

Appendix A:

Community Engagement and Outreach

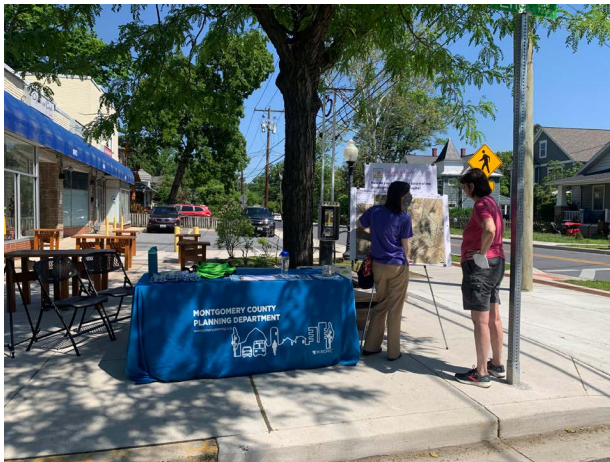


Takoma Park
MINOR MASTER PLAN AMENDMENT



Takoma Park

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Community Engagement Update

March 2023

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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 County Planning Department is conducting this planning effort in partnership with the City of Takoma Park.

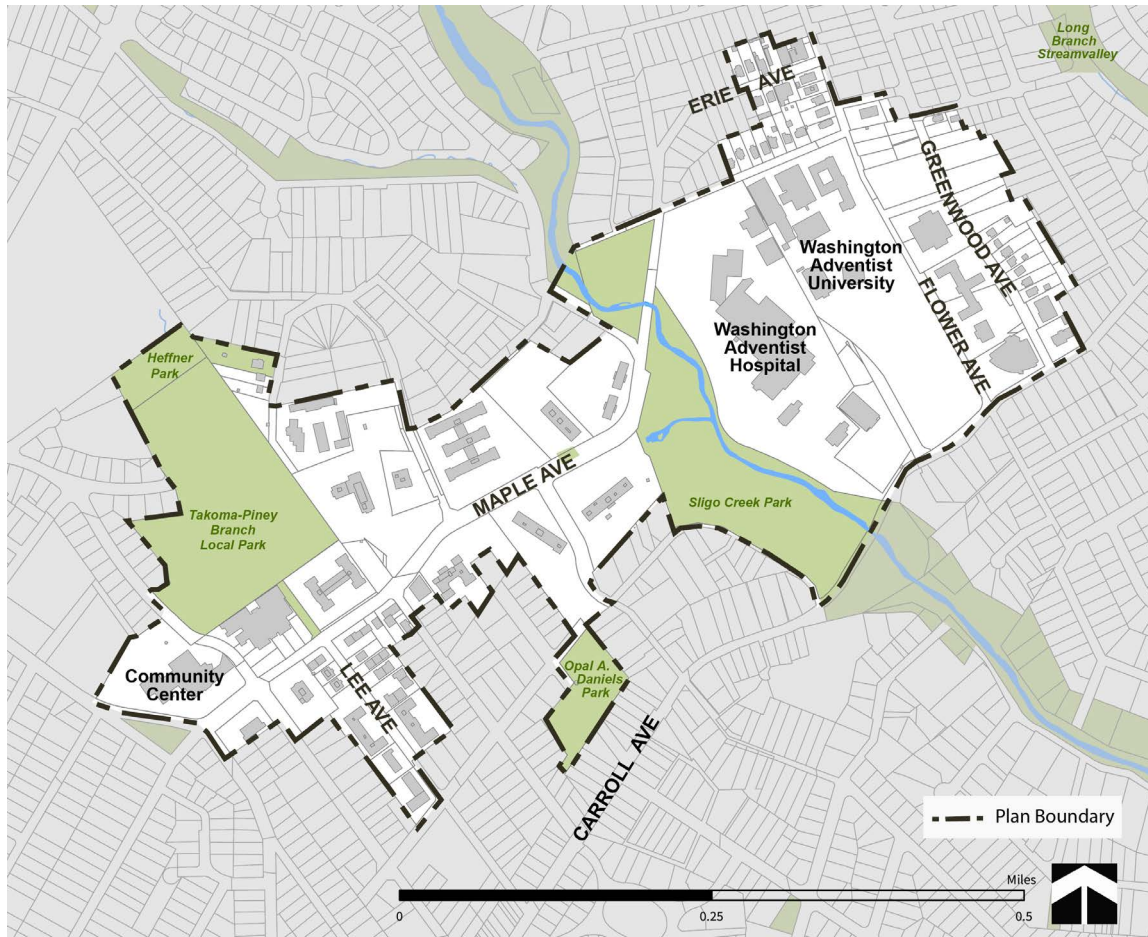


Figure 1. Map of Plan Boundary and Retail Nodes

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

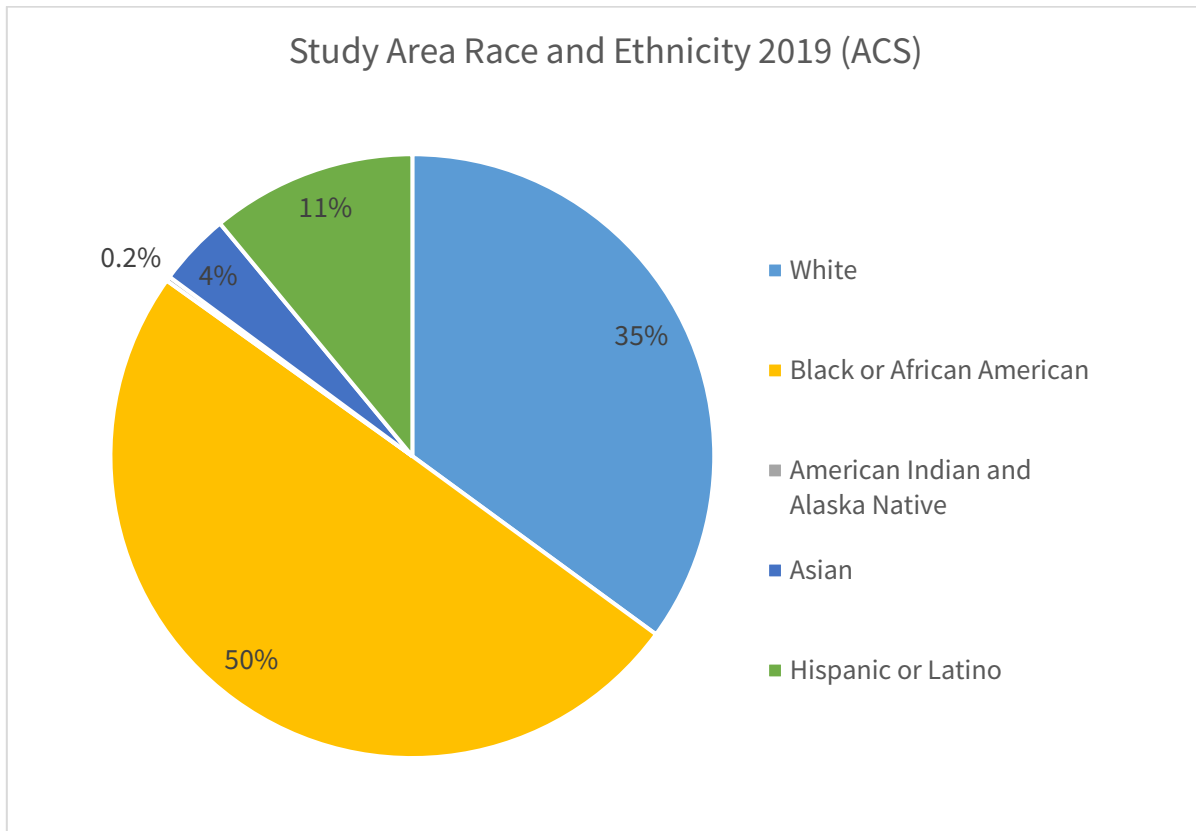


Figure 2. Race and Ethnicity of the Takoma Park Minor Master Plan Amendment Study Area (Source: American Community Survey, 2015-2019) Note: A map of the Study Area Boundary can be found in Appendix E.

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 E). 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 approval process;
- attend and take part in existing community gatherings, events and meetings; and
- summarize and share stakeholder input.

The report is organized into two sections for each phase of community engagement conducted so far: Listening and Visioning. Each section will begin with a description of the phase, followed by the key takeaways from the community engagement, and then a more detailed description of each engagement effort. Lists of comments and demographic information, when available, can be found in the Appendix E.

LISTENING PHASE OF ENGAGEMENT

The first phase of engagement for the Takoma Park Minor Master Plan Amendment began in September 2021 and continued through September 2022. The Listening Phase focused on generating awareness about the Plan and hearing community members' thoughts about the future of the Plan Area. To engage with the diverse community stakeholders who live, work, or spend time in the Plan Area, the planning team used a variety of methods:

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

KEY TAKEAWAYS



Residents really enjoy living in Takoma Park and appreciate its walkability, safety, proximity to Washington, D.C. and Silver Spring, Sligo Creek and small businesses.



Community members would like to see more resources and amenities 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 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 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 owners' forum to discuss their vision for the future of their property and thoughts about the community. The planning team received a limited response to this effort and will look to refine future engagement methods to better attract property owners to the process.

WHO WE HEAR 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.

