

M-NCPPC Montgomery Parks, Park Development Division

# Future Park in Lyttonsville Facility Plan-Schematic Concept

## COMMUNITY MEETING

October 25, 2022



2205 Kansas Avenue, Silver Spring, MD 20910

## MEETING AGENDA

- **Project Overview**
- **Community Input**
- **Preliminary Concepts**
- **Q&A Discussion**

## PANELISTS

**Ching-Fang Chen**  
LA/Project Manager

**Patricia McManus**  
Design Section Supervisor

**Charles Kines**  
Park Planner

**Hyojung Garland**  
Master Planner/Supervisor

**Brian Lewandowski**  
Engineer

**Carl Heeralal**  
Park Manager

**Trevin Sherard**  
Park Police

gather public input & ideas

# Schedule

**Summer 2022** – Public Input & Schematic Design

**Fall & Winter 2022** – Design Development, Cost Estimate

**Spring 2023** – Recommended Plan & Permit, Planning Board Approval

The intent is to complete the facility by next summer to include this project in the FY25-30 CIP request.

## Budget TBD

## Process

- Gather public input and ideas for the park
- Develop design alternatives
- **Present design alternatives to community for feedback**
- Develop preferred alternative based on community input
- Montgomery County Planning Board approval
- Request funding (FY23-25) for final design & construction





# Project Overview

# Vicinity Map



# Purple Line

16-mile light rail line that will extend from Bethesda in Montgomery County to New Carrollton in Prince George's County.



