



Flower Avenue Green Street, Mandatory Referral, MR2015015

MW

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PAK

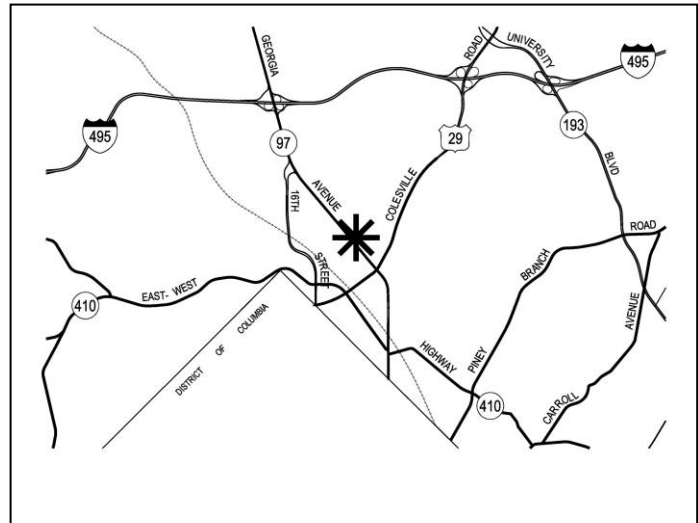
Robert Kronenberg, Area One Chief, Robert.Kronenberg@montgomeryplanning.org, 301 - 495 - 2187

Date of Report: 04.06.15

Description

- New linear infiltration stormwater management practices, new landscape/hardscape and improvements to pedestrian access and safety.
- Approximately one linear mile segment of Flower Avenue between Piney Branch and Carroll Avenue totaling 28.48 acres.

Application submitted on January 22, 2015
Applicant: City of Takoma Park, Department of Public Works



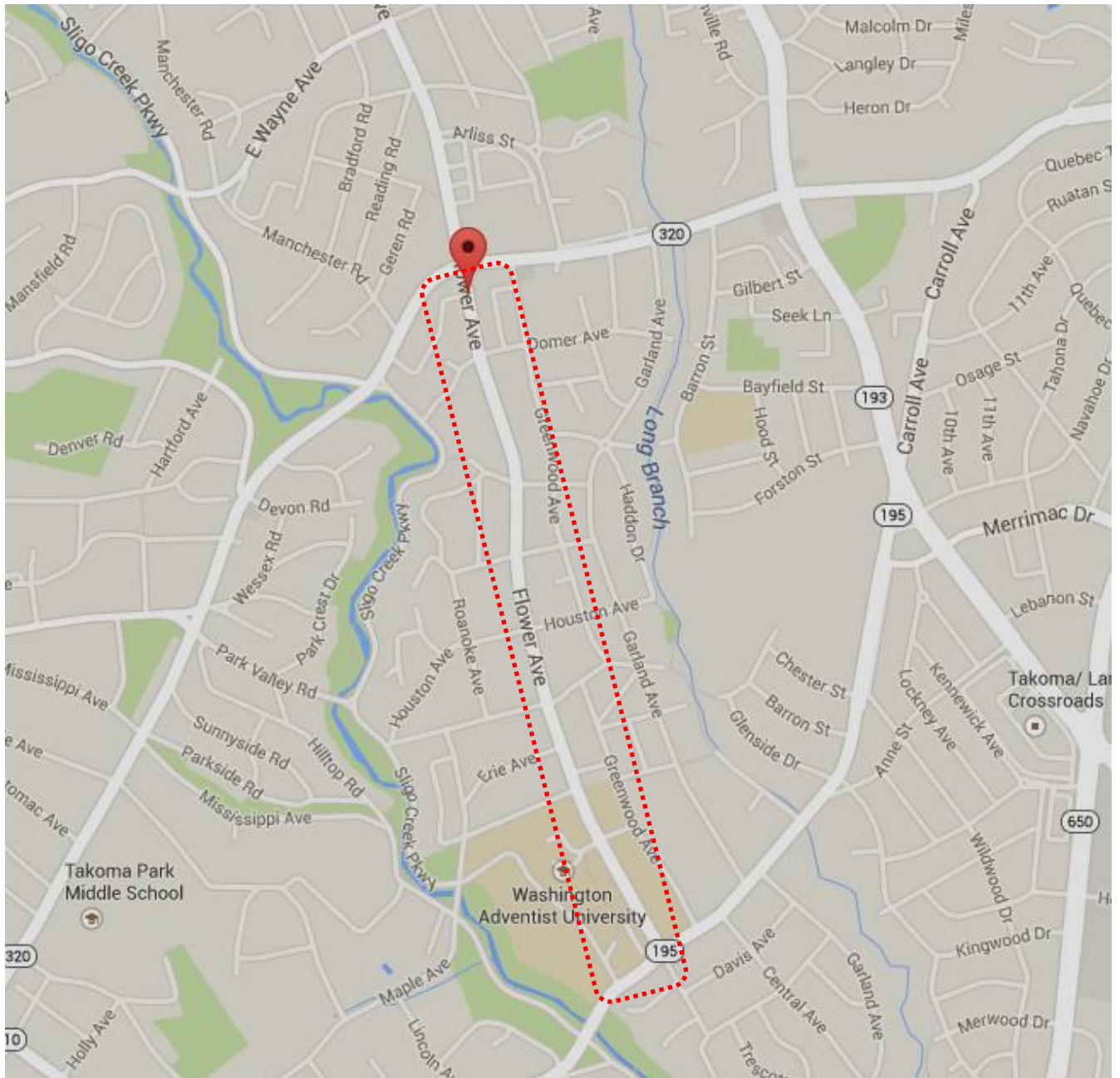
Summary

- Staff recommends **approval** of the Mandatory Referral for the Flower Avenue Green Street Project
- A Forest Conservation Exemption (42015101E) was **approved** on December 23, 2014.
- The application is in response to the transfer of state road MD 787 to the City of Takoma Park (August 2012)
- The project addresses (28.48 acres) one linear mile of improvements to Flower Avenue between Piney Branch Road and Carroll Avenue.

Site Description and Summary

The project is approximate one mile segment along Flower Avenue between Piney Branch Road and Carroll Avenue within the City of Takoma Park. The project site is primarily residential with a commercial block at the north end of the project at the intersection of Piney Branch Road and Flower Avenue and the Washington Adventist University campus at the southern end of the project at the intersection of Carroll Avenue and Flower Avenue. The existing roadway is a two-lane minor arterial that serves commuter and local vehicular, pedestrian, bicycle and transit travel, with on-street parking along the southbound roadway.

The application calls for an approximate one linear mile of improvement along Flower Avenue between Piney Branch Road and Carroll Avenue. These improvements will consist of ADA compliant sidewalks, crosswalks, LED pedestrian lighting, ramps and bus pads at 15 stops to improve access to bus, and curb bump outs for traffic calming at intersecting streets while also providing for low impact Environmental Site Design (ESD).



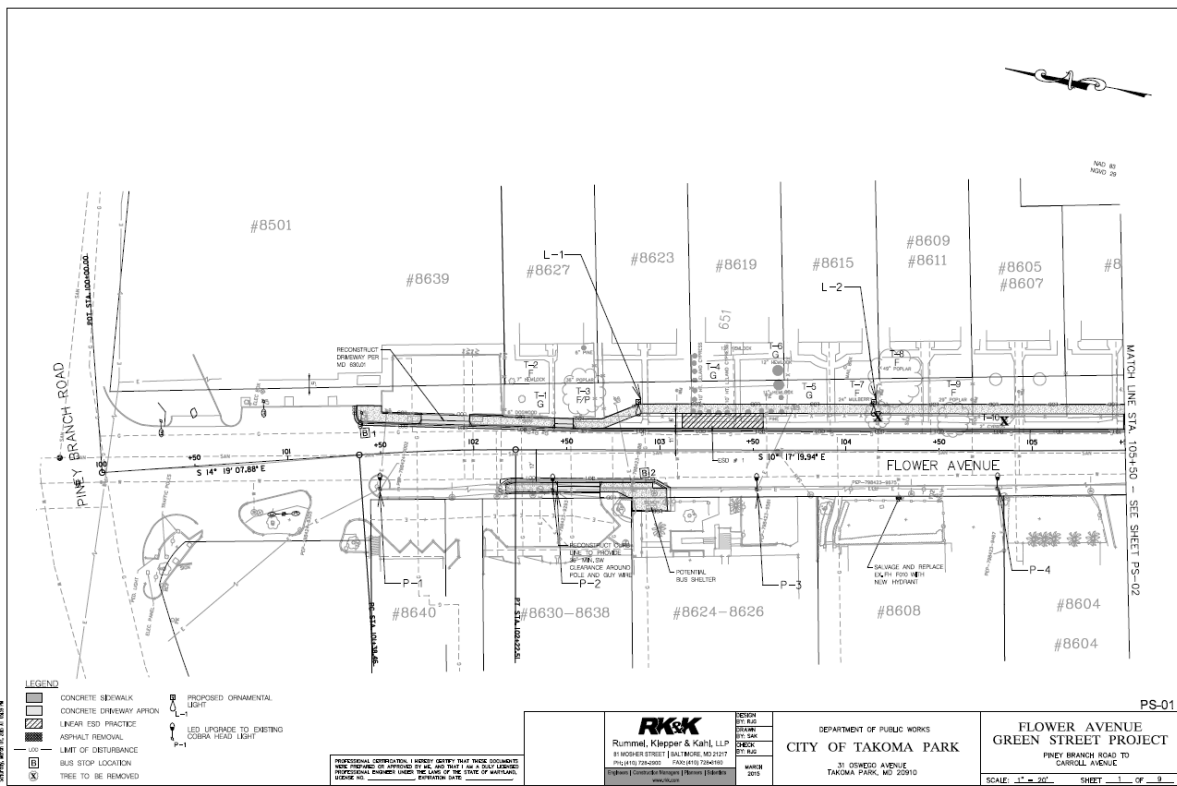
The Flower Avenue Green Street project is the result of an August 2012 agreement transferring the ownership of and funding for maintenance of Flower Avenue, formerly state road MD 787 to the City of Takoma Park.

