

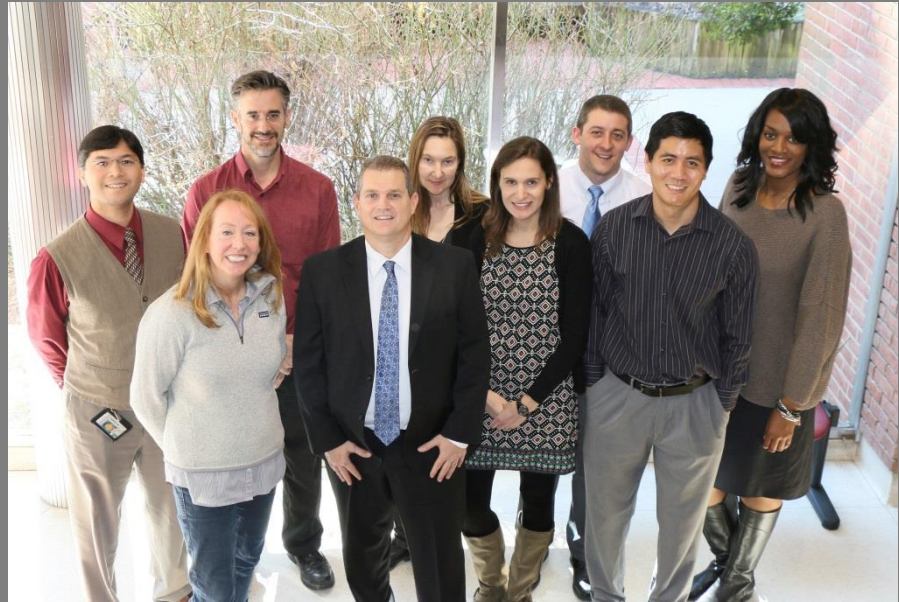


Sector Plan Briefing October 16, 2014



M-NCPPC Greater Lyttonsville Team

Robert Kronenberg, Chief
Marc DeOcampo, Supervisor
Erin Banks, Project Manager
Melissa Williams, Outreach
Matt Folden, Transportation
Laura Shipman, Urban Design
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

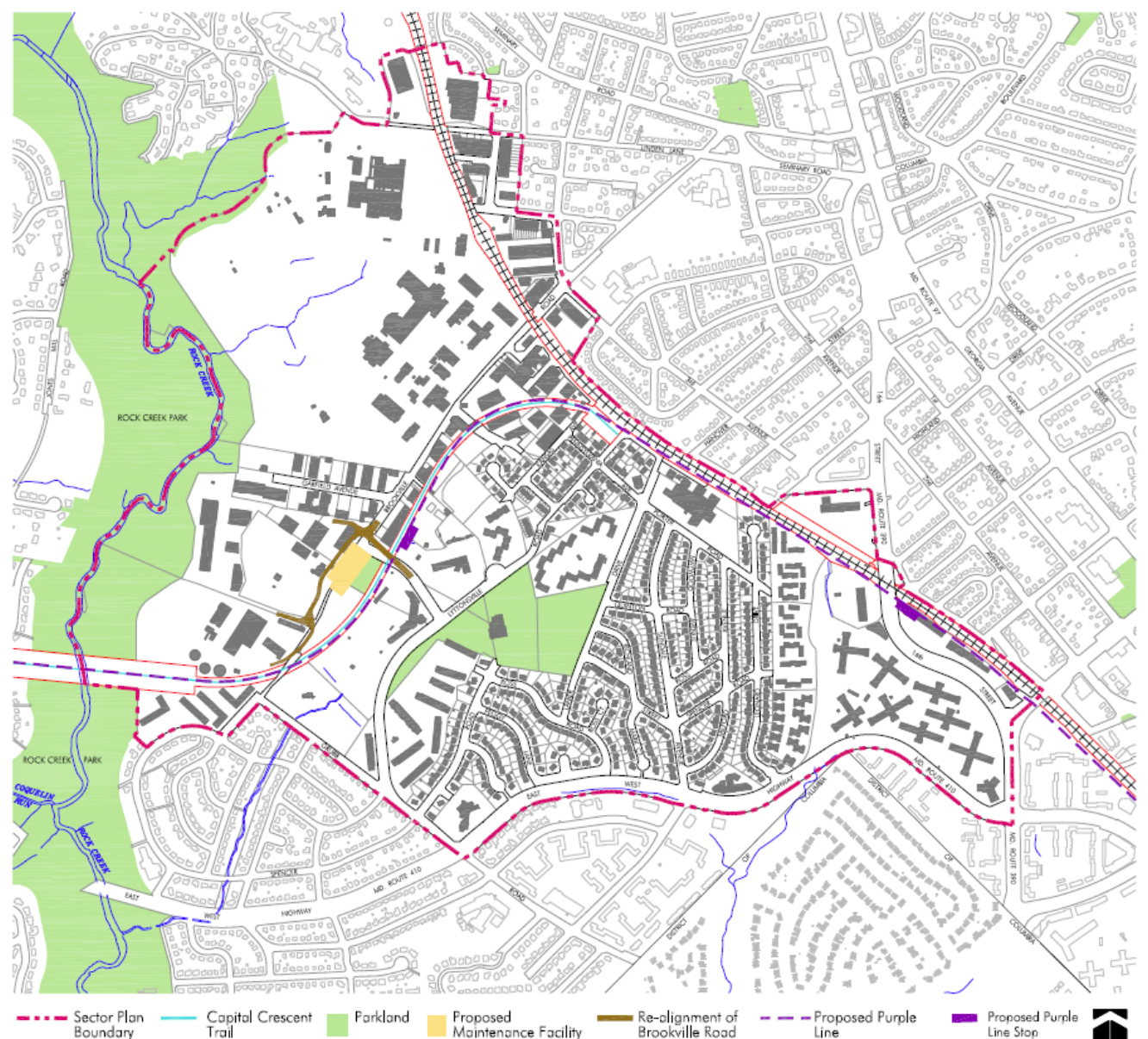
- 3/28/12: Open House
- 5/14/12: Community Meeting
- 7/12/12: Trail Walk
- 7/19/12: Scope of Work Approved