Bethesda / Chevy Chase

Greater Lyttonsville / Woodside

Silver Spring

Long Branch

University Boulevard

College Park

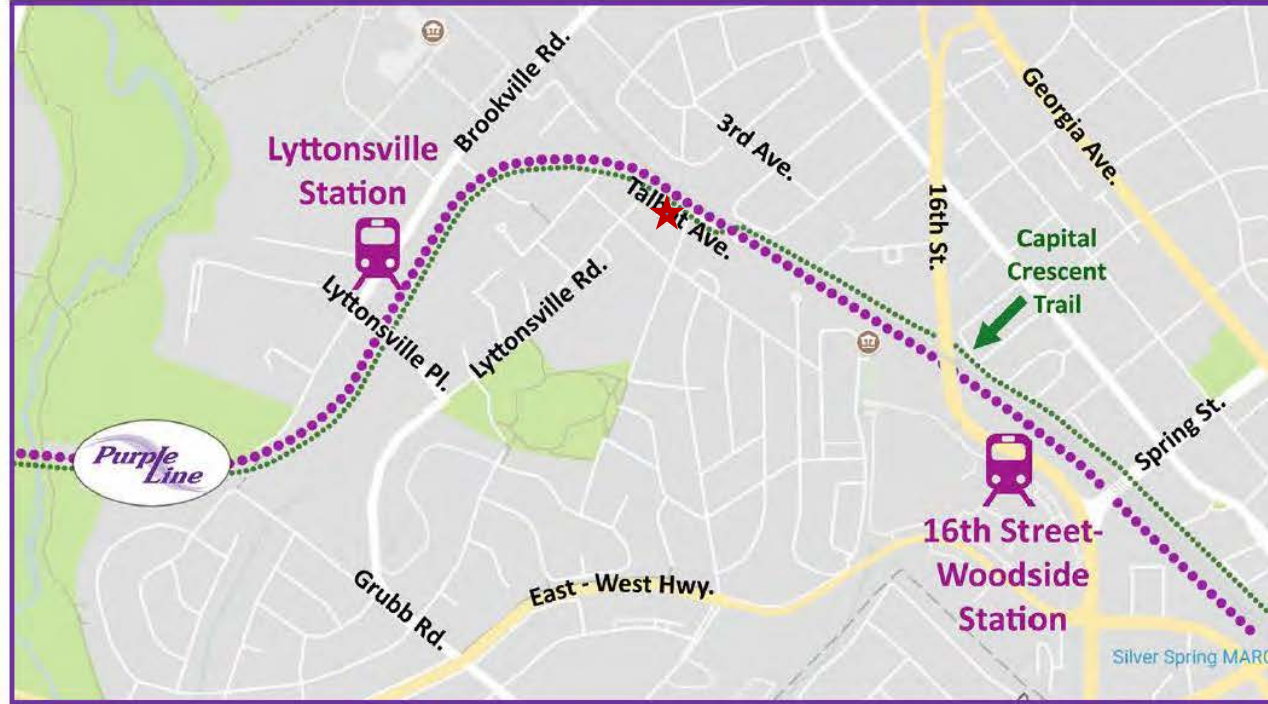
Riverdale Park

# GREATER LYTTONSVILLE/WOODSIDE CAT SEGMENT



## Stations in this segment:

- Lyttonsville
- 16<sup>th</sup> Street-Woodside





*Purple  
Line*

## CONSTRUCTION UPDATE

Building Maryland's Future by Connecting Communities

### Greater Lyttonsville/Woodside Area: October 19, 2022

#### Reconstruction of Talbot Avenue To Begin

**New:** Beginning on or about October 24, 2022 crews will begin reconstruction of Talbot Avenue in Lyttonsville. The roadway reconstruction will include installation of new curbs and residential driveway aprons. This work will occur for approximately one month and may take place 7 a.m. - 7 p.m. weekdays and weekends, as needed, weather permitting.



As work continues, we will strive to keep you informed of the progress of this project. For information on construction activities, schedules and other updates, please visit [www.purplelinemd.com](http://www.purplelinemd.com). For immediate construction concerns, please email us at [outreach@purplelinemd.com](mailto:outreach@purplelinemd.com) or call (443) 451-3706.

All activities are subject to change due to traffic, weather, or emergency situations.







FORNEY RD  
PARKING LOT CUT THRU CUT

DISTRIBUTION CIR  
WARREN ST  
BROOKVILLE RD

LUZERNE AVE  
GLENROSS RD

97

TALBOT DR  
ROBERT GRANT AVE  
RESEARCH DR  
PARKING LOT CUT THRU CUT  
STEPHEN SITTER AVE  
PARKING LOT CUT THRU CUT  
STATIONS DR

TALBOT AVE  
PERKINS PL  
KANSAS AVE

WARREN ST  
LOUIS AVE  
LANIER DR

LANIER DR  
HANOVER ST  
3RD AVE

GRACE CHURCH RD  
2ND AVE

1ST AVE  
2ND AVE

GARFIELD AVE

STEWART AVE  
ALBERT STEWART LN

PENNSYLVANIA AVE  
YOUNG AMERICAN CX  
MAINE AVE  
MICHIGAN AVE

TALBOT AVE  
LANIER DR

Rosemary Hills Elementary  
Talbot Ave. Bridge (demolished 2019)

LYTTONSVILLE RD  
390

LEIGHTON WOOD LN  
NOTES LN  
3RD AVE

T  
Purple Line Lyttonville Station (future)

Capital Crescent Trail  
Purple Line (under construction)