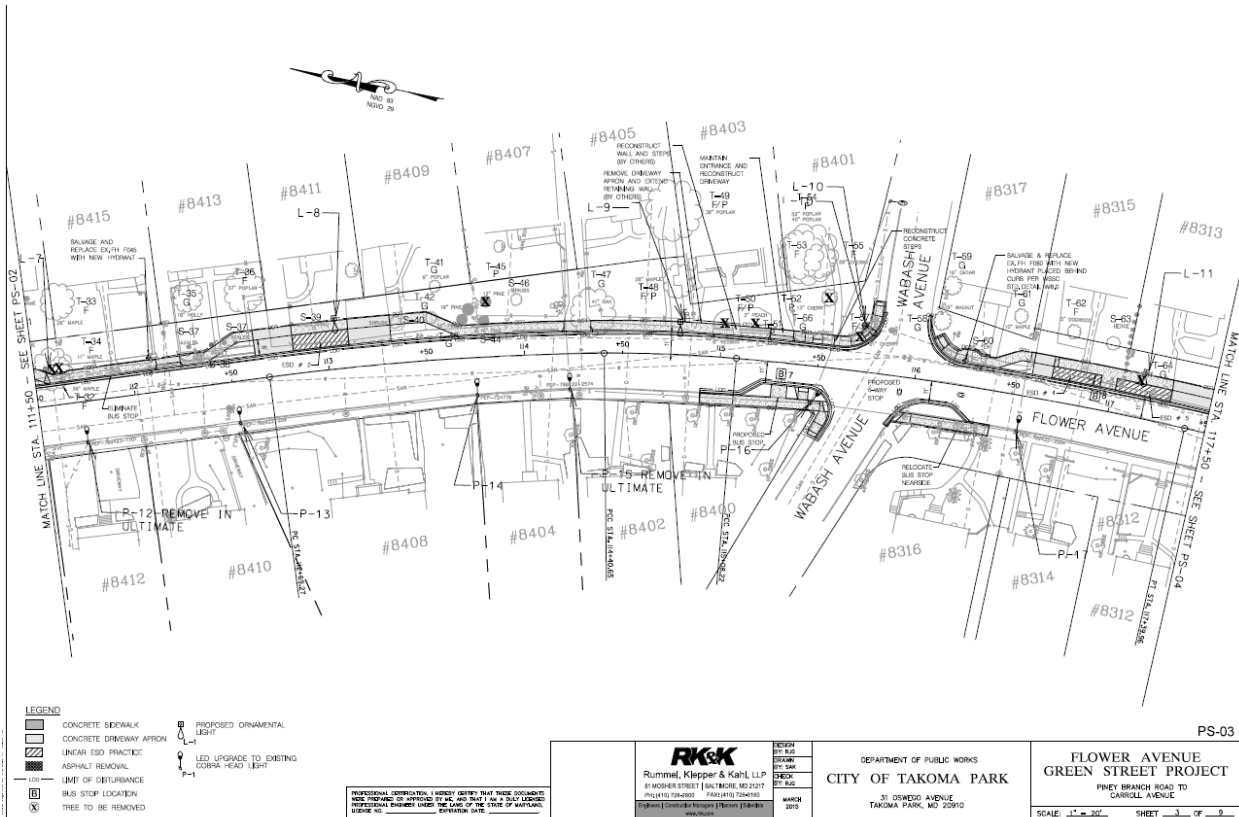
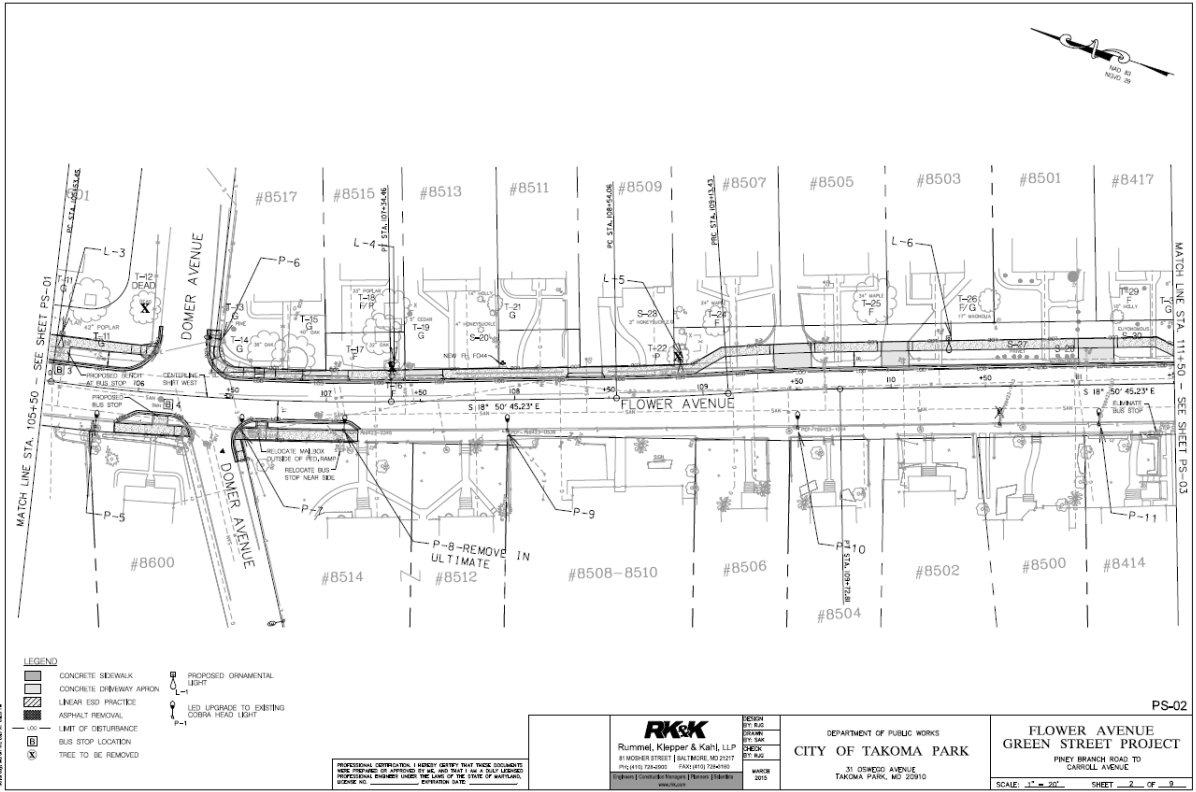
The existing roadway is a 2 lane arterial with limited streetscape, environmental and pedestrian facilities. It serves both local and commuter traffic including pedestrians, cyclist, automobiles and public transit. The project will maintain the 2 lane roadway section but will expand the right-of-way to allow for new curb, gutter and sidewalk treatments on the east side of Flower

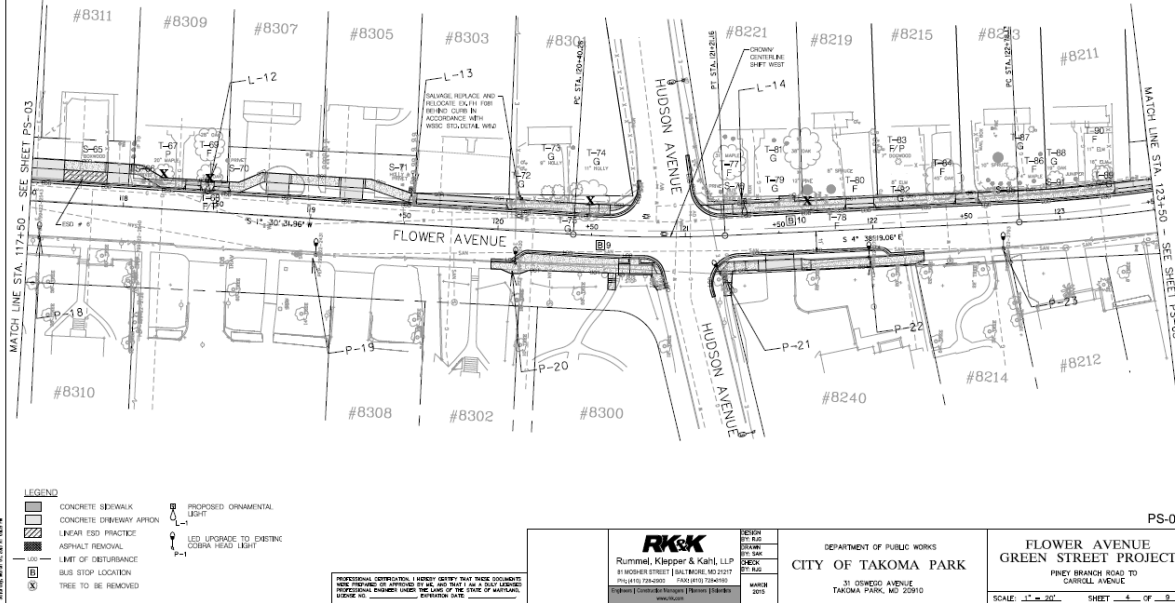
Avenue. The city of Takoma Park is working with property owners as necessary on easement and/or agreements to allow for any right-of-way expansion needs. ADA compliant upgrades and traffic calming improvements will be constructed on Flower Avenue's west side.

