

Introduced by: Councilmember Seamens

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION NO. 2009-33**

**RECOMMENDING ADOPTION OF THE TAKOMA/LANGLEY SECTOR PLAN  
(PRINCE GEORGE'S COUNTY)**

WHEREAS, the Takoma/Langley Sector Plan is a bi-county plan developed by Montgomery and Prince George's Counties' Planning Departments, to enhance the community character and provide for transit-oriented development around planned transit facilities; and

WHEREAS, the Takoma/ Langley Sector Plan contains policies, objectives and recommendations that will guide future growth and development around proposed transit facilities in both Montgomery and Prince George's Counties; and

WHEREAS, the Takoma/Langley Crossroads and portions of the New Hampshire Avenue corridor, though not included within boundaries of Prince George's County's preliminary Sector Plan, would be influenced and affected by the recommendations included within the plan; and

WHEREAS, Prince George's County's General Plan (2002), which makes comprehensive recommendations for guiding future development within Prince George's County, Maryland, does not recognize the New Hampshire Avenue corridor and the Takoma Langley Crossroads as a regional center; and

WHEREAS, the Takoma Park City Council supports the development of the New Hampshire Avenue corridor and the Takoma/Langley Crossroads as an urbanized regional center which is environmentally and financially sustainable and enhances the quality of life of area residents; and

WHEREAS, buffered bike lanes have been identified by both Montgomery and Prince George's Counties' Planning Departments as a means of improving the sustainability and livability of communities such as the Takoma/Langley Crossroads, providing modal parity, improving health of local residents and providing access to transit, while reducing congestion, energy consumption and air pollution; and

WHEREAS, the recommendations included in the Takoma/Langley Crossroads Preliminary Sector Plan developed by Prince George's County do not include the installation of a buffered bike lane as part of the proposed Purple Line construction; and

WHEREAS, preliminary plans for the proposed Purple Line will result in the widening of University Boulevard and the taking of land from adjacent property owners, making it more difficult for pedestrians to cross to the transit station and to access local businesses, and also reducing redevelopment opportunities at the intersection of New Hampshire Avenue and University Boulevard; and

WHEREAS, proposed changes to the intersection of University Boulevard and New Hampshire Avenue may reduce the amount of right-of-way needed for the construction of the Purple Line, improve pedestrian and bicycle access to the transit station, create more economically viable commercial corners, and increase capacity for redevelopment of the University Avenue/New Hampshire Avenue intersection; and

WHEREAS, the transit station has been modeled to serve riders arriving on foot, bicycle or bus, and has not been envisioned as a park and ride location which would aggravate existing congestion conditions and adversely affect air quality in the area; and

WHEREAS, each commercial district along New Hampshire Avenue, including the Takoma/Langley Crossroads, is considered by the community to be one commercial district with no distinction between jurisdictional boundaries; and

WHEREAS, the City has long worked to plan for, coordinate, implement and support improvements to these districts, regardless of their jurisdiction; and

WHEREAS, coordinated streetscape elements, branding, and marketing of the Takoma/Langley Crossroads by all jurisdictions will visually unite the commercial districts, increase the impact of each individual jurisdiction's investment, improve opportunities for success, and improve the profile within the region; and

WHEREAS, Prince George's County currently does not provide landlord tenant services to the Takoma/Langley Crossroads population, despite a need for these services as evidenced by the quantity of calls received by the City of Takoma Park Landlord-Tenant office staff; and

WHEREAS, by providing these services, both tenants and landlords will become more knowledgeable about their rights, which will lead to better communication and resolution of tenant-landlord conflicts; and

WHEREAS, the Prince George's County Planning Board and the Prince George's County Council are holding a joint hearing on June 23, 2009 to consider the recommendations included in the Takoma/Langley Preliminary Sector Plan and to hear testimony on the recommendations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Takoma Park supports the adoption of the Takoma/Langley Crossroads Sector Plan by Prince George's County Planning Board and Prince George's County Council, conditioned upon the following changes to the strategies and recommendations included in the Preliminary Sector Plan:

1. Amendment of the 2002 Prince George's County General Plan to designate Langley Park as a Regional Center and New Hampshire Avenue as a Corridor.
2. Specific inclusion of a buffered bike lane along University Boulevard and its implementation in coordination with the Purple Line.
3. Completion of a feasibility study for accommodating traffic movements and volumes at the University Boulevard and New Hampshire Avenue intersection and throughout the Crossroads in coordination with the Purple Line prior to final adoption of the Sector Plan.
4. Incorporation of stronger and more consistent language in support of multi-jurisdictional coordination and cooperation on streetscape elements, economic development efforts, branding, and marketing of the International Corridor.
5. Establishment of a landlord tenant office to assist residents and multi-family property owners in resolving issues.
6. Maintenance of a commensurate level of commensurate affordable housing.

BE IT FURTHER RESOLVED that the City Council of the City of Takoma Park expresses its appreciation to the Prince George's County Council and Planning Board for its strong support of the Takoma/Langley Crossroads Sector Plan, the Purple Line, transit-oriented-development, concern for the environment, and sensitivity to the needs of the residents and international character of the area.

Adopted this 22nd day of June 2009.

ATTEST:

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Jessie Carpenter, CMC  
City Clerk