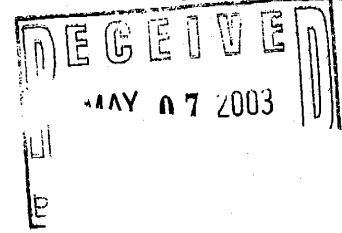




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

August 1, 2002



Ms. Kathryn H. Porter, Mayor
Takoma Park Municipal Building
7500 Maple Avenue
Takoma Park, MD 20912

Re: Mandatory Referral No. 02101-TP-1
Takoma Park Community Center

Dear Ms. Porter:

At the regular meeting of the Planning Board on July 25 we reviewed the mandatory referral proposal by the City of Takoma Park for the Takoma Park Community Center located at 7500 Maple Avenue, Takoma Park, in the R-60 Zone. After discussion with staff and a representative from the City of Takoma Park, the Planning Board recommends that this mandatory referral proposal be APPROVED.

The Planning Board enthusiastically supports this proposal that promises to serve the entire community and we congratulate the City of Takoma Park on this project. We are especially pleased knowing that this community center will serve the large number of youngsters in the community who will now have greater neighborhood recreational opportunities.

The Planning Board supports the conveyance of valuable parkland for several reasons:

- The proposed use as a recreation and community facility conforms to park interests;
- The conveyed parkland will continue to be available to the public, but with improved access;
- The construction for the improved entrance will be based on a fair exchange for the value of the parkland; and
- There will be a net improvement of the entire site.

The Planning Board has the following comments to make about the proposal some of which reference the staff report which is attached.

1. Address the following pedestrian access issues:
 - a. Reduce the radius of the curb at the corner of Maple and Philadelphia Avenues and narrow the pavement to the minimum allowed to shorten the crossing distance for pedestrians. Coordinate with State Highway Administration.
 - b. On Maple Avenue, incorporate additional streetscape features such as seating areas, enhanced crosswalks, and decorative lights.
 - c. Revise the parking lot design to reflect better pedestrian and bikeway access and additional landscaping. Consideration should be given to reducing the number of spaces shown to accommodate the improvements (up to approximately 10%).

- d. Strengthen and enhance the pedestrian circulation, particularly to improve the connections between the open space and to enhance access to the building, as described in the body of this staff report.
2. Provide improvements in the vicinity of the Community Center to implement the Master Plan recommendations for an on-road bikeway (Class 2 or 3) on Maple Avenue and for a bike path (Class 1) to Piney Branch Road via Takoma/Piney Branch Local Park to include connections to the building for each.
3. Address the following parking issues:
 - a. Four surface parking spaces near the Philadelphia Avenue entrance should be either relocated or removed to provide a 25-foot setback consistent with the development standards in the zone.
 - b. Screening for the parking facility as described in the Zoning Ordinance should be provided along Philadelphia Avenue, Maple Avenue, and Grant Avenue.
4. Address compatibility issues with neighbors on Grant Avenue by providing for tree preservation and supplemental planting as appropriate along the slope. Select and locate lights to minimize intrusion into homes.
5. Work with SHA to address safety improvements along Philadelphia Avenue at the Main Entry Plaza.
6. Design and build the west side of Grant Avenue so that a sidewalk can be added in the future by the City.
7. Ensure a sufficient radius for emergency vehicles for the proposed redesigned cul-de-sac on Grant Avenue.

In addition, the Planning Board has placed the following conditions on the use of the parkland:

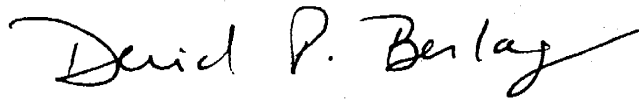
1. Prior to conveyance of parkland, the City of Takoma Park and the M-NCPPC shall enter into an agreement providing for the City to make certain improvements to the existing park entrance and slope on Grant Avenue. Construction for the entrance is to be determined based on a fair exchange for the value of the parkland. Construction shall occur as part of Phase 2 of the Community Center construction. As part of this agreement the City shall provide: A concept design for an attractive new entrance to the park from Grant Avenue with access for pedestrians, bicyclists and emergency and maintenance vehicles; and design and construction drawings.
2. The City of Takoma Park shall submit site, landscape, lighting, and stormwater management plans for these improvements to the M-NCPPC for review and approval prior to applying for a building permit. The City shall obtain a park permit prior to construction.

