



GREATER LYTTONSVILLE

Work Session 2 | Planning Board April 14, 2016

Tentative Schedule

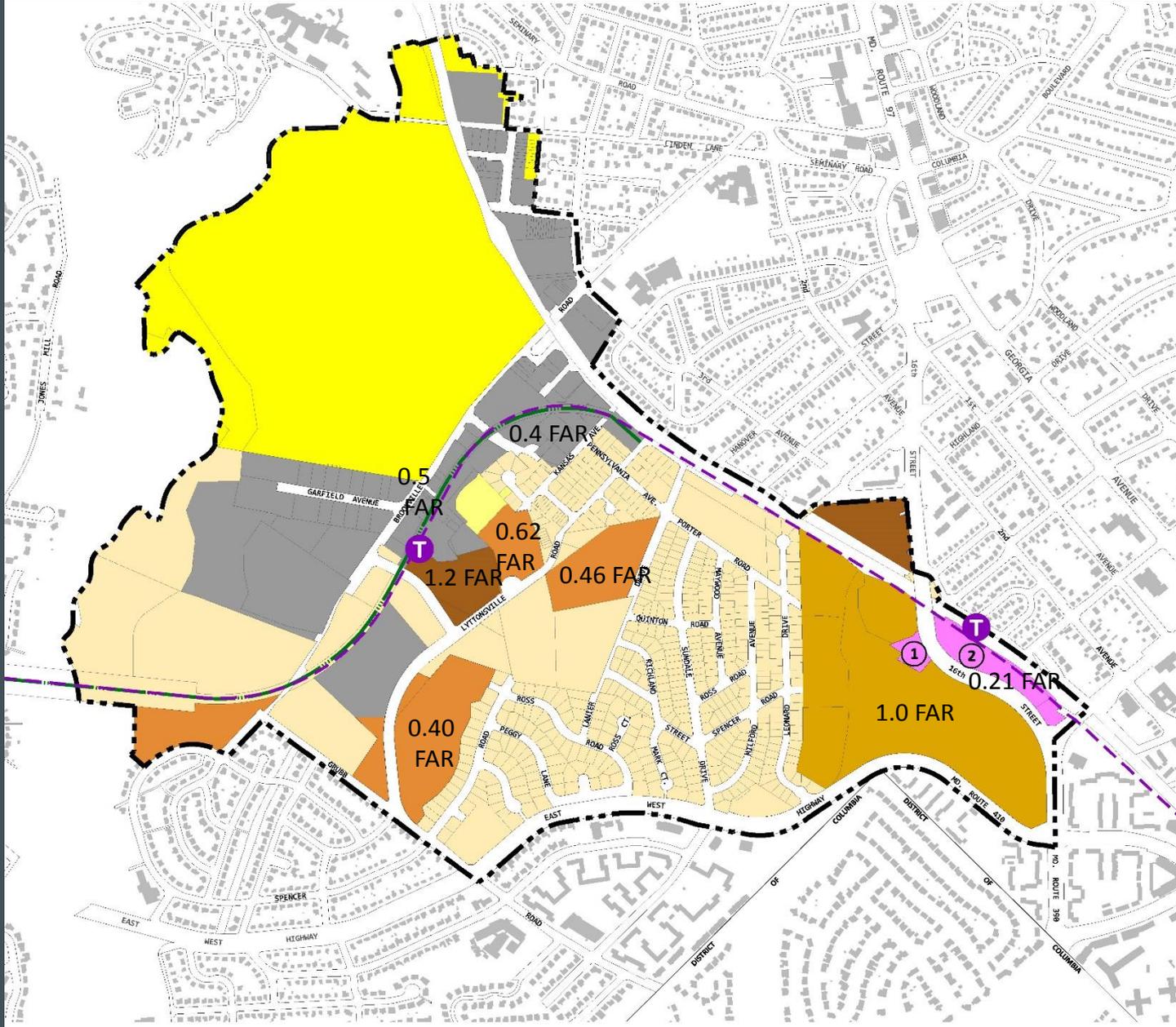
March 24, 2016	Work Session #1: History, Zoning Approach, Affordable Housing
April 14, 2016	Work Session #2: Site by Site Zoning Analysis
May 19, 2016	Work Session #3: Transportation, Schools, Parks & Open Space
June 2016	Final Edits/Planning Board Vote Out



Zoning Recommendations

- Create more logical industrial and residential areas, increase compatibility
- Stability for single family detached zones and institutional sites
- Preserve majority of industrial area, but expand retail options through CRT floating zone
- Zoning changes to CR Zones primarily on sites currently zoned for multi-family residential

