

Work Session

Agenda Item #	2
Meeting Date	March 02, 2015
Prepared By	Erkin Ozberk, Planner
Approved By	Suzanne R. Ludlow Acting City Manager

Discussion Item	Public Land and Open Space Management Planning
Background	<p>Takoma Park is a small, built-out urban municipality. Public spaces include parks, schools and college grounds, as well as public right-of-way. These spaces play an important role in maintaining quality of life in Takoma Park, providing environmental benefits, places for gathering, opportunities for economic revitalization and community development, and healthy mobility connections.</p> <p>In June 2014, the Committee on the Environment (COE) articulated concerns related to public open space planning to City Councilmembers and staff in advance of the July 7, 2014, City Council work session discussion on open space and land acquisition. The COE suggested prioritizing management of existing resources over acquisition, with concerns including equitable distribution of recreational opportunities in Takoma Park, City programs supporting green infrastructure to achieve stormwater management and climate change goals, the urban tree canopy, and wildlife habitat.</p> <p>In FY15, HCD staff began to research and held interdepartmental meetings on public space policy, projects, maintenance, and programming in Takoma Park (Attachment 2). Staff mapped existing public land and open space opportunities (Attachment 3). Staff also assessed the status of recommendations from land use, transportation, and public space plans approved and endorsed by City Council over the last 20 years (Attachment 4). The outcome of this work was a white paper shared with the COE on January 12, 2015.</p> <p>Staff proposes the City develop a Public Land and Open Space Management Plan to provide a vision, goals, and guidance on how public space will be used and maintained in Takoma Park. The plan will provide a framework for policy development; clarify roles, responsibilities, and expectations in public space management; and set priorities for ongoing project implementation and delivery. The Plan will provide a framework for strategic, goal-oriented decision making, and will inform the 5-year CIP process.</p>

Policy	<p><i>Sustainable Community</i></p> <ul style="list-style-type: none"> • Develop long-term financial planning and budgeting techniques. • Identify key indicators for each department as objective measures of performance that are tied to annual budget goals and the activities and functions of the department. • Review existing environmental policies and programming to evaluate their effectiveness. • Develop new policies and procedures that significantly reduce the City's energy use and its environmental footprint. • Expand and enhance existing infrastructure to provide access to, and promote increased use of, alternative modes of transportation and walking. <p><i>Livable Community</i></p> <ul style="list-style-type: none"> • Ensure that all City facilities are well maintained and negative visual and environmental impacts on adjoining neighborhoods are minimized. • Capitalize on the community's tremendous interest in the arts and culture. • Promote and support volunteer based community events. • Optimize the use of volunteers. <p><i>Engaged, Responsive, and Service-Oriented Government</i></p> <ul style="list-style-type: none"> • Develop synergistic and collaborative relationships among all City employees and across departmental lines. • Maximize resource utilization through the use of public-private partnerships and volunteers. • Actively task Council Committees to solicit community input, assist with outreach, and develop strategic policy and programming recommendations. Develop process for City Council consideration of recommendations. <p style="text-align: right;"><i>- Takoma Park Strategic Plan FY2010 – FY 2015</i></p>
Fiscal Impact	<p>City staff time Estimated \$15,000 - \$20,000 in contracted technical assistance.</p>
Attachments	<ul style="list-style-type: none"> • Takoma Park Public Land and Open Space Plan Proposal • Public Land and Open Space Opportunities Map • Background on Takoma Park's Public Land and Open Space • Status of Recommendations in Approved Plans Addressing Public Spaces and Rights-of-way
Recommendation	Review and provide direction to staff.
Special Consideration	

Takoma Park Public Land and Open Space Plan Proposal

Contents

- **What is public land and open space in Takoma Park?**
- **How did we get here?**
- **Why does the City need a Public Land and Open Space Management Plan?**
- **What would the Public Land and Open Space Management Plan be used for?**
- **How would the Public Land and Open Space Management Plan achieve this objective?**
- **What are the next steps for the Public Land and Open Space Management Plan?**

What is public land and open space in Takoma Park?

Takoma Park is a small, built-out urban municipality with few conventionally defined open spaces, such as waterfronts, undeveloped tracts, large fields or forests, and wilderness parks. Nevertheless, Takoma Park has stream valley parks and neighborhood parks, benefits from the nearby parkland and open space amenities in Montgomery and Prince George's counties, and is situated adjacent to Washington, D.C., which contains the second highest proportion of parkland per capita of America's large cities.

In our more urban context, public open spaces include publicly-owned properties without major buildings, such as parks, gardens, school and college grounds, streetscapes, and natural environments. The spaces play an important role in maintaining quality of life and achieving the City Council's social, ecological, and economic policy goals. Public open space in Takoma Park provides:

Environmental Benefits such as tree cover, stormwater management, groundwater recharge, ecosystems and habitats, improved air quality, reduced greenhouse gas emissions, etc.

Gathering Places for play, exercise, learning, celebration, entertainment, exchange, and civic action, as well as for individual, passive exposure to nature.

Economic Revitalization and Community Development such as street closures of City and State ROW allowed 81 market days at 3 locations in 2014, along with established annual community events (Jazz Festival, Street Festival, Independence Day Parade).

Healthy Mobility Connections such as Takoma Park's segment of the Metropolitan Branch Trail and 'paper street' connections for people walking and biking are on City rights-of-way. Improving sidewalks, bikeways, and transit stops supports a 'Complete Streets' approach.

In Takoma Park, a robust public open space system of properties is owned and maintained by the City, Montgomery County agencies, and the Maryland State Highway Administration. Within the city's incorporated limits, 7% of the land area consists of publicly owned parks. One-quarter of Takoma Park's land area consists of public rights-of-way which may provide land and amenity space for social, environmental, and economic uses. Additional open space amenities under public ownership offer varying degrees of public access (Takoma Park Community Center, Montgomery County Public Schools, Montgomery College Campus, etc.).

Cross-jurisdictional complexities, limited staff and funding resources, varying levels of public open space quality, and the evolving needs of city residents requires a comprehensive city-wide Public Land and Open Space Management Plan. In the absence of such a plan, strategic decision-making is constrained, and expectations are difficult to set for existing City-owned property and future property acquisition.

How did we get here?

