



**GREATER
LYTTONSVILLE**
Community Workshop September 29, 2014
Visioning Exercise Input



ENHANCED/EMERGING CENTERS OF ACTIVITY

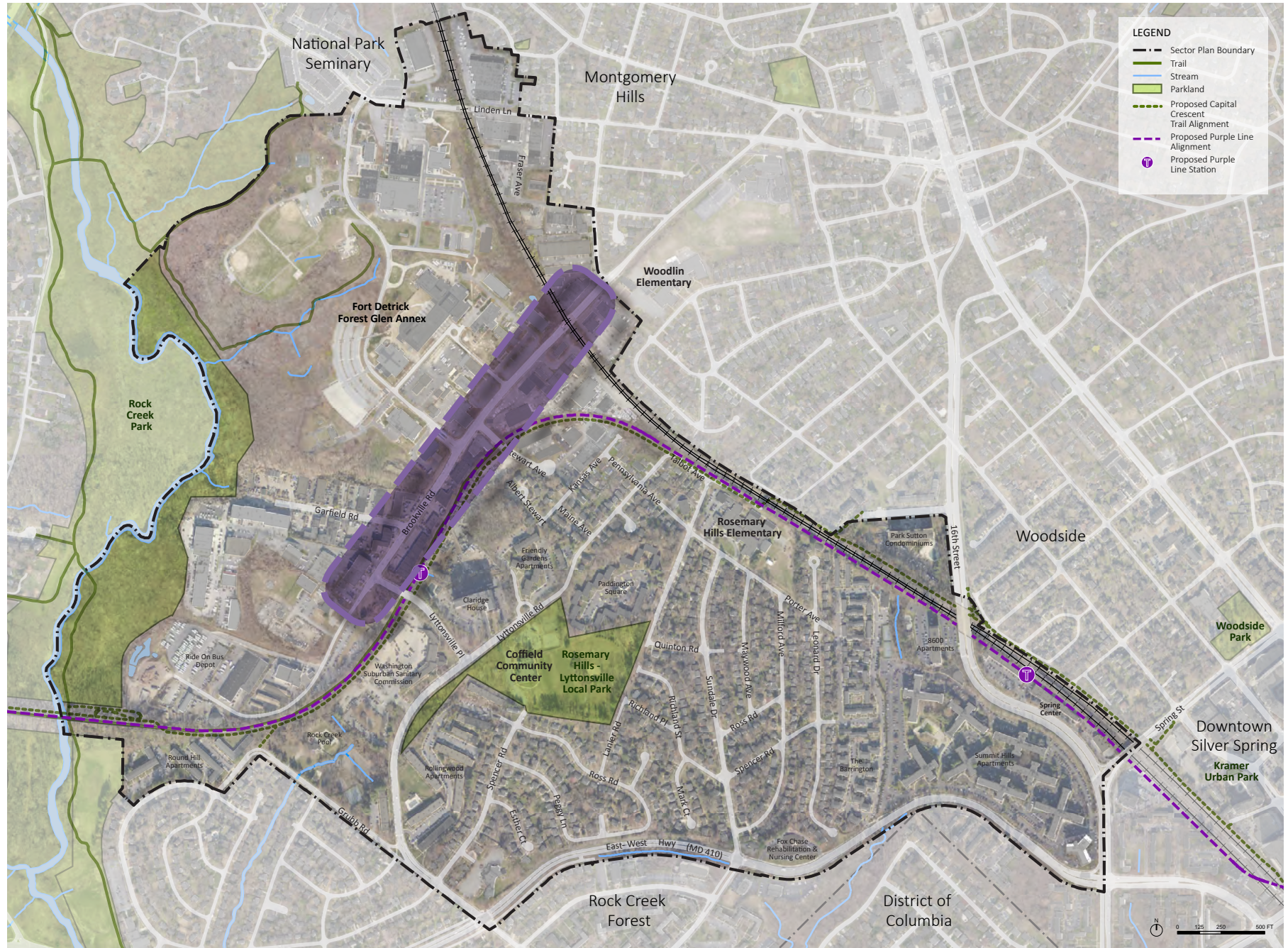
Brookville Road

Spring Center

Coffield Center/Rosemary
Hills-Lyttonsville Local Park

BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY



Location Map

BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY



Existing Conditions Photos

BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY

Strengths:

- Large number of businesses, business diversity
- Street widths and turning radii advantageous for bus and truck maneuverability
- Strategic location inside beltway, close to customer base
- Affordable and competitive lease rates
- Proximity to future Purple Line station
- Presence of a large employer for potential customers

Challenges:

- Limited restaurants/cafes within walking distance
- Limited wayfinding signs for commercial vehicles
- Cut through traffic from E-W Highway to 495 Beltway
- Lack of support businesses if residential growth occurs
- Lack of good pedestrian connections to surrounding uses (Rock Creek Park, industrial areas)
- Increase walkability
- Environmental degradation

Opportunities:

- Revitalize Brookville Road to be more walkable and inviting (Brookville Rd as a “Main Street”)
- Creative use of warehouse space for new uses
- Unique retail and residential options
- Increased access to public transportation (Purple Line, RideOn, WMATA Bus)
- Opportunities to green corridor
- Opportunities to improve water quality, habitat

Other:

- **Improve Streetscape**
- **Make use of Purple Line**

Additional Comments:

- **Keep Existing businesses but improve appearance**
- **Safer feel for pedestrians**
- **Keep quality existing businesses (non-polluters) and don't try to make Brookville Road into a “fantasy” main-street --MDOT won't do it, and will continue as an “industrial thruway”**
- **Add new consumer-oriented businesses along road**
- **Fix sidewalks on Brookville and industrial area**
- **So much potential. Let's make this area as a bohemian destination, w/o displacing businesses**
- **Speeding traffic need police assistance to slow down!??**
- **Put stop sign back up**
- **Help existing businesses during construction**
- **Improve the roads (resurface)**
- **Please do not displace businesses with a useless fantasy of “main st.” Unique area full of vibrant economically successful businesses**
- **Need higher density and mixed-use along Brookville**

BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY

Streetscape Elements:

14



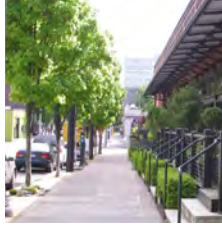
Bike Lanes

4



Median

12



Wider Sidewalks and Street Trees

7



Through-block Connections

6



Planting Buffer Along Surface Parking

Other:
Too industrial to
incent. public to come
to area

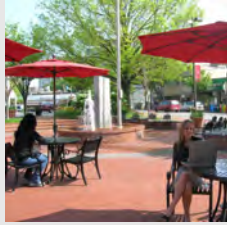
Open Space Elements:

2



Places to Play

8



Places to Sit in the Shade

6



Places for Temporary Parks

7



Green Spaces to Sit and Meet

4



Places for Community Celebrations

Other:

Environmental Elements:

14



Bioretention in Impervious Areas

7



Sustainable Buildings

2



Electric Vehicle Charging Stations

7



Solar Panels and Green Roofs

2



Community and Rooftop Gardens

Other:
Mandate use of
raingarden for storm
water control with
tax incentive

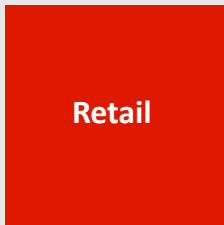
Land Use:

10



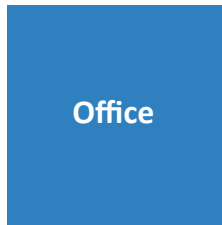
Industrial

15



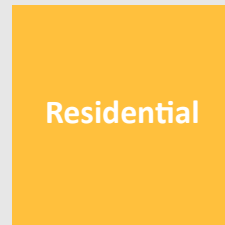
Retail

10



Office

11



Residential

4



Institutional

Other:

BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY

Buildings:

9



Rehab/Reuse of Existing Bldgs

5



Lower Intensity Development

12



Mid Intensity Development

10



Mid-Higher Intensity Development

Other:

Placemaking Elements + Community Facilities:

9



Real Time Transit

7



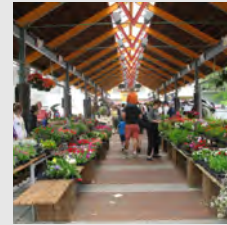
Capital Bikeshare

5



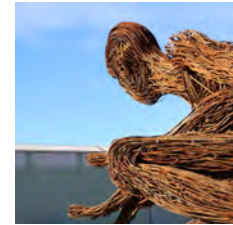
Community WiFi

4



Multi-Use Pavilion

3



Public Art

Other:

Neighborhood
"hangout" a la
Parkway Deli

We already have the
Parkway Deli AND
The Daily dish!

