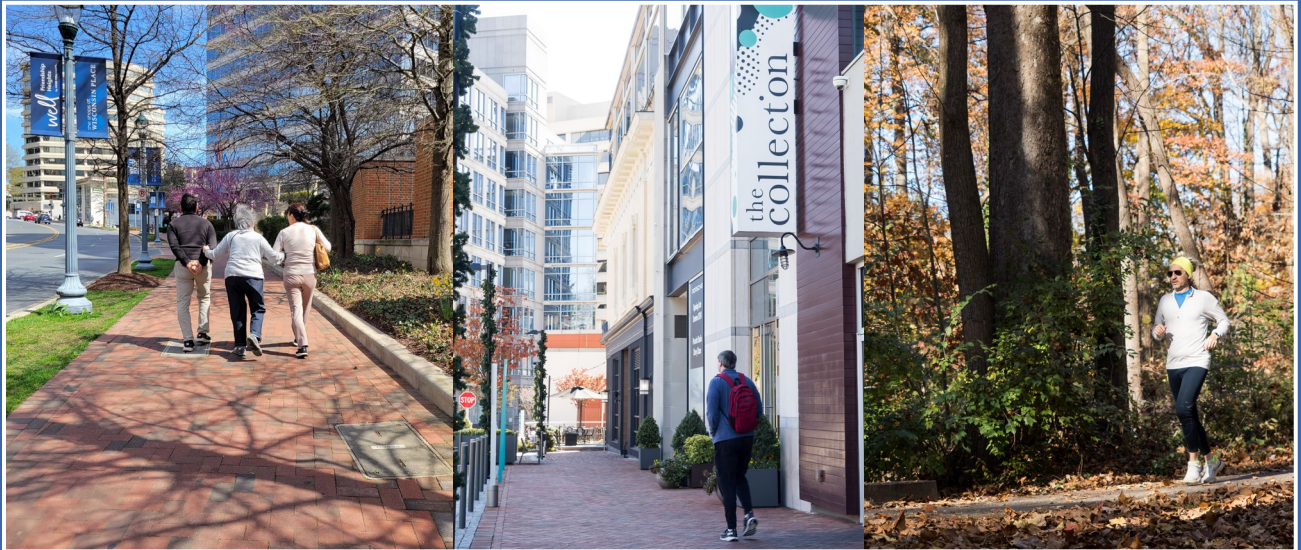


FRIENDSHIP HEIGHTS SECTOR PLAN

EXISTING CONDITIONS ANALYSIS



Description

Planning staff will brief the Planning Board on key findings from the existing conditions analysis of the Friendship Heights Sector Plan Area.

MASTER PLAN INFORMATION

Topic

Friendship Heights Sector Plan Existing
Conditions Analysis

Date

May 29, 2025

Lead Planner

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SUMMARY

The Friendship Heights Sector Plan is an update to the 1998 *Friendship Heights Sector Plan*. The Planning Board approved the Scope of Work and Plan Area on February 6, 2025. Since that time, the planning team has conducted a thorough analysis of the existing conditions in the Plan Area. Staff will brief the Board on key findings and takeaways from the completed analysis. Staff is not asking the Planning Board to take any action as this is a briefing.

