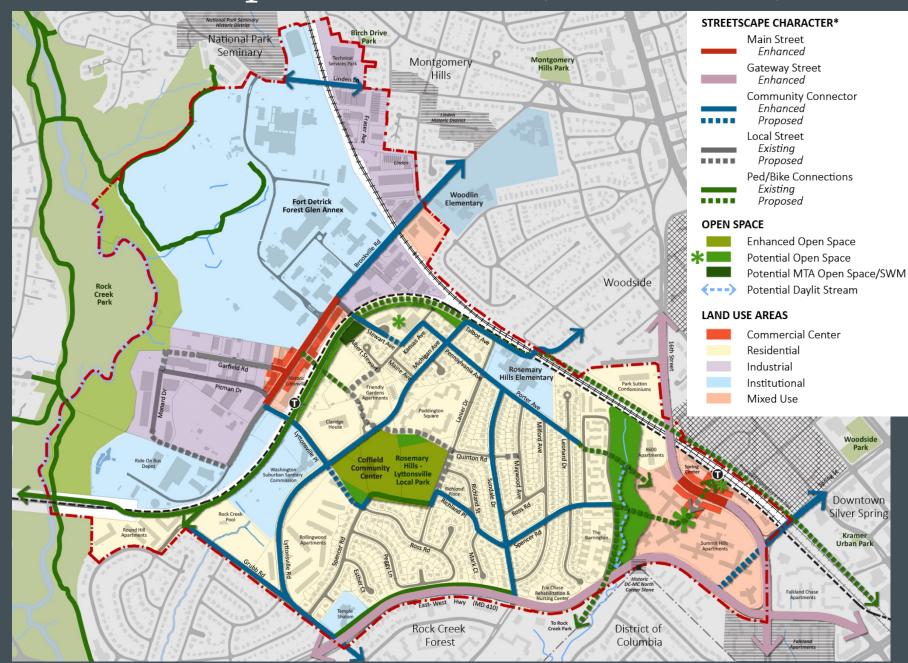


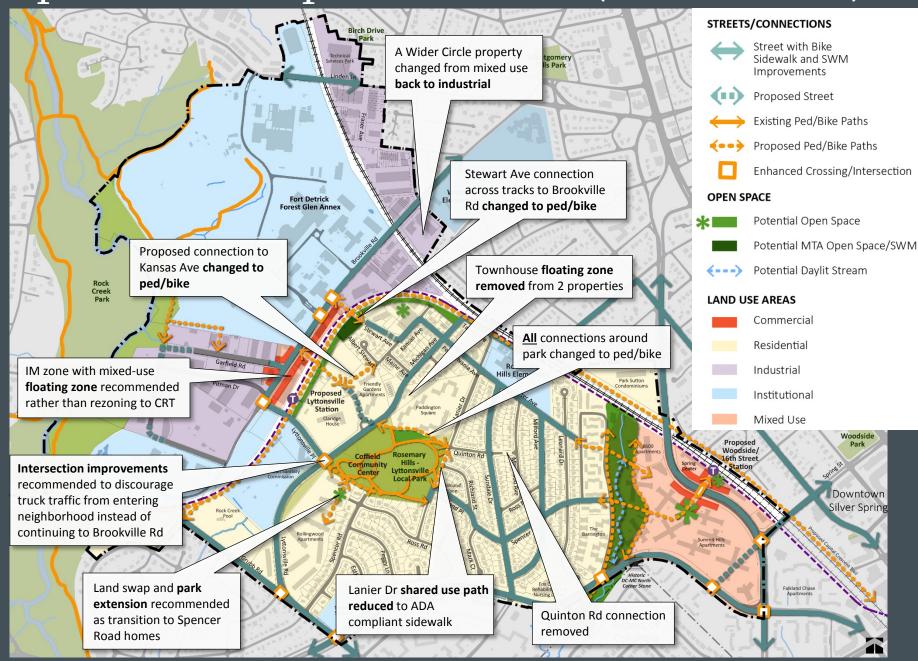
GREATER LYTTONSVILLE Community Meeting – November 18, 2015

