

# TAKOMA PARK MINOR MASTER PLAN AMENDMENT EXISTING CONDITIONS ANALYSIS



## Description

Overview of existing conditions analysis for the *Takoma Park Minor Master Plan Amendment*.

MRW

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## SUMMARY

The *Takoma Park Minor Master Plan Amendment (TPMMA)* is an update to portions of the *2000 Takoma Park Master Plan*. The scope of work and plan boundary were approved by the Planning Board on September 30, 2021. Staff is seeking guidance and feedback on the analysis.

## MASTER PLAN INFORMATION

Draft

Existing Conditions Analysis Staff Report

Date

3.31.2022

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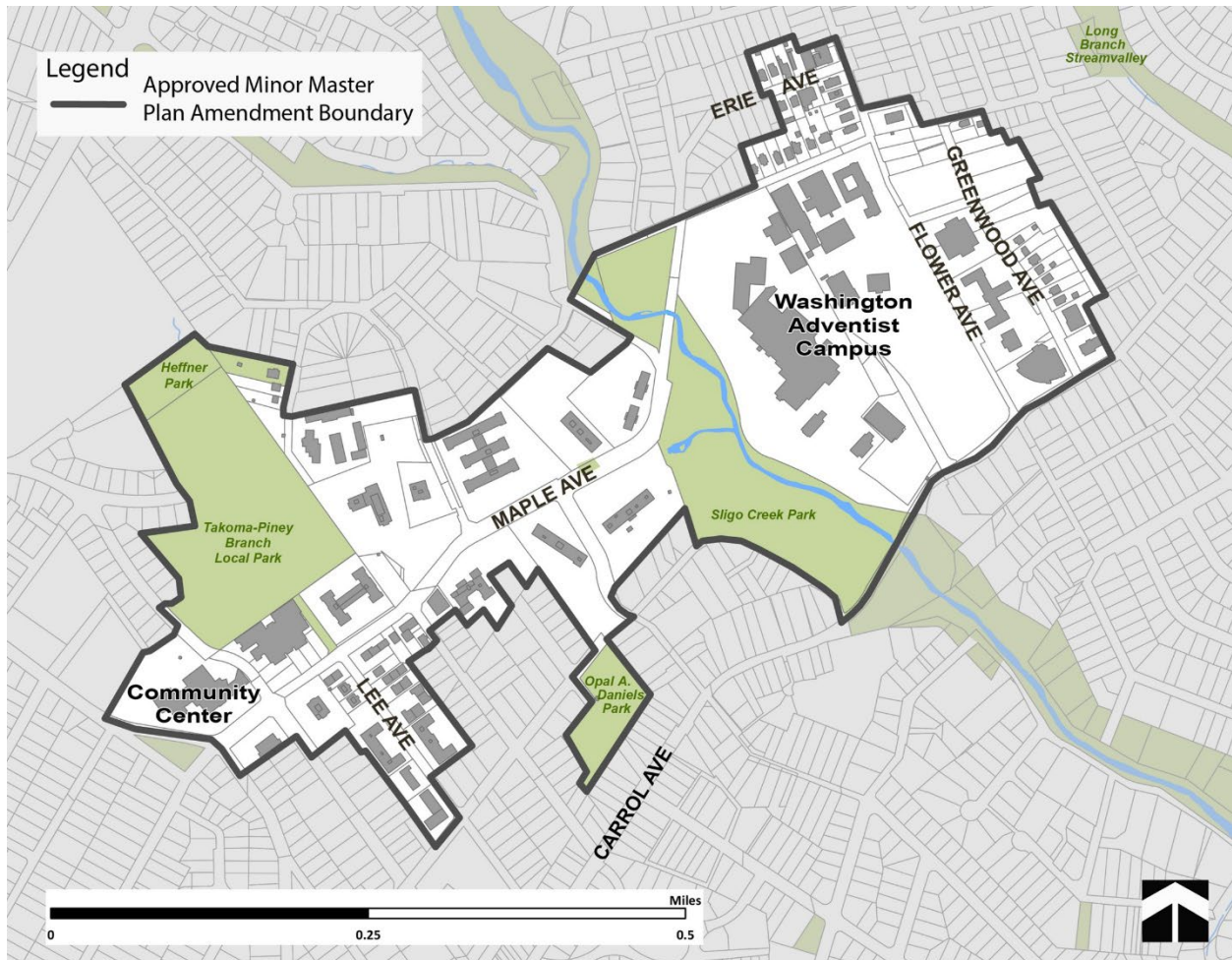
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Planning Board Information

MCPB

Item No.

3.31.22



TPMMA Plan Boundary

## ANALYSIS

### Summary

Over the last six months, the planning team has conducted a thorough analysis of the existing conditions within the *Takoma Park Minor Master Plan Amendment (TPMMA)* plan and study area. The analysis included the following:

- **Demographics** – Utilized Census data to determine and define the characteristics of the people living and working within the study area.
- **Land Use and Zoning** – Identified the existing land uses and zoning designations within the plan area. Staff also calculated the capacity for additional development (utilizing the existing zoning) within the plan area.
- **Parks and Public Spaces** – Identified the existing parks and public spaces within the plan area and used the methodology outlined in the 2018 *Energized Public Spaces Functional Master Plan* to evaluate walkable access to all public spaces in order to measure the relative supply of parks and public space within the plan area.
- **Transportation** - Studied the area’s transit networks, road networks, traffic conditions, pedestrian and bike infrastructure, parking facilities and micro-mobility activities. It is important to note that the transportation analysis area for the TPMMA lies within the area studied for the Silver Spring Downtown and Adjacent Communities (SSDAC) Plan. As such, portions of the SSDAC study analysis were applicable. Further refinement of the analysis may be necessary.
- **Environment** - Qualitative and quantitative study of heat island effect, existing tree canopy and stormwater management facilities and identification of existing LEED certified buildings within the plan area.
- **Housing** – Identified the existing housing stock within the study area including affordable, attainable and market rate housing and analyzed its relationship to County’s housing market.
- **Community Resources, Schools and Facilities** – Identified plan area public facilities and analyzed the existing conditions within schools/school clusters attended by residents of the plan area.
- **Community Engagement** – Identified various methods to engage stakeholders, encourage participation in the plan and educate them on the process. Methods included traditional engagement strategies such as drop-in sessions, flyers, emails, and promotion on social media.
  - The Team hired a consultant to canvass and interview the residents of the multi-family dwelling units along Maple Avenue and the staff, students, faculty and other users of Washington Adventist University (WAU). This presentation includes the results of the Maple Avenue canvassing effort. The results of these efforts were compiled and helped provide a more complete and inclusive understanding of life within the Plan area. The WAU effort is ongoing and results from it will be available at a later date.

- **Urban Design** – Analyzed the varied physical development types within the plan area and how it looks and feels to the community.

Analysis of the following is ongoing and will be presented later:

- **Historic Preservation** – Analysis of how the physical, social and cultural history of the plan area has impacted development and review properties currently listed on the Locational Atlas, as well as any sites already included in the Master Plan for Historic Preservation.

A summary of this presentation including the highlights and key takeaways was provided to the Takoma Park City Council on March 9th, 2022. A review of the existing conditions was also presented at a community meeting on March 29th, 2022.

### **Next Steps**

With this presentation to the Planning Board, the existing conditions phase of the plan concludes, and the visioning phase begins. The plan schedule is as follows:

- 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

Project website: [montgomeryplanning.org/takomapark](https://montgomeryplanning.org/takomapark)