

Long Branch Sector Plan, Worksession 8

 Melissa Williams, Senior Planner, Area 1, Melissa.williams@montgomeryplanning.org, 301.495.4642

 Valdis Lazdins, Planning Chief, Area 1, valdis.lazdins@montgomeryplanning.org, 301.495.4506

Completed: 5. 16.13

Description

There are two objectives for this worksession: complete the presentation from May 16th and resolve the remaining issues for Mobility, Parks, Trails and Open Space. Staff has attached the remaining slides from May 16th PowerPoint presentation, with the uncompleted sections highlighted. Also provided is a summary of text revisions requested by the Planning Board at the May 16th session.

Additionally, Staff will present a red-lined version of the Long Branch Sector Plan "Draft" Planning Board Draft at the May 23rd Board meeting. This document will have been edited for clarity and will incorporate revised maps/graphics and all final text changes agreed to by the Board through May 16th. This document will be posted online and provided to the Board on May 22nd. Staff will seek approval to transmit this document to the Montgomery County Council as the Planning Board Draft, along with any final modifications related to the items not completed on May 16th. Delivery of the final document to Council must occur no later than May 31st.

Board Requested Text Revisions at the May 16th Worksession

Land Use and Zoning (p.37)

Add as final paragraph:

The Plan also seeks to protect the character of surrounding single-family neighborhoods by confirming existing uses and R-60 zoning and further recommending appropriate land use transitions to prevent the encroachment of commercial uses into residential areas. These objectives are accomplished by:

- Design guidelines that will be applied to protect and preserve the character, quality, and integrity of existing single-family neighborhoods.
- Continuing Housing Code enforcement in the Plan area and identifying properties that are at risk for deterioration, disinvestment and disrepair.
- **Providing zoning recommendations that reduce building heights and density, where appropriate, to achieve compatibility with existing residential neighborhoods.**

Affordable Housing (p.24)

Add as first paragraph

The Sector Plan seeks to accommodate mixed income development to support broader economic diversity within the Long Branch community. Such development can provide much needed public benefits and amenities, allow residents to age in place, and increase and improve housing choices.

Revised Language for Paragraph 4 and delete all bullets:

Current MPDU regulations in Montgomery County require new development with 20 or more dwelling units to provide at least 12.5 percent of them as affordable to households earning up to 65% of the area median income. However, the Plan recommends increasing the MPDU requirement to at least 15 percent, adding about 700 MPDUs in the Plan area. Even this goal does not ensure a ‘no net loss’ of affordable housing in Long Branch. The Plan recognizes that maintaining affordability is essential and that higher densities and other incentives are needed to encourage affordable housing units above the minimum. But the MPDU program should not be viewed as the sole remedy. To resolve this challenge requires a more comprehensive set of recommendations and cooperation with other agencies and policy makers.

Sites 4 and 5 are located within the City of Takoma Park, which has an existing rent stabilization (rent control) program. This program just applies to land within Takoma Park and not to properties beyond the city’s boundaries.

Add as the final paragraph on page 24:

The Long Branch Sector Plan encourages development that increases housing opportunity and results in a no net loss of income-restricted affordable housing. The following measures in the 2012 Draft Montgomery County Housing Policy are stated in support of that goal:

- **Develop strategies to preserve naturally occurring affordability and preserve existing federal, state or County financed affordable housing**
- **Encourage development that provides for affordable, energy efficient housing including smaller units for singles and 3-5 bedroom units for larger families including maximizing solar orientation and design to reduce energy demands**