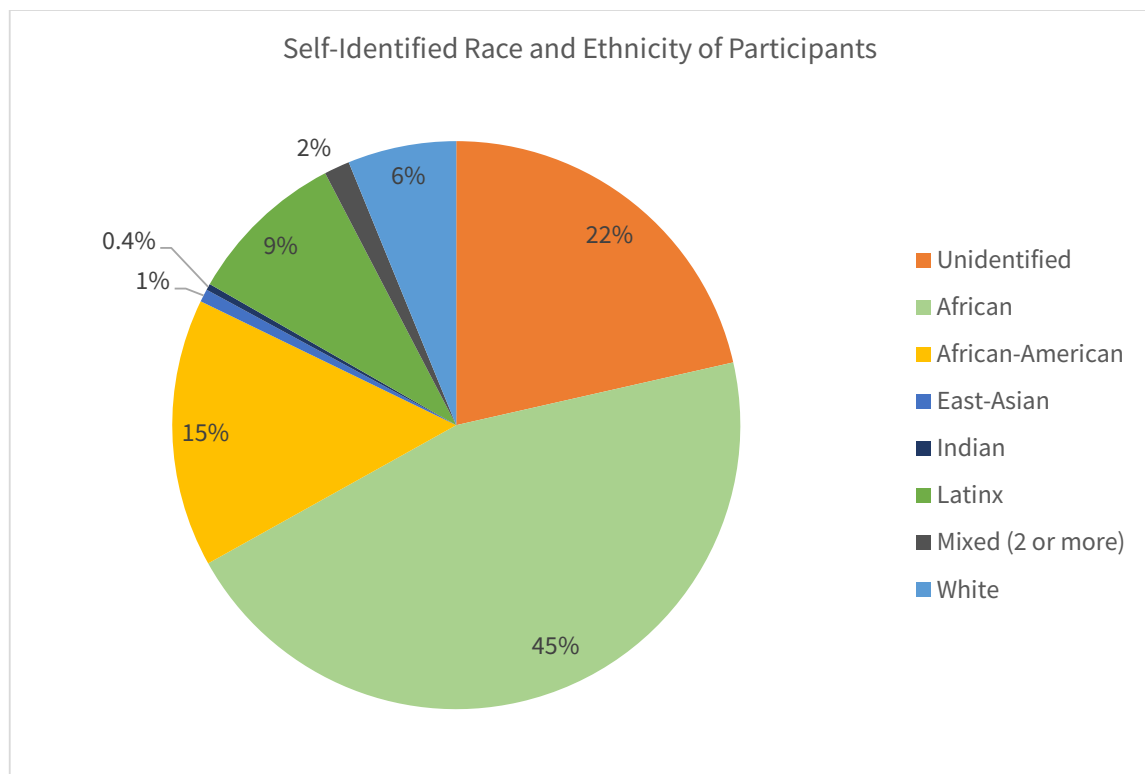


Figure 2. Race and Ethnicity of the Takoma Park Minor Master Plan Amendment Study Area (Source: American Community Survey, 2015-2019) Note: A map of the Study Area Boundary can be found in Appendix E.1

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

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:¹

- 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 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.

¹ 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.

WASHINGTON ADVENTIST UNIVERSITY

The planning team also partnered with Everyday Canvassing to engage with Washington Adventist University students and faculty. In the 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.

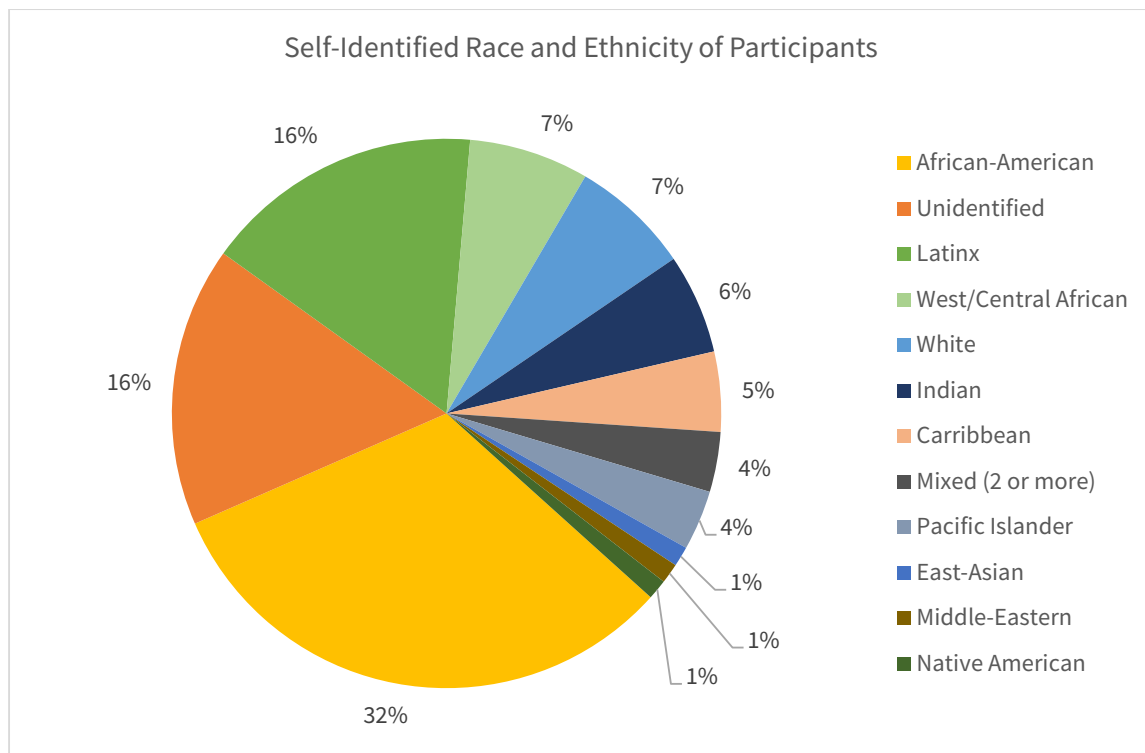


Figure 4. Race and Ethnicity of Washington Adventist University Canvassing Participants¹

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

WHAT WE HEARD

After receiving the information collected by Everyday Canvassing, 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:¹

- The Campus's 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.
- 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.

¹ 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.

FARMERS' MARKETS AND RETAIL POP-UPS

To meet community stakeholders 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 the 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.

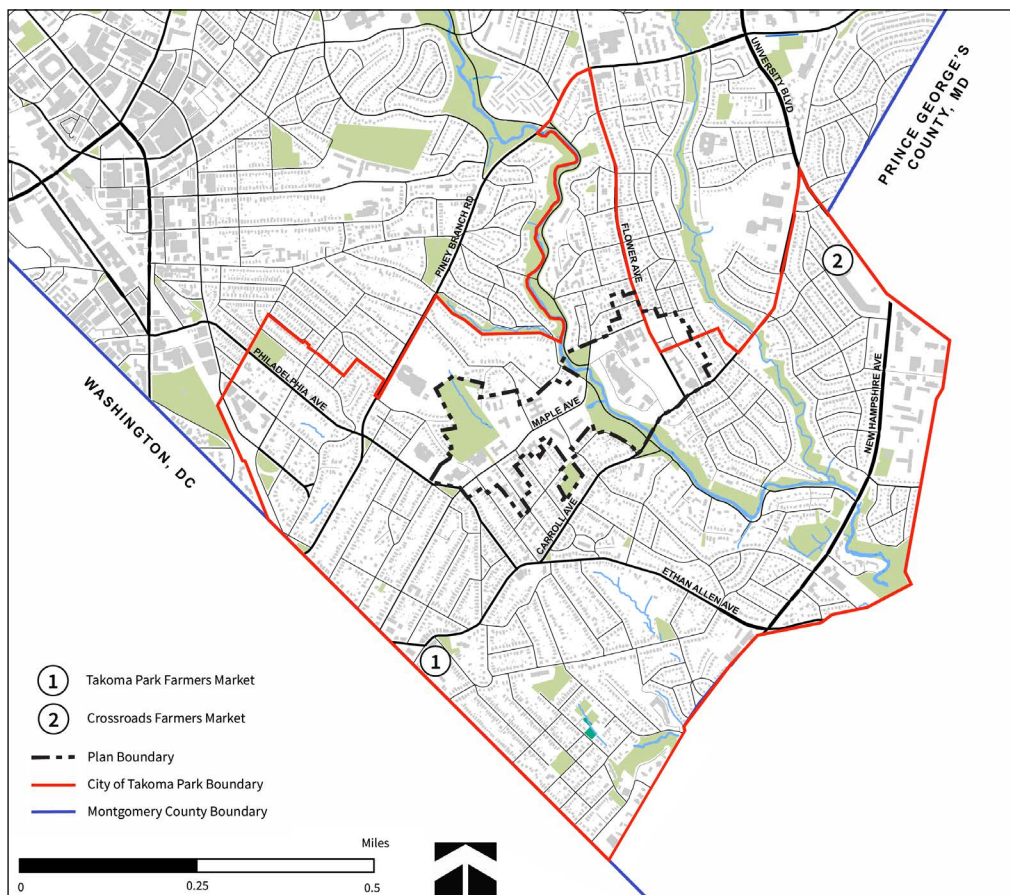


Figure 5. Context Map of the Plan Area and Farmers' Market Locations

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 pedestrian access to retail;
- development that is compatible with the neighborhood;
- improving walkability and bikeability;
- 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%).

