



# Takoma Park

## MINOR MASTER PLAN AMENDMENT



# Existing Conditions



# Partnerships

## City of Takoma Park provides:

- Partnership support for stakeholder engagement
- Data collection for existing conditions
- Environmental planning related to the City's Tree Ordinance and stormwater management authorities
- Development of recommendations particularly economic development, housing, and potential school sites

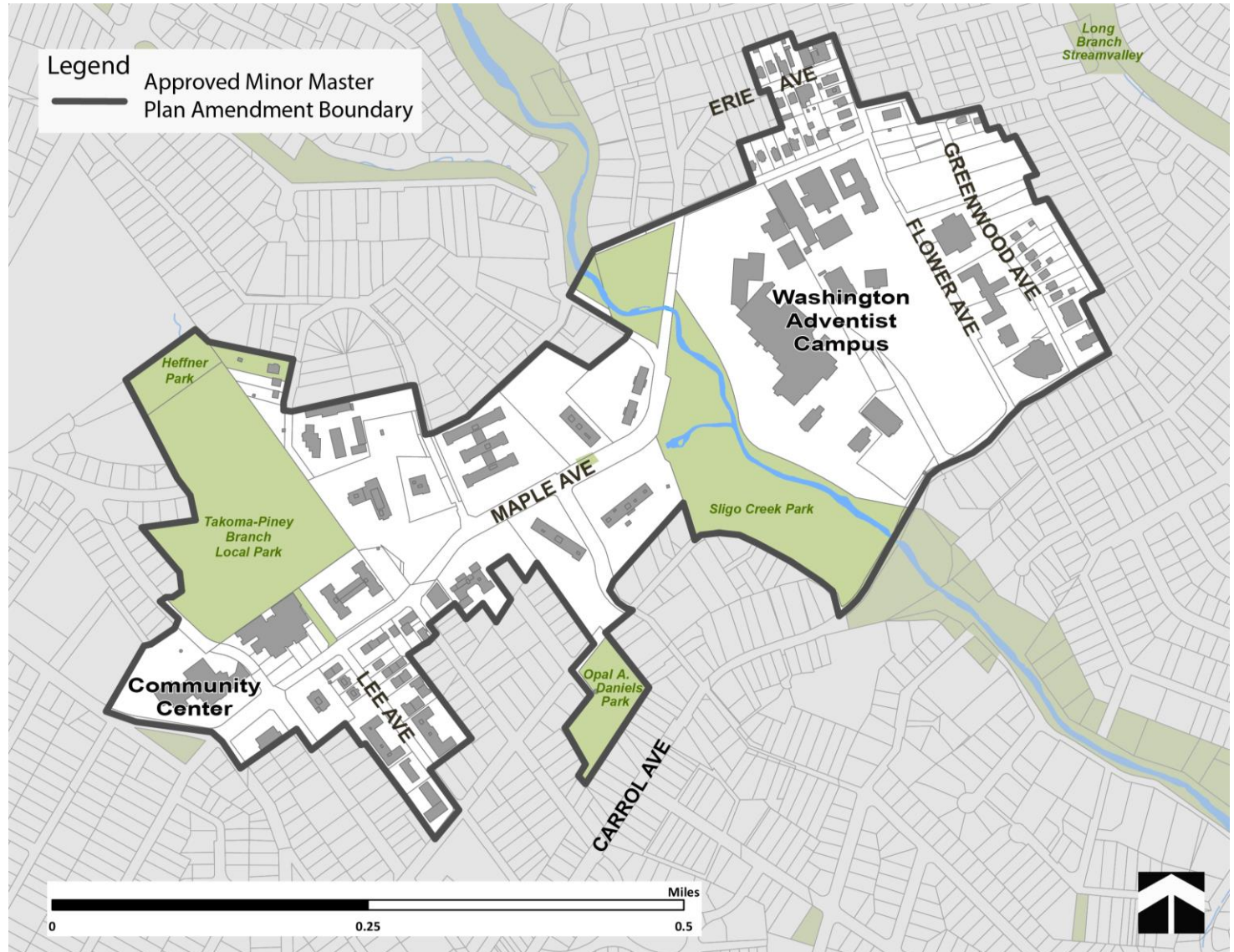
## Other plan partners include:

- Multifamily property owners
- Affordable housing providers
- Major employers and institutions
- County government agencies including Montgomery County Public Schools

## Takoma Park Minor Master Plan Amendment Boundary

# Boundary

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



# 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 Open Space
- 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

