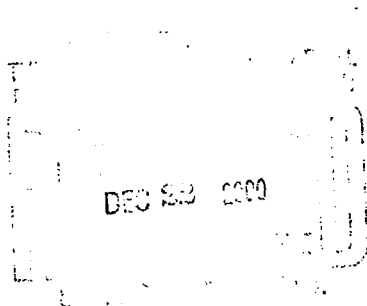


APPENDIX H: COUNTY COUNCIL RESOLUTION APPROVAL



Resolution No.: 14-729
Introduced: December 12, 2000
Adopted: December 12, 2000

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Approval of Planning Board (Final) Draft Takoma Park Master Plan

1. On March 24, 2000, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Takoma Park Master Plan.
2. The Planning Board (Final) Draft Takoma Park Master Plan amends the approved and adopted 1982 City of Takoma Park Master Plan, the 1974 Sector Plan for the Transit Impact Area in Takoma Park, and the 1989 Master Plan for Langley Park-College Park-Greenbelt, as well as an amendment to The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties, as amended, the Master Plan of Highways within Montgomery County, Maryland, as amended, the Master Plan of Bikeways, as amended, and the Master Plan for Historic Preservation, as amended.
3. On July 11, 2000, the County Council held a public hearing regarding the Planning Board (Final) Draft Takoma Park Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
4. On, September 27, 2000, the County Executive transmitted to the County a fiscal analysis of capital projects for the Final Draft Takoma Park Master Plan.
5. On September 14, October 2, October 10 and October 23, 2000, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board (Final) Draft Takoma Park Master Plan.

6. On November 14 and December 12, 2000, the County Council reviewed the Planning Board (Final) Draft Takoma Park Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

The County Council for Montgomery County, Maryland sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board (Final) Draft Takoma Park Master Plan, dated March 2000 is approved with revisions. Council revisions to the Planning Board (Final) Draft Takoma Park Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 3: Amend the third paragraph to read:

This Plan makes recommendations to sustain and revitalize viable commercial centers without negatively impacting the surrounding neighborhoods. Takoma Park's commercial areas are a mix of neighborhood and highway oriented shopping areas that provide goods and services to the residential areas. Some are active and fully occupied and others need to be improved to better serve the local market. Commercial centers in this planning area include Takoma Old Town and Takoma Junction, which serve as the town center and provide a strong identity for the City. Takoma/Langley Crossroads provides both neighborhood and regional services. Takoma Park is served by two colleges. The Silver Spring Central Business District, which is undergoing revitalization, also serves as a downtown for the residential neighborhoods of Silver Spring and Takoma Park.

Page 5: Insert the following as the sixth bullet under "Recommendations" to read:

- Form a task force to address the full range of issues and solutions affecting the large number of apartments in the Takoma Park and East Silver Spring area.

Page 6: Make the following revision to the third bulleted statement:

[Prepare] Adopt a new Neighborhood Retail Overlay Zone to allow a few new neighborhood shops to serve the residents of the Maple Avenue apartment area.

Page 6: Make the following revision to the first sentence in the fourth bulleted statement:

Apply a new Commercial Revitalization Overlay Zone for the centers [along New Hampshire Avenue] throughout Takoma Park.

Page 6: Make the following revision to the sixth bulleted statement:

- Support residential and commercial uses, [and] as well as protection of open space on the large vacant property on Sligo Mill Road near New Hampshire Avenue.

Page 13: Amend third paragraph under “Smart Growth Programs” to read:

The Silver Spring/Takoma Park community-based planning area is ideally positioned to become a premier Smart Growth community by providing a mix of land uses – housing, retail, jobs, transit access and civic opportunities – that will support, sustain, and enliven community life.

Page 15: Amend last sentence on page to read:

City, County, and M-NCPPC staff perform complementary planning, [and] development review, and environmental protection functions.

Page 19: Insert the following as the last sentence on page:

A two-thirds majority vote of the County Council is required to change a zone classification for a property in any municipality that is contrary to the recommendation of the municipality.

