

# Greater Lyttonsville Sector Plan Design Guidelines

## Stakeholder Meeting with Civic Association Leaders

October 3, 2018

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### ATTENDANCE:

Laura Shipman, Planning Department  
Robert Kronenberg, Planning Department  
Melissa Williams, Planning Department  
Charles Kines, Parks Department  
Cristina Sasaki, Parks Department  
Hyojung Garland, Parks Department

Roger Paden, Rosemary Hills Neighborhood Association  
Rick LaRue, Woodside Civic Association  
Patricia Tyson, Lyttonsville Civic Association  
Charlotte Coffield, Lyttonsville Civic Association  
Abe Schuchman, RCF Listserve  
Ben Shouse, Rosemary Hills Neighborhood Association

### DISCUSSION:

- **Development Review Process:** How does the community participate in the regulatory review process, and how does that relate to the design guidelines?
  - *Staff Response: The Sector Plan and Design Guidelines outline the priorities for the regulatory review process. Optional Method projects will be reviewed at several stages, including Concept Plan (optional), Sketch Plan, Preliminary Plan and Site Plan. The Montgomery County Planning Department website provides an overview of how community members can participate throughout the regulatory review process: [montgomeryplanning.org/development/get-involved/](http://montgomeryplanning.org/development/get-involved/)*
- **Community Design Principles:** Add language about maintaining economic diversity throughout the area, avoiding concentrating the bulk of affordable housing on one or two sites. Also, enhance the social connections between people living in different kinds of housing and between generations. Design elements that ensure socialization among residents between the older neighborhoods and new developments.
- **Public Space:** Ensure that public open spaces and public streets on private property are designed to feel open and inviting to all members of the public and not just for the residents of



those developments. This is through both design and signage that clearly identifies these as public.

- **Community Design Issues:** Add to the list of community design issues including:
  - Ensure that the historic Lyttonsville neighborhood is highlighted and celebrated.
  - Prevent truck traffic from cutting through the Lyttonsville neighborhood through traffic calming measures and signage.
  - Facilitate opportunities for existing members of the community to adjust to the changes brought by new and younger community members and ensure these new residents are made aware of the unique and thriving communities here today and their history.
  
- **Transportation:** Consider traffic feasibility of the recommendation to reduce lanes along 16<sup>th</sup> street and how people will get out of their cars at the planned Purple Line Station.
  - *Staff Response: The design guidelines will not revise transportation recommendations included in the Sector Plan. However, MCDOT and SHA will further study these recommendations before implementation and will include community input in that process.*
  
- **Children and Schools Projections:** How many children are projected for this area and did we underestimate the number of children in the Sector Plan area? Many schools are overcrowded because of these projections.
  - *Staff Response: The school projections for the Greater Lyttonsville area were adjusted up several times during the Sector Plan process and evaluated and adjusted at the end of the County Council review. Also, another avenue for community participation in the school projections will be in 2 years with the adjustments to the countywide Subdivision Staging Policy (SSP).*
  
- **Unit Sizes:** Recommend that new developments include larger units, similar to what exists in the area today.
  - *Staff Response: This recommendation is included in the Sector Plan and can be reinforced in the guidelines.*
  
- **Site-Specific Guidelines:** Add the Rosemary Hills-Lyttonsville Local Park and Capital Crescent Trail as Key Sites.
  
- **Site 1: Spring Center**
  - Include height and shadow guidelines related to compatibility of new development with the Woodside neighborhood.
  - There are community doubts about the reduction of lanes along 16<sup>th</sup> Street, drivers may then congest other parts of the Greater Lyttonsville area.
  - Concerned about the direction of lighting from the Spring Center into the Woodside Neighborhood across the tracks.



- Provide a commemoration of Harry Sanders at the planned purple line station through art and signage.
  - Include recommendations about connections and access to the station from the neighborhood and Capital Crescent Trail.
  - Provide improvements to the Spring Street bridge that increase pedestrian comfort
- **Site 6: Rollingwood Apartments**
    - Move density closer to Lyttonsville Road and away from the single-family homes on Spencer Road.
    - Reinforce limiting truck traffic in the neighborhood. Limit the pavement width in the segment of Lyttonsville Road leading into the neighborhood.
    - The intersection of Spencer and Grubb feels dangerous for pedestrians
- **Site 7: Paddington Square**
    - Two access points may be necessary to the site but avoid a through street.
    - Provide more social connections to the Paddington square site and less separation.
    - Pay close attention to preserving champion trees.

#### **NEXT STEPS:**

1. This group of civic association leaders will meet again in November to continue reviewing site-specific guidelines for Site 9 Light Industrial Area, 11 WSSC Site, 12 Claridge House/Friendly Gardens/Storage Yards, 13b Vacant Site/WSSC Parking Lot, Rosemary Hills-Lyttonsville Local Park, and the Capital Crescent Trail. If time permits, we will also review areawide guidelines for street types and building compatibility.
2. Send any additional comments or questions about the design guidelines to Laura Shipman ([laura.shipman@montgomeryplanning.org](mailto:laura.shipman@montgomeryplanning.org)) or call me at (301) 495-4558.
3. The Planning Board Briefing is tentatively scheduled for Thursday, November 29.
4. M-NCPPC will provide education and outreach to the larger community about the design guidelines process through the website, mailers and potentially drop-in hours at the Coffield Center.