- The City adopted part 1 of an Open Space Plan in 1994 (amended in 1999) which provided recommendations to acquire undeveloped private properties as open space. A second part of the plan intended to address broader open space, recreation, and environmental goals was not completed or adopted as a stand-alone document.
- City Council approved for adoption several land-use plans between 2000 and 2013 that provide recommendations on public parks, facilities, and rights-of way. Many recommendations in the Open Space Plan (1994) and Takoma Park Master Plan (2000) have been implemented by the City and Montgomery County agencies. City staff is actively working on implementing recommendations in the New Hampshire Avenue Corridor Concept Plan (2008), while recommendations in the recently approved sector plans for Takoma/Langley Crossroads (2012) and Long Branch (2013) are largely dependent on anticipated private redevelopment tied to construction of the Purple Line.
- Over the last 25 years, City resolutions and ordinances, as well as Memoranda of Understanding between the City and County/State agencies provide a record of decisions on property ownership and acquisition, as well as property maintenance commitments.
- The City uses an ad hoc project-specific and site-focused approach to property improvement and management (e.g. Takoma Park Dog Park, Takoma Junction Redevelopment, Washington-McLaughlin Property).
- In FY15-16, there are 11 capital improvement projects at various stages of planning, design, and construction that substantially impact public parks, properties, and rights-of-way in Takoma Park, independent of the City's annual sidewalk installation/maintenance and state-funded bridge rehabilitations. Nine of these projects are City initiatives. The City is also exploring opportunities to improve and expand the Takoma Park Maryland Library, and the Takoma Park Recreation Center on New Hampshire Avenue.
- In early FY15, the Committee on the Environment articulated concerns and interest in public open space. Concurrently, HCD staff began conducting research and interdepartmental meetings on public open space policy, maintenance, and programming. The status of implementation of recommendations pertaining to public open space, rights of way, and public land management were assessed.
- In FY15, HCD and PW are collaborating to develop a street design manual for Takoma Park rights-of-way owned and maintained by the City. The document is expected to incorporate recommendations of the Residential Streetscapes Taskforce and can be expanded to include park amenities and public art.
- In FY15, HCD and PW are collaborating to develop a process and tools to facilitate inter-departmental project management, with an emphasis on capital improvement projects in the City's public space.

Why does the City need a Public Land and Open Space Management Plan?

- The City does not have a plan or policy framework with specific criteria and priorities to evaluate new opportunities and achieve objectives that compete for limited funds and resources. The methodology and criteria that were used to develop the Open Space Plan (1994) were not applied to subsequent decision-making and need updating.
- Several City departments (Admin, HCD, Police, PW, and Rec) actively work on discreet aspects of planning, improvements, maintenance, and programming for City properties with no official plan or mechanism for achieving broader cross-departmental City goals that may compete with each other for space, funds, and staff resources.

- Presently, City staff works synergistically across departments to develop projects that meet multiple City goals. Newly established staff positions and ongoing staff turn-over requires comprehensive goal-setting and codification to capture institutional knowledge, and formally tie together the various projects, initiatives, and programs in place.
- The Public Works Department has limited budget for maintenance of invasive species on existing City-owned property. Many properties difficult to access and steeply sloped. There is no active program for properties on Glengary Place and Wabash Avenue (1.8 acres total), acquired by the City in the years following adoption of 1994 Open Space Plan. In January 2015, the City acquired an additional 2.68 acres of woodland property at 6501 Poplar Avenue requiring additional maintenance to remove invasive species.
- The City's Strategic Plan (FY10-FY15) identifies 'Responsive Government' as a key tenet. Adopting a comprehensive Public Land and Open Space Management Plan is a *proactive* measure intended to provide an actionable strategy for achieving all three objectives of the City's Strategic Plan of a Sustainable, Livable Community, with an Engaged, Responsive, and Service-oriented Government.

What would the Public Land and Open Space Management Plan be used for?

- Provide guidance for City Council and staff on future property acquisitions, dispositions, maintenance, ROW vacations (abandonment), and requirements for public property through optional method development review.
- Provide a framework for developing/modifying City programming and policies to achieve defined objectives.
- Clarify roles and responsibilities for Council, staff, and committees engaged in planning, designing, constructing, and maintaining public properties in the City.
- Set expectations for prioritization and timing of public space improvements.
- Development of a cross-departmental internal scoping and design review procedure for capital improvement projects on public properties that address potentially competing City policy objectives.
- Guide the development of maintenance agreements for properties owned by other jurisdictions that are maintained by the City, and likewise, City-owned properties maintained by non-governmental organizations.

How would the Public Land and Open Space Management Plan achieve this objective?

- Classify and inventory existing public amenities on City properties and ROW.
- Establish quality standards and define success for public spaces owned/managed by the City.
- Establish an equitable distribution of public space amenities within the City based on need.
- Formalize programs or policy priorities for creative use/reuse of existing public properties as a means of providing additional ecological, social, and economic benefits in built-out Takoma Park.
- Identify investment/acquisition opportunities to spur economic development.
- Identify a dedicated funding source for property maintenance and improvements tied to measurable goals and objectives.

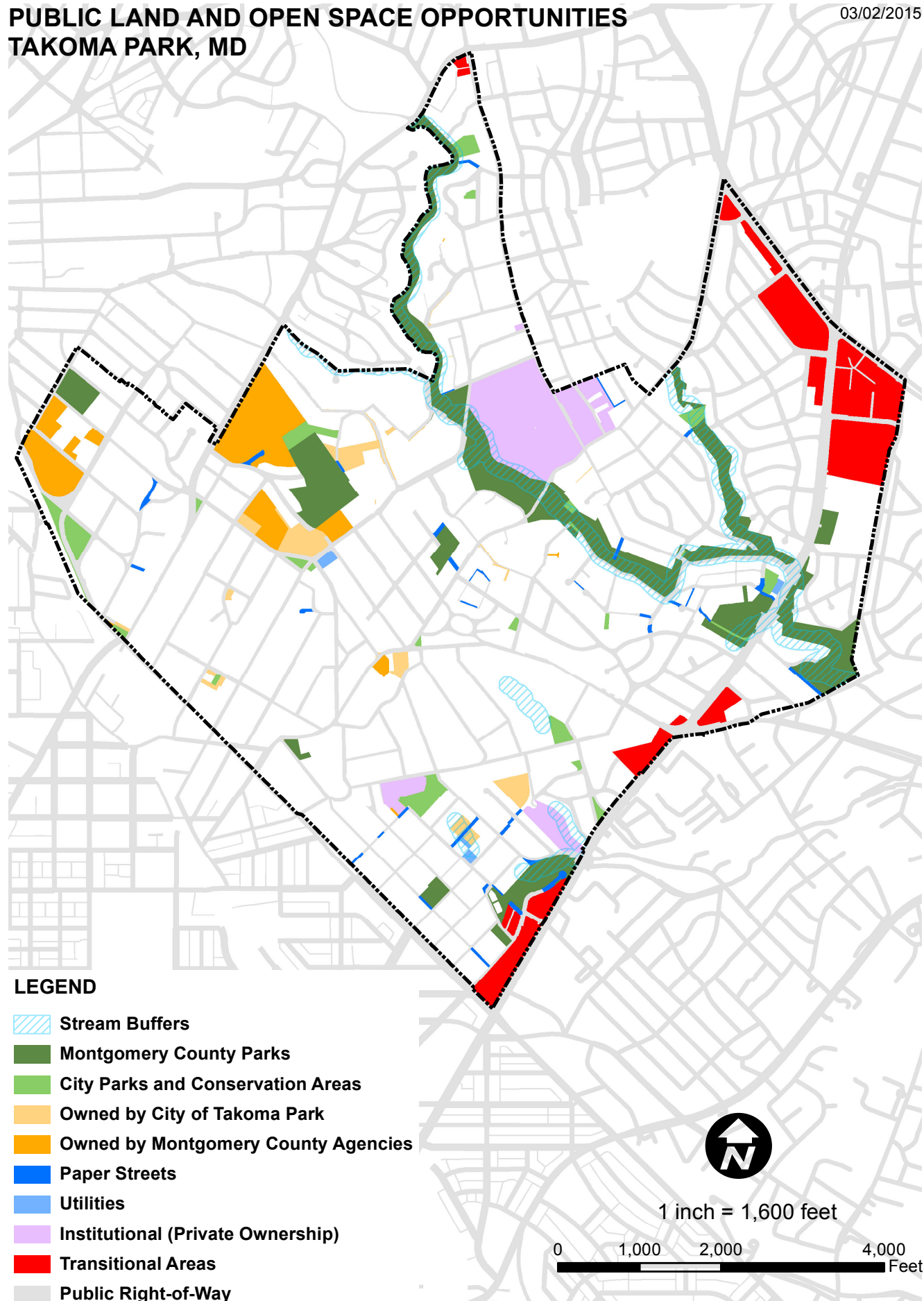
- Articulate the role of the non-government sector for enhancing and maintaining public open spaces, considering collaborative models for financing, creating, and maintaining open space.