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3. The City of Takoma Park shall remove invasive species, provide a tree preservation plan, and stabilize slopes in the area to prevent erosion.
4. The City of Takoma Park shall officially abandon adjacent road right-of-way and record new plats to reflect the road abandonment and park conveyance.
5. In the event the conveyed property is no longer needed by the City for a public purpose, the land will be conveyed back to the M-NCPPC at no cost.

Thank you for working closely with staff and providing the necessary information to make this mandatory referral review possible.

Sincerely,



Derick P. Berlage
Chairman

DPB:MWF:MR

Attachment

cc: Rick Finn
Suzanne Ludlow

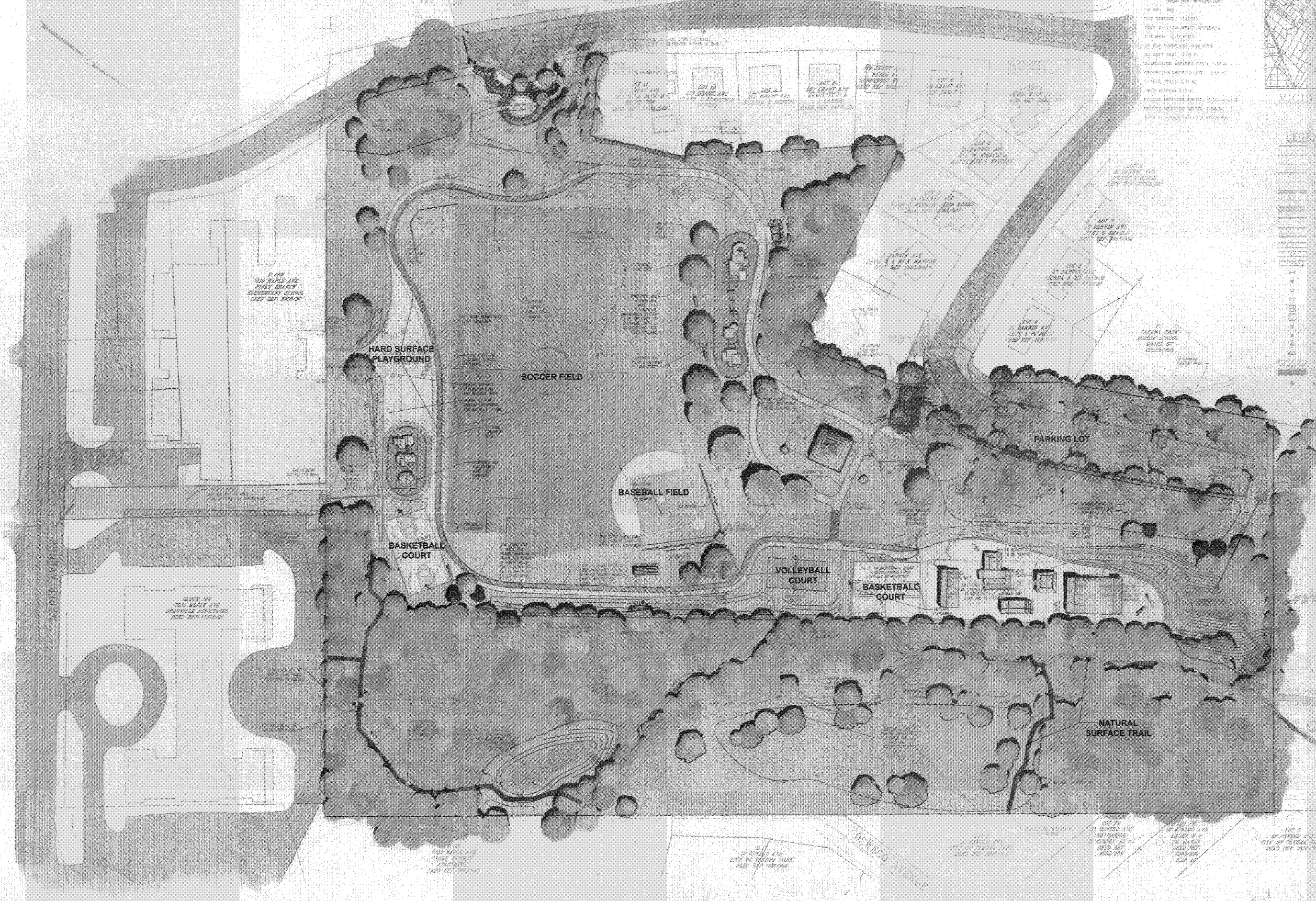
SITE DATA

PROJECT: TOWN OF TOWSON
SCHOOL DISTRICT
SCHOOL NAME: TOWSON
SCHOOL TYPE: ELEMENTARY
SCHOOL GRADE: K-5
SCHOOL ENROLLMENT: 400
SCHOOL YEAR: 2010-2011
SCHOOL DISTRICT: TOWSON
SCHOOL TYPE: ELEMENTARY
SCHOOL GRADE: K-5
SCHOOL ENROLLMENT: 400
SCHOOL YEAR: 2010-2011
SCHOOL DISTRICT: TOWSON



VICINITY

- 1. TOWSON AVENUE
- 2. TOWSON AVENUE
- 3. TOWSON AVENUE
- 4. TOWSON AVENUE
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SITE PLAN
 TOWSON - FINNEY BRANCH LOCAL PARK





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: June 17, 2005

TO: Ellen Masciocchi, Park Planning and Development

VIA: Mary Dolan, Countywide Planning Division, Environmental 

FROM: Marion Clark, Countywide Planning, Environmental 

SUBJECT: Takoma Piney Branch Local Park Facility Plan

Environmental Planning staff recommends **approval** of the Preliminary Forest Conservation Plan with the following conditions:

- 1) A Final Forest Conservation Plan shall be submitted to M-NCPPC, Countywide Planning, Environmental staff prior to DPS approval of the sediment and erosion control plan or any clearing, grading or land disturbance of the site.

Discussion

This existing park is developed on the side of a hill that drops seventy feet in elevation from the top end of the park next to Darwin Avenue to a highly eroded channel that may once have been a tributary of Sligo Creek. The sides of the hill were cut and leveled into a terrace on which to place ballfields for the park. Volleyball, basketball and tennis courts were placed within an area that would now be protected in stream valley buffer. There are many specimen and significant trees scattered around the edges of the park development and in forested areas on the steep slopes that remain surrounding the play areas.

