

Greater Lyttonsville Sector Plan Design Guidelines

Stakeholder Meeting with Small Business Leaders

October 11, 2018

ATTENDANCE:

Laura Shipman, Planning Department
Michael Brown, Planning Department
Cristina Sasaki, Parks Department
Hyojung Garland, Parks Department

Jean Redmond, Cleverdog
Leonor Chaves, resident/business liaison
Stacy Brown, Signarama Silver Spring

DISCUSSION:

- **Vehicular Traffic and Pedestrian Crossings:** Shouldn't there be language about traffic speed and vehicles in the principles if you would like to increase connectivity for pedestrians? On Brookville Road in particular, the speed of vehicles and lack of crossings makes it hard for pedestrians who have to run across the street. Nice sidewalks alone will not create a complete network.
 - *Staff Response: The Sector Plan identifies locations for enhanced crossings and the design guidelines will illustrate examples of ways that these crossings can be designed to be easier to use for pedestrians. The guidelines will not specifically address vehicular transportation improvements or changes to the travel-way as these are included in the Sector Plan. In addition, the Sector Plan recommends the entire Sector Plan Area be identified as a Bicycle-Pedestrian Priority Area (BPPA). This will allow Montgomery County Department of Transportation to study and implement pedestrian and bicycle improvements particularly to and from the planned Purple Line Stations. We can include language to study a midblock crossing on Brookville Road between Lyttonsville Road and Stewart Avenue.*

- **Site 9: Light Industrial/Office Area**
 - If this property does not redevelop, would there be sidewalk improvements on Stewart Avenue?
 - *Staff Response: If redevelopment does not occur, the Sector Plan recommends the sidewalk improvements along Stewart Avenue be considered by The Montgomery County Department of Transportation as priority Capital Improvements Program projects.*



- What is the potential linear open space along the back of the site going to be like, and what will the other asterisk open space be like if the site redevelops?
 - *Staff Response: The linear open space will be a green area along the Capital Crescent Trail with landscape and activity areas. The configuration of the open space if the site redevelops will be guided by the design guidelines for parks and open space.*
- **Site 12: Claridge House, Friendly Gardens, Storage Yards**
 - What will the size of the linear green space be on this site? It would be nice to have seating, a fountain and/or other activities to attract people there as well as spaces for contemplation and trees.
 - *Staff Response: The guidelines can include recommendations for a linear open space of a sufficient size to accommodate these kinds of activities and spaces.*
 - If a street connects through site 12, create a streetscape design that works with the linear green space and is inviting with trees and potentially special paving.
- **Trail Connection from Garfield: Will this connection really happen?**
 - *Staff Response: The area on Fort Detrick property will need to be capped per Maryland Department of the Environment requirements, and there are steep slopes. These landfill, slopes and ownership issues are a barrier, so we cannot say for certain that the trail connection will be implemented. The preferred access point would be the one at the end of Garfield Avenue because it does not have property ownership constraints, but it does have topographic constraints.*
- **Site 13b: Vacant Site, WSSC Parking Lot**
 - Affirmed the need for sidewalk connections and mixed-use buildings that blend into the industrial context.
- **Site 7: Paddington Square**
 - There should be a street that goes through the site if it redevelops to improve connectivity and relieve potentially increased traffic as the number of residents increases.

NEXT STEPS:

1. This group decided not meet again before the release of the working draft. However, the upcoming stakeholder meetings are:
 - October 22: Large Property Owners and Developers
 - November 1: Civic Association Leaders
2. The Planning Board Briefing is tentatively scheduled for Thursday, December 6.



3. Send any additional comments or questions about the design guidelines to Laura Shipman (laura.shipman@montgomeryplanning.org) or call me at (301) 495-4558.
4. Visit the website (montgomeryplanning.org/greaterlyttonsvilledesign)

