



GREATER LYTTONSVILLE

Work Session 3 | Planning Board May 26, 2016

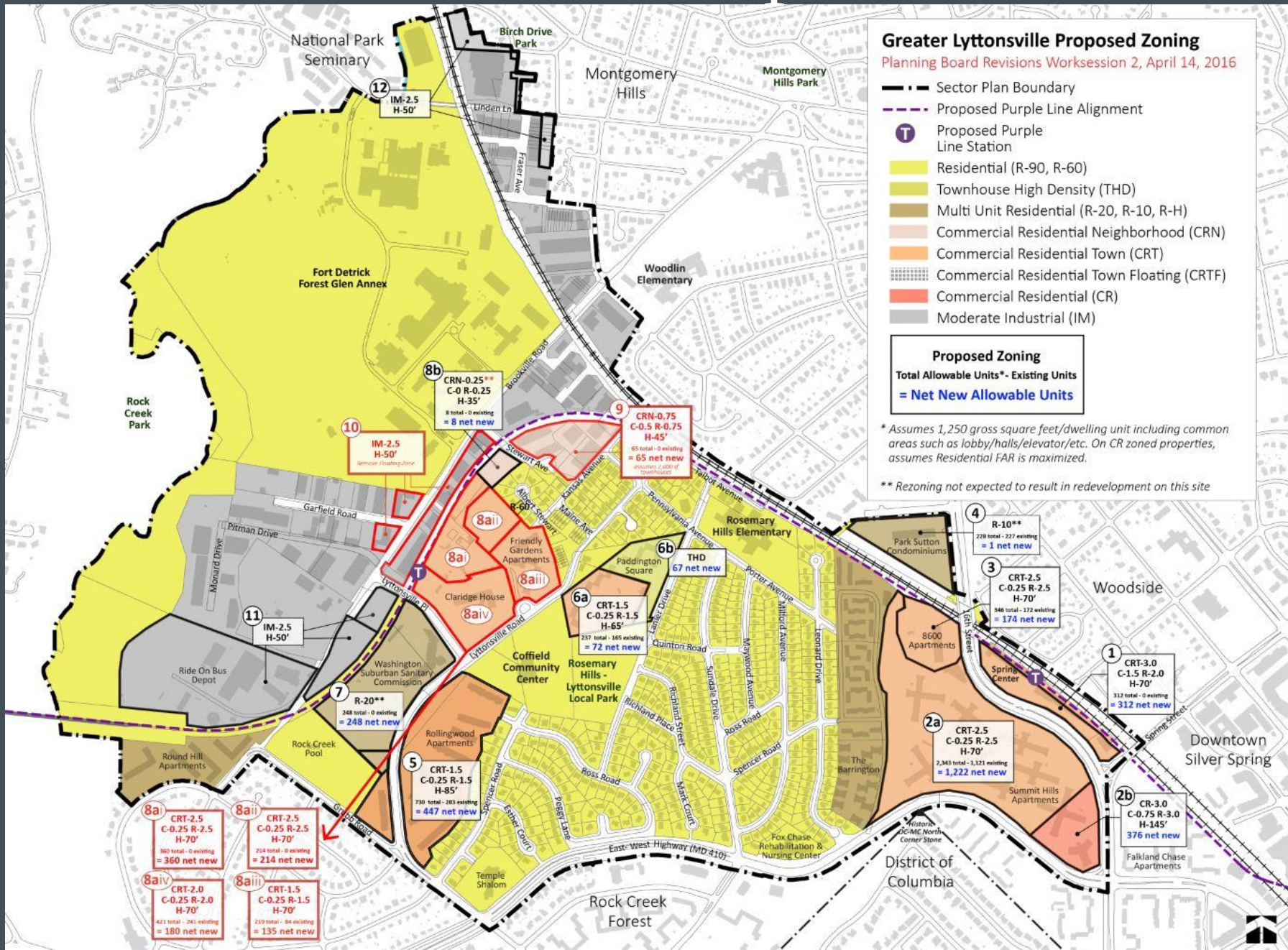
Tentative Schedule

- | | |
|---------------|--|
| May 26, 2016 | Work Session #3: Site by Site Zoning, Transportation, Parks & Open Space |
| June 9, 2016 | Work Session #4: Infrastructure (schools emphasis) & Text Edits |
| June 23, 2016 | Minor Edits/Planning Board Vote Out |

Agenda for Planning Board

- Finalize Zoning Recommendations for Woodside/16th Street Station Area District
- Decision on Parks and Open Space Recommendations and related text changes
- Reaffirm major Transportation elements
- Agreement to proceed to Work Session #4 (MCPS briefing) and final edits in June

Work Session #2 - Recap





A white outline map of the Woodside/16th St Station Area is positioned on the left side of the slide. The map is divided into three distinct regions: a top-left section labeled 'Industrial/Institutional Area', a central section labeled 'Brookville Rd/Lyttonsville Station Area', and a larger bottom-right section labeled 'Residential Area'. The map is set against a dark blue background.

Industrial/
Institutional
Area

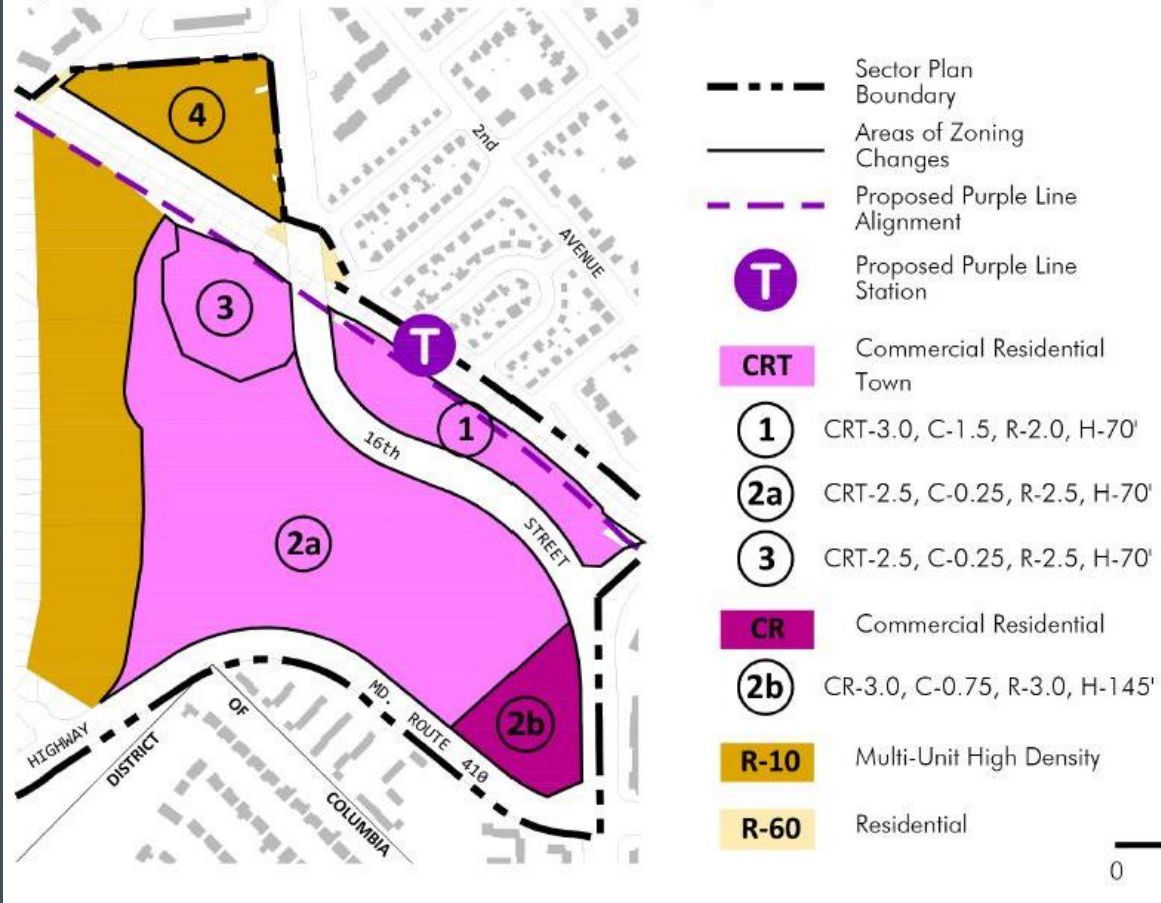
Woodside/16th St Station Area

Brookville Rd/
Lyttonsville
Station Area

Residential
Area

Woodside/16th St Station Area

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



Site 1 – Spring Center

Existing: CRT-0.75

Proposed: CRT-3.0

Reason: establish mixed use node near transit

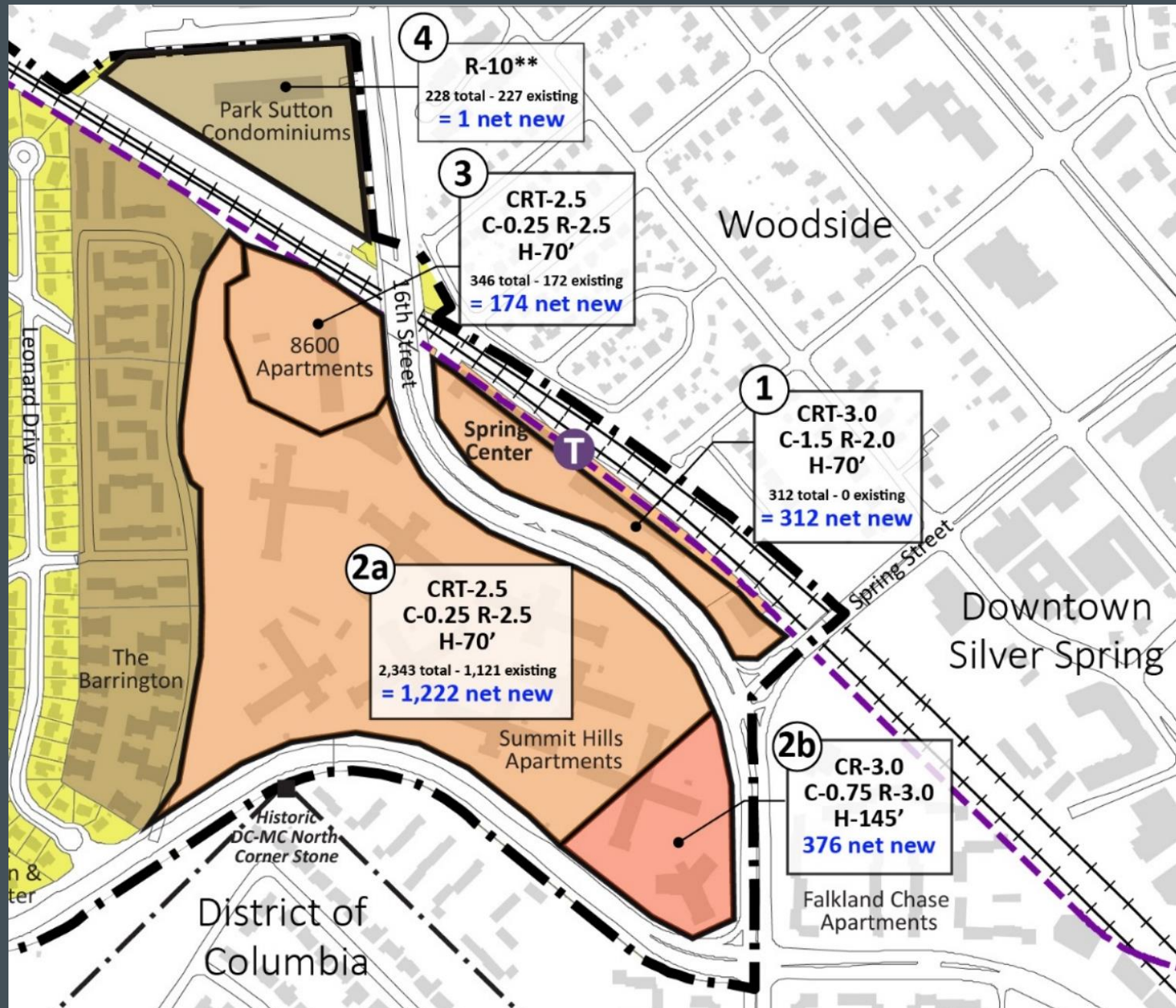
Site 3 – 8600 Apartments

Existing: R-10

Proposed: CRT-2.5

Reason: Allow for infill development around existing buildings

Density



Comparable Development to Station Areas



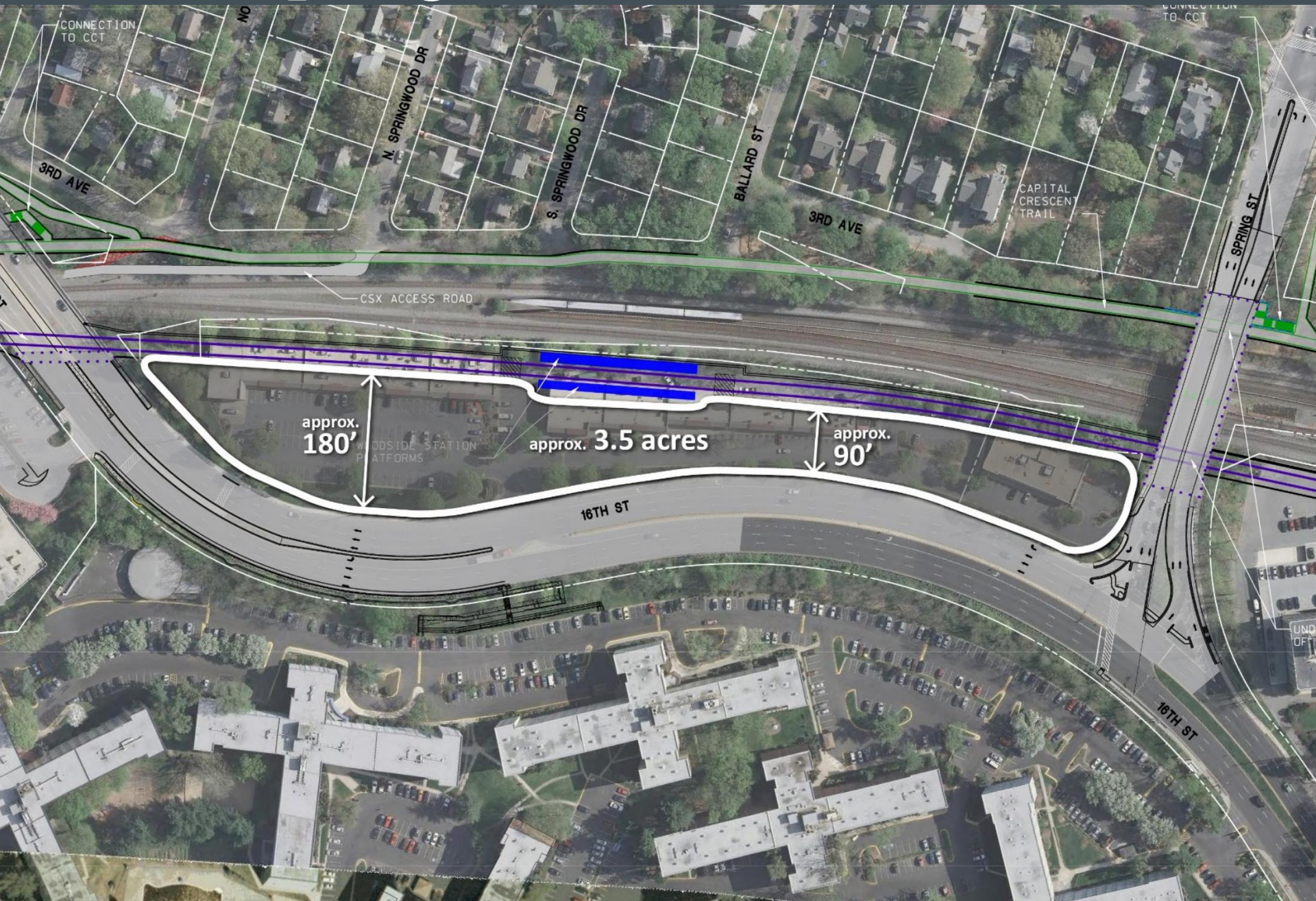
Fenwick Station Apartments

Height : 60 ft.

FAR : 109 du/acre approx. 3 FAR

Parking: 2 floors underground

Site 1: Spring Center





16th Street Today



Woodside/16th St
station

Woodside/16th St
station

16th Street Tomorrow

Site 1: Spring Center



Sector Plan Proposed Zoning: CRT-3.0, C-1.5, R-2.0, H-70

Site 3: 8600 Apartments



Existing Zoning: R-10 (approx. 1.25 FAR, H-100 ft)

Site 3: 8600 Apartments



Site 3: 8600 Apartments



©2016 Google
Tomorrow

Site 3: 8600 Apartments



©2016 Google
Tomorrow

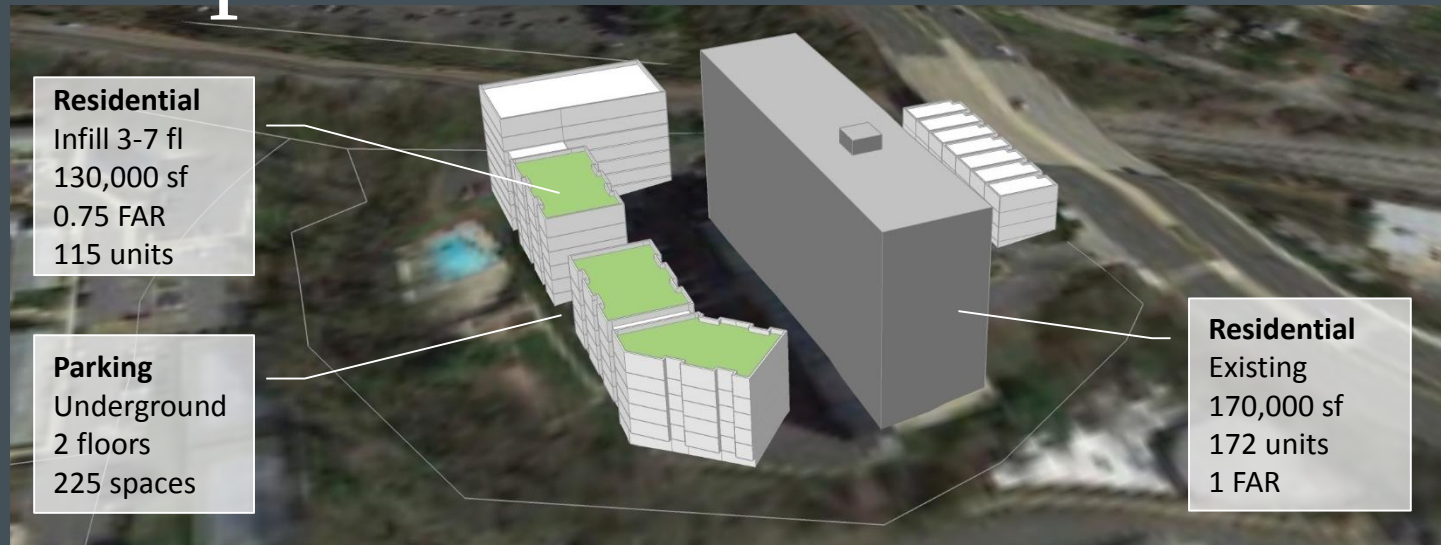
Site 3: 8600 Apartments

Sector Plan

Proposed

Zoning:

CRT-2.5,
C-0.25, R-2.5,
H-70



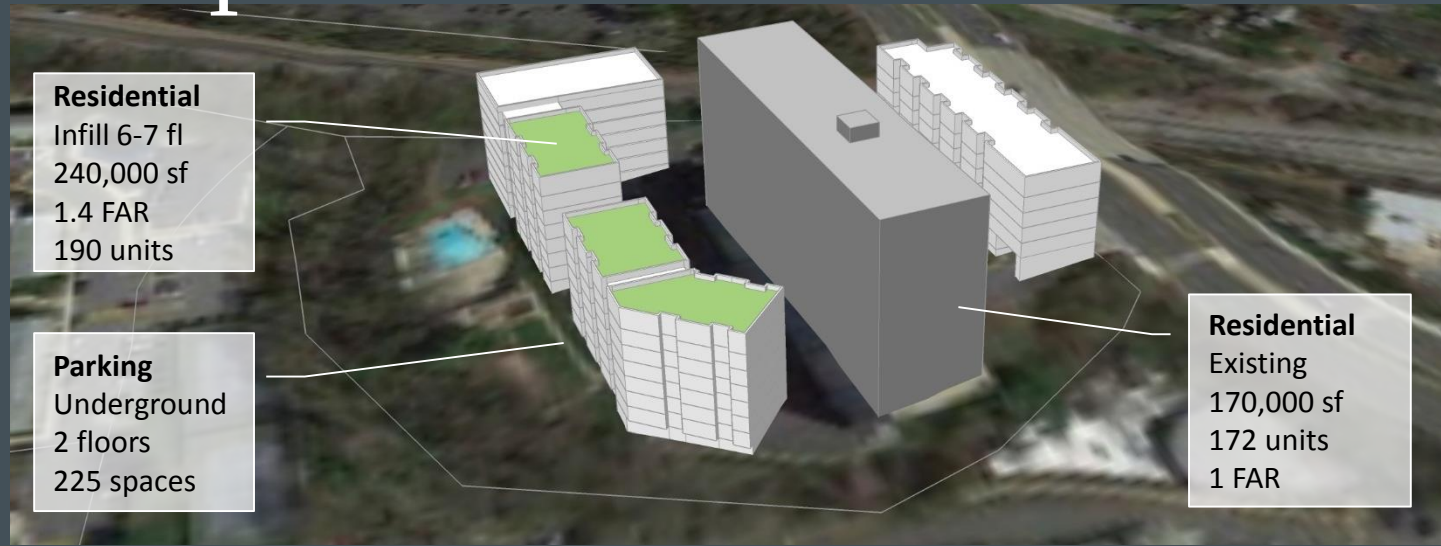
Site 3: 8600 Apartments

Sector Plan

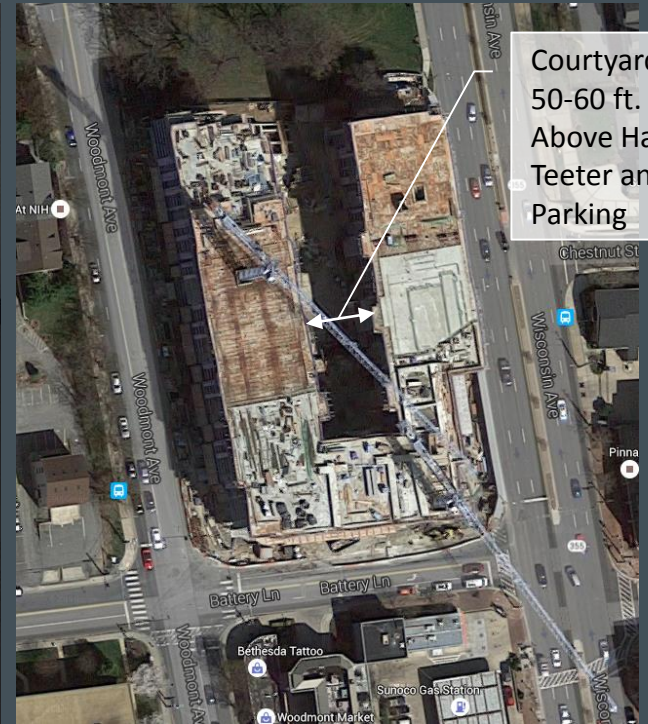
Proposed

Zoning:

CRT-2.5,
C-0.25, R-2.5,
H-70



Site 3: Internal Courtyards



8300 Flats, Bethesda

Woodside/16th St Station Area

Site 2a – Summit Hills

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

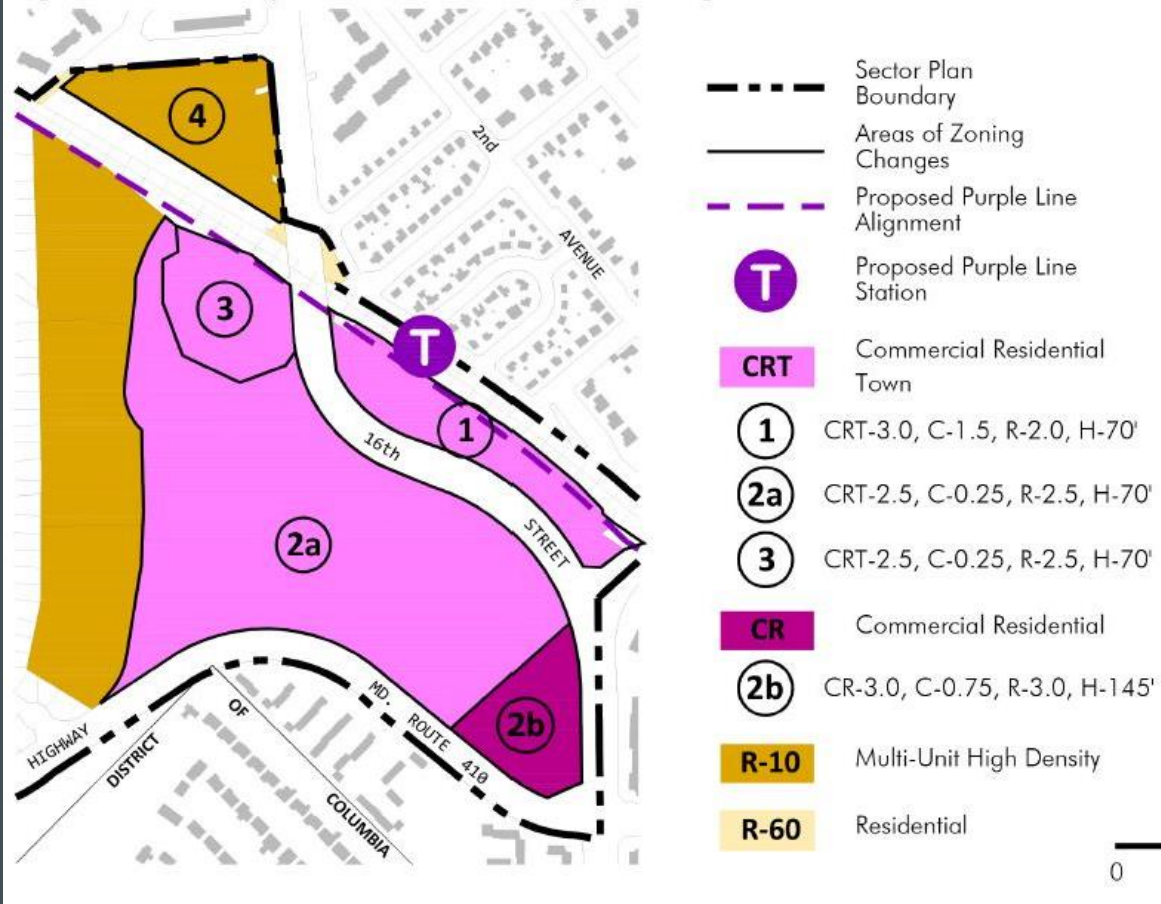
Site 2b – Summit Hills

Existing: R-10

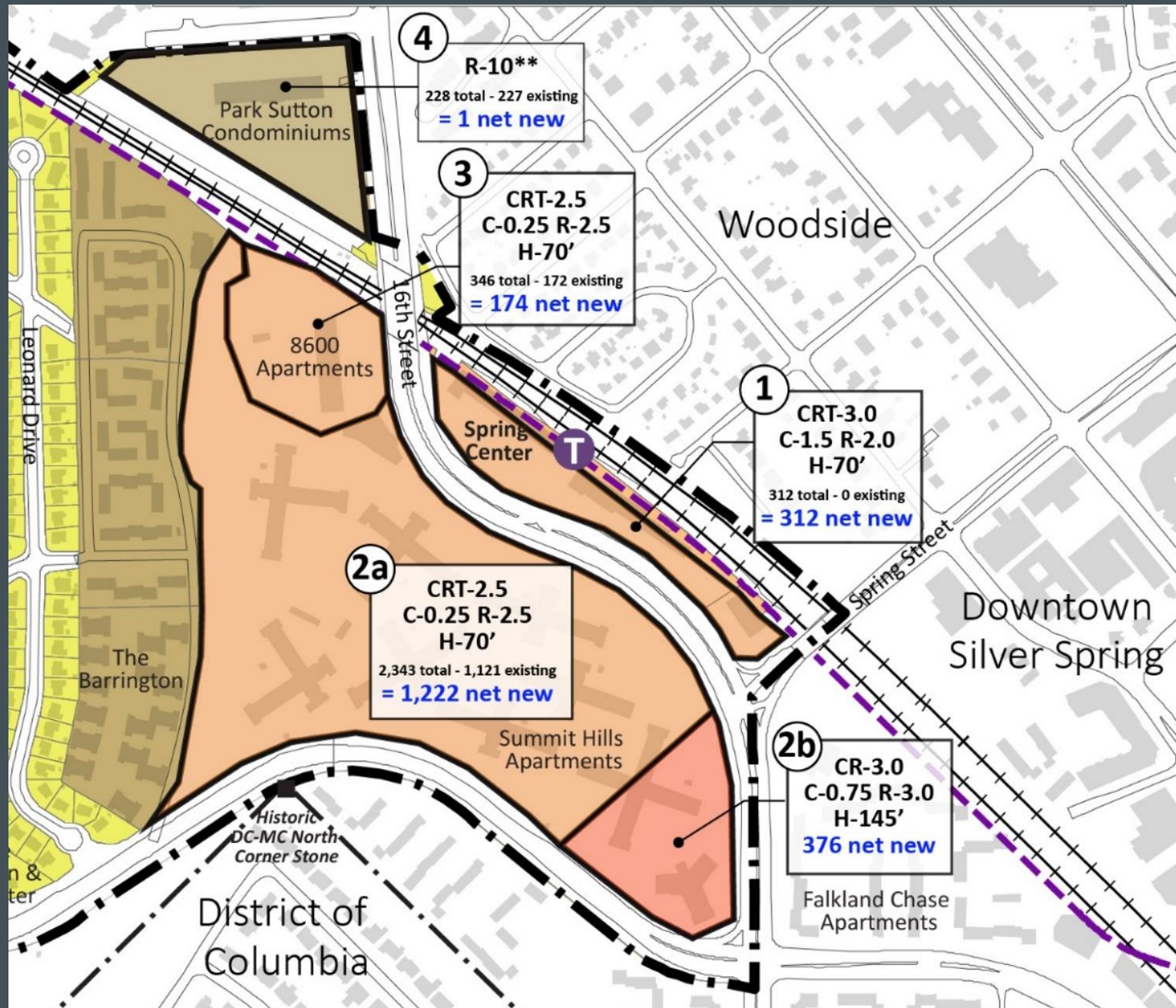
Proposed: CRT-3.0

Reason: Proximity to Silver Spring CBD, Metro Red Line

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

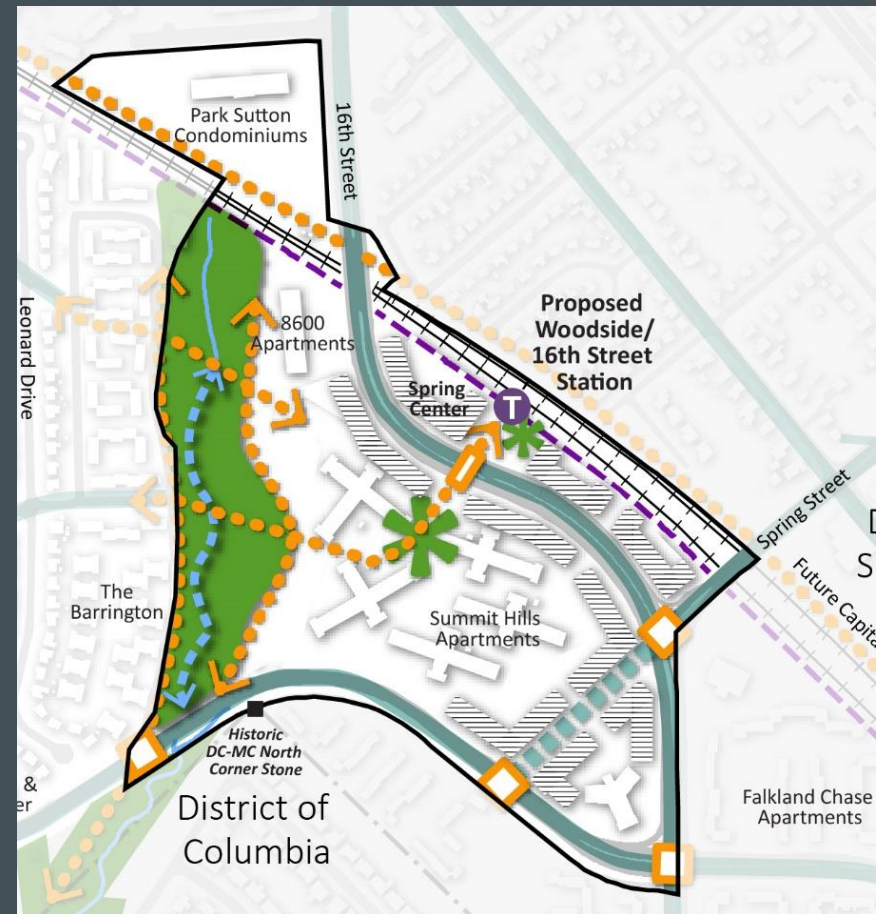


Density



Summit Hills Vision

- Greater integration into surrounding community
- Well connected to surrounding streets and transit via new road
 - Spring Street Extended
- Publically accessible parks and open space
- Environmental benefits
- Wider range of affordability



Summit Hills Overview

Strengths

- 30 acre site with one owner (similar in size to The Blairs)
- ½ mi to Silver Spring Metro & MARC rail
- ¼ mi to Woodside/16th St Purple Line
- Market rate affordable housing
- Large unit sizes

Challenges

- No protections for affordable housing
- Disconnected from surrounding streets, large gated super block
- Large areas of impervious surfaces, limited stormwater management
- No publically accessible green space

Summit Hills



Planning Board Options:

- 1) Retain Sector Plan recommended zoning
- 2) Modify Sector Plan recommended zoning
 - Add Site specific language requiring future rent restricted units be larger units
 - Limit extent of redevelopment
- 3) Recommend zoning changes only following purple line construction
 - Floating zone
 - Minor master plan amendment
- 4) Do not rezone (market rate affordable units subject to potential rent increases, amenities as they exist today)

Development Scenarios - Summit Hills

1



NO redevelopment
 NO parks
 NO through connection
 NO rent restricted
 affordable housing
 NO environmental
 benefits

2



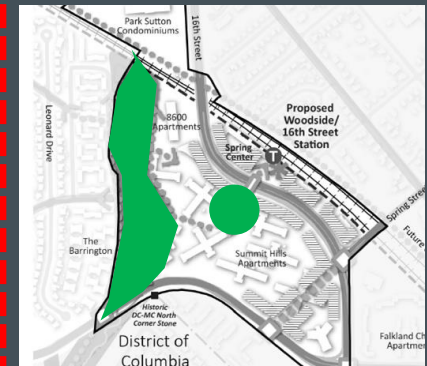
SOME infill
 Civic Green
 No through connection
 Rent Restricted
 Affordable Housing

3



MORE infill
 SOME redevelopment
 Civic Green
 Daylight Fenwick Branch
 No through connection
 Rent Restricted
 Affordable Housing

4



> REDEVELOPMENT
 Civic Green
 Daylighted Stream Park
 Community Recreational
 Park
 Through connection
 Rent Restricted
 Affordable Housing

Summary of public testimony, re: parks

- Proposed new density will put pressure on parks that are already heavily programmed/used

Staff response: proposed system of parks and trails will greatly increase both quantity and connection to parks and recreation for the Sector Plan Area

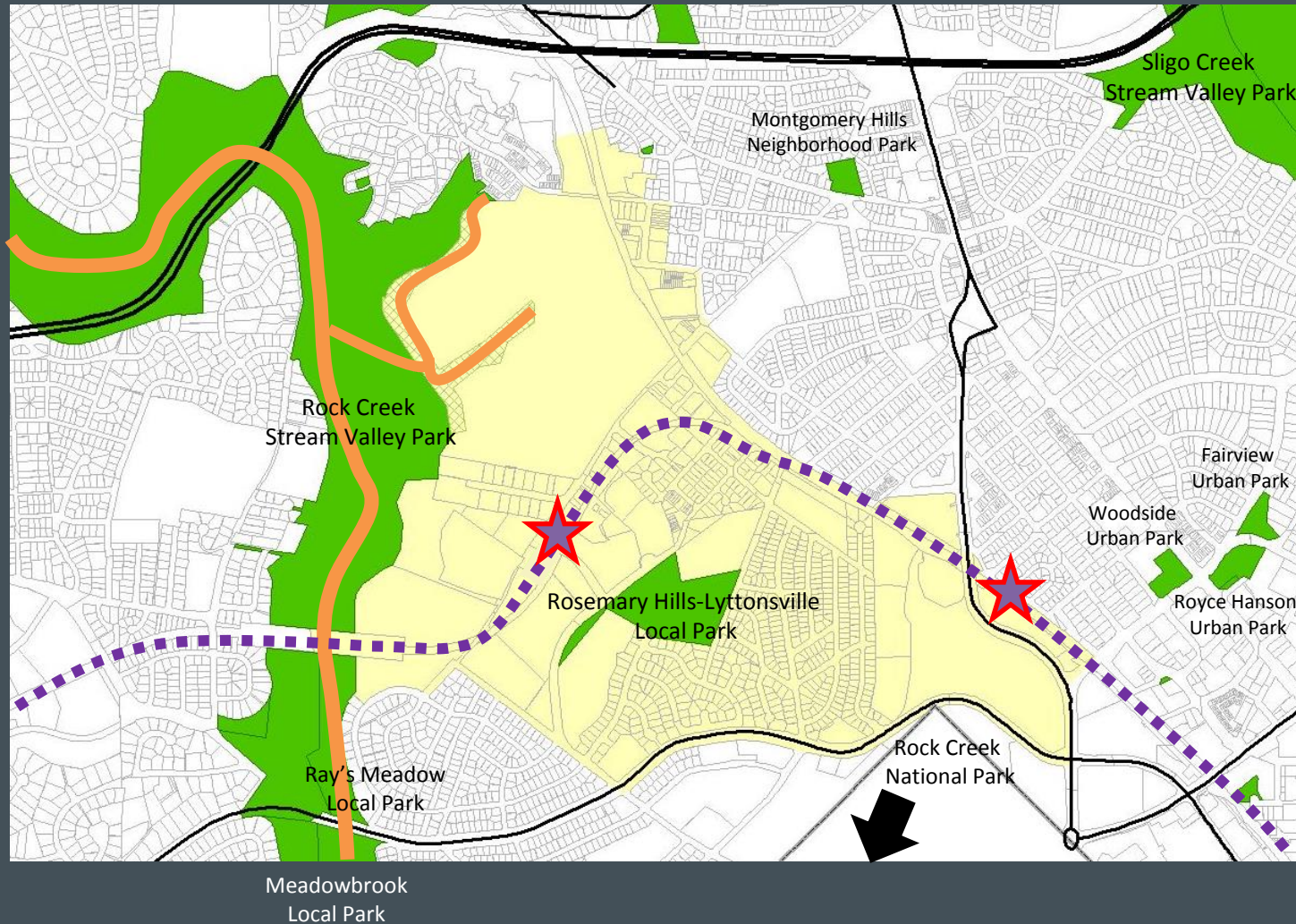
- Summit Hills owners concerned about expected public amenities, not enough density to make economics work

Staff response: reduced versions of the Fenwick Branch proposed park may be possible with minimal development

- New development adjacent to Rosemary Hills-Lyttonsville Local Park should be compatible with park amenities and features

Staff response: proposed additions to the park will help provide compatibility while expanding the park's land area and amenities

M-NCPPC parkland, regional context



Hierarchy for parks and open spaces

A Hierarchy (PROS Plan, 2012)

Each area or sector plan should include a system of open spaces based on the roles of each type of open space.

