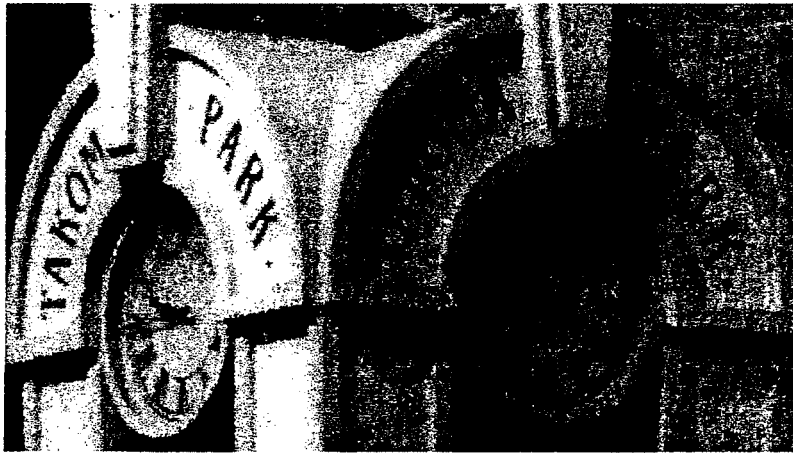


# Plan Highlights





# OVERVIEW

*This Plan envisions stable residential neighborhoods with linkages to public facilities and revitalized commercial centers.*

This Master Plan envisions Takoma Park as a vibrant mix of interesting neighborhoods, viable commercial centers, appropriate community facilities, and a circulation system that provides easy access to shops, services, parks, and transportation. Map 1 shows an Overall Concept plan for the Takoma Park Master Plan area, which recognizes the mainly residential nature of the area, as well as the commercial and institutional centers and many parks and other public facilities. Map 2 shows the Areas Recommended for Zoning Changes.

**This Plan's recommendations are designed to sustain and enhance residential neighborhoods.** While some areas are predominately single-family detached, other neighborhoods contain a mix of housing types. The Plan recommends amendments to the Zoning Ordinance that assure the stability of housing types within each neighborhood.

**This Plan makes recommendations to sustain and revitalize viable commercial centers without negatively impacting the surrounding neighborhoods.** Takoma Park's commercial areas are a mix of neighborhood and highway oriented shopping areas that provide goods and services to the residential areas. Some are active and fully occupied and others need to be improved to better serve the local market. Commercial centers in this planning area include Takoma Old Town and Takoma Junction, which serve as the town center and provide a strong identity for the City. Takoma/Langley Crossroads provides both neighborhood and regional services. Takoma Park is served by two colleges. The Silver Spring Central Business District, which is undergoing revitalization, also serves as a downtown for the residential neighborhoods of Silver Spring and Takoma Park.

