



**Greater Lyttonsville Sector Plan, Work Session #2**

**Completed:** 4.7.16



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**DESCRIPTION**

**Greater Lyttonsville Sector Plan: Work Session #2**

Work session #2 will include a detailed discussion of the zoning and building height recommendations for the 12 sites outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners and community members. The discussion will be on a district-by-district basis beginning with the Industrial/Institutional Area District, followed by the Brookville Road/Lyttonsville Station Area District, followed by the Residential Area District, and ending with the Woodside/16<sup>th</sup> Street Station Area District.

**DISCUSSION**

**Zoning Approach**

The previous work session provided an overview of the zoning strategy as it relates to the recommended density and height increases across the Sector Plan area. Greater Lyttonsville's established single family neighborhoods are maintained with no zoning changes. Changes are primarily recommended on sites currently zoned for multi-family development within a half mile of the two proposed light rail transit stations within the Plan area. Staff's primary goal for the Plan is to create more logical industrial and residential areas by utilizing the future Purple Line and Capital Crescent Trail as geographic transition areas. As a result, Staff has sought to preserve the majority of the industrial area, but expand retail opportunities through a CRT floating zone along a portion of Brookville Road that could be applied following construction of the Purple Line light rail.

**CONCLUSION**

Following the April 14, 2016 work session, Staff will meet with the Planning Board for two more work sessions. These work sessions will include a work session on May 19, 2016 focused on infrastructure and parks and open space and then a work session on June 3, 2016 to review the final edits to the Public

Hearing Draft and a vote out.

### **SCHEDULE**

The following schedule provides a tentative timeline for future work sessions and Plan milestones:

- Spring 2016
  - Planning Board Work Sessions
  - Work Session #1: Overview of History, Zoning, & Affordable Housing
  - Work Session #2: Site by Site Zoning Analysis
  - Work Session #3: Transportation, Schools, Parks & Open Space
  - Work Session #4: Review of Edits and Vote Out
- Summer 2016
  - Planning Board approves Greater Lyttonsville Sector Plan for transmittal to County Executive and County Council
- Fall 2016
  - County Council public hearing

### **ATTACHMENTS**

- Zoning and Requested Changes Chart
- Zoning Calculations Worksheet and Development Yields Map

| SECTOR PLAN SITE # | PROPERTY ADDRESS       | PROPERTY OWNER NAME           | CURRENT ZONING | SECTOR PLAN RECOMMENDED ZONING | PROPERTY OWNER REQUESTED ZONING | SUMMARY OF COMMUNITY CONCERNS                                |
|--------------------|------------------------|-------------------------------|----------------|--------------------------------|---------------------------------|--|
| 13                 | 8904 ALBERT STEWART LN | LYTTONSVILLE LAND COMPANY LLC | RT-15.0        | R-60                           | NO REQUESTS FOR CHANGE          |  |
| 12                 | 2415 LINDEN            | TSP ASSOCIATES                | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          | RESIDENTIAL ZONING PROVIDES VALUABLE BUFFER IN THIS LOCATION |
|                    | 0 LINDEN LN            | U.S. ARMY                     | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9333 FRASER AVE        | DIRECT MAIL PRESS INC         | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9335 FRASER AVE        | DIRECT MAIL PRESS INC         | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9337 FRASER AVE        | GREAT SPACES LLC              | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9339 FRASER AVE        | GREAT SPACES LLC              | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9341 FRASER AVE        | JOHN JUENEMANN                | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9343 FRASER AVE        | THOMAS & J W TERMINI          | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9345 FRASER AVE        | 9345 FRASER LLC               | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 9347 FRASER AVE        | 9347 FRASER AVE LLC           | R-90           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
| 11                 | 0 BROOKVILLE RD        | MONTGOMERY COUNTY             | R-60           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 8710 BROOKVILLE RD     | MONTGOMERY COUNTY             | R-60           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |
|                    | 8717 BROOKVILLE RD     | MONTGOMERY COUNTY             | R-60           | IM-2.5 H-50'                   | NO REQUESTS FOR CHANGE          |  |

