

Long Branch Sector Plan

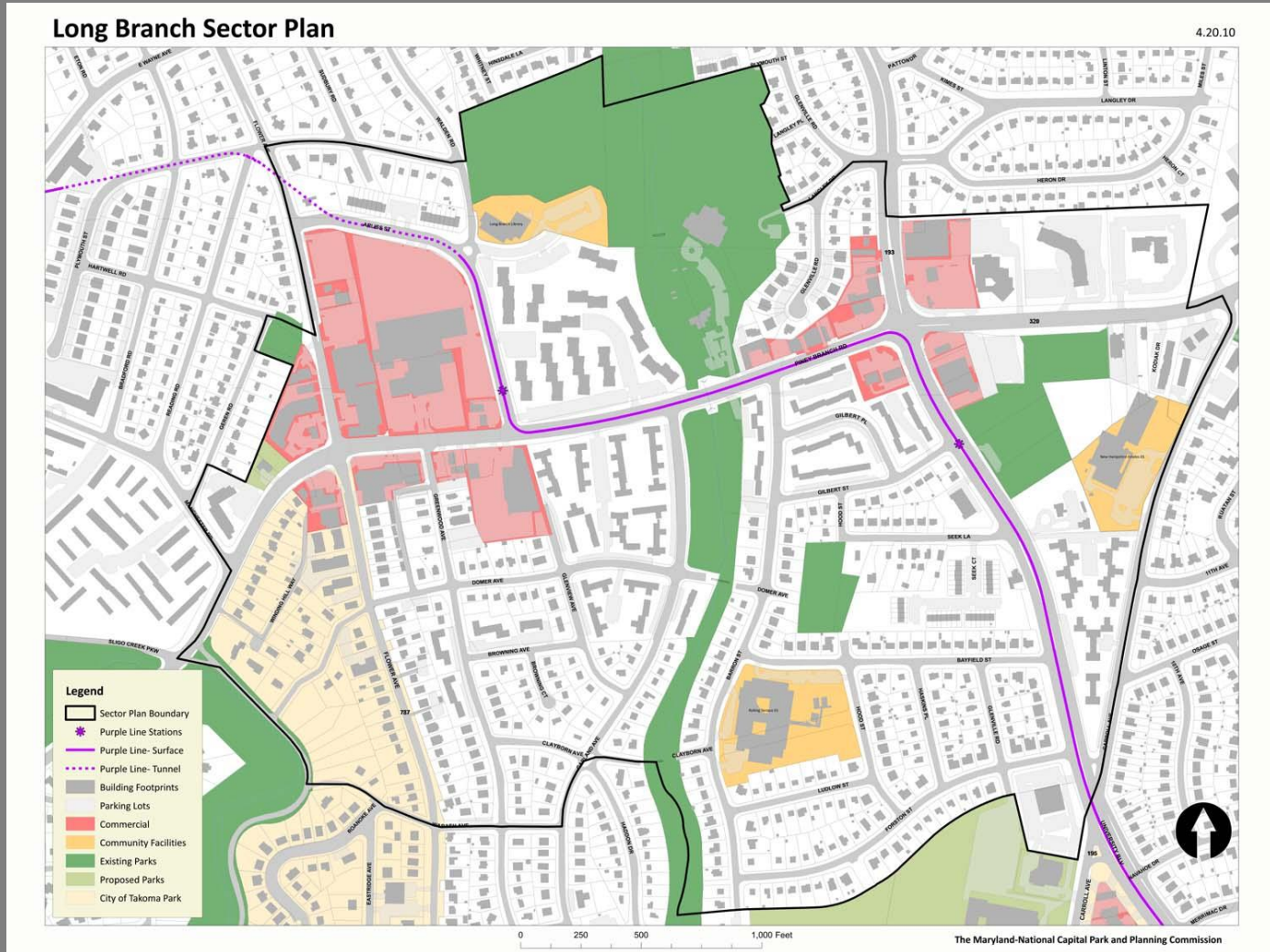


- Existing Conditions
- Work Shop April 21, 2010
- Common Elements
- Alternatives
- Next Steps



Long Branch Sector Plan

Existing Conditions



Plan

Long Branch Sector Plan

Existing Conditions



Buildings

Long Branch Sector Plan

Existing Conditions



Streets

Long Branch Sector Plan

Existing Conditions



Open Space

Long Branch Sector Plan

Table 1 (Sarah, Brent, Jon, Joe) Staff: John M.
Tina, Tom, Gary, Steve, Mel

April 21st Workshop



VISION

- Clean healthy vibrant beautiful and safe community that supports family businesses & diversity.
- Locally serving development with a range of services that provides a coherent compatible and interesting architectural design
- Good relationship to surrounding residential development and transportation that focuses on local access and separates dominant through traffic

Long Branch Sector Plan

Table 1

April 21st Workshop

CHARACTERISTICS



- Litter free
- Complete streets (vehicular, transit, pedestrian)
- Separate through and local traffic (tunnel)
- Crime free
- Density (FAR) in relation to adjacent activity/scale
- Intersections that work (University/Glenville)
(Flower/Piney Branch)
- Neighborhood serving commercial establishments
- Coherent pedestrian network with connections to park
- Street cleaning
- Student- safe routes to school
- Businesses that adhere to code enforcement

Long Branch Sector Plan

Table 2 (Lynn, Tony, Jim, Gabe)
Staff: Rachel, Cherian

April 21st Workshop

VISION

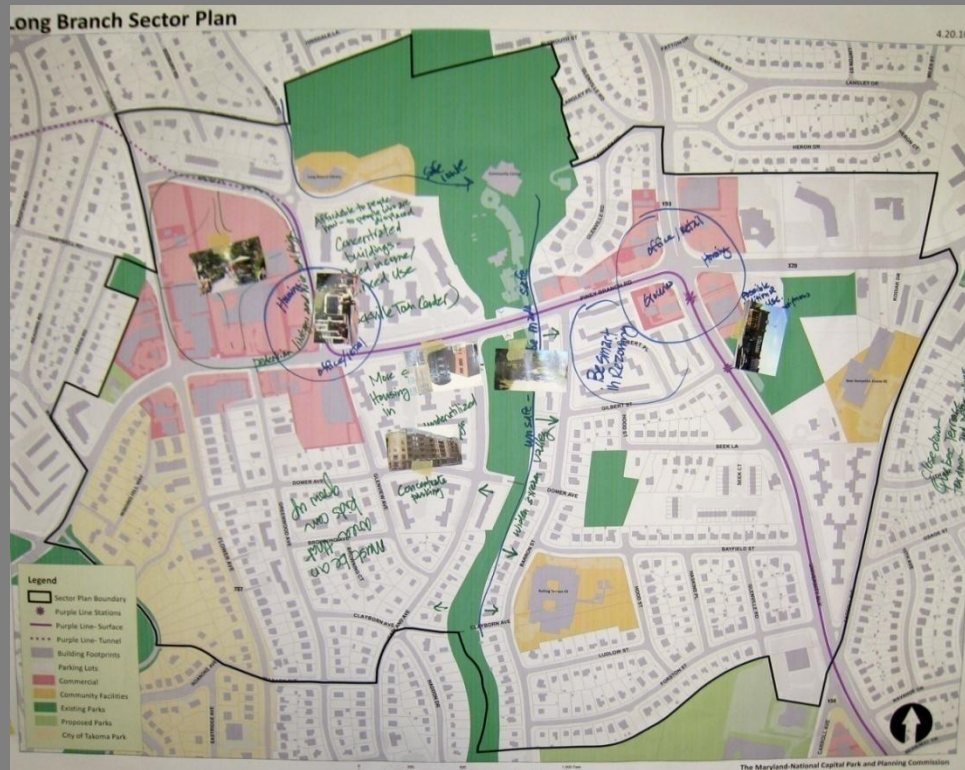
- Vibrant, Clean, Safe
- Community identity
- A community that is not a drain on county resources and neighborhood resources
- Full range of services to meet people's needs
 - health
 - recreation
 - social
- A good/balanced retail mix
- Expanded stream valley park to protect stream that gives space for recreation and gathering, strolling



Long Branch Sector Plan

Table 2

April 21st Workshop



CHARACTERISTICS

- New apartments bring people closer to transit, commercial, retail
- Live work and play in this area
- Mixed neighborhood (uses & income) in core area
- Maintain affordability through land trust
- Proximity to Wash DC, schools, transportation
- Address crime
- Wider stream valley
- Additional parking; located in back
- Density (office/retail/grocery) at MD193 and Piney Branch Road
- Beautification \$\$ to fix up existing dwellings
- Mechanism relocate tenants during renovations & same tenants return when renovations completed
- Locate more health services- medical

Long Branch Sector Plan

Table 3 (Marilyn, Rose, Anita, Detta, Nellie)
Staff: John C, Lisa

April 21st Workshop

VISION

- Long Branch will be brought up to today's planning, zoning, and design standards with a vibrant commercial center that is walk-able throughout while maintaining sustainable economics and ethnic diversity.



Long Branch Sector Plan

Table 3

April 21st Workshop

CHARACTERISTICS

- Six story buildings or under
- Maintain existing uses - library, community center, Giant
- Smaller buildings by stream so more park
- Adaptive reuse - Flower Theater
- Redevelop higher density around Purple Line stops
- More short term retail parking
- Change street grid, more sidewalks, curbs
- Green spaces for people to congregate and sit
- Code enforcement
- Expand stream buffer as redevelopment occurs
- Reuse CASA building if relocated
- Security and safety
- More restaurants and small businesses
- Age and character of buildings is area's charm
- Assemble commercial lots
- Remove liquor store
- Street activating uses



Long Branch Sector Plan

Table 4 (Lindsay, Carlos, Mario, Irma, Rutilio, Jesus, Juana , Emily, Brent) Staff: Ilona, Luis, Brooke

April 21st Workshop



Vision

- Es verde para caminar y pasar un buen rato, la area se vea mas bonita, mas limpia, y ordenada
- La comunidad sea bien connectado y seguro
- La vida sea mas economica
- Mantener vivienda asequible

Vision

- A green place for walking and having a good time
- Make it more beautiful, cleaner and ordered
- Well connected and safe community
- Make life more affordable
- Maintain affordable housing



Características

- Sitio donde hay muchos restaurantes diversion entretenimientos como en Silver Spring
- Hay aceras
- Puede correr por bicicleta
- Hay un area/clinica de salud accesible caminando
- Servicios sanitarios para los niños cuando estamos en los parques, y bebedores de agua potable
- Canchas de todos los deportes
- Hay mas apartamentos baratos
- Es seguro /pocos crímenes

Characteristics

- A place with restaurants, fun and entertainment like downtown Silver Spring
- More Sidewalks (tunnel @ Univ. & Piney Branch)
- Bicycle Paths
- Health Services/Clinic accessible by walking
- Restroom services in parks – drinking fountains
- Playing fields for all sports (soccer, basketball)
- More Affordable Housing
- Safety /Less Crime

Long Branch Sector Plan

Common Elements

- 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

Long Branch Sector Plan

Alternative No. 1 Vision

Long Branch will be vibrant safe community that:

- supports major reinvestment of mixed use
- emphasizes a range of local commercial services
- separates pedestrian and vehicular traffic
- balances new design with the surrounding existing residential community

Long Branch Sector Plan

Alternative No. 1 Characteristics

Reinvestment

- 10-12 Story Multi-family
- 5-6 stories reinvestment
- 2-3 stories next to neighborhood
- Reuse Flower Theatre

Connections

- Complete Streets
- New Roadway Connections
- Improved Intersections

Open Space

- Expanded Stream Valley Park
- 2 Green Parks/ 4 Urban parks
- Playing Fields
- New Trails

Long Branch Sector Plan

4.20.10



Long Branch Sector Plan

Alternative No. 2 Vision

Long Branch will be a walkable community with a vibrant commercial center that maintains sustainable economic and ethnic diversity. All reinvestment will be brought up to current planning, zoning and design standards. Long Branch will provide a variety of recreational opportunities and public services for all residents.

Long Branch Sector Plan

Alternative No. 2

Characteristics

Reinvestment

- Expand two commercial Cores
- 5-6 stories –large commercial core
- New multi-family housing – large commercial core
- Renovate ex. Multi-family Housing
- New Public Services – Library, Health Clinic

Open Space

- Public Gathering Spaces
- 1 Lg. Urban Park/ 2 small parks
- Playing Fields – 2 Renovated
- New Trails

Connections

- Improved Road Network
- Complete Streets
- Improved Intersections

Long Branch Sector Plan

4.20.10



Long Branch Sector Plan

Next Steps

- Obtain feedback and comments from community
- Determine development numbers for each alternative – amount housing units, commercial square footage
- Develop Transportation model to test each alternative
- Test school capacity based on housing units
- Return to community with staff recommended alternative early summer

E-mail MCP-LongBranch@mncppc-mc.org

More Information: www.montgomeryplanning.org/community/longbranch