



GREATER LYTTONSVILLE

Council Briefing – September 2016

A Community Conversation...



Greater Lyttonville Sunrise

SurveyMonkey, Inc [US] <https://www.surveymonkey.com/s/VH8RBY7>

Greater Lyttonville Sunrise Questionnaire

Introduction

The Greater Lyttonville Sector Plan team wants feedback from you!
This brief questionnaire is designed for those who own or operate a business in the Lyttonville industrial area. Your input will inform the planning process for the Greater Lyttonville Sector Plan.

Questions or comments? Email us: greaterlp@montgomeryplanning.org

1. What type of business do you own or operate in Greater Lyttonville?

- a. Transportation or Warehousing
- b. Construction, Home Improvement or Landscaping
- c. Professional, Scientific or Technical Services
- d. Accommodation or Food Services
- e. Retail Trade

Other (please describe):

2. How long has your business been located in Greater Lyttonville?

- a. 0-5 years
- b. 6-10 years
- c. 11-20 years
- d. 21 years+

Other (please specify):

3. From where do you draw most of your customers?

- a. Montgomery County (inside the Beltway)
- b. Montgomery County (outside the Beltway)
- c. Prince George's County
- d. Virginia
- e. DC

Other (please describe):

4. Where do most of your employees live?

- a. Montgomery County (inside the Beltway)
- b. Montgomery County (outside the Beltway)

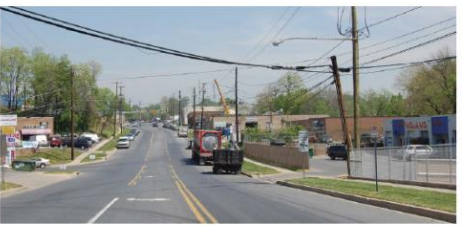
A Community Conversation...



A Community Conversation...

BROOKVILLE ROAD ENHANCED/EMERGING CENTER OF ACTIVITY

Existing Conditions



Location Map

Existing Conditions Photos

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

Other: _____

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

Other: _____

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: _____

Additional Comments:

BROOKVILLE ROAD ENHANCED/EMERGING CENTER OF ACTIVITY

Vision: What would you like to see here in the future?

1. Place a check mark next to the **character elements** you would most like to see in this area (check **up to 3** per category).
2. Write in any other elements you think appropriate to the area not shown in the photos provided.

Streetscape Elements:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<small>Bike Lanes</small>	<small>Median</small>	<small>Wider Sidewalks and Street Trees</small>	<small>Through-block Connections</small>	<small>Planting Buffer Along Surface Parking</small>			

Open Space Elements:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<small>Places to Play</small>	<small>Places to Sit in the Shade</small>	<small>Places for Temporary Parks</small>	<small>Green Spaces to Sit and Meet</small>	<small>Places for Community Celebrations</small>		

Environmental Elements:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<small>Bioswales in Impervious Areas</small>	<small>Sustainable Buildings</small>	<small>Electric Vehicle Charging Stations</small>	<small>Solar Panels and Green Roofs</small>	<small>Community and Rooftop Gardens</small>		

Land Use:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<small>Industrial</small>	<small>Retail</small>	<small>Office</small>	<small>Residential</small>	<small>Institutional</small>	

Buildings:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<small>Rehab/Reuse of Existing Bldgs</small>	<small>Lower Intensity Development</small>	<small>Mid Intensity Development</small>	<small>Mid-Higher Intensity Development</small>	

Placemaking Elements + Community Facilities:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<small>Real Time Transit</small>	<small>Capital Bikeshare</small>	<small>Community WiFi</small>	<small>Multi-Use Pavilion</small>	<small>Public Art</small>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<small>Business Wayfinding</small>	<small>Food Trucks</small>	<small>Temporary Use of Parking Lots</small>	<small>Public Park</small>	<small>Cafes and Outdoor Dining</small>	

A Community Conversation...



A Community Conversation...

Outreach and Engagement

Overall Average Attendance - 40 Stakeholders

Office Hours – Coffield Center

- October 20, 2015
- September 22, 2015

Open House and Forums

- March 28, 2012: Community
- August 22, 2014: Woodlin Elementary School
- October 28, 2014: Property Owners
- February 10, 2015: Small Businesses

Community Meetings

Averaged 100 Stakeholders

- May 14, 2012: Initial Launch
- May 6, 2014: ReLaunch
- January 21, 2015
- April 29, 2015
- November 18, 2015

Community Events

- August 5, 2014: National Night Out
- August 7, 2015: National Night Out
- July 12, 2012: Georgetown Branch Trail Run

Sunrise Series Business Breakfast

- July 31, 2014
- August 7, 2014

Community Workshops

- Summer 2014: UMD Students
- July 15, 2014
- September 29, 2014 - Visioning

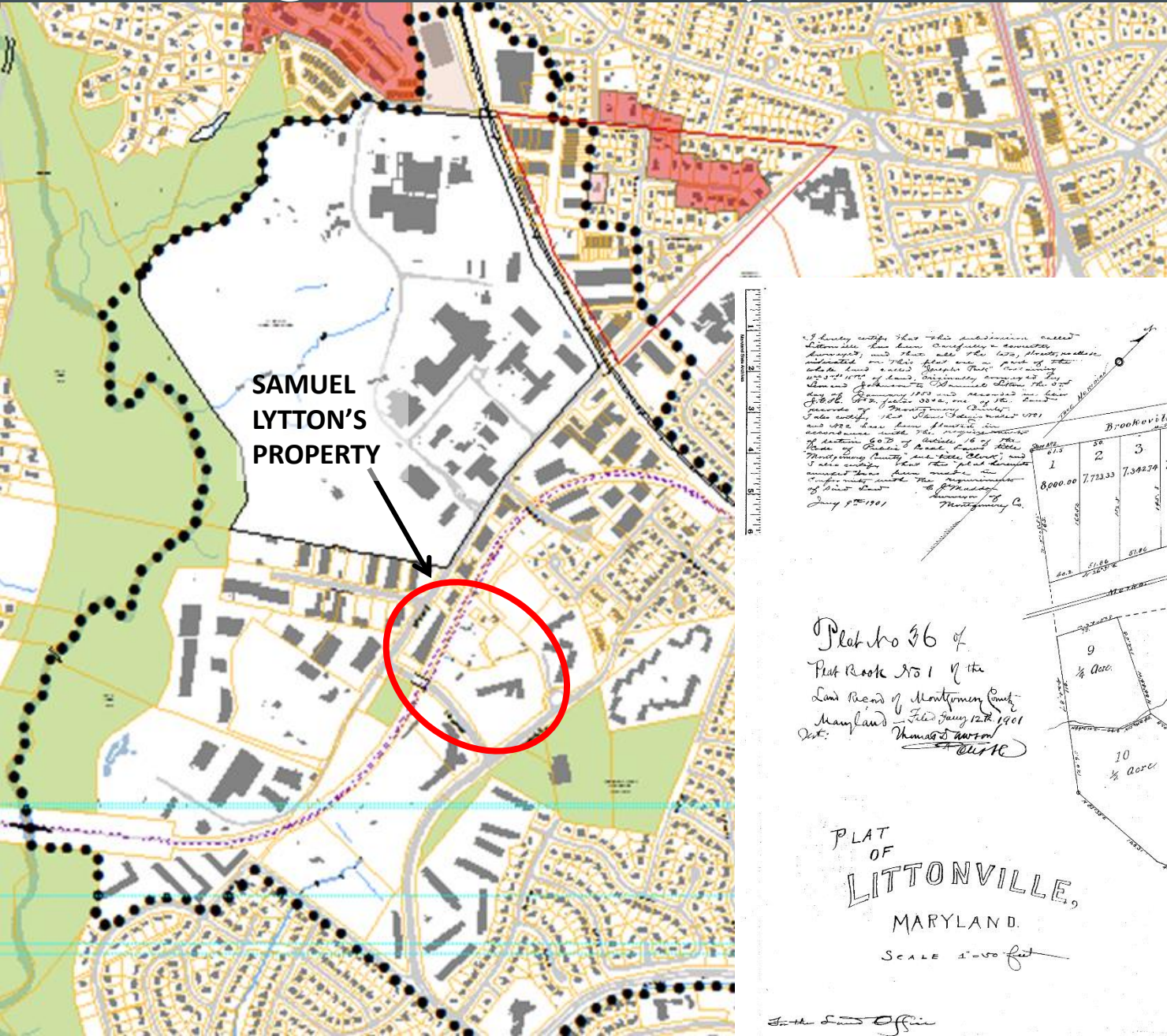
Monday Matters – Educational Series

- June 16, 2014
- June 9, 2014
- June 2, 2014

A Long Rich History . . .



A Long Rich History...



SAMUEL
LYTTON'S
PROPERTY

I hereby certify that the subdivision described herein has been carefully examined, and that all the lots, streets, walks, indicated on this plat are a part of the whole land called "Brookville Park" containing 35.25 acres, originally conveyed to the same by agreement to Samuel Lytton the 5th day of January 1883 and remained in the hands of the said Lytton until his death on the 14th day of February 1884, and remained in the hands of his heirs until the 1st day of January 1891, and since that time have been divided in accordance with the provisions of a deed of partition made by the said Lytton and his heirs, and I have verified the same, and I also certify that the plat hereon is correct and true to the original survey of said land, and that the same is in accordance with the provisions of a deed of partition made by the said Lytton and his heirs on the 1st day of January 1891, and I have caused the same to be recorded in the office of the Register of the County of Montgomery, Maryland, on the 12th day of July 1901.