| SECTOR PLAN SITE # | PROPERTY ADDRESS    | PROPERTY OWNER NAME            | CURRENT ZONING                | SECTOR PLAN RECOMMENDED ZONING | PROPERTY OWNER REQUESTED ZONING | SUMMARY OF COMMUNITY CONCERNS   |
|--------------------|---------------------|--------------------------------|-------------------------------|--------------------------------|---------------------------------|---|
| 10                 | 8913 BROOKVILLE RD  | FANGMEYER ROBERT A ET AL       | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          | FLOATING ZONE BRINGS UNCERTAINTY AND DISCOURAGES REINVESTMENT BY CURRENT BUSINESS OWNERS IN AREA; RESIDENTIAL UNITS NOT COMPATIBLE WITH INDUSTRIAL USES |
|                    | 8907 BROOKVILLE RD  | FANGMEYER ROBERT A ET AL       | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8917 BROOKVILLE RD  | CAMPANERO PROPERTIES LLC       | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8850 BROOKVILLE RD  | ZIMMERMAN CRAIG A ET AL        | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 0 BROOKVILLE RD     | CAMPANARO PROPERTIES LLC       | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8943 BROOKVILLE RD  | ZANOFF FAMILY LLC              | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8921 BROOKVILLE RD  | ZANOFF FAMILY LLC              | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8905 BROOKVILLE RD  | GRAY ROBERT L JR & JACQUELYN A | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8951 BROOKVILLE RD  | 8951 BROOKVILLE ROAD LLC       | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
|                    | 8827 BROOKVILLE RD  | UNITED THERAPEUTICS CORP       | IM-2.5 H-50'                  | CRTF-2.0, C-2.0, R-1.5, H-50'  | NO REQUESTS FOR CHANGE          |   |
| 8901 BROOKVILLE RD | 8901 BROOKVILLE LLC | IM-2.5 H-50'                   | CRTF-2.0, C-2.0, R-1.5, H-50' | NO REQUESTS FOR CHANGE         |                                 |   |
| 9                  | 2307 KANSAS AVE     | LRS GROUP LLC                  | IM-2.5 H-50'                  | CRN-1.5, C-0.25, R-1.5, H-65'  | NO REQUESTS FOR CHANGE          | TOWNHOMES MORE COMPATIBLE WITH SURROUNDING SINGLE FAMILY HOMES-REZONE ACCORDINGLY   |
|                    | 2323 STEWART AVE    | DIGREGORIO STEWART AVE LLC     | IM-2.5 H-50'                  | CRN-1.5, C-0.25, R-1.5, H-65'  | NO REQUESTS FOR CHANGE          |   |

| SECTOR PLAN SITE # | PROPERTY ADDRESS     | PROPERTY OWNER NAME                     | CURRENT ZONING     | SECTOR PLAN RECOMMENDED ZONING | PROPERTY OWNER REQUESTED ZONING           | SUMMARY OF COMMUNITY CONCERNS   |
|--------------------|----------------------|---|--------------------|--------------------------------|---|---|
| 8A                 | 8909 BROOKVILLE RD   | CAMPANARO PROPERTIES                    | IM-2.5 H-50'       | CRT-2.5, C-0.25, R-2.5, H-70'  | CRT-3.0, with increased height            | MAXIMUM PERMITTED FAR SHOULD BE 1.5 WITH A UNIT CAP OF 400 IN LYTTONSVILLE/ROSE MARY HILLS AREA |
|                    | 0 BROOKVILLE RD      | BROOKVILLE VENTURES LLC                 | IM-2.5 H-50'       | CRT-2.5, C-0.25, R-2.5, H-70'  | NO REQUESTS FOR CHANGE                    |   |
|                    | 2401 LYTTONSVILLE RD | FRIENDS NON PROFIT HOUSING              | R-20, RT-15.0      | CRT-2.5, C-0.25, R-2.5, H-70'  | NO REQUESTS FOR CHANGE                    |   |
|                    | 2445 LYTTONSVILLE RD | C & C APTS ASSOC LTD                    | RH                 | CRT-2.5, C-0.25, R-2.5, H-70'  | NO REQUESTS FOR CHANGE                    |   |
| 8B                 | 0 STEWART AVE        | SERRA JOSE M TRUST                      | IM-2.5 H-50'       | CRN-0.25, C-0, R-0.25, H-35'   | NO REQUESTS FOR CHANGE                    | AESTHETICS OF FUTURE SWM FACILITY   |
| 7                  | 2501 LYTTONSVILLE RD | WASHINGTON SUBURBAN SANITARY COMMISSION | R-60, IM-2.5 H-50' | R-20                           | NO REQUESTS FOR CHANGE                    |   |
| 6A                 | 8800 LANIER DR       | PADDINGTON SQUARE DEV CORPORATION       | R-20               | CRT-1.5, C-0.25, R-1.5, H-65'  | 1.5 OVER ENTIRE SITE, REMOVE SPLIT ZONING | COMPATIBILITY WITH ADJACENT SINGLE FAMILY NEIGHBORHOOD  |
| 6B                 | 8800 LANIER DR       | PADDINGTON SQUARE DEV CORPORATION       | R-20               | THD                            | 1.5 OVER ENTIRE SITE, REMOVE SPLIT ZONING |   |
| 5A                 | 2535 ROSS RD         | FR ROLLINGWOOD INC                      | R-20               | CRT-1.5, C-0.25, R-1.5, H-85'  | NO REQUESTS FOR CHANGE                    |   |
| 5B                 | 2450 LYTTONSVILLE RD | MNCPPC                                  | R-20               | CRT-1.5, C-0.25, R-1.5, H-85'  | NO REQUESTS FOR CHANGE                    |   |

