



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, March 24, 2016, at 12:35 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:48 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Amy Presley and Natali Fani-González. Commissioner Norman Dreyfuss was necessarily absent.

Items 1, 3, 2, 10, and Items 5 through 7, discussed in that order, are reported on the attached agenda.

Items 4 and 8 were removed from the agenda.

The Board recessed for dinner at 4:43 p.m. and reconvened in the auditorium at 6:05 p.m. to take up Item 9, a worksession for the Greater Lyttonsville Sector Plan.

There being no further business, the meeting was adjourned at 7:48 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 31, 2016, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Technical Writer

Montgomery County Planning Board Meeting
Thursday, March 24, 2016
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220151440 Longacres Preserve

RE-2 zone; 8 lots and 1 parcel; located at the southern terminus of Longacres Preserve Court; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220160330 - 220160340 Grosvenor Place

R-30 zone; 46 lots and 4 parcels; located in the area bounded by Interstate-270, Grosvenor Lane and Grosvenor Place; North Bethesda - Garrett Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

Brookside Gardens, Amended Forest Conservation Plan, PP1995001 --- Request to amend Forest Conservation Plan to accommodate a new greenhouse and associated infrastructure; 60.0 acres zoned R-90 located at 1800 Glenallan Avenue in the 1989 Master Plan for the Communities of Kensington-Wheaton.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/PRESLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Forest Conservation Plan Amendment cited above, with conditions, and adopted the attached Resolution.

MCPB, 3-24-16, APPROVED

***D. Approval of Minutes**

Planning Board Meeting Minutes of March 10, 2016

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of March 10, 2016, as submitted.

***3. Clarksburg Town Center, Preliminary Plan Amendment No. 11995042C and Site Plan Amendment No. 82007022E**

A. Clarksburg Town Center, Preliminary Plan Amendment No. 11995042C --- Amendment to replace 11 multi-family units (including 3 MPDUs) with 9 one-family attached units (including 3 MPDUs) and 1 HOA parcel; 0.36 acres; RMX-2 zone; located in the northwest quadrant of the intersection of Catawba Hill Road and Sugarloaf Chapel Drive in the 1994 Clarksburg Master Plan & Hyattstown Special Study Area and as amended in 2011 and 2014.

Staff Recommendation: Approval with conditions and Adoption of Resolution

B. Clarksburg Town Center, Site Plan Amendment No. 82007022E --- Amendment to replace 11 multi-family units (including 3 MPDUs) with 9 one-family attached units (including 3 MPDUs) and 1 HOA parcel; 0.36 acres; RMX-2 zone; located in the northwest quadrant of the intersection of Catawba Hill Road and Sugarloaf Chapel Drive in the 1994 Clarksburg Master Plan & Hyattstown Special Study Area and as amended in 2011 and 2014.

Staff Recommendation: Approval with conditions and Adoption of Resolution

BOARD ACTION

Motion: **A. PRESLEY/WELLS-HARLEY**
 B. PRESLEY/FANI-GONZÁLEZ

Vote:
 Yea: **A & B. 4-0**

Nay:

Other: **DREYFUSS ABSENT**

Action: **A. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan Amendment requests to replace 11 multi-family units with nine one-family attached dwelling units and one Homeowners Association (HOA) parcel. The vacant 0.36-acre site is located within the Clarksburg Town Center development in the northwest quadrant of the intersection of Catawba Hill Road and Sugarloaf Chapel Drive and zoned Residential Mixed-Use Development within the Clarksburg Master Plan area and Hyattstown Special Study Area.

The applicant proposes to replace 11 multi-family units, including three Moderately Priced Dwelling Units (MPDUs) with nine one-family attached units, including three MPDUs, and one HOA parcel. The proposed units will be 16 feet wide, fronting on Catawba Hill Road, but accessed from a private alley from Sugarloaf Chapel Drive. Staff stated that the

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***3. Clarksburg Town Center, Preliminary Plan Amendment No. 11995042C and Site Plan Amendment No. 82007022E**

CONTINUED

proposed Amendment slightly modifies the housing mix for the overall project, resulting in the ratio of multi-family units continuing to be slightly below the Master Plan recommended ratio, and the ratio of single-family attached units continuing to be slightly above the recommended ratio. However, staff noted that the proposed housing mix is not significantly different from what is proposed in the currently approved plans, and substantially conforms to the current Master Plan. Staff added that the Department of Housing and Community Affairs supports the proposed housing mix.

