

Lyttonsville - Rosemary Hills Sector Plan

COMMUNITY MEETING



**May 14, 2012
7:30- 9:30 PM**

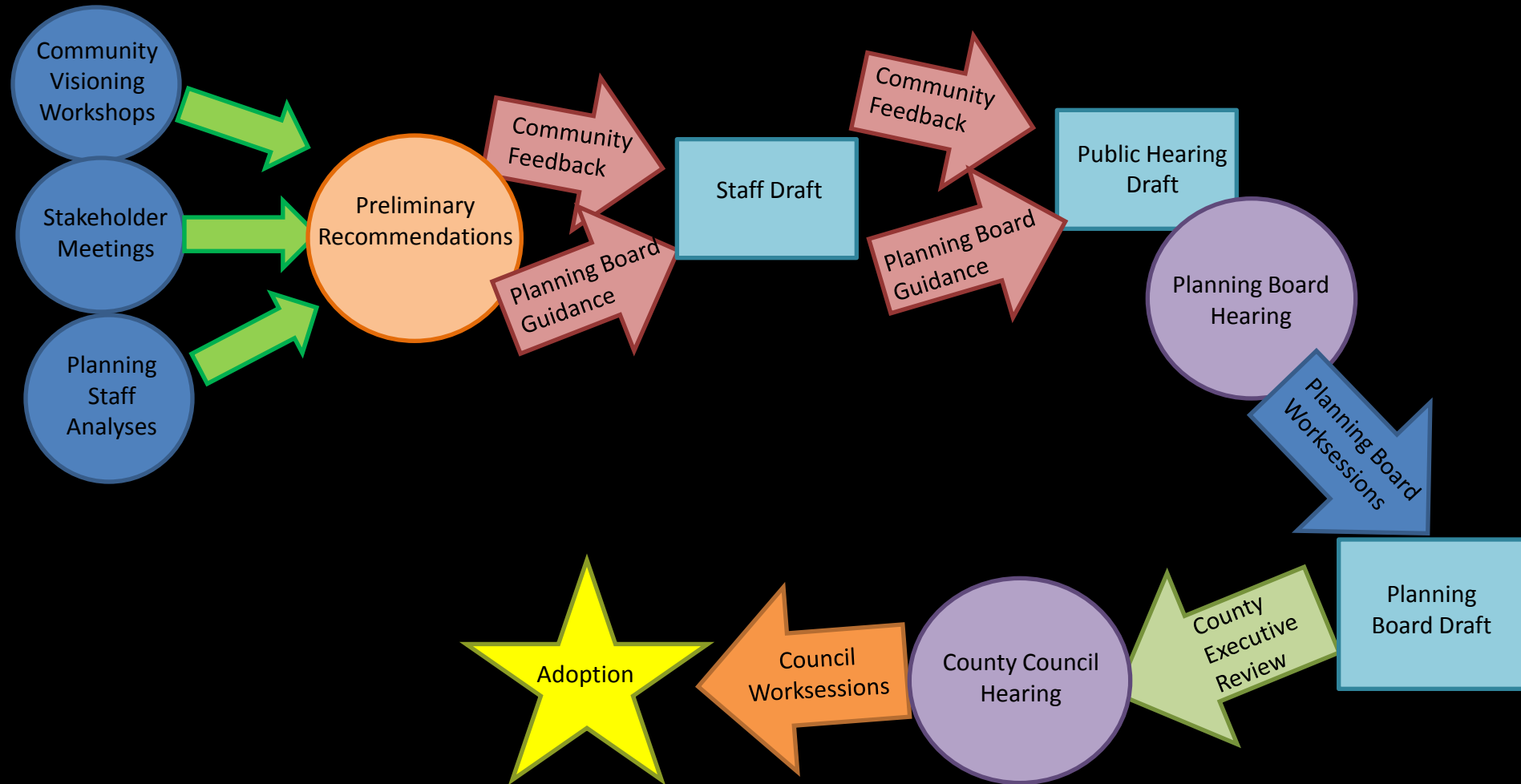
**Lyttonsville
Rosemary Hills** sector plan

Lyttonsville – Rosemary Hills Sector Plan

March 2012	Open House
May 2012	Community Visioning Workshop #1
July 2012	Scope of Work
Aug. –Sept. 2012	Community Visioning Workshops
December 2012	Draft Recommendations Community Meeting
January 2013	Staff Draft Community Meeting
February 2013	Planning Board Public Hearing
March-July 2013	Planning Board Worksessions Planning Board Draft County Executive Review
August- September 2013	
October 2013	County Council Public Hearing
December- March 2013	County Council Worksessions