General Location Map – Flower Avenue

Plan View (1-9)







PS-04

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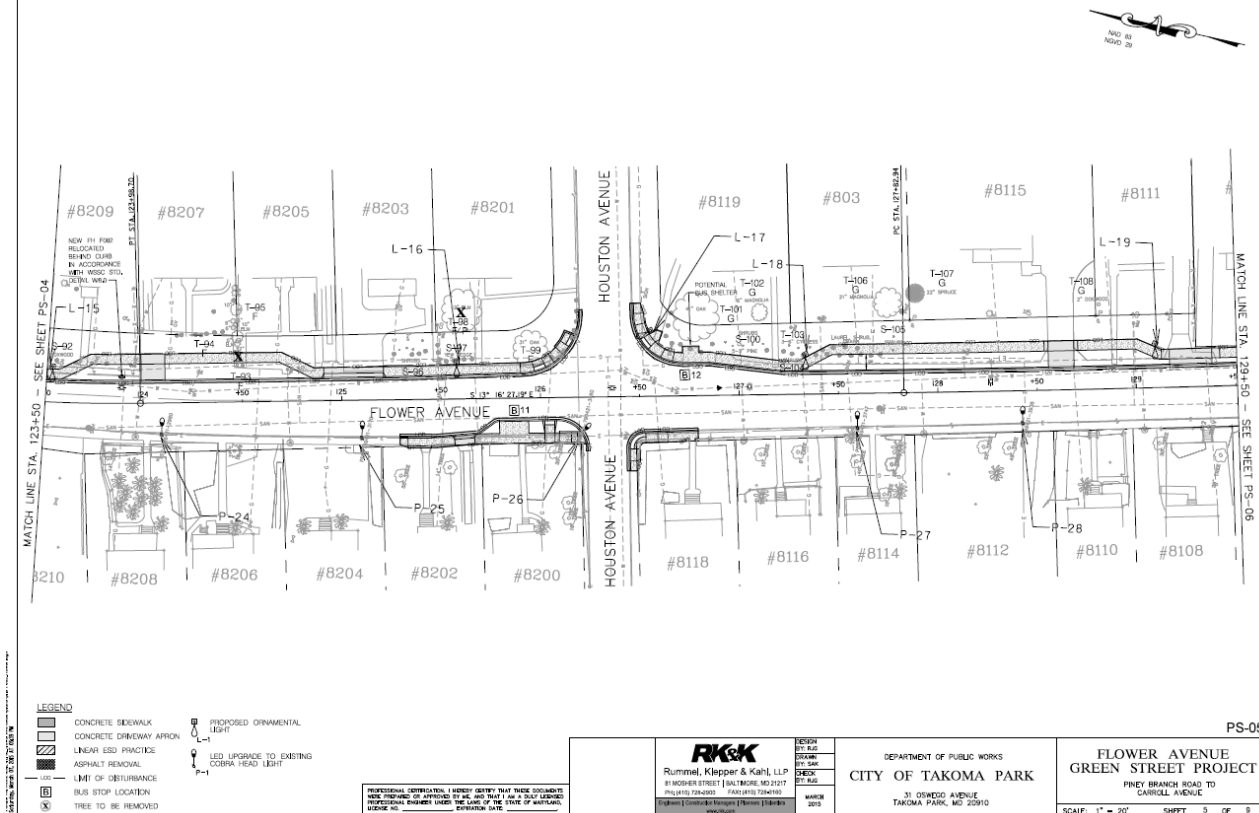
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- CONCRETE DRIVEWAY APRON
- LINEAR ESD PRACTICE
- ASPHALT REMOVAL
- LIMIT OF DISTURBANCE
- BUS STOP LOCATION
- TREE TO BE REMOVED
- PROPOSED ORNAMENTAL LIGHT
- LED UPGRADE TO EXISTING COBRA HEAD LIGHT

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WWW.RKCLLP.COM

DEPARTMENT OF PUBLIC WORKS
CITY OF TAKOMA PARK
31 OSWEGO AVENUE
TAKOMA PARK, MD 20910

FLOWER AVENUE GREEN STREET PROJECT
PINEY BRANCH ROAD TO CARRIAGE AVENUE
SCALE: 1" = 30'
SHEET 4 OF 9



PS-05

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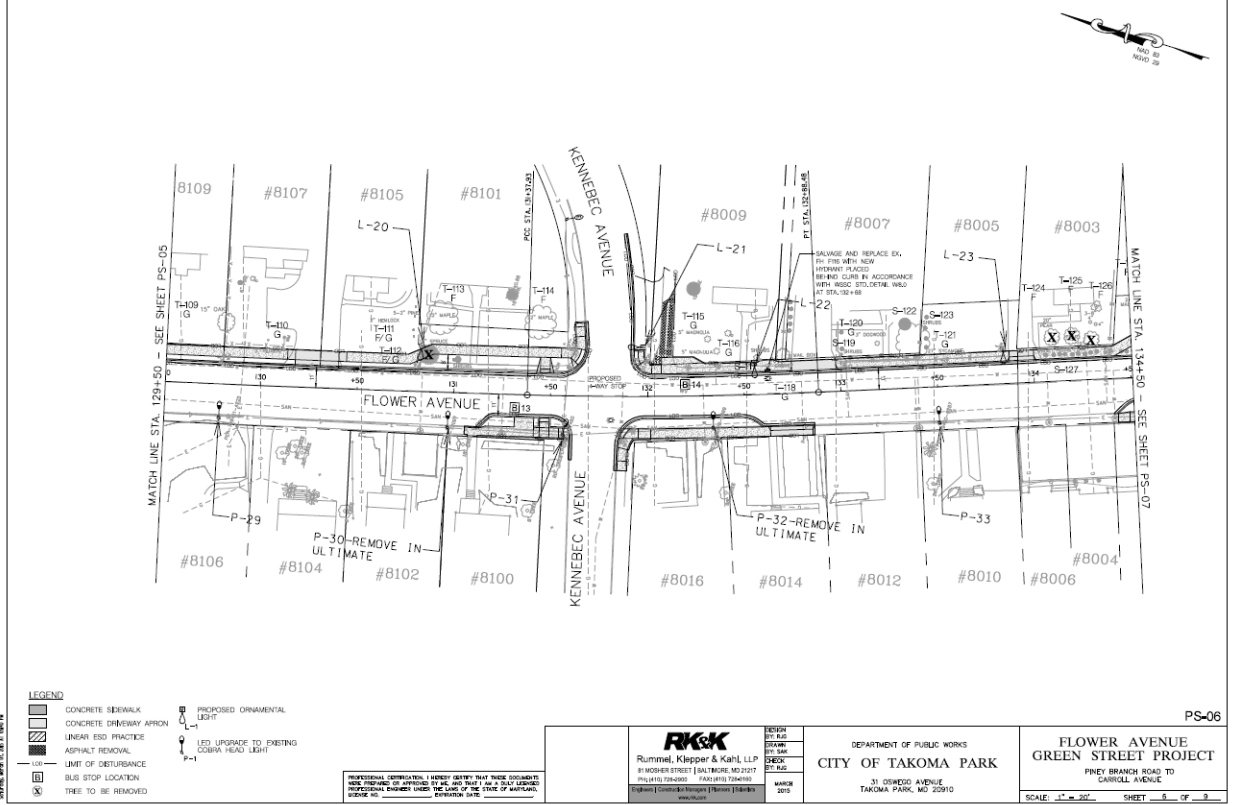
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SHEET 5 OF 9



