M-NCPPPC Greater Lyttonsville Team

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Chuck Kines, Parks
Lisa Tate, Research
Rick Liu, Research
Dave Anspacher, Functional Planning
Tom Autry, Functional Planning
Tina Schneider, Environment
Sandra Youla, Historic Preservation
2012 Sector Plan Work

- 3/28/12: Open House
- 5/14/12: Community Meeting
- 7/12/12: Trail Walk
- 7/19/12: Scope of Work Approved
2012 Sector Plan Work

Boundary

- East West Hwy
- 16th Street
- CSX Tracks
- Warren Street, Hale Pl
- Smith Dr
- Rock Creek
- 585 Acres
Briefing Book

Available at http://www.montgomeryplanning.org/community/lyttonsville

Residential District

Lyttonsville Residential District

- Buildings: This community is characterized by single-family homes, built on lots originally platted in the 19th century. It is the original residential community of Lyttonsville.
- Streets: The street layout is different from the adjacent community of Rosemary Hills in that the layout of Pennsylvania Avenue, Lyttonsville Road, Maine Avenue and Kansas Avenue form an orthogonal block, approximately 310 feet wide by 480 feet long.
- Open Spaces: Open spaces consist of a playground behind the town houses on Maine Avenue, the informal spaces that exist in two cul-de-sacs, and an empty lot at the corner of Pennsylvania Avenue and Kansas Avenue. The nearby Coffield Community Center and Rosemary Hills Elementary School provide formal public recreation areas and open spaces.

New and older homes in Lyttonsville community

Residential block form of Lyttonsville residential area
Purple Line Coordination

- 16 mile light rail line between Bethesda and New Carrollton
- 21 stations
- Connections to:
  - Red Line at Bethesda and Silver Spring
  - Green Line at College Park
  - Orange Line at New Carrollton
Purple Line Coordination

• Planning Board approved Mandatory Referral March 20, 2014
  • Changes Agreed to:
    • Elevator from Lyttonsville Place Bridge to platform
    • Relocate traction power substation
  • Changes Not Yet Agreed to:
    • Pedestrian walkway from Brookville Rd
    • Pedestrian-actuated traffic signal on 16th Street across from station
Purple Line Walkshed
Briefing Agenda

- Outreach Activities
- Online Questionnaires
- Community Workshops
- Market Studies
- Next Steps
Learn, Engage, Connect
Community Outreach

- Community Meetings
- Neighborhood Tour
- Social Media
- Information Packets
- Mailers and Questionnaires
- Hotline
Learn
Engage
Connect
New Media

Lyttonsville Newsletter

Greater Lyttonsville Sector Plan and community. The Plan area is comprised of the Rosemary Hills & Lyttonsville neighborhoods. #greaterlp

greaterlp
@lyttonville

Follow for info on the Greater Lyttonsville Sector Plan and community. The Plan area is comprised of the Rosemary Hills & Lyttonsville neighborhoods. #greaterlp

Greater Lyttonsville Community

montgomeryplanning.org/community/lytt...
New Media

Lyttonsville Newsletter

1. Choose up to 3 Streetscape Elements you would most like to see in this area:
   - Bike Lanes
   - Median
   - Wider Sidewalks and Street Trees
   - Through-block Connections
   - Parking Buffer Along Surface Parking
   - Other (please specify)

OPEN SPACE ELEMENTS

Follow for info on the Greater Lyttonsville Sector Plan and community. The Plan area is comprised of the Rosemary Hills & Lyttonsville neighborhoods. #greaterlp

Greater Lyttonsville Community

montgomeryplanning.org/community/lyt...
Online Questionnaires

- Existing Conditions Follow-Up: July 2014
- Brookville Rd Businesses: August 2014
- Virtual Workshop: Sept-Oct 2014
Community Workshop #1 (July 15)
Existing Conditions, Opportunities and Constraints

Goal:
Understand the issues that exist today in order to make informed decisions about the future.
Community Workshop #1 (July 15)
Strengths, Challenges and Opportunities Exercise

What are Greater Lyttonsville’s Strengths?
Friendly neighbors & sense of community

What are Greater Lyttonsville’s Challenges?
Missing sidewalk sections on Brookville Rd

What are Greater Lyttonsville’s Top 3 Opportunities for the future?
Community Workshop #1 (July 15)
Interactive Mapping Exercise
Community Workshop #1 (July 15)
What We Heard
Community Workshop #2 (Sept. 29)
Envisioning Community Character

Goals:
Further refine the issues identified by the community.