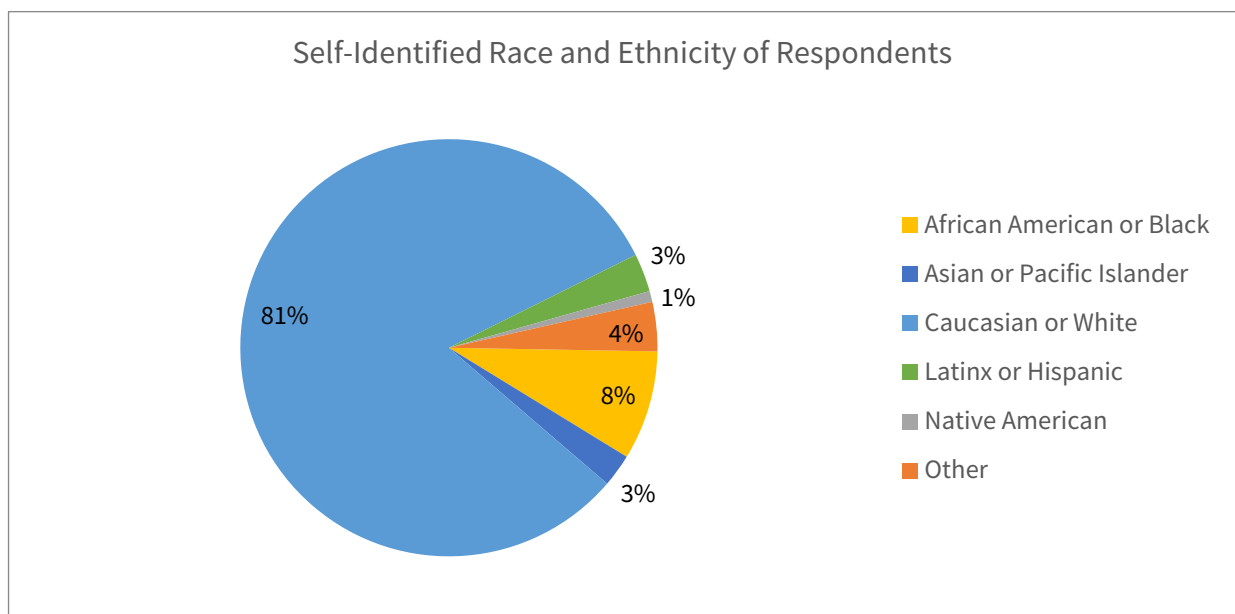


Figure 9. Race and Ethnicity of Online Questionnaire Participants¹

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 questions and responses are available in Appendix D. The most common responses to the questionnaire were:²

- Residents are passionate about Takoma Park’s walkability, community, trees, diversity, local businesses, green spaces and parks, small-town feel, public transit, progressive values, proximity to DC, Silver Spring and Sligo Creek, local arts and culture and “quirkiness.”

1 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 U.C. Census American Community Survey.

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

- 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 affordable housing. 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 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 F.

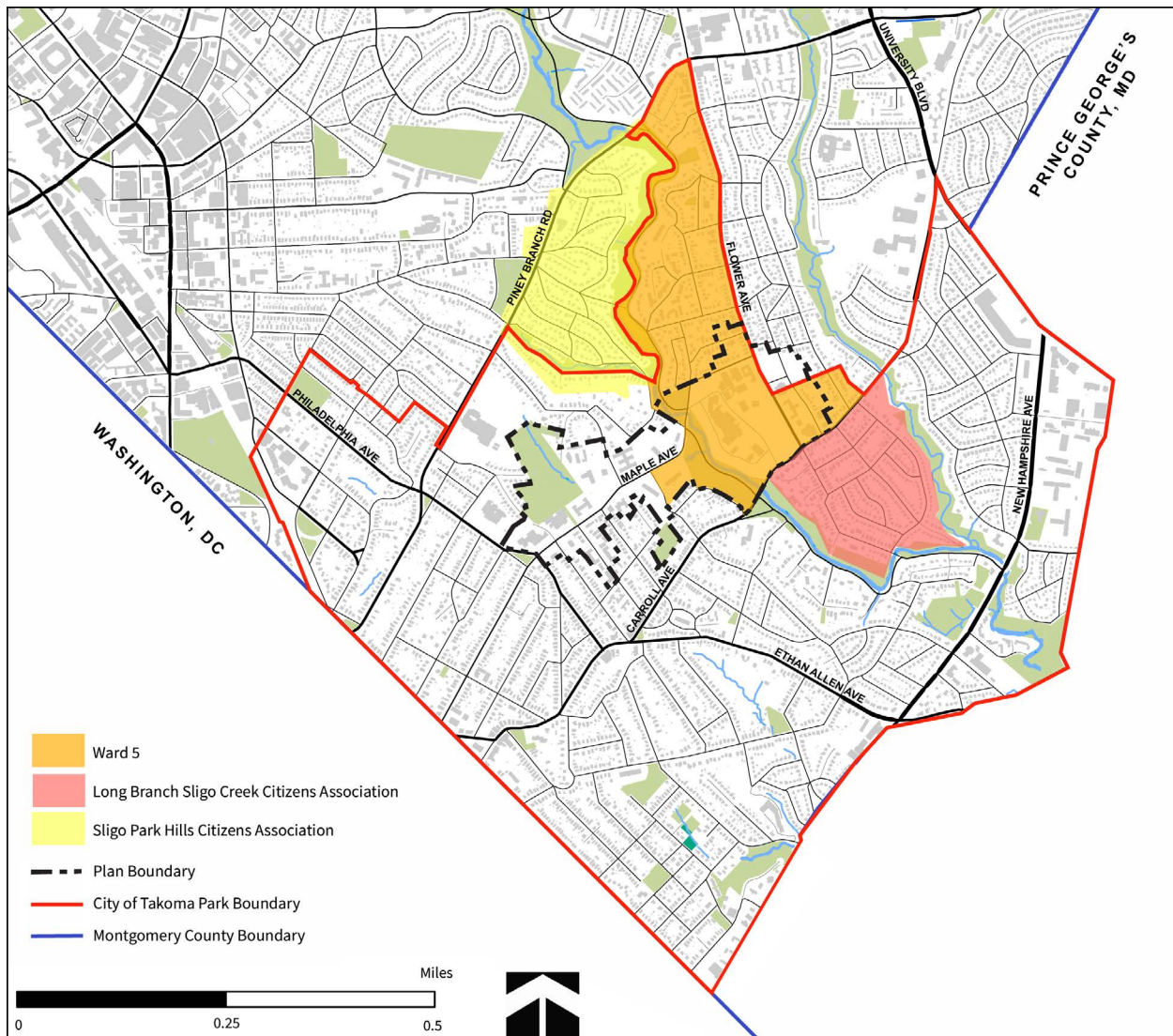


Figure 10. Map of Neighborhood Groups that have met with the planning team¹

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 could 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 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 help inform the plan (see Appendix F) and have offered to assist with supporting and organizing engagement activities.

¹ Climate Action Coffee group does not have a geographic boundary.

VISIONING PHASE OF ENGAGEMENT

To envision the future of the Plan Area, this second phase of engagement was an opportunity to return to the community with updated information and questions based on their initial feedback during the Listening Phase. The Visioning Phase of engagement included:

- An in-person Open House at Piney Branch Elementary School on October 18, 2022;
- A virtual visioning website; and
- A set of visioning exhibits available in the Takoma Park Community Center.

KEY TAKEAWAYS



Community members would like to see development of high-quality, dense, affordable housing that is welcoming and is integrated into the existing residential neighborhoods.



Community members would like to see mixed-use development that includes more food options, retail, local businesses, and public gathering spaces.



There is a strong desire to promote the protection and restoration of the existing natural environment through awareness, education and partnership programs between the community and public agencies.



Community members want to protect important community landmarks, such as existing green space, and Sligo Creek Stream Valley Park.



Residents would like new amenities such as a healthcare facility, fitness center, pool, and new schools, especially elementary and high schools.



Community members want biking and walking in the area to be safe for all ages, as well as more public transit options.

VISIONING OPEN HOUSE

The planning team hosted a Visioning Open House on Tuesday, October 18, 2022, at Piney Branch Elementary School. Community members were invited to visit with the team to learn about the work done so far and provide feedback and offer their ideas and thoughts about the future of the Plan Area. The topics discussed included land use and zoning, historic preservation, the environment, parks and open space, and more.

WHO WE HEARD FROM

More than 100 community members attended in-person and joined the planning team in discussion throughout the evening. Attendees were invited to place a pin in a map of the Plan Area and surrounding neighborhoods to indicate where they live.

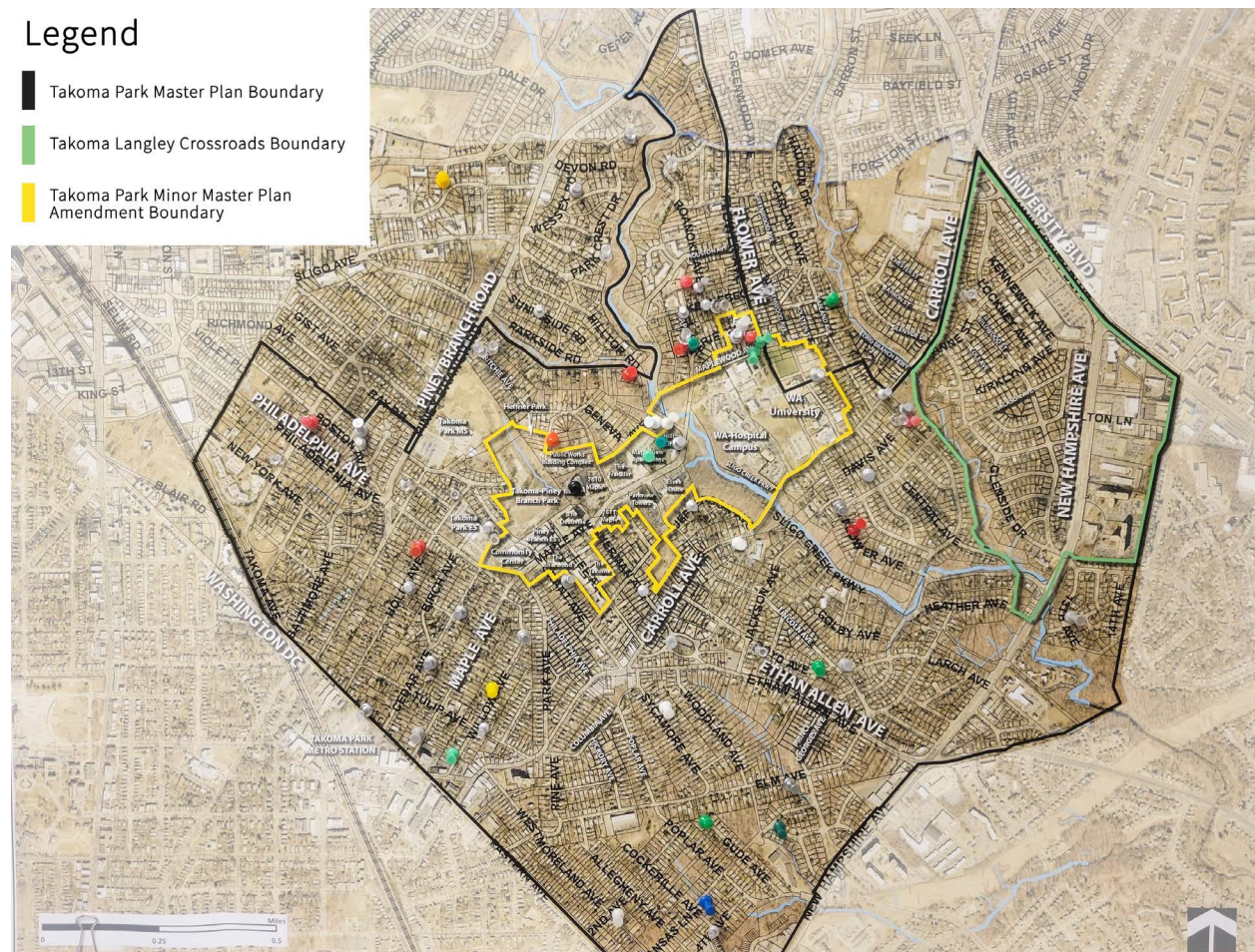


Figure 11. Map indicating where attendees of the Open house live

Open House participants responded to questions about the future of the Plan Area at various stations set up throughout the room. The stations included both visual surveys, where participants placed markers on photoboard for their preferred options, and open-ended questions for written responses from team notetakers or the participants themselves.



