

# 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

## Guidelines

## Example Photos and Graphics

### 2.4.3 Base: Street Activation

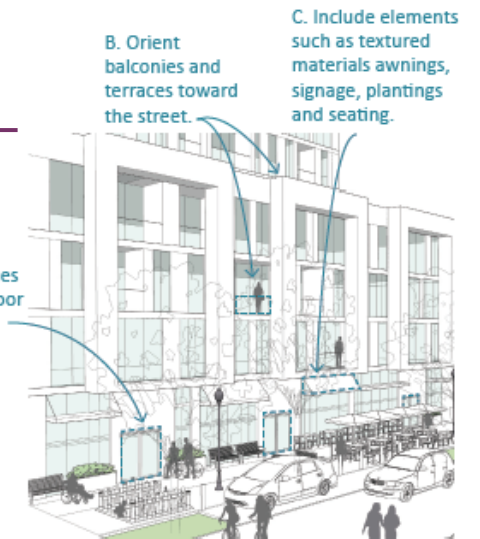
**Intent:** To encourage pedestrian activity by providing ground-floor and base design elements that engage with the sidewalk environment.

**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



Commercial ground floor activation

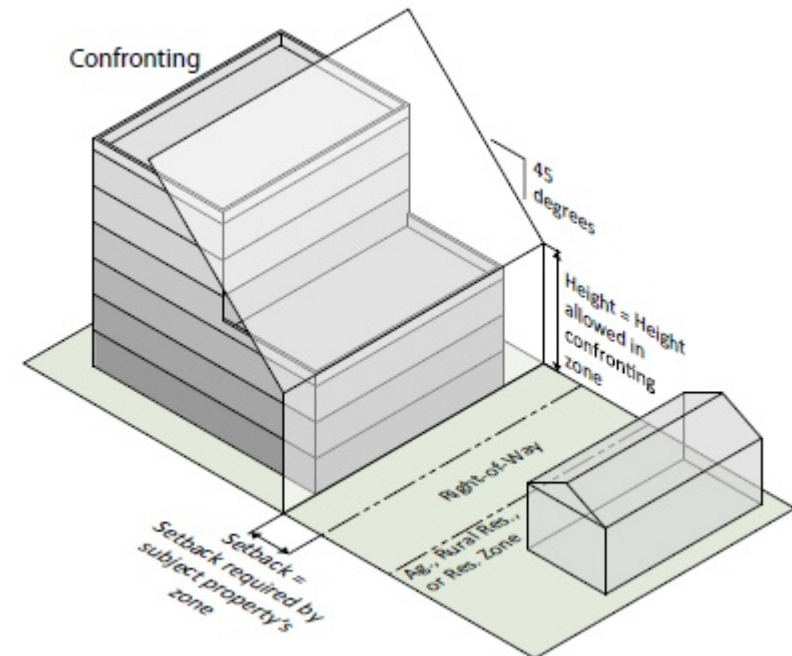
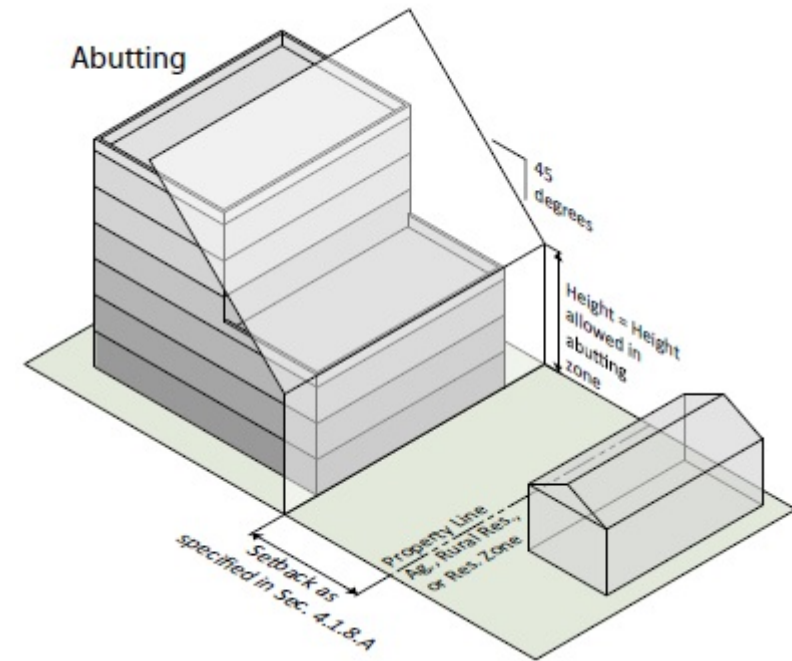
# How do they relate to the Zoning Ordinance?

## 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.





# 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.



**Neighborhood Connector**



**Neighborhood Retail Street**



**Neighborhood Residential Street**



**Industrial/Industrial Mixed-Use Street**



**Ped/Bike Through-Block Connection**



# Enhanced Crossings/ Intersections

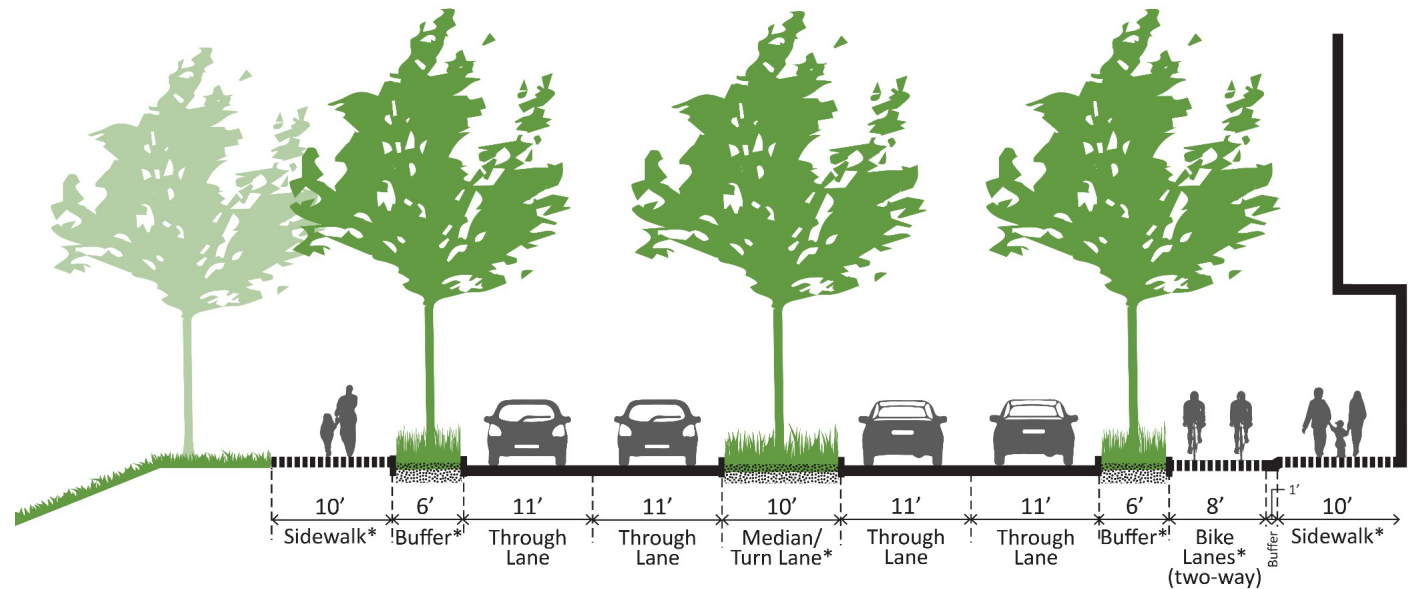
**Intent:** Provide safe and comfortable crossings to improve access to transit and make it easier for pedestrians to cross major streets such as East-West Highway and 16th Street.





# 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**

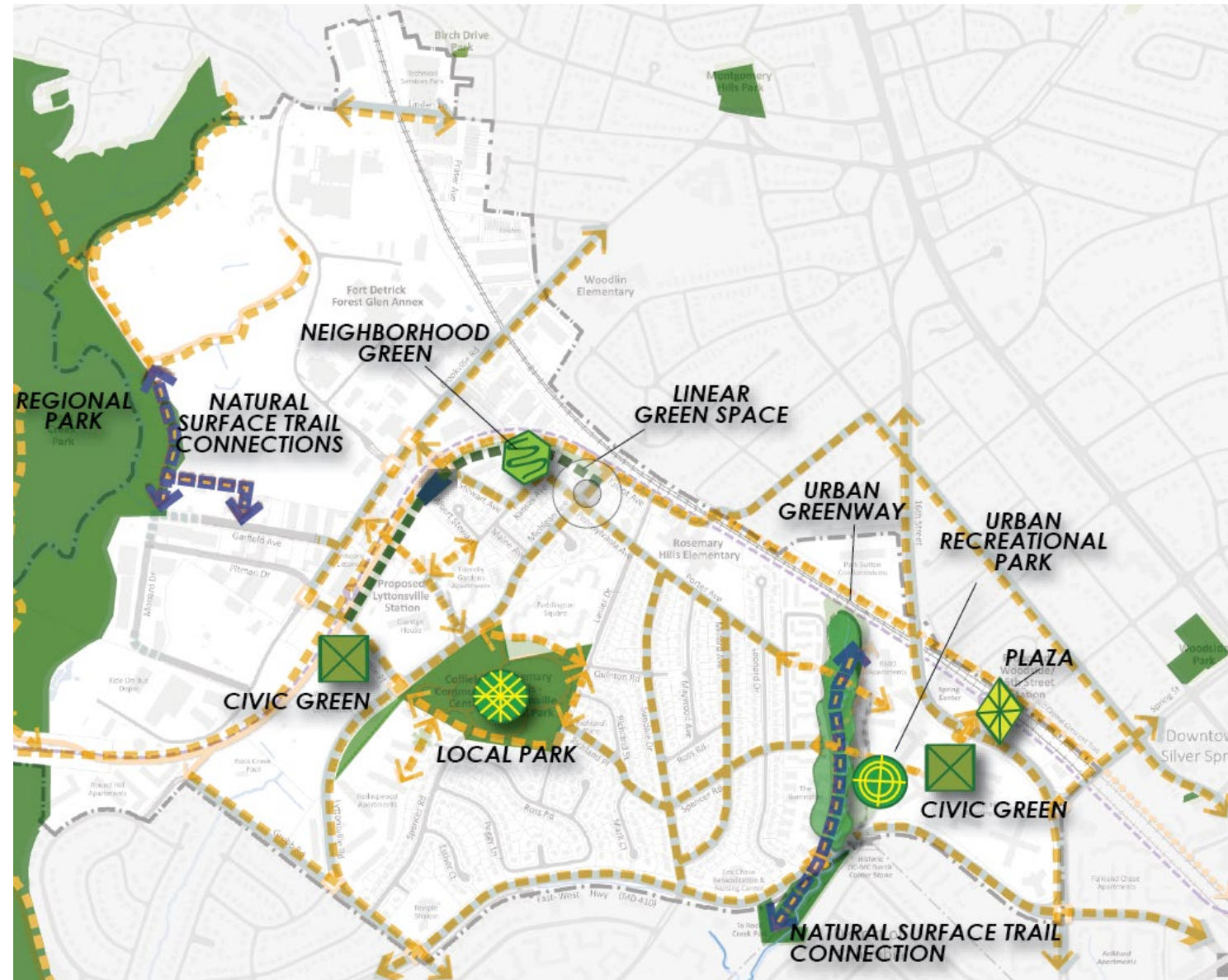
**An interconnected network** of sidewalks and trails to connect parks and public spaces

