

Greater Lyttonsville Design Guidelines Stakeholder Meeting

THE MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Why Now?

The Sector Plan Implementation Chapter States:

“Before Stage 1 begins, the following must occur:

- Approval of the Sectional Map Amendment.*
- Approval of the Greater Lyttonsville Design Guidelines.”*

Schedule

October 2018-Ongoing: Stakeholder Working Groups

December 2018: Planning Board Briefing

January 2019: Release of the Working Draft

Early Spring 2019: Planning Board Work Sessions

What are Design Guidelines?

What are Design Guidelines?

- Provide more detail on design based on Sector Plan recommendations.
- Ensure that new projects fit well into the unique and vibrant community character in the area today.
- Provide all stakeholders with a consistent and predictable starting point for reviewing projects.
- Outline clear intent statements and ways the intent can be achieved. Allow flexibility for creative alternatives that meet the intent.
- Include design of public improvements and private development.

Intent Statement

2.4.3 Base: Street Activation

Intent: To encourage pedestrian activity by providing ground-floor and base design elements that engage with the sidewalk environment.

Guidelines:

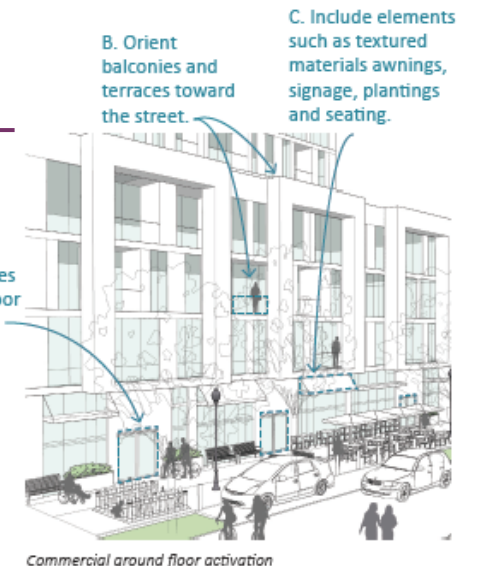
- A. Provide frequent entries, transparency and operable walls where possible to encourage visual and physical connections between the ground floor and the public sidewalk. Avoid long blank walls along the sidewalk.
- B. Orient private balconies and terraces toward the street to encourage an interface between the private and public realms and to create eyes on the street.
- C. Include elements such as textured materials, awnings, plantings, signage and seating to create a visually engaging and inviting building edge to frame the sidewalk and create stopping points to relax, gather and socialize.
- D. Place particular focus on active ground floor design along the portions of streets identified as the recommended retail nodes in the *Retail Planning Strategy for the Downtown Bethesda Plan*.



Operable walls that open to the street, along with various materials and textures, create an inviting and visually-engaging sidewalk environment for pedestrians.
Source: David Baker Architects

Guidelines

Example Photos and Graphics



Commercial ground floor activation

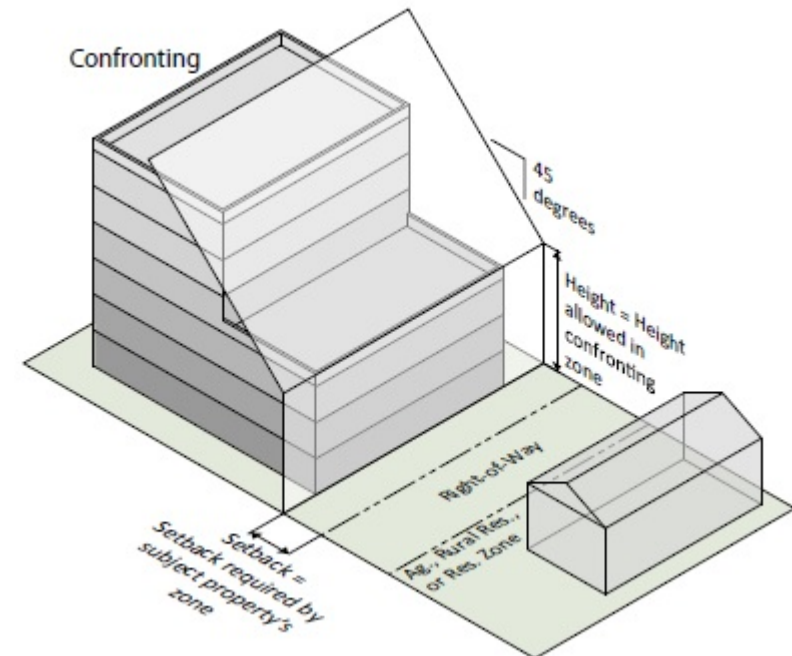
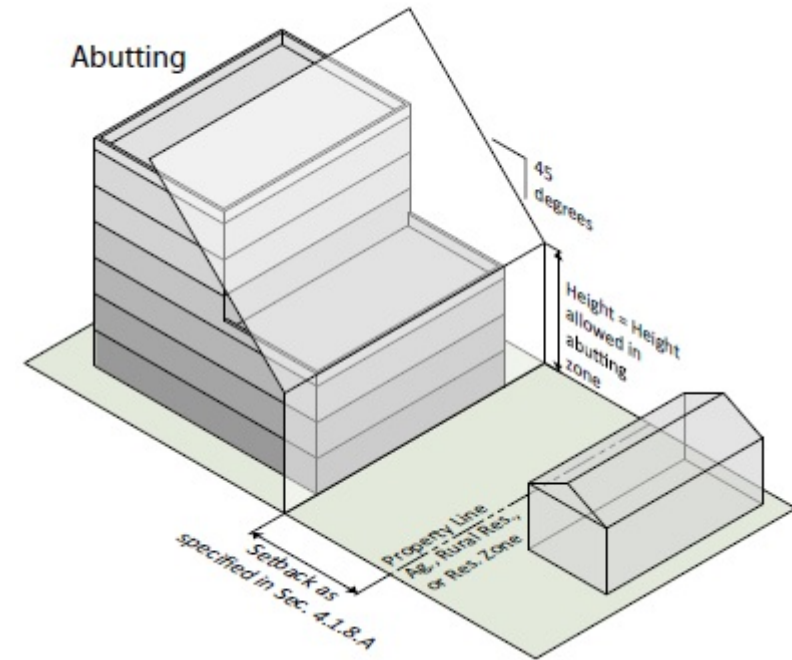
How do they relate to the Zoning Ordinance?