Thomas D. Norton
Surveyor of Montgomery Co.

Plat No 36 of
That Book No 1 of the
Land Record of Montgomery County
Maryland Filed July 12th 1901
D.W.

PLAT
OF
LITTONVILLE,
MARYLAND.
SCALE 1"=50 feet



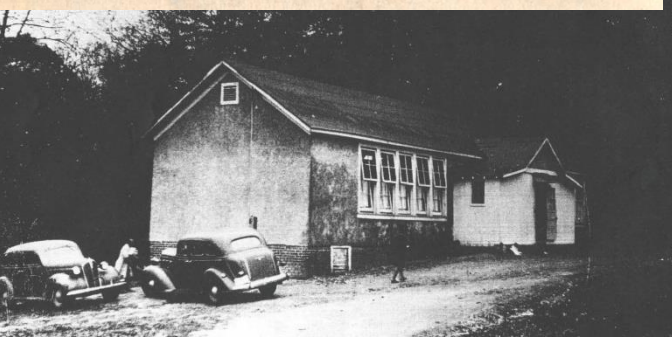
Registered this 15th day of January 1901
No 1 of Book 1 of the Land Record
of Montgomery County Maryland
Geo Washington
1 acre.

A Long Rich History...



Now the D

The Pilgrim Baptist Church, around which the original settlement was located.



Sector Plan Boundary



Industrial



Institutional



Residential

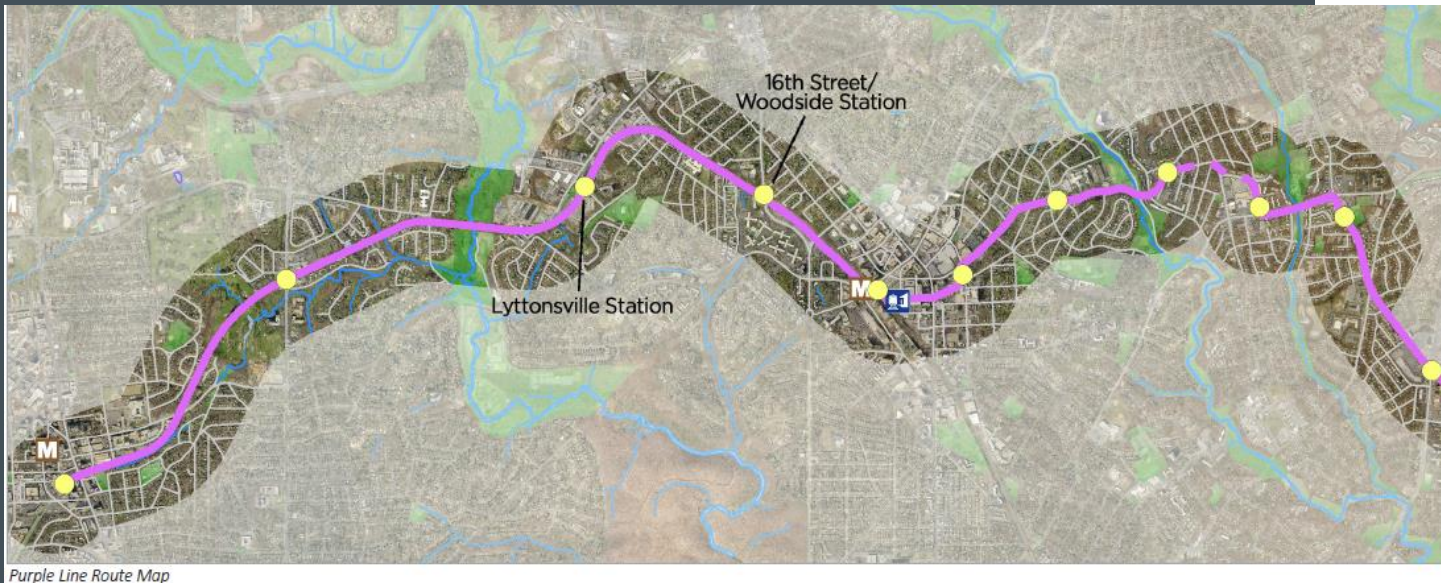


GREATER
LYTTONSVILLE

What will Greater Lyttonsville be like in 20 years?

Purple Line Stations

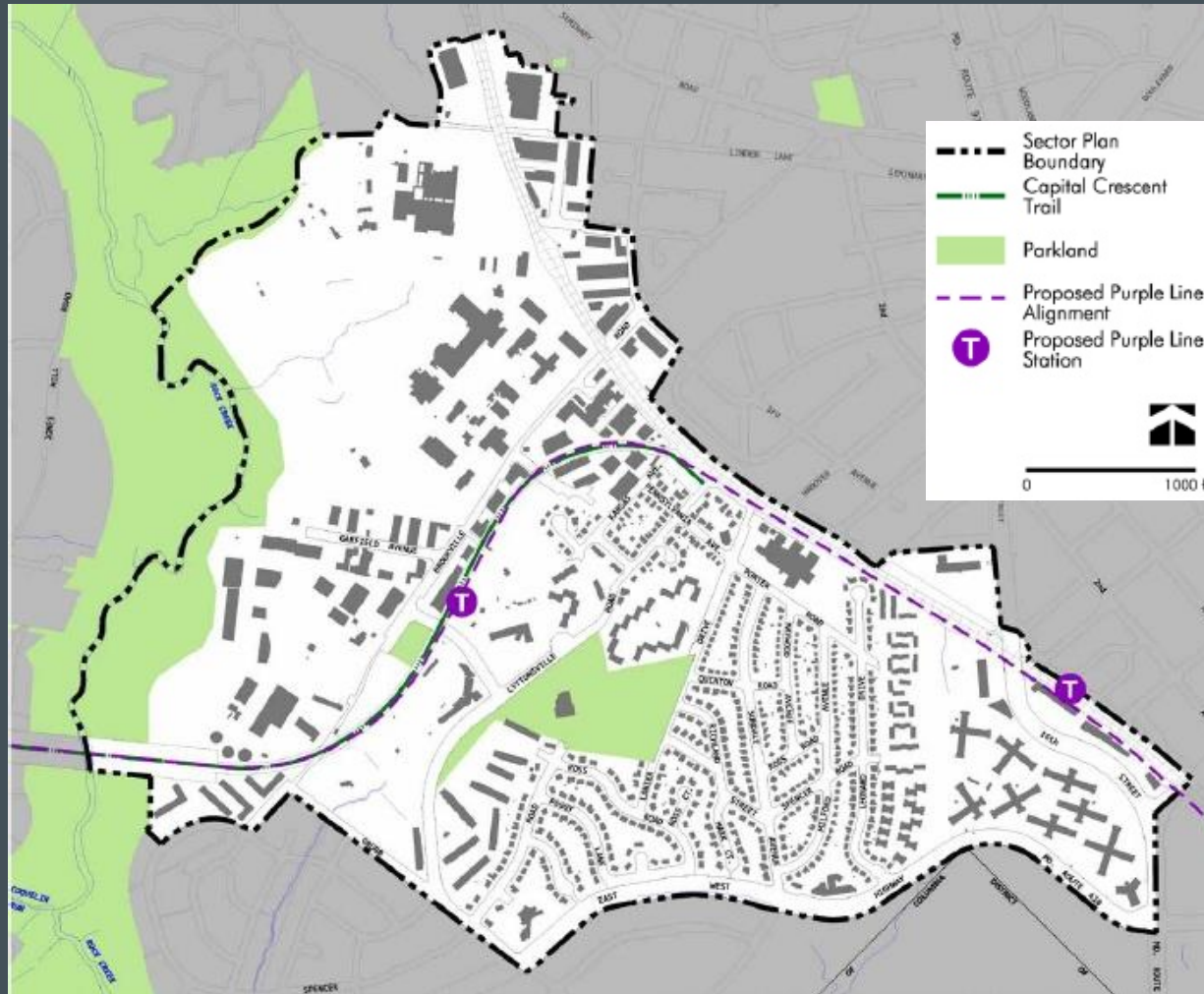
- 16 mile light rail line between Bethesda and New Carrollton
- 21 stations
- Connections to:
 - Red Line at Bethesda and Silver Spring
 - Green Line at College Park
 - Orange Line at New Carrollton