Page 23: Amend last sentence in the third paragraph to read:

Other special features of Takoma Park include two colleges, [a pervasive] an extensive, mature urban forest, a variety of interesting housing types, and a diversity of the area population.

Page 26: Amend last sentence of the second paragraph to read:

The principal approach followed in the Sectional Map Amendment and the Zoning Ordinance text amendment following the Takoma Park unification was that existing uses in the Unification Area would retain similar uses, densities, and development rights as they had with Prince George’s County zoning [.] until 2001 or a new policy was established.

Page 26: Insert as last paragraph on page:

The potential for continued deterioration exists. To address the problem, the master plan supports establishment of a task force representing all disciplines and interest groups to examine the full range of issues and solutions affecting the aging housing stock in the East Silver Spring and Takoma Park area. Measures a task force could undertake include development of strategies conducive to revitalization, such as tax incentives, government grants, tenant ownership groups, private/public partnerships, neighborhood improvement

programs, and assembly and redevelopment efforts. Outside organizations, such as the Urban Land Institute, that are experienced in working with distressed communities may be able to provide valuable assistance in addressing the problem. Successful revitalization will require a concentrated effort on the part of County Government. An on-site County revitalization office should be considered to provide a presence in the area and to encourage renewed investment in maintaining and upgrading the area's aging apartment stock.

Page 54: Insert the following after the fifth bullet:

- **Form a task force to address the full range of issues and solutions affecting the large number of apartments in the Takoma Park and East Silver Spring area. The task force could develop strategies conducive to remodeling and rehabilitation of the area's aging apartments. Establishment of an on-site redevelopment office should be considered.**

Page 56: Revise third bullet under "Recommendations" to read:

Amend Division 59-C of the Montgomery County Zoning Ordinance to provide [propose] special regulations for multiple-family lots with R-10, R-20 or, R-30 zoning that do not currently meet [conform to] Montgomery County Development standards.

Page 59: Amend items three and four under second bullet to read:

3. Provide that multi-family uses in the R-60 Zone would be free to remodel, as a multi-family unit or rebuild as a single-family structure, and would be permitted to rebuild as a multi-family structure in the case of fire, flood, or natural disaster, provided [there would be more units than] that the use cannot be expanded beyond what was in existence when the event occurred.
4. Provide that one-family lots recorded by plat prior to 1949 or by deed prior to 1982, in Prince George's County, are buildable lots under the Montgomery County Zoning Ordinance.

Page 66: Amend text under first and second bullets to read:

- **Achieve the purpose of the new Community Revitalization Overlay Zone by:**
 1. Providing for flexibility of certain development standards which may [would] allow for more commercial development and better design than would otherwise be achieved. For example, allow unnecessary portions of a parking area [that is not needed] to be converted to open space.
 2. Providing for [design review either through] Site Plan Review[.] of development over 1,000 square feet. Building permit [or administrative] review is provided for minor changes. Either type of review should determine whether [ensure that] proposed

development is consistent with the Master Plan and with relevant County and City Ordinances and guidelines.

3. Limiting building heights to 30 feet. However, allow the Planning Board to permit a height of up to 42 feet for commercial development or up to 50 feet to accommodate residential development, if found to be compatible with the neighborhood and consistent with the intent of this Master Plan.

4. [3.] Allowing or limiting [Permitting or disallowing] uses, [as specified in this plan, consistent with] to achieve the plan's vision for [each] the commercial areas[. Otherwise the land uses of the underlying C-1, C-2 and O-M base zones apply]:

• [Permit or disallow uses as specified for each the centers.]

[1.] a. In the C-1 Zone, [where specified,] additional [permitted] uses allowed by right should include: automobile parking lot[s], bowling alley, delicatessen, [feed and grain storage and sales,] clinic[s], private educational institution[s], express or mailing office[s], indoor theater, publicly supported fire station[s], veterinary hospital[s], public international organization, general office[s], [and] library [ies] and museum[s], pet shop, retail trades, and tourist home. [Private clubs and service organizations,] A nursing home should be allowed as a special exception[s].

b. In the C-1, C-2, and O-M Zones, dwellings should be allowed by right. The ground entry floor for a project that includes residential uses should be devoted to commercial use unless this requirement is waived by the Planning Board.