Rosemary Hills-Lyttonville Local Park

LYTTONSVILLE PL  
LYTTONSVILLE RD

QUINTON RD

RICHLAND ST

MILFORD AVE  
LEONARD DR

76TH ST

ROSS RD

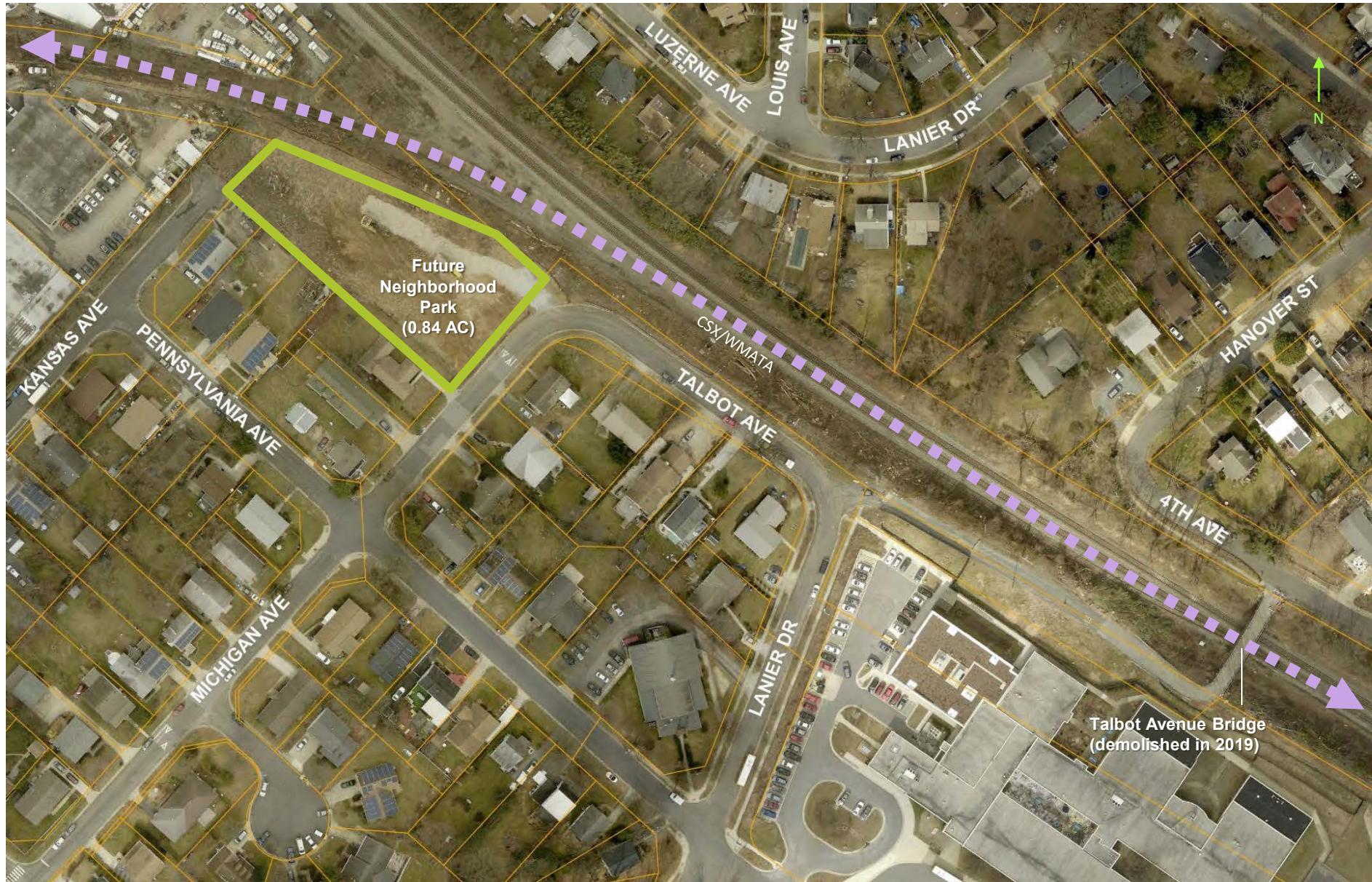
LANIER DR  
RICHLAND PL

ROSS RD

