

FRAMEWORK FOR ACTION- TAKOMA PARK

Community Preservation, Stability and Character improvements will encourage neighborhood reinvestment and enhance the quality of life.

Priority Actions	Implementing Agencies*	Status
Retain the existing single-family detached character throughout most of Takoma Park and the existing mix and distribution of apartment uses by reconfirming most of the existing residential zoning.	M-NCPPC, County Council	Completed
Amend the Zoning Ordinance to: allow low and medium density apartment properties to continue or to be replaced at current density; maintain the existing development rights within the R-60 zoned portion of the Unification Area; confirm the "grand fathered" use provisions and existing special exception conditions of approval in the Unification Area.	M-NCPPC, County Council	Completed
Encourage maintenance, preservation, remodeling and rehabilitation of housing through code enforcement, home or neighborhood improvement programs, and other appropriate techniques.	DHCA, DPS, City of Takoma Park; also HOC programs such as Neighborhood Initiatives Program and Closing Cost Assistance Program and DHHS Rental Assistance Program	
Restore, maintain, and improve the infrastructure of older neighborhoods.	DPWT, City of Takoma Park	
Reevaluate the Takoma Park Historic District boundaries and revise the Historic District to reflect the City's current Facade Ordinance.	HPC, M-NCPPC, City of Takoma Park	
Form a task force to address the full range of issues and solutions affecting the apartments in the area.	DHCA, M-NCPPC, Silver Spring Service Center	
Other Actions	Implementing Agencies*	Status
Address the capital repair needs of deteriorated multi-family buildings.	DHCA	
Conveniently locate services to meet the needs of area residents: social services; employment services; health facilities; and, police services.	HHS, County Police, City of Takoma Park, private sector, non-profit, and faith-based organizations. M-NCPPC Park Police will use Problem Oriented Policing.	
Protect residential neighborhoods from expansion of commercial uses and from through traffic.	M-NCPPC, Board of Appeals, DPWT, City of Takoma Park	

Commercial and Institutional Centers improvements will help serve the needs of local residents and those passing through the area for goods and services.

Priority Actions	Implementing Agencies*	Status
<p>Create a new Commercial Revitalization Overlay Zone, with site plan review and apply it to all commercial areas:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Takoma Old Town <input type="checkbox"/> Takoma Junction; <input type="checkbox"/> Flower Village; <input type="checkbox"/> Erie and Merrimack Centers; <input type="checkbox"/> Takoma-Langlely Crossroads; <input type="checkbox"/> Sligo Creek Parkway at New Hampshire Avenue; <input type="checkbox"/> Ethan Allen Avenue Gateway properties; <input type="checkbox"/> Maryland Gateway at Eastern and New Hampshire Avenues. 	M-NCPPC, County Council	
<p>Form task forces with Prince George's County and/or the District of Columbia to address cooperatively revitalization of commercial areas through streetscaping and improving police services and housing:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Takoma Old Town to Takoma Junction Takoma Metro Station <input type="checkbox"/> Takoma-Langlely Crossroads; <input type="checkbox"/> Ethan Allen Avenue Gateway; <input type="checkbox"/> Maryland Gateway at Eastern and New Hampshire Avenues. 	M-NCPPC, City of Takoma Park DPWT, DHCA, DED, County Police, Prince George's County and District of Columbia officials, WMATA	
<p>Prepare concept studies to guide revitalization of commercial areas:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Takoma Old Town; <input type="checkbox"/> Takoma Junction; <input type="checkbox"/> Takoma Park Municipal Center/Community Park; <input type="checkbox"/> Takoma-Langlely Crossroads; <input type="checkbox"/> Ethan Allen Gateway; <input type="checkbox"/> Maryland Gateway 	M-NCPPC, City of Takoma Park, DPWT, DHCA, HPC, SHA, adjacent jurisdictions, private sector.	
<p>Prepare a plan for any expansion of the Adventist hospital, college, and church; address shared parking.</p>	Adventist institutions, M-NCPPC, City of Takoma Park	
<p>Use the building permit process to review minor site changes on commercial properties. Implement a Memorandum of Understanding with the City.</p>	M-NCPPC, City of Takoma Park, DPS	Adopted
<p>Improve the pedestrian environment through streetscape improvements in certain commercial areas:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Takoma Old Town to Takoma Junction 	M-NCPPC, City of Takoma Park, DHCA, SHA, WMATA	