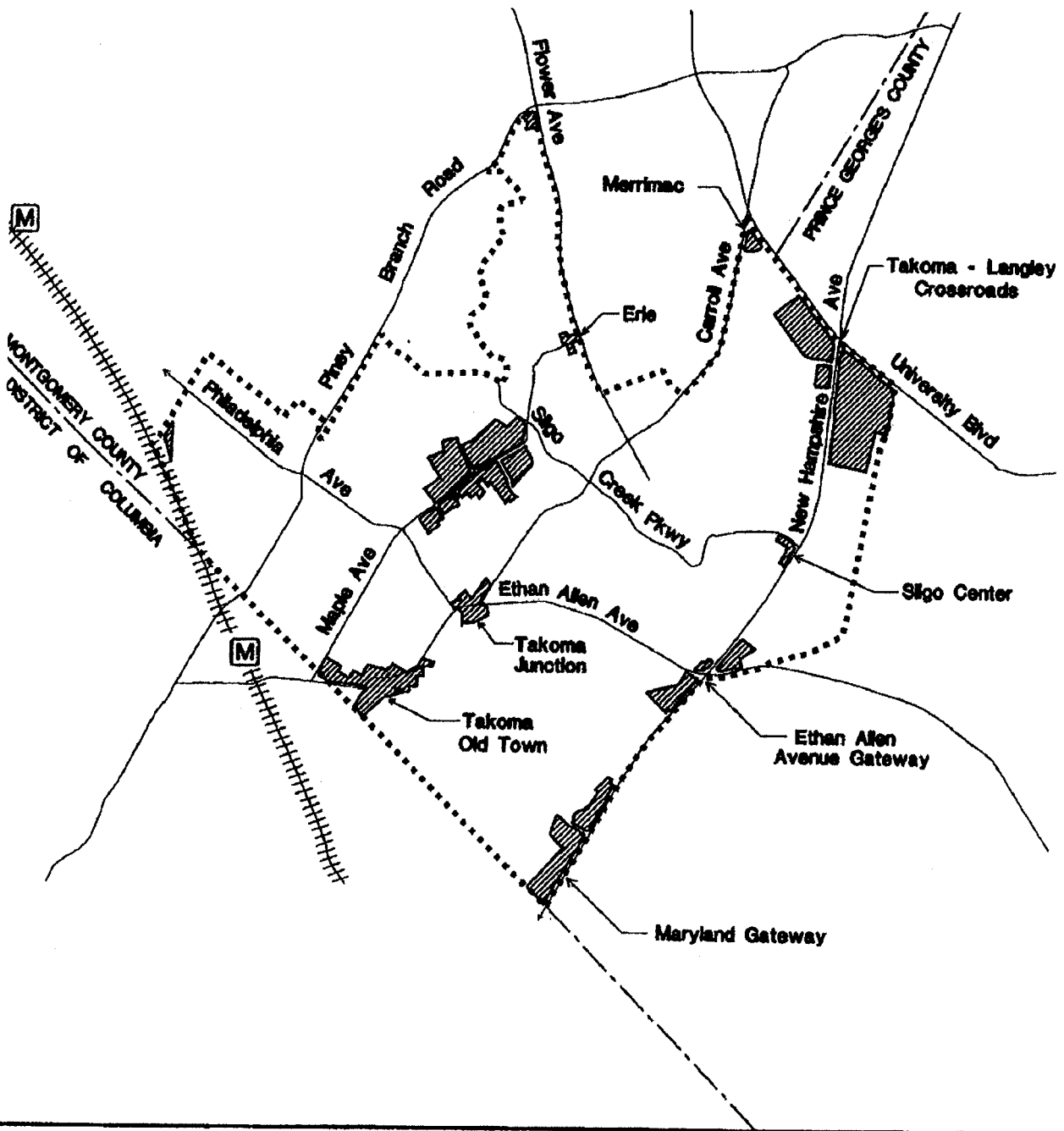
**This Plan recommends facilities to serve the community, as well as enhancements to park and environmental features.** Takoma Park is served by stream valley parks, local parks, and open space areas. The Municipal Center and Takoma Park Library serve civic needs in the community and contribute to a strong sense of community identity. Wooded parkland and extensive areas of trees in neighborhoods make environmental protection an important part of this Master Plan. This Plan recommends potential reuses for the Takoma Academy site to help meet community recreation and other needs.

**This Plan recommends a neighborhood-friendly circulation system that accommodates local and regional traffic, while providing pedestrian, bicycle, and auto access to transit, recreation, and retail shops.** Takoma Park is served by several major and arterial highways, stream valley park trails, and bus and rail transit. Recommended improvements include improved pedestrian and bicycle linkages to surrounding neighborhoods and expanded transit service.



# Areas Recommended for Zoning Changes

Map 2



## LEGEND

- County Line
- ..... Master Plan Boundary

+++++ Railroad

**M** Metro Station

 Areas Recommended For Zoning Changes (see text)

Not To Scale



# COMMUNITY PRESERVATION, STABILITY, AND CHARACTER

*Preserve existing residential character, encourage neighborhood reinvestment, and enhance the quality of life throughout Takoma Park.*

Takoma Park has well-established residential neighborhoods with historic character and a wide variety of housing types. Map 6 (page 27) shows the Community Preservation, Stability and Character concept for Takoma Park. The intent of this Plan is to preserve the existing residential character and to reinforce the many desirable features of Takoma Park's neighborhoods. Coordination with Prince George's County and the District of Columbia is essential to maintaining that character. This Plan recommends amendments to the Montgomery County Zoning Ordinance that will continue the "hold harmless" policy that was implemented during the process of unifying portions of Prince George's County into Montgomery County to allow existing uses to continue.

## ***Recommendations***

- **Preserve the residential character of Takoma Park neighborhoods.**
- **Amend the Zoning Ordinance to allow low, medium, and high density apartment areas to continue or to be replaced at the current density.**
- **Amend the Zoning Ordinance to allow single-family detached units that have legally converted to two or three family units to continue.**
- **Limit concentration of Special Exception commercial uses along major highways and near commercial centers.**
- **Encourage maintenance and preservation of housing through code enforcement and other improvement programs.**
- **Form a task force to address the full range of issues and solutions affecting the large number of apartments in the Takoma Park and East Silver Spring area.**
- **Meet needs of area residents by providing facilities for social service organizations.**
- **Support continued protection of historic resources within the Takoma Park Historic District.**

# COMMERCIAL AND INSTITUTIONAL CENTERS

*Improve commercial centers to better serve the needs of local and area residents and people passing through the area.*

Healthy centers are the heart of healthy communities. Takoma Park residents value local businesses in their community and much of their daily shopping can be done in the immediate neighborhood. Map 8 (page 39) shows the Commercial and Institutional Centers for Takoma Park. Recommendations to improve the overall economic health of commercial centers are an important focus of this Plan.