[2.] c. In the C-1 and C-2 Zone, [where specified,] uses that should be [are not permitted] allowed only if they do not adjoin or confront a residential zone, include: indoor automobile sales; automobile filling station[s]; automobile fluid maintenance station[s]; automobile, light truck and light trailer rental[s]; automobile repair and services, automobile storage lot[s]; outdoor automobile, truck and trailer rental[s]; [and,] car wash[es]; and, funeral parlor with a crematorium. These uses [such uses] may not be compatible with residential uses. [should not be added to the areas identified in this Plan since adding these uses does not support the vision or contribute to the character for each center. The] However, the Master Plan recognizes the value of automobile serving uses to residents and to highway travelers. Consequently, this Plan does not seek to eliminate existing automobile serving uses or make them non-conforming.

[3.] d. Where a veterinary hospital is proposed, the facility [shall] should not

produce noise or other adverse effects on the surrounding areas and [shall] should meet the following provisions:

- i. [There shall be no] No runs, exercise yards, or other facilities for the keeping of animals should be in any exterior space.
- ii. All areas for the keeping of animals [shall] should be soundproofed.

Page 66: Change the third bullet to read:

- **Use the building permit review [Establish a new Administrative Review”] process, as part of the Commercial Revitalization Overlay Zone, for minor site changes [on commercial properties] that do not warrant full Site Plan Review by the Planning.** The review process [sh] would be performed at the staff level and require less time than a full Site Plan Review by the Planning Board.

Review of the site design [of] for all changes [to commercial sites] is appropriate to determine compliance with master plan recommendations and the provisions of the overlay zone. The building permit review will consider [ensure] good pedestrian and vehicular circulation, adequate open space, [general consistency with this plan’s objective] and will support [to approve] parking waivers by the County where appropriate. Requiring full Site Plan Review for all changes on all sites, could discourage property owners from making smaller improvements. This would be inconsistent with the intent to foster revitalization. Therefore, building permit review [a form of Administrative Review] for minor changes is appropriate. For properties within the City of Takoma Park, a Memorandum of Understanding should stipulate the respective roles of M-NCPPC and the City and the County in this process.

Page 67: Amend second bullet to read:

- **Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures.** This Plan supports reductions in parking if the applicant demonstrates that less parking is needed, that overflow parking will not be a problem in nearby residential or commercial areas, and that high levels of pedestrian or transit access are expected. Property owners are encouraged to provide bike storage facilities and other alternatives to parking. Additional parking can be provided by allowing commercial parking lots on C-1 zoned properties, [where identified for specific commercial use.]

Page 67: Amend second bullet under “Recommendations” to read:

- **Apply the proposed Commercial Revitalization Overlay Zone to the area. The overlay zone would provide for Site Plan review of future development. Waivers of parking requirements may be approved where overflow parking will not be a**

problem in residential areas. Considerations for approval of waivers should include provision of adequate transit service and of improvements to circulation and appearance of commercial centers. Within the Takoma Old Town area [the following specific guidelines apply:] consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.

Page 69: Delete the following:

- [1. Do not allow those new automobile sales and service businesses in the C-1 or C-2 zones that are listed in the Commercial Revitalization section of this Chapter.
2. Allow those additional permitted uses in the C-1 zone that are listed in the Commercial Revitalization section of this Chapter on.
3. Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.]

Page 69: Revise second sentence under first bullet to read:

Do not retain the 1974 Sector Plan recommendations to apply the Transit Section [Medium Density], Mixed (TSM) Zone to major properties in the center of Takoma Old Town.

Page 69: Amend first sentence in the paragraph under the first bullet to read:

The TSM Zone in the 1974 Sector Plan allow[s]ed higher density, transit-oriented commercial and residential zoning for a part of Old Town.

