

Introduced by: Councilmember Smith

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2013-6

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

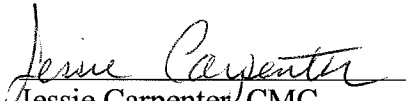
rationale for interim development sites outlined on page 56, as the under-utilized site is at an intersection with existing high transit use, can improve mobility through the completion of Winding Hill Way as a public alley, and can contribute to the reservoir of affordable housing via the MPDU program.

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.

AND BE IT FURTHER RESOLVED that the Council is concerned that affordable housing be maintained for the residents in the Long Branch area and strongly urges the County Executive and County Council to allocate funding for affordable housing preservation and development in the Long Branch area.

Adopted this 28th 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)”.