



**Greater Lyttonsville Sector Plan, Work Session #3**

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**DESCRIPTION**

**Greater Lyttonsville Sector Plan: Work Session #3**

Work Session #3 will continue the detailed discussion of the zoning and building height recommendations for the Woodside/16<sup>th</sup> Street Station District identified in the Sector Plan. The discussion will cover sites 3, 2a, 2b, and 1. Staff will summarize development test fits for sites 3 and 1 that were created by Staff at the request of the Planning Board during Work Session #2 on April 14, 2016.

The chart and map attached to this memorandum summarizes Planning Board zoning decisions made for the Industrial/Institutional Area District, Brookville Road/Lyttonsville Station Area District, and Residential Area District during Work Session #2. The detailed language for Site 6a/6b that was requested by the Board for Work Session #3 is forthcoming. Conversations between the community and Housing Opportunities Commission are still occurring as of the date of this memorandum.

This work session will also cover Parks and Open Space recommendations as well as Transportation recommendations. Parks and Open space recommendations include those for new parks and open spaces in the Sector Plan as well as upgrades and/or expansions to existing parks. Transportation recommendations will address areawide transportation elements.

Following the May 26, 2016 work session, Staff will meet with the Planning Board for two more work sessions on June 9, 2016 and June 23, 2016. The June 9, 2016 work session will focus on public school capacity and Sector Plan revised language regarding school infrastructure options. The June 23, 2016 work session will include a review of final edits by the Planning Board to the Planning Board Draft and a vote out to transmit the document to the County Executive and County Council.

## **SCHEDULE**

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

- Spring 2016  
Work Session #1: Overview of History, Zoning, & Affordable Housing  
Work Session #2: Site by Site Zoning Analysis  
Work Session #3: Site by Site Zoning Analysis (cont'd),  
Transportation, Parks & Open Space
- Summer 2016  
Work Session #4: Public Schools & Text Edits  
Work Session #5: Text Edits & Vote Out (Planning Board votes to approve Greater Lyttonsville Sector Plan for transmittal to County Executive and County Council)
- Fall 2016  
County Council public hearing

## **ATTACHMENTS**

- Zoning and Requested Changes Chart updated with Planning Board recommendations
- Updated Zoning Map
- Correspondence received 4.12.16 to 5.18.16

SECT-OR PLAN SITE #	PROPERTY ADDRESS	PROPERTY OWNER NAME	CURRENT ZONING	SECTOR PLAN RECOMMENDED ZONING	PROPERTY OWNER REQUESTED ZONING	SUMMARY OF COMMUNITY CONCERNS	PLANNING BOARD RECOMMENDATION AT 4/14/16 WORK SESSION
13	8904 ALBERT STEWART LN	LYTTONSVILLE LAND COMPANY LLC	RT-15.0	R-60	NO REQUESTS FOR CHANGE		R-60
12	2415 LINDEN	TSP ASSOCIATES	R-90	IM-2.5 H-50'	NO REQUESTS FOR CHANGE	RESIDENTIAL ZONING PROVIDES VALUABLE BUFFER IN THIS LOCATION	IM-2.5, H-50'
	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		IM-2.5, H-50'
	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	PLANNING BOARD RECOMMENDATION AT 4/14/16 WORK SESSION
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	REMOVE FLOATING ZONE, RETAIN IM-2.5 ZONING (4-1 vote)
	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		

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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	CRN-0.75 (C-match existing buildings=0.50, R-0.75, H-45')
	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		
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/ROSEMARY HILLS AREA	CRT-2.5
	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		CRT-2.5
	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		CRT-1.5 for existing buildings site; CRT-2.5 for vacant site with increased buffers to single family homes above and beyond zoning code compatibility requirements
	2445 LYTTONSVILLE RD	C & C APTS ASSOC LTD	RH	CRT-2.5, C-0.25, R-2.5, H-70'	NO REQUESTS FOR CHANGE		CRT-2.0 to allow for infill around existing building

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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	CRN-0.25, C-0, R-0.25, H-35'
7	2501 LYTTONSVILLE RD	WASHINGTON SUBURBAN SANITARY COMMISSION	R-60, IM-2.5 H-50'	R-20	NO REQUESTS FOR CHANGE		R-20
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	CRT-1.5 over entire site-HOC to work with community on Sector Plan language
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		CRT-1.5, C-0.25, R-1.5, H-85'
5B	2450 LYTTONSVILLE RD	MNCPPC	R-20	CRT-1.5, C-0.25, R-1.5, H-85'	NO REQUESTS FOR CHANGE		CRT-1.5, C-0.25, R-1.5, H-85'
4	1900 LYTTONSVILLE RD	PARK SUTTON CONDOMINIUM	RH	R-10	NO REQUESTS FOR CHANGE		R-10
3	8600 16TH ST	BRADFORD PLACE LLC	R-10	CRT-2.5, C-0.25, R-2.5, H-70'	NO REQUESTS FOR CHANGE		deferred to May 26 Work Session, test fit to see FAR necessary for infill

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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	deferred to May 26 Work Session
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	deferred to May 26 Work Session
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	deferred to May 26 Work Session, test fit to see FAR necessary for infill

