

COMMERCIAL AND INSTITUTIONAL CENTERS

This Plan recommends that the commercial centers of Takoma Park be upgraded to enhance and serve the needs of local and area residents and those visiting or passing through the area.

INTRODUCTION TO THE THEME

This Master Plan recognizes that 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. This Plan seeks to improve access, appearance, compatibility with neighborhoods, as well as the overall economic health of commercial areas.

To achieve the vision of this Master Plan, each center should be:

Safe: designed for visibility, good lighting, and a general feeling of security.

Successful: economically viable, clear market orientation, and good land use mix.

Community-Serving: meets retail and service needs of area residents; often provides an outdoor space for public use and gatherings.

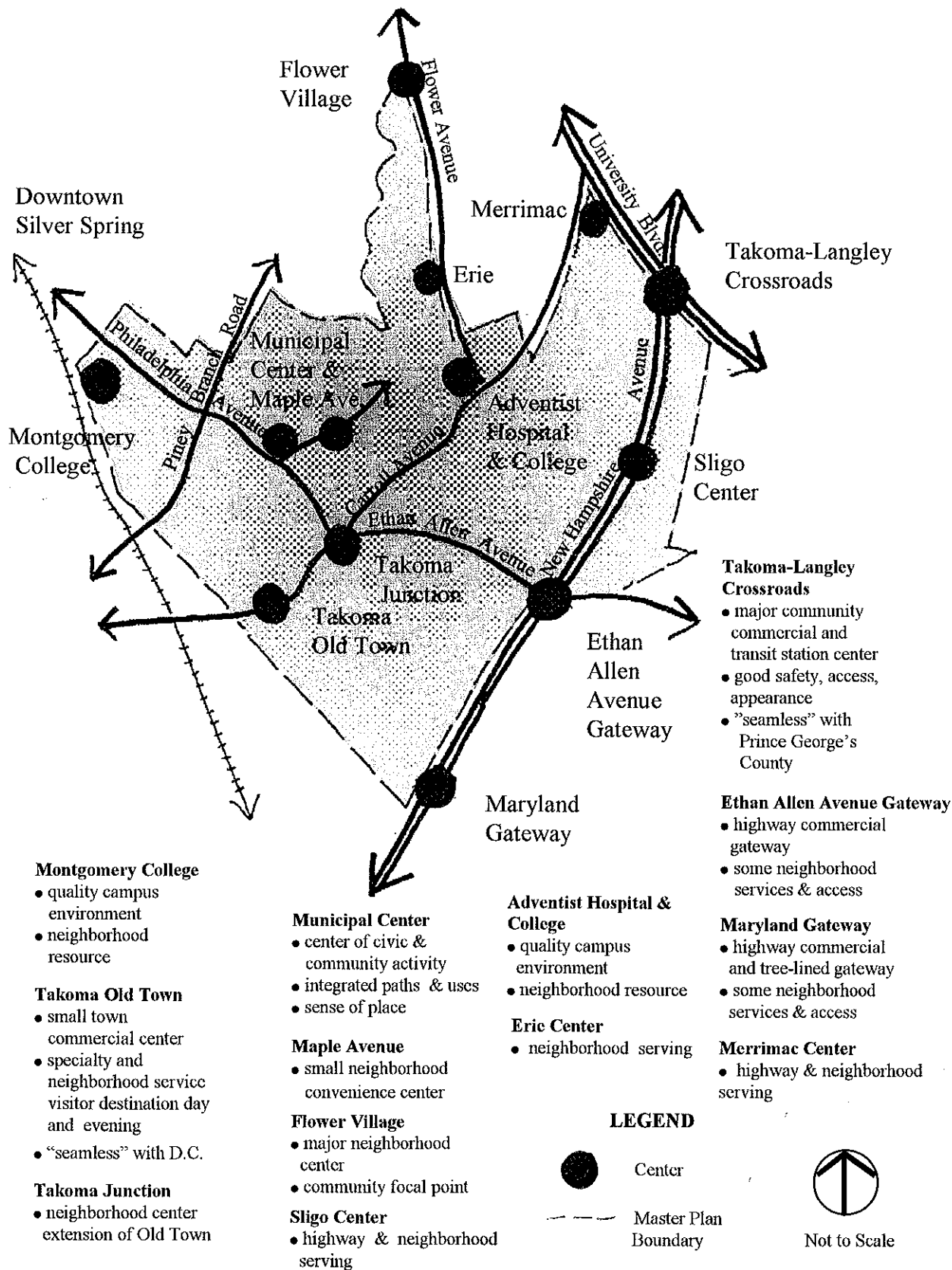
Attractive: well maintained, nice-looking buildings and facades, nice landscaping, and undergrounding of utilities.

Convenient: good pedestrian, transit, and auto access; adequate parking.

Commercial and service businesses in Takoma Park are concentrated in various centers that provide a wide variety of convenience goods and services. This Plan recognizes that the land uses in existing commercial areas are appropriate, with limited modifications as recommended by this Plan. The Commercial and Institutional Centers theme is illustrated on Map 8. Existing and recommended zoning is shown on Maps 36 to 53 Zoning Areas A to I, found in the previous section on Community Preservation, Stability, and Character.

Recommendations

- **Limit the extent of commercial development to the areas designated for this use on the proposed zoning maps.**
- **Confirm the commercial (C-1, C-2 Zones) and office (O-M Zone) zoning throughout Takoma Park, except as stated below.**
- **Recognize the Silver Spring Central Business District as a downtown serving the residential neighborhoods of Silver Spring and Takoma Park, and therefore additional commercial zoning in Takoma Park is generally not appropriate.**



COMMERCIAL REVITALIZATION

A major theme of this Master Plan is the revitalization of the commercial centers. The centers struggle to maintain successful commercial activity that serves the community. They are showing signs of age, and in some cases, neglect. They serve both nearby neighborhoods and specialized markets, such as regional shoppers, pass through customers, and customers of international specialty stores. Many of these centers serve markets with diverse income, ethnic, and national character. This Plan supports a flexible approach to guiding revitalization in each area. Therefore, different zoning tools are recommended for each commercial area to best reflect the needs of that area.

The area along University Boulevard is at the midpoint of a major commercial corridor, which extends from Flower Village in Montgomery County to beyond the Riggs Road area in Prince George's County. The area contains both community serving shops and numerous international specialty businesses. These businesses serve a strong customer base in nearby residential areas as well as a larger regional market.

Recommendations

- **Support provision of a diverse range of commercial services in Takoma Park, such as basic shopping services to nearby neighborhoods, highway commercial services, and regionally serving businesses.**
- **Support the ongoing efforts of the City of Takoma Park and the Montgomery County Department of Housing and Community Affairs (DHCA) to address revitalization needs in all commercial centers.**
- **Form task forces with Prince George's County and the District of Columbia to address cooperatively the revitalization needs of the area. Coordination should address commercial areas, streetscaping, police services, and housing.**
- **Support the efforts of community organizations to revitalize the commercial areas along University Boulevard, New Hampshire Avenue, and Piney Branch Road. Active organizations include the Takoma/Langley Crossroads Development Corporation, the Long Branch Neighborhood Initiative, and the Maryland International Corridor Development Corporation. Cooperation is encouraged with these and other community organizations, with Montgomery County, Prince George's County, and with the City of Takoma Park.**
- **Support the coordinated marketing of businesses along University Boulevard to assist in revitalization of the area, possibly relying on a theme that reflects the international character of the area.**
- **Create a new Commercial Revitalization Overlay Zone whose purpose is to:**
 1. Foster economic vitality and attractive community character in the commercial areas in the City of Takoma Park that need revitalization.
 2. Promote an enhanced pedestrian environment and an improved circulation system for pedestrians and bicycles as well as motor vehicles.

3. Ensure consistency with the master plan vision for each of the commercial areas in the City.
 4. Provide for the combination of residential with commercial uses.
- **Achieve the purpose of the new Community Revitalization Overlay Zone by:**
 1. Providing for flexibility of certain development standards which may allow for more commercial development and better design than would otherwise be achieved. For example, allow unneeded portions of a parking area to be converted to open space .
 2. Providing for Site Plan Review of development over 1,000 square feet. Building permit review is provided for minor changes. Either type of review should determine whether proposed development is consistent with the Master Plan and with relevant County and City Ordinances and guidelines.
 3. Limiting building heights to 30 feet. However, allow the Planning Board to permit a height of up to 42 feet for commercial development or up to 50 feet to accommodate residential development, if found to be compatible with the neighborhood and consistent with the intent of this Master Plan.
 4. Allowing or limiting uses, to achieve the plan's vision for the commercial areas:
 - a. In the C-1 Zone, additional uses allowed by right should include: automobile parking lot, bowling alley, delicatessen, clinic, private educational institution, express or mailing office, indoor theater, publicly supported fire station, veterinary hospital, public international organization, general office, library and museum, pet shop, retail trades, and tourist home. A nursing home should be allowed as a special exception.
 - b. In the C-1, C-2, and O-M Zones, dwellings should be allowed by right. The ground entry floor for a project that includes residential uses should be devoted to commercial use unless this requirement is waived by the Planning Board.
 - c. In the C-1 or C-2 Zone, uses that should be allowed only if they do not adjoin or confront a residential zone, include: indoor automobile sales; automobile filling station; automobile fluid maintenance station; automobile, light truck and light trailer rental; automobile repair and services, automobile storage lot; outdoor automobile, truck and trailer rental; car wash; and, funeral parlor with a crematorium. These uses may not be compatible with residential uses. However, the Master Plan recognizes the value of automobile serving uses to residents and to highway travelers. Consequently, this Plan does not seek to eliminate existing automobile serving uses or make them non-conforming.
 - d. Where a veterinary hospital is proposed, the facility should not produce noise or other adverse effects on the surrounding area and should meet the following provisions:
 - i. No runs, exercise yards, or other facilities for the keeping of animals should be in any exterior space.
 - ii. All areas for the keeping of animals shall be soundproofed.
 - **Use the building permit review process, as part of the Commercial Revitalization Overlay Zone, for minor site changes that do not warrant full Site Plan Review by the Planning Board.** The review process would be performed at the staff level and require less time than a full Site Plan Review by the Planning Board.