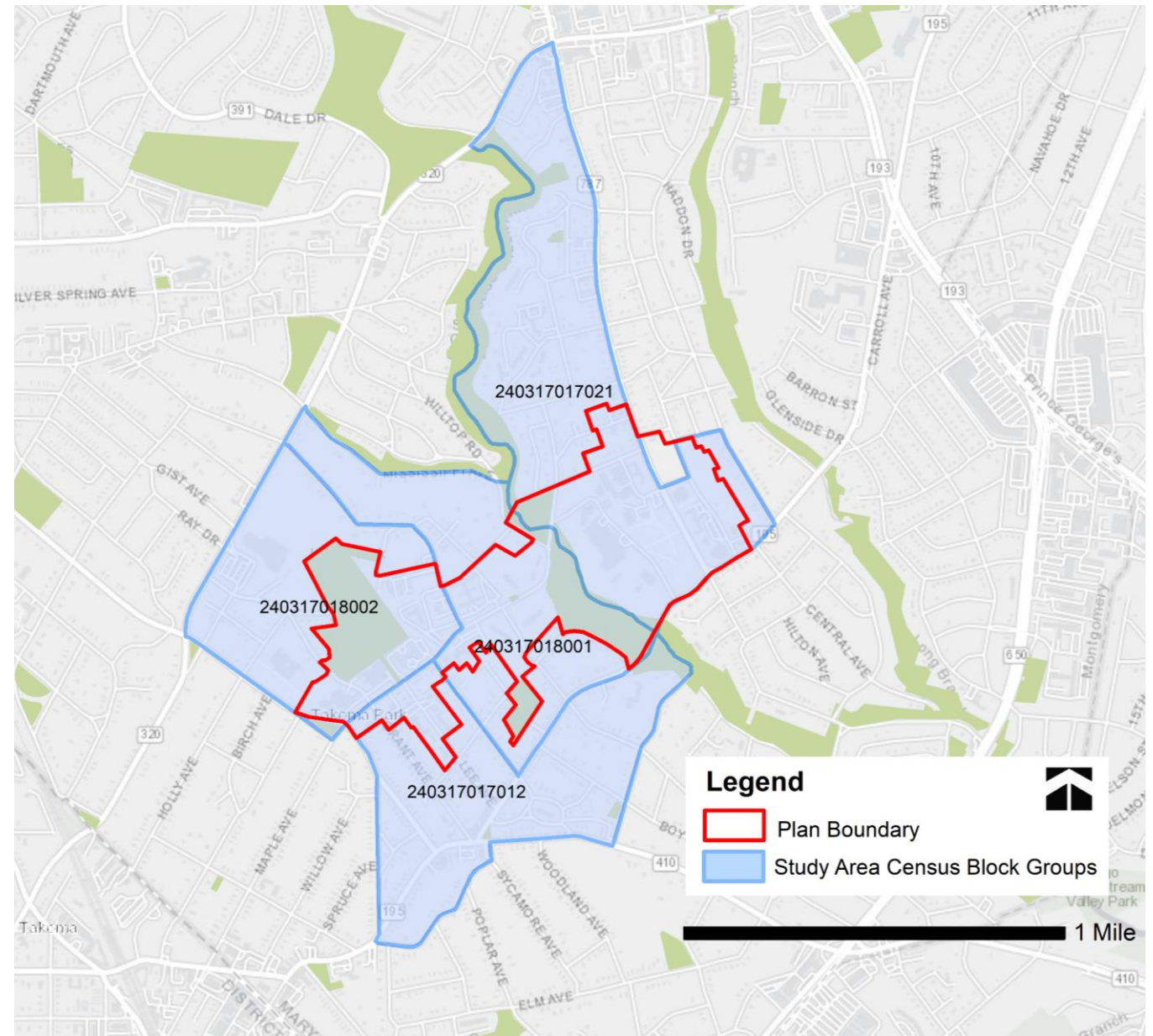


# Who Lives Here?

## Demographics

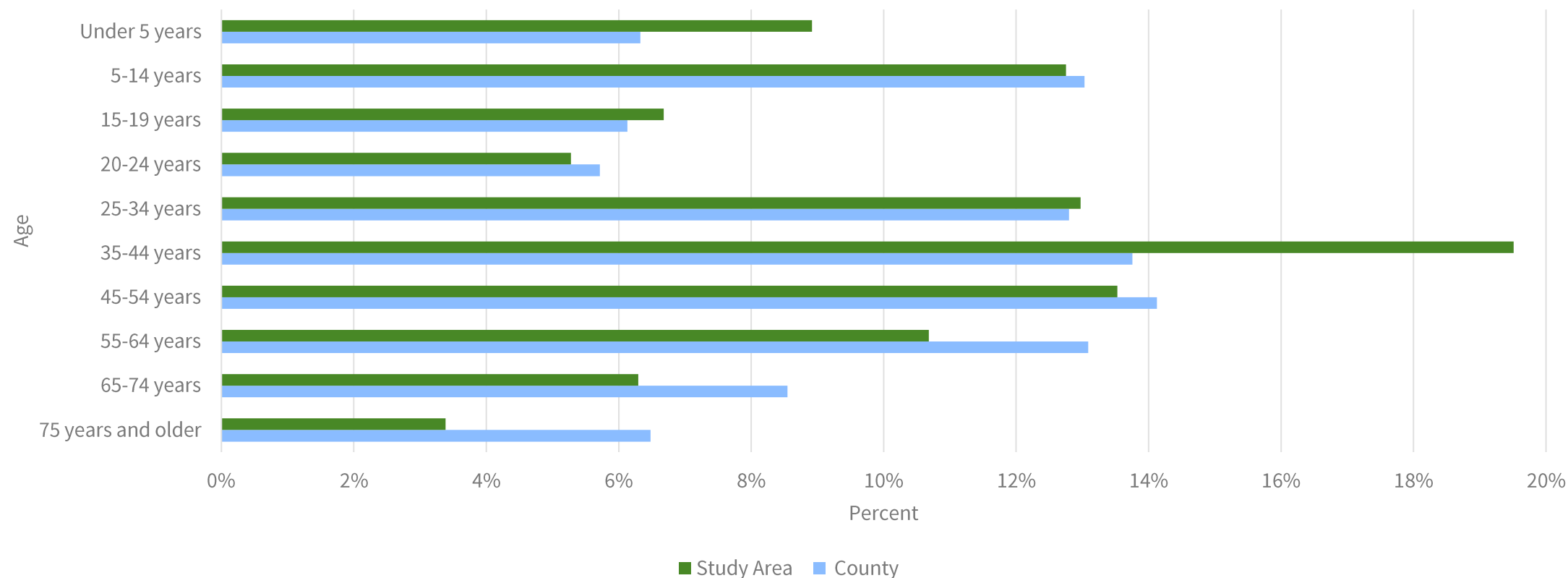
# Study Area

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



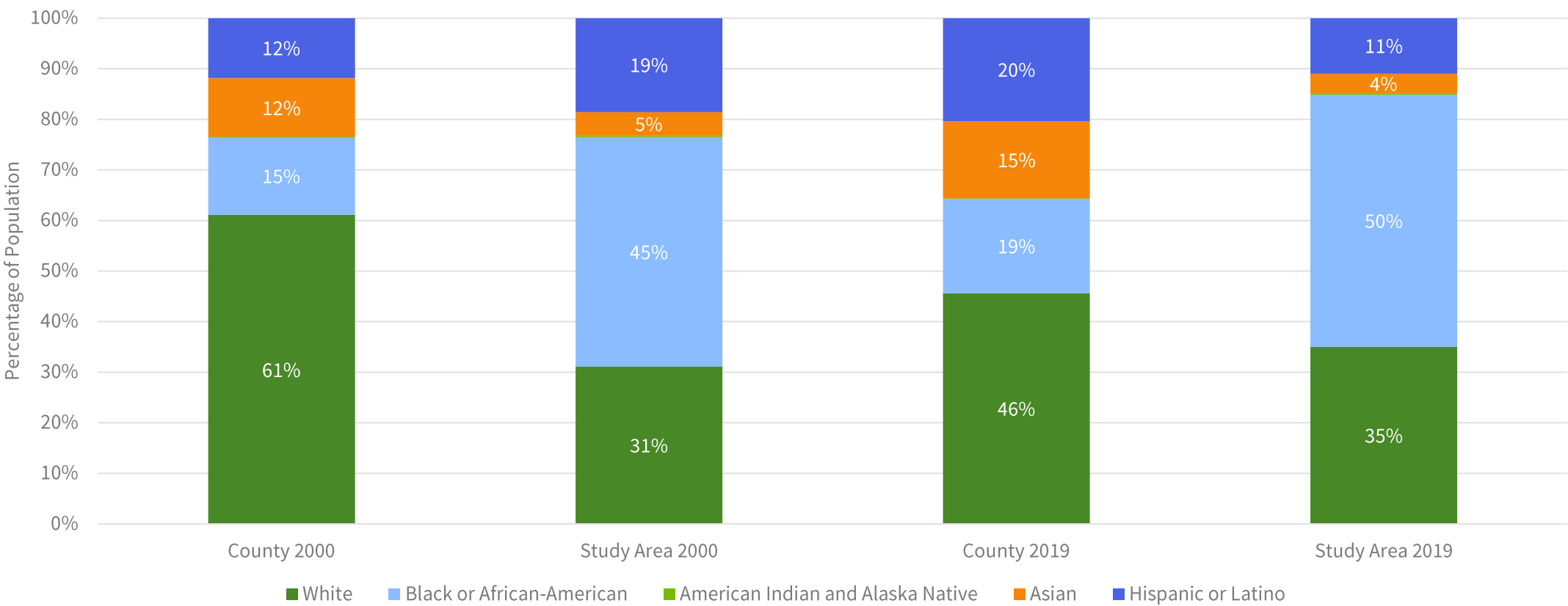


# Study Area - Age Distribution



Source: 2015-2019 ACS

# Study Area - Race and Ethnicity



Source: 2010 US Census and 2015-2019 ACS

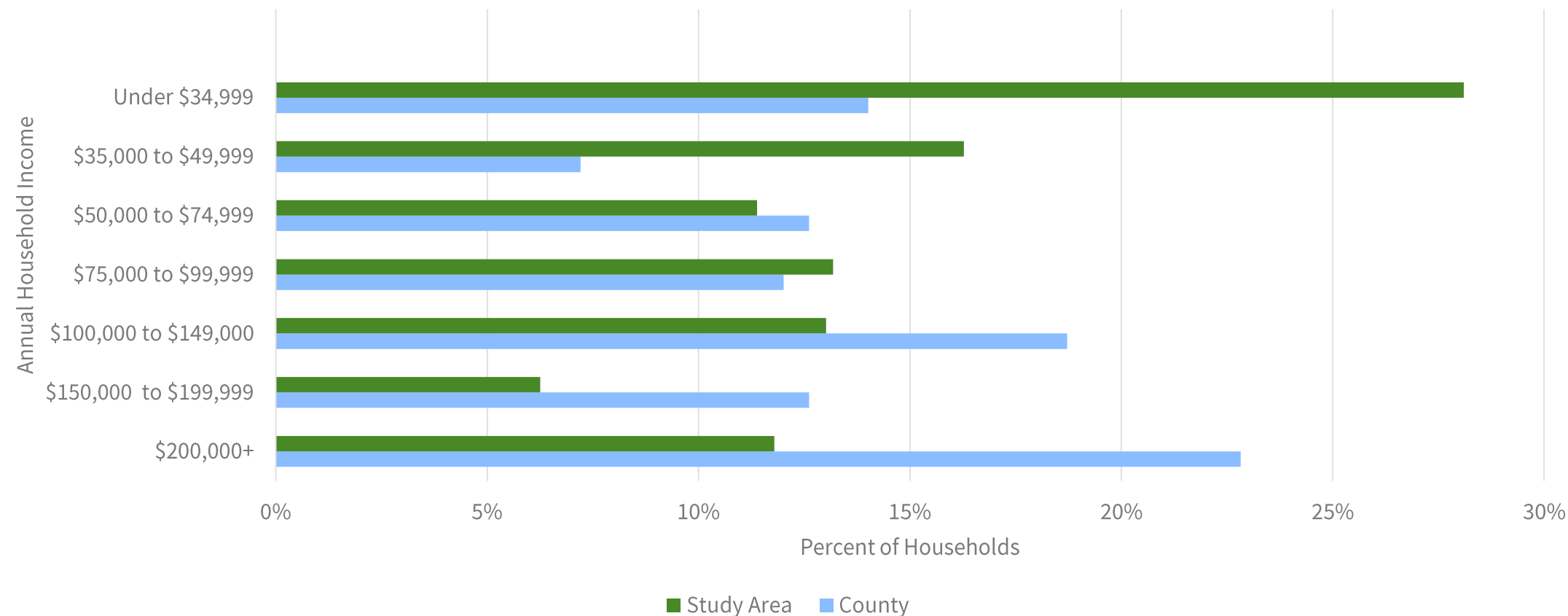


# Study Area - Language

- 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

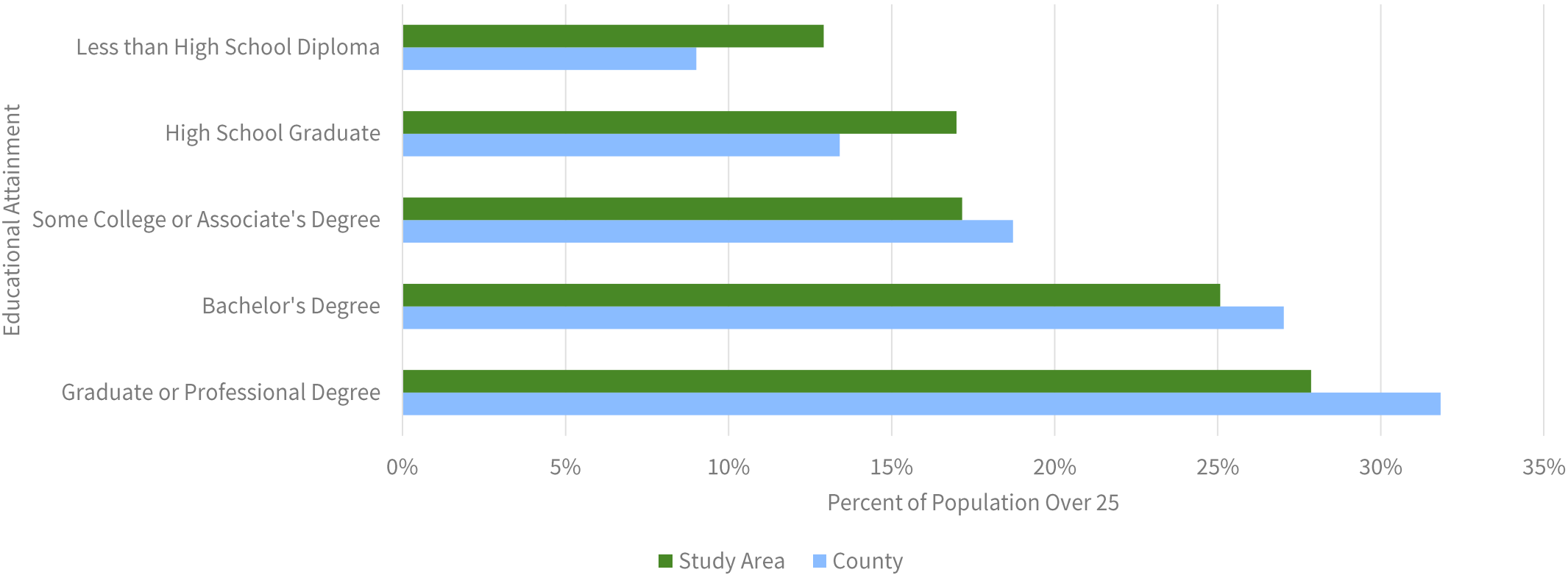
# Study Area - Income Distribution



Source: 2015-2019 ACS



# Study Area - Educational Attainment



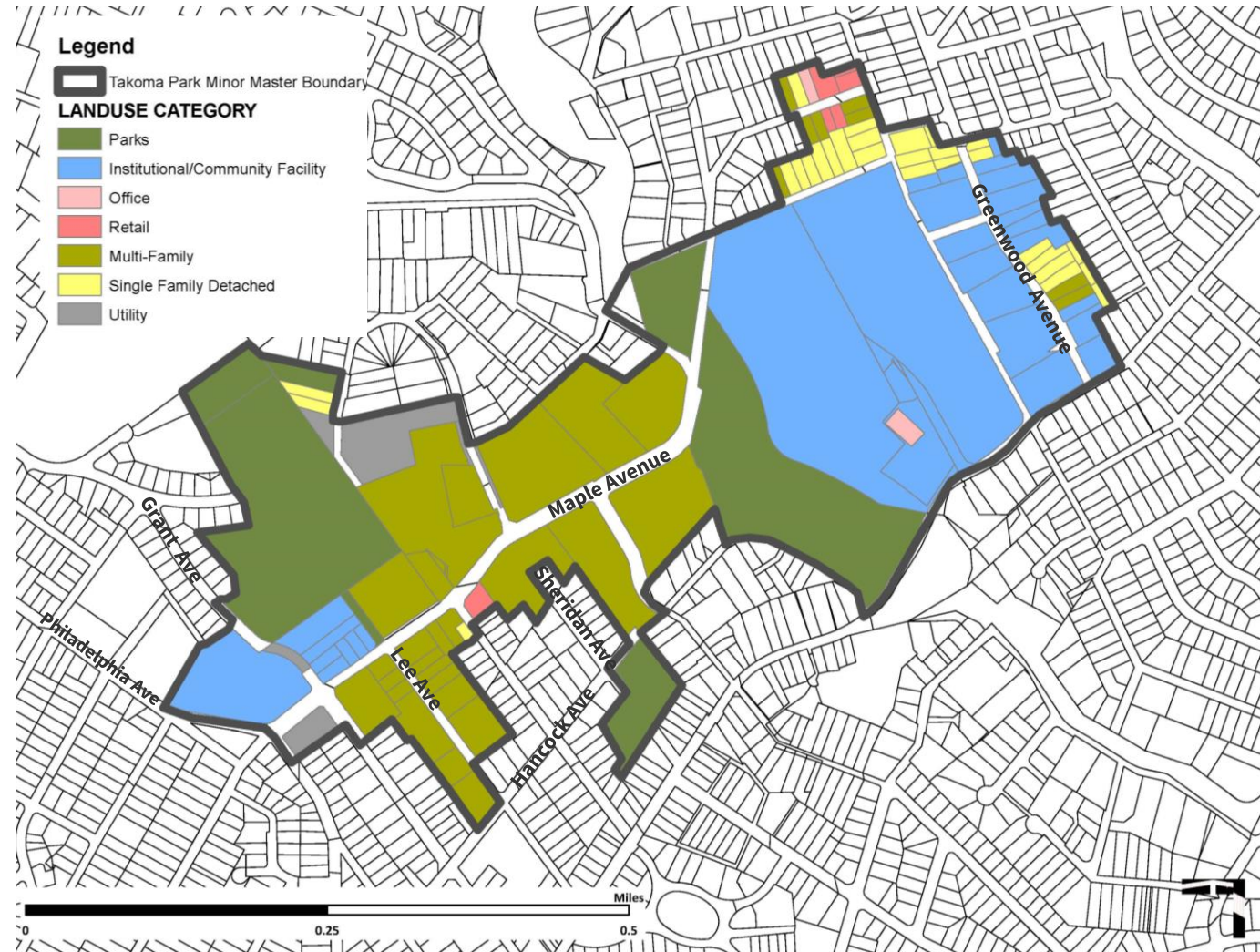
Source: 2015-2019 ACS

# How Does the Plan Area Look and Feel?

Land Use, Zoning and Urban Design

# Land Use

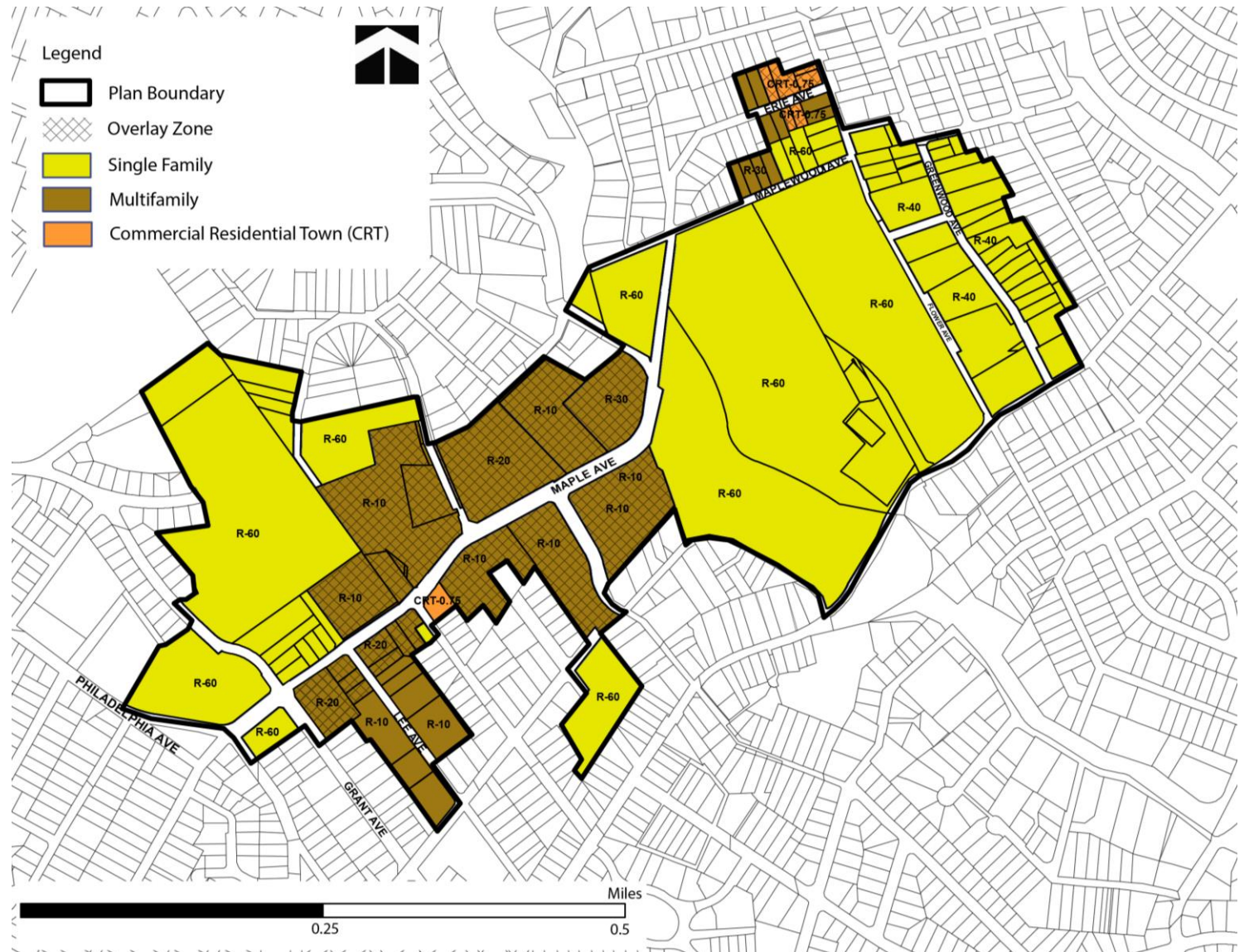
Land Use	Acres	% of Plan Area
Institutional/Community Facility	73.12	47.0%
Parks	33.35	21.4%
Multi-Family Units	32.40	20.8%
Single-Family Detached Units	11.65	7.5%
Utility	3.55	2.3%
Retail	1.22	0.8%
Office	0.30	0.2%
<b>Total</b>	<b>155.59</b>	<b>100.0%</b>