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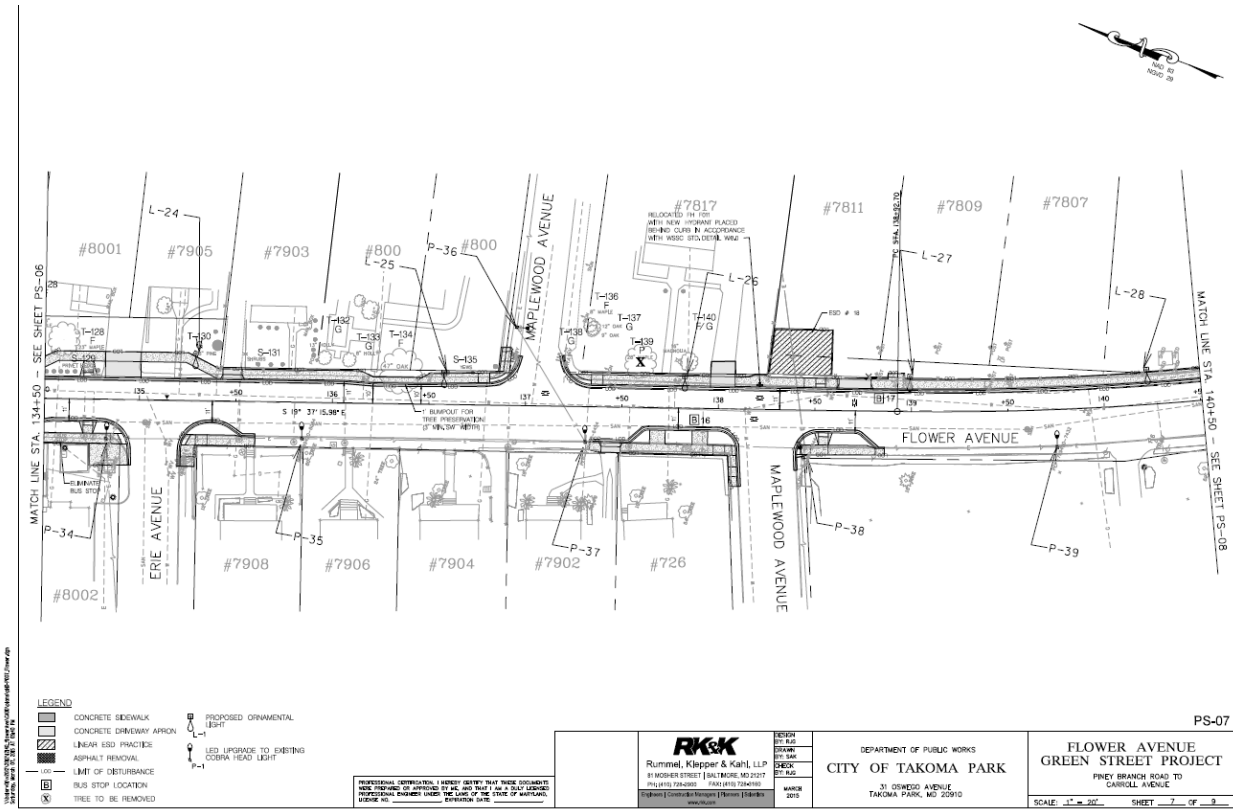
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PS-06
FLOWER AVENUE GREEN STREET PROJECT
 PINEY BRANCH ROAD TO CARROLL AVENUE
 SCALE: 1" = 30'
 SHEET 6 OF 9



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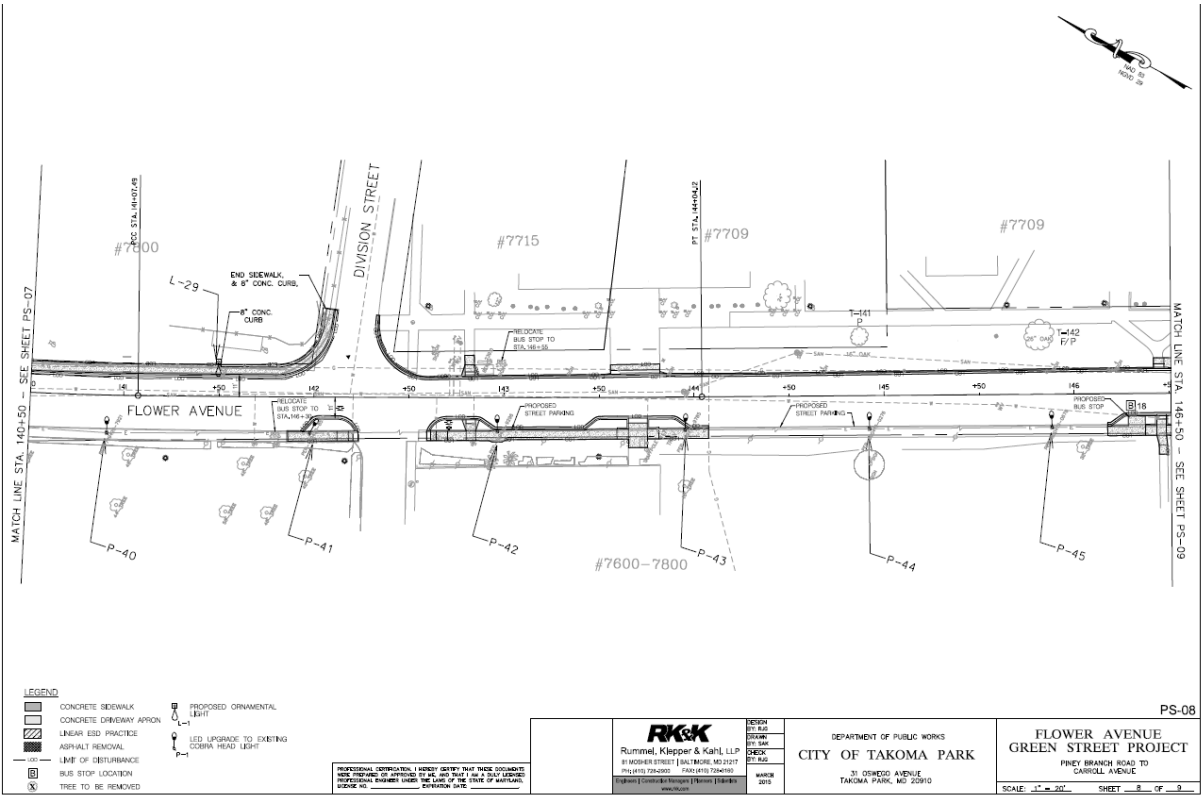
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PS-07
FLOWER AVENUE GREEN STREET PROJECT
 PINEY BRANCH ROAD TO CARROLL AVENUE
 SCALE: 1" = 30'
 SHEET 7 OF 9