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>



GREATER LYTTONSVILLE

BRIEFING BOOK

MAY 2014

Maryland - National Capital Park and Planning Commission

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.



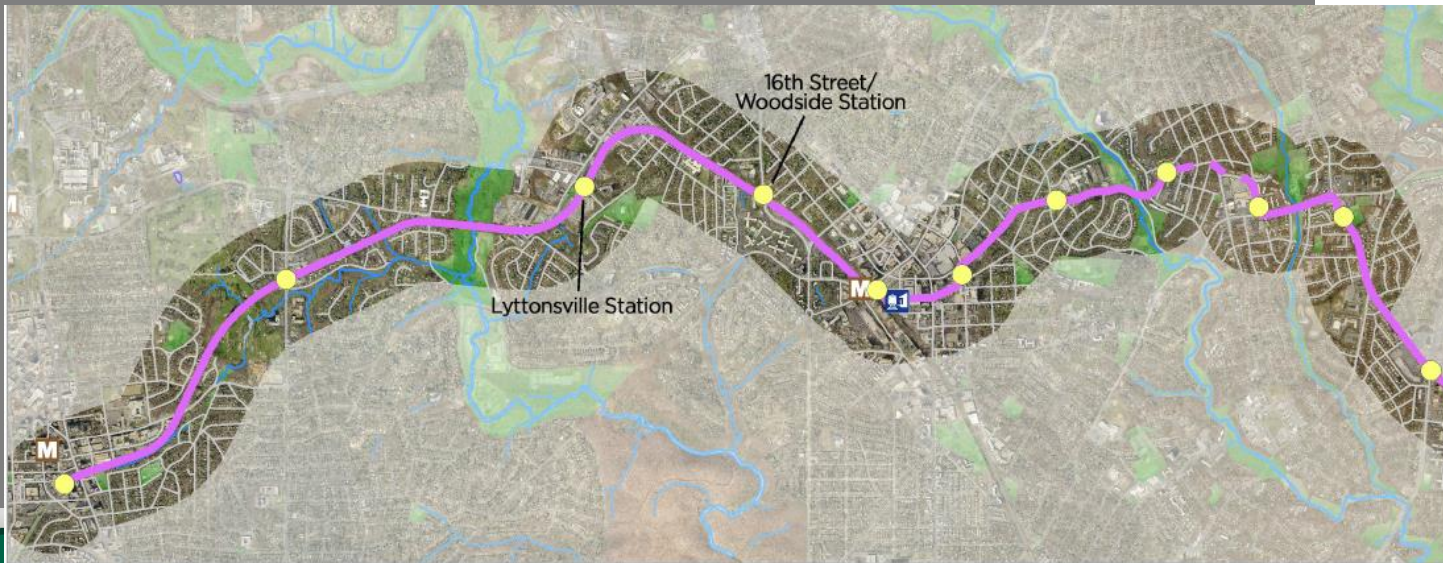
New and older homes in Lyttonsville community