Zoning - existing

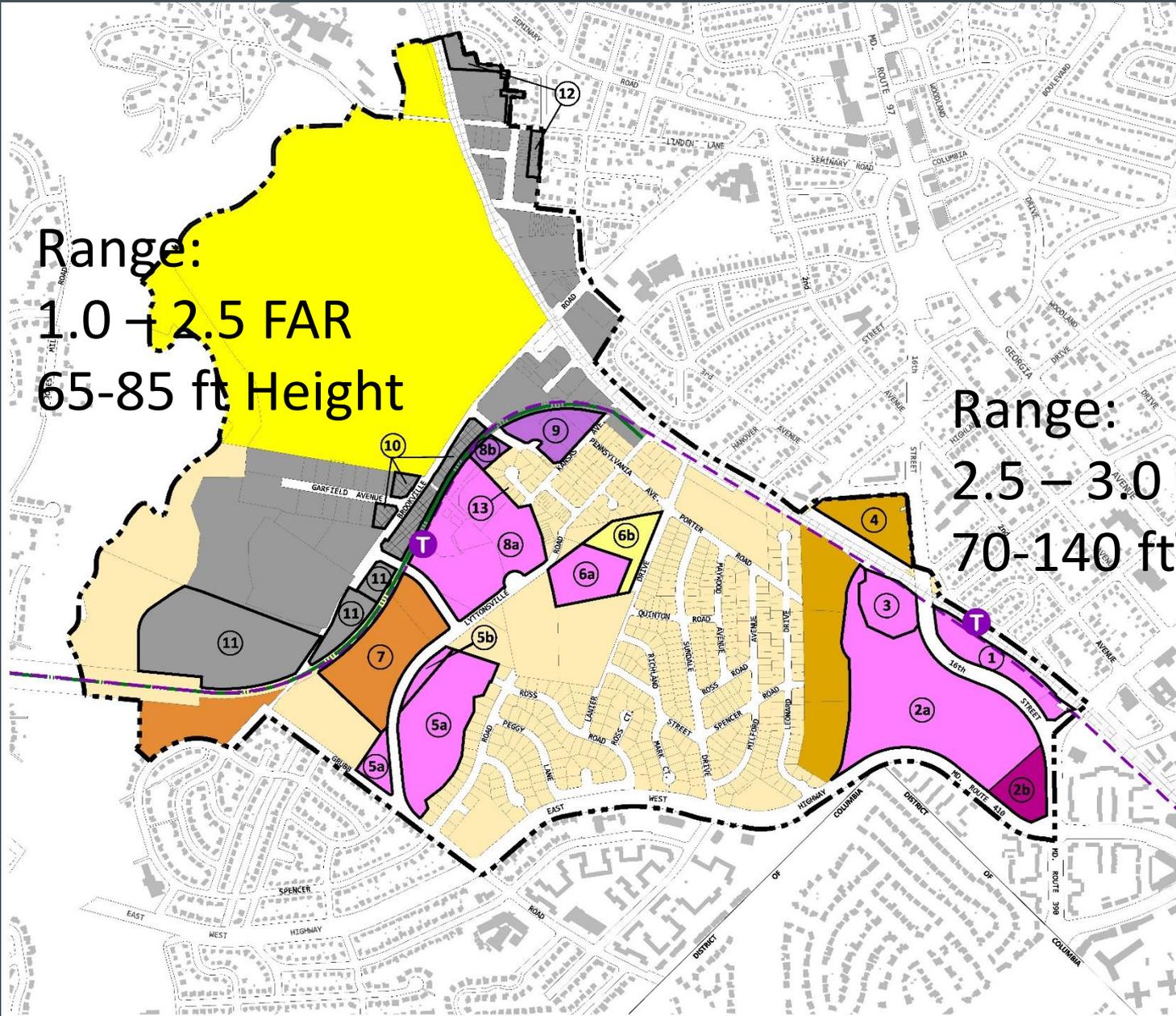


- Sector Plan Boundary
- Capital Crescent Trail
- Proposed Purple Line Alignment
- Proposed Purple Line Station
- CRT** Commercial Residential Town
 - CRT-0.75, C-0.75, R-0.25, H-45'
 - CRT-0.75, C-0.75, R-0.5, H-40'
- R-10** Multi-Unit High Density
- R-20** Multi-Unit Med Density
- R-60** Residential
- R-90** Residential
- RT-15.0** Residential Townhouse 15.0 DU/A
- RH** Multi-Unit, High Rise Planned Residential
- IM** Industrial Moderate

Zoning - proposed

Range:
1.0 + 2.5 FAR
65-85 ft Height

Range:
2.5 - 3.0 FAR
70-140 ft Height



- Sector Plan Boundary
- Areas of Zoning Changes
- Capital Crescent Trail
- Proposed Purple Line Alignment
- Proposed Purple Line Station
- CRT Commercial Residential Town
 - CRT-3.0, C-1.5, R-2.0, H-70'
 - CRT-2.5, C-0.25, R-2.5, H-70'
 - CRT-2.5, C-0.25, R-2.5, H-70'
 - CRT-1.5, C-0.25, R-1.5, H-85'
 - CRT-1.5, C-0.25, R-1.5, H-85'
 - CRT-1.5, C-0.25, R-1.5, H-65'
 - CRT-2.5, C-0.25, R-2.5, H-70'
 - CRN-0.25, C-0, R-0.25, H-35'
 - CRN-1.5, C-0.25, R-1.5, H-65'
 - CR-3.0, C-0.75, R-3.0, H-145'
- THD Townhouse High Density
- R-10 Multi-Unit High Density
- R-20 Multi-Unit Med Density
- R-60 Residential
- R-90 Residential
- IM Industrial Moderate
 - IM-2.5, H-50'
 - IM-2.5, H-50'
- CRTF Commercial Residential Town Floating Zone
 - CRTF-2.0, C-2.0, R-1.5, H-50'

Density

Total	Existing	Max allowed Today
Residential (units)	3,400	4,700
Commercial retail/office (square feet)	76,800	122,500
Industrial (square feet)	1,419,000	8,781,000

Density

Total	Existing	Max allowed Today	Zoning Vision Yield*
Residential (units)	3,400	4,700	6,400**
Commercial retail/office (square feet)	76,800	122,500	1,041,700
Industrial (square feet)	1,419,000	8,781,000	1,822,500

* The Vision Plan Yield assumes that areas proposed for zoning changes are maxed-out to full capacity, while all other development is held at existing levels. The Vision Plan Yield was used to test traffic capacity.

** Assumes allowable commercial FAR is maximized and average unit size plus common area is 1450 sf. 7,900 units could result if residential FAR is maximized and units are constructed at average unit size plus common area 1250 sf.