Review of the site design for all changes is appropriate to determine compliance with Master Plan recommendations and the provisions of the overlay zone. The building permit review will consider good pedestrian and vehicular

circulation, adequate open space, and will support parking waivers by the County where appropriate. Requiring full Site Plan Review for all changes on all sites, could discourage property owners from making smaller improvements. This would be inconsistent with the intent to foster revitalization. Therefore, building permit review for minor changes is appropriate. For properties within the City of Takoma Park, a Memorandum of Understanding should stipulate the respective roles of M-NCPPC and the City and the County in this process.

- **Include street-oriented commercial uses on the first floor of all buildings.** By ensuring a minimum amount of commercial use on each commercial site, this Plan will help realize the City's economic development goals. This development standard could be waived, upon the City's recommendation, at the time of Site Plan Review. Such a waiver could allow a commercially zoned site to be developed with more residential uses.
- **Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures.** This Plan supports reductions in parking if the applicant demonstrates that less parking is needed, that overflow parking will not be a problem in nearby residential or commercial areas, and that high levels of pedestrian or transit access are expected. Property owners are encouraged to provide bike storage facilities and other alternatives to parking. Additional parking can be provided by allowing commercial parking lots on C-1 zoned properties.
- **Apply Montgomery County Historic Preservation Commission procedures for review of new development in Takoma Old Town and Takoma Junction.** The Commission reviews renovations and new development to ensure consistency with the historic context of area.

These recommendations reinforce the community stability and commercial center goals of this Plan by fostering community identity and commercial viability through coordinated design and marketing endeavors for the ethnically diverse centers.

TAKOMA OLD TOWN

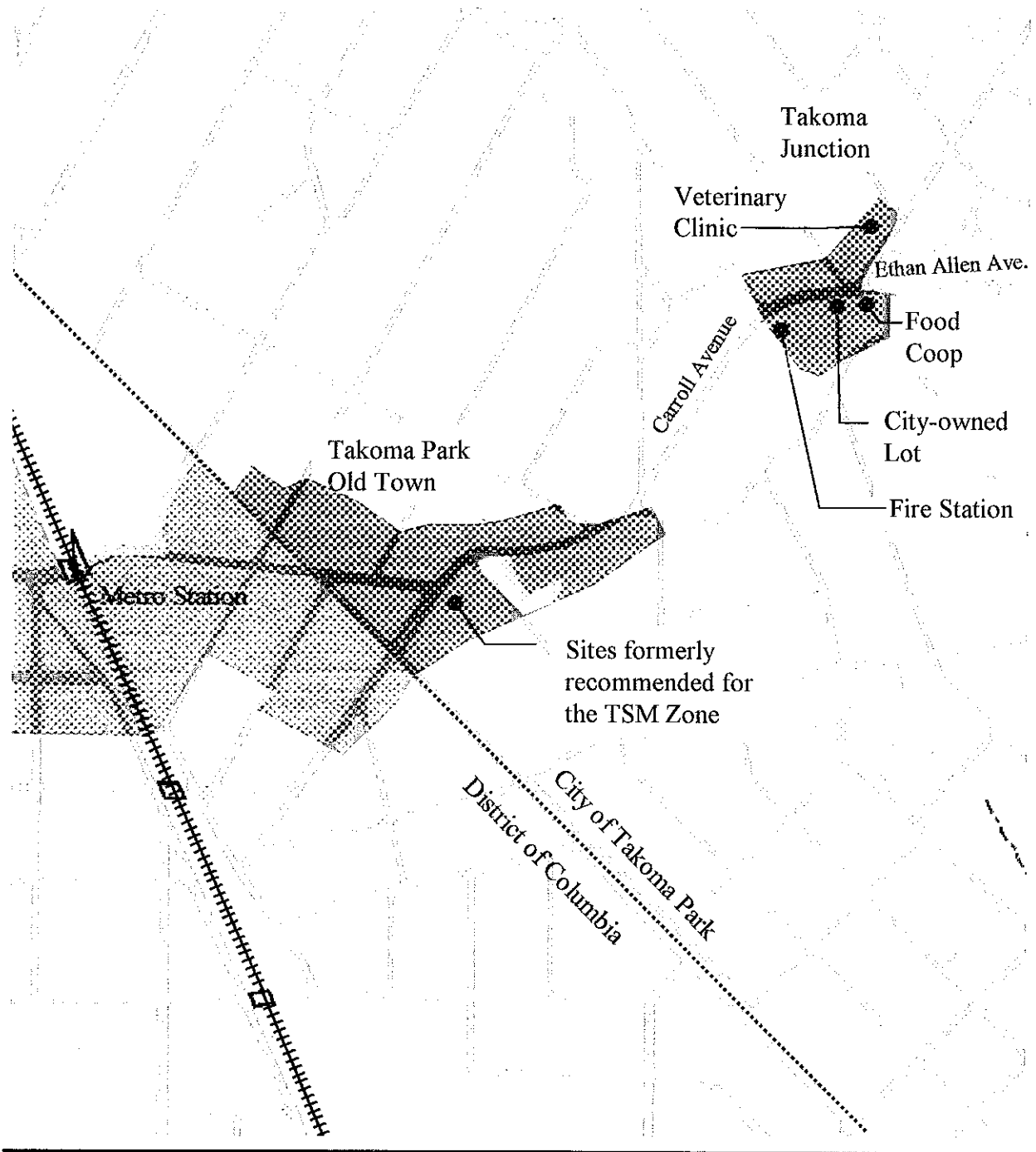
The vision for Takoma Old Town is of a village center with a traditional small town charm, providing unique stores and services to both nearby neighborhoods and regional visitors. The strengths of the area include the Takoma Metro station, neighborhoods within walking distance, an appealing character, public spaces, and a variety of businesses. Map 9 shows Takoma Old Town and Takoma Junction. Map 32, Area F, shows existing land use in Takoma Old Town.

Takoma Old Town is part of the commercial heart of Takoma Park. Improved pedestrian connections and image from the Junction to Old Town to the Takoma Metro in the District of Columbia are needed. Since most parcels are small and parking is limited, there is the potential for customers to park on nearby neighborhood streets. Since the area is located in the Takoma Park Historic District, new development is subject to review and approval by the Montgomery County Historic Preservation Commission. Map 45, Area F, shows existing zoning in Takoma Old Town.




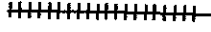

Both Takoma Old Town and Takoma Junction are located within the Takoma Park Historic District. These areas have a distinct small town charm and a diverse shopping environment. The area is readily accessible from the Takoma Metro station and the future bike path along the Metropolitan Branch Trail. While the appeal of these areas to regional visitors can support the continued success of local businesses, this Master Plan supports maintenance of the low density, small scale commercial character of the area.

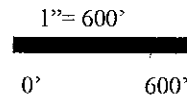
Recommendations

- **Confirm the existing land use pattern and the existing C-1 and C-2 zoning.**



LEGEND

-  Recommended for Commercial Revitalization
-  Woodland and Public Open Space
-  Commercial Areas in the District of Columbia
-  Metro Red Line
-  Master Plan Areas Boundary



- **Apply the proposed Commercial Revitalization Overlay Zone to the area.** The overlay zone would provide for Site Plan review of future development. Waivers of parking requirements may be approved where overflow parking will not be a problem in nearby residential areas. Considerations for approval of waivers should include provision of adequate transit service and of improvements to circulation and appearance of commercial centers. Within the Takoma Old Town area consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.
- **Support maintenance of the low scale, small town, historic character of the area.** Do not retain the 1974 Sector Plan recommendation to apply the Transit Station - Mixed (TSM) Zone to major properties in the center of Takoma Old Town. The maximum building height on property in the C-1 Zone is 30 feet.

The TSM Zone in the 1974 Sector Plan allowed higher density, transit-oriented commercial and residential zoning for a part of Old Town. Since 1974, the area has established an attractive character of interesting shops and services. The vision for Takoma Old Town is for lower density commercial development. The area is no longer considered close enough to the Takoma Metro station to warrant higher density development.

- **Support strengthening the streetscape from Takoma Junction to Takoma Old Town.** Improvements should also be coordinated with the District of Columbia and should include the Takoma Metro station area.
- **Prepare a concept study to guide improvements in the area.** Such improvements should address pedestrian and bicycle access, streetscaping, and adequate parking. New development should also be sensitive to the scale and historic character of the area.
- **Form a task force to coordinate improvements between Takoma Old Town and the area around the Takoma Metro station in the District of Columbia.** The task force should include Montgomery County, the City of Takoma Park, The Maryland-National Capital Park and Planning Commission, the District of Columbia, the Washington Metropolitan Area Transit Authority, and representatives of area civic associations.

TAKOMA JUNCTION

The vision for Takoma Junction is of a village center with a traditional small town charm. The area should be an extension of Takoma Old Town, providing unique stores and services to both nearby neighborhoods and regional visitors. The strengths of the area include neighborhoods within walking distance, visibility to pass-by traffic, and existing public spaces. Map 9 shows Takoma Old Town and Takoma Junction. Map 33, Area G, shows land use in Takoma Junction.

Takoma Junction is included in the commercial heart of Takoma Park. The area includes various neighborhood-oriented and some area-serving commercial uses. Since most parcels are small and parking is limited, there is the potential for customers to park on nearby neighborhood streets. The City would like to see businesses in this area be more successful. Since the area is located in the Takoma Park Historic District, new development is subject to review and approval by the Montgomery County Historic Preservation Commission. Map 47, Area G, shows zoning in Takoma Junction.

