

Welcome!



Sector Plan ReLaunch Meeting May 6, 2014



Tonight's Format

Presentation

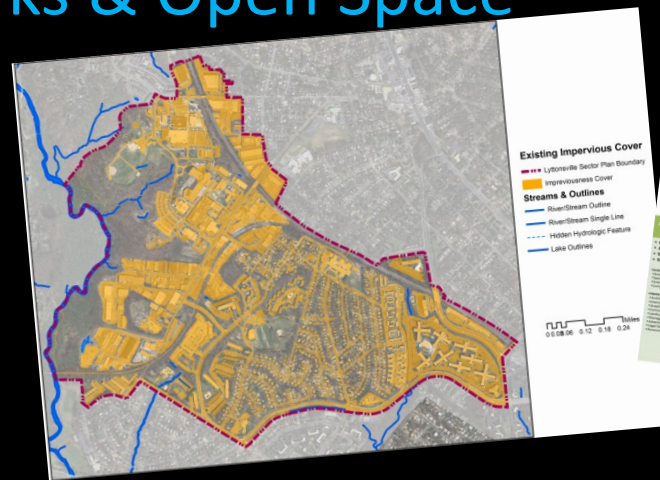
Table Topics

- Outreach
- Demographics / Economic Development
- Land Use
- Historic Preservation
- Environment / Parks & Open Space
- Urban Design
- Transportation

➤ Questions

➤ Concerns

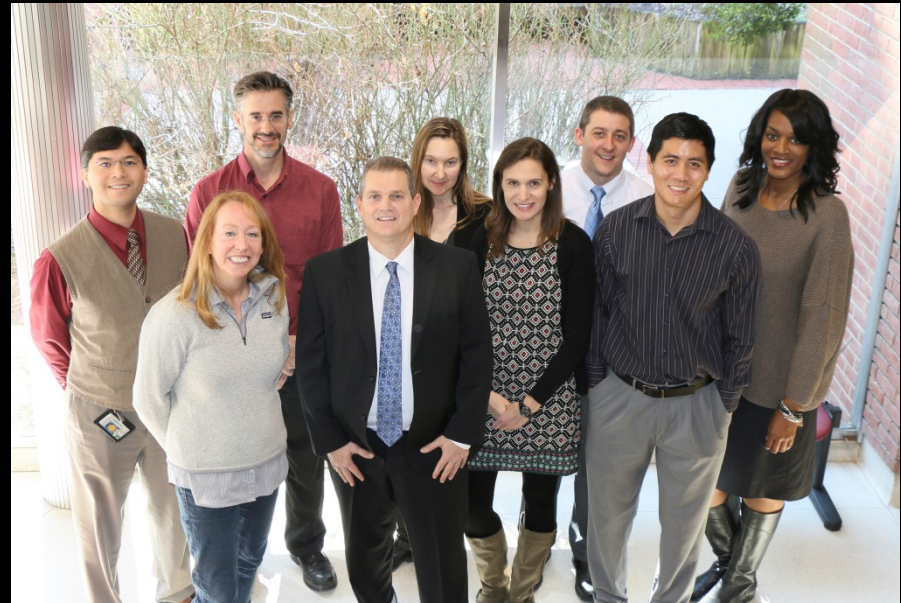
➤ Ideas



#GreaterLP

M-NCPPC Greater Lyttonsville Team

Robert Kronenberg, Chief
Marc DeOcampo, Supervisor
Erin Banks, Project Manager
Melissa Williams, Outreach
Matt Folden, Transportation
John Marcolin, Urban Design
Chuck Kines, Parks
Lisa Tate, Research
Rick Liu, Research
Dave Anspacher, Functional Planning
Tom Autry, Functional Planning
Tina Schneider, Environment
Sandra Youla, Historic Preservation



Sector Plan Basics

Boundary

- East West Hwy
- 16th Street
- CSX Tracks
- Warren Street, Hale Pl
- Smith Dr
- Rock Creek
- 585 Acres



Sector Plan Basics

What it can do...

- Define a community vision
- Analyze zoning, transportation, community facilities, environmental assets, and historic structures
- Make recommendations to preserve, enhance, transform certain physical elements
- Serve as a guide when development projects are submitted
- Encourage cooperation amongst stakeholders

What it cannot do...

- Code enforcement
- Ensure immediate redevelopment
- Require adjacent property owners to consolidate
- Fund capital improvement projects



Where we've been...



- 3/28/12: Open House
- 5/14/12: Community Meeting
- 7/12/12: Trail Walk
- 7/19/12: Scope of Work Approved



Briefing Book

Available at <http://www.montgomeryplanning.org/community/lyttonsville>



Residential District

Lyttonsville Residential District

- **Buildings:** This community is characterized by single-family homes, built on lots originally platted in the 19th century. It is the original residential community of Lyttonsville.
- **Streets:** The street layout is different from the adjacent community of Rosemary Hills in that the layout of Pennsylvania Avenue, Lyttonsville Road, Maine Avenue and Kansas Avenue form an orthogonal block, approximately 310 feet wide by 480 feet long.
- **Open Spaces:** Open spaces consist of a playground behind the town houses on Maine Avenue, the informal spaces that exist in two cul-de-sacs, and an empty lot at the corner of Pennsylvania Avenue and Kansas Avenue. The nearby Coffield Community Center and Rosemary Hills Elementary School provide formal public recreation areas and open spaces.

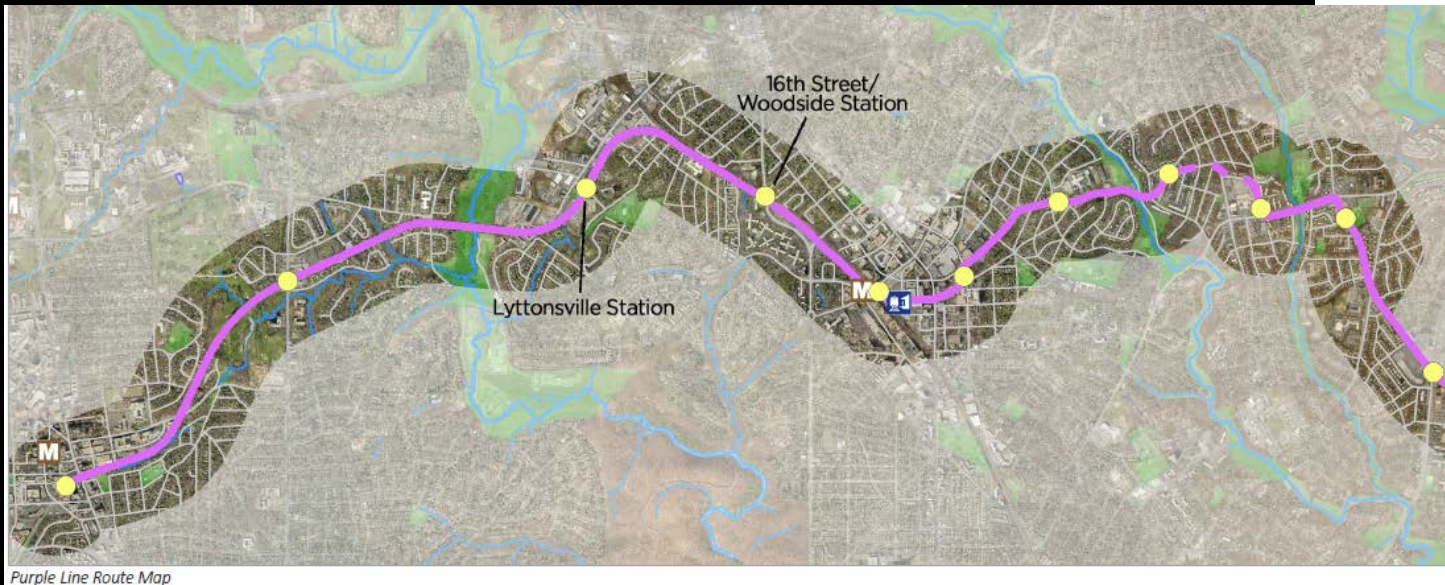


New and older homes in Lyttonsville community



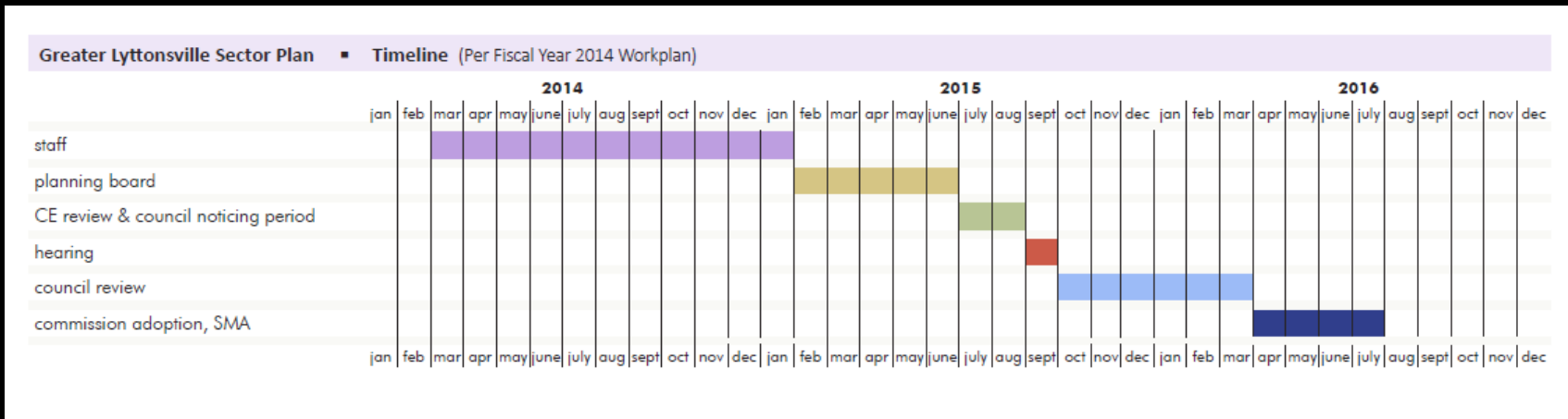
Residential Built Form of Lyttonsville residential area