Figure 12. Community members engaging in conversation with the Planning Team

VIRTUAL VISIONING

In addition to the in-person Open House, the planning team launched a virtual visioning website on October 21, 2022, that allowed stakeholders to respond to the same questions asked at the in-person Open House. The website accepted responses through November 18, 2022, and received 20 responses.

INTERACTIVE EXHIBIT AT TAKOMA PARK MUNICIPAL CENTER

The same interactive activities that were available at the in-person Open House on October 18th were also on display at the Takoma Park Municipal Center from October 19th through December 6th, 2022, and received several responses from those who visited. Images of all these activities are included in Appendix G.

COLLECTIVE RESPONSE

Overall, responses from all three forums reflected a continuation and reinforcement of those heard during the Listening Phase. Included below is a list of all of the prompts provided at the Open House and online. The full list of the virtual surveys and open-ended prompt responses are available in Appendix F.

Participants at the Open House and those who responded to the virtual visioning website, shared the following responses to the visual surveys:

- Housing types on Maple Avenue: The majority of participants said that they want to see higher-density multifamily housing such as mid- and high-rise apartment buildings, as well as duplexes, triplexes and quadplexes (residential building types with two, three, and four units respectively).
- Housing types on the Washington Adventist Campus: Most responded that they would like to see some sort of multifamily housing, including duplexes, triplexes and quadplexes as well as low- and high-rise apartment buildings.
- New non-residential land uses in the Plan Area: Community members had the most interest in seeing retail and healthcare facilities to replace those lost on the Washington Adventist Campus, as well as public spaces for gathering and recreation.
- Outdoor public amenities: Participants expressed a strong desire for stream restoration and public gathering spaces. These spaces include community gardens, nature exploration areas, and outdoor spaces both for performances and unprogrammed recreation. Interest in structured exercise facilities such as a splash park, fitness stations, court sports and soccer fields was also expressed.
- Nature-Based Design importance: Community members overwhelmingly expressed support; 29 of 35 (83%) of responses marked Nature-Based Design as very important. This was reflected by strong interest in outdoor amenity spaces, stream restoration, stormwater management, and urban agriculture opportunities.



Figure 13. Visual surveys from the Open House

Participants at the Open House and those who responded to the virtual visioning website also had the opportunity to reflect on the following open-ended questions. The responses highlighted below summarize the most common responses to each prompt.¹

The Washington Adventist Campus and Erie Center should be a place where...

- Higher density housing is attainable to renters, lower-income households, and has assisted living and group housing.
- Mixed-use development includes local retail and food sources such as grocery stores or Food Forests.
- New development is welcoming and well-integrated into the existing neighborhood.
- Community members can gather and participate in activities at a variety of all-season public spaces, both new and existing.
- A new public school and educational programs are accessible to the community.
- Future developments prioritize pedestrians over drivers by mitigating traffic and parking, and providing an accessible, walkable network.

Maple Avenue should be a place where...

- It is safe for all ages to walk and bike.
- Environmental preservation and responsibility are community values.
- People can gather and socialize.
- Mixed-use developments flourish.

My quality of life in the Plan Area can be improved by...

- Increasing the existing tree canopy and improving the water quality.
- Increasing the density of development to support walkable retail, public gathering spaces and amenities like a fitness center and greater access to food sources such as grocery stores, Food Forests, and community gardens.
- Expansion of park amenities for sitting, resting, and eating.
- Decreasing the prioritization of cars in favor of greater access and frequency of public transit and bike infrastructure.

How can we help incentivize expanded Stormwater Management on private property?

- Education programs and technical assistance.
- Provide supplies and programs for community members.
- Partner with local groups and organizations.
- Increase opportunities for plantings to provide food.
- Provide funding through grants and programs like RainScape and tax incentives.

Community landmarks that are important to me are...

- Environmental amenities such as parks, Sligo Creek, Dorothy's Woods, the sledding hill, the neighborhood garden, and existing tree canopy.
- Features that are historically significant such as a future Covid-19-related memorial and the Old Dam in Sligo Creek,
- Local businesses such as Mansa Kunda and Peter's Sub Shop.

¹ The list of most common responses reflects the themes in the responses and therefore, their ordering does not reflect a priority ranking or relative importance to one another.

NEXT STEPS

After sharing the preliminary recommendations in March, the planning team will be developing the Working Draft of the plan, which will be presented to the community, Takoma Park City Council and Montgomery Planning Board this summer. Community members will have the opportunity to provide feedback to the planning team during community presentations about preliminary recommendations and the Working Draft, as well as the opportunity to publicly testify to the Takoma Park City Council, Montgomery Planning Board and Montgomery County Council.

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/Carroll
- 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 and 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 niños (*Parks for Children*)
- Escuelas – niños pequeños (*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 GOSTARIA VER EN EL CAMPUS DEL HOSPITAL ADVENTISTA?

(WHAT WOULD YOU LIKE TO SEE ON THE ADVENTIST HOSPITAL CAMPUS?)

- Me gusta que en Takoma crearan un lugar donde niños y adolescentes pudieran hacer arte! (*I like that in Takoma I created a place where children and adolescents could make art!*)
- También clases de ballet y canto, fotografía, y modelaje para niños y adolescentes que sea accesible para familias de bajos recursos! (*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*)
- Tutoría gratis para adolescentes (*Free tutoring for teens*)
- Un centro de salud sería Bueno (*A health center would be Good*)
- Área dedicada a alimentos producidos por la comunidad y para la comunidad
- Maple Ave bike lane and make safe with barriers
- Connect to other bike lanes as a network
- Centro de salud con servicios mentales (*Health center with mental services*)
- Centro de rehabilitación para drogadictos (*Rehabilitation center for drug addicts*)
- Me gusta una área para cuando seamos americanos halla un lugar para ellos (*A place to live when arriving in America?*)

APPENDIX B - MAPLE AVENUE CANVASSING

DEMOGRAPHIC INFORMATION

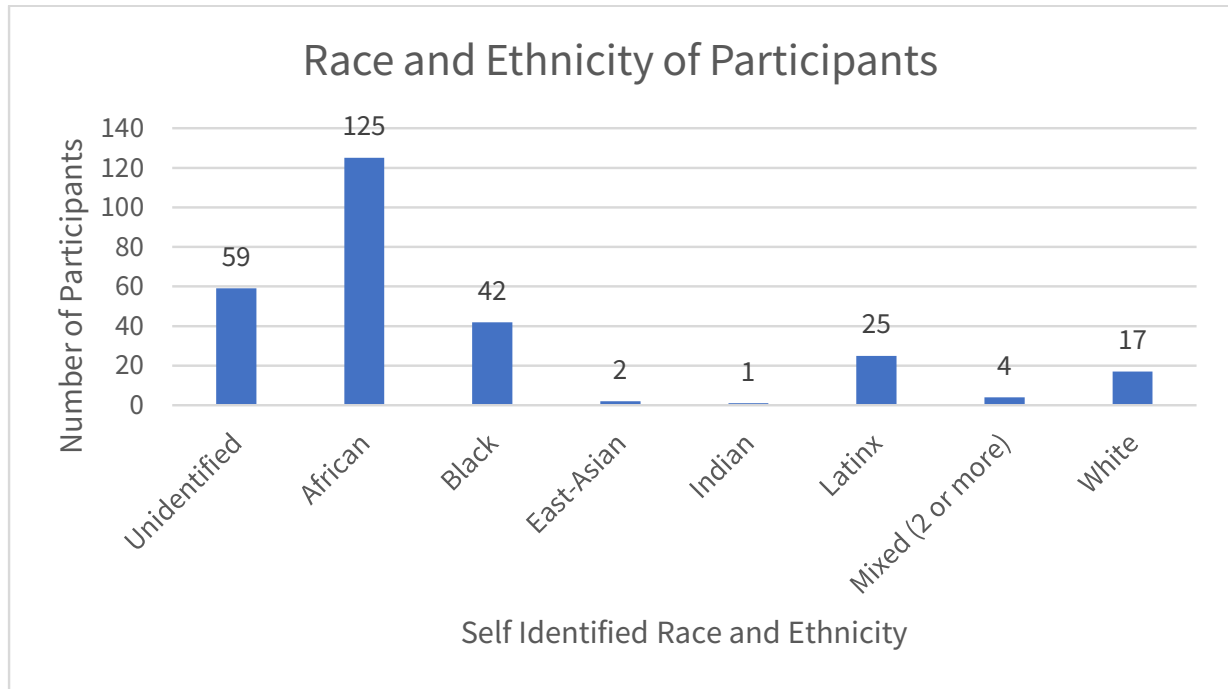


Figure 1. Race and Ethnicity of Canvassing Participants

RESPONSE CATEGORIES AND TOPICS

Table 1. MAPLE AVENUE TODAY	# of Mention
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