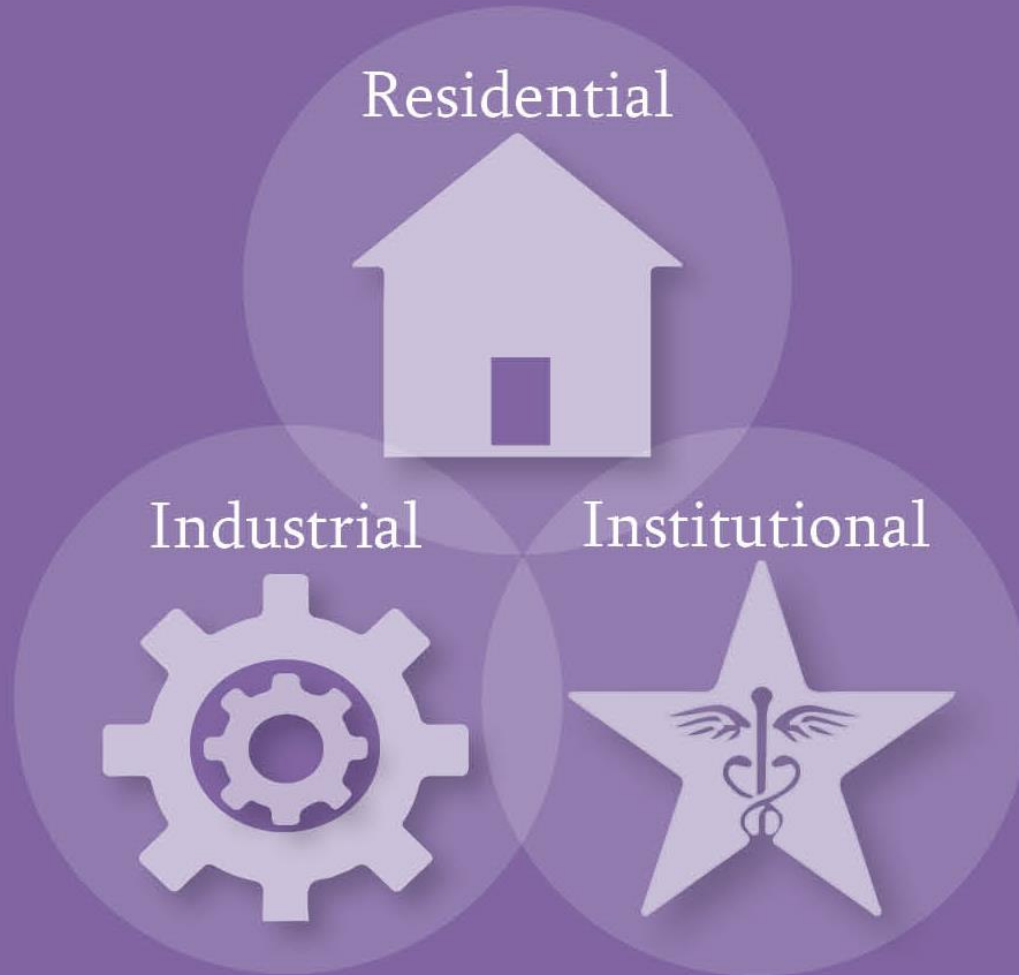
Purple Line Route Map

Purple Line Stations

- Woodside/ 16th Street Station
- Brookville Road – Lyttonsville Station



A **cohesive community** celebrating its diversity...



...with **core strengths** preserved, enhanced,
and expanded.

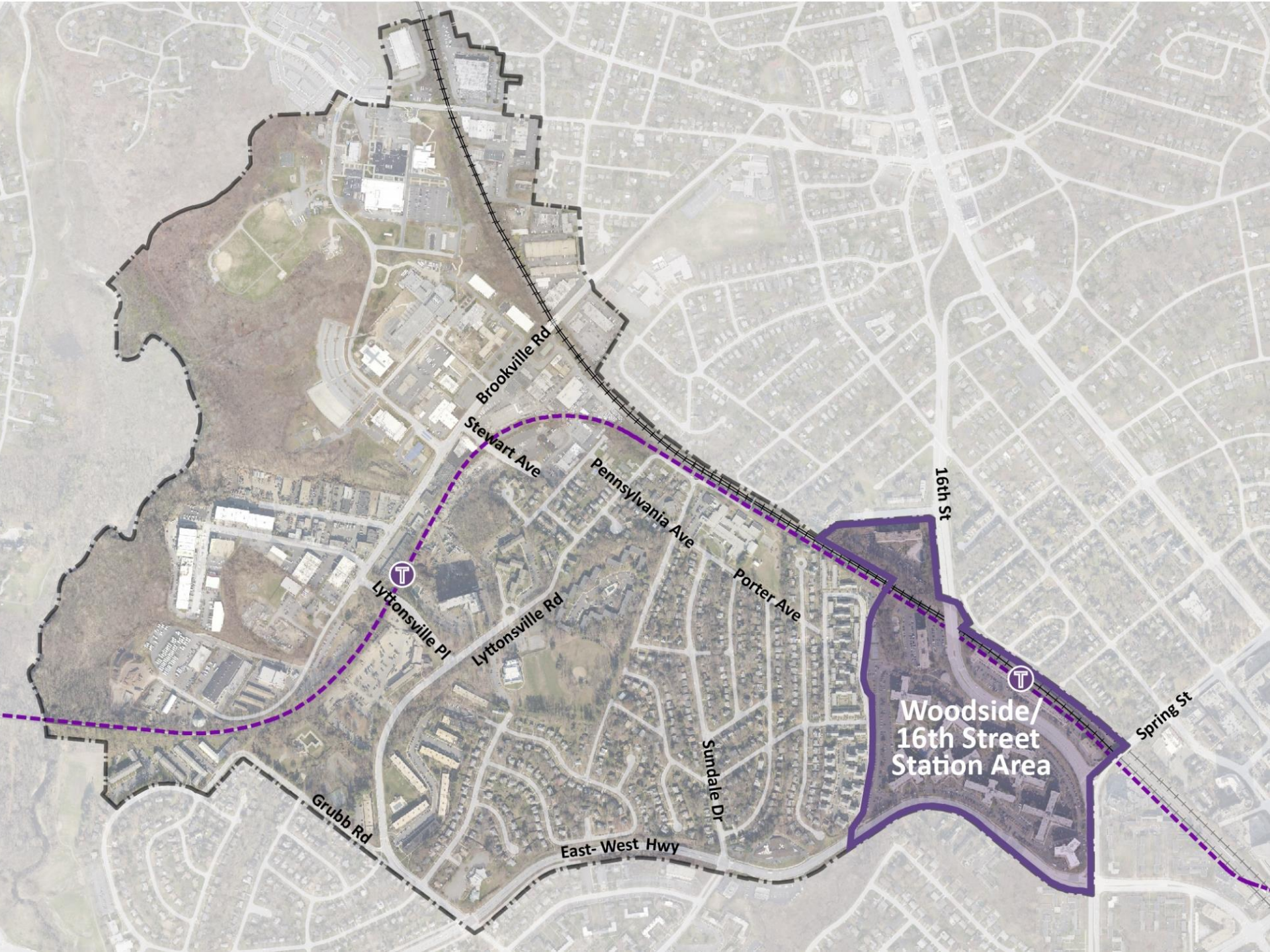


Preserve.

History Recommendations

- Promote **area history**
- Erect **signage, markers, and commemorative art about local history** within the Plan area and Purple Line stations
- Make such historically-oriented wayfinding (signage, markers) and art a **public benefit**
- Establish a **history and art implementation committee**
- Establish a **Lyttonsville museum/interpretive space** in the Plan area (*preferably in Coffield Center*)
- Conduct a **future historic evaluation of the area's 20th century resources**, including Richland Place