Maryland - National Capital Park and Planning Commission

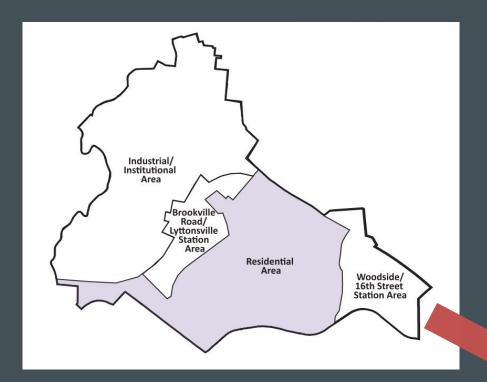
Draft Concept Framework (Jan.21.2015)

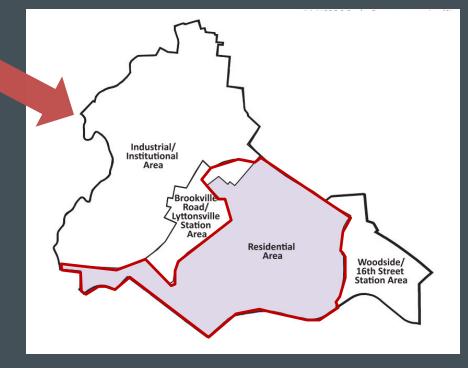


Updated Concept Framework (Nov.18.2015)



District Boundaries





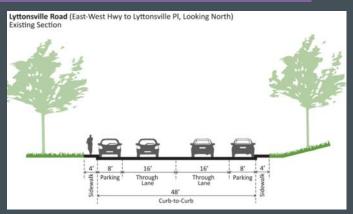
Top Concerns We've Heard

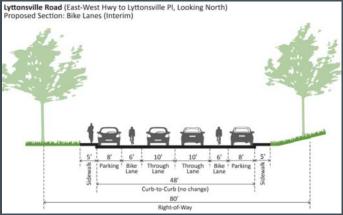
- Urban Road Code clarifications
- Total number of units and effect on schools and transportation
- Zoning classifications: CRN vs. CRT
- Land swaps with Parks
 Department: how do these benefit the community?
- Community Character-how is it addressed in Working Draft?
- Context and Sensitivity of language used in the Draft
- Next steps and how people can participate



Urban Road Code Area

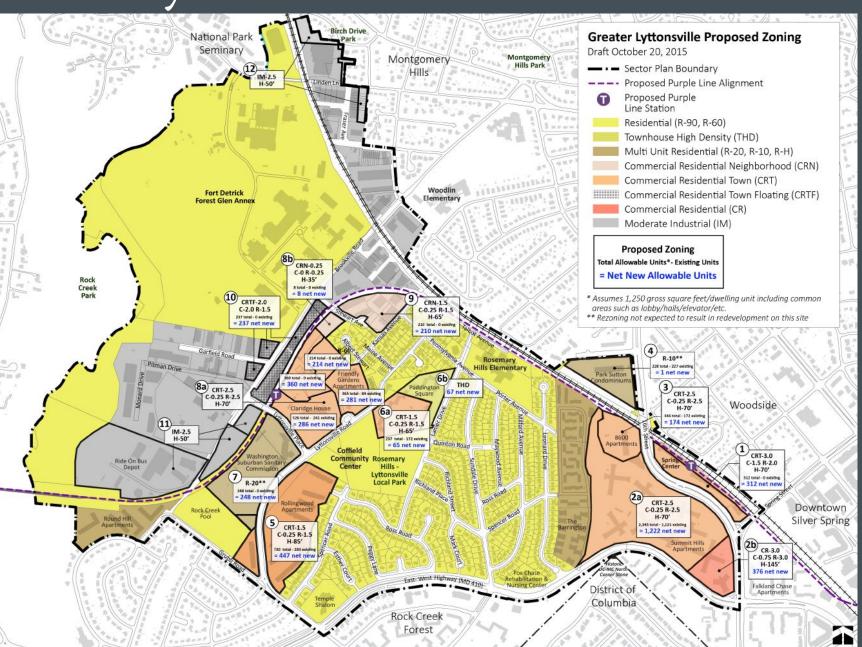
- Designation of "urban" roads is intended to improve safety in areas with lots of pedestrian activity.
- defined in Chapter 49 of County Code
- This designation is recommended in response to:
 - community concern for pedestrian safety, and
 - proximity to and anticipated pedestrian activity near Purple Line stations.
- This designation is necessary for roads to be eligible for alternative road designs that improve safety, such as:
 - narrower travel lanes
 - smaller curb radii
 - lower target speeds (25 mph)
 - more bicycle accommodation