All C/R projects must:

- Meet compatibility requirements.
- Provide required public open space.

All C/R projects under Site Plan review must:

- Substantially conform with the Sector Plan and Design Guidelines.



What will these Guidelines include?

1.

Introduction

- Community Design Principles
- How to Use the Guidelines

2.

Areawide Guidelines

- Streetscape Design
- Parks and Open Space Design
- Site and Building Design

3.

Site-Specific Guidelines

- Site Conditions
- Ped/Bike Circulation
- Public Open Space Design
- Building Design

Community Design Principles

Community Design Issues

- Barriers to walkability and bikeability such as steep topography, large blocks and incomplete sidewalks.
- Need for expanded parks and open space particularly as the community grows.
- Development out of scale with surrounding neighborhoods.
- Poor transitions between industrial and residential uses.
- Poor to fair water quality and high impervious cover.



Vision

The vision of the Greater Lyttonsville Sector Plan is to preserve the integrity of the area's neighborhoods along with their special heritage and character, while strategically encouraging mixed-use development near transit and expanding parks, trails and open space.

Community Design Principles:

Maintain compatibility
with existing neighborhood
character and identity.



Improve walkability and bikeability throughout the community and to future transit stations.



Expand the open space network with a range of types and sizes.



Increase ecological health, water quality and energy conservation.



Streetscape Design

Sidewalks and Streetscape Character

Intent: Create an inviting sidewalk environment for people to connect to their destinations, gather and use transit. Streetscape character should reflect the surrounding context, including building types and neighborhood scale.



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Neighborhood Connector



Neighborhood Retail Street



Neighborhood Residential Street



Industrial/Industrial Mixed-Use Street



Ped/Bike Through-Block Connection

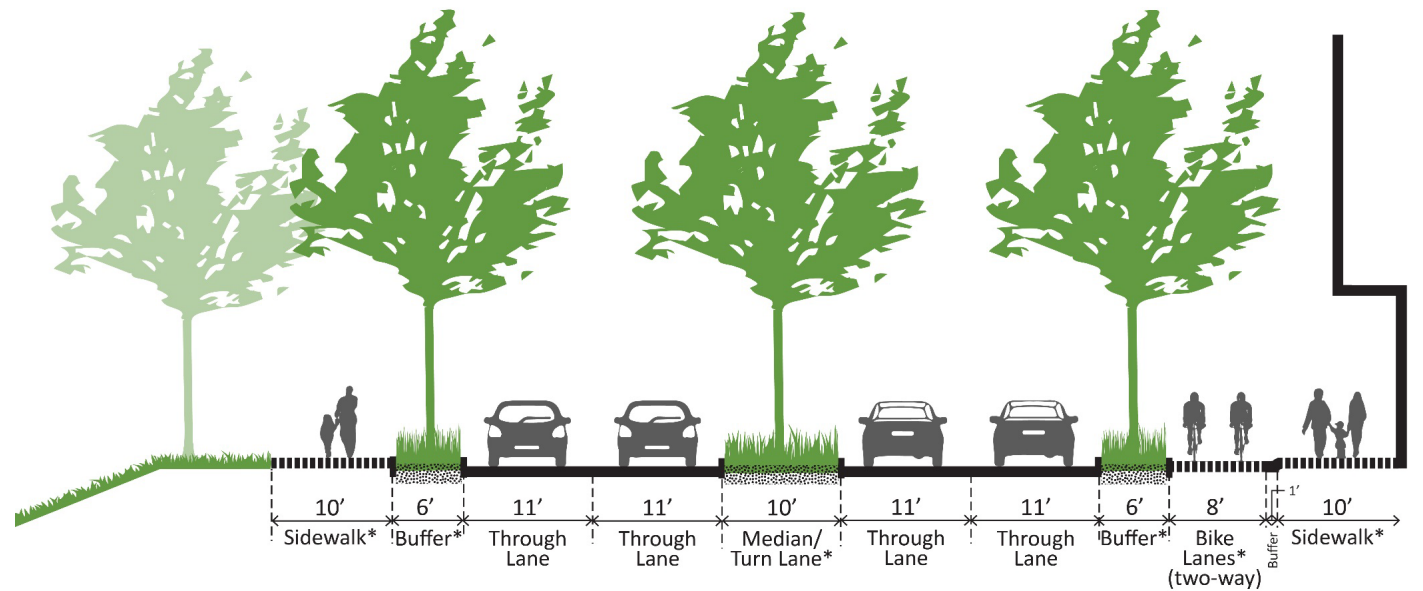
Enhanced Crossings/ Intersections

Intent: Provide safe and comfortable crossings to improve access to transit and make it easier for pedestrians to cross major streets such as East-West Highway and 16th Street.



Canopy Corridors

Intent: Re-establish contiguous green corridors along bicycle networks linking parks, open space, neighborhoods and destinations.



Parks and Open Space Design

Parks and Open Space Goals

- Expand the parks and open space network.
- Establish an interconnected system of parks and POPS to serve the existing and future residents.
- Improve public realm in tandem with community design and transportation recommendations.



