

## Development Standards in the Takoma/Langley Crossroads

Takoma Park City Council  
May 26, 2015



## Purpose of Presentation:

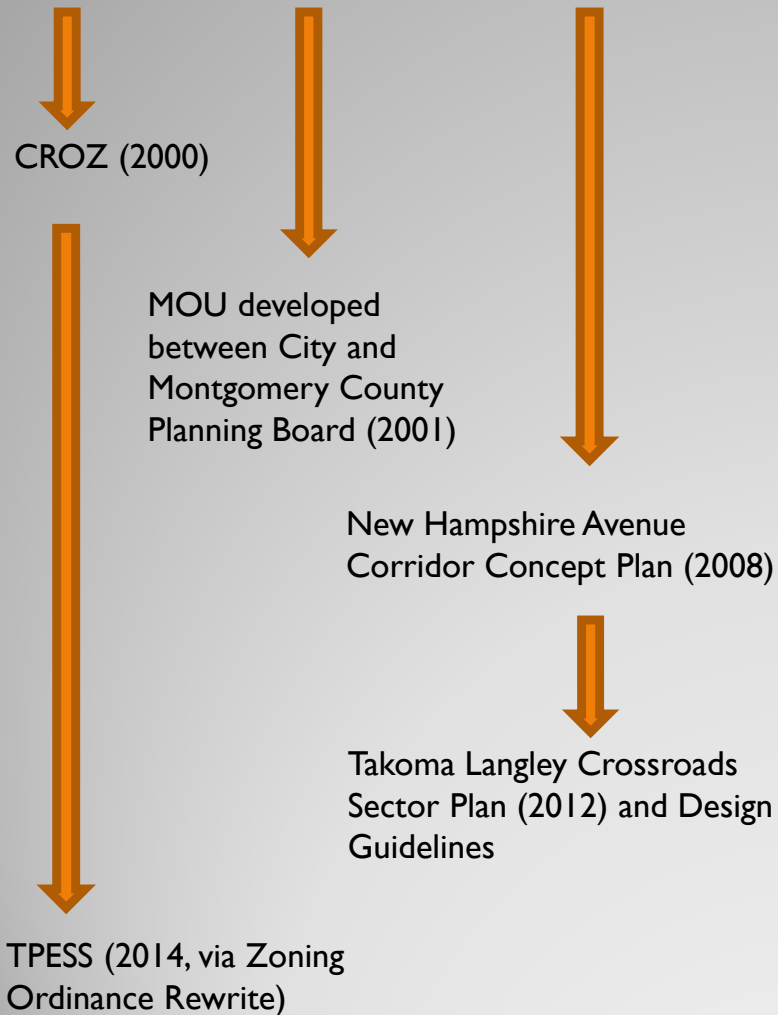
Provide an overview of the goals and recommendations in the Takoma/Langley Crossroads Sector Plan and accompanying Design Guidelines, and explain how they work with the Zoning Ordinance and other City plans/policies to evaluate development proposals and guide capital project delivery.

## Contents:

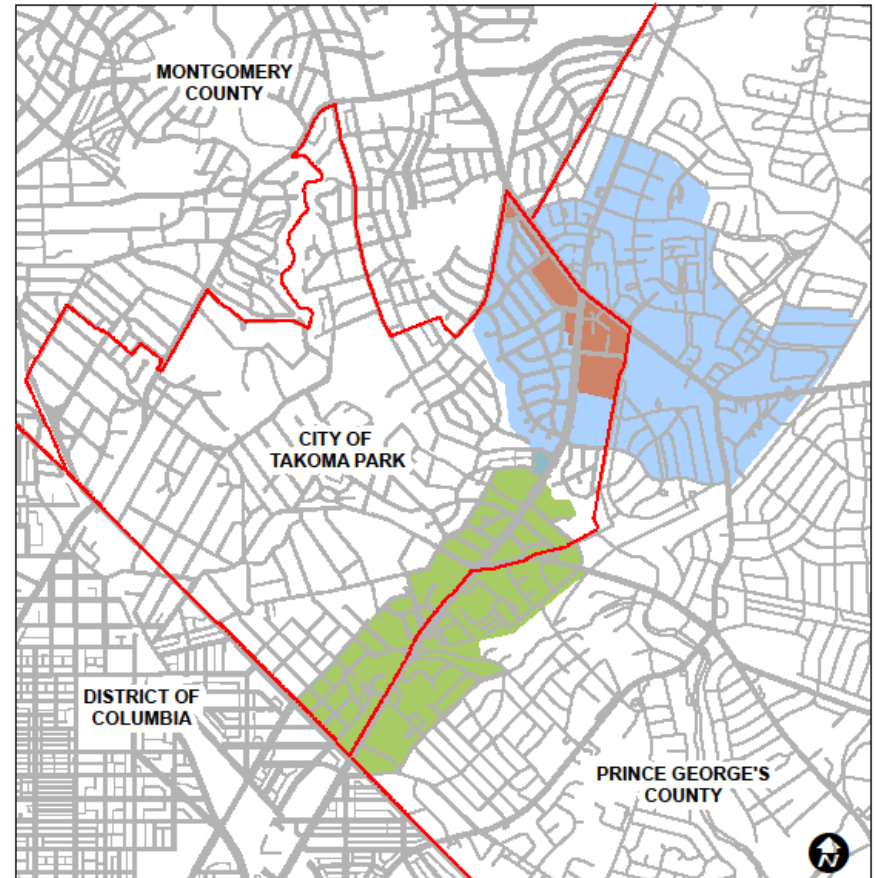
- New Hampshire Avenue Planning Areas in Takoma Park
- Sector Plan Development
- Sector Plan Highlights
- Urban Design Guidelines
- Holton Lane Area Improvement Vision
- Zoning Ordinance
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## Takoma Park Master Plan (2000)



