



# Takoma Park

## MINOR MASTER PLAN AMENDMENT



## Community Engagement Update September 2022

## INTRODUCTION

The *Takoma Park Minor Master Plan Amendment* is an update to the 2000 *Takoma Park Master Plan*. It will focus on specific land use and zoning recommendations for the areas near and along Maple and Lee Avenues, the Erie Center and the Washington Adventist Hospital and University campuses. Additionally, the plan will focus on recommendations that improve the livability of the Plan Area, including public amenities and improvements to the natural and built environments. Montgomery Planning is conducting this planning effort in partnership with the City of Takoma Park.

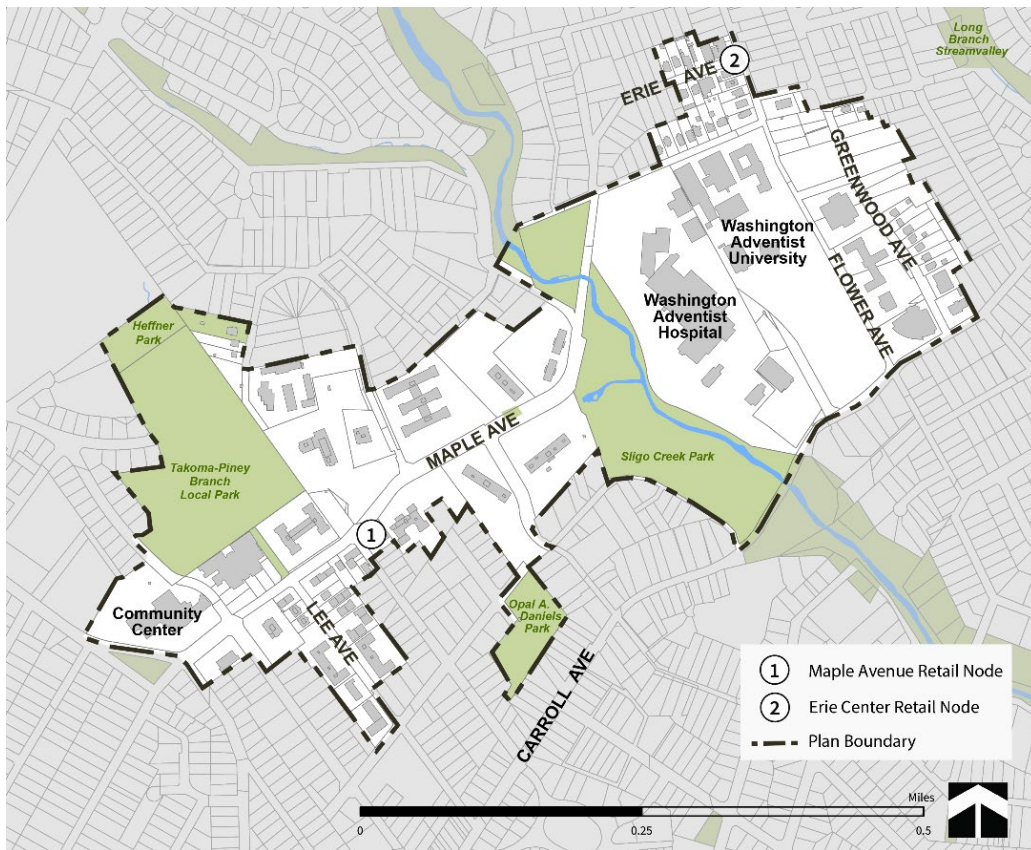


Figure 1. Map of Plan Boundary and Retail Nodes

From the outset of this plan, the approach to engagement included a variety of methods to reach the key audiences, which include residents, property owners, local government and institutions, small businesses, users of community facilities within the Plan Area and those who have a stake in the future of the area but may live outside the plan's boundary.

## APPROACH TO ENGAGEMENT

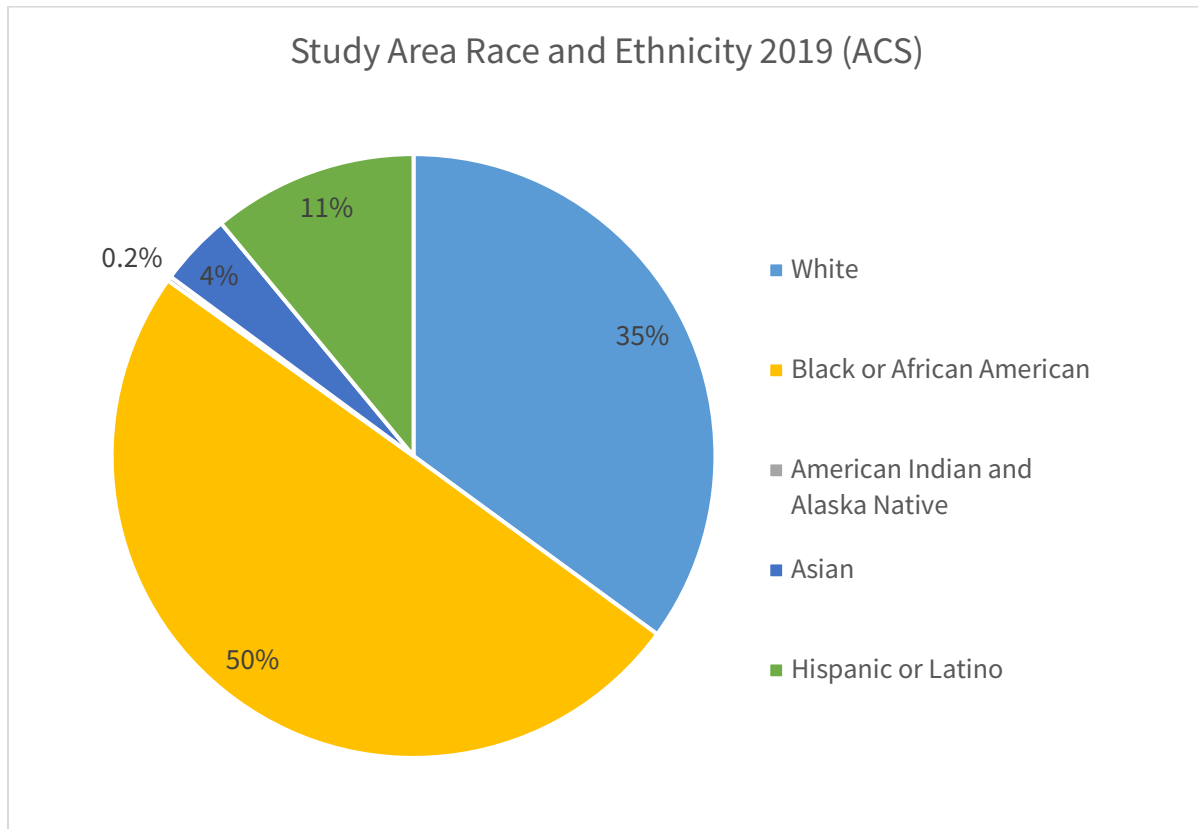


Figure 2. Race and Ethnicity of the Takoma Park Minor Master Plan Amendment Study Area (Source: American Community Survey, 2015-2019) Note: A map of the Study Area Boundary can be found in Appendix D.

The community is racially and ethnically diverse and it is important to the Plan process that the perspectives and experiences of all are represented in an equitable manner (see Appendix D). To further this goal, the team crafted the following objectives:

- provide varying engagement options including in-person and virtual methods of sharing feedback;
- support equitable access to information by translating plan related materials into the languages most spoken by Plan stakeholders and providing access for people who are visually and hearing impaired (as needed);
- partner with local groups, organizations and institutions to share information about the plan and the plan process;
- attend and take part in existing community gatherings, events and meetings; and
- summarize and share stakeholder input.

Engagement for the Takoma Park Minor Master Plan Amendment began in September 2021. In order to meet the diverse community stakeholders that live, work or spend time in the Plan

Area, the planning team used a variety of methods to generate awareness about the Plan and hear community members' thoughts about the future of the Plan Area, including:

- canvassing at multifamily properties along Maple and Lee Avenues;
- canvassing at Washington Adventist University;
- outreach at farmer's markets and "pop-up" efforts at neighborhood retail centers;
- meetings with civics, homeowners' associations, community and neighborhood organizations;
- an online questionnaire;
- posting signage throughout the Plan Area; and
- participating in several community events, including National Night Out and Bike to Work Day.

This report is an interim update, summarizing the work conducted since September 2021 that will be an integral part of forming the team's recommendations for the Plan. The report will begin with the key takeaways from the community engagement, which is followed by a more detailed description of each engagement effort. The complete lists of comments and demographic information, when available, can be found in the Appendix.

## KEY TAKEAWAYS



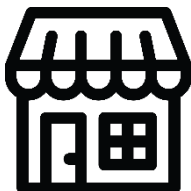
Residents really enjoy living in Takoma Park and appreciate its walkability, safety, proximity to DC (District of Columbia) and Silver Spring, Sligo Creek and small businesses.



Community members lamented the loss of the Washington Adventist Hospital and want to see a health clinic or urgent care facility remain on this site.



Though there were diverse views on scale, compatibility, and type, community members would like more housing, especially housing that is affordable, to be part of the future development of the Washington Adventist Campus.



In addition to housing, community members would like more walkable retail options, particularly a grocery store.



Community members would like to see more resources for the community incorporated into the redevelopment of the Washington Adventist Campus. Most often mentioned were a community gathering space, a park, a gym or fitness center and a swimming pool.



Community members see Sligo Creek Stream Valley Park as an important asset to the community and want to make sure it is protected, through better stormwater management and environmentally sensitive design, especially on the Washington Adventist Campus.

## MAPLE AVENUE

To engage residents living in multifamily apartment buildings along Maple and Lee Avenues, the planning team partnered with Everyday Canvassing, a nonprofit canvassing organization based in Montgomery County, Maryland. In December of 2021, canvassers conducted 239 in-person interviews with residents, asking a range of questions about what they value in the area today and what they would like to see happen in the future. This effort was unique in that volunteers as well as paid staff were recruited from within the Plan Area to take part in the canvassing. These community members supplied interpretation into many languages spoken within the Plan Area, including French, Spanish and Amharic.

Additionally, the planning team reached out to property owners in the area to invite them to a property owner's forum to discuss their vision for the future of their property and thoughts about the community. The planning team received a limited response to these efforts and will look to refine future engagement methods to better attract property owners to the process.

### WHO WE HEARD FROM

The majority of those interviewed self-identified as African (45%). The second most represented group was African American (15%) followed by Latinx (9%). Additionally, nearly a quarter of those interviewed chose not to respond to this question (22%). Age was not collected.

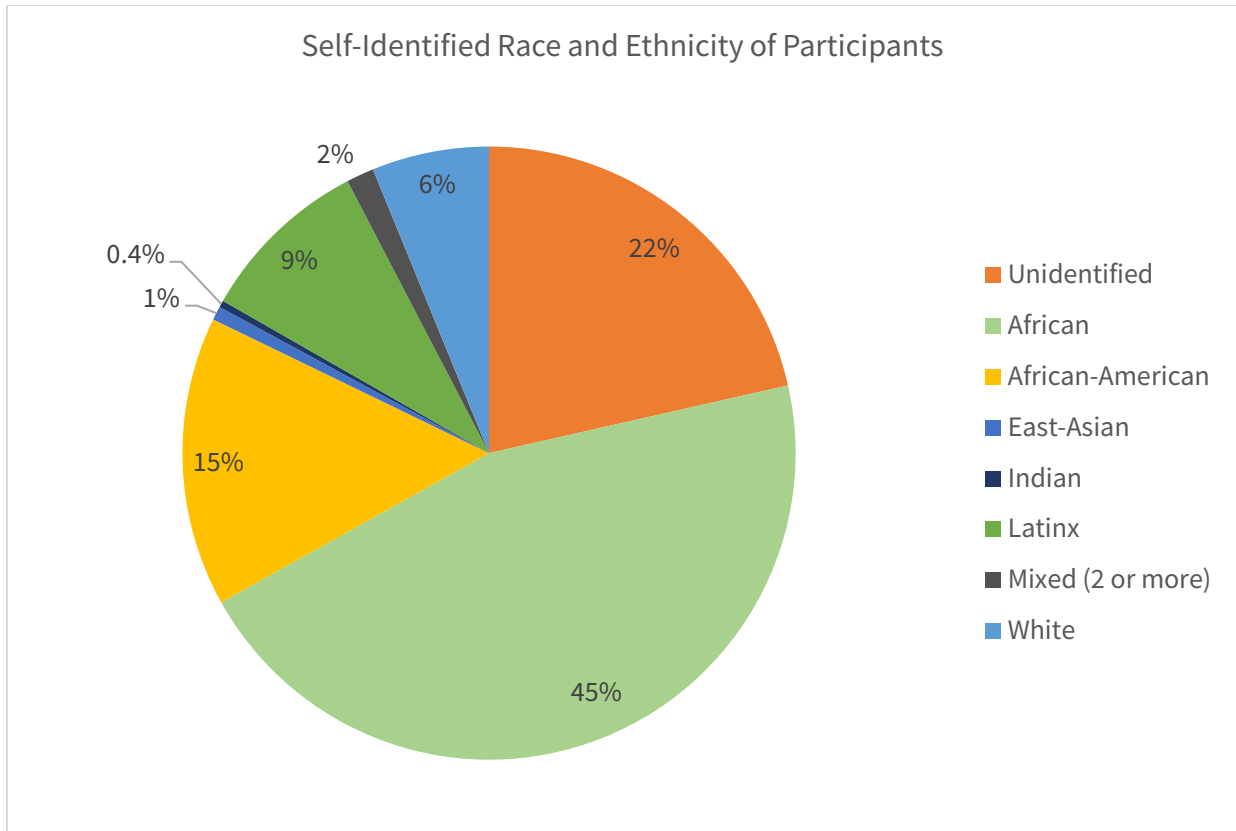


Figure 3. Race and Ethnicity of Maple Avenue Canvassing Participants<sup>1</sup>

## WHAT WE HEARD

After receiving the information collected by Everyday Canvassing, Montgomery Planning staff reviewed the interview data and noted each topic that was mentioned in the interviews with community members. Planning staff counted the number of mentions of each topic and organized them into several broad categories: Maple Avenue Today, Safety, Community Resources, Housing Conditions, Transportation, and the Washington Adventist Campus. The full list of comment categories and topics are available in Appendix B. The most frequent comments heard were:<sup>2</sup>

- Maple Avenue is generally a safe, quiet place to live. Although some residents mentioned concerns about thefts, break-ins and drug use.
- Maple Avenue/Takoma Park is a good community.
- Residents are pleased with the quality of the schools, but are in need of additional resources for the community, including childcare, easier access to government

<sup>1</sup> Canvassing participants self-identified their own racial and/or ethnic groups. For this reason, racial and ethnic groupings are distinct for each canvassing effort.

<sup>2</sup> The list of most frequent comments reflect the themes in the responses and therefore, their ordering does not reflect a priority ranking or relative importance to one another.

assistance, healthcare, a swimming pool, exercise equipment and classes for computer literacy and English literacy.

- Some residents reported satisfaction with the transportation service in the area, especially the walkability, although a few mentioned that the bus service schedule is limiting and should have more direct connections to places of interest, such as Downtown Silver Spring.
- When asked about the Washington Adventist campus, residents were disappointed in the loss of the hospital and eager to see the services replaced and, at the very least, the urgent care center kept.
- Overwhelmingly, residents expressed a need for a grocery store on the campus. Residents would also be interested in a new community center or gathering space, a recreation center, a playground and more housing.
- There are maintenance issues in many of the residential buildings ranging from mold, the hot water not working, issues with elevators and cleanliness.
- Residents also reported issues with the security of the residential buildings and challenges with landlords and property management, as well as concerns about the excessive cost of housing.

## WASHINGTON ADVENTIST UNIVERSITY

The planning team also partnered with Everyday Canvassing to engage with Washington Adventist University students and faculty. In Spring of 2022, canvassers interviewed 85 members of the Washington Adventist University community, asking a range of questions about what they think about the campus today and what they would like to see happen on the former hospital site.

### WHO WE HEARD FROM

The majority of those interviewed self-identified as African American (32%). The second most represented group was Latinx (16%), followed by West/Central African (7%) and white (7%). Additionally, a number of those interviewed chose not to respond to this question (16%). Age was not collected.

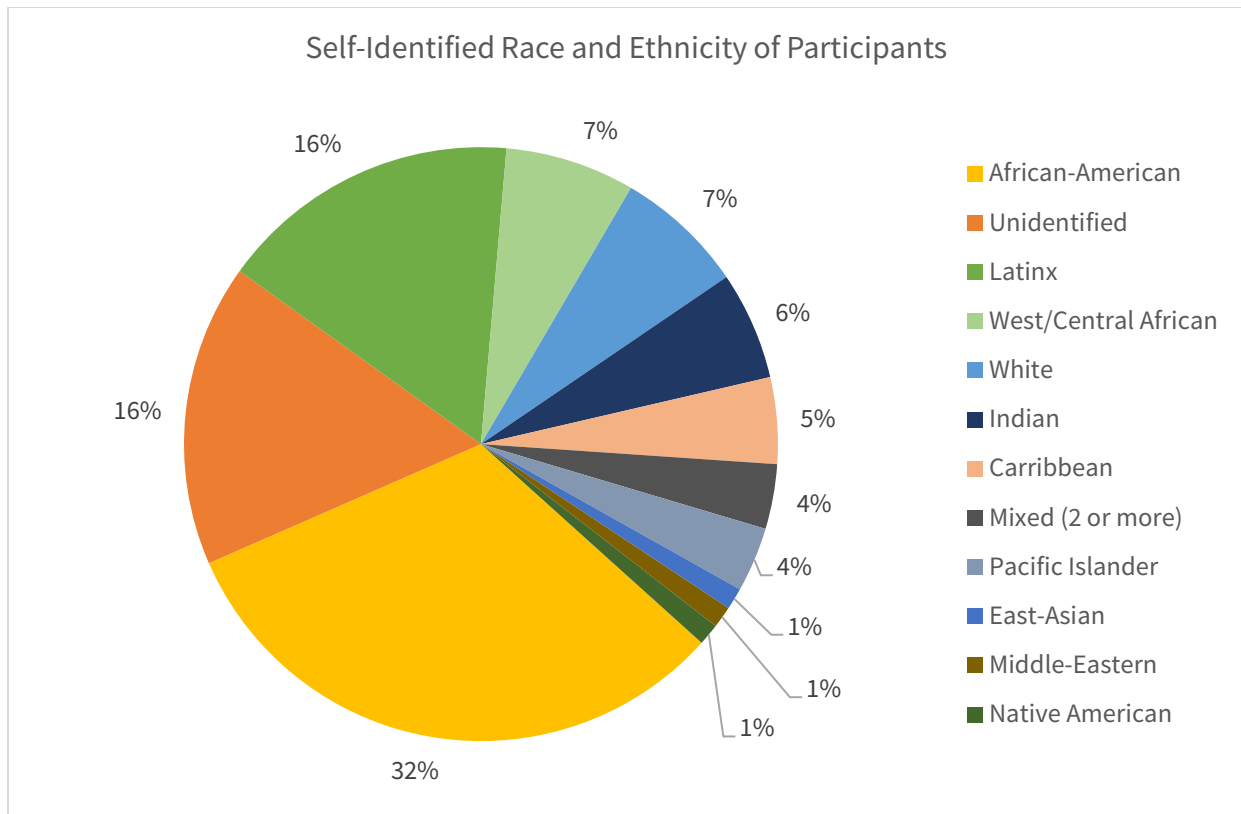


Figure 4. Race and Ethnicity of Washington Adventist University Canvassing Participants<sup>3</sup>

## WHAT WE HEARD

After receiving the information collected by Everyday Canvassing, Montgomery Planning staff reviewed the interview data and noted every topic that was mentioned in each conversation. Planning staff counted the number of mentions of each topic. These topics were organized into several broad categories: The Campus Today, Relationship with Surrounding Area, Future of the Campus, and Revenue Investment. The full list of comment categories and topics are available in Appendix C. The most frequent comments heard were:<sup>4</sup>

- The Campus' existing facilities are aging, in bad condition and require upgrades, in particular the dormitories.
- Students would like more social activities and events on campus as well as spaces to socialize on campus.