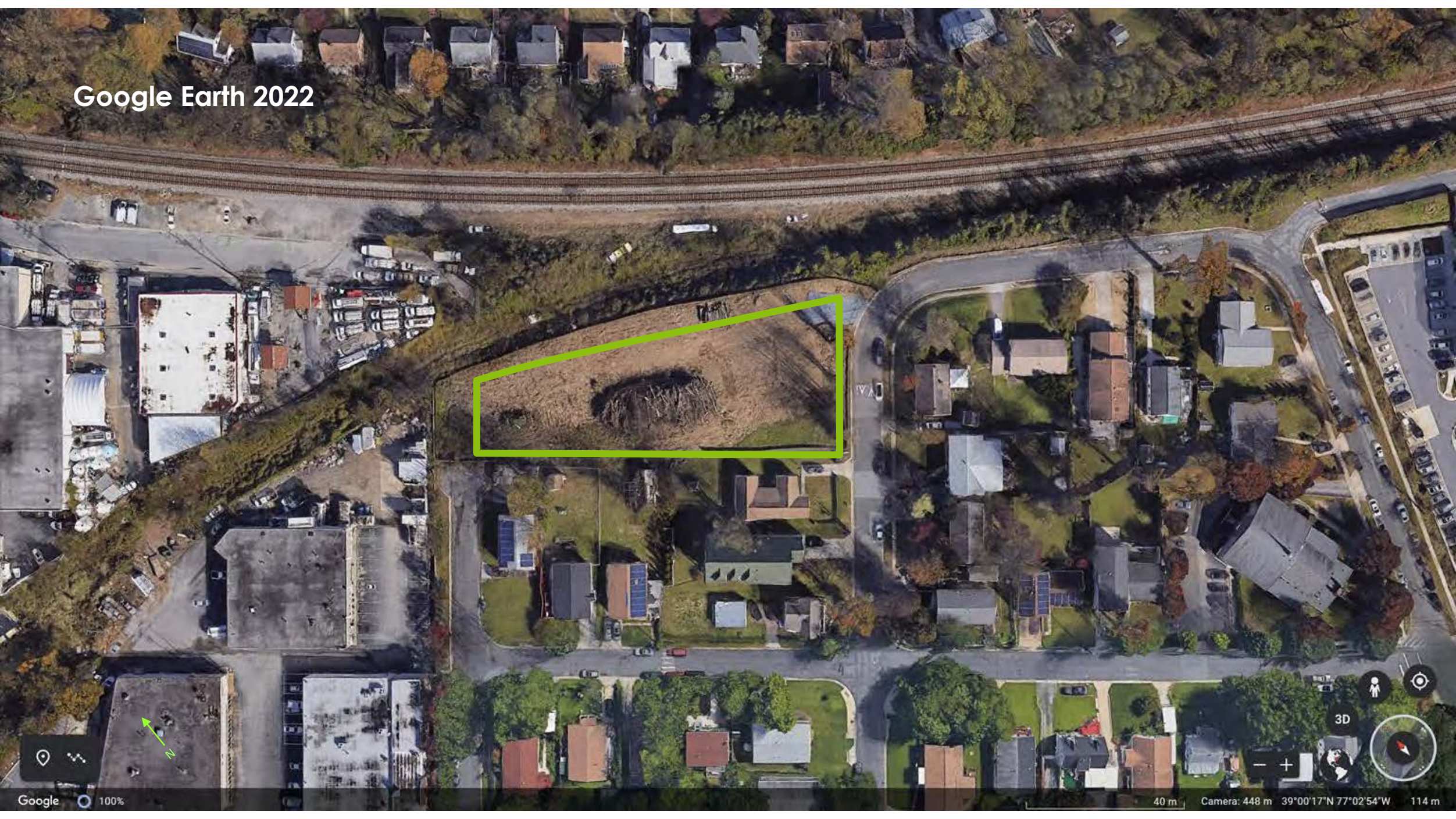
# Aerial Map 2008



# Aerial Map 2019



Google Earth 2022



# Capital Crescent Trail



## Lyttonville



# Talbot Avenue Bridge (1918~2019)



Talbot Avenue Bridge  
(demolished in 2019)





The Talbot Avenue Bridge Centennial  
1918-2018

1918-2018



# Bridge Structure



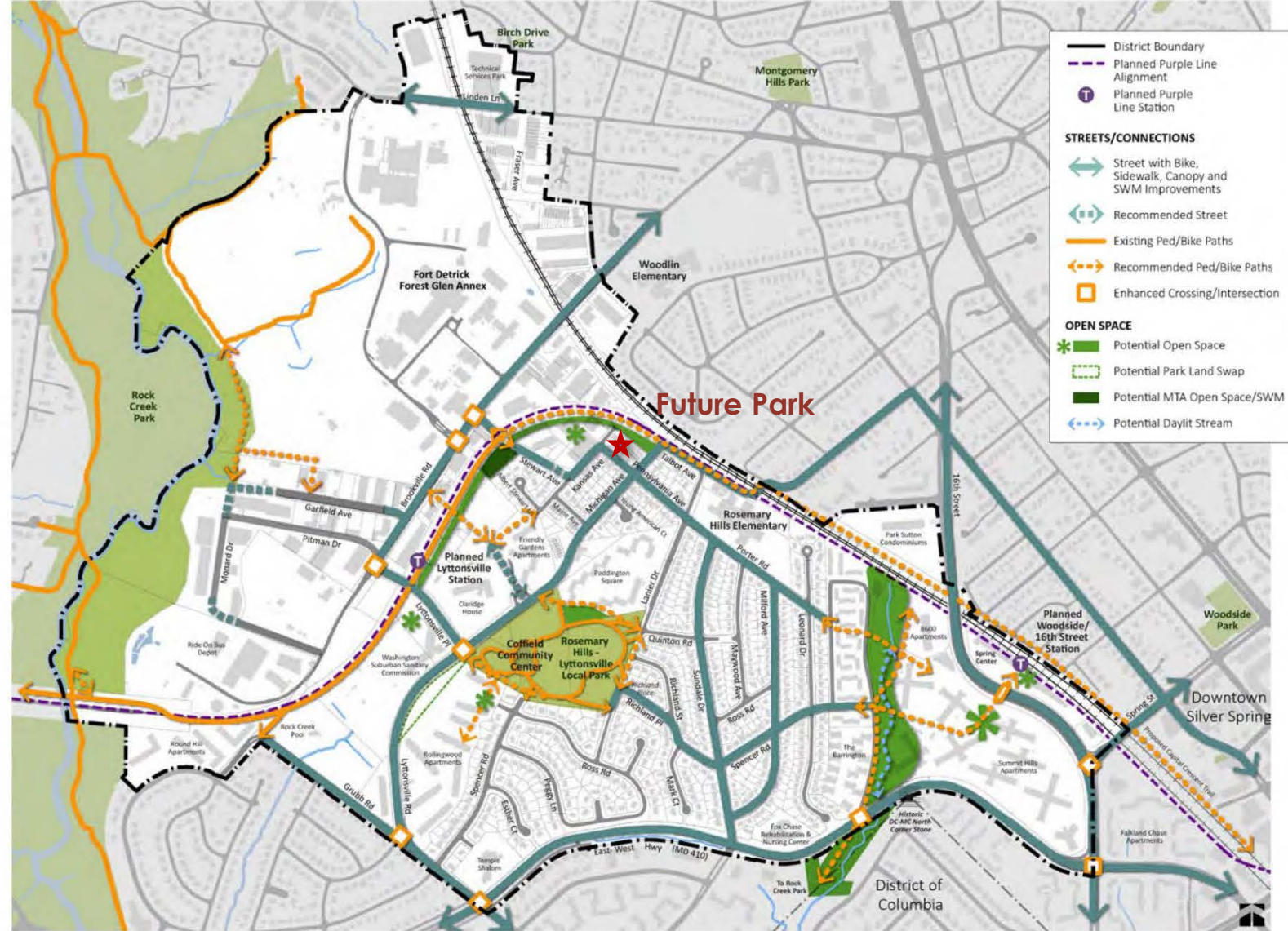
04/29/2020

# Greater Lyttonsville Sector Plan Design Guidelines

## Objectives:

Create a **neighborhood green** and a **rest-stop with amenities** along the Capital Crescent Trail while providing **environmental benefits, accessibility and social connections**. Incorporate components of the historic bridge structure into the park design to commemorate the unique **character and history** of Greater Lyttonsville.