- 16 mile light rail line between Bethesda and New Carrollton
- Connects with both branches of the Red Line at Bethesda and Silver Spring, the Green Line at College Park, and the Orange Line at New Carrollton
- 21 stations
- Planning Board recommended approval of Mandatory Referrals March 20, 2014

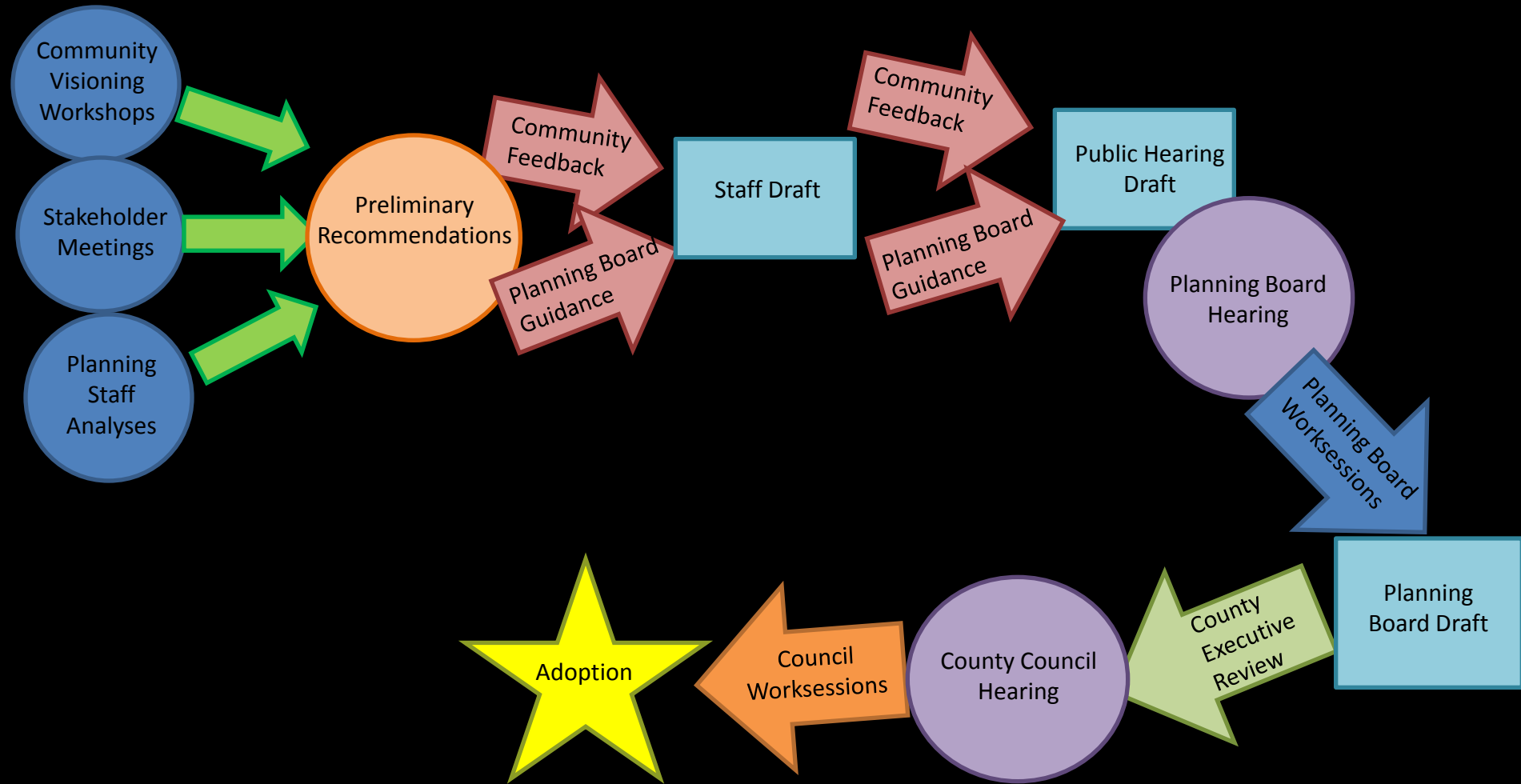


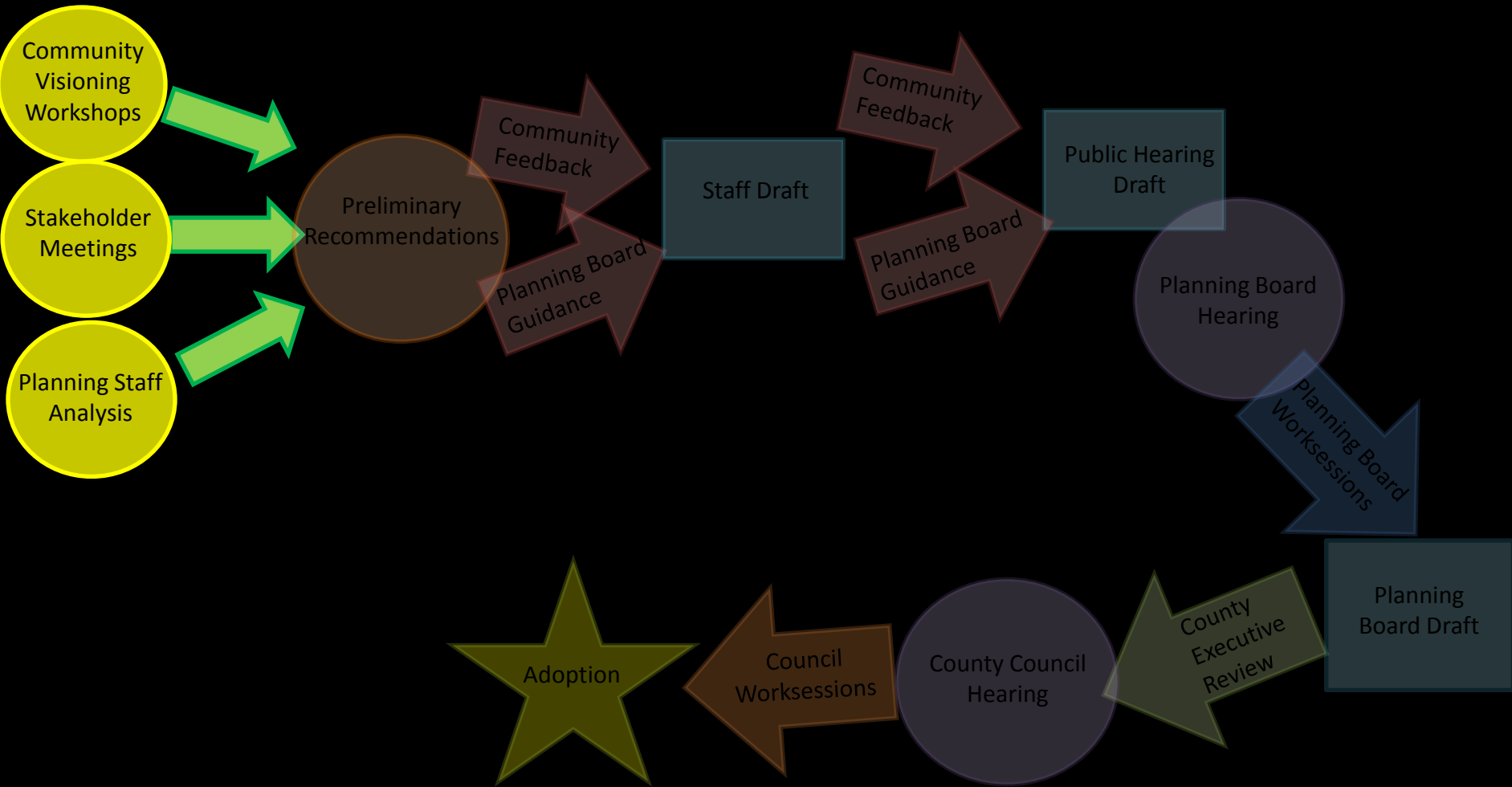
Where we're going...

- Staff work through **January 2015**
- Planning Board Draft **February-June 2015**
- County Executive Review & Council notice period **July-August 2015**
- Council Hearing **September 2015**
- Council Review **October 2015-March 2016**
- Commission Adoption, SMA **April 2016-July 2016**



Process





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Proposed Methods

- Public meetings
- Workshops and Focus Groups
- Forums
- Social Media
- Community Events

Connect with us via:

Twitter - @greaterLP

Email – greaterlp@montgomeryplanning.org