<sup>3</sup> Canvassing participants self-identified their own racial and/or ethnic groups. For this reason, racial and ethnic groupings are distinct for each canvassing effort.

<sup>4</sup> The list of most frequent comments reflect the themes in the responses and therefore, their ordering does not reflect a priority ranking or relative importance to one another.



- The University does not have a strong relationship with the surrounding community and many of those interviewed spend more time in Silver Spring, rather than Takoma Park.
- A few students lamented the loss of the hospital on campus and its educational opportunities and would like to see the hospital offer some sort of educational or job opportunities for students.
- University community members would like to see new food options or restaurants on the campus in addition to entertainment options.
- As far as new or renovated campus facilities are concerned, those interviewed mentioned a pool, new or renovated dormitories, and a new gym or exercise facility. Several mentioned that these facilities should be offered to the community, in addition to university members.
- Several of those interviewed also offered suggestions for how the University should spend any revenue that might come from future development. Students and faculty members suggested allocating funding to attract more students and improving campus facilities.

## FARMERS MARKETS AND RETAIL POP-UPS

In order to meet stakeholders at existing community gatherings and events where they are, the planning team attended farmers markets near the Plan Area and created “pop-ups” at the two retail nodes within the Plan boundary. Throughout the fall of 2021, the planning team attended the Takoma Park Farmers Market on September 12 and October 17 and the Crossroads Farmers Market on September 22 and October 27. The planning team felt it imperative to attend both markets, as each market attracts different demographic groups. The Takoma Park Farmers Market is located in Takoma Park’s historic downtown, to the southwest of the Plan Area, while Crossroads Farmers Market is located off of University Boulevard, in the Takoma/Langley Crossroads area (see Figure 5). At the Crossroads Farmers Market, staff was accompanied by a Spanish interpreter, as the majority of the customers at the market spoke Spanish. Staff also supplied translated materials in Spanish, French and Amharic.

At these events, the planning team encouraged community members to sign up to receive the Plan’s eLetter and complete the online questionnaire available on the Plan’s website. The team also shared information about the Plan and asked community members what they would like to see happen in the Plan Area in the future. Attending these markets allowed the team to reach stakeholders who may live beyond the plan boundary but have an interest in the future of the Plan Area.

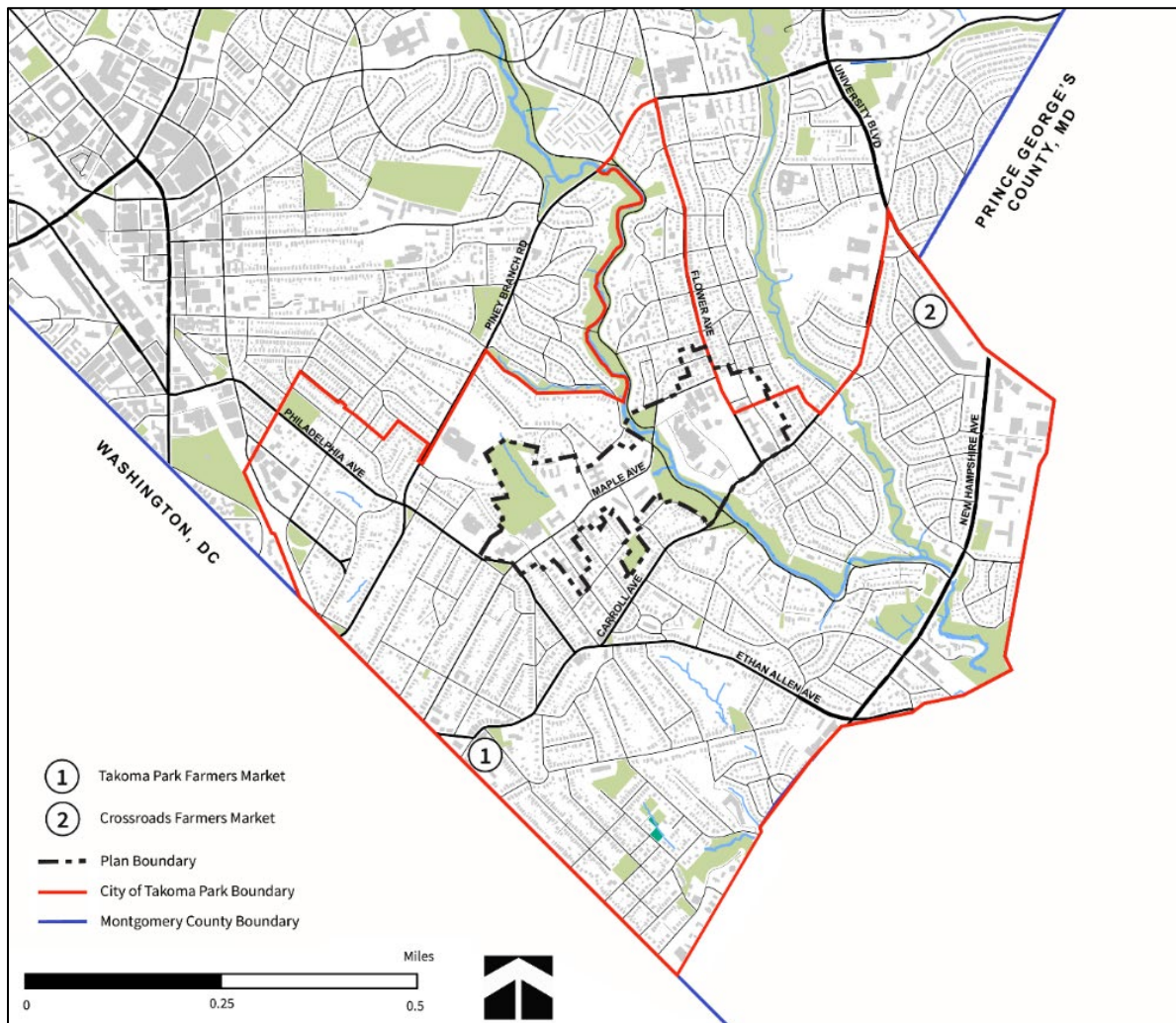


Figure 5. Context Map of the Plan Area and Farmers Market Locations

At the Takoma Park Farmers Market, most of the comments related to the future of the Washington Adventist Campus. Community members shared an interest in:

- more affordable housing;
- more walkable retail;
- development that is compatible with the neighborhood;
- improving walkability and bike-ability;
- more native plants on the site;
- a new grocery store or expansion of the Takoma Park-Silver Spring Co-Op (which is located outside the Plan Area); and
- more green space.

At the Crossroads Farmers Market, most community members said the most important thing in a new development in Takoma Park would be a health clinic. They also mentioned the following needs:

- resources for children;
- a park; and
- a new elementary school.

The full list of community comments from the farmers markets is available in Appendix A.



Figure 6. The Planning Team speaking with community members at the Maple Avenue Retail Pop-up (top left), the Takoma Park Farmers Market (top right), the Erie Center Retail Pop-up (bottom left) and the Crossroads Farmers Market (bottom right).

The planning team also set up informational tables in the Plan Area's two commercial nodes mid-day on May 17, 2022, to share information about the Plan and speak directly to retail customers. Planning staff were located at the Erie Center, at the intersection of Flower and Erie Avenues, and the intersection of Maple and Sherman Avenues.



*Figure 7. Erie Center, at the intersection of Flower and Erie Avenues*



*Figure 8. Retail along Maple Avenue, at the intersection of Maple and Sherman Avenues*

At both locations, community members asked questions about the project and shared thoughts about the future of the campus. At Erie Center, community members shared that they wanted to see “Takoma Park’s values” integrated into any new development, as well as an indoor/outdoor swimming pool. On Maple Avenue, which is home to many of the residential units within the Plan Area, community members expressed that:

- the loss of Washington Adventist Hospital/Urgent Care is problematic because of the number of children and seniors within the area;
- traffic issues (e.g., speeding, failure to stop, double parking, etc.) on Maple Avenue need to be addressed;
- the current development pattern is isolating for families and children; and
- the Plan needs to “help not hinder the community, specifically those in need.”

## ONLINE QUESTIONNAIRE

In addition to the partnership with Everyday Canvassing, the planning team developed an online questionnaire for the plan’s website, which received 239 responses from August 2021 through August 2022. Planning staff encouraged community members to complete the questionnaire during engagement opportunities throughout the fall of 2021 at farmers markets and community meetings.