Greater Lyttonsville Proposed Zoning

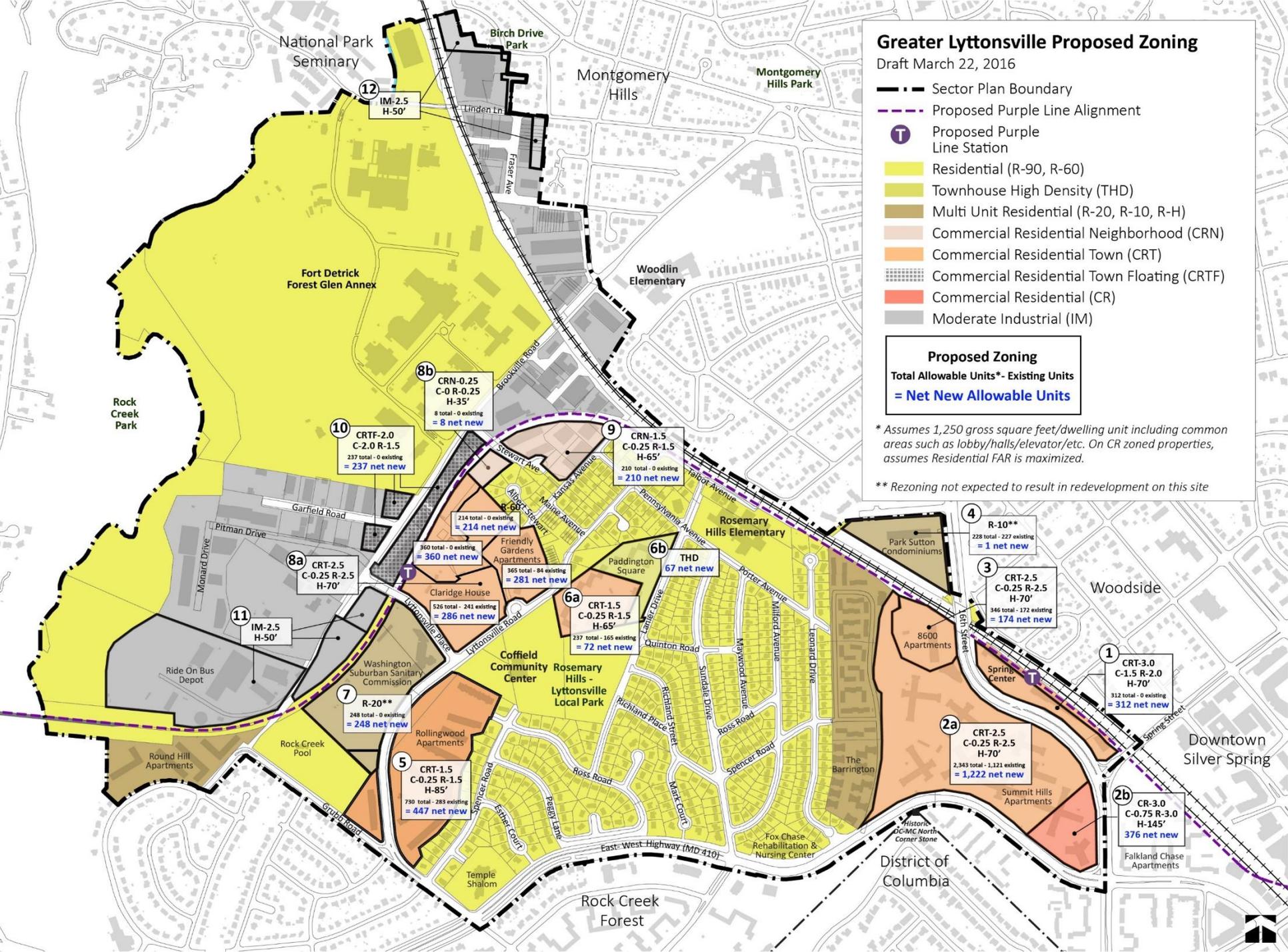
Draft March 22, 2016

-  Sector Plan Boundary
-  Proposed Purple Line Alignment
-  Proposed Purple Line Station
-  Residential (R-90, R-60)
-  Townhouse High Density (THD)
-  Multi Unit Residential (R-20, R-10, R-H)
-  Commercial Residential Neighborhood (CRN)
-  Commercial Residential Town (CRT)
-  Commercial Residential Town Floating (CRTF)
-  Commercial Residential (CR)
-  Moderate Industrial (IM)

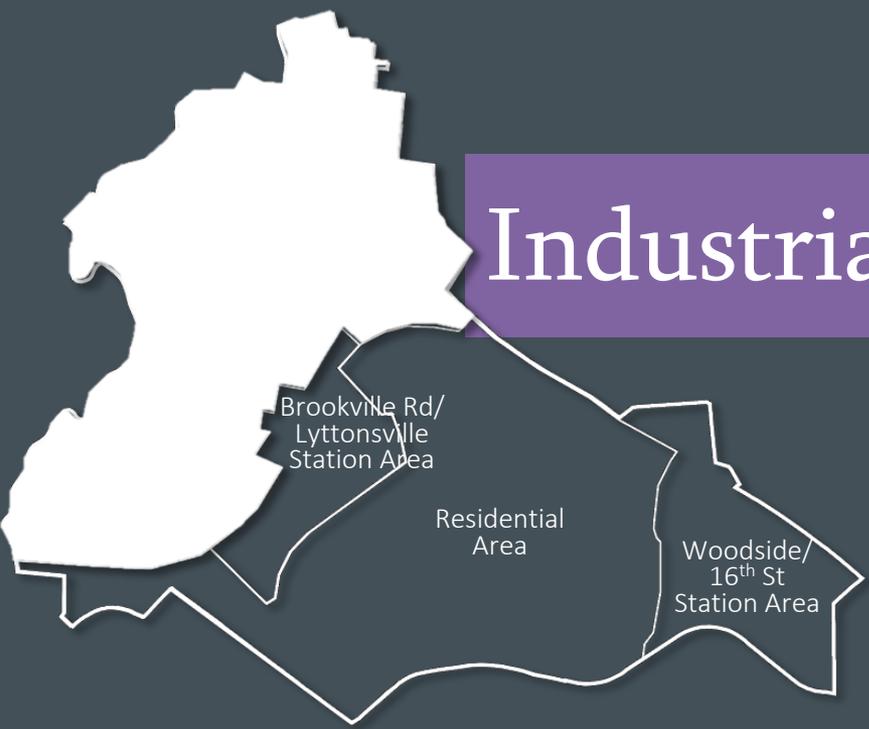
Proposed Zoning
 Total Allowable Units* - Existing Units
 = Net New Allowable Units

* Assumes 1,250 gross square feet/dwelling unit including common areas such as lobby/halls/elevator/etc. On CR zoned properties, assumes Residential FAR is maximized.

