Greater Lyttonsville
Design Guidelines
Work Session 3.21.19

THE MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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.

1.

Introduction

- How to Use the Guidelines
- Community Design Principles

2.

Areawide Guidelines

- Streetscape Design
- Parks and Open Space Design
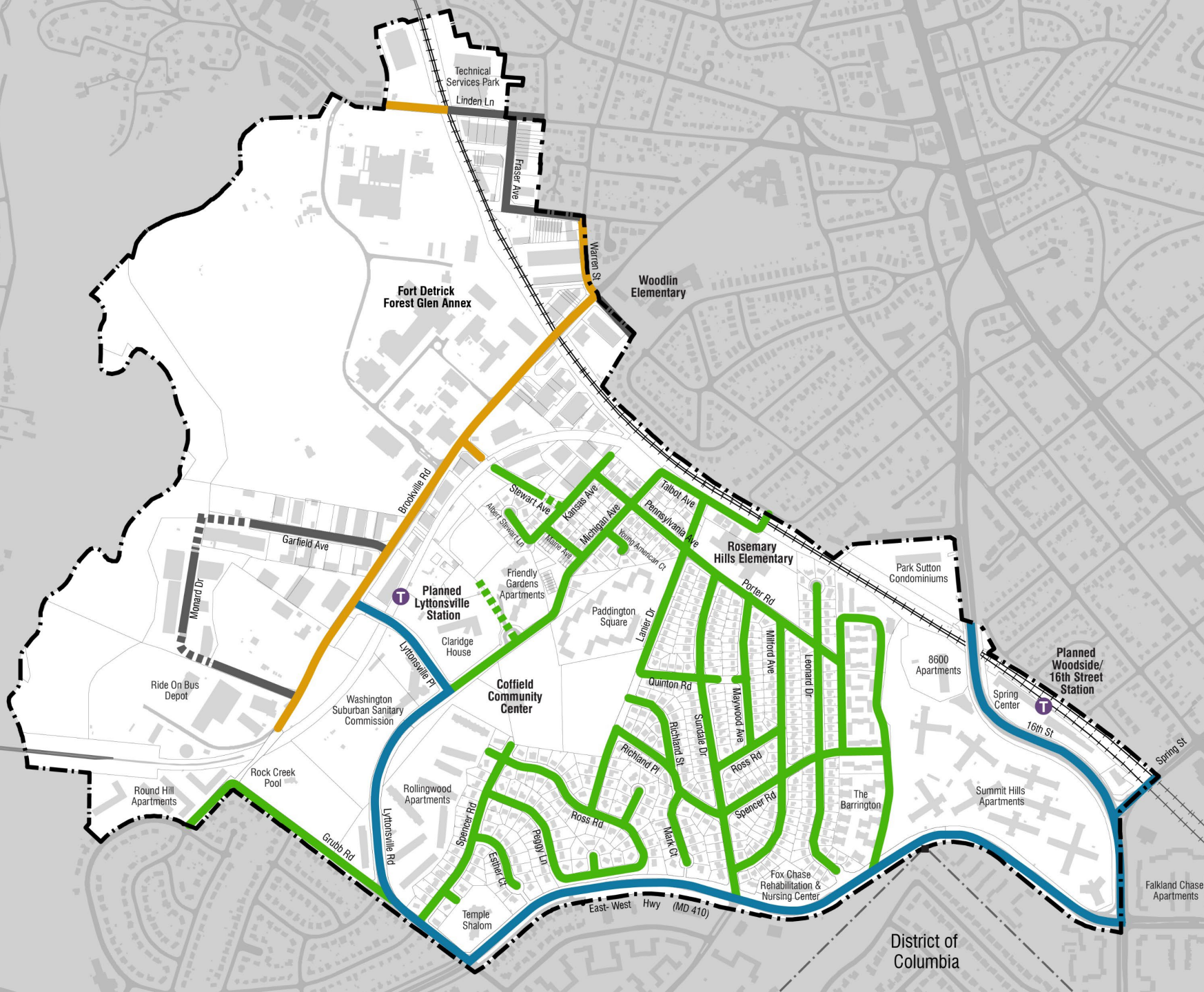- Site and Building Design

3.

Site-Specific Guidelines

- Site Conditions
- Ped/Bike Circulation
- Public Open Space Design
- Building Design

Street Types

- Sector Plan Boundary
- (T) 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.

Technical Services Park
Linden Ln
Fraser Ave
Warren St
Woodlin Elementary
Fort Detrick Forest Glen Annex
Brookville Rd
Garfield Ave
Monard Dr
Stewart Ave
Albert Stewart Ln
Marie Ave
Kansas Ave
Michigan Ave
Talbot Ave
Pennsylvania Ave
Young American Ct
Rosemary Hills Elementary
Park Sutton Condominiums
Friendly Gardens Apartments
Paddington Square
Lanier Dr
Porter Rd
Milford Ave
8600 Apartments
Planned Lyttonsville Station
Claridge House
Coffield Community Center
Quinton Rd
Leonard Dr
Planned Woodside/16th Street Station
Spring Center
16th St
Spring St
Ride On Bus Depot
Washington Suburban Sanitary Commission
Richland St
Sundale Dr
Maywood Ave
Ross Rd
Lyttonsville Pl
Spencer Rd
Richland Pl
Summit Hills Apartments
Round Hill Apartments
Rock Creek Pool
Rollingwood Apartments
Spencer Rd
Ross Rd
Mark Ct
Spencer Rd
The Barrington
Falkland Chase Apartments
Lyttonsville Rd
Peggy Ln
Esther Ct
Grubb Rd
Temple Shalom
Fox Chase Rehabilitation & Nursing Center
East-West Hwy (MD 410)
District of Columbia

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.

A — Planting/Furnishing Zone

B — Pedestrian Through Zone

C — Frontage Zone

D — Build-to Line

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

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

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
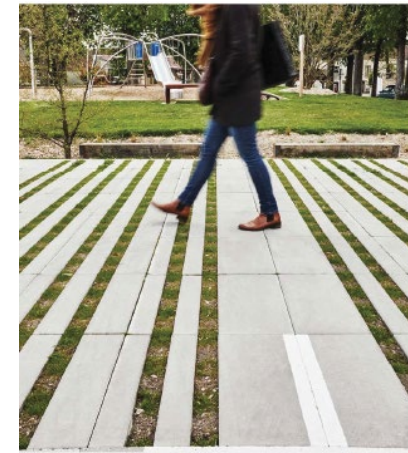Stream Valley Park and the
Ireland Drive Trail

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

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

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:** <u>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.</u>

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

- **(p vi) Definitions of Design Terms:** <u>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.</u>

- **(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. <u>The Civic Green is the priority open space, understanding that major</u> redevelopment of the site and parking reconfiguration are likely necessary to achieve all of the open spaces recommended.

Greater Lyttonsville
Design Guidelines
Work Session 3.21.19

THE MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION