

LONG BRANCH SECTOR PLAN DRAFT SCOPE OF WORK

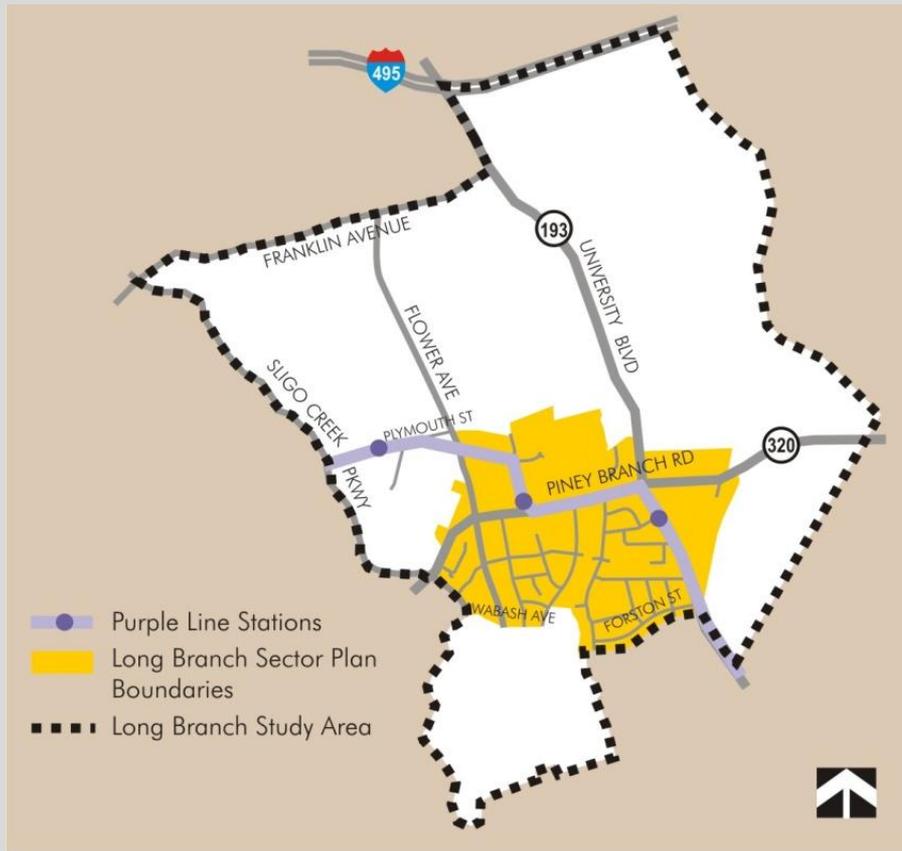
PRESENTATION TO
MONTGOMERY COUNTY PLANNING
BOARD
JANUARY 7, 2010

Where is Long Branch?