# 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 - Takoma Park Minor Master Plan Amendment Area	Units
Total Existing Units Built Today	1,339
Total Capacity: Current Mapped Zoning	1,192
<b>Percent Built Capacity</b>	<b>112%</b>

Existing Commercial Capacity - Takoma Park Minor Master Plan Amendment Area	Square Feet
Total Existing Square Feet Built Today	30,755
Total Capacity: Current Mapped Zoning	38,941
<b>Percent Built Capacity</b>	<b>79%</b>

# Urban Design

## Washington Adventist Campus

- University - primarily neo-colonial style
- Hospital - 1970s 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
- Large surface parking lots





# Urban Design

## Lee Avenue

- Midrise residential
- Mature tree canopy
- Narrow street
- Large surface parking lots
- Steep topography





# Urban Design

## Commercial/Retail Districts

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

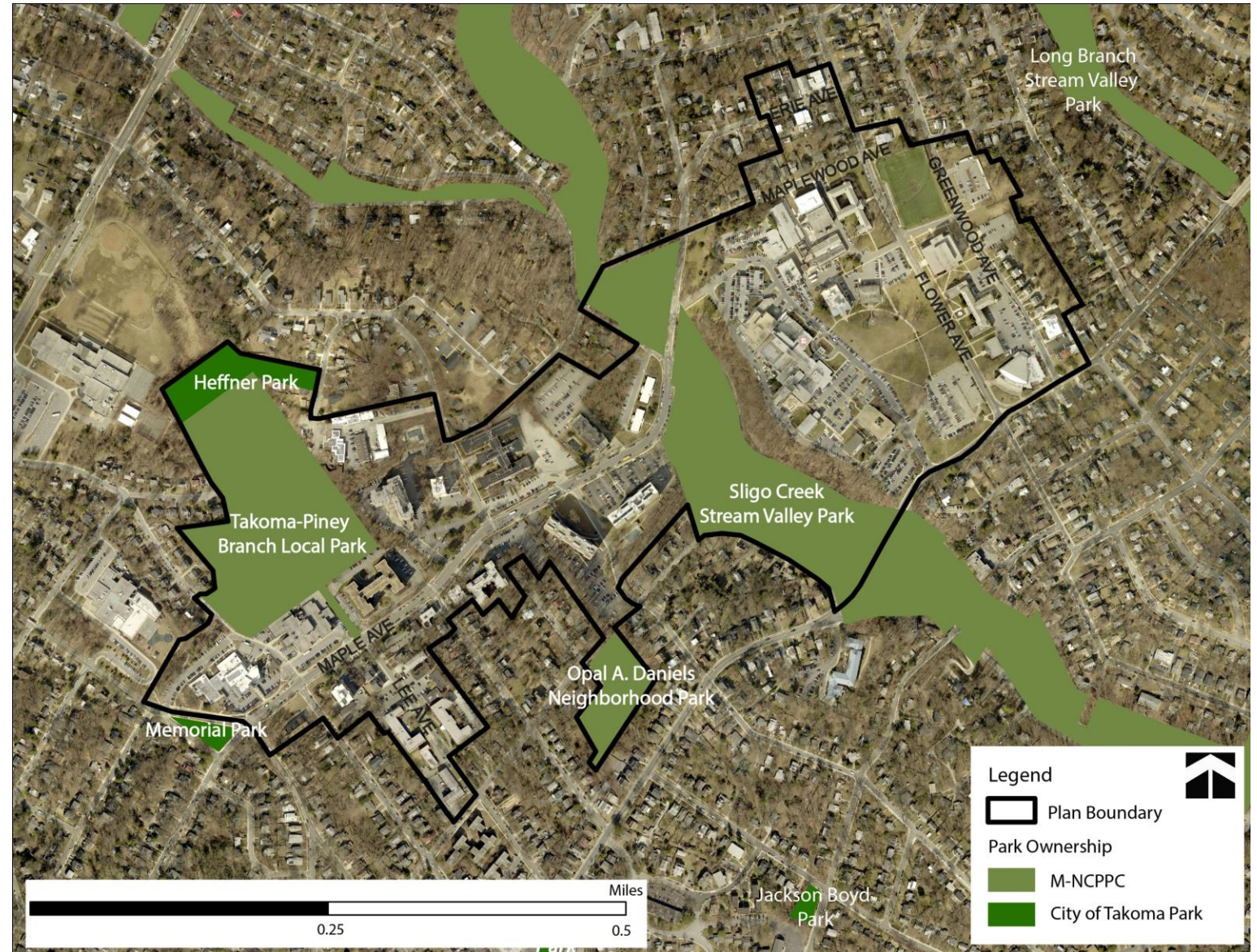


# Where Do We Gather?

Parks and Open Space



# Parks

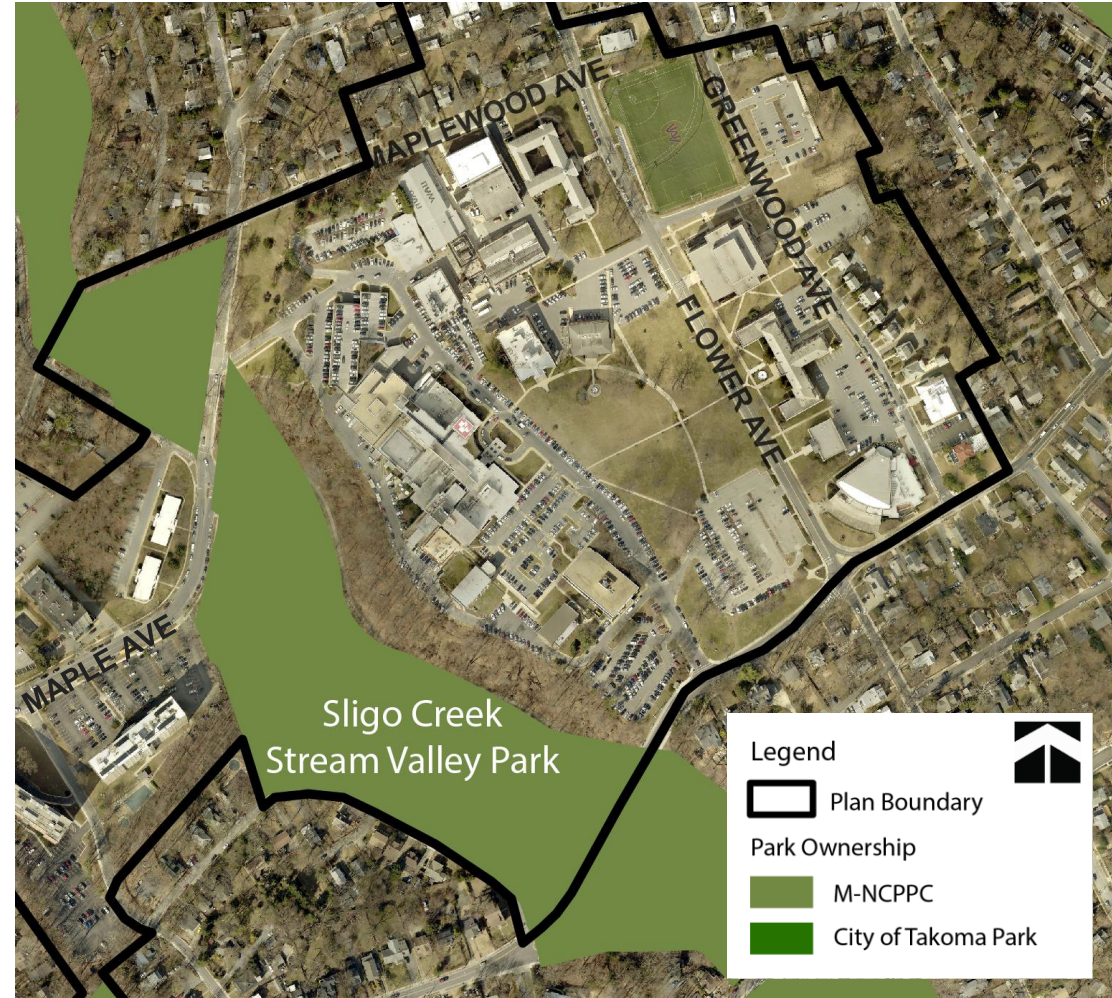




# Sligo Creek Park

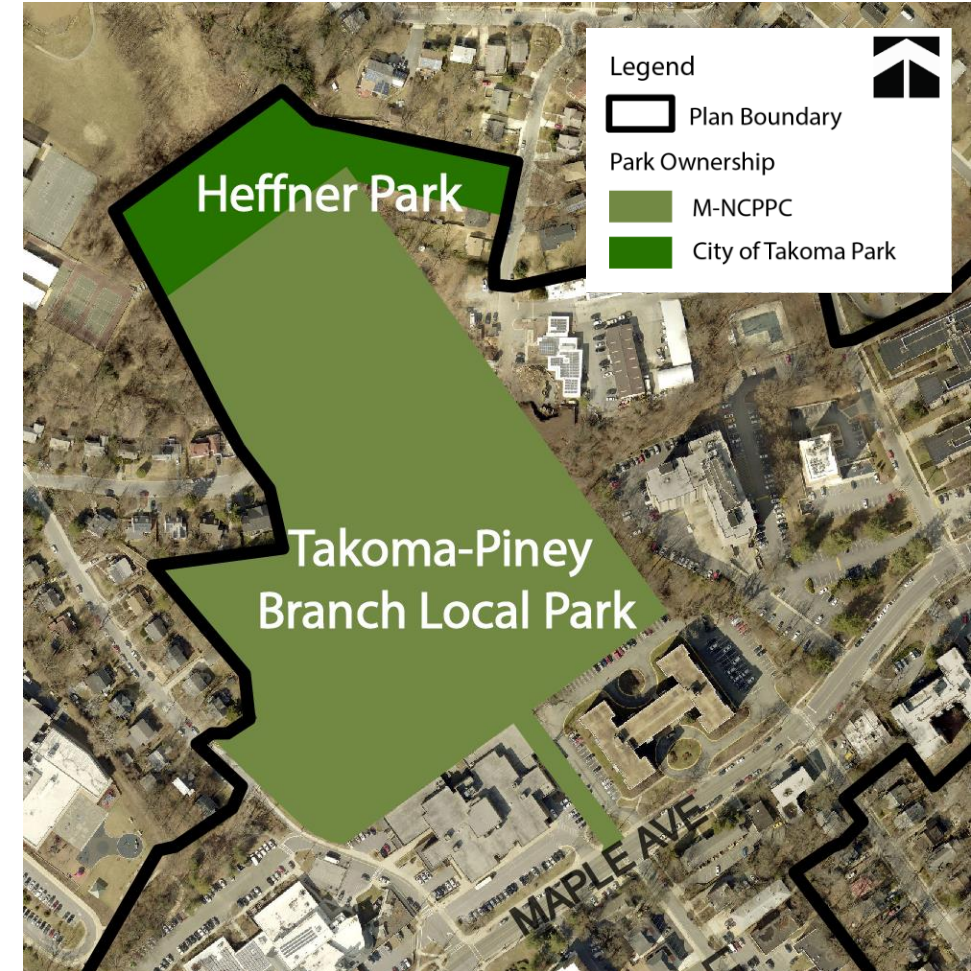


Credit: Google Maps/Streetview





# Takoma-Piney Branch Park and Heffner Park





# Opal A. Daniels Park





# Energized Public Spaces (EPS) Analysis

## EPS Experience Improvement Areas (EIAs) and Experience Areas (EAs)

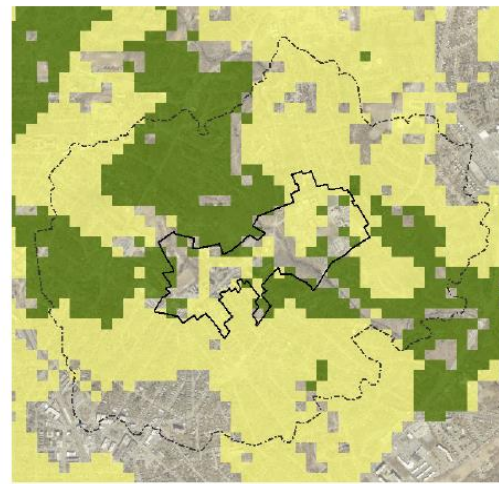
Consolidated



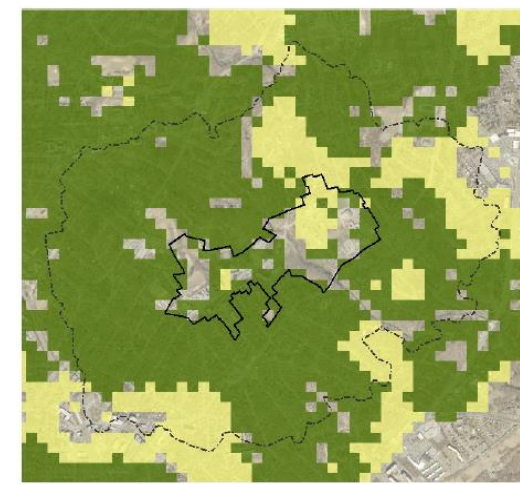
Active



Contemplative



Social



Experience Type	People in EIAs	People in Medium EAs	People in High EAs
All - Consolidated	0	45%	55 %
Active	0	40 %	60 %
Contemplative	0	77 %	23 %
Social	0	26 %	74 %