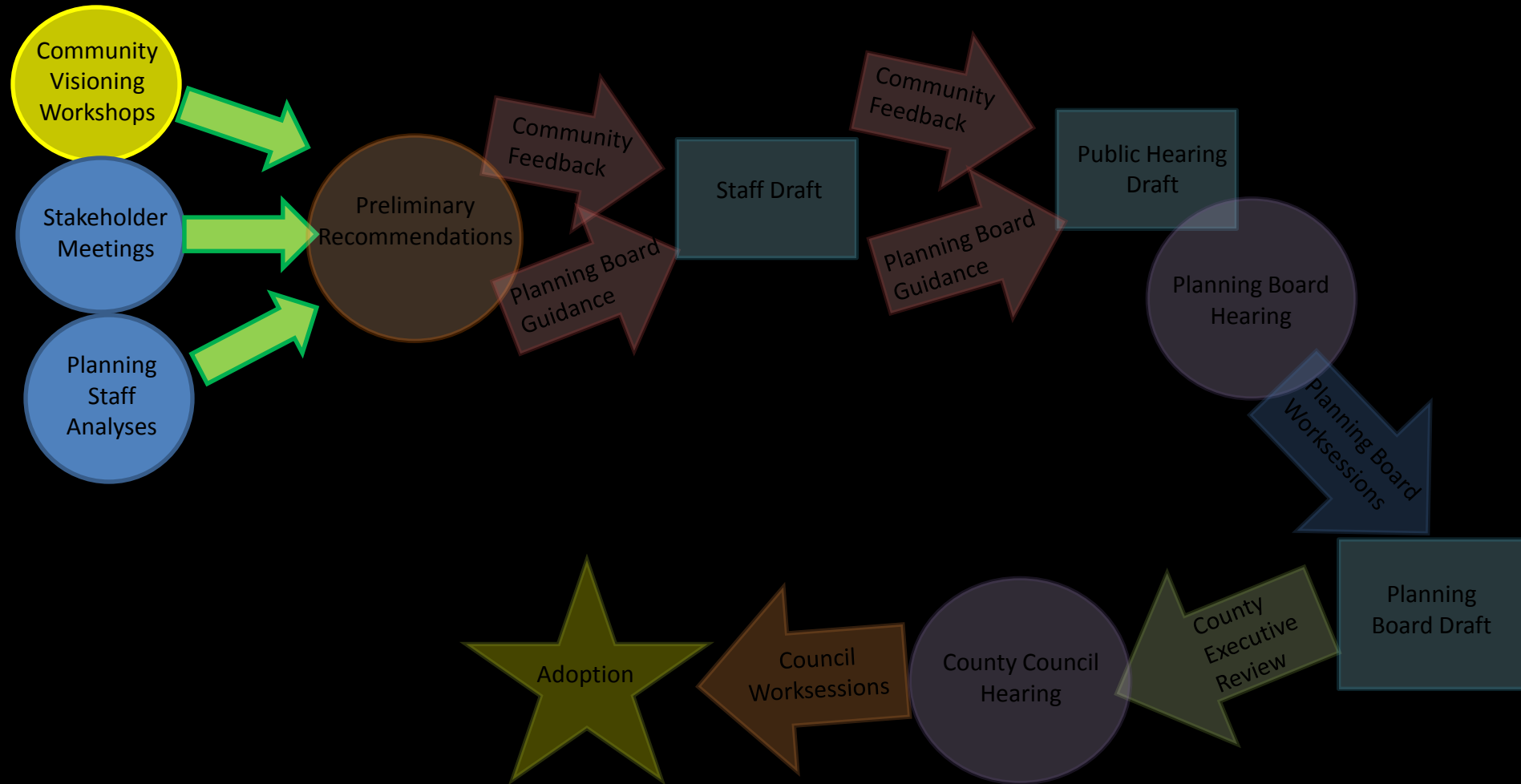


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Planning Process

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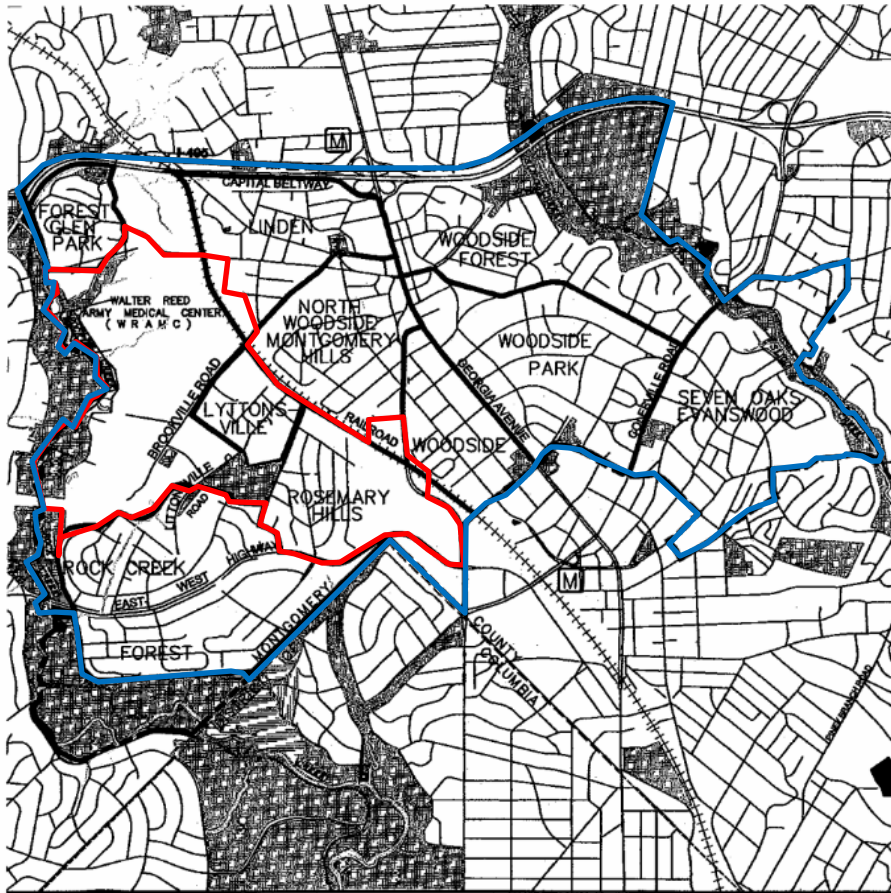


