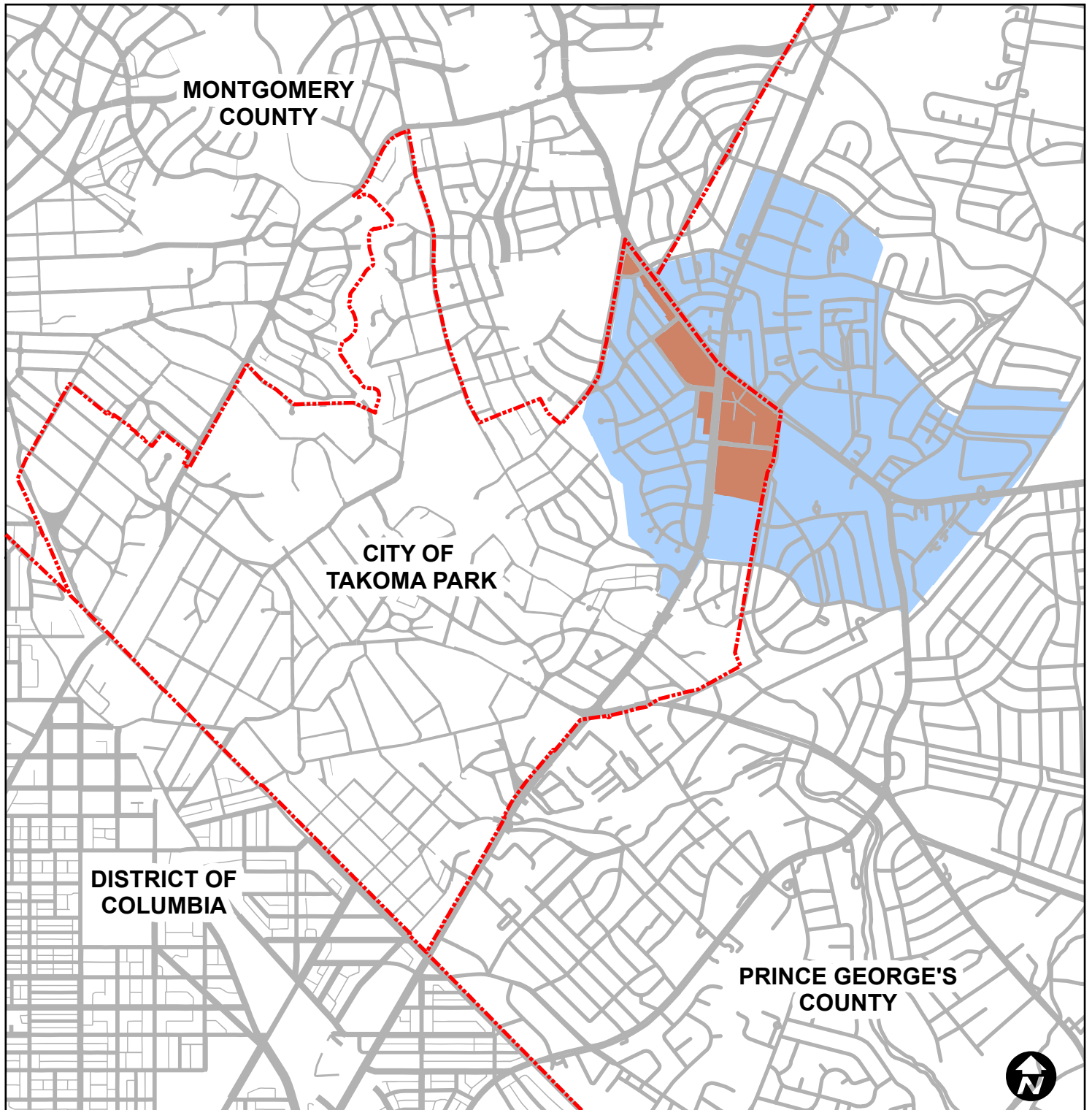


Work Session

Agenda Item #	3
Meeting Date	May 26, 2015
Prepared By	Erkin Ozberk Planner
Approved By	Suzanne R. Ludlow City Manager

Discussion Item	Review of Development Standards in the Takoma Langley Crossroads
Background	<p>The Takoma/Langley Crossroads Sector Plan was approved and adopted by the Montgomery County Council in June 2012. The plan outlines a transit-oriented development vision for the area in Takoma Park around the New Hampshire Avenue and University Boulevard intersection. The plan is available for review online: http://www.montgomeryplanning.org/community/takoma_langley_crossroads/index.shtm.</p> <p>After significant engagement with City Council and residents in the planning process, both the Sector Plan and Design Guidelines were endorsed by City Council Resolutions 2011-20 and 2012-7, respectively. The guidelines are available for review at: http://www.montgomeryplanning.org/community/takoma_langley_crossroads/documents/TLC%20Design%20Guidelines%20FINAL.pdf</p> <p>The presentation will provide an overview of the goals and recommendations in the Takoma Langley Crossroads Sector Plan and accompanying Design Guidelines, and explain how they work with the Montgomery County Zoning Ordinance and the City's Holton Lane Area Improvement Vision to evaluate development proposals, as well as guide capital projects, planning studies, and community development programs.</p>
Policy	<p>Coordinate with surrounding jurisdictions to foster and promote comprehensive, environmentally sound development and redevelopment in the community and throughout the region; support higher density retail, commercial, and residential development near transportation routes and hubs, that is environmentally sensitive and of a design and scale appropriate to surrounding neighborhoods and their historic nature.</p> <p style="text-align: right;"><i>-- Takoma Park Strategic Plan FY 2010 – FY 2015</i></p>
Fiscal Impact	None at this time
Attachments	Maps of Takoma Langley Crossroads Sector Plan Area
Recommendation	Review and discuss.
Special Consideration	





Bi-County Takoma Langley Crossroads Sector Plan Area



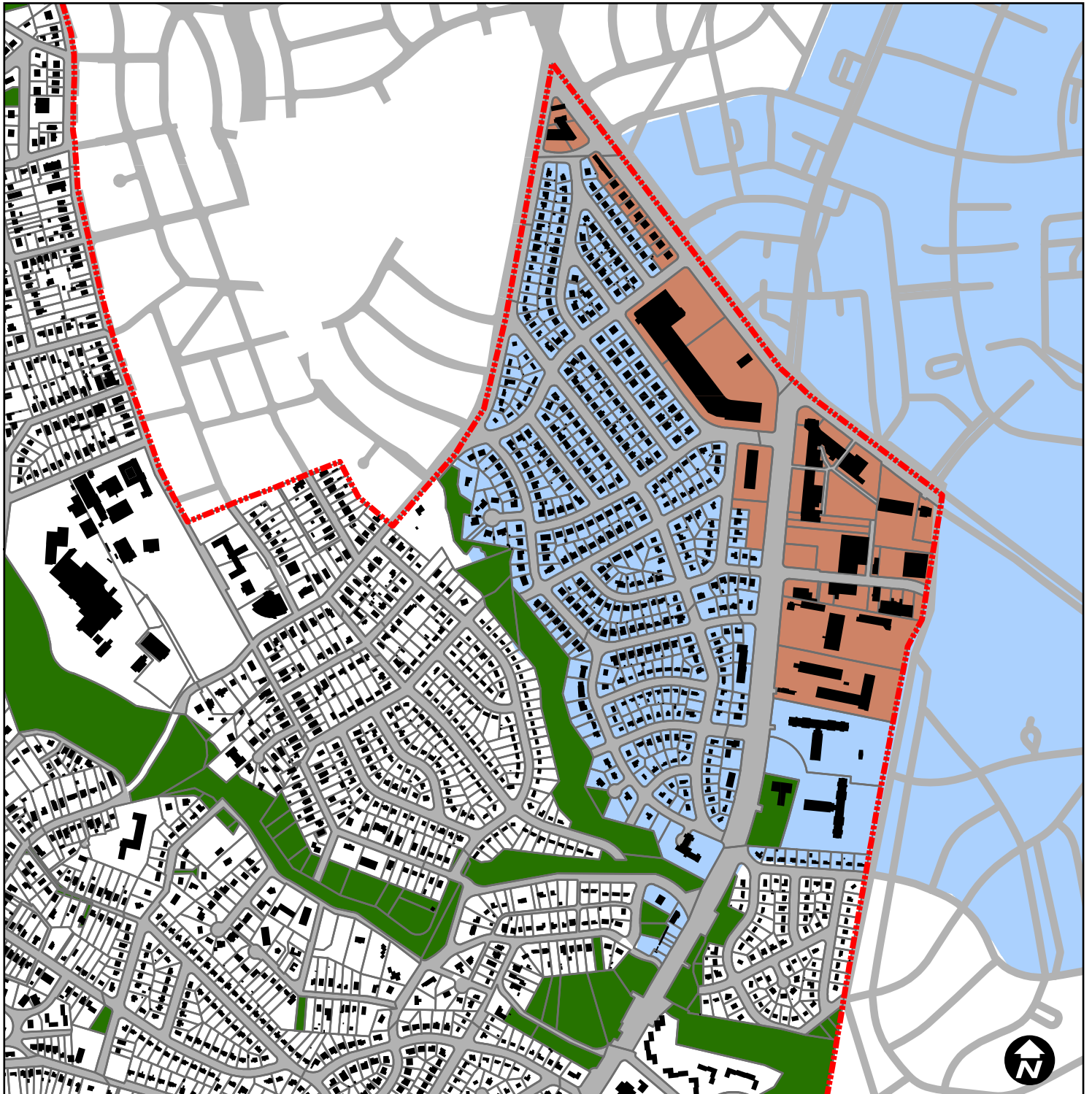
0 1,000 2,000 4,000 Feet

1 inch = 2,000 feet

Legend

-  Municipal Boundaries
-  Public Right of Way
-  Bi-County Sector Plan Area
-  Takoma/Langley Crossroads CDA




Takoma Langley Crossroads Sector Plan Area in the City of Takoma Park



0 500 1,000 2,000 Feet

1 inch = 800 feet

Legend

-  City Boundary
-  Building Footprints
-  Public Right of Way
-  Parkland in City
-  Bi-County Sector Plan Area
-  Takoma/Langley Crossroads CDA