For the Sector Plan Area:

- Active recreation destinations
- A central civic green
- An interconnected system of sidewalks and trails to connect parks and open spaces
- Wooded areas that will provide a sense of contact with nature

For each Neighborhood:

A neighborhood green, buffer park, or community use recreational park

For each Block:

A public square, plaza or green area

For each Building:

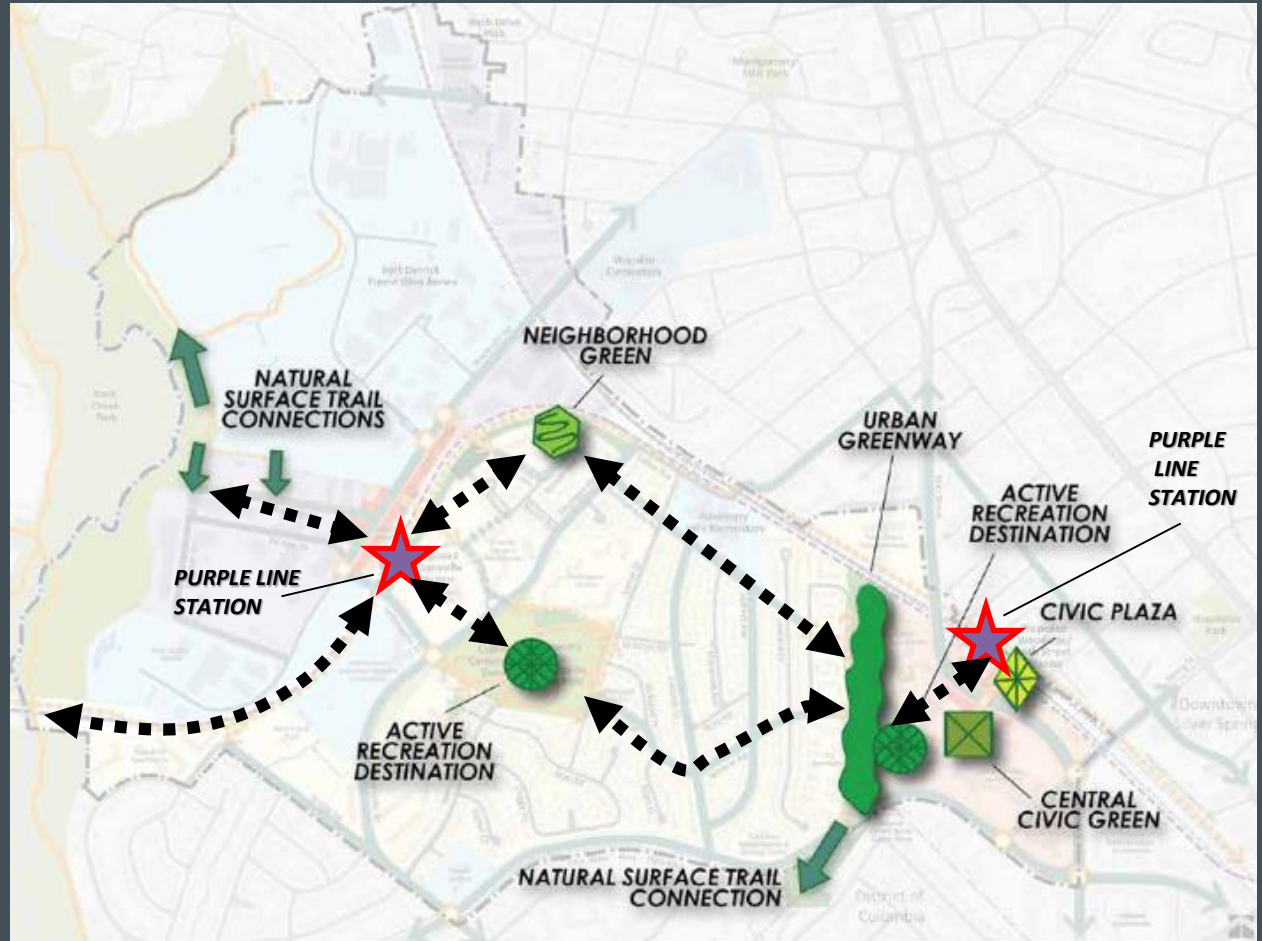
An outdoor recreation space

For each Residence:

A private outdoor space

What are the opportunities?

- How can we make Greater Lyttonsville better with connections and spaces?
- Where are the best places to provide focal, civic open spaces?



A HIERARCHY

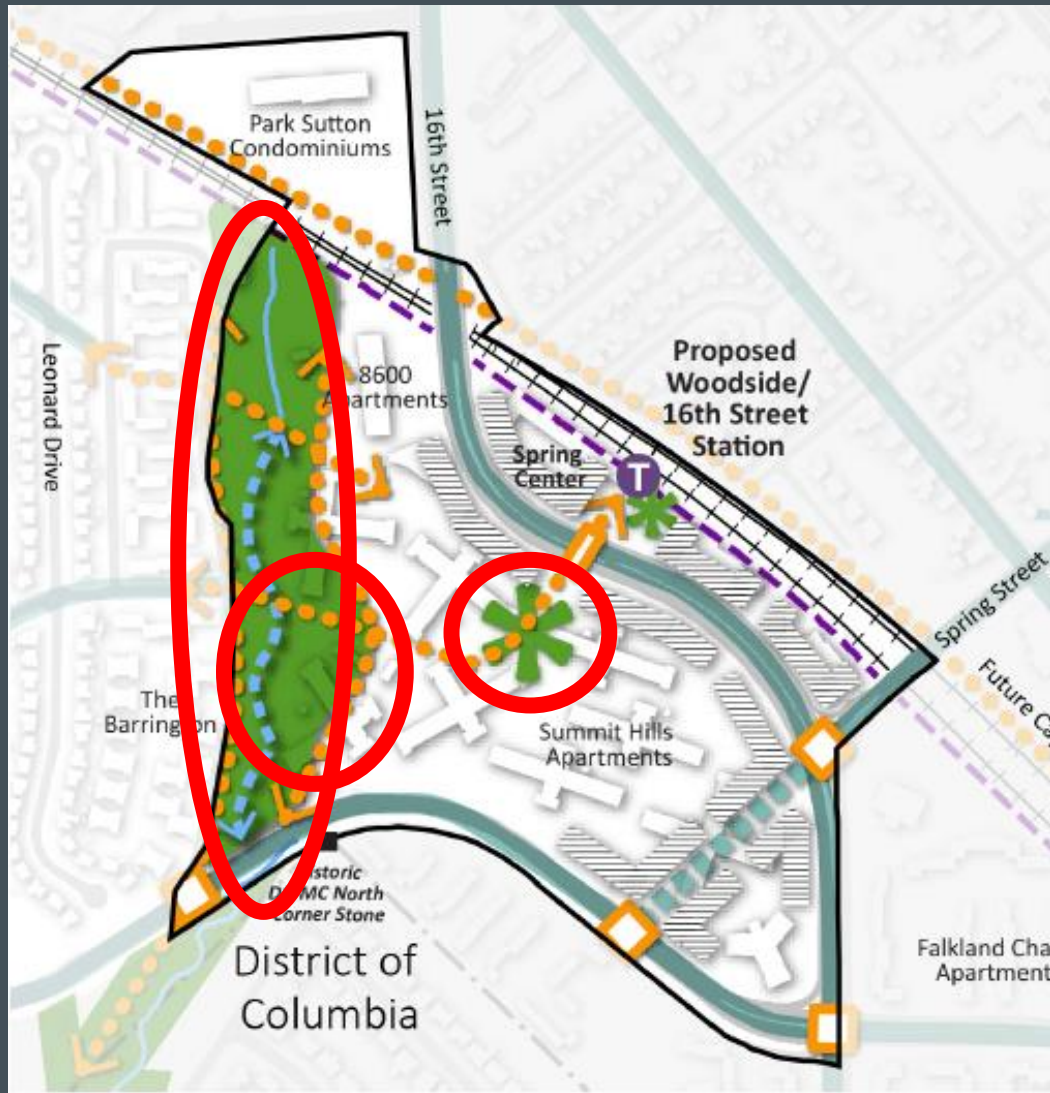
Each area master plan should include a system of open spaces based on the roles of each type of open space. The amount and size of open spaces may vary from plan to plan and should be directly proportional to the projected density, and adjust to the pattern of existing open space and other factors such as community-specific needs.



Stream Daylighting

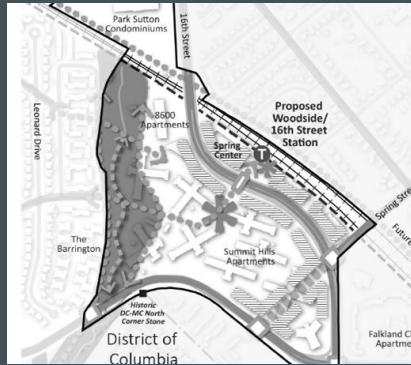
Summit Hills

**Proposed Parks: Urban Greenway Park/Daylighted Stream Park
+ Community Use Recreational Park + Civic Green Park**



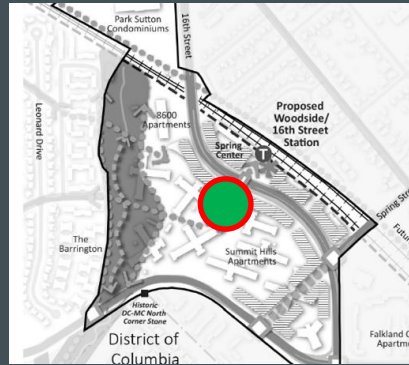
Scenarios in Summit Hills

1



NO redevelopment
NO parks

2



SOME infill
Civic Green

3



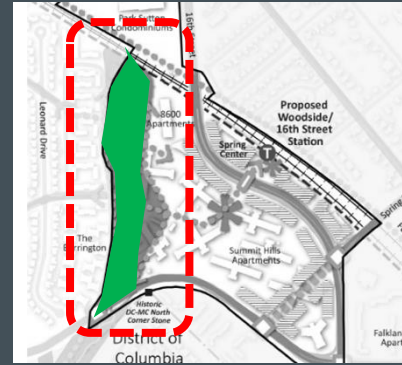
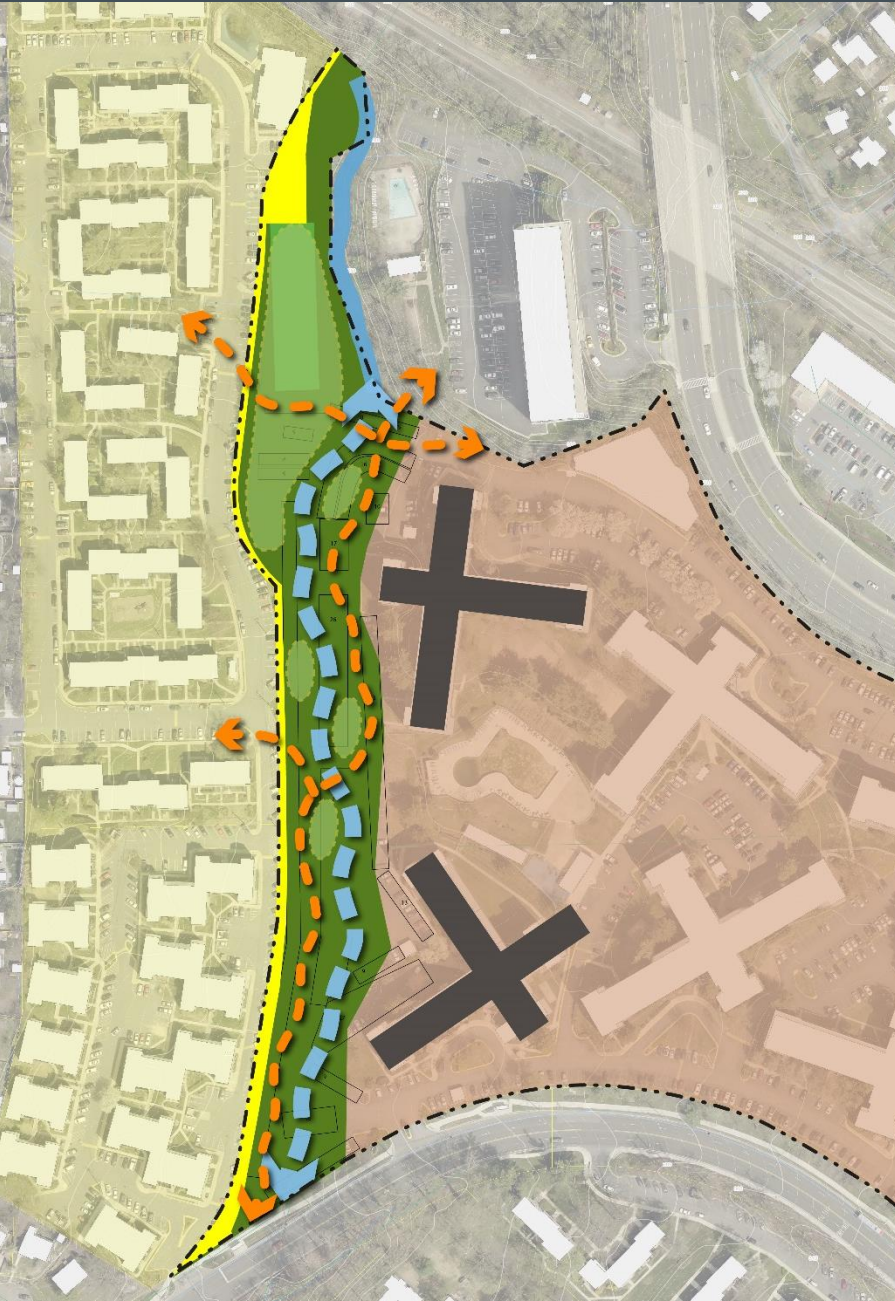
MORE infill
SOME redevelopment
+ Daylighted Stream
Park

