



AFTER THE SMALL AREA PLANS

After the

Takoma Central District

Small Area Plan

*Snapshots of Progress Made
Since the Adoption of the Plan...*



At the turn of the 21st century, the District was in an economically favorable position-- population increased and residents and businesses had the financial resources to reinvest in the city's urban fabric and heritage. Neighborhoods like Takoma, surrounded by one of the most heavily used pedestrian Metro stations, coupled with the resurgence of local investment, proved to be a unique opportunity to realize revitalization in the near term. But revitalization initiatives would need to be compatible with the Neighborhood's historic character and charm that first attracted residents to Takoma in the first place.

The Takoma Central District Plan was initiated by the Office of Planning in early 2001. Its purpose was to provide clearly defined near and mid-term strategies to guide revitalization over the next 10 years. Its objectives included broad development goals, urban design guidelines and priority actions that would be necessary to encourage and facilitate reinvestment in the neighborhood.

Today, Takoma is a quiet bustling community of quaint neighborhood-based businesses, supported by an ever engaging civic leadership. Ongoing development projects surrounding the Metro have thrived and have bolstered the existing businesses along Carroll and 4th Street. Although major development expected at the Takoma Metro has yet to come to fruition, Takoma, DC's unique retail and residential opportunities continue to thrive and be the heart of this neighborhood.

WHAT IS "asap"?

This document, *After Small Area Plan* report (asap) has been created to help report the progress made and to assess implementation efforts since the adoption of the Small Area Plan in 2002.

STUDY AREA

The Takoma Central District Plan represents the pulse of the Takoma neighborhood, located in the northeast corner of Ward 4 of the District of Columbia. The Takoma Central District Plan study area boundaries, as highlighted below, generally defined by Chestnut Street to the north, Eastern Avenue and the DC/MD boundary to the east, 4th and 5th Streets to the west, and Aspen and Laurel Streets to the south.

KEY DEMOGRAPHICS

- In 2010, approximately 6,000 persons live in Takoma
- 11.4% were between the ages of 20-24
- Approximately 2400 Households are in the area.
- Median Household income was \$73,603*
(*Average median household income data from the 2005-2009 American Community Survey)

PLANNING APPROACH

An 8-month planning process, including a strategic public outreach and engagement plan helped develop the following recommendations that will ultimately leverage public and private investment to spark a much needed economic revitalization for the neighborhood. The following section provides a snapshot of the progress that has moved the Plan recommendations forward since the Plan's Council approval in 2002.

Historic Preservation

Vision: Recognize and respect Takoma's rich heritage as an integral part of all revitalization, urban design and marketing strategies and initiatives.

Recommendation and Description

Complete a historic neighborhood property survey
A neighborhood Survey was completed by OP interns FY02-03.

Action: Complete

Availability of Federal historic preservation tax credit program for certified rehabilitation projects

OP has undertaken preliminary investigation into a home-owner tax credit for historic properties, but has focused its efforts on administering the Historic Homeowner Grant Program.

Action: In Process



Takoma Central District Study Area



Government of the District of Columbia
Vincent C. Gray, Mayor

Improve signage for DC's Takoma Park Historic District

Fifty historic district signs have been fabricated for the Takoma Park Historic District, consistent with the city's standards for historic district signage, and are awaiting installation by DDOT.

Status: In Process

Market Economics

Vision: Balance quality and diverse retail uses by targeting new residential options within close proximity to the District and the Metrorail station

Recommendation and Description

Investigate a zoning overlay district that retains small to moderate scale ground floor retail uses in a continuous pattern along Carroll Street

The Takoma Historic Zoning Overlay was approved by the Zoning Commission in 2003.

Status: Complete

Develop key parcels within the Takoma District Metro Station Area

A Planned Unit Development application for approximately 80 units at the Takoma Metro site is expected to move forward as the local and national economic crisis improves.

Status: In Process

Address vacant/abandoned properties through targeted code enforcement

Councilmember Bowser's Office, The Mayor's Office for Constituent Services (MOCRs), Department of Consumer and Regulatory Affairs (DCRA), OP, and continues collaborative efforts to target blighted and underutilized properties in Takoma.

Status: In Process

Transportation

Vision: This area was envisioned as an opportunity for new development in proximity to a signature waterfront park. The table below provides a brief account of implementation progress made since the adoption of the Plan.

Recommendation and Description

Initiate a comprehensive traffic study for the Takoma Central District and surrounding neighborhoods

- DDOT completed a comprehensive transportation study, in 2002 to address existing traffic conditions in the planning area, parking and traffic safety. Additional analysis addressed pedestrian and bike connectivity within the area.
- DDOT has initiated a Transportation Improvements Design project in 2010, in which the current design plans are at the 50% completion level. The public will be engaged for comment upon its 65% completion level.
- DDOT will hire design consultants to continue working on 14 selected locations in the neighborhood slated for sometime next year.

Status: In Process



Cedar Crossing Retail



Cedar Crossing Residential

Land Use Concept

Vision: To strengthen existing commercial corridors and expand residential uses of an appropriate scale and character within targeted sites.

Recommendation and Description

Protect existing and attract new retail activities along Carroll and 4th Streets through a zoning overlay district

The Takoma Neighborhood Commercial Overlay District Zone was established in 2005 and encourages neighborhood- serving retail and promotes improved pedestrian circulation around the Takoma Metro station.

Status: Completed 2005

SUMMARY OF SUCCESSES

Future development in Takoma attempts to balance neighborhood preservation goals with the need to revitalize Takoma as a true and unique neighborhood. The Plan sets the tone for how transit oriented development should move forward in an appropriate and compatible manner for Takoma. Over the years, the following major development projects have contributed to the Vision of Takoma as a thriving neighborhood, town village:

Completed and Planned Development Projects

Project Name: The Gables–7035 Blair Road
Program Type: Residential 145 LEED Silver certified rental units with underground parking
Est. Project Cost: \$32.4 Million
Status: Completed 2009

Project Name: Cedar Crossing–343 Cedar Street
Program Type: Mixed use 49 new condos and 1,500 sf of retail
Est. Project Cost: \$7.8 Million
Status: Completed 2005

Project Name: Elevation 314–314 Carroll Street
Program Type: Mixed use 54 apartments and 2,700 sf of retail
Est. Project Cost: \$12.1 Million
Status: Completed 2004

Project Name: Takoma Metro Station
Program Type: 86 townhomes, village green and redesign of transit facilities
Est. Project Cost: \$45 Million
Status: Planned



Takoma Theater



Takoma Metro Station Townhomes

Project Name: Ecco Park, 235 Carroll Street NW
Program Type: Mixed use 144 residential units and approximately 6,500 square feet of retail
Est. Project Cost: \$13 Million
Status: Planned, Construction Fall 2011

The total **Completed and Planned Development Projects** in Takoma equal approx. 600 units and approx. 18,000 sf of retail space at an estimated cost approx. of \$113 million in investments.

FOR MORE INFORMATION CONTACT:

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