This plan shows the following proposals to renovate the existing park: rearrangement of two of the existing play areas, an added shelter, a new hard surface peripheral path and extensive stormwater management controls to capture run-off and increase infiltration of surface water. There are twenty-one specimen trees and thirty-eight significant trees. All specimen and significant trees can be saved. The submitted plan shows removal of one 29" Sycamore (Tree no. 5). A tree save plan showing Tree no. 5 with two-thirds of the critical root zone saved, an added MNCPPC inspection schedule and adjustment of root pruning and tree preservation fencing around tree no. 10, and 19 will bring the submitted Tree Save Plan into compliance.

Forest Conservation

A Preliminary Forest Conservation Plan that includes tree save has been submitted. The City of Takoma Park, with more stringent regulations, will also review and approve for tree save. Although forest clearing is over 5000 square feet and the plan does not qualify for an exemption, there is enough forest on site to fulfill Forest Conservation requirements.

Environmental Guidelines

The site is located within the Sligo Creek Watershed, designated Use I, suitable for water contact recreation and protection of aquatic life, by the Maryland Department of the Environment. The Montgomery County Countywide Stream Protection Strategy (CSPS) places the site in the Lower Sligo Creek subwatershed with poor stream and stable habitat conditions. CSPS considers this subwatershed a Watershed Restoration area where efforts are ongoing to identify and implement stormwater management and stream restoration projects.

Stormwater Management

There are three main stormwater management features shown on the plan. A stormwater detention basin is shown on the northern most edge of the site with an outfall into the eroded channel; a bioretention area adjacent to the ballfields and volleyball court will infiltrate water runoff from the fields; and a wetland area will be created in an area next to the main channel. The City of Takoma Park is responsible for final review of stormwater management.