

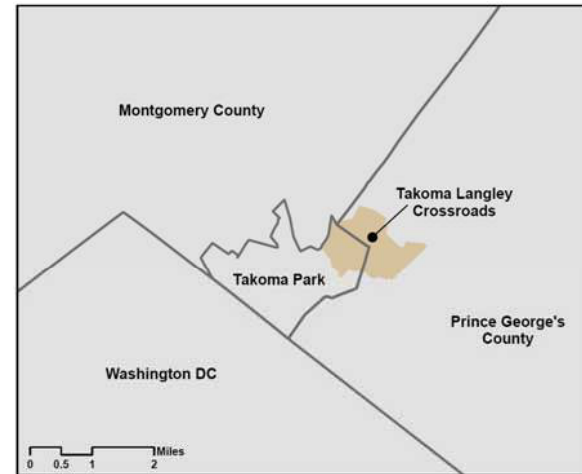
Preliminary Recommendations

Takoma/Langley Crossroads Sector Plan



Vision -
is to achieve a **Transit-Oriented**, pedestrian-friendly **Community** that **Celebrates** and builds upon the cultural **Diversity** of the Crossroads community





Plan Concept

BACKGROUND

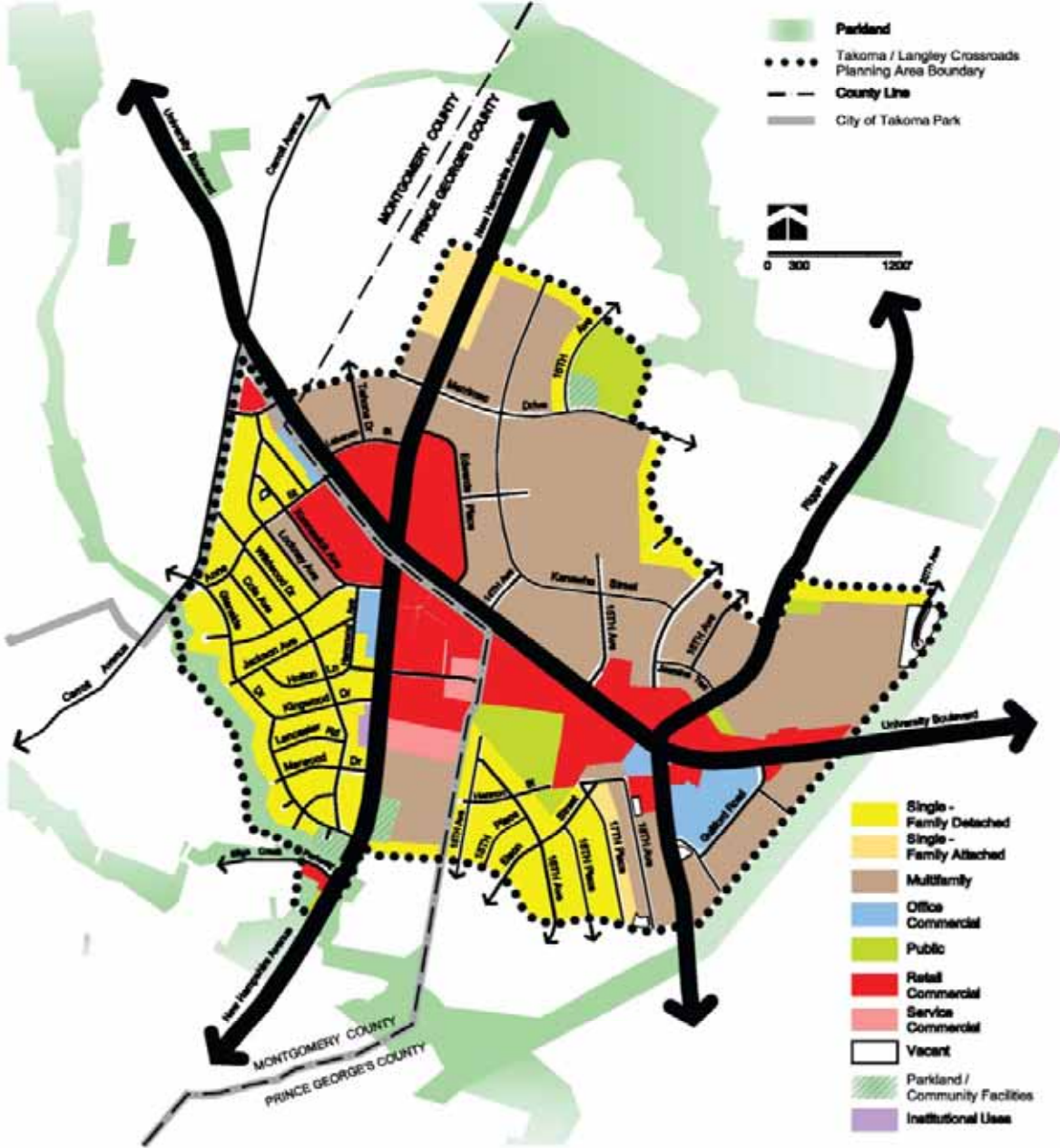
Demographics



- Size - 573.4 acres
- Population – 29,000
- 2 out of 5 foreign born
 - 80% born in Latin America
- Total Housing Units – 9,150
 - 64% multi-family
 - 27% single-family

** 2000 census estimates*

Takoma / Langley Crossroads Existing Land Use

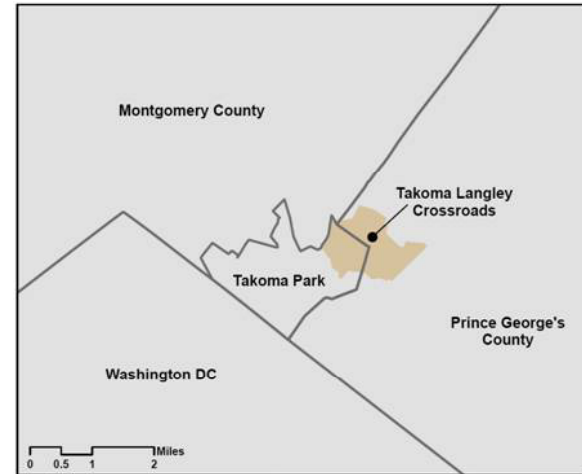


www.takoma.org

Issues



- Preservation of existing affordable housing
- Impact of proposed Purple Line and Transit Center
- Desire for safe and secure community
- High number of pedestrian fatalities
- Inadequate community facilities
- Insufficient open space and poor green network
- Lack of identity
- Poor connectivity to and image of commercial areas



