



Takoma Park

MINOR MASTER PLAN AMENDMENT



Existing Conditions

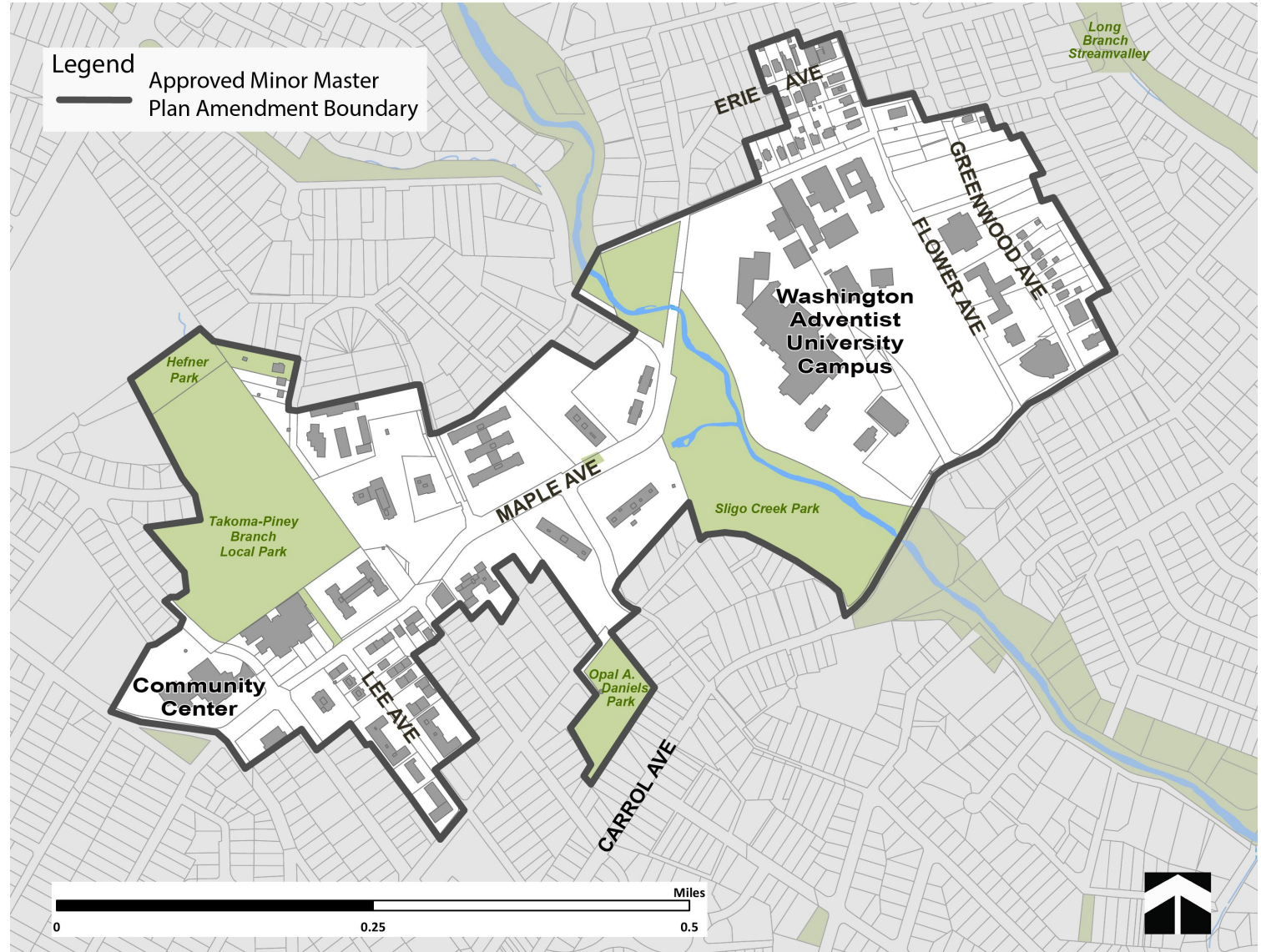
Agenda

- Who Lives Here? - Demographics
- How Does The Plan Area Look and Feel? – Land Use, Zoning and Urban Design
- Where Do We Gather? – Parks and Public Spaces
- How Do We Get Around? – Transportation
- How Green Is Our Community? – Environment
- Where Do We Live? – Housing
- How Are We Supported? – Community Resources, Facilities and Schools
- What Have We Heard? – Community Engagement
- Next Steps

Takoma Park Minor Master Plan Amendment Boundary

Boundary

- Update to the 2000 Takoma Park Master Plan
- Scope and Boundary approved September 30, 2021

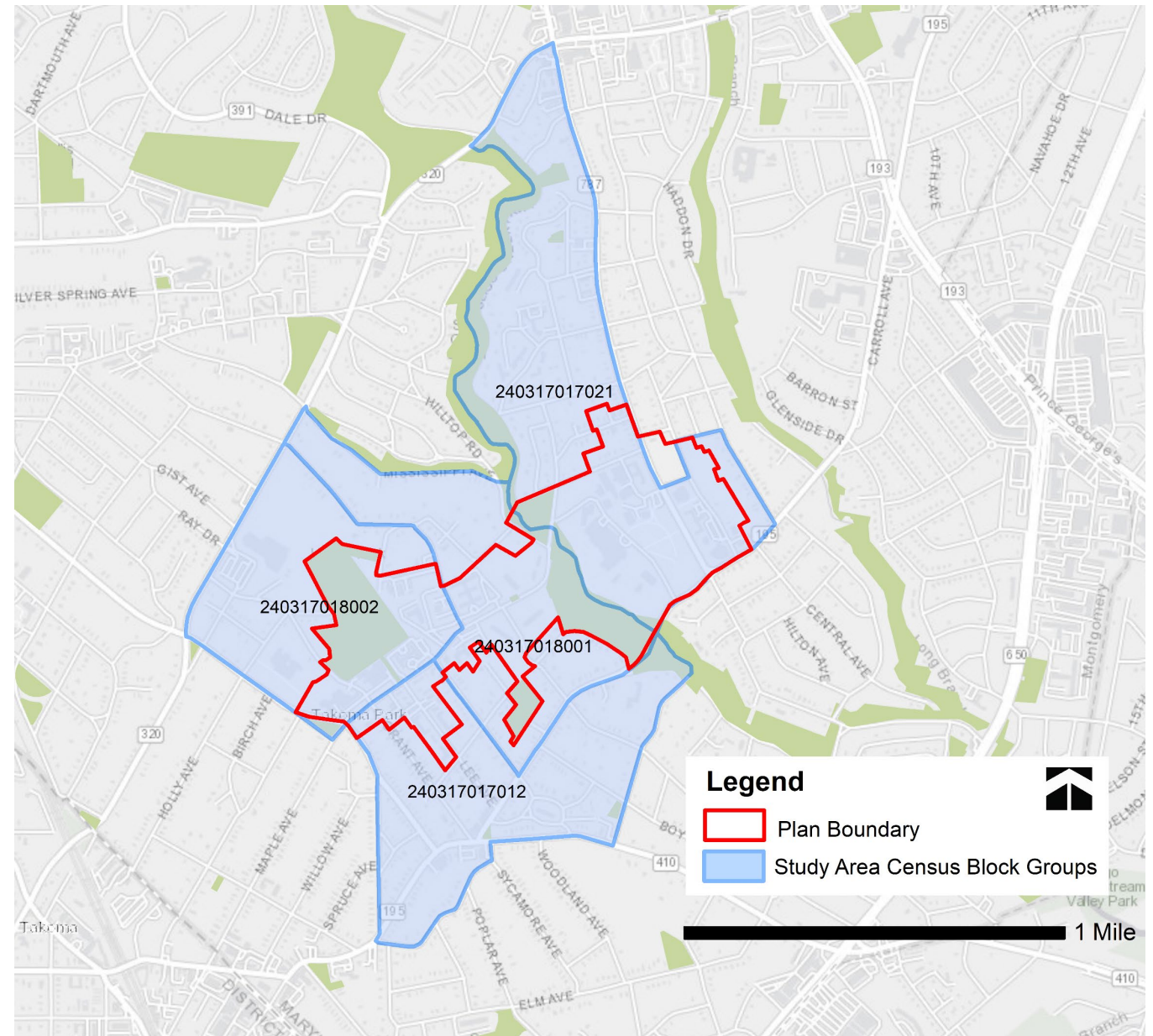


Who Lives Here?

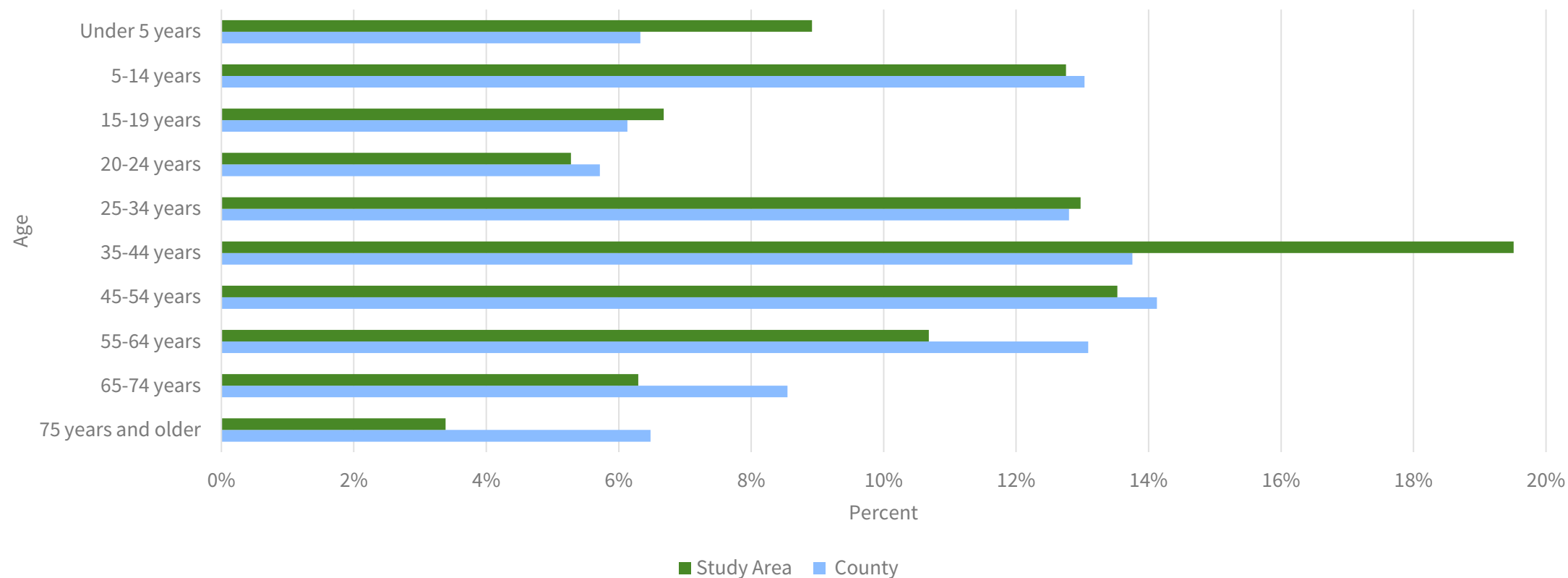
Demographics

Study Area

- Total population: 7,770
- Households: 2,943

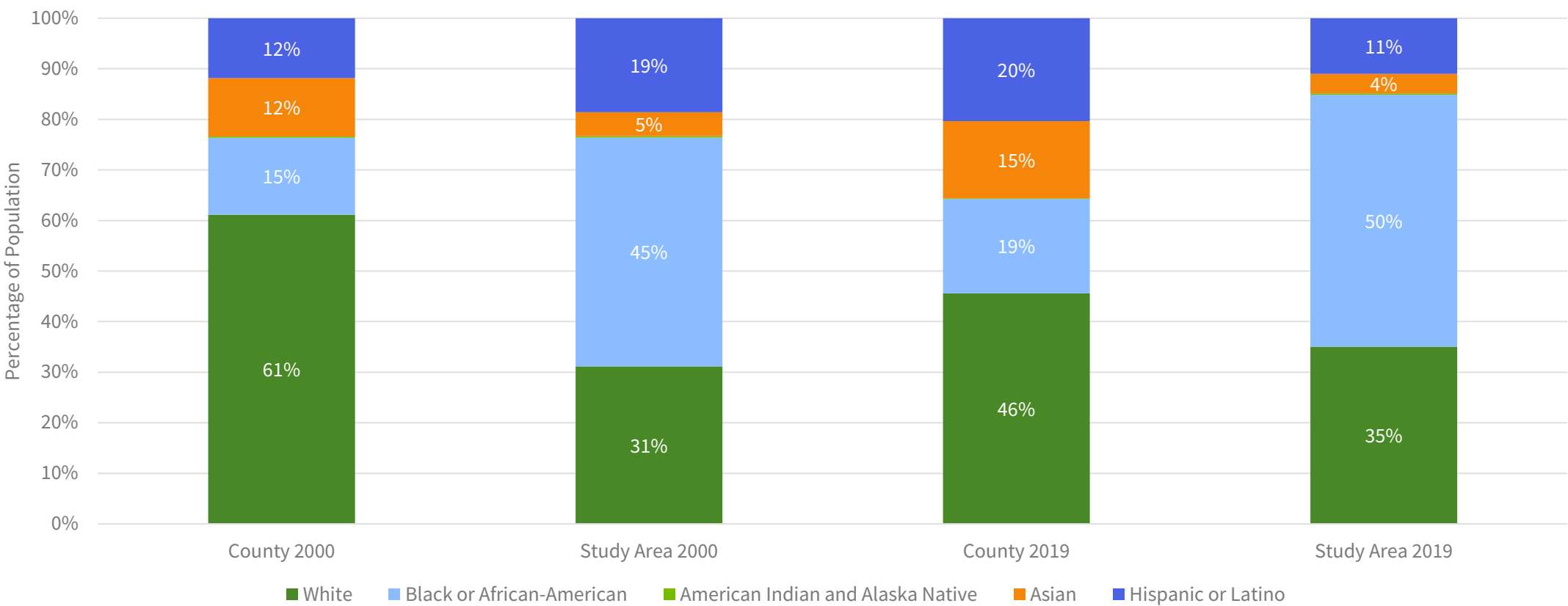


Study Area - Age Distribution



Source: 2015-2019 ACS

Study Area - Race + Ethnicity



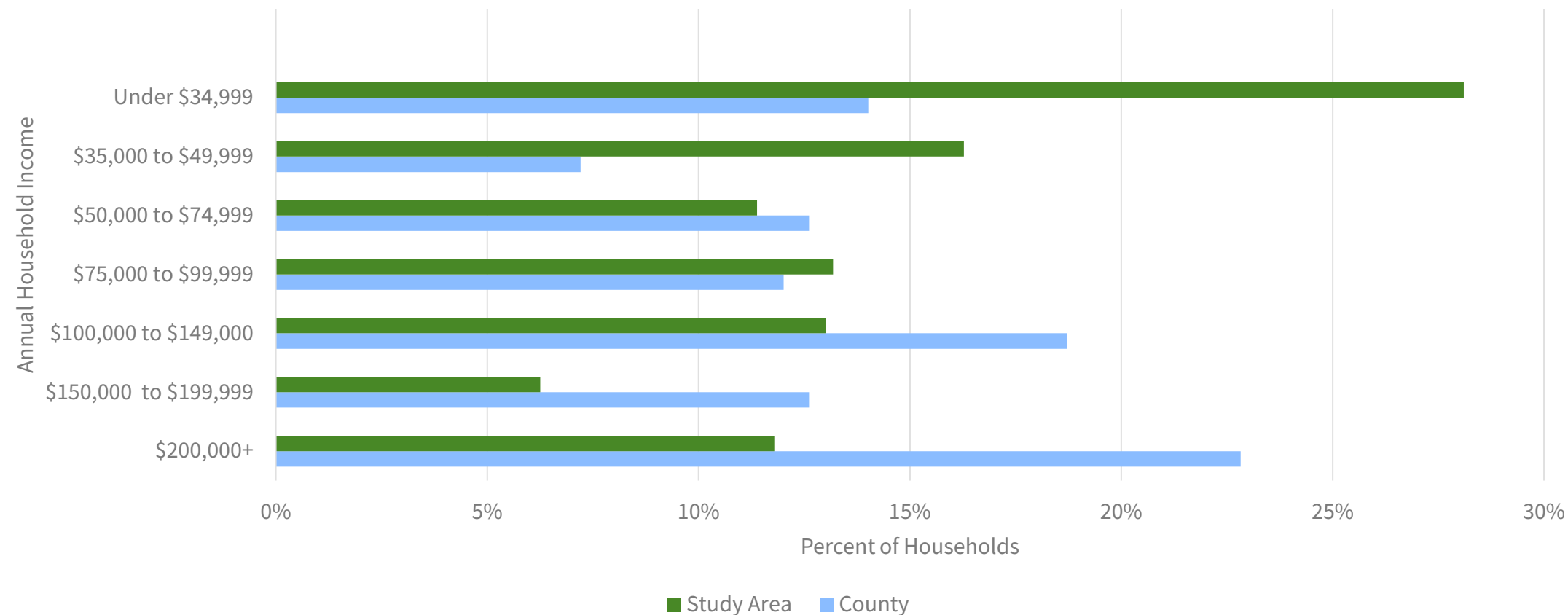
Source: 2010 US Census and 2015-2019 ACS

Study Area - Language

- 12% of households within the Study Area speak limited English
 - 8% of households speak Spanish
 - 12% of households speak other Indo-European languages
 - 3% of households speak other Asian and Pacific Island languages
 - 21% of households speak other languages

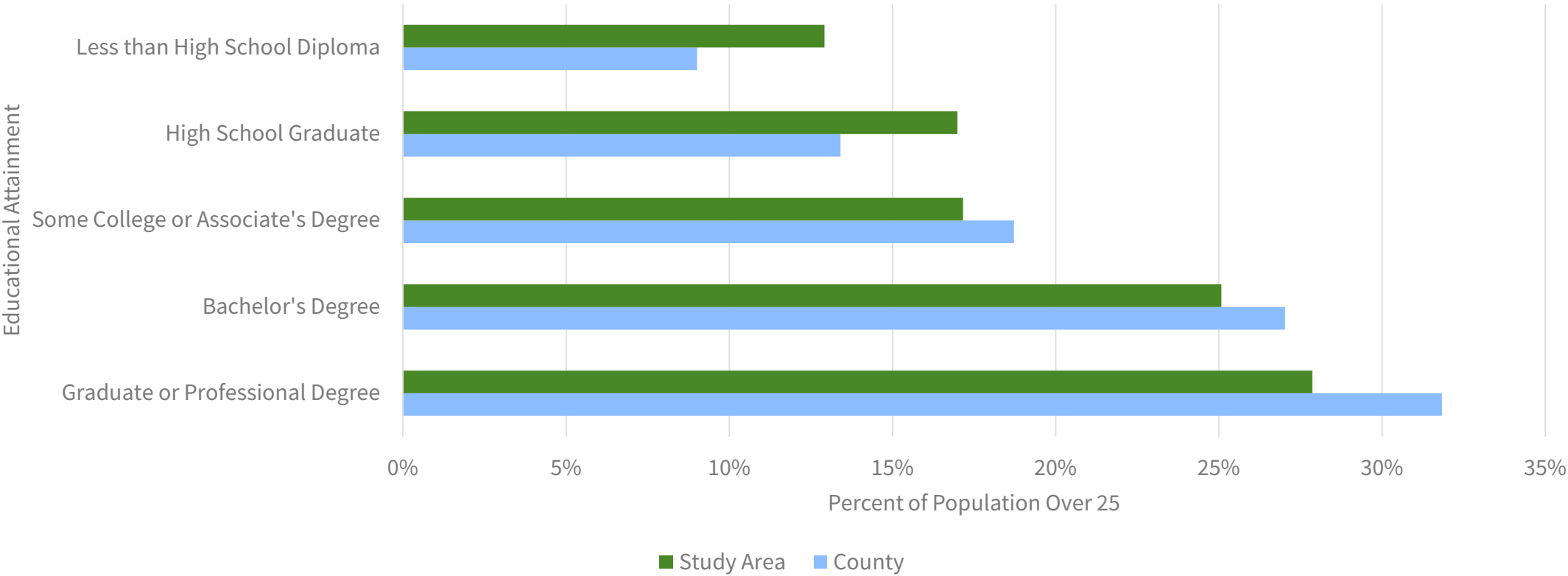
Source: 2015-2019 ACS

Study Area - Income Distribution



Source: 2015-2019 ACS

Study Area - Educational Attainment



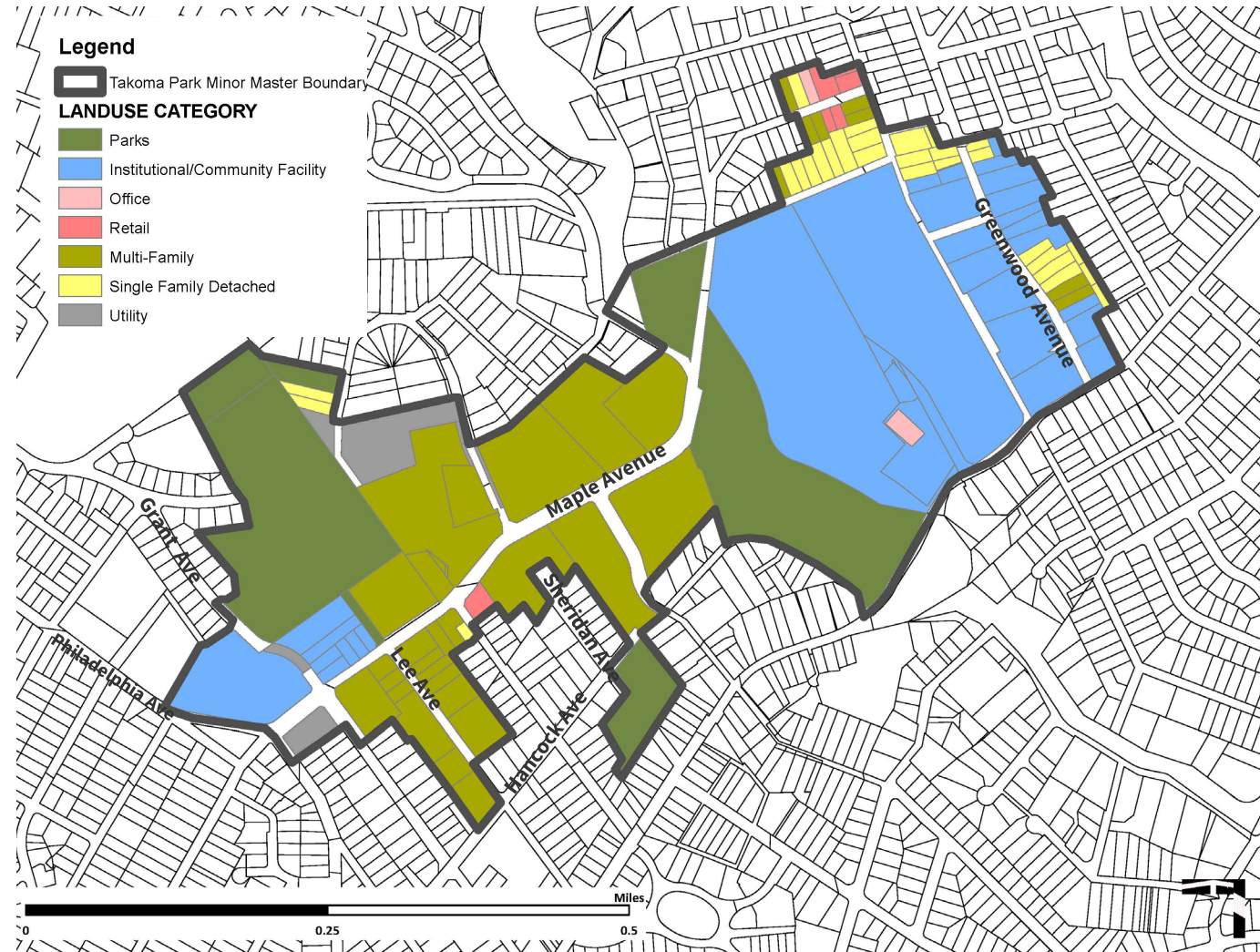
Source: 2015-2019 ACS

How Does The Plan Area Look and Feel?

Land Use, Zoning and Urban Design

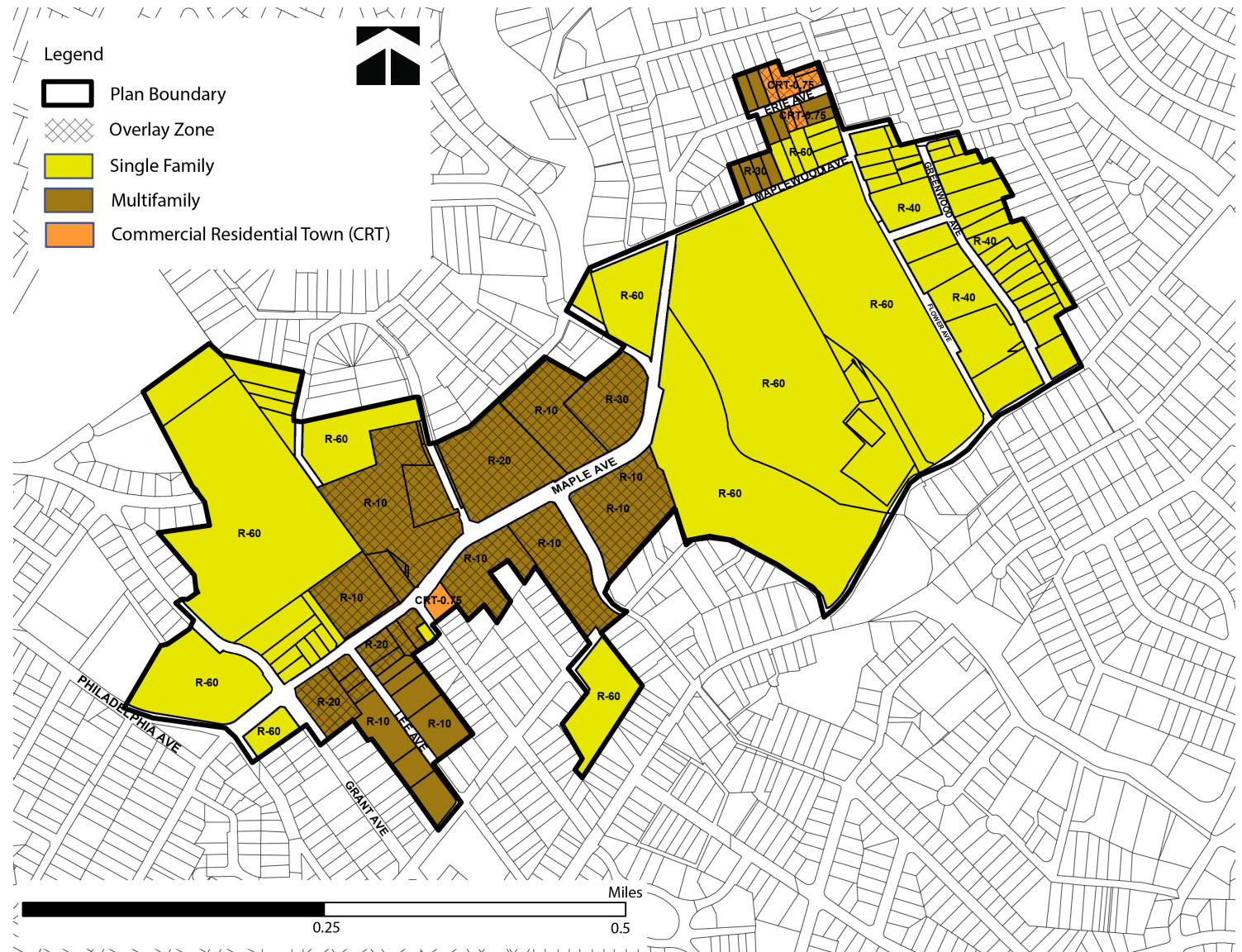
Land Use

| Land Use | Acres | % of Plan Area |
|----------------------------------|---------------|----------------|
| Institutional/Community Facility | 73.12 | 47.0% |
| Parks | 33.35 | 21.4% |
| Multi-Family | 32.40 | 20.8% |
| Single Family Detached | 11.65 | 7.5% |
| Utility | 3.55 | 2.3% |
| Retail | 1.22 | 0.8% |
| Office | 0.30 | 0.2% |
| Total | 155.59 | 100.0% |



Zoning

| Zone | % of Plan Area |
|--|----------------|
| Commercial Residential Town - CRT - 0.75 | 1% |
| Multi-family - R-10 | 19% |
| Multi-family - R-20 | 5% |
| R-30 | 3% |
| R-40 | 11% |
| R-60 | 61% |



Density Utilization

| Existing Residential Capacity in the Takoma Park Minor Master Plan Area | Units |
|---|-------------|
| Total Existing Units Built Today | 1,339 |
| Total Capacity: Current Mapped Zoning | 1,192 |
| Percent Built Capacity | 112% |

| Existing Commercial Capacity in the Takoma Park Minor Master Plan Area | Square Feet |
|--|-------------|
| Total Existing Square Feet Built Today | 30,755 |
| Total Capacity: Current Mapped Zoning | 38,941 |
| Percent Built Capacity | 79% |

Urban Design

Washington Adventist Campus

- University - primarily neo-colonial style
- Hospital - 1970's contemporary institutional style
- Includes a series of buildings designed by Ronald Senseman, as well as the Sligo Church, designed by J. Raymond Mims



Urban Design

Maple Avenue

- Mostly built before 1960
- Mature tree canopy
- Sidewalks
- On-street parking



Urban Design

Commercial/Retail Districts

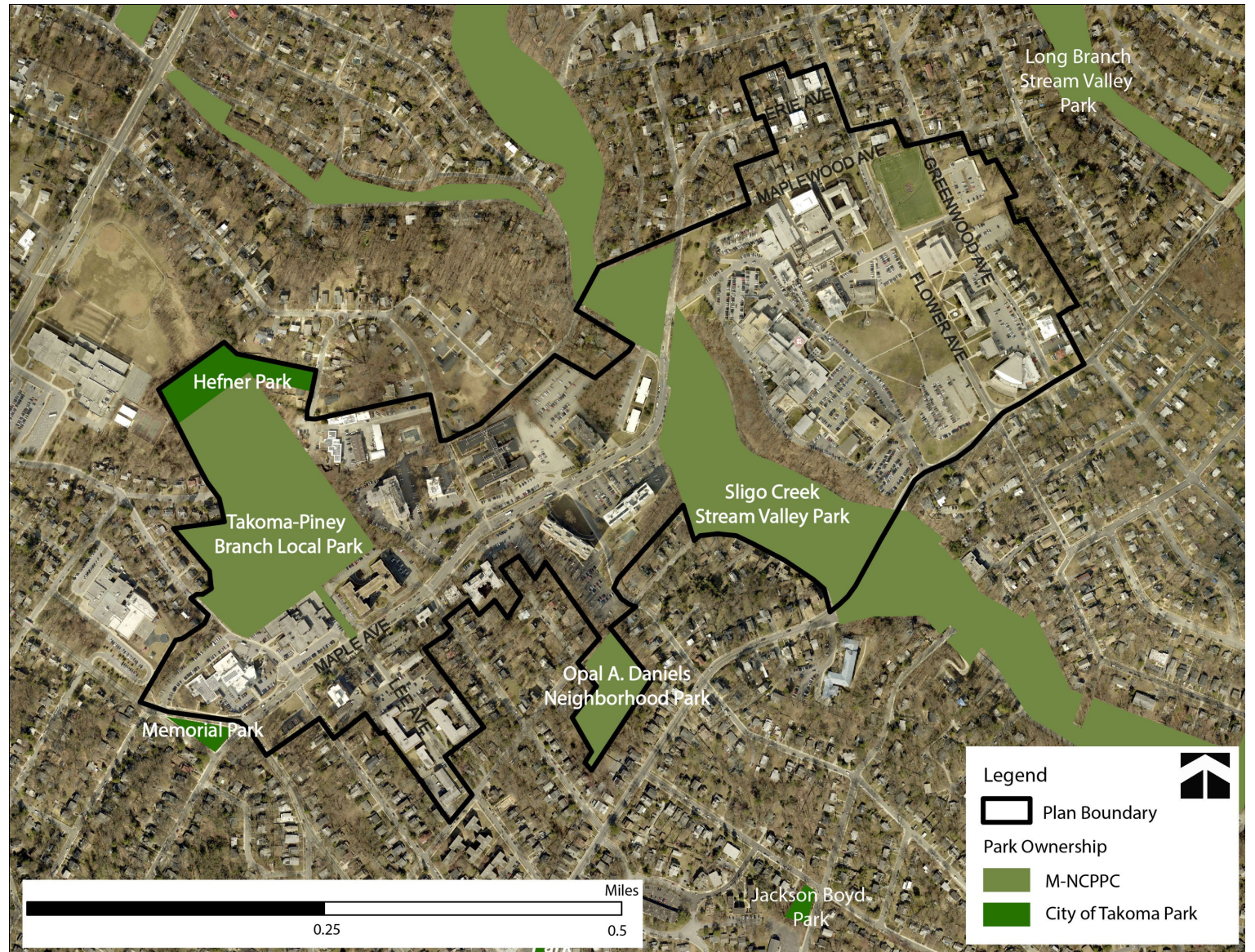
- One and two-story buildings
- Constructed between 1940 and 1970
- Street facing facades



Where Do We Gather?

Parks and Public Spaces

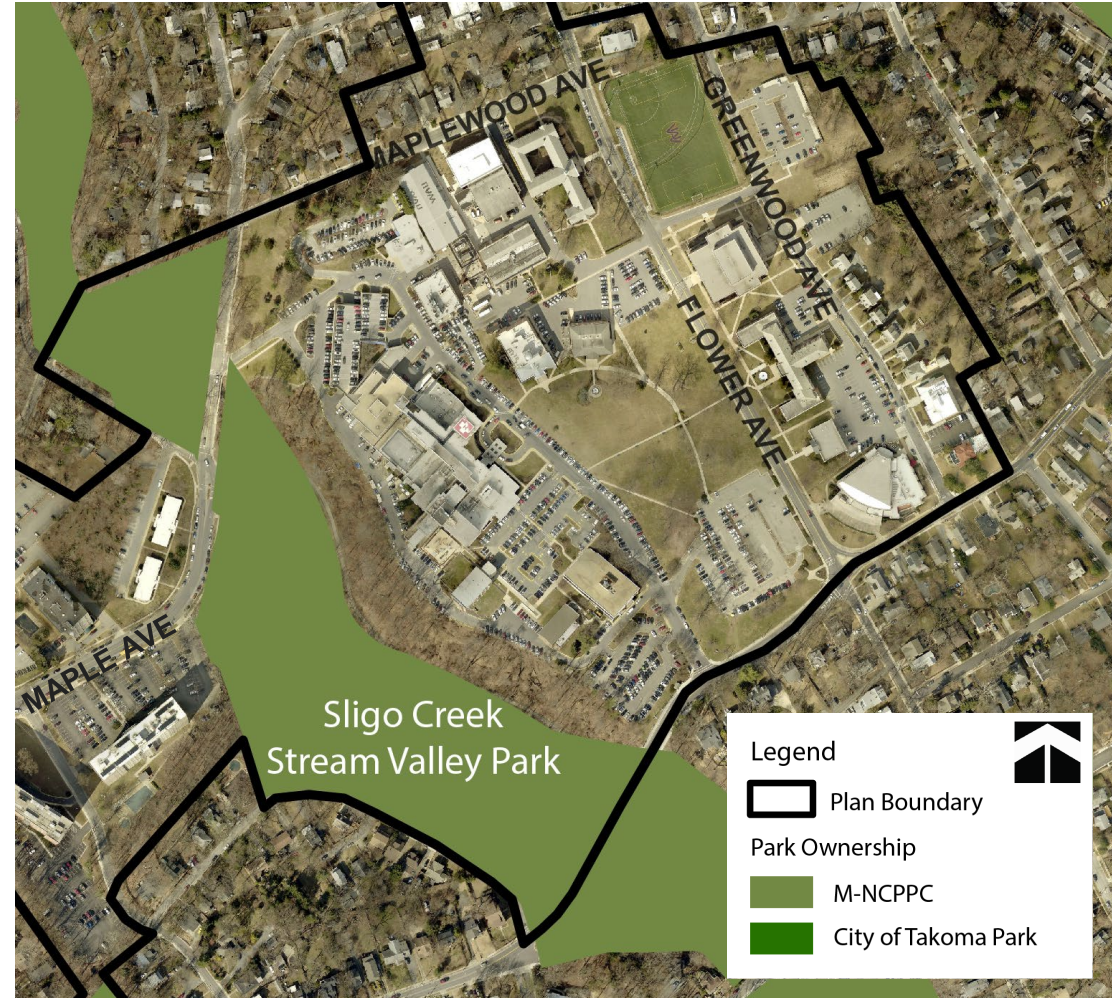
Parks



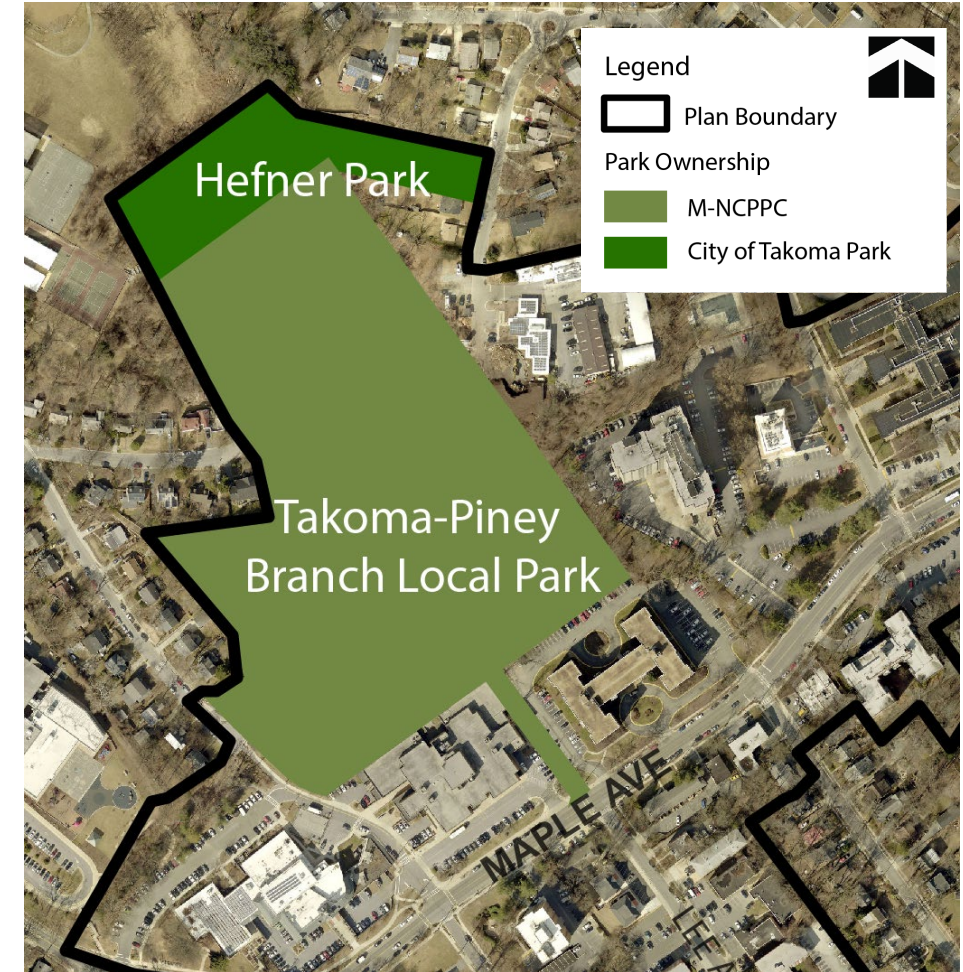
Sligo Creek Park



Credit: Google Maps/Streetview



Takoma-Piney Branch Park and Hefner Park



Opal A. Daniels Park



How Do We Get Around?

Transportation

Transportation System Performance Metrics

- Accessibility to Jobs (Auto & Transit)
- Travel Time (Auto & Transit)
- VMT per Capita
- Non-Auto Driver Mode Share (journey-to-work trips)
- Low-stress bicycle accessibility

Note: Low-stress bicycle accessibility is reported at the **countywide** level. All other metrics are reported at the **policy area** level.

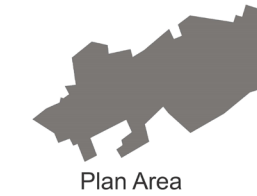
Transit

The plan area offers several transit network options:

- WMATA Metrorail Red Line –Takoma Station
- WMATA Metrobus
- Montgomery County Ride On bus (6 routes)
- MDOT/MTA Commuter bus routes
- University of Maryland-College Park Shuttle 111
- The Purple Line – opening 2026

MAP LEGEND

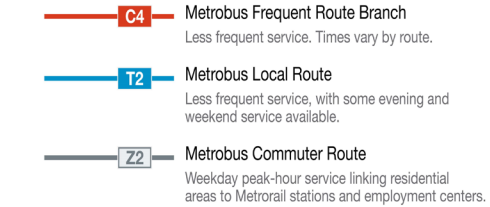
Rail Lines



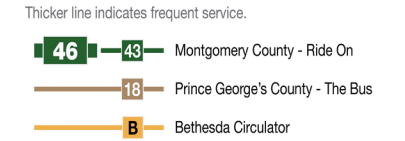
Metrobus Frequent Service



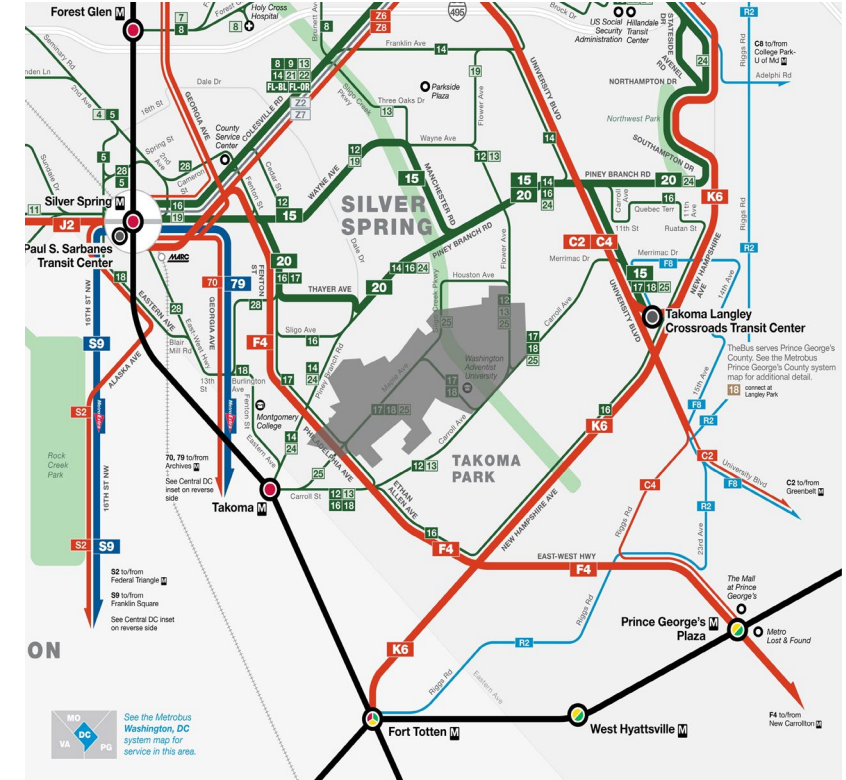
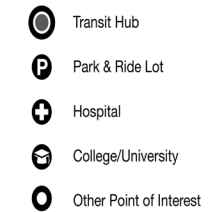
Metrobus Routes



Bus Routes Operated by City/County Systems



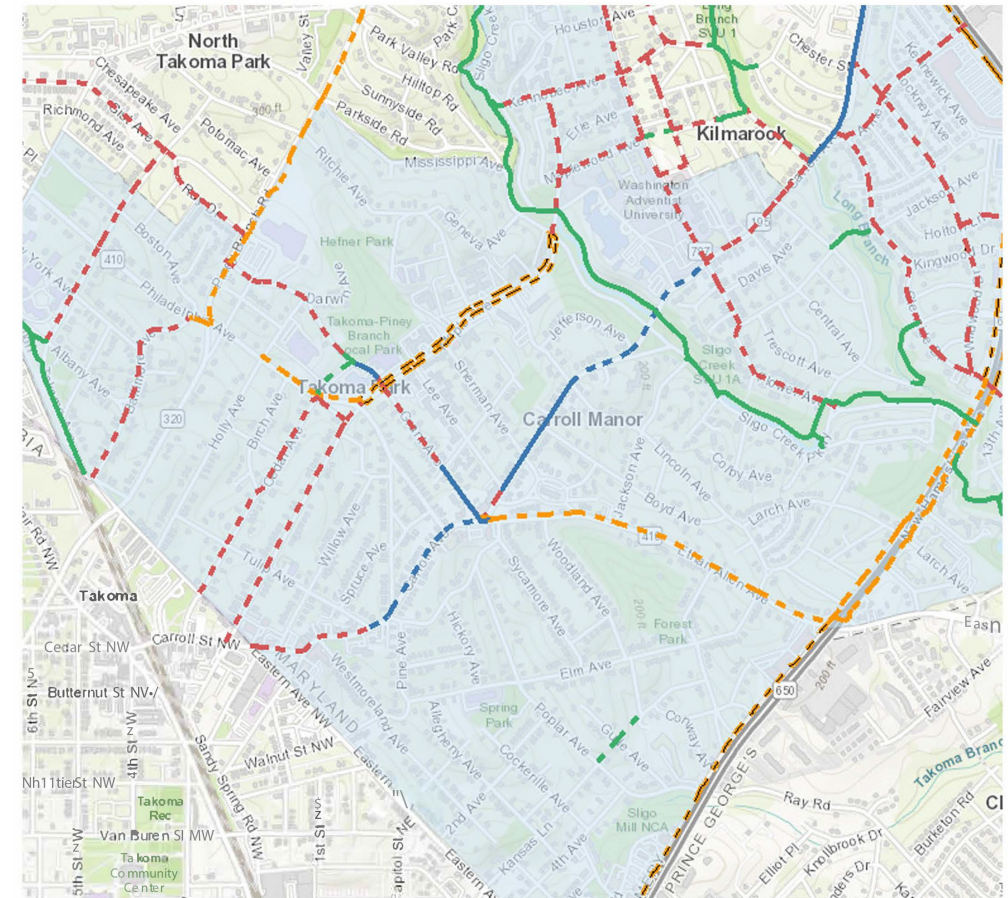
Map Symbols



Bikeways

The plan area has several existing and proposed bikeways:

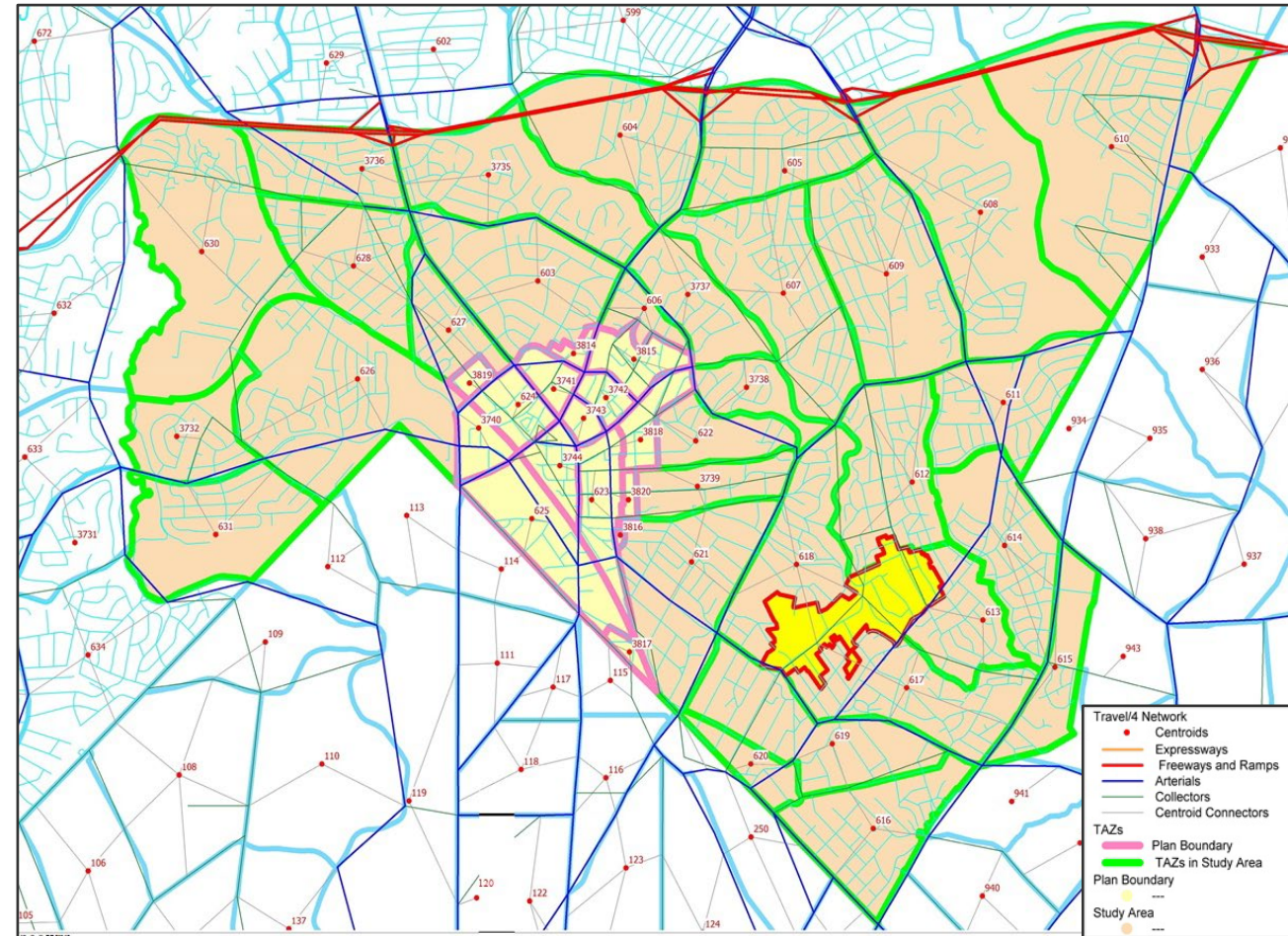
- Existing Striped Bikeways on Carroll and Flower Ave
- Proposed Shared roads on Carroll and Flower Ave
- Proposed Separated Bike Lanes on Maple Avenue
- Existing Trail on Sligo Creek



| Existing | Proposed | |
|----------|----------|----------------------|
| | | Trails |
| | | Sidepaths |
| | | Separated Bike Lanes |
| | | Striped Bikeways |
| | | Bikeable Shoulders |
| | | Shared Roads |

Transportation Network & Traffic Analysis Zones

- TRAVEL/4MP model network and TAZ structure applied in support of Silver Spring Downtown & Adjacent Communities Master Plan



Transportation Adequacy Determination

- The parent policy area of the TPMMPA area is the Silver Spring/Takoma Park policy area*.
- TPMMPA area is too small for the proposed plan land use and transportation recommendations to affect policy area-level transportation adequacy. **Therefore, the metrics results derived from the SSDAC Plan transportation analysis may be used for the TPMMPA.**

* As defined prior to the adoption of the 2020-2024 GIP.

Metrics Results

| Scenario | Auto Accessibility (Jobs) *1 | Transit Accessibility (Jobs) *2 | VHT (Minutes) *3 | PHT (Minutes) *4 | VMT per Capita* 5 | NADMS *6 |
|--|------------------------------|---------------------------------|------------------|------------------|-------------------|----------|
| 2015 Existing Conditions | 1,944,075 | 372,556 | 17.06 | 47.85 | 10.53 | 51.37% |
| 2015 Existing Conditions with VZ Recommendations & Removal of RL Operations on US29 & MD97 | 1,945,961 | 403,653 | 17.21 | 48.29 | 10.52 | 51.63% |
| Year 2045 2000 Adopted SS CBD Master Plan LU & Network | 2,215,096 | 647,323 | 18.63 | 47.73 | 9.96 | 58.58% |
| Year 2045 Proposed Master Plan LU + VZ Recommendations & Removal of RL Operations on US29 & MD97 | 2,212,081 | 646,963 | 18.61 | 47.67 | 9.93 | 58.41% |

Note: All data is derived from the SSDAC Plan transportation analysis.

*1 Total Jobs/ Total Population

*2 Total Jobs/Total Population

*3 Total VHT/Total Auto Trips, VHT denotes Vehicle Hours of Travel

*4 Total PHT/Total Transit Trips, PHT denotes Person Hours of Travel

*5 Total VMT/(Total Pop+Total Emp), VMT denotes Vehicle Miles of Travel

*6 Non-Auto Trips/Total Trips, NADMS denotes Non-Auto Drive Mode Share

Key Takeaways

Comparison of existing conditions relative to projected future conditions:

The metrics are projected to improve over time. Our master plans are taking us in the right direction.

Comparison of adopted plan relative to proposed plan:

The metrics results are **generally** equivalent, indicating that the proposed plan recommendations maintain transportation adequacy.

How Green is Our Community?

Environment

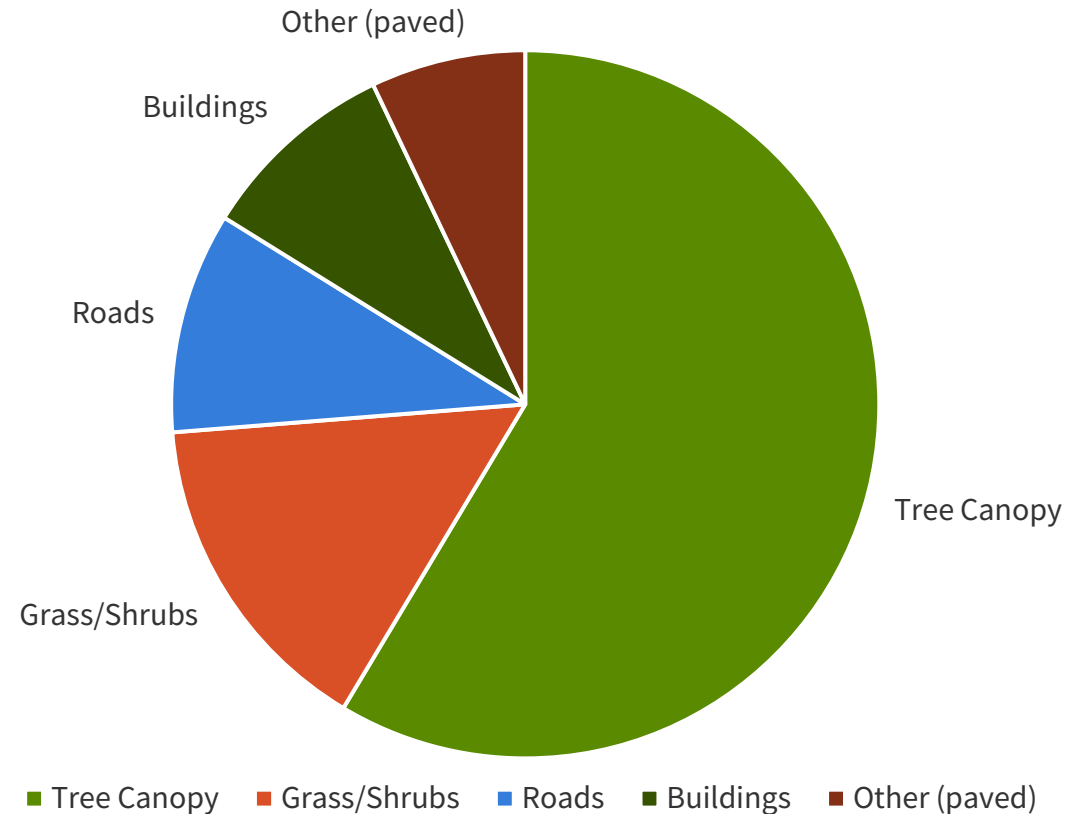
Tree Canopy & Land Coverage

Sources of Tree Canopy

- Wooded Areas/Forest
- Street Trees
- Residential Trees
- Public/Park Trees

Threats to Canopy Cover

- Invasive Species
- Loss of forest
- Loss of Species Diversity
- Pests and nuisance species
- Climate Change

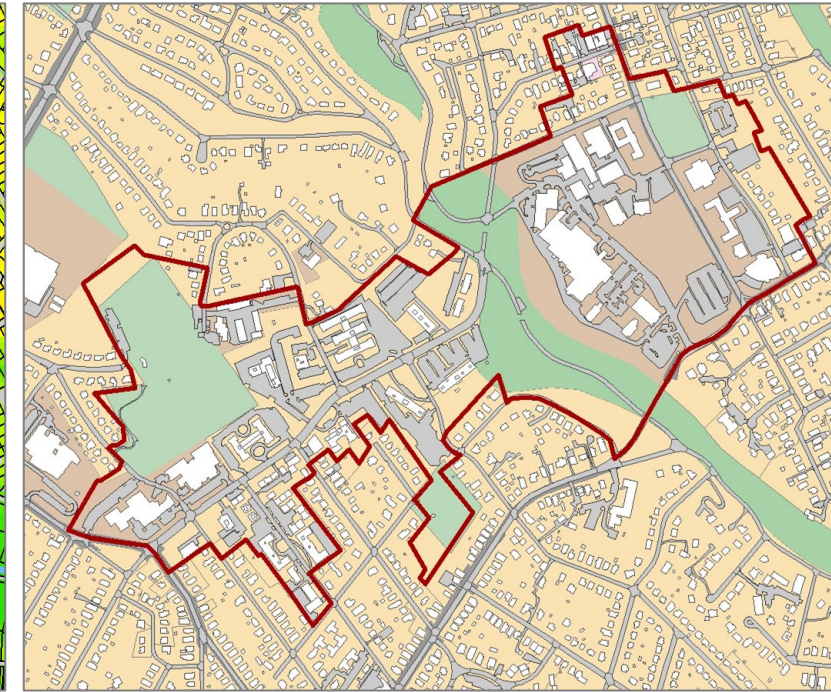
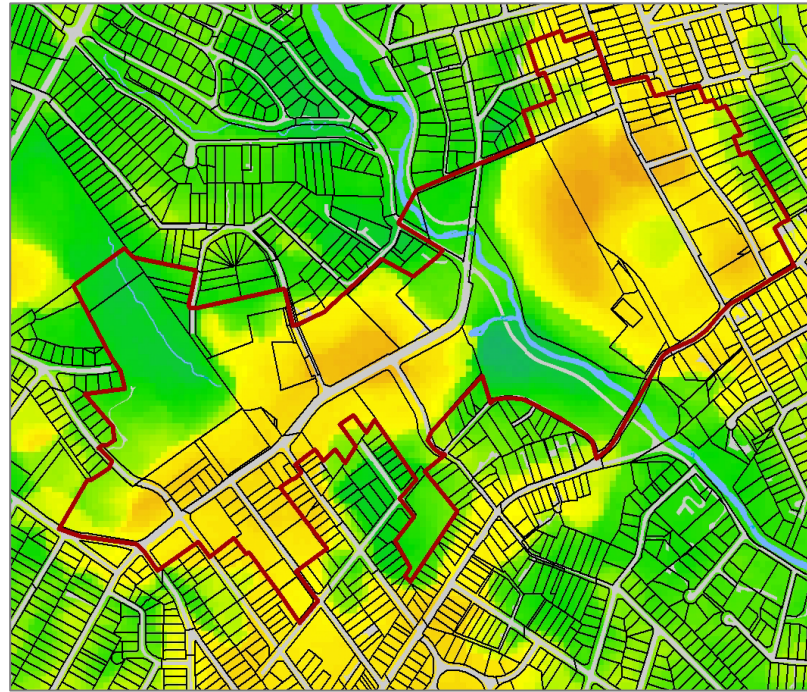


¹Source: [2018 Takoma Park Tree Canopy Report](#)

Heat Island

Contributing Factors:

- Air Temperature
- Tree Cover
- Surface Materials
- Built Environment



High: 97 F

Moderate: 85 F

Low : 79 F

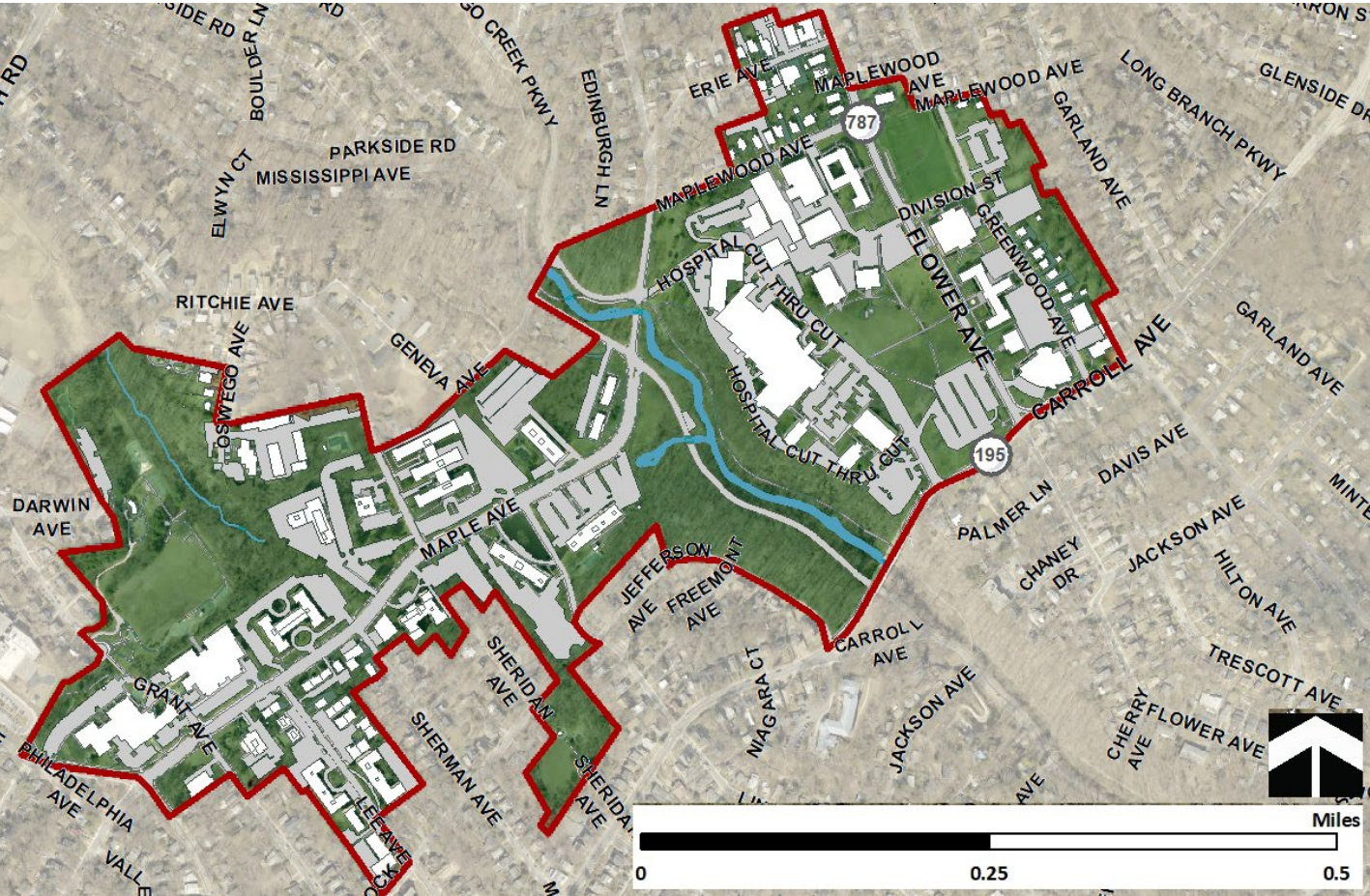


Green areas

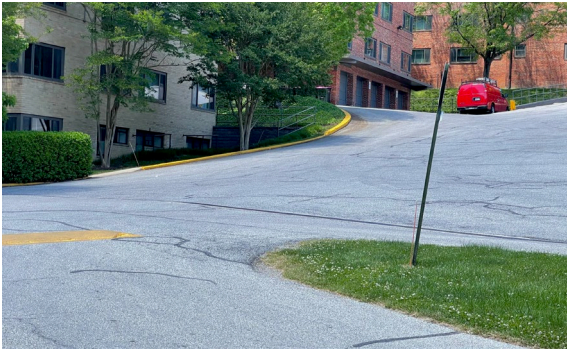
Surface Parking Lots

Buildings/Rooftops

Impervious Surfaces



Buildings – 20% Roads and Parking Lots – 36% Unpaved - 44 %

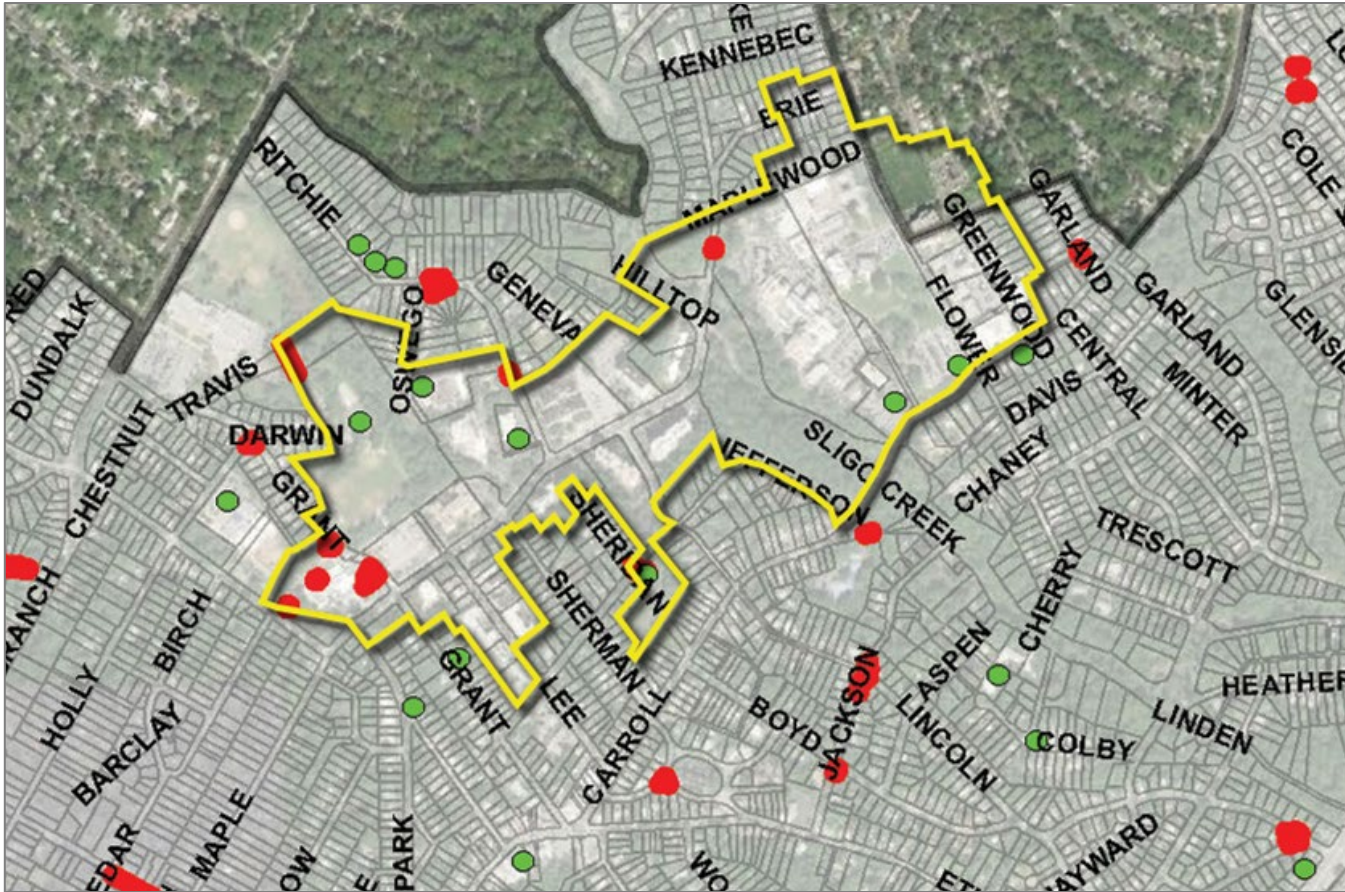


Surface Parking for Apartments Along Maple Ave

| 2021 ANACOSTIA RIVER REPORT CARD | | | | |
|---|------------------------------|-------|-------|------------------|
| | | SCORE | GRADE | MULTI-YEAR TREND |
| Water Quality Indicators (Quantitative) | Dissolved Oxygen | 52% | F | ↑ |
| | Fecal Bacteria | 46% | F | ↓ |
| | Water Clarity | 49% | F | ↑ |
| | Chlorophyll <i>a</i> | 81% | B- | ↑ |
| | Submerged Aquatic Vegetation | 100% | A | ↑ |
| | Stormwater Runoff Volume | 48% | F | ↓ |
| Remediation Indicators (Qualitative) | Toxics Remediation | 61% | D- | ↑ |
| | Trash Reduction | 64% | D | ↑ |
| OVERALL GRADE | | 63 | D | ↑ |