** Rezoning not expected to result in redevelopment on this site



Industrial/Institutional Area



Brookville Rd/
Lyttonsville
Station Area

Residential
Area

Woodside/
16th St
Station Area

Industrial/Institutional Area

Site 12

Existing: R-90

Proposed: IM

Reason: New Zoning code addresses compatibility issues between industrial and residential uses

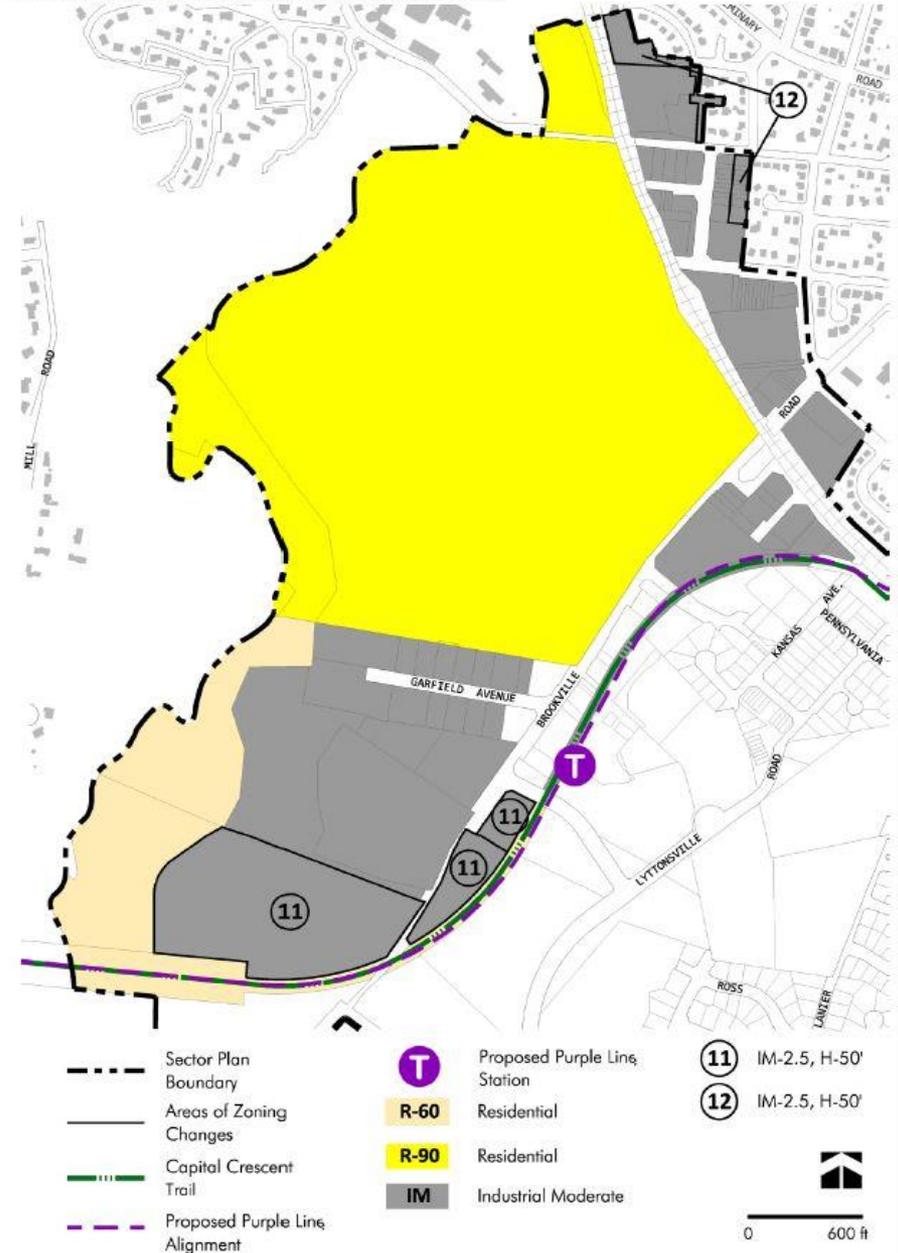
Site 11

Existing: R-60

Proposed: IM

Reason: Establish industrial district

Figure 3.4.1: Industrial/Institutional Area Proposed Zoning



Brookville Road/Lyttonsville Station Area



Industrial/
Institutional
Area

Residential
Area

Woodside/
16th St
Station Area

Brookville Rd/Lyttonsville Station Area

Site 10

Existing: IM

Proposed: CRTF

Reason: Create opportunity for flexible mixed use node near purple line station

Site 8a

Existing: R-10, R-20, R-90, IM

Proposed: CRT-2.5

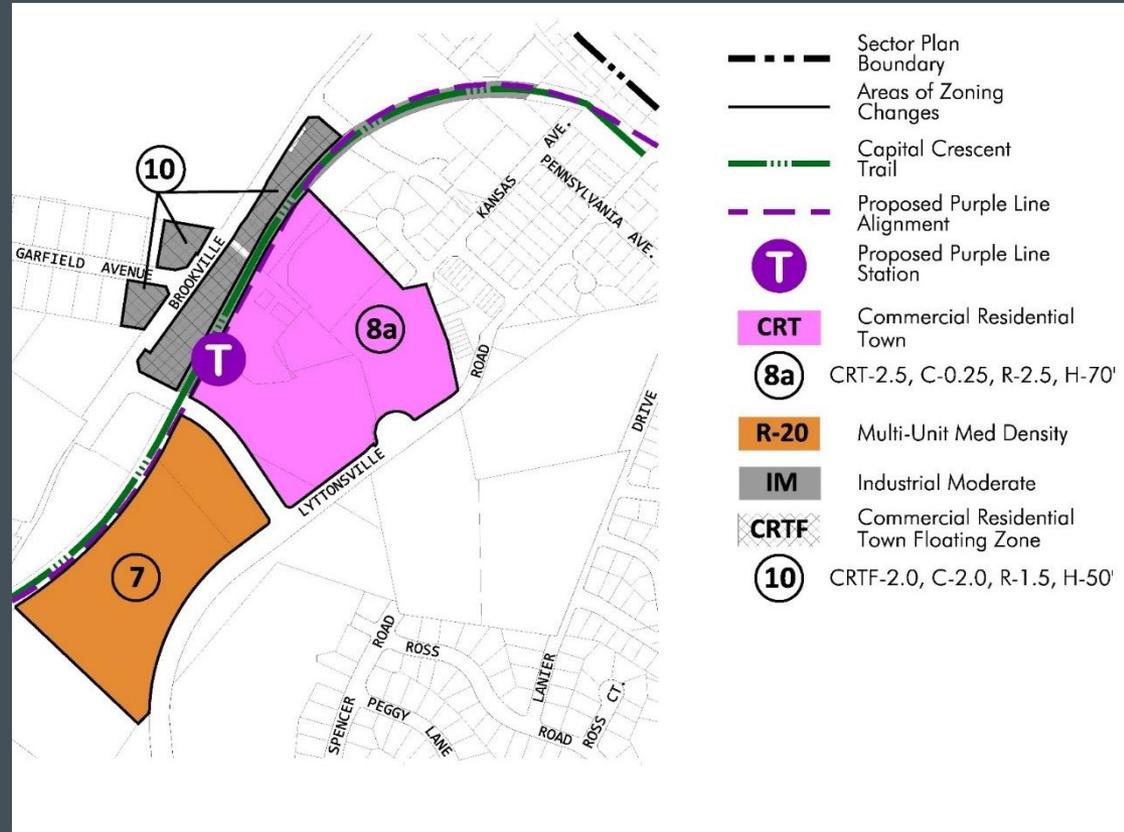
Reason: Allow for infill development around existing buildings, new development next to purple line; affordable housing near transit

Site 7

Existing: IM, R-60

Proposed: R-20

Reason: Provide assurance that should redevelopment occur within Sector Plan lifespan, residential development is appropriate future use



Aerial Image

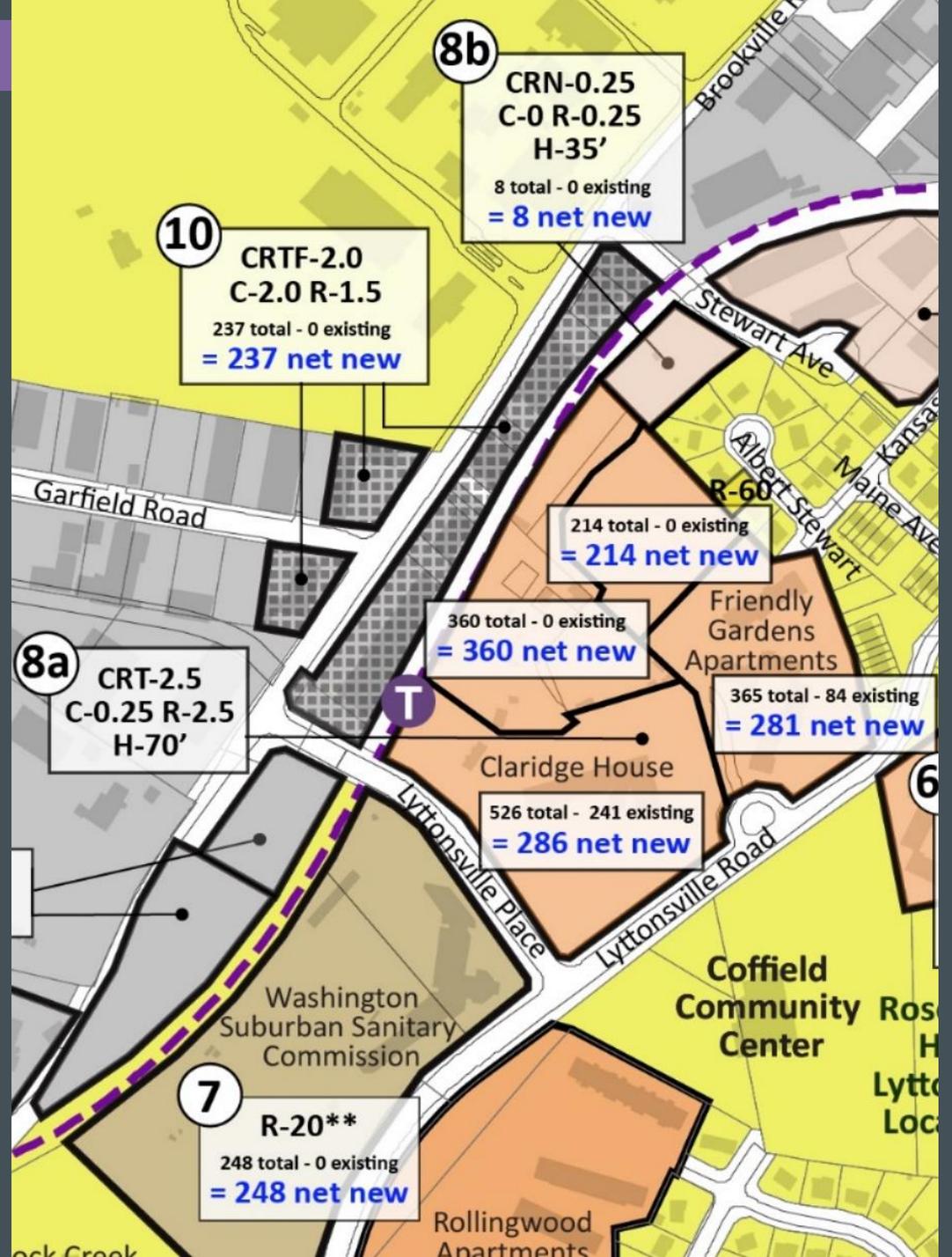


Private Street

Figure 3.3.2: Brookville Road/Lyttonville Station Area Public Space Improvements



Density



Residential Area

Industrial/
Institutional
Area

Brookville Rd/
Lyttonsville
Station Area

Woodside/
16th St
Station Area



Residential Area

Site 9

Existing: IM

Proposed: CRN-1.5

Reason: Flexible zone that could reestablish residential district east of purple line while allowing current uses to continue as permitted uses in CRN zone

Site 8b

Existing: IM

Proposed: CRN-0.25

Reason: Limited height and density allocations for future stormwater facility



Residential Area

Site 13