KEY RECOMMENDATIONS

Key Recommendations



- Affirm the recommendation for medium investment light rail (Purple Line) along University Boulevard and construction of a Takoma/Langley Crossroads Transit Center
- Preserve and improve community's affordability and housing options
- Promote Takoma/Langley Crossroads as "the" multicultural shopping district in the region
- Support creation of sustainable infrastructure to improve quality of life

Key Recommendations



- Improve transit function and pedestrian access, connections and mobility
- Enhance capacity of neighborhood economy
- Encourage transit-oriented, pedestrian-friendly, mixed-use development
- Strengthen environmental systems and green space network
- Encourage sustainable design and green building practices

Area Wide Recommendations

Quality of Life



Affordable Housing :

- Create housing opportunities close to public transit, commercial uses, employment, and community services
- Support “lifecycle” by providing a range of affordable housing types
- Preserve and create affordable housing through public/private partnerships
- Provide resources and technical assistances to homeowners

Area Wide Recommendations

Quality of Life



Economic Development:

- Support retention of local service business and neighborhood serving retail
- Create, market and support a well defined retail district

Area Wide Recommendations

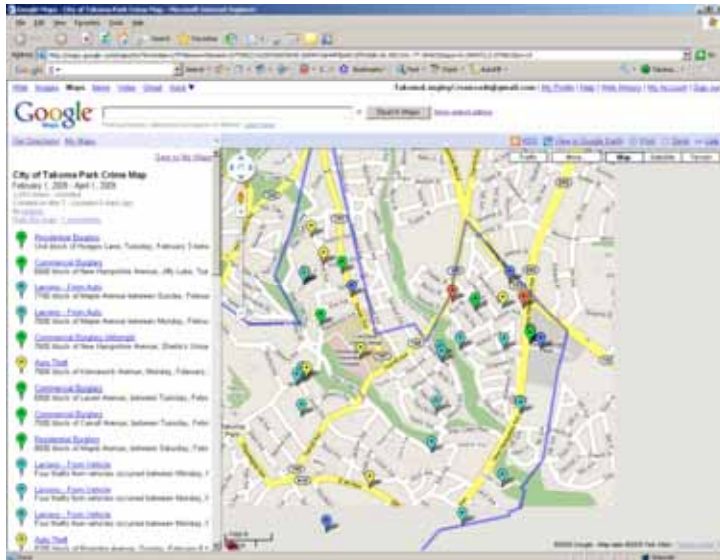
Quality of Life



Health and Wellness:

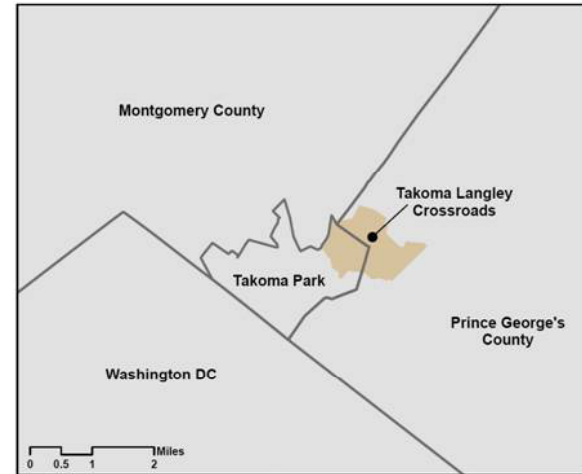
- Promote healthy lifestyle through strategic partnerships
- Encourage creation of community gardens, a food co-op and secure a permanent location for the TLC Farmer's Market
- Encourage creation of community clinics and expanded local healthcare facilities
- Improve access to recreational facilities, trails and parks
- Encourage the development of adequate bicycling amenities
- Prioritize "Green Build" projects through fast track permitting

Area Wide Recommendations Quality of Life



Public Safety and Security :

- Support multi-jurisdictional community policing efforts
- Support the expansion of the Maryland International Corridor CSAFE program
- Encourage application of CPTED principles in public and private projects



AREA WIDE RECOMMENDATIONS

Area Wide Recommendations Land Use

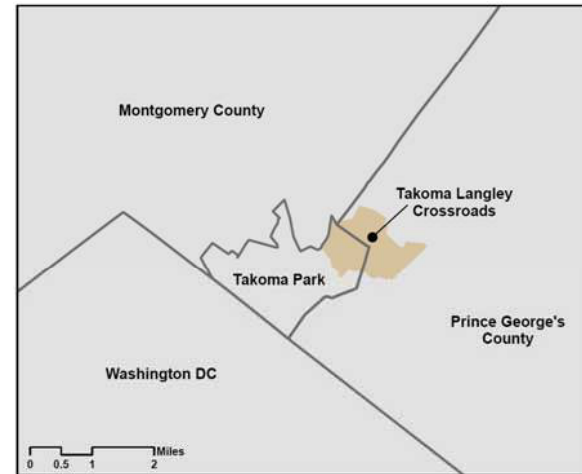


- Increase the number of gathering spaces and incorporate a series of culturally significant public spaces and public art
- Build upon the trend of clustering compatible retail uses
- Establish and maintain distinct neighborhood districts
- Provide transitional buffers where necessary

Area Wide Recommendations Land Use



- Recommend pedestrian-friendly, mixed-use development with incorporated community facilities/amenities
- Encourage the preservation of neighborhood service and local retail
- Encourage shared parking and/or reduced parking requirements



Transportation

AREA WIDE RECOMMENDATIONS

Area Wide Recommendations Transportation



Transit:

- Support development of TLC Transit Center at the intersection of University Boulevard (MD 193) and New Hampshire Avenue (MD 650)
- Support light rail mode for Purple Line with transitway in the median of University Boulevard and a station adjacent to Transit Center
- Recommend study of a circulator bus route serving the Sector Plan area
- Recommend MTA study feasibility of a Purple Line spur connecting the TLC and White Oak Transit Centers via New Hampshire Avenue

Area Wide Recommendations Transportation



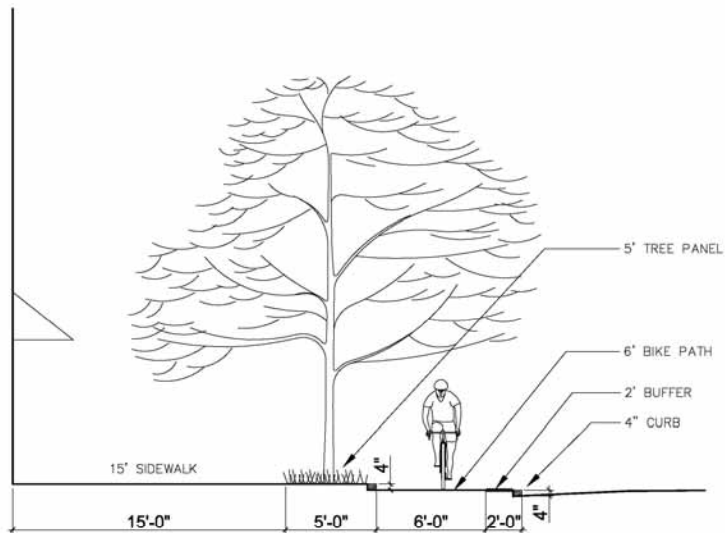
Streets:

- Recommend 120-foot ROW for University Boulevard (MD 193)
- Recommend New Hampshire Avenue (MD 650) as a 150 foot ROW multi-way boulevard
- Recommend 70-foot ROW for Holton Lane
- Recommend a new street (70-foot ROW) connecting Holton Lane to University Boulevard
- Recommend a network of streets

Intersections:

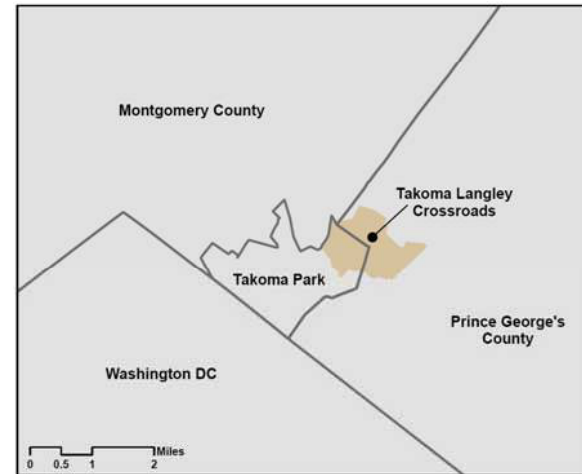
- Recommend SHA study left turn prohibition at MD 193/MD 650
- Improve pedestrian connections, crossings and sidewalks at intersections

Area Wide Recommendations Transportation



Pedestrian/Bikeway:

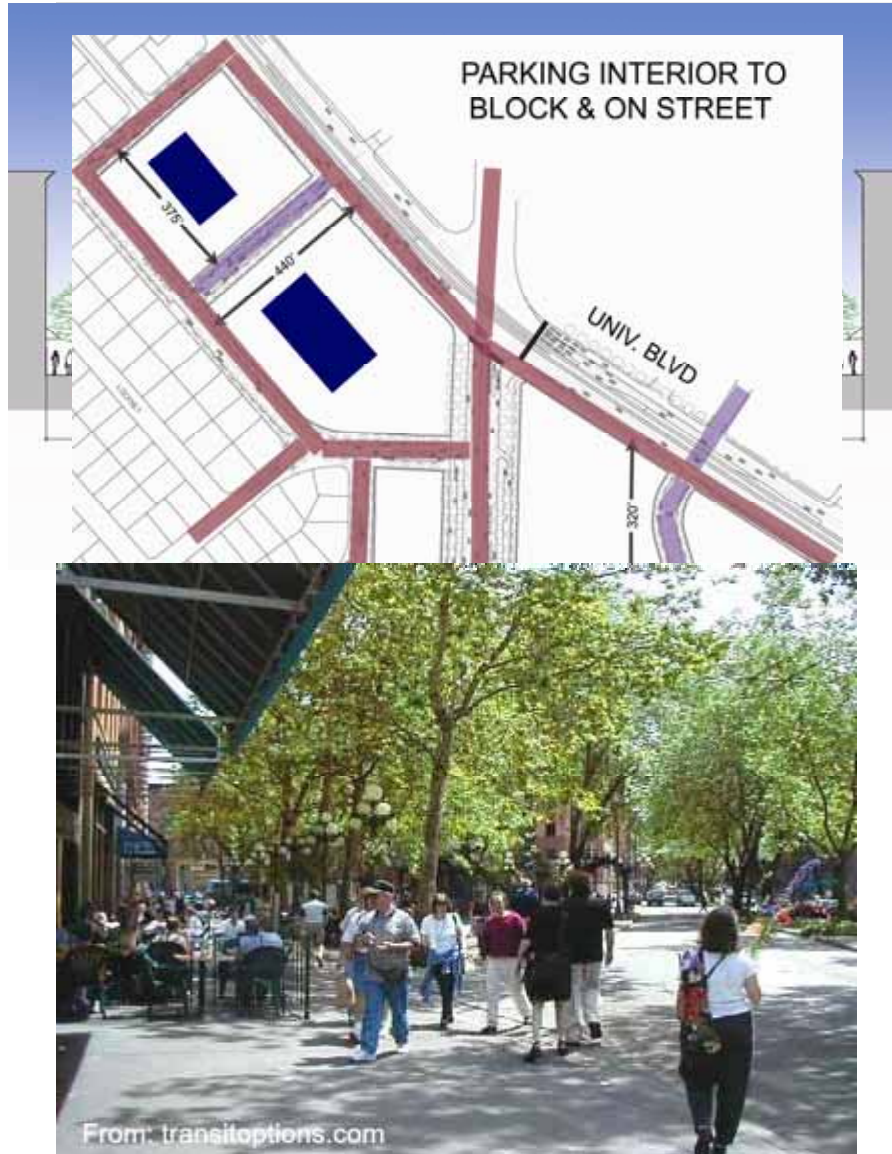
- Maximize pedestrian/bicycle accessibility to TLC Transit Center and Purple Line station
- Recommend buffered bike lanes along University Boulevard
- Recommend shared bike facility along New Hampshire Avenue
- Provide full pedestrian accommodation for new and/or reconstructed streets
- Recommend of traffic calming measures between New Hampshire Gardens and Crossroads District