| SECTOR PLAN SITE # | PROPERTY ADDRESS     | PROPERTY OWNER NAME     | CURRENT ZONING                        | SECTOR PLAN RECOMMENDED ZONING | PROPERTY OWNER REQUESTED ZONING | SUMMARY OF COMMUNITY CONCERNS  |
|--------------------|----------------------|-------------------------|---------------------------------------|--------------------------------|---------------------------------|--|
| 4                  | 1900 LYTTONSVILLE RD | PARK SUTTON CONDOMINIUM | RH                                    | R-10                           | NO REQUESTS FOR CHANGE          |  |
| 3                  | 8600 16TH ST         | BRADFORD PLACE LLC      | R-10                                  | CRT-2.5, C-0.25, R-2.5, H-70'  | NO REQUESTS FOR CHANGE          |  |
| 2A                 | 8484 16TH ST         | SUMMIT HILLS LLC        | R-10, CRT-0.75, C-0.75, R-0.25, H-45' | CRT-2.5, C-0.25, R-2.5, H-70'  | CR-5.0, C-1.0, R-4.0, H-200'    | CONSIDER GREATER DENSITY IN THIS LOCATION AND LESS DENSITY NEAR LYTTONSVILLE STATION |
| 2B                 | 8484 16TH ST         | SUMMIT HILLS LLC        | R-10                                  | CR-3.0, C-0.75, R-3.0, H-145'  | CR-5.0, C-1.0, R-4.0, H-200'    | CONSIDER GREATER DENSITY IN THIS LOCATION AND LESS DENSITY NEAR LYTTONSVILLE STATION |
| 1                  | 8627 16TH ST         | ANCAR ASSOCIATES        | CRT-0.75, C-0.75, R-0.5, H-40'        | CRT-3.0, C-1.5, R-2.0, H-70'   | NO REQUESTS FOR CHANGE          | COMPATIBILITY WITH ADJACENT SINGLE FAMILY NEIGHBORHOOD                               |

# Greater Lyttonsville Proposed Zoning

Draft 3/22/2016

## Zoning Definitions:

### **Commercial Residential Neighborhood (CRN)**

The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges. Retail tenant ground floor footprints are limited to preserve community scale.

### **Commercial Residential Town (CRT)**

The CRT zone is intended for small downtown, mixed-use, pedestrian-oriented centers and edges of larger, more intense downtowns. Retail tenant ground floor footprints are limited to preserve the town center scale. Transit options may include light rail, Metro, and bus.

### **Commercial Residential (CR)**

The CR zone is intended for larger downtown, mixed-use, and pedestrian-oriented areas in close proximity to transit options such as Metro, light rail, and bus. Retail tenant gross floor area is not restricted.

