

Special Session

Agenda Item #	2
Meeting Date	January 28, 2013
Prepared By	Erkin Ozberk, Planner
Approved By	Suzanne R. Ludlow Acting City Manager

Discussion Item	Resolution providing comment on the Long Branch Sector Plan
Background	<p>In 2009, Montgomery County, in partnership with the City of Takoma Park, began to study, conduct outreach, and plan for the Long Branch area around two proposed Purple Line stations. The southwest corner of the study area, bounded by Flower Avenue, Piney Branch Road, Sligo Creek Parkway, and Wabash Avenue is situated within the City.</p> <p>Community engagement occurred since 2010, with monthly office hours by the project team, flyers, postcards, websites and community meetings, where bilingual services and interpretation services were provided. The Montgomery County Planning Department has issued a draft Long Branch Sector Plan which is available online. Copies of the draft Sector Plan (the “Plan”) which directly impacts Takoma Park are also available at the Takoma Park Maryland Library (101 Philadelphia Avenue) and at the Long Branch Library (8800 Garland Avenue, Silver Spring).</p> <p>The Montgomery County Planning Board will be conducting a public hearing on the Plan this coming Thursday, January 31. The hearing will be held in the auditorium of the Montgomery Regional Office (8787 Georgia Avenue, Silver Spring) and is scheduled to begin at 6:00 PM. Following the public hearing, the Planning Board will discuss the Plan in two work sessions, scheduled for February 21 and March 7, and may recommend changes to the text.</p> <p>City staff has reviewed the Plan and found it to be in general alignment with the City’s policy interests. The Plan supports a transit-oriented redevelopment pattern for commercial properties within the Long Branch commercial district. The transportation recommendations support enhanced pedestrian and bicycle facilities and appropriate streetscapes for mixed-use districts. The Plan promotes practices that support economic growth and sustainability while striving to protect housing affordability. The Plan is especially strong in the area of mobility and urban design.</p> <p>There were some issues, however, that merit testimony, and a draft resolution addressing these issues has been prepared for your review. The proposed resolution deals mainly with the schedule for rezoning parcels in the Plan area situated within the City, as well as factual revisions to the Plan with regards to Flower Avenue and the City’s Green Street project.</p>

Policy	<p>Coordinate with surrounding jurisdictions to foster and promote comprehensive, environmentally sound development and redevelopment in the community and throughout the region; support higher density retail, commercial, and residential development near transportation routes and hubs, that is environmentally sensitive and of a design and scale appropriate to surrounding neighborhoods and their historic nature.</p> <p><i>City of Takoma Park Strategic Plan</i></p>
Fiscal Impact	None
Attachments	<ul style="list-style-type: none"> • Resolution Recommending Adoption of the Long Branch Sector Plan with exhibits • Mark-up of pages from Long Branch Sector Plan referenced in Resolution (Full January draft of Sector Plan available at: http://www.montgomeryplanning.org/community/longbranch/)
Recommendation	Review and vote on the resolution.
Special Consideration	On behalf of the City, Councilmember Jarrett Smith is scheduled to provide testimony at the January 31 Public Hearing.

Introduced by:

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO.

RECOMMENDING ADOPTION OF THE LONG BRANCH SECTOR PLAN

WHEREAS, the Long Branch Sector Plan is a plan developed by Montgomery County's Planning Department, to enhance the community character and provide for transit-oriented development around planned transit facilities; and

WHEREAS, the Long Branch Sector Plan contains policies, objectives and recommendations that will guide future growth and development around proposed Purple Line light rail stations in Montgomery County; and

WHEREAS, the Long Branch Sector Plan includes strong recommendations that support the continued diversity of residents, businesses, and incomes within the area and promote equitable business and housing opportunities; and

WHEREAS, the Takoma Park City Council supports the development of the Long Branch area and the upper Flower Avenue corridor as a mixed-use, pedestrian-friendly, multi-cultural community that enhances the quality of life of area residents; and

WHEREAS, the City is coordinating design and engineering of the Flower Avenue Green Street Project, intended to enhance pedestrian facilities, access to bus transit, stormwater mitigation, and the natural environment between Piney Branch Road and Carroll Avenue; and

WHEREAS, the Montgomery County Planning Board is holding a public hearing on January 31, 2013 to hear testimony on the draft Long Branch Sector Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Takoma Park strongly recommends adoption and approval of the Long Branch Sector Plan by Montgomery County Planning Board, conditioned upon the following changes to the January 2013 Draft Long Branch Sector Plan:

1. Expedite rezoning of Piney Branch Road/Flower Avenue (Southwest), by changing its designation from Long Term to Interim Development site. This site includes commercially-zoned properties at 8630 and 8640 Flower Avenue, as well as 8435 Piney Branch Road, identified as #4 on Map 17 (page 71) and described in detail on page 73. This recommendation is in keeping with the

rationale for interim development sites outlined on page 56, as the under-utilized site is at an intersection with existing high transit use, can improve mobility through the completion of Winding Hill Way as a public alley, and can contribute to the reservoir of affordable housing via the MPDU program.

2. Incorporate general revisions, identified in Exhibit A, attached hereto and made a part of this Resolution, which are intended to clarify factual discrepancies in the Sector Plan with regards to Flower Avenue and the Flower Avenue Green Street Project.

Adopted this __day of January 2013.

ATTEST:

Jessie Carpenter, CMC
City Clerk

**General Recommendations for revisions to the draft
Long Branch Sector Plan
City of Takoma Park**

Page 46. Rewrite text of 2nd and 7th bullets under “Recommendations” as:

- Reclassify Flower Avenue between Wabash Avenue and Piney Branch Road as a Business Street (from Arterial) with a minimum right-of-way width of 60 feet.
- Support the City of Takoma Park’s Flower Avenue Green Street Project that will include:
 - new and improved sidewalks
 - streetscaping oriented toward pedestrian safety enhancements and transit users
 - low impact stormwater management techniques.

Page 49. Rewrite text (and revise Illustration 3 accordingly):

The right-of-way for this section of Flower Avenue, a major business street in Long Branch, is within the City of Takoma Park. Streetscape improvements, including additional sidewalks, curb extensions, and street furnishings, a part of Takoma Park’s Green Street project, will make this street part of Long Branch’s enhanced public realm.

Existing Conditions

Right-of way:	60 feet
Lanes:	Two travel lanes with on-street parking lane to one side
Pedestrian/Bike Access:	Sidewalk adjacent to one travel lane; proposed signed-shared on-street bikeway
Streetscape:	Narrow concrete sidewalks, some lighting, sparse seating, bus shelter

Plan Recommendations

Right-of way:	60 feet
Lanes:	Two travel lanes with on-street parking lane to one side
Pedestrian/Bike Access:	10’ wide sidewalks, bike lanes
Streetscape:	Street trees in grates and/or in curb extensions in parking lane, pedestrian street lighting, benches, bus shelter, bike racks, and trash cans.

Page 49. Rewrite text in the green sidebar (on the right):

“Flower Avenue has been removed from the State Highway inventory. As part of a proposed City of Takoma Park Green Street project, Flower Avenue south of Piney Branch Road will be improved with pedestrian-friendly design and low impact stormwater management techniques.”

- Page 51. Delete “(MD 787)” from references to Flower Avenue in Roadway Facility column. Change “Minimum r.o.w.” value for Flower Avenue between Domer Ave to Arliss St to “60” (ft), to reflect condition between Domer Ave and Piney Branch Road.
- Page 73. Under Mobility, rewrite first bullet:
“Extend Winding Hill Way to Flower Avenue as a public alley.”
- Page 73–74. 8630 Flower Avenue should be in block #4 on page 73, instead of block #5 on page 74, as displayed on Map 17 on page 71. Adjust tables (with zoning etc.) on pages 73-74 to reflect this change.
- Page 74. Existing Zoning (for 8600 Flower Avenue specifically) also includes “R-40 (One-Family Semi-Detached and Two-Family Detached, Residential)”.