Table 2. SAFETY	# of Mention
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

Table 3. COMMUNITY RESOURCES	# of Mention
Existing services:	
Good schools	11
Like community center and library	5
Additional services wanted:	
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

Table 4. HOUSING CONDITIONS	# of Mention
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

Table 5. TRANSPORTATION	# of Mention
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

Table 6. FUTURE OF WASHINGTON ADVENTIST CAMPUS		# of Mention
Medical services:		
Replacement healthcare services (including hospital)		46
Concern about loss of hospital		31
Urgent care/emergency services		11
Mental health services		2
Community resources and amenities:		
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
Housing:		
More housing		9
Affordable housing (including ownership opportunities)		9
Housing with larger units		2

APPENDIX C – WASHINGTON ADVENTIST UNIVERSITY CAMPUS

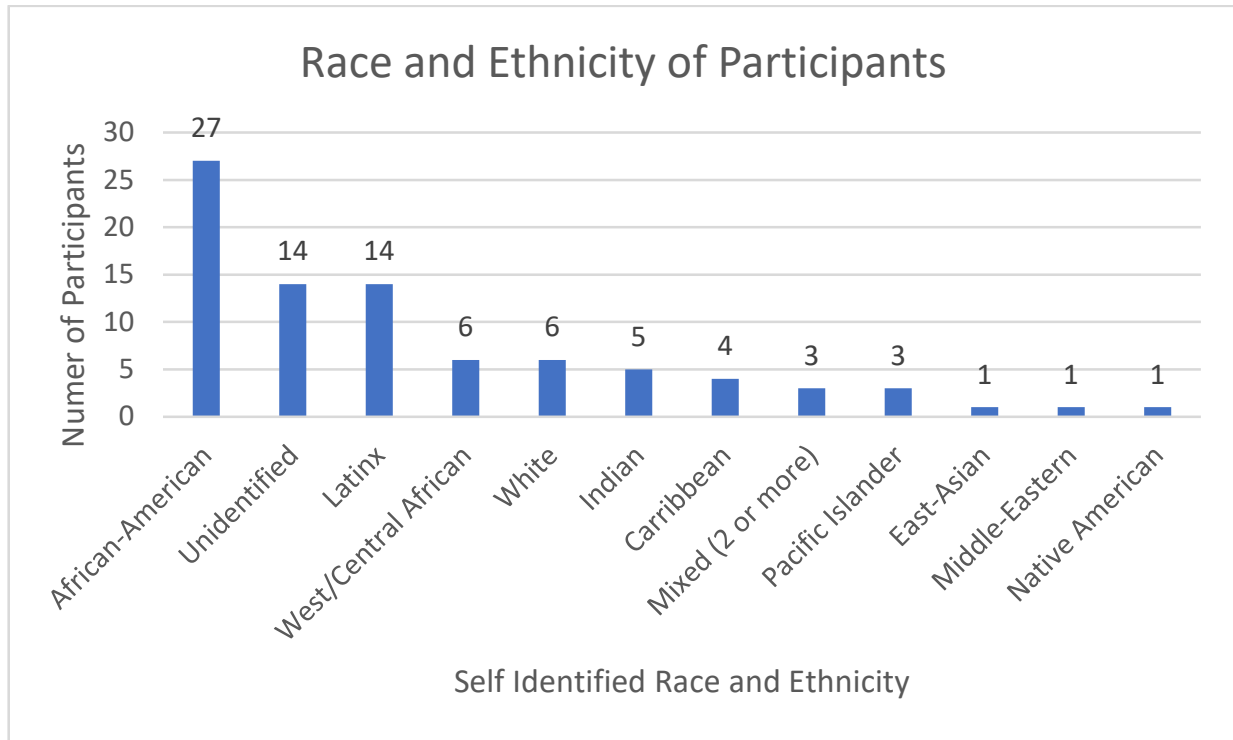


Figure 1. Race and Ethnicity of Washington Adventist Campus Canvassing Participants

RESPONSE CATEGORIES AND TOPICS

Table 1. CAMPUS TODAY	# of Mention
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

Table 2. RELATIONSHIP WITH SURROUNDING AREA	# of Mention
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

Table 3. FUTURE OF CAMPUS		# of Mention
Medical services:		
Hospital should be educational or job opportunity (nursing program/humanitarian work)		7
Retain urgent care or other medical facility on campus		3
Community resources and amenities:		
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
Campus facilities:		
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
Housing:		
More housing		5
Shelter for people experiencing homelessness		3
Affordable housing for students		2
Affordable housing		1
Outdoor amphitheater		1
Running track		1
Features of new development:		
Better wayfinding to share best local attractions with students		2
More urbanized		2
Offer electric scooters on campus		2
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 D - ONLINE QUESTIONNAIRE

DEMOGRAPHIC INFORMATION

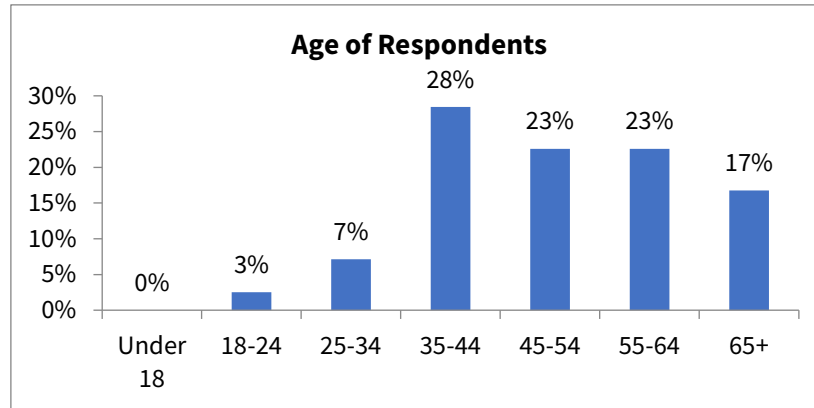


Figure 1. Age of Online Questionnaire Respondents

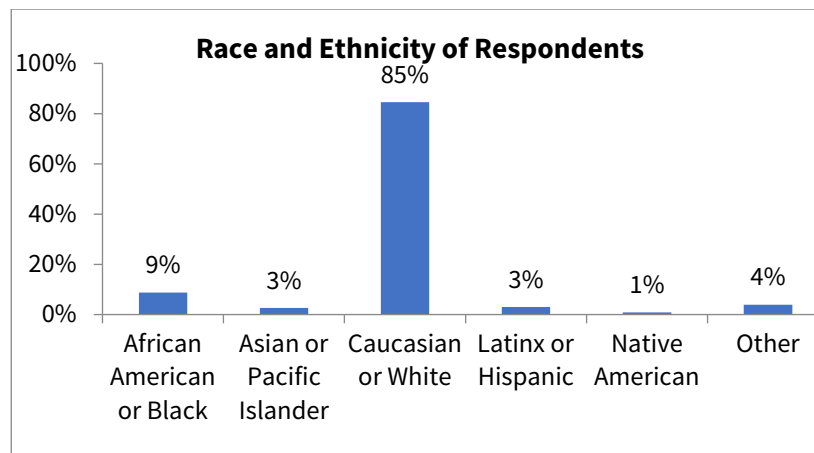


Figure 2. Race and Ethnicity of Online Questionnaire Respondents

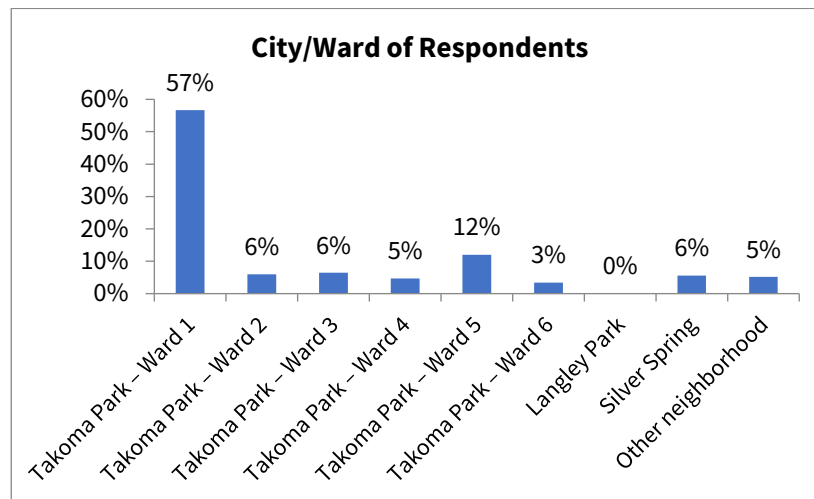
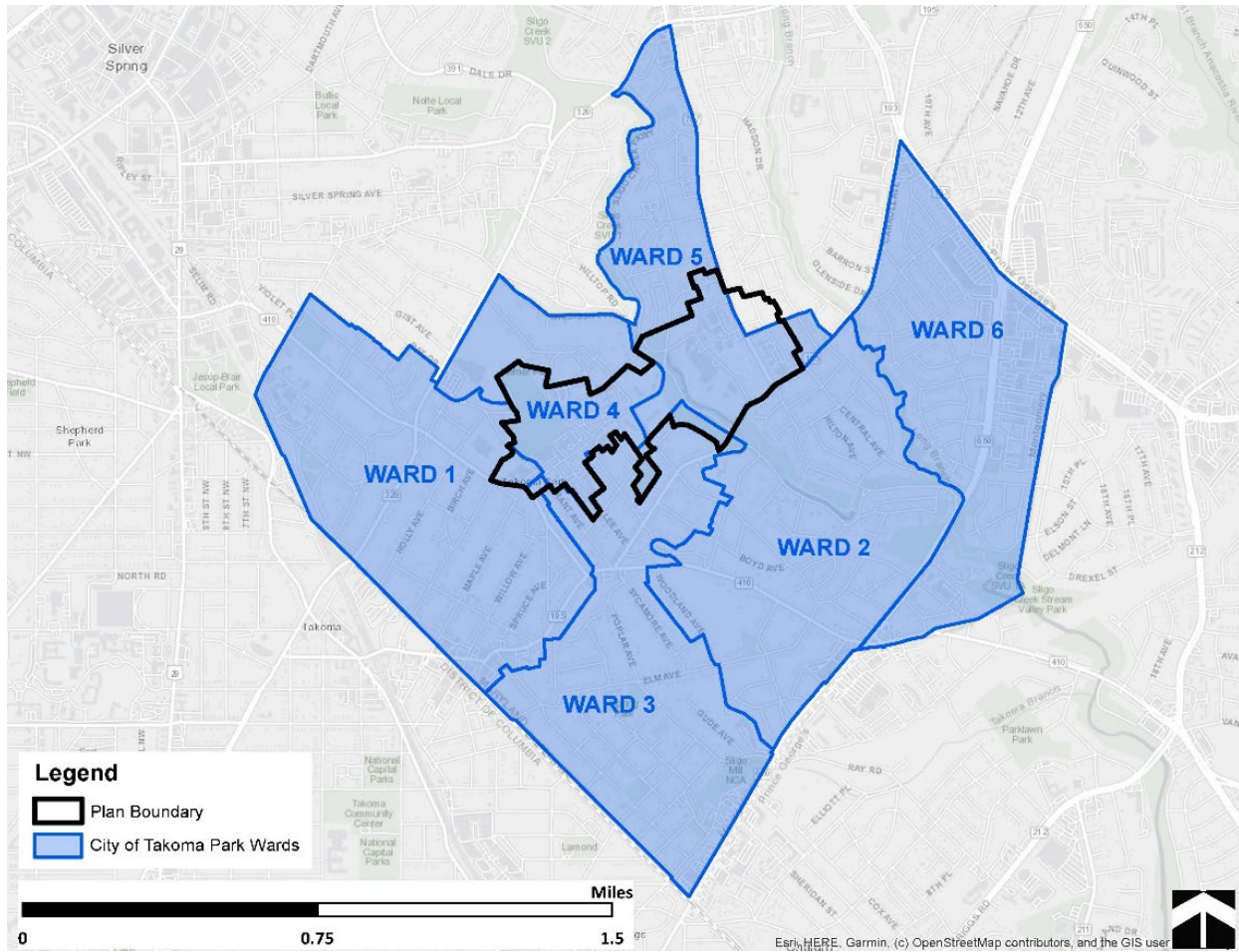