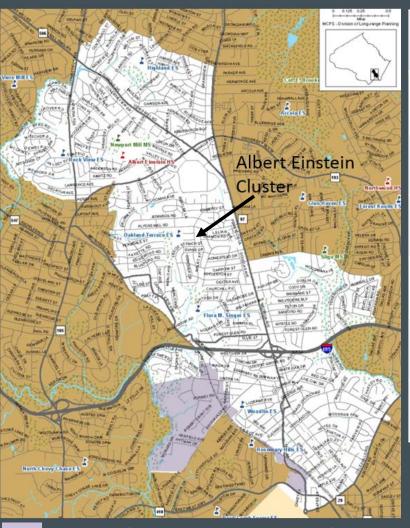




Density



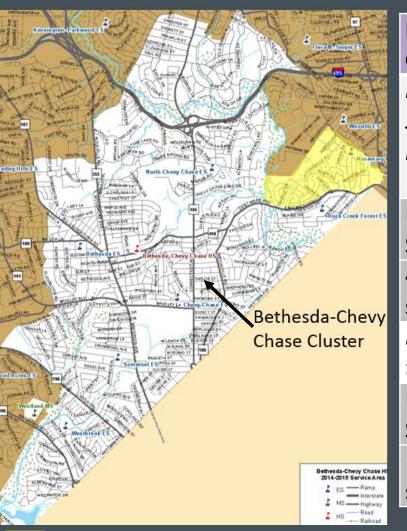
Density and Schools



Preliminary Staff Analysis of Public School Student				
Generation Rates for Einstein Cluster				
Likely Redevelopment in next 5-10 years (Spring				
Center site) Total net new units: 312				
Elementary	Middle School	High School Level		
School Level	Level			
23 new	10 new	14 new students		
students	students			
Full Build-Out, Including above totals (20 years +				
time frame) Total net new units: 1635				
Elementary	Middle School	High School Level		
School Level	Level			
121 new	53 new	71 new students		
students	students			

Sector Plan area in Einstein Cluster

Density and Schools



Preliminary Staff Analysis of Public School Student Generation Rates for B-CC Cluster

Likely Redevelopment in next 5-10 years (Paddington Square site, Friendly Gardens Vacant Site, Rollingwood Apartments site) Total net new units: 793

Elementary	Middle School	High School Level
School Level	Level	
42 new	18 new	24 new students
students	students	

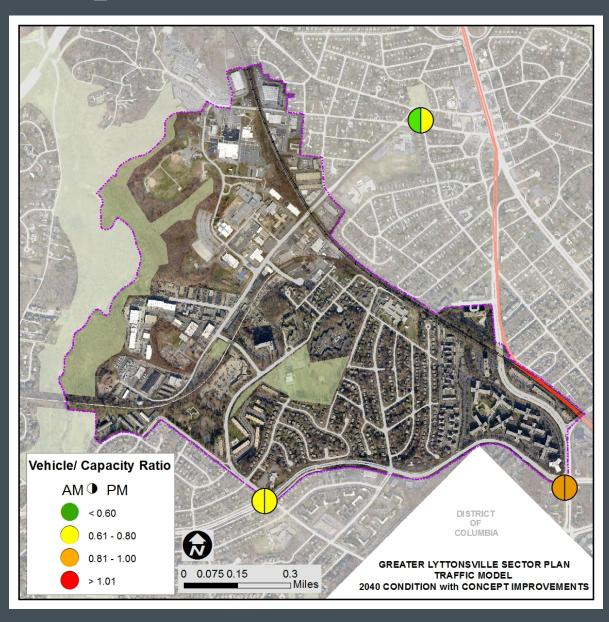
Full Build-Out, Including above totals (20 years + time frame) Total net new units: 2,873

Elementary	Middle School	High School Level
School Level	Level	
129 new	53 new	72 new students
students	students	