²Source: [Anacostia Watershed Society](#)

Stormwater Management (SWM) Facilities (2018)



Permitted SWM Facility



Public SWM Facility



Surface Parking at Washington Adventist University



SWM facility at Washington Adventist University along Flower Ave

³Source: [City of Takoma Park](#)

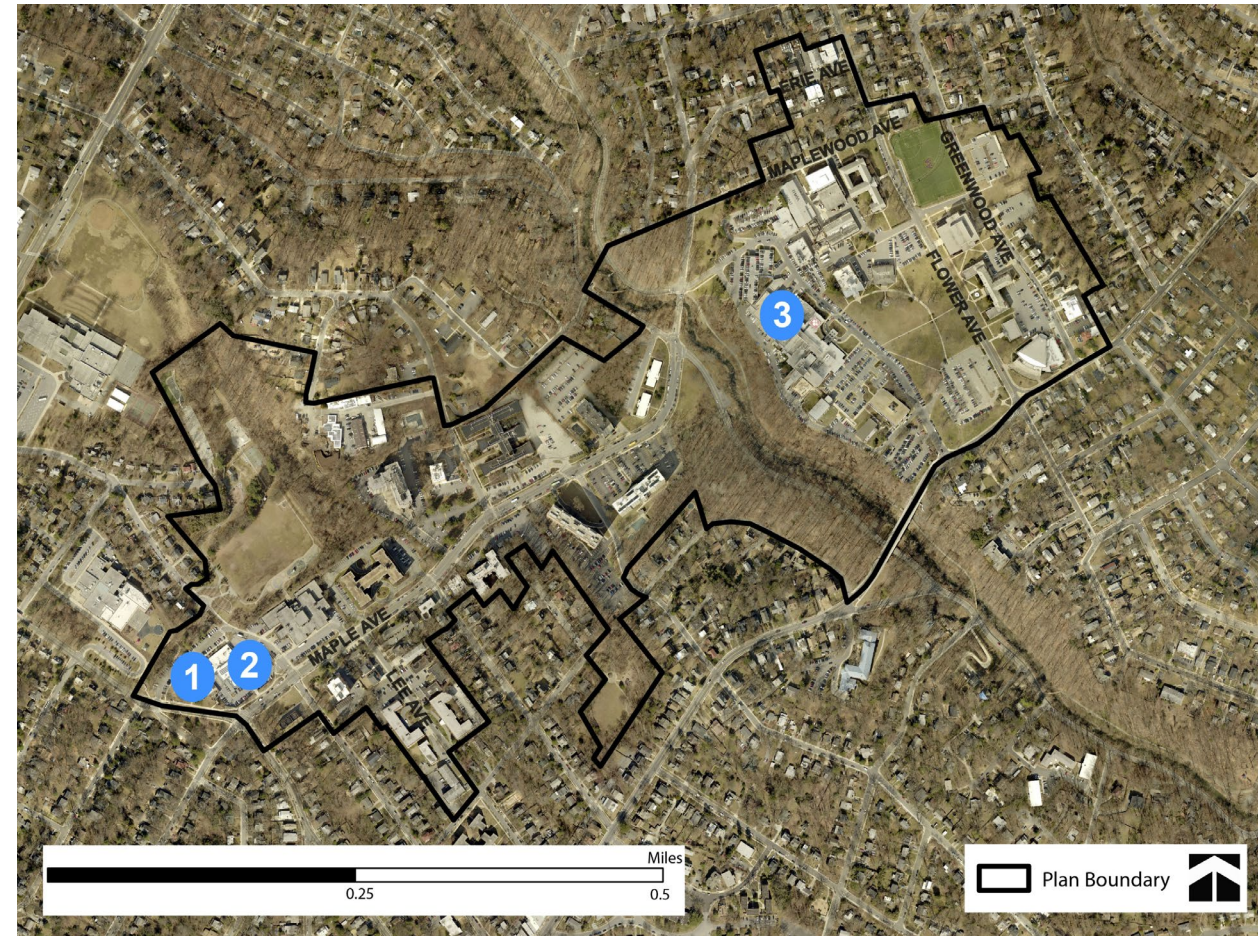
Green Building Certifications (LEED)

LEED Buildings in Study Area

1. Takoma Park Auditorium – 7500 Maple Ave.
2. Takoma Park Library – 101 Philadelphia Ave
3. WAU Health Professions and Wellness Center – 7600 Flower Avenue

Other LEED Buildings in Takoma Park

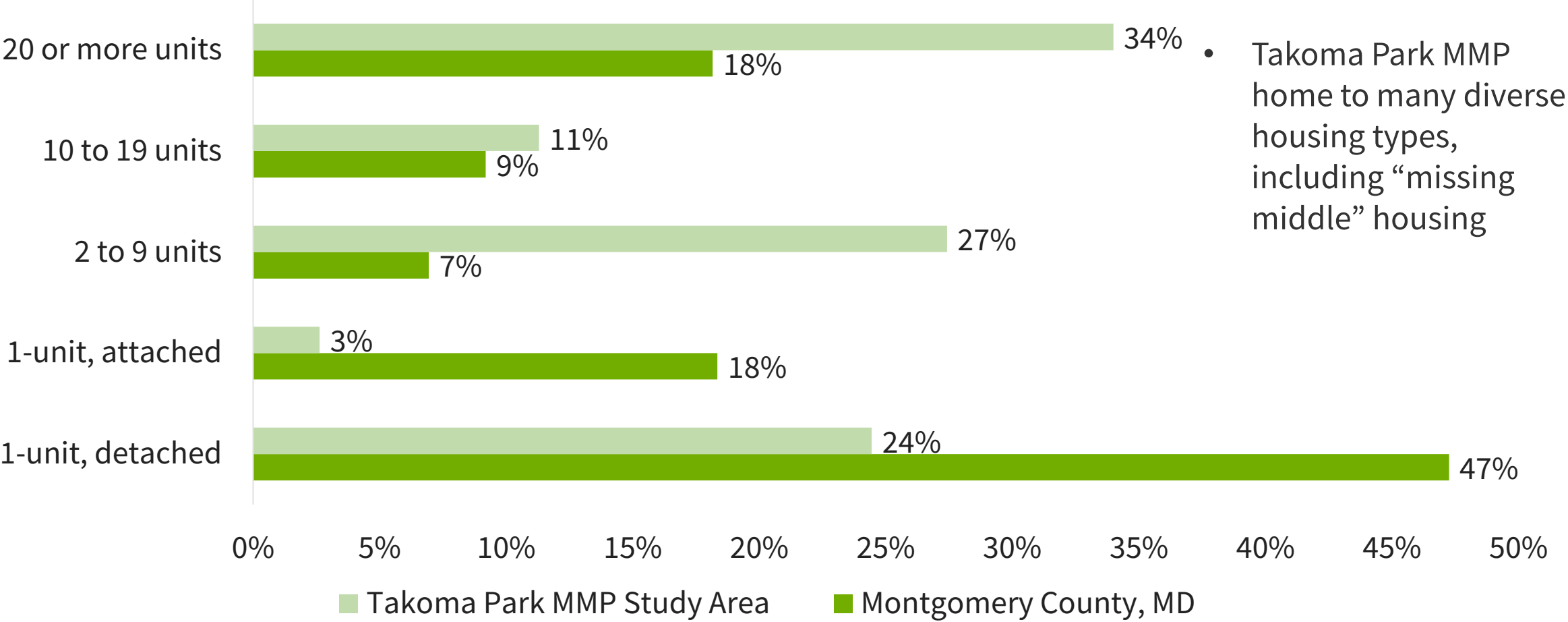
- 7009 Woodland Ave
- 6507 Highland Ave
- 7600 Takoma Ave
- 6601 New Hampshire Ave
- 7305 Jackson Ave



Where Do We Live?