4



MORE redevelopment
+ Community
Recreational Park

Daylighted Stream Park



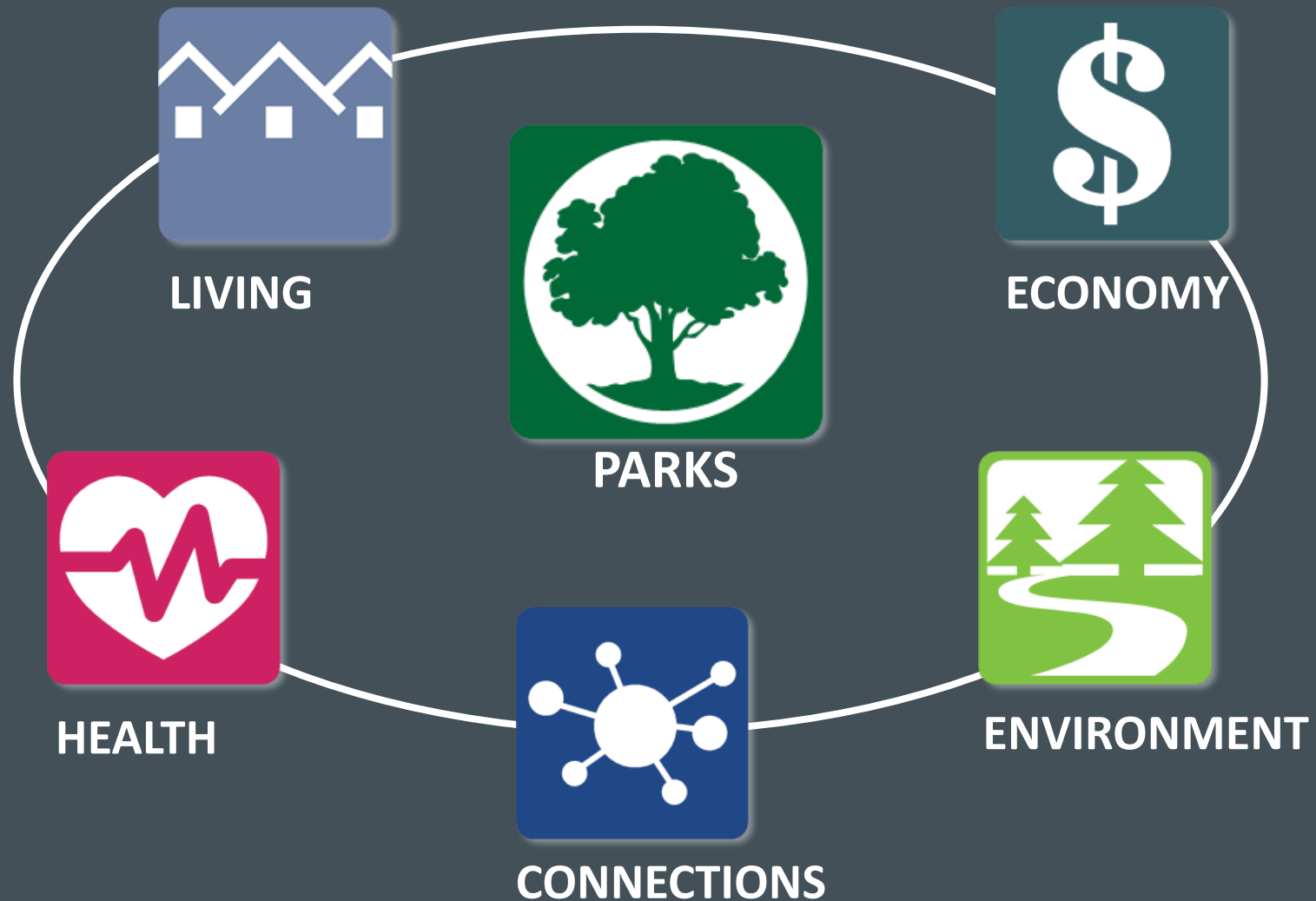
Parkland Area:
~ 4.83 AC
~15.7% of site vs.
10% POS (Zoning)

MORE infill
SOME redevelopment
+ Daylighted Stream Park

- Preserve existing residential buildings in place
- Proposed **trail** and some **recreational activities** to happen along the stream
- **Connects to Rock Creek Park** (southern end)
- Loss of approximately 430 surface parking spaces

Value of Parks

Increase resiliency of neighborhoods and regions



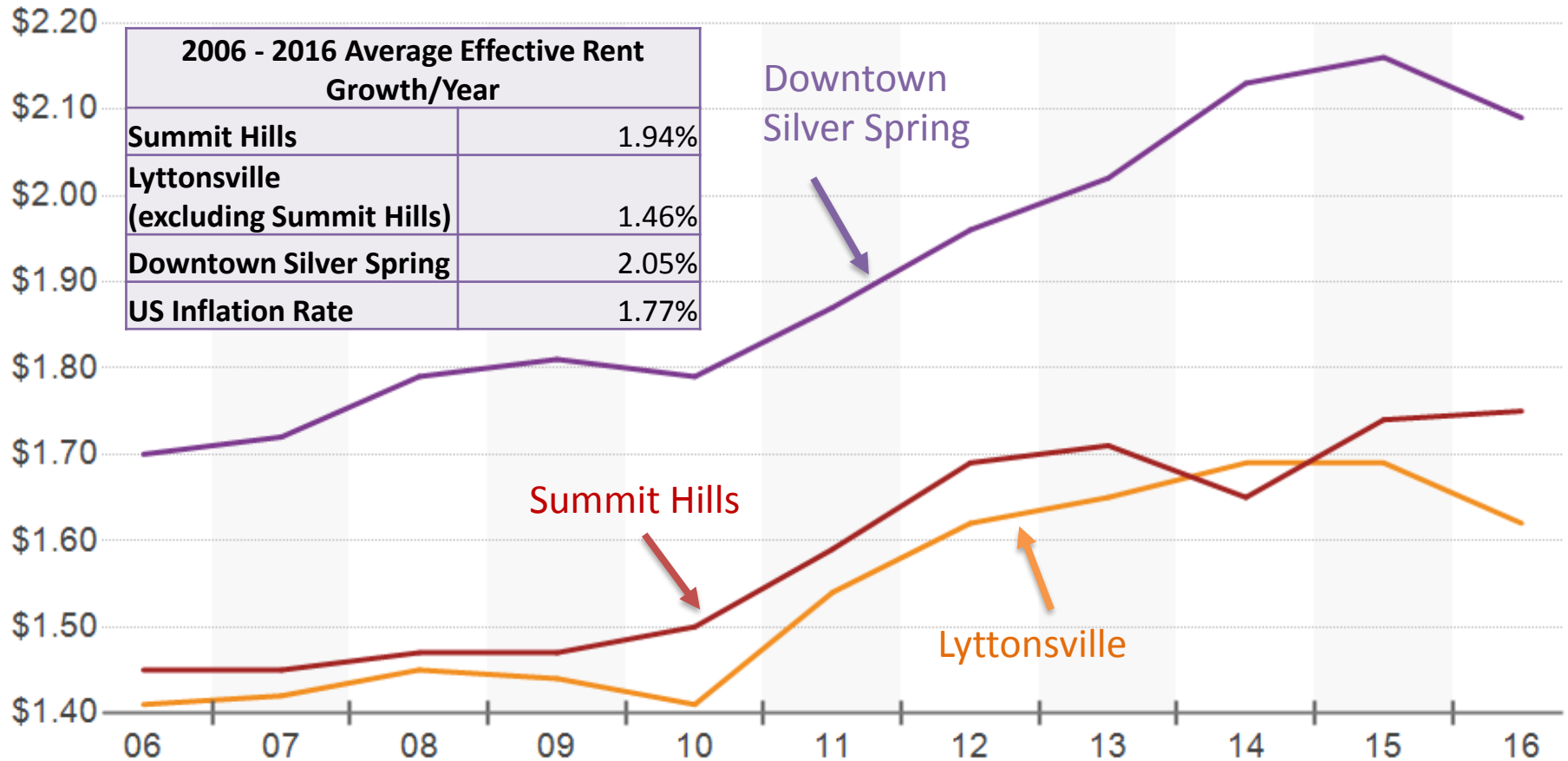
Montgomery County Rental Market

- Traditionally, older units provide market-affordable housing.
 - However, properties close to transit & amenities filter through the market more slowly.
- Unbalanced supply/demand in rental market
 - 38% of rental supply concentrated in 80%-100% AMI
 - 23% of households in 80%-100% AMI range
- Development/rehabilitation/preservation are all important in meeting the affordability needs of the County.
- Affordable housing development should leverage existing and new connections to transit, employment centers, and amenities.

