

LONG BRANCH SECTOR PLAN

PRELIMINARY RECOMMENDATIONS

PLANNING BOARD PRESENTATION
DECEMBER 9, 2010

Montgomery County Planning Department

Where is Long Branch?



- Eastern Silver Spring south of I-495
- Adjacent to City of Takoma Park and Langley Park

Study Area and Sector Plan Boundaries





Existing Conditions



Streets



Open Spaces



Buildings

Existing Conditions



Businesses

Transportation

Community

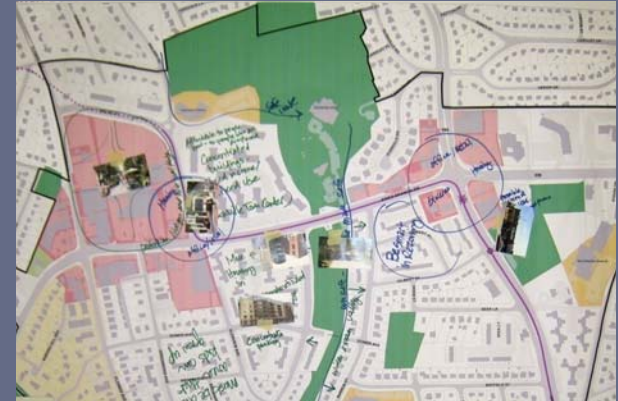
Community Input – Resulted in 4 Scenarios:

Table 1



High reinvestment

Table 2



Medium reinvestment

Table 3



Medium reinvestment

Table 4



Medium reinvestment



Community Input - Wish List

- Mixed Use Development in two core areas
- Urban plaza
- Access to transit
- Walking and biking throughout
- Intersections that work
- Housing- mix & variety in size & type
- Public gathering spaces
- Improve Parks – expand land, water fountains, restrooms & playing fields
- Code enforcement
- Safety

Community Input – 2 Options:

High reinvestment



Medium reinvestment (3 of 4 scenarios)



Staff Analysis

Medium Reinvestment

Characteristics



Staff Analysis

Medium Reinvestment



Characteristics Reinvestment

- Expand two commercial cores
- 5-6 stories –large comm. core
- New multi-family housing – large commercial core

Staff Analysis

Medium Reinvestment

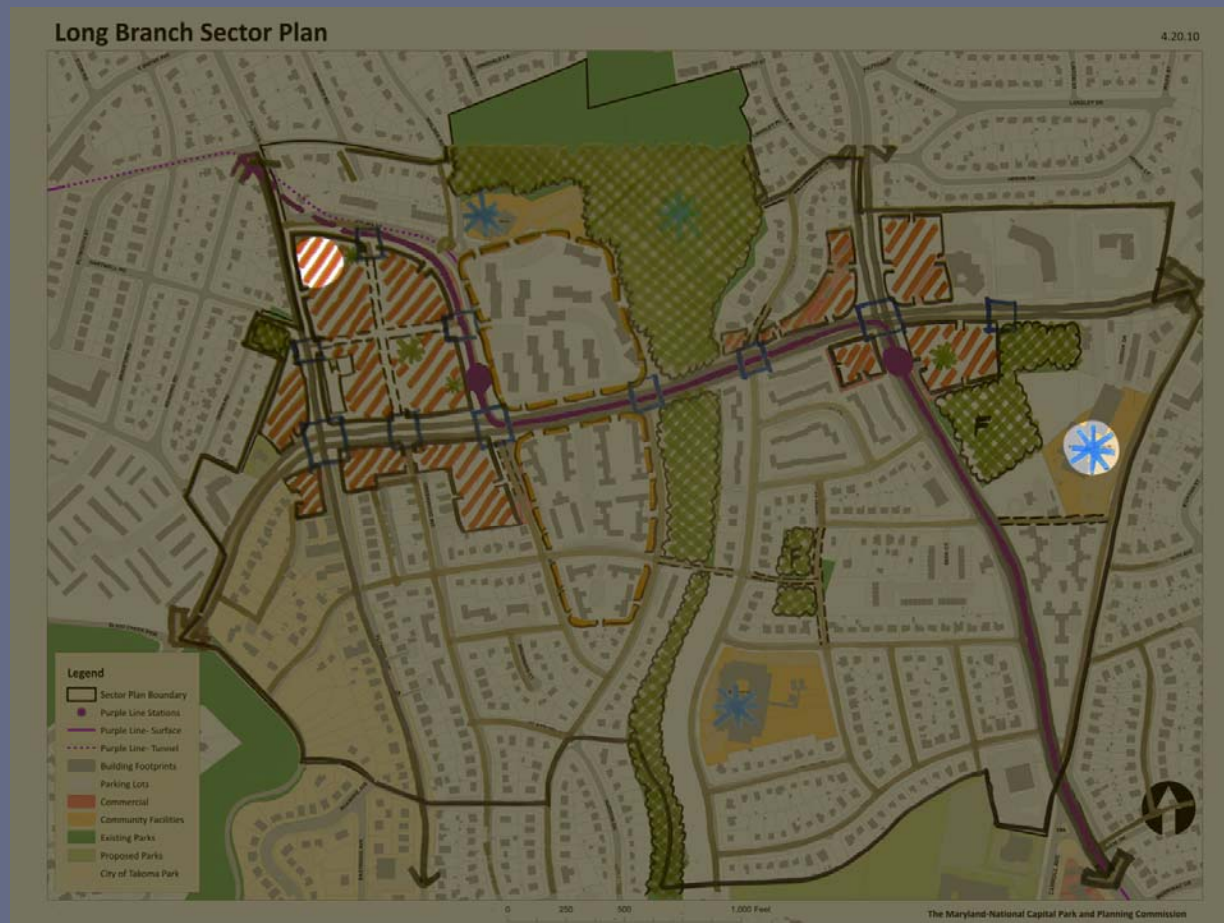


Characteristics Reinvestment

- Expand two commercial cores
- 5-6 stories –large comm. core
- New multi-family housing – large commercial core
- Renovate ex. multi-family Housing

Staff Analysis

Medium Reinvestment

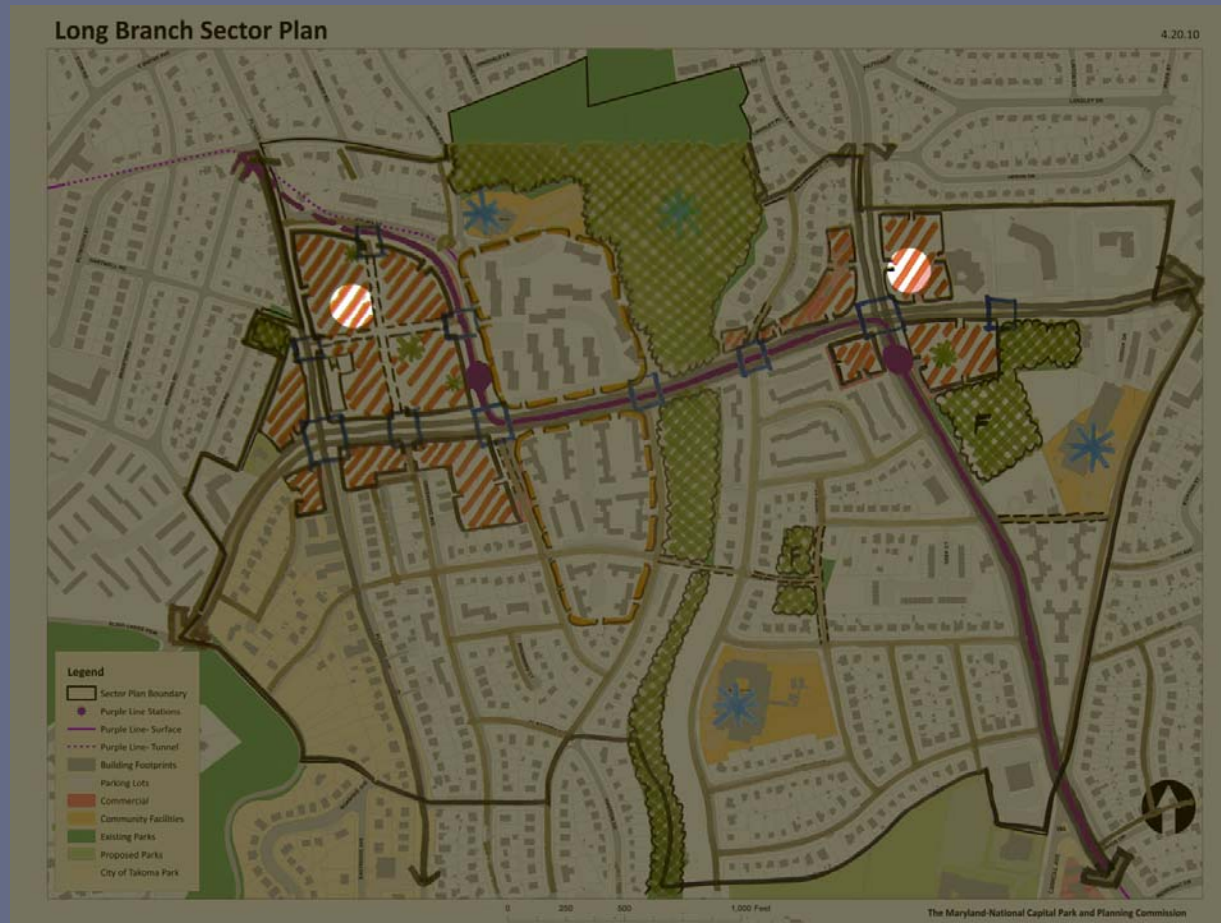


Characteristics Reinvestment

- Expand two commercial cores
- 5-6 stories –large comm. core
- New multi-family housing – large commercial core
- Renovate ex. multi-family Housing
- New public services – library, health clinic

Staff Analysis

Medium Reinvestment



Characteristics

Open Space

- Public gathering spaces

Staff Analysis

Medium Reinvestment



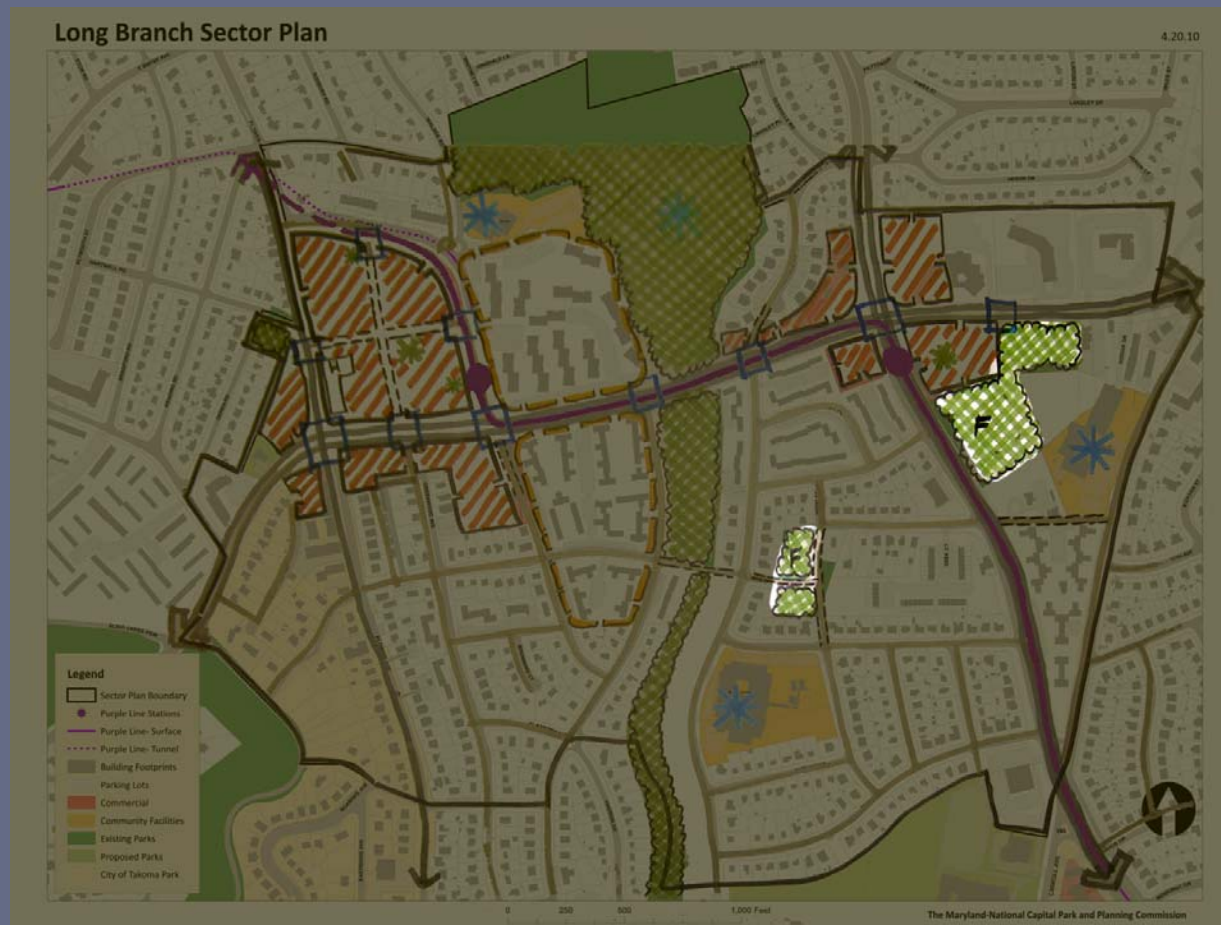
Characteristics

Open Space

- Public gathering spaces
- 1 Lg. civic green -2 small parks

Staff Analysis

Medium Reinvestment



Characteristics

Open Space

- Public gathering spaces
- 1 Lg. civic green - 2 small parks
- Playing fields - 2 renovated

Staff Analysis

Medium Reinvestment



Characteristics

Open Space

- Public gathering spaces
- 1 Lg. civic green -2 small parks
- Playing fields - 2 renovated
- New trails

