

# Greater Lyttonsville Sector Plan Design Guidelines

## Stakeholder Meeting with Developers

October 22, 2018

---

### ATTENDANCE:

Laura Shipman, Planning Department  
Michael Brown, Planning Department  
Melissa Williams, Planning Department  
Charles Kines, Parks Department  
Cristina Sasaki, Parks Department

Christine McGuirl, Federal Realty  
Evan Goldman, EYA

### DISCUSSION:

*Note: Many of the following development concepts are in early stages and may change by the time of regulatory review.*

- **Ownership of Civic Greens:** Are Civic Greens envisioned to be owned by the property owner or M-NCPPC?
  - *Staff Response: What is most important is that these spaces be for public use. The preference is for Parks Department ownership of civic greens but this will be determined at the time of regulatory review.*
  
- **Site 6: Rollingwood Apartments**
  - There are no immediate plans for the redevelopment of this site.
  - Retail is anticipated along Lyttonsville Road on the WSSC site, so the owner of this site, Federal Realty, should consider a retail ground floor to complete the retail street.
  - There should potentially be a midblock crossing on Lyttonsville Road if both sides of the street develop with ground floor retail.
  
- **Site 7: Paddington Square**
  - Ped/bike connections should connect all the way through the site. While there could be traffic calming or other measures like bollards to limit through vehicular traffic.
  - The likely primary vehicular access would be from Lyttonsville Road/Michigan Avenue.
  - Redevelopment of this site will likely occur at a later phase.
  
- **Site 11: WSSC Site**
  - Redevelopment of this site would likely be one of the first phases.



- The site may include all multifamily buildings to accommodate tenants from other sites while maintaining a desirable income mix of around 30% affordable.
  - The public open space is envisioned to include a linear park along the Capital Crescent Trail that would open up to a larger civic green connecting to Lyttonsville Place and the Purple Line Station beyond.
  - Potentially this site could contain artisanal retail and have an active public shared space through the center of the project that pulls people into the site.
  - An anchor grocer could possibly be located at the corner of Lyttonsville Road and Lyttonsville Place.
  - Daylighting of the Donnybrook Stream should be integrated into the public space on the site.
  - The applicant team should contact the adjacent Rock Creek Pool as the project develops because of the potential impacts to that site.
  - Avoid back of house public space. Ensure that public space is visible and well-connected to surrounding sidewalks and streets.
- **Site 12: Claridge House/Friendly Gardens/Storage Yards**
    - The linear park on this site should also be active, connected to the trail and integrate stormwater management like the one on the WSSC site.
- **Site 13b: Vacant Site/Ride On Parking Lot**
    - Potential for an industrial incubator space as envisioned in the Sector Plan.
    - If redeveloped, the project will likely integrate the planned maintenance facility or take place on the remnant portions of the site after the small tail tracks and maintenance facility are constructed.
    - The project could be all commercial/industrial or residential mixed-use.
- **Brookville Road:**
    - Murals could help increase the vibrancy of this street. And could relate to the branding for local retailers.
    - The signage standards from the sign board are restrictive, consider working with the board to allow murals that relate to the local businesses and allow them to be larger and more impactful than typical signs. For example, a building covered in a mural of flowers for the flower shop.
    - Art can serve as wayfinding and advertisement for local businesses and provide branding and identity.
- **Public Art**
    - Make sure to include a section in the design guidelines address the potential for public art throughout the plan area.



## **NEXT STEPS:**

1. This group decided not to meet again before the release of the working draft. We anticipate the working draft will be released early next year.
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, December 6.