- Support Alternative Location Agreements (within the Long Branch Sector Plan area) that result in the development of more than the required number/percentage of MPDU's
- Encourage the voluntary development of Workforce Housing at/near planned transit facilities
- Encourage the development of funding mechanisms to provide for rental and condominium fee subsidies to low to moderate income residents
- Provide for the inclusion of affordable housing in all public building projects within the Plan area and establish housing as a preferred use when the County sells property and encourage public/private partnerships with Housing Opportunities Commission and other affordable housing providers
- Provide technical assistance to landlords/property owners to maintain apartment buildings and building stock
- Provide technical assistance to landlords/property owners to maintain apartment buildings and building stock
- Continue to implement Montgomery County programs that provide supportive housing for individuals and families
- Support the creation of additional programs that provide for the development of housing for extremely low – moderate income families
- Encourage faith-based organizations, non-profit agencies, neighborhood housing groups and employers to use their existing property or to purchase land and buildings for the production and preservation of housing affordability

Additionally, the Plan (page 29) includes a staging policy that encourages the development of additional affordable units.



LONG BRANCH SECTOR PLAN

Staff Draft





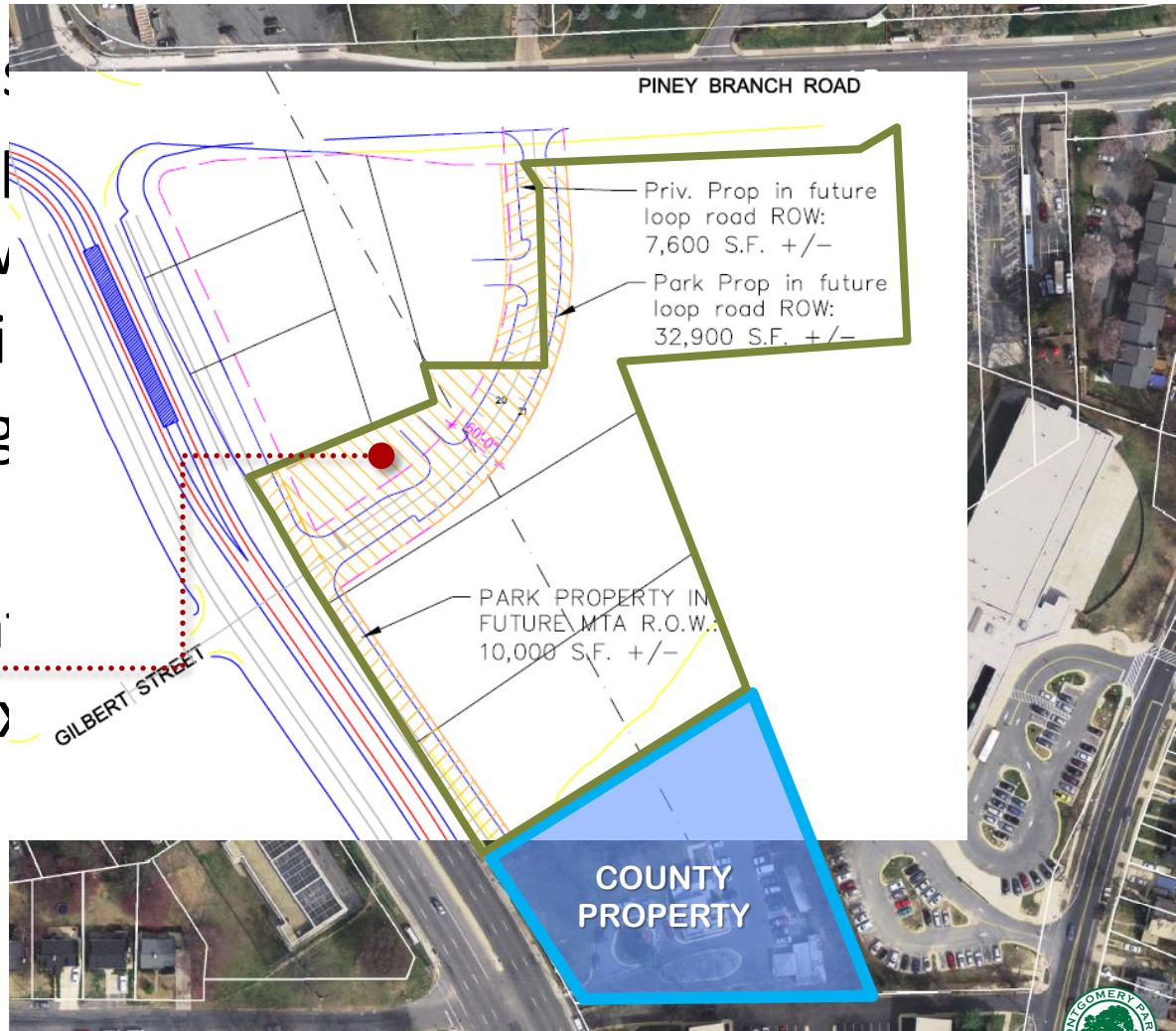
long branch

Remaining Slides from May 16th Worksession



Issue #6: New Hampshire Estates NP

- Consider expansion of County-owned part of a land swap transportation initiative action following current use
- Divest “remnant” of Gilbert Street expansion





Issue #6 New Hampshire Estates NP

Planning Board comment:

New Hampshire Estates Neighborhood Park (p.33). In response to testimony from Montgomery County DOT, add new language to acknowledge that the Department of Parks supports Gilbert Street extended.

Staff Response:

Add new sub-bullet under New Hampshire Estates Neighborhood Park:

“Support extending Gilbert Street through the park to help improve transportation circulation in the plan area, replace lost parking caused by Purple Line impacts to the park along University Boulevard, and improve access to the adjacent property.”



Issue #6 New Hampshire Estates NP

The roles and responsibilities for implementation of renovations to the park should be more specific, as follows:

- The builder of Gilbert Street Extended should contribute to the facility planning, detailed design and construction of the park.



Issue #6 New Hampshire Estates NP

Planning Board comment:

New Hampshire Estates Neighborhood Park (p.33). In response to testimony from Montgomery County DOT, add new language to acknowledge that the Department of Parks supports Gilbert Street extended.