Urban Design

AREA WIDE RECOMMENDATIONS

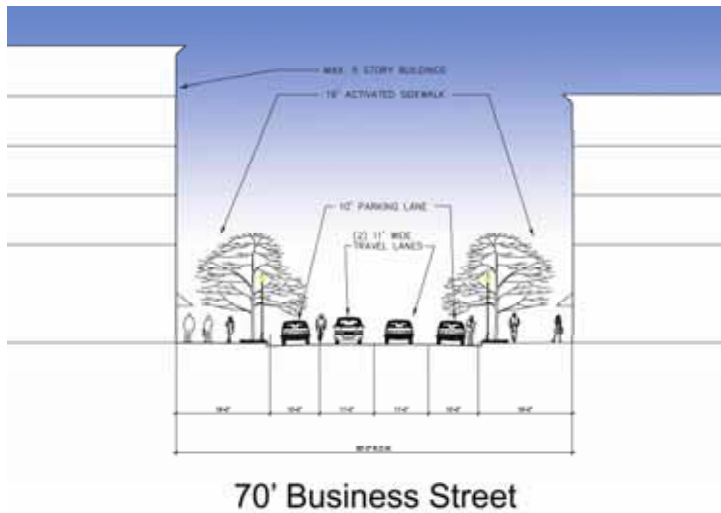
Area Wide Recommendations Urban Design



Streets & Connections

- Improve or construct a network of roadways, compact, walkable streets, mid-block pedestrian connections, sidewalks, trails, and bikeways
- Build new streets to form blocks lengths of approx. 300 to 400 feet +/-
- Locate parking on the street, in mid-block structures or in structures lined with street activating uses.
- Establish tree-lined boulevards on New Hampshire Avenue and University Blvd
- Create street character by allowing activities within each building to spill onto the sidewalks

Area Wide Recommendations Urban Design



Built Form:

- Ensure gradual transitions in height and density
- Connect the three districts to the adjacent neighborhoods in Prince Georges County
- Limit building heights to 75 feet at the proposed Transit Center and Purple Line transit station, with heights of 45-60 feet at adjacent properties
- Locate buildings to form well articulated street walls
- Building mass and façade design to ensure adequate light, minimize shadows, and create a pedestrian scale along the street.

Area Wide Recommendations

Urban Design



Built Character:

- Incorporate historic, cultural, and nature-oriented themes into development
- Commemorate TLC history, families, diversity and industries with amenities, building design, and interpretative elements
- Retain and preserve the character of the New Hampshire Gardens
- Character to be addressed through Design Guidelines

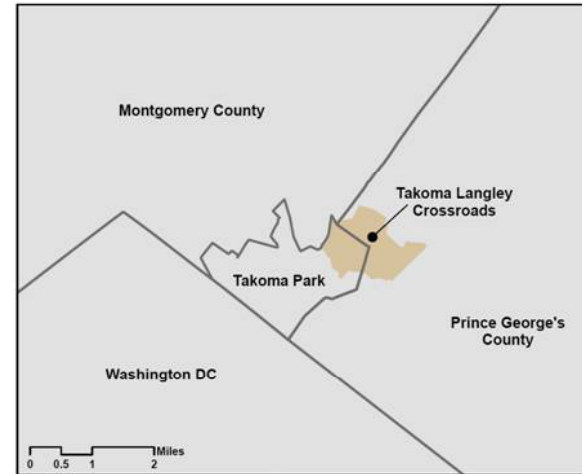
Area Wide Recommendations

Urban Design



Green Open Space

- Incorporate Green Open Spaces into future re-development
- Develop a hierarchy of open spaces throughout the TLC Sector Plan area :
 - Stream valley parks
 - Active recreation spaces (possibly outside the TLC Sector Plan area)
 - Civic green or plaza
 - Smaller public use spaces
 - Connect Hierarchy with Green Streets



Parks

AREA WIDE RECOMMENDATIONS

Area Wide Recommendations Parks

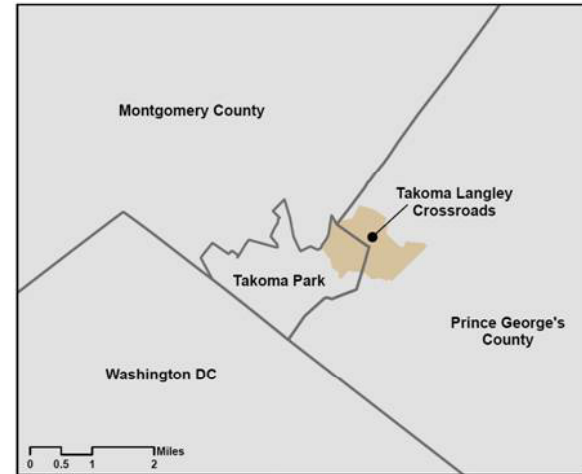


- Purchase if available, the Takoma Academy High School (adjacent to the TLC Sector plan area) site for M-NCPPC park use to meet active recreation facility needs identified in the 2005 LPPRP
- Purchase properties, adjacent to parks as they become available, to help meet recreation needs identified in the LPPRP Plan and to expand existing green space
- Evaluate implementation of North/South trail along Long Branch SVU 1A South of Carroll Avenue to Jackson Avenue only if WSSC requires access for sewer line replacement or repair