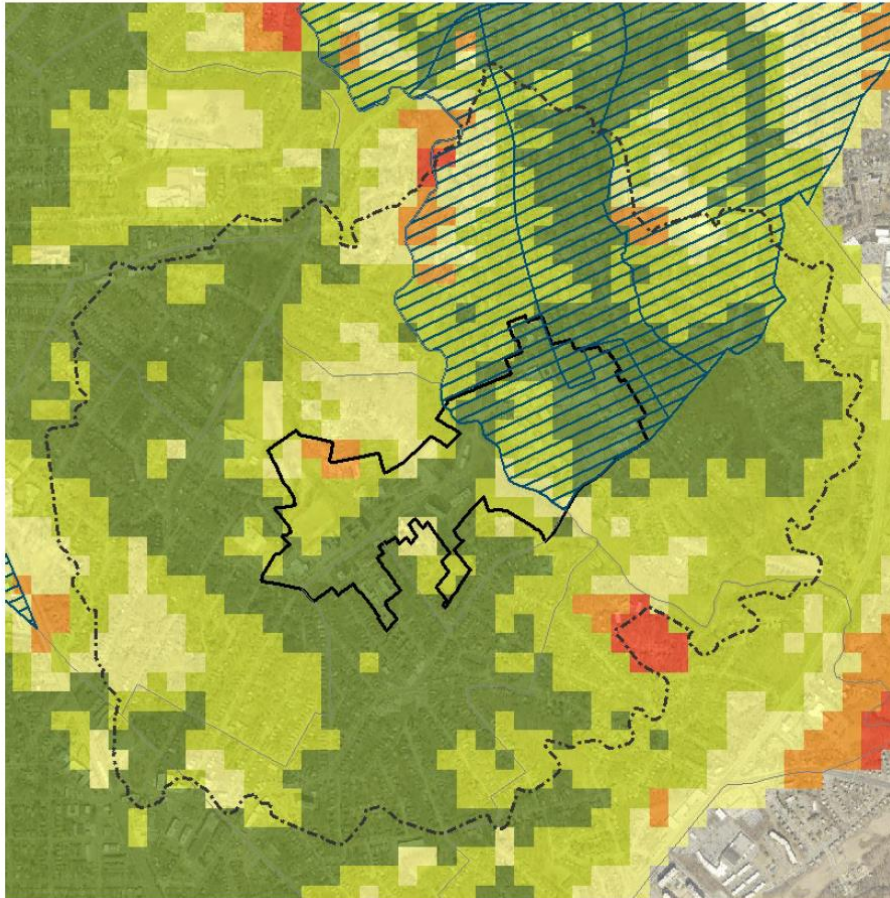
### EPS Experience Index


- Experience Improvement Areas
- Medium Experience Areas
- High Experience Areas

10 minute Walkshed


# Energized Public Spaces (EPS) Analysis

## 10-minute Walkability




 10 minute Walkshed


## Equity - Equity Focus Areas


 Yes (56 Census Tracts)


## EPS Walkability

 Below Average (< 103 acres)

 Below Average (103 - 157)

 Average (157 - 214)

 Above Average (214 - 271)

 Above Average (> 271)



# 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:

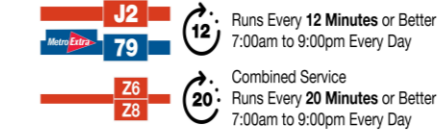
- WMATA Metrorail Red Line –Takoma Station
- WMATA Metrobus
- Montgomery County Ride On bus (6 routes)
- MDOT/MTA Commuter bus routes
- University of Maryland-College Park Shuttle 111
- The Purple Line – opening 2026

## MAP LEGEND

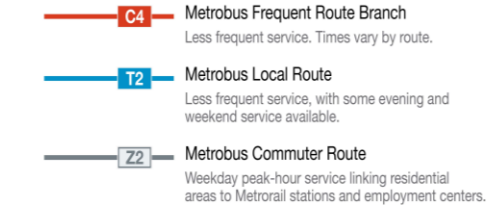
### Rail Lines



### Metrobus Frequent Service



### Metrobus Routes

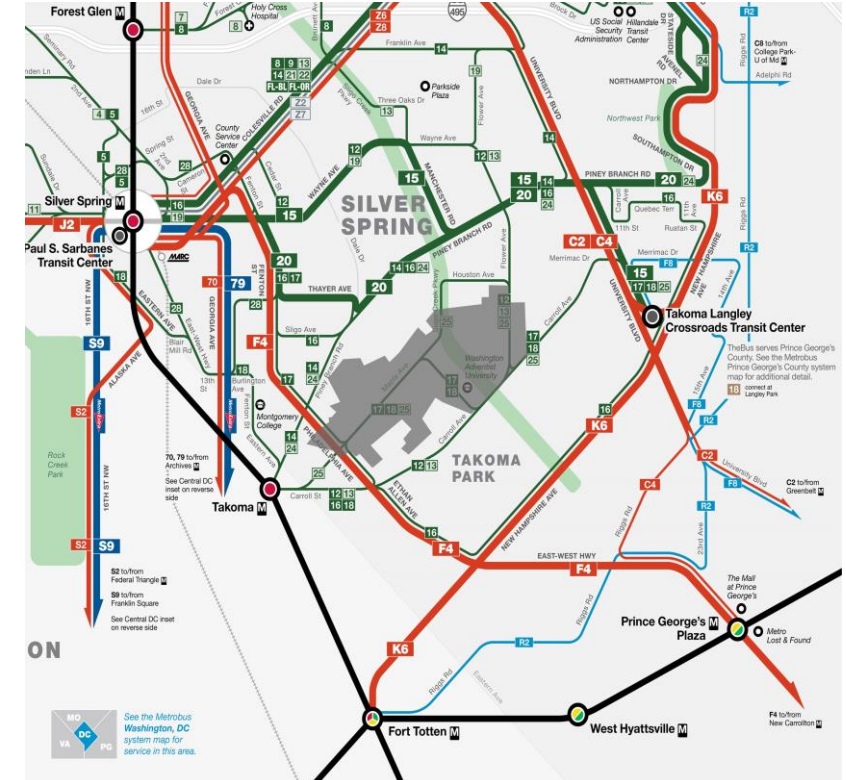
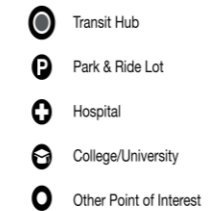


### Bus Routes Operated by City/County Systems

Thicker line indicates frequent service.



### Map Symbols

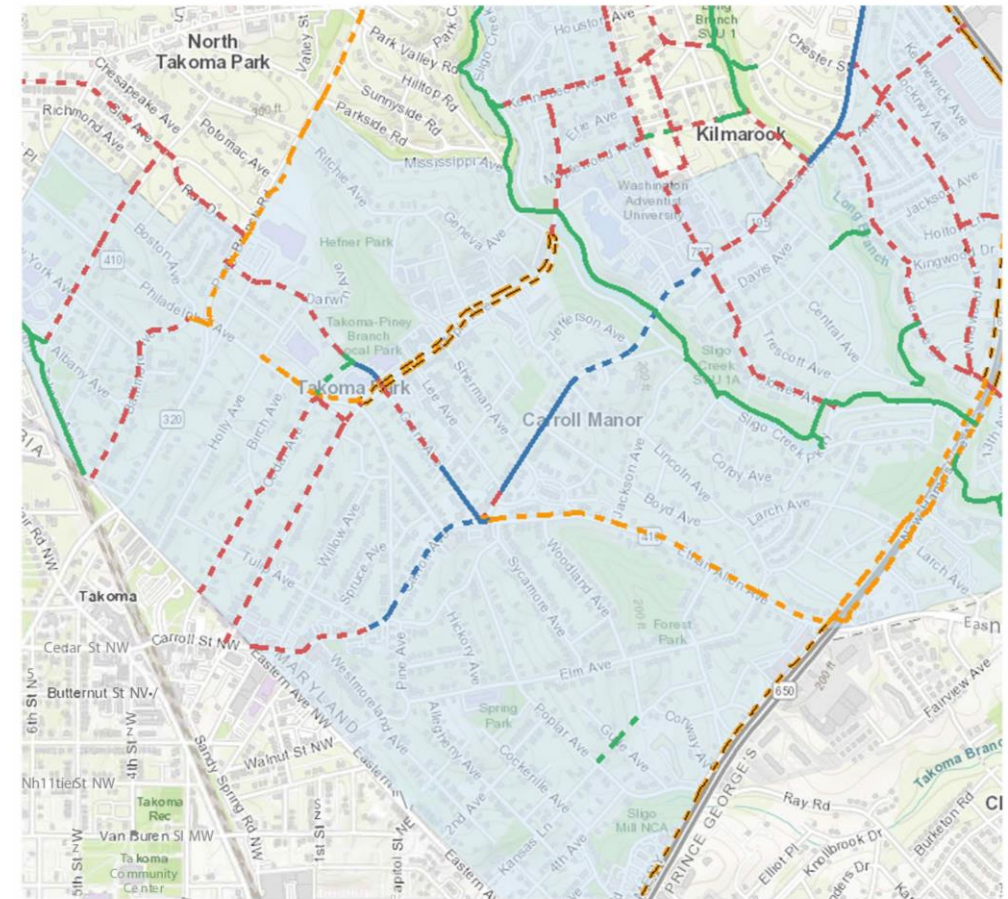




# Bikeways

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 Ave
- Existing Trail on Sligo Creek