Staff Response:

Add new sub-bullet under New Hampshire Estates Neighborhood Park:

“Support extending Gilbert Street through the park to help improve transportation circulation in the plan area, replace lost parking caused by Purple Line impacts to the park along University Boulevard, and improve access to the adjacent property.”



Staff Recommendation:

Site 12 be moved to the interim development phase of the Sector Plan to allow for the design/construction of the Gilbert Street extension prior to the Purple Line.

Revised Language – add to 5th bullet (p.60)

The extension of Gilbert Street is intended to provide access to a redeveloped Site 12, mitigate the proposed left turn prohibitions from Piney Branch Road, and provide on-street parking for some park users. Gilbert Street extended is intended as a new public, master planned street, necessary in part to mitigate the impacts associated with the Purple Line and adjacent redevelopment on traffic circulation. Gilbert Street extended, while providing additional parking opportunities for NH Estates Park users does require traversing existing park property and results in small isolated parcels with no recreational benefits. The road, most or all of which is within a public right of way, may be included as a County Capital Improvement, however, certain aspects of the design and the construction of both Gilbert Street extended and the renovated park are expected to be jointly borne by the public and private sectors.

Revised Language – Add to Mobility Section (1st bullet) (p.81):

Provide for a [new access road] Gilbert Street extension to connect [connecting] University Boulevard to Pine Branch Road

Any portion of the New Hampshire Estates Neighborhood Park left as remnant from the construction of the planned Gilbert Street Extension shall be rezoned during the 2nd SMA (Long Term Development). The assigned zone shall be identical to that of Site 12.



Issue #7: Long Branch Stream Valley Park

- **Planning Board comment:**
- Long Branch Stream Valley Park (p.32). In response to Montgomery County DOT testimony, add new language to acknowledge that the Department of Parks supports widening the Domer Avenue bridge to accommodate motor vehicles.
- **Staff Response:**
- For the section discussing Long Branch Stream Valley Park, modify second sentence to read “Improvements needed to enhance the safety and function of the park, *as well as improve transportation circulation for the sector plan*, include:”
- Replace the sub-bullet: “a wider bridge and a place to watch and listen to the waterfall at the bridge crossing the stream at the end of Domer Avenue”
- With: “Support widening the Domer Avenue bridge to help improve multi-modal transportation circulation in the sector plan area.
- And move this sub-bullet to the top of the list of sub-bullets.