Park Hierarchy

For the Sector Plan:

Social gathering spaces

Active recreation destination

Contemplative places

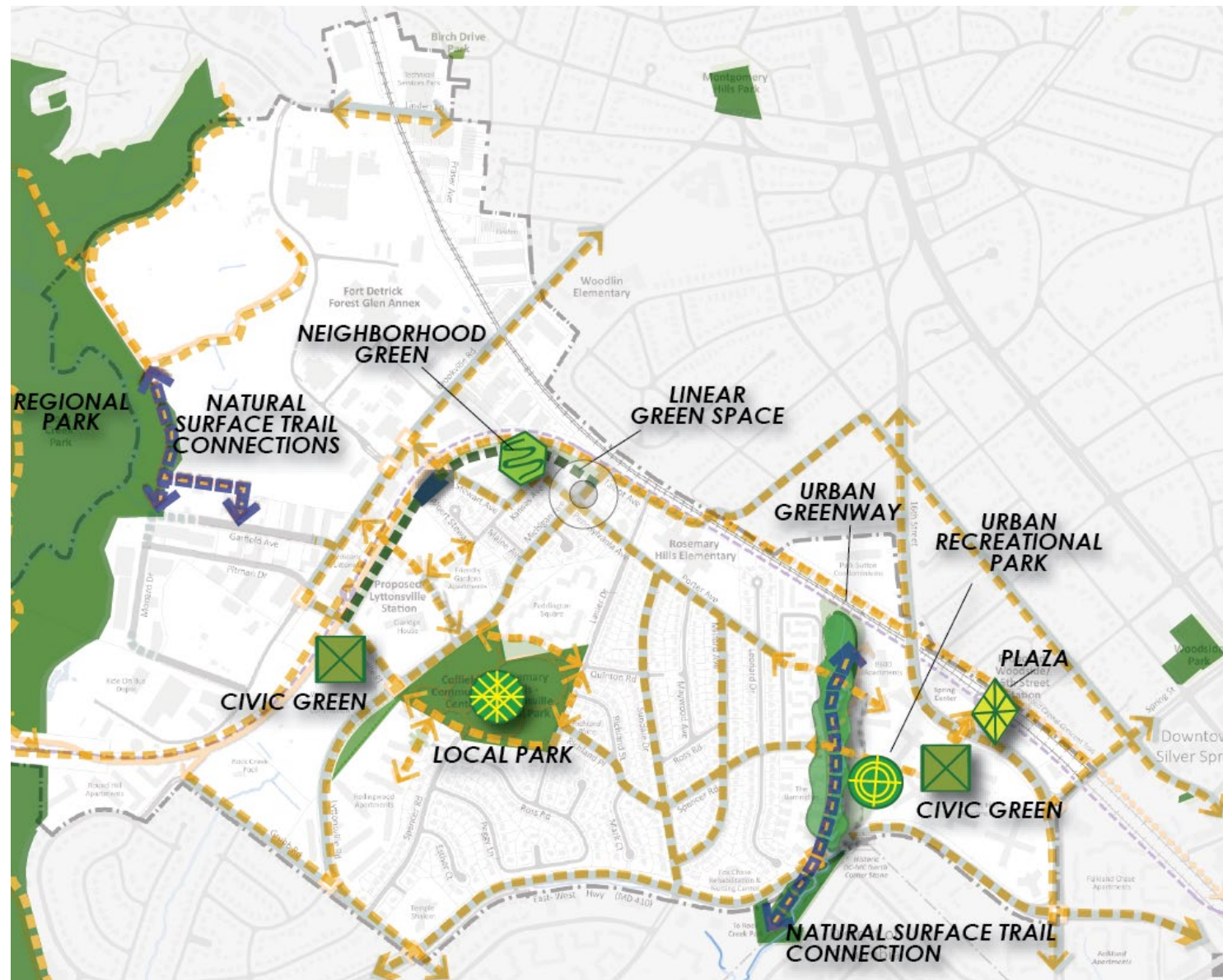
An interconnected network of sidewalks and trails to connect parks and public spaces

Park Types: Civic Green, Plaza, Urban Greenway, Urban Recreational Park, Local Park

For Neighborhoods – a neighborhood park or neighborhood green

For Blocks – a pocket green, or urban recreational parklet

For Buildings and Residences – private or communal outdoor spaces



Design Guidelines by Park Type

Civic Green:

WSSC Property and Summit Hills

Plaza:

Spring Center

Local Park:

Rosemary-Hills Local Park (expansion)

Urban Greenway:

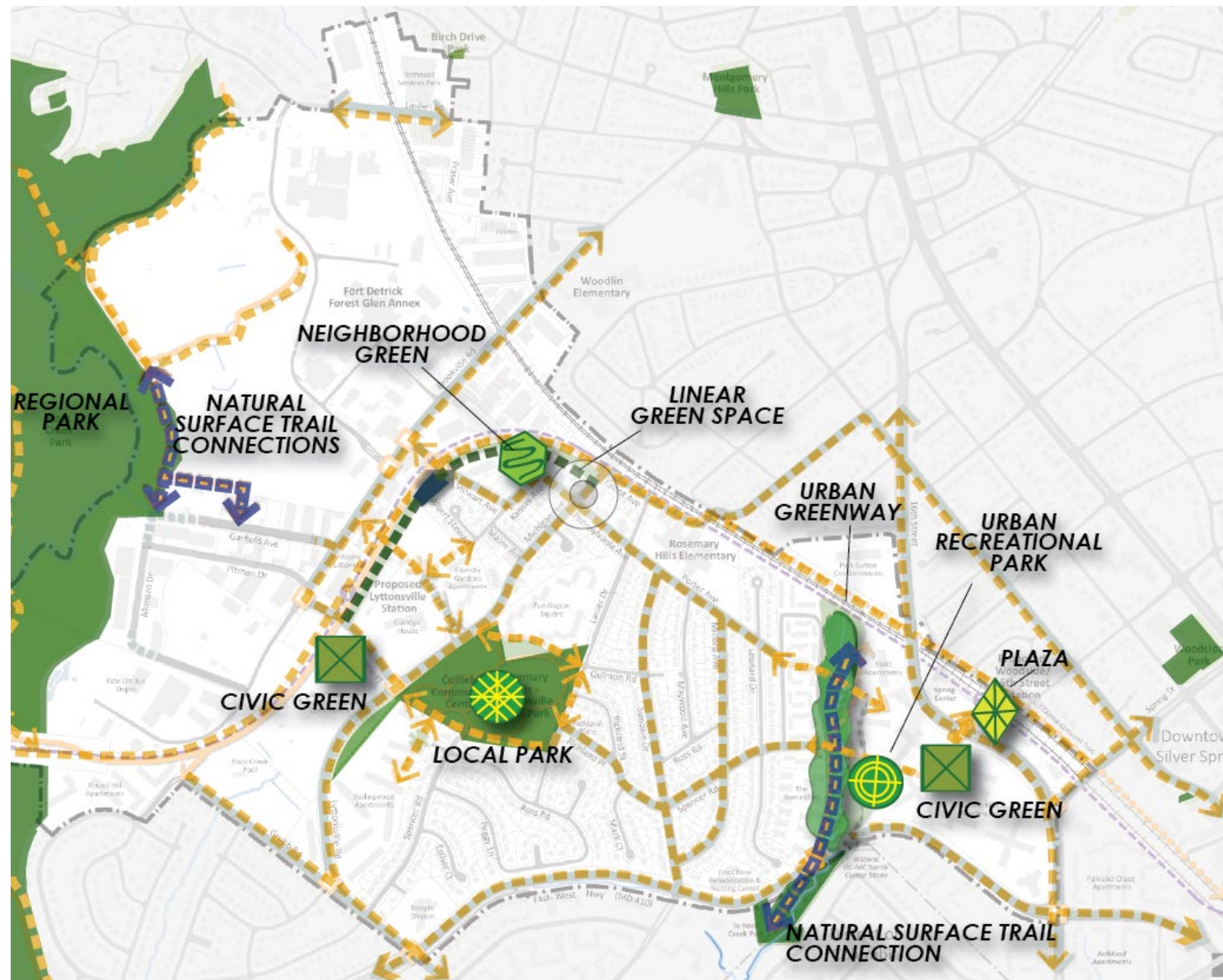
Summit Hills

Neighborhood Green:

Site 9-Light Industrial Area

Urban Recreational Park:

Summit Hills



Parks and Open Spaces Design Elements

Guidelines:

- Context
- Place
- Comfort
- Variety
- Connections
- Sustainability

Topics:

- Function/Service Area
- Main Program
- Key Features
- Site Placement
- Size



Site and Building Design

Site and Building Design Topics

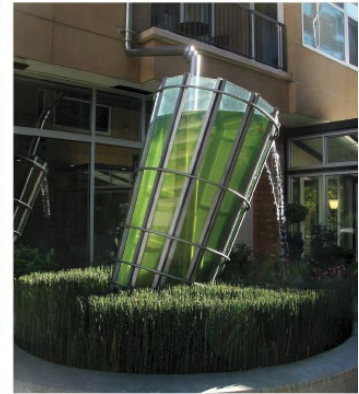
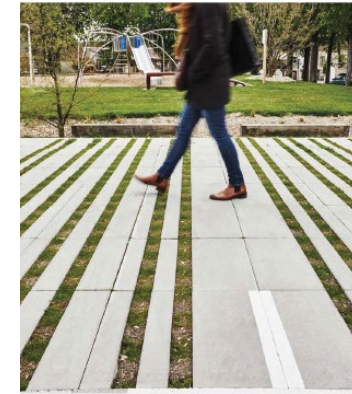
- Compatibility
- Infill Development Opportunities
- Relationship between Buildings and Public Spaces
- Methods to Reduce Building Bulk
- Incremental Improvements to Industrial Sites
- Historic Signage and Commemorative Art
- Servicing, Access and Parking



