

# DESIGN PROCESS

## MAKING PLACE : TAKOMA LANGLEY CROSSROADS GREEN ISLES

Final Report | Spring 2025



Prepared by UMD CRPM Architecture studio (ARCH408)

# ACKNOWLEDGEMENTS

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Thank you to our studio faculty, **Rayya Newman and Ronit Eisenbach**, and our Teaching Assistant, **Carlos Montes**.

We are grateful to our partners and their leaders:

Javier Rivas, **The Takoma Langley Crossroads Development Authority (TLCDA)**, Kim Fisher, **Partnership for Action Learning in Sustainability (PALS)**, **The NCSG Creative Placemaking Collective**, and Sheila Somashekhar, **The Purple Line Corridor Coalition**.

As well as:

**Ferris Custom Cabinetry** and **Marty Koelsch** for prototype assistance, **Material Things**, **Hyattsville CDC**, **SOHY CO-OP Anacostia Trails Heritage Area**, **Neighborhood Design Center**, **Marcus Monroe**, Brentwood Council member and M-NCPPC Planning chief of staff, and **Allie O'Neill**, Warp and Weft who met with the studio. We wish to also thank **Cassie Meador**, Artistic Director, Dance Exchange, **Heather McMordie** print artist, and CRPM Graduate Assistants **Maura Dwyer** and **Shahrazad Ateffi** who worked with us, sharing their insights and talent.

Thank you to the students of the **Spring 2025 UMD CRPM Architecture studio (ARCH408)**:

Jaden Adjei, Connell Brandner, Matthew Cienfuegos, Daniel Cosby, Michelle De Jacolyn Seneviratne, Bawi Za Hei, Matthew John Kilby, Haruna Maeyama, Abigail Smith, Ozkar Monzalvo, Christine Tan, and Seta Whitney.

The **Spring 2025 UMD CRPM Architecture studio (ARCH408)** and **Art studio (ARTT427)** worked in partnership with TLCDA to engage with participating businesses in order to hear their stories and share their vision for the future of the Takoma Langley Crossroads.

# 01 | PROJECT DESCRIPTION

The Purple Line light rail construction is currently disrupting commerce in the Takoma Langley Crossroads, adversely affecting its many small businesses and contributing to a sense of uncertainty and vulnerability. While the hope is that the new light rail and subsequent development will eventually contribute to the Purple Line Corridor Coalition's (PLCC) Goal 4 — the “creation of vibrant and sustainable communities that enhance health, culture, and a sense of place,” it is difficult to envision this future right now.

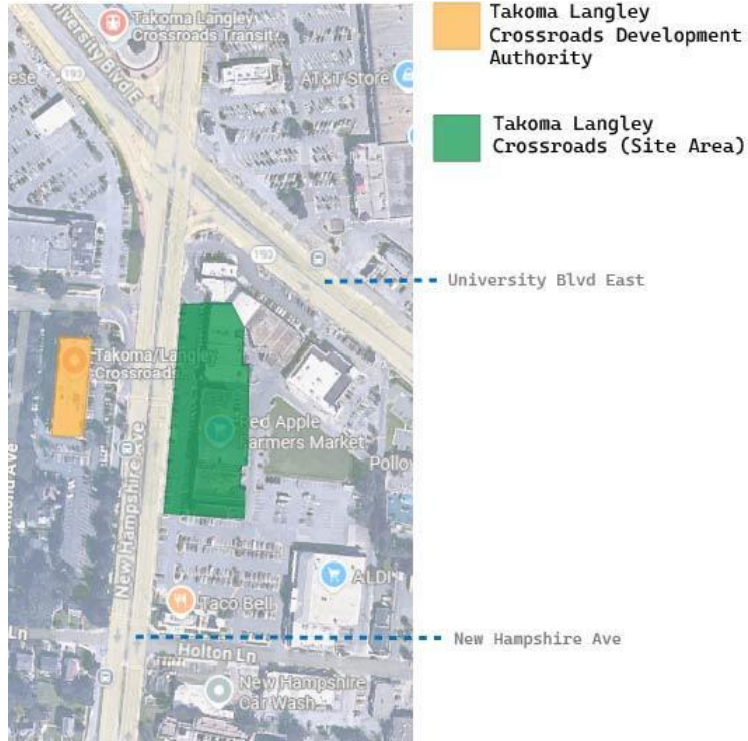
However, Creative Placemaking (CRPM) can play a vital role in shaping and imaging that future, helping the surrounding communities navigate change. Since its founding in 2013, PLCC has been working with CRPM to advance PLCC's Goal 4 through CRPM studios. This year's effort focused on Takoma Langley Crossroads. The team envisioned a culminating festival that involved both CRPM studios and local artists. UMD staff, faculty and students in The Purple Line Corridor Coalition, the UMD Creative Placemaking (CRPM) minor studios, and PALS worked with the Takoma Langley Crossroads Development Authority (TLCDA) to create this spark focusing on animating a block of businesses.