What are the next steps for the Public Land and Open Space Management Plan?

- With Committee on the Environment, City staff will scope the project and refine its objectives, anticipated outcomes and deliverables, clarifying roles and responsibilities, and identifying activities that may require consultant assistance. City Council would approve these parameters at later date.
- Develop a project webpage to track progress, share maps and data, and promote opportunities for future community engagement.
- Developing the Public Land and Open Space Management Plan would commence in FY16, actively engaging the Committee on the Environment (and perhaps representatives from the Safe Roadways Committee, Recreation Committee, Arts and Humanities Commission, and Tree Commission), with opportunities for public input.
- City Council would review and approve the plan.

PUBLIC LAND AND OPEN SPACE OPPORTUNITIES TAKOMA PARK, MD

03/02/2015



Map derived from M-NCPPC GIS data, accuracy requires further confirmation.

Stream Buffers - 100' buffers around exposed streams protect wetland areas critical for floodplain management strategies, improving water quality; sustaining, enhancing, and restoring wildlife habitat; protecting and restoring riparian biomes; and linking natural lands in a greenway system.

Montgomery County Parks - Encompassing 91.5 acres, Montgomery County Parks (M-NCPPC) and conservation areas provide the largest and most contiguous areas in the city for active and passive recreational activities, as well as protection of sensitive wetland and riparian biomes.

Owned by Montgomery County Agencies - County agencies own additional properties in Takoma Park not designated as parks, including Montgomery College, Montgomery County Schools, and the Montgomery County Fire and Rescue Services.

City Parks and Conservation Areas - Encompassing 12.5 acres, City lands designated as parks and conservation areas provide neighborhood access to recreational amenities and protect sensitive environmental features.

Owned by City of Takoma Park - The City owns additional property throughout Takoma Park for its facilities and other public uses. In 2015, the City initiated the purchase of 2.68 acres of private property at tax auction, adding to its holdings.

Paper Streets - Several bits of right-of-way in Takoma Park were never improved as paved streets and retain natural features. Some have been improved as trails and paths providing pedestrian connections between neighborhood streets, and as stormwater management facilities.

Public Right-of-Way - The largest public property asset without buildings, right-of-way offers opportunities for additional green space, while accommodating social and commercial activities.

Utilities - Utility companies such as the Washington Suburban Sanitary Commission and Pepco own property in the City with potential green space amenities.

Institutional - Washington Adventist Hospital, Washington Adventist University, John Nevins Andrews School, and Washington-McLaughlin Christian School are privately owned properties that offer green space opportunities for City of Takoma Park residents. These properties abut or contain existing green spaces and sensitive environmental features.

Transitional Areas - Large private commercial properties, mostly along the New Hampshire Avenue corridor, consist of aging single-story plazas with large surface parking lots that have been rezoned for mixed-use (CRT). Locations for new public open spaces and green spaces are identified in recent plans, anticipated to accompany redevelopment.

Background on Takoma Park's Public Land and Open Space

Contents

1. **Public Property in Takoma Park**
2. **Parks in the City of Takoma Park**
3. **FY15-16 Projects Impacting Public Space in Takoma Park (Excluding Sidewalks)**
4. **Activities Impacting Public Space by City Department**
5. **Other Public Agencies, Utilities, and Groups that Operate in Public Space**
6. **City Council-Appointed Commissions, Committees, and Taskforces Active on Public Space**
7. **City Permits and Licenses that Regulate the Use of Public Space**
8. **City-Administered Grants for Public Space**
9. **Recognition from National and State Organizations**
10. **Policy Framework (City and County)**

1. Public Property in Takoma Park

The City of Takoma Park is home to approximately 17,000 people on 1,482 acres of land within its municipal boundaries. The table below summarizes property in public ownership in Takoma Park as of January 1, 2014¹.

Ownership	Property Description	Acres	Percent of City
Takoma Park	Parks, Community Center, Public Works Facility, City Lot at Takoma Junction, etc.	25.330	1.7%
Montgomery County	Parks, Montgomery County Public Schools, Montgomery College Campus, Recreation Center on New Hampshire Avenue, etc.	150.285	10.1%
Takoma Park & Maryland SHA	Rights-of-way of vehicular circulation (not including Sligo Creek Parkway), as well as gardens, sidewalks, Laurel Avenue median, Metropolitan Branch Trail, neighborhood paths, public art installations, stormwater management and bio-retention facilities, "paper streets", etc.	377.465	25.4%
Total land, facilities, and rights-of-way in public ownership:		553.080	37.3%

In addition to property owned and operated by public agencies, some privately-owned properties with institutional uses in Takoma Park open space amenities may entail varying degrees of public accessibility, such as the grounds of the Washington Adventist University and Washington Adventist Hospital. Other privately-owned commercial and residential properties in the city contain large amounts of open space, primarily in the form of surface parking, and wooded and landscaped areas. Attachment 2 depicts the distribution of publicly-owned property and rights-of-way in Takoma Park, including parks and paper streets, as well as private property with open space opportunities.

¹ Maryland Department of Assessment and Taxation, 2014.

2. Parks in the City of Takoma Park

Within Takoma Park's municipal boundaries, the city owns and operates 12.5 acres of parks, maintained by the Takoma Park Public Works Department, and Montgomery County owns and operates 91.5 acres of parks, maintained by the Maryland-National Capital Park and Planning Commission (M-NCPPC). The Takoma Park Recreation Department also programs some of the athletic fields in the city, owned by M-NCPPC and Montgomery County Public Schools. Additional open space areas under City ownership such as Circle Woods (1.28 acres) and rights-of-way (e.g. the triangle bounded by Prince George's Avenue and New Hampshire Avenue), and the recently acquired Washington-McLaughlin property (2.68 acres) may need to be functionally reclassified as parks for future analysis.

Ownership	Type	Name	Acres
Takoma Park	Municipal	Belle Ziegler (formerly Jequie Park)	1.839
		B.Y. Morrison	0.144
		Colby Tot Lot	0.232
		Forest	1.414
		Glengary Place	0.852
		Heffner	2.290
		Jackson Boyd	0.276
		Lower Portal	0.181
		Memorial	0.411
		Spring	3.078
		Thomas Siegler Historic Site	0.201
		Toatley Fraser	0.290
		Upper Portal	0.339
		Wabash	0.938
M-NCPPC	Local	Piney Branch	12.721
	Urban	Takoma	0.781
	Neighborhood	Hillwood Manor	3.369
		Sligo Mill Overlook	0.661
		Silver Spring Intermediate	3.624
		Takoma Park South	1.570
		Becca Lilly	0.982
		Opal A. Daniels	2.276
		Takoma Park	6.887
	Neighborhood Conservation	Sligo Mill	6.014
	Stream Valley	Sligo Creek	43.782
Long Branch		8.862	
Total acres of property categorized as parks within the City of Takoma Park:			104.014

The Takoma Park Master Plan identifies 122.4 acres of parks in the city (Table 5, pg. 73), which includes property owned by Montgomery County Public Schools, the Community Center property owned by the City, and acreage of stream valley parks outside the city's municipal boundary. Subsequent to adoption of the Master Plan in 2000, additional properties have been acquired by M-NCPPC for open space conservation.

3. FY15-16 Projects Impacting Public Space in Takoma Park (Excluding Sidewalks)

Lead Agency / Department	Project
Housing and Community Development	Redevelopment of City-owned lot at Takoma Junction (RFP etc.)
	Ethan Allen Gateway Streetscape
	Community Center green roof furniture
	Crossroads Green Space
Public Works	New Stormwater Projects
	Flower Avenue Green Street
Public Works, Housing and Community Development	Bikeways Improvements
Public Works, Administration	Colby Avenue Playground
	Sligo Mill Playground
	Takoma Park Dog Park
Maryland State Highway Administration	Interconnect Project (includes new signalized crosswalk at Grant Avenue)

4. Activities Impacting Public Space by City Department

Department	Activity
Administration	Grant applications for public space improvements to existing City and County owned properties (e.g. Program Open Space)
Housing and Community Development	Planning for land use, transportation, and economic development activities
	Franchise agreement for bus shelters
	Placemaking and public art (e.g. New Hampshire Ave street furniture)
Police	Parking and traffic enforcement
	Public safety
Public Works	Maintenance of City-owned infrastructure and facilities
	Capital improvements
	ADA compliance
Recreation	Programming in parks, event management (e.g. Celebrate Takoma)
	Contract for field maintenance at Ed Wilhelm and Lee Jordan fields, and port-a-john maintenance.

5. Other Public Agencies, Utilities, and Groups that Operate in Public Space

Group	Activity
Montgomery County Parks	Maintenance of existing infrastructure and facilities
	Capital improvements
Maryland State Highway Administration	Maintenance of existing infrastructure and facilities
	Capital improvements; primarily signal structures and surfaces from curb to curb; along with some ADA compliance on sidewalks
Pepco	Installs, replaces, and upgrades electrical systems and street lights on wooden poles
	Cuts and prunes trees in the public right of way and on private property that impact service.
WSSC	Installs, replaces, and upgrades underground sewer and water lines, requiring excavation in City and State rights-of-way.
Washington Gas	Installs, replaces, and upgrades underground gas lines, requiring excavation in City and State rights-of-way.
Takoma/Langley Crossroads Development Authority	Quarterly clean-ups of New Hampshire Avenue through the Adopt-A-Highway program
	Installs and maintains banners, planters, holiday decorations, and other branding activities on New Hampshire Avenue and University Boulevard.
Old Takoma Business Association	Coordinates events and activities in the Main Street area of Carroll and Laurel Avenues.
	Bi-annual clean-ups of Main Street area, including B.Y. Morrison Park.
Long Branch Business League	Coordinates placemaking activities in Long Branch, including short section of commercial district on Flower Avenue
Friends of Sligo Creek	Regular "Sweep the Creek" clean-up events.
Neighborhood and Community Associations	Maintenance of public open space at Dogwood and Holly Avenues, Hillwood Manor Community Garden on Sligo Creek Trail, etc.

6. City Council-Appointed Commissions, Committees, and Taskforces Active on Public Space

Active Group	Mission
Arts and Humanities Commission	Serves in an official advisory role to the City Council on all matters related to the arts and humanities.
Committee on the Environment	Serves in an official advisory and coordination role to the City Council on all matters related to environmental sustainability, protection and restoration.
Recreation Committee	Advises the City Council on matters related to recreation programming and facilities
Residential Streetscapes Taskforce	Appointed to assist in development and/or review of residential streetscape guidelines
Safe Roadways Committee	To advise the City Council on transportation-related issues including, but not limited to, pedestrian and bicycle facilities and safety, traffic issues, and transit services. Encourages Takoma Park residents to use alternatives to driving, including walking, bicycling, and transit.
Tree Commission	Established “to preserve, protect and promote the urban forest of Takoma Park” and to hear appeals from tree permit decisions. The Tree Commission’s tree functions are judicial, educational, and advisory.

7. City Permits and Licenses that Regulate the Use of Public Space

Department	Permit / License Activity
City Manager	Executive Orders regarding signs and parking in the right-of-way
City Clerk	Street Closure
Housing and Community Development	Sidewalk Sale Permit
	Mobile Vendor License
Police	Residential Parking Permit
	Parking Meter Zones
Public Works	Work in the Right-of-way Permit
	Driveway Apron Permit
	Dumpster/Storage Pod Permit
Recreation	Rentals of fields and shelters

8. City-Administered Grants for Public Space

Administered by the Housing and Community Development Department, the New Hampshire Avenue Community Garden Grant ran for six fiscal years (FY09-FY14), contributing \$31,759.12 to improve publicly visible green open spaces on New Hampshire Avenue (though not all on public property).

Administered by the Housing and Community Development Department, Community Grants are available annually for projects including capital improvements to publicly accessible amenities and for programming that can occur in public open spaces.

9. Recognition from National and State Organizations

Playful City USA - http://kaboom.org/take_action/playful_city_usa

Takoma Park has been recognized for 6 years in this national program honoring cities and towns that champion efforts to make play a priority through establishing policy initiatives, infrastructure investments and innovative programming:

- Demonstrate significant collaboration among nonprofit partners, foundations, municipal agencies, the business community, and local civic groups
- Exhibit Mayoral or local governmental leadership on the cause of play
- Express the ability and commitment to use data to address inequality through infrastructure investment, policy change and programming as demonstrated in their action plans

Tree City USA - www.arborday.org/programs/treeCityUSA/

Takoma Park has been recognized for 30 years, by meeting four core standards established by The Arbor Day Foundation and the National Association of State Foresters:

- A Tree Board or Department
- A Tree Care Ordinance
- A Community Forestry Program With an Annual Budget of at Least \$2 Per Capita
- An Arbor Day Observance and Proclamation

Sustainable Maryland Certified - www.sustainablemaryland.com

Takoma Park has been a Sustainable Maryland Certified municipality since 2014. The program offers a menu of actions, allowing communities to choose activities specific to their needs and plan across community priorities to achieve multiple community benefits.

10. Policy Framework (City and County)

Open Space Plan, Part 1: Vacant Land Policy and Recommendations (1994)

Adopted by the City Council in 1994, the Open Space Plan “is to provide a basis for public policy decisions regarding the acquisition and development of public open space within the City of Takoma Park” (p. 1) conforming to policies and visions of the Maryland Planning Act of 1992. A second part intended as a planning document addressing broader open space, recreation and environmental goals was scheduled to continue in FY 1997 in concurrence with the update of the City’s Master Plan. Part 2 does not appear to have been completed or adopted as a stand-alone document.