Gather ideas for the future character of the distinct areas within Greater Lyttonsville.
Community Workshop #2 (Sept. 29)

Workshop Activities

**BROOKVILLE ROAD**

**ENHANCED/EMERGING CENTER OF ACTIVITY**

**Existing Conditions**

**Strengths:**
- Large number of businesses, business diversity
- Street widths and turning radii advantageous for bus and truck maneuverability
- Strategic location inside corridor, close to customer base
- Affordable and competitive lease rates
- Proximity to future Purple Line station
- Presence of a large employer for potential customers

**Challenges:**
- Limited restaurants/sales within walking distance
- Limited visibility for commercial vehicles
- Cut through traffic from I-495 to 495 Bypass
- Lack of support businesses if residential growth occurs
- Lack of pedestrian connections to surrounding areas (Rock Creek Park, industrial areas)
- Increase walkability
- Environmental degradation

**Opportunities:**
- Revitalize Brookville Road to be more walkable and inviting (Brookville Rd as a “Main Street”)
- Creative use of warehouse space for new uses
- Unique retail and residential options
- Increased access to public transportation (Purple Line, RideOn, WMATA Rail)
- Opportunities to green corridor
- Opportunities to improve water quality, habitat

**Additional Comments:**

**Vision:** What would you like to see here in the future?

1. Place a check mark next to the character elements you would most like to see in this area (check up to 3 per category).
2. Write in any other elements you think appropriate to the area not shown in the photos provided.

**Street Elements:**

**Open Space Elements:**

**Environmental Elements:**

**Land Use:**

**Buildings:**

**Placemaking Elements + Community Facilities:**

**Other:**
Community Workshop #2 (Sept. 29)
What We Heard

**BROOKVILLE ROAD**
ENHANCED/EMERGING CENTER OF ACTIVITY

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<thead>
<tr>
<th>Streetscape Elements:</th>
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<th>12</th>
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<td>Wider Sidewalks and Street Trees</td>
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<td>Through-block Connections</td>
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<td>Places to Sit in the Shade</td>
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<td>Places for Temporary Parks</td>
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<td>Community and Rooftop Gardens</td>
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Other:
Too Industrial to incent, public to come to area

Other:

Other:
Mandate use of rain garden for storm water control with tax incentive
Additional Studies & Analysis

- Market Evaluations
- Environmental Review
- Transportation Modeling
- Historical Analysis

- University of Maryland Studio
  https://umd.box.com/s/tj3e3aso14wapo284voh
Market Evaluation

- Two (2) market studies conducted on behalf of the Lyttonsville Sector Plan:
  - Brookville Road Market/Redevelopment Study
  - Woodside/16th Street Station Market Study

- Purpose is to identify the types of development supported by market conditions to guide our zoning recommendations for properties surrounding the Purple Line stations.
Market Evaluation

Different study focus for each area

Brookville Road Market/Redevelopment Study
• Bolan Smart Associates
• Anticipated Due Date: Winter 2014
• Focus: Evaluate context-sensitive redevelopment options (low, medium, high intensity scenarios) along the Brookville Road Corridor

Woodside/16th Street Station Market Study
• Internal – Research & Special Projects
• Anticipated Due Date: Winter 2014
• Focus: Level of planning variables (FAR, building heights, etc.) based on market supported redevelopment options at the Spring Center and Summit Hills
Environmental Analysis-

- Watersheds
- Canopy Cover
- Impervious Area 43%
- Stormwater Runoff
- Stream Conditions
- Brownfields
Environmental Analysis:

- Watersheds
- Canopy Cover
- Impervious Area 43%
- Stormwater Runoff
- Stream Conditions
- Brownfields
Transportation Analysis

• Traffic Analysis
  • Sub area analysis with CLV level of detail

• Connectivity
  • Complete Streets
  • Enhancements for pedestrians and bicyclists
  • Opportunities for new street connections

• Coordination with MD SHA and MCDOT
Historical Analysis

• Area History
  • Community meetings, Briefing Book

• Historic Resource Survey
  • Designated resources
  • Resources for future evaluation – Richland Place

• Historic Placemaking Opportunities
  • Purple Line Station Art and Narratives
The Highlands
B&O FOREST GLEN STATION
MP – Capitol View Park HD
Forest Glen Invest. Co.
Linden
Edgewood
Carroll Chapel
Perkins & Burrows Addition to Linden
The Pilgrim Church Tract
Littonville
Clean Drinking Manor
Carroll Residence
Woodside
HISTORY
B&O LINDEN STATION
LA – Woodside HD
B&O FENWICK STATION
SLIGO TROLLEY STATION
WOODSIDE TROLLEY STATION
FOREST GLEN TROLLEY STATION
MP – National Park Seminary HD
MP – Lawrence House
MP – Linden HD
MP – DC-MC North Corner Stone
MP – Falkland Apartments
B&O GEORGETOWN BRANCH
B&O FOREST GLEN BRANCH
Richland Place (1950s “expansibles”) – possible future historic designation or National Register evaluation
Next Steps

- Preliminary Recommendations March 2015
- Staff Draft May 2015
- Planning Board Worksessions July 2015
- Transmit Planning Board Draft to County Executive September 2015

- Council Hearing November 2015
- Council Review Winter 2015
- Commission Adoption, SMA Spring 2016
Vision

Preserve.
History + Culture
Unique Character
Diversity + Inclusiveness
Affordability
Jobs + Industrial Businesses
Ecological Features
Civic Pride

Enhance.
Placemaking
Connectivity
Market Flexibility
Environmental Quality
Places to Play + Recreate
Existing Assets

Expand.
Mobility Options
Responsible Redevelopment
Retail Opportunities
Network of Open Spaces

Making Greater Lyttonsville Greater!