Figure 2.8.1: Public Space Network



## Recommended Uses

- **Restore as much natural tree shade as possible**
- **Install visual and auditory buffer between houses and the park**
- **Create a rest-stop along Capital Crescent Trail**
  - Contemplative experience = seating with shade, watching trail users
  - Active experience = adult fitness equipment
- **Install interpretive signs about area history/culture**
- **Options for Talbot Avenue Bridge Remnants**
  - CCT passes through/on bridge, with portion of bridge within transit ROW, part within this parcel, remainder of the parcel complements this configuration, re: bridge theme
  - Bridge is placed entirely within this parcel and is incorporated into park design
- **Possible amenities:**
  - Drinking fountain, Benches/seating, Adult fitness equipment, Bicycle maintenance station



A sepia-toned photograph of a railway bridge with tracks leading through it, overlaid with a semi-transparent orange filter. The bridge has the number '1A' painted on its side. The tracks lead from the bottom center towards the bridge. The background shows trees and a utility pole on the right.

# Community Input

# Program

Tree Canopy/Shade



Multi-purpose Lawn



Historic Interpretation & Signage



Artwork



Stormwater Management



Seating & Picnicking Area



Game & Fitness Area



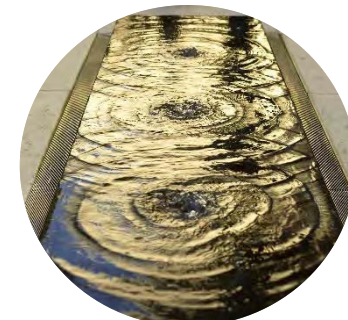
Gathering Space



Skating Component



Amphitheater



Water Feature

**Site &  
Environment**



**Safety &  
Operation**



**Property  
Encroachment**

**Trail  
Alignment**



Future Neighborhood Park in Lyttonsville

## Share your thoughts and preferences for a new park in Lyttonsville.

This topic is closed

Introduction Feedback Your Response Outcome

Montgomery Parks is developing a facility plan for a new neighborhood park in the Lyttonsville area that will be located at 2205 Kansas Avenue in Silver Spring, Maryland. The 0.84-acre parcel along the CSX/WATA train track will be transferred to Montgomery Parks upon completion of the Purple Line as part of the Capital Crescent Trail greenway corridor.

Please complete this questionnaire to share your thoughts about the project and your preferences for amenities. This information will help Montgomery Parks to shape the design of the new park. For more information, visit the [project web site](#).



## Summary Of Registered Responses

| As of September 17, 2022, 8:08 AM, this forum had: | Topic Start            | Topic End                 |
|--|------------------------|---------------------------|
| Attendees: 85                                      | June 29, 2022, 2:53 PM | August 31, 2022, 12:00 AM |
| Registered Responses: 23                           |                        |                           |
| Hours of Public Comment: 1.2                       |                        |                           |

23 registered responses

Summary Responses (23) Survey

### How far do you live from the future park (2205 Kansas Avenue in Silver Spring, Maryland)? (Select one)

|                            | Response Percent | Response Count |
|----------------------------|------------------|----------------|
| 1/2 mile or less           | 56.5%            | 13             |
| Between 1/2 and 1 mile     | 8.7%             | 2              |
| Between 1 mile and 5 miles | 30.4%            | 7              |
| More than 5 miles          | 4.3%             | 1              |

### How often do you think you would visit the park? (Select one)

|                        | Response Percent | Response Count |
|------------------------|------------------|----------------|
| Daily                  | 8.7%             | 2              |
| A few times a week     | 34.8%            | 8              |
| A few times a month    | 43.5%            | 10             |
| Less than once a month | 13.0%            | 3              |

### How would you typically get to the park? (Select one)

|       | Response Percent | Response Count |
|-------|------------------|----------------|
| Walk  | 56.5%            | 13             |
| Bike  | 21.7%            | 5              |
| Drive | 8.7%             | 2              |
| Other | 13.0%            | 3              |

What are your priorities for amenities in the new park? Please rate the following amenities on a scale from 1 to 5. (1 = Not important, 5 = Very Important).