The **Spring 2025 UMD CRPM Architecture studio (ARCH408)** and **CRPM Art studio (ARTT427)** worked in partnership with TLCDA to activate the area and learn from local businesses, to hear their owners stories and spark a conversation about the future. This presentation includes student research as well as final work from both classes. Research included precedent studies, site analysis and documentation, a movement workshop and a business engagement plan to learn from visits to the shops and learn their stories. This initial work informed the design of the art students' mosaic covered planters and the architecture students' seating/planter prototype, as well as the spatial and activity planning of the Block Party and the design of strategies for people to learn about the businesses and imagine other futures at the event.



# PROJECT DESCRIPTION

## Making Place : Takoma Langley Crossroads Green Isles

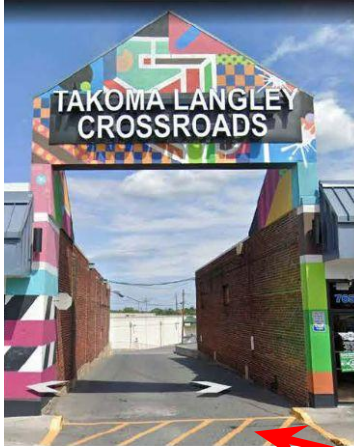


As mentioned, this project employs temporary Creative Placemaking to advance the long term goals of “improving walkability, sustainability, celebrating the local culture, strengthening and deepening overall community engagement, and supporting local businesses along New Hampshire Avenue.” Currently, Takoma Langley Crossroads has little greenery or areas of rest on site, so the intention was to incorporate seating prototypes and planters within the stripmall along New Hampshire Ave. temporarily as a first step in developing permanent improvements in community engagement, seating, and greenery in the future.

To support the local businesses, The City of Takoma Park granted TLCDA funds to increase greenery, lighting, and business support, allowing UMD Creative Placemaking to partner with them to develop a masterplan to implement these changes . By further developing the area the the Purple Line light rail passes through, the the stripmall will hopefully regain foot traffic and offset business decline during the construction.

# PROJECT DESCRIPTION

## Making Place : Takoma Langley Crossroads Green Isles



First, UMD's ARCH408 class would meet with TLCDA and businesses within the mall to gauge the owners' concerns and priorities as students brainstormed ways to improve the space. After speaking with business owners, envisioning a future where people walked and biked to the businesses from the Purple Line and the neighborhoods, the studio would then develop a series of oases, places for people to stop and play, relax, or dine. These delightful "green isles" would include new planters and furniture to support gathering and activate the area currently reserved for cars.

These green isles would then be put on display in the culminating festival that would excite the community and suggest ways to incorporate the tiled planters created by Prof. Brandon Donahue-Shipp's Paint on Site Studio as a first step in developing long term methods to celebrating the area and attracting customers to the local businesses.