For several years, the City of Takoma Park has owned a vacant lot located next to the Food Coop at Takoma Junction. The City has made several efforts to develop a concept for use of the site and to market the site. The City and several advisory groups have also sought to address circulation, pedestrian safety, and appearance problems in the area.

Recommendations

- **Modify zoning recommendations for certain properties to better realize the vision for the area.** Rezone commercial properties along Carroll Avenue and the Food Coop property from C-2 to C-1. Rezone the City park at Carroll and Ethan Allen Avenues from C-2 to R-60.
- **Support maintenance of the low scale, small town, historic character of the area.** The maximum building height on property in the C-1 Zone is 30 feet.
- **Apply the proposed Commercial Revitalization Overlay Zone to the area.** An overlay zone would provide for Site Plan Review of future development. Waivers of parking requirements may be approved where overflow parking will not be a problem in nearby residential areas. Considerations for approval of waivers should include provision of adequate transit service and of improvements to circulation and appearance of commercial centers. Within the Takoma Junction area consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.
- **Support streetscape improvements along Carroll Avenue from Takoma Junction to Takoma Old Town.** The Main Street streetscape concept along Carroll Avenue is discussed in the Neighborhood-Friendly Circulation chapter.
- **Prepare a concept study to coordinate improvements in the area.** The study should address potential alternative uses for the City lot, as well as possible development guidelines that would assist in redevelopment of the property. Other improvements should address traffic calming, bicycle access, adequate parking, and circulation issues. Such improvements should be sensitive to the scale and historic character of the area.
- **Reconstruction of the existing Fire Station is planned. The new station design should be sensitive to the historic character of the area.**

MUNICIPAL CENTER/MAPLE AVENUE AREA

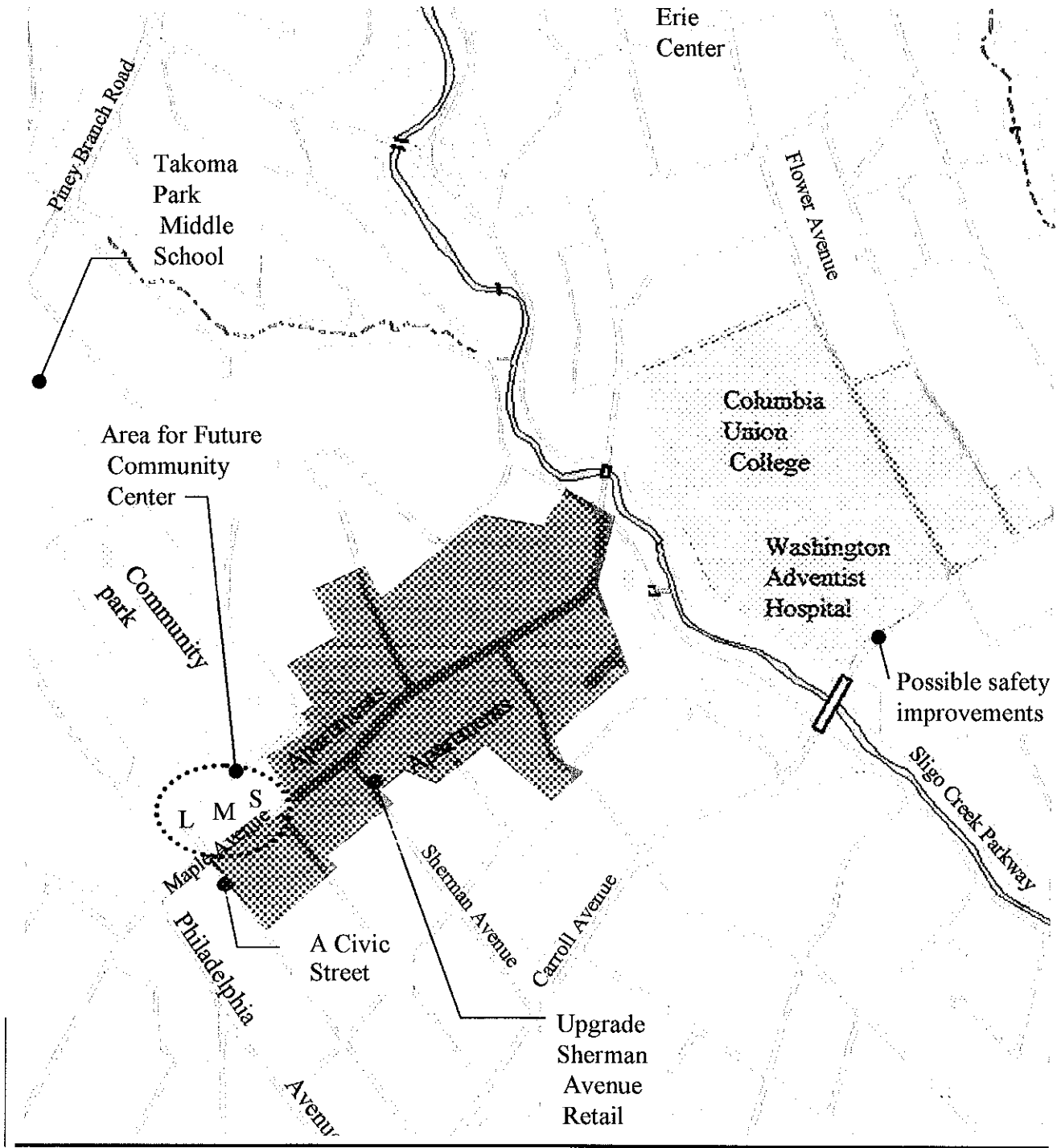
The Municipal Center encompasses public properties located between Maple Avenue and Piney Branch Road. Along Maple Avenue is the Piney Branch Elementary School and County indoor pool, the City of Takoma Park Municipal Building, and the Takoma Park Library. To the north are the M-NCPPC Takoma-Piney Branch Local Park, the City of Takoma Park Heffner Park, Takoma Park Elementary School, and the Takoma Park Middle School, including play fields. Map 10 shows the Municipal Center. Maps 29 and 30, Areas C and D, show land use in the Municipal Center area.

Some of the public buildings along Maple Avenue may be reaching the end of their useful life. The parks and school play fields are well used, but they are not conveniently linked together. The area is located near the geographic center of Takoma Park. Recent discussions have included the possibility of building a city community center somewhere in the area.



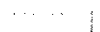
The vision for this area is of a Municipal Center/Community Park that serves as the civic and recreational heart of Takoma Park. When city buildings need to be replaced, there will be an opportunity to design new structures and new public spaces to represent the civic vision of Takoma Park residents. The park and play fields can be redesigned to provide a community park environment that is sensitive to community recreational needs and to the environmental ethic of Takoma Park residents.

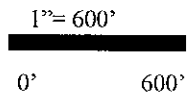
Municipal Center, Maple Avenue Area, and Adventist Campus

Map 10



LEGEND

-  Areas for New Neighborhood Retail
-  Woodland and Public Open Space
-  Adventist Campus
- L, M & S** L = Library M = Municipal Building S = Piney Branch Elementary School



Recommendations

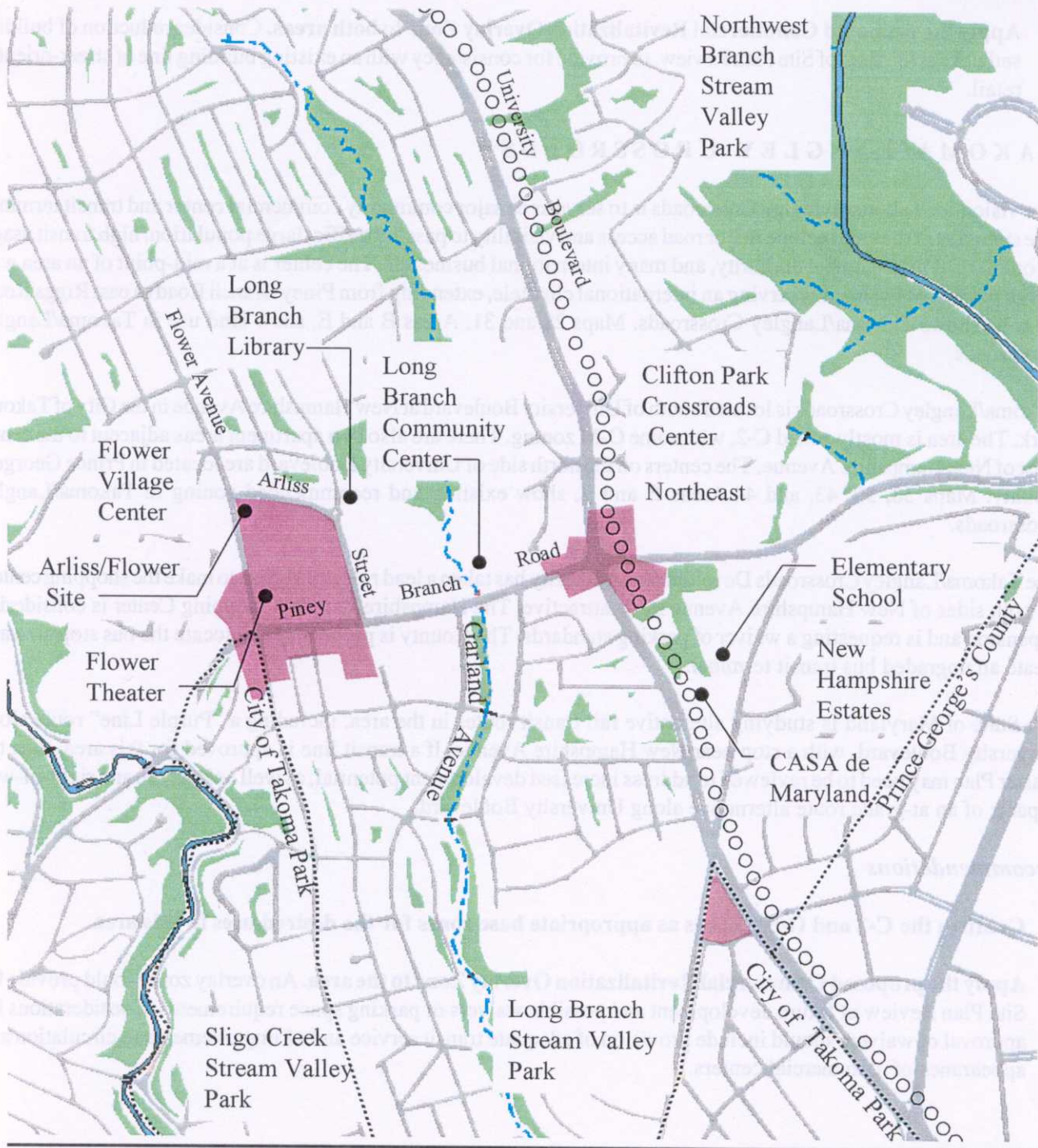
- **Support a study to establish a community vision for a Takoma Park Municipal Center/Community Park in this area.**
- **Support provision of new or redesigned Municipal Center buildings and public spaces, including a library, school, and possibly a community center.**
- **Support redesign of a Community Park that addresses the need for play fields, play and court areas, pedestrian and bicycle path systems, safety, woodland habitat, and environmentally sensitive design.**