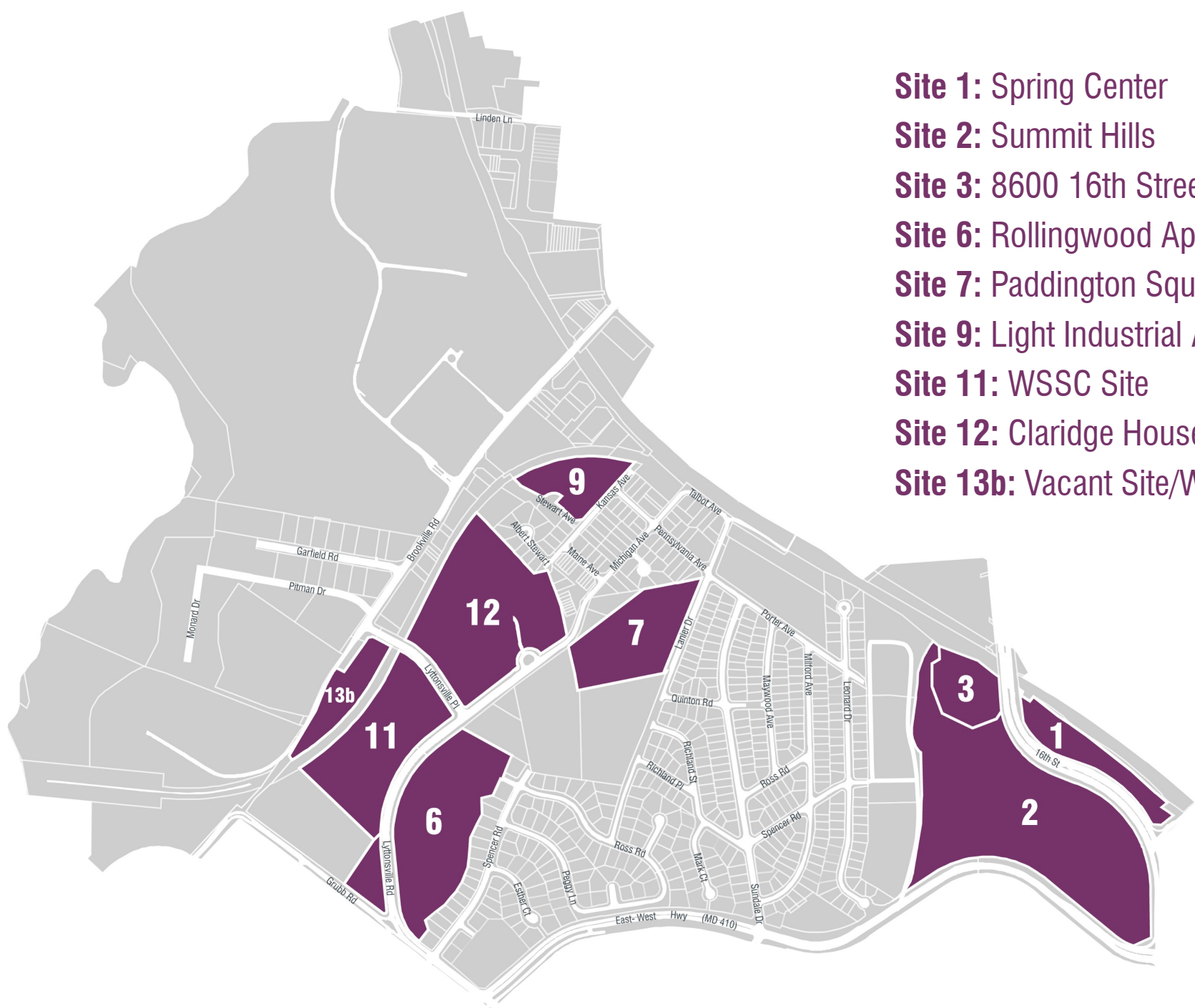
Environmental Site Design Toolkit

Intent: In a setting with a high amount of impervious cover, these site design strategies contribute to the quality of life and place while providing:

- open space;
- parks recreation/play;
- increased biodiversity;
- urban greening;
- and improved air and water quality.



Site-Specific Guidelines



Site 1: Spring Center

Site 2: Summit Hills

Site 3: 8600 16th Street

Site 6: Rollingwood Apartments

Site 7: Paddington Square

Site 9: Light Industrial Area

Site 11: WSSC Site

Site 12: Claridge House/Friendly Gardens/Storage Yards

Site 13b: Vacant Site/WSSC Parking Lot

Site 1: Spring Center

- Constrained site with shallow lot depth.
- Will be further reduced by the future light rail tracks and Purple Line station.
- 16th St difficult to cross to access site.



Ped/Bike Circulation

- Increase sidewalk width along 16th St, provide separated bike lanes and planting buffer.
- Provide prominent pedestrian crossing across 16th St connecting to station.

Public Open Space

- Locate civic open space adjacent to future PL Station with shading, seating and inclusive design for all ages.

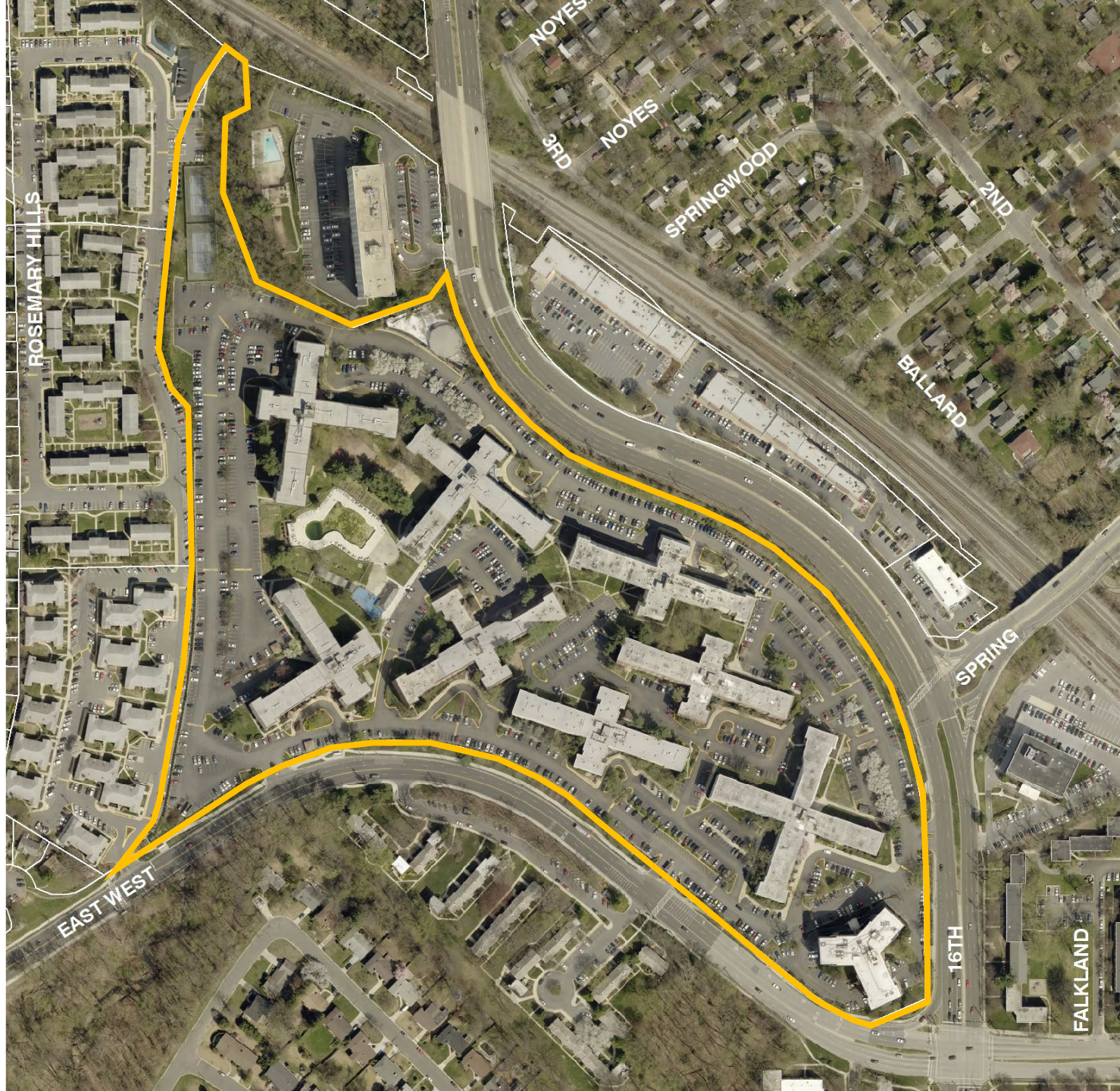
Building Design

- Provide active and transparent ground floors lining 16th St to encourage walkability.
- Maintain compatibility with Woodside neighborhood through façade articulation and step-backs of the upper floors facing CSX tracks.