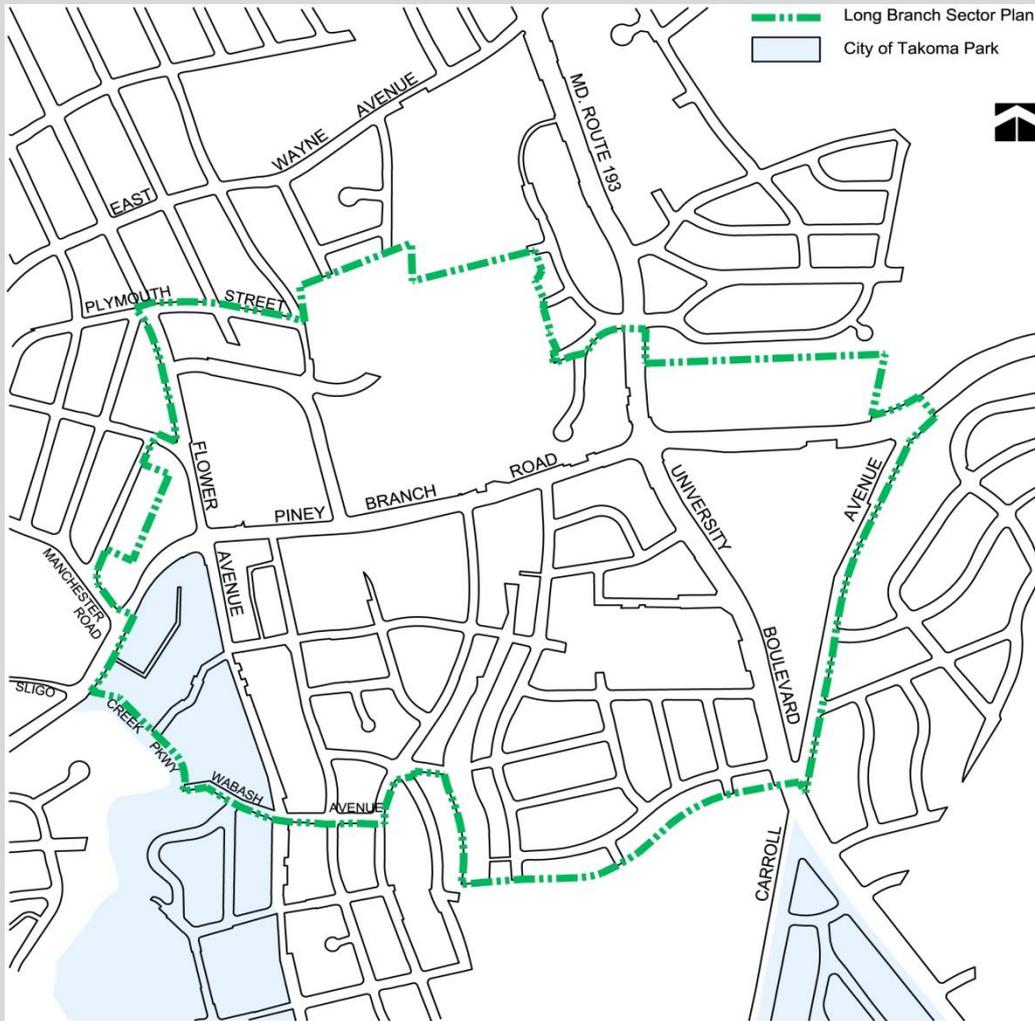


- Eastern Silver Spring
South of I-495
- Adjacent to City of Takoma
Park and Langley Park

Long Branch Study Area and Sector Plan Boundaries



Proposed Sector Plan Boundaries



- North - Plymouth St
- East- Carroll Ave
- South – Forston St
- Long Branch Creek, Wabash Ave
- West- Sligo Creek Parkway, Manchester Road
- Portions - City of Takoma Park - Piney Branch Rd, Flower Ave, Wabash Ave, Sligo Creek Parkway

Long Branch Purple Line Stations



Listening Sessions

Issues

- Retain small businesses character and diversity
- Increase public safety
- Expand circulation patterns of other modes, interconnectivity, pedestrian safety
- Maintain affordable housing
- Appropriate levels of reinvestment and new development
- Reinvestment to support community identity



Sector Plan's Purpose

- Examine quality of life issues to create livable sustainable community
- Retain affordable housing and encourage new housing
- Provide incentives to retain diverse local businesses
- Ensure reinvestment opportunities from Purple Line stations to benefit Long Branch

Goals & Objectives

- Quality of Life - community spaces, preserve community character; retain affordable housing, create new housing opportunities
- Connectivity - pedestrian/bicycle links
- Design – street activating uses, reinvestment of commercial properties, develop urban guidelines
- Environment - promote sustainability , evaluate park system