# Greater Lyttonsville Proposed Zoning

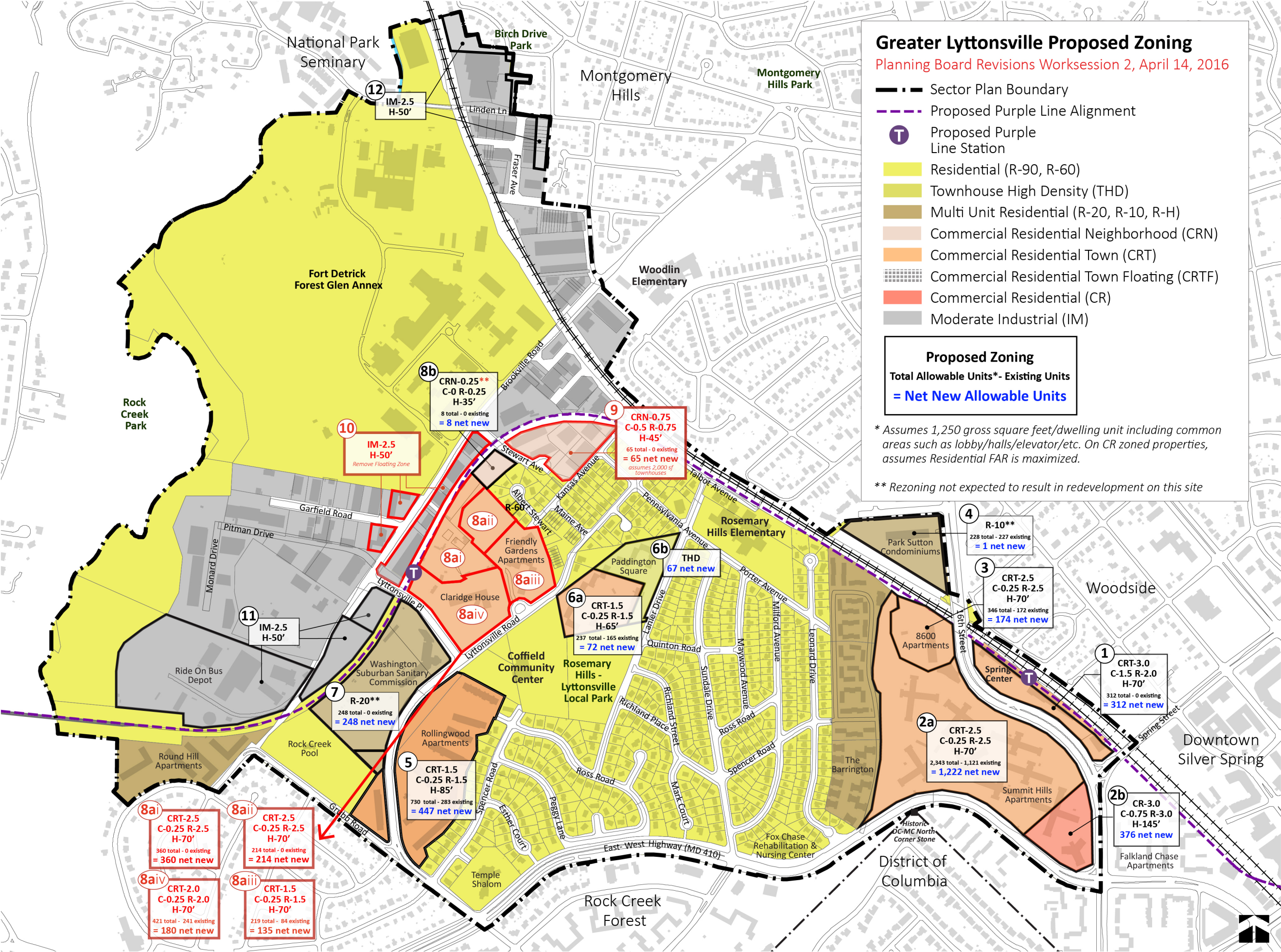
Planning Board Revisions Worksession 2, April 14, 2016

- 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'

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

10 IM-2.5 H-50'  
Remove Floating Zone

9 CRN-0.75  
C-0.5 R-0.75  
H-45'  
65 total - 0 existing  
= 65 net new  
assumes 2,000 sf townhouses

8aiii  
8aii  
8ai  
8aiv

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

8ai CRT-2.5  
C-0.25 R-2.5  
H-70'  
360 total - 0 existing  
= 360 net new

8aii CRT-2.5  
C-0.25 R-2.5  
H-70'  
214 total - 0 existing  
= 214 net new

8aiv CRT-2.0  
C-0.25 R-2.0  
H-70'  
421 total - 241 existing  
= 180 net new

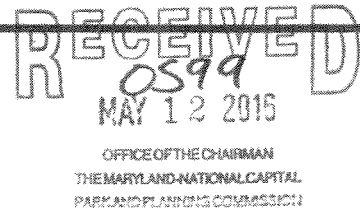
8aiii CRT-1.5  
C-0.25 R-1.5  
H-70'  
219 total - 84 existing  
= 135 net new

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



MCP-Chair

**From:** Barbara Sanders <sandersh@verizon.net>  
**Sent:** Thursday, May 12, 2016 8:27 AM  
**To:** MCP-Chair  
**Subject:** Lyttonsville plan - Woodside/16th St station



I have two questions/issues that I request additional guidance before what seems to be a May 26 work session (Morning/Afternoon/Night?).

First, this 16th St station is sometimes referred to in the documentation as the Harry Sanders station, but the family asked the County Council when the proposal was made following my husband's death in 2010, to retain the official GEOGRAPHIC name as Woodside/16th St Station name, and just have some kind of recognition of his efforts at our local station. That does not seem to be the way it is worded in the draft plan on pg. 47. Do we need to make this a more emphatic request during the work sessions?

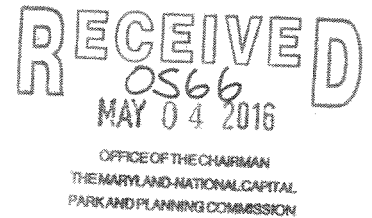
Secondly, I spoke with one of the planners following the last work session about an elevation of the proposed height allowed for the redevelopment and how it would affect the considerably lower elevation homes in Woodside, especially on North and South Springwood. I know the rail right-of-way is fairly wide, but the proposed height of the redevelopment seemed a little high for the visually, if not literally, adjoining homes.