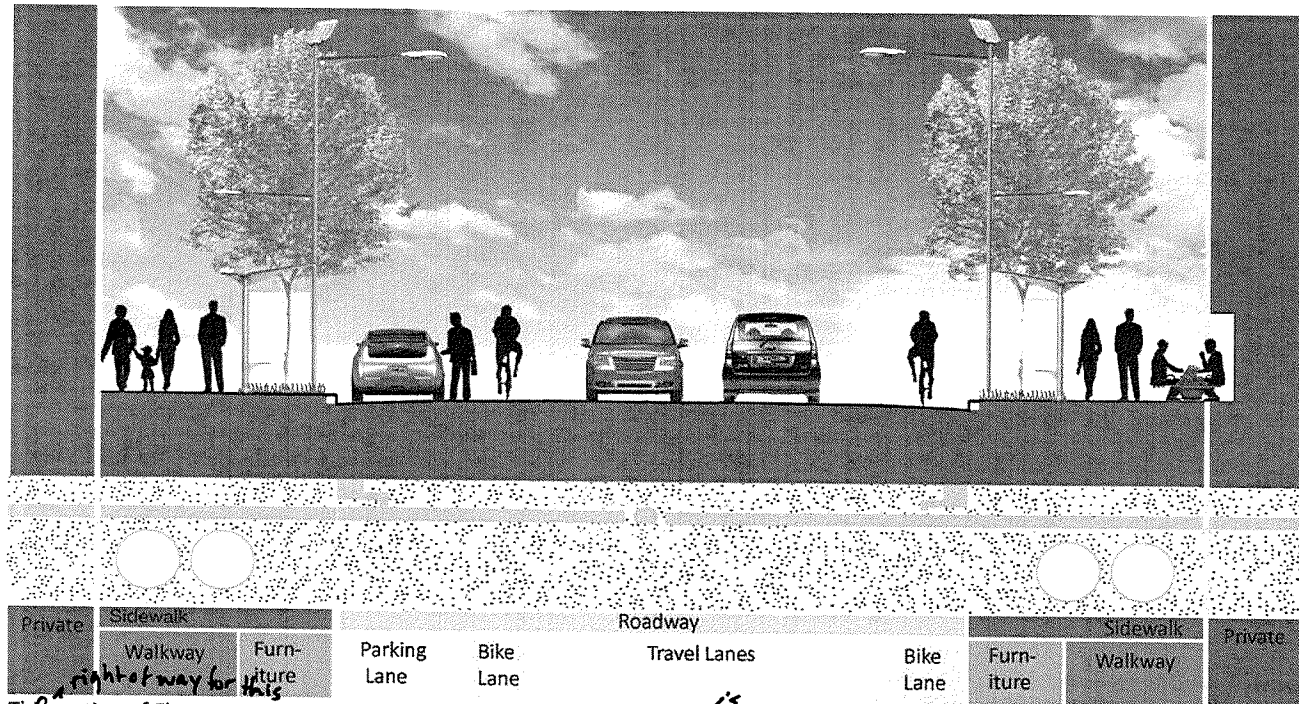
Streets, Intersections, and Rights-of-Way

Redevelopment projects and the future Purple Line should reinforce gateways into Long Branch, enhance the pedestrian and biking environment, and encourage and complement street level neighborhood-serving retail (see Map 15, Roadway Classifications).

Recommendations

- Implement a consistent street cross section along Carroll Avenue, between University Boulevard and Piney Branch Road, which includes appropriate traffic calming measures, while still accommodating through traffic.
- Reclassify Flower Avenue between Wabash Avenue and Piney Branch Road as a Business Street (from Arterial) with a minimum right-of-way width of ~~70~~⁶⁰ feet.
- Strengthen the existing street network through improved connections that separate local and through traffic and improve street function.
- Reclassify Greenwood Avenue between Domer Avenue and Piney Branch Road as a Business Street with a minimum right-of-way width of 70 feet and a cross section that improves neighborhood connectivity between the north and south sides of Piney Branch Road.
- Use appropriate capacity enhancements at intersections to improve traffic flow.
- Create a clear hierarchy of public and private streets.
- Support the City of Takoma Park's ~~annexation of Flower Avenue for the~~ Flower Avenue Green Street Project that will include:
 - new and improved sidewalks
 - streetscaping *oriented toward pedestrian safety enhancements and transit users*
 - ~~bike lanes~~
 - low-impact stormwater management techniques.
- Create new private streets subject to the following conditions:
 - Public easements must be granted for the roadways and must be reviewed and approved by the Montgomery County Department of Transportation (MCDOT) and M-NCPPC.
 - Road design must follow or improve on the corresponding Road Code standard (2005.02 modified) for a similar public road, unless approved by MCDOT and the Planning Board at the subdivision review stage.
 - Installation of any public utilities must be permitted within such easement.
 - The roads may not be closed for any reason unless approved by MCDOT.
 - The public access easement must accommodate uses above or below the designated easement area.
 - The County may require the applicants to install appropriate traffic control devices within the public easement and the easement must grant the County the right to construct and install such devices.
 - Maintenance and liability agreements will be required for each easement area. These agreements must identify the applicant's responsibility to maintain all of the improvements within their easement in good fashion and in accordance with applicable laws and regulations.
 - The County will inspect these streets and ensure that each has been constructed in accordance with the corresponding Road Code standard.
 - The applicant is obligated to remove snow and provide repairs to keep the roads in working order and open and if, for any reason, the applicants do not, the County must share the right, but not the obligation, to remove snow and provide repairs.