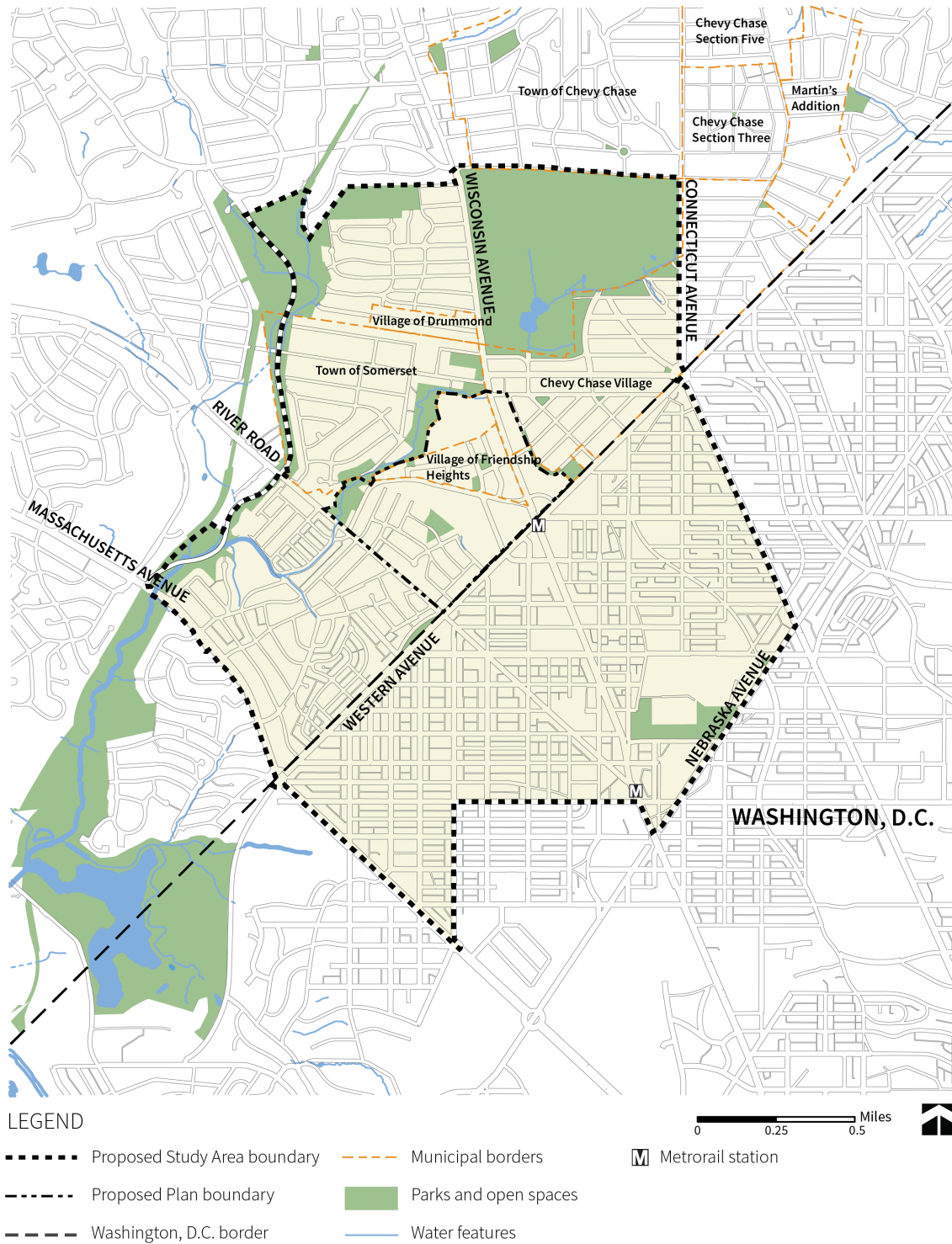
EXISTING CONDITIONS ANALYSIS

The team spent several months researching and analyzing data and observations from the Plan Area (Map 1) and in some cases, from the Study Area (Map 2). The findings from this analysis will serve as a baseline condition as the team begins to think about visioning and preliminary recommendations in the coming months.

Map 1: Plan Area



Map 2: Study Area



Staff will also provide an overview of engagement activities to date and the presentation will include some takeaways from conversations with stakeholders when related to topics in the existing conditions analysis.

The presentation will cover the topics below, included here with a brief description and summary.

Demographics

The demographics analysis includes data on age, race and ethnicity, educational attainment, household composition and income. The findings indicate that the Plan Area population is generally older, less diverse, more educated, and wealthier when compared to the rest of the county.

Land Use and Zoning

This examination will explain the current zoning, land use, and zoned heights within the Plan Area today, as well as provide a summary of the development that exists today. The presentation will look at remaining zoning capacity as well as a brief overview of the zoning and development history of the area.

Housing and Economic Development

This section includes a snapshot of the housing inventory in the Plan Area, including data on housing value and costs, and a comparison between Friendship Heights and the rest of the county. Staff will also present data on the current office and retail markets in the Plan Area.

Urban Design

Building on the takeaways from the 2024 *Friendship Heights Urban Design Study*, this section expands the urban design analysis to include building scale, heights, and architecture.

Parks and Public Spaces

Staff will present an analysis of existing parks and public spaces, including publicly accessible privately owned spaces. This section includes a detailed examination of access and visibility for the major parks in the Plan Area.

Environment and Climate

The environmental analysis includes data on tree canopy coverage, water quality, and stormwater. It also looks at how much warmer the urban core of Friendship Heights is than the surrounding suburbs. The presentation will also touch on climate vulnerability and identify the top risks for this area.

Transportation

Staff will present an overview of all transportation networks in the Plan Area, including roads, pedestrian facilities, bikes, micromobility and transit. This includes a discussion of the condition and comfort of the sidewalk network. The presentation will also cover transit ridership data and parking.

Community Amenities

This section will focus on access to community amenities in the Plan Area and the larger Study Area. As the Plan Area is small, the larger area identifies additional amenities and services available within a few miles of Friendship Heights, and how people can travel to these destinations.

Schools

Understanding the enrollment of schools that draw from the Plan Area is a standard part of an existing conditions analysis, because during a future stage of the Plan, student generation rates will be calculated based on proposed development. The presentation will include data on the elementary, middle and high schools that draw students from Friendship Heights today, and projected capacity at these schools in 2030.

Historic Resources

The presentation will highlight that there are no historic resources in the Plan Area that are currently in the *Master Plan for Historic Preservation* or registered at the national level. Staff will discuss a burial site in Brookdale that is on the Montgomery County Burial Sites Inventory, and the Reynolds house in Willard Avenue Neighborhood Park that merits further study.

PLAN SCHEDULE AND NEXT STEPS

Staff began work on the Friendship Heights Sector Plan in October 2024, and the Scope of Work was approved in February 2025. This briefing to the Planning Board concludes the Existing Conditions Analysis phase, and the Visioning phase will begin on June 11, 2025 with our first community workshop.

Significant milestones are outlined below. The Planning Board Draft is scheduled for transmission to the County Executive and County Council by May 2026.

Scope of Work:	February 2025
Existing Conditions Analysis:	Winter – Spring 2025
Visioning and Preliminary Recommendations:	Late Spring – Fall 2025
Working Draft:	Winter 2026
Planning Board Work Sessions and Public Hearing:	Spring 2026
County Executive Review, County Council Review and Work Sessions:	Late Spring - Fall 2026
Commission Adoption of Plan and Sectional Map Amendment:	Fall 2026