

Appendix C:

Development Profile



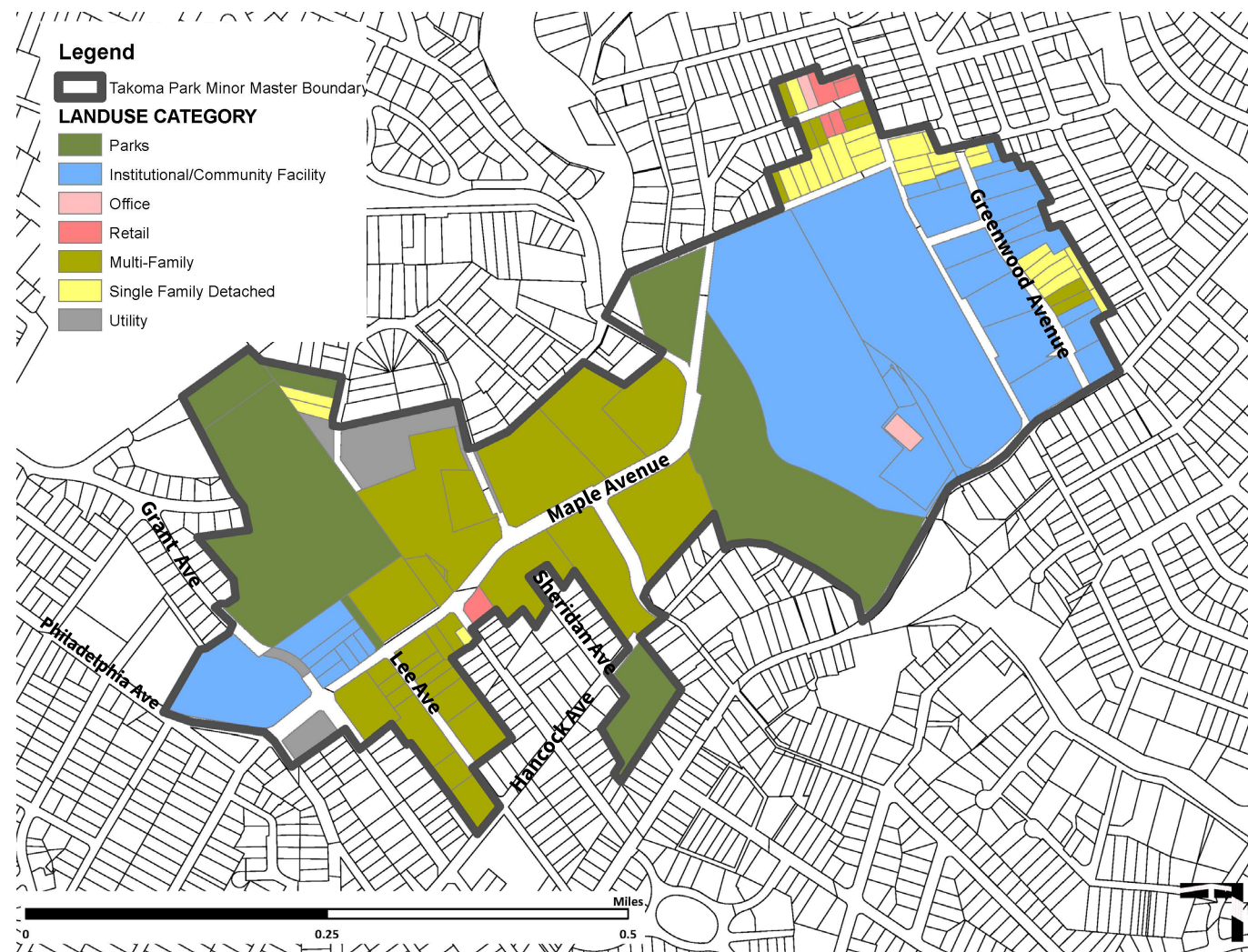
Takoma Park
MINOR MASTER PLAN AMENDMENT

How Does the Plan Area Look and Feel?