Existing: RT-15.0

Proposed: R-60

Reason: Match zoning to all other lots on Albert Stewart Lane



Residential Area

Site 6a

Existing: R-20

Proposed: CRT-1.5

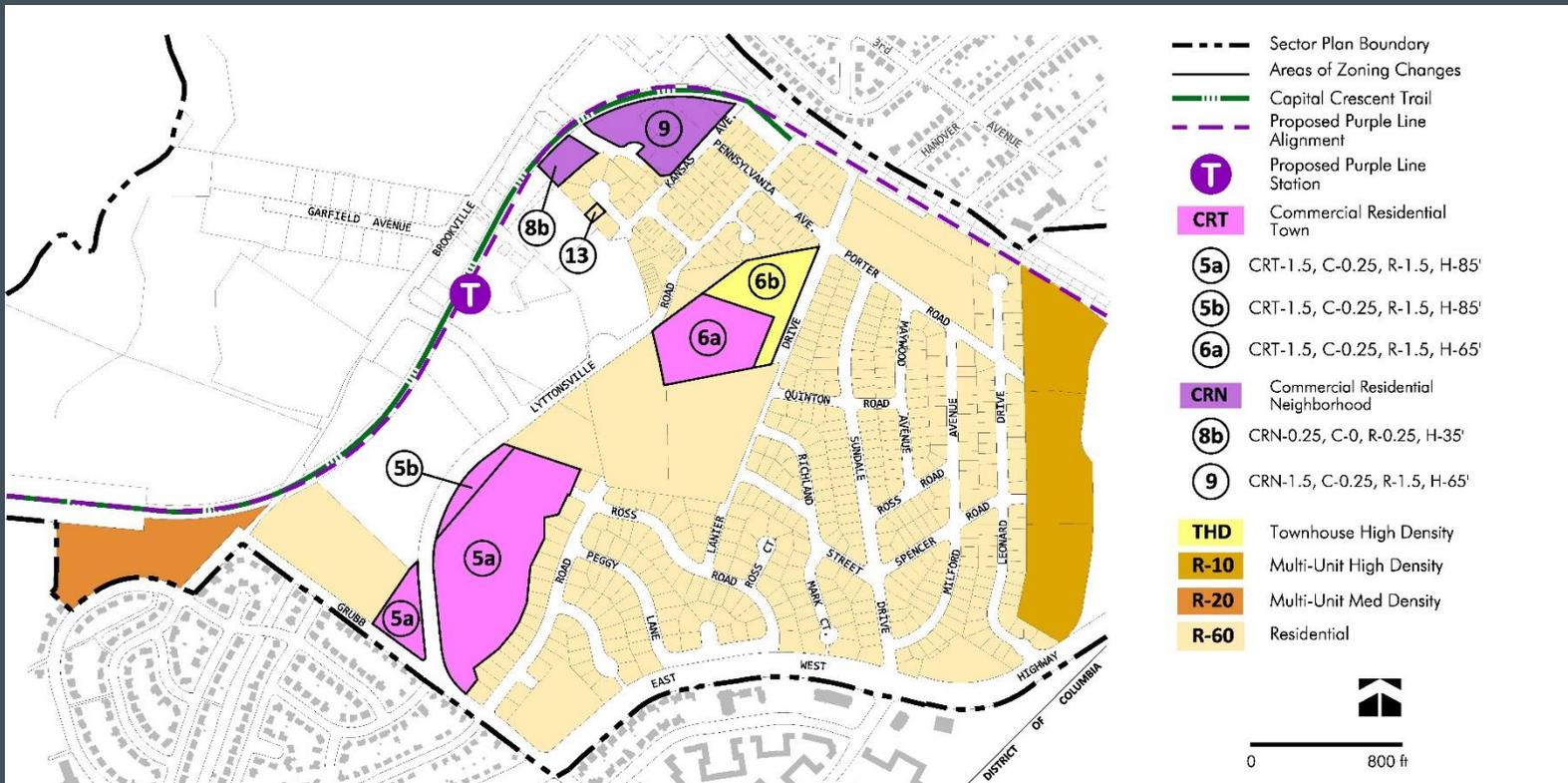
Reason: Allow for increased affordable housing development within close proximity to purple line on lowest topography on site

Site 6b

Existing: R-20

Proposed: THD

Reason: Requires townhouse development as buffer to single family detached homes



Residential Area

Site 5a

Existing: R-20

Proposed: CRT-1.5

Reason: Allow for residential redevelopment near purple line with limited commercial while preserving portion of existing market rate affordable housing