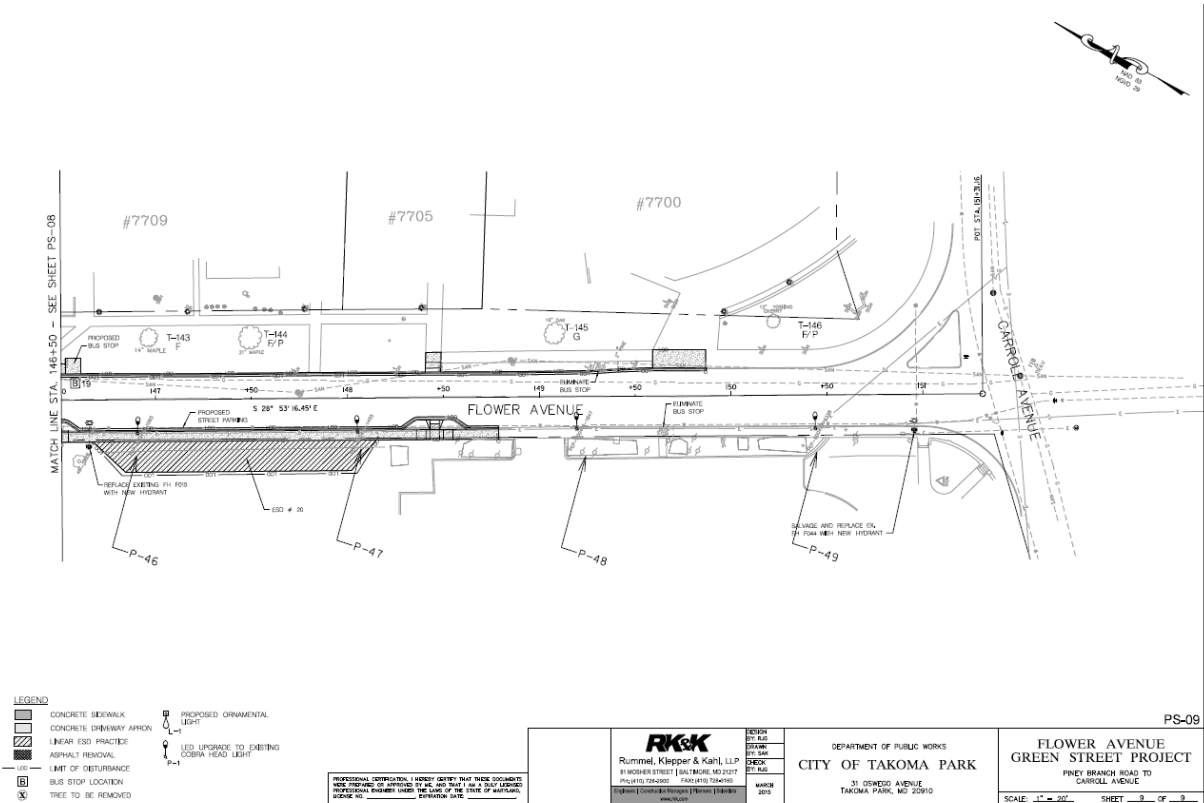
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	MARCH 2025	FLOWER AVENUE GREEN STREET PROJECT PINEY BRANCH ROAD TO CARRIOLL AVENUE

PS-08 MATCH LINE STA. 140+50 - SEE SHEET PS-07 MATCH LINE STA. 146+50 - SEE SHEET PS-09	SCALE: 1" = 30' SHEET 8 OF 9
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PS-09 MATCH LINE STA. 146+50 - SEE SHEET PS-08 MATCH LINE STA. 152+00 - SEE SHEET PS-10	SCALE: 1" = 30' SHEET 9 OF 9
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Recommendations

1. Adequate right-of-way or easements should be acquired, where necessary to build, maintain and use the sidewalks included in the proposed design.
2. The proposed sidewalks should meet ADA Best Practices wherever possible and they should be offset from the curb by a minimum of six feet in order to achieve an accessible route that is uninterrupted by driveway slopes. The existing right-of-way should be fully used to achieve this goal and the acquisition of additional right-of-way to do so should also be strongly considered. A curb-attached sidewalk directly adjacent to the curbs should only be constructed as a last resort.
3. The proposed handicap ramps should meet ADA Best Practices wherever possible and the sidewalks should be constructed behind the ramps - rather than through them - wherever possible.
4. An unmarked crosswalk exists at the intersection of every public street per MD Vehicle Law. Handicap ramps should be provided to cross all legs of every intersection.
5. Consider relocating the proposed curb in the southeast corner of the Houston Avenue intersection to eliminate the right turn bay in favor of providing a ramp and sidewalk design.
6. Ensure that where existing curbs are being replaced and sidewalks constructed at a higher elevation, no isolated ponds of stormwater runoff will be created.
7. Consider correcting the misalignment of Division Street at Flower Avenue as part of this project so that crosswalks and ramps could be better located.
8. Consider using additional lighting fixtures or a higher wattage lamp so that AASHTO-recommended lighting levels can be achieved.

Public Facilities

Adequate Public Facilities Review

An adequate public facilities review was not required for this project.

PRELIMINARY FOREST CONSERVATION PLAN

A Forest Conservation Plan Exemption (4201510E) was approved by Staff on December 2, 2014. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest

Conservation Law), Section 22-A 5(t). The project was exempt as the site is a modification to an existing non-residential developed property.

Stormwater Management

The City of Takoma Park is responsible for Stormwater Management on Flower Avenue and will be responsible for implementing the Flower Avenue Green Street Project which will provide a new low-impact storm water management system along Flower Avenue. There were 44 potential sites and of those, only 7 were suitable. These locations selected were in areas with reduced impact to existing public utilities, residential property and not adjacent to high traffic areas and/or transit facilities. As designed, the system will accommodate ground water recharge and water infiltration.