Illustration 3 - Flower Avenue Cross Section between Domer Avenue and Piney Branch Road



This section of Flower Avenue, a major business street in Long Branch, will be within the City of Takoma Park. Streetscape improvements, including wider sidewalks, on-street parking, bike lanes, and street furnishings, a part of Takoma Park's Green Streets project, will make this street part of Long Branch's enhanced public realm.

Existing Conditions

Right-of-way: 60 feet
 Lanes: 70 feet
 Pedestrian/Bike Access: Two travel lanes with no median one-street parking to one side
 Streetscape: Sidewalks adjacent to travel lanes; widely spaced crosswalks, proposed signed shared on-street bikeway
 Narrow concrete sidewalks, some lighting, sparse seating, bus shelter

Plan Recommendations

Right-of-way: 60 feet
 Lanes: 70 feet
 Pedestrian/Bike Access: Two travel lanes with on-street parking lane to one side
 Streetscape: 10' wide sidewalks, bike lanes and additional crosswalks at new intersections
 Street trees 30'-35' on center, minimum 5' wide tree panels, pedestrian street lighting, benches, bus shelter, bike racks, and trash cans.
 in grates and/or in curb extensions in parking lane

Flower Avenue is has been currently a State highway but south of Piney Branch Road within the Plan area it is recommended to be removed from the State Highway inventory. As part of the City of Takoma Park Green Street Project, Flower Avenue south of Piney Branch Road will be improved with pedestrian-friendly design and low impact stormwater management techniques. A proposed City of Takoma Park project that will expand the existing right-of-way will impact properties on the east side of Flower Avenue.

Table 2 - Roadway Classifications

Roadway Facility	Master Plan of Highways Number	Limit	Minimum r.o.w. ¹ (ft.)	Number of Lanes ²	Target Speed	Design Standard ³
Major						
Piney Branch Road (MD 320)	M-11	University Blvd to Carroll Ave	120	4 Lane divided	35	2008.02 Modified
University Boulevard (MD 193)	M-19	Carroll Ave to Piney Branch Rd	120 ⁴	6 Lane divided w/transitway	35	2008.02 Modified
University Boulevard (MD 193)	M-19	Piney Branch Rd to Langley Dr	120	6 Lane divided	35	2008.01 Modified
Arterial						
Flower Avenue (MD 787)	A-83	Wabash Ave to Domer Ave	60	2	25	2004.20 Modified
Carroll Avenue (MD 195)	A-89	Merrimac Dr to University Blvd	90	2	30	2004.22 Modified
Piney Branch Road (MD 320)	A-311	Sligo Creek Pkwy to Flower Ave	80	4	30	2004.02 Modified
Piney Branch Road (MD 320)	A-311	Flower Ave to Arliss St	103	4 Lane divided	30	2004.06 Modified
Piney Branch Road (MD 320)	A-311	Arliss St to University Blvd	112	4 Lane divided w/transitway	30	2004.06 Modified
Business Street						
Flower Avenue (MD 787)	B-1	Domer Ave to Arliss St	60	2	25	2005.01 Modified
Arliss Street	B-2	Piney Branch Rd to Flower Ave	100	2 Lane w/transitway	25	2005.03 Modified
Glenview Avenue	B-3	Domer Ave to Piney Branch Rd	70	2	25	2005.02 Modified
Greenwood Avenue	B-4	Domer Ave to Piney Branch Rd	70	2	25	2005.02 Modified
Gilbert Street Extension	B-5	University Blvd to Piney Branch Rd	70	2	25	2005.02 Modified
Minor Arterial						
Glenville Road	MA-2	Piney Branch Rd to University Blvd	70	2	25	2004.20 Modified
Primary						
Carroll Avenue	P-2	University Blvd to Piney Branch Rd	70	2	25	2003.12 Modified
Flower Avenue	P-3	Arliss St to Plymouth St	70	2	25	2003.10 Modified
Garland Avenue	P-4	Wabash Ave to Piney Branch Rd	60	2	25	2003.11 Modified
Manchester Road	P-5	Piney Branch Rd to Geren Rd	70	2	25	2003.11 Modified
Domer Avenue	P-8	Flower Ave to Barron St	60	2	25	2003.11 Modified