Planning Process

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North and West Silver Spring Neighborhoods

Map 7



2000 North and West Silver Spring Master Plan

- Infrastructure, housing must be regularly maintained & improved
- Reconfirmed the vast majority of existing residential zoning
- Buffering between residential and industrial areas
- Substantial redevelopment not anticipated

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What can it 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 can't it do?

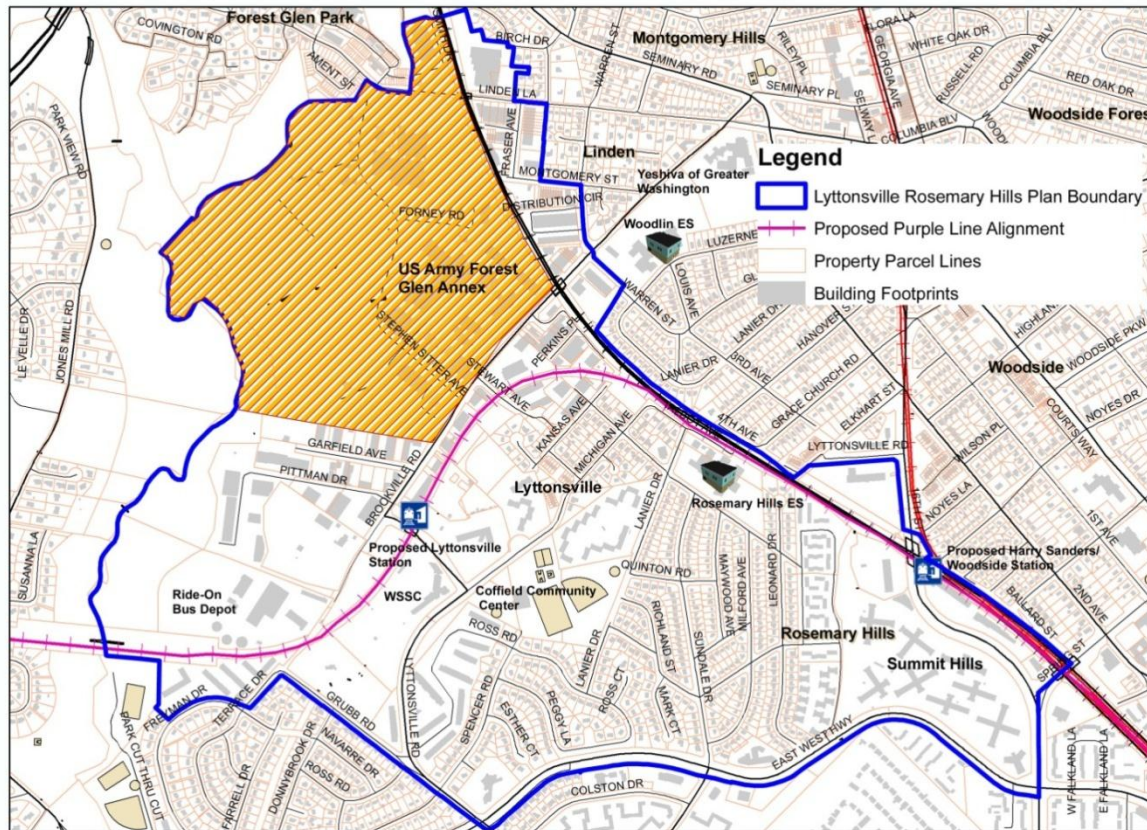
- Code enforcement
- Ensure immediate redevelopment
- Require adjacent property owners to consolidate
- Fund capital improvement projects



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04-30-2012



SECTOR PLAN BOUNDARY

- Total 585 Acres
- Includes two proposed Purple Line stations
- East West Hwy., 16th Street, Rail line, Warren Street, Hale Pl., Smith Dr., Rock Creek