Brookville Rd

Stewart Ave

Pennsylvania Ave

16th St

Lyttonsville Pl

Lyttonsville Rd

Porter Ave

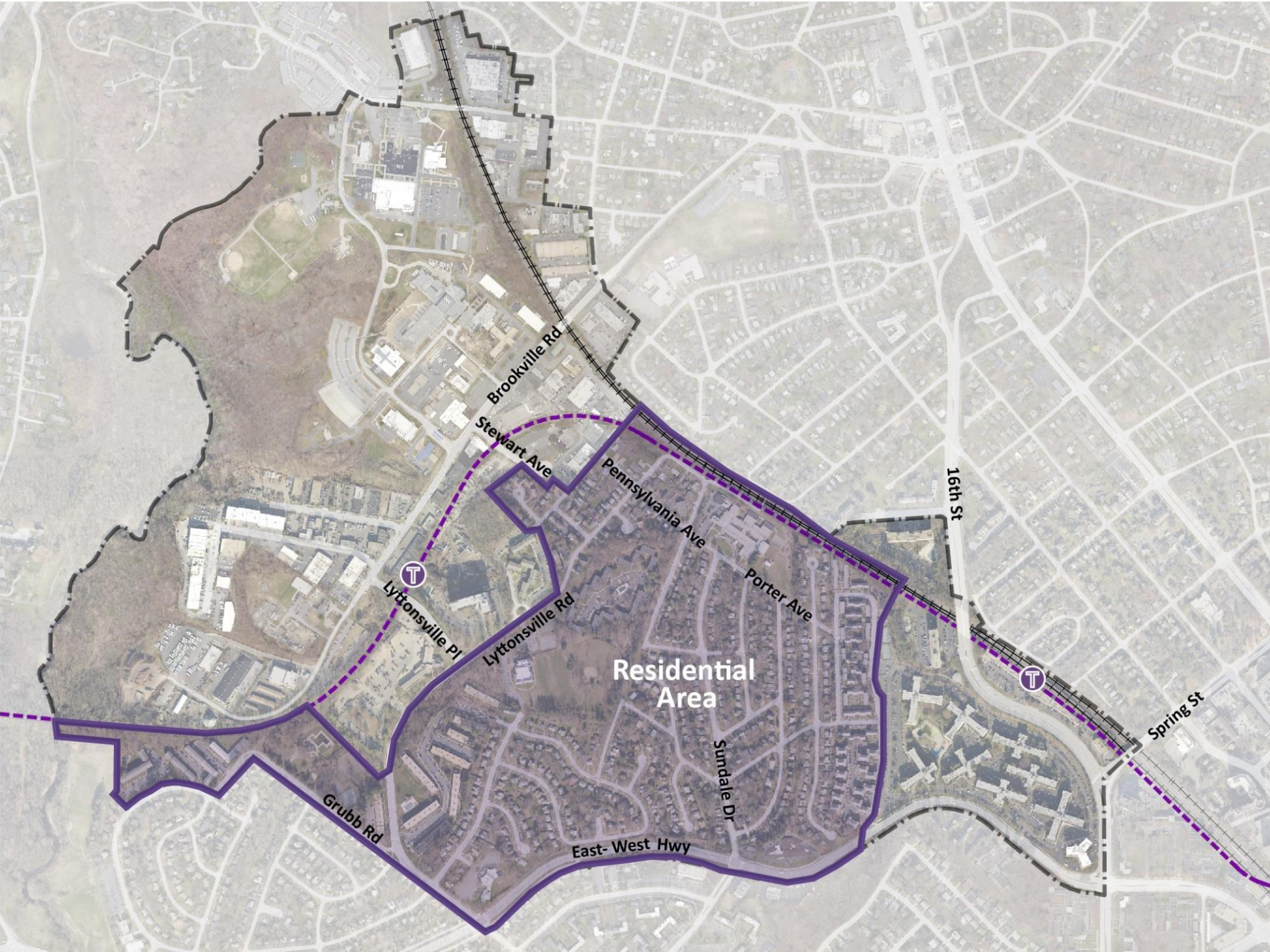
Woodside/
16th Street
Station Area

Spring St

Grubb Rd

East-West Hwy

Sundale Dr



Brookville Rd

Stewart Ave

Pennsylvania Ave

Lyttonville Pl

Lyttonville Rd

Residential Area

Porter Ave

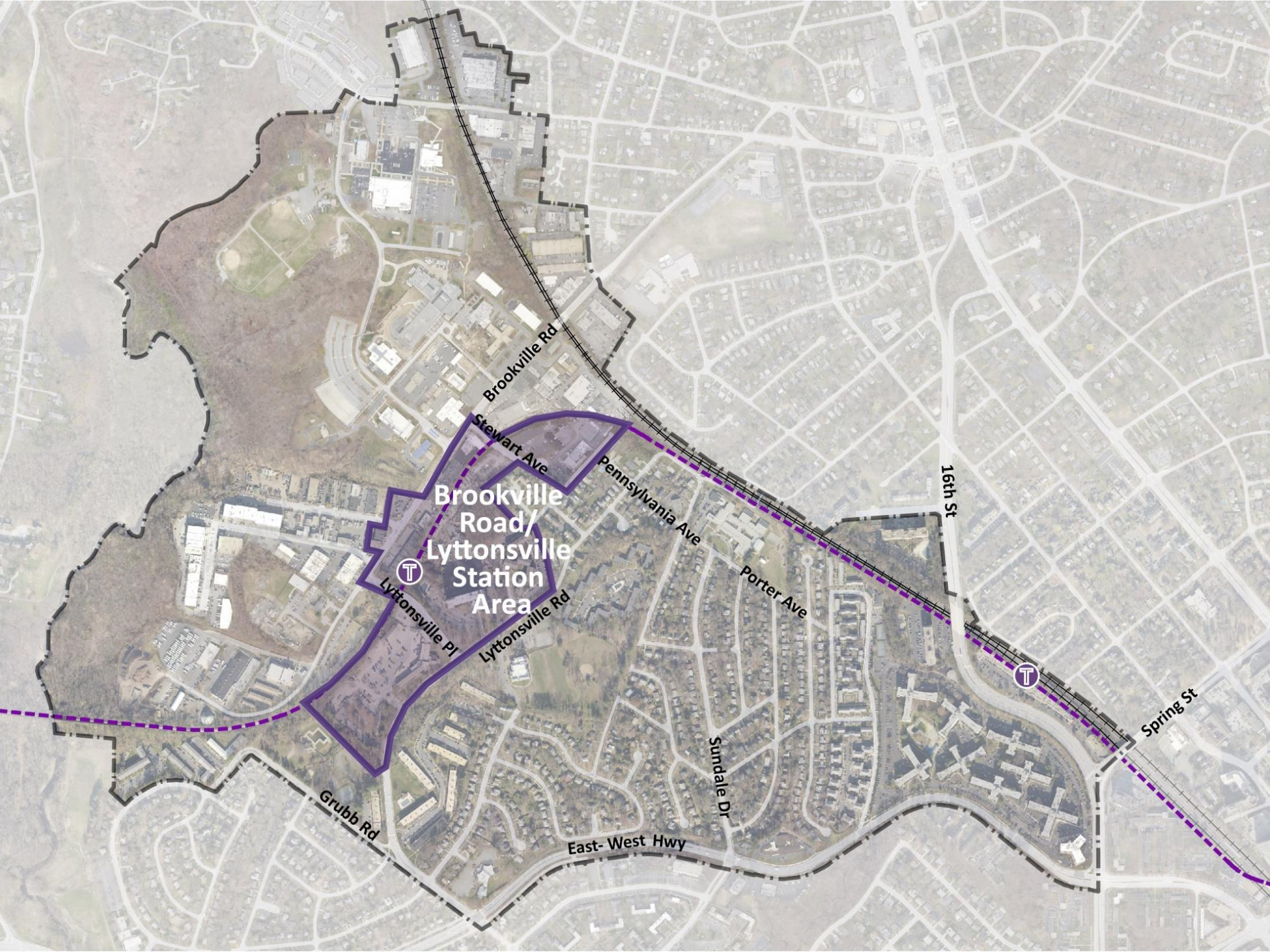
16th St

Grubb Rd

East-West Hwy

Sundale Dr

Spring St



Brookville
Road/
Lyttonsville
Station
Area



Brookville Rd

Stewart Ave

Pennsylvania Ave

Porter Ave

Lyttonsville Rd

Lyttonsville Pl

Grubb Rd

East-West Hwy

Sundale Dr

16th St

Spring St

**Industrial/
Institutional
Area**

Brookville Rd

Stewart Ave

Pennsylvania Ave

Porter Ave

16th St

Spring St

Lytonsville Pl

Lytonsville Rd

Sundale Dr

East-West Hwy

Grubb Rd



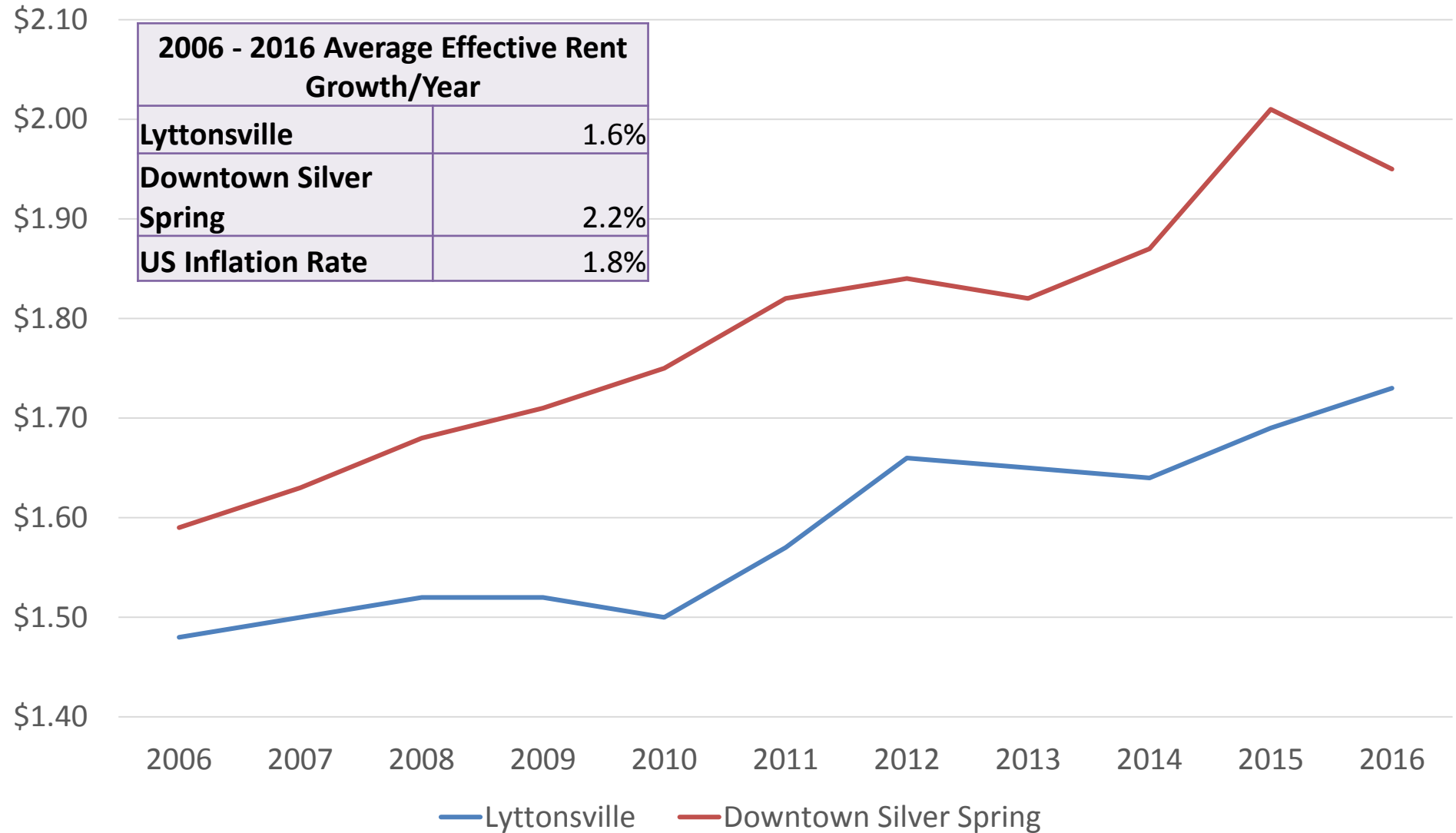
Preserving Diversity Land Uses

- Existing **single-unit** residential neighborhoods will **maintain** the current R-60 zoning classification
- Existing **industrial** businesses will **maintain** the **appropriate** zoning for their existing uses
- **Institutional uses** are recognized as stable community **assets**



