



**City of Takoma Park, Maryland  
Housing and Community Development Department**

# **Memorandum**

**To:** Sara Anne Daines, Community Development Director  
**From:** Lyndsey Cloutre, Planning Intern  
**Date:** April 12, 2016  
**Re:** Maplewood Avenue Parking

## **Summary**

Maplewood Avenue will soon be impacted by the Maryland State Highway Administration (SHA)'s reconstruction of the Carroll Avenue bridge, as traffic will be detoured through the neighborhood while the bridge is closed. SHA's traffic consultant has recommended a temporary reduction of on-street parking on Maplewood Avenue in order to accommodate the anticipated increase in vehicular traffic.

At the request of the City Manager, Housing and Community Development (HCD) staff investigated the current parking use on Maplewood Avenue as it relates to the planned detour and associated parking reduction. Based on a review of parking data and field conditions, there is more than ample on-street parking capacity for the registered number of parked cars with Area 4 parking permits and cars parked on-street during enforcement hours. All residential properties on Maplewood Avenue also have curb-cuts providing exclusive or shared access to off-street parking. HCD staff concurs with the recommendation for reduced parking on Maplewood Avenue and encourages additional enforcement during the bridge reconstruction.

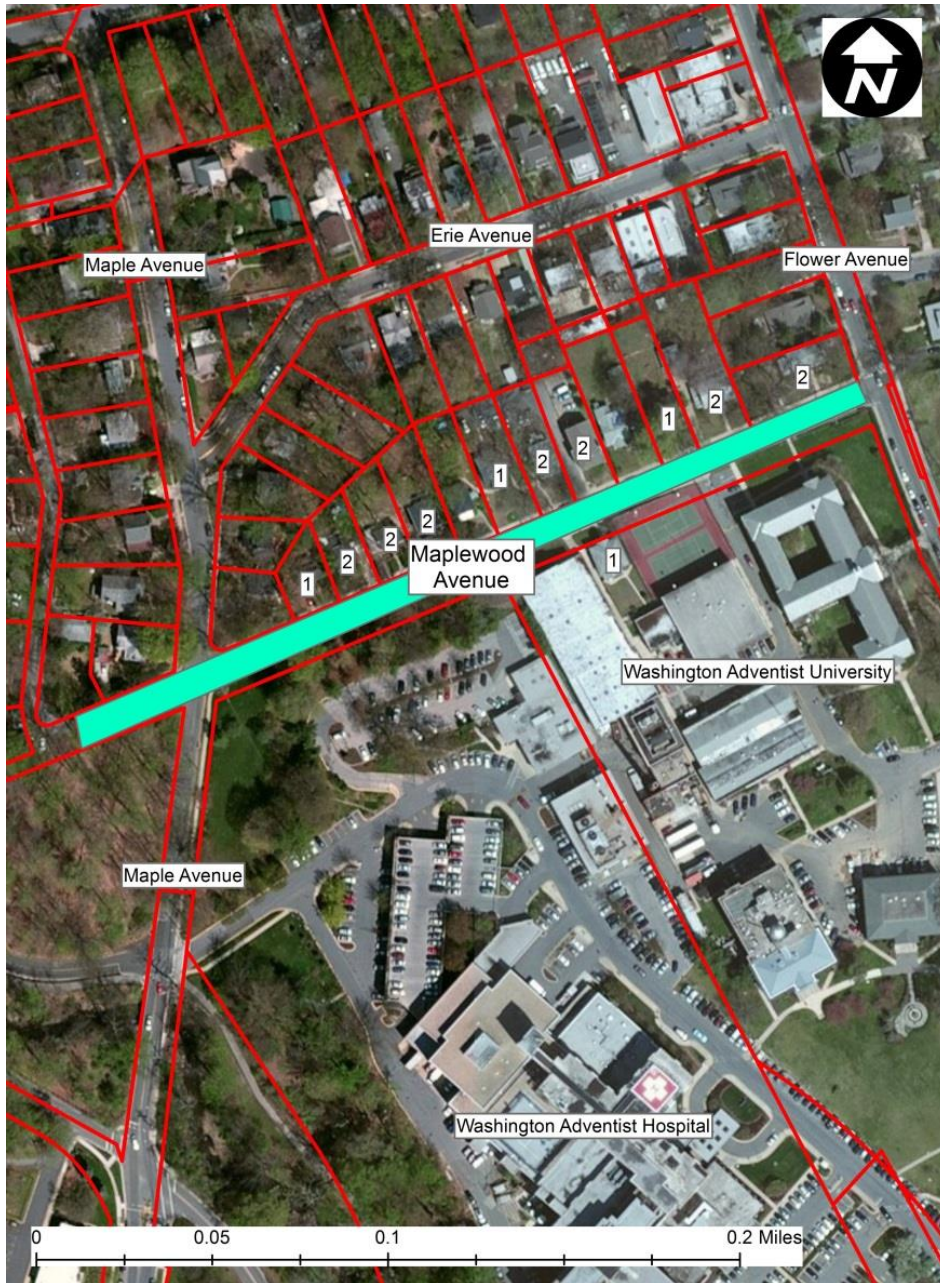
## **Present Conditions on Maplewood Avenue**

