

CITY OF TAKOMA PARK OPEN SPACE PLAN

Part I: Vacant Land Policy and Recommendations

Adopted December 12, 1994

Developed by

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Adopted - December 12, 1994

INTRODUCTION

Background

Greenery and open space have long been important to the residents of Takoma Park. In 1883, when Washington developer Benjamin Franklin Gilbert purchased the 90-acre tract that would be incorporated in 1890 as the City of Takoma Park, he named the streets after trees: Aspen, Butternut, Cedar, Chestnut, Holly and Maple. Some of the City's earliest residents were U.S. Department of Agriculture scientists who developed varieties of flowering shrubs, notably azaleas, that still grace the town with their presence each spring.

Takoma Park has retained its park-like setting throughout the 20th Century in spite of tremendous physical changes to the surrounding environment. Today, only 8.3 percent of the land within the City that is not already designated as parkland is undeveloped. With this relative scarcity of available land, pressures are increasing to commit this land to some future use. Dwindling public resources for parkland acquisition have added to the sense of urgency within which the City's leaders have initiated this Open Space Master Plan for the City of Takoma Park.

Purpose

The purpose of the Open Space Master Plan is to provide a basis for public policy decisions regarding the acquisition and development of public open space within the City of Takoma Park.

The Open Space Master Plan has also been prepared to conform to the policies and visions of The Planning Act of 1992 (Maryland Office of Planning, October, 1992), which are to be a part of all county and municipal land use plans:

- Development is concentrated in suitable areas;
- Sensitive areas are protected;
- In rural areas, growth is directed to existing population centers and resource areas are protected;
- Stewardship of the Chesapeake Bay and the land is a universal ethic;
- Conservation of resources, including a reduction in resource consumption, is practiced;
- To assure the achievement of the above policies, economic growth is encouraged and regulatory mechanisms are streamlined; and
- Funding mechanisms are addressed to achieve these visions.

Process

The development of a City-wide open space plan initially began in 1984. At that time, a citizen committee and City staff began to develop an open space inventory by ward based on field observations, and also developed an initial draft plan. However, the plan was not completed at that time.

In the fall of 1991, the City Council discussed methods that could be used to accurately complete an inventory of vacant, privately-owned open space in the City of Takoma Park and also discussed a staging proposal for the completion of an Open Space Plan. The Council appointed a citizen Open Space Committee in March 1992 (see Appendix A for resolution), and the City obtained assistance for development of the plan from the Maryland-National Capital Park and Planning Commission (M-NCPPC).

During 1992, the Open Space Committee identified and visited over 118 undeveloped sites within the City. The Committee identified these sites from County tax assessors files as vacant (unimproved) lots with a minimum area of 4,000 square feet. Site selection criteria prepared by the Committee were reviewed by the City Council in January 1993. The Committee held a public forum in April 1993 to present their draft goals and objectives, methodology, site selection criteria, and their initial recommendations of 23 sites to receive further consideration for possible acquisition. The first draft of the Open Space Plan was presented to the City Council in June 1993.

After several Council worksessions, community meetings, and an additional public hearing in July 1994, Council decided to split the draft Plan into two parts: 1) policy recommendations and implementation measures for potential City acquisition or encouragement of conservation easements on privately owned property; and 2) a planning document addressing broader open space, recreation, and environmental goals. The following is Part I of the Open Space Plan, which includes the policy recommendations. Work on Part II, the broader planning document, is scheduled to continue in Fiscal Year 1997, in concurrence with the update of the City's Master Plan. It should be noted that, although the more comprehensive element of the plan will follow at a later date, the recommendations of existing planning documents informed the site selection and recommendation process.

Goals and Objectives

The ultimate goals of the overall Open Space Plan are as follows:

- To provide active and passive recreational open space close to where citizens live and work as well as provide for greenway linkages to parks, schools, and other significant points of interest within the City.
- To protect the City's watercourses, important environmental lands and natural resources.
- To preserve undeveloped areas of significant aesthetic value to the community.

The objectives of Part I of the Open Space Plan are as follows:

- To identify vacant, privately-owned land of significant environmental, aesthetic, and/or recreational value.
- To evaluate and propose measures to either acquire such properties for public use or to protect them from future development by seeking voluntary conservation easements from the property owners, as appropriate.

OPEN SPACE/PARKLAND OPPORTUNITIES

Inventoried Sites: Methodology and Criteria for Selection







The following section describes the methodology and the selection criteria employed in preparing recommendations for acquisition or encouragement of conservation easements, which are contained in the next section. For background materials, see Appendix B.

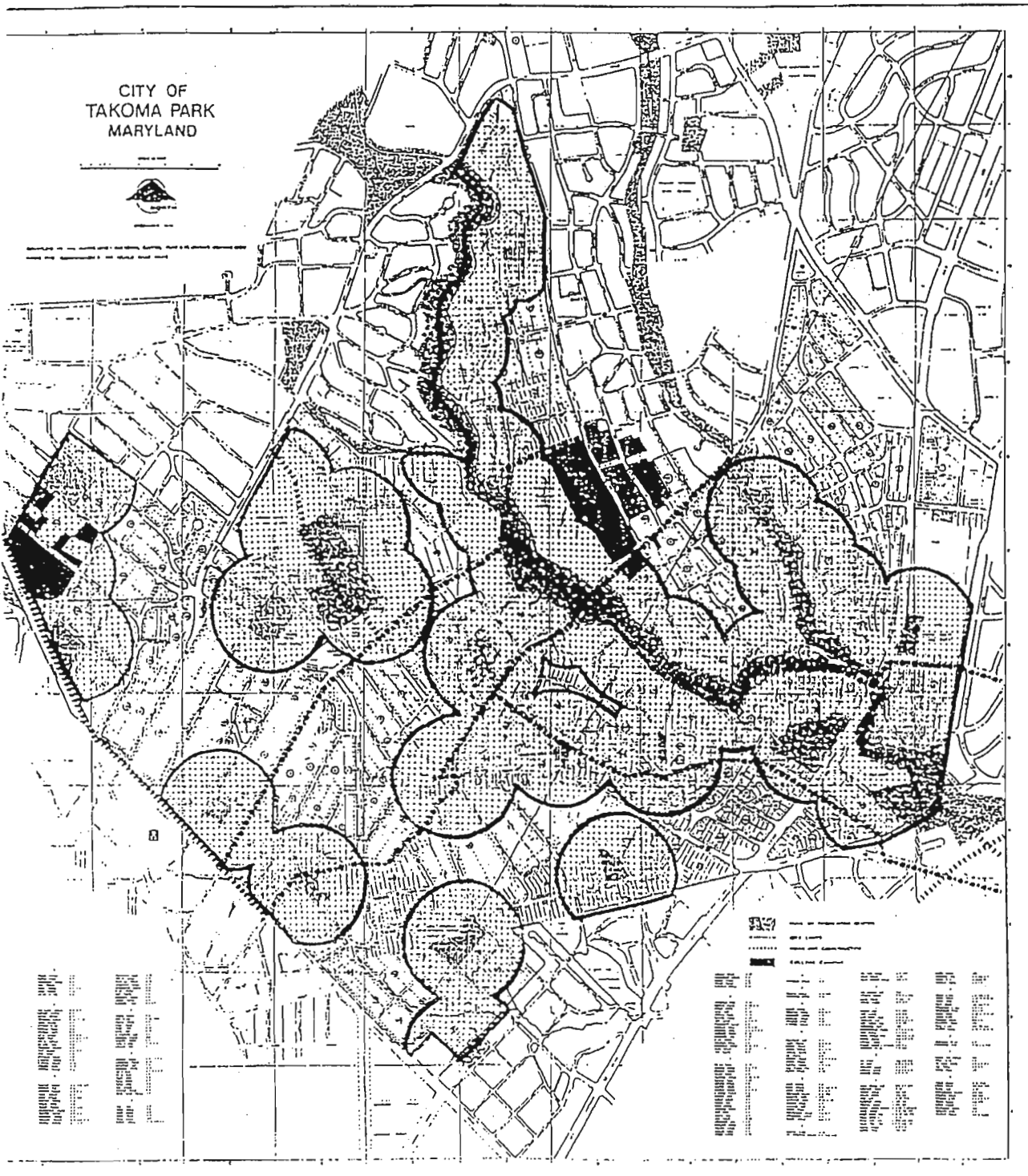
Methodology

The following methodology was used to locate and evaluate undeveloped properties in the City of Takoma Park:

1. A list was developed of all privately-owned, undeveloped properties over 4,000 square feet in area. This list was compiled using computer print-outs from the Montgomery and Prince George's Counties Tax Assessors' offices. (Some inaccuracies may have occurred due to errors in the records.) VEG
2. All of these properties were located on a city map, and site evaluation forms were developed. VEG
3. Each site was visited individually by a member of the Open Space Committee. The Committee members made a preliminary evaluation of their assigned sites using the site evaluation form. MEMBER
4. All data provided on the site evaluation form was entered into a database which was used to track all properties. VEG/DB
5. Using the database, a "net list" of all possible sites was created by eliminating all properties for which there is no such address or upon which a building is located (see Appendix B). VEG/DB
6. Based on these preliminary site evaluations and the initial evaluations, a set of goals (see Introduction) and a comprehensive set of site selection criteria were developed, which were reviewed by the Takoma Park City Council in January 1993. VEG ADOPT 1993 GOALS
7. A revised site evaluation form using the comprehensive site selection criteria was developed and used to evaluate each property on the "net list." (see Appendix B for sample). VEG
8. Out of the net list, a number of sites were selected that seemed worthy of an evaluation visit by all committee members. Sites eliminated from the "visit" list were those with obvious and extreme constraints, such as no public access. Also eliminated were side lots in active use, unless these lots had exceptional aesthetic or environmental merit. VEG/COM
9. To evaluate whether an individual site is in an area underserved by existing open space and recreational facilities (Criteria IIB of the Site Selection Criteria), one indication developed was that any area outside a one-eighth of a mile radius from existing open space and facilities would be considered underserved. (One-eighth of a mile (660 feet) is considered an easy walking distance. The radii area are shown on Map 1). VEG

Takoma Park Open Space Plan --MAP 1

- M-NCPPC Parks 
- City Parks 
- Existing Trails 
- Proposed Trails 
- Existing Bikeways 
- Level of Park Service 
- 1/8 mile Radius
- Areas Served/Underserved by Existing Parkland Using 1/8 Mile Radii



10. A revised visit list was developed after all committee members had looked at and evaluated the properties on the initial visit list. A final list of recommendations was then developed from the revised visit list.

E/DB

Criteria for Site Selection for Takoma Park Open Space Plan

The following criteria were developed from a review of plans for Takoma Park and open space plans for other areas. They are qualitative, not quantitative, in nature, and no priority order has been established for them. Population and age characteristics were not included, as these are expected to change over time.

I. Area Characteristics

A. Desirable features

1. Environmental characteristics

- a. Sensitive watershed (water quality protection, water features preservation)
- b. Tree preservation (and other valuable vegetation)
- c. Wildlife habitat
- d. Rare ecosystem

2. Proximity to adjoining parkland (direct physical connection to open space)

3. Convenient public access

4. Aesthetic qualities

B. Undesirable features or constraints (e.g. lot being used as a side yard, site contains utility)

II. Contextual Characteristics (location)

A. Density: High (multifamily); Medium (small lots); and Low (larger lots), with high density having highest needs for open space

B. Service Areas: Level of need, as measured by availability of open space within easy walking distance (1/8 mile radius)

III. Recreation Potential

- A. Potential for trail (pedestrian) connection between parks and roads
- B. Active recreation potential (basketball and tennis courts, ballfields, play equipment)
- C. Passive recreation potential (trails, sitting areas, picnic areas)

IV. Threat of Loss (greater threat of loss makes acquisition more desirable)

- A. Low potential for development: deed restriction, easement, or regulatory authority protects property in its natural condition
- B. Average potential for development; regulatory authority does not provide adequate protection of property in its natural condition
- C. High potential for development: property is not protected in its natural condition, and current owner has expressed a desire to sell or develop property in near future, or property is slated for immediate development.

RECOMMENDATIONS

Several of these recommendations address general recommendations of existing plans for Takoma Park to protect watersheds and natural features, to supplement the existing parks network, to conserve stream valleys, and to create buffers. Within the individual site recommendations any relation to specific recommendations of existing plans is noted.

The recommendations include:

- acquisition of open space acreage, through fee-simple acquisition or easement acquisition;
- establishment of an easement program; and
- creating a trail on the Baltimore Avenue paper street.

While efforts were made to use the standards developed for measuring need (the level of density and the 1/8 mile radius from existing parkland) in making recommendations of sites for acquisition and easement protection, it should be noted that suitable vacant land was not always located in the areas of greatest need. In addition, the recommendations do not include specific development recommendations for existing parks. The City's Recreation Committee should continue to play a key role in the development of such recommendations. A more comprehensive evaluation resulting in recommendations concerning recreational needs and environmental protection is anticipated in Part II of this Plan.

Acquisition of Acreage

two sites are recommended for fee-simple acquisition, which would provide full, unconditional title to the land, and six sites are recommended for permanent easements (see Map 2). Decisions concerning the selection of sites were based upon:

- the desire to create a realistic plan that takes into account the City's limited financial resources;
- the determination that open space sites intended for physical public use should be preserved through fee-simple acquisition so that permanent public use of these sites can be assured; and
- the determination that open space sites intended for use as a buffer, visual amenity, and for environmental protection should be preserved through voluntary easements, if possible, to save the City the cost of fee-simple acquisition and ongoing maintenance responsibilities.

The sites recommended for easements in the following list are those sites deemed the highest priority for easement acquisition, to be actively pursued as part of a City easement program. Any easement agreement would be voluntary on the part of the property owner. These sites may be appropriate for fee-simple acquisition if an easement cannot be acquired and the property is threatened by development.