#### *Note:*

*Allowable residential development yields assume 1,250 gross square feet/dwelling unit including common areas such as lobby/halls/elevator/etc.*

*Total FAR is capped at the number following the Zone Designation (ie. CRT- 1.5 ). For a mixed use building, allowable FARs for residential and commercial development combined cannot exceed this total FAR. The numbers provided in the following charts show maximum yield of commercial and residential FAR, not necessarily a permissible total yield per the zone.*

**1. Spring Center/Woodside Station** [Existing Built FAR = 0.21 FAR, Ht = 1-2 fl]

|                                   | Existing               | Proposed             |
|-----------------------------------|------------------------|----------------------|
| <b>Size (acres)</b>               | 4.5                    |                      |
| <b>Land Use</b>                   | Commercial             | Mixed Use            |
| <b>Zoning</b>                     | CRT-0.75 (C=.75, R=.5) | CRT-3 (C=1.5, R=2)   |
| <b>Allowable Building Height</b>  | 40'                    | 70'                  |
| <b>Residential (built du)</b>     | 0                      | 0                    |
| <b>Residential (allowable du)</b> | 78                     | 312                  |
| <b>Commercial (built sf)</b>      | 42,635                 | 0                    |
| <b>Commercial (allowable sf)</b>  | 146,283                | 292,566              |
| <b>Parking</b>                    | Surface                | Structured Preferred |

**2a. Summit Hills (West of Spring Street)** [Existing Built FAR 2a+2b = approx 1 FAR, Ht = 5-6 fl]

|                                   | Existing                 | Proposed                   |
|-----------------------------------|--------------------------|----------------------------|
| <b>Size (acres)</b>               | 26.9                     |                            |
| <b>Land Use</b>                   | Multi-Family Residential | Mixed Use (primarily res.) |
| <b>Zoning</b>                     | R-10 (43.5 du/a)         | CRT-2.5 (C=.25, R=2.5)     |
| <b>Allowable Building Height</b>  | 100'                     | 70'                        |
| <b>Residential (built du)</b>     | 1,121 (total 2a+2b)      | TBD                        |
| <b>Residential (allowable du)</b> | 1,170                    | 2,343                      |
| <b>Commercial (built sf)</b>      | 11,318                   | TBD                        |
| <b>Commercial (allowable sf)</b>  | 37,371                   | 292,859                    |
| <b>Parking</b>                    | Surface                  | Structured Preferred       |

**2b. Summit Hills (East of Spring Street)** [Existing Built FAR 2a+2b = approx 1 FAR, Ht = 10 fl]

|                                   | Existing                 | Proposed                   |
|-----------------------------------|--------------------------|----------------------------|
| <b>Size (acres)</b>               | 3.6                      |                            |
| <b>Land Use</b>                   | Multi-Family Residential | Mixed Use (primarily res.) |
| <b>Zoning</b>                     | R-10 (43.5 du/a)         | CR-3 (C=.75, R=3)          |
| <b>Allowable Building Height</b>  | 100'                     | 145'                       |
| <b>Residential (built du)</b>     | 1121 (total 2a+2b)       | TBD                        |
| <b>Residential (allowable du)</b> | 156                      | 376                        |
| <b>Commercial (built sf)</b>      | 0                        | 0                          |
| <b>Commercial (allowable sf)</b>  | 0                        | 117,532                    |
| <b>Parking</b>                    | Surface                  | Structured Preferred       |

**3. 8600 Apartments** [Existing Built FAR = approx 1 FAR, Ht = 10 fl]

|                                   | Existing                 | Proposed                   |
|-----------------------------------|--------------------------|----------------------------|
| <b>Size (acres)</b>               | 4.0                      |                            |
| <b>Land Use</b>                   | Multi-Family Residential | Mixed Use (primarily res.) |
| <b>Zoning</b>                     | R-10 (43.5 du/a)         | CRT-2.5 (C=.25, R=2.5)     |
| <b>Allowable Building Height</b>  | 100'                     | 70'                        |
| <b>Residential (built du)</b>     | 172                      | TBD                        |
| <b>Residential (allowable du)</b> | 173                      | 346                        |
| <b>Commercial (built sf)</b>      | 0                        | 0                          |
| <b>Commercial (allowable sf)</b>  | 0                        | 43,233                     |
| <b>Parking</b>                    | Surface                  | Structured Preferred       |