Maple Avenue is home to many apartment dwellers, who often use transit or walk to nearby shopping areas. Trees, sidewalks, and wide streets provide an attractive environment along Maple Avenue. The Neighborhood-Friendly Circulation chapter recommends that Maple Avenue serve as a civic Main Street between the Municipal Center area and the Washington Adventist Hospital.

A small commercial center exists along Maple Avenue. The center primarily serves walk-up customers and has only limited parking. The center is in need of revitalization. At some future time, there may be interest in providing more neighborhood shops or services in the area.

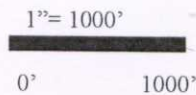
Recommendations

- **Support significant improvements to re-create Maple Avenue as Takoma Park's civic street**, connecting Sligo Creek Parkway and Washington Adventist Hospital to the Municipal Center at Cedar Avenue on Philadelphia Avenue. Such improvements could be integrated with other Municipal Center improvements.
- **Support new, small-scale, neighborhood-oriented shops and services, providing up to a maximum of 10,000 square feet in one or more new locations along Maple Avenue.** A new commercial center may be either free-standing or included in an existing apartment building. Any new commercial uses must have direct access to the street, but should not be auto-oriented. Flexibility concerning waivers of parking standards is encouraged.
- **Create a new Neighborhood Retail Overlay Zone to allow for added shops and services to serve the apartment dwellers along Maple Avenue.** The commercial uses allowed by the new zone should be the same as the retail sales and personal service businesses allowed in the R-10 Zone. These uses are not currently allowed in the R-20 or R-30 Zones. The new zone should require Site Plan Review. Maps 41 and 42, Area D, show existing and recommended zoning for the Maple Avenue area.
- **Support revitalization to upgrade the appearance and pedestrian environment of the existing C-1 zoned commercial center on Maple Avenue at Sherman Avenue.** The new Overlay Zone should also be applied to this property.



LEGEND

- Recommended for Commercial Revitalization
- Woodland and Public Open Space
- Possible Rail Transit Route
- Master Plan Area Boundary



FLOWER VILLAGE

The vision for Flower Village is to be a major neighborhood center and community focal point for both Takoma Park and East Silver Spring. The Master Plan supports revitalization of this center through Site Plan Review and flexibility in parking requirements, thereby allowing expansion of commercial floor area. A small portion of Flower Village is located in Takoma Park, the southwest quadrant of Flower Avenue at Piney Branch Road. This area contains several commercial properties. Map 11 shows Flower/Clifton Park Village. Map 27, Area A, shows land use in the Takoma Park portion of Flower Village.

Recommendations

- **The recommendations for Flower Village which are relevant to the Takoma Park area are summarized here. Maps 36 and 37, Area A, show existing and proposed zoning in the Takoma Park portion of Flower Village.**
- **Recommend the C-1 Zone as an appropriate base zone for the southwest quadrant of Flower Avenue at Piney Branch Road.**
- **Apply the new Commercial Revitalization Overlay Zone to the area.**
- **Provide for Site Plan Review.**
- **Include the following guidelines for new development or redevelopment:**
 1. Be consistent and compatible with the existing scale of development along Flower Avenue.

Required building setbacks may be reduced to maintain the existing building line of street-oriented retail at the time of Site Plan Review.
 2. Exhibit a character that complements the Flower Theater facade and maintains its viability as a local landmark.
 3. Provide street-oriented and street-activating activities whenever possible, including attractive connections within blocks to link the surrounding neighborhoods, and community facilities with village destinations.
 4. Be pedestrian-friendly, providing circulation and access for vehicles and pedestrians, including attractive connections within blocks to link the surrounding neighborhoods, and community facilities with village destinations.
- **Consider establishing a parking district to increase flexibility for locating parking in the area.**

ERIE AND MERRIMAC CENTERS

The vision for the Erie Center is to be a neighborhood serving center, which includes both retail and service businesses. The vision for the Merrimac Center is to provide both highway and neighborhood serving commercial uses. Map 11 shows the Erie Center and Map 12 shows the Merrimac Center. Map 5\Area A and 8\Area D show land use in the Erie Center. Map 28, Area B, shows land use in the Merrimac Center.

Recommendations

The recommendations for the Erie and Merrimac Centers are summarized here. Maps 37/Area A, 39/Area B, and 42/Area D show proposed zoning in both centers.

- **Support and maintain the vision and the low scale character of each area. Confirm the existing land use pattern and the existing C-1 zoning.**
- **Apply the proposed Commercial Revitalization Overlay Zone to both areas.** Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.

TAKOMA/LANGLEY CROSSROADS

The vision for Takoma/Langley Crossroads is to serve as a major community commercial center and transit terminal. The strengths of the area include major road access and visibility to pass-by traffic, large population, high transit usage, a commercial management authority, and many international businesses. The center is at a mid-point of an area with a high portion of businesses serving an international clientele, extending from Piney Branch Road to past Riggs Road. Map 12 shows Takoma/Langley Crossroads. Maps 28 and 31, Areas B and E, show land use in Takoma/Langley Crossroads.

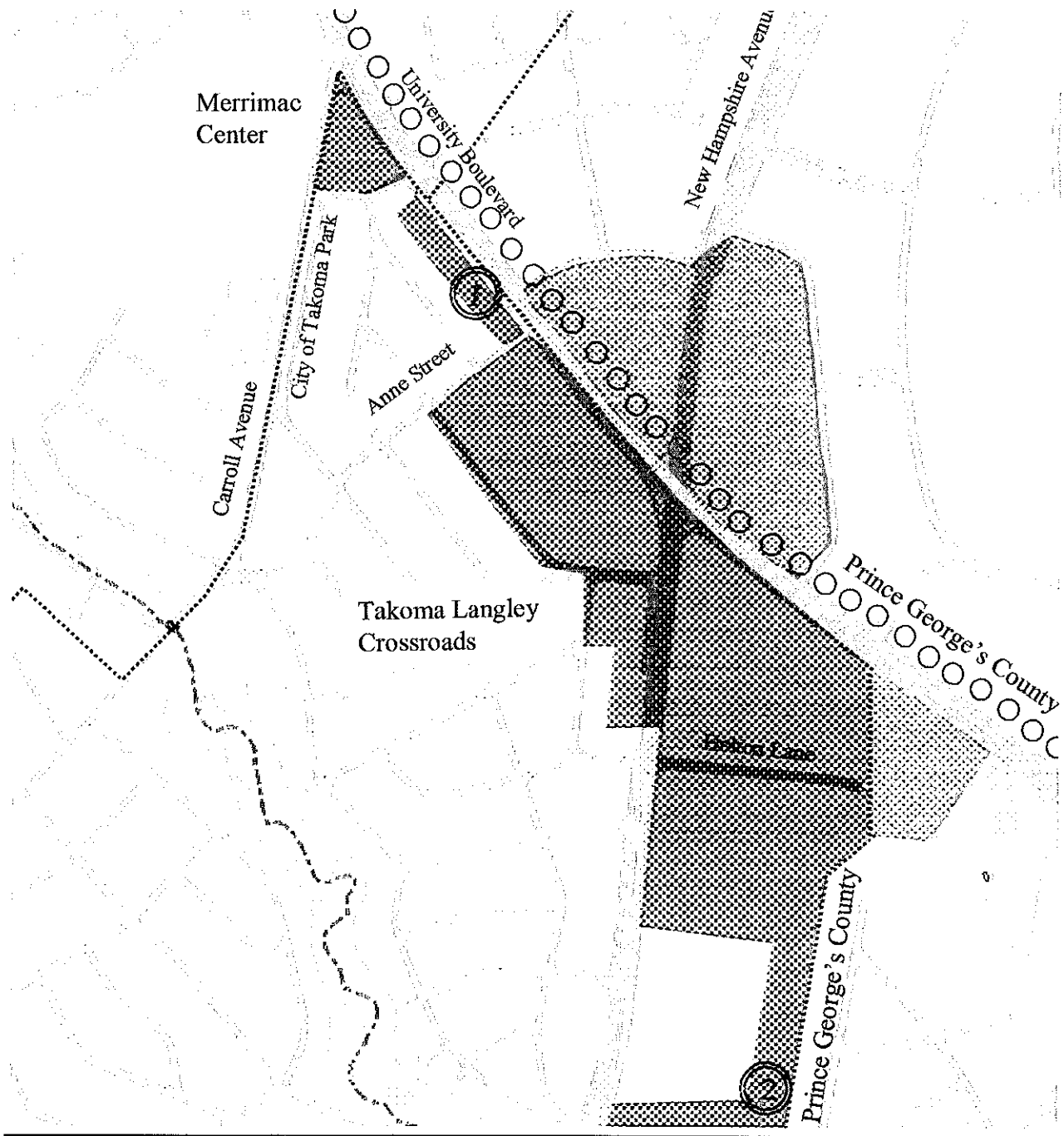
Takoma/Langley Crossroads is located south of University Boulevard at New Hampshire Avenue in the City of Takoma Park. The area is mostly zoned C-2, with some O-M zoning. There are also two apartment areas adjacent to the center west of New Hampshire Avenue. The centers on the north side of University Boulevard are located in Prince George's County. Maps 38, 39, 43, and 44, Areas B and E, show existing and recommended zoning in Takoma/Langley Crossroads.