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:**

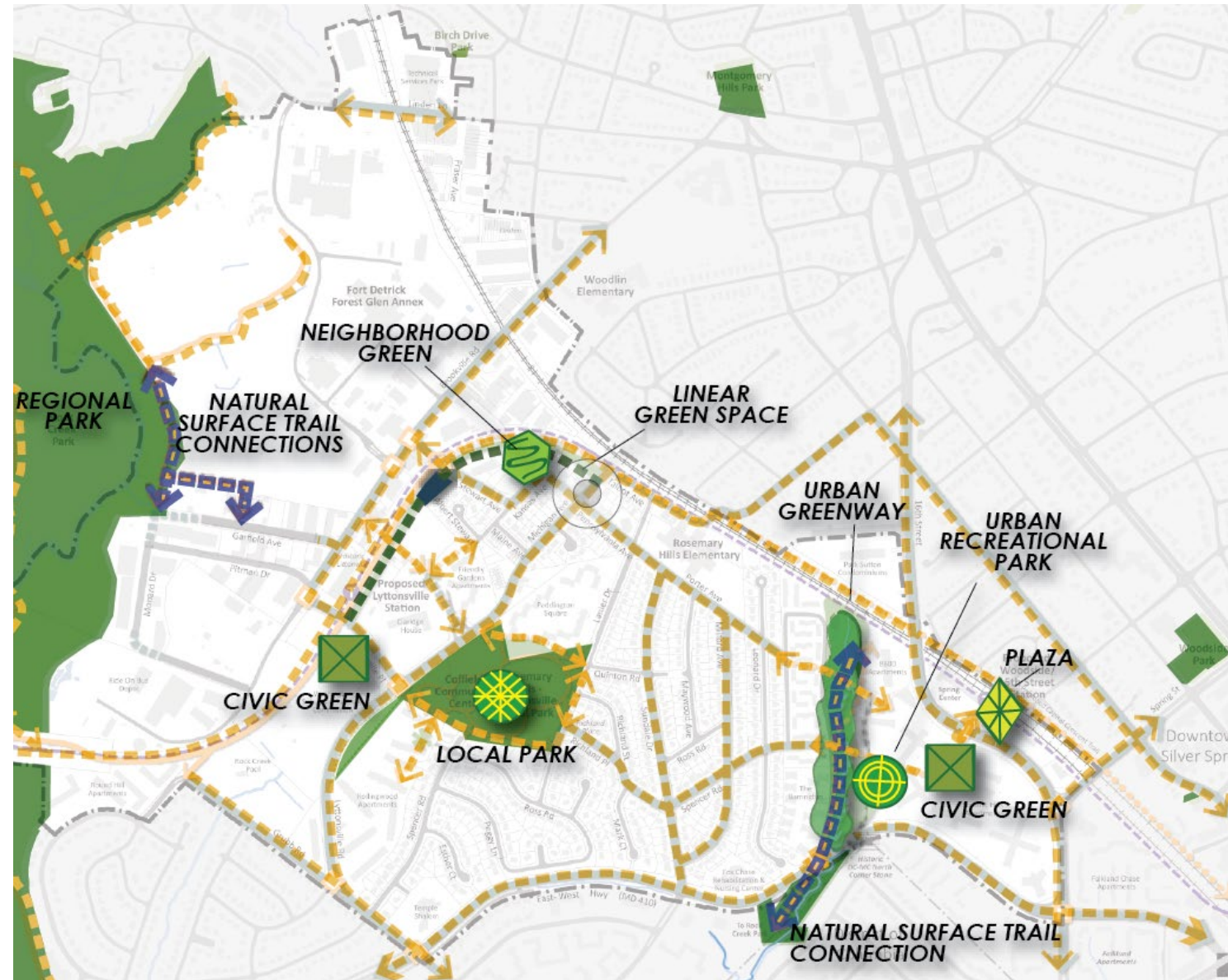
Summit Hills

## **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

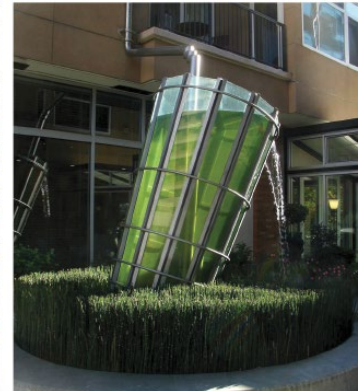
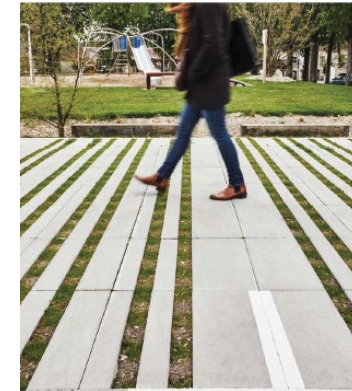




# Environmental Site Design Toolkit

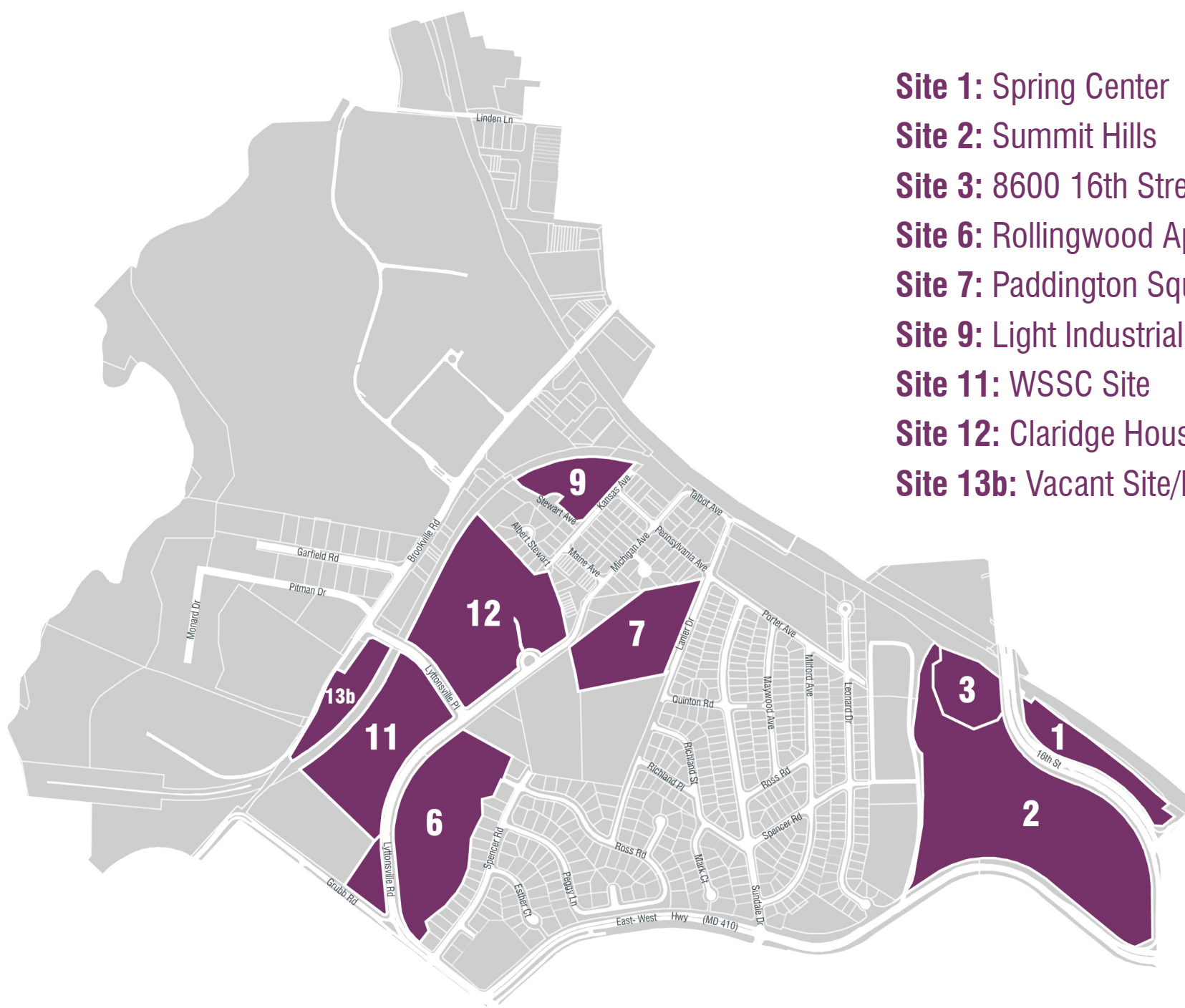
**Intent:** In a setting with a high amount of impervious cover, these site design strategies contribute to the quality of life and place while providing:

- 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/Ride On 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.
- 16<sup>th</sup> St difficult to cross to access site.





## Ped/Bike Circulation

- Increase sidewalk width along 16<sup>th</sup> St, provide separated bike lanes and planting buffer.
- Provide prominent pedestrian crossing across 16<sup>th</sup> 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