Page 70: Revise third bullet as follows:

Apply the proposed Commercial Revitalization Overlay Zone to the area. An overlay zone would provide for Site Plan Review of future development. Waivers of parking requirements may be approved where overflow parking will not be a problem in nearby residential areas. Considerations for approval of waivers should include provision of adequate transit service and of improvements and appearance of commercial centers. Within the Takoma Junction area consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail. [the following specific guidelines apply:]

- [1. Do not approve those new automobile sales and service businesses in the C-1 or C-2 Zones that are listed in the Commercial Revitalization section of this Chapter.
- [2. Allow those additional permitted uses in the C-1 Zone that are listed in the Commercial Revitalization section of this Chapter on page.]

- [3. Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.]
- [4. Limit building height on C-2 zoned property to 30 feet to ensure compatibility with nearby houses, allow a height of 42 feet or 3 stories where compatibility is achieved through good design.]

Page 70: Amend last sentence on page to read:

Recent discussions have included the possibility of building a city [recreation] community center somewhere in the area.

Page 72: Amend second bullet under second "Recommendations" to read:

Support new, small-scale, neighborhood-oriented shops and services, providing up to a maximum of 10,000 square feet in one or more new [centers] locations along Maple Avenue. A new commercial center may be either free-standing or [part of] included in an existing apartment building. [In either location, new centers should be visible from] Any new commercial uses must have direct access to the street, but should not be auto-oriented. Flexibility concerning waivers of parking standards is encouraged.

Page 73: Amend second bullet under "Recommendations" to read:

[Confirm] Recommend the [C-2] C-1 Zone as an appropriate base zone for [the desired use this area] the southwest quadrant of Flower Avenue at Piney Branch Road.

Page 75: Delete the following:

1. Do not allow those new automobile sales and service businesses in the C-1 or C-2 zones that are listed in the Commercial Revitalization section of this Chapter.
2. Allow those additional permitted uses in the C-1 zone that are listed in the Commercial Revitalization section of this Chapter.
3. Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.]

Page 75: Amend last sentence in second bullet to read:

[Within the Erie and Merrimack Centers the following specific guidelines apply:] Consider reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.

Page 78: Table 1, Site #1, amend the text under “Recommended Zoning” to read:

Confirm O-M; properties [with permission to] may revert to residential[.] use.

Page 79: Table 2, Site #3, amend the text under “Recommended Zoning” to read:

Confirm O-M zoning and [Site Plan Review.] apply the Commercial Revitalization Overlay Zone.

Page 79: Table 2, Site #4, delete the following text under “Recommended Land Use and Guidelines”:

[3. Do not approve those new automobile sales and service businesses in the C-2 Zone that are listed in the Commercial Revitalization section of this Chapter.]

Page 79: Table 2, Site #4, amend text under “Recommended Zoning” to read:

[Retain] Confirm C-2 Zone [.] and apply the Commercial Revitalization Overlay Zone.

Page 82: Amend last sentence in fourth paragraph to read:

The 940 east West Highway Dairy Queen was “grandfathered” as a [non-] conforming use in the Unification Area zoning text amendments.

Page 83: Table 3, Site #5, delete the following from “Recommended Land Use and Guidelines”:

[C. Limit building height to 30 feet to ensure compatibility with nearby homes, allow a height of 42 feet or 3 stories where compatibility is achieved through good design.]

[D. Do not approve those new automobile sales and service businesses in the C-2 Zone that are listed in the Commercial Revitalization section of this Chapter.]

Page 83: Table 3, Site #5, change E. through H. to C. through F.

Page 83: Table 3, Site #5 amend item one under “Recommended Zoning” to read:

1. Apply C-2 Zone on the whole property [(as a base zone)] and apply the new Commercial Revitalization Overlay Zone. Only rezone the R-60 portion to the C-2, if the [c] Commercial Revitalization Overlay Zone is applied.

Page 83: Table 3, Site #6, amend item one under “Recommended Zoning” to read:

1. Confirm C-2 Zone on the whole property [(as a base zone)] and apply the Commercial Revitalization Overlay Zone.

Page 86: Amend text beginning with second full paragraph to read:

The vision for this area is to provide commercial activity along New Hampshire Avenue and residential uses along Sligo Mill Road. The vision also anticipates preserv[e]ation of open space along the Takoma Branch stream and behind the houses along Fourth Avenue. A natural wooded open space is located between the developable part of the property and nearby residential areas. Open space is recommended to:

- maintain woodland views from nearby houses.
- separate nearby residents from commercial uses.
- maintain an area of woodland habitat.
- maintain an adequate stream buffer.