Residential Built 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



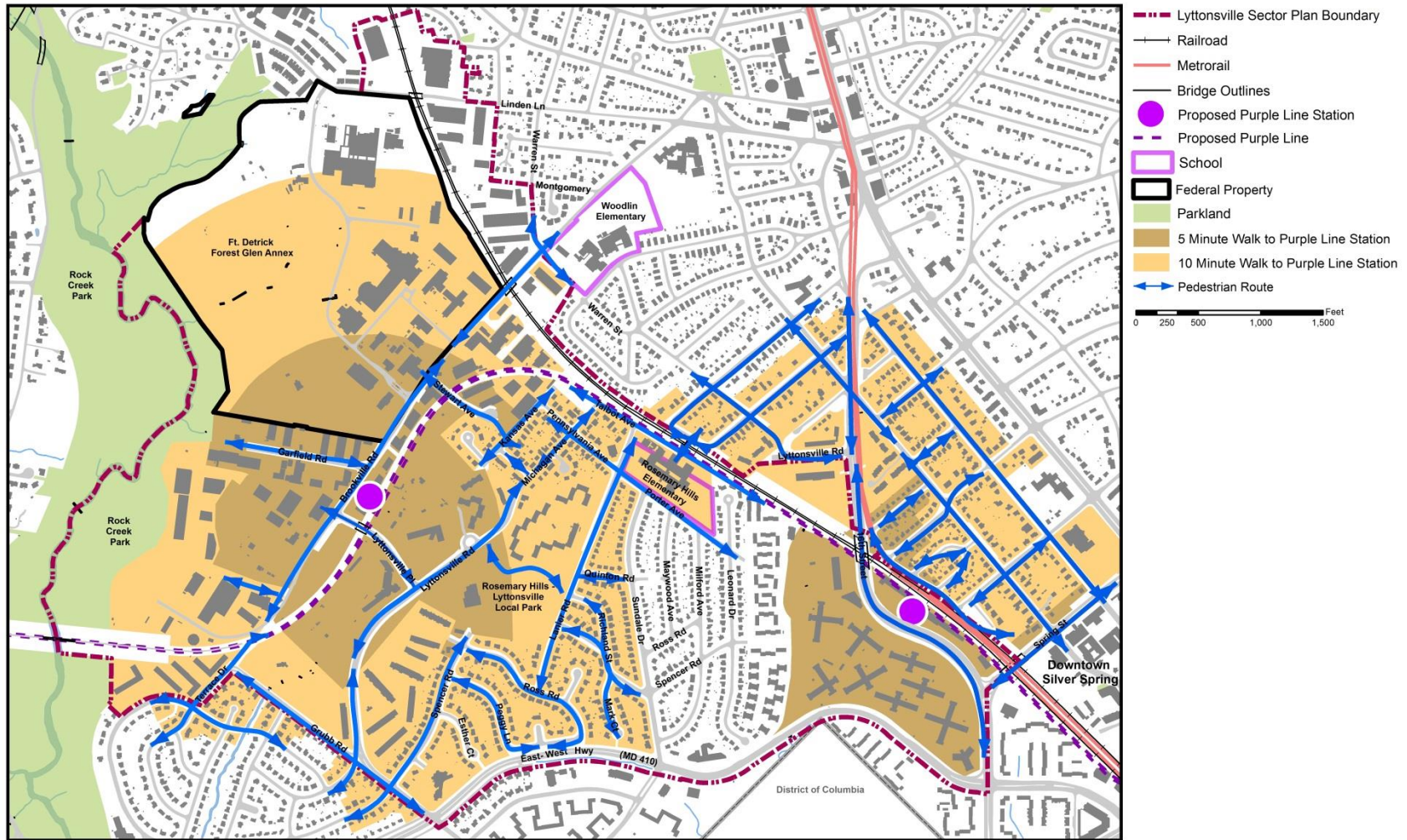
Purple Line Route Map

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

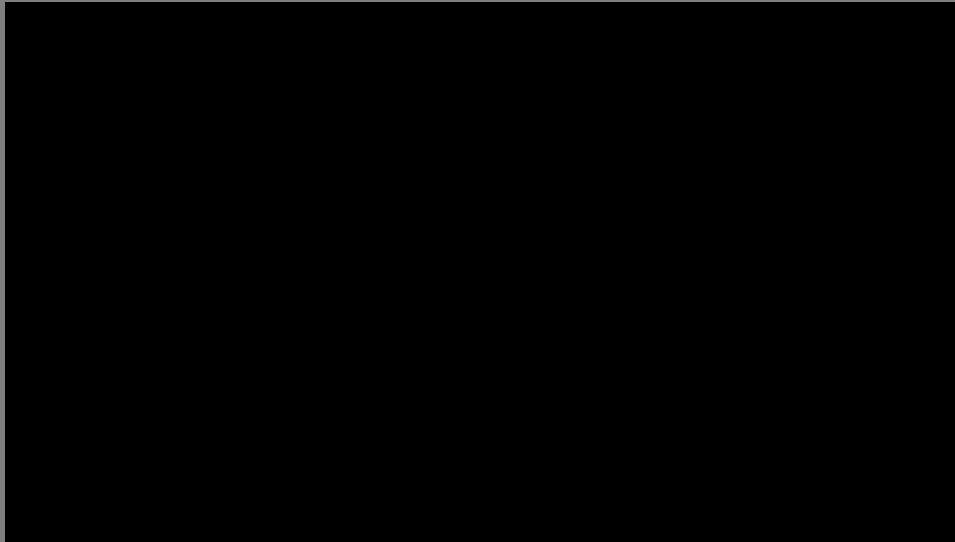


Briefing Agenda

- 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



Greater Lyttonville Sunrise

SurveyMonkey, Inc. (US) <https://www.surveymonkey.com/s/VHURBYF>

Greater Lyttonville Sunrise Questionnaire

Introduction

The Greater Lyttonville Sector Plan team wants feedback from you! This brief questionnaire is designed for those who own or operate a business in the Lyttonville industrial area. Your input will inform the planning process for the Greater Lyttonville Sector Plan.

Questions or comments? Email us: greaterip@montgomeryplanning.org

1. What type of business do you own or operate in Greater Lyttonville?

☐ a. Transportation or Warehousing

☐ b. Construction, Home Improvement or Landscaping

☐ c. Professional, Scientific or Technical Services

☐ d. Accommodation or Food Services

☐ e. Retail Trade

Other (please describe):

2. How long has your business been located in Greater Lyttonville?

☐ a. 0-5 years

☐ b. 6-10 years

☐ c. 11-20 years

☐ d. 21 years

Other (please specify):

3. From where do you draw most of your customers?

☐ a. Montgomery County (inside the Beltway)

☐ b. Montgomery County (outside the Beltway)

☐ c. Prince George's County

☐ d. Virginia

☐ e. DC

Other (please describe):

4. Where do most of your employees live?

☐ a. Montgomery County (inside the Beltway)

☐ b. Montgomery County (outside the Beltway)



Engage



Connect



New Media



Greater Lyttonsville Sunrise

SurveyMonkey, Inc. [US] https://www.surveymonkey.com/s/VH3RSYF

Greater Lyttonsville Sunrise Questionnaire

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- ☐ c. Professional, Scientific or Technical Services
- ☐ d. Accommodation or Food Services
- ☐ e. Retail Trade

Other (please describe):

2. How long has your business been located in Greater Lyttonsville?

- ☐ a. 0-5 years
- ☐ b. 6-10 years
- ☐ c. 11-20 years
- ☐ d. 21 years+

Other (please specify):

