

Greater Lyttonsville Sector Plan Design Guidelines

Stakeholder Meeting with Civic Association Leaders

October 3, 2018

ATTENDANCE:

Laura Shipman, Planning Department
Robert Kronenberg, Planning Department
Melissa Williams, Planning Department
Charles Kines, Parks Department
Cristina Sasaki, Parks Department
Hyojung Garland, Parks Department

Roger Paden, Rosemary Hills Neighborhood Association
Rick LaRue, Woodside Civic Association
Patricia Tyson, Lyttonsville Civic Association
Charlotte Coffield, Lyttonsville Civic Association
Abe Schuchman, RCF Listserve
Ben Shouse, Rosemary Hills Neighborhood Association

DISCUSSION:

- **Development Review Process:** How does the community participate in the regulatory review process, and how does that relate to the design guidelines?
 - *Staff Response: The Sector Plan and Design Guidelines outline the priorities for the regulatory review process. Optional Method projects will be reviewed at several stages, including Concept Plan (optional), Sketch Plan, Preliminary Plan and Site Plan. The Montgomery County Planning Department website provides an overview of how community members can participate throughout the regulatory review process: montgomeryplanning.org/development/get-involved/*
- **Community Design Principles:** Add language about maintaining economic diversity throughout the area, avoiding concentrating the bulk of affordable housing on one or two sites. Also, enhance the social connections between people living in different kinds of housing and between generations. Design elements that ensure socialization among residents between the older neighborhoods and new developments.
- **Public Space:** Ensure that public open spaces and public streets on private property are designed to feel open and inviting to all members of the public and not just for the residents of



those developments. This is through both design and signage that clearly identifies these as public.

- **Community Design Issues:** Add to the list of community design issues including:
 - Ensure that the historic Lyttonsville neighborhood is highlighted and celebrated.
 - Prevent truck traffic from cutting through the Lyttonsville neighborhood through traffic calming measures and signage.
 - Facilitate opportunities for existing members of the community to adjust to the changes brought by new and younger community members and ensure these new residents are made aware of the unique and thriving communities here today and their history.

- **Transportation:** Consider traffic feasibility of the recommendation to reduce lanes along 16th street and how people will get out of their cars at the planned Purple Line Station.
 - *Staff Response: The design guidelines will not revise transportation recommendations included in the Sector Plan. However, MCDOT and SHA will further study these recommendations before implementation and will include community input in that process.*

- **Children and Schools Projections:** How many children are projected for this area and did we underestimate the number of children in the Sector Plan area? Many schools are overcrowded because of these projections.
 - *Staff Response: The school projections for the Greater Lyttonsville area were adjusted up several times during the Sector Plan process and evaluated and adjusted at the end of the County Council review. Also, another avenue for community participation in the school projections will be in 2 years with the adjustments to the countywide Subdivision Staging Policy (SSP).*

- **Unit Sizes:** Recommend that new developments include larger units, similar to what exists in the area today.
 - *Staff Response: This recommendation is included in the Sector Plan and can be reinforced in the guidelines.*

- **Site-Specific Guidelines:** Add the Rosemary Hills-Lyttonsville Local Park and Capital Crescent Trail as Key Sites.

- **Site 1: Spring Center**
 - Include height and shadow guidelines related to compatibility of new development with the Woodside neighborhood.
 - There are community doubts about the reduction of lanes along 16th Street, drivers may then congest other parts of the Greater Lyttonsville area.
 - Concerned about the direction of lighting from the Spring Center into the Woodside Neighborhood across the tracks.



- Provide a commemoration of Harry Sanders at the planned purple line station through art and signage.
 - Include recommendations about connections and access to the station from the neighborhood and Capital Crescent Trail.
 - Provide improvements to the Spring Street bridge that increase pedestrian comfort
- **Site 6: Rollingwood Apartments**
 - Move density closer to Lyttonsville Road and away from the single-family homes on Spencer Road.
 - Reinforce limiting truck traffic in the neighborhood. Limit the pavement width in the segment of Lyttonsville Road leading into the neighborhood.
 - The intersection of Spencer and Grubb feels dangerous for pedestrians
- **Site 7: Paddington Square**
 - Two access points may be necessary to the site but avoid a through street.
 - Provide more social connections to the Paddington square site and less separation.
 - Pay close attention to preserving champion trees.

NEXT STEPS:

1. This group of civic association leaders will meet again in November to continue reviewing site-specific guidelines for Site 9 Light Industrial Area, 11 WSSC Site, 12 Claridge House/Friendly Gardens/Storage Yards, 13b Vacant Site/WSSC Parking Lot, Rosemary Hills-Lyttonsville Local Park, and the Capital Crescent Trail. If time permits, we will also review areawide guidelines for street types and building compatibility.
2. Send any additional comments or questions about the design guidelines to Laura Shipman (laura.shipman@montgomeryplanning.org) or call me at (301) 495-4558.
3. The Planning Board Briefing is tentatively scheduled for Thursday, November 29.
4. M-NCPPC will provide education and outreach to the larger community about the design guidelines process through the website, mailers and potentially drop-in hours at the Coffield Center.



Greater Lyttonsville Sector Plan Design Guidelines

Stakeholder Meeting with Small Business Leaders

October 11, 2018

ATTENDANCE:

Laura Shipman, Planning Department
Michael Brown, Planning Department
Cristina Sasaki, Parks Department
Hyojung Garland, Parks Department

Jean Redmond, Cleverdog
Leonor Chaves, resident/business liaison
Stacy Brown, Signarama Silver Spring

DISCUSSION:

- **Vehicular Traffic and Pedestrian Crossings:** Shouldn't there be language about traffic speed and vehicles in the principles if you would like to increase connectivity for pedestrians? On Brookville Road in particular, the speed of vehicles and lack of crossings makes it hard for pedestrians who have to run across the street. Nice sidewalks alone will not create a complete network.
 - *Staff Response: The Sector Plan identifies locations for enhanced crossings and the design guidelines will illustrate examples of ways that these crossings can be designed to be easier to use for pedestrians. The guidelines will not specifically address vehicular transportation improvements or changes to the travel-way as these are included in the Sector Plan. In addition, the Sector Plan recommends the entire Sector Plan Area be identified as a Bicycle-Pedestrian Priority Area (BPPA). This will allow Montgomery County Department of Transportation to study and implement pedestrian and bicycle improvements particularly to and from the planned Purple Line Stations. We can include language to study a midblock crossing on Brookville Road between Lyttonsville Road and Stewart Avenue.*

- **Site 9: Light Industrial/Office Area**
 - If this property does not redevelop, would there be sidewalk improvements on Stewart Avenue?
 - *Staff Response: If redevelopment does not occur, the Sector Plan recommends the sidewalk improvements along Stewart Avenue be considered by The Montgomery County Department of Transportation as priority Capital Improvements Program projects.*



- What is the potential linear open space along the back of the site going to be like, and what will the other asterisk open space be like if the site redevelops?
 - *Staff Response: The linear open space will be a green area along the Capital Crescent Trail with landscape and activity areas. The configuration of the open space if the site redevelops will be guided by the design guidelines for parks and open space.*
- **Site 12: Claridge House, Friendly Gardens, Storage Yards**
 - What will the size of the linear green space be on this site? It would be nice to have seating, a fountain and/or other activities to attract people there as well as spaces for contemplation and trees.
 - *Staff Response: The guidelines can include recommendations for a linear open space of a sufficient size to accommodate these kinds of activities and spaces.*
 - If a street connects through site 12, create a streetscape design that works with the linear green space and is inviting with trees and potentially special paving.
- **Trail Connection from Garfield: Will this connection really happen?**
 - *Staff Response: The area on Fort Detrick property will need to be capped per Maryland Department of the Environment requirements, and there are steep slopes. These landfill, slopes and ownership issues are a barrier, so we cannot say for certain that the trail connection will be implemented. The preferred access point would be the one at the end of Garfield Avenue because it does not have property ownership constraints, but it does have topographic constraints.*
- **Site 13b: Vacant Site, WSSC Parking Lot**
 - Affirmed the need for sidewalk connections and mixed-use buildings that blend into the industrial context.
- **Site 7: Paddington Square**
 - There should be a street that goes through the site if it redevelops to improve connectivity and relieve potentially increased traffic as the number of residents increases.

NEXT STEPS:

1. This group decided not meet again before the release of the working draft. However, the upcoming stakeholder meetings are:
 - October 22: Large Property Owners and Developers
 - November 1: Civic Association Leaders
2. The Planning Board Briefing is tentatively scheduled for Thursday, December 6.



3. Send any additional comments or questions about the design guidelines to Laura Shipman (laura.shipman@montgomeryplanning.org) or call me at (301) 495-4558.
4. Visit the website (montgomeryplanning.org/greaterlyttonsvilledesign)



Greater Lyttonsville Sector Plan Design Guidelines

Stakeholder Meeting with Developers

October 22, 2018

ATTENDANCE:

Laura Shipman, Planning Department
Michael Brown, Planning Department
Melissa Williams, Planning Department
Charles Kines, Parks Department
Cristina Sasaki, Parks Department

Christine McGuirl, Federal Realty
Evan Goldman, EYA

DISCUSSION:

Note: Many of the following development concepts are in early stages and may change by the time of regulatory review.

- **Ownership of Civic Greens:** Are Civic Greens envisioned to be owned by the property owner or M-NCPPC?
 - *Staff Response: What is most important is that these spaces be for public use. The preference is for Parks Department ownership of civic greens but this will be determined at the time of regulatory review.*
- **Site 6: Rollingwood Apartments**
 - There are no immediate plans for the redevelopment of this site.
 - Retail is anticipated along Lyttonsville Road on the WSSC site, so the owner of this site, Federal Realty, should consider a retail ground floor to complete the retail street.
 - There should potentially be a midblock crossing on Lyttonsville Road if both sides of the street develop with ground floor retail.
- **Site 7: Paddington Square**
 - Ped/bike connections should connect all the way through the site. While there could be traffic calming or other measures like bollards to limit through vehicular traffic.
 - The likely primary vehicular access would be from Lyttonsville Road/Michigan Avenue.
 - Redevelopment of this site will likely occur at a later phase.
- **Site 11: WSSC Site**
 - Redevelopment of this site would likely be one of the first phases.



- The site may include all multifamily buildings to accommodate tenants from other sites while maintaining a desirable income mix of around 30% affordable.
 - The public open space is envisioned to include a linear park along the Capital Crescent Trail that would open up to a larger civic green connecting to Lyttonsville Place and the Purple Line Station beyond.
 - Potentially this site could contain artisanal retail and have an active public shared space through the center of the project that pulls people into the site.
 - An anchor grocer could possibly be located at the corner of Lyttonsville Road and Lyttonsville Place.
 - Daylighting of the Donnybrook Stream should be integrated into the public space on the site.
 - The applicant team should contact the adjacent Rock Creek Pool as the project develops because of the potential impacts to that site.
 - Avoid back of house public space. Ensure that public space is visible and well-connected to surrounding sidewalks and streets.
- **Site 12: Claridge House/Friendly Gardens/Storage Yards**
 - The linear park on this site should also be active, connected to the trail and integrate stormwater management like the one on the WSSC site.
- **Site 13b: Vacant Site/Ride On Parking Lot**
 - Potential for an industrial incubator space as envisioned in the Sector Plan.
 - If redeveloped, the project will likely integrate the planned maintenance facility or take place on the remnant portions of the site after the small tail tracks and maintenance facility are constructed.
 - The project could be all commercial/industrial or residential mixed-use.
- **Brookville Road:**
 - Murals could help increase the vibrancy of this street. And could relate to the branding for local retailers.
 - The signage standards from the sign board are restrictive, consider working with the board to allow murals that relate to the local businesses and allow them to be larger and more impactful than typical signs. For example, a building covered in a mural of flowers for the flower shop.
 - Art can serve as wayfinding and advertisement for local businesses and provide branding and identity.
- **Public Art**
 - Make sure to include a section in the design guidelines address the potential for public art throughout the plan area.



NEXT STEPS:

1. This group decided not to meet again before the release of the working draft. We anticipate the working draft will be released early next year.
2. Send any additional comments or questions about the design guidelines to Laura Shipman (laura.shipman@montgomeryplanning.org) or call me at (301) 495-4558.
3. The Planning Board Briefing is tentatively scheduled for Thursday, December 6.



Greater Lyttonsville Sector Plan Design Guidelines

Stakeholder Meeting with Civic Association Leaders

November 1, 2018

ATTENDANCE:

Laura Shipman, Planning Department
Michael Brown, Planning Department
Melissa Williams, Planning Department
Charles Kines, Parks Department
Cristina Sasaki, Parks Department

Roger Paden, Rosemary Hills Neighborhood Association
Rick LaRue, Woodside Civic Association
Webb Smedley, Woodside Civic Association
Patricia Tyson, Lyttonsville Civic Association
Charlotte Coffield, Lyttonsville Civic Association
Abe Schuchman, RCF Listserv

DISCUSSION:

- **Site 9: Light Industrial Area**
 - There could be a bigger park in this area if it extends from the MTA stormwater Management site across Stewart Avenue onto this site.
 - Is there a way to abandon the Stewart Avenue ROW and make this park space?
 - *Staff Response: This abandonment is not recommended in the Sector Plan and is unlikely because Stewart Avenue will retain its transportation purpose for pedestrians and cyclists even if the portion crossing the tracks is closed to vehicular traffic with redevelopment.*
 - There is a preference for residential rather than commercial frontage on Kansas Avenue if the site redevelops.
 - Provide sidewalks and make the site more walkable and add more trees.
 - *Staff: With any redevelopment of this site it is important to keep in mind that the zone is CRN which allows Standard Method development. In Standard Method development the applicant is not required to achieve public benefit points; however, because the property confronts residential zoned properties, a Site Plan review by the Planning Department will be required.*

- **Site 11: WSSC Site**
 - Historic signage is envisioned at the community center along Lyttonsville Road.



