

Greater Lyttonsville Sector Plan Design Guidelines

Stakeholder Meeting to review Working Draft

February 19, 2019

ATTENDANCE:

Hilary Krubsack, Claridge House/Southern Management
Rick LaRue, Woodside Civic Association
Christine McGuirl, Federal Realty
Roger Paden, Rosemary Hills Neighborhood Association
Leonor Chaves, BBD
Charlotte Coffield, Lyttonsville Civic Association
Sherry Cox, Summit Hills
Pamela Lee, EYA
Stacey Brown, Signarama Silver Spring
Katy Levie, Southern Management
Patricia Tyson, Lyttonsville Civic Association
Laura Shipman, Planning Department
Melissa Williams, Planning Department
Michael Brown, Planning Department
Charles Kines, Parks Department
Cristina Sasaki, Parks Department

PROPOSED REVISIONS:

- The recommended Neighborhood Residential Street Pedestrian Through Zone dimension should be reduced to 6-8 feet, noting 5 feet is recommended along the frontage of existing single-unit residential homes.
- Add intersection of Brookville Road and Pittman Drive as a recommended enhanced crossing to be studied for pedestrian safety.
- Add the Talbot Avenue bridge memorial to the history section. Language should note that girders should be placed on each side of the trail to reflect the experience of crossing a bridge.

NEXT STEPS:

1. Staff to check in with Historic Preservation division about the history and art advisory committee for the implementation of historic signage and art in the area.
2. Staff to follow-up on opportunities for community participation in developing the purple line station Harry Sanders commemoration.
3. Drop-in hours are scheduled for Monday February 25, 2:30-7:30p.m. at the Coffield Center.
4. The Planning Board Work Session is tentatively scheduled for Thursday, March 21, 2019.
5. Send any additional comments or questions about the design guidelines to Laura Shipman (laura.shipman@montgomeryplanning.org) or call me at (301) 495-4558.



Greater Lyttonsville Sector Plan Design Guidelines

Drop-in Hours

February 25, 2019

ATTENDANCE:

Judith DiNunno
Gary DiNunno
Jana G Brown
Barbara Sanders, Woodside and Purple Line Now
Patricia Tyson, Lyttonsville Civic Association
Charlotte Coffield, Lyttonsville Civic Association
Joel Teitelbaum
Elmoria Stewart
Shan Evans, Coffield Rec Center
NaaKoshie O Mills, Southern Management
Hilary Krubsack
Anna White
Samuel Sislen, Rosemary Hills
Bonnie Sislen, Rosemary Hills
Evan Goldman, EYA
Pamela Lee, EYA
Roger Paden, Rosemary Hills Neighborhood Association
Valarie Barr, Rosemary Hills
Ellen McCloskey, Rosemary Hills
George Leyh, Resident
Clark Larson, Resident
Jon Foley, Resident
Rachel Braun, Resident
Elaine Avner, Resident
Leonor Chaves

Laura Shipman, Planning Department
Michael Brown, Planning Department
Melissa Williams, Planning Department



COMMENTS:

- Maintenance on the Lyttonsville Place Bridge is critical including timely snow, glass and debris removal.
- Should consider pervious trails in parks.
- Erosion control and stormwater management should be incorporated into the design of parks.
- New development should include solar panels and green roofs.
- Reduce sidewalk recommendation on Neighborhood Residential Streets.
- Ensure that the ramp connection to 16th Street bridge from the CCT is sufficiently wide to accommodate pedestrian and bike connections to the Woodside neighborhood.
- Add that outdoor dining is permitted in the Planting and Furnishing Zone on Neighborhood Retail Streets.
- Internal private residential streets should have a smaller build-to-line.
- Consider painted flush medians on Brookeville Road, to improve the appearance of the street and calm traffic.
- Include the linear green space under park types.
- Warehouse-style architecture may not meet the articulation standards in the methods to reduce bulk. Allow flexibility for this type of design.
- WSSC site: remove missing middle language because the site does not immediately abut or confront single-family homes.
- Site 12: use the sector plan language on p.49 under building design.
- Emphasize the importance of increase lighting along all sidewalks and public spaces.
- Provide wifi in the center and in parks.
- Leave existing sidewalks alone.
- Add an enhanced crossing at the entrance to Friendly Gardens.
- Add charging stations and wifi to the public open spaces near the purple line stations and include hardscape.
- Pavers are a difficult surface for accessibility, consider stamped concrete.
- Design the exteriors of buildings to have brick or wood, or other natural materiality.
- Private streets should have public access for vehicles.
- RH-L Park: Coordinate with adjacent property owners including single-family home owners if the park is expanded
- RH-L Park: reword bullet to eliminate large fields and just include small play areas in park expansions.
- RH-L Park: Remove acreage of the park because this does not indicate the portion of the parkland that is useable space.