Issue #7: Long Branch Stream Valley Park

Planning Board comment:

- Long Branch Stream Valley Park (p.32). In response to Montgomery County DOT testimony, add new language to acknowledge that the Department of Parks supports widening the Domer Avenue bridge to accommodate motor vehicles.

Staff Response:

- For the section discussing Long Branch Stream Valley Park, modify second sentence to read “Improvements needed to enhance the safety and function of the park, *as well as improve transportation circulation for the sector plan*, include:”
- Replace the sub-bullet: “a wider bridge and a place to watch and listen to the waterfall at the bridge crossing the stream at the end of Domer Avenue”
- With: “Support widening the Domer Avenue bridge to help improve multi-modal transportation circulation in the sector plan area.
- And move this sub-bullet to the top of the list of sub-bullets.



For Everyone - Page 32

Delete 2nd bullet

- [a wider bridge and a place to watch and listen to the waterfall at the bridge crossing the stream at the end of Domer Avenue.]

Replace with:

- Support widening the Domer Avenue bridge to help improve (multimodal) pedestrian, bicycle, and vehicular transportation circulation in the sector plan area.



Staff has prepared a table of the proposed Capital Improvement Projects to further illustrate the responsible parties and phasing of projects

Revised Language (p.87):

The following infrastructure projects will enable Long Branch to evolve into a mixed-use, transit oriented community and should be funded through the Capital Improvements Program: Some projects may be completed utilizing the amenity fund and with private sector participation including:

Delete the remaining bullets and replace with the following tables (p.87)



Capital Improvement Program (CIP)

Project Name	Category	Lead Agency	Coordinating Agency/Group	Cost Estimate
Piney Branch Road/University Boulevard Reconstruction	Mobility	MTA and SHA	M-NCPPC	TBD
Purple Line/Station Construction	Mobility	MTA	Montgomery County , SHA and M-NCPPC	TBD
Sidewalk Improvement	Mobility	Montgomery County	M-NCPPC, City of Takoma Park and Private	TBD
Intersection Improvements (Piney Branch Road – Arliss and University Boulevard)	Mobility	MTA, Montgomery County and SHA	M-NCPPC and MTA	TBD
Glenville Road Extension (design and construction)	Mobility	MTA and Montgomery County	M-NCPPC, Montgomery County and Private	TBD
Glenview Road Extension	Mobility	Montgomery County	M-NCPPC and Private	TBD
Long Branch Local Park (acquisition of land)	Mobility	M-NCPPC Montgomery Parks		TBD
• Design and Construction of driveway	Mobility	MTA and M-NCPPC Montgomery Parks	M-NCPPC Montgomery Parks	TBD
Gilbert Street Extension	Mobility	Montgomery County	M-NCPPC, MTA and Private	TBD
Domer Avenue Extension and Bridge reconstruction	Mobility	Montgomery County	M-NCPPC	TBD
Bridge Reconstruction (Long Branch and Clayborn Avenue)	Mobility	Montgomery County	M-NCPPC	TBD
Police Substation	Community	Montgomery County		TBD
Commercial Façade Improvement Program (funding and technical assistance)	Community	Montgomery County		TBD