Preserving Affordable Housing

Effective Rent Per Square Foot 2006 – 2016 Lyttonsville and Downtown Silver Spring



Preserving Affordable Housing

- **Eight** multi-unit rental developments:
 - **All units market-rate affordable**
Average affordability at **68% of AMI** (Area Median Income)
 - **No MPDUs** (due to age of buildings) but there are number of rent-restricted units under other programs



Preserving Affordable Housing

- Identify **market rate affordable housing** units suitable for **inclusion in established affordable housing programs**
- Rollingwood Apartments: Recommendation **to preserve 176 existing units**, in the event of redevelopment
- Friendly Gardens/HOC: **Deeper levels of affordability**, proposed zoning allows them to continue to expand their mission
- Summit Hills Apartments: Redevelopment/targeted infill strategy, creation of **MPDU units** and preservation of market-rate **family sized units**



Retention of Industrial Businesses

Strategies

- Preserve zoning that allows retail-industrial hybrid use
- Establish parking & wayfinding systems
- Encourage marketing and promotional efforts
- Increased attention from County staff
 - Government relations
 - Financial & technical assistance
 - Attract entrepreneurs and high value industries



Wayfinding signage for businesses will make the industrial area easier to navigate



Forest Glen Annex Research Facility

Enhance.

Woodside/16th St Station Area

Industrial/
Institutional
Area

Brookville Rd/
Lyttonsville
Station Area

Residential
Area



District Character





16th Street Today



Woodside/16th St
station

Woodside/16th St
station

16th Street Tomorrow

Residential Area

Industrial/
Institutional
Area

Brookville Rd/
Lyttonsville
Station Area

Woodside/
16th St
Station Area



District Character



Brookville Road/Lyttonsville Station Area



Industrial/
Institutional
Area

Residential
Area

Woodside/
16th St
Station Area

District Character



Industrial/Institutional Area



Brookville Rd/
Lyttonsville
Station Area

Residential
Area

Woodside/
16th St
Station Area

District Character



Building Form and Compatibility

- Design buildings and landscape to **frame walkable and active streets and public spaces**
- Provide opportunities for **limited development** near transit
- **Ensure compatibility** with surrounding communities



Enhance Habitat + Biodiversity

- Tree/vegetative plantings
- Green roofs (6 inches or greater)
- Stream valley buffers
- Stormwater management (SWM) – Environmental Site Design (ESD)



Integration in the Landscape



Bioretention



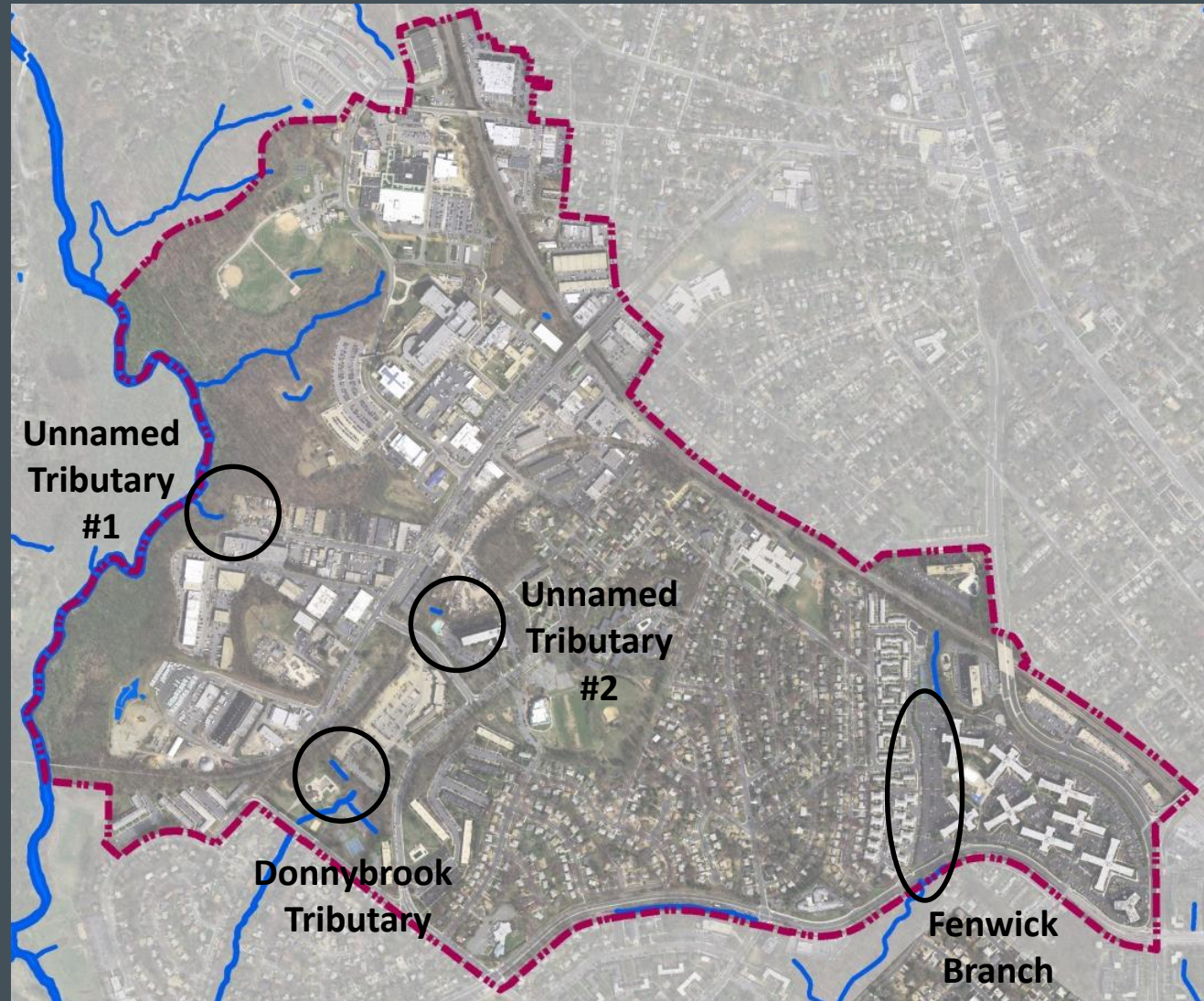
Riparian Buffers

Vegetated areas designed to increase water quality

Restoring Ecological Assets

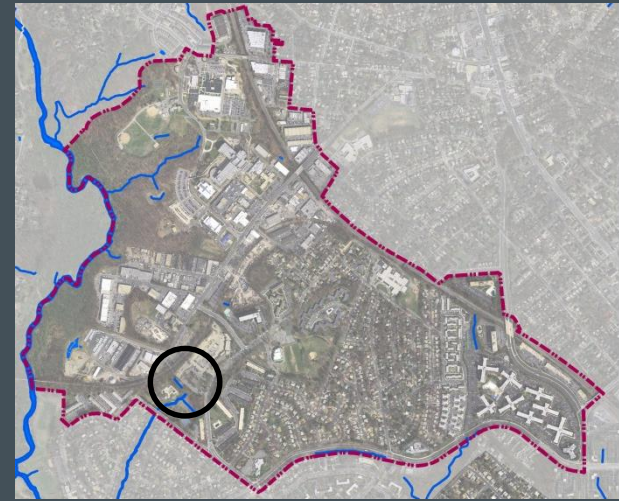
Through Redevelopment

- 4 Stream Improvement Areas



Donnybrook

- Consider separating SWM from Donnybrook tributary
- Native plantings & stream buffers