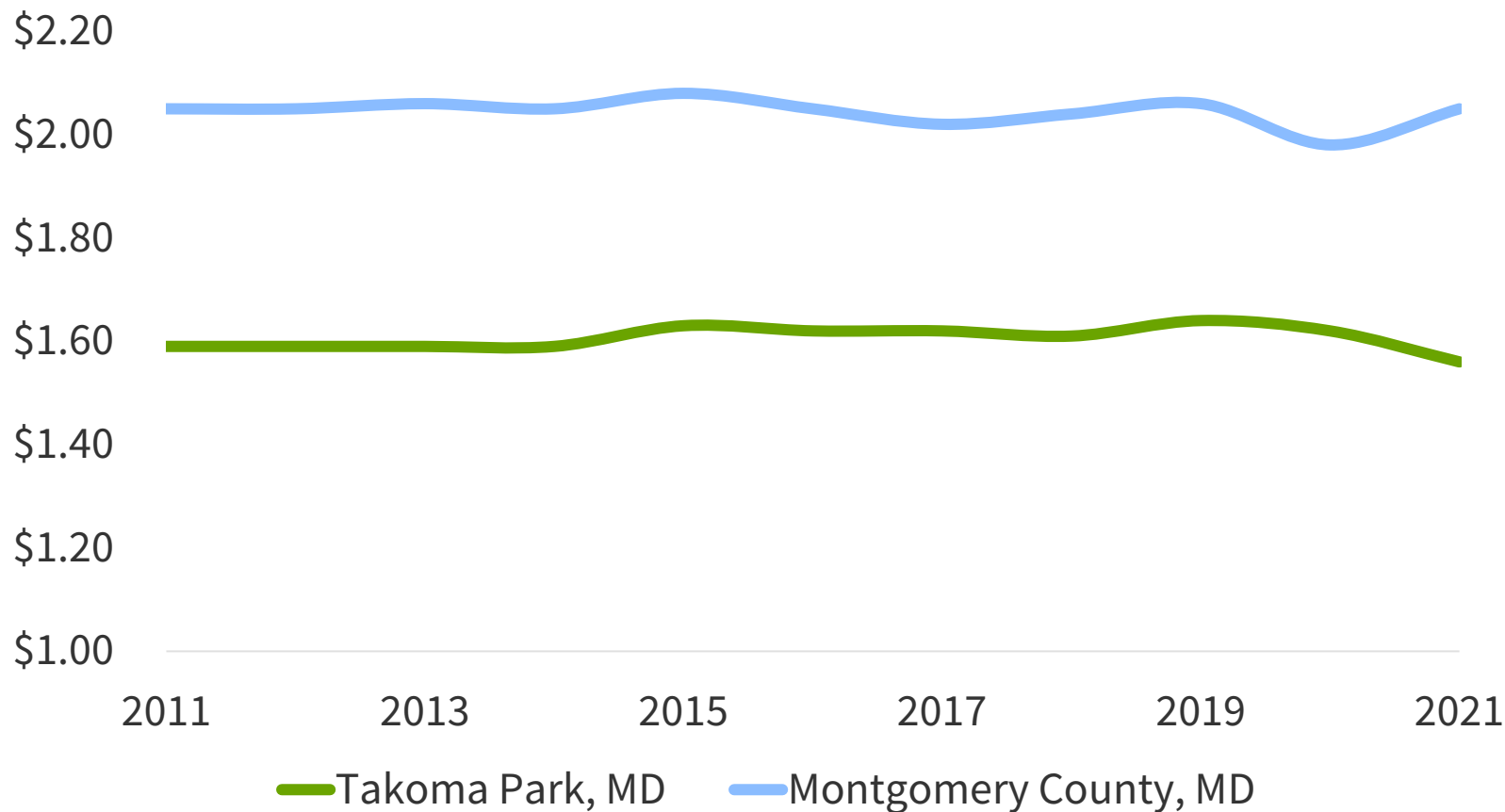
Housing

Units in Structure



Source: 2015-2019 5-Year ACS

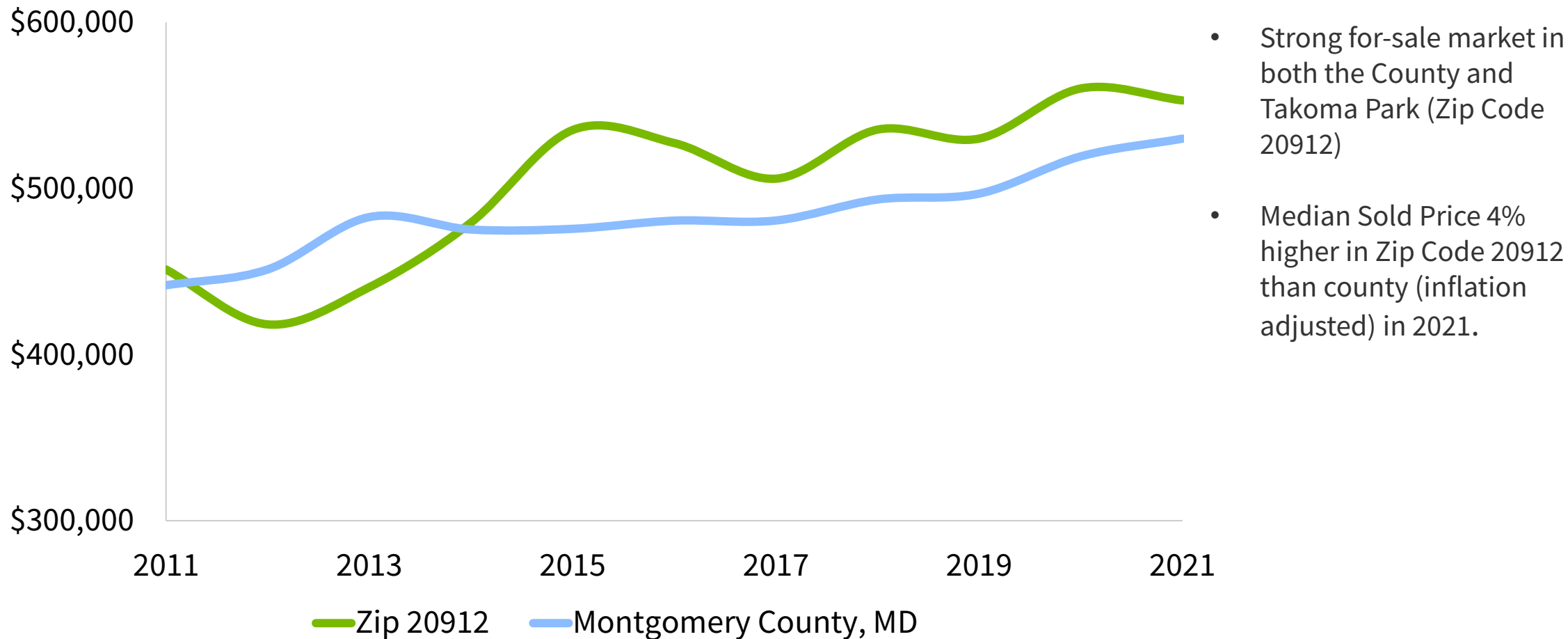
Effective Rent/SF (Inflation Adjusted)



- Takoma Park’s average effective rent/sf are 30% lower than the county’s
- \$1,887 average effective rent in county vs. \$1,313 in Takoma Park in 2021
- *Many rental facilities in Takoma Park are under rent stabilization and cannot increase the rent more than the city’s rent stabilization allowance

Source: CoStar

Median Sold Price (Inflation Adjusted)



Source: MRIS

How Are We Supported?

Community Resources, Facilities and Schools

Public Schools (K-12)

The Plan area is served by the following MCPS schools:

- High Schools
 - Blair HS (Downcounty Consortium)*
- Middle Schools
 - Silver Spring International MS
 - Takoma Park MS
- Elementary Schools
 - Rolling Terrace ES
 - Takoma Park ES (K-2) / Piney Branch (3-5) ES

*The projected overutilization at Blair HS is expected to be relieved through boundary changes between the Downcounty Consortium High Schools and Walter Johnson HS once the capital projects scheduled at Northwood HS & Woodward HS are complete.



Community Resources

1. Takoma Park Maryland Library
2. Takoma Park Community Center – Sam Abbott Citizens' Center
3. Pool – Piney Branch Elementary School
4. Hefner Park Community Center
5. Public Works Facility
6. Washington Adventist Hospital
7. Washington Adventist University
8. Takoma Park Middle School

Outside of Plan Area (Not shown on map)

- Takoma Park Volunteer Fire Department
- Takoma Park Recreation Center





What Have We Heard?

Community Engagement

Engagement Tools and Results

Drop In
Sessions

Canvassing

Flyers &
Newsletters

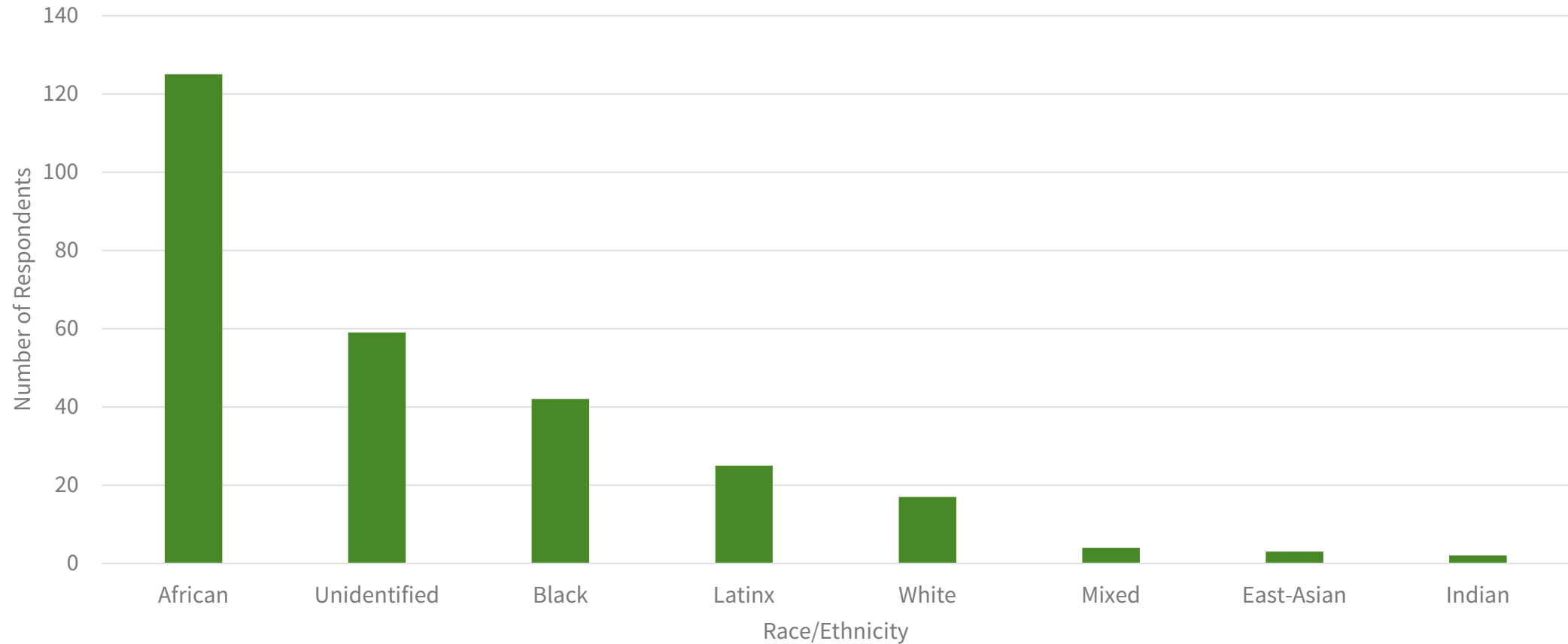
Interviews

500+
Comments

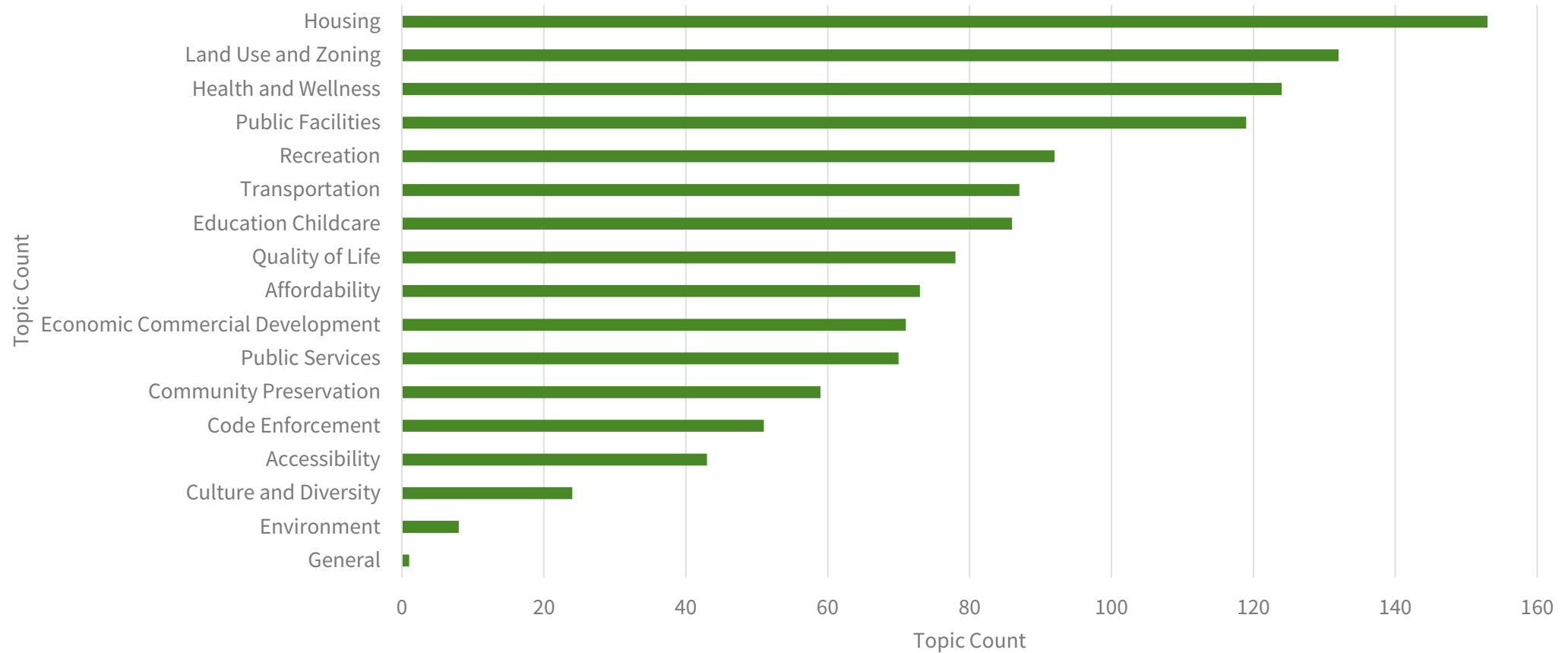
137 eLetter
subscribers

175 phone
numbers

Canvassing Participation by Race/Ethnicity



Canvassing Topics



Next Steps

Plan Timeline

Scope of Work: Fall 2021

Existing Conditions/ Engagement/: Fall 2021 – Winter 2022

Visioning and Preliminary Recommendations: Spring 2022 – Summer 2022

Progress Draft: Summer 2022 - Fall 2022

Public Hearing/Work Sessions: Fall 2022 – Winter 2022

Planning Board Draft: Winter 2022

County Review/Hearing/Work Sessions: Winter 2023 – Spring 2023

Commission Adoption of Plan: Summer 2023

Sectional Map Amendment: Summer 2023

Contact Us

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