The Takoma/Langley Crossroads Development Authority has taken a lead role in an effort to make the shopping centers on both sides of New Hampshire Avenue more attractive. The Hampshire/Langley Shopping Center is considering expansion and is requesting a waiver of parking standards. The County is proposing to relocate the bus stop area and create an upgraded bus transit terminal.



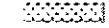

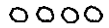

The State of Maryland is studying alternative rail transit routes in the area, including a "Purple Line" route along University Boulevard, with a stop near New Hampshire Avenue. If a transit line is approved for this area, then the Master Plan may need to be reviewed to address increased development potential, as well as land use and right-of-way impacts of an at-grade route alternative along University Boulevard.

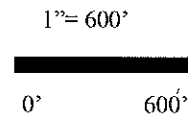
Recommendations

- **Confirm the C-2 and O-M Zones as appropriate base zones for the desired uses in this area.**
- **Apply the proposed Commercial Revitalization Overlay Zone to the area.** An overlay zone would provide for Site Plan Review of future development and possible waivers of parking space requirements. Considerations for approval of waivers should include provision of adequate transit service and of improvements to circulation and appearance of commercial centers.



LEGEND

-  Recommended for Commercial Revitalization
-  Woodland and Public Open Space
-  Commercial Area in Prince George's County
-  Locations Referenced in Text
-  Possible Rail Transit Route
-  Master Plan Area Boundary



- **Prepare a concept study for the whole area to guide revitalization and redevelopment**, including: circulation, character, identity, customer safety, lighting, gateway concepts, stormwater management concepts, parking, pedestrian and bicycle access, and bus stop design. New public use spaces are recommended, as shown on Map 16, Community Facilities and Parks. The concept study should build on previous work to improve the character of the area and establish a gateway. The study should also address potential redevelopment of the southeastern quadrant, including upgraded streetscaping in the Holton Lane area.
- **Support improvements to the Hampshire-Langley Shopping Center, which may include expansion of the grocery store, as well as improvements to parking lot circulation and landscaping.** Such improvements should be consistent with the guidelines of this Plan. Consider reduction of building setbacks at the time of Site Plan Review to provide for consistency with an existing building line of street-oriented retail.
- **Form a task force to coordinate improvements between Montgomery County and Prince George's County.**

Coordination should include expansion of the Takoma/Langley Crossroads Development Corporation and support coordinated marketing that reflects the international character of shops and businesses in the area. Both the City of Takoma Park and area civic associations should be involved.

In addition to the general recommendations for this commercial center, several specific sites (# 1 and #2) are addressed in Table 1, Commercial Area Land Use and Zoning Recommendations. Site 1 includes 1007-1021 University Boulevard north of Anne Street, a mix of office and residential use in eight 4-unit apartment buildings. Site 2 is a 50-foot buffer area located north of Erskine Street and intended to protect the adjacent residential area from commercial development.

SLIGO CREEK PARKWAY AT NEW HAMPSHIRE AVENUE

The vision for this area is to retain a small scale commercial character serving both highway and neighborhood users. Three parcels are located along New Hampshire Avenue at Sligo Creek Parkway. One parcel owned by WSSC is a 0.41-acre property fronting on New Hampshire Avenue. (Site # 3) The WSSC site has a steep slope to the rear and abuts City property used as open space. The property also abuts a right-of-way which will probably not be used for a road. The existing O-M Zone requires Site Plan Review. Map 12 shows Sligo Creek Sites 3 and 4. Map 31 shows land use in the area around Sites 3 and 4.

Adjacent to the WSSC property are two 0.69-acre commercial properties at Sligo Creek Parkway and New Hampshire Avenue. (Site # 4) The corner property has a dry-cleaning establishment and the other property is a dentist's office. The properties along Sligo Creek Parkway are located at the entry to Sligo Creek Park and to a residential area. City open space property is located on one side.

Future uses of the vacant WSSC site are uncertain. The WSSC is zoned O-M, allowing office use, and is currently being sold as surplus property. Retention of the current O-M Zone assures application of Site Plan Review for new development.

Table 1

COMMERCIAL AREA LAND USE and ZONING RECOMMENDATIONS

SITES 1 & 2

Site Location and ID #	Current Zoning	Prior PG Zoning	Current Land Use and Approved Development	Recommended Land Use and Guidelines	Recommended Zoning
1. 1007-1021 odd, University Blvd. East.	O-M	C-O	Office, Residential, and Vacant in 8 four-unit apartment buildings, plus the Spanish Catholic Center	<ol style="list-style-type: none"> 1. Retain mix of uses, allow revert to resident. 2. Support assembly for new construction. 3. Meet the following site development guidelines: <ol style="list-style-type: none"> A. Retain structure, footprint, or front building line for new construction. B. Provide parking and refuse storage at side or rear. C. Provide attractive landscaping in front in support of the streetscape concepts along University Blvd. 	Confirm O-M; properties may revert to residential use.
2. 50' buffer north of Erskine Street	R-60; allows for Special Exception (SE) parking.	R-55	Vacant area along southern and eastern boundaries of commercial area; pre 1982 Sectional Map Amendment (SMA)	<ol style="list-style-type: none"> 1. Retain the buffer to protect the residential area. 2. Ensure that neighboring areas are screened from commercial uses, if extension of parking is requested 	Confirm the R-60 Zone.

Table 2

COMMERCIAL AREA LAND USE and ZONING RECOMMENDATIONS

SITES 3 & 4

Site Location and ID #	Current Zoning	Prior PG Zoning	Current Land Use and Approved Development	Recommended Land Use and Guidelines	Recommended Zoning
3. WSSC on New Hampshire Ave.	O-M 0.41 Acre	C-O	Vacant	<ol style="list-style-type: none"> 1. General office. 2. Site development guidelines include: <ol style="list-style-type: none"> A. Provide sidewalk and trees along New Hampshire Ave. in support of streetscape concepts. B. Establish unifying landscaping treatment and integrate parking and circulation between area properties. C. Allow direct pedestrian access for all uses from the exterior of a structure in the O-M Zone. D. Support abandonment of adjacent right-of-way to allow addition of property to WSSC and to parks. 	Confirm O-M zoning and apply the Commercial Revitalization Overlay Zone.
4. Commercial site at Sligo Creek Parkway	C-2	CSC	Dry cleaner and dentist's office	<ol style="list-style-type: none"> 1. Commercial use; small parcels may result in low intensity uses. 2. Apply the same site development guidelines as for the WSSC site (Site #3, A. & B). 	Confirm C-2 Zone and apply the Commercial Revitalization Overlay Zone.

Recommendations

The recommendations for the Sligo Creek Parkway at New Hampshire Avenue area are summarized here. Maps 43 and 44, Area E, in the preceding section, shows zoning on Sites #3 and 4.

- **Support and maintain the small scale commercial character of the area. Confirm the existing land use pattern and the existing C-2 and O-M zoning.**
- **Apply the proposed Commercial Revitalization Overlay Zone to both areas.** Guidelines for new development are addressed in Table 2, Takoma Park Commercial Area Land Use and Zoning.

ETHAN ALLEN AVENUE GATEWAY AT NEW HAMPSHIRE AVENUE

The vision for the Ethan Allen Avenue Gateway at New Hampshire Avenue is to provide highway commercial services and neighborhood retail service to area residents. The strengths of the area include good access to major roads, visibility to pass-by traffic, and generally sufficient parking. Map 13 shows the Ethan Allen Avenue Gateway at New Hampshire Avenue area. Map 34, Area H, shows land use in the area around the Ethan Allen Avenue Gateway at New Hampshire Avenue area.

Recommendations

- **Reaffirm the C-2 and O-M Zones as base zones for the area.**
- **Support application of the proposed Commercial Revitalization Overlay Zone to the C-2 and O-M zoned areas, including Sites # 5 and 6.** An overlay zone would provide for Site Plan Review of future development and possible waivers of parking space requirements. Considerations for approval of waivers should include the provision of adequate transit service and of improvements to circulation and appearance of the commercial centers. Maps 49 and 50, Area H, show existing and proposed zoning for the Ethan Allen Avenue Gateway at New Hampshire Avenue area.
- **Prepare a concept study to address streetscape, lighting, intersection and pedestrian crossing improvements, curb cut locations, circulation, sidewalk continuity, pedestrian and bikeway access to nearby neighborhoods, and area business revitalization. Provision of open space for public use is recommended and is shown on Map 16, the Community Facilities and Parks.**
- **Establish a task force with Prince George's County to develop a concept study that addresses the revitalization needs of the area.**
- **Establish a business improvement organization to address beautification, safety, business promotion, and recruitment.** Support the addition of neighborhood serving retail and service businesses.
- **Support code enforcement for deteriorated commercial properties, based on working with owners to implement property improvement plans over time.**
- **Consider future improvements to the area, such as:**
 1. Better lighting and customer safety in the area.
 2. Attractively designed gateway enhancements at the entry area for Montgomery and Prince George's Counties.
 3. Improved streetscape and pedestrian crossings.