Existing SWM facility



Example of restored SWM

Creating Amenity Space

- Continuing dialog with MTA for a SWM/open space public amenity



Existing Condition

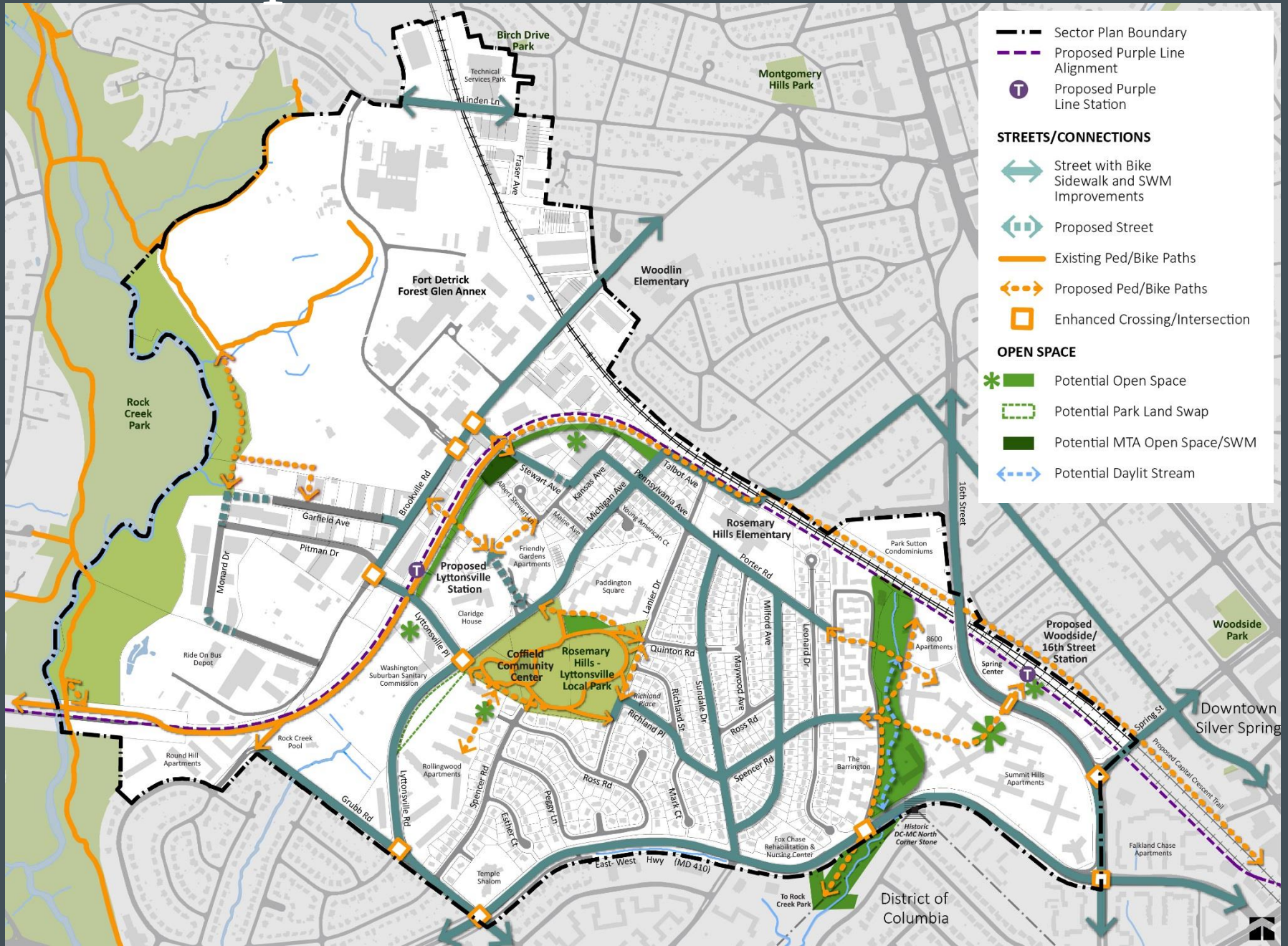


Example of the current design



Existing SWM facility at NIH, Bethesda Campus

Public Space Network



- Sector Plan Boundary
- Proposed Purple Line Alignment
- Proposed Purple Line Station
- STREETS/CONNECTIONS**
- Street with Bike Sidewalk and SWM Improvements
- Proposed Street
- Existing Ped/Bike Paths
- Proposed Ped/Bike Paths
- Enhanced Crossing/Intersection
- OPEN SPACE**
- Potential Open Space
- Potential Park Land Swap
- Potential MTA Open Space/SWM
- Potential Daylit Stream

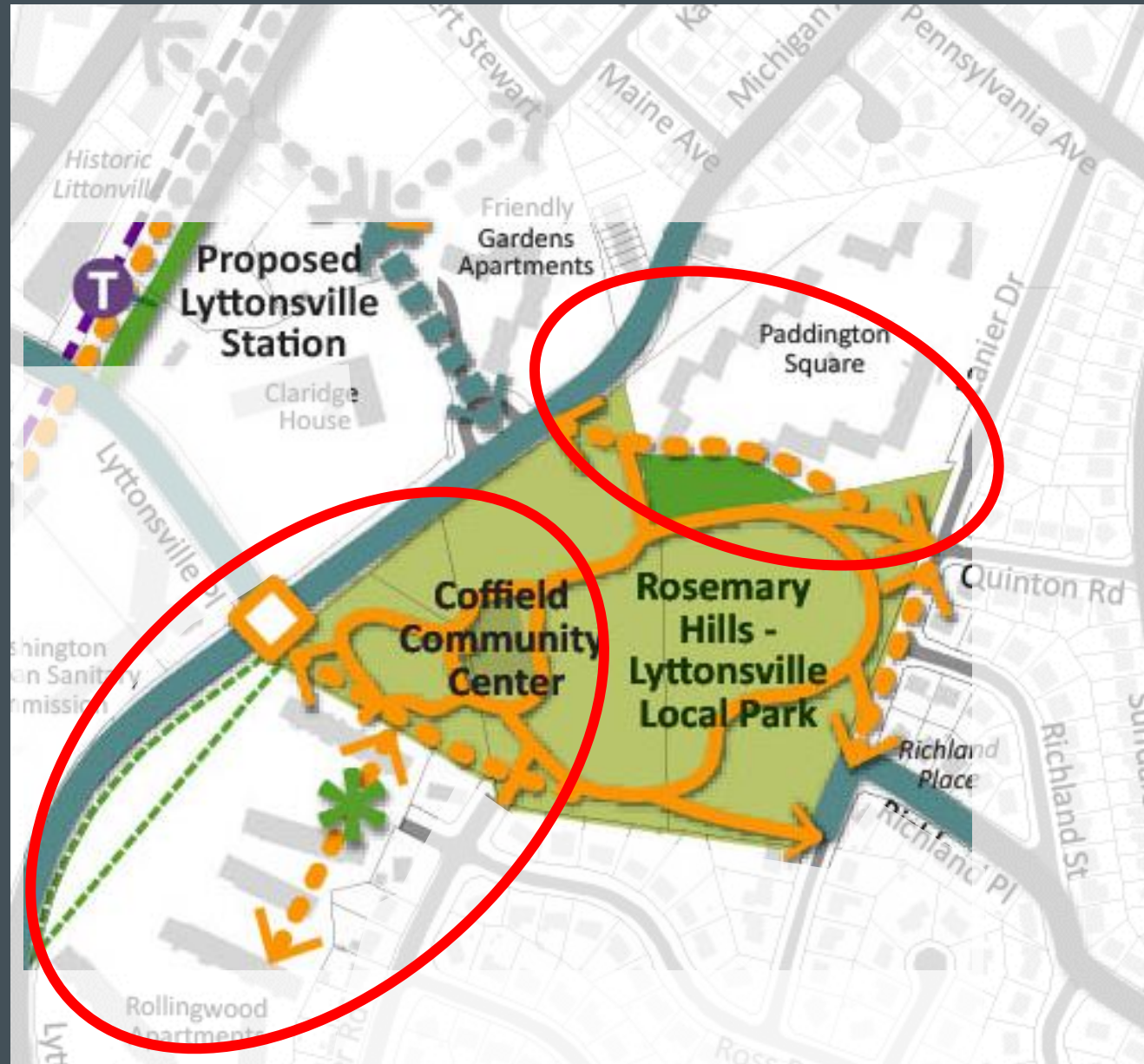
District of Columbia







Expand.

Rosemary Hills – Lyttonsville LP

- Coordinate with adjacent property owners to **create a more efficient parcel configuration** for Rosemary Hills-Lyttonsville Local Park to **promote improvements to recreational facilities** at this park.







