

Resolution No.: 20-462
Introduced: April 2, 2024
Adopted: April 2, 2024

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

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

Background

1. On December 22, 2023 the Montgomery County Planning Board transmitted to the County Executive and the County Council the December 2023 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*.
2. The December 2023 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment* contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted *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; the *2018 Bicycle Master Plan*, and the *Master Plan of Historic Preservation*.
3. On January 25, 2024, the County Council held a public hearing on the December 2023 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*, which was referred to the Council's Planning, Housing, and Parks Committee for review and recommendations.
4. On January 29, February 5, and March 4, 2024 the Planning, Housing, and Parks Committee held a worksession to review the December 2023 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*.
5. On March 12, 2023, the County Council reviewed the December 2023 Planning Board Draft of the *Takoma Park Minor Master Plan Amendment* and the recommendations of the Planning, Housing, and Parks Committee.

Action

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

The Planning Board Draft of the *Takoma Park Minor Master Plan Amendment*, dated December 2023, is hereby approved with revisions. District Council revisions to the Planning Board Draft of the *Takoma Park Minor Master Plan Amendment* are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. Montgomery County Planning Department staff may make additional, non-substantive revisions and/or corrections to the Master Plan Amendment before its adoption by The Maryland-National Capital Park & Planning Commission.

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

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

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

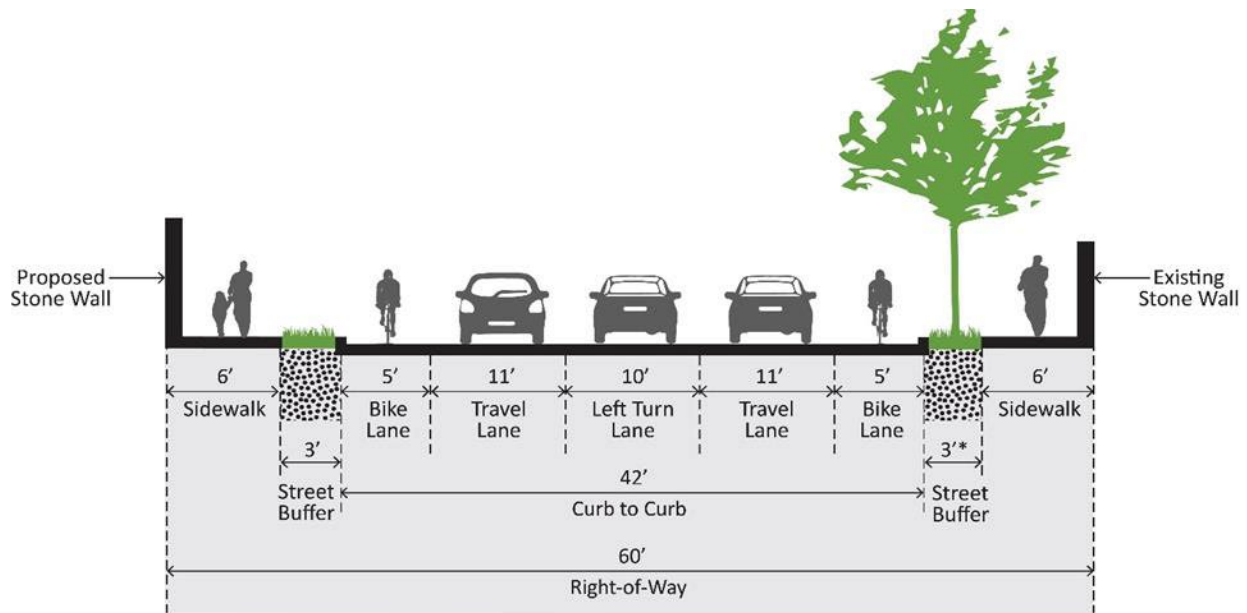
Page 40 Revise the third bullet under *3.2.1.1 Gateways* as follows:

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

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

Carroll Avenue	Flower Avenue	Central Avenue	Area Connector	[80] <u>50</u>	2	2	25
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Page 53 Insert the following illustration for *Figure 8: Carroll Avenue: Sligo Creek to Flower Avenue, Looking East (Ultimate)*.



