GREATER
LYTTONSVILLE
Community Open House - Jan 21, 2015

Maryland - National Capital Park and Planning Commission
Tonight’s Agenda

1. Presentation
   • Planning Process and Outreach
   • Market Feasibility Studies
   • Concept Framework
   • Next Steps

2. Breakout for Q&A with Staff
Planning Process + Outreach
Sector Plan Boundary

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

- 585 Acres
Purple Line

- 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
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
  - SWM facility design
Community Outreach

Learn, Engage, Connect

- Community Meetings
- Neighborhood Tour
- Social Media
- Information Packets
- Mailers and Questionnaires
- Hotline
• Connectivity
  – Complete Streets
  – Pedestrian Pathways
  – Parking and Circulation

• Environment
  – Green Infrastructure
  – Environmental Stewardship

• Placemaking
  – Streetscape Improvements
  – Industrial Improvements
  – Public Plaza
  – Civic Green
  – Branding
  – Heritage Trail

[Link to report: www.arch.umd.edu/ursp/project/lyttonsville-and-proposed-purple-line-station]
Plan Vision

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
Market Feasibility Studies

Woodside Station
Brookville Road
Woodside/16th Street Feasibility Study

• Research & Special Projects Division

• Objectives
  – Economic feasibility of:
    • Zoning
    • Density
    • Building Heights
Study Area

- Summit Hills Property (30 acres)
- Spring Center Property (5 acres)
- Falkland Chase Property (7.5 acres)

Legend:
- Red: Project Site Boundaries
- Blue: Falkland Chase Property Boundary
- Purple: Future Purple Line Route
Market Context

• Close to Downtown Silver Spring
  – Cultural, employment, retail center
  – Existing Metro Station (0.5 miles)
• Auto-oriented retail in Spring Center
• Mid-to-high rise apartments on Summit Hills
• Higher traffic volumes on 16th Street
• Large demand vs. large competition
Approach and Analysis

- Analyzed surrounding market area in the following industries
  - Residential
  - Retail
  - Office

- Development implications for Study Area
Residential Market

• Near-term support for multifamily units
  – Well represented by millennials, empty nesters
  – High median income ($100,000) and growth expected in high income groups
  – Highly marketable
    • Access to transit, shopping/dining, community services
  – Housing could include townhomes or apartments
Retail Market

• Robust retail market in Downtown Silver Spring
• Lots of “uncaptured” spending
  – However, lots of future projects (e.g. the Blairs, Falkland Chase)
• Strong support for neighborhood retail
  – Convenience Goods (e.g. Spring Center)
• Possible support for mixed-use development
  – Summit Hills property is critical
    • Large enough to create “critical mass”
    • Mix of neighborhood and destination retail
Office Market

• Limited near term support for office space
  – High vacancy rates (~15%)
  – Slower than expected job growth
  – Future office projects on hold; many being converted to residential
Key Observations

• Flexible zoning (e.g. Commercial-Residential) recommended in order to leverage different markets
  – Consistent with surrounding environment and character
  – Adequate developer return to fund community amenities (e.g. parks, roads, etc.)

• Moderate densities (>3 FAR) and heights (>70’) are...
  – Economically feasible
  – Supported by near-term market conditions

• However, redevelopment may not occur in short-term
  – Current uses are profitable; existing property values may exceed redevelopment value
Brookville Road
Brookville Rd Market / Feasibility Study

- Engaged by MoCo Planning 9/2014
- Focused on Brookville Road
  - Industrial preservation
  - Retail opportunities
  - Residential impacts
  - Continued institutional uses
- Primary Tasks
  - Market conditions
  - Redevelopment land use scenarios
  - Planning implications
Industrial / Flex Market

- Critically located for regional service industry
- Sustaining land use for Montgomery County
- Access / parking constrained
- Some underdeveloped sites
- Continued viable market for variety of users
Retail / Hybrid Retail (showrooms)

• Convenience / Neighborhood Retail
  – Limited existing uses
  – Secondary access routes
  – Surrounded by other retail
  – Mixed-market patronage
  – Unmet demand for additional SF
  – Limited boost from Purple Line

• Hybrid Retail
  – Sub-regional services / showrooms
  – Continued demand
Residential

- Mix of units – 50/50 multifamily and single-family (excludes S. Hills)
- Significant affordable component
- Base of schools, parks & recreation
- Older properties renovations
- Some vacant sites
- Some upward valuations, not market transforming
Institutional