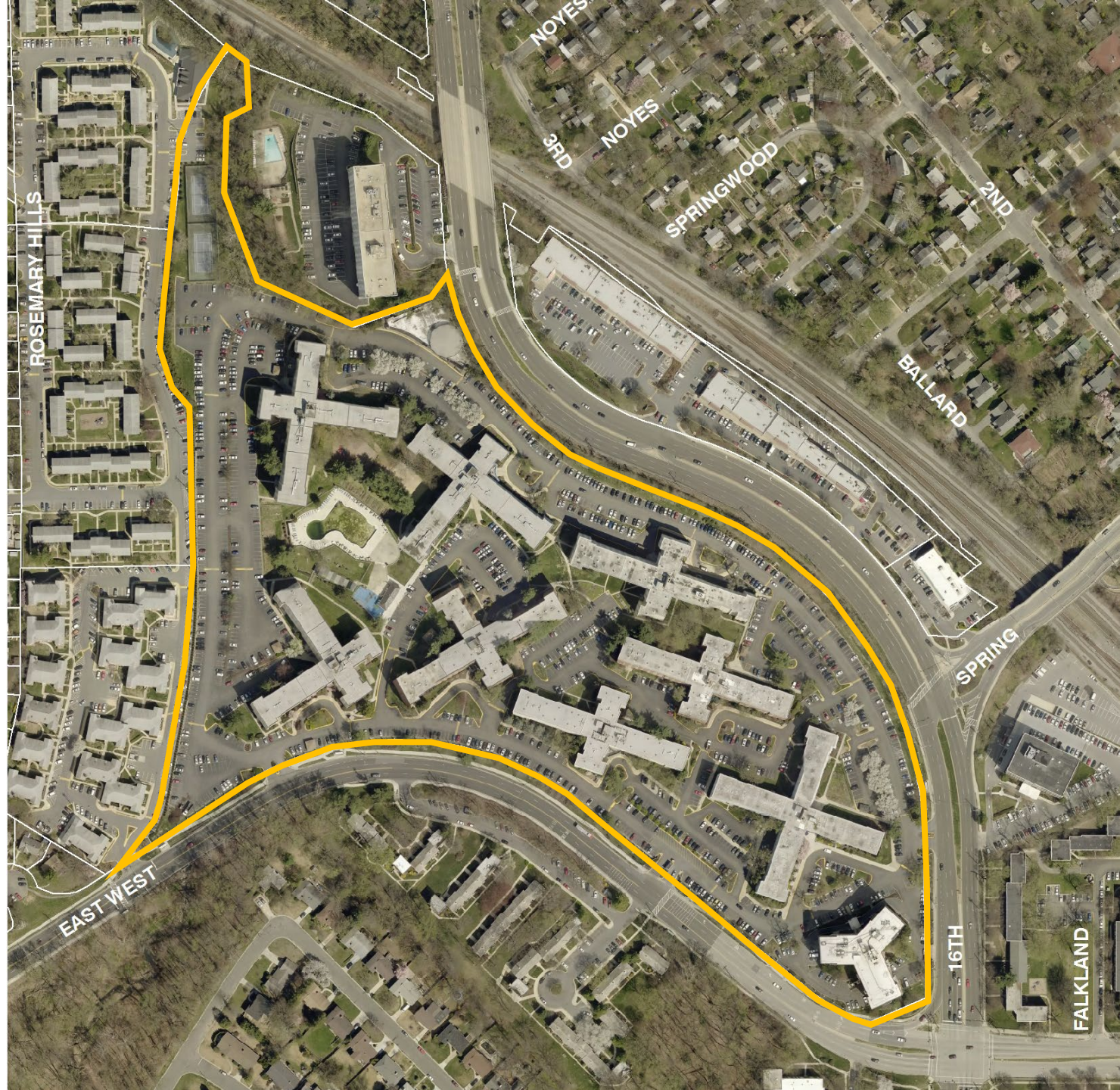
- Provide active and transparent ground floors lining 16<sup>th</sup> St to encourage walkability.
- Maintain compatibility with Woodside neighborhood through façade articulation and step-backs of the upper floors facing CSX tracks.





## 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

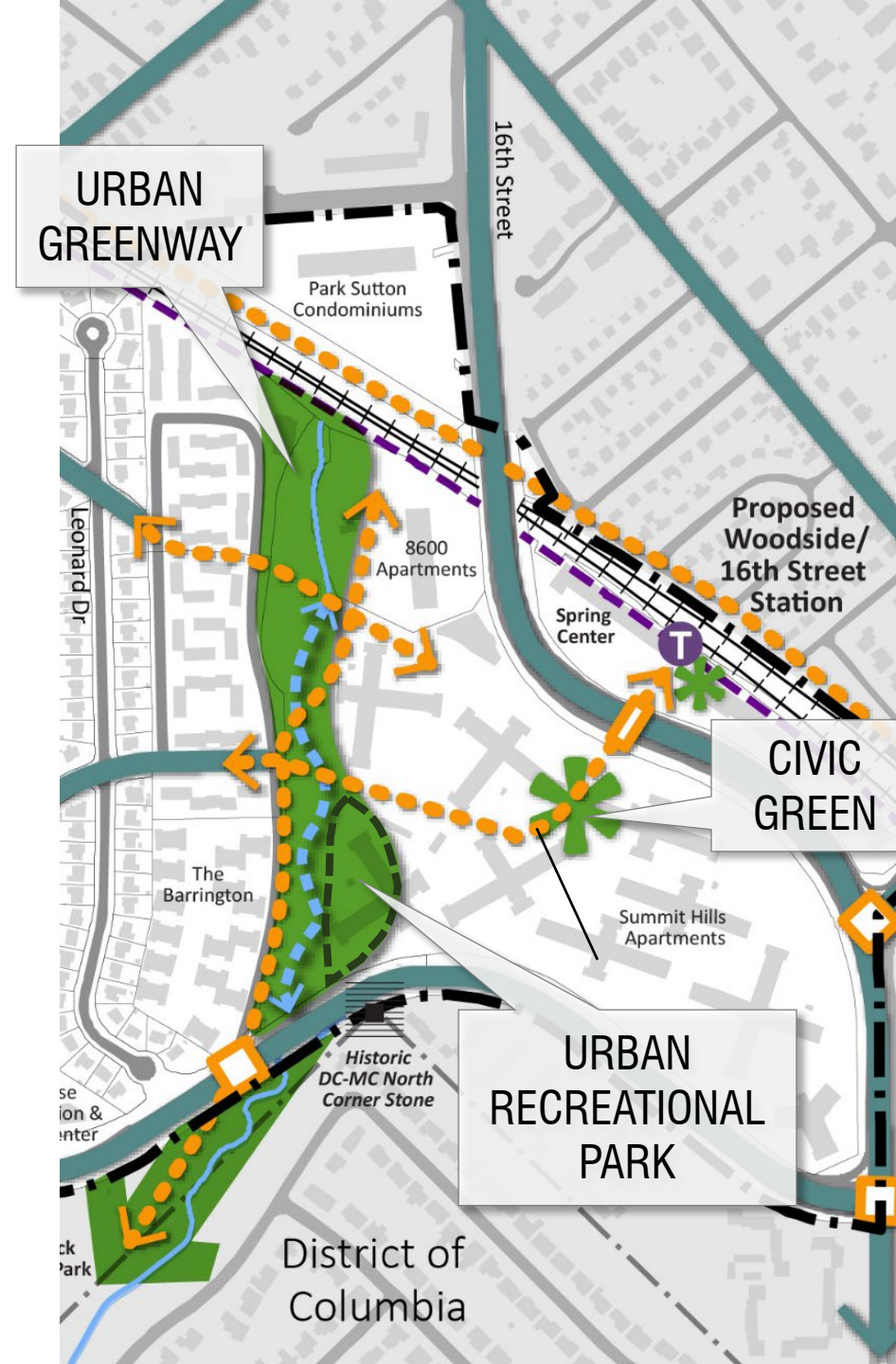
- Provide ped/bike pathways through the site to improve connectivity to the future Purple Line Station and proposed open spaces.