There followed a brief Board discussion.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Parks Department Director's Report – Following Deputy Director John Nissel's introduction of Parks Department staff Kevin May, newly hired Ballfield Park Program Coordinator, and Brent Conner, current manager of school ballfield maintenance, Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: Montgomery Preservation's annual Preservation Awards ceremony, which honored the Parks Department, in particular the trades staff in the Facilities Management Division, for preservation accomplishments at the Woodlawn Stone Barn Visitor Center, the Darby Store, and the King Farm Dairy MOOseum; the recent honoring of East Norbeck Local Park with a Merit Award from the Maryland Chapter American Society of Landscape Architects Professional Awards Program; the honoring of Evans Parkway Neighborhood Park with the PARC Award from the Maryland Parks and Recreation Association; the recent annual Public Safety Awards and the awarding of the Silver Medal of Valor to Park Police Lieutenant Shibu Philipose for his rescue of a man trapped inside a car that was crushed by a fallen tree; the status of the Capital Improvements Program (CIP), and a \$200,000,000 gap noted in the County Council review of the CIP, which will result in a significant reduction in previously approved funding; the recent meeting with two deputy administrators from the State Highway Administration to discuss the required approvals to perform work on parkland; the status of Maydale Nature Center, with a Board briefing scheduled for April 7; the upcoming Kites over Clarksburg event scheduled for Saturday, March 26 at Ovid Hazen Wells Recreational Park; the status of the Semi-Annual Report, with its presentation to the County Council scheduled for April 5; the Brookside Gardens Green Matters symposium scheduled for April 8 at the Silver Spring Civic Building; the status of the North Four Corners Local Park opening, with a ribbon cutting ceremony scheduled for April 17; the status of urban parks activation efforts, with National Scrabble Day events scheduled for April 13; the upcoming Brookside Gardens Entrance Ribbon Cutting and Celebration event scheduled for April 22; and the status of the Montgomery GreenFest scheduled for April 30 at the Takoma Park Community Center.

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2. Roundtable Discussion

CONTINUED

Mr. Riley then briefed the Board regarding recent Interagency Coordinating Board (ICB) recommendations for the \$4,100,000 Community Use of Public Facilities (CUPF) fund balance, which included the recommendation to contribute \$500,000 over three years for school field maintenance. After considering the recommendation, the County Executive did approve \$150,000 per year for the next five years for school field maintenance. Mr. Riley noted that the Parks Department began maintaining school fields at selected elementary and middle schools in 2000. Currently, the Parks Department maintains the majority of middle school fields, but less than half of elementary school fields. Due to the Executive's approval of the funds for maintenance of school fields, Mr. Riley requested that the Board support a recommendation to CUPF to allow the Parks Department to use a portion of those funds to renovate additional middle and elementary school fields. The Parks Department would then assume the maintenance of those fields.

Following extensive Board discussion, the Board agreed to support Mr. Riley's recommendation.

10. Supplemental Appropriation to the FY 16 Capital Budget for Pollution Prevention and Repairs to Ponds & Lakes, #P078701

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval to transmit comments to the County Executive and County Council regarding the proposed Supplemental Appropriation Request, as stated in the attached transmittal letter.

Parks Department staff offered a multi-media presentation and discussed a proposed supplemental appropriation request to amend the FY16 Capital Budget to include an additional \$600,000 to fund repairs to two existing stormwater management ponds. Staff stated that the ponds are currently maintained through State Inter County Connector funds. The ponds, RC-73, and RC-74, are located in the Derwood Station community along Crabbs Branch, a Use IV tributary of Upper Rock Creek. Staff stated that the existing facilities are not compliant with current Maryland Department of Environment design standards. Staff noted that the Board approved the Mandatory Referral for the project on February 12, 2015. An existing 2011 Memorandum of Understanding with State Highway Administration states that the Parks Department is to be responsible for construction of the proposed project. The benefits from the proposed upgrades include improved water quality and additional volume fluctuation control. Staff noted that there is currently some existing State funding in the pollution prevention Project Description Form. An Invitation for Bids solicitation was issued using an estimate of \$1,000,000. However, staff noted that the bids received were higher than expected at \$1,500,000, requiring additional appropriation spending authority. Staff added that the next steps for the request include transmittal of the necessary documentation to the County Executive, who will then transmit it to the Council.

There followed a brief Board discussion with questions to staff.

MCPB, 3-24-16, APPROVED

~~4. — FY17 Operating Budget Additional Discussion — Follow up from County Executive Recommendation —~~ **REMOVED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This Item was removed from the Planning Board agenda.**

***5. Sandy Spring Townhomes: Preliminary Plan No. 120160030 and Site Plan No. 820160010**

A. Preliminary Plan No. 120160030, Sandy Spring Townhomes: request to create 19 lots for one-family attached dwellings; located on the south side of Olney-Sandy Spring Road (MD108), approximately 250 feet west of the intersection with Meeting House Road; 2.3 acres; CRN 0.75 C-0.25 R-0.75 H-45; 2015 Sandy Spring Rural Village Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan No. 820160010, Sandy Spring Townhomes: request to construct 19 one-family attached dwellings; located on the south side of Olney-Sandy Spring Road (MD108), approximately 250 feet west of the intersection with Meeting House Road; 2.3 acres; CRN 0.75 C-0.25 R-0.75 H-45; 2015 Sandy Spring Rural Village Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: A & B. WELLS-HARLEY/PRESLEY

Vote:

Yea: A & B. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, and adopted the attached Resolution.

B. Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan requests to create lots for the construction of 19 one-family attached dwelling units. The 2.3-acre site is located on the south side of Olney Sandy Spring Road (MD108), approximately 250 feet west of its intersection with Meeting House Road, and is zoned Commercial Residential Neighborhood in the Village Core Neighborhood of the Sandy Spring Rural Village Plan area, within the Northwest Branch watershed. The property is currently developed with a parking lot that is used for the Montgomery Mutual commercial buildings located to the east. The remainder of the site is undeveloped, with an existing 0.75 acres of forest and a substantial canopy cover.

The applicant proposes to create 19 lots for the construction of 19 townhouse units up to 40 feet high, a private street, eight parking spaces for off-site users, and approximately 21,165 square feet of common open space, 10,365 square feet of which will function as a formal

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***5. Sandy Spring Townhomes: Preliminary Plan No. 120160030 and Site Plan No. 820160010**

CONTINUED

gathering area on the northwestern portion of the site and include a plaza that doubles as an emergency vehicle turn-around, seating, a lawn area, an interpretive play area, gardens, and tree protection. The remaining 10,799 square feet of common open space, located on the southern portion of the site, will contain stormwater management, a smaller lawn area, landscaping, and a picnic area. Staff noted that the units along MD108 will be limited to 36 feet in height. The applicant also proposes green space on the northern portion of the site along MD108. The property will be accessed from Meeting House Road to the east and from MD108 to the north. Staff stated that the proposed development is compliant with the Master Plan Village Core Neighborhood recommendations for building height, number of buildings, setbacks, and the historic context of the buildings. Because the proposed development will create fewer than 30 additional peak hour trips, no Local Area Transportation Review is required. Staff noted that all proposed public facilities are adequate and within the standards of the Subdivision Staging Policy, and that the proposed micro-biofiltration and bioswales meet environmental site design goals for stormwater management.

Staff stated that the applicant proposes to remove the 0.75 acres of existing forest, which will be mitigated with 0.95 acres of off-site planting. The applicant is also requesting a variance to remove 10 trees and impact two. Staff added that the applicant proposes to exceed the 40 percent tree canopy goal with 44.6 percent tree canopy cover.

Staff noted that following three community meetings regarding the proposed development, 24 emails have been received expressing a mix of support; concern regarding Master Plan conformance, density, and architecture; and requests for either substantial change or denial.

The following speakers offered testimony: Mr. James Bullard, adjacent property owner; Mr. Doug Farquhar of Olney Sandy Spring Road; Mr. Bill Rozer of Avenleigh Drive; Mr. Tedd Conner of Brickhead Road; and Mr. Thomas Christopher of Olney Sandy Spring Road.

Ms. Pat Harris, attorney representing the applicant, offered comments, requested revised language for two Site Plan conditions regarding the proposed building materials, and concurred with the staff recommendation.

Following extensive Board discussion with questions to staff and Ms. Harris, the Board agreed with the requested revision to the language regarding building materials.

***6. CU-16-09 Emerald Landscaping ---** Request for a Conditional Use approval of a Landscaping Contractor Business, located at 25538 Burnt Hill Road approximately 2,000 feet south of its intersection with Prices Distillery Road, 4.74 acres, identified as Lot-2, Burnt Hill Estates, AR Zone, 1982/1985 Damascus Master Plan Area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: This Item was deferred to a later date pending the submission of a second traffic study that was not included in the staff report, and additional information regarding potential adverse impacts from the proposed use.

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to allow a landscape contractor business on a 4.74-acre site, identified as lot 2, located on the west side of Burnt Hill Road, approximately 2,000 feet south of its intersection with Prices Distillery Road, bounded by Little Bennett Regional Park to the south, and zoned Agricultural Reserve in the Damascus Master Plan area. The site contains no forest, is unimproved, and is currently used for agricultural purposes. Staff noted that Burnt Hill Road is designated a Rustic Road in the Rustic Roads Functional Master Plan. Staff added that the property was part of an approved 2013 Pre-Preliminary Plan for a subdivision to create four lots out of an approximately 240-acre farm.

The applicant proposes to construct two one-story Morton buildings and two surface parking lots to accommodate 30 employee spaces, 21 truck and equipment spaces, and two handicapped spaces for a landscape contractor business with a maximum of 60 employees. Staff noted that the number of employees will vary with the seasons. Employees will be scheduled in three shifts with staggered arrival and departure times. The proposed hours of operation are 6:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays. Staff noted that Montgomery County Department of Permitting Services has approved a proposed open septic field for the site. Staff stated that the proposed landscaping plan meets all Zoning Ordinance perimeter planting and canopy requirements, which will adequately screen the site from adjoining properties to the west and northeast. An existing berm that runs along Burnt Hill Road will also assist in screening. No Forest Conservation Plan is needed because all planting requirements were previously met as part of the 2013 subdivision process.

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***6. CU-16-09 Emerald Landscaping**

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Staff stated that the applicant has met twice with the Rustic Road Advisory Committee (RRAC), who initially expressed support for the proposed project site. However, a letter from RRAC to the applicant dated March 24 expressed concern regarding the proposed number of trucks and trailers; adverse impacts to Burnt Hill Road from delivery trucks, especially to weight-limited bridges to the south of the site; light pollution; and the size of the proposed signage. Staff recommended additional measures to address these concerns and mitigate impact to Burnt Hill Road, including limiting signage to no more than six square feet, requiring exterior lighting to utilize motion sensor technology, and requiring all delivery vehicles and any vehicles with more than four wheels to access and exit the site from Prices Distillery Road. Vehicles with four wheels may access and exit the site from Burnt Hill Road. Staff also noted three letters of opposition to the proposed use that were received following the release of the staff report. These letters expressed concern regarding additional traffic on Burnt Hill Road, potential conflict with local pedestrian and bicycle traffic, depreciation of surrounding property values, impacts to environmentally sensitive areas, increased noise and pollution, and impact to the rustic character of Burnt Hill Road. Staff noted that the applicant is required to obtain Sight Distances Evaluation certification from Montgomery County Department of Transportation. Staff added that two traffic studies have been completed, though only the results of a mid-day study were included in the staff report.

Ms. Heather Dlhopsky, attorney representing the applicant, offered comments regarding concerns from the Rustic Roads Advisory Committee, and concurred with the staff recommendation.

Mr. Tom Hartsock, adjacent property owner, and Ms. Caroline Taylor, representing Montgomery Countryside Alliance, offered testimony.

Following extensive Board discussion with questions to staff and Ms. Dlhopsky, the Board moved to defer this Item to a later date and instructed staff to include the results of the other traffic study. The Board also requested additional information regarding possible impacts to nearby trails and bridges, as well as other potential non-inherent impacts.

7. Alternatives Review: Georgia Avenue (MD97) Montgomery Hills from Forest Glen Road (MD192) to Sixteenth Street (MD190) --- Review of the alternatives for providing safety, accessibility and streetscape improvements in the Montgomery Hills commercial area, as presented at the public hearing on December 1, 2015.

Staff Recommendation: Transmit Comments to Maryland State Highway Administration

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to Maryland State Highway Administration, as stated in the attached transmittal letter.

Planning Department staff introduced Mr. Jeremy Beck and Ms. Chrissy Brandt of Maryland State Highway Administration (SHA), and Mr. Wesley Mitchell of consulting firm McCormick Taylor Inc., who offered a multi-media presentation and discussed the proposed seven alternatives for providing safety, accessibility, and streetscape improvements in the Montgomery Hills commercial area, as previously presented at the December 1, 2015 public hearing. Alternative 1, the No-build alternative includes no major capital improvements and, minor improvements will occur as part of routine maintenance; Alternative 2, the Transportation Systems Management/Transportation Demand Management (TSM/TDM) would include improvements at existing signalized intersections such as Transit Signal Priority (TSP), queue jumpers, and access consolidation; Alternative 3, the Master Plan alternative would consist of four travel lanes in the southbound direction at all times and a 16-foot wide grass median that would replace the existing reversible center turn lane; Alternative 4, Three Lanes Northbound and Southbound, and Alternative 4A, three lanes Northbound and Southbound with Queue jumpers and traffic signal priority; and Alternative 5, Four Lanes Southbound and three to four lanes Northbound with queue jumpers and traffic signal priority; Alternative 6, Bus Rapid Transit (BRT), which was dropped from further study because the median busway would decrease the number of all-purpose travel lanes from seven to six and could negatively affect traffic operations along the corridor; Alternative 7, Georgia Avenue Tunnel, which was also dropped from further study because of constructability concerns, increased displacements and impacts, and long-term maintenance costs associated with this alternative outweigh any traffic or aesthetic benefits derived from removing surface traffic from Georgia Avenue in the Montgomery Hills Corridor.

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7. Alternatives Review: Georgia Avenue (MD97) Montgomery Hills from Forest Glen Road (MD192) to Sixteenth Street (MD190)

CONTINUED

In keeping with the March 17 technical staff report, Planning Department staff briefly discussed staff recommendations regarding the proposed alternatives and noted that these recommendations would likely increase the cost of this project, however there are few locations that could compete with the documented problems identified in this area of Georgia Avenue, i.e., Georgia Avenue (MD97) is the highest volume non-interstate roadway with the highest volume interchange in Maryland. The three major intersections within the project limits of just over a half-mile, i.e., MD97 and 16th Street, MD97 and Forest Glen Road, and MD97 and Seminary Road/Columbia Boulevard, are rated as some of the most congested in Montgomery County per the 2014 *Mobility Assessment Report*.

Staff added that in an effort to preserve and enhance the community's character while improving transportation accessibility, SHA and Montgomery County have adopted a holistic approach for developing the project's alternatives. The team has evaluated a wide range of factors, which are included in the Measures of Effectiveness, such as automobile, bicycle, pedestrian, and transit accessibility, safety, and other considerations.

Mr. William Kominers, attorney representing the Seminary Place Shopping Center, an abutting property owner on Seminary Road, offered testimony.

There followed extensive Board discussion with questions to staff and the speakers.

MCPB, 3-24-16, APPROVED

~~8. Subdivision Staging Policy~~ Draft Transportation Recommendations ~~REMOVED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Planning Board agenda.

9. Greater Lyttonsville Sector Plan, Worksession #1

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff briefed the Planning Board on a) the history of land use and settlement patterns in the Greater Lyttonsville community, and how it contributed to the zoning recommendations in the Sector Plan; b) the comparisons to other Purple Line Station areas in the County, as well as analysis of development near light rail stations in edge communities elsewhere in the country, and c) the overview of the affordable housing data for the Sector Plan area and suggestions to increase future affordable housing opportunities through redevelopment.

Greater Lyttonsville has a unique history when it comes to planning and land uses, where residents have experienced encroachment of industrial and institutional facilities into their neighborhoods with fewer public services and infrastructure than that of other areas in Montgomery County. Despite these struggles, Greater Lyttonsville has a history of tolerance and openness that has contributed to its strong social fabric and sense of community. The established single-family neighborhoods are maintained with no zoning changes. Staff is recommending changes primarily on sites currently zoned for multi-family development within a half mile of the two proposed light rail transit stations within the Sector Plan area. Staff's primary goal is to create more logical industrial and residential areas by utilizing the future Purple Line and Capital Crescent Trail as geographic transition areas. Staff proposes to preserve the majority of the industrial area, but expand retail opportunities through a Commercial/Residential Transit (CRT) floating zone along a portion of Brookville Road that could be applied following construction of the Purple Line light rail.

There are presently eight multi-family housing developments within the Greater Lyttonsville Sector Plan area, most of which are rentals. These eight multi-family housing sites contain a total of 2,588 units, of which 567, or 22 percent, are subsidized units. All eight of these developments are older than forty years and as is typical with older multi-family structures, all the rental units in the Plan area are market affordable, with non-subsidized units available to incomes at 56-83 percent of the area median income. Staff provided an overview of the affordable housing conditions within the Summit Hills Apartments, the largest multi-family

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9. Greater Lyttonsville Sector Plan, Worksession #1

CONTINUED

development in the plan area, and the likely effects of the proposed rezoning of this site. Staff also discussed the area near the proposed Lyttonsville Purple Line Station based on findings from the ongoing Rental Housing Study, with various options for the Planning Board to consider in order to enable future affordable housing opportunities and development.

Staff has scheduled three additional worksessions during spring 2016 to discuss site by site zoning analysis, transportation, schools, parks and open space, and to review and finalize the plan. The Planning Board is scheduled to approve the Sector Plan for transmittal to the County Executive and County Council during the summer, and the County Council will hold a public hearing in the fall of 2016.

The following speakers offered testimony: Mr. Roger Paden of Richland Place; Mr. Mark Mendez of Richland Street; and Ms. Elmorita Stewart of Albert Stewart Lane.

There followed a brief Board discussion with questions to staff and the speakers.