**4. Park Sutton Condominiums** (Rezoning not expected to result in redevelopment)

|                                   | Existing                          | Proposed                          |
|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Size (acres)</b>               | 5.2                               |                                   |
| <b>Land Use</b>                   | Multi-Family Residential (Condos) | Multi-Family Residential (Condos) |
| <b>Zoning</b>                     | R-H                               | R-10 (43.5 du/a)                  |
| <b>Allowable Building Height</b>  | 110' (existig via LiDAR 2008)     | 100'                              |
| <b>Residential (built du)</b>     | 227                               | 227                               |
| <b>Residential (allowable du)</b> | 228                               | 228                               |
| <b>Commercial (built sf)</b>      | 0                                 | 0                                 |
| <b>Commercial (allowable sf)</b>  | 0                                 | 0                                 |
| <b>Parking</b>                    | Surface                           | Surface                           |

**5. Rollingwood Apts** [Existing Built FAR = 0.4 FAR, Ht = 3 fl]

|                                   | Existing                     | Proposed                          |
|-----------------------------------|------------------------------|-----------------------------------|
| <b>Size (acres)</b>               | 14.0                         |                                   |
| <b>Land Use</b>                   | Multi-Family Residential     | Mixed Use (primarily res.)        |
| <b>Zoning</b>                     | R-20 (13.6 ac), R-60 (0.4ac) | CRT-1.5 (C=0.25, R=1.5)           |
| <b>Allowable Building Height</b>  | 80', 35'                     | 85'                               |
| <b>Residential (built du)</b>     | 283                          | 176                               |
| <b>Residential (allowable du)</b> | 298                          | 730                               |
| <b>Commercial (built sf)</b>      | 0                            | 0                                 |
| <b>Commercial (allowable sf)</b>  | 0                            | 152,024                           |
| <b>Parking</b>                    | Surface                      | Existing Surface + New Structured |

*Note: Federal Realty's phase I and phase II are projected to be approx. 625 additional units assuming a smaller unit size. Commercial uses are discouraged in the master plan.*

**6a. Paddington Square (South)** [Existing Built FAR 6a + 6b = 0.46 FAR, Ht = 3 fl]

|                                   | Existing                 | Proposed                   |
|-----------------------------------|--------------------------|----------------------------|
| <b>Size (acres)</b>               | 4.5                      |                            |
| <b>Land Use</b>                   | Multi-Family Residential | Mixed Use (primarily res.) |
| <b>Zoning</b>                     | R-20 (21.7 du/a)         | CRT-1.5 (C=0.25, R=1.5)    |
| <b>Allowable Building Height</b>  | 80'                      | 65'                        |
| <b>Residential (built du)</b>     | 165 (6a + 6b)            | 0                          |
| <b>Residential (allowable du)</b> | 98                       | 237                        |
| <b>Commercial (built sf)</b>      | 0                        | 0                          |
| <b>Commercial (allowable sf)</b>  | 0                        | 49,349                     |
| <b>Parking</b>                    | Surface                  | Structured Preferred       |

**6b. Paddington Square (North)** [Existing Built FAR 6a + 6b = 0.46 FAR, Ht = 3 fl]

|                                   | Existing                 | Proposed                      |
|-----------------------------------|--------------------------|-------------------------------|
| <b>Size (acres)</b>               | 3.7                      |                               |
| <b>Land Use</b>                   | Multi-Family Residential | Townhomes                     |
| <b>Zoning</b>                     | R-20 (21.7 du/a)         | THD                           |
| <b>Allowable Building Height</b>  | 80'                      | 40'                           |
| <b>Residential (built du)</b>     | 165 (6a + 6b)            | 0                             |
| <b>Residential (allowable du)</b> | 79                       | 67                            |
| <b>Commercial (built sf)</b>      | 0                        | 0                             |
| <b>Commercial (allowable sf)</b>  | 0                        | 0                             |
| <b>Parking</b>                    | Surface                  | Private garages and on-street |