The Plan’s recommendations for open space acquisition and encouragement of conservation easements was based on a methodology evaluating privately owned, undeveloped properties over 4,000 sq.ft., using the following criteria (pp. 4-7):

1. Area Characteristics
 - A. Desirable features: Environmental Characteristics (sensitive watershed, tree preservation, wildlife habitat, rare ecosystem), Proximity to adjoining parkland, Convenient Public Access, and Aesthetic qualities
 - B. Undesirable features or constraints
2. Contextual Characteristic (location)
 - A. Density: High; Medium; Low, with high density having highest needs for open space
 - B. Service Areas: Level of need, as measured by availability of open space within easy walking distance (1/8 mile radius)

3. Recreation Potential
 - A. Potential for trail connection between parks and roads
 - B. Active recreation potential
 - C. Passive recreation potential
4. Threat of Loss (greater threat of loss makes acquisition more desirable)
 - A. Low potential for development
 - B. Average potential for development
 - C. High potential for development

The Plan was amended in 2000 to incorporate open space recommendations for newly unified areas. Several of the recommendations have been implemented.

See enclosed table of recommendations for acquisition, conservation, and improvements.

Takoma Park Master Plan (2000)

Support the facilities and parks and protect the environmental resources that contribute to community identity and provide valuable services and programs. Complete open space networks and support additions to City open space properties (pg. 8). Ballfields and basketball courts were identified as lacking in the area (p. 68). Pinecrest identified as furthest removed from the majority of the area's open space (pg. 74).

See enclosed table of recommendations for acquisition, conservation, and improvements.

New Hampshire Avenue Corridor Concept Plan (2008)

See enclosed table of public open space recommendations.

Takoma Park Strategic Plan (2010-2015)

Action items include constructing sidewalks and improving bikeways.

Takoma Langley Crossroads Sector Plan (2012)

Plan goal is to "create and improve park properties within the Plan area" (p.11). This Plan seeks to build a healthy community with facilities and services that encourage civic engagement, physical activity, celebration of diversity, and increased opportunity for social interaction (pg. 19). Public benefits, especially provisions for additional and improved public open spaces are expected to be created through the CRT Zone. Property-specific suggestions for such benefits are outlined on pages 26-28.

See enclosed table of public open space recommendations.

Parks, Recreation and Open Space Functional Master Plan (2012)

The purpose of the 2012 *PROS Plan* is:

- To provide the basis for park and recreation recommendations in area and park master plans
- To guide priorities for park acquisition, renovation and development
- To provide guidance regarding recreation facility needs in the County for the next 10 years
- To recommend priorities for important natural and historic resources in the County that need to be preserved and interpreted
- To review policy and background information regarding local agricultural land preservation programs

For the Takoma Park planning area, by 2022 there will be a need for 4 additional tennis courts, 0 additional basketball courts, and 0 additional playgrounds.

Long Branch Sector Plan (2013)

The Sector Plan “builds on the ideas generated through the planning process and the public’s desire to strengthen a sense of community” (p. 24). The vision of the Long Branch Sector Plan is structured around organizing topics including “creating a strong sense of place and identity through design, parks, and public facilities; addressing compatibility issues and providing redevelopment incentives; creating a place for people that also supports and enhances natural systems; and providing options for getting around and integrating connections” (pg. 24).

See enclosed table of public open space recommendations.

Montgomery County Zoning Ordinance (rev. 2014)

Section 6.3 of the Montgomery County Zoning Ordinance defines three types of open space applicable to Takoma Park (a fourth is for rural areas), with design requirements;

Common Open Space - an outdoor area that is intended for recreational use by residents and their visitors. Common open space does not include private individual lots.

Public Open Space - space devoted to public use or enjoyment that attracts public appreciation due to its location and amenities.

Amenity Open Space - an outdoor area providing recreational and natural amenities for the use and enjoyment of employees and visitors.

Attachment 4: Status of Public Land and Open Space Recommendations in Approved Plans

Takoma Park Public Open Space Plan (1994) and Amendment (2000)			Green = Completed
			Orange = Initiated/Ongoing
Site	Recommendations	SDAT Account ID	Status
ACQUISITION			
Lake Street/Circle Avenue	Convert to nature park for education and pleasure. Emphasis on wildlife habitat.	3178296	Acquired by the City in 1995 and 1996
		3177838	
		3167737	
7200 Block of Glengary Place Lots	Should add to contiguous Takoma Park Neighborhood Park, bird habitat and nature trails.	3179336	Acquired by the City in 1995
		3179325	
		3160771	Owned by WSSC
Sligo Mill Townes	Preserve environmental features and habitat. (2000 amendment)		Acquired by M-NCPPC in 2001 and 2002. Additional residential property with SF Detached home acquired (and subsequently razed) in 2012. Phase I and II ESA completed. Stream restoration and trash removal project planning initiated in FY15.
Poplar Mills	Provide recreational opportunities for Pine Crest community. (2000 amendment).		Owned by M-NCPPC; community garden with 32 plots, design of playground in 2014-2015.
EASEMENTS			
46 Columbia Avenue / Carroll Avenue Lots	Steep slope and trees should be preserved as buffer. R-60 lot can be developed with SF detached home.		Owned by City - Takoma Junction redevelopment proposals under consideration by City Council.
204 Dogwood Avenue	Property donated to City in will.	1068221	Acquired by the City in 1996
	Additonal 6,871 sq. ft. lot	1068210	Also acquired by the City in 1996
7316 Glenside Drive	Conservation easement for buffer.		Owned by the City
117 Ritchie Avenue	Conservation easement for habitat.		Privately owned, single family home built in 2005.
801 Sligo Creek Parkway	Conservation easement along parkway frontage 75-100 feet deep.	3190904	Privately owned
		3190915	Privately owned

8403 Sligo Creek Parkway	Conservation easement of 100-150 feet along parkway frontage to protect the creek and mature trees on slope.	3087635	Acquired by City in 1998 - "Wabash Park"
		3087668	
		3087657	
		3087646	
		1064597	Privately Owned - SF Detached
		30887624	Privately Owned - SF Detached
BALTIMORE AVENUE TRAIL			
Baltimore Avenue Paper Street	Improve dirt path with asphalt.	City ROW	Semi-annual vegetation mowing. Stormwater project underway in FY15.