Thank you,  
Barbara Sanders  
1710 Noyes Ln, 20910  
301-587-1323  
[BSanders@TerpAlum.umd.edu](mailto:BSanders@TerpAlum.umd.edu)

## MCP-CTRACK

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**From:** Mark Mendez <mdmendez311@gmail.com>  
**Sent:** Wednesday, May 04, 2016 7:35 AM  
**To:** MCP-Chair  
**Cc:** Councilmember.Hucker@montgomerycountymd.gov;  
county.council@montgomerycountymd.gov  
**Subject:** GLP WorkSession #2 - planning process



Dear members of the Planning Board,

I am writing to support the Planning Board's 4-1 vote to remove the floating zone and retain IM zoning on Site 10 of the Greater Lyttonsville Sector Plan (GLP). Rather than 'short-sighted', I see this decision as one that respects both the longtime work of business owners (residents) of this county and the economic realities that exist. This decision represents a vote to support affordable business in an area that has been successful for decades. The four commissioners saw the most realistic residential growth happening on one side of the Purple Line and the value of retaining commerce on the other. This simple configuration also addresses long-time residential complaints caused by the incompatibility of placing these uses side-by-side.

This was not one man's plan to lose, but rather a chance for community input and process to win. I believe the commissioners carefully considered what Brookville Road provides and voted in a way similar to the medical principle of 'First, Do No Harm'. They weighed the possible harm that any intervention might do against theorizing or hoping for a less certain chance of benefit. I applaud their foresight.

At the April 14 work session, I watched two points of discussion that would seem to call for a return of 'Community Advisory Committees', rather than the marketing and envisioning process now used to sell plans to the public. The Planning Board clearly welcomed the community negotiating with HOC to arrive at a mutually agreeable proposal for Paddington Square. The board seemed relieved to see two residents of Rosemary Hills sitting respectfully with Jay Shepherd (HOC) and Perry Berman (Scheer Partners) asking for time to continue working toward a shared goal. I'm also sure that Federal Realty had informed the planners how a series of meetings with the community in the summer of 2015 shaped their current plan for developing Rollingwood. So when Gwen Wright called Federal Realty's idea to preserve larger, 'family units' while retaining the ability to build new smaller units a 'possible model for the county', I feel she was talking about the process as much as the result. We should all be pleased to see potential opponents grow from active participants to collaborative partners.

From these two examples on this one afternoon, I can see where the planning process works best. The current marketing approach may be useful to provide context or describe options at an initial public presentation. But this approach fails when identifying specific solutions and drafting a plan that meet the community's expectations and actual needs. Residents are surprised how their comments have been interpreted and see a series of remarkably similar sector plans that seem predetermined. A former planning director has bragged that sector plans can now be done 'fast' as the essence of each plan is the same. This method makes communities feel marginalized and creates mistrust in all parts of the process. County residents call for real input into the future of their neighborhoods.

I would like to encourage a 'strength-based' concept like that in behavioral health, when planning the county's growth. This would require personalized, neighborhood-specific evaluation that recognizes the strengths of an area, and leverages those rather than ordering a make-over. With a true seat at the table provided by an advisory committee, residents will accept ownership of sector plans. They will consider what makes their neighborhood unique and take

responsibility for plans to modify or change it, while maintaining their individual character. For Greater Lyttonsville, an obvious strength or competitive advantage is the strong employment center on Brookville Road. Montgomery County would benefit most by supporting and promoting this area rather than diluting or undermining it with elements that exist in abundance elsewhere. For the shared health of our neighborhoods and county, residents and employers will embrace an inclusive and collaborative public process over the current practice where 'professional' decisions are seen as packaged, pitched and imposed on communities.

Sincerely,

Mark Mendez

Rosemary Hills Neighbors Association

Silver Spring Citizens' Advisory Board

## MCP-Chair

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**From:** Roger Paden <Rpaden@verizon.net>  
**Sent:** Wednesday, May 04, 2016 3:21 PM  
**To:** MCP-Chair  
**Subject:** Summitt Hills v. Lyttonsville

RECEIVED

MAY 04 2016

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Ms. Fani-Gonzalez,

At the last working session you objected to the proposal to rezone Summit Hills for greater density. It seemed that your main argument was that Summit Hills is a successful apartment complex that currently is housing many people and that its redevelopment would greatly inconvenience the existing residents and destroy the existing community.

I would suggest that the same argument could be made with respect to the Rollingwood Apartments, Claridge House, and Friendly Gardens. The plan proposes the rezoning of all three of these properties. Given your argument concerning Summit Hills, I would think that you might be committed to opposing the rezoning and redevelopment of these properties, too.

Indeed, I think that there is a stronger case for opposing the redevelopment of these properties than the redevelopment of Summit Hills. Both Rollingwood and Friendly Gardens contain very vibrant minority communities and given the size of their apartments these minority communities contain many families. Delegate Ana Sol Gutierrez was particularly concerned with the redevelopment of Rollingwood due to the effect this would have on its largely Hispanic residents.

Moreover, Summit Hills is positioned close to a Purple Line station and a Red Line station, and to the retail in the Silver Spring Central Business District. The three apartment complexes in Lyttonsville are close to virtually no retail and with the Board's decision not to redevelop Brookville Road, there will be no substantial retail in Lyttonsville for the foreseeable future. Consequently, while a redeveloped Summit Hills could become a relatively car-free area – a true walking community as envisioned by partisans of smart growth – residents of Lyttonsville will need to own cars.

I urge you to focus growth along 16th Street on the eastern edge of the sector plan area. Your own argument would seem to commit you to this principle and it would make the most sense.

Sincerely,  
–Roger Paden

**MCP-CTRACK**

RECEIVED  
0561

MAY 03 2016

**From:** Roger Paden <Rpaden@gmu.edu>  
**Sent:** Monday, May 02, 2016 7:55 PM  
**To:** MCP-Chair  
**Subject:** Greater Lyttonsville Plan: Access to the Campanaro Property

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Anderson,

I write to call your attention to a mistake in the most recent version of the Greater Lyttonsville Sector Plan – and to a problem that it will cause.

The mistake is a missing road that I believe the MTA has agreed to build between the 'Campanaro Property' and Stewart Avenue. This road is not mentioned in the Plan nor is it shown in any of its maps. The purpose of this road is to insure that the 'Campanaro Property' is not landlocked by the Purple Line. This road will run parallel to the Purple Line tracks from the Campanaro property to the Avenue. Vehicles leaving the property will move down the road to Stewart Avenue at which point they will turn left, cross the Purple Line tracks, and proceed up to Brookville Road. This road should be added to the various maps showing the area and discussed in the text.