The Spanos property includes commercial uses along New Hampshire Avenue (zoned C-2) and a large parking lot (zoned R-60) located behind the Fashion Warehouse store. Recommendations for the Spanos Site #5 are addressed in Table 3. The commercial area would benefit from redevelopment. The lot also backs up to a single-family detached residential area. The parking area is isolated and looks unsafe.

The pertinent zoning history begins when this property was in Prince George's County. The *1963 Master Plan for Takoma Park, Langley Park and Vicinity* shows the rear of the property classified in the R-55 Zone, as does a 1975 local map amendment application for a business located on this property. In 1988, a nonconforming use permit for a parking lot in the R-55 Zone was issued in Prince George's County. The commercial portion of the site had been zoned C-1, then CSC in Prince George's County. At the time of the sectional map amendment for unification (1998), the property was rezoned from R-55 to R-60 and from CSC to C-2. The split zoning was retained and there is no plat recorded for the property. The parking area may be conforming in the R-60 Zone, based on the July 1, 2001 sunset provisions. Future changes on the property require special exception approval.

A variety of auto related uses (Site 6) are located at or near the intersection of New Hampshire Avenue at Ethan Allen Avenue/East West Highway. The property at 6860 New Hampshire Avenue, in the southwest quadrant, contains outdoor sales of automobiles. The property at 6900 New Hampshire Avenue, in the northwest quadrant, is developed as a "minimart." The property extends to Auburn Avenue.

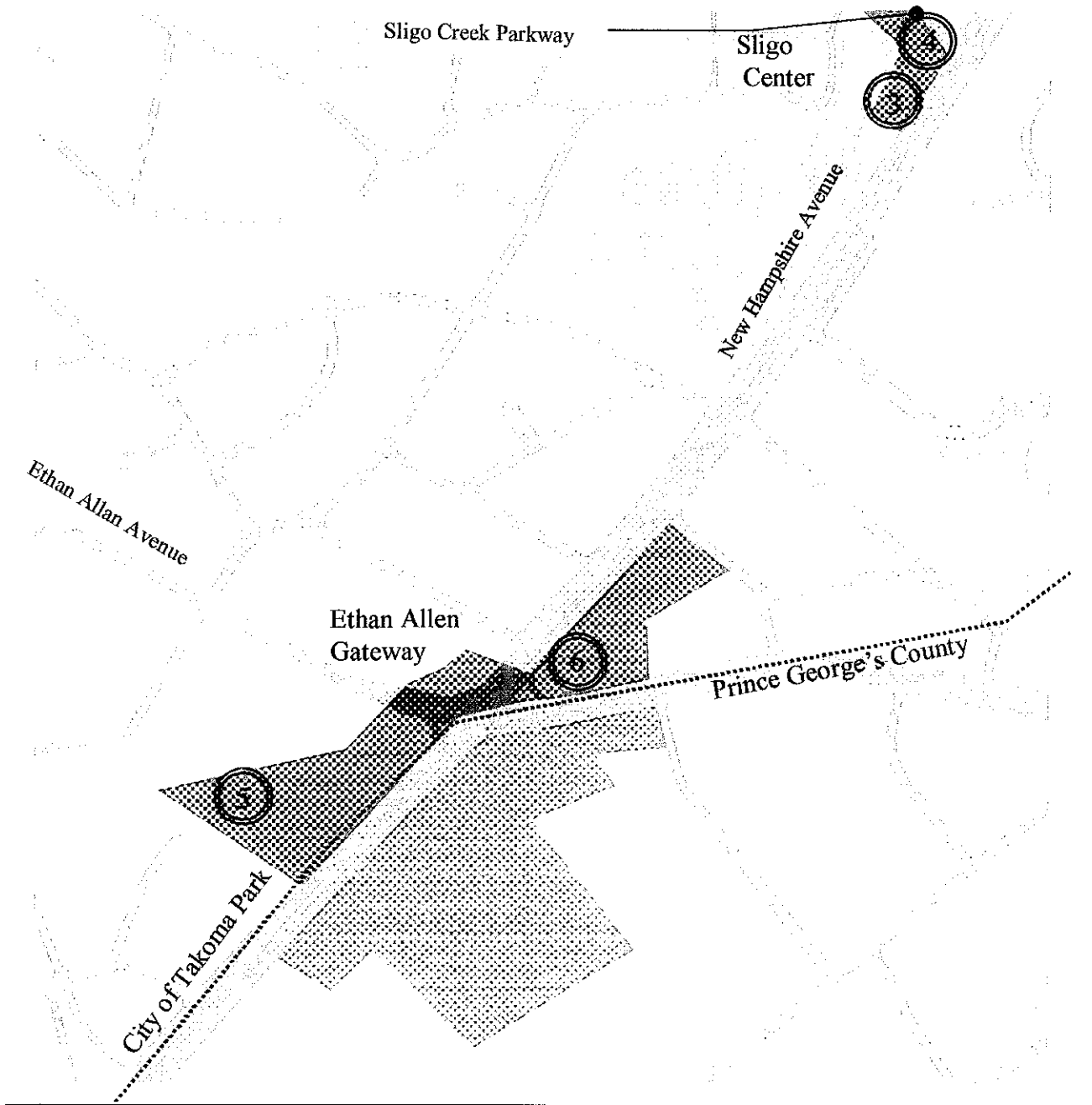
Several properties in the northeast quadrant contain gasoline filling stations, including 6907 New Hampshire Avenue and 920 East West Highway. The 940 East West Highway Dairy Queen was "grandfathered" as a conforming use in the Unification Area zoning text amendments.

In addition to the general recommendations for this commercial center, recommendations for Sites #5 and 6 are addressed in Table 3, Commercial Area Land Use and Zoning Recommendations.



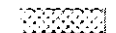


A single-family house at 952 East West Highway is zoned R-40 and is a two-unit dwelling. The lot size, 7,787 square feet, is below the 8,000-square-foot minimum lot size for property in the R-40 Zone.

Recommendation

- **Recommend a text amendment to continue the existing two-unit use and to allow rebuilding of the structure to the current density.** Resolve the status of the property in the same manner as the text amendment addressing two or more unit housing in the R-60 Zone.



LEGEND

-  Recommended for Commercial Revitalization
-  Woodland and Public Open Space
-  Commercial Area in Prince George's County
-  Locations Referenced in Text
-  Master Plan Area Boundary

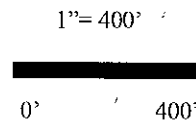


Table 3

COMMERCIAL AREA LAND USE and ZONING RECOMMENDATIONS

SITES 5 & 6

Site Location and ID #	Current Zoning	Prior PG Zoning	Current Land Use and Approved Development	Recommended Land Use and Guidelines	Recommended Zoning
5. Spanos property, incl. - rear parking of shops and Fashion Warehouse	C-2 along the front and R-60 in rear.	CSC along front and R-55 in rear.	Commercial stores, incl. The Fashion Warehouse and a large parking lot behind stores - no plat recorded; has 1988 non-conforming use permit	<ol style="list-style-type: none"> 1. Support redevelopment of either the commercial portion or of the whole site. 2. Redevelopment could be all commercial or could include some housing. 3. Apply the following site development guidelines: <ol style="list-style-type: none"> A. Provide public use space. B. Provide adequate parking. C. Provide no vehicle access from commercial uses into adjacent residential areas. D. Address on-site circulation and access issues. E. Ensure adequate streetscaping and pedestrian access. F. Develop a unifying design theme. 	<ol style="list-style-type: none"> 1. Apply C-2 Zone on the whole property and apply the new Commercial Revitalization Overlay Zone. Only rezone the R-60 portion to C-2, if the Commercial Revitalization Overlay Zone is applied. 2. Require a schematic development plan to ensure that Plan guidelines are followed.
6. Commercial area at New Hampshire Ave. & Ethan Allen Ave. 3.85 Acres	C-2	CSC	Auto related uses near Ethan Allen Ave. and New Hampshire Ave.: 6860 New Hampshire Ave. auto sales; 6900 New Hampshire Ave. "minimart"; 6907 New Hampshire Ave. gas station; 920 EW Hwy. gas station; and 940 East West Highway, Dairy Queen.	<ol style="list-style-type: none"> 1. Site development guidelines include: <ol style="list-style-type: none"> A. Assure compatibility with adjacent residential properties. B. Ensure consistency with the concepts for streetscape and pedestrian areas. 2. 6860 New Hampshire Ave. needs less intense use, better defined public/private area, and improved landscaping. 3. 6900 New Hampshire Ave. keep oriented to New Hampshire Ave. provide buffer to residential properties, and no access to Auburn Ave. 	<ol style="list-style-type: none"> 1. Confirm C-2 Zone on the whole property and apply the new Commercial Revitalization Overlay Zone. 2. Future changes to these commercial properties will require special exception approval and be guided by the recommendations of this Master Plan.