**Gathering space**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 13.0%            | 3              |
| 3 - Moderately Important | 30.4%            | 7              |
| 4 - Important            | 26.1%            | 6              |
| 5 - Very Important       | 26.1%            | 6              |

**Seating & picnicking area**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 4.3%             | 1              |
| 2 - Slightly Important   | 4.3%             | 1              |
| 3 - Moderately Important | 26.1%            | 6              |
| 4 - Important            | 43.5%            | 10             |
| 5 - Very Important       | 17.4%            | 4              |

**Multi-purpose lawn**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 13.0%            | 3              |
| 2 - Slightly Important   | 13.0%            | 3              |
| 3 - Moderately Important | 39.1%            | 9              |
| 4 - Important            | 17.4%            | 4              |
| 5 - Very Important       | 13.0%            | 3              |

**Game & fitness area**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 13.0%            | 3              |
| 2 - Slightly Important   | 13.0%            | 3              |
| 3 - Moderately Important | 39.1%            | 9              |
| 4 - Important            | 8.7%             | 2              |
| 5 - Very Important       | 21.7%            | 5              |

**Tree canopy / Shade**

|                    | Response Percent | Response Count |
|--------------------|------------------|----------------|
| 4 - Important      | 13.0%            | 3              |
| 5 - Very Important | 87.0%            | 20             |

**Bicycle repair station**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 30.4%            | 7              |
| 2 - Slightly Important   | 13.0%            | 3              |
| 3 - Moderately Important | 13.0%            | 3              |
| 4 - Important            | 21.7%            | 5              |
| 5 - Very Important       | 17.4%            | 4              |

**Drinking fountain**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 13.0%            | 3              |
| 2 - Slightly Important   | 13.0%            | 3              |
| 3 - Moderately Important | 17.4%            | 4              |
| 4 - Important            | 4.3%             | 1              |
| 5 - Very Important       | 47.8%            | 11             |

**Artwork**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 8.7%             | 2              |
| 2 - Slightly Important   | 17.4%            | 4              |
| 3 - Moderately Important | 34.8%            | 8              |
| 4 - Important            | 34.8%            | 8              |

**Historical interpretation and signage**

|                          | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - Not Important        | 8.7%             | 2              |
| 2 - Slightly Important   | 17.4%            | 4              |
| 3 - Moderately Important | 13.0%            | 3              |
| 4 - Important            | 21.7%            | 5              |
| 5 - Very Important       | 39.1%            | 9              |

**What is your preferred name for the park?**

|                                 | Response Percent | Response Count |
|---------------------------------|------------------|----------------|
| Lyttonville Neighborhood Park   | 23.8%            | 5              |
| Talbot Bridge Neighborhood Park | 33.3%            | 7              |
| Samuel Lytton Neighborhood Park | 28.6%            | 6              |
| Other                           | 14.3%            | 3              |



Program Preference per Open Town Hall Survey:

# Tree Canopy / Shade (112)

## Historical Interpretation & Signage (84)

## Seating & Picnicking Area (81)

## Drinking Fountain (80)

## Gathering Space (78)

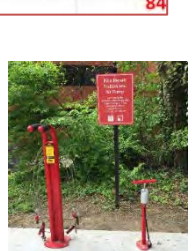
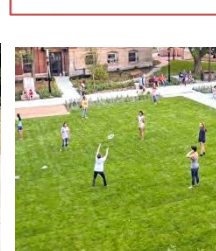
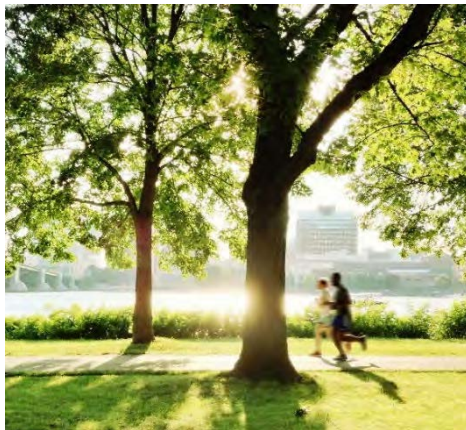
## Game & Fitness Area (69)