The road is needed, but it will create a problem if the Campanaro property is redeveloped. That road would provide the only access to the property as connections to Lyttonsville Place and Brookville Road are not possible for topological reasons. As long as the only vehicles using the road are landscape supply trucks, their number will be minimal and present only a small problem when they cross the Purple Line Tracks.

However, if the property is redeveloped according to the latest proposed zoning, it potentially will contain 360 new apartment units. The traffic they will generate will be too great to have them crossing the Purple Line tracks. Moreover, eventually, when the area between Kansas and the Purple Line is redeveloped with 49 new townhouses, the plan calls for that crossing to be closed and for the traffic generated by the development south of the tracks to be routed through the narrow streets of Lyttonsville. Many years ago when the Board rejected putting 19 townhouses on the property behind Friendly Gardens, one of the reasons given to justify this action was that adding traffic from the 19 townhouses would be too much for Lyttonsville's streets to handle. If traffic from 19 units is too much, then traffic from 409 units is inconceivable.

Therefore, if the Campanaro property is to be developed, it will be necessary for it to connect to directly to Lyttonsville Road. For this to happen, however, a road will either have to traverse property owned by Claridge House or by Friendly Gardens. Effectively these two companies will be the only companies able to develop this property and the plan will present the with a great unearned gift.

Here are two alternative suggestions. Either propose that the County buy this property and turn it into a park, or – better – propose that the county buy the property (Project Open Space funds might be available for this purpose) and trade it for the property behind Friendly Gardens, with that land turned into a park. The Campanaro land is much more developable as it is flatter and closer to the Purple Line Station than the land behind Friendly Gardens and to our knowledge it does not contain a landfill.

The area desperately needs more park space the population is increased.

The land in question would provide for a nice park close to Lyttonsville and the Capital Crescent Trail. It would also well serve the residents of the Friendly Gardens extension.

I ask that you direct the Parks Department to investigate this option.

Sincerely,  
–Roger Paden

**MCP-CTRACK**

---

**From:** Rebecca Crumlish <rcrumlish@earthlink.net>  
**Sent:** Thursday, April 28, 2016 1:16 PM  
**To:** MCP-Chair  
**Cc:** Leonor Chavs  
**Subject:** Brookville Road IM Zoning

RECEIVED  
OS41  
APR 28 2016

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chair

I am a resident of the area writing in strong support of the Industrial zone off of Brookville Road. That area has many businesses which I use and is very convenient. I would not like to have to travel to Beltsville or other far flung areas for these services if the businesses are driven out of this part of the county due to short sighted development schemes. Please consider the benefit to small businesses and residents offered by this convenient small business center and industrial zone in our Neighborhood.

Sincerely,  
Rebecca Crumlish  
3203 Brooklawn Terrace  
Chevy Chase MD 20815

**MCP-CTRACK**

RECEIVED  
0525  
APR 26 2016

**From:** Joel Teitelbaum <joelanthro2@gmail.com>  
**Sent:** Tuesday, April 26, 2016 3:23 PM  
**To:** MCP-Chair  
**Cc:** Erwin Rose  
**Subject:** Re: Confirming receipt of your email to Montgomery County Planning Board Chair: Thank You.

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

MCP-Chair: April 26, 2016

This is the first time I have received a 'Confirming Receipt' for an E-mail to Planning Board Chair. Thank you for confirming receipt of my April 24 message to all Planning Board Commissioners concerning some positive steps taken thus far to protect our entire community (Western part of the Greater Lyttonsville Sector Plan) from irrational over-redevelopment: in Brookville Road Light Industrial area; and along Lyttonsville Road in Residential area (all dwellings in original District #2, including two existing apartment houses belonging to Lyttonsville neighborhood - Friendly Garden and Claridge House). These two multi-family residences were improperly transferred to a last-minute Planner-added District #3: the so-called, 'Brookville Road/Lyttonsville Station Area', then given huge CRT-based FARs for huge 'mixed-use' redevelopment. When restored to District #2 also remove added over-densification by means of CRT Rezoning and excessive FARs -use CRN Rezoning and drastically reduce their FARs.

Please verify in writing that my April 24th E-mail and today's E-mail Ref. Confirmation receipt will be POSTED in-full on your Website [NOT arbitrarily 'taken down' from your Website, as was my prior E-mail to Planning Board on the 'Working Sessions' issues]. Indicate by Return (and to other residents/citizens whose E-mails were also removed from above POSTINGS) that all our E-mail letters to Planning Board over the period of Greater Lyttonsville Sector Plan review/decision-making by Planning Board as well as entire review/decision-making period by County Council, and beyond - will remain POSTED on the M-NCPPC Website for the Greater Lyttonsville Sector Plan - equally with all other similarly addressed communications on it to the Planning Board.

Joel Teitelbaum  
Greater Lyttonsville resident

Sent from my iPad

- > On Apr 25, 2016, at 10:30 AM, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:
- >
- > Date: 4/25/2016
- >
- > Subject: Confirming receipt of your email to the Montgomery County Planning Board Chair
- >
- > This confirms receipt of your email to the Montgomery County Planning Board Chair.
- >
- > Thank you.
- >
- > Office of the Chair
- > Montgomery County Planning Board
- > 8787 Georgia Avenue
- > Silver Spring, MD 20910
- > (301)495-4605
- >
- > -----Original Message-----

> From: Joel Teitelbaum [mailto:joelanthro2@gmail.com]  
> Sent: i, April 24, 2016 10:26 AM  
> To: MCP-Chair <mcp-chair@mncppc-mc.org>  
> Subject: Keep IM zoning for Light Industrial Zone- Brookville Road, etc.  
>  
> M-NCPPC Planning Board Commissioners: April 24, 2016  
>  
> Please reaffirm your April 14 'Straw Vote' decision for IM as the only type of Zoning along the Brookville Road Light Industrial area near the future Purple Line Lyttonsville Station in your Working Session on the Greater Lyttonsville Sector Plan.  
>  
> Your well-reasoned understanding of small businesses' need for a stable and predictable IM land-use Zone in this down-county location is appropriate, rather than subjecting specific segments to the investment uncertainties of a Floating Zone. Sector Plan's recommendation to insert hundreds of 'mixed use' apartment units in this decidedly light industrial area is an incompatible, destabilizing notion which should be rejected.  
>  
> The Greater Lyttonsville Sector Plan recommends 'mixed use' CRT rezoning of two light industrial properties (Companaro and Friends properties) jumbled together with two multi-family apartment properties into Site 8A - an incompatible mixture that shifts the two apartments into an untested 'Brookville Road/Lyttonsville Station Area' - District 3. Site 8A was NOT presented for discussion and collaborative interactions to the residential or business communities in Western part of this Sector Plan when it was inserted at last minute in late 2016. Please eliminate it once and for all in your final vote.  
>  
> Please follow through in your final vote to implement your April 14 approach to return the two residential properties (Clardige House and Friendly Garden) to the Sector Plan's 'Residential Area' - District 2, where they belong. Vote to drastically reduce the FARS on these two properties and taper all redevelopment heights adjacent to single family homes in the Lyttonsville neighborhood. Please vote to remove the Sector Plan's last minute OVER-REACH imposing CRT rezoning on these two apartment residences. As shown in prior drafts, moderate CRN rezoning could be more acceptable to our community for 'mixed-use' with some commercial on these two properties.  
>  
> Thanks for Your Attention To Community Member Concerns,  
>  
> Joel Teitelbaum  
>  
>  
>  
>  
>  
>  
> Sent from my iPad



**MCP-CTRACK**

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**From:** Michele Parsonnet <parsonnetj@aol.com>  
**Sent:** Monday, April 25, 2016 9:38 PM  
**To:** MCP-Chair  
**Subject:** Support IM Zoning on Brookville Rd

RECEIVED  
0527  
APR 26 2016

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

To MCP-Chair  
Please keep Brookville Road as is!  
I support IM Zoning on Brookville Rd  
Michele Parsonnet  
Rosemary Hills Resident, Brookville area employee

## MCP-CTRACK

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**From:** Rachel Braun <rachelbraun@verizon.net>  
**Sent:** Tuesday, April 26, 2016 7:11 AM  
**To:** MCP-Chair  
**Subject:** Lyttonsville neighborhood of Silver Spring

I support IM Zoning for the Brookville Road small industrial area of Lyttonsville.  
We are a small neighborhood struggling for wise growth. Please reject Chairman Anderson's callous support of megagrowth that will destroy our communities.  
We do not need CRT development – we need to support small businesses, nonprofits, and liveable neighborhoods in the vicinity of Brookville Road.  
We need to preserve the historic character and black history significance of Lyttonsville.

Rachel Braun  
2107 Spencer Road  
Silver Spring, MD 20910

## MCP-CTRACK

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**From:** Joel Teitelbaum <joelanthro2@gmail.com>  
**Sent:** Sunday, April 24, 2016 10:26 AM  
**To:** MCP-Chair  
**Subject:** Keep IM zoning for Light Industrial Zone- Brookville Road, etc.

M-NCPPC Planning Board Commissioners: April 24, 2016

Please reaffirm your April 14 'Straw Vote' decision for IM as the only type of Zoning along the Brookville Road Light Industrial area near the future Purple Line Lyttonsville Station in your Working Session on the Greater Lyttonsville Sector Plan.

Your well-reasoned understanding of small businesses' need for a stable and predictable IM land-use Zone in this down-county location is appropriate, rather than subjecting specific segments to the investment uncertainties of a Floating Zone. Sector Plan's recommendation to insert hundreds of 'mixed use' apartment units in this decidedly light industrial area is an incompatible, destabilizing notion which should be rejected.

The Greater Lyttonsville Sector Plan recommends 'mixed use' CRT rezoning of two light industrial properties (Companaro and Friends properties) jumbled together with two multi-family apartment properties into Site 8A - an incompatible mixture that shifts the two apartments into an untested 'Brookville Road/Lyttonsville Station Area' - District 3. Site 8A was NOT presented for discussion and collaborative interactions to the residential or business communities in Western part of this Sector Plan when it was inserted at last minute in late 2016. Please eliminate it once and for all in your final vote.

Please follow through in your final vote to implement your April 14 approach to return the two residential properties (Clardige House and Friendly Garden) to the Sector Plan's 'Residential Area' - District 2, where they belong. Vote to drastically reduce the FARS on these two properties and taper all redevelopment heights adjacent to single family homes in the Lyttonsville neighborhood. Please vote to remove the Sector Plan's last minute OVER-REACH imposing CRT rezoning on these two apartment residences. As shown in prior drafts, moderate CRN rezoning could be more acceptable to our community for 'mixed-use' with some commercial on these two properties.

Thanks for Your Attention To Community Member Concerns,

Joel Teitelbaum

Sent from my iPad

**MCP-CTRACK**

**From:** Elizabeth King <bking2213@gmail.com>  
**Sent:** Saturday, April 23, 2016 3:06 PM  
**To:** MCP-Chair  
**Subject:** I support IM zoning on Brookville Rd.

RECEIVED  
OSIS  
APR 25 2016

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

As a 40 resident of Rosemary Hills, with all the changes in the Sector Plan, I hope the Planning Board will maintain IM zoning along the Brookville Rd. corridor,

Elizabeth King

--  
Elizabeth N. King  
2213 Richland St.  
Silver Spring, Md. 20910  
301-588-4408  
240-988-4038  
[bking2213@gmail.com](mailto:bking2213@gmail.com)

## MCP-CTRACK

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**From:** Brooke Morigan <spiritbear@rcn.com>  
**Sent:** Saturday, April 23, 2016 7:06 PM  
**To:** MCP-Chair  
**Cc:** 'Leonor'  
**Subject:** Brookville Road

Please retain IM zoning along Brookville Road and protect the businesses there from being driven out by unwanted and ill-advised (not to mention short-sighted!) "development." Every one of those businesses add tremendous value to our local community and beyond. They are all good neighbors and we want to keep them in business! I quote here a pertinent paragraph from a recent e-mail by Leonor Chavez, my neighbor and the Greater Lyttonsville Business Liaison:

*It is indeed foresight to know that within the next twenty years, or the life of the sector plan, people will still need plumbers, and plumbers will still need parts suppliers. Tires will still go flat and need repair. Folks will need to have their dogs groomed and cared for. People will still celebrate milestones with special cakes, party supplies and event planners. There are many many more practical services and goods that will continue to be in demand over the 20 year life of this sector plan.*

*It is specifically **IM Zoning** that has allowed two amazing non profit groups to grow and flourish and serve not only the surrounding community but the entire country. Both, **A Wider Circle** and **Leveling the Playing Field** thrive because of warehouse industrial zoning which has allowed them the affordable space to grow and to invest (not disinvest) in the community. I call that good land use.*

In addition, I want to point out that our long-time and ongoing patronage of these many useful and practical businesses lets us take care of many day-to-day tasks without having to drive many miles out on to Rockville Pike or into Bethesda/Chevy Chase or, indeed, into DC – all of which journeys eat up loads of time, add to road and highway congestion, contribute to air pollution (read "climate change"), etc. Not to speak of emotional wear-and-tear on us, your local constituents!

Be sensible. Let Brookville Road alone, for goodness' sake!

Respectfully yours,

Brooke Morigan

MCP-Chair

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**From:** Dreyfuss, Norman  
**Sent:** Wednesday, April 20, 2016 8:16 PM  
**To:** MCP-Chair  
**Subject:** FW: The Spring Center

RECEIVED  
OSOS  
APR 21 2016

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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**From:** Roger Paden  
**Sent:** Wednesday, April 20, 2016 8:15:41 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Dreyfuss, Norman  
**Subject:** The Spring Center

Dear Mr. Dreyfuss,

At the last working session, you objected that Area 2, the Spring Center, was too narrow to be successfully developed once the Purple Line and its station is put on the property.

I wonder if your objection to the development of the site in question is overly general. It seems to me that, while the area to the south of the station (which is 90 feet wide) may not be developable, the area to the north of the station (which is 180 feet wide) may not suffer from this problem. Why not zone the area to the north for development as shown in the staff plan on the condition that the southern area be turned into a park. If this area is not developable, this would not be a sacrifice for the owner. Moreover, it may be possible to get some Program Open Space money to help fund such a park.

This would provide a park close to downtown Silver Spring that is accessible by the Purple Line and the Capital Crescent Trail and close to Summit Hills Apartments. Moreover, as Summit Hills is unlikely to redevelop during the period of the sector plan, this park could partially replace the proposed park on the western edge of that property.

I would think that areas on the eastern edge of the Greater Lyttonsville sector plan area are precisely the areas that should be developed as they are closer to downtown Silver Spring and therefore inherently walkable. This park idea may allow for such development in the relatively short-term.

I wonder if a similar argument might be made about the Campanaro property near the Lyttonsville Purple Line Station.

—Roger Paden

**MCP-CTRACK**

**From:** Rachel Braun <rachelbraun@verizon.net>  
**Sent:** Tuesday, April 19, 2016 6:19 PM  
**To:** MCP-Chair  
**Subject:** Rosemary Hills Lyttonsville

RECEIVED  
0499  
APR 20 2016  
OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

I am a resident of the Rosemary Hills neighborhood of Silver Spring. I along with my neighbors am profoundly concerned about the development proposed for our neighborhood. The proposed density would be unsupportable. Already, we have speeding cars, unbelievable trash, and draconian parking restrictions in our neighborhood. Density decision directly impact our likelihood of remaining in the BCC cluster of schools (the fact that school assignments is a School Board decision does not relieve you of the responsibility of making thoughtful density decisions.

We do NOT need MORE apartment blocks in our neighborhood, nor denser and taller structures. Not every neighborhood of Silver Spring needs to look like downtown Silver Spring; sometimes a neighborhood just needs to be a neighborhood. We have small neighborhood stores along Lyttonsville and do not need more and more and more development.

Please vote to preserve the neighborhood feel of Rosemary Hills/Lyttonsville and do not impose high density apartments, large business corridors, and unwieldy traffic on our streets.

Rachel Braun  
2107 Spencer Road  
Silver Spring, MD 20910

## MCP-CTRACK

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**From:** Charlotte Coffield <cacoffield@aol.com>  
**Sent:** Wednesday, April 13, 2016 11:09 PM  
**To:** MCP-Chair  
**Subject:** Greater Lyttonsville Sector Plan

RECEIVED  
0472  
APR 14 2016

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Planning Board Members,

As we approach the April 14 of the Planning Board working session that will focus on zoning, I have become increasingly worried that we have not been clear enough in stressing the impact that the Greater Lyttonsville Sector Plan could have on the Lyttonsville community if not addressed at this point. While the Planning Staff has addressed favorably some of the issues we raised as we moved through the Sector Plan process, I am not comfortable that the hopes and desires for the future of our community are fully understood.

In order to address the racial injustices imposed on Lyttonsville in the past, many of us, particularly Lyttonsville residents, greatly desire the return of all of the industrial properties on the Lyttonsville side (south and east) of the tracts from IM to residential zones. However, we believe that the density of these properties needs to be lowered to avoid surrounding Lyttonsville with dense multifamily developments that would eventually overwhelm the existing community. It would be tragic if the changes intended to restore some of the area taken from the neighborhood instead led to the demise of the community.