## Bi-County Takoma Langley Crossroads Sector Plan Area



Produced by City of Takoma Park using M-NCPPC GIS data.

# Planning Areas

Joint Master Plan between Montgomery County and Prince George's County with participation from City of Takoma Park. Major goals included:

- Transit-oriented Development (TOD)
- Enhance community character
- Improve quality of life

Community Outreach initiated in 2007 with pedestrian and mobility study funded by MWCOG. Bi-County team held:

- 4 Open House meetings
- 3 Outdoor meeting
- 2 Worksessions
- 1-on-1 meetings with stakeholders

Sector Plan was adopted in 2012, with Urban Design Guidelines adopted in 2013.

Takoma Park City Council adopted 4 Resolutions on the Sector Plan and Guidelines.

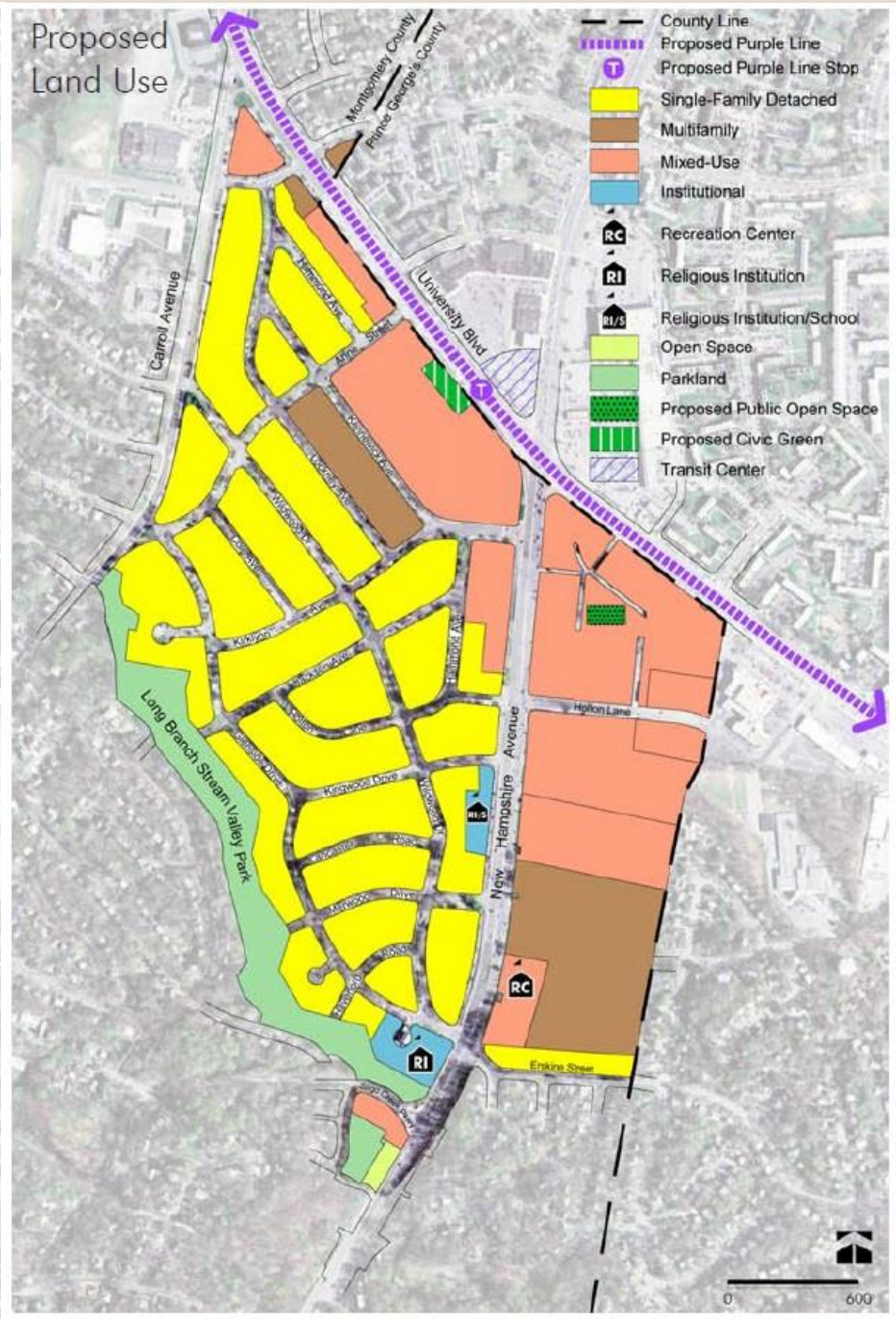
## **Sector Plan Development**

- Planned around future Transit Center and Purple Line station
- Inclusion of the Multi-way Boulevard up New Hampshire Avenue
- Mixed-use zoning encouraging new (multi-family) residential development.
- Connectivity via new streets, emphasis on ped/bike connections
- Maintain sense of place and enhance community facilities
- Recommendations on Takoma Park Recreation Center



## Plan Highlights









Existing Site



Suggested Development





## Good Neighbor Practices

Being a good neighbor to new and existing businesses, residents, and property owners requires good design. While the CRT Zone and the Plan provide extensive guidance for proper location and transition between proposed uses, this section provides additional examples of how this might be accomplished.



- 1 rooftop HVAC
- 2 screened dumpsters
- 3 alley access to parking and loading
- 4 wide sidewalks
- 5 drive-throughs behind buildings