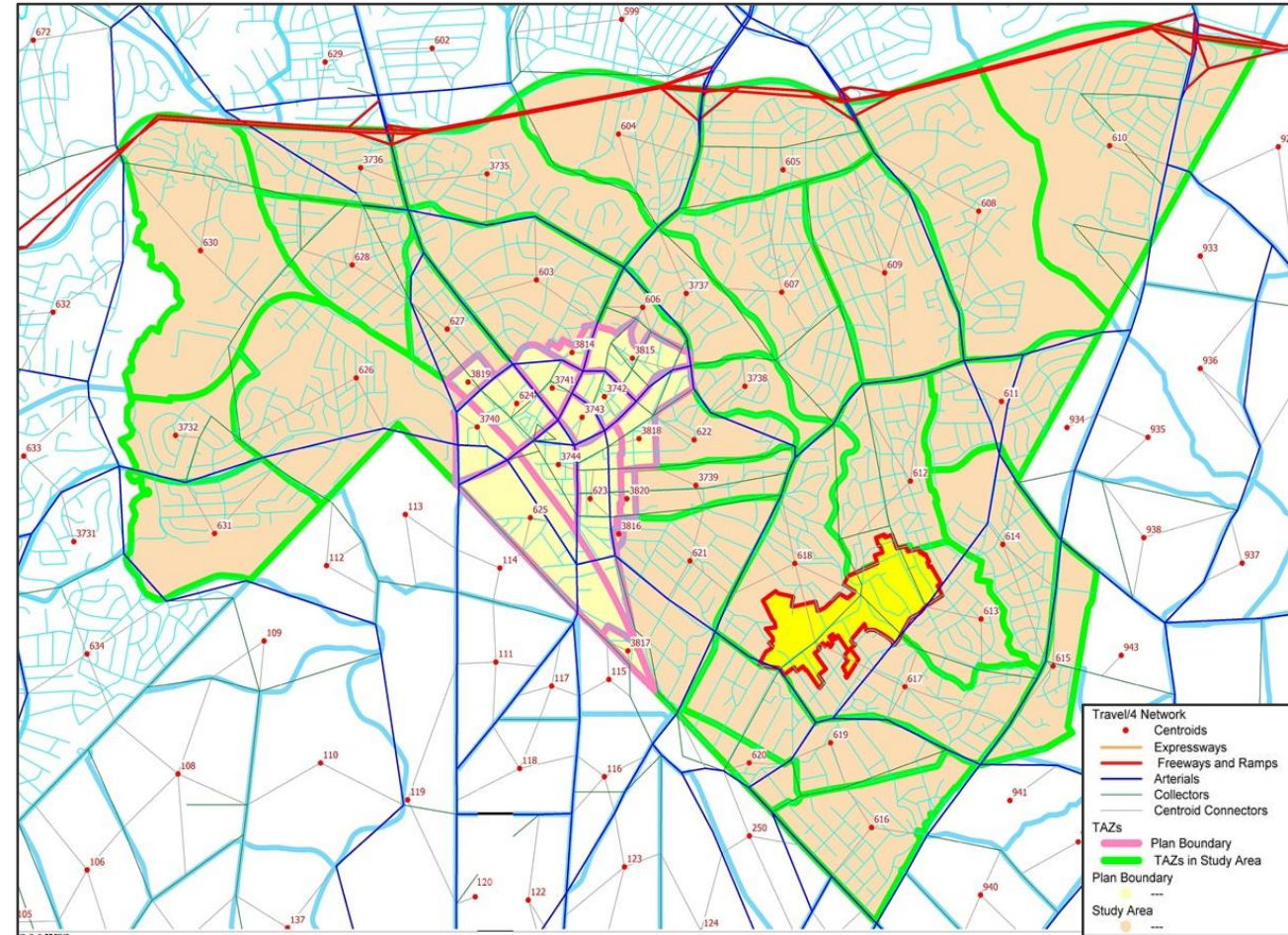


Existing	Proposed	
		Trails
		Sidepaths
		Separated Bike Lanes
		Striped Bikeways
		Bikeable Shoulders
		Shared Roads

# Transportation Network & Traffic Analysis

## Zones

- TRAVEL/4MP model network and TAZ structure applied in support of Silver Spring Downtown & Adjacent Communities 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 significantly 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 the adopted plan relative to the proposed plan:**

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



# How Green is Our Community?

Environment

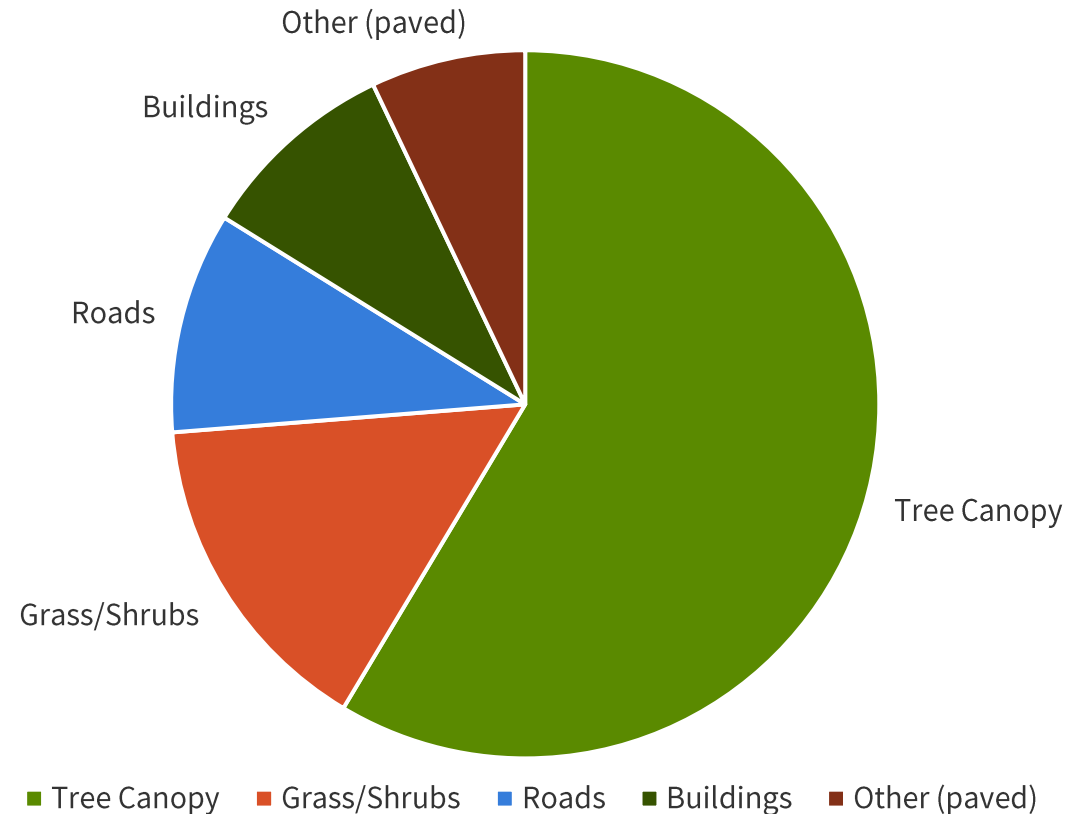
# Tree Canopy & Land Coverage

## 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



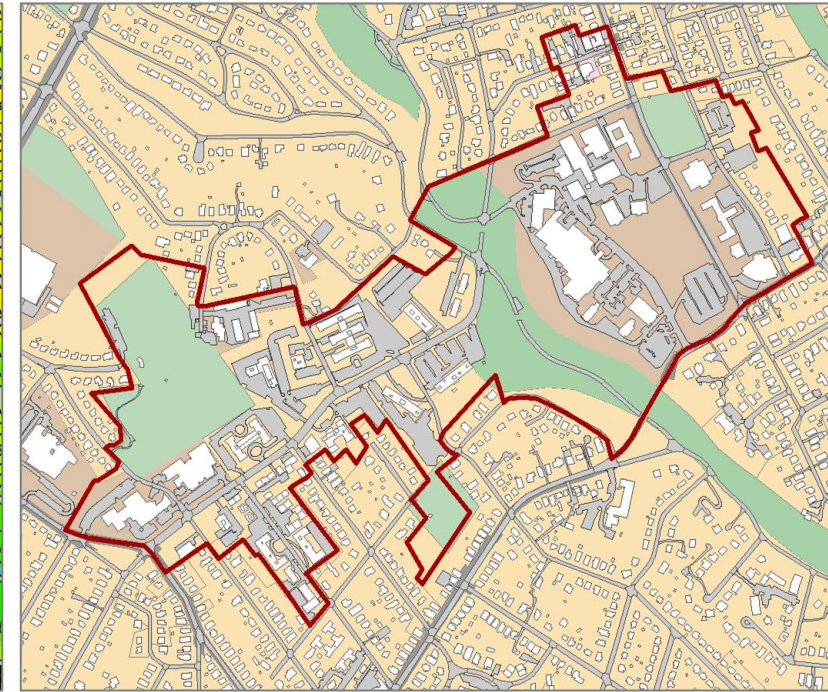
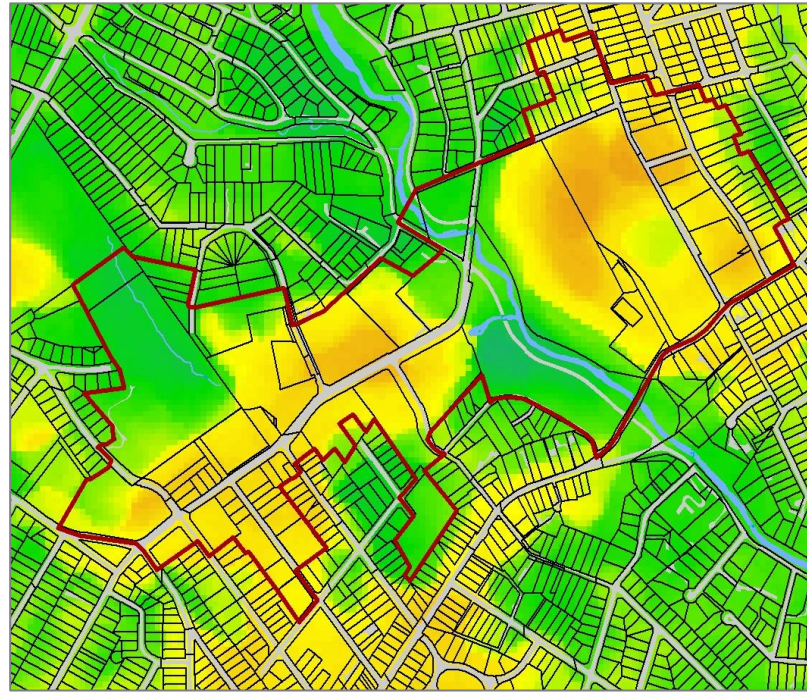
<sup>1</sup>Source: [2018 Takoma Park Tree Canopy Report](#)



# Heat Island

## Contributing Factors:

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



High: 97 F

Moderate: 85 F

Low : 79 F



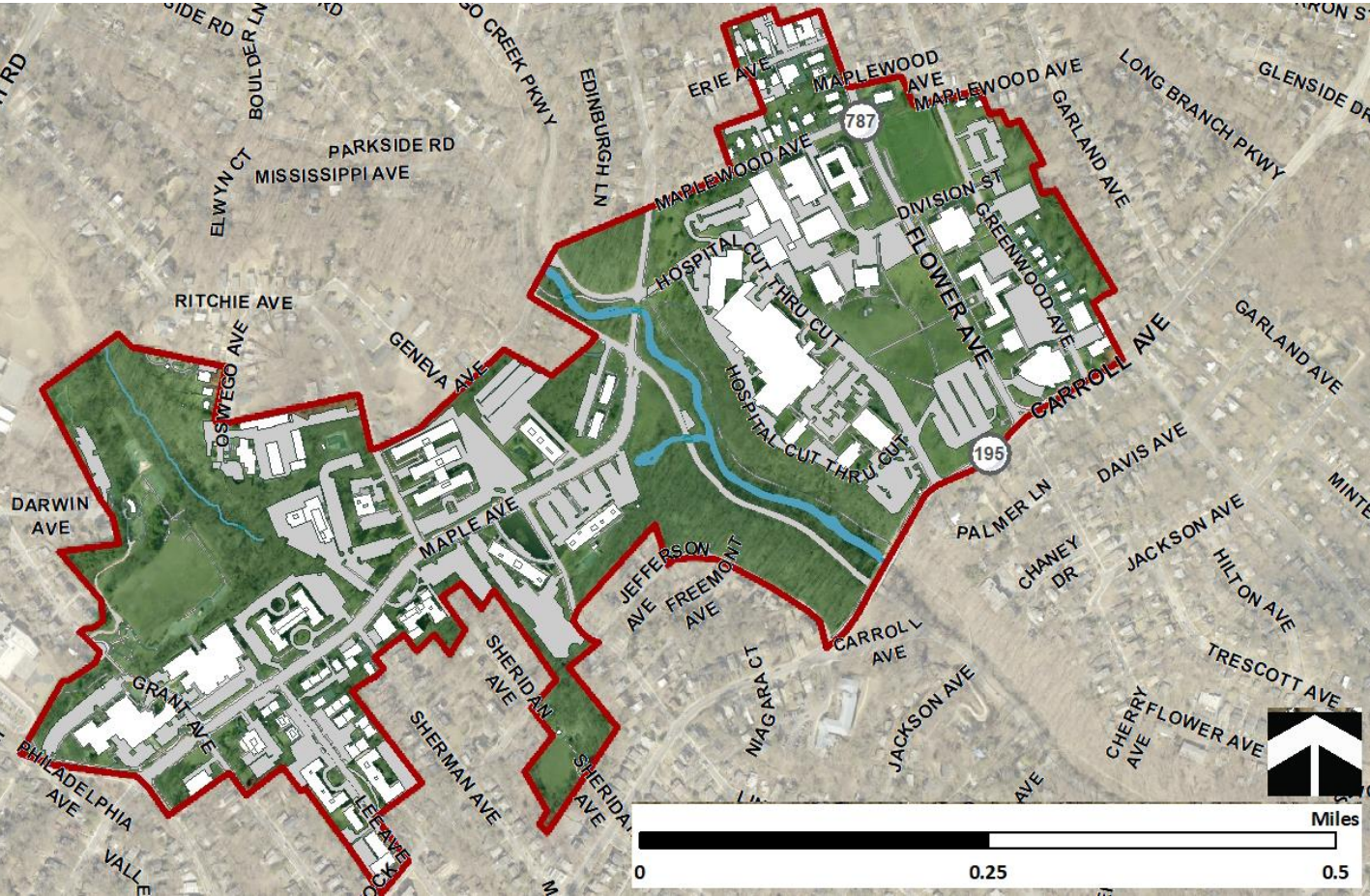
Green areas

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	↑

<sup>2</sup>Source: [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

<sup>3</sup>Source: [City of Takoma Park](#)