Expand Parkland

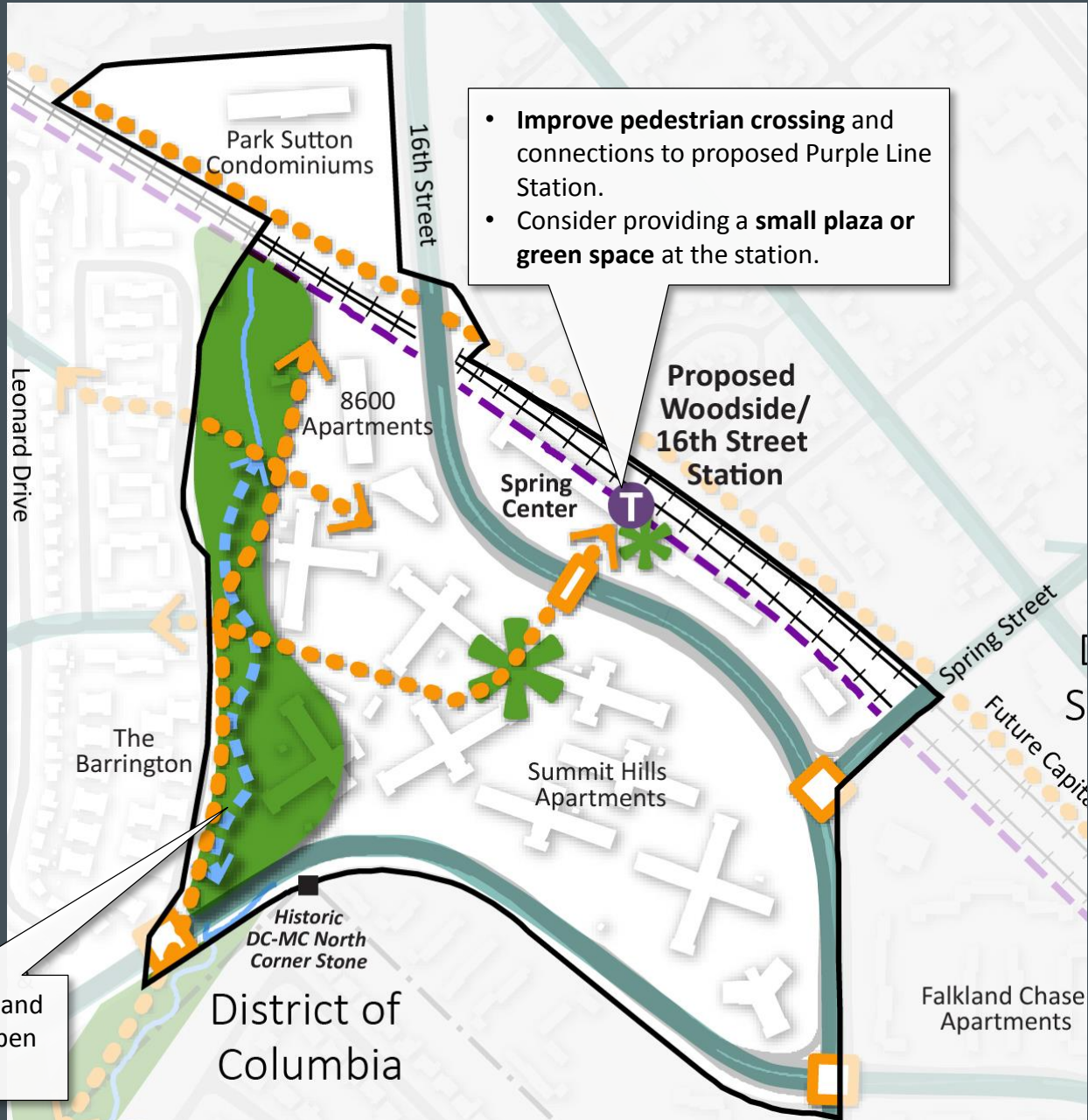
-  District Boundary
-  Proposed Purple Line Alignment
-  Proposed Purple Line Station
-  Illustrative Potential Development

STREETS/CONNECTIONS

-  Street with Bike, Sidewalk, Canopy and SWM Improvements
-  Proposed Street
-  Existing Ped/Bike Paths
-  Proposed Ped/Bike Paths
-  Enhanced Crossing/Intersection

OPEN SPACE

-  Potential Open Space
-  Potential Park Land Swap
-  Potential MTA Open Space/SWM
-  Potential Daylit Stream

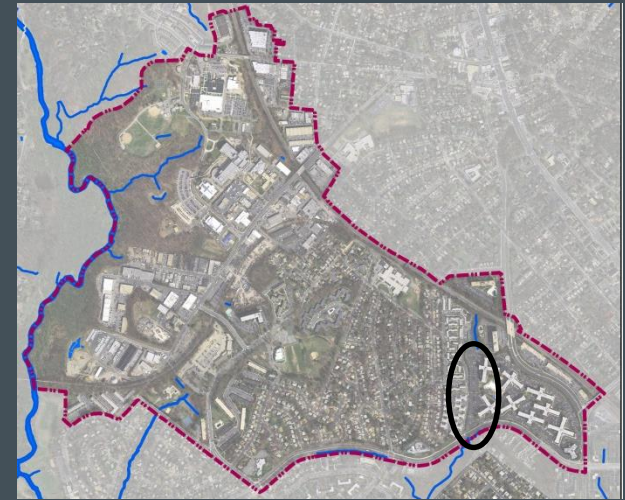


- **Improve pedestrian crossing** and connections to proposed Purple Line Station.
- Consider providing a **small plaza or green space** at the station.

Daylight stream and provide public open space

Expand Parkland

- Consider Daylighting Fenwick Branch



Expand Parkland



Parkland Area:
~ 4.83 AC (15.7% of site)

- **Preserves existing** structures
- Removes 430 parking spaces
- Proposes trail and some recreational activities along the stream
- Connects to Rock Creek Park at the southern end

Expand Parkland

- Provide **six new parks** or open spaces
- Establish an **interconnected system** of park facilities
- Connect new and existing parks, and open spaces, by creating **new open space during redevelopment**
- **Improve the public realm** in tandem with **community design** and **transportation** recommendations

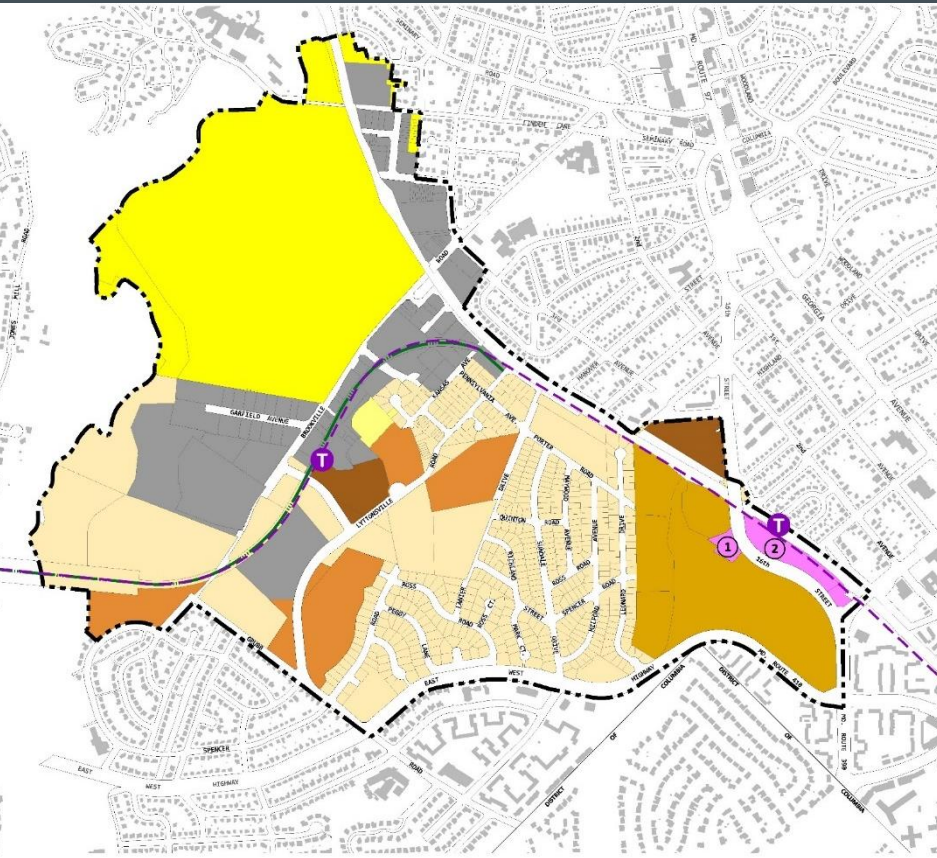


Public Space Network

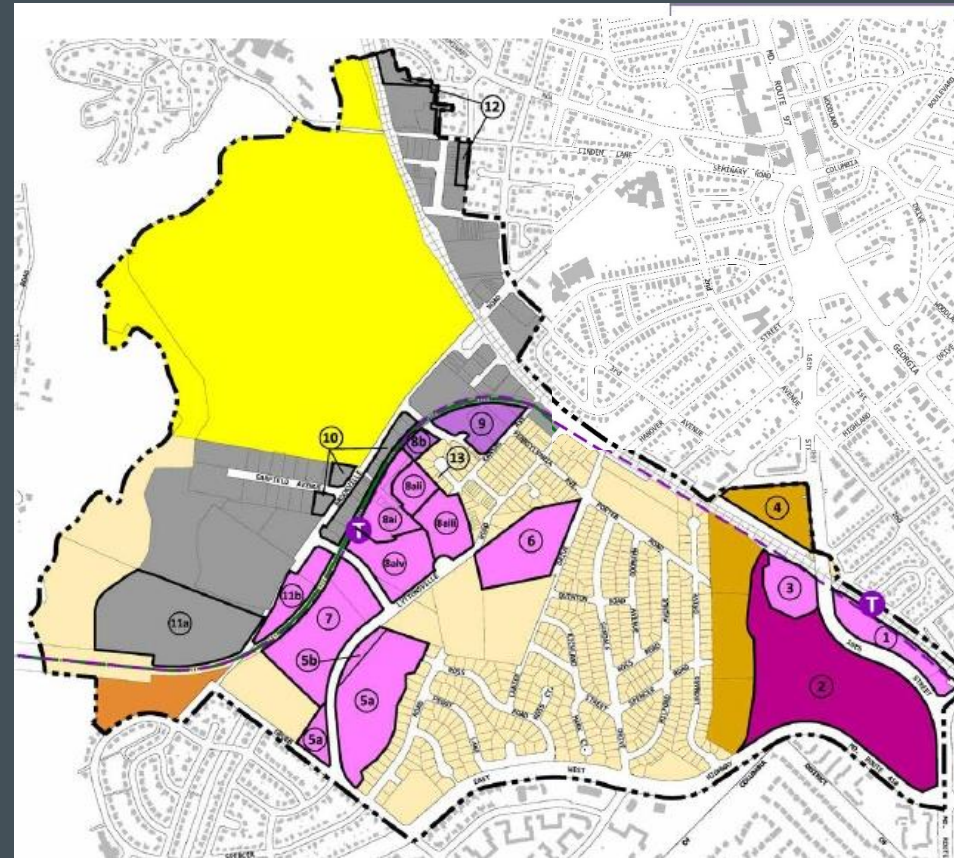
- Create a **range of accessible open space** types and sizes to compliment RH-L Park
- **Enhance connections** throughout the area and to surrounding destinations
- **Design streets for all users**— people who walk, bike, drive and use transit