There will not be any fee right –of-way acquisitions for this project. The City proposes to secure storm water management easement sin areas where necessary. The City of Takoma Park is actively working to secure an agreement with Washington Adventist University for two of the proposed seven stormwater facilities which are located on its campus.

This and other conversations regarding required easements with other property owners are ongoing.

Mandatory Referral Review

Master Plan

The approved and Adopted Long Branch Sector Plan_supported the Flower Avenue Green Street Project (page 39) and recommended improved streetscape, pedestrian access and stormwater management. While only a portion of the overall Green Street project (approximately 1,400 linear feet) is within the Plan area (figure 1) , it is important to note that due its proximity to the recommended Long Branch Town Center any proposed improvements should be complimentary in nature and design.

The proposed Flower Avenue Green Street project is geared toward improving pedestrian mobility by installing ADA compliant sidewalks, crosswalks, LED pedestrian lighting, ramps and bus pads at 15 stops to improve access to bus, and curb bump outs for traffic calming at intersecting streets. Additionally, the project will address the need for improved stormwater management through the implementation of low impact Environmental Site Design (ESD) stormwater retention facilities along Flower Avenue. Two of the proposed seven facilities will be located within this segment and will improve environmental conditions by capturing and treating stormwater run-off.

The planned sidewalk improvements will occur between Wabash Avenue and Piney Branch Road. ADA compliant sidewalks will be constructed along the East and West Side of Flower Avenue (approximately 1,300 feet on the East Side and approximately 270 feet on the west side). Bumpouts and bus stops will also be constructed on the West Side of the street.

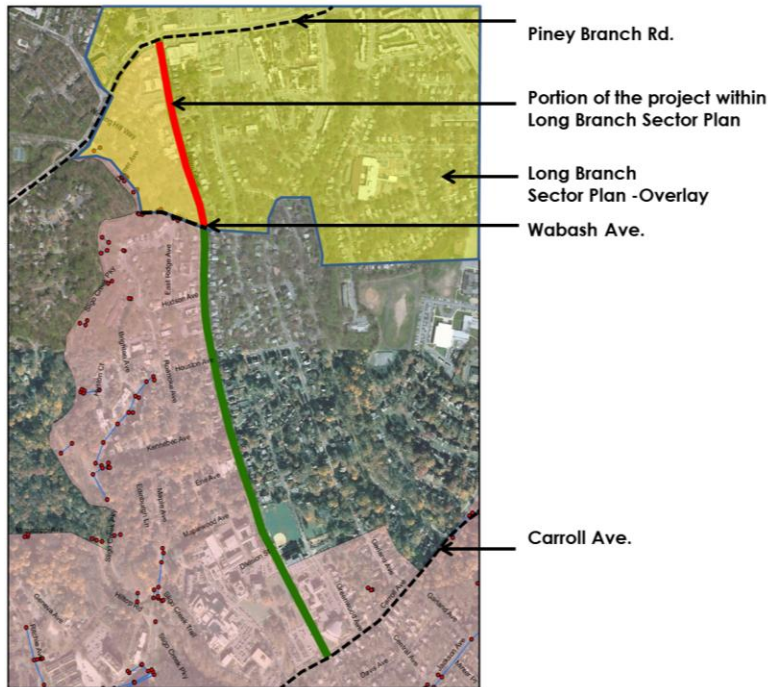


Figure 1: Project location in relation to Long Branch Sector Plan

Additionally, Flower Avenue is classified as a signed shared roadway for bike accommodation in the Long Branch Sector Plan so no additional pavement width is needed beyond the two 11-foot travel lanes proposed, but sharrow markings should be provided to facilitate safe use by bicyclists. While 14-foot-wide travel lanes have often been used for signed shared roadways, the extra width is needed for this road. Which has a 25 mph speed limit and which Functional Planning and Policy Division staff will be recommending be included in a Road Code Urban area. The road design for the urban area is consistent with the proposed travel lane width.

Flower Avenue is classified as a minor arterial in the Long Branch Sector Plan with a 70-foot minimum recommended right-of-way. Less than the recommended right-of-way exists for most of the length within the project limits and the right-of-wayline is very erratic, often alternating between properties have that provided full dedication with those that are short by 19 feet or so. That said, the plans are deficient in two respects:

- Parts of the project are shown as being constructed outside the existing right-of-way lines. At a minimum, easements would be required to build the project – both the proposed sidewalks and curbs and the slope work to achieve this. Acquisition of additional right-of-way would be preferred so that additional easements are not needed to use and maintain the improvements. Some easements are shown but not in all areas that would appear to require them, including where the proposed construction is right at the property line.
- Even where ample right-of-way exists to construct better pedestrian facilities, the proposed design often does not take advantage of it, pushing sidewalks to be located adjacent to the curb where they would be blocked by snow in the winter, pedestrians would be subject to splashing from the roadway, and where achieving an accessible route that meets ADA Best Practices would be made impossible.

However, the Flower Avenue Project does conform to the following recommendations set forth under the Mobility and Sustainability section of the Long Branch Sector Plan.

- An improved network of sidewalks, paths, and bikeways is needed to enhance these connections and better link Long Branch to the greater Silver Spring area. This network would improve pedestrian and bicyclist safety and accessibility to shopping, schools, parks, trails, recreational centers, and transit, including access to the proposed Purple Line stations. (Long Branch Sector Plan, p. 35, 2013)
- Support the City of Takoma Park's Flower Avenue Green Street Project that will include: new and improved sidewalks; streetscaping to enhance safety for pedestrians and transit users; low-impact stormwater management techniques. (Long Branch Sector Plan, p. 39, 2013)
- Extend Winding Hill Way (City of Takoma Park right-of-way) as a public alley extending to Flower Avenue with a minimum right-of-way width of 20 feet. (Long Branch Sector Plan, p.40, 2013)
- Integrated stormwater management should be applied to Flower Avenue. (Long Branch Sector Plan ,p. 62, 2013)
- Include stormwater treatment on Flower Avenue from Arliss Street to Wabash Avenue. (Long Branch Sector Plan, p. 62, 2013)

The City of Takoma Park notes that the Flower Avenue Cross Section between Domer Avenue and Piney Branch Road, depicted in Illustration 3 (Long Branch Sector Plan, p. 45, 2013) of the Long Branch Sector Plan was developed by M-NCPPC staff with substantial input from the City of Takoma Park. The cross section was developed to support anticipated redevelopment along this segment of Flower Avenue, as outlined in the May 2013 Planning Board Draft of the Long Branch Sector Plan. Redevelopment Areas #5 and #6, as depicted on map # 17 (Long Branch Sector Plan, p. 79, 2013) of the Planning Board Draft were later removed by County Council from the approved Sector Plan, along with their recommended higher density mixed-use zoning classifications. Redevelopment Areas 5 and 6 comprised the majority of Flower Avenue between Domer Avenue and Piney Branch Road.