### WHO WE HEARD FROM

The majority of those who responded to the questionnaire identified as white (81%). In terms of age, the 35-44 range had the largest proportion of respondents (28%), closely followed by 55-64 (23%), 45-54 (23%) and over 65 (17%).

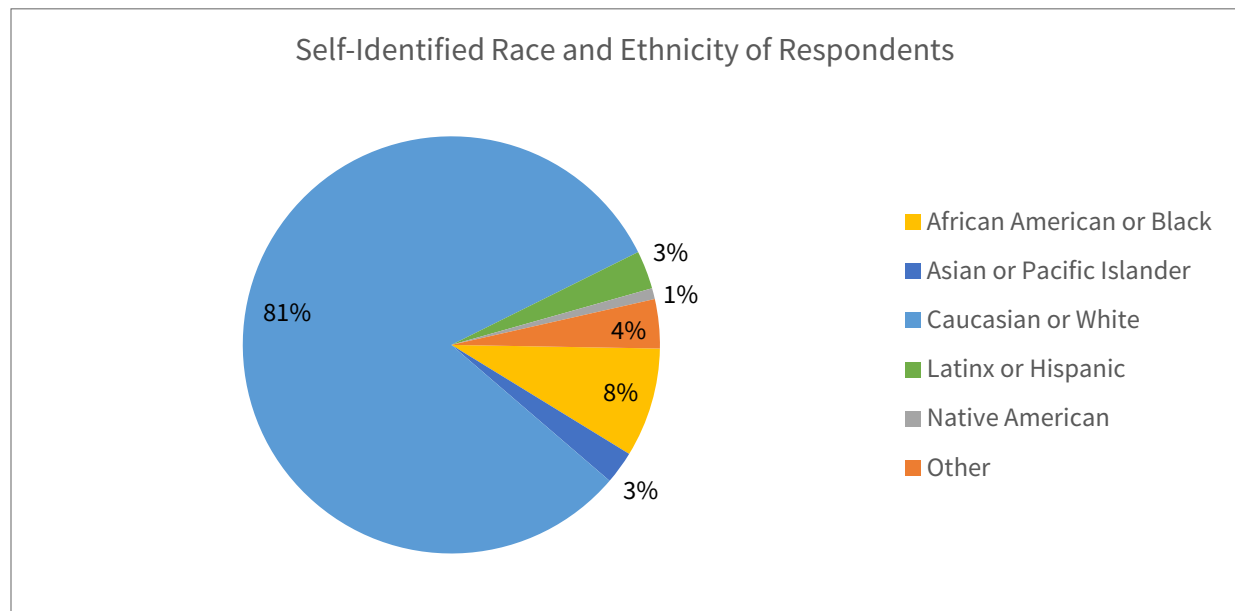


Figure 9. Race and Ethnicity of Online Questionnaire Participants<sup>5</sup>

### WHAT WE HEARD

Respondents were asked to respond to a series of open-ended questions about the present and future of the Plan Area. In August 2022, planning staff reviewed the responses to each question and noted the number of times a specific topic was mentioned. The full list of questionnaire questions and responses are available in Appendix D. The most common responses to the questionnaire were:<sup>6</sup>

- Residents are passionate about Takoma Park’s walkability, community, trees, diversity, local businesses, green spaces and parks, small-town feel, public transit,

<sup>5</sup> Survey respondents were asked to select which racial and/or ethnic group they identify within a multiple-choice question format. These groupings come from the Census’ American Community Survey.

<sup>6</sup> The list of most frequent comments reflect the themes in the responses and therefore, their ordering does not reflect a priority ranking or relative importance to one another.

liberal and progressive values, proximity to DC, Silver Spring and Sligo Creek, local arts and culture and “quirkiness.”

- When asked what should be preserved about the Washington Adventist Campus, most residents responded that the open, green spaces should remain especially “sledding hill” as it’s known to the community, along with the trees and Sligo Creek Park. Some residents said that nothing should be preserved.
- When asked what needs improvement, residents focused on the underutilized land that is currently on the campus, the amount of impervious surface, the architectural feel of the campus, which has aging facilities, the need for more housing in the area, issues with the runoff into Sligo Creek and pedestrian safety and connectivity in the area.
- Overwhelmingly, residents want to see housing on the campus, especially housing that is affordable. Residents also mentioned mixed-use development and the addition of retail and restaurants. Many residents also want to see a new high school located in Takoma Park, given their concern that Blair High School’s is overcrowded. Additional suggestions included: an urgent care or medical facility, swimming pool, sports complex, park or recreation space.
- When asked to share concerns about the future of the campus, residents mentioned increased traffic and fear of an ongoing conflict in the community about a future development, like the Takoma Junction project. Residents are also concerned the campus will be overdeveloped or further deteriorate if no development takes place.

## COMMUNITY AND NEIGHBORHOOD ORGANIZATIONS

The planning team worked diligently to reach residents who live within and around the Plan Area. This effort began by creating a database of neighborhood organizations including civic and citizens’ associations, homeowners’ associations and tenants’ associations, with help from the City of Takoma Park, Montgomery Planning’s Homeowner and Civic Association Tool and other contacts.

### WHO WE HEARD FROM

Over several months, the team reached out to leaders of neighborhood organizations and offered a variety of ways to engage in the plan process, including one-on-one conversations, offers to attend regularly scheduled meetings and sharing other engagement tools, such as the online questionnaire. The planning team was able to speak with several neighborhood groups, including:

- Climate Action Coffee Group
- Sligo Park Hills Citizens Association
- Long Branch Sligo Creek Citizens Association
- Ward 5 Residents Meeting (Hosted by Councilmember Jarrett Smith)

In addition to these formal meetings, community members also had the ability to share their thoughts with the team through the other engagement methods detailed in this report. The comments from the Sligo Park Hills Citizens Association are included in Appendix. E.

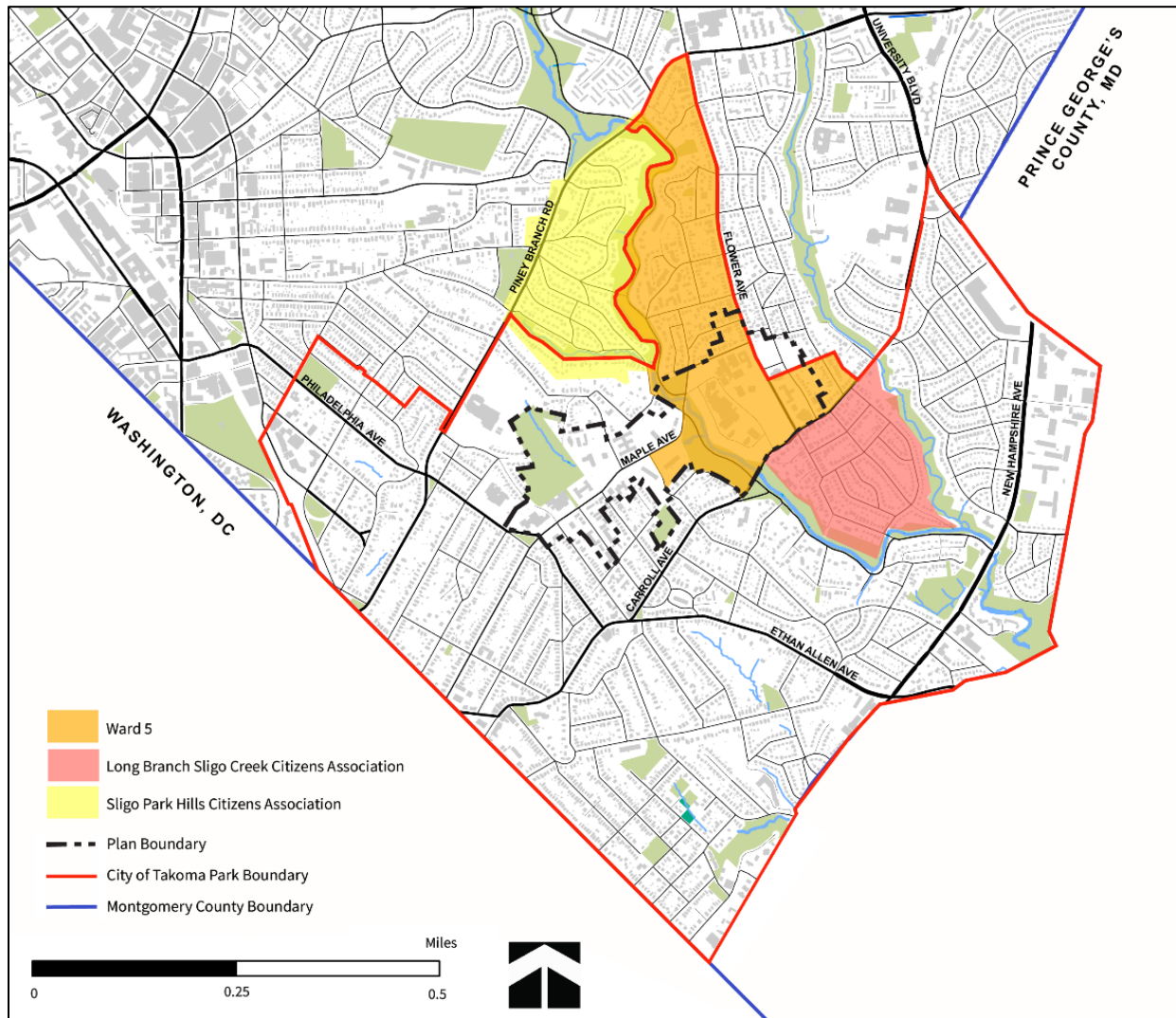


Figure 10. Map of Neighborhood Groups that have met with the planning team<sup>7</sup>

## WHAT WE HEARD

By and large, the comments heard from neighborhood groups reflected those expressed in other engagement activities. Residents shared concerns about traffic, stormwater management, the loss of the hospital and what impact new development would have on their respective communities. There were also discussions related to the type and quality of public benefits and amenities (e.g. mental health facility, public ball fields, food forest, community

<sup>7</sup> Climate Action Coffee group does not have a geographic boundary.

meeting space, etc.) that could be provided by the redevelopment of the Washington Adventist Campus.