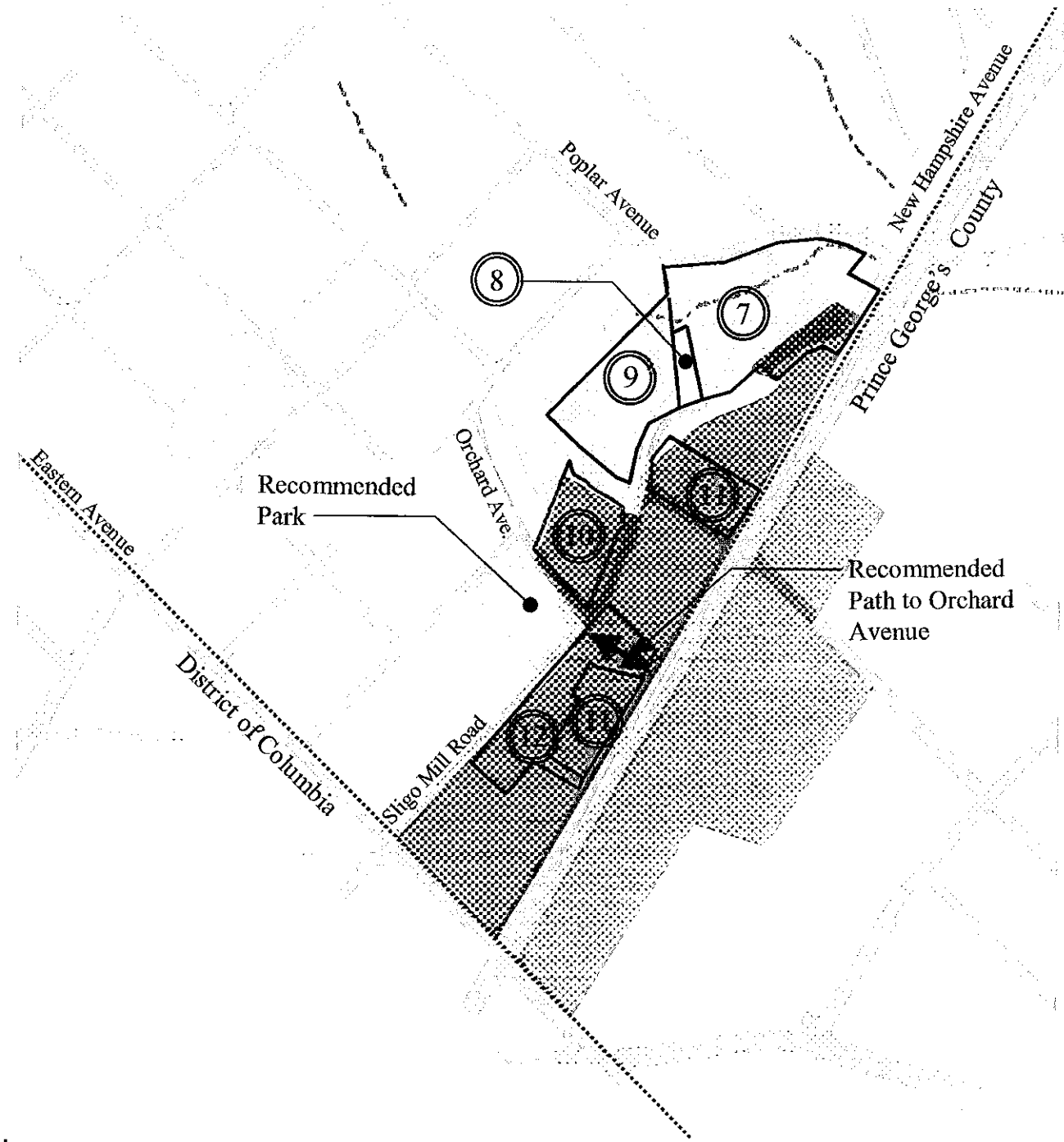
MARYLAND GATEWAY AT EASTERN AND NEW HAMPSHIRE AVENUES

The vision for the Maryland Gateway at Eastern and New Hampshire Avenues is to serve as a highway commercial gateway area that also provides neighborhood retail service to areas residents. The strengths of the area include access to major roads and visibility to pass-by traffic and sufficient parking. The existing C-2 and O-M Zones provide flexibility for owners to determine what commercial uses best serve the area. Map 14 shows the Maryland Gateway area. Maps 33 and 35, Areas G and I, show land use around the Maryland Gateway area.






Owners need support to continue services and to participate in upgrading the appearance of the streetscape and of their properties. The Plan envisions increased neighborhood retail service in this area, but improvements to pedestrian access are needed. The area should be upgraded with a gateway treatment at Eastern Avenue and a boulevard streetscape treatment along New Hampshire Avenue.

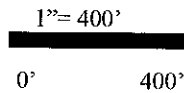
Recommendations

- **Reconfirm the C-2 and O-M Zone as base zones and support application of a new Commercial Revitalization Overlay Zone to the area.** An overlay zone would provide for Site Plan Review of future development and the ability to expand if reductions in parking were approved. Maps 47, 48, 51, and 52, Areas G and I, show existing and recommended zoning in the Maryland Gateway area.
- **Prepare a concept study to address streetscape, lighting, intersection and pedestrian crossing improvements, curb cut locations, circulation, sidewalk continuity, pedestrian and bikeway access to nearby neighborhoods, and area business revitalization. Provision of open space for public use is recommended and is shown on Map 16, Community Facilities and Parks.**
- **Establish a task force with Prince George's County and the District of Columbia to develop a concept study that addresses the revitalization needs of the area.**
- **Establish a business improvement organization to address beautification and safety, as well as business recruitment and promotion.** Support the addition of neighborhood serving retail and service businesses.
- **Support code enforcement for deteriorated commercial properties, based on working with owners to implement property improvement plans over time.**
- **Consider future improvements to the area, such as:**
 1. Better lighting and customer safety in the area.
 2. Gateway enhancements, creating an attractively designed entry area to Montgomery County.
 3. Streetscape improvements.
 4. Enhanced pedestrian crossings.
- **Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.**



LEGEND

-  Recommended for Commercial Revitalization
-  Woodland and Public Open Space
-  Commercial Areas in Prince George's County
-  Locations Referenced in Text
-  Master Plan Area Boundary



An area on Sligo Mill Road, located near New Hampshire Avenue and Sheridan Street, has 7.35 acres which are zoned RT-8 (Sites #7-9). The recommendations for Sites #7-9 are stated in Table 4. Sites #7 and 9 have approved preliminary plans for residential townhouse development based on Prince George's County standards. The area is wooded and has a stream and some steep topography. The area is bounded by residential properties fronting Fourth Avenue and across the street from Poplar Avenue. Part of the site fronting on Sligo Mill Road is across from the commercial uses along New Hampshire Avenue. The buildable area is separated from existing residential areas by a stream, floodplain, and woods. There is also commercial property (C-2 Zone) along Sligo Mill Road at the corner of Orchard Avenue.

The vision for this area is to provide commercial activity along New Hampshire Avenue and residential uses along Sligo Mill Road. The vision also anticipates preservation of open space along the Takoma Branch stream and behind the houses along Fourth Avenue. A natural wooded open space is located between the developable part of the property and nearby residential areas. Open space is recommended to:

- maintain woodland views from nearby houses.
- separate nearby residents from commercial uses.
- maintain an area of woodland habitat.
- maintain an adequate stream buffer.

New commercial uses should be concentrated along New Hampshire Avenue.

Development of Sites #7-9 should be responsive to the following site development guidelines:

- Provide streetscape improvements along Sligo Mill Road that are appropriate for a residential area. Provide the New Hampshire Avenue streetscape treatment, in coordination with the City of Takoma Park and the State Highway Administration..
- Provide an appropriate stream buffer in accordance with the Guidelines for Environmental Management of Development in Montgomery County. Any reduction of the maximum buffer must clearly demonstrate greater environmental benefits than would be provided by the buffer. For Site #7, the City of Takoma Park would accept a conservation easement to within 150 feet of the Takoma Branch stream, in accordance with the Takoma Park Open Space Plan.
- Minimize the view of new uses from single-family houses, by use of elements such as trees and fences. (This guideline applies to Sites #8 and 9.)

The offices and outdoor storage area located on Orchard Avenue on Sligo Mill Road (Site #10 in the C-2 Zone), are immediately adjacent to a residential townhouse area. Less intensive commercial uses are most appropriate for this area. The site design should limit impacts on nearby residential areas. The recommendations for this site are stated in Table 4. The area sometimes contains outdoor storage of construction materials, which is not allowed by the Zoning Ordinance. Outdoor storage is only permitted in industrial zones. Enforcement of the Zoning Ordinance requirements is the responsibility of the Department of Permitting Services and of the City of Takoma Park.

Various commercial uses along New Hampshire Avenue were "grandfathered" as special exceptions. The uses include: Sunoco gas, Texaco gas, Pop's-N-Son food, and a print shop on Sligo Mill Road. (Site # 11) There are three contiguous vacant properties which have their primary frontage along Sligo Mill Road (Site 12). Their development should be compatible with the nearby residential area. In addition to the general recommendations for this commercial center, recommendations for Sites #7 to 12 are stated in Table 4, Commercial Area Land Use and Zoning Recommendations.

Table 4

COMMERCIAL AREA LAND USE and ZONING RECOMMENDATIONS

SITES 7-12

Site Location and ID #	Current Zoning	Prior PG Zoning	Current Land Use and Approved Development	Recommended Land Use and Guidelines	Recommended Zoning
7. Poplar Mill site, 3.7 acres	RT-8	RT	Approved for 10 residential townhouse units. Description: Site is wooded, with a stream and steep topography. The site fronts onto commercial property along New Hampshire Ave.	<ol style="list-style-type: none"> 1. Provide street-oriented commercial use within 150' of New Hampshire Ave. The uses should promote commercial activity and appearance. 2. Allow residential townhouse units along Sligo Mill Road. 3. Remainder of site along Takoma Branch should be open space. 	<ol style="list-style-type: none"> 1. Rezone area to 150' from New Hampshire Ave. and 150' from the Takoma Branch stream from RT-8 to C-2 and apply the Commercial Revitalization Overlay Zone. 2. Confirm the RT-8 Zone on the rest of site.
8. Williams site, 6502 Sligo Mill Road, 0.3 acre	RT-8	RT	Single family detached house, on wooded lot.	<ol style="list-style-type: none"> 1. Allow single-family residential along Sligo Mill Road and open space at the rear. 	<ol style="list-style-type: none"> 1. Confirm RT-8 Zone to R-60.
9. Sligo Mill Townes Site; 3.35 acres	RT-8	RT	Approved for 11 residential townhouse units. Description, wooded site, where the single family houses on the adjoining property on Fourth Ave. back up to woods.	<ol style="list-style-type: none"> 1. Support residential townhouse use and open space at the rear. 2. Support City purchase of property as open space, in accordance with the Takoma Park Open Space Plan. 	<ol style="list-style-type: none"> 1. Confirm RT-8 Zone.
10. Sligo Mill & Orchard Ave; 1.3 acres	C-2	CSC	Older one-level offices, with below grade space, on corner. Rear lot with open storage area for construction, which is only permitted in industrial zone.	<ol style="list-style-type: none"> 1. Support continued commercial use on the whole site. 2. Support low-intensity residential or office townhouses. 3. Support code enforcement on open area to clean up. 	<ol style="list-style-type: none"> 1. Confirm the C-2 Zone, with the Commercial Revitalization Overlay Zone. 2. Support the RT-8 or the CT floating zones, accompanied by a schematic development plan.