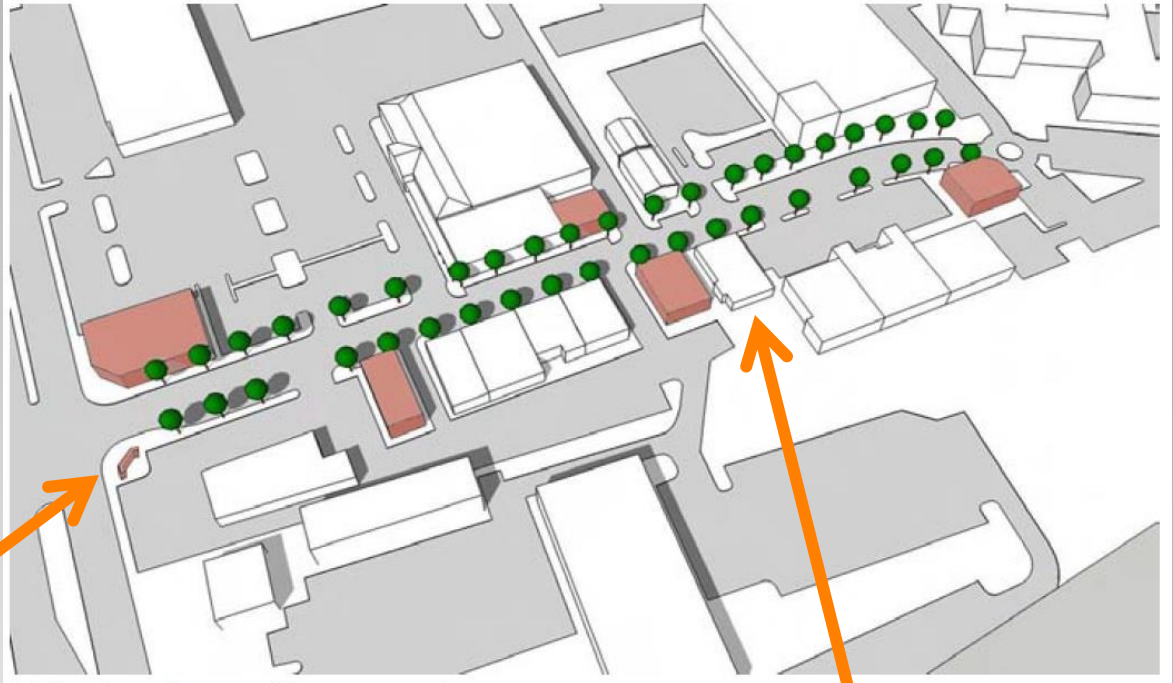
# Urban Design Guidelines



- Produced in 2009 by the City during the Takoma Langley Crossroads Sector Plan development.
- Intended as a stop-gap measure before the Sector Plan's Design Guidelines could be developed and adopted.
- Successfully used to guide streetscape and other capital improvement projects on Holton Lane, as well individual property improvements via façade programs and other means.



# Holton Lane Area Improvement Vision

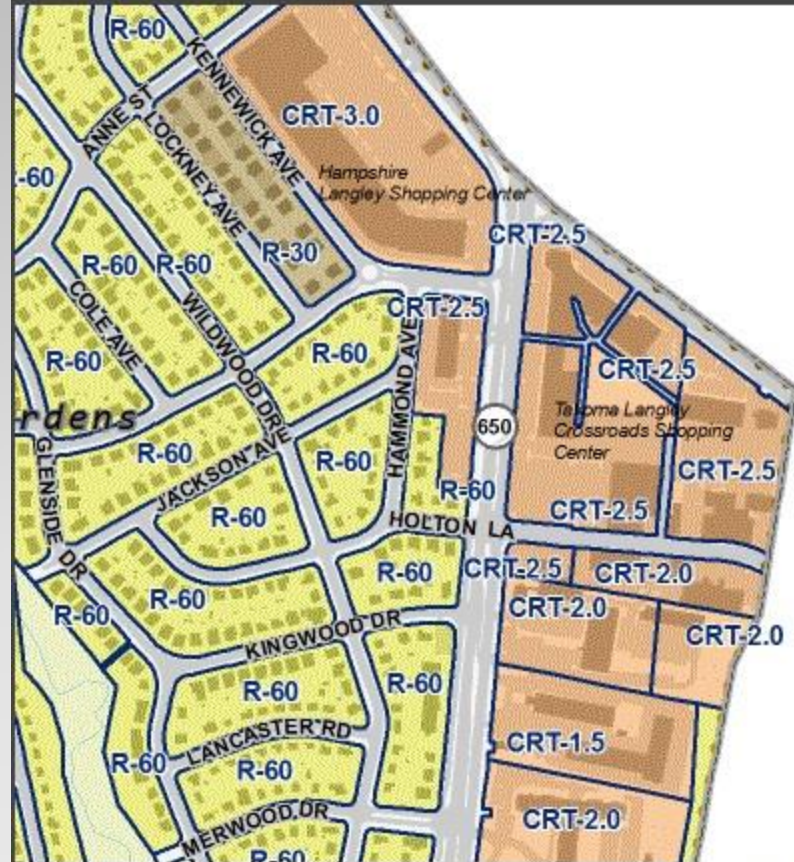


## Holton Lane Area Improvement Vision



- Sets the parameters for permitted land uses, as well as setbacks, height, and mass of buildings.
- Takoma Park East Silver Spring (TPESS) Commercial Revitalization Overlay Zone does not apply to the Takoma Langley Crossroads Sector Plan
- Properties in the Commercial Residential Town (CRT) Zone can be developed via standard or optional method.
- Properties on New Hampshire Avenue south of Sector Plan area were rezoned to CRT during Zoning Ordinance Rewrite, and TPESS does apply in those areas.

#### Zoning on October 30, 2014



This map shows the zoning on October 30, 2014 which resulted from the District Map Amendment G-956 (adopted July 15, 2014) and modified by Sectional Map Amendment G-965 and Corrective Map Amendments G-967 through G-973.

[www.montgomeryplanning.org/gis/interactive/zoning.shtml](http://www.montgomeryplanning.org/gis/interactive/zoning.shtml)

## Zoning Ordinance

- 2013
- WMATA initiates K9 MetroExtra Service
  - Montgomery County Transit Corridors (BRT) Master Plan

- 2014
- Transit Center breaks ground (opening 2016)
  - CDA expansion

Property Transfers: Walgreens to Nightingale, Tenacity to Orlo Fund, etc.