While these groups are not wholly within the plan area, they are committed to taking part in the process and have begun to form working groups that will provide input into the plan (see Appendix E) and have offered to assist with supporting and organizing engagement activities.

## NEXT STEPS

The planning team will continue to collaborate closely with City of Takoma Park staff and elected officials, the Adventist Health Care/Washington Adventist University team, and community stakeholders. The team has briefed the Takoma Park City Council and relevant County agencies on key milestones and will continue to incorporate their input along with community and stakeholder comments into the process. As we head into the summer, the planning team will continue to work with these stakeholders to build on the feedback we have received to prepare for fall visioning sessions that will ask them to respond to alternative approaches to potential redevelopment as well as improvements to the livability of the Plan Area.

Based on these visioning sessions, the planning team will prepare a draft of the minor master plan amendment for presentation to the community, City Council, and the Planning Board.



## Appendix A – Outreach at Farmers Markets

### COMMENTS FROM THE TAKOMA PARK FARMERS MARKET

September 12 and October 17, 2021

#### HOUSING

- Less single-family housing, more density, market rate & affordable kinds @ all price points
- More affordable housing
- Affordable and subsidized housing and small businesses
- Affordable housing not segregated
- More small scale residential, 2-3-4-5 Plexes, \*Attainable Housing\*
- Affordable Housing
- Single-family housing on hospital campus
- Low rise multifamily housing on WA campus
- Homeless shelter/displaced people/Godspeed Ministries
- 8 High Rises/400 Units each/3 Acres Conservation space-on slopes
- Senior Housing/Affordable Housing
- Affordable housing and commercial x 2
- Affordable housing near DC
- Development & Multifamily housing 3-11 Story
- Dense housing
- Apts/Condos – WAC
  - Balconies
  - Low impact/family friendly housing/affordable
- Housing on WAC/Senior Housing
- Affordable and high density
- Affordable Housing/Green space in parking lots
- Multi-unit/mixed income housing

#### ECONOMIC DEVELOPMENT

- Small Neighborhood retail – local Mom/Pops
- FBI Headquarters
- Appropriate commercial/sensitive to existing businesses
- Walkable commercial- sidewalks, bike paths, look at Walter Reed redevelopment
- A small place to walk to buy milk, eggs, etc.
- Make space for STEM careers
- Commercial space, “M” Street in Syracuse, NY
- More commercial at hospital

- Walkable commercial retail from Carroll (daily Shopping)
- Make hospital campus a heard for TKPK,
  - Reservable areas, a destination
- Better retail access/street fruit/maple avenue/swim/aquatic facility
- Retail/services at WAC

### **SCALE/COMPATIBILITY**

- Keep TKPK character
- Appropriate to the neighborhood, right scale
- Maintain transition between R-60 and multifamily zones i.e., no high rises next to single- family

### **CONCERNS**

- Not be a giveaway to developers
- Don't let hospital fall into disuse
- Do not displace residents
- Maple Ave displacement/Negative impact
- Safety and security – break ins & car jackings

### **TRANSPORTATION**

- Dedicated bike lanes – fix intersection Philadelphia and Cedar for bikes
- Metro Access (improve)
- Better walkability
- Better transit access for campus
- Eastern Ave – construction too long, congestion, New Hampshire Ave to Laurel Ave
- Traffic/kpts
- Bike access to Parkway/Maple (Maintain)
- No expansion of Philadelphia Avenue
- Improve bike access along Maple Ave
- Improve walkability and Bridge at Sligo
- Maker Spaces, Bike fixing stands
- NNI at Sligo/Carrol
- Traffic on Carroll – Negative impact of future development

### **ENVIRONMENT**

- Replace grass with native planting – Stormwater appropriate, reduce parking lots & impervious surfaces, go beyond minimum best practices. Be an example of best practice.
- Common areas with native plants and pollinator gardens
- Restore Native Plants at Sligo Creek
- Beneficial Plants/Herbs/Public tree boxes

- Native plant garden
- Food Forest (public Orchard)

### **COMMUNITY RESOURCES**

- Daycare
- Medical Careers Cluster H.S.
- State of the art gym
- Good education facility (multilanguage learning)
- Moving Piney Branch Elementary School to Hospital Site – Do a land swap
- Middle School
- High school on hospital site
- Fitness center
- Yes Organic Market/Mom's (small grocery)
- Continuing care facility/ Memory Care Facilities
- Public swimming pool
- Retain urgent/emergency care
- Small grocer at Erie Center
- Medical use
- Extension of Co-op
- Expansion of the CO-OP/Loss of Parking/Drive Aisles
- Artist/Dance studios \*Density/Housing\* (Adults and kids)
- Small-house (green house) model nursing home
- Small scale cooperatives (family/daycare/preschool)
  - Purple house (example)
- Mixed used development/grocery

### **PARKS**

- Recreation Area
- Green Space
- Community based Garden
- Urban/Neighborhood Farming- Food production
- Preserve Green Space on Maple & Maplewood as neighborhood park
- Well connected to Sligo Park
- Community gathering areas with no cars
- Better use of Sligo Creek Stream Valley-Essex House/Washington Adventist Campus (signal public use)
- Retain Greenspace/increase greenspace
- More green space
- Greenway-Long Branch trail ↔ Sligo Trail
- Green Area/Public Park/Community Garden
- Play sidewalks (ex. @ Lincoln and Aspen)

## **TAKOMA JUNCTION**

- Keep the Parking lot at Takoma Junction a parking lot
- If TKPK goes forward w/ NDC (Neighborhood Development Company) proposal for Takoma Junction, could this area be used for a renovated CO-OP? → +1 for guest
- Strong objection to Takoma Junction Design!

## **COMMENTS FROM THE CROSSROADS FARMERS MARKET**

September 22 and October 27

### **Que es lo mas importante en un nuevo Desarrollo?**

#### **(What is the most important thing in a New Development in Takoma Park?)**

- Community space/Parks
- A New Elementary School
- Walkable Retail
- A Health Clinic
- Health clinic/with insurance for children
- A Park for Children
- Youth Center
- Parques para ninos (Parks for Children)
- Escuelas – ninos pequenos (Schools for small children)
- Hospital/ Health Clinic
- Health care
- Programs for Kids
- More Work opportunities for immigrants.
- Clinicas Comunitarias a bajo costo para personas sin Seguro (*Low-cost Community Clinics for the Uninsured*)
- Health clinic
- Improvement of the environment/maintain green spaces
- Health clinics
- Sources to work
- Skills development

### **Que le gostania ver en el campus del Hospital Adventista?**

#### **(What would you like to see on the Adventist Hospital campus?)**

- Me gusta que en Takoma crearoin un lugar donde ninos y adolescents pudieran hacer arte! (*I like that in Takoma I created a place where children and adolescents could make art!*)
- Tamiben calses de ballet y conto, fotografia, y modelaje para ninos y adolesentes que sea accessible para familias de bajos Reuivsos! (*Also classes of ballet and singing, photography, and modeling for children and adolescents that is accessible for families from lower incomes!*)
- Day care para Madres de bajos recursos (*Day care for low-income mothers*)

- Tutoria gratis para adolescents (*Free tutoring for teens*)
- Un centro de salud seria Bueno (*A health center would be Good*)
- Area dedicated to food produced let by the community and for the community
- Maple Ave bike lane and make safe with barriers
- Connect to other bike lanes as a network
- Centro de salud con seruisios memtales (*Health center with mental services*)
- Centro de reavilitacion paradrogadictos (*Rehabilitation center for drug addicts*)
- Me gusta una area para cuando seamos ameriana halla uni lugan para ellos (*A place to live when arriving in America?*)

# Appendix B - Maple Avenue Canvassing

## DEMOGRAPHIC INFORMATION

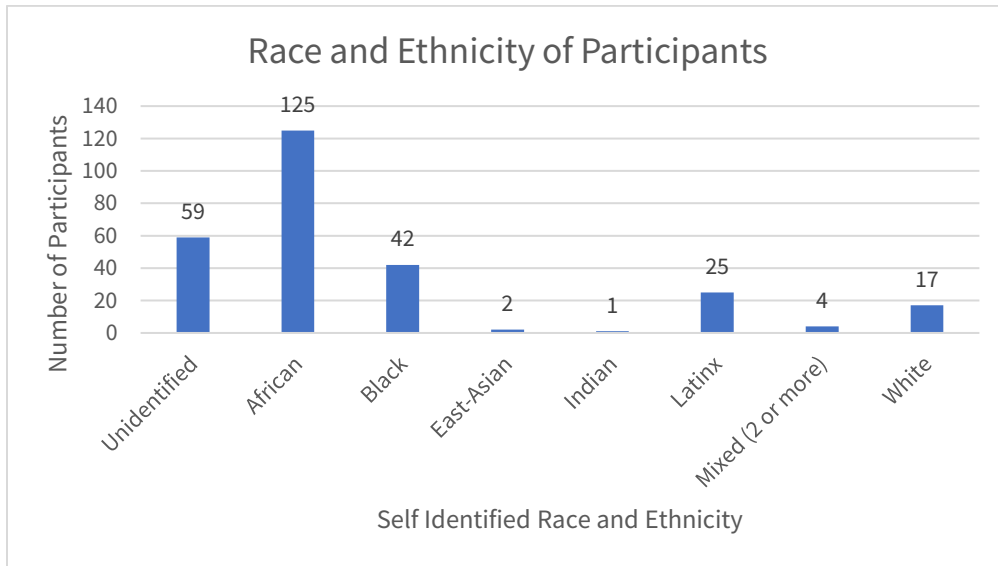


Figure 1. Race and Ethnicity of Canvassing Participants

## RESPONSE CATEGORIES AND TOPICS

<b>Table 1. MAPLE AVENUE TODAY</b>	<b># of Mentions</b>
Quiet, peaceful and safe area to live	40
Good community	18
Great location and proximity to DC, Sligo Creek, and Silver Spring	5
Diverse	5