## 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

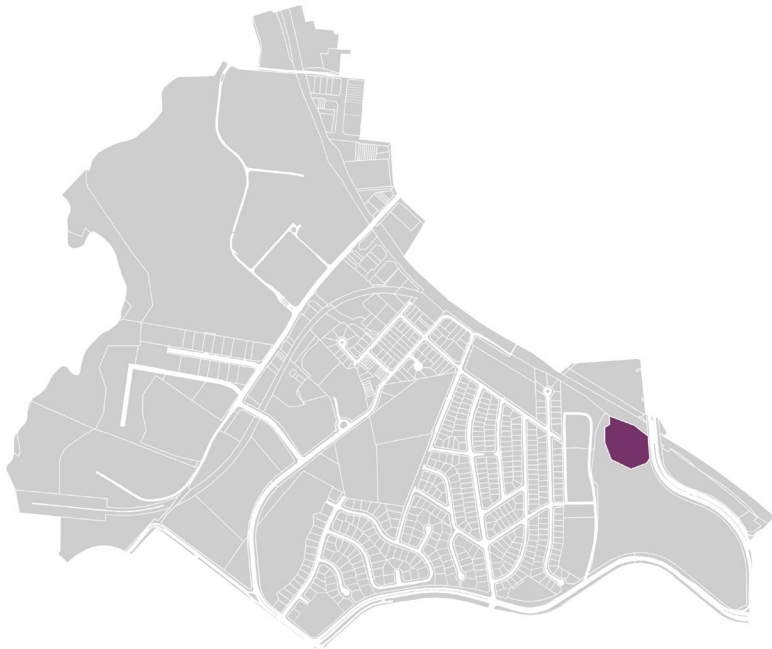
- Explore opportunities to provide partial redevelopment or infill development to better relate to the street and contribute to the pedestrian environment.





# Site 3: 8600 Apartments

- Building disconnected from 16<sup>th</sup> 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 16<sup>th</sup> 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.



