



MCPB
Item #
6/30/11

Memorandum

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Area 1 *RK*
Bill Barron, Supervisor, Area 1 *WB*
Robert Kronenberg, Supervisor, Area 1 *RAK*

FROM: John Marcolin, Planner Coordinator, Area 1 *JM*

SUBJECT: Discussion: Draft Takoma Langley Crossroads Urban Design Guidelines

Staff Recommendation:

Review the draft Takoma Langley Crossroads Urban Design Guidelines

Draft Takoma Langley Crossroads Urban Design Guidelines

The development of the Takoma Langley Crossroads Urban Design Guidelines represents the effort by the Planning Department to create a document that illustrates key recommendations of the Takoma Langley Crossroads Sector Plan. These guidelines are intended to accomplish the following:

- **Address the Sector Plan's recommendations for proposed buildings, streets, parking and open spaces** – The Design Guidelines illustrate a variety of ways that the Sector Plan's recommendations for buildings, streets, parking and open spaces may be implemented. In some cases where the recommendations of the Sector Plan are more specific, such as location of future streets and the civic green, the design guidelines are accordingly more specific.
- **Address Key Design Recommendations that are called for in the Sector Plan** - The Sector Plan makes several design recommendations that will help bring about the vision of the plan. They include furthering the international theme of the Crossroads area, Art, green design and Smart Growth and CPTED (crime prevention through environmental design). The Design Guidelines illustrate how these recommendations may be implemented at the time a site plan for a CRT zoned property is submitted to the Planning Department.
- **Address the issue of appropriate transitions between proposed CRT zoned properties and existing residential neighborhoods** – The guidelines specifically address the issue of how proposed development under the CRT zone can be transitioned from the higher heights allowed in the zone to the lower heights allowed in residential neighborhoods. This issue was a specific concern of the community. The guidelines propose to step down the heights in these transition areas and suggest appropriate uses. The guidelines use plan views, sections and 3-D sketches to illustrate how the transitions might work.

The Draft Takoma Langley Crossroads Urban Design Guidelines are attached for review and discussion by the Planning Board. In accordance with the Planning Department practice:

- The document will go through final layout, design and production in accordance with the recommendations from the Planning Board
- The process of editing is underway for overall tone, organization and consistency
- Illustrations and renderings have been provided that are integral to the recommendations and help tell the story

The design guidelines incorporate input from design recommendations developed by a task force convened by the City of Takoma Park that met during the winter and spring of 2011. Their recommendations were very comprehensive and in many cases included topics that have already been addressed in the proposed CRT zone and the Draft Urban Design Guidelines for Takoma Langley Crossroads, or are more appropriate for decision at the time of site plan review. Planning staff will have a final review with the City of Takoma Park to confirm which of their recommendations are to be included and what is to be left out.

The Takoma Langley Crossroads Urban Design Guidelines represent aspirations of the Planning Board and Planning Department. These guidelines do not mandate specific forms and locations for buildings, streets and open space, but rather are intended to assist the Planning Board, staff, property owners, County Council, and others during the review of Project Plans, Site Plans and Mandatory Referrals. They illustrate how Sector Plan recommendations and principles might be met, and encourage applicants and public agencies to propose designs that create an attractive and successful public realm. The precise design that will be appropriate in any particular project will, as always, depend on the specific circumstances of the project and the surrounding area.

Attachments:

- A. Draft Takoma Langley Crossroads Urban Design Guidelines