Opportunities for Growth



Existing Zoning



Recommended Zoning

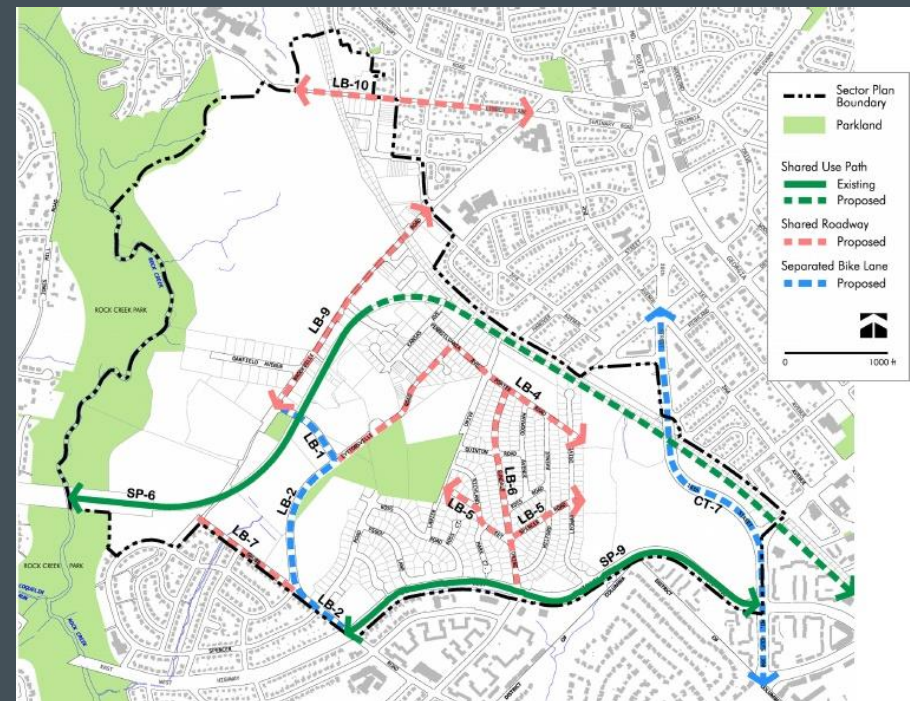
Opportunities for Growth

Total	Existing	Max Allowed Today	Max Allowed – Proposed Zoning
Residential - Single-Unit	499	1,290*	1,334*
Residential - Multi-Unit @ 1,450 s.f. (average size)	2,864	3,912	5,577
Commercial – Retail/Office (square feet)	76,809	122,436	1,217,388
Industrial (square feet)	1,418,996	8,780,995	8,927,317

* These numbers include R-60 zoned land that is currently home to Parks, Federal, County and or other governmental uses.

Expand Mobility Options

- Enhance roadways for **multimodal use**
- Expand and implement **new transit options**
- Improve **pedestrian and bicycle** infrastructure
- Designate **Urban Road Code** and **Pedestrian and Bicycle Priority** Areas



Recommended Bike Network

Expand Mobility Options

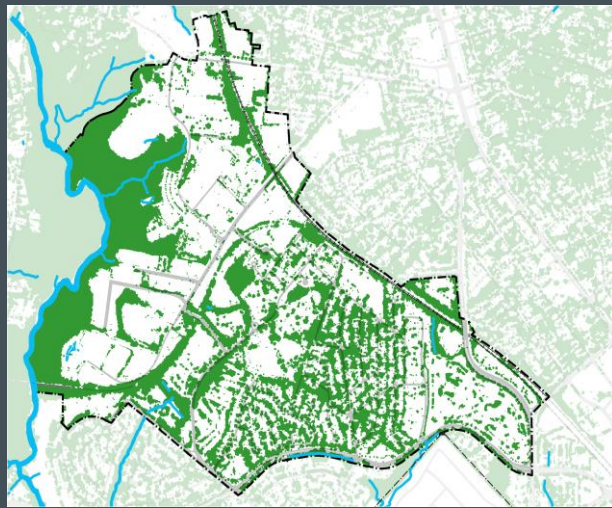
- Enhance roadways and improve upon existing connections
- Expand and implement **new transit options**
- Improve **pedestrian and bicycle** infrastructure
- Designate **Urban Road Code** and **Pedestrian and Bicycle Priority** Areas



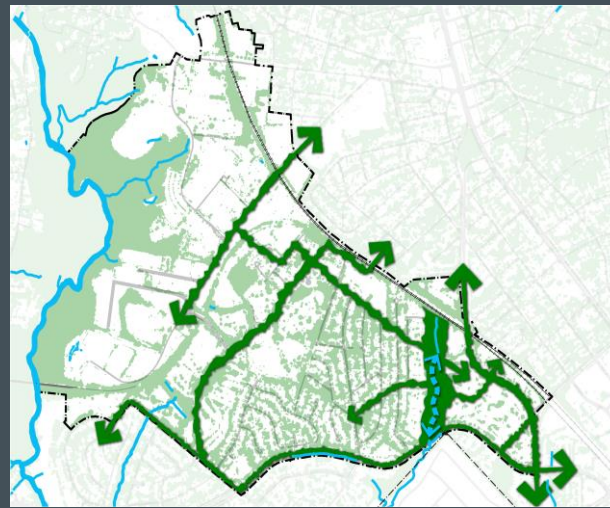
Expand Tree Canopy Cover

Strive for:

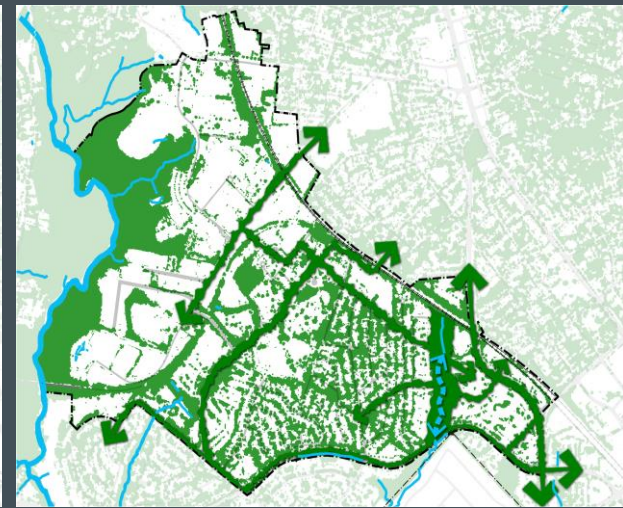
- ☞ 10-15% Industrial
- ☞ 10-15% Commercial
- ☞ 40% Residential
- ☞ 40 % Right-of-way



Existing cover



Canopy Corridors



Future Canopy Cover

Water Quality/ Stormwater Management



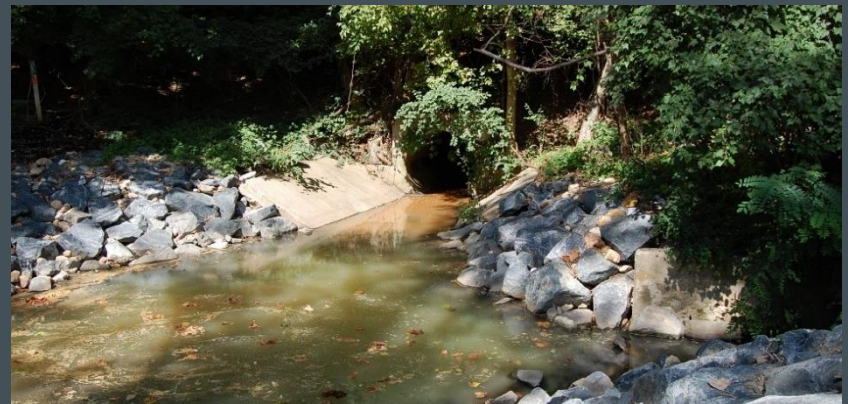
Extensive Green
Roofs

Pervious Surfaces

Integrated SWM

Responsible Development

- Reduce quantity & improve quality of runoff
- Reduce impervious surfaces
- Promote groundwater recharge
- Improve aquatic biodiversity
- Reduce Heat Island Effect
- Increase carbon sequestration capacity
- Reduce demands on power grid
- Encourage energy efficient construction
- Maximize use of renewable energy
- Reduce vehicle miles travelled



Preserve.

History + Culture
.....
Unique Character
.....
Diversity +
Inclusiveness
.....
Affordability
.....
Jobs + Industrial
Businesses
.....
Ecological Features
.....
Civic Pride

Enhance.

Placemaking
.....
Connectivity
.....
Market Flexibility
.....
Environmental Quality
.....
Places to Play +
Recreate
.....
Existing Assets

Expand.

Mobility Options
.....
Responsible
Redevelopment
.....
Retail Opportunities
.....
Network of Open
Spaces



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