Maplewood Avenue is a two-block residential street in Takoma Park between Sligo Creek Parkway and Flower Avenue. The shorter 600 block has only 1 residence, while the 700 block consists of 12 residential properties on the north side (westbound), and the Washington Adventist University and Washington Adventist Hospital on the south side (eastbound). The 12 residential properties on the north side are a mix of single-family and 4-6 unit multi-family properties. There is a 4 unit multi-family property owned by Washington Adventist University on the south side of the street, to be demolished for the University's future Health Professions and Wellness Center. The City has issued a permit to the University's contractor to work in the Maplewood Avenue right-of-way which will constrain traffic and reduce parking on the south side of the street. The permit stipulates the contractor's work must be completed by June 1, 2016, and if the bridge closes at any time before that date, the road be repaired to operable condition within 24 hours of the closure. All residential properties on the north side of the street have off-street parking; the single-family homes have either shared driveways or private driveways and the multi-family properties (712-718 Maplewood) have a shared lot behind the buildings.

Maplewood Avenue is the location of the City's Area 4 residential permit parking zone. Enacted under Ordinance 1993-7, on-street parking along the 600 and 700 blocks of Maplewood Avenue became restricted to Area 4 permit-holders between 8:00 a.m. and 7:00 p.m. Monday-Friday, and available to any vehicle outside of these permit hours. The 8000 block of Maple Avenue (bisecting the two blocks of

Maplewood) was initially included in the residential parking permit zone, but residents later petitioned to have permit parking removed from their block. As of April 5, 2016, 18 vehicles have active Area 4 permits; all of which belong to residents of the 700 block of Maplewood Avenue.

Parking is permitted on both sides of the 700 block of Maplewood Avenue. Accounting for curb cuts, fire hydrants, and an estimated 22' on-street parking space length, the 700 block of Maplewood Avenue can accommodate approximately 42 parked cars on the south side, and 41 parked cars on the north side.



*Map of Maplewood Avenue & the immediate vicinity showing the property boundaries and the number of active Area 4 parking permits per property. Two properties on the 700 block of Maplewood Avenue, 712 & 720, do not have Area 4 parking permits associated with these addresses.*

## Maplewood Avenue Parking Use Findings

To assess current use and anticipate parking impacts during the Carroll Avenue bridge reconstruction, HCD staff counted parked vehicles on Maplewood Avenue on five weekdays between April 5 and April 18, 2016. On April 6-8, two counts were taken each day – the first between 9 and 9:30 AM and the second between 1:30 and 2 PM. Two additional counts were taken on April 5 (PM only) and April 18 (AM only). For each count, staff noted the total number of cars parked both on the north and south sides of the street and whether the cars displayed an Area 4 permit or visitor permit.

The results are as follows:

	North Side: Permits + Visitor	South Side: Permits + Visitor	No Permits Both Sides	Total Parked Cars
Average Weekday AM	2	0	2	4
Average Weekday PM	2	1	2	4

## Conclusions

Based on the results of the vehicle count, HCD staff concurs with SHA’s recommendation to remove on-street parking on the south side of the 700 block of Maplewood Avenue for the duration of the Carroll Avenue bridge reconstruction. Although the available space for on-street parking on the north side of Maplewood Avenue will be somewhat reduced during the detour to accommodate bus turning movements, there is surplus capacity on the north side for the total number of vehicles with Area 4 parking permits (18) as well as the maximum number observed during permit restriction hours (8). Furthermore, all residential properties on the north side of Maplewood Avenue have curb-cuts with access to off-street parking, further minimizing impacts to residential parking. Since adjacent streets are not subject to permit parking restrictions, Maplewood Avenue residents and visitors can take advantage of parking on these streets, if needed.

Field observations also indicate that minimal enforcement of permit parking in Area 4 has been effective, supported by 2015 ticketing in residential parking permit zones, where only 5% of tickets issued citywide for Residential Permit Parking violations were on Maplewood Avenue. Additional enforcement of Area 4 parking is recommended throughout the detour period to ensure ample room for both permitted cars and the anticipated increase in traffic.

Moving forward beyond the Carroll Avenue bridge reconstruction, options to be considered for changes to parking on Maplewood Avenue (as part of City-wide parking study) include:

- Eliminating the Area 4 Permit
- Restricting the Area 4 permit to only the north side of Maplewood Avenue, either with unrestricted parking on south side or metered parking on the south side
- Maintaining the Area 4 Permit and offer a limited number of permits to Washington Adventist University