3. From where do you draw most of your customers?

- ☐ a. Montgomery County (inside the Beltway)
- ☐ b. Montgomery County (outside the Beltway)
- ☐ c. Prince George's County
- ☐ d. Virginia
- ☐ e. DC

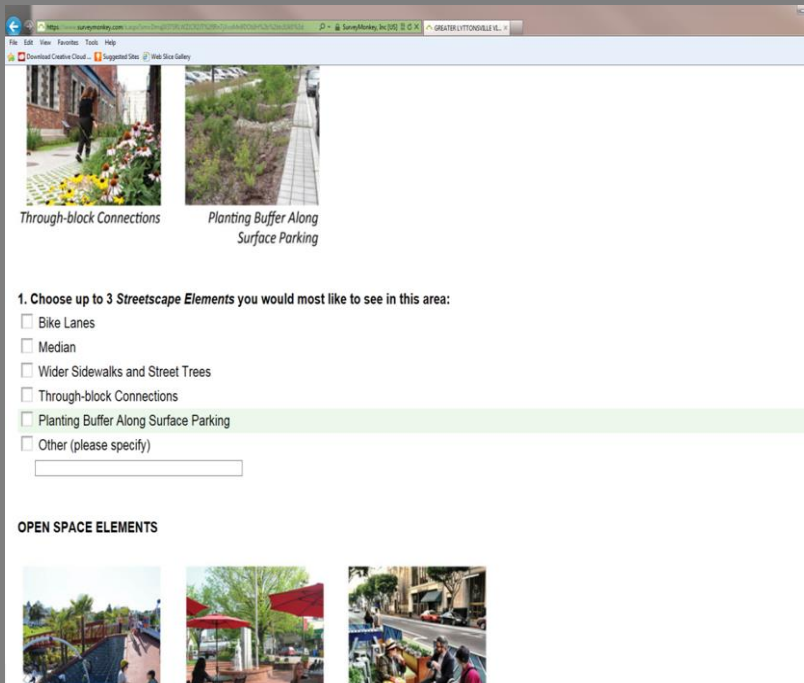
Other (please describe):

4. Where do most of your employees live?

- ☐ a. Montgomery County (inside the Beltway)
- ☐ b. Montgomery County (outside the Beltway)




New Media



Online Questionnaires

- Existing Conditions Follow-Up: July 2014
- Brookville Rd Businesses: August 2014
- Virtual Workshop: Sept-Oct 2014



Greater Lyttonsville Sunrise Questionnaire

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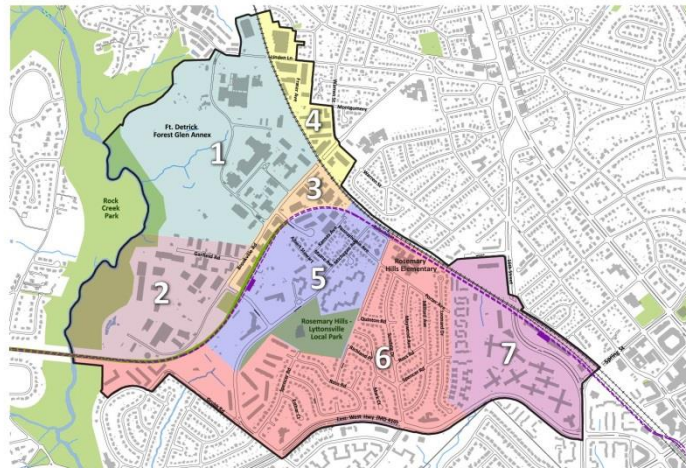
☐ e. DC

Other (please describe)

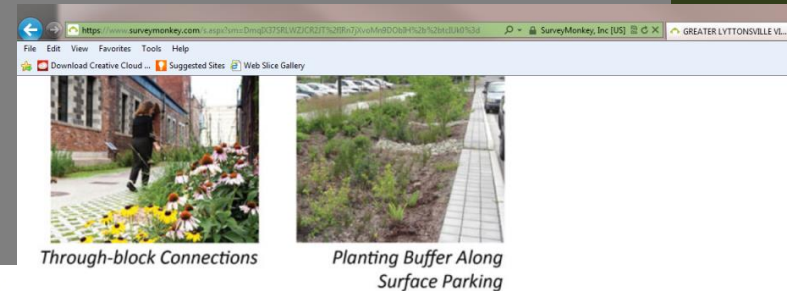
4. Where do most of your employees live?

