

IN REPLY REFER TO:
File No. MP214



July 13, 2009

Royce Hanson, Chairman
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
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**RE: Public Hearing Draft Comments for the Takoma/Langley Crossroads Sector Plan –
Montgomery County**

Dear Mr. Hanson:

Thank you for the opportunity to comment on the Public Hearing Draft of the Takoma/Langley Crossroads Sector Plan (TLC Sector Plan). The comments provided below focus on the National Capital Planning Commission's (NCPC) role as the central planning agency for the federal government in the National Capital Region (NCR). NCPC coordinates all federal planning activities in the region, and has several planning functions: comprehensive planning; project planning; federal project and master plan reviews; and multi-year federal capital improvements planning. Among its major responsibilities are preparing long-range plans and special studies to ensure the effective functioning of the federal government in the NCR; preparing jointly with the District of Columbia government the *Comprehensive Plan for the National Capital*; approving federal master plans and construction proposals in the District of Columbia, as well as reviewing master plans and area plans proposed by state, regional and local agencies for their effect on the federal establishment. We invite you to visit our website, www.ncpc.gov, for additional information.

Overall, we find the recommendations in the TLC Sector Plan to be consistent with the planning principles and policies of the *Comprehensive Plan of the National Capital: Federal Elements* (Comprehensive Plan). Specifically, one of the overarching principles in the Comprehensive Plan states: "Reinforce 'Smart Growth' and Sustainable Development Planning Principles." The TLC Sector Plan recommendations for mixed-use neighborhoods within walking distance of transit, the provision of a variety of housing types and densities and the adoption of environmentally-friendly infrastructure development practices are all consistent with Smart Growth principles and advance regional and federal interests considered in the Comprehensive Plan. Furthermore, the TLC Sector Plan could enhance the transportation and land use effectiveness of developing the Purple Line. In our review of the Purple Line Draft Environmental Impact Statement, we noted that communities along the Purple Line, such as the Takoma/Langley planning area, could maximize this significant public investment in Maryland's

regional transit system by appropriately planning land uses and densities that capitalize on the availability of high-capacity transit to support local economic development, increased access to jobs, and availability of affordable housing.

The TLC Sector Plan includes a recommendation for a north/south trail in the Long Branch Stream Valley Park that will run parallel to the stream and connect to the neighborhoods through multiple east-west trails. Improving the water quality, maintaining green buffers and increasing trail linkages to these stream valley parks are not inconsistent with Comprehensive Plan policies.

We look forward to future coordination with the Montgomery County Planning Board. Please contact Amy Tarce at (202) 482-7241 or amy.tarce@ncpc.gov if you have any questions.

Sincerely,



Julia Koster, AICP
Director, Planning Research and Policy Division

cc: Samuel J. Parker, Jr., Chairman, Prince George's County Planning Board
Melissa Williams, Maryland National Capital Park and Planning Commission