**7. WSSC** (Rezoning not expected to result in redevelopment)

|                                   | Existing           | Proposed                 |
|-----------------------------------|--------------------|--------------------------|
| <b>Size (acres)</b>               | 11.5               |                          |
| <b>Land Use</b>                   | Utility/Industrial | Multi-Family Residential |
| <b>Zoning</b>                     | R-60, IM 2.5 H-50  | R-20                     |
| <b>Allowable Building Height</b>  | 35', 50'           | 80'                      |
| <b>Residential (built du)</b>     | 0                  | 0                        |
| <b>Residential (allowable du)</b> | 18                 | 248                      |
| <b>Commercial (built sf)</b>      | 0*                 | 0                        |
| <b>Commercial (allowable sf)</b>  | 343,595            | 0                        |
| <b>Parking</b>                    | Surface            | --                       |

\* From GIS, additional commercial sf inside industrial bldg possibly not quantified.

**8a. Lyttonsville Station/Claridge House/Friendly Gardens**

|  | Existing                   | Proposed                   |
|--|----------------------------|----------------------------|
| <b>Size (acres)</b>                                | 16.8                       |                            |
| <b>Land Use</b>                                    | Industrial, MF Residential | Mixed Use (primarily res.) |
| <b>Zoning</b>                                      | IM-2.5, R-H, R-20, RT-15   | CRT-2.5 (C=.25, R=2.5)     |
| <b>Allowable Building Height</b>                   | 35'-n/a                    | 70'                        |
| <b>Residential (built du)</b>                      | 325                        | TBD                        |
| <b>Residential (allowable du)</b>                  | 389                        | 1,465                      |
| <b>Commercial (built sf)</b>                       | 0                          | 0                          |
| <b>Commercial (allowable sf)</b>                   | 77,378                     | 183,133                    |
| <b>Parking</b>                                     | Surface                    | Structured Preferred       |
| <i>Claridge House Site (du) [1.2 FAR, 14 fl]</i>   | 241                        | 526                        |
| <i>Friendly Gardens Site (du) [0.62 FAR, 3 fl]</i> | 84                         | 365                        |
| <i>Friendly Gardens Vacant Site (du)</i>           | 0                          | 214                        |
| <i>IM Properties (du)</i>                          | 0                          | 360                        |

**8b. MTA Stormwater Management Site (Rezoning not expected to result in redevelopment)**

|                                   | Existing   | Proposed               |
|-----------------------------------|------------|------------------------|
| <b>Size (acres)</b>               | 0.9        |                        |
| <b>Land Use</b>                   | Industrial | Mixed Use              |
| <b>Zoning</b>                     | IM-2.5     | CRN-0.25 (C=0, R=0.25) |
| <b>Allowable Building Height</b>  | 50'        | 35'                    |
| <b>Residential (built du)</b>     | 0          | 0                      |
| <b>Residential (allowable du)</b> | 0          | 8                      |
| <b>Commercial (built sf)</b>      | 0          | 0                      |
| <b>Commercial (allowable sf)</b>  | 14,350     | 0                      |
| <b>Parking</b>                    | --         | --                     |

**9. Stewart Ave + Kansas Ave [Existing Built FAR = approx 0.4 FAR, Ht = 1-2 fl]**

|                                   | Existing   | Proposed                   |
|-----------------------------------|------------|----------------------------|
| <b>Size (acres)</b>               | 4.0        |                            |
| <b>Land Use</b>                   | Industrial | Mixed Use (primarily res.) |
| <b>Zoning</b>                     | IM-2.5     | CRN-1.5 (C=.25, R=1.5)     |
| <b>Allowable Building Height</b>  | 50'        | 65'                        |
| <b>Residential (built du)</b>     | 0          | 0                          |
| <b>Residential (allowable du)</b> | 0          | 210                        |
| <b>Commercial (built sf)</b>      | 0*         | 0                          |
| <b>Commercial (allowable sf)</b>  | 61,267     | 43,762                     |
| <b>Parking</b>                    | Surface    | Structured Preferred       |

\* From GIS, additional commercial sf inside industrial bldgs possibly not quantified.