<b>Table 2. SAFETY</b>	<b># of Mentions</b>
Issues related to drug use and sale	7
Concerns about break-ins and theft	7
Becoming more unsafe	3
Experiences of racism/mistreatment from police	3

<b>Table 3. COMMUNITY RESOURCES</b>	<b># of Mentions</b>
<b>Existing services:</b>	
Good schools	11
Like community center and library	5
<b>Additional services wanted:</b>	
Childcare (more affordable options)	16
Access to resources (health insurance, food assistance, rental assistance, utilities)	16
Swimming pool	7
Exercise equipment	6
Computer center and computer literacy courses	5
English classes	5

Educational opportunities for adults	3
Indoor basketball courts	2
More community gardens	2
Recreational soccer field (for adults, in addition to kids)	2
Afterschool programs (more affordable options)	1

<b>Table 4. HOUSING CONDITIONS</b>	<b># of Mentions</b>
Maintenance issues with building (water issues: leaking, no hot water, mold, elevators not working, cable issues, not clean, rodents, aging buildings)	31
Issues with security of building (including missing packages)	11
Issues with landlords/property management	7
Too expensive	7
Properties are well managed	3
Not enough parking/issues with parking	3

<b>Table 5. TRANSPORTATION</b>	<b># of Mentions</b>
Good transportation services	6
Need for better pedestrian design/concerns about pedestrian safety (kids crossing to school)	4
Walkable area	3
Issues with bus service (reliability of schedule, not enough routes to Silver Spring, should run later than 11pm)	3
Convenience of transportation	2

<b>Table 6. FUTURE OF WASHINGTON ADVENTIST CAMPUS</b>	<b># of Mentions</b>
<b>Medical services:</b>	
Replacement healthcare services (including hospital)	46
Concern about loss of hospital	31
Urgent care/emergency services	11
Mental health services	2
<b>Community resources and amenities:</b>	
Grocery store	26
Community center or space (community action center, "hub" for cultural events, opportunity to build community, free community rooms for meetings)	15
Recreation center or space	14
Playground	8
More businesses	5
Gym	4
Shopping center	4
Entertainment (live entertainment, movie theater)	4
No more liquor stores	3
Large green space	3
Multicultural center	2
School	2
Concern about overdevelopment and "big business"	2
Library	2
Increased police presence	2
More restaurants	2
<b>Housing:</b>	

More housing	9
Affordable housing (including ownership opportunities)	9
Housing with larger units	2



## Appendix B – Washington Adventist University Campus

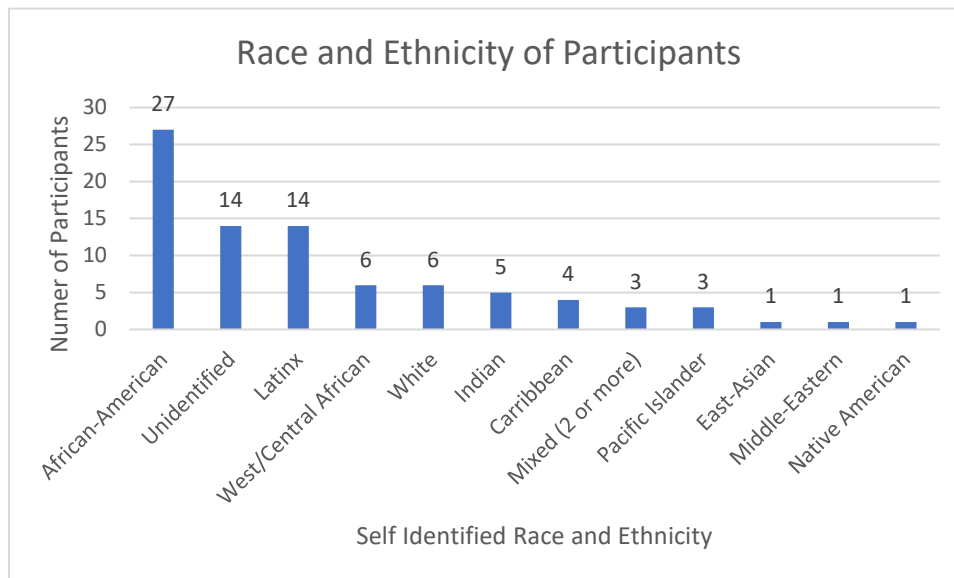


Figure 1. Race and Ethnicity of Washington Adventist Campus Canvassing Participants

### RESPONSE CATEGORIES AND TOPICS

Table 1. CAMPUS TODAY	# of Mentions
Buildings are in bad condition, aging, need upgrades (esp. dormitories)	14
Need more activities/events on campus	13
University (and its students) does not have a relationship with community	9
Not enough spaces for socializing on campus	8
Facilities have limited hours (gym, library, dining)	4
No social energy on campus	4
The University and School should be more connected	3
Need more advertisements for University (banners on Flower Ave)	3
Many accessibility issues in dorms	3
Hard to find clinicals without hospital on campus	3
Campus feels disconnected	3
University should improve communication	2
Want more internships and work opportunities for students	2
Acoustics of church are terrible	1
University needs financial support	1
Diversity on campus is distinct	1
Need more attractive places (coffee shop, restaurants)	1
Concern about future University plans	1
Not enough places to eat	1
Want more majors	1
Dislike restrictions (curfews, opposite gender dorm restrictions)	1

<b>Table 2. RELATIONSHIP WITH SURROUNDING AREA</b>	<b># of Mentions</b>
Spend more time in Silver Spring rather than Takoma Park for fun/errands	10
Issues with maintenance/potholes on roads (esp. University Blvd)	7
Area is too expensive	6
Need better security	5
Constant construction on nearby roads	5
Not enough to do in Takoma Park	4
Doesn't feel safe	4
Love this area	3
Plan on leaving area after graduation	2
Quiet and safe	2
Shop in Takoma Park	1
Like progressive values of Takoma Park	1
Appreciate local resources	1
Difficult to find parking in Takoma Park	1
Isolated from rest of Takoma Park	1
Lack of light on roads at night	1

<b>Table 3. FUTURE OF CAMPUS</b>	<b># of Mentions</b>
<b>Medical services:</b>	
Hospital should be educational or job opportunity (nursing program/humanitarian work)	7
Retain urgent care or other medical facility on campus	3
<b>Community resources and amenities:</b>	
New food options/restaurants	13
Pool (indoor/outdoor, for community use as well)	9
Entertainment options (movie theater, bowling, laser tag, arcade)	5
Recreational area/park on campus (for community and students)	3
Stores	3
Basketball court	3
Convenience store/snack shop	2
Grocery store	2
Small businesses	1
<b>Campus facilities:</b>	
New/renovated dormitories for students	8
New gym/exercise facility (with shared community use)	6
Create a place for students to hang out (study rooms, game rooms)	3
Better athletic facilities for sports teams	2
New theatre/performance space	1
Larger dance space	1
<b>Housing:</b>	
More housing	5
Shelter for people experiencing homelessness	3
Affordable housing for students	2
Affordable housing	1
Outdoor amphitheater	1
Running track	1
<b>Features of new development:</b>	

Better wayfinding to share best local attractions with students	2
More urbanized	2
Offer electric scooters on campus	
Keep natural setting of campus	1
More flowers and vegetation on campus	1
More opportunities for community to use University facilities	1
Beautify Flower Avenue	1