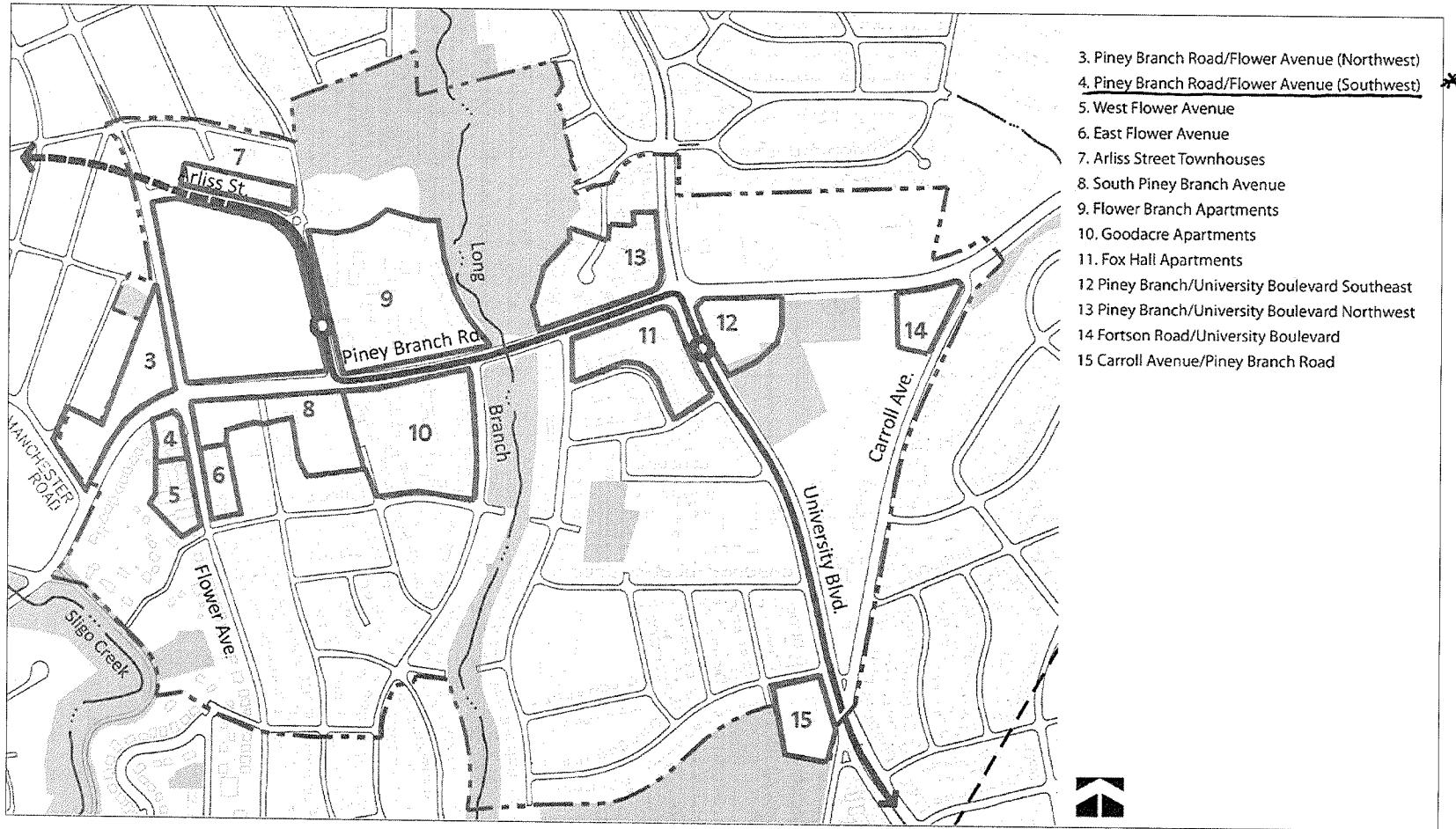
¹ Reflects minimum right of way, and may not include lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel. Rights-of-way are considered to be measured symmetrically based upon roadway right-of-way centerline.