Figure 3. City and Wards of Online Questionnaire Respondents



RESPONSE THEMES BY QUESTION

Table 1. What do you like most about living in Takoma Park?		# of Mentions
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
Farmers’ 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

Table 2. Are you familiar with the WA Campus? What should be preserved?	# of Mentions
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

Table 3. What needs improvement?	# of Mentions
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

Table 3. What needs improvement?	# of Mentions
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

Table 4. What do you want to see happen at the former Washington Adventist Hospital Campus site in the future and why?	# of Mentions
Housing	81
Retail and restaurants	50
Affordable housing	38
High school	28
Mixed-use development	24
Swimming pool	21
Urgent care/medical facility	19

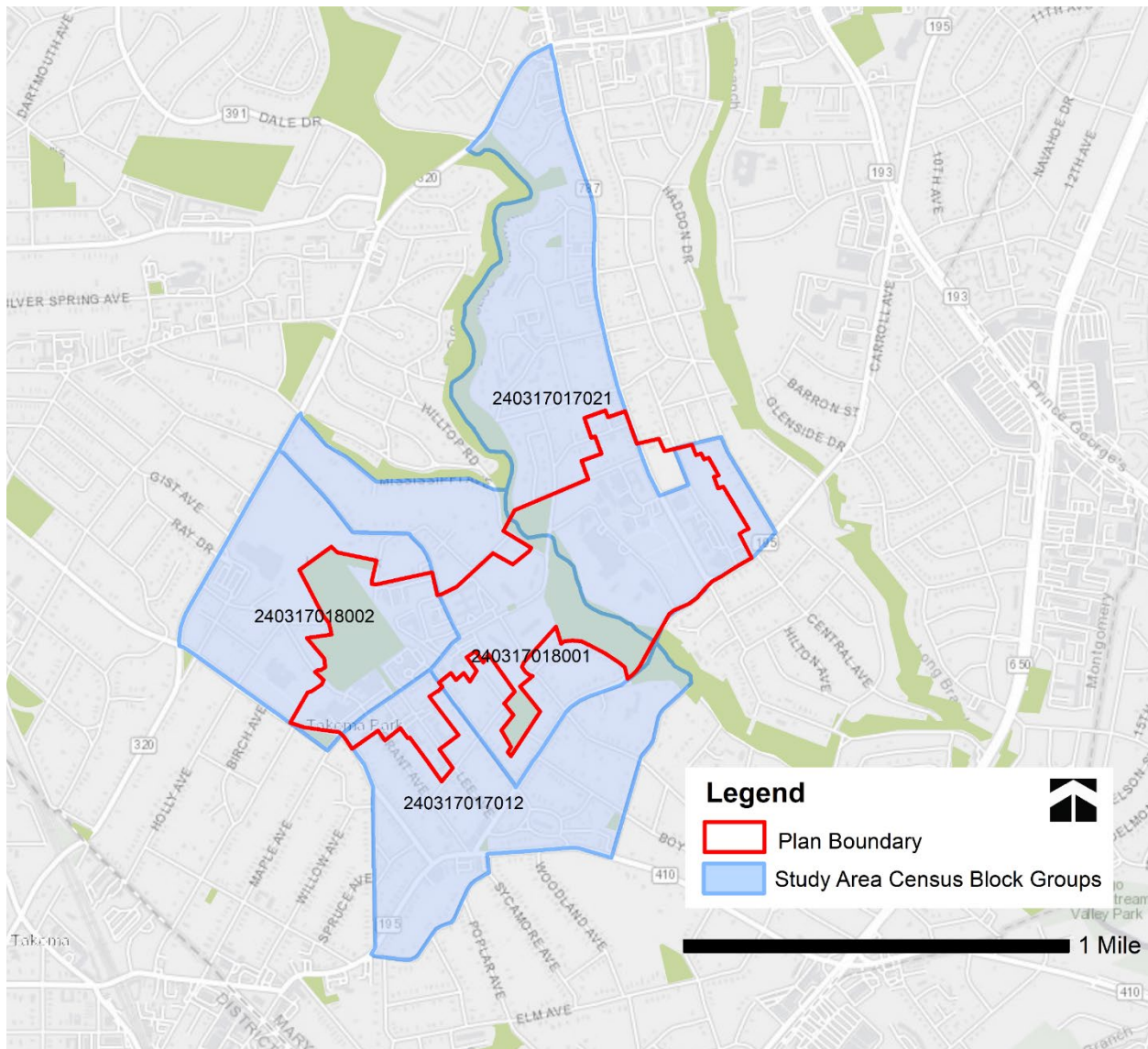
Table 4. What do you want to see happen at the former Washington Adventist Hospital Campus site in the future and why?	# of Mentions
Open, green space	16
Sports complex/facilities	16
Park	13
Recreation space	12
Community center or gathering space	12
Community garden	9
Playground	8
Performance space (indoor 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

Table 4. What do you want to see happen at the former Washington Adventist Hospital Campus site in the future and why?	# of Mentions
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

Table 5. What is your biggest concern about the future of the Washington Adventist Hospital Campus and surrounding area along Maple Avenue?	# of Mentions
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

Table 5. What is your biggest concern about the future of the Washington Adventist Hospital Campus and surrounding area along Maple Avenue?		# of Mentions
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 E - STUDY AREA MAP



APPENDIX F - 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.

APPENDIX G - VISIONING COMMENTS

This includes responses from the open house on October 18, 2022 as well as the online visioning site which was available from October 21 through November 18, 2022.

OPEN ENDED-RESPONSES:

PROMPT 1. THE WAU CAMPUS AND ERIE CENTER SHOULD BE A PLACE WHERE...	
RESPONSES	CATEGORY
Don't tear down all the structures. Ex: even the parking garage could be the home of a rooftop bar/restaurant (I saw this in Braunschweig [Brunswick] Germany).	General
The community feels welcome	General
The community can gather, play and learn	General
Consideration be given to closing WAU. 2020-21 enrollment was only 703, of which 183 are part-time. The acceptance rate is 94%. It offers only 10 undergrad majors. WAU exists in a bubble, contributing nothing as an asset to the city. It's a dead zone in the center of our town the two 4-level dormitories could be refitted as very affordable housing for singles, or seniors or assisted living. Remove the other bldgs., keep the athletic field, and build housing, retail and medical offices.	General
Renters are welcome. Not put into impersonal high-rises.	Housing
Group housing for adults with disabilities (mental, physical) and aides	Housing
Makes a place for singles and renters	Housing
Lots of new neighbors can live! And where current neighbors can stop.	Housing
Thousands of new homes built.	Housing
Mixed housing with fed credits, parking in 5 story multi-housing	Housing
Senior housing	Housing
Residents are welcome	Housing
Restrict/limit high traffic office/retail, roads are insufficient. Prioritize mixed density residential, mixed income 30-120 AMI, [unclear script].	Housing
If land use is housing, integrate the buildings into the neighborhood to create a sense of community.	Housing
Housing that our teachers and police officers can afford to buy	Housing
The campus and the community intersect for positive business growth.	Economic Development
Be environmentally responsible in you planning and designs and try to lower light and noise.	Environment