6



Business Wayfinding

4



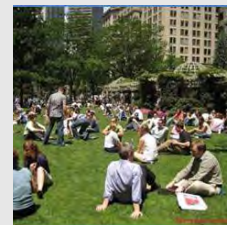
Food Trucks

4



Temporary Use of Parking Lots

3



Public Park

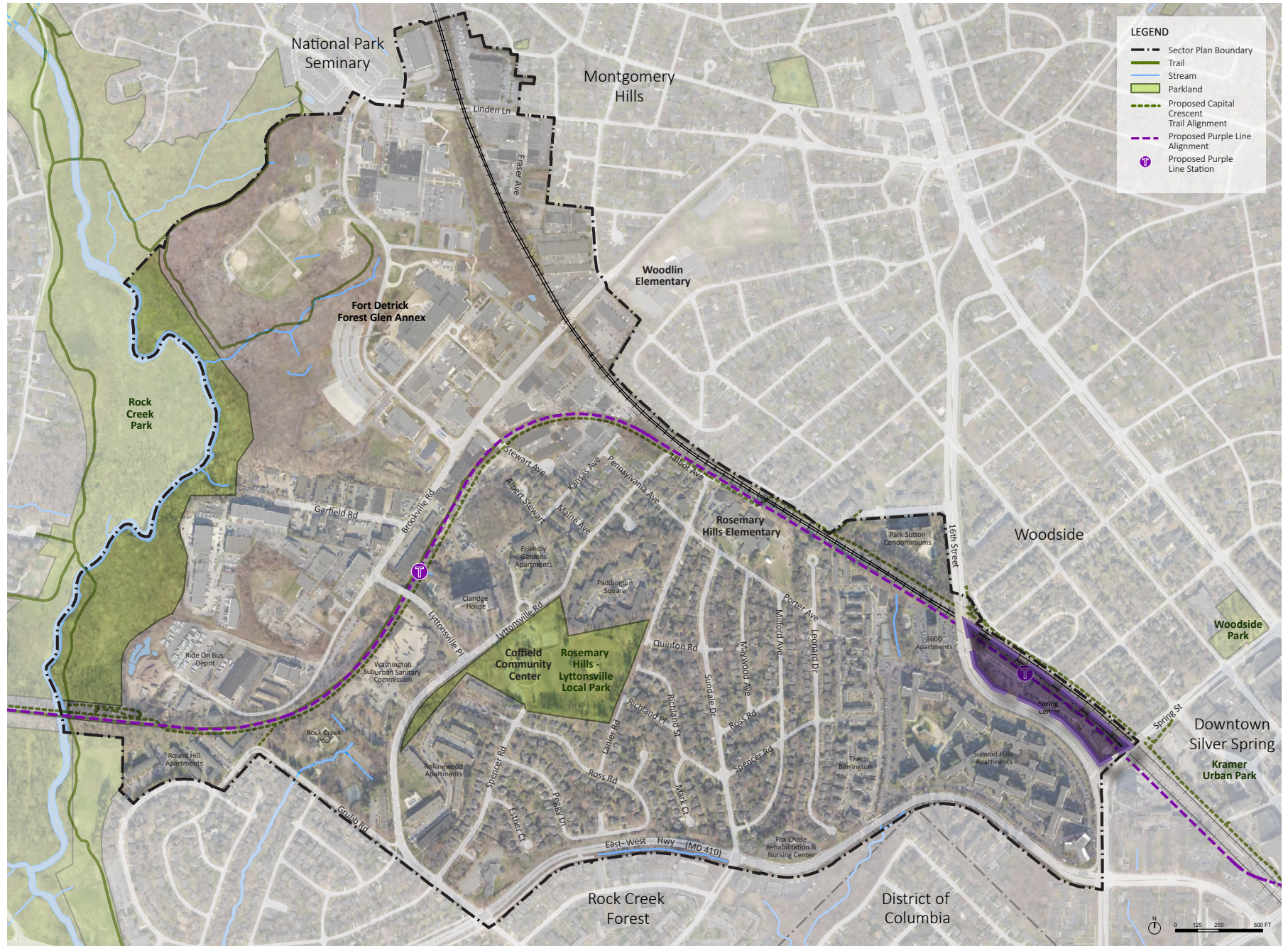
16



Cafes and Outdoor Dining

SPRING CENTER

ENHANCED/EMERGING CENTER OF ACTIVITY



Location Map

SPRING CENTER

ENHANCED/EMERGING CENTER OF ACTIVITY



Existing Conditions Photos

SPRING CENTER

ENHANCED/EMERGING CENTER OF ACTIVITY

Strengths:

- Proximity to Metro & the Purple Line
- Proximity to Downtown Silver Spring
- Provides useful services to multiple neighborhoods both inside and outside Sector Plan area
- Proximity to Beltway and 16th Street

Challenges:

- Need to maintain this community retail
- Difficult to access for pedestrians and bicyclists
- Crossing 16th St difficult along site frontage
- High impervious cover/lack of vegetation

Other:

- **Constrained site**

Opportunities:

- Make area more neighborhood centric and accessible
- Improve environmental performance
- Better connections to Woodside community
- Improve site layout
- Create transit-oriented redevelopment around future purple line station

Other:

- **Better connections to Summit Hill Apts**
- **Purple Line Station can be attractive catalyst**

Additional Comments:

- **Believe Purple Line will require closing of 90% of the stores**
- **Need improved lighting E-W Hwk from Metro to Grubb. Very unsafe, dark, depressing now. Can easily be changed!**
- **Safer crossing for 16th st**
- **Less of a truck stop, commuter feel -- more neighborhood friendly**
- **Very unfortunate that we will lose all valuable services. Please do not put more high density housing with useless empty commercial spaces.**
- **Keep retail, restaurants + services**
- **Keep post office!**
- **Plus (maybe) some modest mid-rise housing**
- **Make replacement retail more pedestrian-oriented**

SPRING CENTER

ENHANCED/EMERGING CENTER OF ACTIVITY

Streetscape Elements:

12



Improved Crossings

12



Street Furniture - Lighting, Seating, etc.

6



Wider Sidewalks

7



Through-block Connections

7



Bike Lanes

Other:

Open Space Elements:

5



Places for Adult Fitness

4



Places for Concerts and Festivals

5



Places for Creative Play

9



Places for Farmer's Markets

2



Places to let your Dog Run

Other:

7



Places to Play and Socialize

3



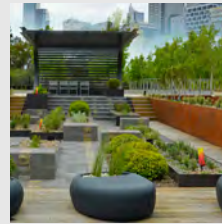
Places with Adventure Sports

3



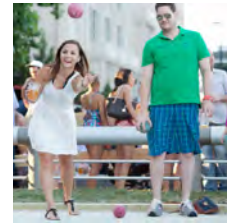
Places with Large Lawn Areas

6



Places for Urban Gardening

4



Places to Play and Socialize

Environmental Elements:

10



Integrated Habitat and Stormwater

4



Electric Vehicle Charging Stations

5



Green Streets

9



Solar Panels and Green Roofs

6



Solar Lighting

Other:

SPRING CENTER

ENHANCED/EMERGING CENTER OF ACTIVITY

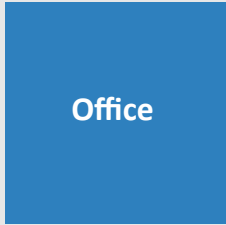
Land Use:

15



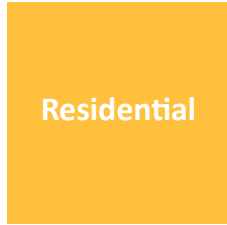
Retail

5



Office

9



Residential

1



Institutional

Other:

Buildings:

12



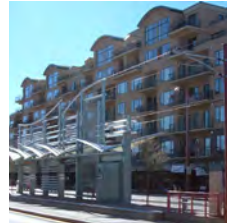
Lower-Mid Intensity Development

4



Mid Intensity Development

2



Mid-Higher Intensity Development

3



Higher Intensity Development

Other:

Placemaking Elements + Community Facilities:

4



Covered Bus Facility

5



Capital Bikeshare

10



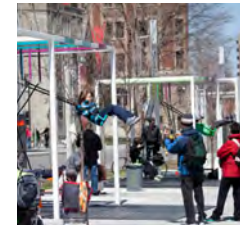
Community WiFi

15



Cafes and Outdoor Dining

8



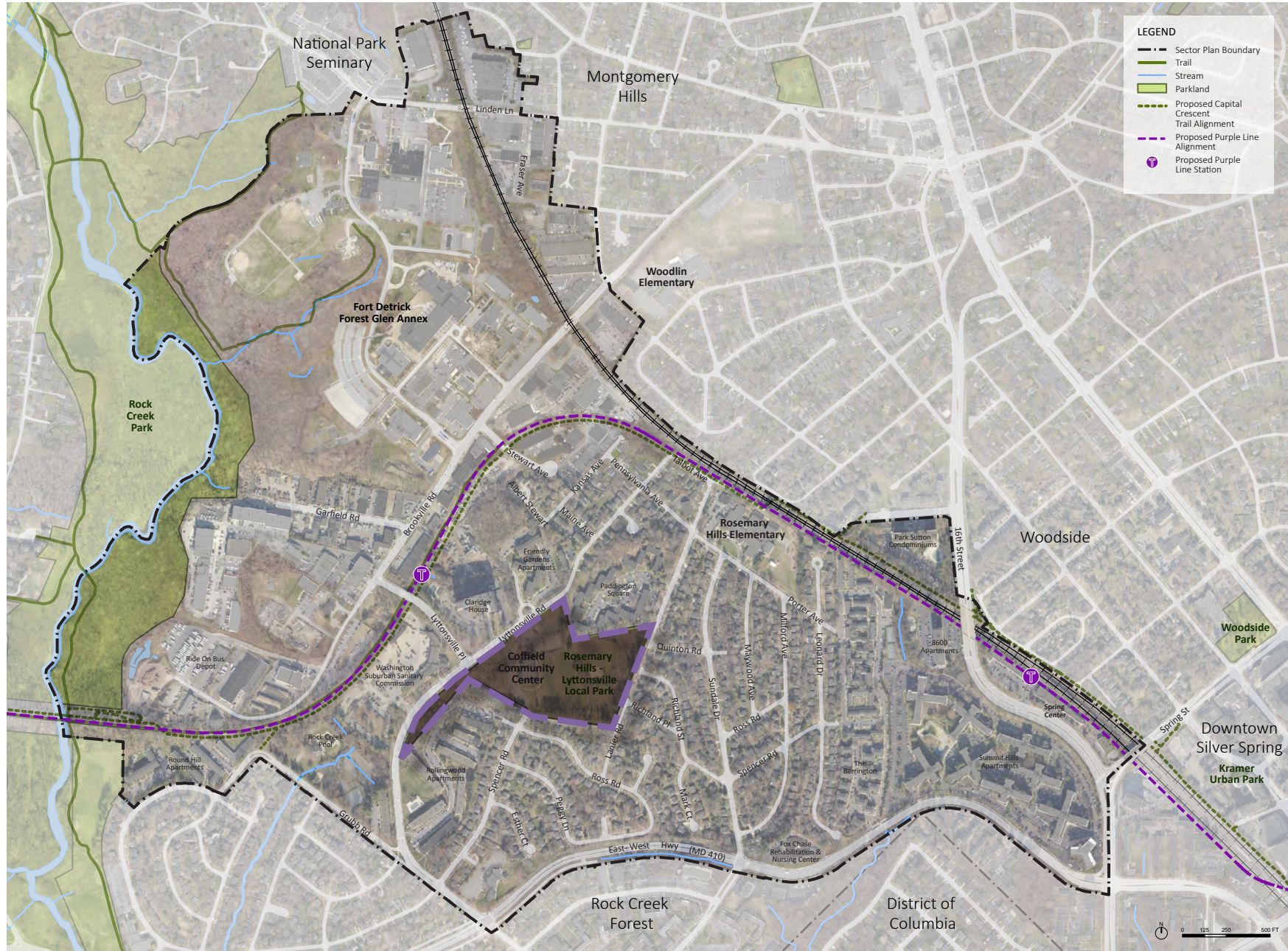
Interactive Public Art

Other:

Neighborhood gathering spot a la Parkway Deli

COFFIELD CENTER/ROSEMARY HILLS-LYTTONSVILLE PARK

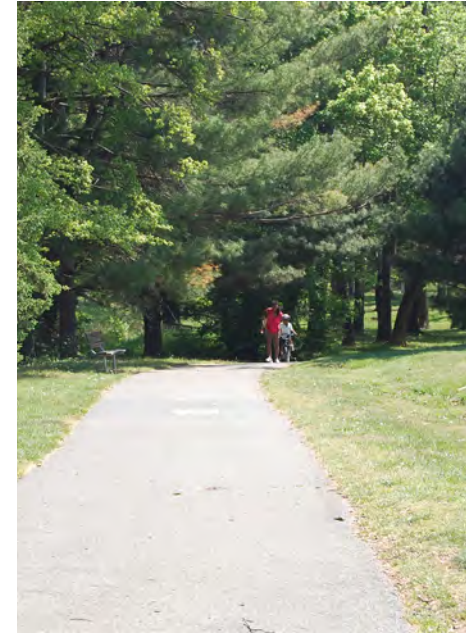
ENHANCED/EMERGING CENTER OF ACTIVITY



Location Map

COFFIELD CENTER/ROSEMARY HILLS-LYTTONSVILLE PARK

ENHANCED/EMERGING CENTER OF ACTIVITY



Existing Conditions Photos

COFFIELD CENTER/ROSEMARY HILLS-LYTTONSVILLE PARK

ENHANCED/EMERGING CENTER OF ACTIVITY

Strengths:

- Amount of green space for a variety of activities
- Walkable connections between park and neighborhood
- Community center for exercise, educational activities, social gatherings

Challenges:

- Maintenance and operation of community facilities
- Community perceived Purple Line impact on green space
- Increased demand if redevelopment occurs

Other:

- **Need clean environment to exercise**
- **Better enforcement of trash removal on athletic fields!**

Opportunities:

- Expand and connect trails
- Expand recreation opportunities to include things such as dog park, pool, community gardens, volleyball
- Co-location of community facilities

Other:

- **Trail and transitway will improve access and values**

Additional Comments:

- **So much potential here, plus strong community support to make improvements**
- **Add cafe-style seating outside, so folks can congregate**
- **Community garden**
- **Dog park!**
- **Trail connector at end of Garfield into Rock Creek Park**
- **Need better trash can to control litter**
- **Illegal parking at park after purple line?**
- **Pedestrian connection to park from PL station**

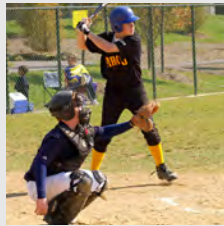
Open Space + Recreation Elements:

11



Places to Picnic

6



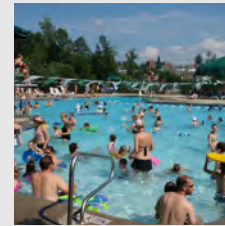
Places for Baseball and Softball

5



Places for Pick-up Athletics

6



Places to Swim

4

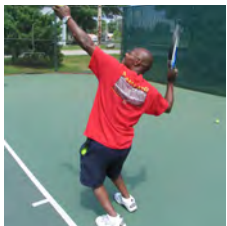


Places to Play Football and Soccer

Other:
Wayfinding

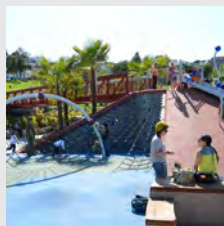
Path surrounding
community center

3



Places to Play Volleyball or Racket Sports

4



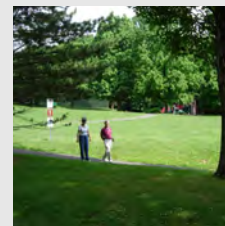
Places to Play

6



Places to Garden

12



Places to Stroll and Sit on the Grass

7



Indoor Spaces to Exercise

DISTRICTS/ NEIGHBORHOODS

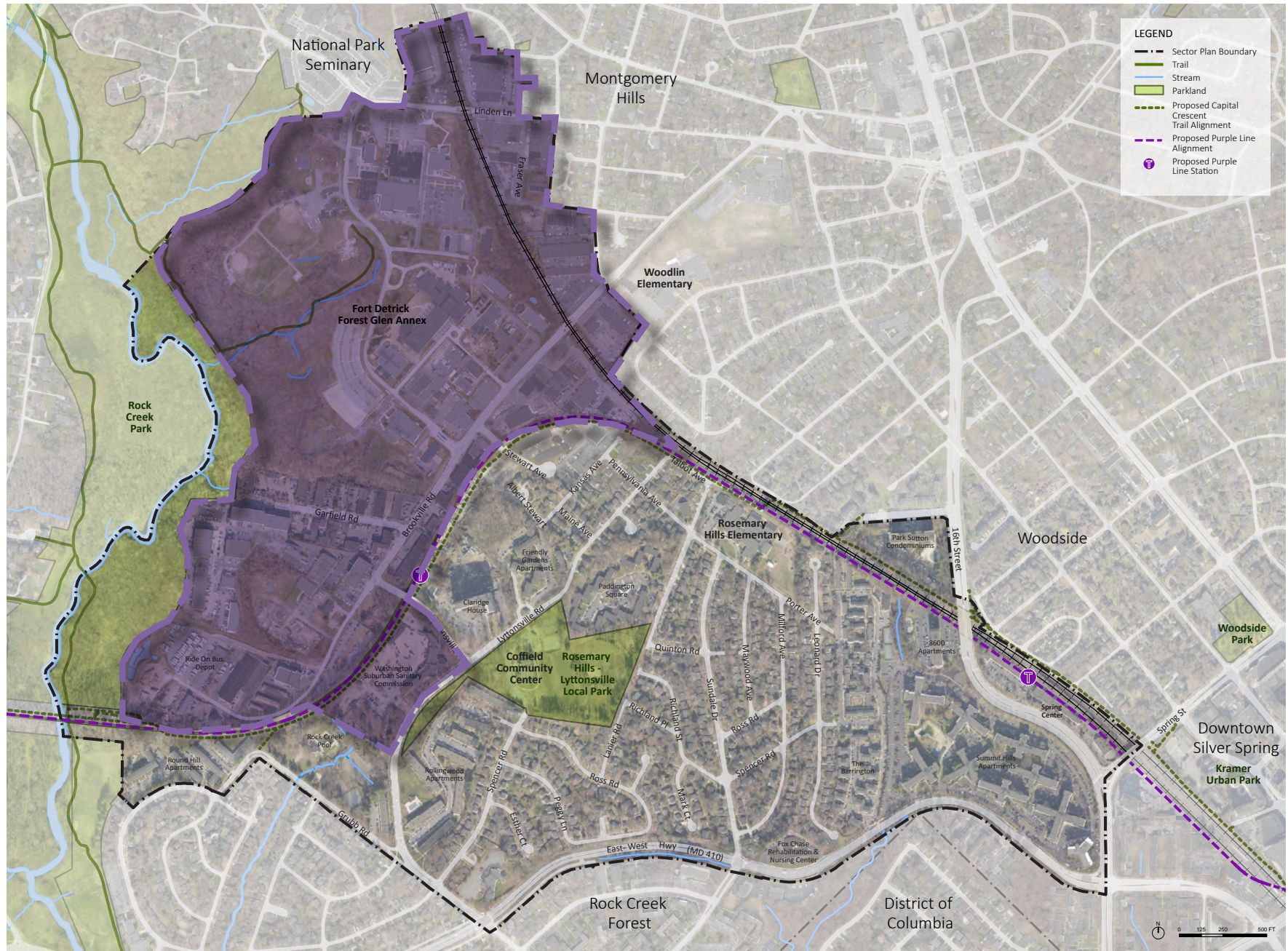
Industrial/Institutional

Multifamily/Mixed-Use

Single-family Residential

INDUSTRIAL/INSTITUTIONAL

DISTRICTS/NEIGHBORHOODS



Location Map

INDUSTRIAL/INSTITUTIONAL DISTRICTS/NEIGHBORHOODS



Existing Conditions Photos

INDUSTRIAL/INSTITUTIONAL DISTRICTS/NEIGHBORHOODS

Strengths:

- Major employment base
- Proximity to customer base inside beltway
- Provides industrial services in an area with limited supply
- Proximity to DC, Silver Spring, Bethesda
- Space for accommodating a variety of goods and services
- Affordable lease rates
- Space for small business opportunities

Other:

- **Access to major arteries into City**

Challenges:

- Industrial area lacks positive visual character due to dumping, poor maintenance of properties, lack of upkeep of infrastructure
- Incompatible uses within close proximity (industrial & residential)
- Constrained parking/Albert Stewart Lane
- Intersection of Lyttonsville Road & Lyttonsville Place unsafe and congested
- Poor traffic signage for commercial vehicles
- Cut through traffic from E-W Highway to 495 Beltsville
- Disorganized/ad-hoc parking
- Poor streetscape, unattractive
- Lack of Retail & Services
- Single Use Zoning
- Railroad tracks and fences cutoff communities & big streets
- Lack of public spaces (mingle/meet space)
- Trail accessibility
- No access to Rock Creek Park
- Limited stormwater management
- High impervious cover/lack of vegetation

Opportunities:

- Improve parking
- Provide access to Rock Creek stream valley network
- Implement green performance measures:
 - Porous pavement
 - Reduce impervious cover
 - Stormwater management
 - Tree planting
 - Reduce heat island effect
- Support/Grow Creative Arts
- Start-up Tech/Eco Companies
- Station Areas and Capital Crescent Trail can connect communities
- Bicycle-oriented pathways and plazas
- Neighborhood oriented development, eg. Restaurants, Outdoor dining, music (“third space”)

Other:

- **Make area prettier**
- **Food Trucks**
- **But keep industrial uses**

Additional Comments:

- **I don't come here much, it's just a big area separating the neighborhood from Rock Creek Park**
- **This area is critical to support businesses inside the beltway - it should remain industrial**
- **Separate industrial truck traffic from pedestrians**
- **Add start-up tech businesses**
- **Please keep the vibrant useful services on Brookville Rd. Do not displace or harm the businesses in any way**
- **Add more retail/shopping/food to this area so communities have better access to conveniences**
- **Redevelop industrial area as a whole. Keep it light industrial but better building design, street layout and parking**

INDUSTRIAL/INSTITUTIONAL

DISTRICTS/NEIGHBORHOODS

Property Improvements:

15



Facade Improvements

2



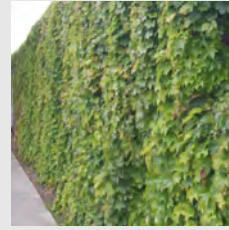
Wayfinding

13



Sidewalks and Street Trees

7



Green Screening

6



Through-block Connections

Other:

Environmental Elements:

9



Bicycle Parking

4



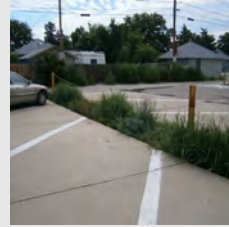
Improved Recycling

4



Solar Lighting

8



Stormwater Treatment Strips

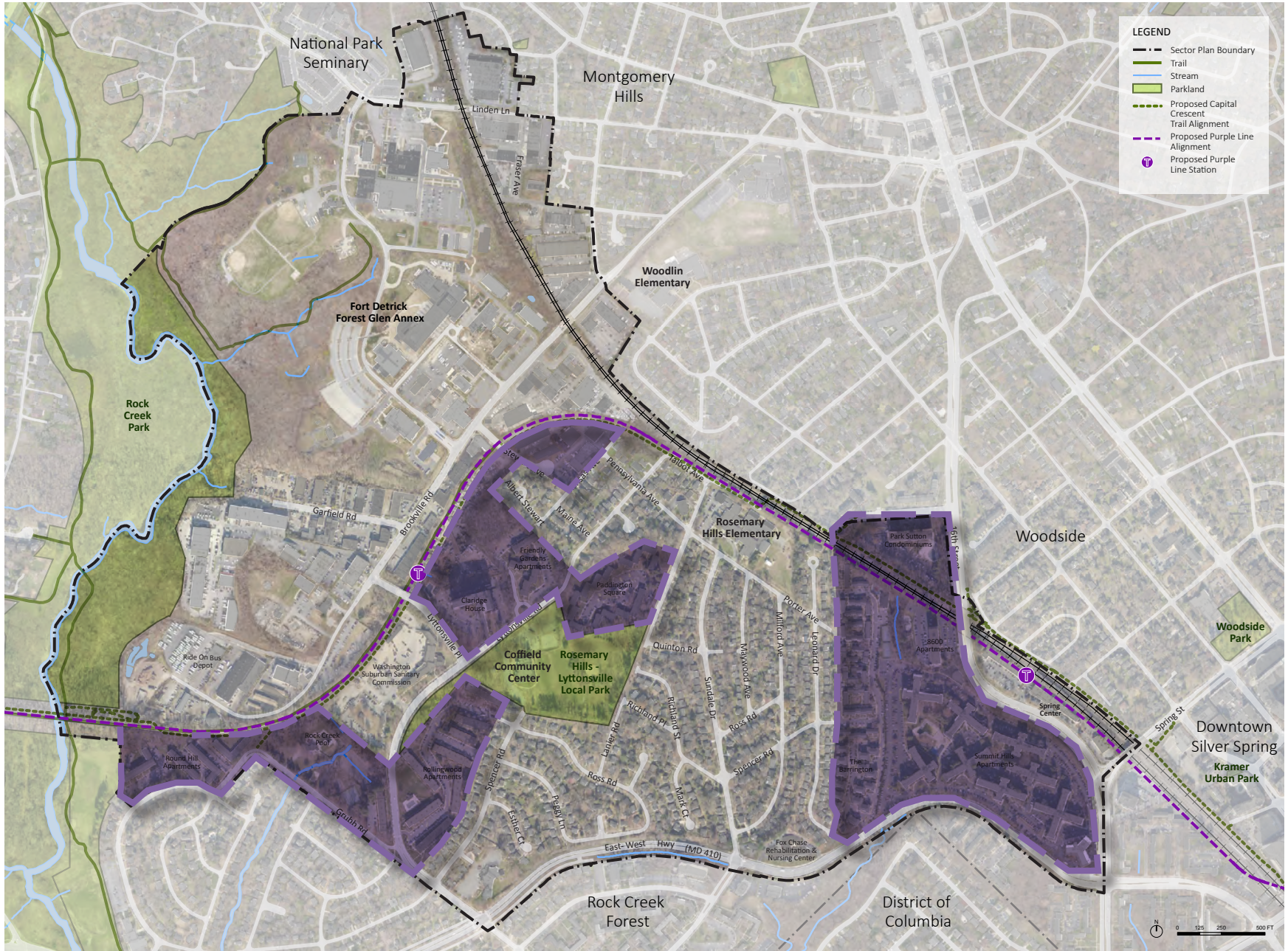
7



Solar Panels and Green Roofs

Other:

MULTIFAMILY/MIXED-USE DISTRICTS/NEIGHBORHOODS



Location Map

MULTIFAMILY/MIXED-USE DISTRICTS/NEIGHBORHOODS



Existing Conditions Photos

MULTIFAMILY/MIXED-USE DISTRICTS/NEIGHBORHOODS

Strengths:

- Diverse housing stock
- Good schools
- Proximity to DC, Silver Spring, Bethesda
- Affordability
- Cultural diversity

Challenges:

- Safety at night
- Isolated areas (disconnected communities)
- E-W Highway and 16th Street have limited pedestrian crossings
- Lack of public spaces (mingle/meet space)
- Balance in affordable housing -maintain but doesn't become the reposting of affordable housing in Silver Spring
- High impervious coverage
- Limited stormwater management

Other:

- **Parking issues**

Opportunities:

- Promote senior housing and elder services
- Promote aging in place
- Mix of housing at different price points condos, town houses, detached houses
- High density mixed use
- Improve stormwater management treatments, improve water quality in receiving streams
- Increase biodiversity

Additional Comments:

- **A good summary of the challenges and opportunities but I will add:**
 - **Take advantage of Purple Line investment**
 - **Make zoning density recommendations that encourage redevelopment**
 - **Use other Purple Line route plans as a guide for density**
- **Keep at least part of the tree buffer between Park Sutton and railroad**
- **Preserve green spaces around apartment buildings**
- **We do not need more apartments, we have high density already**
- **Density closest to the Metro stops**
- **Don't develop anymore; improve what's there**
- **Just don't want to displace residents, but really need to improve look/offerings/parking!**
- **School capacity v. Density**
- **No plans for increase in school capacity. No place to build**

MULTIFAMILY/MIXED-USE

DISTRICTS/NEIGHBORHOODS

Streetscape Elements:

2



Shared Roadways

8



Improved Crossings

10



Wider Sidewalks

6



Through-block Connections

11



Street Furniture - Lighting, Seating, etc.

*Other:
Better lighting
Fill sidewalk gaps*

Open Space Elements:

5



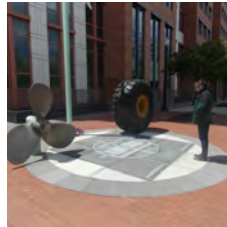
Enhanced Existing with Trees and Seating

7



Enhanced Lawn Areas for Informal Play

3



Enhanced Existing Spaces with Public Art

2



Enhanced Existing with Shade and Tables

5



*With Enhanced Existing Spaces or
New Development, A Dog Run*

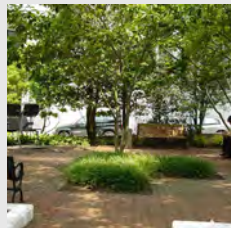
Other:

9



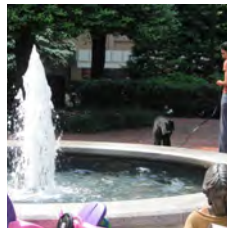
With New Development, A New Park

5



With New Development, A New Plaza

4



With New Development, A Water Feature

7



*With New Development, Recreation over
Structured Parking*

MULTIFAMILY/MIXED-USE

DISTRICTS/NEIGHBORHOODS

Environmental Elements:

5



Sustainable Buildings

4



Rainwater Harvesting/Cisterns

9



Integrated Habitat and Stormwater

6



Green Roofs

2



Electric Vehicle Charging Stations

Other:
Vehicle charging
stations at shopping
centers and parking
lots

Land Use:

9



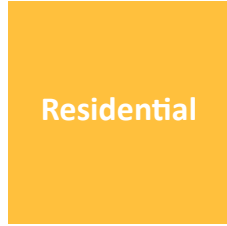
Retail

2



Office

9



Residential

Other:

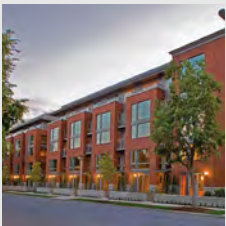
Buildings:

6



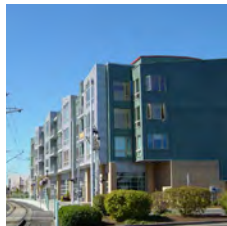
Rehab of Existing Buildings

2



Lower-Mid Intensity Development

5



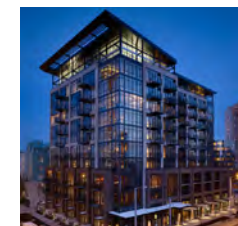
Mid Intensity Development

8



Mid-Higher Intensity Development

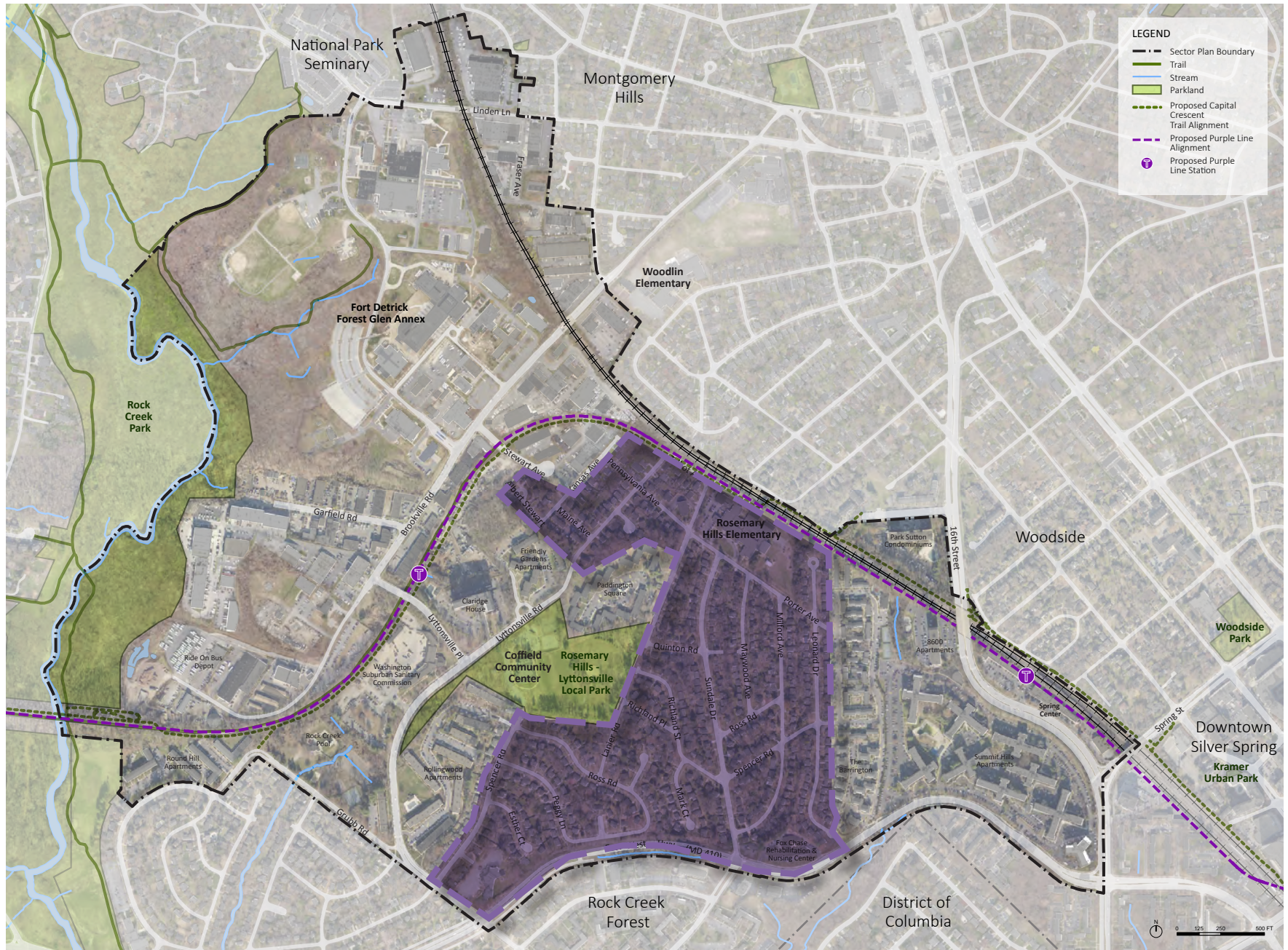
8



Higher Intensity Development

Other:

SINGLE-FAMILY RESIDENTIAL DISTRICTS/NEIGHBORHOODS



Location Map

SINGLE-FAMILY RESIDENTIAL

DISTRICTS/NEIGHBORHOODS



Existing Conditions Photos

SINGLE-FAMILY RESIDENTIAL DISTRICTS/NEIGHBORHOODS

Strengths:

- Community togetherness (diversity), racial/ethnic and religious integration
- Affordable housing & safety
- Much of community has been preserved physically and historically
- Retention of residents
- Good schools
- Proximity to DC, Silver Spring, Bethesda
- Access to Rock Creek Park and Georgetown Branch Trail
- Tree lined neighborhoods
- Historic character

Other:

- **Amazing Community**
- **Great location but hard to find**

Challenges:

- Lack of public spaces (mingle/meet space)
- Integrate trail into community
- Connectors to surrounding neighbors (CSX, EW Hwy, 16th Street are barriers)
- Limited internal connections to Silver Spring, Metro stops, shopping, etc.

Other:

- **Streets need repairs; in terrible condition**
- **Need more sidewalks**

Opportunities:

- Use Purple Line and Capital Crescent Trail to tie communities together
- Improve pedestrian access to adjacent neighborhoods
- Restore housing South of tracks, East of Lyttonsville Place, north of Lyttonsville Road
- Mix of housing at different price points condos, town houses, detached houses
- Provide improved pedestrian access to adjacent neighborhoods

Other:

- **Must have improved access to capital crescent trail**
- **Capital Crescent major new benefit and Purple Line**

Additional Comments:

- **Some streets have no sidewalks**
- **Lighting is dismal/unsafe in neighborhood; also terribly dark on E-W hwy from Silver Spring Metro to neighborhood**
- **Pennsylvania leading to school does not have a sidewalk neither does Michigan leading to Comm Center until you get to the townhouses**
- **Better pedestrian lighting is needed everywhere. Not just in single family residential area**
- **Roads need resurfacing and more lighting and better sidewalks**
- **Better maintenance of pests**
- **Don't increase apartment density!**
- **Will Brookville Purple Line Station increase noise level?**

SINGLE-FAMILY RESIDENTIAL

DISTRICTS/NEIGHBORHOODS

Neighborhood Placemaking + Streetscape Elements:

15



Improved Crossings and Connections

2



Traffic Calming - Chicane

17



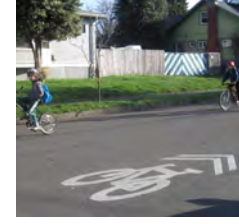
Seating and Pedestrian Lighting

4



Temporary Parks and Play in Streets

3



Shared Roadways

Other:
Improved sidewalks

Environmental Elements:

7



Bioretention in Streets

3



Solar and Green Roofs

6



Permeable Paving in Driveways

5



Community Gardens

6



Pollinator Pathways

Other:

