

# Takoma Park Master Plan

Approved and Adopted

December 2000



Maryland-National Capital Park and Planning Commission  
Montgomery County Department of Park and Planning

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**TAKOMA PARK MASTER PLAN**

December 2000

*Prepared by*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

## ABSTRACT

**TITLE:** Approved and Adopted Takoma Park Master Plan

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** Comprehensive Master Plan Amendment to the 1982 *City of Takoma Park Master Plan*, the 1974 *Sector Plan for the Transit Impact Area in Takoma Park*, and the 1989 *Master Plan for Langley Park-College Park-Greenbelt*.

**DATE:** December 2000

**PLANNING AGENCY:** The Maryland-National Capital Park and Planning Commission  
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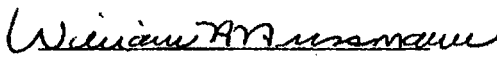
**ABSTRACT:** This document contains the text and supporting maps for the Public Hearing Draft of the Takoma Park Master Plan. This Master Plan is a comprehensive amendment to the 1982 *City of Takoma Park Master Plan*, the 1974 *Sector Plan for the Transit Impact Area in Takoma Park*, and the 1989 *Master Plan for Langley Park-College Park-Greenbelt*, as well as an amendment to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended, the *Master Plan of Highways Within Montgomery County, Maryland*, as amended, the *Master Plan of Bikeways*, as amended, and the *Master Plan for Historic Preservation*, as amended.

## CERTIFICATE OF APPROVAL AND ADOPTION

This comprehensive amendment to the Approved and Adopted 1982 *City of Takoma Park Master Plan*, the 1974 *Sector Plan for the Transit Impact Area in Takoma Park*, and the 1989 *Master Plan for Langley Park-College Park-Greenbelt*, was approbated by the Montgomery County Council, sitting as the District Council, pursuant to Resolution Number 14-729, dated December 12, 2000, as was adopted by The Maryland-National Capital Park and Planning Commission, pursuant to Resolution Number 01-01, dated January 17, 2001, after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.

This Amendment also amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended; the *Master Plan of Highways Within Montgomery County, Maryland*, as amended, the *Master Plan of Bikeways*, as amended, the *Master Plan for Historic Preservation*, as amended, and the *Silver Spring Central Business District Sector Plan*, as amended.

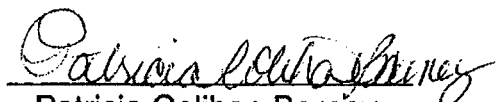
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## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each County through a Planning Board appointed by and responsible to the County government. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, (301) 495-4600 or T.D. (301) 495-1331.

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## NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to The General Plan (On Wedges and Corridors) for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant County-wide functional master plans (such as the *Master Plan of Highways Within Montgomery County, Maryland*; the *Master Plan for Historic Preservation*; and the *Master Plan for the Preservation of Agricultural and Rural Open Space*), they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan boundaries. Local municipalities also adopt ordinances and approve plans that may provide guidance for public and private decisions.

Master plans generally look ahead about 20 years from the date of adoption, although they are intended to be updated and revised every 10 years. It is recognized that circumstances will change following adoption of a plan and that the specifics of a master plan may become less relevant over time. Generally, sketches or drawings in an adopted master plan are for illustrative purposes only and are intended to convey a general sense of desirable future character rather than a specific commitment to a particular detailed design.

It is also important to recognize that the land use and zoning recommendations in master plans do not specify all development possibilities. In order to understand the full range of development options, the reader should be aware of additional land uses and development potential available through permitted special exception uses; variances; transferrable development rights (TDRs); Moderately Priced Dwelling Units (MPDUs); land rezoning by local map amendment; public projects and the mandatory referral process; and municipal annexations. These terms are described in Appendix A and in the *Glossary of Planning Terms* published separately by the Montgomery County Department of Park and Planning.





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\* These sections are incorporated by reference in the Master Plan.

**BACKGROUND SUPPLEMENTS** (Available separately from the Information Section at The Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland)

- A. Glossary of Planning Terms, July 1994
- B. Proposed Urban Park and Open Space Concept for Silver Spring and Takoma Park, July 1997
- C. Commercial Economic Health Assessment, Takoma Park and East Silver Spring, May 1998
- D. Purpose and Outreach Strategy Report, Takoma Park Master Plan, July 1998
- E. County-wide Park Trails Plan, July 1998
- F. An Assessment of Housing and Resident Population in East Silver Spring and Takoma Park, February 1999
- G. Pedestrian Routes and Bikeways Supplement to East Silver Spring and Takoma Park Master Plans, Preliminary Study, 2001

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