*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.

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

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

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

- Develop targeted strategies to minimize displacement because of development, while promoting social integration.
- Discourage the deterioration of housing through the enforcement of housing codes.
- In the event of redevelopment, priority should be given to existing eligible residents for the right to return. Property owners should work with the DHCA, the City, and tenants to minimize displacement and to ensure eligible residents receive support and assistance to mitigate impacts of temporary relocation.
- Retain and expand the current levels of affordability by working with property owners to extend their rental subsidy contracts.
- Preserve existing, naturally occurring and regulated affordable housing where practicable, striving for no net loss of affordable housing in the event of redevelopment.
- [No net loss of affordable housing requires that all affordable housing units (both naturally occurring and income-restricted units) lost through demolition be replaced or rebuilt.
- No net loss of affordable housing is enforced primarily through the requirement that the Planning Board find that new development applications are consistent with the recommendations of the plan.
- Planning Staff would work with potential applicants for development on sites with affordable housing with the goal of ensuring the amount of affordable housing on the site does not decrease.
- More broadly, realizing this goal 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.]

Revise the first two bullets under *4.1.2.1 Land Use and Zoning* as follows:

- Rezone Site 1, currently occupied by the Takoma Park Community Center and Library, 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. .
- Rezone Site 2, currently occupied by Piney Branch Elementary School, from R-60 to CRT-2.5 C-2.5 R-2.5 H-[150]120 to allow for potential future development flexibility. If MCPS builds a replacement elementary school on a different site, the Plan recommends that the current site and/or building be repurposed or reimagined to provide a recreation center, police station,

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

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

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

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

- 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.

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

- 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.

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

- 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.

Page 93 Revise the third bullet under *4.2.2.1 Land Use and Zoning* as follows:

- 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

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

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

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

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

- Rezone Site 12A, 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 future development flexibility] make the existing building conforming and allow modest additional new development.

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

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

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

Map Number	Current Zoning	Recommended Zoning
8	R-60	CRT-2.5 C-2.5 R-2.5 H-[150] <u>120</u>
<u>9A</u>	<u>R-10</u>	<u>CRT-2.5 C-2.5 R-2.5 H-120</u>
<u>9B</u>	R-20	CRT-2.5 C-2.5 R-2.5 H-[150] <u>120</u>
10	R-10	CRT-1.5 C-1.5 R-1.5 H-65
11	R-20	CRT-2.5 C-2.5 R-2.5 H-[150] <u>120</u>
<u>12A</u>	R-10	CRT-1.5 C-1.5 R-1.5 H-65
<u>12B</u>	<u>R-20</u>	<u>CRT-1.5 C-1.5 R-1.5 H-65</u>
13	R-10	CRT-2.5 C-2.5 R-2.5 H-150
14	CRT-0.75 C-0.75 R-0.25 H-35	CRT-2.5 C-2.5 R-2.5 H-150
15	R-10	CRT-2.5 C-2.5 R-2.5 H-150
16	R-60	R-60
17	R-20	CRT-2.5 C-2.5 R-2.5 H-150
18	R-10	CRT-2.5 C-2.5 R-2.5 H-150
19	R-30	CRT-2.5 C-2.5 R-2.5 H-150
20	R-10	CRT-2.5 C-2.5 R-2.5 H-150
21	R-60	R-60
22	R-60	R-60

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 daylights 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.