Sector Plan Boundary

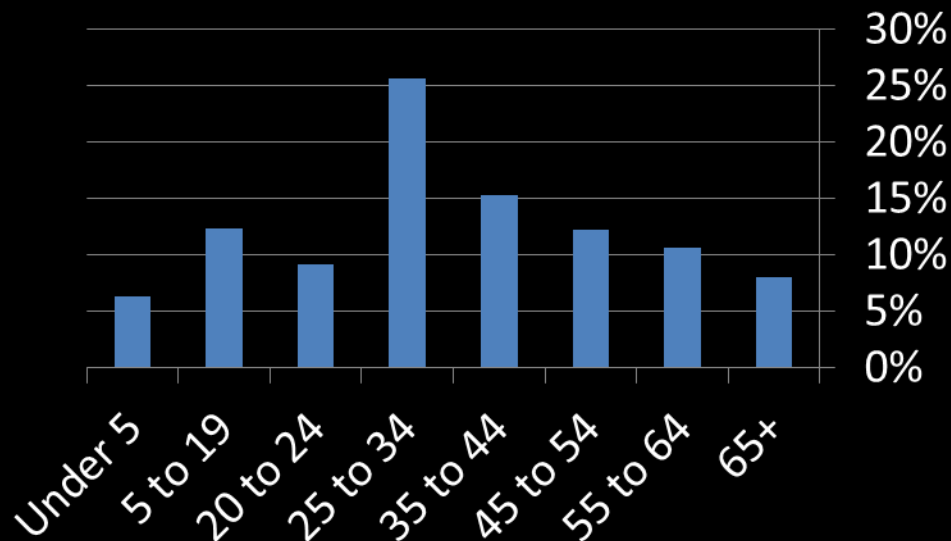
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Total Population of Sector Plan Area: 8,787