Table 4 (Continued)

COMMERCIAL AREA LAND USE and ZONING RECOMMENDATIONS

SITES 7-12

Site Location and ID #	Current Zoning	Prior PG Zoning	Current Land Use and Approved Development	Recommended Land Use and Guidelines	Recommended Zoning
11. New Hampshire near Eastern Ave. Commercial. 8.85 acres	C-2	C-S-C	Special exception uses incl: Sunoco gas, Texaco gas, Pop's N Son food, & print shop on Sligo Mill Rd.	1. Review redevelopment or change based on New Hampshire Ave. streetscaping, and Maryland Gateway area, and the other recommendations of this Master Plan guidelines.	1. Confirm the C-2 Zone, with the Commercial Revitalization Overlay Zone. 2. Confirm status of these properties as Special Exceptions, based on "grandfathering" of uses in the unification text amendment. 3. Amend Zoning Ordinance to permit remodeling or expansion that follows Master Plan guidelines.
12. Sites east of Sligo Mill Rd. at Orchard Ave. (Three properties located between 6350 and 6460 New Hampshire Ave.)	C-2 on parcels P884 and P955 and O-M on parcel P885.	CSC and CO	Vacant properties adjacent to various commercial uses and confronting houses along Sligo Mill Road; having access to New Hampshire Avenue.	1. Provide primarily neighborhood serving uses that are compatible with confronting houses along Sligo Mill Road. 2. Apply site development guidelines, to provide a path between Sligo Mill Road and New Hampshire Avenue at Orchard Avenue, through dedication or acquisition of an easement or right-of-way.	Confirm C-2 Zone with the Commercial Revitalization Overlay Zone.

WASHINGTON ADVENTIST HOSPITAL/ COLUMBIA UNION COLLEGE

The Washington Adventist Hospital/Columbia Union College area also includes the Sligo Seventh Day Adventist Church. These three Adventist institutions are located along Flower Avenue, north of Carroll Avenue in Takoma Park. The area is adjacent to Sligo Creek Park on the west and is otherwise surrounded by a diverse mix of residential communities. Map 10 shows the Washington Adventist Hospital/Columbia Union College area. Map 30, Area D, shows the land uses in the area.

The vision for this area is to serve the health, educational, and spiritual needs of patients, students, and members, while providing a quality campus environment and a community resource. The strengths of the area include long-term historic identification with Takoma Park, access to area roads, nearby regional parks and trails, and opportunities to relate services and programs to the local area.

Recommendations

- **Support campus improvements to meet needs of hospital, college, and church clients, while providing service and access to area residents. The open environment allows for some public use of the campus.**
- **Maintain expansion within the bounds of current campus grounds, providing on-site parking or shuttle service to an off-site parking lot.** The Plan recognizes that church services and other special events may result in the need to use on-street parking.
- **Consider safety improvements at the Carroll Avenue entrance to Washington Adventist Hospital, possibly a traffic signal.**
- **Maintain compatibility with adjacent residential communities.**
- **Provide improvements to area sidewalks serving the campus.** The asphalt path next to the athletic field, along the east side of Flower Avenue, is currently narrow and difficult to use. This path should be replaced with a curb, grass panel, trees, and a standard width sidewalk. Flower Avenue streetscape improvements are described in more detail in the Neighborhood-Friendly Circulation chapter.
- **Provide a plan for any expansion that includes shared parking for the hospital, college, and church.**
- **Provide stormwater management controls as new development occurs to mitigate off-site impacts in the surrounding neighborhoods.**

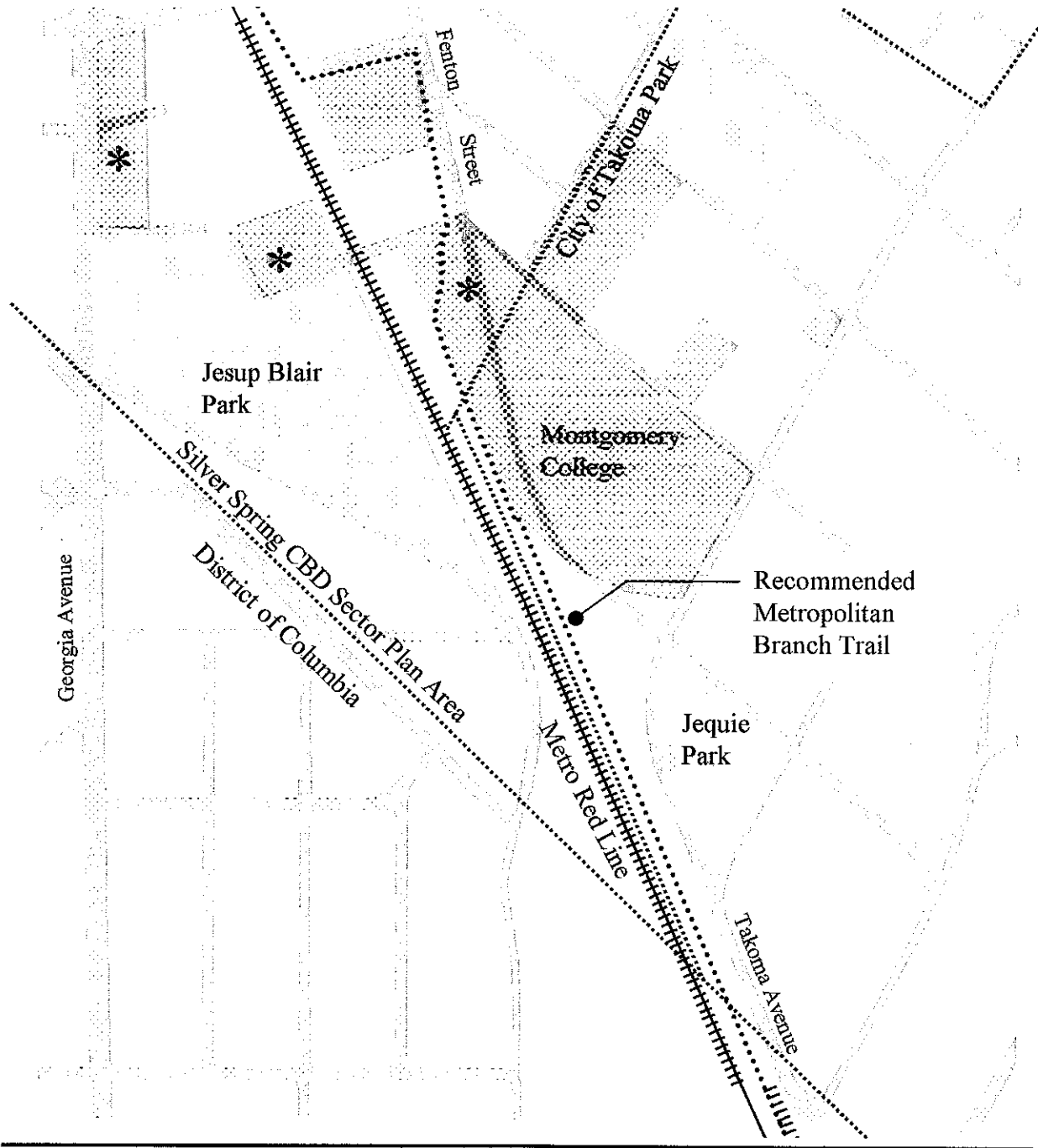
MONTGOMERY COLLEGE AT TAKOMA PARK

Montgomery College at Takoma Park is located along Fenton Street southeast of the Silver Spring CBD. Planned expansion of the College will extend the campus into the South Silver Spring area of the Silver Spring CBD. Takoma Park will also benefit from improvements to Jesup Blair Park and redevelopment of South Silver Spring. Map 15 shows the Montgomery College at Takoma Park area. Map 29, Area C, shows the land uses in the area.




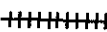

The vision for the campus and the area is to serve the educational needs of students, while providing a quality campus environment and a community resource. The strengths of the area include long-term historic identification with Takoma Park, access to area roads, nearby transit service and regional trails, and opportunities to relate services and programs to the local area.

Recommendations

- **Support campus improvements and expansion to meet the needs of students, while providing services and access to area residents.** The open environment allows for some public use of the campus.
- **Support expansion within the campus master plan area, while providing primarily on-site parking. The campus is located in the City of Takoma Park and in the South Silver Spring CBD area. The Plan recognizes that cultural and other special events may result in some on-street parking.**
- **Realign Fenton Street to accommodate the campus expansion and the Metropolitan Branch Trail. Recommendations for the trail are discussed in more detail in the Neighborhood-Friendly Circulation section.**
- **Maintain compatibility with adjacent residential communities.**
- **Provide improvements to sidewalks serving the campus.**
- **Provide public pedestrian and bikeway connections over the rail tracks to link the two portions of the campus in this area, link Takoma Park to South Silver Spring, and link Jesup Blair Park to the Metropolitan Branch Trail.**
- **Provide stormwater management controls as new development occurs to mitigate off-site impacts in the surrounding neighborhoods.**



LEGEND

-  Montgomery College Campus - (* = Areas Of Expansion)
-  Woodland and Public Open Space
-  Metropolitan Branch Trail
-  Metro Red Line
-  Master Plan Area Boundary