The segment of Flower Avenue between Domer Avenue and Piney Branch Road nevertheless retained the commercial cross section and was reclassified as a Business Street upon approval of the Sector Plan.

Additional Analysis

The proposed design falls far short of providing a good pedestrian facility along its entire length. Curb-attached sidewalks might be acceptable where severe right-of-way or other constraints exist, that isn't true for most of the project length. Recognizing that it is more difficult when the proposed construction requires the acquisition of additional right-of-way from property owners front yards, the proposed sidewalks could be adequately offset from the curb so that ADA Best Practices can be met and still meet the minimum setback requirements in the zoning code.

At Washington Adventist University, even a segment of the existing sidewalk is outside the public right-of-way. Sufficient right-of-way or easements should be acquired to ensure that the public has a legal right to use the sidewalks. In addition, there is a misalignment of Division Street across Flower Avenue and consideration should be given to correcting the road misalignment as part of this project so that crosswalks and ramps could be better located.

Parking

On-street parking along southbound Flower Avenue would continue to be provided to accommodate the needs of many of the homeowners who do not have driveways or available off-street parking. Parking areas would be demarcated by bumpouts at the end of the blocks; these bumpouts would facilitate the provision of sidewalks and handicap ramps.

Lighting

The lighting analysis shows that there are many gaps in sidewalk and roadway coverage in some areas. We recommend that the provision of additional lighting fixtures or a higher wattage lamp be considered so that AASHTO-recommended lighting levels can be achieved.

Public Meetings

A pre-submission public meeting was held by the Applicant on July 16, 2014. The purpose of the meeting was to discuss the proposed redevelopment of Flower Avenue in addition to briefing the attendees on the upcoming Mandatory Referral Application. The Applicant has been meeting with the community regarding this project and related impacts since 2013.

Conclusion

Staff recommends that the Planning Board approve the Mandatory Referral for the Flower Avenue Green Street project.

ATTACHMENTS:

- Approved Forest Conservation Exemption (42015101E)
- Flower Avenue Green Street Project Cross Section



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 23, 2014

Nima Upadhyay
Department of Public Works
City of Takoma Park
31 Oswego Avenue
Takoma Park, MD. 20910

Re: Flower Avenue Green Street Project; Forest Conservation Exemption 42015101E

Dear Madam or Sir:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on December 2, 2014 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

You should contact the contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and to determine if any tree protection is required. The property owner, construction superintendent, forest conservation inspector, private arborist, and the Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

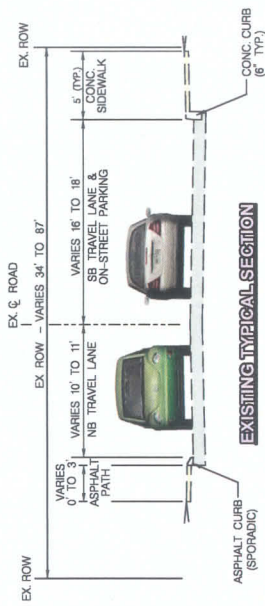
If you have any questions regarding these actions, please feel free to contact by email at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581.

Sincerely,

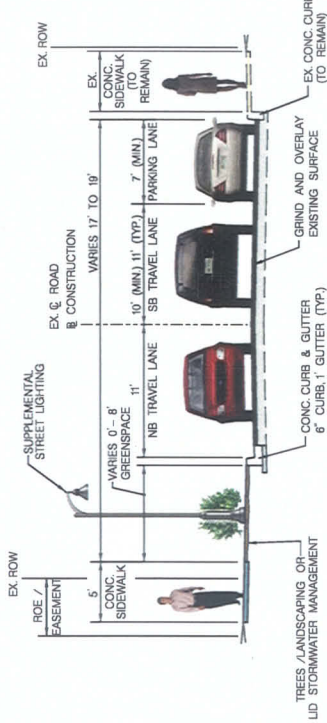

David Wigglesworth

Sr. Planner
Development Applications & Regulatory Coordination

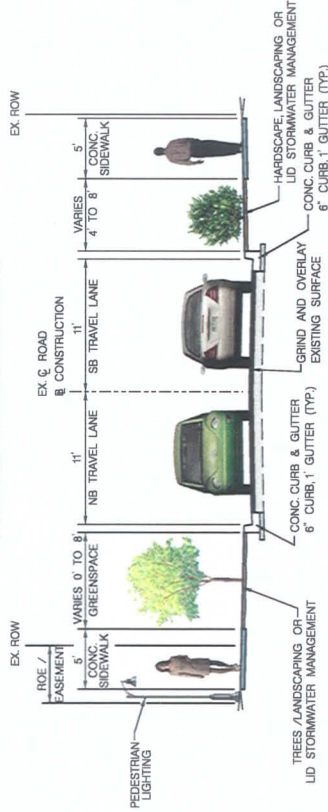
CC: 42015101E
Greg O'Hare (RK&K)



EXISTING TYPICAL SECTION



**PROPOSED TYPICAL SECTION
MAINTAIN PARKING ON SIDELINE**



**PROPOSED TYPICAL SECTION
BUMP OUT SB CURB AND REMOVE ON STREET PARKING**

ENGINEER	DATE	APPROVED	DATE
RUMMEL, KLEPPER & KAHL	10/20/2017	BY: AKL	10/20/2017
PROJECT	PROJECT NO.	BY: RJD	DATE DRAWN
FLOWER AVENUE GREEN STREET PROJECT	17-001	17-001	10/20/2017
DESIGNED BY	CHECKED BY	DATE	DATE
BY: RJD	BY: RJD	10/20/2017	10/20/2017
ENGINEER: Rummel, Klepper & Kahl, Inc. 91 HIGHER STREET BALTIMORE, MD 21217 PH: (410) 726-2900 FAX: (410) 726-3100 Engineers Construction Managers Planners Scientists www.rkk.com			

TYPICAL SECTIONS
DEPARTMENT OF PUBLIC WORKS
CITY OF TAKOMA PARK
31 OSWEGO AVENUE
SILVER SPRING, MD 20910

**FLOWER AVENUE
GREEN STREET PROJECT**
PINEY BRANCH ROAD TO CARROLL AVENUE
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 10' SHEET _____ OF _____