Site 2: Summit Hills

- Buildings disconnected from surrounding streets by fencing and surface parking.
- Steep topography throughout the site.
- Fenwick Branch piped under parking lot.



Ped/Bike Circulation

- Provide ped/bike pathways through the site to improve connectivity to the future Purple Line Station and proposed open spaces.

Public Open Space

- Provide a civic green urban park to include hardscape elements and lawn areas to serve as a central gathering space.
- Establish an urban greenway park with daylighting and naturalization of the Fenwick Branch, a paved trail and an adjacent urban recreational park.

Building Design

- Explore opportunities to provide partial redevelopment or infill development to better relate to the street and contribute to the pedestrian environment.



Site 3: 8600 Apartments

- Building disconnected from 16th St by a deep setback and surface parking.
- Fenwick Branch surface stream flows through the rear of the site.



Ped/Bike Circulation

- Connect discontinuous sidewalks. Install a planting buffer and planted frontage zone if ground floor residential, or street activities if commercial.

Public Open Space

- Provide a continuation of the Urban Greenway Park from the Summit Hills site to include daylighting and naturalization of the Fenwick Branch, and also a paved trail.

Building Design

- Consider infill development or redevelopment in the long term to better relate to 16th St.
- Provide a base potentially with individual unit entries to frame the street, and use methods to reduce building bulk such as step-backs and articulation.



Site 6: Rollingwood Apartments

- Steep topography along Lyttonsville Rd.
- No pedestrian connections to Lyttonsville Rd or Rosemary Hills-Lyttonsville park.
- Abutting single-unit homes.

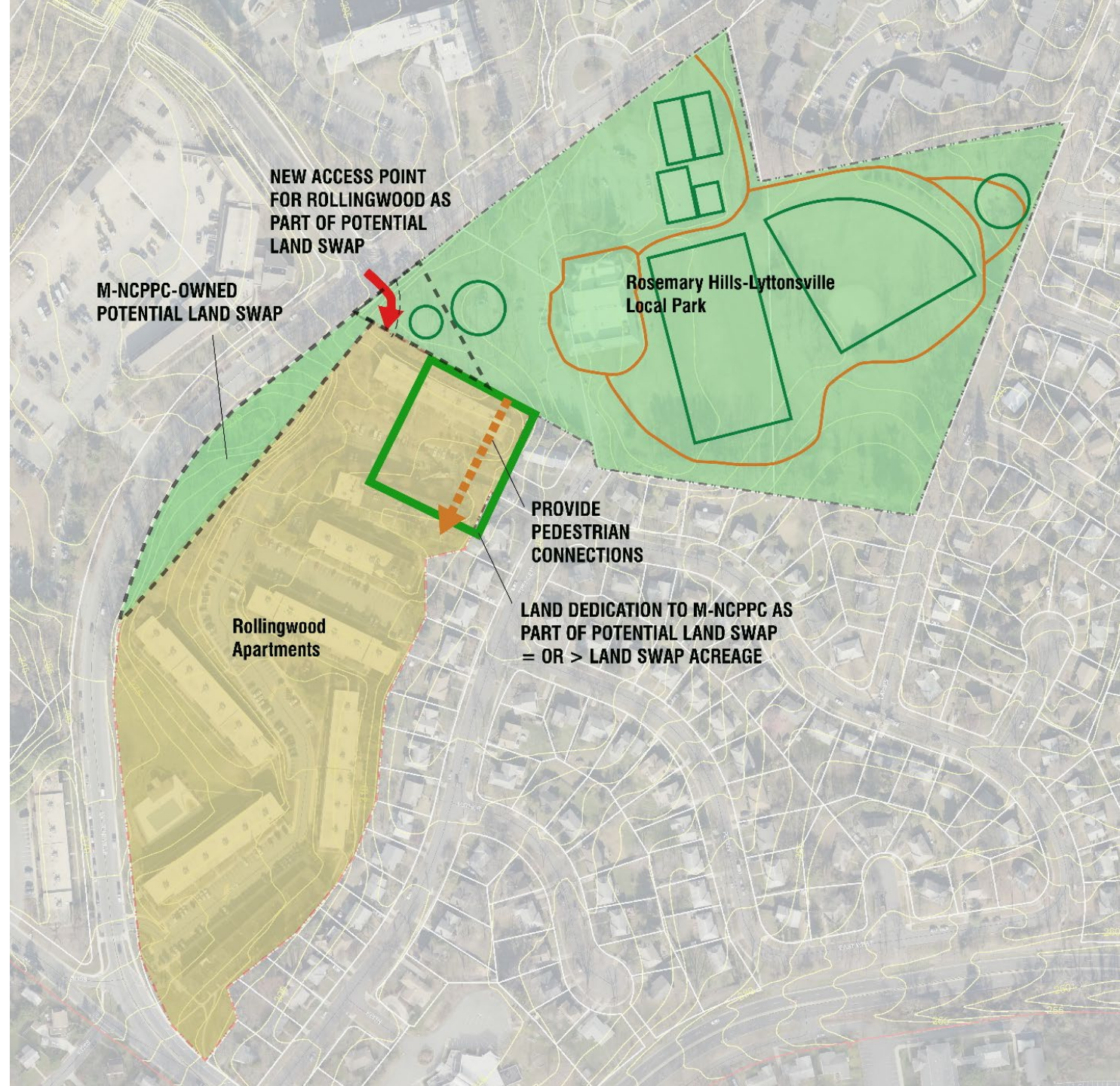


Ped/Bike Circulation

- Provide pedestrian-oriented streetscape improvements to Lyttonsville Rd and bike lanes.
- Create pedestrian connections through the site to connect to park/Coffield Center and future PL station.
- Facilitate intersection improvements to discourage truck traffic from entering the Lyttonsville community.