Area Wide Recommendations Parks



- Provide up to a one-acre urban park in the area of highest density
- Replace the existing Takoma Park Recreation Center with a larger multi-purpose recreational facility using public/private partnership redevelopment model
- Acquire an entrance to and additional green space for the Takoma Park Recreation Center



Environmental

AREA WIDE RECOMMENDATIONS

Area Wide Recommendations Environmental



- Use site designs that maximize protection of existing vegetation, create spaces for planting, conserve and re-use water, and take maximum advantage of solar and wind energy
- Design developments to be compact, with a mix of uses and availability of public transit
- Provide alternatives to auto travel through a system of interconnected pedestrian and bicycle trails
- Promote LEED or equivalent certification to the maximum extent possible

Area Wide Recommendations Environmental



- Reduce urban heat island effect
- Maximize use and availability of pre- and post construction recycling opportunities
- Employ Low-Impact Development (LID) strategies that treat stormwater on-site
- Use environmentally sensitive stormwater approaches such as rain gardens, biofiltration swales and infiltration treatments, grass swales and stormwater planters

Area Wide Recommendations Environmental



- Use techniques that capture and re-use stormwater for irrigation of planted areas and other appropriate uses
- Explore opportunities to create linear stormwater ponds/wetlands within urban open space. Promote areas designed to increase infiltration within required open space or green space
- Reduce runoff through the use of green roofs and other techniques that capture and detain stormwater.

Major Reinvestment Areas

RECOMMENDATIONS

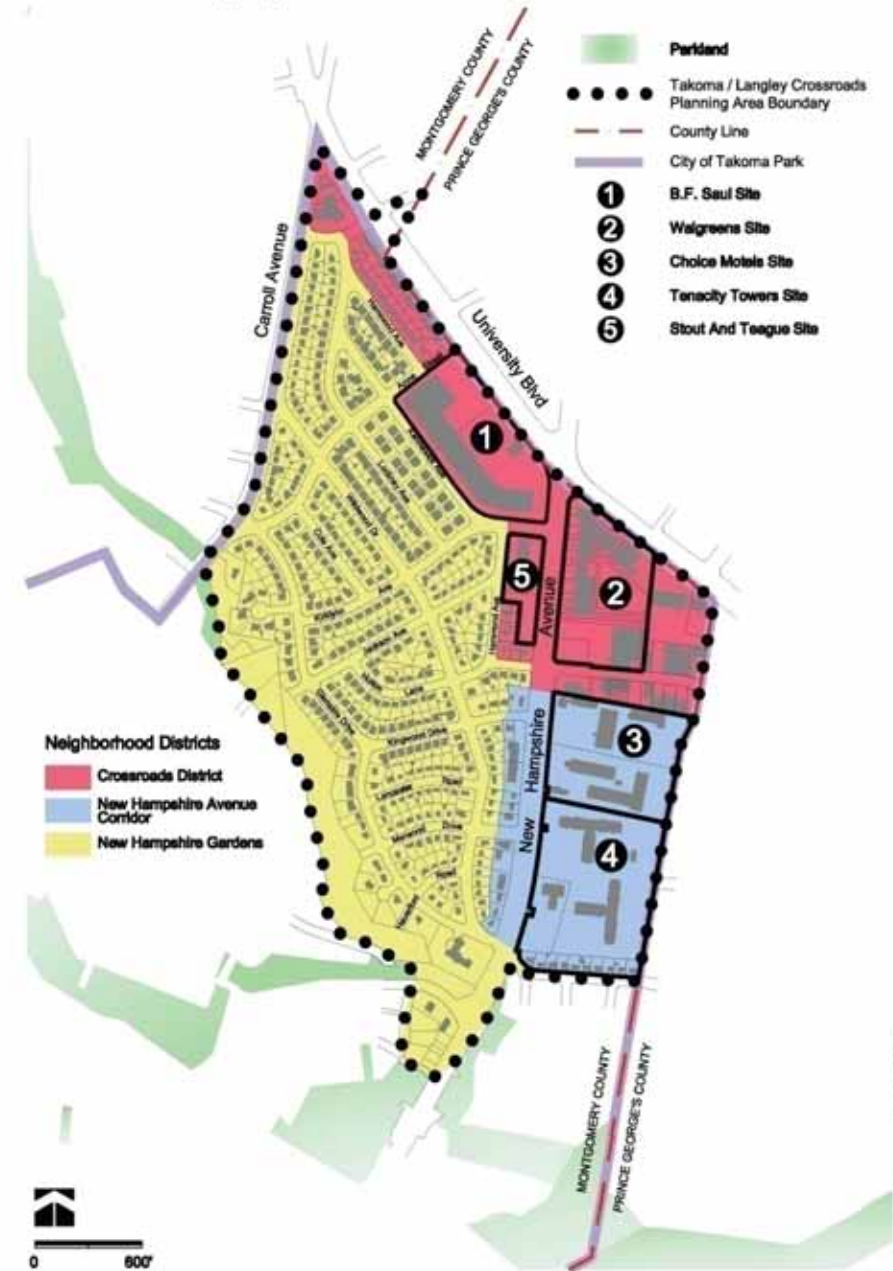
Takoma / Langley Crossroads Neighborhood Districts



1. 1101 University Boulevard - East Hampshire Langley Shopping Center
 - 134,425 square feet – 9.9 acres
 - Encourage TOD mixed-use redevelopment
 - Provide up to a one-acre civic green
 - Provide a pedestrian path