**10. Lyttonsville Station/Brookville Road** [Existing Built FAR = approx 0.5 FAR, Ht = 1 fl]

|                                   | Existing   | Proposed              |
|-----------------------------------|------------|-----------------------|
| <b>Size (acres)</b>               | 4.5        |                       |
| <b>Land Use</b>                   | Industrial | Mixed Use             |
| <b>Zoning</b>                     | IM-2.5     | CRTF-2.0 (C=2, R=1.5) |
| <b>Allowable Building Height</b>  | 50'        | 50'                   |
| <b>Residential (built du)</b>     | 0          | 0                     |
| <b>Residential (allowable du)</b> | 0          | 237                   |
| <b>Commercial (built sf)</b>      | 2,800*     | TBD                   |
| <b>Commercial (allowable sf)</b>  | 69,015     | 394,372               |
| <b>Parking</b>                    | Surface    | Structured Preferred  |

\* From GIS, additional commercial sf inside industrial bldgs possibly not quantified.

**11. Ride On Bus Depot** (Rezoning not expected to result in redevelopment)

|                                   | Existing               | Proposed               |
|-----------------------------------|------------------------|------------------------|
| <b>Size (acres)</b>               | 20.8                   |                        |
| <b>Land Use</b>                   | Parking/Transportation | Parking/Transportation |
| <b>Zoning</b>                     | R-60                   | IM-2.5                 |
| <b>Allowable Building Height</b>  | 35'                    | 50'                    |
| <b>Residential (built du)</b>     | 0                      | 0                      |
| <b>Residential (allowable du)</b> | 151                    | 0                      |
| <b>Commercial (built sf)</b>      | 0                      | 0                      |
| <b>Commercial (allowable sf)</b>  | 0                      | 793,107                |
| <b>Parking</b>                    | Surface                | Surface                |

