Avenue and Sligo Creek Parkway. Approximately three-quarters of the 0.5 +/- acre turf area of Sligo Creek Stream Valley Park is undevelopable (for anything other than food forest, orchard, afforestation, etc.) due to the floodplain and stream buffer constraints. The parkland outside of these environmentally sensitive areas could accommodate picnic tables and benches.
- Conduct a feasibility study to add a neighborhood-serving community garden to Opal A. Daniels Neighborhood Park.
- Encourage activation of the unprogrammed parkland at the intersection of Maple Avenue and Sligo Creek Parkway
- Upgrade the Sligo Creek Stream Valley Park to address the following:
 - improve instream ecological function within Sligo Creek
 - improve water quality in Sligo Creek through enhancements of stormwater conveyances and removals of direct discharges into the creek.
 - coordinate with Montgomery Parks Cultural Resources Staff and the United States Geological Survey to design and implement a fish passage restoration project at the Sligo Water Works site in mainstem Sligo Creek.
 - study and evaluate riparian buffer health and performance and make recommendations for restoration to best achieve prioritized ecological functions (i.e., Stream Valley performance should be evaluated for threats and mitigation).
 - more aggressively remove non-native invasive climbing vines that pose a risk to healthy trees.
 - collaborate with the City of Takoma Park on identification and implementation of stormwater management opportunities within the Brashear's Run drainage area.
 - address failing outfall infrastructure and unstable banks at Brashear's Run where the stream daylight on parkland. o restore the outfall of Brashear's Run tributary near Sligo Creek.
 - identify potential placemaking interventions under the Carroll Avenue bridge to improve usability by the public.

- 294 ○ identify locations for additional natural and cultural resource
295 interpretation along Sligo Creek Trail.
- 296 ● Improve bicycle and pedestrian access to the Sligo Creek Trail.
- 297 ○ Coordinate with the City of Takoma Park on one of the following:
- 298 ▪ reconstructing the trail bridge over Sligo Creek adjacent to Maple
299 Avenue; or
- 300 ▪ establishing a new crossing in the immediate vicinity but separate
301 from the Maple Avenue bridge.
- 302 ○ Install wayfinding signs along streets that offer access to the Sligo Creek
303 Trail.
- 304 ● Regarding Sligo Waterworks, a significant cultural resource on parkland in
305 this Plan Area:
- 306 ○ Preserve and interpret the waterworks site and its relationship to the
307 development of Takoma Park.
- 308 ○ Stabilize the dam and foundations as needed.
- 309 ○ Coordinate with fish passage project to ensure any impacts to the dam
310 and foundations are avoided.
- 311 ○ Remove bronze marker and install interpretive sign closer to Sligo Creek
312 Trail.]
- 313
- 314 ● Implement the Sligo Creek Gateway concept described in 3.2.1 by enhancing
315 existing park space as recommended below and through future roadway and
316 bridge improvements described in 3.2.4.
- 317 ● Conduct a feasibility study to add a neighborhood-serving community garden,
318 food forest, or orchard project to Opal A. Daniels Neighborhood Park.
- 319 ● Encourage activation of the unprogrammed parkland at the southeastern corner
320 of the intersection of Maple Avenue and Sligo Creek Parkway. Conduct a
321 feasibility study to add a food forest, orchard project, or other improvement to
322 complement the existing open lawn area. Parkland outside of environmentally
323 sensitive areas could accommodate picnic tables and benches.
- 324 ● Make environmental improvements within and around Sligo Creek Stream
325 Valley Park to enhance ecological function of the system:
- 326 ○ Improve water quality through upgrades to stormwater conveyances and
327 removal of direct discharges into the creek.
- 328 ○ Coordinate with Montgomery Parks Cultural Resources Staff and the
329 United States Geological Survey to design and implement a fish passage
330 restoration project at the Takoma Park (Sligo) Waterworks dam.
- 331 ○ Study and evaluate riparian buffer health and performance and make
332 recommendations for restoration to best achieve prioritized ecological
333 functions(i.e., Stream Valley performance should be evaluated for
334 threats and mitigation).
- 335 ○ Increase efforts to remove non-native invasive climbing vines that pose
336 a risk to healthy trees.
- 337 ○ Collaborate with the City of Takoma Park on identification and
338 implementation of stormwater management retrofit opportunities within
339 the Brashear’s Run watershed.