Staff Analysis

Medium Reinvestment



Characteristics

Connections

- Improved road network

Staff Analysis

Medium Reinvestment



Characteristics

Connections

- Improved road network
- Complete streets

Staff Analysis

Medium Reinvestment



Characteristics

Connections

- Improved road network
- Complete streets
- Improved intersections

Staff Analysis

Medium Reinvestment



Characteristics

Reinvestment

Open Space

Connections

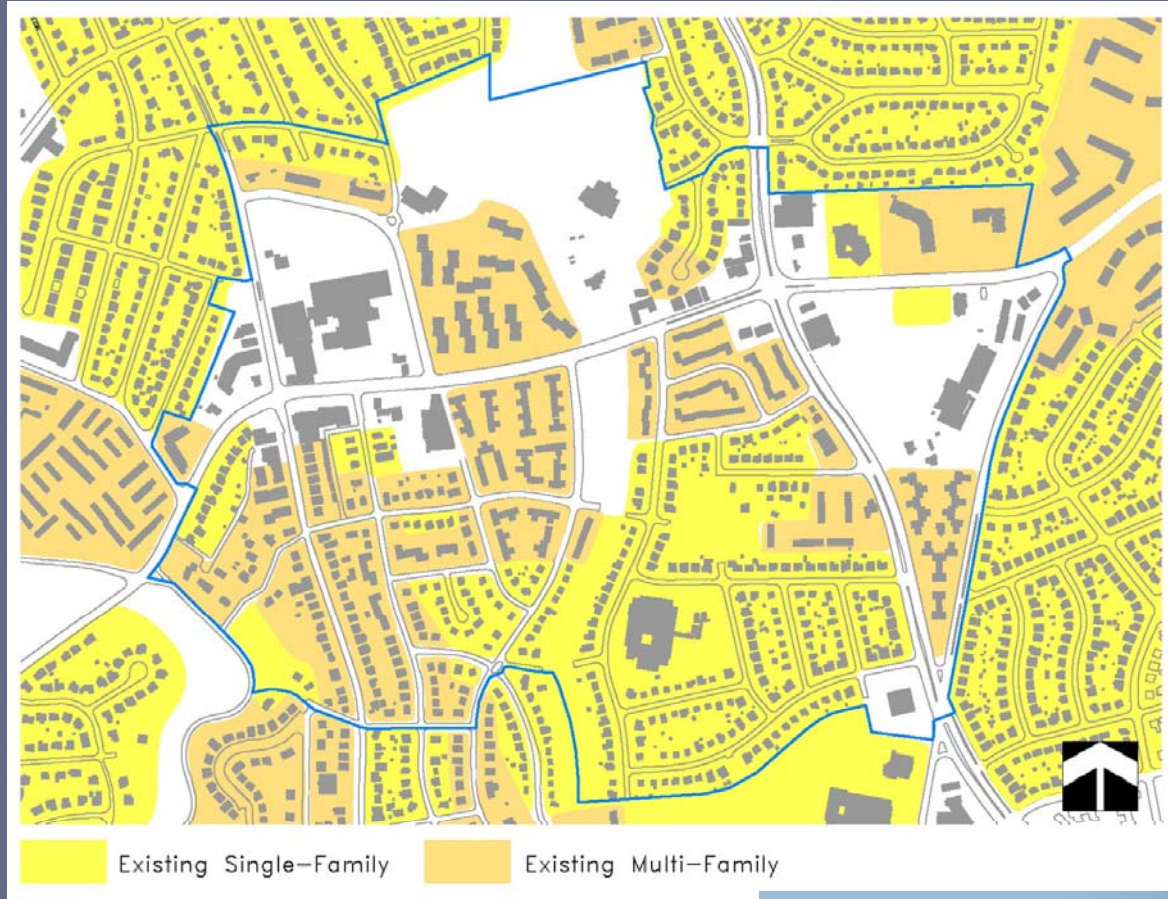
Recommendations - Vision

- Mixed Uses, compact, multi-cultural, transit oriented
- Focus of community life - Arliss Town Center
- Preserve existing businesses, protect affordable housing
- Unify existing components + new ones = 1 Long Branch

Recommendations

Diversity

- Preserve housing affordability



Recommendations

Diversity

- Preserve housing affordability
- Increase housing options



Recommendations

Diversity

- Preserve housing affordability
- Increase housing options
- Retain small businesses



Recommendations

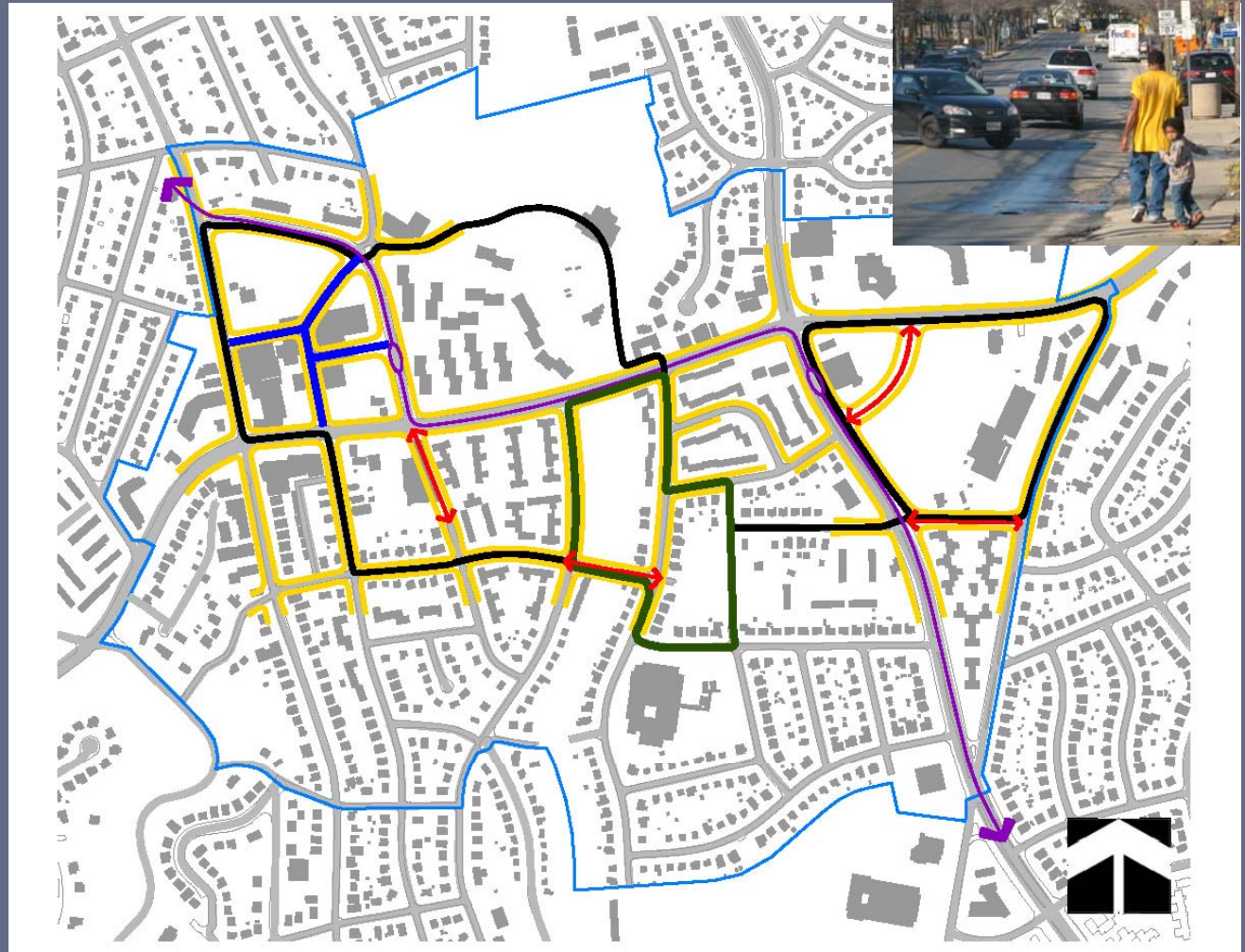
Diversity

- Preserve housing affordability
- Increase housing options
- Retain small businesses
- Encourage new commercial uses
- Create healthy community infrastructure



Recommendations

Connectivity



Recommendations

Connectivity

- Improve connections to Purple Line through:
 - new Streets



Recommendations

Connectivity

- Improve connections to Purple Line through:
 - new Streets
 - private Street



Recommendations

Connectivity

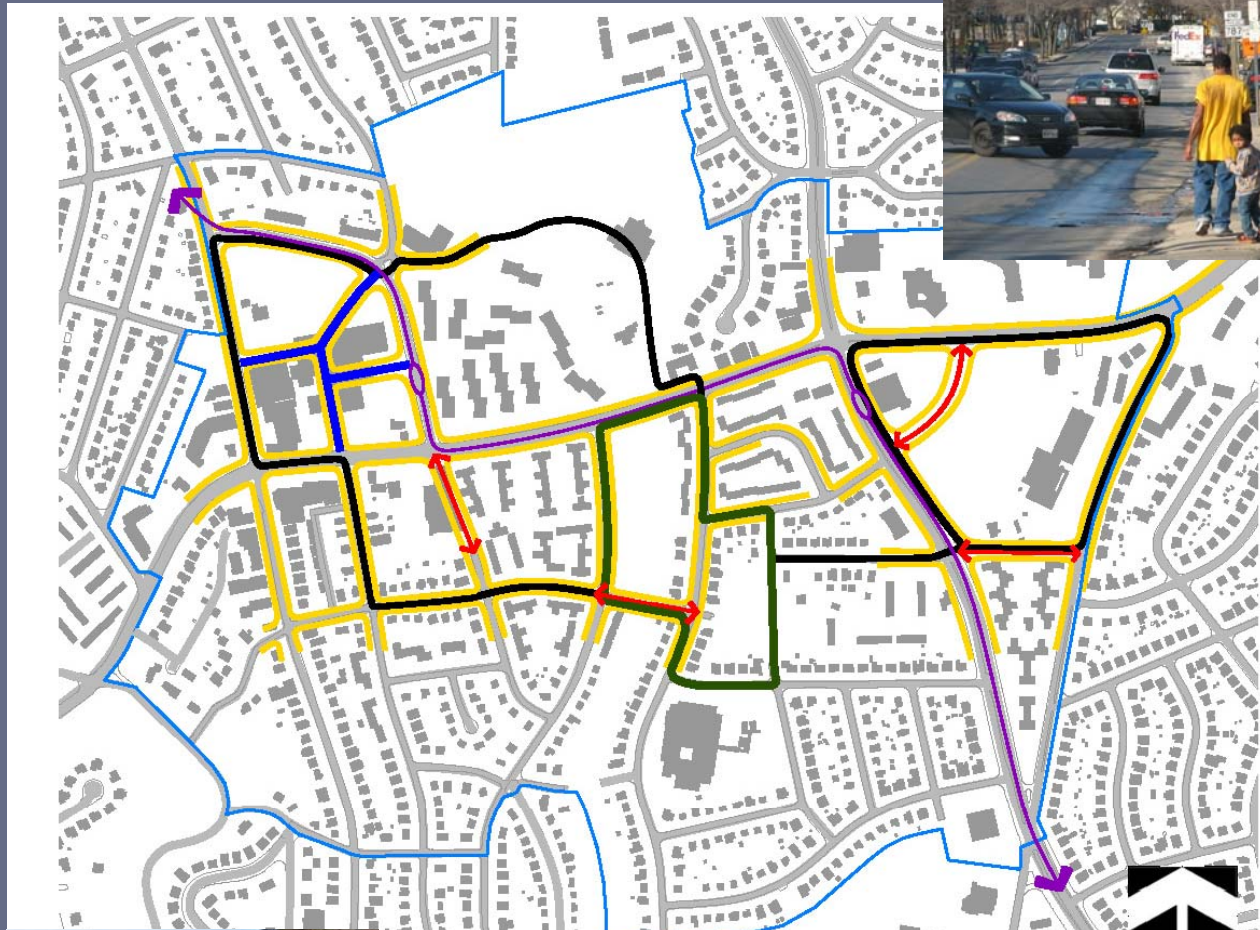
- Improve connections to Purple Line through:
 - new Streets
 - private Street
- Improve pedestrian safety and mobility through:
 - Recreation loop



Recommendations

Connectivity

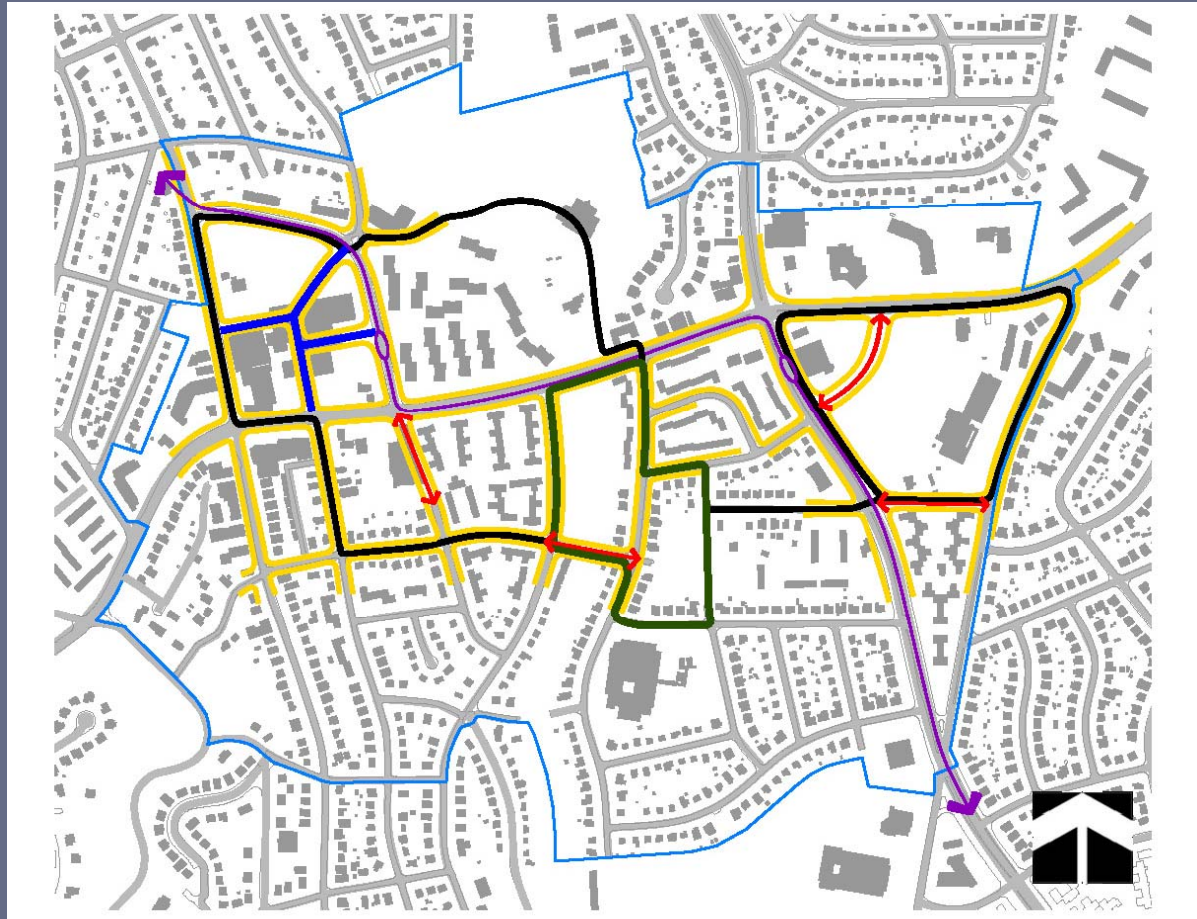
- Improve connections to Purple Line through:
 - new Streets
 - private Street
- Improve pedestrian safety and mobility through:
 - Recreation loop
 - Walking loop



Recommendations

Environmental

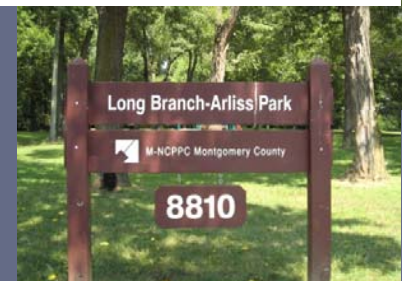
- Strengthen Environmental systems



Recommendations

Environmental

- Strengthen Environmental systems:
 - Improve existing parks



Recommendations

Environmental

- Strengthen Environmental systems
 - Improve existing parks
- Create green space network:
 - Civic green space



Recommendations

Environmental

- Strengthen Environmental systems
 - Improve existing parks
- Create green space network:
 - Civic green space
 - Park connections



Recommendations

Design

- Establish Commercial nodes at:



Recommendations

Design

- Establish Commercial nodes at:
 - Arliss Town Center



Recommendations

Design

- Establish Commercial nodes at:
 - Arliss Town Center
 - Piney Branch Neighborhood Village Center



Recommendations

Design

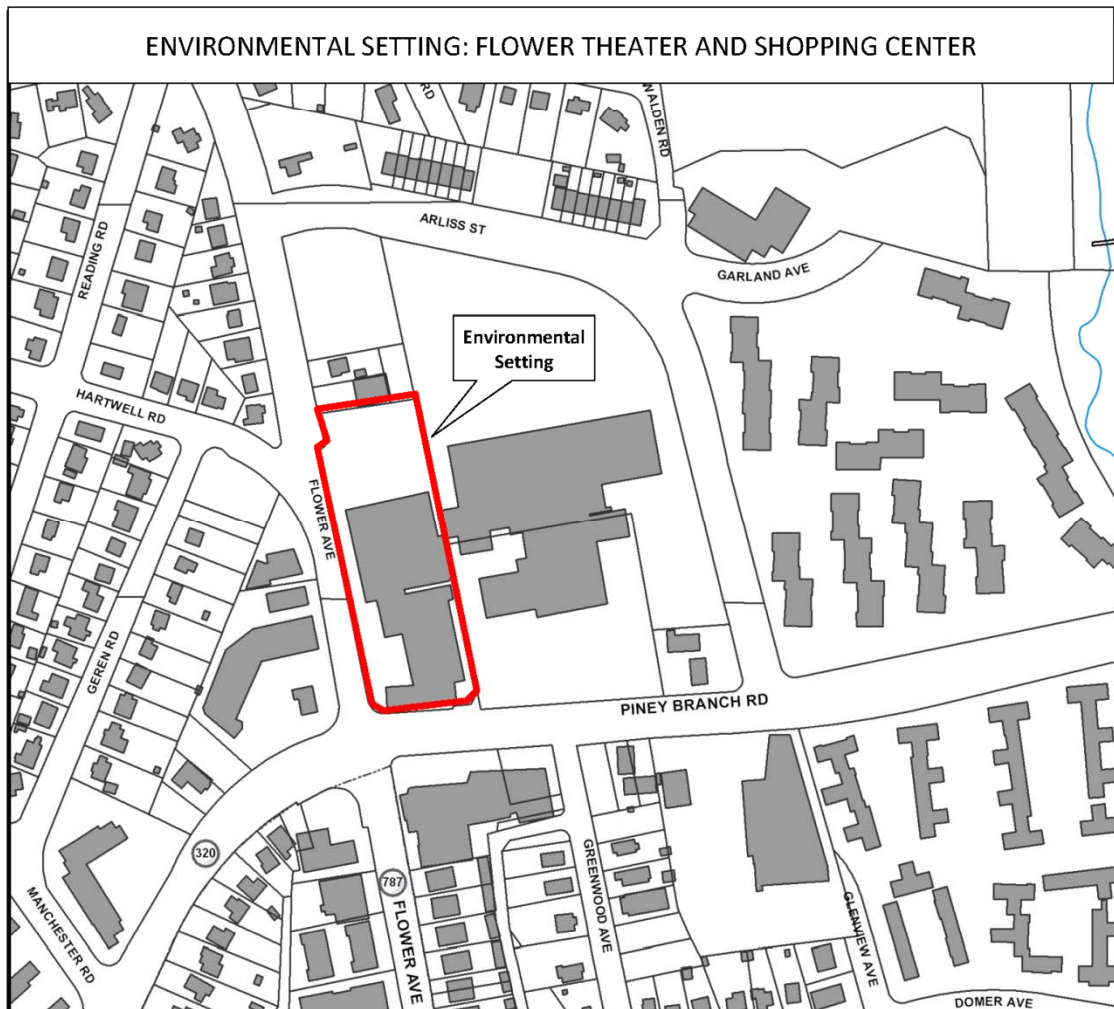
- Designate Flower Ave. Shopping Center & Theatre as historic resource



1950's



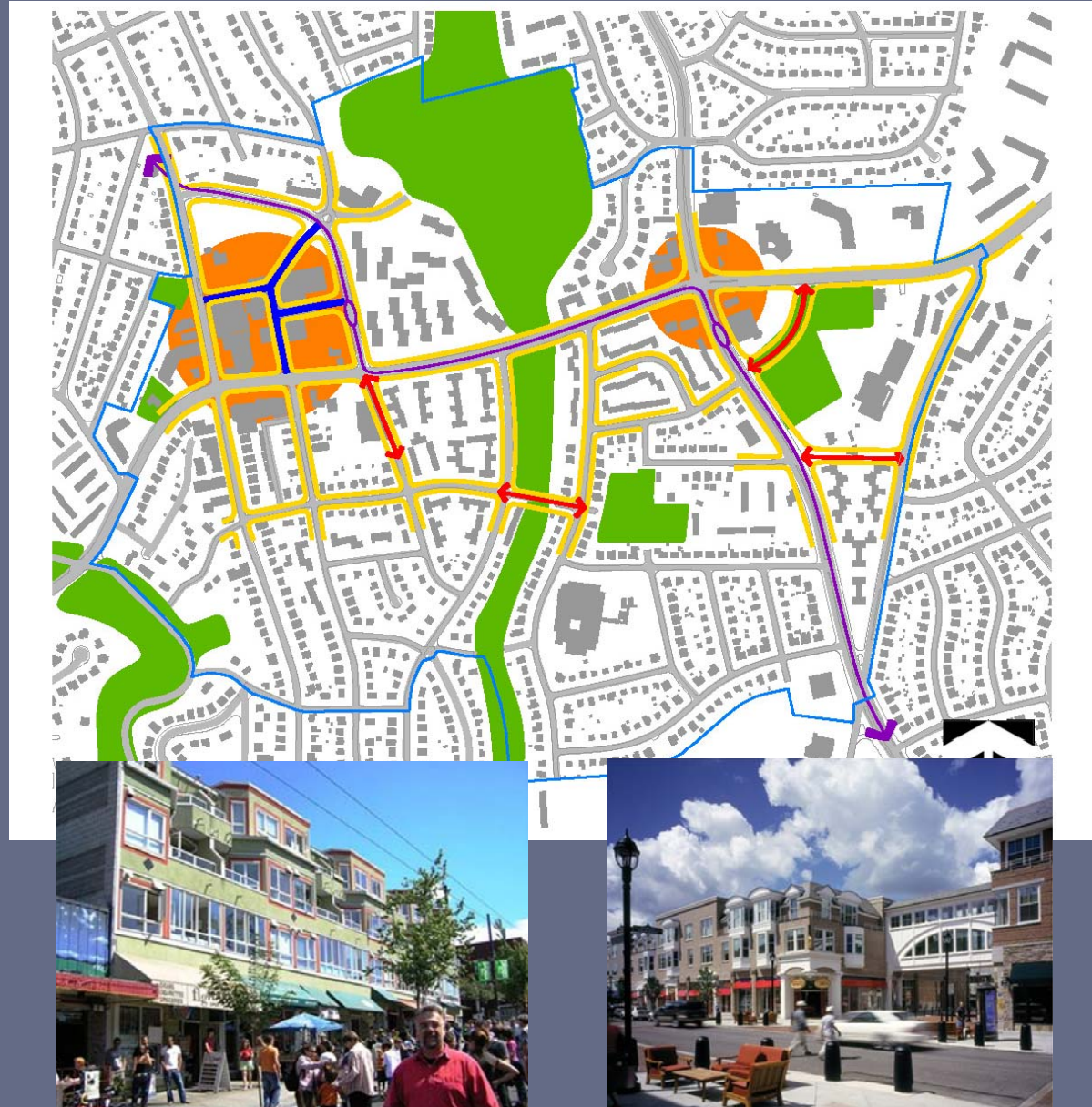
Today



Recommendations

Design

- Use a mixed-use zone for reinvestment & new development in commercial areas



Next Steps

- Prepare staff draft of sector plan - winter, 2011
- Planning board public hearing on staff draft - spring, 2011
- Planning board work session on sector plan – spring-summer, 2011
- Transmit planning board draft to county council - fall, 2011

Email : MCP-LongBranch@mncppc-mc.org

More Information:

- www.montgomeryplanning.org/community/longbranch
- www.montgomeryplanning.org/community/longbranch/spanish/index.shtm