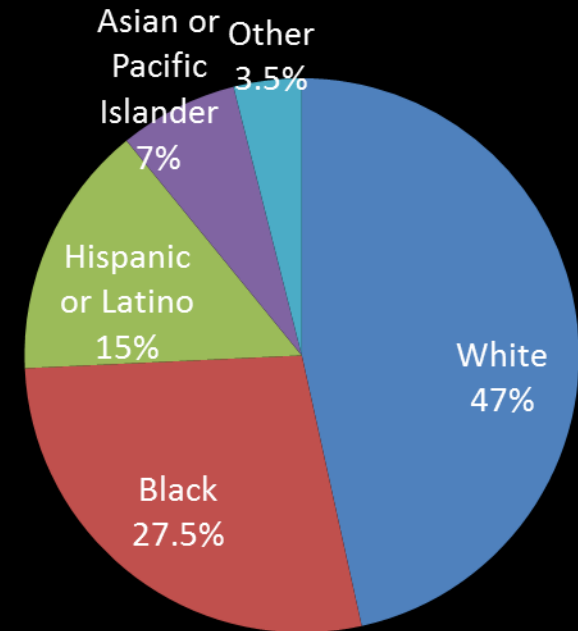
2040 Forecasted Population: 9,851

Median Household Income: \$71,056

Age

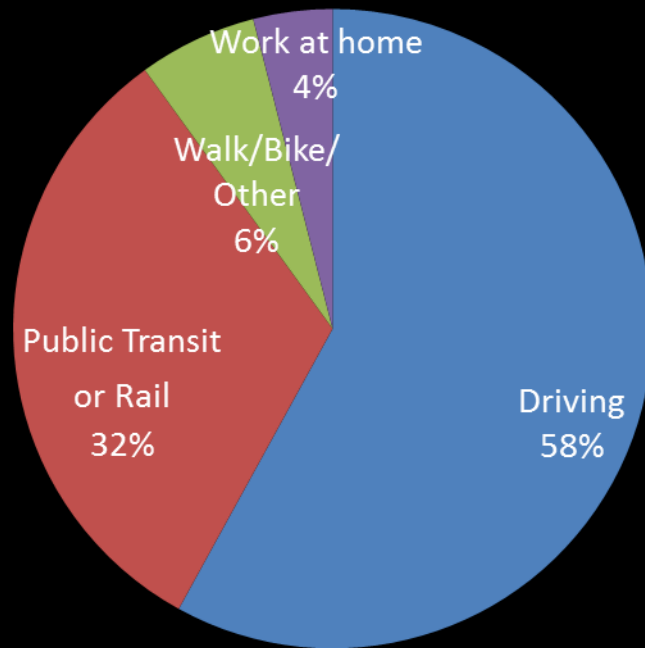


Race



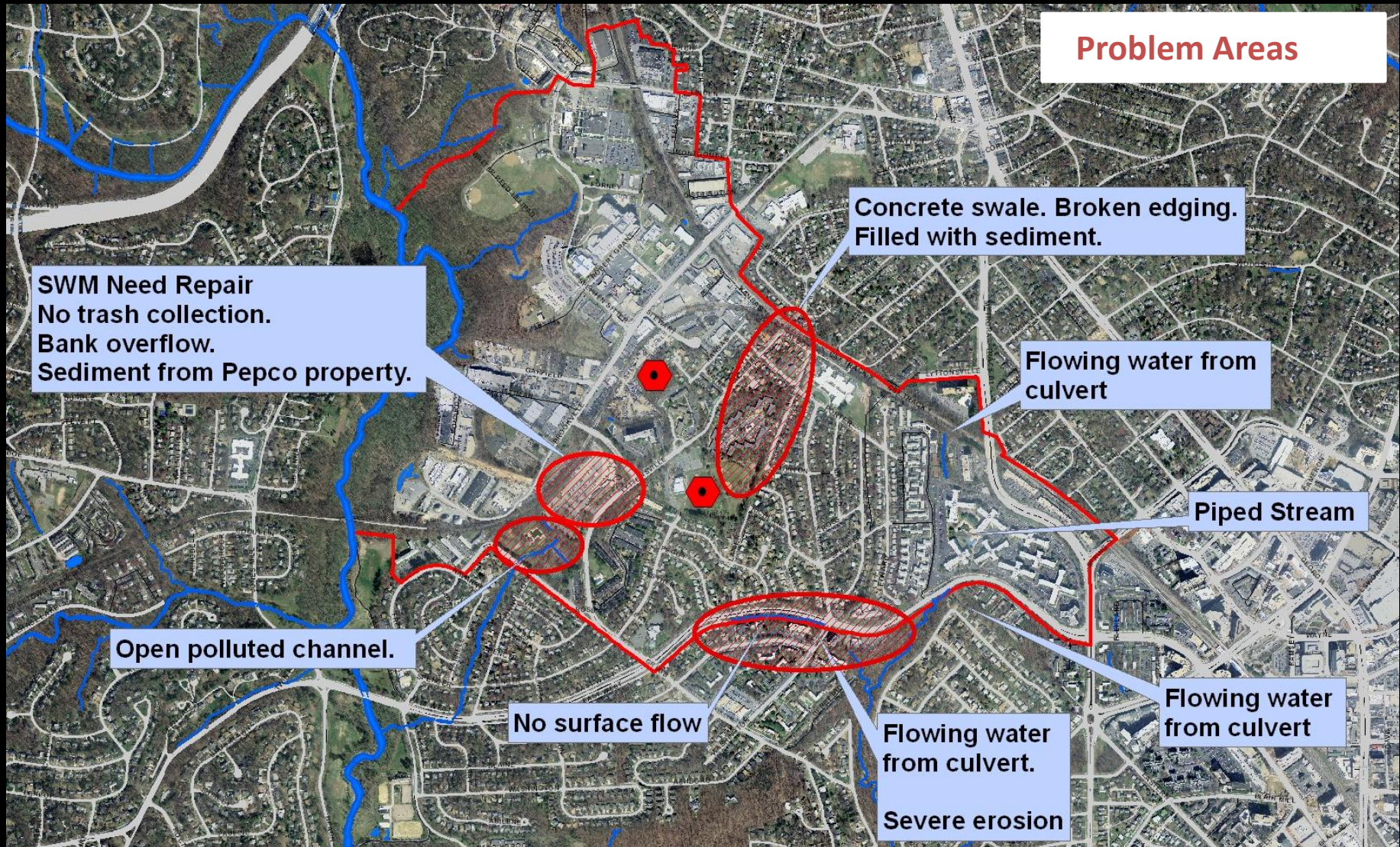
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Commute to Work