• National / regional serving land uses
  – Fort Detrick Forest Glen Annex
  – Montgomery County Service Park
  – Washington Sanitary Sewer Commission
  – Future Maryland Transit Administration

• Unique down-county serving sites
• Largely self-contained
• Major traffic impact
• Homeland Security issues
Redevelopment Considerations

• Economic Factors
  – Existing property values can exceed redevelopment value
  – Future densification, but not high-rise (cost constraints)
  – Limited market support for structured parking
  – Some soil and topography hurdles

• Regulatory Impacts
  – Some zoning constraints for retail and residential

• Market Upside
  – Potential for diversification of residential types
  – Purple Line station contributes, but not transforming
  – Infrastructure improvements for better connectivity
Potential Redevelopment Overview

1. Minimal Planning
2. Targeted Planning
3. Major Infrastructure
Potential Redevelopment Scenarios

1. Minimal Planning Changes (5-10 years)
   - Continued industrial uses and some infill
   - Some convenience retail added along Brookville Rd
   - Residential infill & redevelopment east of tracks
   - General preservation of existing affordable multifamily residential
1. Minimal Planning Changes
   +
2. Targeted Planning Changes (10+ years)
   - Industrial to medium density residential zoning east of tracks
   - Pedestrian / bikeway / open space improvements
   - Brookville Road enhancements
Potential Redevelopment Scenarios

1. Minimal Planning + 2. Targeted Planning Changes
   +
2. Major Infrastructure Changes (10-20 years)
   - Improved neighborhood connections and road networks
   - Some additional retail
   - Residential mixed-use west of tracks
   - No major density changes (existing FAR / heights)
   - Preservation of existing industrial / flex land uses (80%)
Great Streets...

• Are pedestrian friendly
• Define the Form of Public Space
• Are Safe and Attractive
• Provide for multiple modes of transportation
• Act as Public Spaces and Generate Social Interaction
• Provide Multiple Points of Access
• Should be Designed for Low Speeds
Great Spaces...

- Are Physically Defined and Framed
- Encourage Social Use and Interaction
- Encourage Walking and other forms of active use
- Often form the Heart of a Neighborhood or Community
- Increase Neighborhood Social and Economic Value
Great Buildings...

- Provide a frame for Great Spaces and Streets
- Are integrated into and link to their surroundings
- Are architecturally stylish and significant
- Provide a Mix of Uses and Types
- Contain Great Public and Private Spaces
- Promote Street use and Activity
- Provide for inconspicuous parking
Great Neighborhoods...

• Contain the Essential Elements of a Community

• Are Compact, Pedestrian – Friendly and Have a Mix of Uses

• Should Allow Independence to Those Who Do Not Drive

• Have Diversity and Provide a Range of Housing Price Points

• Are Organized Around a Strong Public Realm of Streets and Spaces

• Are within Walking Distance to Transit and other Services

• Have a Range of Public Spaces
Great Environmental Stewardship

- Provides efficient stormwater management
- Protects natural resources
- Provides for increased and improved tree canopy and native landscaping
- Maximizes use of local materials, renewable energy and encourages energy efficient construction and design
- Promotes walkability, cycling and transit usage
- Reduces pollution (air, noise, light and water)
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**

<table>
<thead>
<tr>
<th>What are Greater Lyttonsville’s <strong>Strengths</strong>?</th>
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<tbody>
<tr>
<td>Friendly neighbors</td>
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<thead>
<tr>
<th>What are Greater Lyttonsville’s <strong>Challenges</strong>?</th>
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<tr>
<td>Missing sidewalk sections on Brookville Rd</td>
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<thead>
<tr>
<th>What are Greater Lyttonsville’s <strong>Top 3 Opportunities</strong> for the future?</th>
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Community Workshop #1 (July 15)

Interactive 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.

LEGEND:
- Sector Plan Boundary
- Trail
- Stream
- Parkland
- Residential
- Retail
- Environment
- Industrial
- Proposed Capital Crescent Trail Alignment
- Proposed Purple Line Alignment
- Proposed Purple Line Station

COMMENTS:

Existing Conditions, Opportunities and Constraints Mapping Exercise
July 15, 2014

PARKS AND RECREATION
1. What do you enjoy doing outdoors in Greater Lyttonsville?
   Walking/running
   Tennis
   Basketball
   Bike riding

2. What would you enjoy doing outdoors in Greater Lyttonsville if there were more parkland/open space?
   Planner
   Park
   Community garden
   Basketball