<input type="checkbox"/> Ethan Allen Gateway; <input type="checkbox"/> Maryland Gateway		
Provide better lighting, customer safety, and gateway enhancements in several centers. Encourage commercial property improvement through code enforcement, business expansion incentives, and establish a business improvement organization: <input type="checkbox"/> Ethan Allen Gateway; <input type="checkbox"/> Maryland Gateway.	DPS, DHCA, City of Takoma Park, private sector, also DED business incentive funds.	
Provide improvements to the Montgomery College campus, including: student service building, as well as a pedestrian and bicycle bridge.	Montgomery College, M-NCPPC, City of Takoma Park	
Create and apply a Neighborhood Retail Overlay Zone, to allow for added shops and services along Maple Avenue. Other Actions Continue to apply Historic Preservation Commission procedures for review of development in the Historic District, including Takoma Old Town and Takoma Junction.	M-NCPPC, County Council Implementing Agencies* HPC, City of Takoma Park, M-NCPPC	Completed Status On-Going
Upgrade the appearance and pedestrian environment of the existing commercial center on Maple Avenue at Sherman Avenue.	City of Takoma Park	
Redesign Maple Avenue as Takoma Park's civic street.	City of Takoma Park, DHCA.	
Evaluate and, if appropriate, establish a parking district in Flower Village.	DPWT, City of Takoma Park	
Consider safety improvements at Carroll Avenue entrance to Washington Adventist Hospital.	SHA, Washington Adventist Hospital, City of Takoma Park	
Provide improvements to area sidewalks serving: <input type="checkbox"/> Washington Adventist Hospital; <input type="checkbox"/> Columbia Union College; <input type="checkbox"/> Montgomery College.	DHCA, DPWT, SHA, City of Takoma Park, Montgomery College, private institutions	
Coordinate joint marketing of businesses along University Boulevard.	City of Takoma Park, Silver Spring Chamber of Commerce, private sector	
Provide stormwater management controls, as new Montgomery College development occurs to mitigate off-site impacts in the surrounding neighborhoods.	DEP, DPS, Montgomery College, City of Takoma Park	

Community Facilities, Parks, and Environmental Resources improvements will enhance community identity and provide valuable services and programs.

Priority Actions	Implementing Agencies*	Status
Build a new Takoma Park Community Center and rebuild the Municipal Center and Library	City of Takoma Park	
Build a temporary fire station and reconstruct the Takoma Park Fire Station.	Fire and Rescue, HPC	
Purchase properties if they become available to meet significant active recreation needs in the Silver Spring/Takoma Park area: <ul style="list-style-type: none"> <input type="checkbox"/> Takoma Academy, <input type="checkbox"/> Sligo Adventist School, and Potomac Adventist Book and Health Food Store; <input type="checkbox"/> Orchard Avenue property; <input type="checkbox"/> WSSC property on Cockerille Avenue; <input type="checkbox"/> Sligo Mill Townes property; and, <input type="checkbox"/> Other closed schools and public facilities. 	Public-Private Partnership, M-NCPPC, Recreation Department, City of Takoma Park	- - - Acquired - Acquired -
Develop property on Orchard Avenue for playground, basketball court, and neighborhood use.	M-NCPPC, City of Takoma Park	
Renovate and maintain existing facilities and provide new ones with recreation programs for a wide range of ages, backgrounds, and interests. Renovate Silver Spring Intermediate Park.	M-NCPPC, Department of Recreation, City of Takoma Park	
Acquire additional properties as needed to enhance public use of Long Branch Stream Valley Park and provide improvements based on Feasibility Study.	M-NCPPC	
Purchase parcels adjacent to existing parks and public open space, as properties become available, to help meet the recreation needs identified in the PROS Plan, the Legacy Open Space program, and to expand existing green space.	M-NCPPC, City of Takoma Park	
Other Actions	Implementing Agencies*	Status
Provide community facilities to meet various needs of the diverse community.	DHHS, non-profit and private sector organizations	
Examine all parks to provide improvements consistent with CPTED principles.	M-NCPPC Park Police, City of Takoma Park Police	
Provide interpretive trails in stream valley parks.	M-NCPPC	
Evaluate the feasibility of meeting neighborhood recreation needs by use of the M-NCPPC park property at the corner of Maple Avenue and Sligo Creek Parkway.	M-NCPPC	
Support expanded regional and local programs to reduce air pollution emissions: <ul style="list-style-type: none"> <input type="checkbox"/> Alternately-fueled government vehicles; <input type="checkbox"/> Commuter Express Stores; 	DEP, City of Takoma Park, DPWT	

<input type="checkbox"/> Fare-Share program; and, <input type="checkbox"/> ENDZONE Partners program.		
Enhance the natural environment by creating new green spaces, continuing street tree maintenance and planting programs, and identifying locations for improved street tree planting.	DEP, City of Takoma Park, M-NCPPC	
Encourage the application of urban forestry principles to landscaping projects and to stream valley parks.	M-NCPPC, City of Takoma Park	
Incorporate recycling and energy efficient programs and standards in the design of new development and, where possible, into renovations.	DEP, M-NCPPC, City of Takoma Park	
Explore and promote innovative stormwater management options such as: <ul style="list-style-type: none"> <input type="checkbox"/> opportunities to create linear stormwater pond/wetlands within urban open space or along greenways; <input type="checkbox"/> areas designed to increase infiltration within required open or green space; and, <input type="checkbox"/> permeability of surface parking areas with green space that increases infiltration. 	City of Takoma Park, DPS, DEP, DPWT, M-NCPPC	
Conduct joint watershed management planning to provide stormwater management and in-stream habitat projects. Rely on multiple funding sources for projects, including use of stormwater quantity waiver fees and various grant programs.	DPS, DEP, City of Takoma Park	

Neighborhood-Friendly Circulation Systems improvements will provide safe, pleasant and convenient pedestrian bike access to local destinations while also accommodating local and regional traffic and mass transit.

Priority Actions	Implementing Agencies*	Status
Reconstruct Piney Branch Road as a three-lane section or provide improvements within the current four-lane configuration.	SHA, M-NCPPC, City of Takoma Park	Completed
Add a left turn lane to Philadelphia Avenue at Maple Avenue and remove the dedicated signal phasing.	SHA, M-NCPPC, City of Takoma Park	
Complete or bring up to standard the missing portions of the Pedestrian Framework System, with priority given to providing safe pedestrian access to schools.	M-NCPPC, City of Takoma Park, SHA	

Prepare a concept study for and implement improvements to the pedestrian environment and for transit access along: <input type="checkbox"/> University Boulevard; <input type="checkbox"/> New Hampshire Avenue	DPW&T, M-NCPPC, City of Takoma Park, Prince George's County officials, SHA.	
Improve the pedestrian environment and community character, including bikeways as recommended, along: <input type="checkbox"/> Flower Avenue; <input type="checkbox"/> Piney Branch Road; <input type="checkbox"/> Fenton Street; <input type="checkbox"/> Carroll Avenue; <input type="checkbox"/> Maple Avenue.	DPWT, SHA, City of Takoma Park, District of Columbia	
Complete or bring up to standard the missing portions of the Bikeway Framework System.	DPWT, M-NCPPC, City of Takoma Park	
Complete the remaining segments of the Long Branch Park Trail south of Carroll Avenue.	M-NCPPC	
Design and build the Metropolitan Branch Trail.	DPWT, M-NCPPC, City of Takoma Park	
Realign Fenton Street and provide pedestrian and bikeway connections as part of Montgomery College expansion.	DPWT, Montgomery College, City of Takoma Park	
Improve transit accessibility for pedestrians and bicyclists by providing sidewalk connections, shelters, bike racks, and related amenities.	DPWT, WMATA, City of Takoma Park	
Provide a major bus layover center at Takoma/Langley Crossroads.	DPWT	
Provide additional transit service in the eastern and southern portion of Takoma Park.	DPWT	
Complete the Neighborhood Pedestrian Routes and Bikeway Supplement recommendations with the participation of each neighborhood. Implement the recommended system.	M-NCPPC, City of Takoma Park	
Connect the Cherry and Colby Avenues area to the Sligo Creek trail.	M-NCPPC, City of Takoma Park	
Other Actions	Implementing Agencies*	Status
Construct a pedestrian path along Mississippi Avenue from Piney Branch Road to Sligo Creek Parkway and/or implement traffic calming measures.	City of Takoma Park	
Provide community connections between Long Branch Trail and Sligo Creek Trail, including easy access to these trails from adjacent neighborhoods.	M-NCPPC, DPWT, City of Takoma Park	
Provide good connections and signs to the national American Discovery Trail. Investigate designation of the Metropolitan Branch Trail as part of the American Discovery Trail.	DPWT, City of Takoma Park	

Evaluate and upgrade, where needed, all bridges that are part of the Bicycle System Framework, including the Maple Avenue bridge over Sligo Creek.	DPWT, M-NCPPC, SHA, City of Takoma Park	
Revise Master Plan if the proposed "Purple Line" transit alignment is approved along University Boulevard.	M-NCPPC, County Council	

** See Key for Implementing Agency Acronyms on page 33*