Business Growth: Aldi, Chuck-E-Cheese, Dr. Khademi Injury Clinic, etc.

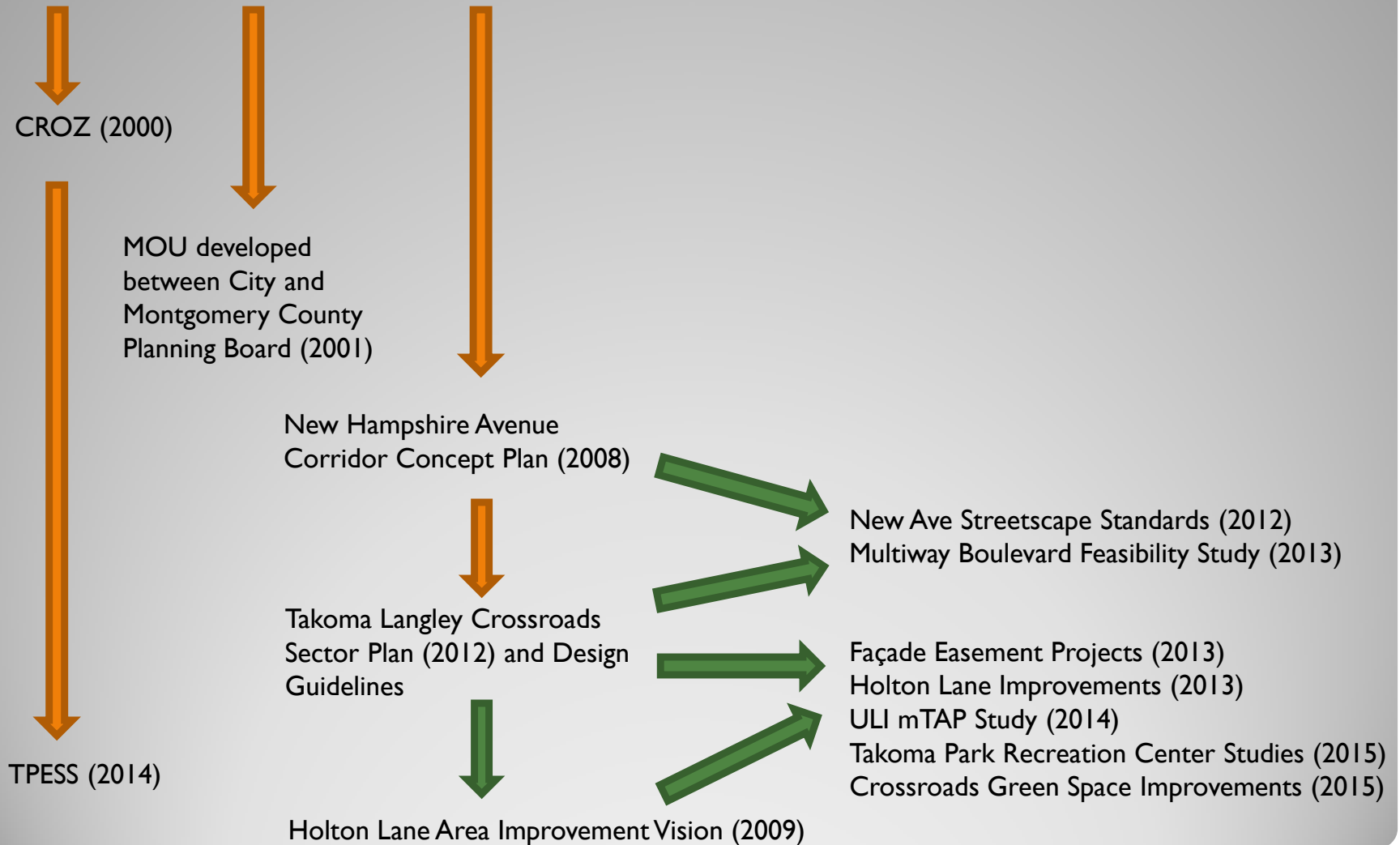
Community: Bike to Work Day, Dance Exchange project, Farmers Market, etc.



## Activity Since Adoption



## Takoma Park Master Plan (2000)



## Implementation: City Projects

Site Plan Application Submitted to  
Montgomery County Planning Department



**Implementation: Using the Plans**