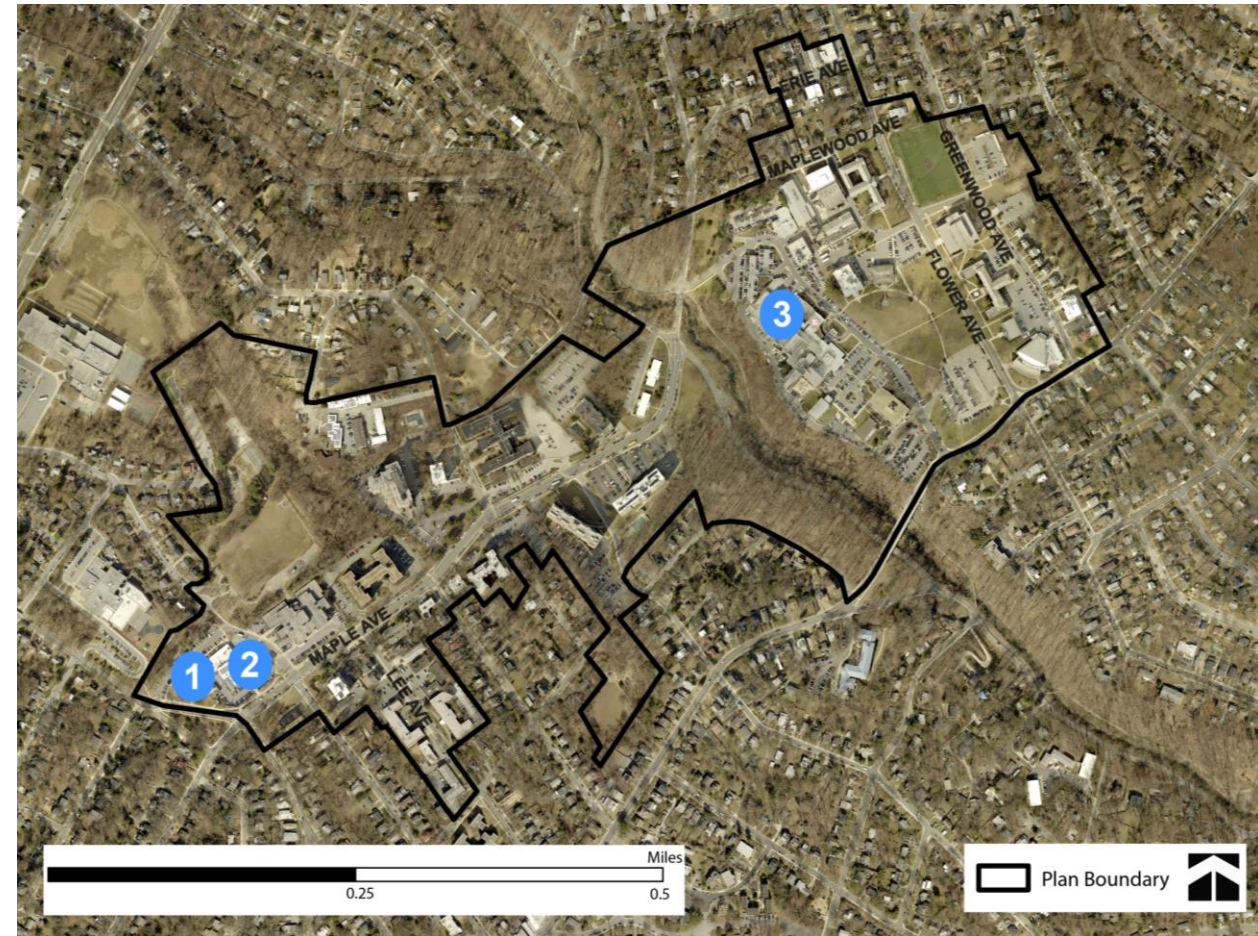
# Green Building Certifications (LEED)

## 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 Ave

## Other LEED Buildings in Takoma Park

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

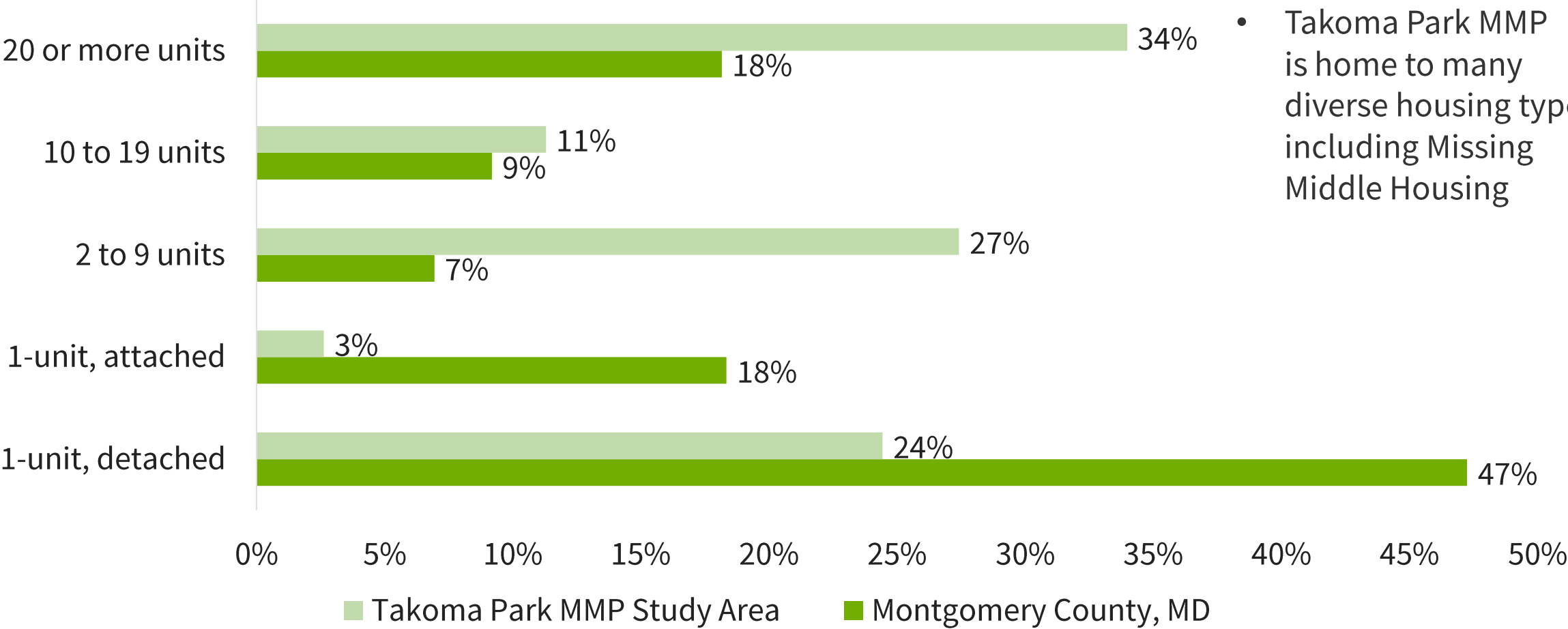


# Where Do We Live?

Housing



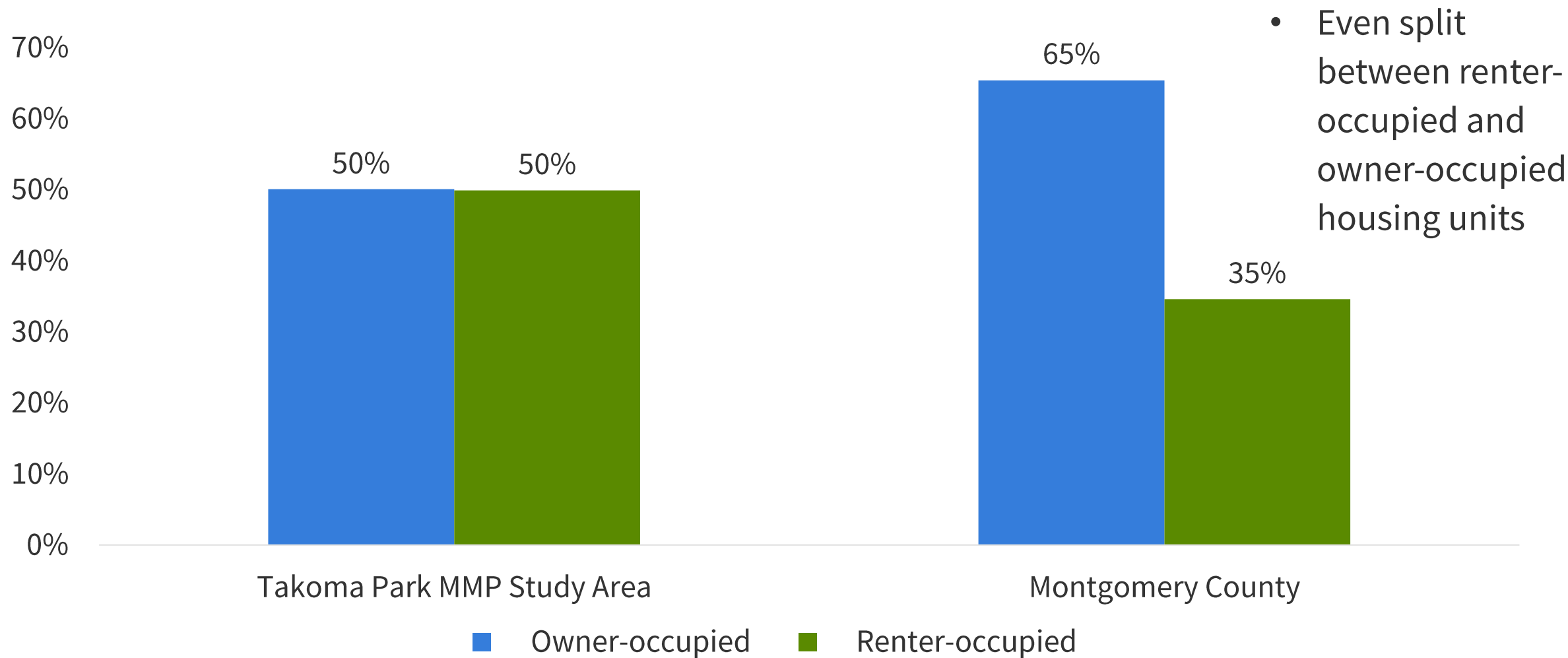
# Units in Structure



- Takoma Park MMP is home to many diverse housing types, including Missing Middle Housing

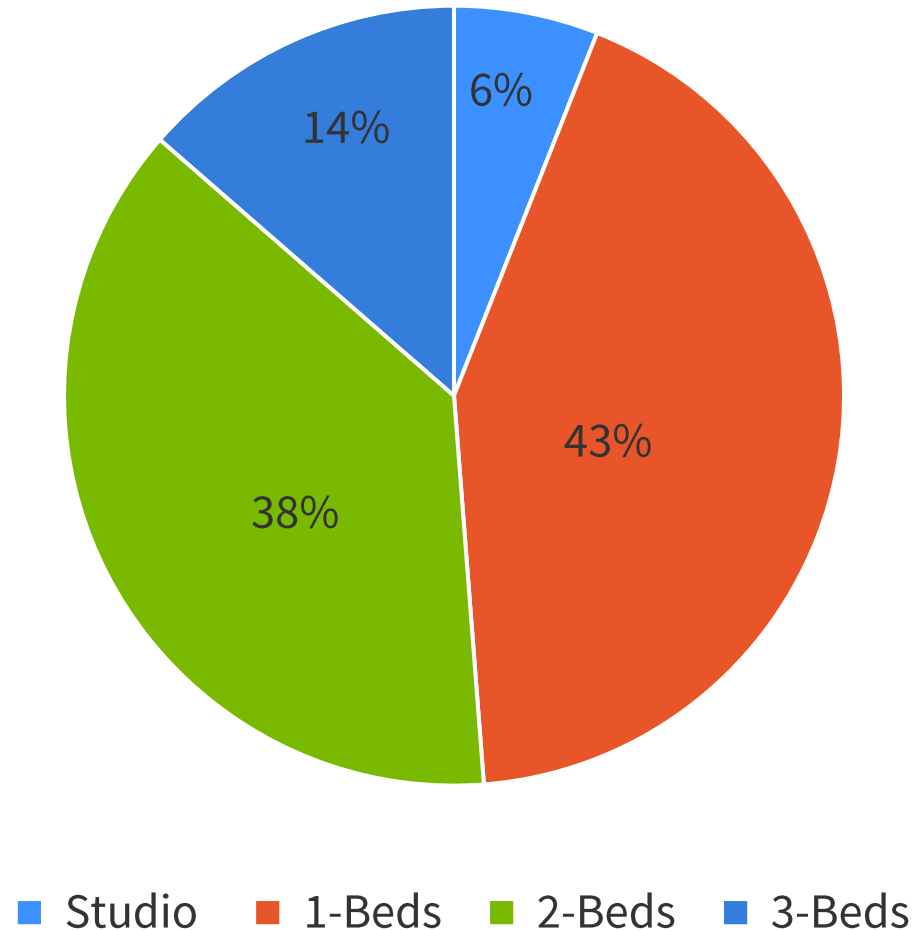
Source: 2015-2019 5-Year ACS

# Tenure



# Rental Units by Number of Bedrooms

- Over half of the rental units in Takoma Park are family-sized, having 2 or more bedrooms