# Greater Lyttonsville Proposed Zoning

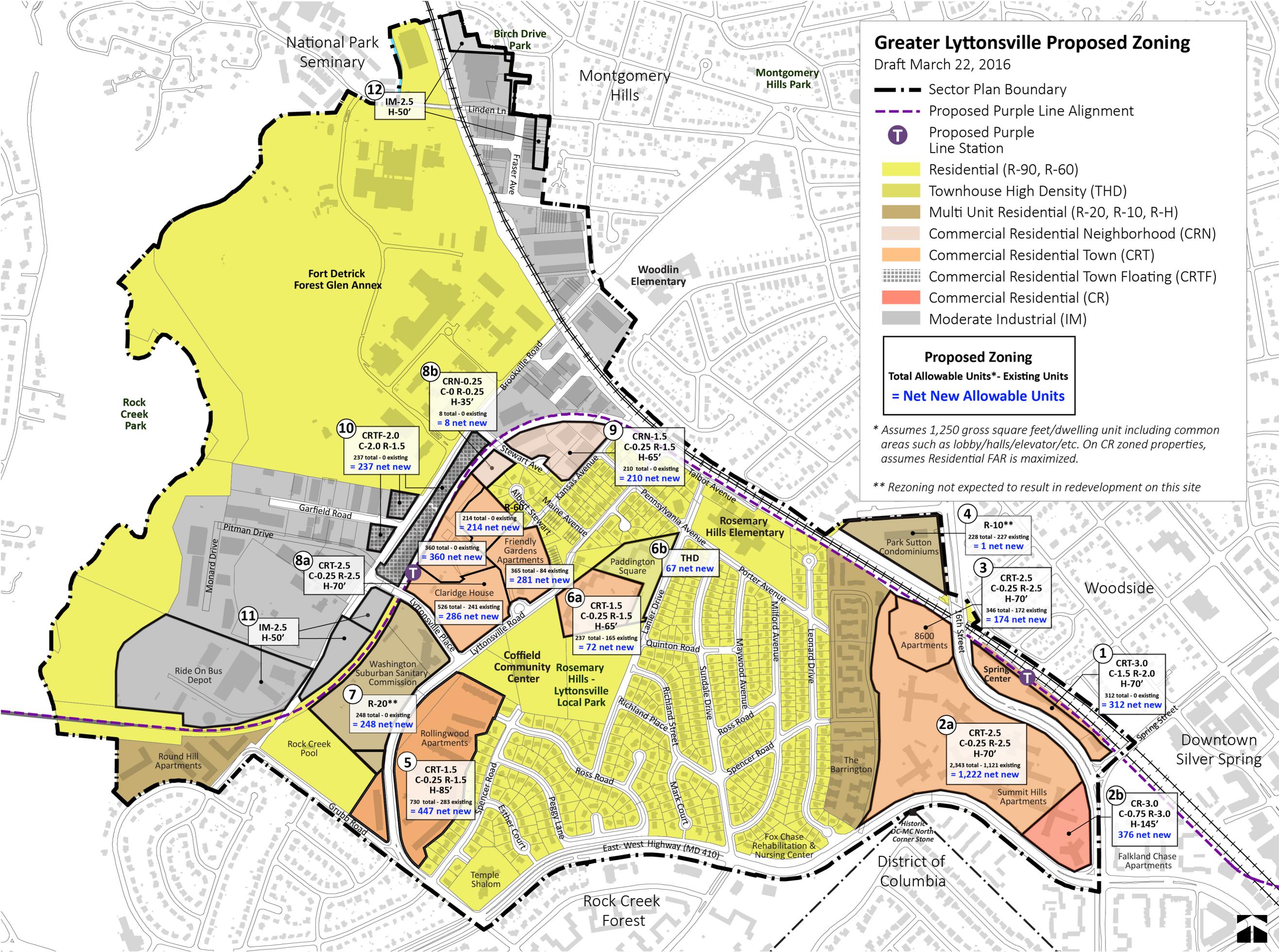
Draft March 22, 2016

-  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



12 IM-2.5 H-50'

National Park Seminary

Birch Drive Park

Montgomery Hills

Montgomery Hills Park

Fort Detrick Forest Glen Annex

Woodlin Elementary

Rock Creek Park

8b CRN-0.25 C-0 R-0.25 H-35'  
8 total - 0 existing = 8 net new

10 CRTF-2.0 C-2.0 R-1.5  
237 total - 0 existing = 237 net new

9 CRN-1.5 C-0.25 R-1.5 H-65'  
210 total - 0 existing = 210 net new

8a CRT-2.5 C-0.25 R-2.5 H-70'

214 total - 0 existing = 214 net new

360 total - 0 existing = 360 net new

365 total - 84 existing = 281 net new

526 total - 241 existing = 286 net new

6a CRT-1.5 C-0.25 R-1.5 H-65'  
237 total - 165 existing = 72 net new

6b THD 67 net new

4 R-10\*\*  
228 total - 227 existing = 1 net new

3 CRT-2.5 C-0.25 R-2.5 H-70'  
346 total - 172 existing = 174 net new

11 IM-2.5 H-50'

7 R-20\*\*  
248 total - 0 existing = 248 net new

5 CRT-1.5 C-0.25 R-1.5 H-85'  
730 total - 283 existing = 447 net new

2a CRT-2.5 C-0.25 R-2.5 H-70'  
2,343 total - 1,121 existing = 1,222 net new

1 CRT-3.0 C-1.5 R-2.0 H-70'  
312 total - 0 existing = 312 net new

2b CR-3.0 C-0.75 R-3.0 H-145'  
376 net new

Round Hill Apartments

Rock Creek Pool

Rollingwood Apartments

Coffield Community Center

Rosemary Hills - Lyttonsville Local Park

Paddington Square

Friendly Gardens Apartments

Claridge House

8600 Apartments

Park Sutton Condominiums

Spring Center

Summit Hills Apartments

Falkland Chase Apartments

Ride On Bus Depot

Washington Suburban Sanitary Commission

Temple Shalom

Historic DC-MC North Corner Stone

Fox Chase Rehabilitation & Nursing Center

The Barrington

District of Columbia

Rock Creek Forest

Woodside

Downtown Silver Spring

Grubb Road

Spencer Road

East-West Highway (MD 410)

Richard Street

Spring Street

Spring Street

Spring Street

Monard Drive

Pitman Drive

Garfield Road

Stewart Ave

Brookville Road

Lyonsville Road

Lyonsville Road

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