# PROJECT DESCRIPTION

Who is T. L. C. D. A. ?

The Takoma Langley Crossroads Development Authority is a key partner in this project, representing the interests of business and property owners in the Crossroads. By collaborating with their organization, we were given the opportunity to engage with and work alongside business owners to develop events and solutions to community concerns while also keeping PLCC's Goal 4 in mind.

“Our mission is to support and enhance the vitality of the Takoma/Langley Crossroads commercial district through strategic marketing, safety initiatives and collaborative efforts for a welcoming and prosperous business community.

Our vision is to foster a thriving multicultural commercial district developments, cultural vibrancy and community well-being.

Our core values are inclusivity, innovation, stewardship, and community empowerment.”

<https://takomalangley.org/about/>

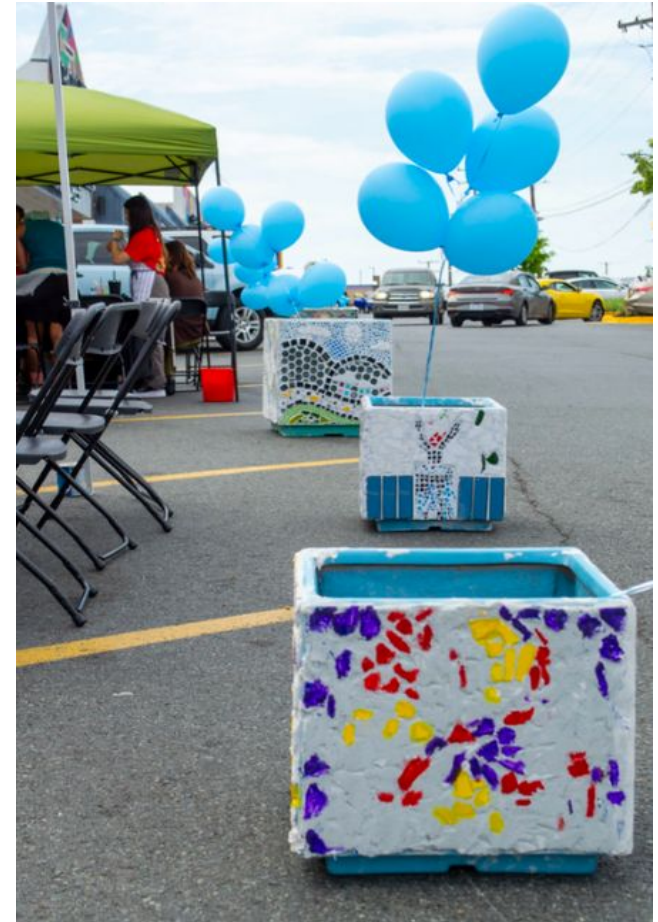


# ARTT 427 : Paint on Site CRPM Studio

**“Participatory design is not a hippie, romantic, let’s-all-dream-together-about-the-future-of-the-city kind of thing. It is actually, not even...trying to find the right answer. It is mainly trying to identify, with precision, what is the right question.” – Alejandro Aravena** 2016 Pritzker Prize winning architect, who curated the 2016 Venice Architecture Biennale, Reporting From the Front

The plan for the project was to take ARCH408’s masterplan and prototype incorporate reused planters (from Brandon Donahue-Shipp’s ARTT427 Paint on Site CRPM Studio) to help maintain and attract customers to the local businesses, which have been adversely affected by the Purple Line construction project.

This section shows the final products of ARTT427’s work incorporating color, vibrance, and wonder into their mosaic planters.



These are images of the student-made planters being used as decorations and buffers between cars and the festival activities during the May 3rd festival.