New commercial uses should be concentrated along New Hampshire Avenue.[.]

Development of Sites #7-9 should be responsive to the following site development guidelines:

- Provide streetscape improvements along Sligo Mill Road that are appropriate for a residential area. Provide the New Hampshire Avenue streetscape treatment, in coordination with the City of Takoma Park and the State Highway Administration.
- Provide an appropriate stream buffer in accordance with the Guidelines for Environmental Management of Development in Montgomery County. Any reduction of the maximum buffer must clearly demonstrate greater environmental benefits than would be provided by the buffer. For Site #7, the City of Takoma [p]Park would accept a conservation easement to within 150 feet of the Takoma Branch Stream[.], in accordance with the Takoma Park Open Space Plan.
- Minimize the view of new uses from single-family houses, by use of elements such as trees and fences. (This guideline** applies to Sites #7 and 8.)

Page 87: Table 4, Site #7, amend text under "Recommended Land Use and Guidelines" to read:

1. Provide street-oriented commercial use within 150' of New Hampshire Ave. The uses should promote commercial activity and appearance[., but not look like a warehouse use.]
2. Allow [single-family] residential townhouse units along Sligo Mill Road.

Page 87: Table 1, Site #7, amend text under "Recommended Zoning" to read:

1. Rezone area to 150' from New Hampshire Ave. and 150' from the Takoma Branch stream from Rt-8 to C-2[.] and apply the Commercial Revitalization Overlay Zone.
2. Confirm the RT-8 Zone on the rest of site.[from RT-8 to R-60.]

Page 87: Table 4, Site #8, amend text under "Site Location and ID#" to read:

Williams [Green] site, 6502 Sligo Mill Road, 0.3 acre.

Page 87: Table 4, Site #8, amend text under "Recommended Zoning" to read:

1. [Rezone site from RT-8 to R-60.] Confirm RT-8 Zone.

Page 87: Table 4, Site #9, amend second sentence under "Current Land Use and Approved Development" to read:

Description, same as #7, except the [back up to] single family houses on Fourth Ave, back up to woods.

Page 87: Table 4, Site #9, add the following to item two below Recommended Land Use and Guidelines heading:

2. Support City purchase of property as open space[.], in accordance with the Takoma Park Open Space Plan.

Page 87: Table 4, Site #9, amend item one under "Recommended Zoning" to read:

1. [Retain] Confirm RT-8 Zone.

Page 87: Table 4, Site #10, under "Recommended Land Use and Guidelines" delete #3:

- [3. Limit building height to 30 feet to ensure compatibility with nearby homes; allow a height of 42 feet or 3 stories where compatibility is achieved through good design.]

Page 88: Table 4, Site #11, insert text as item one under "Recommended Zoning":

1. Confirm C-2 Zone, with the Commercial Revitalization Overlay Zone.

Page 88: Table 4, Site #12, amend text under "Site Location and ID#" to read:

Sites east of Sligo Mill Road at Orchard [St.] Ave. (Three properties [from 6360 to 6460] located between 6350 and 6460 New Hampshire Ave.)

Page 88: Table 4, Site #12, delete item two under "Recommended Land Use and Guidelines":

- [2. Do not approve those new automobile sales and service businesses in the C-2 Zone that are listed in the Commercial Revitalization section of this Chapter.]

Page 88: Table 4, Site #12, delete item #3.A. and change 3. to 2.:

[A. Limit building height to 30 feet to ensure compatibility with nearby homes; allow a height of 42 feet or 3 stories where compatibility is achieved through good design.]

Page 88: Table 4, Site #12, amend text under "Recommended Zoning" to read:

[Retain] Confirm C-2 [and O-M] Zone[s.] , with the Commercial Revitalization Overlay Zone.

Page 93: Amend second sentence in second paragraph under Community Facilities heading to read:

The City has considered construction of a new community [recreation] center at a central location in the City.

Page 99: Insert the following as last bullet under "Existing Parks", "Recommendations:"

- Develop property on Orchard Avenue for playground, basketball court, and neighborhood gathering space in the Pinecrest area of Takoma Park.
- The Pinecrest area is the furthest removed from the majority of the area's open space. The property on the corner of Orchard Avenue and Sligo Mill Road is visible from the three streets, has few residential neighbors, and could accommodate both a basketball court and a playground.

Page 100: Amend second bullet to read:

- Consider converting closed schools and other public facility sites as they become available to parks as a means to meet active recreation needs identified in the PROS Plan.

Page 100: Insert the following as last sentence of text under "City Parks":

The Plan was amended in 1999 to incorporate open space recommendations for newly annexed areas.

Page 100: Amend second bullet under "Recommendations" to read:

Consider acquisition of [Acquire] the WSSC property at Cockerille and Circle Avenues as an addition to the City open space system.

Page 100: Insert the following as second bullet under "Recommendations":

- Support City purchase of the Sligo Mill Townes property as Open Space.

Page 102: Amend first sentence under the "Trees and Forest Conservation" to read:

Trees and forest play an important role in urban communities such as Takoma park, providing shade, urban heat reduction, aesthetic beauty, wildlife habitat, improved air quality, recreation benefits, and the potential for reduced energy costs for homeowners.

Page 107: Amend first italicized sentence to read:

The Takoma Park Master Plan accommodates local and regional traffic and recommends a system with provides for safe, pleasant, and convenient pedestrian and bicycle access.

Page 109: Amend item one under "Recommendations" to read:

1. Along Piney Branch Road at Sligo Creek Parkway, [maintain the current four-lane configuration or] reconstruct Piney Branch Road as a three-lane section with exclusive turn lanes at the intersection.

Page 111: Amend third bullet under "Recommendations" to read:

Approve minimum rights-of-way and [A] apply the following guidelines for primary and arterial roads.

Page 111: Insert the following as third bullet under "Recommendations":

- The right-of-way on University Boulevard should remain at 120', except that where any existing right-of-way is greater than 120', the existing right-of-way should be maintained. However, future studies could result in the need for increased right-of-way requirements along University Boulevard for sidewalks and streetscape improvements, but not to exceed 150 feet.

Page 113: Replace Table 6, "Roadway Classification" with the following revised table.

**Table 6
ROADWAY CLASSIFICATION**

Master Plan Roadway Designation	Name	Limit	Minimum Right-of-Way	Recommended Number of Lanes
M-12	New Hampshire Avenue (MD 650)	University Boulevard to [Prince George's County] District of Columbia Line	150'	6 [6-8] divided
M-19	University Boulevard (MD 193)	Carroll Avenue to Prince George's County line	[150'] 120'	6 divided
A-20	Philadelphia Avenue (MD 410)	[Fenton Street] Chicago Avenue to Carroll Avenue	50'	2
A-20	Ethan Allen Avenue (MD 410)	Carroll Avenue to Prince George's County line	50'	2
A-83	Flower Avenue (MD 787)	Piney Branch Road to Carroll Avenue	55'	2
A-89	Carroll Avenue (MD 195)	University Boulevard to Glenside Drive	90'	2
		[Garland Avenue] Glenside Drive to Ethan Allen Avenue	50'	2
		Ethan Allen Avenue to Tulip Avenue	55'	2
		Tulip Avenue to Laurel Avenue	70'	2
		Laurel Avenue to District of Columbia line	[80']70'	2
A-264	Fenton Street	[Philadelphia] Chicago Avenue to Takoma Avenue	80**	2
	Takoma Avenue	Fenton Street to District of Columbia line	80**	2
A-311	Piney Branch Road (MD 320)	Philadelphia Avenue to District of Columbia line	[80']70'	2
		Mississippi Avenue to [District of Columbia] Philadelphia Avenue [line]	80'	2
		Sligo Creek Parkway to Flower Avenue	80**	4
P-1	Garland Avenue	East Silver Spring boundary to Carroll Avenue	60'	2
P-2	Maple Avenue	Piney Branch Avenue to Maplewood Avenue	60'	2
P-3	Maplewood Avenue	Maple Avenue to Flower Avenue	60'	2

Master Plan Roadway Designation	Name	Limit	Minimum Right-of-Way	Recommended Number of Lanes
P-4	Takoma Avenue	Philadelphia Avenue to Fenton Street	60'	2

1. The recommended number of lanes refers to the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel. Rights-of-way are considered to be measured symmetrically based upon roadway centerline unless noted with an asterisk.*
2. Additional dedications or construction easements on adjacent private property may be needed. The amount will be determined on a case by case basis. The right-of-way will not necessarily be wide enough to include the standard 2-foot clearance for construction.
3. The initial estimates of right-of-way widths were rounded "up" to the nearest 5 feet to establish the minimum right-of-way.
4. These minimum rights-of-way do not assume final road designs that match the "Typical Road Sections" for primary and arterial roads in the Design Standards for Montgomery County, by DPW&T, revised in February 1996.
5. Rights-of-way may still be reduced by the Planning Board below that recommended in Table 6. An easement may still be used in lieu of right-of-way.

Page 116: Under “University Boulevard Recommendations” amend second bullet to read:

- [Acquire right-of-way to the full 150-foot standard to provide adequate space for landscaping and purchase the land or acquire it through dedication at redevelopment. (Assumes the Department of Public Works and Transportation Design Standard number MC-218.0.) Purchase the land or acquire it through dedication-at-redevelopment.] The right-of-way on University Boulevard should remain at 120 feet, except that where any existing right-of-way is greater than 120 feet the existing right-of-way should be maintained. However, future studies could result in the need for increased right-of-way requirements along University Boulevard for sidewalks and streetscape improvements, but not to exceed 150 feet.

Page 120: Insert the following to the third sentence of the fourth bullet under “Flower Avenue Recommendations”:

The first phases may include neck downs, (curb extensions at intersections), additional crosswalks and additional paths connecting bus stops with crosswalks.

Page 122: Amend first bullet under “Recommendations” to read:

- Place a high priority on the completion of the countywide trail system.³ This includes closing the [Currently there is a] gap in the Long Branch Trail between Carroll Avenue and the Sligo Creek Trail. [None of the Metropolitan Branch Trail has been built in this area.]

Page 122: Amend second bullet under “Recommendations” heading:

Build the Metropolitan Branch Trail, also part of the countywide trail system, as a direct and continuous trail for pedestrians and bicyclists parallel to the Metro Red Line.

Page 127: Amend first sentence of second paragraph under “Public Transportation” to read:

Use of transit services is particularly popular in Takoma Park [or East Silver Spring].

Page 127: Amend second sentence of fourth paragraph under “Public Transportation” to read:

A new Takoma/Langley Crossroads Transit Center [bus layover center] is planned for property near the grocery store on University Boulevard and Anne Street.

Page 142: Insert following paragraph after the fifth paragraph under “Implementation of the Master Plan for Historic Preservation”:

The City of Takoma Park has a Commercial District Façade Ordinance that applies to all commercial properties located within the Takoma Park Historic District. All proposals for

changes and alterations to the exterior of properties must be reviewed by the City's Façade Advisory Board prior to going to the Historic Preservation Commission for final approval.

Page 144: Amend fourth sentence of first paragraph to read:

In addition, the City has approved a *Takoma Park Maryland Local Action Plan for Reducing Greenhouse Gas Emissions* [is developing its own Climate Change Action Plan to address all aspects of climate change and carbon dioxide reduction efforts].

Page 144: Amend first sentence of second paragraph to read:

The City has adopted *Guidelines for Construction in Takoma Park: Creating a Sustainable Environment*.

General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft Takoma Park Master Plan. Maps should be revised where necessary to conform with Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft Takoma Park Master Plan.

This is a correct copy of Council action.


Mary A. Edgar, CMC
Clerk of the Council