Takoma Park Open Space Plan - MAP 2

M-NCPPC Parks



City Parks



Existing Trails



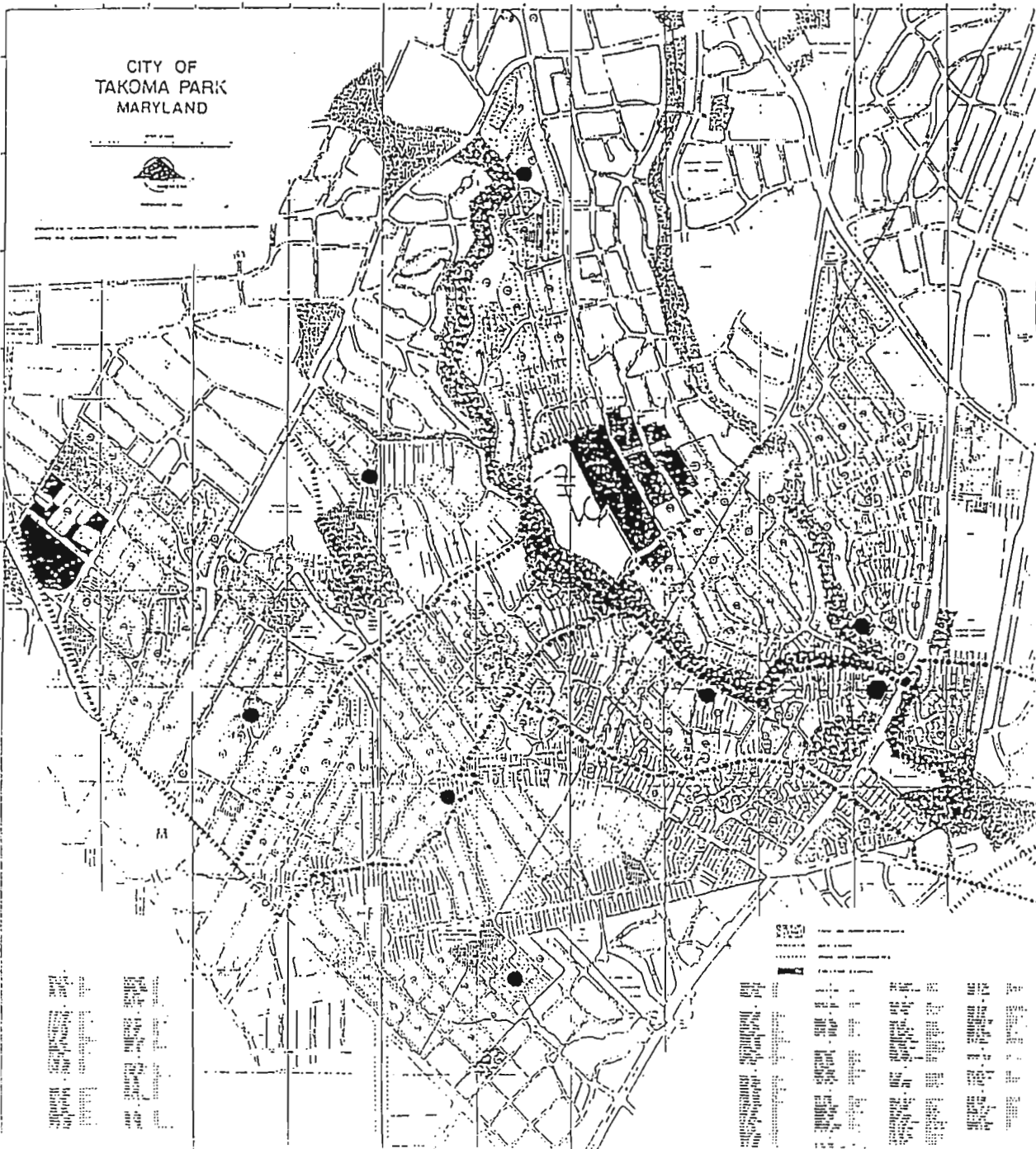
Proposed Trails



Existing Bikeways



Sites Recommended for Acquisition or Easement



Easement Program

Easements, which grant certain rights of use over a property without conveying ownership, are an ideal way to prevent development and control the use of the land without spending the money that would be necessary for outright acquisition and ongoing maintenance. At the same time, the property owner retains some rights to the property as well as tax benefits. There is currently one organization, Historic Takoma, which has initiated an easement program in Takoma Park. For more information about easements, see the section on Land Preservation Techniques and Funding.

It is recommended that the City work with Historic Takoma, and any other interested groups, to establish an easement program which would:

- actively pursue the donation of the easements recommended by this Plan, and any other easements deemed valuable to the public interest;
- educate property owners about the meaning and advantages of easements; and
- explore the possibility of providing legal and financial assistance to property owners who wish to donate easements.

While some expenditures by the City will be necessary to set up and administer this program, and possibly to provide financial assistance to property owners, the end result of focusing on easements to preserve open space rather than fee-simple acquisition will result in a substantial saving.

(Note: There were a number of sites visited that seemed appropriate for easements, consisting primarily of side yards that are being used by the owners in some way or that do not otherwise meet the goals, objectives, or criteria for the Plan. The City may wish to encourage property owners to donate easements for these sites, particularly if the neighborhood wants them to remain permanently undeveloped. These lots were noted on the individual site evaluations, but they are not part of this plan.)

Baltimore Avenue Trail (Map 3)

The Baltimore Avenue trail is a dirt path on a paper street (a dedicated right-of-way on which no road has been constructed) that connects Philadelphia Avenue (MD 410) with Baltimore Avenue. It is used intensively by the neighborhood as a path to the Metro, and is a lovely wooded lane which provides considerable bird habitat. The Committee recommends that the trail be paved with asphalt to enable pedestrians to use the trail more conveniently. The trail should be maintained by the City only insofar as is necessary to permit pedestrian use; the surrounding land should be left in its natural state and could be considered for abandonment to the neighboring property owners. A neighboring property owner has expressed interest in acquiring the right-of-way.

Sites recommended for acquisition

Lake Street/Circle Avenue (Map 4)

This site is a spectacularly beautiful, relatively flat wooded area with an open stream and possible springs, located along the Lake Street paper street in Prince George's County at the edge of the City. It should be turned into a nature park for education and pleasure: it is an opportunity to create a jewel-like miniature natural preserve, featuring an ecological system such as might have existed many years ago before development occurred. The existing introduced species, such as ivy and honeysuckle, should be removed. Native species, such as may apples and bluebells, should be introduced. An emphasis should be placed on creating wildlife habitat. A volunteer effort should be spearheaded by the City or other appropriate group or agency to accomplish this task. Parking will have to be worked out, as well as a way to assure that the park is used by the public as a learning experience or for pleasure without invading the privacy of adjacent property owners and a way to control public access to protect sensitive natural areas. Acquisition of this property would supplement the City's available passive open space in Prince George's County, which is deficient according to the 1982 City of Takoma Park Master Plan.

One of the property owners has expressed opposition to acquisition of his property if he cannot reach agreement with the City on price.

7200 Block Glengary Place Lots (Map 5)

This property was subdivided into 3 single-family lots in 1993. The lots are located contiguous to the Takoma Park Neighborhood Park, a large wooded area with walking trails located between Heather Avenue, New Hampshire Avenue, Larch Avenue, and Elm Avenue south of Sligo Creek Parkway. A trail from the park, which is owned by the Maryland-National Capital Park and Planning Commission, connects to the three lots. This is a naturally wooded area with mature white and red oaks, beeches, hickory and cherry. There is a rich diversity of birds and other wildlife in the area, and the location of the lots between the M-NCPPC park and Sligo Creek allows it to serve as a connection between these two wildlife habitats.

Sites recommended for recorded easements

46 Columbia Avenue/Carroll Avenue Lots (Map 6)

This is a triangular-shaped site that is heavily wooded with very steep slopes along the edge of the site adjoining the commercial lots on Carroll Avenue. The site has some environmental value for the immediate neighborhood, but does not have a potential for physical public use. The

steep slope is environmentally sensitive and should be preserved, and the site does have value as a buffer between the commercial uses and the residential neighborhood. For these reasons, rather than acquisition of the entire lot, it is recommended that an easement be placed on the steep slopes. The easement should be placed on the back of the commercial lots (the wooded slope extends approximately 35 to 75 feet into these lots), and possibly on part of the residential lot, but not so as to prevent the development of a house. The easement would be for the purpose of maintaining a wooded buffer and for environmental conservation. Any development that takes place on this lot should preserve as many large trees as possible, and minimize disturbance to the slopes. The 1982 City of Takoma Park Master Plan recommends that the entire residential lot be acquired, as a conservation area.

The owner of this property has expressed concern that development of his property not be hindered.

204 Dogwood Avenue (Map 3)

This is a particularly charming side yard at the corner of Dogwood and Birch. It is beautifully planted and maintained, and is a valuable aesthetic amenity for the neighborhood. As it is primarily of visual benefit to the immediate neighborhood and not for physical public use, it is recommended that it be preserved through an easement. The property owner has included this property in her will as a donation to the City.

7316 Glenside Drive (Map 5)

This lot is a steeply sloped, wooded side yard adjacent to 7318 Glenside, which the City purchased last year to provide a buffer for the Long Branch Playground. It is recommended that a conservation easement be established on this lot to continue and complete the buffer.

117 Ritchie Avenue (Map 7)

This is a lovely lot that slopes steeply down from Ritchie into a ravine with some large beech, elm and ash. There is a very large cherry tree near the street. The lot has low development potential due to the steep slopes and drainage course. It has both environmental value (habitat, large trees, steep slopes) and aesthetic value for the neighborhood, but it is not appropriate for physical use, and should be preserved in a conservation easement.