Public Space Recommendations in Takoma Park Master Plan (2000)			Green = Completed
			Orange = Initiated/Ongoing
Area	Page Ref.	Recommendations	Status
COMMERCIAL AND INSTITUTIONAL CENTERS			
Takoma Old Town	44	Support strengthening the streetscape from Takoma Junction to Takoma Old Town.	Completed by City in 2008. Project included street lights, sidewalk improvements with art.
Takoma Junction	45	Support streetscape Improvements along Carroll Avenue from Takoma Junction to Takoma Old Town.	Completed by City in 2008. Project included street lights, sidewalk improvements with art.
Municipal Center / Maple Avenue	47	Support a study to establish a community vision for a Takoma Park Municipal Center/Community Park in this area.	Community Center renovated with green roof garden. Basketball courts built. Community gardens established in 2013 and 2014.
	47	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 environmnetally sensitive design.	M-NCPPC completed park reconstruction in 2012.
	47	Support significant improvements to re-create Maple Avenue as Takoma Park's civic street.	City has installed decorative crosswalks with bumpouts, shared lane markings for bicycles, coordinated with County on new Bikeshare stations, and replaced street furniture.
Takoma/Langley Crossroads	52	Prepare a concept study for the whole area to guide revitalization and redevelopment	Takoma/Langley Crossroads Sector Plan (2012).
Ethan Allen Avenue Gateway at New Hampshire Avenue	55	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	New Hampshire Avenue Corridor Concept Plan (2008) envisions a multi-way boulevard and mixed-use redevelopment. City developed New Ave Streetscape Standards (2012). Ethan Allen Gateway Streetscape Project 2011-2015, funded by federal Transportation Alternatives program.
Maryland Gateway at New Hampshire Avenue	59	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	New Hampshire Avenue Corridor Concept Plan (2008) envisions a multi-way boulevard and mixed-use redevelopment. City developed New Ave Streetscape Standards (2012).

	61	The vision for this area... 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.	Undeveloped residential properties acquired by M-NCPPC in 2001 and 2002. Additional residential property with SF Detached home acquired (and subsequently razed) in 2012.
COMMUNITY FACILITIES, PARKS, AND ENVIRONMENTAL RESOURCES			
Stream Valley Parks	73	Acquire additional properties as needed to enhance public use of Long Branch Stream Valley Park	
	73	Provide interpretive trails in the stream valley parks to enhance community identity and pride, and to encourage	
Existing Parks	74	Purchase parcels adjacent to existing parks, as properties become available, to help meet the recreational needs identified in the PROS Plan and to expand existing green spaces.	Properties along Takoma Branch acquired by M-NCPPC in 2001 and 2002. Additional residential property with SF Detached home acquired (and subsequently razed) in 2012.
	74	Examine all parks in the Master Plan area to provide improvements consistent with CPTED principles.	
	74	Encourage adjacent communities to adopt parks in their neighborhoods to assist with maintenance and patrolling.	
	74	Renovation of Silver Spring Intermediate Park should consider adding facilities needed and design by the community.	
	74	Reclassify both the Takoma Park South Neighborhood Park and the Takoma Park Neighborhood Park into Neighborhood Conservation Areas to preclude future development for active recreation use. Consider name changes to better reflect neighborhood identity.	
	74	Develop property on Orchard Avenue for playground, basketball court, and neighborhood gathering space in the Pinecrest area of Takoma Park.	Community garden now, playground design underway.

Future Parks	75	Consider converting closed schools and other public facility sites as they become available to parks as a means to meet active recreation needs identified in the PROS Plan.	
	75	Consider meeting neighborhood recreation needs by use of the M-NCPPC park property at the corner of Maple Avenue and Sligo Creek Parkway.	Evaluated for dog park but deemed not suitable.
City Parks	75	Evaluate parcels that become available and that are next to existing public open space on a case-by-case basis for acquisition by the City.	
	75	Support City purchase of the Sligo Mill Townes property as Open Space.	Purchased by M-NCPPC in 2001.
	75	Consider acquisition of the WSSC property at Cockerille and Circle Avenues as an addition to the City open space system.	Still owned by WSSC
Trees and Forest Conservation	79	Enhance the natural environment in Takoma Park by creating new green spaces, continuing street tree maintenance and planting programs, and identifying locations for improved street tree planting.	Street tree planting and maintenance ongoing.
	79	Encourage the application of urban forestry principles to landscaping projects to improve the diversity, health, and aesthetics of the urban ecosystem and better support the remaining natural ecosystem of the stream valley parks. Key Principles include: using native plant species for landscape projects; planting a mixture of overstory trees and understory trees and shrubs, controlling existing alien invasive species and reduce their further use.	
Water Quality / Stormwater Management	81	Continue to provide on-site stormwater treatment with effective technologies, where feasible.	35 new bio-retention facilities installed since 2009, including bumpouts, traffic circles, etc.
	81	Promote comprehensive regional solutions to support further off-site watershed restoration activities in Sligo Creek and Long Branch using stormwater quantity waiver fees from appropriate developing sites under County jurisdiction.	

	81	Explore opportunities for joint watershed management planning to provide stormwater management and instream habitat projects among the City, County, and M-NCPPC.	
	81	Explore opportunities to create linear stormwater pond/wetlands within urban open space or along green ways.	35 new bio-retention facilities installed since 2009, including bumpouts, traffic circles, etc.
	81	Promote areas designed to increase infiltration within required open or green space.	35 new bio-retention facilities installed since 2009, including bumpouts, traffic circles, etc.
	81	Improve permeability of surface parking areas with green space that increases infiltration.	Roanoke Avenue project installed permeable pavers across City ROW and private property.
NEIGHBORHOOD FRIENDLY CIRCULATION SYSTEMS			
University Boulevard	91	Provide tree-lined sidewalks, landscaped medians, and street trees in wide panels separating sidewalks from traffic. Provide on-road bikeways and "shared use paths" on both sides.	Planned improvements include cycletrack and street trees as part of Purple Line light rail project.
	91	Prepare a concept study of improvements to the pedestrian environment and to the attractiveness of the area along University Boulevard.	Takoma/Langley Crossroads Sector Plan, approved and adopted in 2012.
New Hampshire Avenue	93	Provide tree-lined sidewalks, landscaped medians, and street trees in wide panels separating sidewalks from traffic. Provide on-road bikeways and "shared use paths" on both sides.	City contracts median landscape maintenance and sidewalk tree planting since 2008. City developed New Ave Streetscape Standards (2012).
	93	Prepare a concept study of improvements to the pedestrian environment and to the attractiveness of the area along New Hampshire Avenue.	Takoma/Langley Crossroads Sector Plan, approved and adopted in 2012.
Piney Branch Road, Carroll Avenue, and Fenton Street	93	Provide streetscaping along Piney Branch Road, Carroll Avenue and Fenton Street in Takoma Park, as follows: sidewalks on both sides with shade trees, minimize impacts on front yards, improve combined pedestrian and bike facilities, safe crossings, etc.	City designed and constructed Carroll Avenue streetscape improvements in 2008, Met Branch Trail along Fenton Street.