In review, the three adjoining community representatives have come up with the following main goals:

1. To preserve Lyttonsville by not overwhelming it with its "maximum density" approach to planning. To achieve this, we continue to advocate for less density in the properties along Lyttonsville Road and Grubb Road.
2. To create a buffer between Lyttonsville and the commercial/industrial area. The challenge is to reclaim these industrial properties for residential use without having to zone them for such high density that they threaten the very neighborhood that we are trying to buffer. One solution is to rezone to lower the density without the expectation of immediate redevelopment. The main community aim is that in the future, these properties should become residential and that no new industrial use be allowed.
3. To support a museum, preferably in the Coffield Center, where the rich community history can be preserved and made available to the public. However, there is no need for developer incentives to help provide resources for such a museum. The community is proceeding along other avenues to move the project forward.

We hope that you will find a way to modify the draft plan and implement these goals.

Sincerely,

Charlotte A. Coffield, President  
Lyttonsville Community Civic Association



APR 15 2016

From: Joel Teitelbaum <joelanthro2@gmail.com>  
 Sent: Tuesday, April 12, 2016 5:55 PM  
 To: MCP-Chair  
 Subject: Serious Problems and Community Concerns facing M-NCPPC Planning Board's Greater Lyttonsville Sector Plan during "SITE-PLANNING WORK SESSION #2" on April 14, 2016.

OFFICE OF THE CHAIRMAN  
 THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION

April 12, 2016 Dear Mr. Chairman and All Commissioners M-NCPPC Planning Board

I request your close attention to very serious deficiencies and possible staff mishandling of a brand new District #3 in the Greater Lyttonsville Sector Plan as part of a very last minute (and unacceptable to our community) major change to prior drafts of this Sector Plan. Sudden new creation of District #3 in November 2015 just before M-NCPPC Planning Board's Public Hearing on this Sector Plan displays a Staff attempt to "force" extremely intensive densification/mixed-use [CRT] rezoning of key residential property sites in/surrounding the small historic African-American Lyttonsville residential neighborhood. The brand new District #3 now includes residential properties formerly part-and-parcel of 'Residential Area' -District #2. Greater Lyttonsville Sector Plan Staff have added on these new unwarranted recommendations without any sort of community collaboration for "zoning and building height" or other changes (see Dec. 18, 2015 Public Hearing Draft for Planning Board).

As shown in this Sector Plan draft, the brand new District #3 is entitled: "Brookville Road/Lyttonsville Station Area". This very unusual 'hybrid' district was never described in prior Greater Lyttonsville Sector Plan drafts or in public communications to our community members/leaders by Sector Plan Staff. It first came out in the November 2015 "Working Draft" as a complete surprise to all residents, businesses and property owners.

District #3's intrusive boundaries create a totally new and very troublesome 'innovation': it is a hasty add-on that undermines all previous and current attempted community input to Staff. In consequence, a very direct communication to Planning Board Chair by one concerned community resident resulted in a temporary one-month delay so Staff could accommodate all community members' concerns - some of which are shown in "Errata Sheet". Regardless of a short process delay, intensive numerical densification levels remain concentrated in specific residential locations of this odd, newly concocted District #3, unchanged in Staff draft for Planning Board of Dec. 18, 2015.

In the 'Working Draft' (published Nov. 1, 2015), District #3 was labelled a "Town Center" and "Transit Hub" for our suburban community. Our community was described by the Working Draft as an "urban or urbanizing area". Residential suburban Lyttonsville/Rosemary Hills Local Park was 'covered' by newly announced 'Urban Road Code', as if it is a future 'urban park' with possibility of future insertion of urban-sized new roads in and immediately around the Park. This harks back to a Staff-proposed 'Connectivity Concept' - a quadrangle of new roads in/around the Local Park and adjacent neighborhoods of both single family and multiple family residences. At a Planning Department Community Meeting on January 21, 2015 new road 'Connectivity' through the Local Park and neighborhoods was totally eliminated by Planning Department Director in her response to massive community rejection and disaffection. But, one rejected roadway has been re-inserted in the Sector Plan by Staff - a public street off Lyttonsville Road facing north toward Rail corridor. The Planning Board should now remove it.

Indeed, a series of adventitious 'urbanizing' planning devices were newly inserted in the 'Working Draft' despite reality that all residences near future Lyttonsville Purple Line Station are and will be legally "suburban". These insertions comprise a pattern of 'slippery slope' tactics/devices misused by Staff throughout the Greater Lyttonsville Sector Plan process.

After multiple community objections to very improper "urban tone and excessive new zoning densification numbers" in the November 2015 'Working Draft', the Planning Director removed a few offending words. Yet, the final 'Working Draft' has relabeled new District #3 as community's "Emerging Center" - another in a series of 'add-on misnomers' that must

be elided. Some falsified wordings were taken out before 'Working Draft' went to Planning Board, but all the adverse new high density zoning changes/numerical densities remain fixed in this draft - and need to be surgically excised at last by the Planning Board.

I ask (as Lyttonsville Civic Association President has asked repeatedly of Sector Plan Staff/Planning Department Leaders) that Planning Board Commissioners review all the components of the highly questionable new District #3 land-use re-zoning. Where Staff process and actions can be identified as too hasty or last minute, or where Staff did not adequately/transparently collaborate with communicate to concerned community residents and their representatives, I request you to consider taking clear-cut, fair, corrective Actions:

1) Temporarily Suspend a final decision on District #3 "Site by Site Zoning Analysis" recommended in this draft until after an objective and thorough review of prior Planning Staff outreach procedures/information is performed by independent planning experts. After examining Staff process and zoning techniques, a Report should be issued to the public on how major land-use zoning changes in this document dramatically raised local area Site densification at the last minute, possibly quite improperly. Without this step, public credibility of the Greater Lyttonsville Sector Plan will fall under a 'cloud of suspicion', and reputation of Planning Department and Planning Board may be 'tainted'.

2) Next, subject Sector Plan Site 8A to a detailed Board review and inspection. Please request formal inputs from residential community leaders and concerned citizens such as myself via an open, deliberative process to enable your decision-making. Pay special attention to following: two multi-family properties transferred into new District #3 that were summarily extracted at last minute from pre-existing District #2 (Residential Area) -as clearly shown in prior Sector Plan drafts. Please restore these two properties to District #2 and remove grossly over-densified re-zoning of these two properties shown in Site #8A.