² The recommended number of lanes refers to the number of planned through travel lanes for each segment.

³ Reflects the most representative roadway cross section, which may be modified as appropriate.

⁴ This proposed minimum right-of-way does not include any additional right-of-way that may be required to accommodate the Purple Line. Additional right-of-way requirements for the Purple Line will be determined either at the time of final design for the Purple Line or at the time of subdivision using latest project-level plans available for the Purple Line.

Map 17 - Long Term Development Sites



4 Piney Branch Road/Flower Avenue (Southwest) includes 8640 Flower Avenue and 8435 Piney Branch Road

Size: 20,671 sf	Existing	Proposed
Land Use	commercial use	mixed-use
Zoning	C-1 (Convenience commercial)	CRT 1.5, C 0.5, R 1.5, H 60
Building Height	Varied 16 to 45 feet	maximum 60 feet
Residential	n/a	15 du
Commercial	7,257 sf	12,500 sf

Community

- Provide diverse housing types to serve mixed income and special populations.
- Incorporate public art and other gateway features into new development.
- Design sites to encourage physical activity and support a pedestrian-friendly development.
- Preserve space on-site for small neighborhood retail and services that cater to the community's various income levels.

Land Use and Zoning

- Use infill development and adaptive reuse of existing structures, where appropriate.
- Provide for shared parking.

Sustainability

- Achieve minimum LEED gold or equivalent building certification and improve tree canopy cover to between 25 and 30 percent or greater.

Mobility

- Extend Winding Hill Way to Flower Avenue. *as a public alley.*
- Provide improved pedestrian and bicycle connections to adjacent neighborhoods, transit, and community facilities.

The following CR Zone incentive density categories should be used as part of any optional method development:

- Connectivity between Uses, Activities and Mobility Options
 - advanced dedication
- Diversity of Uses and Activities
 - affordable housing
 - small business opportunities
- Quality of Building and Site Design (shared parking)

Additional categories that support Plan recommendations include:

- Connectivity between Uses, Activities, and Mobility Options
 - transit access improvement
- Quality of Building and Site Design
 - public art

5 West Flower Avenue includes 8600-8630 Flower Avenue

Size: 70,086 sf	Existing	Proposed
Land Use	commercial use	mixed-use
Zoning	C-1 (Convenience commercial) R-10 (Residential, townhouse)	CRT 2.5, C 0.25, R 2.5, H60
Building Height	Varied 16 to 45 feet	maximum 60 feet
Residential	82 du	175 du
Commercial	5,025 sf	17,500 sf

update
with change

Community

- Provide diverse housing types to serve mixed income and special populations.
- Design sites to encourage physical activity and support pedestrian-friendly, street-oriented development.
- Preserve space on-site to provide for small neighborhood retail, office uses, and services that cater to the community's various income levels.
- Provide live/work development, where appropriate.

Land Use and Zoning

- Provide streetscape improvements appropriate to the Flower Avenue Green Street Project.
- Provide for structured and shared parking.

Sustainability

- Achieve minimum LEED gold or equivalent building certification and improve tree canopy cover to between 25 and 30 percent or greater.
- Use innovative stormwater management techniques to reduce runoff.

Mobility

- Extend Winding Hill Way to Flower Avenue.
- Provide a private street connecting Winding Hill Way to Flower Avenue (8606 and 8608 Flower Avenue).

- Improve pedestrian and bicycle connections to adjacent neighborhoods, transit, and community facilities.

The following CR Zone incentive density categories should be used as part of any optional method development:

- Connectivity between Uses, Activities, and Mobility Options
 - streetscape
- Diversity of Uses and Activities
 - affordable housing
- Quality of Building and Site Design
 - structured parking

Additional categories that support Plan recommendations include:

- Connectivity between Uses, Activities and Mobility Options
 - transit access improvement
- Diversity of Uses and Activities
 - small business opportunities
 - live/work units
- Quality of Building and Site Design
 - public art