

Introduced by: Councilmember Schultz

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2011-52

**RECOMMENDING THE PLANNING BOARD NOT APPROVE
THE URBAN DESIGN GUIDELINES FOR THE TAKOMA/LANGLEY SECTOR PLAN
UNTIL THEY ARE CLEAR, SPECIFIC, AND DETAILED**

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 recommends increased development; and

WHEREAS, the City Council and the Takoma Park community have reviewed and discussed the plan and its impact on future growth and development of Takoma Park; 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, for many years, the City has worked to plan for, coordinate, implement and support design improvements to this area, regardless of jurisdiction; and

WHEREAS, the City has had the expectation that design detail would be forthcoming in the Montgomery County Urban Design Guidelines; and

WHEREAS, the proposed Urban Design Guidelines provides insufficient guidance to developers as they prepare for site plan review and each revision adds to the development costs; and

WHEREAS, each successive version of the Urban Design Guidelines presented by the Planning Department staff is more generic, contains less guidance, and is not specific to our community and the City's vision than the version before it; and

WHEREAS, during the Sector Plan discussion before the Montgomery County Planning Board, its staff provided assurances that detail to implement the vision would be included in the Urban Design Guidelines; and

WHEREAS, the Urban Design Guidelines fail to provide sufficient detail and clarity on design expectations; and

WHEREAS, the Urban Design Guidelines do not reflect a public dialogue with the local community; and

WHEREAS, the Urban Design Guidelines do not reflect the unique qualities of Takoma Park or the City's efforts to revitalize the area, improve pedestrian, and transit friendliness.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Takoma Park recommends that the Montgomery County Planning Board not approve or adopt the Takoma/Langley Crossroads Urban Design Guidelines and direct staff to incorporate the City's comments into subsequent drafts (see attachment Exhibit A).

Adopted this 26th day of September, 2011.

ATTEST:

Jessie Carpenter, CMC
City Clerk