- 340 ○ Address failing outfall infrastructure and unstable banks where
- 341 Brashear’s Run daylights on parkland.
- 342 ○ Restore Brashear’s Run tributary of Sligo Creek to improve aquatic
- 343 habitat, stabilize eroded banks, and protect threatened WSSC
- 344 infrastructure.
- 345 ● Identify potential placemaking interventions under the Carroll Avenue bridge
- 346 to enhance public use.
- 347 ● Identify locations for additional natural and cultural resource interpretation
- 348 along the Sligo Creek Trail.
- 349 ● Improve bicycle and pedestrian access to the Sligo Creek Trail.
- 350 ○ Coordinate with the City of Takoma Park to reconstruct the existing
- 351 aging, undersized trail bridge over Sligo Creek attached to the Maple
- 352 Avenue bridge; or establish a new standalone trail bridge crossing in the
- 353 immediate vicinity.
- 354 ○ Install wayfinding signs along streets that offer access to the Sligo Creek
- 355 Trail.
- 356 ● Preserve and interpret the Takoma Park (Sligo) Waterworks site and its
- 357 relationship to the development of Takoma Park:
- 358 ○ Stabilize the dam and foundations as needed.
- 359 ○ Coordinate with proposed fish passage project to ensure impacts to the
- 360 dam and foundations are avoided.
- 361 ○ Remove bronze marker along Sligo Creek Parkway and install
- 362 interpretive sign closer to the Sligo Creek Trail.

364 Page 101 Revise the second and third sub-bullets under *4.3.2.1 Land Use and Zoning* as follows:

- 365
- 366
- 367 ● [include a primary central public open space of approximately ½-acre.]
- 368 ● include a primary central [public] open space of at least ½-acre [and] that is
- 369 open to Flower Avenue and provides [benefits to existing and future residents]
- 370 reasonable access to the community. Design flexibility should be considered at
- 371 the time of development review, retaining the central Commons as an
- 372 organizing feature of future development.

374 Page 102 Revise sub-bullet nine under *4.3.2.1 Land Use and Zoning* as follows:

- 375
- 376 ● as discussed in 3.2.4, [dedicate right-of-way] provide a variable width right-of-
- 377 way of up to 50 feet from the centerline on the north side of Carroll Avenue
- 378 along a portion of the site frontage as needed to accommodate an SHA project
- 379 to realign Carroll Avenue[, up to a maximum of 50 feet].

381 Page 103 Revise the eighth bullet under *4.3.2.1 Land Use and Zoning* as follows:

- 382
- 383 ● Rezone Site 30, currently occupied by a one-story commercial building, from
- 384 CRT-0.75 C-0.75 R-0.25 H-50 to [CRN]CRT-1.0 C-1.0 R-1.0 H-50 to allow

385 for potential future development flexibility. [Changing from CRT to CRN will
 386 simplify the development review process by not requiring a Sketch Plan.]
 387

388 Page 103 Revise the eleventh bullet under 4.3.2.1 Land Use and Zoning as follows:
 389

- 390 • Rezone Site 33, currently occupied by one- and two-story commercial
 391 buildings, from CRT-0.75 C-0.75 R-0.25 H-50 to [CRN]CRT-1.0 C-1.0 R-1.0
 392 H-50 to allow for potential future development flexibility. [Changing from CRT
 393 to CRN will simplify the development review process by not requiring a Sketch
 394 Plan.]
 395

396 Page 104 Revise *Table 6: Recommended Flower Avenue District Zoning* as follows:
 397

398 Map Number	399 Current Zoning	400 Recommended Zoning
401 23	R-60	CR-1.25 C-1.25 R-1.25 H-120
402 24	R-40	CRT-1.25 C-1.25 R-1.25 H-70
403 25	R-40	CRT-1.25 C-1.25 R-1.25 H-70
404 26	R-40	CRT-0.75 C-0.75 R-0.75 H-55
405 27	R-30	CRN-1.0 C-1.0 R-1.0 H-50
406 28	R-60	CRN-1.0 C-1.0 R-1.0 H-50
407 29	R-30	CRN-1.0 C-1.0 R-1.0 H-50
408 30	CRT-0.75 C-0.75 R-0.75 H-50	[CRN]CRT-1.0 C-1.0 R-1.0 H-50
409 31	R-30	CRN-1.0 C-1.0 R-1.0 H-50
410 32	R-30	CRN-1.0 C-1.0 R-1.0 H-50
411 33	CRT-0.75 C-0.75 R-0.75 H-50	[CRN]CRT-1.0 C-1.0 R-1.0 H-50

412 Page 105 Add a fourth bullet under 4.3.2.2 Parks and Open Space as follows:
 413

- 414 • These gateways should not detract or cause confusion from identifying the
 415 Washinton Adventist University.

416 Page 109 Delete section 5.1.5 Accessory Uses in the CR Zones as follows:
 417

418 [5.1.5. Accessory Uses in the CR Zones
 419 The Plan recommends updating the Zoning Ordinance Use Table to allow as
 420 accessory uses in the CR zones commercial food kitchens, food processing, rooftop
 421 farms, and other uses not included in “Artisanal Manufacturing and Production” if
 422 so, recommended in a Master or Sector Plan or Amendment.]
 423

424 **General**

431 All illustrations and tables included in the Plan will be revised to reflect the District Council
432 changes to the Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*, dated
433 December 2023. The text and graphics will be revised as necessary to achieve and improve clarity
434 and consistency, to update factual information, and to convey the actions of the District Council.
435 Graphics and tables will be revised and re-numbered, where necessary, to be consistent with the
436 text and titles.

437 This is a correct copy of Council action.

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Sara R. Tenenbaum, Clerk of the Council

DRAFT