Site 5b

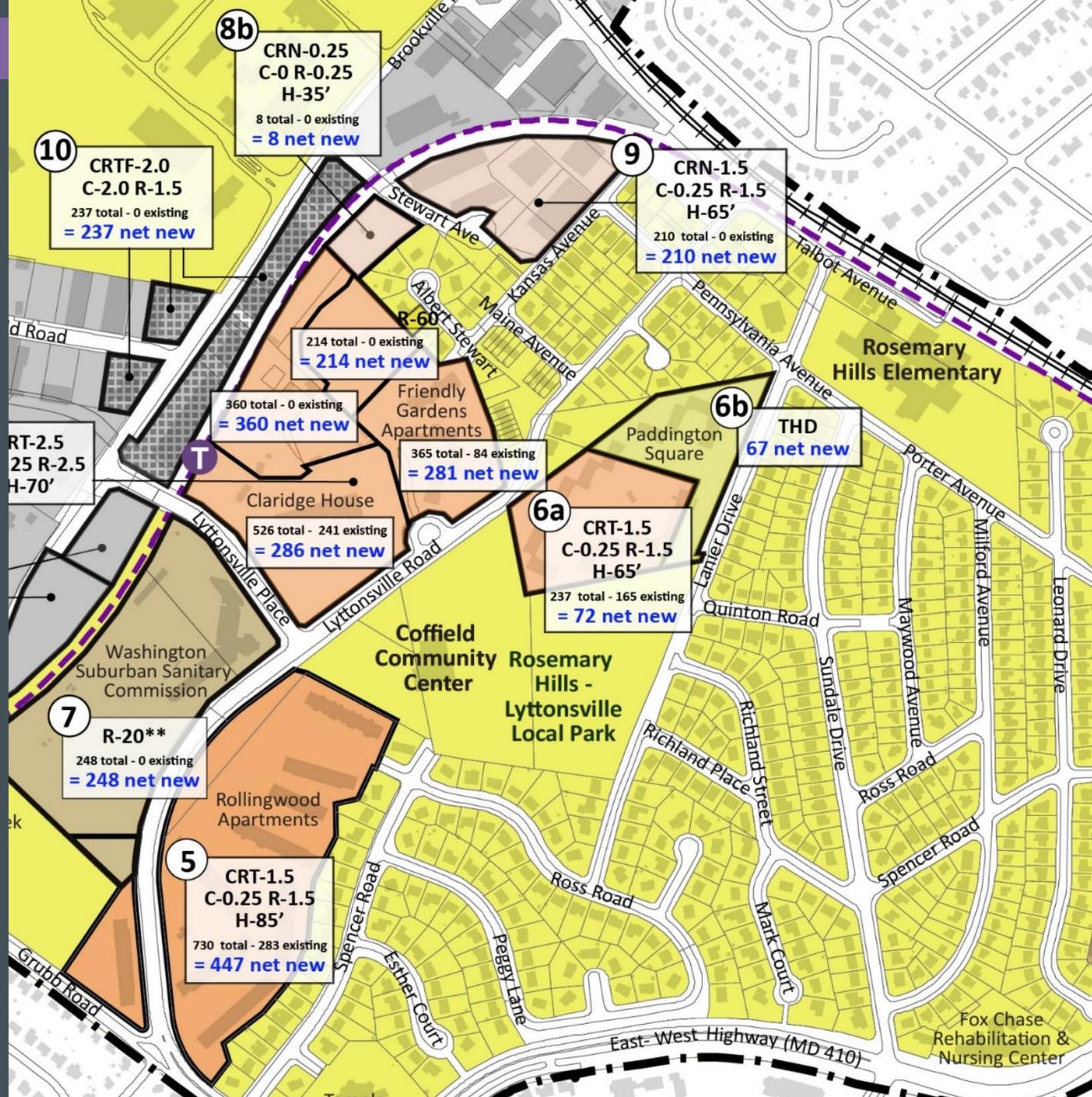
Existing: R-20

Proposed: CRT-1.5

Reason: Currently park land with little recreational value, allow for possible land swap to establish active park land and buffer adjacent to single family homes