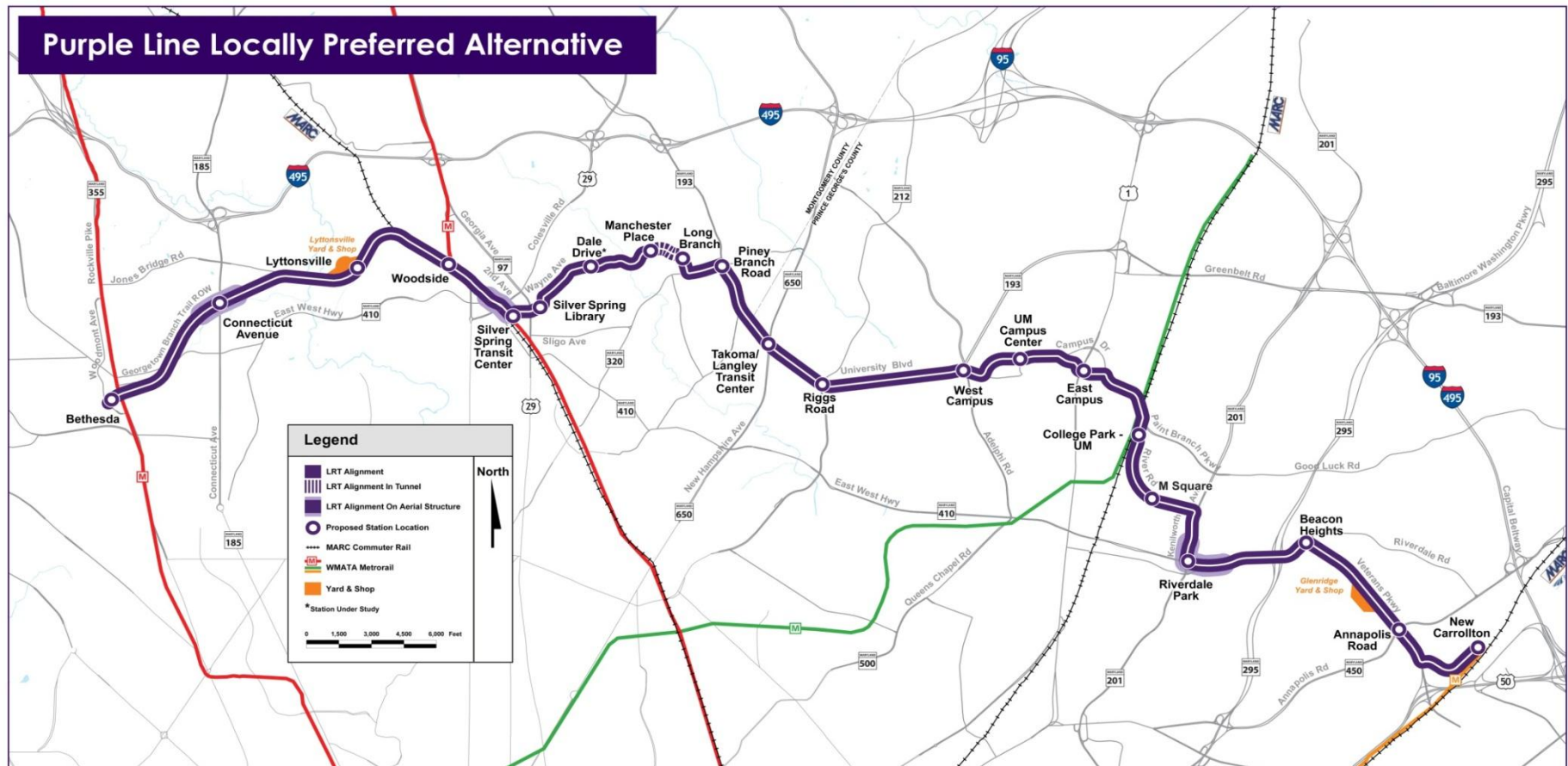
Land Use	Acreage
Retail	5
Office	11
Industrial & Warehouse	68
Residential	174
Institutional	150
Open Space/Parks	55
Parking	20
Utility	13
Right-of-way	77
Vacant	12
Total	585

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Preliminary Environmental Assessment

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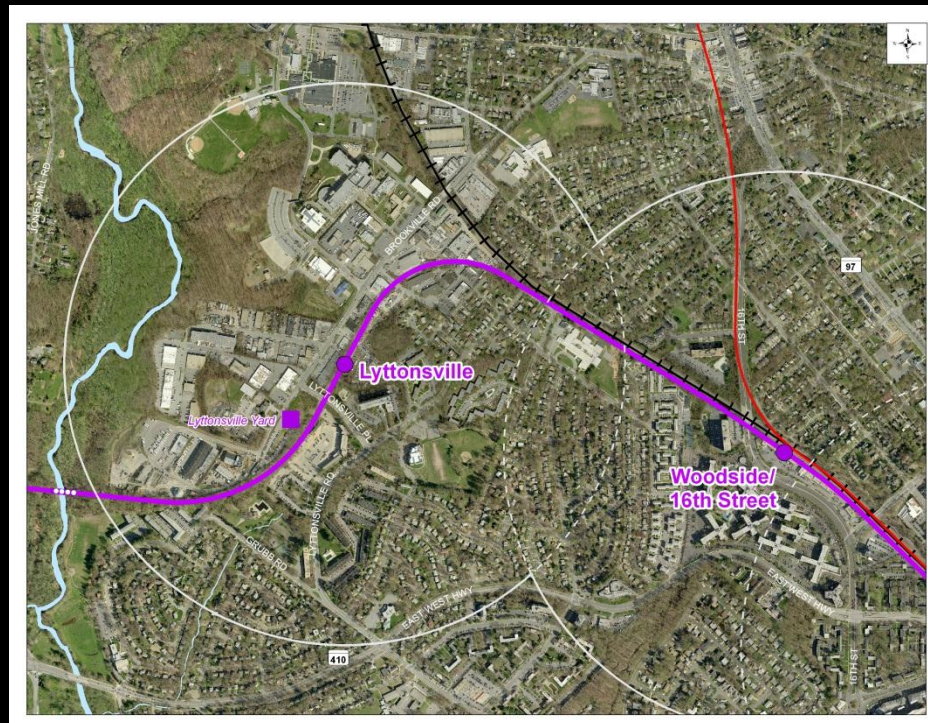
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- 16 mile light rail line between Bethesda and New Carrollton
- Connects with both branches of the Red Line at Bethesda and Silver Spring, the Green Line at College Park, and the Orange Line at New Carrollton
- Runs directly through the UM campus
- Modern version of the streetcar
- 21 stations
- Construction starts 2015
- Opens in 2020