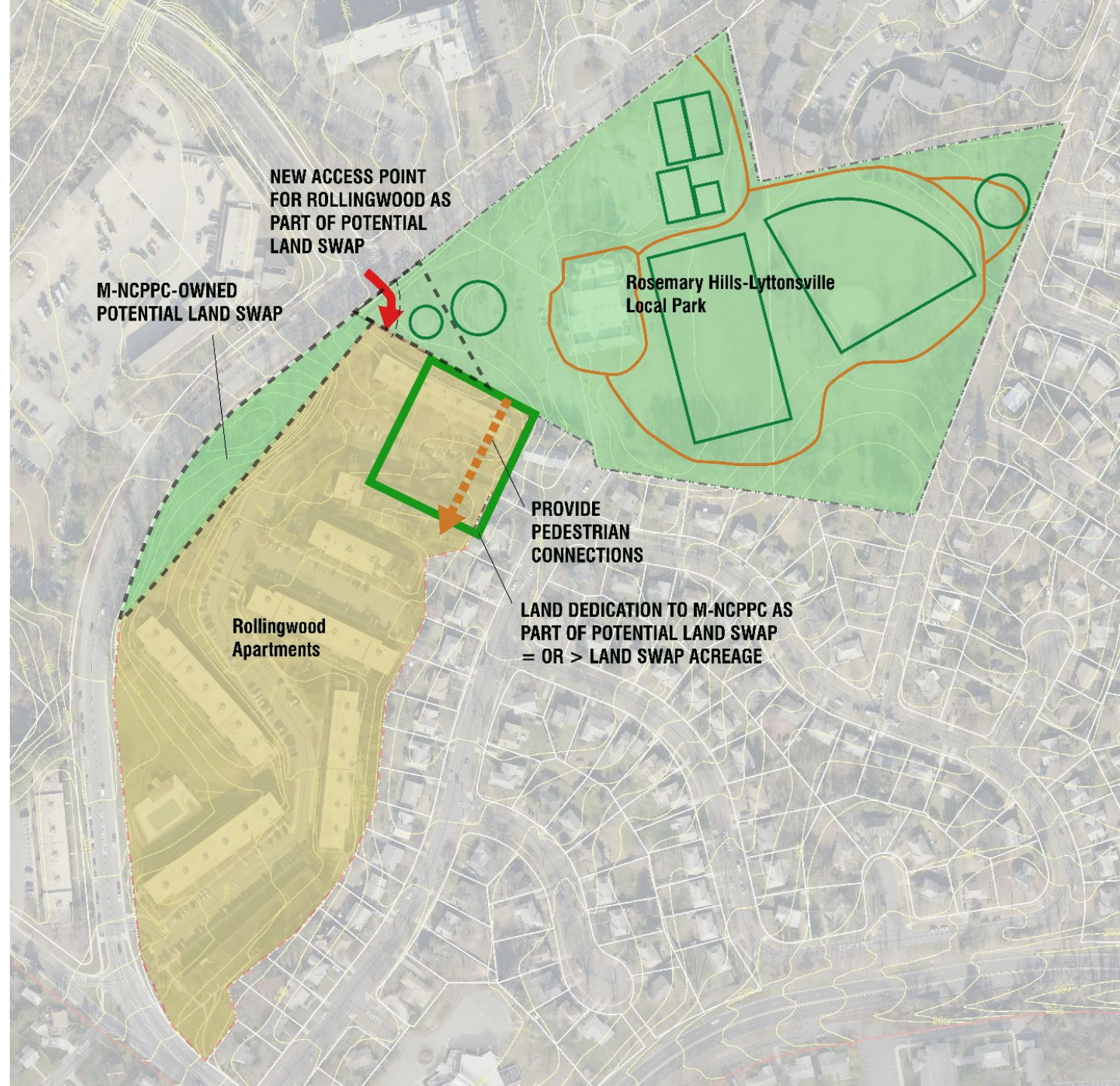
Public Open Space

- Consider potential land swap to provide expanded useable parkland.
- Potential amenities on new parkland may include: dog park, community open space, expanded play areas and/or other similar facilities.



Building Design

- Encourage new development only on north side of property near future Purple Line Station.
- Bring any new building up towards Lyttonsville Rd to create a stronger street wall and design massing to relate to pedestrian scale.
- Maintain compatibility with single-unit homes by limiting height at rear of site.



Site 7: Paddington Square

- Surrounded by single-unit homes
- Abutting Rosemary Hills-Lyttonsville Park.
- Only one vehicular access point.



Ped/Bike Circulation

- Improve pedestrian connections through the site and to the park.

Public Open Space

- Expand park space onto site to accommodate additional recreation facilities.
- Accommodate access easement across parkland to provide a new driveway to site from Lyttonsville Road/Michigan Avenue

Building Design

- Allow midrise development closest to park with attractive frontage: articulation, ground floor entries and upper floor step-backs to limit visual impact of building bulk from the park.
- Maintain compatibility with surrounding single-unit homes with townhouse units at a lower height.



Site 9: Light Industrial/ Office Area

- Contains light industrial and office buildings that house commercial and industrial businesses.
- Compatible building scale along Kansas Ave.



Ped/Bike Circulation

- Improve ped/bike connections through the site and to the CCT.
- Provide continuous sidewalks around the site

Public Open Space

- Provide a Neighborhood Green to include neighborhood amenities such as play structures, shaded seating and a flexible lawn area. Continue linear green space from site 8a along CCT going NE.

