Schedule

October 2018-Ongoing: Stakeholder Working Groups

December 2018: Planning Board Briefing

January 2019: Release of the Working Draft

February 2019: Community Drop-in hours at the Coffield Center

March 2019: Planning Board Work Session
1. Introduction
   - How to Use the Guidelines
   - Community Design Principles

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
How to Use the Guidelines

What are design guidelines?
• Framework for the design of new and improved streetscapes, buildings, parks and public open spaces.

What types of projects do the guidelines apply to?
• Guide development projects and public improvements.

Is there flexibility in the guidelines?
• Planning Board may approve alternative design approaches that better meet the intent of the guidelines.

Steps for Development Projects:

1. Streetscape Guidelines
   See Section 2.1 Streetscape Design to determine which street type your property fronts. This section outlines recommended sidewalk zones and building placement by street type.

2. Site and Building Guidelines
   See Section 2.3 Site and Building Design for general site layout and building form guidelines for development projects.

3. Parks and Open Space Guidelines
   If you are considering providing a public open space, see Section 2.2 Parks and Open Space for general open space guidelines.

4. Guidelines for Specific Sites
   See Chapter 3: Site-Specific Guidelines for guidelines organized by site. These guidelines outline recommended pedestrian and bicycle circulation, public open space design and building form for specific sites.
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, and truck traffic in residential areas.
- Poor to fair water quality and high impervious cover.
Community Design Principles:

- Maintain compatibility with existing neighborhood character and identity.
- Promote diversity and enhance social connections between community members.
- Improve walkability and bikeability throughout the community and to transit stations.
- Expand the open space network with a range of types, uses and sizes.
- Increase ecological health, water quality and energy conservation.
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Street Types

- Sector Plan Boundary
- Planned Purple Line Station
- Neighborhood Connector
- Neighborhood Residential Street
- Industrial Mixed-Use Street
- Industrial Street
- Recommended New Street

Note: Neighborhood Retail Streets may occur in the future on a segment where ground floor retail is introduced.
Streetscape Design

- Street types guide streetscape character outside the curb.
- Do not replace the Montgomery County Code roadway functional classifications.
- Sidewalk zones are flexible and can serve multiple functions depending on the street type.
Connectivity Improvements

• Public Through-Block Connections
• Canopy Corridors
• Enhanced Crossings/Intersections
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.
## Energized Public Spaces Design Guidelines

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Design Intent</th>
<th>Topic</th>
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<tbody>
<tr>
<td>A. CONTEXT</td>
<td>Incorporate Site Context in the Design of Public Spaces</td>
<td>Adjacencies, Existing Conditions, Planned Conditions</td>
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<td>B. PLACE</td>
<td>Celebrate and Incorporate Community Identity</td>
<td>Identity, Features, Community-Driven Process</td>
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<td>C. COMFORT</td>
<td>Make Public Spaces Comfortable and Inviting</td>
<td>Enclosure, Amenity Design and Location, Safety</td>
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<td>D. VARIETY</td>
<td>Provide Flexible Spaces for a Diversity of Activities and Experiences</td>
<td>Space Flexibility, Diverse Programming</td>
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<td>E. CONNECTIONS</td>
<td>Enhance Community Connections</td>
<td>Access, Multiple Choices, Wayfinding</td>
</tr>
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Park Types

**Civic Green:**
Summit Hills
WSSC Property

**Plaza:** Woodside Station

**Urban Greenway:**
Summit Hills
Linear Green Space

**Neighborhood Green:**
Site 9–Light Industrial Area
Rosemary-Hills Local Park (expansion)

**Community Use Recreational Park:**
Summit Hills

**Natural Surface Trail Connections:** Access to Rock Stream Valley Park and the Ireland Drive Trail
Site and Building Design

- 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 Tool Box

- Bioretention
- Vegetated Swales
- Permeable Pavement
- Vegetated Roofs
- Rainwater Harvesting
- Treatment Trains
- Artful Environmental Site Design
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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
+ Rosemary Hills-Lyttonsville Local Park
+ Capital Crescent Trail
Stakeholder Feedback

- **Public open spaces**: expand opportunities for public open spaces that are designed to feel open and inviting to all members of the public.

- **Pedestrian crossings**: improve the pedestrian network through frequent and safe pedestrian crossings.

- **Ped/bike connections**: provide comfortable pedestrian and bike connections to the Capital Crescent Trail and Purple Line Stations from surrounding neighborhoods.

- **Neighborhood Residential Streets**: limit sidewalk widths on Neighborhood Residential Streets to a dimension appropriate to existing character and property feasibility in front of single-unit homes.

- **Compatibility**: maintain compatibility of new development with adjacent properties.

- **History**: highlight and celebrating the area history particularly the Talbot Avenue Bridge.

- **Communication**: ensure with all future changes to the area that community members are informed and consulted, because this is a highly civically engaged community.
Additional Recommended Revisions

- **(p 2) Guidelines Flexibility:** Public agencies may implement alternative treatments when providing improvements to public space that adjust to neighborhood context and community concerns while meeting the intent of the guidelines.

- **(p 5) Community Design Principles:** Promote diversity and equitable development, and enhance social connections between community members.

- **(p vi) Definitions of Design Terms:** **Equitable Development:** The provision of housing choices for people of all income levels, household sizes, and stages of life that are walkable to area amenities such as public open spaces and are transit-accessible.

- **(p 6) Revise the aerial image because it does not show the entire community, and replace with a collage of images from throughout the sector plan area.**

- **(p 42) Summit Hills:** There are many options to introduce new open spaces on the Summit Hills site depending on future development scenarios. **The Civic Green is the priority open space,** understanding that major redevelopment of the site and parking reconfiguration are likely necessary to achieve all of the open spaces recommended.