Sector Plan area in B-CC Cluster

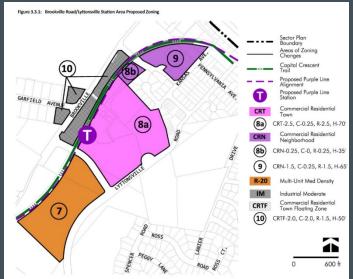
Density and Transportation

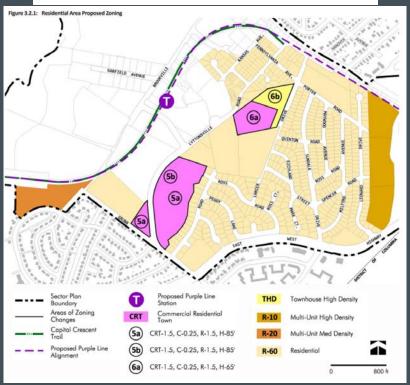
- Adequate capacity for 2040 Land Use Vision
- Analysis:
 - Master Plan
 - Local
 - Regional
 - Regulatory
 - Local
 - Regional



Zoning classifications: CRN vs. CRT

- CRN: These low-density, mixed-use zones don't allow enough density to offset requirements for public benefits. Although public review may be required in many cases, additional public benefits are not required to develop in these zones.
- CRT: Allows two tracks for developers.
 - -Standard: allows builders to develop at lesser densities
 - -Optional: offers a range of incentives in exchange for full density. Optional method projects require an extra public plan review.





Zoning classifications: CRN vs. CRT

- Developers who want to build under the optional method of development will present a menu of public benefits that will be graded under a point system and analyzed for their ability to achieve master plan priorities. In return for the public benefits, they will be allowed to build to the density and height shown on the zoning map. Developers earn points based on a list of amenities, such as:
 - -Major public facilities*
 - -Transit Proximity
 - -Connectivity and Mobility*
 - -Diversity of Uses and Activities
 - -Quality Building and Site Design
 - -Protection and Enhancement of the Natural Environment*
 - -Building Reuse

^{*}Priority Categories in the Greater Lyttonsville Sector Plan

Parks – community concerns

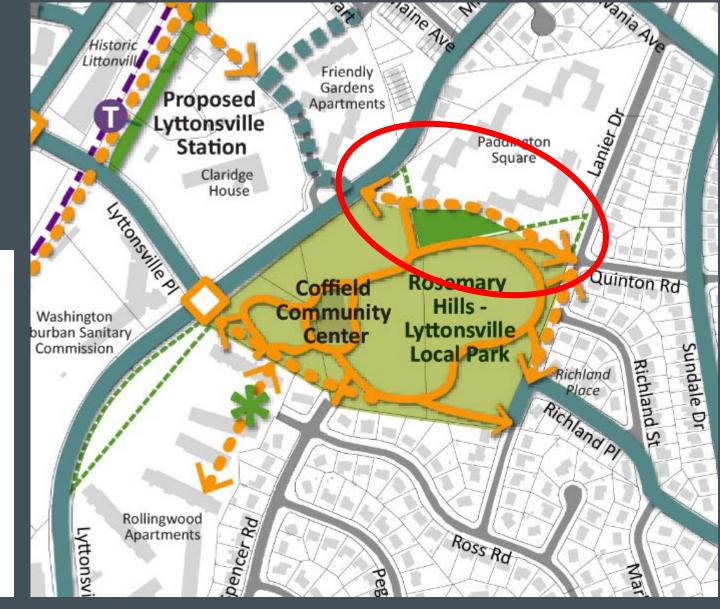
- Concern raised about using the term "urban" in parks/open space recommendations
- Parks, Recreation and Open Space (PROS) Plan is the tool park planners use to evaluate park and open space needs for a community
- PROS identifies two new park types that include the term "urban"
 - Countywide Urban Parks
 - Community Use Urban Parks
- These park types apply to newly proposed parks in Greater Lyttonsville not because the community will become urban, but rather a result of enhanced transit service (Purple Line)
 - Central Civic Green @ Summit Hills
 - Greenway @ Summit Hills
 - Neighborhood Green @ Stewart and Kansas (approx.)
- The park classification for Rosemary Hills-Lyttonsville Local Park is not recommended to change