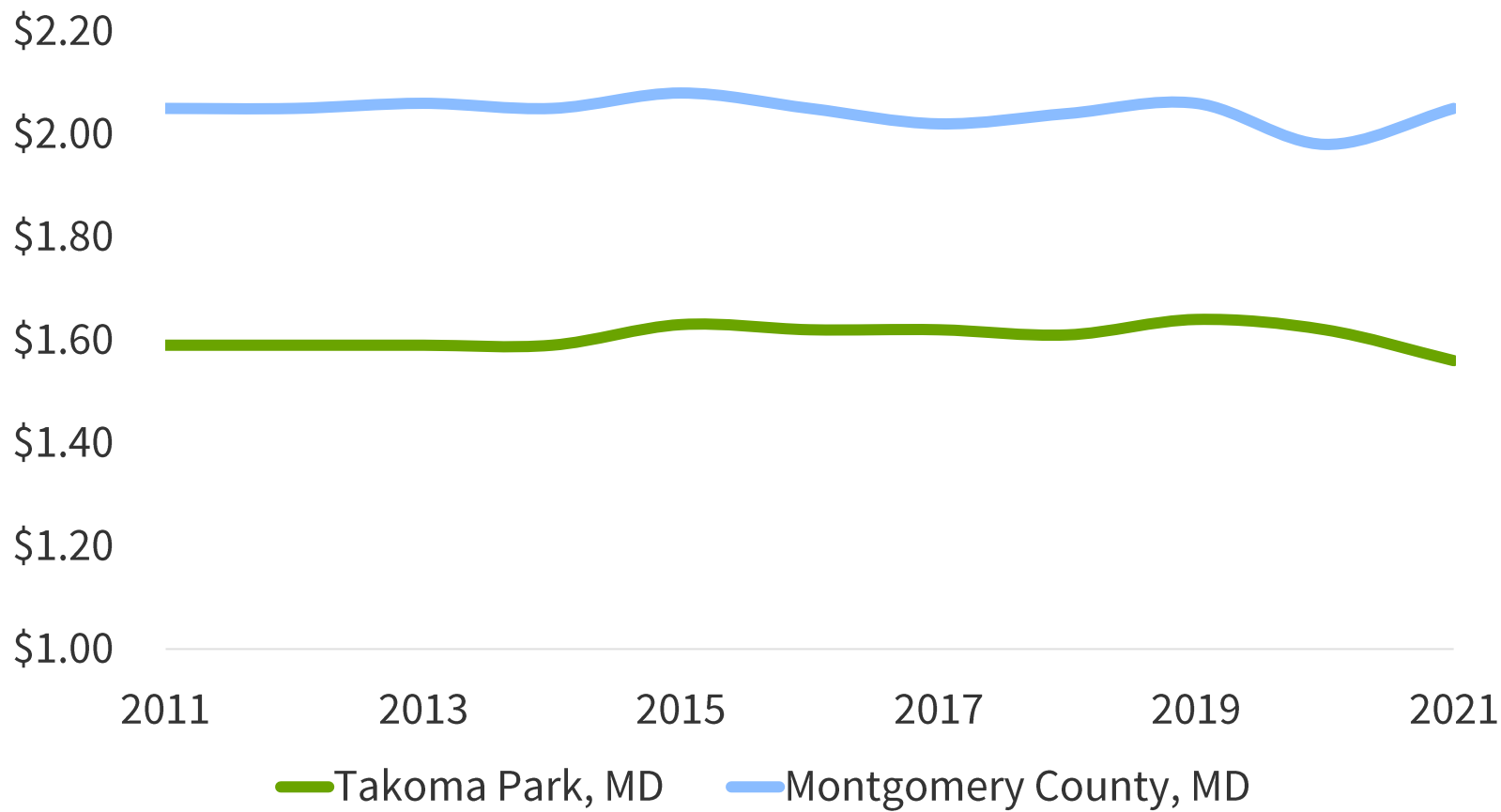




# Affordable Housing

- Over 500 income-restricted units in plan area
- Affordable housing partners include:
  - Montgomery Housing Partnership
  - Montgomery County Coalition for the Homeless
  - Enterprise Community Partners/Community Preservation Development Corporation
  - Senior Housing Providers

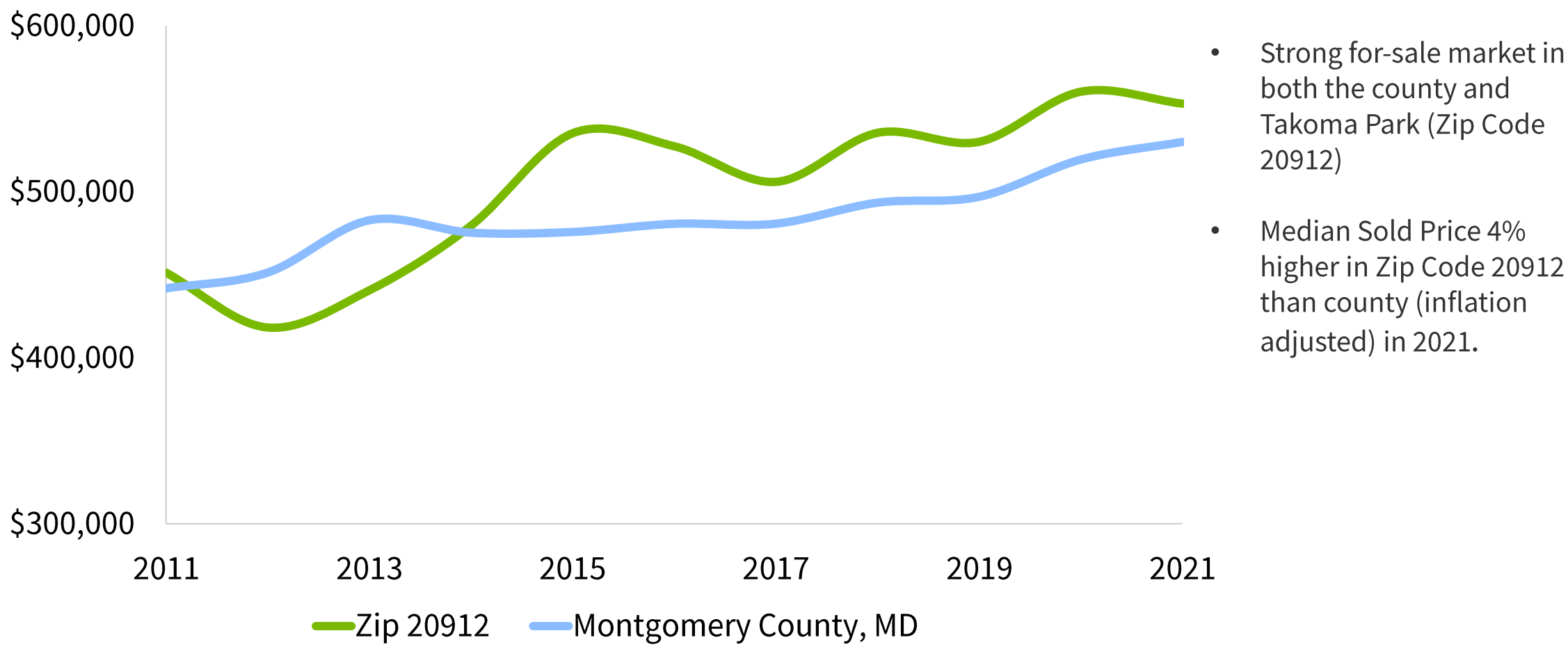
# Effective Rent/SF (Inflation Adjusted)



- 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



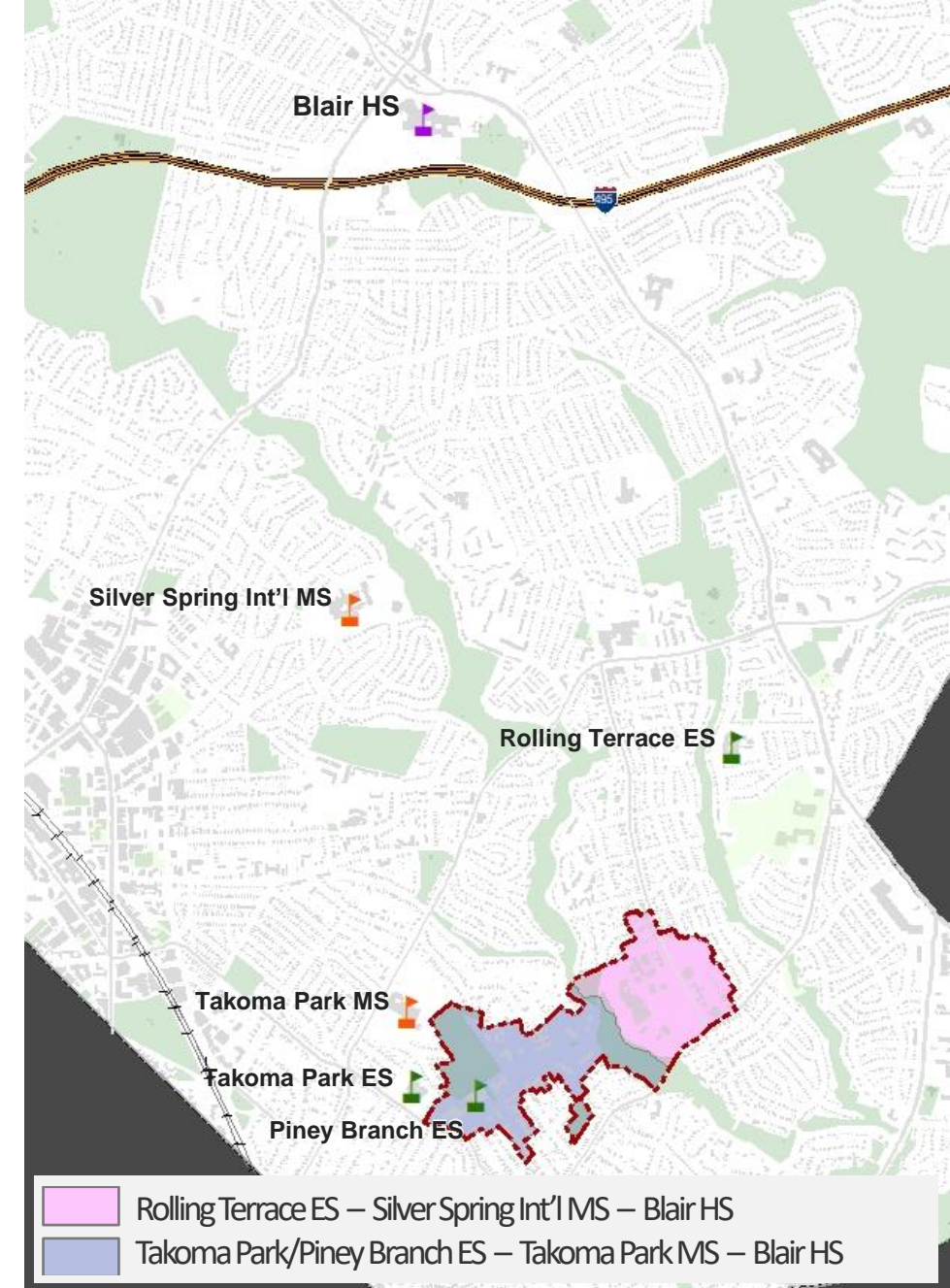
# How Are We Supported?

Community Resources, Facilities and Schools

# Public Schools (K-12)

The plan area is served by the following MCPS schools:

- High School
  - 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



# Public Schools (K-12)

Utilization projections for 2026-2027 school year\*:

- High School
  - Blair HS: 123% utilization (- 644 seats)
    - scheduled for relief through boundary changes in 2027, when capital projects at Northwood & Woodward HS are complete.
- Middle Schools
  - Silver Spring Int'l MS: 95% utilization (+57 seats)
  - Takoma Park MS: 84% utilization (+220 seats)
- Elementary Schools
  - Rolling Terrace ES: 104% utilization (-29 seats)
  - Takoma Park / Piney Branch ES: 91% utilization (+106 seats)
    - identified for a Major Capital Project, planning funds requested in the FY 2023-2028 CIP.

\*based on preliminary FY23 Annual School Test, reflecting MCPS' non-recommended reductions to the FY2023-2028 CIP.