☐ a. Montgomery County (inside the Beltway)

☐ b. Montgomery County (outside the Beltway)



Greater Lyttonsville Sector Plan: Key Map



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
- ☒ Planting Buffer Along Surface Parking
- ☐ Other (please specify)

OPEN SPACE ELEMENTS



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?	What are Greater Lyttonsville's Challenges?	What are Greater Lyttonsville's Top 3 Opportunities for the future?
<i>Friendly neighbors & sense of community</i>	Missing sidewalk sections on Brookville Rd	













Community Workshop #1 (July 15)

Interactive Mapping Exercise

GREATER LYTTONSVILLE
July 15, 2014

Existing Conditions, Opportunities and Constraints Mapping Exercise

STEP 1. DISTRICTS
Draw outlines around the existing districts/neighborhoods within Greater Lyttonsville.

STEP 2. CENTERS OF ACTIVITY
Place pieces on the destinations in the Sector Plan Area where activities are clustered. (These may include places where you gather, socialize, work, dine, shop, celebrate, etc.)

STEP 3. CONNECTIVITY
Draw the routes you typically take to these centers or other destinations. (label: walk, bike, transit, drive)
Place pieces where you find it hard to walk, bike, use transit or drive along these routes.

STEP 4. QUESTIONS
Write your responses to the parks, recreation and environment questions in the box to the right.

STEP 5. ENHANCED/EMERGING CENTERS
Place pieces on centers of activity that should be enhanced and potential emerging centers.

COMMENTS:

STEP 4. QUESTIONS

PARKS AND RECREATION

1. What do you enjoy doing outdoors in Greater Lyttonsville?
walking in neighborhood
tennis
basketball
walking trails

2. What would you enjoy doing outdoors in Greater Lyttonsville if there were more parkland/open space?
croquet / horse
more walking/biking trails
community garden
connections w/ trails
volleyball

ENVIRONMENT

3. What are your top 2 environmental concerns? (check next to your selections)

a. Impervious cover	f. Other:
b. Tree canopy cover	<i>air quality</i>
c. Stormwater runoff	<i>noise</i>
d. Brownfields	<i>water quality</i>

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 beltway, close to customer base
- Affordable and competitive lease rates
- Proximity to future Purple Line station
- Presence of a large employer for potential customers

Other:

Challenges:

- Limited restaurants/cafes within walking distance
- Limited wayfinding signs for commercial vehicles
- Cut through traffic from E-W Highway to 495 Beltway
- Lack of support businesses if residential growth occurs
- Lack of good pedestrian connections to surrounding uses (Rock Creek Park, industrial areas)
- Increase walkability
- Environmental degradation


Other:

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 Bus)
- Opportunities to green corridor
- Opportunities to improve water quality, habitat

Other:

Additional Comments:



BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY

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

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

Streetscape Elements:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____

Open Space Elements:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____

Environmental Elements:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____

Land Use:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____

Buildings:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____

Placemaking Elements + Community Facilities:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____

Community Workshop #2 (Sept. 29)

What We Heard

BROOKVILLE ROAD

ENHANCED/EMERGING CENTER OF ACTIVITY

Streetscape Elements:

14



Bike Lanes

4



Median

12



Wider Sidewalks and Street Trees

7



Through-block Connections

6



Planting Buffer Along Surface Parking

Other:

Too industrial to
incent. public to come
to area

Open Space Elements:

2



Places to Play

8



Places to Sit in the Shade

6



Places for Temporary Parks

7



Green Spaces to Sit and Meet

4



Places for Community Celebrations

Other:

Environmental Elements:

14



Bioretention in Impervious Areas

7



Sustainable Buildings

2



Electric Vehicle Charging Stations

7



Solar Panels and Green Roofs

2



Community and Rooftop Gardens

Other:

Mandate use of
raingarden for storm
water control with
tax incentive

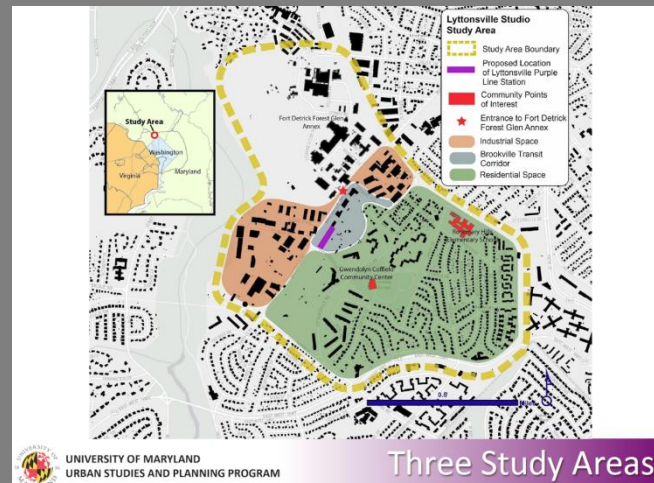
Additional Studies & Analysis

- Market Evaluations
- Environmental Review
- Transportation Modeling
- Historical Analysis
- University of Maryland Studio