# Appendix C – Online Questionnaire

## DEMOGRAPHIC INFORMATION

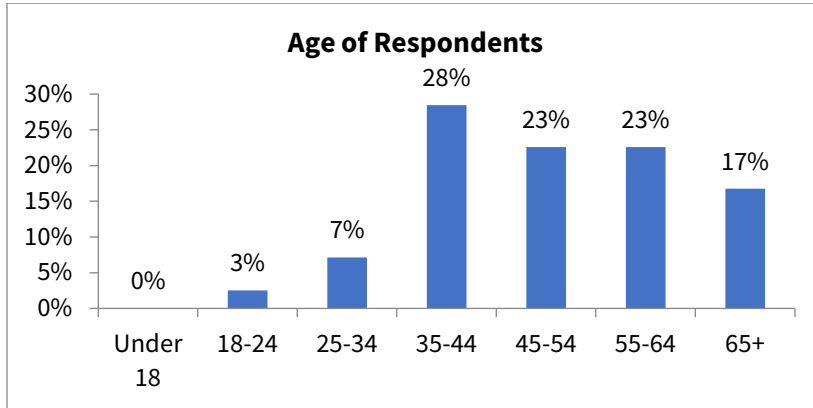


Figure 1. Age of Online Questionnaire Respondents

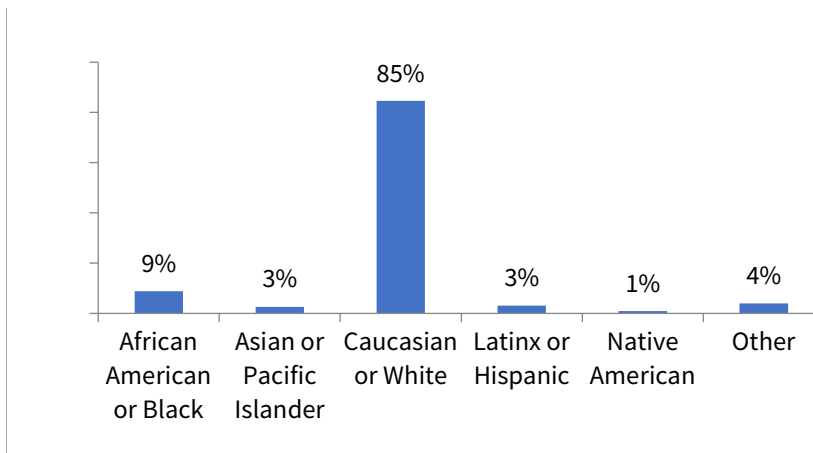


Figure 2. Race and Ethnicity of Online Questionnaire Respondents

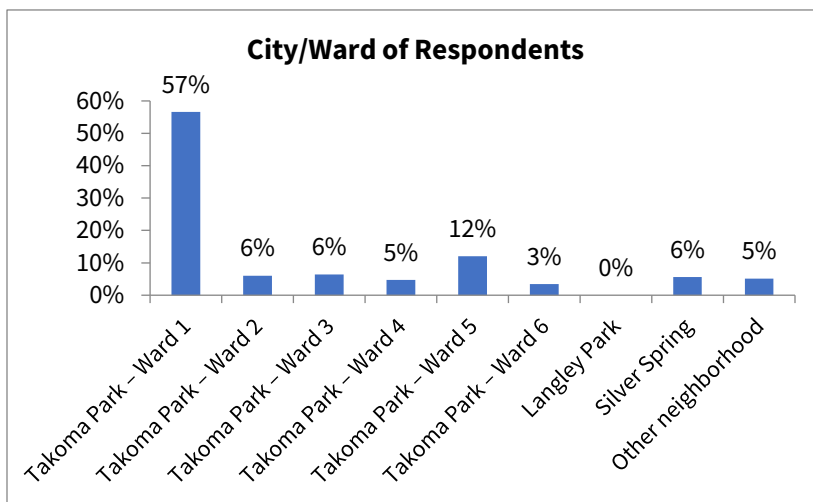
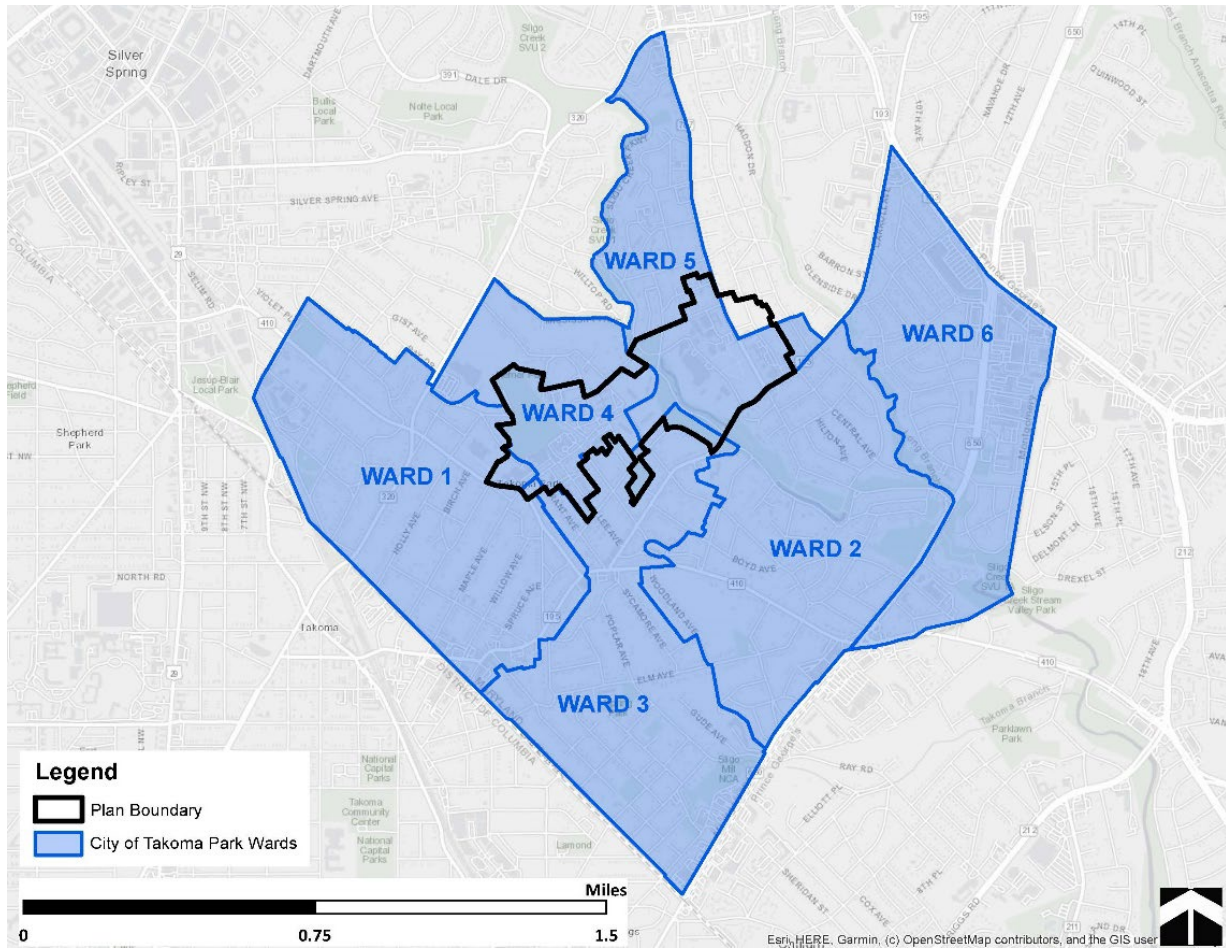


Figure 3. City and Wards of Online Questionnaire Respondents



## RESPONSE THEMES BY QUESTION

<b>Table 1. What do you like most about living in Takoma Park?</b>	<b># of Mentions</b>
Walkability	66
Community	60
Trees, natural setting	58
Diversity	50
Green spaces/parks	45
Local, independent businesses	36
Small town/village feel, friendliness	33
Public transit	24
Liberal/progressive	21
Proximity to Sligo Creek	19
Access to DC and Silver Spring and Baltimore	17
Values of the community	12
Local culture and arts (including events)	11
"Quirkiness"	8
"Vibrant" Historic Downtown	8
Urban quality	8
Diversity and affordability of housing	8
Architecture (bungalows, victorians)	7
Schools	7
Peace, quiet	6
Density	5
Bike friendly	5
Access to hiking and biking trails	5
Farmer's Market	5
Inclusiveness	5
Amenities near housing	3
Co-op	3
Community spaces	2
"Sense of identity"	2
Library	2
City management	2
Great library and community center	2
Safe	2
Mix of housing types	2
Long tenure of many neighbors	1
Access to sports programs	1
Rent control/affordable housing	1

<b>Table 2. Are you familiar with the WA Campus? What should be preserved?</b>	<b># of Mentions</b>
Open, green spaces	71
Nothing	21
Sligo Creek and access to the trail	19
Trees/nature	17
Urgent Care	13
"Sledding hill"	12
Medical office building	9

Big, mature trees	9
Historic buildings	5
Low density	4
Peacefulness	3
Density of surrounding apartments	2
Transit	2
Community access to campus	2
University	2
Preservation shouldn't be prioritized	1
Newer facilities	1
Erie Center businesses	1
Connections through the development	1
Piney Branch Elementary Pool	1
Walkability	1
Public space	1
Hospital	1

<b>Table 3. What needs improvement?</b>	<b># of Mentions</b>
Land is underutilized	20
Less impervious surface/surface parking lots	20
More housing	14
Architectural look and feel (ugly, aging buildings)	14
Drainage/runoff to Sligo Creek trail	13
More retail and restaurants	11
Pedestrian safety and accessibility (ADA accessibility), better sidewalks	11
More park and recreation space	8
Affordable housing	8
Mixed-use development	8
Stormwater management	7
Access through campus, connections	7
Services for the community	6
"Center" for the community/gathering space	5
Communication between college and residents	5
Better maintenance of buildings and vacant land	5
More trees	5
Too much traffic	4
Community pool	4
Urgent care facility needs renovation	4
Roadways	4
Old university and hospital facilities	3
Need new school	3
Concern about traffic and congestion	3
Integration into surrounding neighborhood	3
Access to transit	3
Grocery store	2
Need recreation center with gym	2
Carroll Ave sidewalks (esp. between Flower + New Bridge)	2
Pedestrian safety on Garland	2

More trails	2
Access to high quality athletic fields	2
Safety of Carroll Ave entrance	2
Bike lanes	2
Missing middle housing	1
Renovation of urgent care facility	1
Maple Avenue bridge	1
Recognition of different physical abilities	1
More nature	1
Less access to cars	1
Woods behind campus	1
Lighting at night	1
Benches	1
Outdoor amphitheater space	1
Entertainment for community	1
Infrastructure	1