Public benefits of proposed parkland swaps

Land swaps will:

- Provide more usable parkland on which facilities and amenities can be built to better serve the community.
- Provide opportunities to move/place compatible facilities
 adjacent to one another in a way that makes more sense.
- Serve as a buffer between existing residences and new development

Proposed parkland swap – HOC/Paddington Square

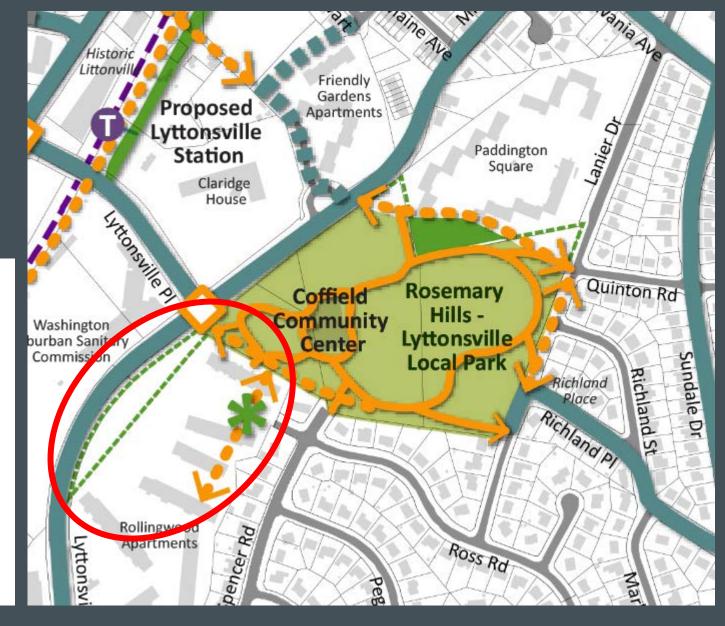


Sector Plan Boundary Proposed Purple Line Alignment Proposed Purple Line Station STREETS/CONNECTIONS Street with Bike Sidewalk and SWM Improvements Proposed Street Existing Ped/Bike Paths Proposed Ped/Bike Paths Enhanced Crossing/Intersection **OPEN SPACE** Potential Open Space Potential Park Land Swap

Potential MTA Open Space/SWM

Potential Daylit Stream

Proposed parkland swap – Rollingwood Apts.



Sector Plan Boundary Proposed Purple Line Alignment Proposed Purple Line Station STREETS/CONNECTIONS Street with Bike Sidewalk and SWM Improvements Proposed Street Existing Ped/Bike Paths Proposed Ped/Bike Paths Enhanced Crossing/Intersection OPEN SPACE Potential Open Space Potential Park Land Swap Potential MTA Open Space/SWM

Potential Daylit Stream

Community Character

- Foster community ties through a range of accessible open space types and sizes to compliment RH-L Park
- Ensure compatibility with surrounding communities
- Encourage creative placemaking to activate streets and open spaces





Community Character through History

- Promote area history
- Erect signage, markers, and commemorative art about local history within the Plan area and Purple Line stations
- Establish a history and art implementation committee
- Establish a Lyttonsville museum/interpretive space in the Plan area
 - Within Lyttonsville, either at or near the Coffield
 Center
- Conduct a future historic evaluation of the area's 20th century resources, including Richland Place
 - Plan no longer recommends rezoning of any Young American Houses





Plan language

- This is a land use document.
- Recognition that Greater Lyttonsville is a suburban community-not an urban community.
- Urban references, when not necessary per the County Code, will be edited.
- Change to Residential District Boundary as previously discussed.
- Edits will be made to better recognize the established neighborhoods within the Sector Plan boundary.

Next Steps – How you can participate

- Watch Staff Presentation to Planning Board on December 17, 2015
 - -8787 Georgia Avenue Auditorium
 - -For meeting time or to watch live, visit montgomeryplanningboard.org
- Public Record will open prior to Public Hearing (phone, email, and/or written correspondence)
- Sign up to speak at Public Hearing on February 11, 2016
 - -8787 Georgia Avenue Auditorium
 - -For meeting time or to watch live, visit montgomeryplanningboard.org