- What type of development is planned, multifamily or townhomes?
 - *Staff Response: Our understanding from the Developer stakeholder meeting is that the current concept includes all multifamily development on this site. This concept may change by the time of regulatory review.*
 - With any townhouse development in the plan area it is important that the quality of materials and architectural style are compatible with the surrounding community. The existing townhomes conform with what the community would want.
 - Ensure that improvements to the Lyttonsville Road/Place intersection be safe for pedestrians crossing to the park, particularly for families.
 - Access to the Purple Line Station and Lyttonsville Place is crucial from this site. Ensure there are multiple convenient ADA access points to and from the site.
 - There is concern about moving families from the nice Paddington Square site adjacent to the park, to a site next to the purple line tracks and tail tracks. We want to ensure an integrated, scattered site approach to affordable units on this site and throughout all sites.
 - Not sure that the light rail is a negative, the Capital Crescent Trail will be there on this site which is an amenity and the rail will not necessarily be noise generating.
 - Ensure that there are larger family units with redevelopment.
- **Site 12: Claridge House/Friendly Gardens/Storage Yards**
 - What will be the unit mix here? All townhouses or multifamily?
 - *Staff Response: We do not know yet what the mix will be, but the zoning allows up to multifamily.*
 - Low-rise development would be an asset particularly if it is replacing the low-rise Friendly Gardens buildings.
 - We've heard that an early concept is for townhomes on the front of the Friendly Gardens Site and multifamily on the back. This may change.
 - Reinforce that there should be a deterrent to trucks cutting through to the residential neighborhood on Lyttonsville Road through streetscape design.
 - The current storage yards are an eyesore and located right at the planned Purple Line Station. This site should become a park.
 - *Staff Response: The Sector Plan does not identify this site for a Park, and it is unlikely the Parks Department will buy the property because there are several other priority sites for Parks and public spaces in the Plan Area. The private developer could assemble the property and provide public open space. Screening and landscaping around the storage yard can be recommended in the short term to improve compatibility with the adjacent residential buildings.*
- **Site 13b: Vacant Site/Ride On Parking Lot**
 - Poor optics if the residents of the Paddington Square site are moved to this industrial area. The business incubator is a better use here.
 - There should be parking restrictions around the Purple Line Station to ensure no parking throughout the neighborhood.
 - *Staff Response: DOT is the implementation agency for parking restrictions.*



- **Rosemary Hills-Lyttonsville Park**

- Renovations of the center are planned in the next 5 years.
- Staff should discuss future opportunities for expansion.
- Should reconfigure the access to the park if the intersection of Lyttonsville Road/Place is redesigned.
- *Staff: The Parks ADA project manager is going to work on improvements of pathways throughout the park to ensure that they are accessible.*
- The configuration of the park expansion is important, and it needs to feel like a significant part of the park.
- Create some smaller play areas rather than just large fields in the expansion of the park.
- Is a pool a possibility in the park?
 - *Staff Response: The Department of Recreation was looking at multiple sites to place the regional pool facility. It was decided to place it in Downtown Silver Spring. There was concern about traffic in the neighborhood if the facility were placed on this site.*

- **Capital Crescent Trail**

- Ensure that there are sufficient access points from the trail to Brookville Road.
- Create an identity along the trail and work with neighboring communities. Lighting and other furnishings should be consistent along the trail.
- There is a tension between pedestrians and cyclists, there should be opportunities for distinct spaces for pedestrians and cyclists.
 - *Staff Response: There may not be sufficient width in this segment to have two distinct paths, but the design should ensure safe crossings for pedestrians.*

NEXT STEPS:

1. This group of civic association leaders will meet again in early 2019 to review the Working Draft of the guidelines.
2. Send any additional comments or questions about the design guidelines to Laura Shipman (laura.shipman@montgomeryplanning.org) or call me at (301) 495-4558.
3. The Planning Board Briefing is tentatively scheduled for December 6, 2018.