<b>Table 4. What do you want to see happen at the former Washington Adventist Hospital Campus site in the future and why?</b>	<b># of Mentions</b>
Housing	81
Retail and restaurants	50
Affordable housing	38
High school	28
Mixed-use development	24
Swimming pool	21
Urgent care/medical facility	19
Open, green space	16
Sports complex/facilities	16
Park	13
Recreation space	12
Community center or gathering space	12
Community garden	9
Playground	8
Performance space (indoor or outdoor)	8
Grocery store	7
Diverse housing types	6
Senior housing	5
Mixed income housing	5
Elementary school	5
Repurpose existing buildings	5
Community support services	5
No more apartments, cars or "major development"	4
Food forest	4
Transit-oriented, walkable development	4
Floodlit turf soccer field	4
Elder care/rehab facility	4
New library	4
Move Coop to this location	4

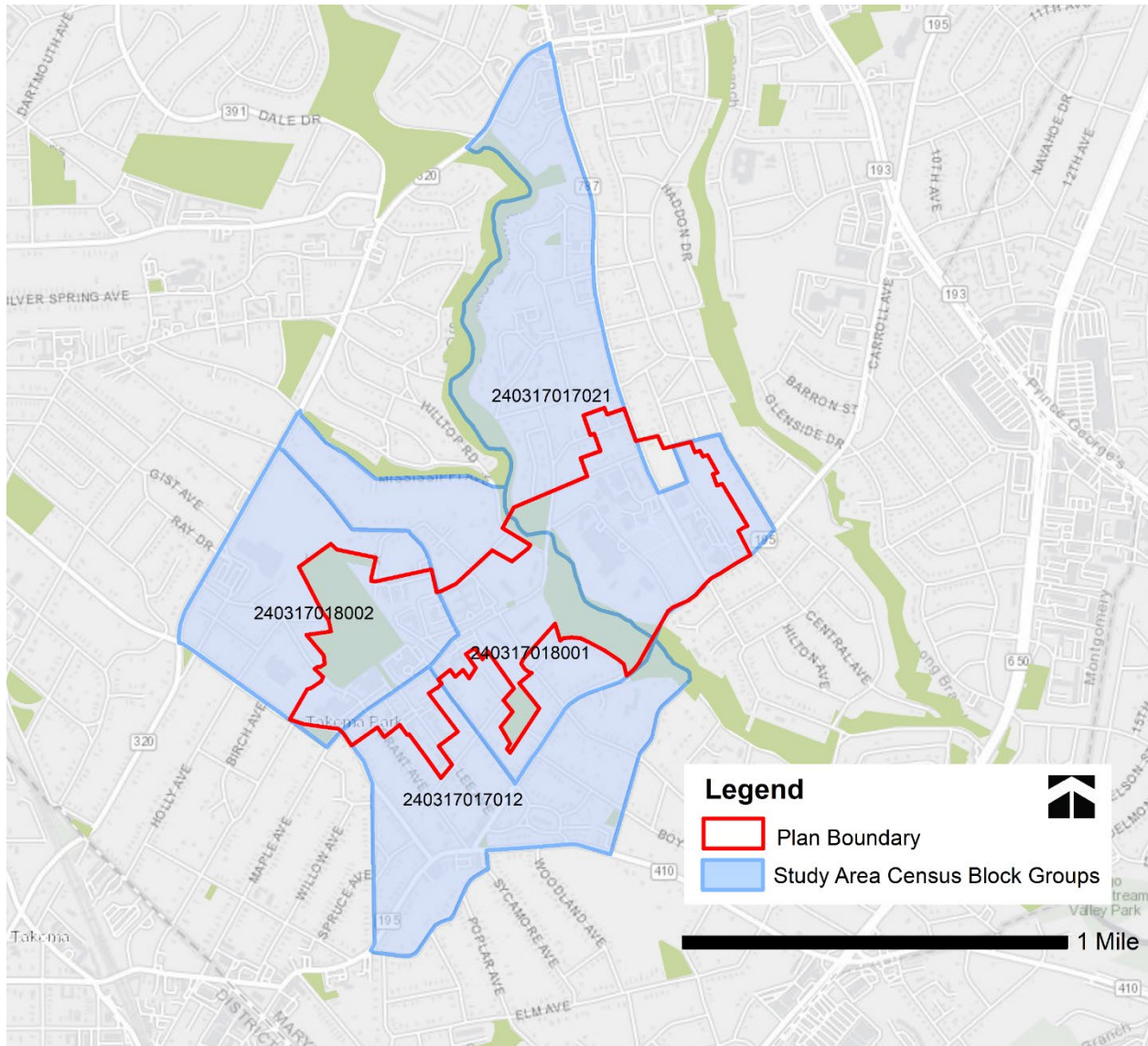


Integrate trails into campus	4
less impervious surface	4
Native plants	4
No high rises	3
Exercise equipment	3
Environmental education/nature center	3
No new development	3
Public space for events	3
Childcare	3
Outdoor gathering space	3
Hospital	3
Multi-use facilities	2
Expansion of university	2
Improved transit connections	2
Assisted living/nursing homes	2
Eco housing/village	2
Theater	2
A new "Main Street"	2
Dog park	2
Senior daycare	2
More trees	2
Better stormwater	2
Student center for University	2
Multigenerational housing	1
Space for teens	1
Community meeting facilities	1
Concerned about traffic	1
Improved pedestrian connections	1
Co-located school and recreation center	1
Cohousing	1
Solar rooftops on new development	1
Temporary/transitional housing for homeless	1
Pantry, supplies for community	1
Healthy food options	1
Prioritize walking and biking	1
Art learning opportunities	1

<b>Table 5. What is your biggest concern about the future of the Washington Adventist Hospital Campus and surrounding area along Maple Avenue?</b>	
	<b># of Mentions</b>
Increased traffic	53
Conflict, like Takoma Junction project, with no results/missed opportunity	40
Overdevelopment	20
Deterioration of campus/campus remaining vacant	18
Lack of affordability	16
That nothing will happen	14
High density development (out of scale with surrounding neighborhoods)	11
Losing nature/green space/trees	10
Community interests "drowned out" by developers/affordable housing advocates	10

Commercial development	9
Not available or beneficial to community	8
Single family homes	7
Generic/ugly development	7
Prioritization of cars over pedestrians/bikes	7
Luxury housing	6
Townhouses	6
Not enough housing will be added	6
Chain or "big box" stores	5
More pavement	5
Parking	5
Noise	4
Tall buildings	4
Loss of medical facility	4
Mall or large shopping center	4
Multifamily housing	4
Strain on existing infrastructure	3
Negative impact on climate of new development	3
More retail	3
Impact on Sligo Creek	3
Gentrification	3
Impact on capacity of schools	3
Loss of community	2
Loss of peacefulness and privacy	2
WAU will do business behind closed doors	2
Need high school	2
Strain on existing resources	2
Community will not be heard	2
Too much of one thing	1
Safety of Maple Ave	1
Undue influence of Adventist organization	1
Want recognition of Black history in TP	1
Accessibility improvements btw Piney Branch Park and Takoma Park Middle	1
Sprawl	1
Lower surrounding property values	1
Hazardous waste	1
Flooding	1
Equity	1
Steered by one group of residents	1
Construction	1
Vandalism	1

## Appendix D – Study Area Map



## Appendix E – Issues Statement from Long Branch-Sligo Community Association

### **Six Issues from the Long Branch-Sligo Community Association as regards Development of the Minor-Master Plan.**

**1. Traffic:** We already experience regular waves of cut through traffic through the neighborhood particularly when Sligo Creek Parkway is closed on Fridays and weekends. And far too many drivers do not bother to stop at the stop signs. Will new residences and businesses on the campus area increase both car and commercial traffic? Will the walkability and bike-ability around the neighborhood be enhanced or detrimentally affected?

**2. Stormwater:** Last summer LBS conducted a survey on the impact of stormwater run-off and flooding on our community. With approximately 10% of residents responding we were shocked by the level of household investment – on average over \$5,000 per respondent – to prevent further flooding damage. Some households paid upwards of \$30,000 over just a few years. We invite you to join us at the bottom of Garland and Flower during a heavy precipitation event --- and please bring a flotation device for safety's sake.

Further, we are concerned by the University's recent paving of the major parking lot with impervious asphalt which, rather than helping dissipate rainwater at the crest of the sub-drainage area, concentrates torrents of water in the outfalls into Sligo, intensifying flooding further downstream.

How will campus developments alleviate or intensify these problems as precipitation events increase in volume? What forestation and vegetation plantings will ensure absorption of increased and more frequent precipitation?

**3. Business development:** We strongly encourage development of small-scale food stores, cafes, restaurants as well as low-income duplex and triplex housing stock on a modest scale. Will the new commercial opportunities encourage regular participation by neighbors and get people out of their cars and on bikes and on foot? At all costs, development must prevent the commercial opportunities from creating traffic congestion, more pollution and noise around the campus. What are the basic elements of the commercial development currently under consideration?

**4. Recreational opportunities:** At present surrounding communities are prohibited from using the enhanced recreational facilities across the campus. Teens and younger kids need spaces where they can engage in the full range of sports and outdoor activities. Has the planning commission explored these opportunities for LBS and neighbors along Maple Ave?

**5. Security issues:** LBS has its share of nuisance and more serious crime, all the while we can affirm that crime statistics have remained steady over recent years. That said, we have experienced a rash of car theft or vandalism in recent years. We must register our concerns that new flow of visitors, shoppers, drivers will introduce new cycles of security problems. We would look forward to learning if these concerns have been factored into your forthcoming design proposal.

**6. Building community:** Finally, we would like to share our experience that the University has not been a welcoming or willing partner in trying to build a sense of community. Not only has the University actively discouraged use of the campus' recreational facilities, it has not responded to earlier requests to use University facilities for community meetings. We do happily note that the University has recently given access to a community group to develop a 'food forest' on the unused bamboo lot on Greenwood Avenue.