Maple Avenue	95	Improve Maple Avenue between MD410/Philadelphia Avenue and Sligo Creek Parkway... with features such as flower beds, benches, decorative lights, seasonal banners, seating areas, and enhanced crosswalks. Traffic calming features should also be considered.	City has installed decorative crosswalks with bumpouts, shared lane markings for bicycles, and replaced street furniture.
Bikeway System	97	Place a high priority on the completion of the County-wide trail system. This includes closing the gap in the Long Branch Trail between Carroll Avenue and the Sligo Creek Trail.	TLC Sector Plan (2012) recommends <u>NOT</u> paving trail through Long Branch connecting Carroll Avenue with Sligo Creek Trail.
	97	Build the Metropolitan Branch Trail, also part of the County-wide trail system, as a direct and continuous trail for pedestrians and bicyclists parallel to the Metro Red Line.	Completed by City.
	98	Provide good connections to surrounding neighborhoods	Neighborhood wayfinding signs added by City in 2008 and 2014
	98	Provide safe crossings of roadways, particularly for County-wide trails.	MD 650 bridge reconstruction over Sligo Creek slightly improved intersection crossing after review by City staff (2014).
	98	Accommodate bicyclists on public roads wherever possible.	In 2013 and 2014, new sharrows and contra-flow lanes added.
	98	Evaluate all bridges that carry the bikeways in the framework and upgrade them where needed.	
	98	Designate neighborhood bikeways as a follow up to this Plan.	Montgomery County Bikeways Functional Master Plan approved in 2001. Neighborhood wayfinding signs added by City in 2008 and 2014
	100	Provide good connections to the National American Discovery Trail	
	100	Recommend completion of the local bicycle routes which provide for on- and off-road cycling opportunities.	Routes being improved through MDOT Bikeways funding in 2014 and 2015.

Public Space Recommendations in New Hampshire Avenue Corridor Concept Plan (2008)			Green = Completed
			Orange = Initiated/Ongoing
Area	Page Ref.	Recommendations	Status
CORRIDOR-WIDE RECOMMENDATIONS			
Transportation	35-39	Transform New Hampshire Avenue into a "multi-way" boulevard.	Incorporated into Takoma/Langley Sector Plan (2012). Proof-of-concept in Feasibility Study (2013).
	40	Introduce new streets in conjunction with redevelopment.	
Redevelopment	43	"Greening" of the corridor and enhancing parks and natural areas.	Hillwood Manor Community Garden. Median plantings. Holton Lane stormwater bumpout.
	44	Integrate local public art to build identity in the corridor.	
Natural Environment and Open Space	44	Adopt corridor-wide environmental initiatives.	City developed New Ave Streetscape Standards (2012) with green features.
AREA-SPECIFIC RECOMMENDATIONS			
Ethan Allen Gateway	46	In conjunction with the Bed and Carpet redevelopment, create a small civic plaza framed by the new mixed use buildings. The plaza will be the premier gathering place in the corridor, an "outdoor room" framed by new mixed use buildings with a diverse array of destination retail and restaurants. Local public art will be a prominent feature of the plaza, reinforcing the identity and appeal of the area.	
	47	Create new streets providing a street grid network through the commercial area as properties redevelop.	
	47	In conjunction with the redesign of New Hampshire as a multi-way boulevard, redesign the intersection of New Hampshire Avenue and MD 410 to reduce pedestrian crossing distances and reduce corner radii in order to slow turning vehicles.	Design and engineering underway for Ethan Allen Gateway Streetscape project (2011-2015), construction funding committed from FHWA, MDOT, and City.
Maryland Gateway	52	Gateway Feature. Introduction of a roundabout sculpture or fountain at New Hampshire Avenue and Eastern Avenue will create a distinctive gateway feature signifying a sense of arrival.	

	52	Create Connections. Extend Orchard Avenue and Greenlawn Drive to create new intersections with New Hampshire Avenue.	Development at 6450 New Hampshire Avenue will include sidewalk of future Orchard Avenue extension.
Sligo Creek Area	55	Improve pedestrian experience along New Hampshire Avenue by removing the existing sidewalks that are directly adjacent to traffic and replacing them with asphalt shared-use paths for pedestrians and bicyclists set back from the road enough to plant street trees.	
	56	Develop public amenities of appropriate scale at the intersection of Sligo Creek Parkway and New Hampshire Avenue to support public enjoyment of the park.	Hillwood Manor Community Garden. Bike To Work Day pit stop.
	56	Enhance the intersection as a gateway into the corridor with additional plantings native to the region.	
	56	Enhance Sligo Creek east of New Hampshire Avenue with native plantings, a moderately-sized stormwater meadow that treats stormwater runoff from New Hampshire Avenue.	
	56	Enhancing Sligo Creek west of the intersection with a small stormwater garden that connects the connects community-oriented establishments to Sligo Creek Park.	
Takoma Branch Area	58	Protect riparian assests. Protect and enhance the Takoma Branch riparian corridor by precluding development wtihin the riparian corridor and identifying restoration project(s). Remove invasive plants species and replacing them with native plantings and removing debris and dumped material.	City completed Circle Woods project. City developing Sligo Mill Rd. project for stream restoration and trash removal in 2014.
	58	Access. Largely restore and maintain Sligo Mill Park as a passive, wild space, while improving its northern edge with an improved pedestrian path along Poplar Avenue, ornamental understory trees, native plantings, a tot lot, and nature overlook.	

	60	Convert the dead end at Sligo Mill Road into a through street that allows greater surveillance of natural areas.	
	60	Landscape the triangular shaped park space at Prince George's Avenue as a gateway to the Takoma Park neighborhoods by creating an ornamental flower garden along New Hampshire Avenue.	

Public Space Recommendations in the Takoma Langley Crossroads Sector Plan (2012)			Green = Completed
			Orange = Initiated/Ongoing
Category	Page Ref.	Recommendations	Status
RECOMMENDATIONS			
Environmental	12	Strengthen environmental systems and enhance green space by increasing tree canopy, reducing runoff from impervious surfaces, and increasing pedestrian links to parks, open space, and community facilities.	City constructed 5 bio-retention facilities, new sidewalks on Holton Lane, Kirklynn Ave, and Kennewick Ave, and planted street trees.
	12	Facilitate community appreciation and stewardship for the natural environment through outreach opportunities including signs and trail markings.	
AREA-WIDE RECOMMENDATIONS			
Quality of Life	20	Build and invest in community facilities and events that will enhance the quality of life within the community and also attract visitors from throughout the region.	
	21	Use community gardens as a means to provide fresh produce, physical activity, visual relief, and stress reduction, among other benefits. The establishment of these sites should be encouraged, along with other strategies to create a greener community such as increased tree canopy and green roofs in areas with higher residential density by: encouraging community gardens on existing parks, public easements, rights-of-way, and schoolyards, and encouraging all new building construction to incorporate green roofs and/or conversions of existing roof space to green roofs, to maximize opportunities for gardening.	
	21	Improve pedestrian mobility and access to shopping areas, transit, recreation, and community facilities by implementing the Green Streets concept, which could provide improved pedestrian paths, and bicycling and trail amenities.	Holton Lane bump-out follows a Green Street design (2013).

Diversity	24	Redevelop large commercial sites and parking lots as pedestrian-oriented environments with walkable blocks, attractive public spaces, pedestrian paths, street level retail, and attractive stormwater management treatments.	
	24	Improve New Hampshire Avenue and University Boulevard with landscaped panels, wide sidewalks, and attractive street treatment.	
	24	Use design standards and traffic calming to establish a quality pedestrian environment.	New Ave Streetscape Standards (2012)
	25	Require community amenities and facilities for Takoma Langley Crossroads: a civic green, a new recreation center, funding of a buffered cycle track along University Boulevard.	
Design	29	Upgrade and build sidewalks and bike paths in each district to encourage walking and biking as a viable means of transportation.	
	30	Create a green network of roadways, streets, pedestrian connections, and sidewalks that will link all three districts.	
	30	Connect the three districts to adjacent neighborhoods in Prince George's County through coordination of future roads, bike paths, and pedestrian routes.	
	31	Expand the open space system to provide for a series of Green Streets (as previously noted, the City of Takoma Park has ownership of its streets) that will connect the stream valley parks and other open space to the built environment. Designated throughout the Sector Plan area, these streets will use planted sidewalk panels, environmentally sensitive design elements, traffic calming, and other unique features to make them more attractive and environmentally friendly to pedestrians and cyclists.	