801 Sligo Creek Parkway (Map 8)

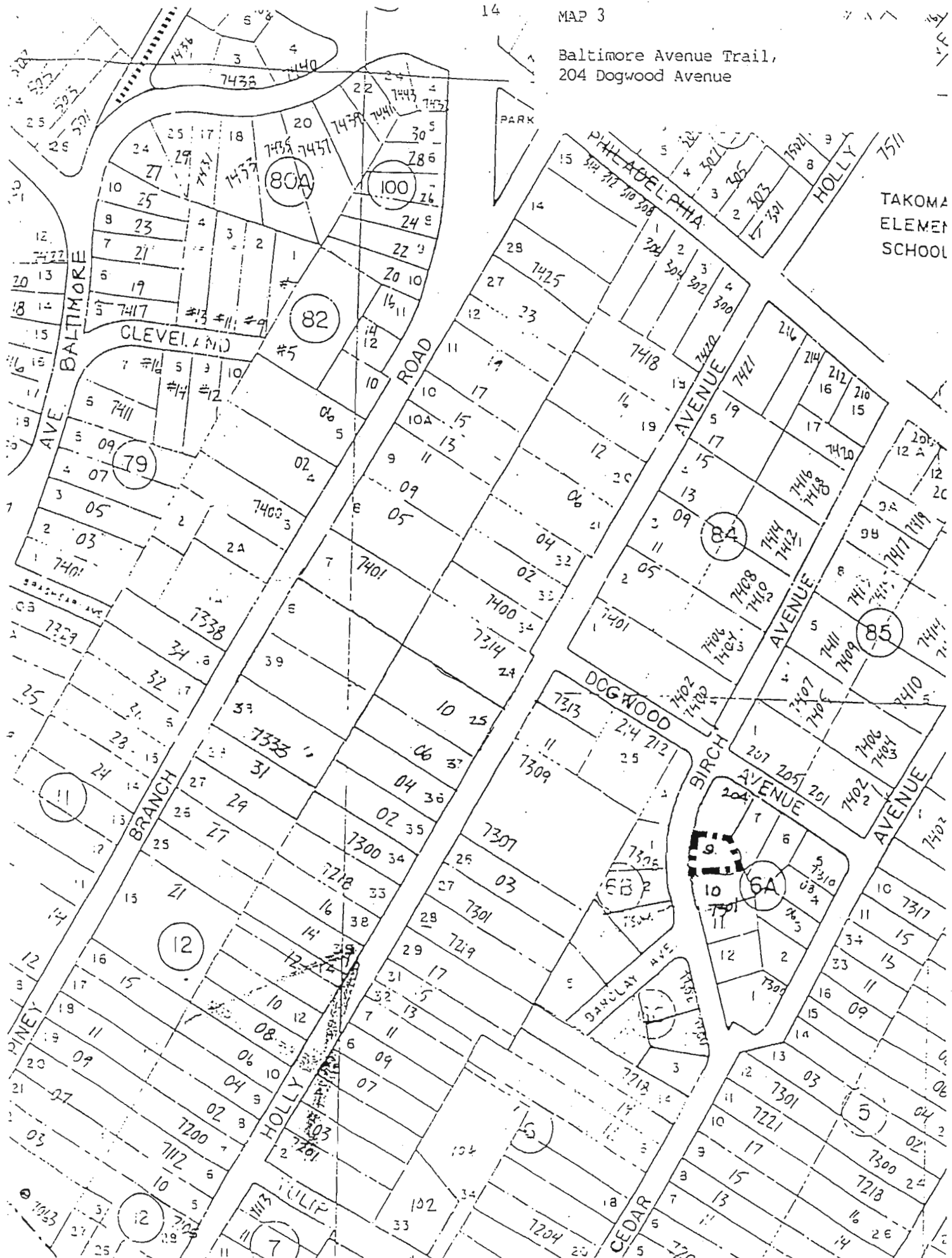
This site is a large lot at the corner of Sligo Creek Parkway and Cherry Avenue. It slopes up steeply from the roads, and flattens out at the top. It is wooded, but there are few mature trees or specimens of any value. The Committee recommends a conservation easement along the Sligo Creek Parkway frontage of at least 75 to 100 feet deep, in order to protect the existing slopes and woods along the parkway, as well as provide a buffer for Sligo Creek. (See the discussion of the next site for more on the importance of a stream buffer for Sligo Creek.) This site is an important visual amenity for the community and for motorists on Sligo Creek Parkway. Residential development within the interior of the site would be possible without compromising the quality of the view and the environmental integrity of the land along the parkway.

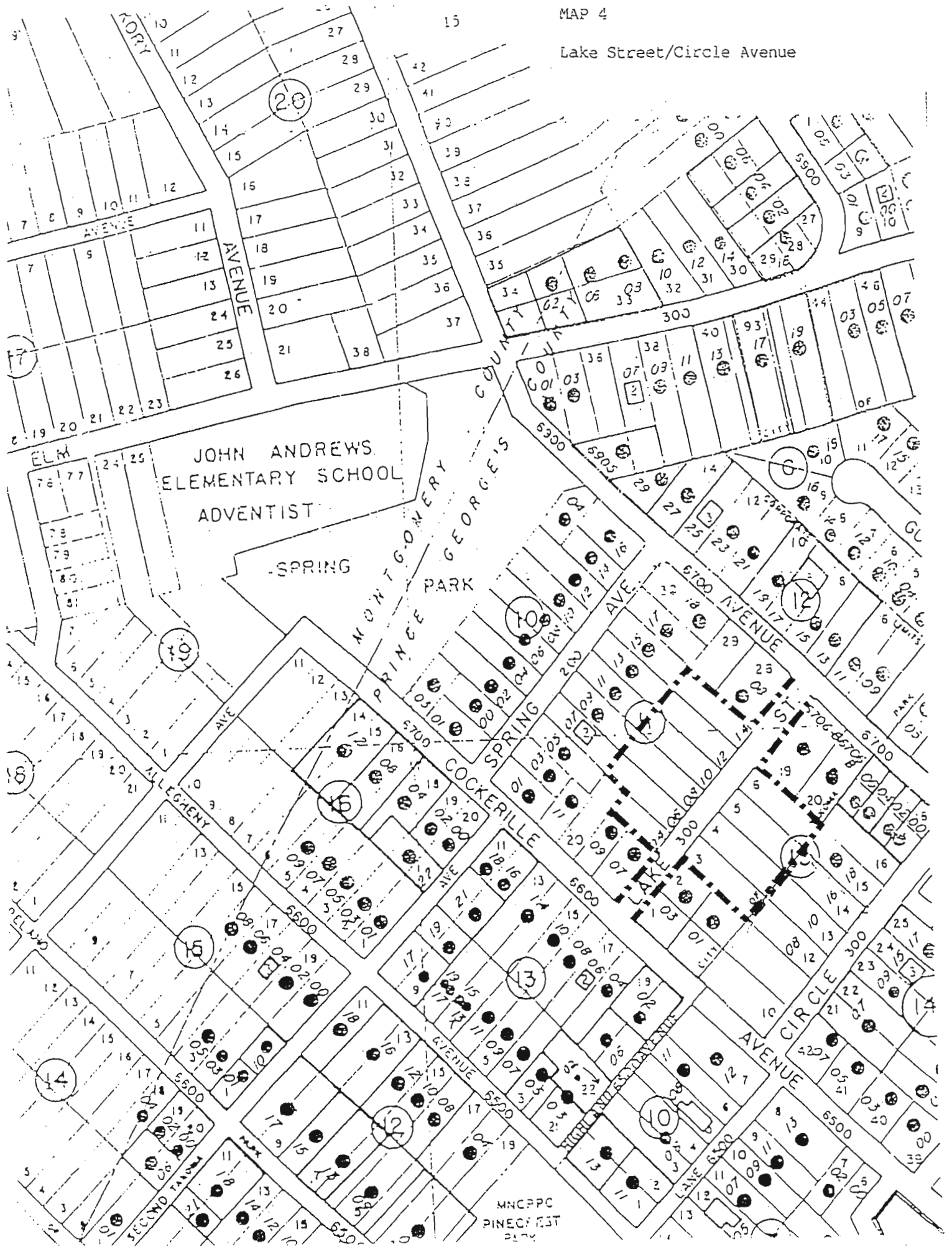
8403 Sligo Creek Parkway (Map 9)

This property, also known as the Pringle Property, is a very large site along Sligo Creek Parkway between Domer and Wabash, which is wooded and steeply sloped. A preliminary subdivision plan for this site has been approved. A conservation easement of at least 100 to 150 feet is recommended from the edge of the property along the parkway frontage. This buffer is essential to protect the creek, and would include all of the land required by the Montgomery County environmental regulations for a stream buffer. Such an easement would protect the steep slopes and many mature trees, prevent soil erosion, and generally protect the quality of the runoff into the stream. The quality of the stream is of great concern to the citizens of Takoma Park; it is a major open space amenity in the City, and is undergoing substantial new sewer line construction, which we have been told will improve the water quality by eliminating old leaky pipes. This site has substantial environmental and visual significance to the community, and the portion of it which contains the most sensitive natural area must be permanently protected. (Note: A stream buffer easement was required for this property as part of the preliminary subdivision plan approval.)

Baltimore Avenue Trail,
204 Dogwood Avenue

TAKOMA
ELEMENTARY
SCHOOL



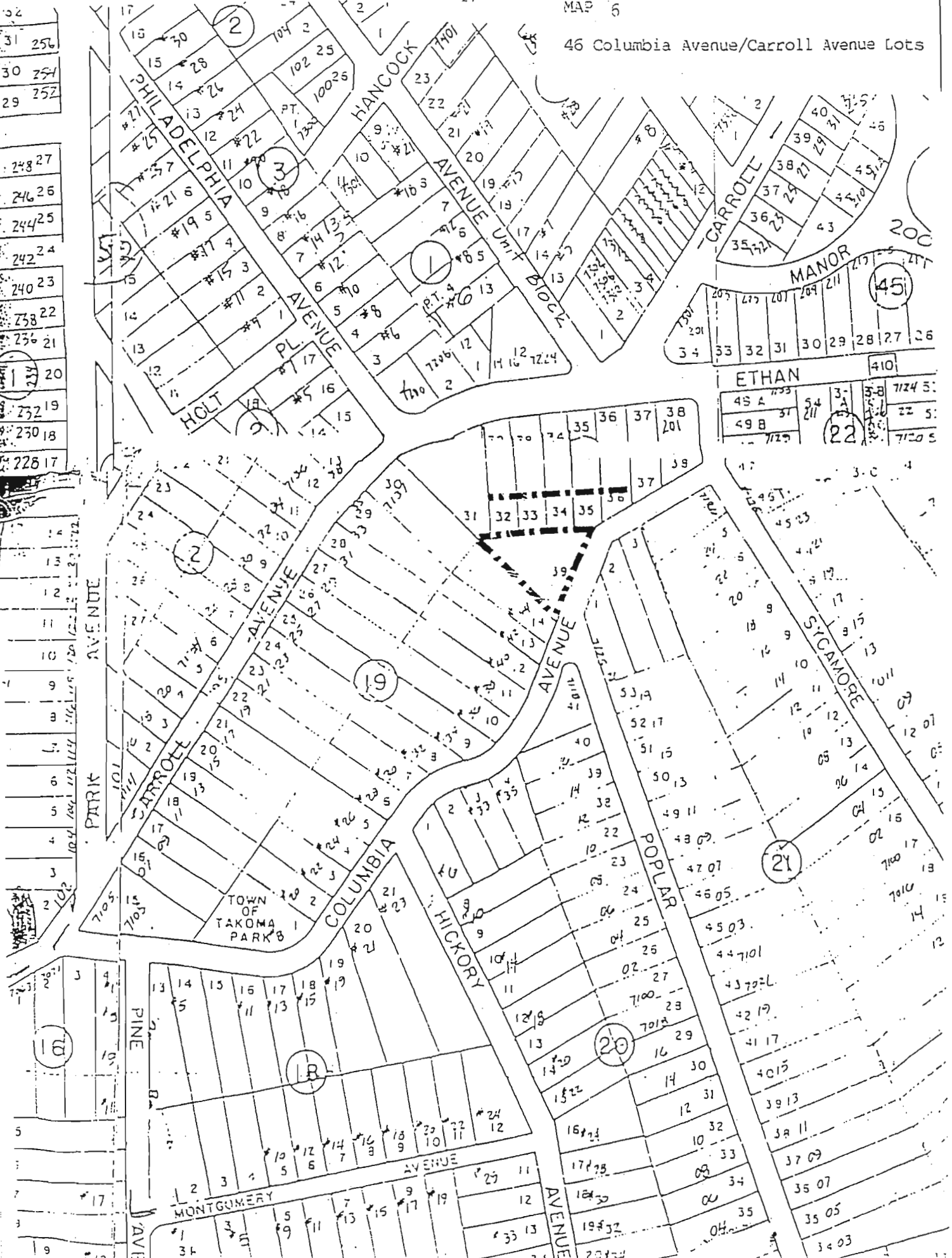


MNCPPC
 PINECREEK
 2474

MAP 5

7316 Glenside Drive
7200 Block Glengarry Place Lots

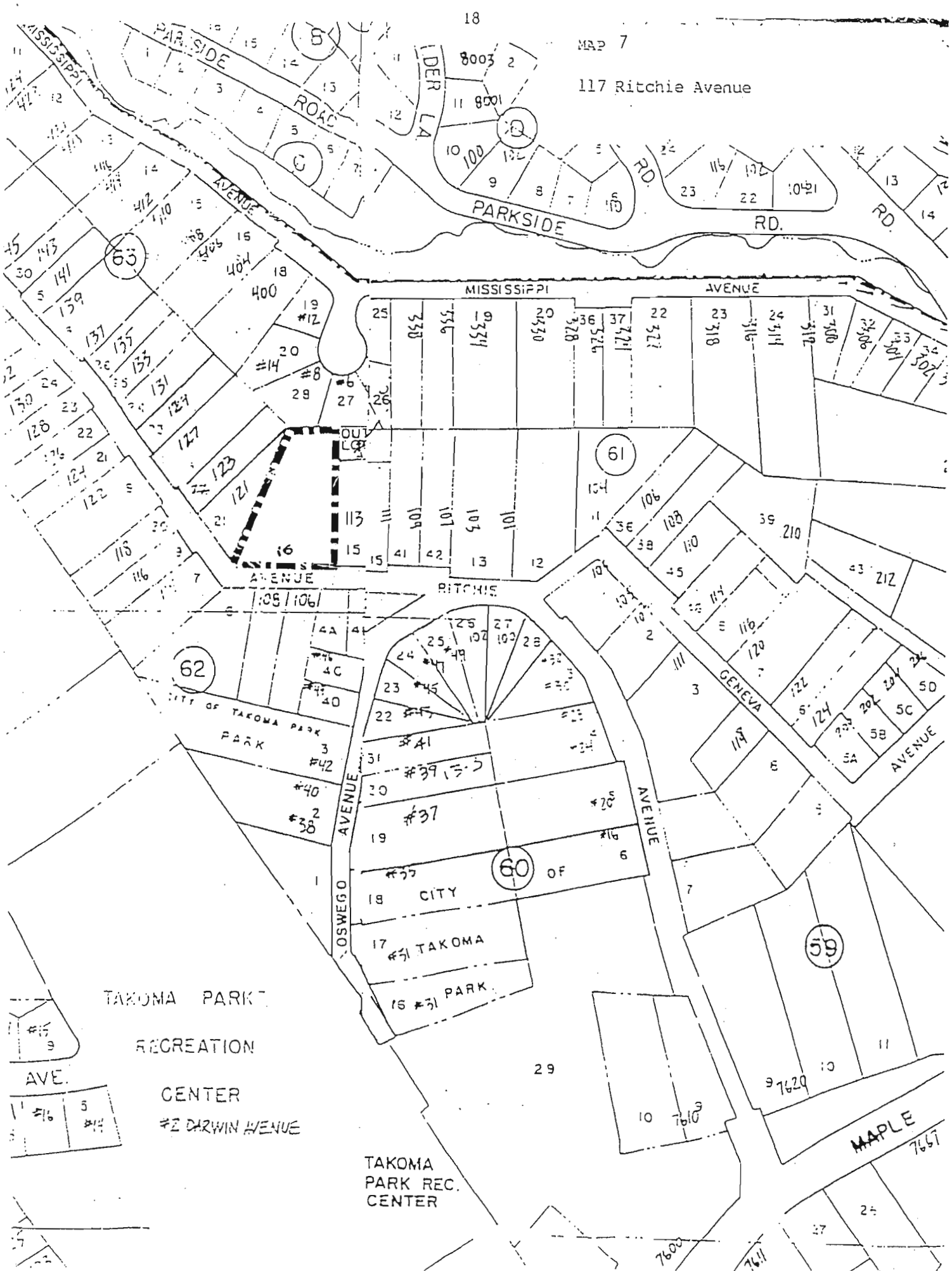




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| 7125 | 5: | 7125 |
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117 Ritchie Avenue



TAKOMA PARK

RECREATION

CENTER

#2 DARWIN AVENUE

TAKOMA
PARK REC.
CENTER

MAPLE
7667

62

61

60

59

CITY OF TAKOMA PARK
PARK

CITY OF TAKOMA

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AVE.
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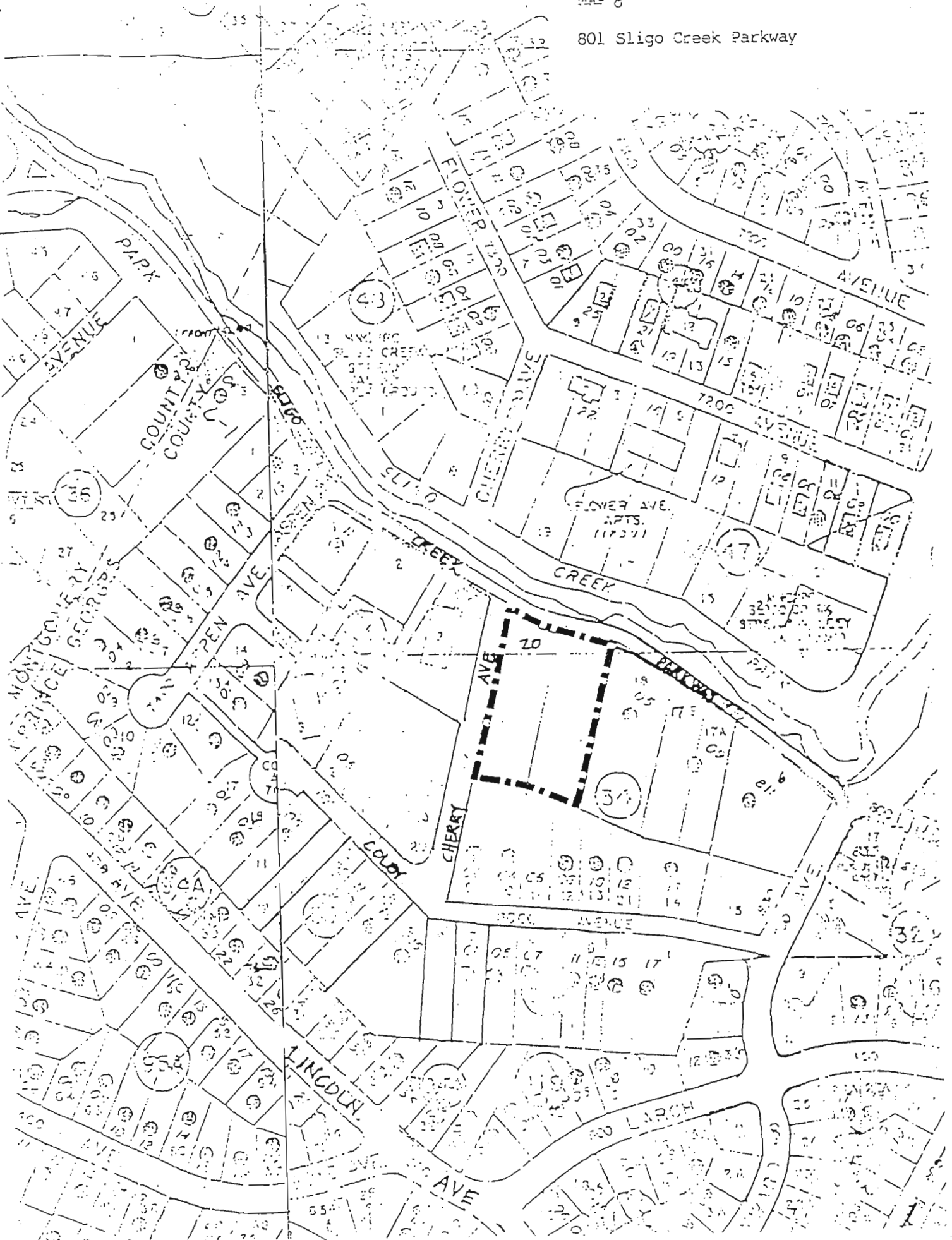
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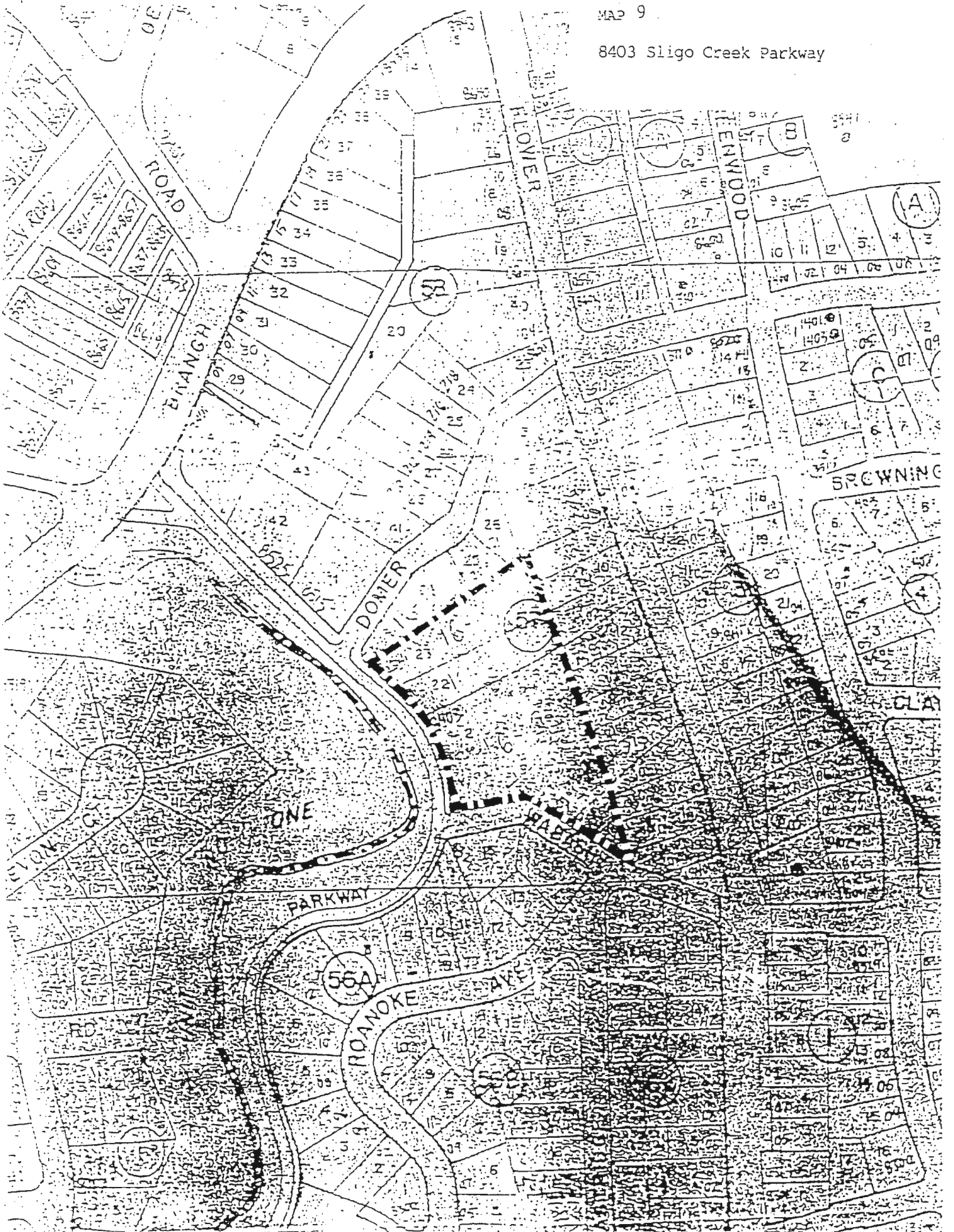
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LAND PRESERVATION TECHNIQUES AND FUNDING

Open Space Preservation Techniques

Numerous techniques are available for preserving land as open space, including:

- Management plans
- Negotiated agreements with private property owners such as conservation and preservation easements
- Government regulations through subdivision regulations (dedication of land, buffer requirements, cluster or lot size average techniques) and zoning ordinances (Comprehensive Design Zones, Landscape Manual buffers)
- Public and private acquisition and condemnation of land

The City does not have zoning and subdivision authority within Takoma Park - this authority is held by the MNCPPC. Therefore, the techniques that the City may directly pursue for preserving open space include the following:

1. **Public Acquisition** obtains the full title or full rights to a parcel of land and is the preferred technique for assuring complete protection and development control. This method is recommended when land areas are needed for identified active and passive public recreation needs in Takoma Park. Types of municipal acquisition include:
 - A. **Fee-Simple Purchase:** The City can obtain full title to the land through outright purchase.
 - B. **Donations or Gifts:** The City can obtain land for preservation by accepting land as a gift or a donation. In most cases, the donor is eligible to receive tax credits.
 - C. **Purchase and Lease Back:** The City can purchase land and then lease it back to the seller with restrictions in the lease regarding the use and development of the property. This method is not recommended for open space acquisitions in Takoma Park because it conveys no real benefits to the City and is more cumbersome than public acquisition or easement acquisition.
2. **Easement Acquisition** allows land to remain in private ownership and be used only for the purposes specified in the easement agreement. In this type of acquisition, a private landowner can sell or donate a portion of the land use rights to a property, and only the specific rights outlined in the easement agreement are obtained. The cost of this type of acquisition can be considerably lower than fee-

simple purchase since only certain rights transfer. However, in some intensely developed areas, the cost is not feasible. For the donor, there are several potential tax benefits available, including reductions in federal, state, and local property taxes.

Historic Takoma, Inc., a non-profit organization, selectively accepts easements (using a standard easement agreement) from private property owners in Takoma Park. Easement donations can be made for the preservation of historic resources (usually buildings) and/or for the preservation of open space.

Easement acquisition is recommended for Takoma Park in cases where the City wishes to protect vacant land (particularly environmentally sensitive land) from further development, but does not wish to use the land for active or passive recreation.

3. **Land Trusts** are local, regional, or statewide nonprofit organizations that manage and protect open space. These organizations not only meet the goal of protecting important natural resources for public benefit, but also meet the needs of the community and individual landowners. Land trusts acquire land through donation of properties and purchase of land, and have the ability to acquire land temporarily until public funds are available. Land trusts also help landowners establish legal restrictions that protect land through easements (see above).

Land trusts are funded through membership dues and donations from individuals, businesses, and foundations. Many are incorporated under The Trust for Public Land, founded in 1972. Two other examples of land trusts are:

- A. **The Maryland Environmental Trust**, a quasi-public agency created in 1967 by the Maryland General Assembly to conserve and improve the State's natural environment. The Trust protects all types of natural areas including wetlands, forests, and stream corridors through the donation of conservation easements to the Trust or purchase by the Trust through funds distributed by the State. A property tax credit law passed by the State in 1986 enables donors of easements to claim a 100 percent state and local property tax credit for 15 consecutive years on unimproved easement-restricted property.
- B. **The Nature Conservancy**, founded in 1951, is a national non-profit organization dedicated to the preservation of natural diversity and the protection of important natural areas through land acquisition. Most of the land is obtained through funds from individuals, corporations, foundations, and conservation clubs.

It is recommended that the City explore the possible advantages of establishing a local land trust.

4. **Eminent domain**, the government's power to take private land for a public purpose with just compensation, is recommended only as a last resort and only for

properties that have been deemed highly environmentally sensitive where all efforts to negotiate with the property owner have been exhausted.

Funding Sources

As previously mentioned, public acquisition of future open space by the City of Takoma Park is the preferred technique for assuring complete protection and development control of land that the City wishes to preserve for active and passive recreation. Both capital and operating funds are required for this purpose. Capital funds are used to finance the acquisition of open space and construction of recreational facilities, while operating funds are used to fund the operation and maintenance of open spaces and recreational facilities.

Capital funds may be secured by the City from the following sources:

1. **Maryland's Program Open Space (POS)** is a State program funded by the State's Real Estate Transfer Tax revenues and administered by the Maryland Department of Natural Resources. It is designed to conserve and preserve natural resources for present and future generations. Grants may be requested for up to 100 percent assistance on land purchases and up to 75 percent assistance for recreational facilities. Funding is available for the acquisition of parks, open space, recreation, greenways, and other enhancements.

Takoma Park has made considerable use of POS funds in the past, and it is recommended that the City continue its participation in this program for acquisition and development of recreational land. However, State budget cuts have limited the availability of funds from this program.

2. **The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA)** is a federal program for which funds are available between 1992 and 1997. The program is subject to a number of environmental requirements such as protection of parkland and recreation areas. ISTEA created funding mechanisms for programs such as the Surface Transportation Program (STP), a block-grant-type program that provides funding for environmental-related activities such as:

- wetland banking
- acquisition of scenic easements and scenic or historic sites
- scenic or historic highway programs
- landscaping
- preservation of abandoned transportation corridors
- mitigation of water pollution due to highway runoff

The STP and the Congestion Mitigation and Air Quality Improvement Program, also available until 1997, can be used to fund bicycle paths and pedestrian walkways. Program Open Space funds may be used to match ISTEA funds.

It is recommended that the City explore the use of ISTEA funds for public acquisition and easement acquisition purposes.

3. **City bond financing** can be considered for acquisition of parks and open space. However, other options should be exhausted before this option is considered.
4. **Establishing an Open Space Trust Fund** that would generate capital for the acquisition of open space. Potential sources for the Open Space Trust Fund are donations from individuals, corporations, community businesses, non-profit groups such as conservation clubs, bonds, and taxes. It is recommended that the feasibility of establishing an open space trust fund in Takoma Park be explored.

Operating Funds

In addition to traditional reliance on the City's general funds as generated by taxes, operating funds may be obtained through a **User Fee Program** which establishes a fee for the use of public facilities as a source of revenue. This type of program is not recommended except possibly for use of indoor facilities due to difficulties in administration and cost burdens for low-income residents. No other revenue-generating methods for operating funds have been identified at this time, although it is recommended that additional methods be explored.

APPENDICES

APPENDIX A

Introduced by: Councilmember Johnson
(Drafted by: P. Jewell)

RESOLUTION #1992-17

APPOINTING MEMBERS TO THE 1992 CITIZENS OPEN SPACE COMMITTEE

WHEREAS, there is a need to develop a City Open Space Plan in order to assist the City in making acquisition and development decisions concerning open space and recreational facilities; AND

WHEREAS, the City Council desires to appoint a Citizens Open Space Committee to provide input for and assist in the development of the City's proposed Open Space Plan; AND

WHEREAS, several Takoma Park residents have expressed an interest in serving on this Citizens Open Space Committee; AND

WHEREAS, the Citizens Open Space Committee will be charged with carrying out the following duties:

- developing goals and objectives for City open space and recreational facilities, to be reviewed by the community and City Council
- preparing recommendations designed to accomplish the agreed upon goals and objectives
- preparing an inventory of public and private open space, including field observations, plat and tax record work, and mapping
- assessing community and neighborhood needs for active open space, passive open space, and recreational activities based on current facilities, City and neighborhood demographic characteristics (current and projected), and other relevant variables
- developing criteria for selecting sites to acquire and/or develop and applying those criteria to generate a prioritized list of open space acquisition possibilities
- researching park development and acquisition financing alternatives.

NOW THEREFORE BE IT RESOLVED THAT the City Council does hereby appoint the following members to the 1992 Citizens Open Space Committee:

| | <u>Name</u> | <u>Address</u> |
|----|------------------|-------------------------|
| 1. | Pat Walsh | 8504 Flower Avenue |
| 2. | Carolyn Mullett | 516 Philadelphia Avenue |
| 3. | Kathy Fackelmann | 99 Elm Avenue |
| 4. | Julie Matthews | 605 Hudson Avenue #114 |
| 5. | Kris Wernstedt | 7405 Birch Avenue |
| 6. | Farrell Hamer | 7418 Holly Avenue |

BE IT FURTHER RESOLVED THAT the City Council may make additional appointments to this Committee as necessary, may amend and/or prioritize the duties as described above, and may set completion dates on certain tasks at a later date.

Dated this 9th day of March, 1992.

