

Introduced by: Councilmember Grimes

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2014-37

**Resolution Recommending the Approval with Conditions of the
Site Plan Application 820130080 for 6450 New Hampshire Avenue**

- WHEREAS, Mr. Claudio Joseph (the Applicant) has submitted a Site Plan (File 820130080) for review by the Maryland-National Park and Planning Commission to facilitate the development of a two-story commercial building; and
- WHEREAS, the Takoma Park Master Plan 2000 recommends the revitalization of the Maryland Gateway, the establishment of a boulevard streetscape on New Hampshire Avenue, pedestrian friendly development, circulation and access for vehicles and pedestrians including attractive connections linking to the surrounding neighborhoods; and
- WHEREAS, the Council and Community have expressed a strong interest in the revitalization and redevelopment of New Hampshire Avenue with the adoption of the New Hampshire Avenue Concept Plan (2008) and New Hampshire Avenue Streetscape Standards (2012) which recommend the transformation of New Hampshire Avenue into a pedestrian friendly multi-way boulevard with mixed-use retail, office, and residential; and
- WHEREAS, the Council passed Resolution 2011-14 approving the Preliminary Plan (File 120090210) with conditions that have been met by the Applicant and incorporated into the Site Plan;
- WHEREAS, the only condition from the Council resolution that was not met in the Site Plan was for co-locating the Public Utility Easement (PUE) in the public right-of-way, which the Montgomery County Planning Board would not allow; and
- WHEREAS, the Applicant is constructing a 5-foot publicly accessible sidewalk connecting New Hampshire Avenue and Sligo Mill Road and has agreed to work with the City's Department of Public Works to ensure ADA connections with a future sidewalk being designed by the City in the Sligo Mill Road right-of-way; and
- WHEREAS, the Council and Community have expressed support for the inclusion of environmentally friendly products such as permeable pavers in the parking area and roof-mounted solar panels; and
- WHEREAS, the Site Plan does not meet the required number of off-street parking spaces for the proposed development due to site conditions imposed by previous City Council and Planning Board resolutions; and

WHEREAS, the Planning Board may waive the parking requirements in accordance with provisions of the Takoma Park East Silver Spring Commercial Revitalization Overlay Zone.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the proposed Site Plan (File 820130080) and supports the Applicant's parking waiver request, with the following conditions:

1. The Landscape and Lighting Plan, dated 10/10/2012, be amended to reflect the layout in front of the building as shown on the Site Plan to include an ADA-accessible walkway connecting the entrance to the sidewalk on New Hampshire Avenue, street furniture, bike parking, trees, and other landscaping.
2. Application of the New Hampshire Avenue Streetscape Standards for all trees, furniture, and bike parking proposed in the New Hampshire Avenue right-of-way.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Takoma Park urges the Montgomery County Planning Board to eliminate the requirement for a 10-foot Public Utilities Easement (PUE) outside of right-of-way dedications on future plan approvals along New Hampshire Avenue. The requirement for a PUE on a small property in an urban context such as New Hampshire Avenue places undue restrictions on thoughtful infill redevelopment consistent with the Takoma Park Master Plan, while hindering revitalization and economic development objectives.

Adopted this 22nd day of September, 2014.

Attest:

Jessie Carpenter
City Clerk