- identify locations for additional natural and cultural resource interpretation along Sligo Creek Trail.
- Improve bicycle and pedestrian access to the Sligo Creek Trail.
 - Coordinate with the City of Takoma Park on one of the following:
 - reconstructing the trail bridge over Sligo Creek adjacent to Maple Avenue; or
 - establishing a new crossing in the immediate vicinity but separate from the Maple Avenue bridge.
 - Install wayfinding signs along streets that offer access to the Sligo Creek Trail.
- Regarding Sligo Waterworks, a significant cultural resource on parkland in this Plan Area:
 - Preserve and interpret the waterworks site and its relationship to the development of Takoma Park.
 - Stabilize the dam and foundations as needed.
 - Coordinate with fish passage project to ensure any impacts to the dam and foundations are avoided.
 - Remove bronze marker and install interpretive sign closer to Sligo Creek Trail.]
- 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 a feasibility study to add a neighborhood-serving community garden, food forest, or orchard project to Opal A. Daniels Neighborhood Park.
- Encourage activation of the unprogrammed parkland at the southeastern corner of the intersection of Maple Avenue and Sligo Creek Parkway. Conduct a feasibility study to add a food forest, orchard project, or other improvement to complement the existing open lawn area. Parkland outside of environmentally sensitive areas could accommodate picnic tables and benches.
- Make environmental improvements within and around Sligo Creek Stream Valley Park to enhance ecological function of the system:
 - Improve water quality through upgrades to stormwater conveyances and removal 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 Takoma Park (Sligo) Waterworks dam.
 - 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).
 - Increase efforts to 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 retrofit opportunities within the Brashear's Run watershed.

- Address failing outfall infrastructure and unstable banks where Brashear's Run daylight on parkland.
- Restore Brashear's Run tributary of Sligo Creek to improve aquatic habitat, stabilize eroded banks, and protect threatened WSSC infrastructure.
- Identify potential placemaking interventions under the Carroll Avenue bridge to enhance public use.
- Identify locations for additional natural and cultural resource interpretation along the Sligo Creek Trail.
- Improve bicycle and pedestrian access to the Sligo Creek Trail.
 - Coordinate with the City of Takoma Park to reconstruct the existing aging, undersized trail bridge over Sligo Creek attached to the Maple Avenue bridge; or establish a new standalone trail bridge crossing in the immediate vicinity.
 - Install wayfinding signs along streets that offer access to the Sligo Creek Trail.
- Preserve and interpret the Takoma Park (Sligo) Waterworks site and its relationship to the development of Takoma Park:
 - Stabilize the dam and foundations as needed.
 - Coordinate with proposed fish passage project to ensure impacts to the dam and foundations are avoided.
 - Remove bronze marker along Sligo Creek Parkway and install interpretive sign closer to the Sligo Creek Trail.

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

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

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

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

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

- Rezone Site 30, currently occupied by a one-story commercial building, from 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

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

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

- Rezone Site 33, currently occupied by one- and two-story commercial buildings, from 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 for potential future development flexibility. [Changing from CRT to CRN will simplify the development review process by not requiring a Sketch Plan.]

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

Map Number	Current Zoning	Recommended Zoning
23	R-60	CR-1.25 C-1.25 R-1.25 H-120
24	R-40	CRT-1.25 C-1.25 R-1.25 H-70
25	R-40	CRT-1.25 C-1.25 R-1.25 H-70
26	R-40	CRT-0.75 C-0.75 R-0.75 H-55
27	R-30	CRN-1.0 C-1.0 R-1.0 H-50
28	R-60	CRN-1.0 C-1.0 R-1.0 H-50
29	R-30	CRN-1.0 C-1.0 R-1.0 H-50
30	CRT-0.75 C-0.75 R-0.75 H-50	[CRN] CRT -1.0 C-1.0 R-1.0 H-50
31	R-30	CRN-1.0 C-1.0 R-1.0 H-50
32	R-30	CRN-1.0 C-1.0 R-1.0 H-50
33	CRT-0.75 C-0.75 R-0.75 H-50	[CRN] CRT -1.0 C-1.0 R-1.0 H-50

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

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

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

[5.1.5. Accessory Uses in the CR Zones

The Plan recommends updating the Zoning Ordinance Use Table to allow as accessory uses in the CR zones commercial food kitchens, food processing, rooftop farms, and other uses not included in “Artisanal Manufacturing and Production” if so, recommended in a Master or Sector Plan or Amendment.]

General

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

This is a correct copy of Council action.



Sara R. Tenenbaum
Clerk of the Council