Density



Woodside/16th St Station Area



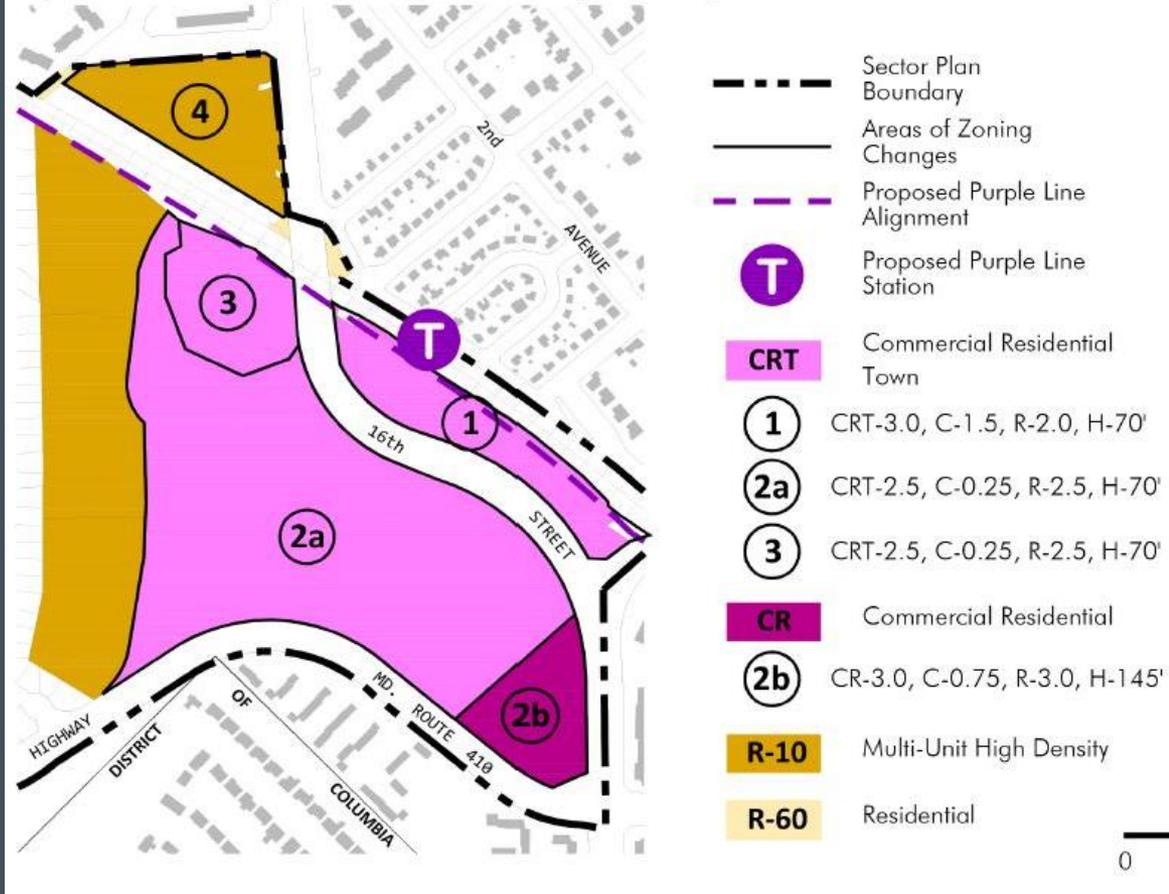
Industrial/
Institutional
Area

Brookville Rd/
Lyttonsville
Station Area

Residential
Area

Woodside/16th St Station Area

Figure 3.1.1: Woodside/16th Street Station Area Proposed Zoning



Site 4
 Existing: RH
 Proposed: R-10
 Reason: RH zone intended to be phased out through master plan process

Site 3
 Existing: R-10
 Proposed: CRT-2.5
 Reason: Allow for infill development around existing buildings

Woodside/16th St Station Area

Site 2a

Existing: R-10, CRT-0.75

Proposed: CRT-2.5

Reason: Leverage proximity to purple line and metro; improve access and connectivity; expand public open space; provide environmental benefits; introduce rent-restricted affordable housing opportunities

Site 2b

Existing: R-10

Proposed: CRT-3.0

Reason: Proximity to Silver Spring CBD, Metro Red Line

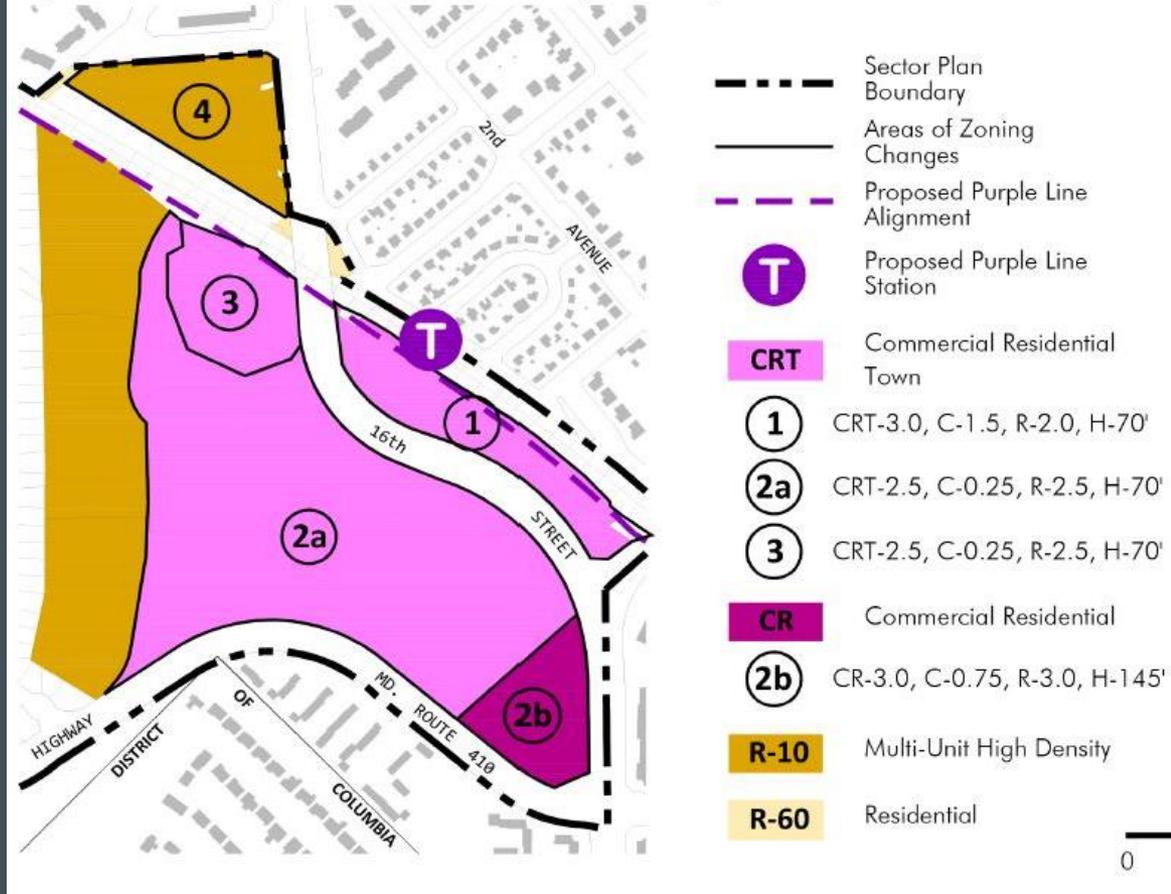
Site 1

Existing: CRT-0.75

Proposed: CRT-3.0

Reason: establish mixed use node near transit

Figure 3.1.1: Woodside/16th Street Station Area Proposed Zoning



Density