| Current Rental Market | Summit Hills | Lyttonsville (ex Summit Hills) | Downtown Silver Spring | Montgomery County |
|------------------------------------|---------------------|---|-----------------------------------|------------------------------|
| Average Asking Rent/Unit | \$1,833 | \$1,541 | \$1,780 | \$1,621 |
| Average Effective Rent/Unit | \$1,833 | \$1,445 | \$1,718 | \$1,570 |
| Average Asking Rent/SF | \$1.75 | \$1.73 | \$2.16 | \$1.78 |
| Average Effective Rent/SF | \$1.75 | \$1.62 | \$2.08 | \$1.72 |
| Average Unit SF | 1,041 | 889 | 832 | 922 |
| Average Year Built | 1960 | 1960 | 1994 | 1968 |
| Concessions | 0.0% | 6.2% | 3.6% | 2.9% |
| Vacancy Rate | 0.7% | 2.0% | 3.8% | 5.5% |
| | | | | Source: CoStar |

Summit Hills Rent – 2006 – 2016

Effective Rent Per Square Foot



Summit Hills

| Summit Hills | Units | Vacancy Rate | Average Rent | AMI | General Income Requirements |
|--------------|-------|--------------|--------------|-----|-----------------------------|
| Efficiency | 63 | 3.1% | \$1,383 | 74% | \$55,288 |
| 1-bedroom | 279 | 0.7% | \$1,538 | 75% | \$61,510 |
| 2-bedroom | 481 | 0.4% | \$1,783 | 80% | \$71,309 |
| 3-bedroom | 252 | 0.8% | \$2,146 | 80% | \$85,855 |
| 4-bedroom | 16 | 0.0% | \$2,403 | 86% | \$96,100 |

Source: CoStar/2014 DHCA Survey/HUD



- Units currently affordable to households making 75-85% AMI
- Contains larger units, but no rent restricted units
- Proposed zoning allows Summit Hills to redevelop if units become obsolete but doesn't incentivize redevelopment in near term
- Redevelopment/infill strategy will provide for preservation of many market-rate affordable units, while adding new rent-restricted units

Summit Hills



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Residential Area

Industrial/
Institutional
Area

Brookville Rd/
Lyttonsville
Station Area

Woodside/
16th St
Station Area

Paddington Square

Site 6a

Existing: R-20

Proposed: CRT-1.5

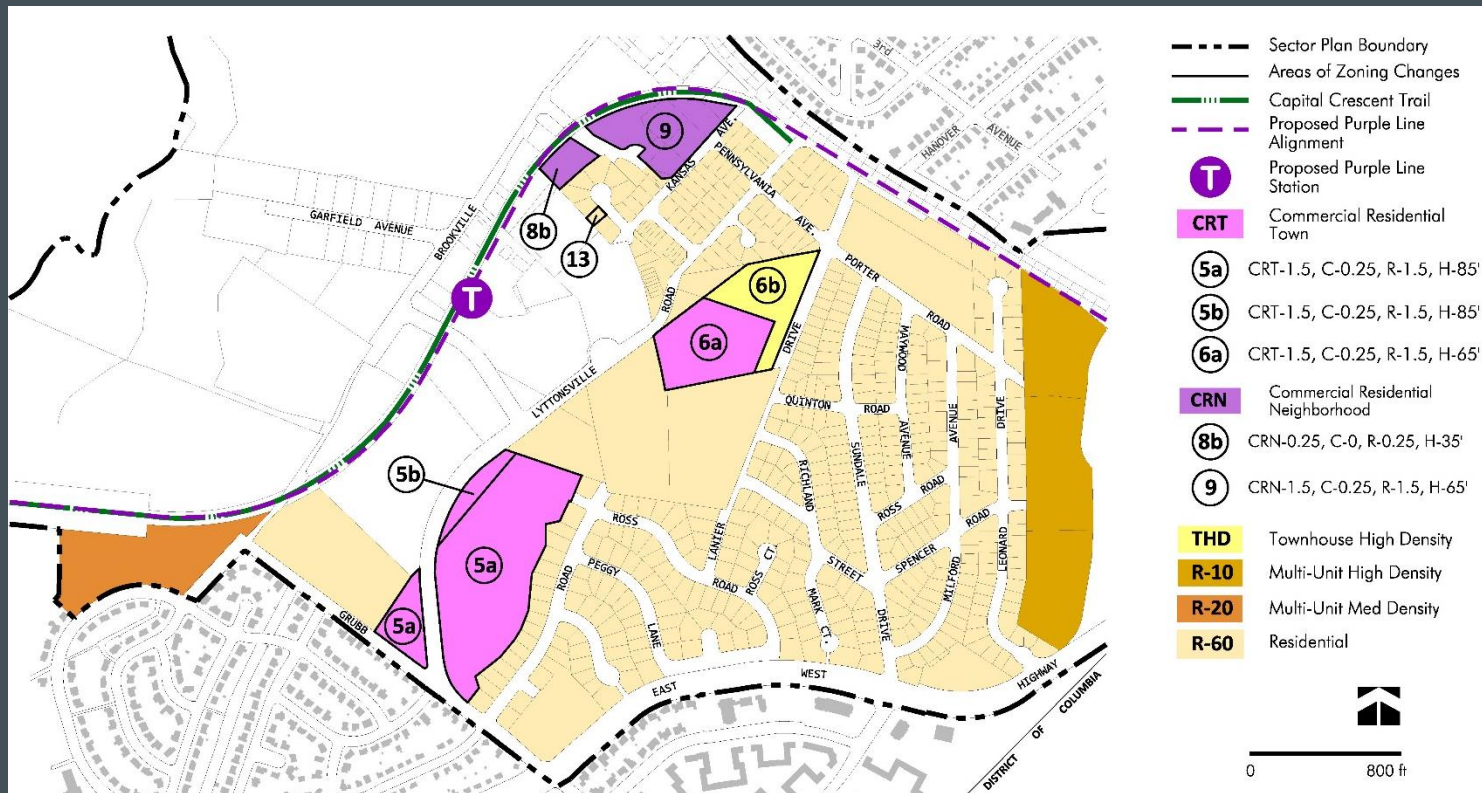
Reason: Allow for increased affordable housing development within close proximity to purple line on lowest topography on site