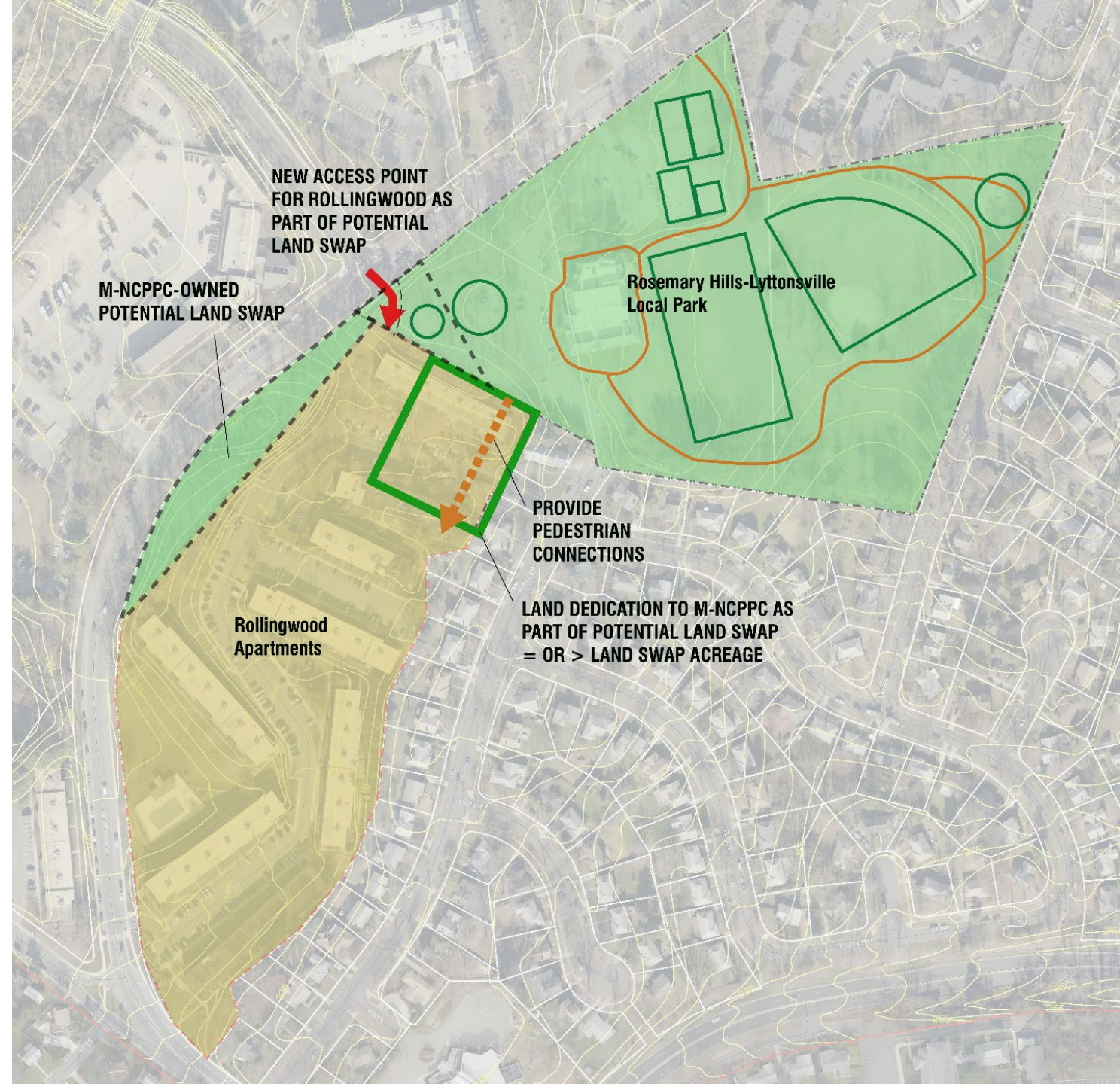


## Ped/Bike Circulation

- 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

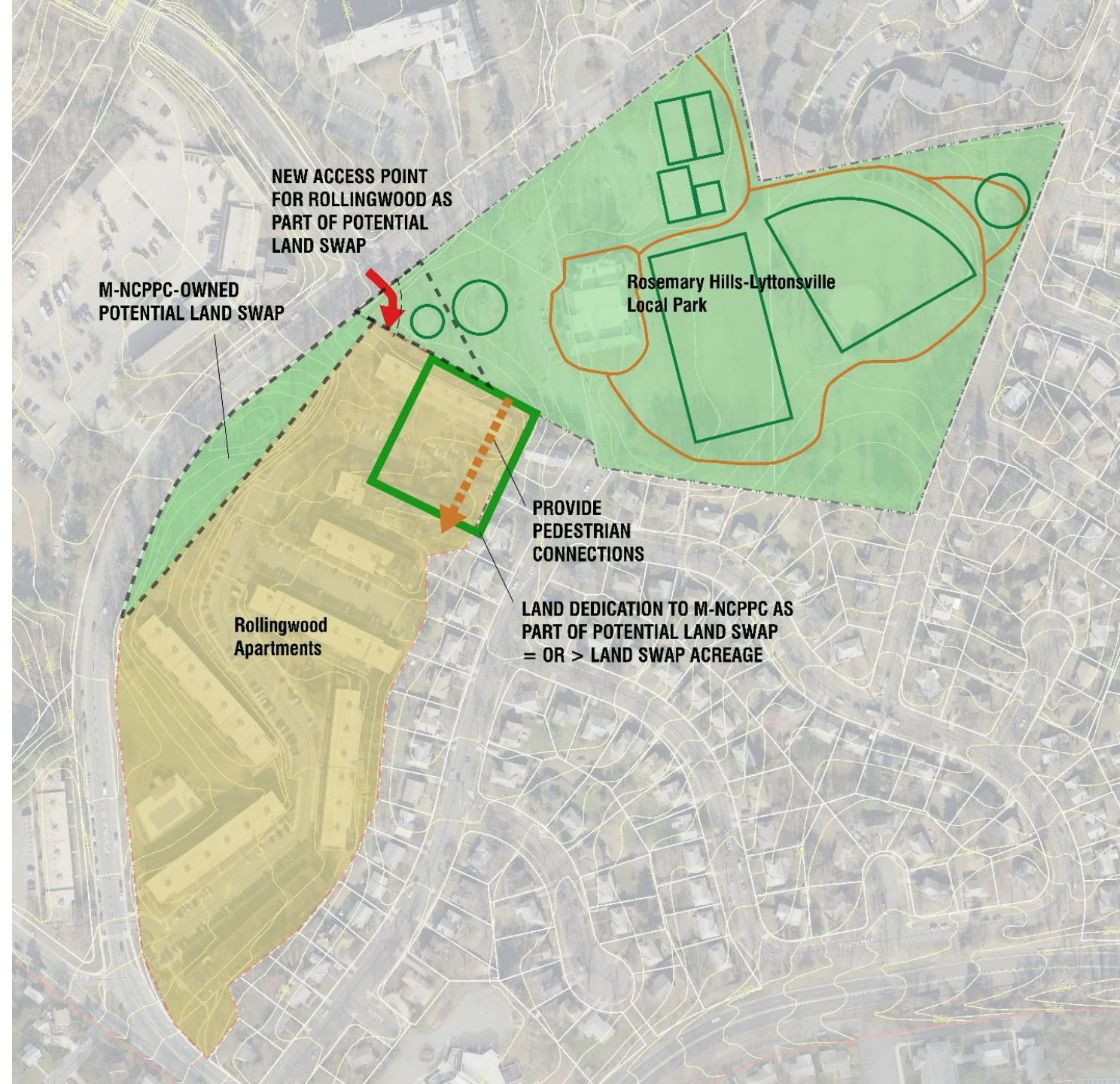
- Consider potential land swap to provide expanded useable parkland.
- Potential amenities on new parkland may include: dog park, community open space, expanded play areas and/or other similar facilities.





# 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

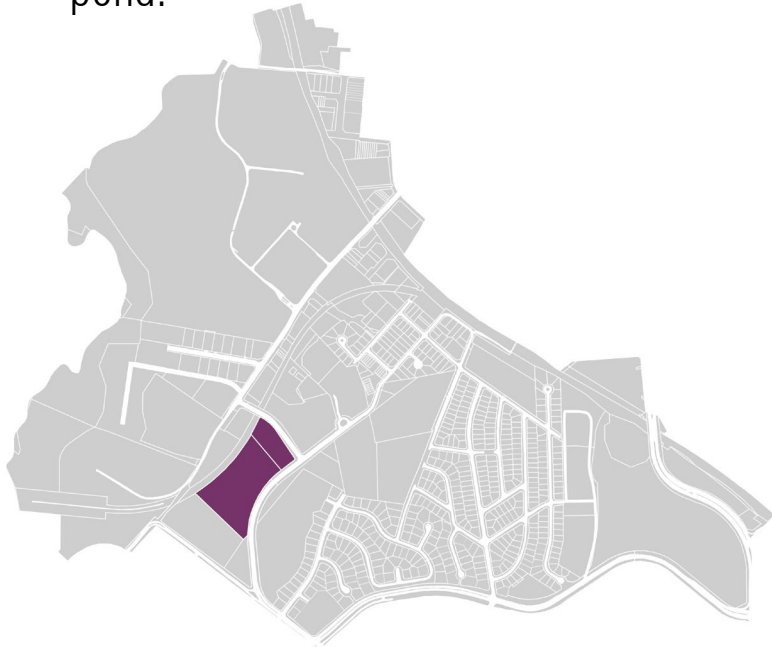
- Maintain compatibility with surrounding single-unit residential properties through low-rise development.
- Continue character of entries along Kansas Ave.





# 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

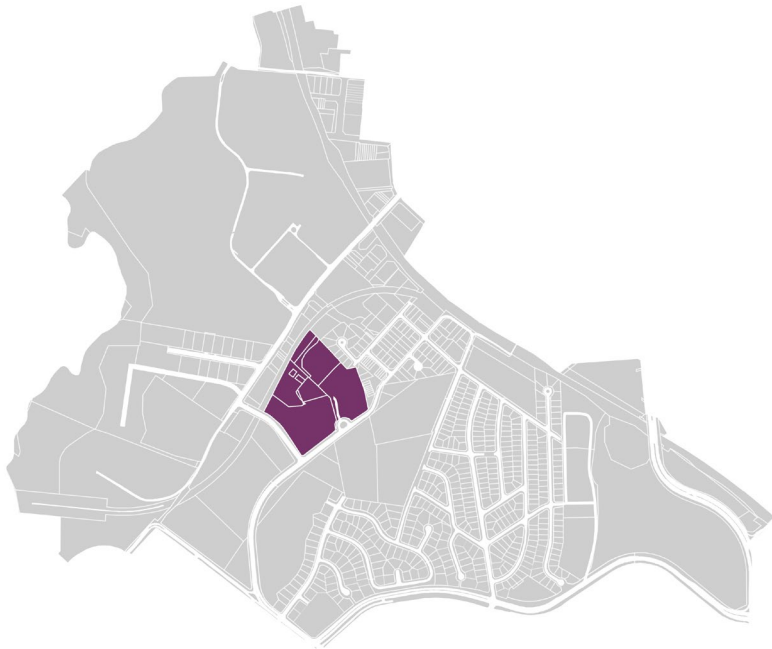
- Place multi-unit/mixed-use buildings closest to future PL station and townhomes on remainder of site.





# 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 Ride On 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:

**Laura Shipman**

Senior Planner/Urban Designer

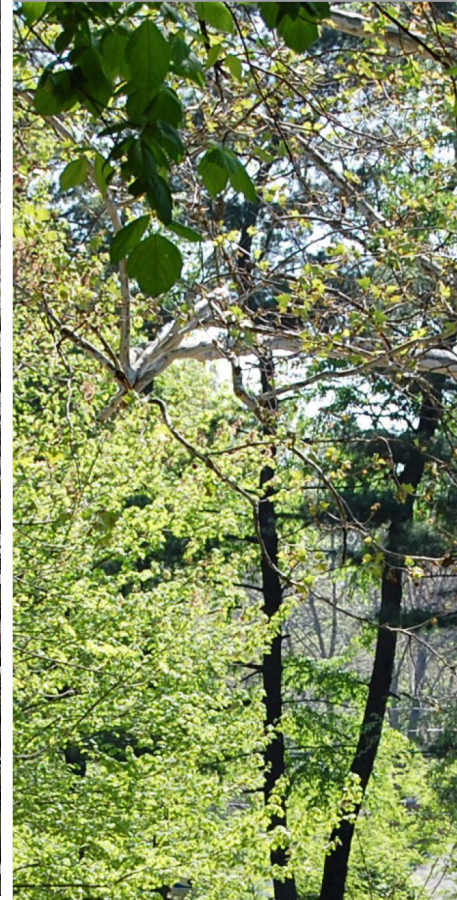
Montgomery County Planning Department

[laura.shipman@montgomeryplanning.org](mailto:laura.shipman@montgomeryplanning.org)

(301)495-4558

**[montgomeryplanning.org/greaterlyttonsvilledesign](http://montgomeryplanning.org/greaterlyttonsvilledesign)**





# Greater Lyttonsville Design Guidelines Stakeholder Meeting

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