Adopted - December 12, 1994

APPENDIX B

OPEN SPACE COMMITTEE MATERIALS

- Inventory of Privately Owned Vacant Sites Over 4,000 Square Feet
- Site Evaluation Form

INVENTORY OF PRIVATELY OWNED VACANT SITES OVER 4,000 SQUARE FEET

| # | STREET | FILE # | ZONE | SQ FT | WARD | NEIGH |
|-----------|-------------------|----------|------|--------|------|--------|
| 6504 | Allegheny | 16-1 | R-55 | 6,300 | 3 | WACO |
| 700 | Auburn | 4-3 | R-55 | 5,500 | 2 | SOSCA |
| 7403 | Baltimore | 1-3 | R-60 | 10,900 | 1 | NTAK |
| 7402 | Carroll | 3-2 | R-60 | 4,500 | 3 | SSC |
| 7813 | Carroll | 2-2 | R-55 | 43,560 | 2 | LB/S |
| 7212 | Cedar | 4-2 | R-60 | 4,100 | 1 | OLD |
| 6904 | Cherry | 5-3 | R-55 | 6,500 | 2 | COLBY |
| 6708/6712 | Cockerille | 16-5 | R-55 | 6,800 | 3 | CWCA |
| 809 | Colby | 4-2 | R-55 | 5,000 | 2 | COLBY |
| 46 | Columbia | - | R-60 | 12,000 | 3 | BFG |
| 16 | Crescent Place | 5-2 | R-60 | 6,500 | 1 | OLD |
| 18 | Darwin | 6-1 | R-60 | 7,100 | 1 | RITCH |
| 703 | Devonshire | 6-2 | R-55 | 6,000 | 2 | SOSCA |
| 204 | Dogwood | 6-3 | R-60 | 6,900 | 1 | OLD |
| 208 | Draiser | 6-4 | R-60 | 8,500 | 5 | BTC |
| 950/152 | E-W (Ethan Allen) | 15-1 | R-55 | 8,100 | 2 | SOSCA |
| 6347 | Eastern | 7-1 | R-60 | 9,100 | 3 | WACC |
| 8302 | Eastridge | 7-2 | R-10 | 6,300 | 5 | BTC |
| 8306 | Eastridge | 7-3 | R-10 | 7,600 | 5 | BTC |
| 306/308 | Elm | 15-4 | R-55 | 6,900 | 3 | SPRING |
| 4 | Elwyn Court | 7-5 | R-60 | 5,000 | 4 | SOSCA |
| 215 | Ethan Allen | 7-6 | R-60 | 4,900 | 3 | SOSCA |
| 422 | Ethan Allen | 5-4 | R-55 | 5,900 | 2 | LB/S |
| 432 | Ethan Allen | 5-1 | R-55 | 21,800 | 2 | LB/S |
| 7213 | Flower | 3-2 | R-55 | 7,250 | 2 | LB/S |
| 7503 | Flower | 8-1 | R-60 | 6,400 | 2 | LB/S |
| 7309 | Garland | 3-1 | R-55 | | 2 | LB/S |
| 125 | Geneva | 8-2 | R-60 | 8,100 | 4 | RITCH |
| 215 | Geneva | 9-1 | R-60 | 6,500 | 4 | RITCH |
| 7303 | Glenside | 9-1 | R-55 | 5,300 | 6 | NHG |
| 7312 | Glenside | 10-3 | R-55 | 9,600 | 6 | NHG |
| 7316 | Glenside | 11-3 | R-55 | 13,190 | 6 | NHG |
| 7420 | Hancock | 9-3 | R-60 | 5,800 | 3 | SSC |
| 1105 | Haverford | 10-2 | R-55 | 5,300 | 6 | NHG |
| 901 | Heather | 7-1 | R-55 | 11,500 | 2 | SOSCA |
| 101 | Hodges | 10-1 | R-60 | 6,600 | 1 | HODGES |
| 7310 | Holly | 10-2 | R-60 | 4,000 | 1 | OLD |
| 7313 | Holly | - | R-60 | 7,000 | 1 | OLD |
| 1106 | Holton Lane | 10-1 | R-55 | 4,200 | 6 | NHG |
| 704 | Houston | 10-4 | R-60 | 5,700 | 5 | BTC |
| 304 | Lake | 17-2 | R-55 | 4,500 | 3 | CWCA |
| | Lake | 16-3 | R-55 | 29,000 | 3 | CWCA |
| 839 | Linden Circle | 7-4 | R-55 | 7,800 | 2 | SOSCA |
| 7609 | Maple | 12-2 | R-60 | 10,500 | 4 | SSC |
| 8002 | Maple | 12-3 | R-60 | 9,600 | 5 | BTC |
| 6913 | New Hampshire | 7-5, 7-6 | CO | 19,000 | 2 | SOSCA |
| 6919 | New Hampshire | 7-3 | CO | 10,200 | 2 | SOSCA |
| 7676 | New Hampshire | | | 20,000 | 6 | NHG |
| 519 | New York | 13-2 | R-60 | 5,600 | 1 | NTAK |
| 102 | Park | 13-4 | R-60 | 5,500 | 1 | OLD |
| 14 | Philadelphia | 13-5 | R-60 | 6,500 | 1 | OLD |
| 504 | Philadelphia | 13-6 | R-60 | 23,600 | 1 | NTAK |
| 21 | Pine | 14-1 | R-60 | 8,000 | 3 | WACO |
| 7333 | Piney Branch | 14-3 | R-60 | 17,800 | 1 | OLD |
| 7421 | Piney Branch | 14-2 | R-60 | 9,800 | 1 | OLD |

| | | | | | | |
|---------|-------------------|------------|------|---------|---|-------|
| 7002 | Poplar | 14-4 | R-60 | 8,400 | 3 | BFG |
| | Poplar | 17-3 | R-55 | 22,500 | 3 | CWCA |
| 30 | Ritchie | 14-5 | R-60 | 15,900 | 4 | RITCH |
| 117 | Ritchie | 14-6 | R-60 | 28,000 | 4 | RITCH |
| 8105 | Roanoke | 15-1 | R-60 | 10,000 | 5 | BTC |
| 801 | Sligo Creek Pkwy. | 8-1 | R-55 | 48,500 | 2 | COLBY |
| 911 | Sligo Creek Pkwy. | 7-2 | R-55 | 4,000 | 2 | SOSCA |
| 917 | Sligo Creek Pkwy. | 6-3 | R-55 | 4,400 | 2 | SOSCA |
| 8119 | Sligo Creek Pkwy. | 16-1 | R-60 | 8,300 | 5 | BTC |
| 8403-11 | Sligo Creek Pkwy. | 16-2,3,4,5 | R-60 | 108,800 | 5 | BTC |
| 7008 | Sycamore | 16-6 | R-60 | 10,000 | 3 | BFG |
| 7811 | Takoma | 17-3 | R-60 | 4,400 | 1 | NTAK |

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OPEN SPACE INDIVIDUAL SITE EVALUATION

Site Address:

Identification Number on Gross/Net Lists:

- 1) Environmental Characteristics (water, trees):
- 2) Proximity to Adjoining Parkland (direct physical access?):
- 3) Public Access:
- 4) Aesthetic Qualities:
- 5) Undesirable Features, Constraints (specific):
- 6) Density (H=Multi-family, M=Small Lots, L=Large Lots):
- 7) Service Areas (under-, over-served by active and/or passive space and facilities):
- 8) Potential for Buffer:
- 9) Potential for Recreation (trail, active, passive):
- 10) Development Potential (high, medium, low):
- 11) Feasibility (funding):

Adopted - December 12, 1994

ACKNOWLEDGEMENTS

Several individuals deserve special thanks for the preparation of this draft Open Space Plan. The Takoma Park Open Space Committee (Faroll Hamer, Kathy Fackelmann, Julie Matthews, Carolyn Mullet, Pat Walsh, and Kris Wernstedt) worked tirelessly to prepare their recommendations within a tight timeframe. The Maryland-National Capital Park and Planning Commission provided invaluable assistance under Prince George's County's Planning Assistance to Municipalities Program. Prince George's County M-NCPPC staff members Wendy Irminger, Cindy Carrier, and Mindy Carey researched and prepared most of the initial draft text, Joe Chang prepared several of the maps in the plan, and Bob Cline helped the City to obtain assistance under the program, and provided overall coordination. Lisa Schwartz, Community Planner, and Verita E. George, Planning Intern, both of the City's Department of Housing and Community Development, staffed the Open Space Committee and edited the final draft report. Sharon Ellis and Belle Ziegler, both former City Recreation Directors, and the late Marty Moskowitz, Parks Specialist, provided important information for the preparation of the plan.