## ***Recommendations***

- **Revitalize the commercial centers of Takoma Park to ensure they are safe, community-serving, successful, convenient and attractive.**
- **Enhance the small town character of the area extending from Takoma Junction to Takoma Old Town to the Takoma Metro Station area by providing improved streetscaping. Remove the 1974 Sector Plan recommendation for more development on certain Old Town properties.**
- **Adopt a new Neighborhood Retail Overlay Zone to allow a few new neighborhood shops to serve the residents of the Maple Avenue apartment area.**
- **Apply a new Commercial Revitalization Overlay Zone for the centers throughout Takoma Park. The zone would provide for Site Plan Review and permit flexibility in parking standards.**
- **Support revitalization of commercial centers along University Boulevard by providing streetscaping that reflects the international character of many area businesses, in coordination with various business and community organizations.**
- **Support residential and commercial uses, as well as protection of open space on the large vacant property on Sligo Mill Road, near New Hampshire Avenue.**
- **Form task forces with the City of Takoma Park, Prince George's County, and the District of Columbia to coordinate commercial revitalization and other improvements.**
- **Support enhancement of Adventist services (hospital, college, and church) primarily on the existing campus along Flower Avenue.**

# COMMUNITY FACILITIES, PARKS, AND ENVIRONMENTAL RESOURCES

*Support the facilities and parks and protect the environmental resources that contribute to community identity and provide valuable services and programs.*

Takoma Park neighborhoods have many community facilities, proximity to the Sligo Creek and Long Branch stream valley parks, as well as trees and woodlands throughout the area. Map 16 (page 69) shows the Community Facilities and Parks concept for the Takoma Park and East Silver Spring areas. The concept plan highlights improvements and additions to community facilities and parks.

## *Recommendations*

- **Support public purchase of the Takoma Academy site if it becomes available. Use the site for ballfields and a variety of other public uses, as well as possible joint use with various Adventist facilities.**
- **Support provision of new public buildings at the Municipal Center, as well as streetscape improvements along Maple Avenue and a community park between Maple Avenue and Piney Branch Road.**
- **Support a balanced distribution of parks and other public facilities to all areas of Takoma Park. Provide for trail continuity throughout Long Branch Stream Valley Park.**
- **Recommend creation of a new neighborhood park in the Pinecrest/Circle Woods area.**
- **Renovate existing facilities and provide new facilities and recreational programs for a wide range of ages, backgrounds, and interests.**
- **Complete open space networks and support additions to City open space properties.**
- **Support an Urban Forestry Concept to encourage enhancement of environmental resources, such as woodlands and trees, and stewardship of stream valley parks.**
- **Recommend a variety of innovative techniques to protect and enhance streams.**



# NEIGHBORHOOD-FRIENDLY CIRCULATION

*Accommodate local and regional traffic, while providing safe, pleasant, and convenient pedestrian and bicycle access to places people want to go.*

Takoma Park is a great place for those seeking a close-in residence or business site that is conveniently situated within the metropolitan region. Map 20 (page 83) shows the Neighborhood-Friendly Circulation system concept for the Takoma Park and East Silver Spring areas. The system relies on major routes for walking, biking, driving, or taking transit. This Plan supports completion of key connections and improvements to the comfort and attractiveness of each route.

## ***Recommendations***

- **Support improvements to transit service and traffic circulation.**
- **Support a hierarchy of sidewalks, paths, and bikeways connecting to parks, schools, shops, and other public facilities.**

The Plan also recommends connections to the District of Columbia and Prince George's County. The County-wide trails and streetscape improvements along area roadways combine to create an inviting pedestrian system.

- **Enhance pedestrian and bicycle access to shops, transit, schools, and other community facilities by improving pedestrian safety and providing wide, tree-lined sidewalks throughout the area. Provide connections from neighborhoods to parks and trails.**
- **Support extension of the Metropolitan Branch Trail, thereby connecting Takoma Park to the Silver Spring CBD. Realign Fenton Street to accommodate expansion of Montgomery College and the Metropolitan Branch Trail.**
- **Support expansion of transit services, including a possible rail transit route and stops along University Boulevard.**