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

COMMUNITY MEETING

Lyttonsville - Rosemary Hills Sector Plan

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

Lyttonsville Rosemary Hills sector plan
## Lyttonsville – Rosemary Hills Sector Plan

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>March 2012</td>
<td>Open House</td>
</tr>
<tr>
<td>May 2012</td>
<td>Community Visioning Workshop #1</td>
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<tr>
<td>July 2012</td>
<td>Scope of Work</td>
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<tr>
<td>Aug. – Sept. 2012</td>
<td>Community Visioning Workshops</td>
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<tr>
<td>December 2012</td>
<td>Draft Recommendations</td>
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<tr>
<td></td>
<td>Community Meeting</td>
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<tr>
<td>January 2013</td>
<td>Staff Draft</td>
</tr>
<tr>
<td></td>
<td>Community Meeting</td>
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<tr>
<td>February 2013</td>
<td>Planning Board Public Hearing</td>
</tr>
<tr>
<td>March–July 2013</td>
<td>Planning Board Worksessions</td>
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<tr>
<td>August–September 2013</td>
<td>Planning Board Draft</td>
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<tr>
<td>October 2013</td>
<td>County Executive Review</td>
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<tr>
<td>December–March 2013</td>
<td>County Council Public Hearing</td>
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<tr>
<td></td>
<td>County Council Worksessions</td>
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</tbody>
</table>
Lyttonsville – Rosemary Hills Sector Plan

Planning Process

Community Visioning Workshops
Stakeholder Meetings
Planning Staff Analyses

Preliminary Recommendations
Community Feedback
Planning Board Guidance

Staff Draft
Community Feedback
Planning Board Guidance

Public Hearing Draft
Planning Board Hearing
Planning Board Workshops

Planning Board Draft
County Executive Review

County Council Hearing
Council Workshops

Adoption
Lyttonsville – Rosemary Hills Sector Plan

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

Lyttonsville-Rosemary Hills Sector Plan
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
Lyttonsville - Rosemary Hills Sector Plan

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
Lyttonsville – Rosemary Hills Sector Plan

Total Population of Sector Plan Area: 8,787
2040 Forecasted Population: 9,851

Median Household Income: $71,056

Race

- White: 47%
- Black: 27.5%
- Hispanic or Latino: 15%
- Native Hawaiian or Other Pacific Islander: 7%
- Asian or Pacific Islander: 3.5%
- Other: 3.5%

Age

- Under 5: 5%
- 5 to 19: 10%
- 20 to 24: 10%
- 25 to 34: 25%
- 35 to 44: 15%
- 45 to 54: 15%
- 55 to 64: 15%
- 65+: 5%
### Lyttonsville – Rosemary Hills Sector Plan

#### Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>5</td>
</tr>
<tr>
<td>Office</td>
<td>11</td>
</tr>
<tr>
<td>Industrial &amp; Warehouse</td>
<td>68</td>
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<tr>
<td>Residential</td>
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<tr>
<td>Institutional</td>
<td>150</td>
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<tr>
<td>Open Space/Parks</td>
<td>55</td>
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<tr>
<td>Parking</td>
<td>20</td>
</tr>
<tr>
<td>Utility</td>
<td>13</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>77</td>
</tr>
<tr>
<td>Vacant</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>585</strong></td>
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#### Commute to Work

- **Public Transit or Rail**: 32%
- **Driving**: 58%
- **Work at home**: 4%
- **Walk/Bike/Other**: 6%

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**Community Snapshot**
Lyttonsville – Rosemary Hills
Sector Plan

Preliminary Environmental Assessment

Streams & Water Quality

Tree Cover

Impervious Cover

Drainage Area

Problem Areas

Concrete swale. Broken edging. Filled with sediment.

Flowing water from culvert

Piped Stream

Flowing water from culvert

Flowing water from culvert

No surface flow

Severe erosion

Open polluted channel.

SWM Need Repair
No trash collection.
Bank overflow.
Sediment from Pepco property.
Purple Line Locally Preferred Alternative

Legend
- LRT Alignment
- LRT Alignment In Tunnel
- LRT Alignment On Aerial Structure
- Proposed Station Location
- MARC Commuter Rail
- WMATA Metrorail
- Yard & Shop
- Section Under Study

North

Planning for the Purple Line
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
Lyttonsville - Rosemary Hills Sector Plan

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

COMMUNITY PARTICIPATION

- March 28, 2012
- More than 50 community residents participated
- Community residents, business owners, civic associations etc.
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......
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
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……
Lyttonsville – Rosemary Hills Sector Plan

ENVIRONMENT

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

Here’s What We Heard……
• ‘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.