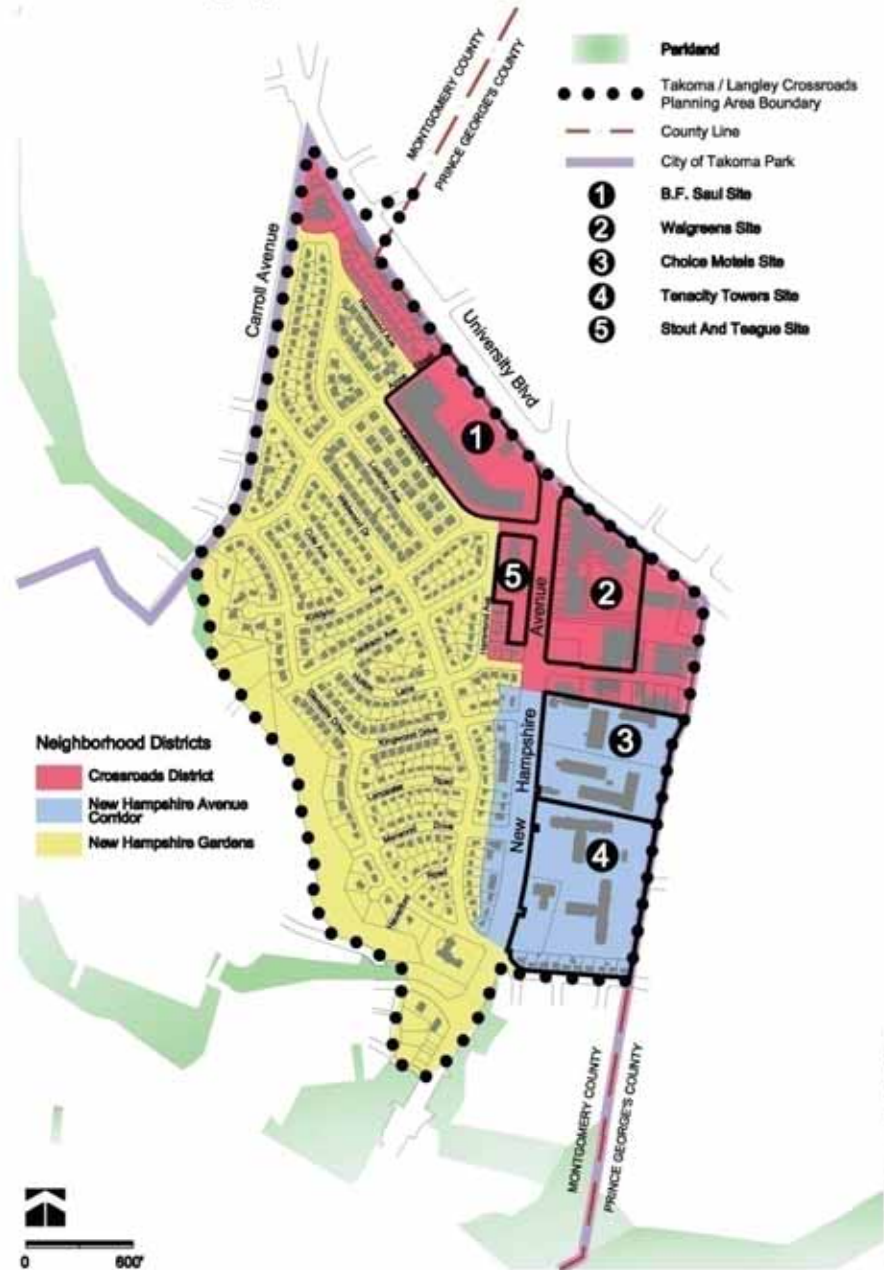
Takoma / Langley Crossroads Neighborhood Districts



2. New Hampshire Avenue & University Blvd.
Takoma Langley Crossroads Center
- 141,929 square feet – 10 acres
 - Encourage TOD mixed-use redevelopment
 - Support the development of up to one-acre of green space