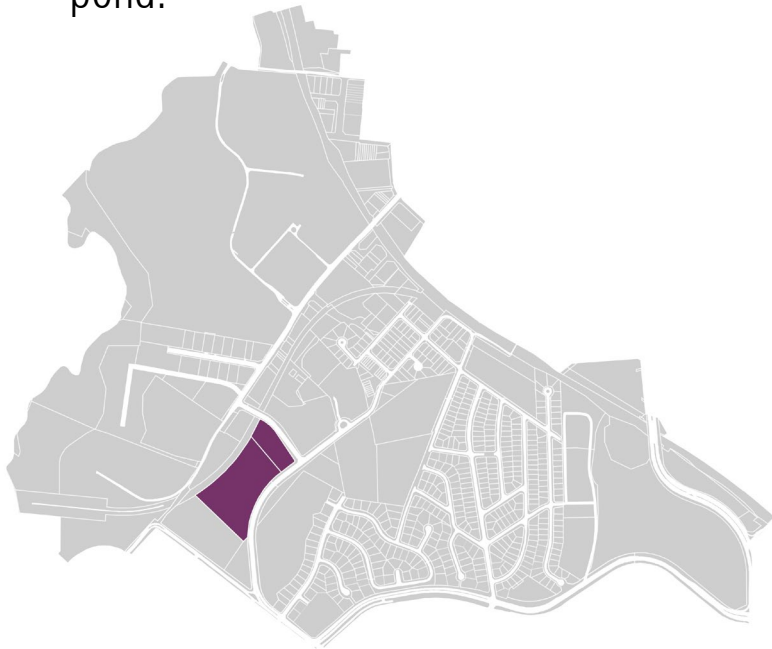
Building Design

- Maintain compatibility with surrounding single-unit residential properties through low-rise development.
- Continue character of entries along Kansas Ave.



Site 11: WSSC Site

- Primarily surface parking with the WSSC facility.
- Steep topography along Lyttonsville Pl.
- Donnybrook Stream piped into in-line SWM pond.



Ped/Bike Circulation

- Provide ped/bike streetscape improvements to Lyttonsville Rd and Pl.
- Provide wayfinding and public art that incorporates/celebrates the history of the Lyttonsville community.



Public Open Space

- Consider daylighting piped underground stream and incorporate it into proposed open space as a public amenity.
- Provide a civic green with flexible lawn, shading, fitness equipment and seating.

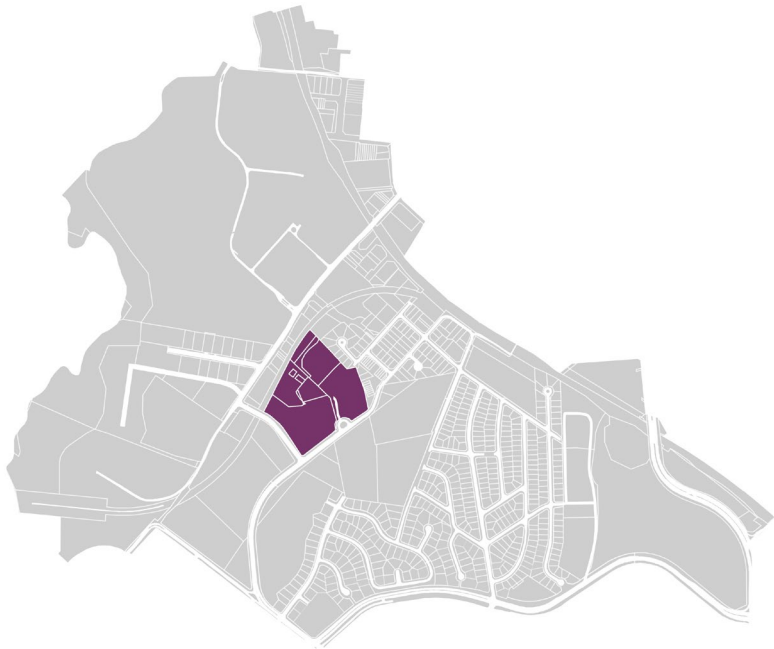
Building Design

- Place multi-unit/mixed-use buildings closest to future PL station and townhomes on remainder of site.



Site 12: Claridge House Friendly Gardens Storage Yards

- Large vacant parcel and storage yards adjacent to future PL station.
- Claridge House tower out of scale with low-rise surrounding development.



Ped/Bike Circulation

- Provide ped/bike connections through site to CCT, future PL Station and across to Brookville Rd.

Public Open Space

- Create a linear green space along CCT for expanded activity areas, stormwater management and landscaping adjacent to residential areas.

Building Design

- Ensure compatibility with single-unit homes through increased landscape buffers, setbacks and step-backs of upper floors.
- Explore partial redevelopment or infill development to better relate to the street and contribute to the pedestrian environment.



Site 13b: Vacant Site WSSC Parking Lot

- Currently a surface parking lot and vacant parcel.
- Proposed location for the Lyttonsville station maintenance facility.



Ped/Bike Circulation

- Provide on and offsite streetscape improvements to sidewalks and bike lanes along Brookeville Rd and Lyttonsville Pl.
- Introduce wayfinding and public art to improve Brookeville Rd as a business destination.

Building Design

- Reflect the surrounding industrial character in the design of mixed-use buildings.



for more information contact:

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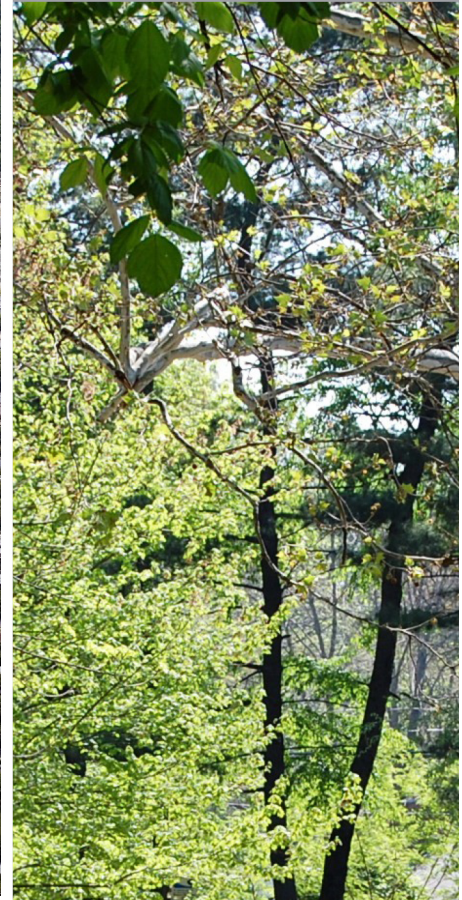
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