ENVIRONMENT
3. What are your top 2 environmental concerns? (check next to your selections)
   a. Impervious cover
   b. Tree canopy cover
   c. Stormwater runoff
   d. Brownfield sites

DRAFT
Community Workshop #1 (July 15)

What We Heard
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 advantage for two and truck maneuverability
- Strategic location inside hamlet, 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 sidewalk for commercial vehicles
- Cut through traffic from 1-495 to 495 byway
- Lack of support businesses if residential growth occurs
- Lack of pedestrian connections to surrounding uses (Rock Creek Park, industrial areas)
- Increase walkability
- Environmental degradation

**Opportunities:**
- Revitalize Brookville Road to be more walkable and engaging (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, Regional, WMATA bus)
- Opportunities for 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.

**Brookville Road**
ENHANCED/EMERGING CENTER OF ACTIVITY

**Street Elements:**
- Minimize
- Water/Grades and Street Trees
- Through-traffic Connections
- Planting Buffer Area Street-Side Parking

**Open Space Elements:**
- Parks
- Area as in the Photos
- Places for Community Connections

**Environmental Elements:**
- Revegetation
- Improvements in Open Spaces
- Trees and Shrubs
- Trees and Shrubs
- Community and Roadside Streets

**Land Use:**
- Industrial
- Retail
- Office
- Residential
- Institutional

**Placemaking Elements + Community Facilities:**
- Wi-Fi
- Wi-Fi
- Community Areas
- Parks
- Parks
- Public Art

**Additional Comments:**

**Other:**

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**Other:**

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**Other:**

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**Other:**

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**Other:**

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**Other:**

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# Community Workshop #2 (Sept. 29)

## What We Heard

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

### Streetscape Elements:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Bike Lanes</td>
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<tr>
<td>Median</td>
<td>4</td>
</tr>
<tr>
<td>Wider Sidewalks and Street Trees</td>
<td>12</td>
</tr>
<tr>
<td>Through-Block Connections</td>
<td>7</td>
</tr>
<tr>
<td>Planting Buffer Along Surface Parking</td>
<td>6</td>
</tr>
</tbody>
</table>

### Open Space Elements:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
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</thead>
<tbody>
<tr>
<td>Places to Play</td>
<td>2</td>
</tr>
<tr>
<td>Places to Sit in the Shade</td>
<td>8</td>
</tr>
<tr>
<td>Places for Temporary Parks</td>
<td>6</td>
</tr>
<tr>
<td>Green Spaces to Sit and Meet</td>
<td>7</td>
</tr>
<tr>
<td>Places for Community Celebrations</td>
<td>4</td>
</tr>
</tbody>
</table>

### Environmental Elements:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
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</thead>
<tbody>
<tr>
<td>Bioretention in Impervious Areas</td>
<td>14</td>
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<tr>
<td>Sustainable Buildings</td>
<td>7</td>
</tr>
<tr>
<td>Electric Vehicle Charging Stations</td>
<td>2</td>
</tr>
<tr>
<td>Solar Panels and Green Roofs</td>
<td>7</td>
</tr>
<tr>
<td>Community and Rooftop Gardens</td>
<td>2</td>
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</tbody>
</table>

*Other:*
- Too Industrial to Incent public to come to area
- Other:
  - 
  - 
- Other:
  - Mandate use of rain garden for storm water control with tax incentive
Main Street
- Enhance pedestrian activity and sidewalk environment
- Encourage active ground floor uses

Gateway Street
- Increase ped/bike comfort along wide and busy streets
- Improve pedestrian crossings and widen sidewalks
- Provide planting buffers from traffic and stormwater mgmt

Community Connector
- Improve pedestrian and bike connectivity
- Prioritize for improvements such as continuous tree canopy, street lighting, sidewalks, and stormwater mgmt

Local Street
- Enhance network of low volume neighborhood streets
- Improve access and visibility along park

Ped/Bike Connection
- Provide midblock connections and trails
- Improve area walkability/bikeability where new streets are not feasible or desirable
Draft Concept Framework - Streetscape

STREETSCAPE CHARACTER*

- **Main Street**
  - Enhanced
- **Gateway Street**
  - Enhanced
- **Community Connector**
  - Enhanced
  - Proposed
- **Local Street**
  - Existing
  - Proposed
- **Ped/Bike Connections**
  - Existing
  - Proposed
CREATE NEW PARKS AND OPEN SPACES

- When Spring Center redevelops, establish a new civic plaza adjacent to Woodside/16th Street Station of the Purple Line.
CREATE NEW PARKS AND OPEN SPACES

• When Spring Center redevelops, establish a new civic plaza adjacent to Woodside/16th Street Station of the Purple Line.

• When Summit Hills redevelops
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  - Within new greenway, study feasibility of daylighting piped stream
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  • Within new greenway, study feasibility of daylighting piped stream and include an area to accommodate neighborhood-serving recreational facilities
  • Create new paved park trails through new urban greenway park
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  - Establish a new urban greenway park
  - Within new greenway, study feasibility of daylighting piped stream and include an area to accommodate neighborhood-serving recreational facilities
  - Create new paved park trails through new urban greenway park
  - Provide natural surface trail link to Rock Creek Park, crossing East-West Highway at-grade at existing traffic signal for The Barrington and passing through future county parkland (North Corner Stone Park)
CREATE NEW PARKS AND OPEN SPACES

- When land assembles and/or redevelops, create a new neighborhood green park
ENHANCE EXISTING PARKS – ROSEMARY HILLS-LYTTONSVILLE LP

- When Quinton Road is extended between Lanier Drive and Michigan Avenue:
  - Align road to minimize impacts to existing park facilities
ENHANCE EXISTING PARKS – ROSEMARY HILLS-LYTTONSVILLE LP

- When Quinton Road is extended between Lanier Drive and Michigan Avenue:
  - Align road to minimize impacts to existing facilities
  - Swap land with Paddington Square with no net loss of parkland
ENHANCE EXISTING PARKS – ROSEMARY HILLS-LYTTONSVILLE LP

• When Quinton Road is extended between Lanier Drive and Michigan Avenue:
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• When Lyttonsville Place is extended to connect to Ross Road as part of Rollingwood Apartments redevelopment:
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  • Swap existing parkland
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• When Quinton Road is extended between Lanier Drive and Michigan Avenue:
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• When Lyttonsville Place is extended to connect to Ross Road as part of Rollingwood Apartments redevelopment:
  • Swap existing parkland with land from Rollingwood Apartments
  • Acquire additional parkland as it becomes available east of Spencer Road
ENHANCE EXISTING PARKS – ROSEMARY HILLS-LYTTONSVILLE LP

• When Quinton Road is extended between Lanier Drive and Michigan Avenue:
  • Align road to minimize impacts to existing park facilities
  • Swap land with Paddington Square with no net loss of parkland

• When Lyttonsville Place is extended to connect to Ross Road as part of Rollingwood Apartments redevelopment:
  • Swap existing parkland with land from Rollingwood Apartments
  • **Improve paved trail connection through the park**
**Reduce Impervious Cover:**
- ✓ Increase green space
- ✓ Reduce impervious cover on new development sites
- ✓ Replace impervious cover with tree panels

**Improve Water Quality & Habitat:**
- ✓ Integrate Environmental Site Design into streetscapes
- ✓ Integrate Environmental Site Design into all new developments
- ✓ Daylight Fenwick Branch
- ✓ Reduce volume to stormdrain inlets

**Increase Tree & Canopy Cover:**
- ✓ Increase street tree cover
- ✓ Increase tree cover on all new developments
• **Purpose:**
  - Improve connectivity within community
  - Improve connections to Purple Line
  - Improve connections to Silver Spring
  - Refine future development pattern to a pedestrian scale

• **New Streets and Connections:**
  - Spring Street Extended
  - Pedestrian Connectors
  - Woodside Station Connector

• **Constraints:**
  - Requires redevelopment
  - Difficult topography
• **Purpose:**
  – Improve connectivity within local community
  – Improve connections to Purple Line
  – Activate and improve access to Rosemary Hills-Lyttonsville Park
  – Low volume streets

• **Specific Streets:**
  – Stewart Avenue Extended
  – Kansas Avenue Extended
  – Quinton Road Extended
  – Lyttonsville Place Extended
  – Richland Place Extended

• **Constraints:**
  – Parkland impact
  – Preservation of neighborhood context
  – Difficult topography
Draft Concept Framework - New Streets
Next Steps
Sector Plan Schedule

Spring 2015  Preliminary Recommendations

Summer/Fall 2015  Staff Draft

Fall 2015  Planning Board Worksessions

Fall/Winter 2015  Transmit Planning Board Draft to County Executive

Winter/Spring 2015  Council Hearing

Spring/Summer 2016  Council Review

Fall 2016  Commission Adoption, SMA
Additional Studies and Analysis

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