PROMPT 1. THE WAU CAMPUS AND ERIE CENTER SHOULD BE A PLACE WHERE...	
More trees and more housing/retail/gym.	Environment
Mixed use – retail (grocery) and housing	Retail/Mixed Use
There is bustling urban life	Retail/Mixed Use
Coop grocery store	Retail/Mixed Use
Walkable non-chain retail, restaurant, and grocery.	Retail/Mixed Use
Great restaurants	Retail/Mixed Use
Art classes, ethnic restaurants, affordable gym with group classes.	Retail/Mixed Use
Small businesses thrive	Retail/Mixed Use
I can walk to grocery, retail, dining, and housing.	Retail/Mixed Use
There are Food Forests.	Retail/Mixed Use
Mixed use land, residential, commercial, recreation, etc.	Retail/Mixed Use
Mixed use - high density retail and green space with native plants	Retail/Mixed Use
Mixed use residential, food, recreation, walkable, diverse ages, races and ethnicities	Retail/Mixed Use
People can live and eat. And not be subjected to big box retail.	Retail/Mixed Use
The community can gather for events/ festivals/concerts and kids can enjoy a pool in the summer months.	Retail/Mixed Use
A health clinic and/or urgent care center should be maintained to at least partially respond to the loss of the Hospital--which was a major attraction for some of us to have moved into this neighborhood in the first place.	Retail/Mixed Use
Grassy hill beside maple is available for four seasons use.	Parks and Public Spaces
Artificial turf fields, kids can't play on muddy fields county says.	Parks and Public Spaces
Making a second dog park for small dogs in hospital area. Adding basketball and frisbee areas for teenagers to play.	Parks and Public Spaces
New school to take over capacity from TP and PB Elementaries. The playground for the school can be dual use for a park (like PB Elem. Current situation.)	Community Resources
Blair is too big	Community Resources
Replacement for Piney Branch Elementary school or a new high school	Community Resources
Community can interact, green space, community space	Community Resources
Community gardens + community gathering space and facilities.	Community Resources

PROMPT 1. THE WAU CAMPUS AND ERIE CENTER SHOULD BE A PLACE WHERE...	
Food Forests are open to the public as a place to gather, mitigate and adapt to climate, increase biodiversity, food security and serve as place for community	Community Resources
There are Food Forests.	Community Resources
R+D life science school	Community Resources
R+D research tech academic or private stem or bio life science graduate level	Community Resources
So much about WAU is outside of the purview of a master plan or simple government policies, such as zoning. With this being said, something needs to be done to increase the relevancy of activities on WAU's campus to the community, at large. There's great potential here, but the impression of WAU to many in the community is that it doesn't really care about what happens outside its boundaries.	Community Resources
Prioritize walkers over drivers	Transportation and Connectivity

PROMPT 2. MY QUALITY OF LIFE IN THE PLAN AREA CAN BE IMPROVED BY...	
RESPONSES	CATEGORY
Formalize no net loss of affordable stabilized housing and rent levels for all rentals – small and large buildings	Housing
2-3 bedroom apartments for seniors.	Housing
Abundant housing for my extended family	Housing
More trees on maple in the gaps	Environment
Improved water quality and stormwater management. More community attributes.	Environment
Wegmans – we need an affordable grocery store	Retail/Mixed Use
A real/regular grocery store	Retail/Mixed Use
Grocery store walkable retail	Retail/Mixed Use
More food and retail options	Retail/Mixed Use
Walkable retailing, dining, and grocery.	Retail/Mixed Use
Mixed use up-zoning for high density areas	Retail/Mixed Use
More small stores on Maple Ave to buy drinks and snacks to consume Sligo Creek	Retail/Mixed Use
Walkable retail	Retail/Mixed Use
Real grocery store – TJ's and other retail	Retail/Mixed Use
Maintaining and improving walkability. Minimizing street parking, along with improving bike routes and lanes.	Retail/Mixed Use

PROMPT 2. MY QUALITY OF LIFE IN THE PLAN AREA CAN BE IMPROVED BY...	
A Wal-Mart	
Increasing the number of family-friendly activities that can be done in the plan area, such as increased retail (esp. restaurants, grocery, goods/services useful for locals) and maximizing the potential for community-relevant activities, especially on WAU campus.	Retail/Mixed Use
Adding more picnic tables/ benches along the trail.	Parks and Public Spaces
Keeping green space	Parks and Public Spaces
Futsal Court	Parks and Public Spaces
Stream Restoration	Parks and Public Spaces
Stream Restoration	Parks and Public Spaces
More Toys	Parks and Public Spaces
With a Food Forest where people can gather and find joy	Community Resources
Adult fitness stations	Community Resources
Fitness station	Community Resources
Community garden space	Community Resources
Access to community Food Forest	Community Resources
Community Garden	Community Resources
Splash Park	Community Resources
Pool	Community Resources
Nature play area/space	Community Resources
Nature play spaces	Community Resources
Outdoor performance space	Community Resources
Court Sports	Community Resources
Turf Soccer Fields	Community Resources
Unprogrammed space	Community Resources
Soccer fields	Community Resources
Community gathering space, swimming pool, fitness center, a community Food Forest that provides a play to play, learn and connect with residents, boosting the community's health and well-being while building resilience to future shock and addressing some of the most urgent challenges of our time	Community Resources
We need a van service to travel a circuit. Apartments, church, groceries, CVS, schools, metro, library (city, county, volunteer).	Transportation and Connectivity

PROMPT 2. MY QUALITY OF LIFE IN THE PLAN AREA CAN BE IMPROVED BY...	
Reliable transportation, safe night life activities, health focused grocery store	Transportation and Connectivity
Affordable rental units in low rise buildings.	Transportation and Connectivity
Increased consideration for bicycles and other non-car forms of transportation	Transportation and Connectivity
More frequent bus service, protected bike lanes, bike sharing stations that are rebalanced	Transportation and Connectivity
Regular bus to and from metro	Transportation and Connectivity
Much more frequent bus service	Transportation and Connectivity
A protected bike lane on Maple Ave	Transportation and Connectivity
Free circulator buses to junction and old town	Transportation and Connectivity
Traffic mitigation must be a priority	Transportation and Connectivity
Closed bike lanes	Transportation and Connectivity
Being able to walk to stores on safe sidewalks	Transportation and Connectivity
Walking paths to Sligo, market rate low rise housing, senior housing	Transportation and Connectivity
Really managing the volume of traffic this project may bring already too many cars on Flower.	Transportation and Connectivity
Transit oriented, more metro and including hospital site.	Transportation and Connectivity
Less parking in favor of better bike/ped/transit	Transportation and Connectivity
Sensible, multi-modal roadways and traffic mitigation	Transportation and Connectivity
Better bike lanes	Transportation and Connectivity
More frequent bus service	Transportation and Connectivity
Make it connected, walkable, think Columbia or Reston	Transportation and Connectivity
Four way stop sign at Maple and Grant	Transportation and Connectivity

PROMPT 3. WHAT TYPES OF HOUSING SHOULD BE PRIORITIZED ON WAU CAMPUS?

*Note: these were offered as additional suggestions to the Visual Survey

RESPONSES

Market rate senior housing, like duplex or split level

Affordable Housing 30,000-60,000

Cohousing like Takoma Village

A small community of tiny houses

Mixed use – mid to high rise. Residential and commercial and community.

PROMPT 4. MAPLE AVENUE SHOULD BE A PLACE WHERE...**RESPONSES****CATEGORY**

Mixed income housing, condos/apartments

Housing

Food is localized, people find joy in community, where environmental kinship is at the heart of decision making

Economic Development

Currently, zoning does not allow mixed use along Maple Avenue, in the study area. This needs to be changed. There is a very large, and dense, population in this area, and many of the people who live here don't have access to cars. There is a real need to have more retail that serves locals in this area. Zoning changes should support this. The only reason there is retail at Sherman and Maple is because it was grandfathered in long ago, but it shows the potential for the area.

Economic Development

We are concerned about native wildlife and sustainability

Environment

Shade

Environment

... a community forest garden allows residents to gather, connect, play and learn in a public green space that tackles multiple, growing problems: heat islands, climate crisis, biodiversity loss, food insecurity, food sovereignty, flooding

Environment

Retail area that encourages gathering

Retail/Mixed Use

People can gather in a retail zone like on Laurel Avenue and Takoma Junction

Retail/Mixed Use

People gather to a destination

Parks and Public Space

The needs of the residents in and around Takoma Park can be met. We desperately need a high school on this end of the county. The distance kids have to go to get to Blair is burdensome on students and their families. A new high school would relieve some of the congestion of Blair, reduce traffic from the long drives required to get there, and be a source of local pride for this area.

Community Resources

PROMPT 4. MAPLE AVENUE SHOULD BE A PLACE WHERE...	
My 5-year-old can bike safely	Transportation and Connectivity
Walkable/ bikeable with shade, wider sidewalks.	Transportation and Connectivity
The community can walk, shop, bike, live, and learn safely	Transportation and Connectivity
Safe bicycling, better retail	Transportation and Connectivity
Cyclists can be safe	Transportation and Connectivity
Children can walk to school	Transportation and Connectivity
Bikes and pedestrians are prioritized, cars and traffic are better managed, and street parking is minimized. I would also like to see more mixed-use residential and small business.	Transportation and Connectivity
People drive slowly and walk and bike safely and comfortably	Transportation and Connectivity

PROMPT 5. PARKS AND OPEN SPACE
RESPONSES
Walkable grocery stores, hospital site?
Seating
Access is tough [to area northwest of Takoma-Piney Branch local park]
NNI's killing trees
Expand plan boundaries to incorporate Piney Branch Middle School and Takoma Park Elementary to indicate the green space around them – some of which is under-utilized and other of which is over-utilized.
Basketball and soccer
Perception that parks are for young children
Bias against teens
Food producing trees and plants
Hospital hill sledding and placemaking

PROMPT 5. PARKS AND OPEN SPACE

Dand Hellar trees stream restoration

PROMPT 6. HOW CAN WE HELP INCENTIVIZE EXPANDED STORMWATER MANAGEMENT ON PRIVATE PROPERTY?

