

Introduced by: Councilmember Schultz

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2011-53

**RECOMMENDING THE MONTGOMERY COUNTY COUNCIL NOT APPROVE THE
TAKOMA/LANGLEY SECTOR PLAN UNLESS ADDITIONAL URBAN DESIGN
LANGUAGE IS INCLUDED**

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 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 Urban Design Guidelines; and

WHEREAS, the Montgomery County Council Planning, Housing and Economic Development Committee is recommending that development proposals *address* rather than *be consistent with* the Urban Design Guidelines; and

WHEREAS, the proposed Urban Design Guidelines provides minimal guidance to developers as they prepare for site plan review and each revision, due to poor guidance, 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 less specific to our community and the City's vision; and

WHEREAS, the community has met, discussed future zoning and design, and elected to embrace the vision espoused by the Sector Plan contingent upon assurances of quality development that improve the overall pedestrian and aesthetic experience; and

WHEREAS, neither the CR Zone nor the Urban Design Guidelines provide these assurances as they lack details and clarity on design expectations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Takoma Park strongly recommends that the Montgomery Council not approve the Takoma/Langley Crossroads Sector Plan until the document has been updated to incorporate amendments contained in Exhibit A in its entirety, except where editorial changes would facilitate improved clarity of the meaning of the recommendation.

Adopted this 26th day of September, 2011.

ATTEST:

Jessie Carpenter, CMC
City Clerk