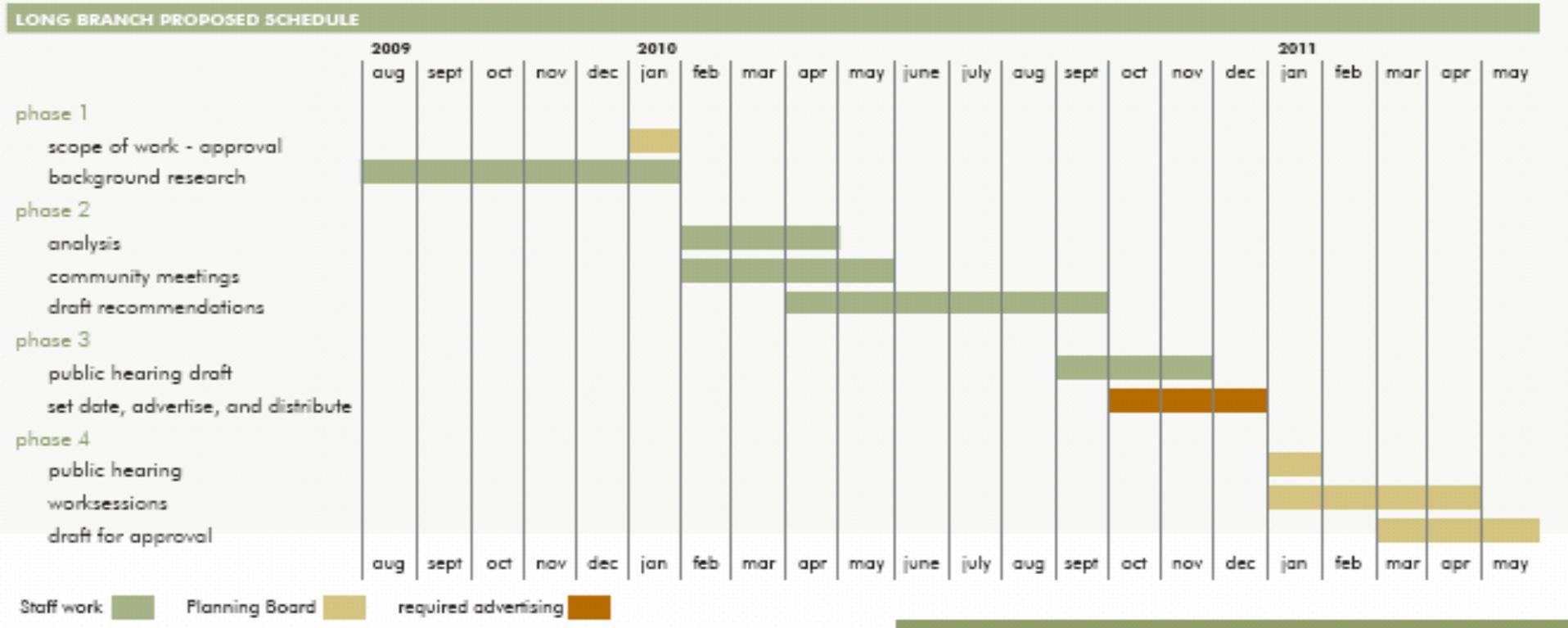
Community Outreach

- Hold monthly public meetings with stakeholders – one meeting – charette develop/refine Plan topics
- Enlist county agencies to address stakeholder issues
- Attend meetings of community groups
- Hold office hours in community
- Inform community via e-mail
- Post Plan's progress on website
<http://www.montgomeryplanning.org/community/longbranch/index.shtm>
- Provide interpretation services at community meetings as needed and translate key documents into Spanish

Sector Plan Milestones

- Scope of Work Approval (Jan 2010)
- Analysis & Develop Draft Plan (Jan - Aug 2010)
 - Develop Draft Recommendations (April – June 2010)
 - Finalize Draft Recommendations with Planning Board (July- Sept 2010)
- Public Hearing Draft & Set Public Hearing Date (Sept - Nov 2010)
- Planning Board Review & Work Sessions (Dec - Feb 2011)
- Planning Board Draft Sector Plan (March – May 2011)

Proposed Schedule

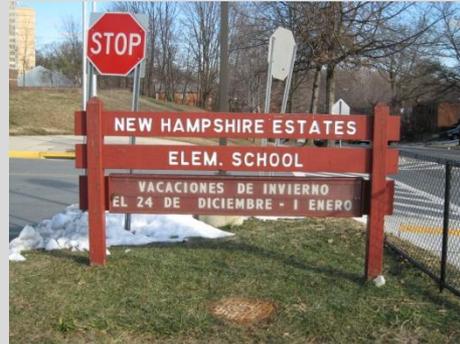


Housing Types

Single Family Detached & Attached Multi Family Units



Existing Community Facilities



Existing Parks and Open Space



Recreational Opportunities



Other Modes of Access



Existing Commercial Uses



Community Reference Points



Proposed Sector Plan Boundaries

<http://www.montgomeryplanning.org/community/longbranch/index.shtm>

