

Takoma Langley Urban Design Guidelines



John Marcolin, Planner Coordinator, john.marcolin@montgomeryplanning.org, 301 495-4547



Bill Barron, Team Leader, Area 1, bill.barron@montgomeryplanning.org, 301 495-4556



Rose Krasnow, Chief, Area 1, rose.krasnow@montgomeryplanning.org, 301 495-4591

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Description: Design Guidelines for the Takoma Langley Crossroads Sector Plan. The purpose of the guidelines is the following:

- Illustrate the general urban design concepts of the Takoma Langley Crossroads Sector Plan and address specific design concerns of the community.
- Provide design guidance to developers and public agencies.
- Provide a project review framework for planning staff.

Summary: Staff recommends preliminary approval of the Takoma Langley Crossroads Urban Design Guidelines.

Background

The City of Takoma Park convened a design task force that met during the winter and spring of 2011. That task force developed design recommendations for the Takoma Langley Crossroads that were very comprehensive and detailed. During the spring and summer of 2011 the Planning Department produced design guidelines that addressed the broad urban design concepts of the Takoma Langley Crossroads Sector Plan area; they did not address specific details involved in the design of streets, buildings or open spaces. The City Council of Takoma Park, because of their concern regarding a lack of detail in the proposed design guidelines, recommended in September of 2011 that "...the Montgomery County Planning Board not approve or adopt the Takoma/Langley Crossroads Urban Design Guidelines and direct staff to incorporate the City's comments into subsequent drafts" (See attachment 'B').

In response to this recommendation, Planning Department staff held several meetings with City of Takoma Park Planning Staff during the fall of 2011 to address their concerns. Planning Staff accordingly revised the design guidelines and presented the draft document to citizens of Takoma Park and City Planning staff on January 12, 2012. Response from the City and citizens has been positive and planning staff is hopeful that the Takoma Park City Council will support the revised guidelines when it meets on January 23, 2012.

The Montgomery County Council will take up the Sector Plan once the Montgomery County Planning Board approves the design guidelines.

Attachments:

- A - Takoma Park letter to Chairman
- B - Draft Takoma Park resolution to Planning Board re Guidelines
- C - Takoma Park Resolution to County Council