# DREAMSCAPES AND ISLANDS

**Dreamscape** : (noun) - a term that blends the concepts of dreaming and landscape or scene-making. It refers to the idea of creating or visualizing a dreamlike environment, either in one's own mind or as a form of artistic expression. Merriam-Webster Dictionary online

Design began after the completion of the creative placemaking precedents, site analysis, and the business engagement. **Assignment #3A: “Dreamscapes and Islands”** invites students to consider what they had learned and to imagine what was possible. These quick placemaking explorations were aimed at imagining a pedestrian friendly area, that included greenery, seating, innovative programming, and public space. The method was simple- select a site photo of the site as it is now, and using digital collage, show us what could be. Think both big and small. Consider how things could change with a quick intervention, and how might that lead to something more permanent: 1 day, 1 month, 10 years, 50 years, 100 years....?

After creating their “Dreamscapes,” students were asked to propose island designs that take their big ideas and bring them into the reality of the site and what is currently plausible to create. Students were asked to consider what they observed on site and heard from the businesses as they developed designs.



TAKOMA LANGLEY  
CROSSROADS

STOP

Jaden Adjei



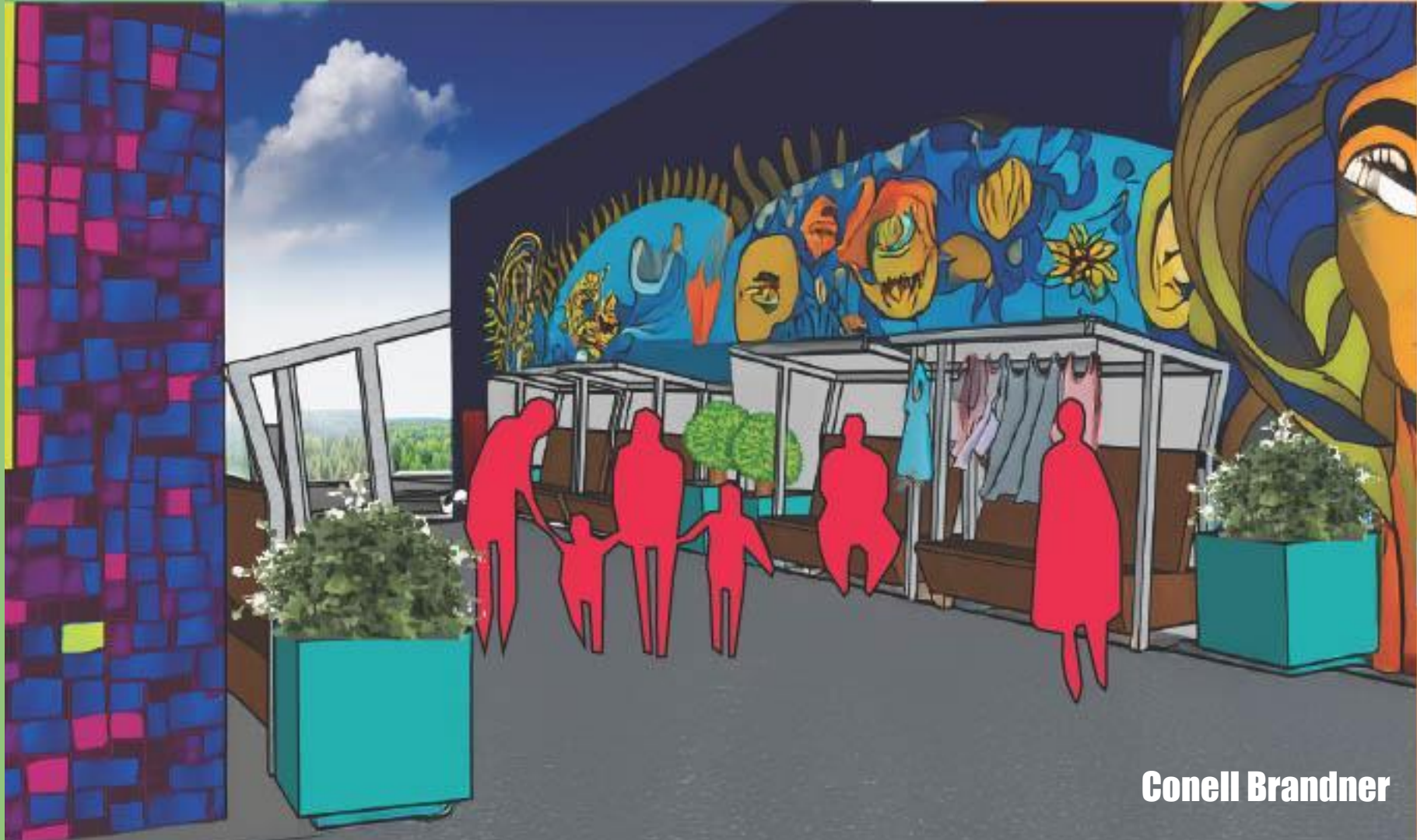
Jaden Adjei



URNITURE

DISCOUNT MAR

Conell Brandner



**Conell Brandner**



**Matthew Cienfuegos**



**Matthew Cienfuegos**



Daniel Cosby



Daniel Cosby



**Michelle De Jacolyn Seneviratne**

# SPINNOVA

ANUSHRI SENEVIRATNE  
PROF. BAVYA NEWMAN  
ARCH 408  
SPRING 2025

**S** SPINNOVA IS A SUSTAINABLE AND MULTIFUNCTIONAL OUTDOOR FURNITURE PIECE DRAFTED FROM RECYCLED WOOD. IT FEATURES TWO DRESSING PLANTER BOXES THAT DOUBLE AS SEATING, CONNECTED BY A WEAVER-MOUNT CURVED METAL ARCH. THE ARCH SUPPORTS A WEATHER-RESISTANT FABRIC FOR SHADE AND A STRING OF LED LIGHTS FOR NIGHTTIME AMBIANCE. IN WARMER MONTHS, CLIMBING PLANTS WEAVE AROUND THE STRUCTURE, ENHANCING ITS NATURAL BEAUTY AND PROVIDING ADDITIONAL COVER, IDEAL FOR PARKS, PATIOS, AND PUBLIC SPACES. SPINNOVA SEAMLESSLY COMBINES SEATING, GREENERY, AND SHELTER INTO A STYLISH AND ECO-FRIENDLY RETREAT.