Project Name	Category	Lead Agency	Coordinating Agency/Group	Cost Estimate
Way- finding Signage	Community	Montgomery County	MTA	TBD
New Hampshire Estates Park	Sustainability		M-NCPPC Montgomery Parks	TBD
• Facility Plan		MTA	M-NCPPC Montgomery Parks	TBD
• Detailed Design		MTA	M-NCPPC Montgomery Parks	TBD
• Construction		Montgomery County and SHA	M-NCPPC Montgomery Parks	TBD
Central Civic Green (Planning and Design)	Sustainability	Private	M-NCPPC Montgomery Parks and Private	TBD
Long Branch Trail Extension (Planning, Design and Construction)	Sustainability	M-NCPPC Montgomery Parks	M-NCPPC Montgomery Parks	TBD
Long Branch Trail Extension (at – grade crossing – Barron Street)	Sustainability and Mobility	MTA	M-NCPPC Montgomery Parks	TBD
Public Art	Community	MTA and Private	Montgomery County	TBD
Public Parking (structure d parking at Long Branch Town Center	Community	Montgomery County and Private	Montgomery County	TBD



Piney Branch Neighborhood Village



Piney Branch Neighborhood Village

Recommendation

- Extend Glenville Rd to Piney Branch
- Minor Arterial
- 70 ft ROW

Testimony:

- How can you replace a small road through a neighborhood with an arterial road?





Piney Branch Neighborhood Village

- Proposed Changes to Site #13 (p82)

“Land Use and Zoning” section, 3rd Bullet

Glenville Road should be designed as a minor arterial with a 70 ft right-of-way and with traffic calming, from University Blvd to Piney Branch Road. It would also accommodate a new driveway to serve the Long Branch Pool and Recreation Center. Glenville Road extended may be constructed in two phases:

- One phase would consist of a stub street extending north from Piney Branch Road at Barron Street, with a driveway to the Long Branch Pool and Recreation Center. It should be implemented as part of constructing the Purple Line. The Long Branch Pool and Recreation Center driveway would be aligned to intersect with Glenville Road north of the Glenville Road intersection with Piney Branch Road.
- A second phase would continue the initial stub street north from the Long Branch Pool and Recreation Center driveway to University Blvd. It should be implemented in conjunction with the redevelopment envisioned for Site 13.





Phase 2 Trigger



Recommended Change to Phasing Trigger

Plan should specify that Phase 2 is triggered when the Full Funding Grant Agreement is signed for a section of the Purple Line alignment that includes Long Branch and Piney Branch Road stations.



Issue 13: Clarify Road Standards



Issue

Recent area plans recommend modified road standards, but don't indicate the modifications.

MCDOT Comment

Proposed modifications to road standards need to be identified for: University Blvd, Flower Ave, Garland Ave, Domer Ave.

Response

Remove reference to road standard from table.



Response

Remove reference to road standard from table.

- 1) Insufficient information without explaining modifications to the standards
- 2) Providing sufficient information in roadway classification table (p51) would require many footnotes
- 3) Modifications to standards are actually creating new standards
- 4) Sector Plan provides ROW width, number of lanes, and some widths in the text below the typical section.



Technical Corrections



- MCDOT Testimony: Document that Piney Branch Road from Flower Avenue to Prince George's County is a High Incidence Area for pedestrian crashes.



Recommended Change to Page 19:

“Sidewalks and bikeways are the primary circulation routes for pedestrians and cyclists in Long Branch and it is important that they function safely and efficiently. But based on a 2008 analysis of crash data, Piney Branch Road between Flower Avenue and the Prince George’s County line is one of the County’s High Incidence Areas for pedestrian crashes. New and improved sidewalks and bikeways will enhance connections within the broader Long Branch community, filling gaps in an off-road bicycle network that stretches from Long Branch/Takoma Langley Crossroads to Bethesda, the National Institutes of Health, and the Walter Reed Army Medical Center via Silver Spring.”



Pages 54 (Site 1) and 55 (Site 2)

In Mobility sections, change:

“bikeshare and parking facilities”

to

“bikeshare and bicycle parking facilities”



Pages 72 to 84

Add to each sites mobility section:

“Provide bicycle parking at this site.”



Minor changes to graphics requested by MCDOT and SHA will be presented to Planning Board at May 23 work session.



Scheduled Work Sessions

- May 23rd – Approval to Transmit to Council
- June/July – Design Guidelines