RESPONSES	CATEGORY
Rainwater harvesting.	General
Expand MoCo Community gardens / raised beds in front of Maple Ave Apartments	General
Plant native trees and shrubs including pawpaws that are edible	General
Small scale energy generation (wind, solar, etc.)	General
Make it safe to walk on both sides of the street. On streets without sidewalks require residents to keep their vegetation walkable. If they are disabled, I suggest they city help them.	General
Bike lanes and bike trails.	General
Edible arbor trail	General
Dedicate areas for Food Forests	General
Provide more allotments to residents to grow food.	General
Integrate new buildings into neighborhood by extending grid and sidewalks.	General
Artful stormwater with kinetic moving sculpture.	General
You could stop criticizing people every time they dig a hole... Seriously, you need people in neighborhood to volunteer for pilot projects, get others to gradually accept that they have to think about stormwater management on their [property]	General
Make signs	General
Artful stormwater management	General
Offer technical assistance – property owners know they have stormwater issues but may not know what to do about it. County tax credits for homeowner stormwater improvements.	Education
Educate and incentivize (upstream/whole watershed)	Education
Community tour to educate on local permeable pavers and how they perform after a few years. Education/ assistance on facilitated group installs.	Education
Education and grants.	Education
Offer professional guidance on location and composition of rain gardens, and financial assistance for design and construction	Education
Guidance/free expert support	Education
Takoma Park implement assistance. Ex: RainScapes in M.C.	Funding and Programing

PROMPT 6. HOW CAN WE HELP INCENTIVIZE EXPANDED STORMWATER MANAGEMENT ON PRIVATE PROPERTY?	
Engage and partner with local groups (Climate Action/ Stormwater, FOSC)	Funding and Programing
Fund it.	Funding and Programing
Allow Takoma Park to use M. C. Rainscapes.	Funding and Programing
Buy rain barrels/cisterns in bulk so people can buy easily, have the same model available. Have workshops for people to decorate/ make.	Funding and Programing
Partner with groups to help with installs.	Funding and Programing
Give away free trees for SWM.	Funding and Programing
Explore possibility of city getting part of state funds for Chesapeake bay protection/restoration.	Funding and Programing
Apply for RainScope funds available through county which is paid by the county.	Funding and Programing
Provide a RainScope program for privately owned properties with a focus on priority for more cost effective commercial/high density properties.	Funding and Programing
Green Faith program. Surface parking 1 time a week for church – solar or SWM opportunity.	Funding and Programing
Tax benefit	Funding and Programing
Tax benefits	Funding and Programing
allow residents to access the incentive programs offered by the county; discounts and help on rain gardens and other mitigation programs; include mitigations as requirements for new buildings and tax incentives for older retail and multi-family units to made upgrades; technical assistance is important.	Government
Change the city admin, get a trained landscape architect and a peer review P.E. to assist with design of LID throughout the city and go after CBT and ACB grant monies and design on and use private and public properties.	Government
New Sidewalks, where needed with porous pavement and bioretention	Government
Shared Infrastructure Projects	Government
Build Sewers and tax me.	Government
ROW permeable paving parking pad (see Sligo Park hills)	Government

PROMPT 6. HOW CAN WE HELP INCENTIVIZE EXPANDED STORMWATER MANAGEMENT ON PRIVATE PROPERTY?	
Move Piney Branch Elementary to old WAH site, keep pool at current PDES site, expand PBES site into an aquatic center, daycare and gym.	Government
Property tax credit for building rain gardens that use native plants. The County could also think about recognizing the exceptional work of property owners (social motivation) to build rain gardens.	Government

PROMPT 7. COMMUNITY LANDMARKS THAT ARE IMPORTANT TO ME ARE...	
RESPONSES	CATEGORY
Something that does not exist yet, Covid Memorial	General
Bike and pedestrian access down maple to Sligo Creek	General
Neighborhood peace garden at Sligo Creek Parkway and Maple Ave.	General
I feel strongly that historic preservation needs to be the lowest priority consideration in all of this. Just because it used to be a certain way doesn't make it "good." We have so many needs -- a new high school, more housing, more community gathering and recreation space. This is our opportunity to get more of those things, not get in our own way because it's different than what was previously there.	General
Adaptive reuse default – halt demolition due to climate emergency	Architecture
The old dam on the creek upstream from Maple Ave.	Architecture
Many high-rise buildings on Maple have long been home to recent immigrants to the US (for many decades -- maybe back to the 1960s??), and as such, it might be possible to build an argument for historical significance around this association, assuming no integrity issues. Because of rent control, owners of these high rises often struggle to reinvest in their properties. Listing on the NR would make access to preservation tax credit for these owners a lot easier and could improve housing quality.	Architecture
Historic marker for dam on Sligo Creek.	Architecture
There should be a survey identifying historical or architecturally significant buildings. These buildings with their contributing features need to be protected.	Architecture
Provide a cultural landscape evaluation. The open space in this area is important to preserve.	Culture

PROMPT 7. COMMUNITY LANDMARKS THAT ARE IMPORTANT TO ME ARE...	
The significance of Takoma Park comes from its people and when we don't build new housing our community becomes less diverse and contributes to segregation across our region. Our community and important landmarks will form to meet the new population and density sorely needed in Takoma Park.	Culture
Mansa Kunda.	Culture
Peter's Sub shop	Culture
Community gathering space, splash park, public outdoor swimming pool.	Culture
Sligo Creek Park, Maple wood and Maple Trees	Environment
Sligo Creek Trail for biking and walking	Environment
I support the "Key Takeaways" already stated but we/you must seek net zero goals of climate change. The 200' wide forested wildlife corridor should be incorporated into any plans going forward.	Environment
Grassy hill between maple, Maplewood, and hospital cut through (all season community recreation).	Environment
Dorothy's woods – natural habitat, educational opportunity, carbon draw down, stormwater butter.	Environment
Green buffer, grassy stretch Maplewood to Sligo Creek, and hospital property abutting Sligo Creek	Environment
Sligo Creek Trail and surrounding woods.	Environment
Sledding Hill.	Environment
Green space at Maple and Maplewood provides buffer and transition from university/hospital buildings and parking to the park and neighborhood, as well as a maintained grass for youth activities, dog walking, deer grazing. Development needs a transition to the park land	Environment
The big willow oak on the campus in front of the library.	Environment

PROMPT 8. WHAT OUTDOOR PUBLIC SPACE AMENITIES WOULD YOU LIKE TO HAVE WITHIN THE PLAN AREA?
RESPONSES
Nature trails with woods. Signage on ecosystems and RainScapes.
Outdoor pool – multi-use for students and public swim teams. Indoor.
Environmental education, not Res. Interp.
Well designed and drained soccer field.
We need more community gardens and Food Forests.

PROMPT 9. ADDITIONAL COMMENTS AND QUESTIONS	
RESPONSES	CATEGORY
Is the County tracking the participation of people who live on Maple Avenue, in the study area? My concern is that this plan will largely be informed by Takoma Park residents who don't live here. What is the County doing to make it easier for non-English/non-computer savvy people who work multiple jobs and have children to contribute to this discussion?	General
If multi-use includes mini city hall and mini library with study room	General
Concern about impacts on Sligo Creek.	General
Please prioritize equity and environmental justice and transportation connectivity.	General
Urgent Care/healthcare factory	General
What do the Adventists want to do with the land? Isn't it crazy to vision without that land being public?	General
Localize the growing of food. Prices have gone up 10-30% in the last year.	General
Market rate housing – senior housing. Circulator free bus system. Walking paths to Sligo. Community gardens.	General
Please find a way to make better use of the ground floor apartment buildings. Ex: victory towers have meals delivered in plastic. Encourage small restaurant to be on the ground floor to serve the apartments.	General
Urban Food Forest plan for climate change	General
Keep the campus feel. Incorporate family space and community pool	General
3-bedroom units for families to live in.	Housing
Houses and homes above, shops below [an increase in mixed-use and live work units]	
We need housing for pods of adults with specific needs where there can be social aspects to living near typical adults (good role models)	Housing
Prioritize affordable housing	Housing
More housing, so much new housing	Housing
Walkable – mixed use space for local community.	Retail/Mixed Use
Increase food security and food equity given escalating cost of food and the impact of climate crisis and biodiversity loss.	Retail/Mixed Use
Retail and mixed-use grocery	Retail/Mixed Use
Please consider the impact on traffic and infrastructure and mitigate it. Same with stormwater.	Transportation and Connectivity
Walkable and cyclable safely.	Transportation and Connectivity
No traffic congestion somehow	Transportation and Connectivity

SURVEY RESPONSES:

Table 1. NON-RESIDENTIAL LAND USES	# of Municipal Center Re-sponses	# of Virtual Responses	# of Open house Re-sponses	Total Re-sponses
Retail	4	14	21	39
Healthcare	4	8	13	25
Gathering Spaces	3	7	13	23
Recreation	1	6	14	21
Parks	4	3	8	15
Institutional	1	1	6	8
Office	0	0	1	1

Table 2. HOUSING PRIORITIZATION ON MAPLE AVE.	# of Municipal Center Re-sponses	# of Virtual Responses	# of Open house Re-sponses	Total Re-sponses
Mid-rise Multifamily	1	11	25	37
High-rise Multifamily	1	11	15	27
Duplexes, Triplexes and/or Quadplexes	3	17	5	25
Townhouses	3	11	2	16
Single-Family	2	0	0	2

Table 3. HOUSING PRIORITIZATION FOR WAU	# of Municipal Center Re-sponses	# of Virtual Responses	# of Open house Re-sponses	Total Re-sponses
Duplexes, Triplexes and/or quadplexes	4	16	15	35
Mid-rise to High-rise Multifamily	1	9	19	29
Townhouses	5	8	13	26
Single Family	3	3	3	9

Table 4. OUTDOOR PUBLIC AMENITIES	# of Municipal Center Re-sponses	# of Virtual Responses	# of Open house Re-sponses	Total Re-sponses
Stream restoration	0	11	29	40
Community Garden	0	8	21	29
Nature play area/space	1	4	22	27
Outdoor performance space	0	5	17	22
Unprogrammed open space	0	4	17	21
Splash Park	0	2	9	11
Adult fitness stations	0	4	6	10
Court sports	0	3	6	9
Rectangular/Soccer fields	0	1	5	6

Table 5. HOW IMPORTANT IS NATURE-BASED DESIGN TO YOU?	# of Municipal Center Re-sponses	# of Virtual Responses	# of Open house Re-sponses	Total Re-sponses
Very Important	1	9	19	29
Important	0	1	3	4
Not important at all	0	1	0	1
Somewhat important	0	0	1	1