PVC PIPE

METAL FRAME

LED STRING

NYLON FABRIC

ASSEMBLY DIAGRAM

**Michelle De Jacolyn Seneviratne**

KITRARTS

WAKOMA LANGLEY  
CROSSROADS



Bawi Za Hei



**Bawi Za Hei**



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**Matthew Kilby**



TAKOMA LANGLEY  
CROSSROADS

WING STOP

GOLD DESIGN

AD BLADES & BRAIDS

TOBACCO VAPE

ENVY NAILS

RED

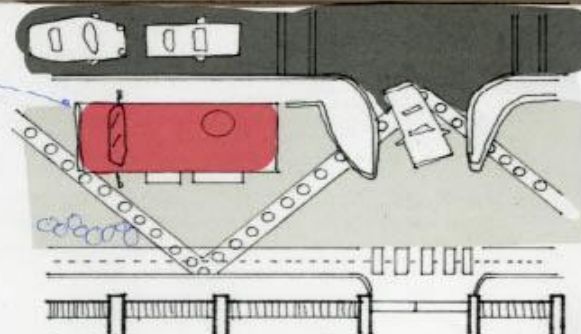
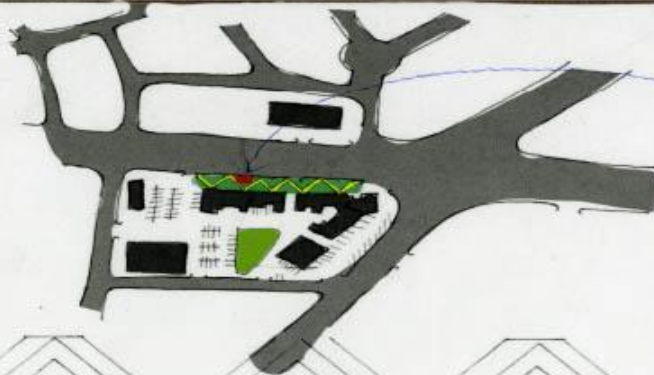
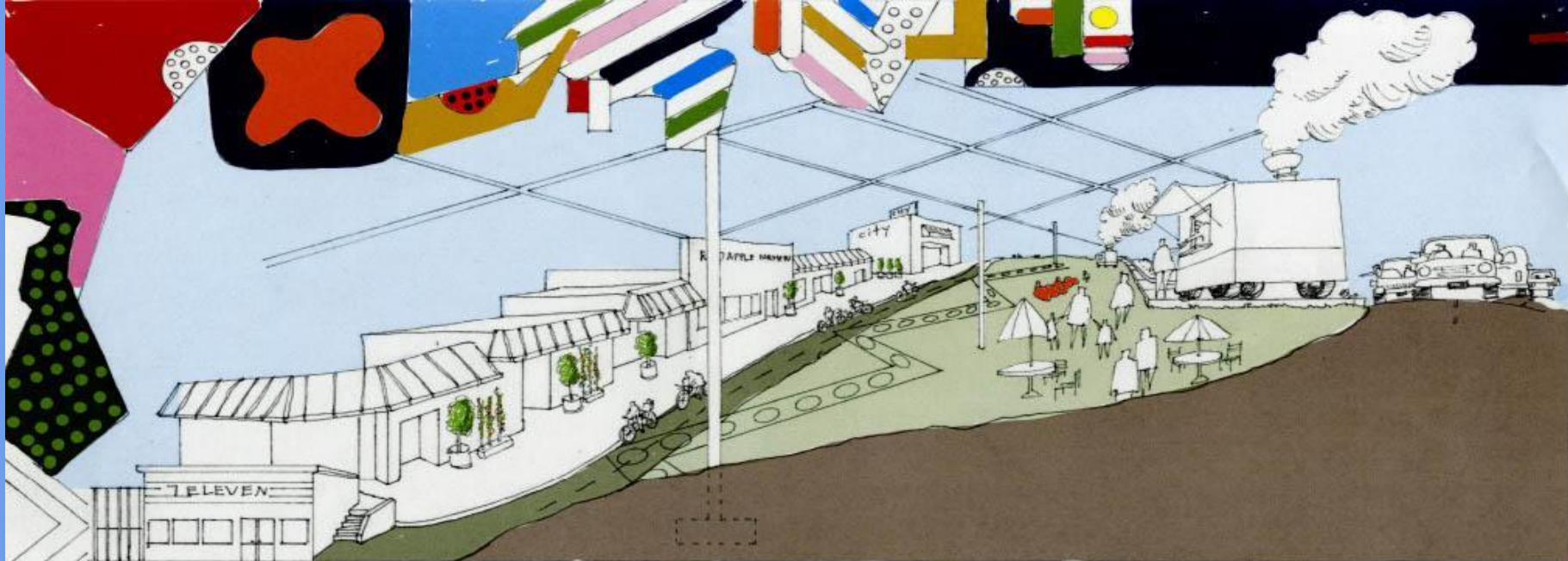
**Matthew Kilby**



Haruna Maeyama



Haruna Maeyama



**Ozkar Monzalvo**



**Ozkar Monzalvo**



**Abigail Smith**



**Abigail Smith**



**Christine Tan**



**Christine Tan**



TAKOMA LANGLEY  
CROSSROADS

CAPITAL STORES

WING-ST

7659

Seta Whitney



UD LIGHT

FOR YOUR  
BEST MOMENTS

Many stars  
one United

Heineken

PRE

Seta Whitney