Site 6b

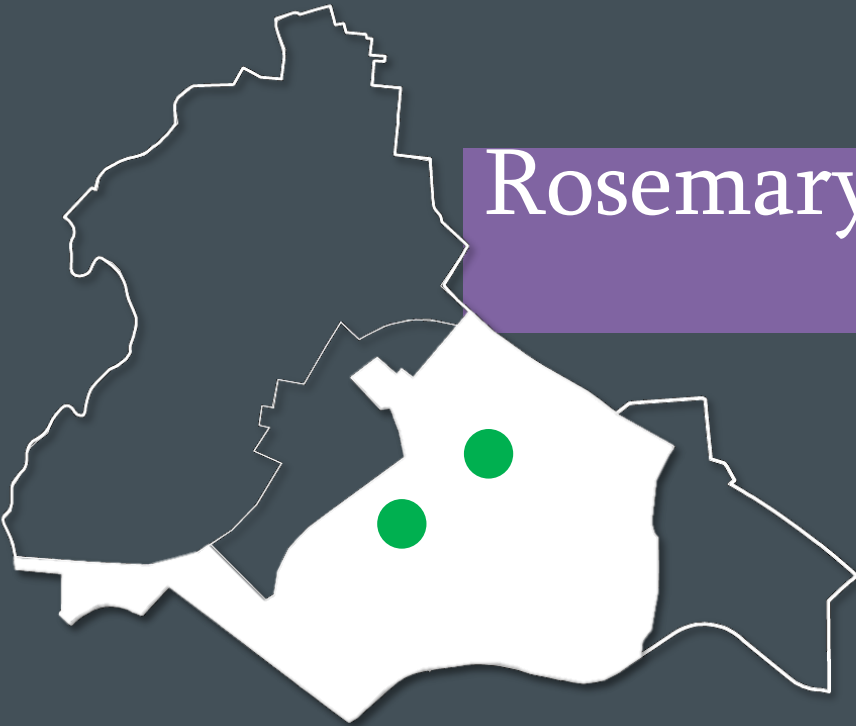
Existing: R-20

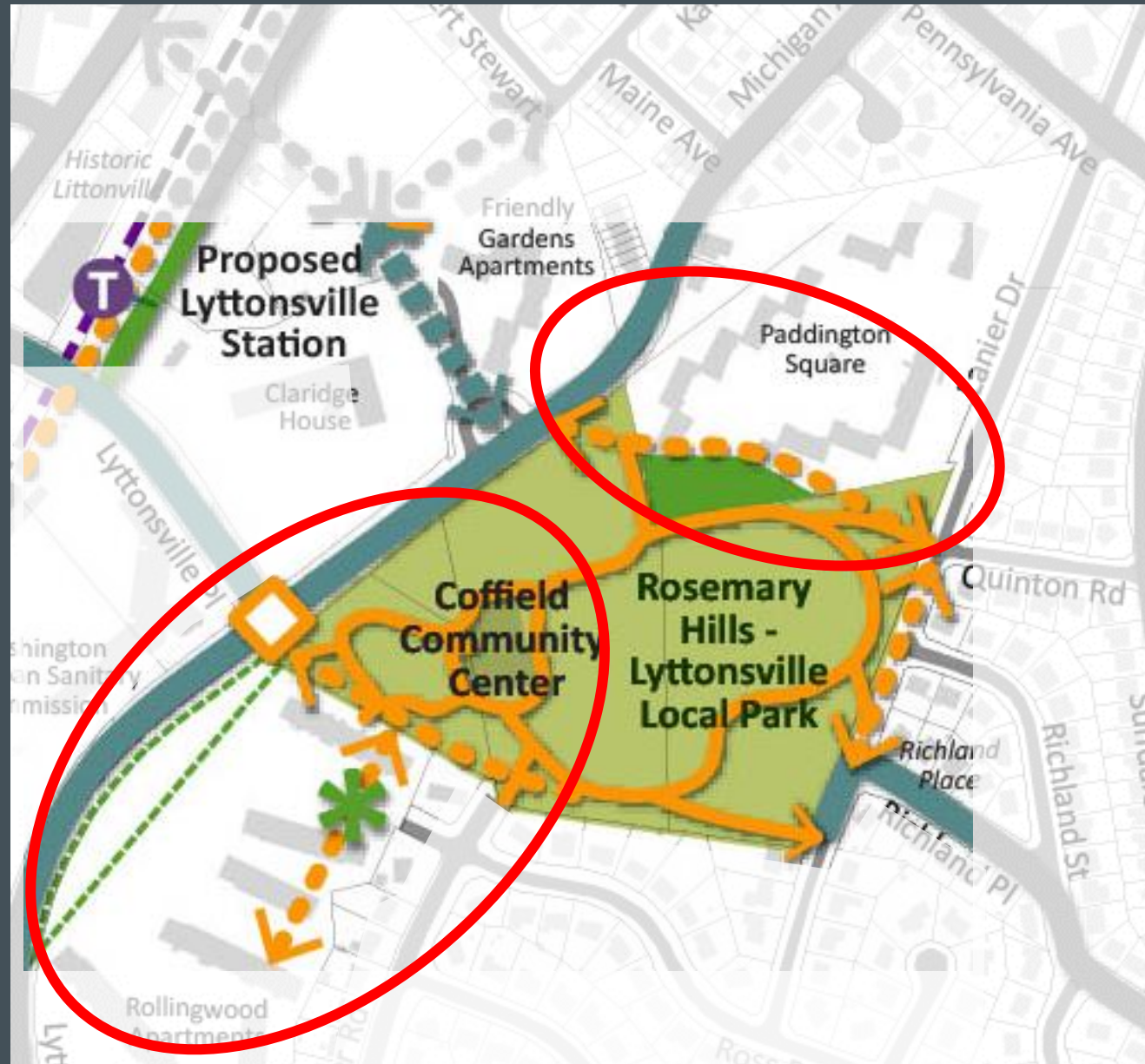
Proposed: THD

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

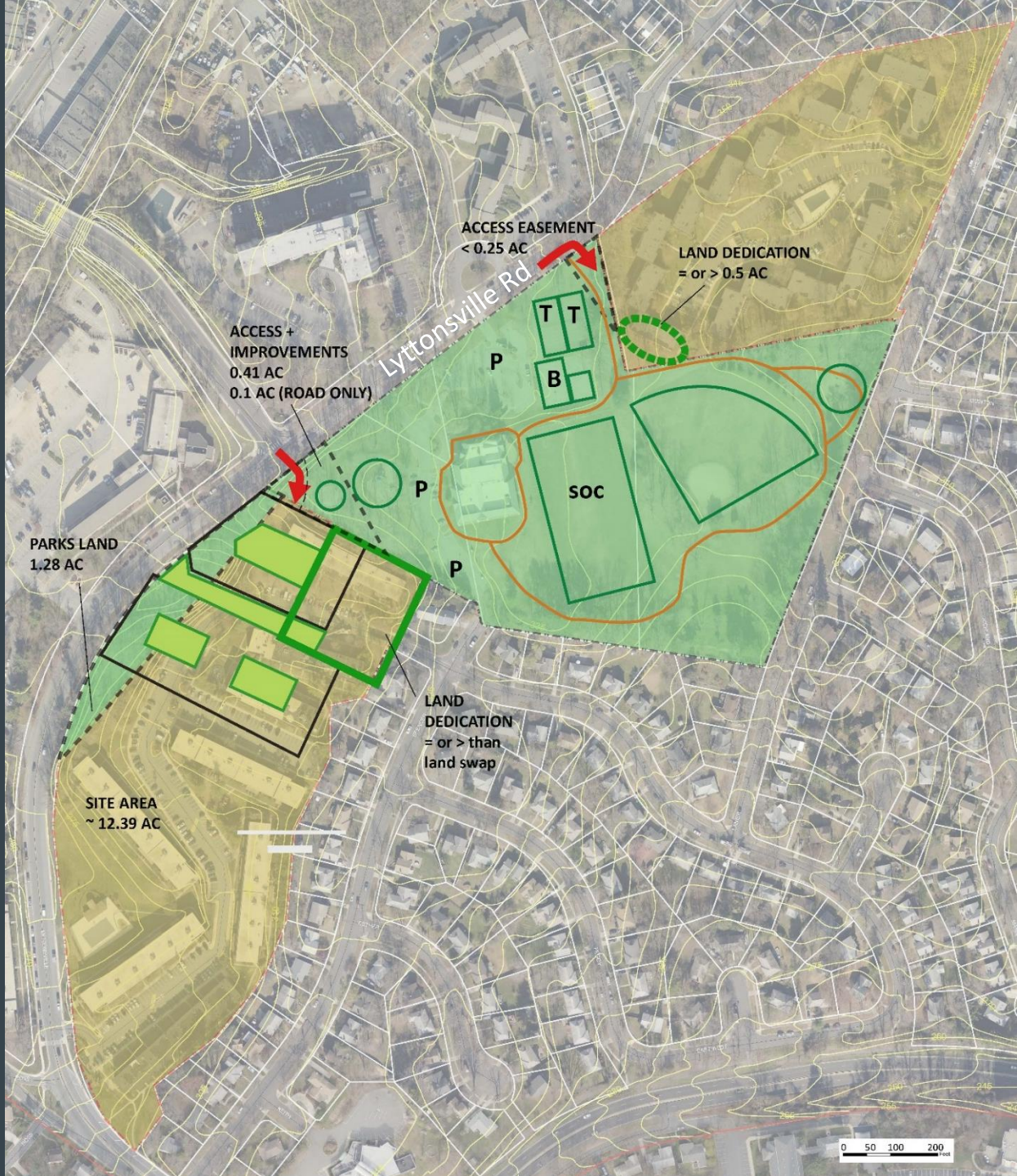


Rosemary Hills – Lyttonsville Local Park





HOC/ Paddington Square & Rollingwood Apartments

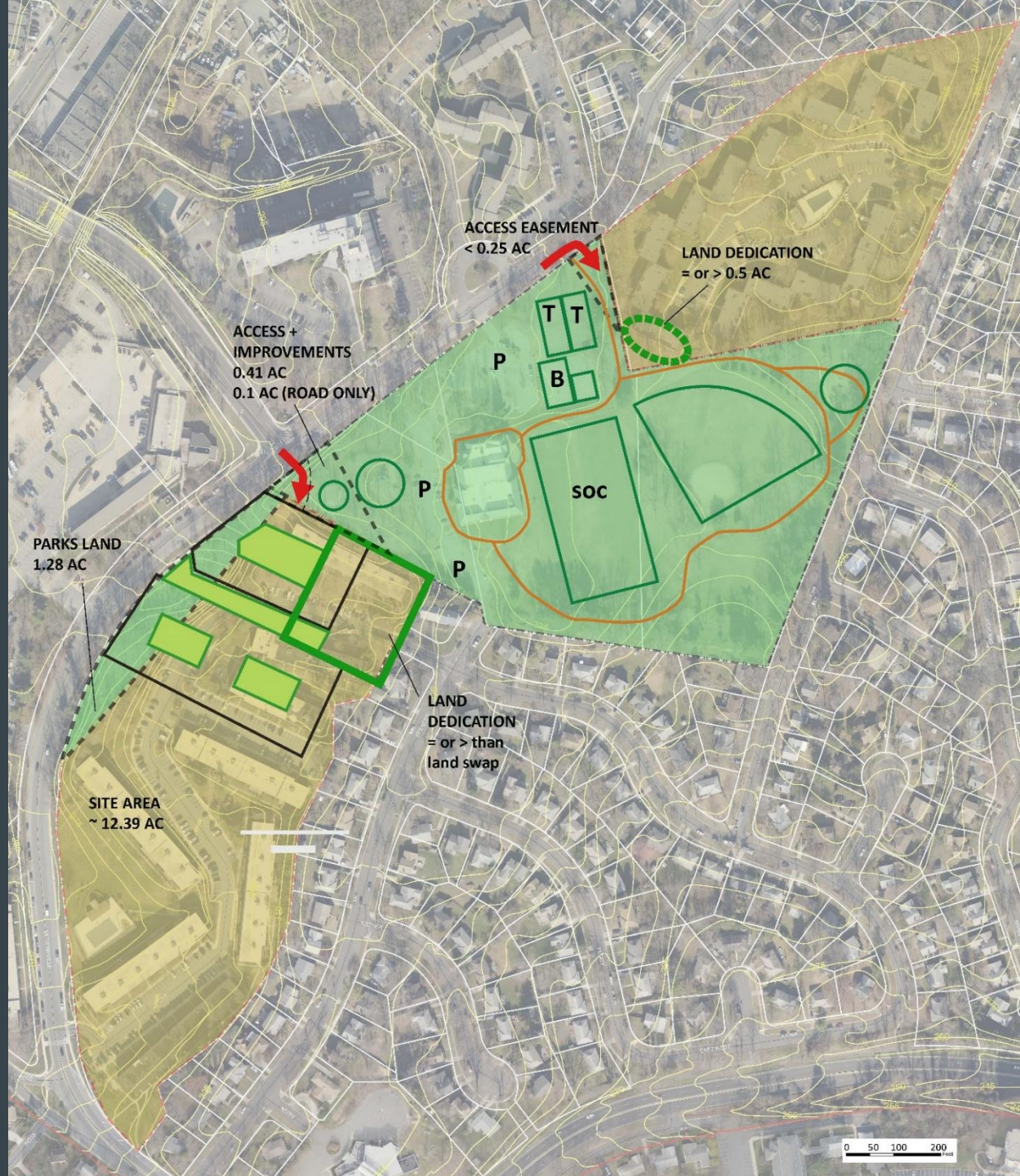


HOC/ Paddington Square

P. 79 - Section 3.2.2 – Public Space Improvements – (2nd bullet): Consider ~~a land swap between~~ an access easement across parkland for Paddington Square landowners in exchange for parkland dedication to the Department of Parks to expand Rosemary Hills-Lyttonsville Local Park. The ~~expansion should be large enough~~ public open space dedicated to Parks at the time of regulatory review should be 0.5 acres and configured to accommodate additional recreational facilities to meet the needs of the growing population in the Sector Plan area. Exact location, type and layout of facilities will be determined at the time of regulatory review.

Recommended amount: 0.5 AC.

Rollingwood Apartments & HOC/ Paddington Square



Rollingwood Apartments

P. 77 - Section 3.2.1 – Land Use and Zoning – Site 5a and 5b,

Recommendations (5th bullet/ 3rd sub-bullet): “If new buildings and a new access point associated with the redevelopment are placed directly along Lyttonsville Road as part of the negotiated land swap...”

Recommendations (6th bullet): The MNCPPC Parks Department has evaluated a potential land swap and supports such a transition, only if the land swap **results in an equal or greater amount of parkland.**

Recommended amount: equal or greater amount of parkland

Agenda for Planning Board

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- Agreement to proceed to Work Session #4 (MCPS briefing) and final edits in June



GREATER LYTTONSVILLE

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