<https://umd.box.com/s/tj3e3aso14wapo284voh>



Introduction

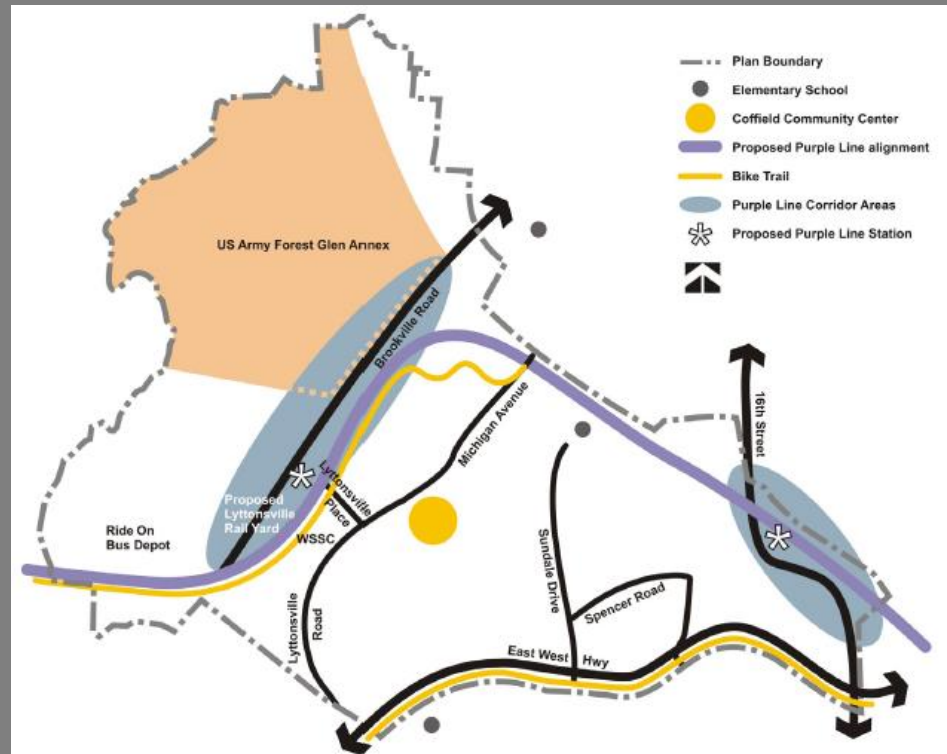


Three Study Areas



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



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



Environmental Analysis-

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



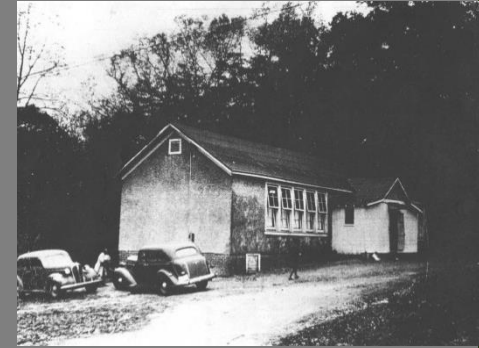
Transportation Analysis

- 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

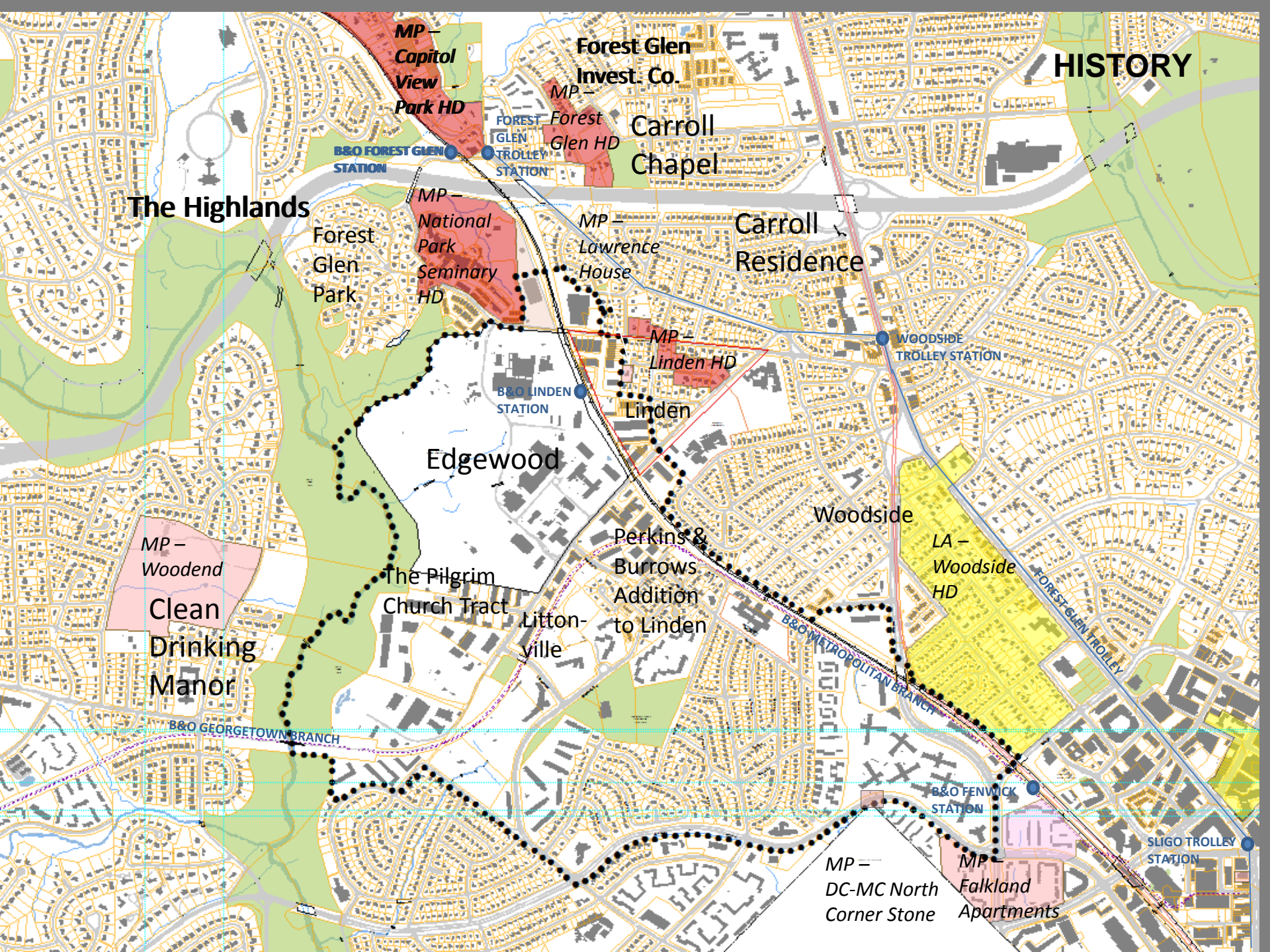


Historical Analysis

- 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



HISTORY





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



Making Greater
Lyttonsville *Greater!*

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