Takoma / Langley Crossroads Neighborhood Districts

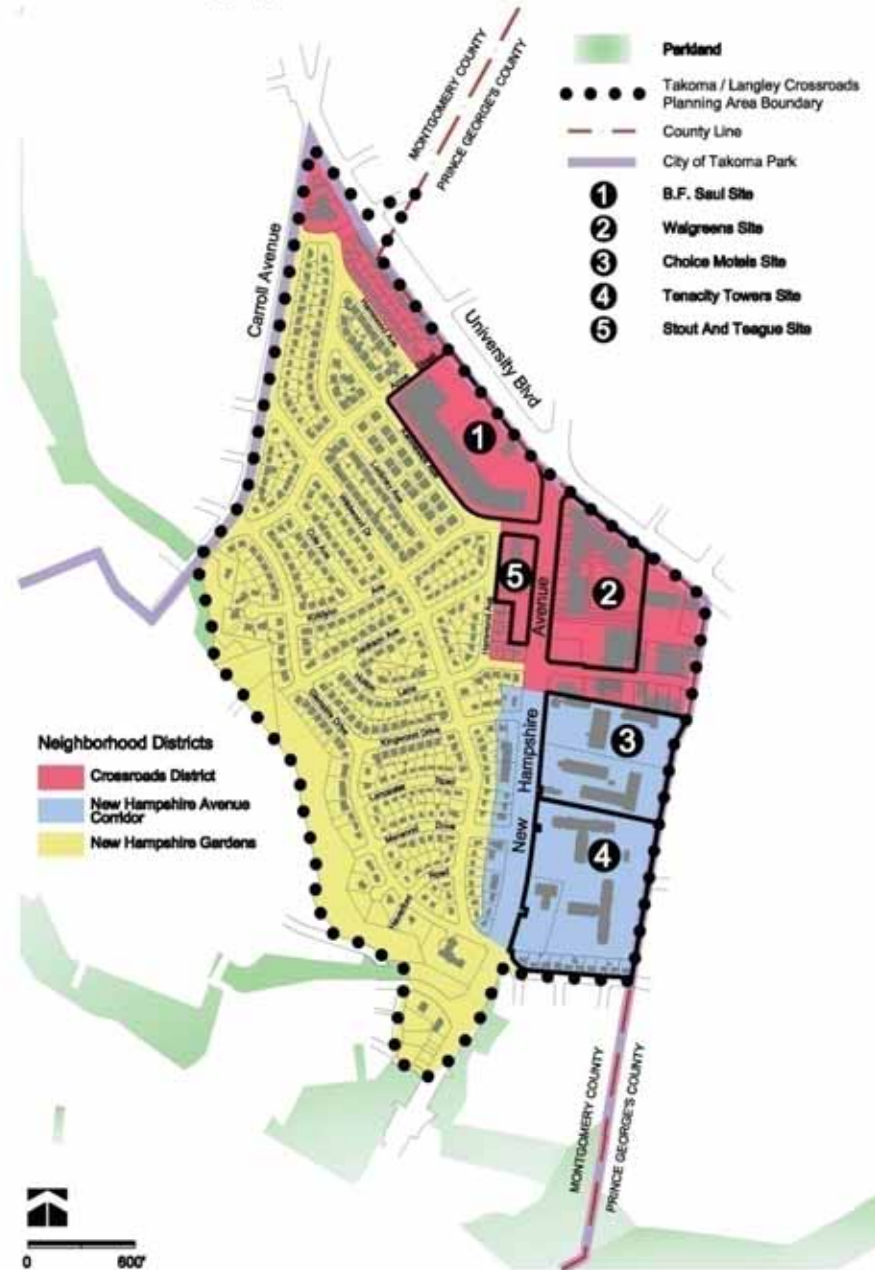


3. 7405- 7525 New Hampshire Ave
Hampshire Place Shopping Center
Choice Hotels

- Encourage mixed-use redevelopment
 - Support replacement of motels with hotel and small office park



Takoma / Langley Crossroads Neighborhood Districts

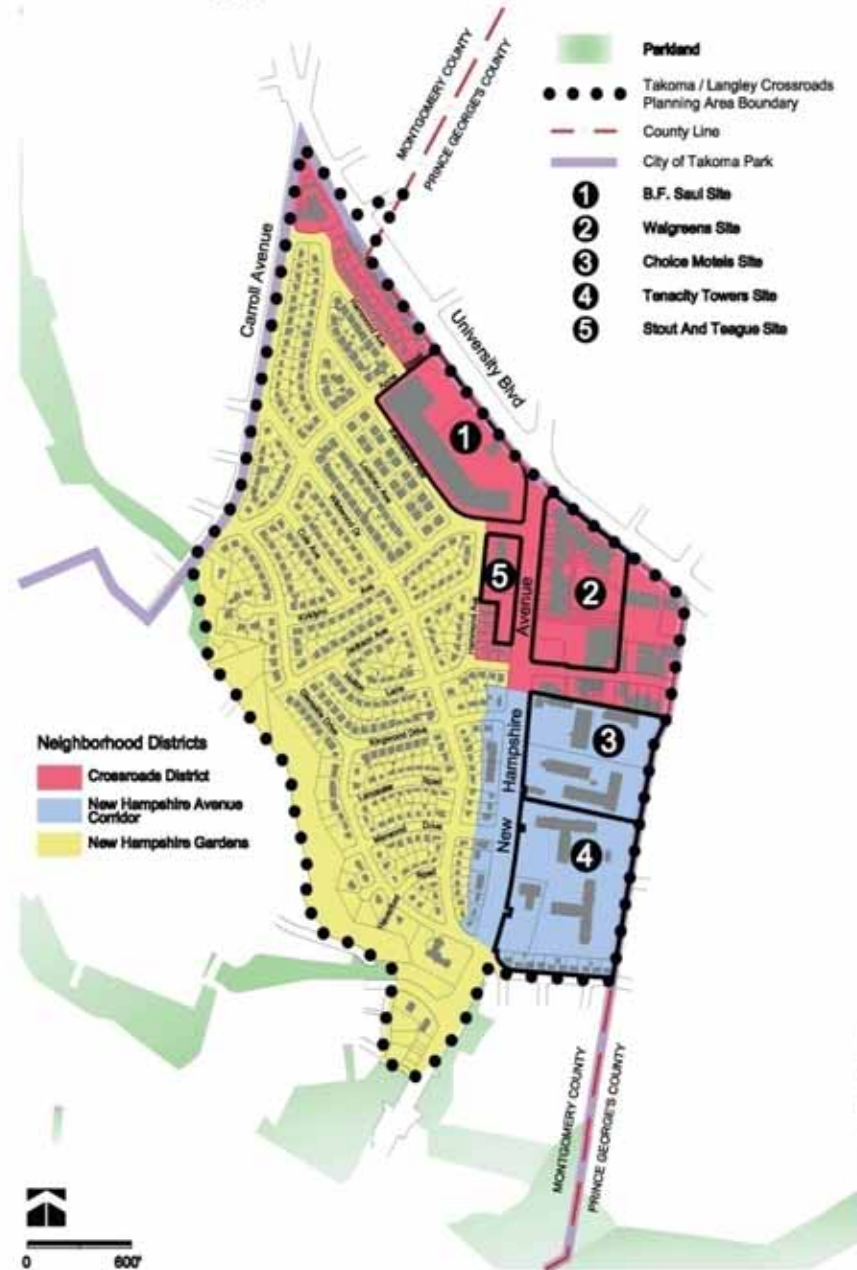


4. 7333 New Hampshire Avenue

- Retain high-density residential development
- Replace/Expand existing Takoma Park Recreation Center with public/private partnership redevelopment model



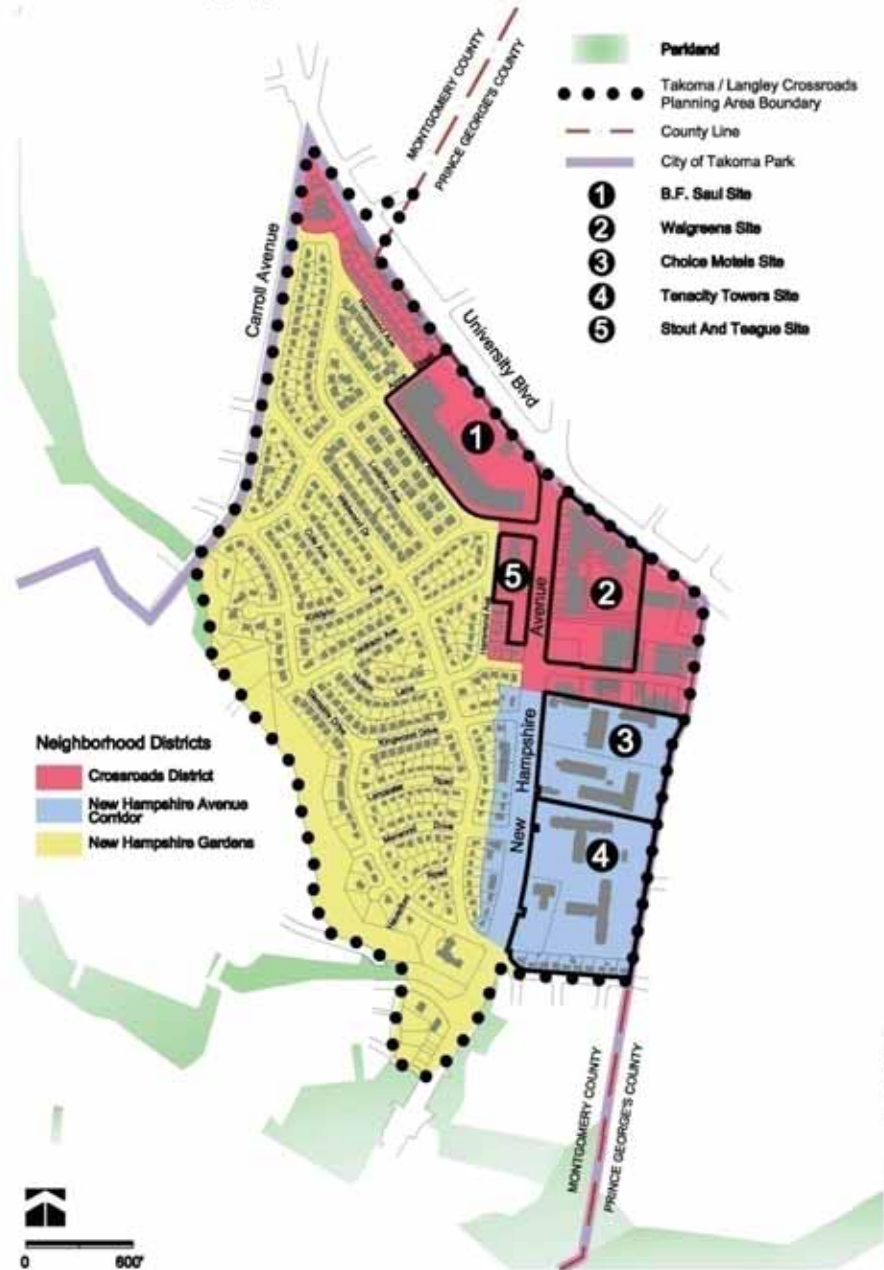
Takoma / Langley Crossroads Neighborhood Districts

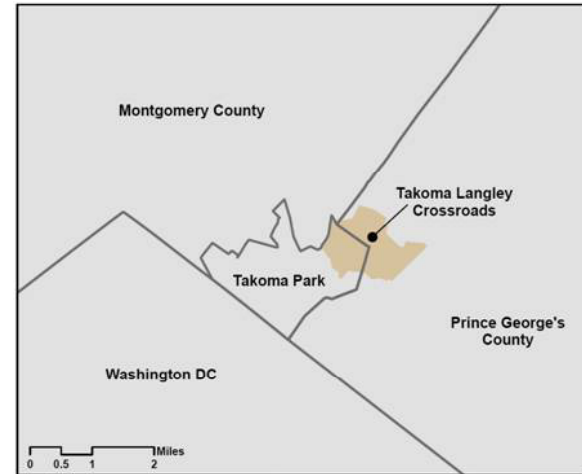


5. 7676 New Hampshire Avenue
 Crossroads Professional Building
- 50, 256 square feet
 - Expand mixed-use development



Takoma / Langley Crossroads Neighborhood Districts





Implementation

AREA WIDE RECOMMENDATIONS



Implementation

Montgomery County

- Utilize proposed CR District zoning tool and apply through the SMA
- Stage development with the construction of the Purple Line
- Explore practical area-wide travel demand management measures
- Propose additions to Montgomery County's Capital Improvement Program
- Support the renewal/expansion of the Takoma/Langley Crossroads CDA and the Long Branch Enterprise Zone
- Establish an Urban Main Street Program

Multi-Jurisdictional

- Encourage creation of a social service center to provide assistance to "New Americans"
- Support the creation of a Bi-County Transportation Management District
- Support Bi-County expansion of Maryland's International Corridor CDC
- Encourage creation of Bi-County Weed and Seed program
- Explore creation of a Bi-County Parking Lot District

Plan Schedule

Bi-County	<p>PREPLANNING</p> <ul style="list-style-type: none"> • Consultant Selection • Initial Community Outreach • Building Background Information • Establishing Resource Team 	(Spring–Summer 2007)
	<p>PLANNING</p> <ul style="list-style-type: none"> • Authorization/Initiation • Preparation of the Preliminary Plan 	<p>February 5, 2008 January – November 2008</p>
Prince George’s County	<ul style="list-style-type: none"> • Permission to Print • Joint Public Hearing • Pl Bd Adoption • Transmittal of Adopted Plan • District Council Approval or Set of 2nd Hearings • District Council Plan Approval • * May change if 2nd hearing is needed • * SMA will begin following Plan adoption 	<p>March 2009 June 2009 June 2009 July 2009 October 2009 November 2009 February 2010</p>
Montgomery County	<ul style="list-style-type: none"> • Public Hearing Draft Plan Publication • Planning Board Draft Plan Publication • County Council Approval 	<p>July 2009 October/November 2009 October 2010</p>

Takoma / Langley Crossroads Neighborhood Districts

Districts

The Crossroads

New Hampshire Avenue Corridor

New Hampshire Gardens