The two residential properties on Lyttonsville Road to examine and restore to District #2 at much lower zoning densities are:

- 2401 Lyttonsville Road (Friends Non Profit Housing - Friendly Garden);
- 2445 Lyttonsville Road (C & C APTS ASSOC LTD- Claridge House).

Available in prior drafts, but not shown in current Sector Plan draft, these two rental apartment properties are integral parts of the Lyttonsville residential neighborhood and participants in the Lyttonville Civic Association. Both were built on Lyttonsville residential neighborhood land during a 1960's infrastructure and housing renewal for the entire Lyttonsville neighborhood (see relevant Planning, historical and County documents). The Staff's brand new Site 8A recommendation ignores this truth, (8A is the only Residential-Light Industrial 'recombined' Site) and inappropriately recombines the two Lyttonsville Road 'Residential-only' zoned properties with two nearby Light Industrial zoned properties on Brookville Road:

- 8909 Brookville Road (Companaro Properties);
- 0 Brookville Road (Brookville Ventures LLC).

Please separate the two residential properties from all Light Industrial properties for re-zoning purposes. Place each type of property in its relevant Site (Residential or Light Industry) Restore the two residential apartments residential District #2; Include the two Light Industrial properties in another category (perhaps a rationally reboundary District #3) after careful revisions to its untenable boundaries, using community inputs.

Take note that Sector Planning Staff may have tried to 'force' incompatible land-use changes onto prior residential zoning for these two Lyttonsville Road apartments. Lyttonsville Civic Association and other residents then took strong exception -(orally/in writing) to Staff and Planning Department Director, including very clearly communicated Community Concerns about it to be inserted in a Staff-prepared "ERRATA SHEET". But, our concerns about 'improperly mixing' residential with Light Industry properties after creation of a brand new type of District #3 that cuts into residential area - and then imposes unacceptably high density re-zoning - are NOT in the Sector Plan Staff-prepared "Site Summary of Community Concerns." This constitutes a case of 'after-the-fact' removal of clearly communicated community concerns from 'draft' document. Only after reinserting specific Concerns can the Planning Board consider all relevant community concerns in its current land-use/Density decision-making.

NOTE: For reasons never explained to our community, Sector Plan Staff received and orally reviewed each of our specific concerns both in writing and explained orally at a November 2015 early morning meeting with Staff at Planning Board. But, Staff then avoided/evaded - did not include certain concerns while putting others in December 18, 2015 Sector Plan draft for Planning Board, thus raising very serious community alarms.

3) Careful examination of the Sector Plan Recommended Zoning for these two residential apartment properties may help to explain clearly misleading Staff reaction to Concerns: Staff proposed new, inflated densification with "mixed use" CRT-2.5 FAR zoning that would totally replace/upside current much more modest levels of multi-family residence zoning (R-20, and RT-15.0). Site 8A contains by far the highest CRT and FARs for any SITE in our community area of Sector Plan. Apparently, Staff had become overly attached to its hastily inserted over-densification numbers for redevelopment. I ask Planning Board to remove above Staff Recommendations, and replace them with moderate residential-area zoning such as Residential Only (R's) or CRN, rather than overwhelming CRT.

I request that Planning Board to limit FAR to 1.5 and restrict added apartment units to 400 maximum in Residential area. I suggest Staff over-emphasis favoring new small apartment units in place of existing larger family sized units is a poorly conceived misfit with our evolving community climate and demography that values family-oriented homes/apartments.

Staff's summary of Community Concerns about its SITE 8A accurately states: "Maximum Permitted FAR should be 1.5 with a unit cap of 400 in Lyttonsville/Rosemary Hills area" (area in which these apartments are located). I ask all Planning Board members to take our Community Concerns very seriously - dramatically reduce Staff's Maximum Permitted FAR to 1.5, and limit maximum number of added apartment units to 400.

As Staff elided our community concern to remove Site 8A and restore residential properties to Residential Area- District #2, I request it be re-inserted in Sector Plan 'draft' and considered by the Planning Board in its current decision-making process.

{I also sense that Staff has not adequately informed Property Owners that these two apartments are crucial community-wide assets, and the adverse implications of Site 8A in new District #3 with intensive rezoning inserted at very last minute. Please remediate this by requiring a community-wide Sector Plan meeting including all affected Property Owners/renters}.

4) Finally, I call for a Planning Board vote to convene totally transparent, factually-based meeting(s) with all District #2 residents [including single family and multi-family residences] and property owners to explain fully the Planning Department's rationale for having dropped a sudden major shift in land-use recommendations onto existing residential properties as shown above for the - infamous - new District #3 boundary.

I ask Planning Board to propose a new boundary for District #3 (while removing the Urban Road Code from our Local Park and residential neighborhoods) as follows: Constrain a revised District #3 within the confines of Brookville Road, Stewart Ave., Lyttonsville Place, and a few Light Industrial (only) properties abutting the future Lyttonsville Station. In a community-wide meeting, Planning Board should summarize key modifications to District #3, and very substantial down-zoning as requested by community concerns for District #2 Residential Area Sites.

5) Please distribute copies of a written report by independent planning evaluators of how and why a crucial set of land-use zoning changes involving a brand new Staff-recommended District #3 was NOT previously divulged to our community or any of the public, despite hugely ample time available to Staff over extended 3-years lengthy process for interactive design of Greater Lyttonsville Sector Plan long before November 2015. An objective report will help redeem a reputation for honesty.

In sum, I look forward to a written Planning Board (not merely from Planning Department or Greater Lyttonsville Sector Plan Staff) response to each request in this written input regarding problematic Greater Lyttonsville land-use/Density re-zoning and very questionable planning process by Sector Plan Staff.

Thank You,

Joel M. Teitelbaum

Resident of 'real' Greater Lyttonsville (Sector Plan District #2) Tel. 301-589-2340

Sent from my iPad