	32	Develop a hierarchy of public and private open spaces throughout the three districts that incorporates the following: Valley Parks, Central Civic Green, Neighborhood Common, Small Urban Plazas, Private Recreational Space.	
Connectivity	44	Provide for bike lanes and a directional cycle track along University Boulevard.	
	44	Provide for bike lanes and a directional cycle track along New Hampshire Avenue between University Boulevard and Kennewick Avenue, and bike lanes only between Kennewick Avenue and the Plan's southern boundary.	
	44	Provide full pedestrian and bicycle accommodation along new and reconstructed roadways and at intersections.	
	44	Retrofit existing streets to include sidewalks, where feasible.	
	44	Provide well-lit, ADA accessible crossings and reduce distances at all intersections.	
	44	Promote Green Street connections.	
Environment	46	Increasing tree canopy by planting new trees along streets, within existing neighborhoods and surface parking areas.	
	46	Using native trees, where appropriate, for their hardiness and as a source of habitat and food for wildlife.	
	46	Interconnected tree pits, silva cells, and other urban methods to enhance viability.	
	46	Undergrounding overhead wires to allow for street tree planting.	
	46	Using trees as appropriate to transition between commercial and residential areas and to shade impervious areas to reduce the heat island effect.	

	48	Adding stormwater management along New Hampshire Avenue and University Boulevard wherever possible by: coordinating stormwater management designs with Maryland State Highway Administration, Prince George's County, and the City of Takoma Park, and incorporating stormwater infiltration and on-site retention into medians and new green open spaces.	Holton Lane bump-out includes stormwater management (2013).
		Encourage and support efforts to repair stream bank damage caused by erosion.	
	52	A civic green should be located along University Boulevard near the proposed Transit Center. The configuration of the civic green should achieve a sense of place and act as a gathering area and focal point for activities, seasonal festivals, and farmers markets. The civic green must be one large- or two medium-sized adjacent spaces, with a total size of approximately one-half to one acre.	
	53	Consider purchasing properties, where feasible and appropriate, that are adjacent to existing parks or meet identified active or passive recreational needs as documented in the current LPPRP, to reduce active recreation shortages and expand urban green space.	
	54	Do not pursue a north-south hard surface trail along Long Branch Stream Valley Unit 1A south of Carroll Avenue. Glenside Avenue is a proposed Green Street, featuring sidewalks and street trees. It is also a proposed bikeway (signed shared roadway). The sidewalk and bikeway will serve as a pleasant and suitable alternative to a hard surface park trail.	
	54	Preserve the existing east-west hard surface park trail connectors at Jackson Avenue and through Becca Lilly Neighborhood Park between Merwood Drive and Central Avenue.	
	54	Provide a direct link (hard surface trail) from Becca Lilly-Central Avenue connector to Sligo Creek Trail, crossing Sligo Creek on a new bridge and constructing a new trail within the right-of-way of Central Avenue to the extent possible.	

IMPLEMENTATION			
Zoning	70	<p>It is useful for public use space to be located and combined with adjoining development to create useful and connected places. This Plan assumes that much of the public use space will be obtained through this requirement. If all the properties recommended for CR zoning were to redevelop, the public use space could yield approximately five to six acres. Saul Center (~10 acres) would yield 0.5 - 1 acre, recommended for a civic green. Walgreens (~10 acres) would yield 0.5-1 acre, recommended for a privately owned and maintained neighborhood common.</p>	

Public Open Space Recommendations in the Long Branch Sector Plan (2013)			Green = Completed
			Orange = Initiated/Ongoing
Category	Page Ref.	Recommendations	Status
PLAN VISION			
Parks	26	For each urban neighborhood: a Neighborhood Green, Urban Buffer Park, or Community Use Urban Recreational Park. For each block: an urban square, plaza or green area. For each building: outdoor recreation space. For each residence: private outdoor space.	
Mobility	35	An improved network of sidewalks, paths, and bikeways is needed to enhance these connections and better link Long Branch to the greater Silver Spring area. This network would improve pedestrian and bicyclist safety and accessibility to shopping, schools, parks, trails, recreational centers, and transit, including access to the proposed Purple Line stations.	Flower Avenue Green Street includes new sidewalks.
	36	Install a shared on-street roadway along Sligo Creek Parkway.	
	38	Provide signed shared roadway on Flower Avenue from Wabash Ave to Piney Branch Road.	Flower Avenue Green Street includes a signed shared roadway from Wabash Ave to Piney Branch Road.
	39	Reclassify Flower Avenue between Domer Avenue and Piney Branch Road as a Business Street (from an arterial) with a minimum right-of-way width of 60 feet. Reclassify Flower Avenue between Domer Avenue and Carroll Avenue as a minor arterial.	Roads were reclassified by M-NCPPC when Sector Plan was adopted.
	39	Strengthen the existing street network through improved connections that separate local and through traffic and improve street function.	
	39	Support the City of Takoma Park's Flower Avenue Green Street Project that will include: new and improved sidewalks; streetscaping to enhance safety for pedestrians and transit users; low-impact stormwater management techniques.	Flower Avenue Green Street design and construction documents to be completed in 2015.
	40	Extend Winding Hill Way (City of Takoma Park right-of-way) as a public alley extending to Flower Avenue with a minimum right-of-way width of 20 feet.	

Sustainability	62	Integrated stormwater management should be applied to Flower Avenue.	Flower Avenue Green Street includes stormwater management facilities.
	62	Include stormwater treatment on Flower Avenue from Arliss Street to Wabash Avenue.	Flower Avenue Green Street includes stormwater management facilities from Piney Branch Road to Wabash Avenue.
	62	Apply environmental site design (ESD) to minimize impervious areas, including reduced parking requirements; structured parking and shared parking facilities; porous pavers, concrete, and other pervious materials; harvested rainwater, where feasible.	
	62	Encouraging owners of existing residential property to construct stormwater management treatments including, but not limited to: rain gardens, cisterns, filter strips, permeable surfaces, dry wells, roof disconnects, and other means of reducing the effects of runoff.	
	62	Supporting the City of Takoma Park's residential stormwater management programs.	
	63	Increase canopy and subcanopy tree cover to between 25 and 35 percent for commercial areas by planting native, drought tolerant species within open spaces, along stream valley buffers, within parks, along streets, and if practical, within stormwater facilities.	
	63	Increase canopy and subcanopy tree cover to between 30 and 35 percent for residential and mixed-use areas by: planting trees along proposed sustainable complete streets (Flower Avenue, Wabash Avenue); planting native, drought-tolerant species that also provide wildlife habitats and food; and preserving, restoring, and enhancing existing forested areas within Wabash Park.	
	63	Use planting techniques such as interconnected tree panels and tree pits that maximize soil volumes per tree and increase tree survivability in streets, sidewalks, and on redevelopment projects.	