Image source: MCPS

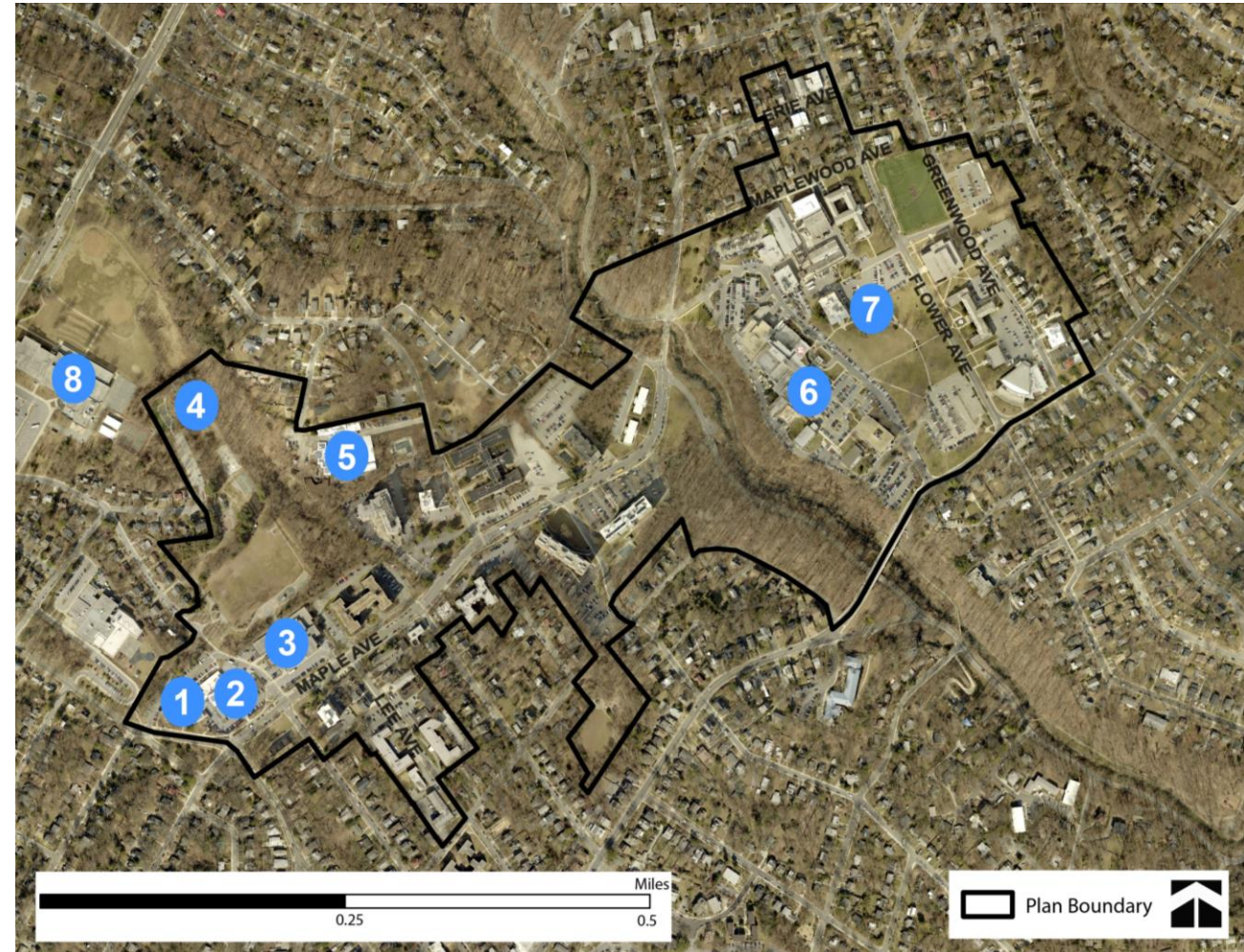


# Community Resources

1. Takoma Park Maryland Library
2. Takoma Park Community Center – Sam Abbott Citizens' Center
3. Pool – Piney Branch Elementary School
4. Heffner Park Community Center
5. Public Works Facilities
6. Washington Adventist Hospital
7. Washington Adventist University
8. Takoma Park Middle School (outside of plan boundary)

Outside of plan boundary (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/Online  
Surveys

500+ Comments

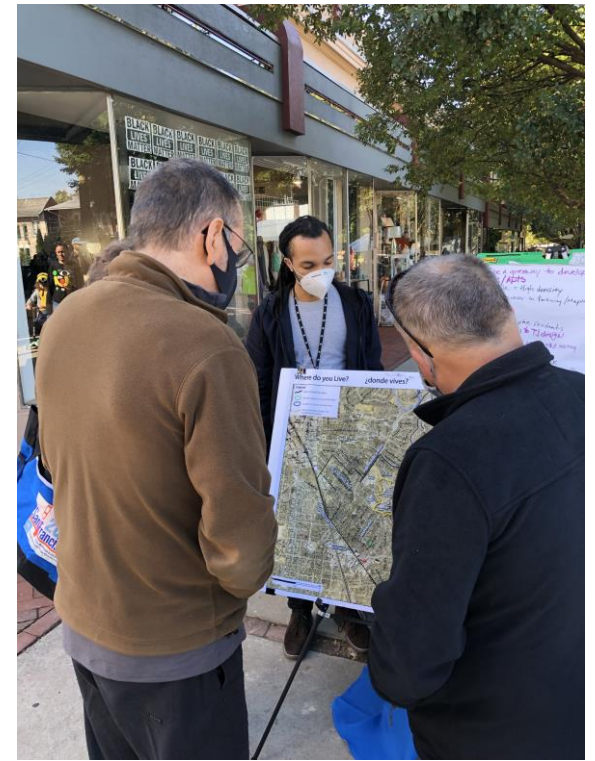
155 - eLetter  
subscribers

209 - surveys  
completed



# Reaching People Where They Are

- Farmers Markets
- Community Events
- Canvassing



# Canvassing

- Focused on multi-family units and WAU
- Volunteers and Paid Staff
  - Residents
  - Council staff and local government
- Phase One (December 2021)
  - 1,200 flyers distributed
  - 239 interviews
  - primary concerns
    - Housing
    - Land Use and Zoning
    - Health and Wellness
- Phase Two – (March – April 2022)

**GET INVOLVED**  
**TAKOMA PARK**  
**MINOR MASTER PLAN AMENDMENT**

Montgomery Planning (M-NCPPC) is partnering with the City of Takoma Park to re-envision the Washington Adventist Hospital and University campuses, the Erie Center, as well as the area along Maple Avenue with the Takoma Park Minor Master Plan Amendment.

**Plan focus areas:**

- Studying new housing options
- Focusing on climate resilience
- Improving access to parks and open space
- Achieving Vision Zero goals
- Supporting local businesses

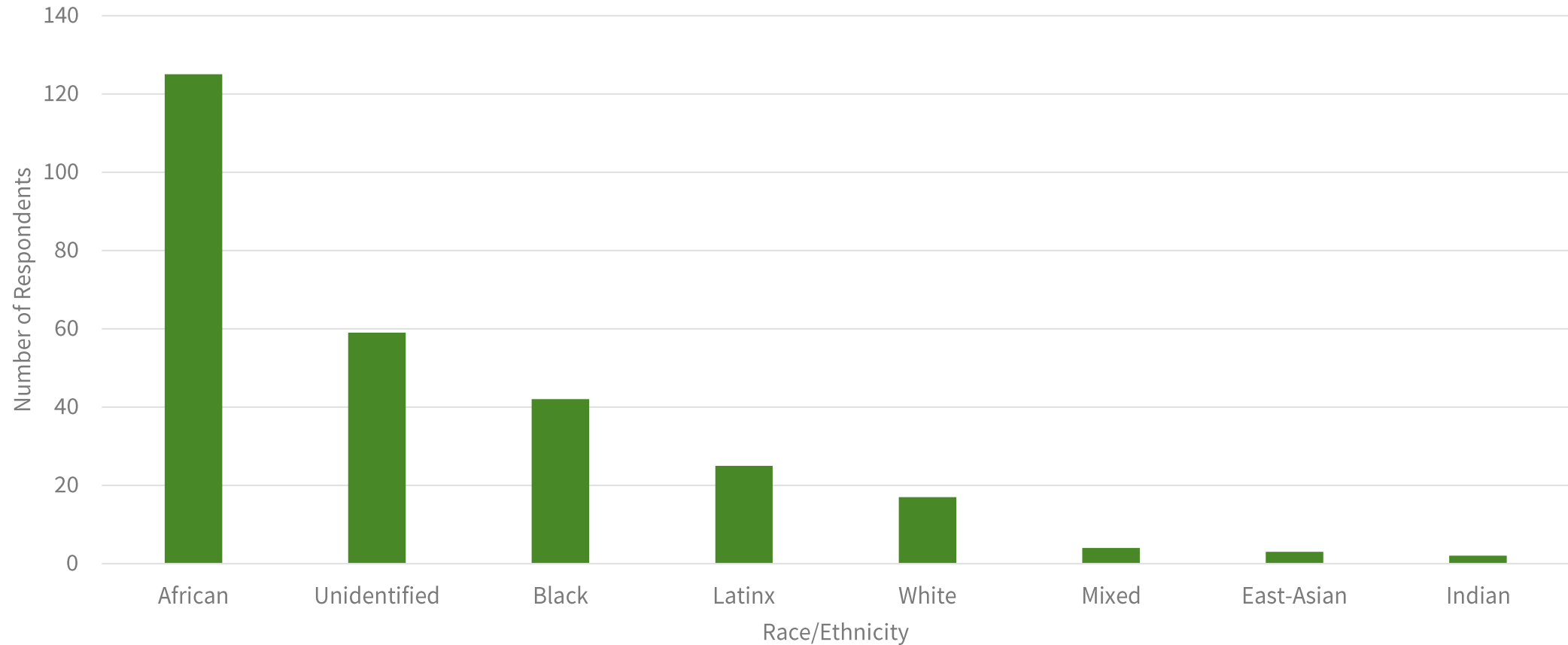
**Tell us what you think!**  
What do you want the future of the area to look like? The planning team will hold a variety of virtual and in-person feedback opportunities in multiple languages for community members to provide their comments. Sign up for our eLetter to find out about upcoming events and take our short questionnaire by going to: [Montgomeryplanning.org/takomapark](https://montgomeryplanning.org/takomapark)

**Contact the planning team**  
If you have any questions about the Takoma Park Minor Master Plan Amendment, please reach out to:  
**Melissa Williams, Project Lead**  
[TakomaParkMMA@montgomeryplanning.org](mailto:TakomaParkMMA@montgomeryplanning.org)  
301-495-4642

**Montgomery Planning** **Takoma Park**  
MINOR MASTER PLAN AMENDMENT

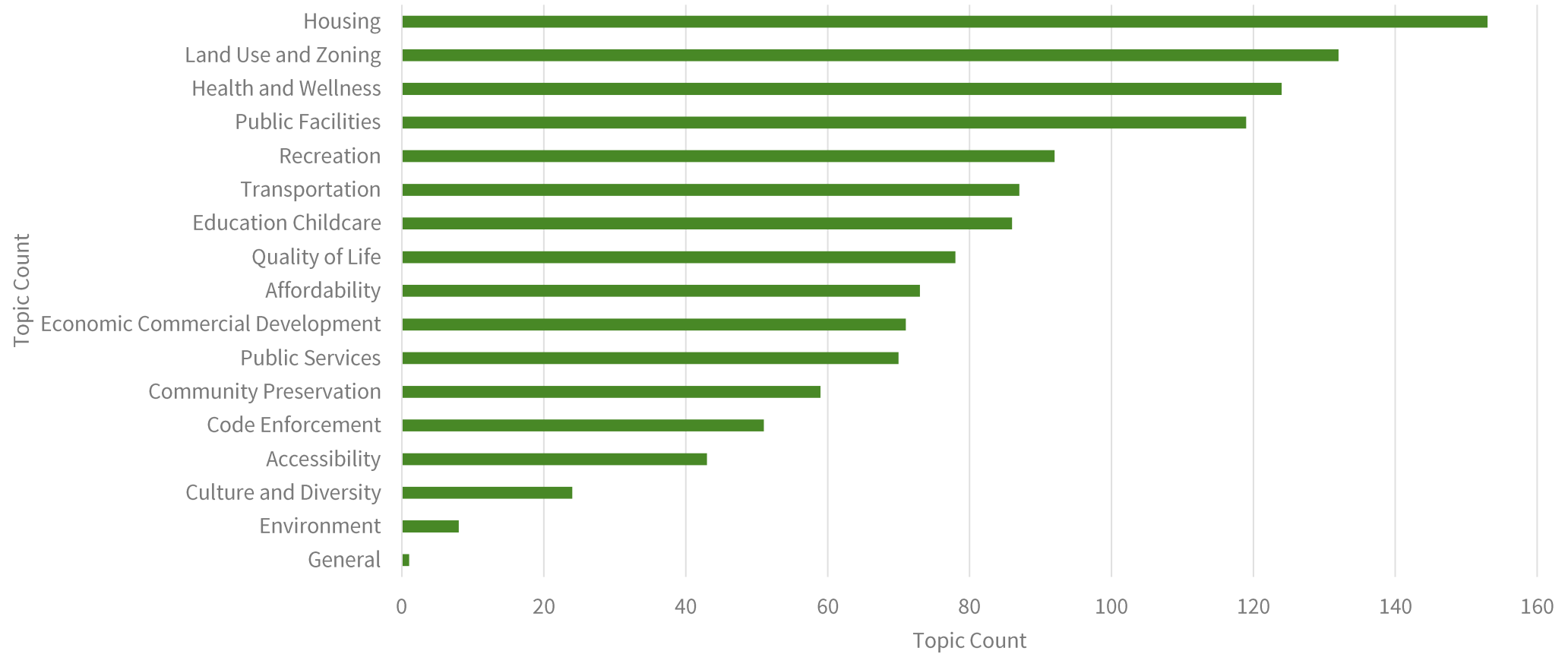


# Canvassing Participation by Race/Ethnicity





# Canvassing Topics



# Next Steps

# Plan Timeline

**Scope of Work:** Fall 2021

Existing Conditions: 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



# Historic Preservation

## Planning Board Presentation on April 21

- Preliminary background historical information
- Overview of historically significant topics and sites

# Contact Us

Melissa Williams, Project Lead

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301.495.4642

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[www.montgomeryplanning.org/takomapark](http://www.montgomeryplanning.org/takomapark)