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- Two stations in the Lyttonsville –Rosemary Hills Sector Plan
 - Lyttonsville
 - Woodside/16th Street

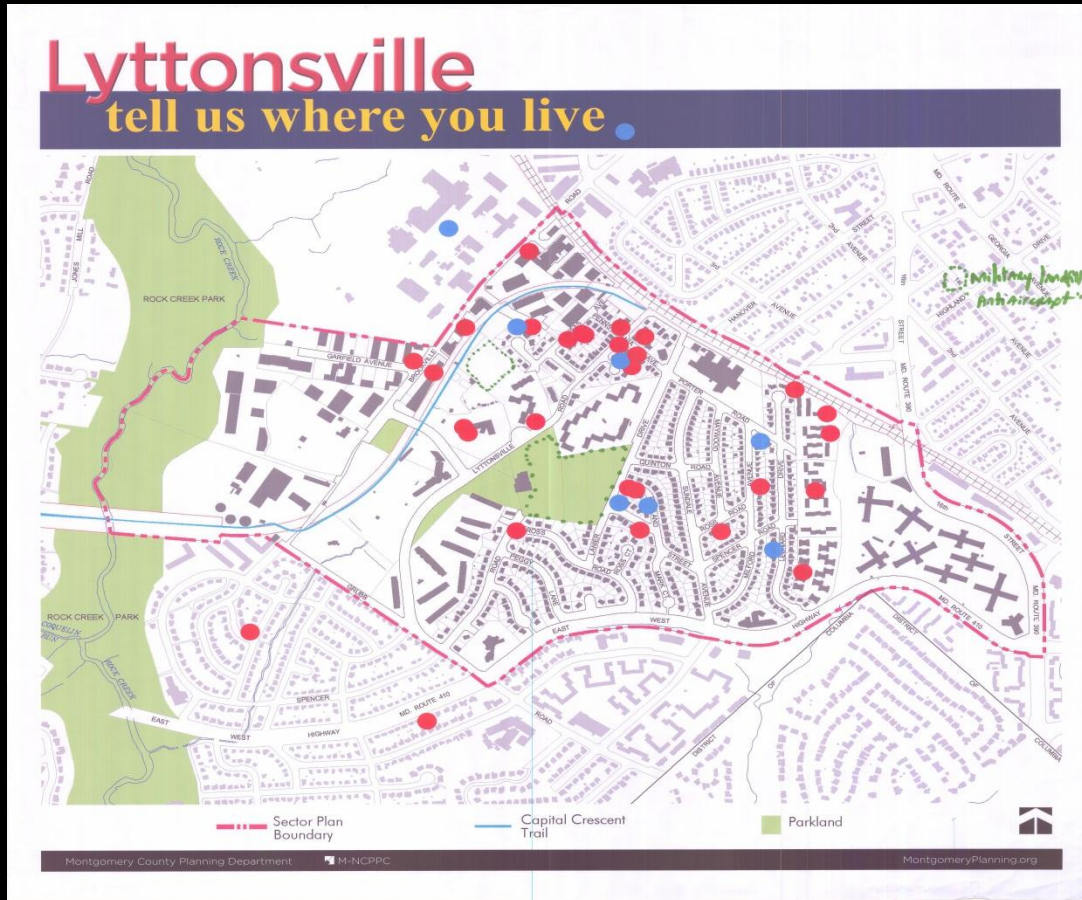


Planning for the Purple Line

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COMMUNITY PARTICIPATION

- March 28, 2012
- More than 50 community residents participated
- Community residents, business owners, civic associations etc.



Here's What We Heard.....

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HOUSING

- 74 percent favor mixed-use
- More than 40 percent favor multi-unit housing
- 25 percent of residents favor townhouses
- Other comments:
 - “more rental and affordable housing is needed.”*
 - “Encourage mixed-use near purple line.”*
 - “Encourage small businesses and low rise apartments.”*



Here's What We Heard.....

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INFRASTRUCTURE

- Sidewalks are discontinuous and not well maintained
- Neighborhood roads need repair
- Better pedestrian and bike connections
- Brookville Road- delivery lane, maintenance of properties, parking enforcement, improve the corridor character



Here's What We Heard.....

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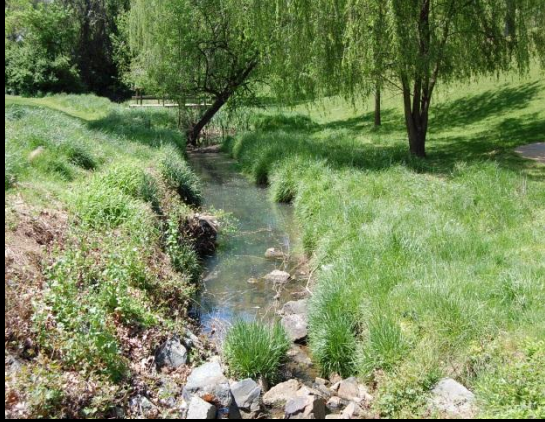
SOCIAL AND CULTURAL RESOURCES

- Place for well maintained community garden
- Place for concerts and community center
- Community's culture is alive
- Integrate historical markers with purple line
- Organize walking tours and place public art



Here's What We Heard.....

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ENVIRONMENT

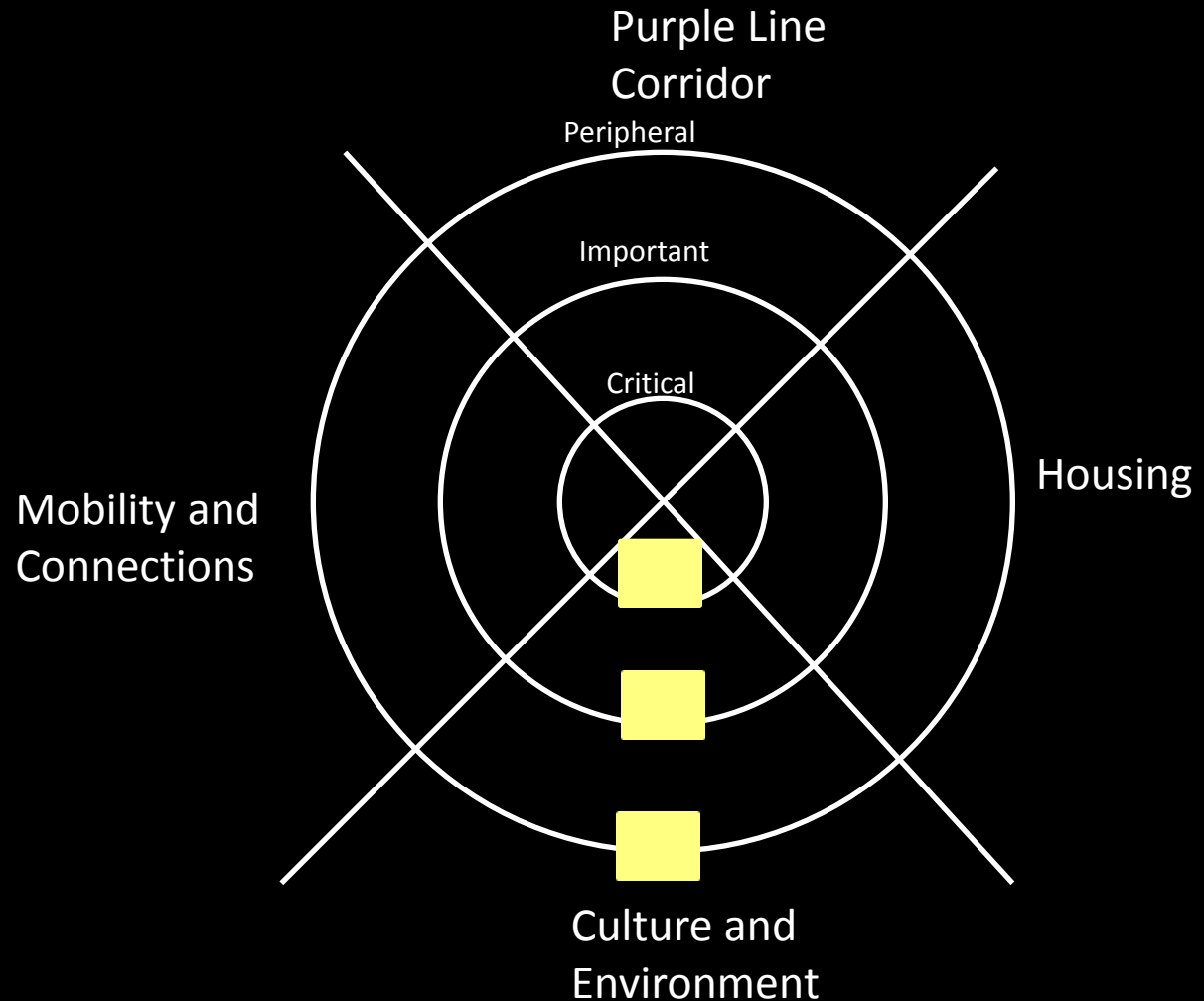
- Stormwater management issues
- Lots of noise and industrial pollution in the community
- Landscaped spaces should be maintained



Here's What We Heard.....

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- **‘What’s on your radar’** – next 45 minutes
- Summarize the discussion at each table
- Top three topics that should be covered in the Sector Plan.



Next Steps.....