Land Use, Zoning and Urban Design

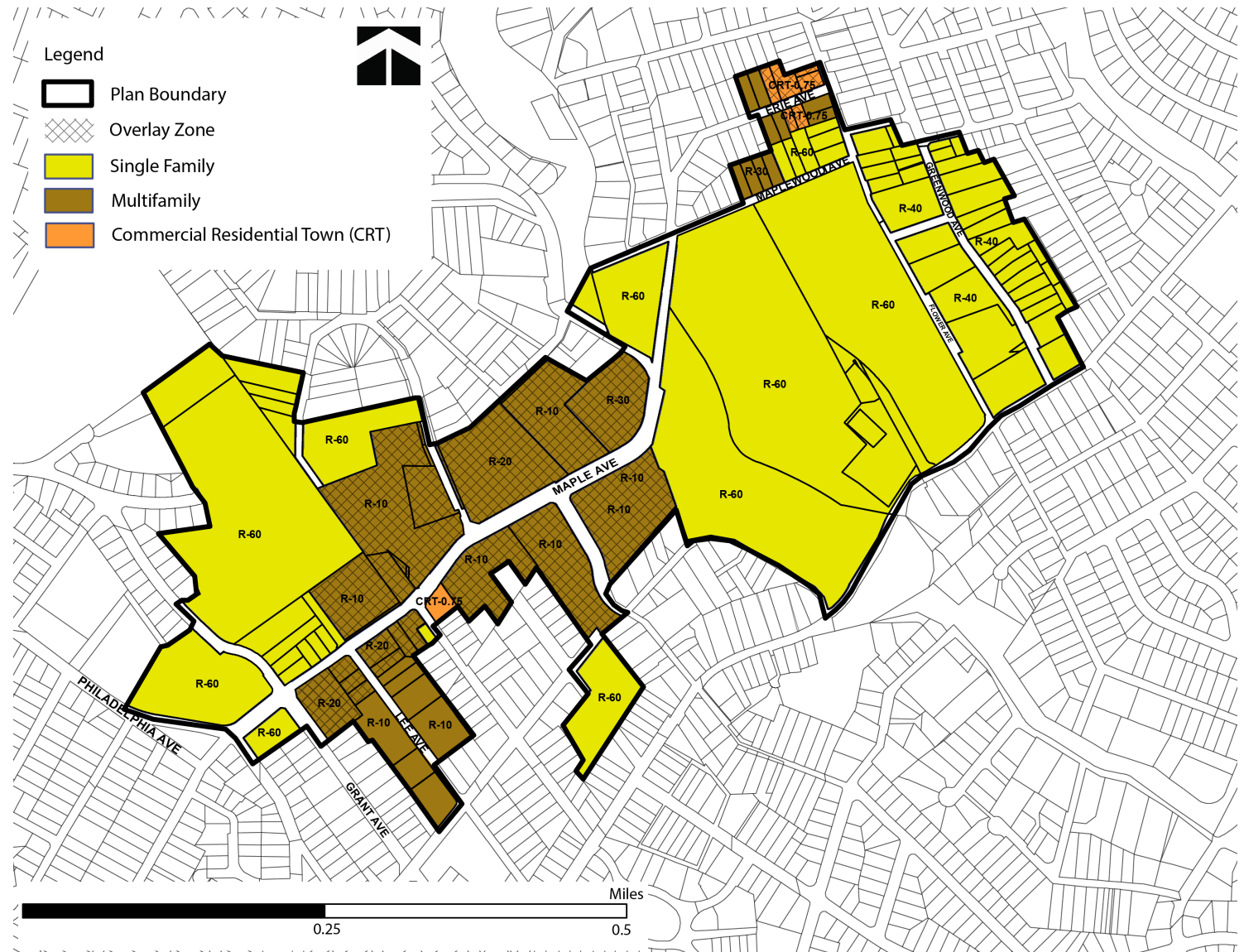
Land Use

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

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
Percent Built Capacity	79%

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