## Multi-purpose Lawn (67)

## Artwork (66)

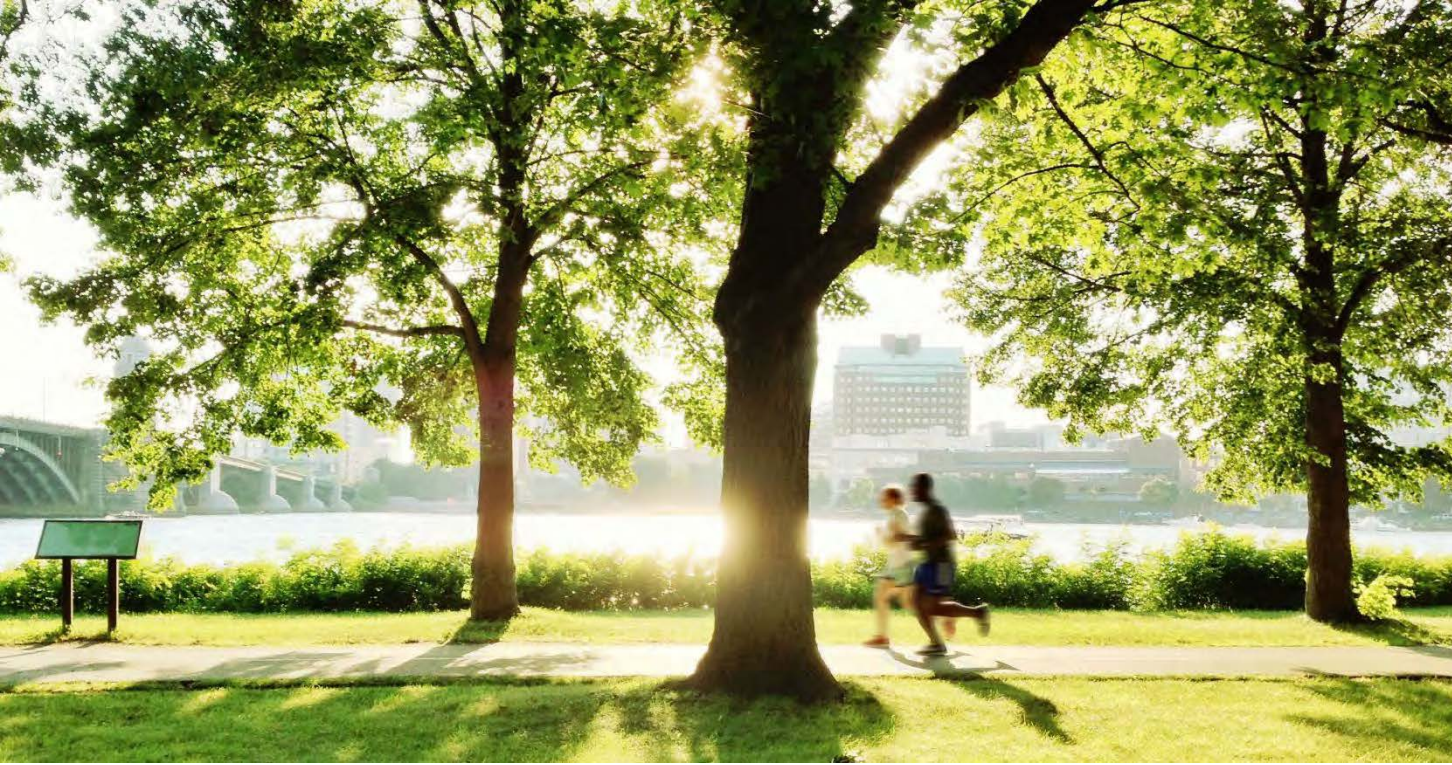
## Bike Repair Station (62)

|                                     |   |    |            |
|-------------------------------------|---|----|------------|
| Gathering Space                     | 1 | 3  | 3          |
|                                     | 2 |    | 0          |
|                                     | 3 | 7  | 21         |
|                                     | 4 | 6  | 24         |
|                                     | 5 | 6  | 30         |
|                                     |   |    | <b>78</b>  |
| Seating & Picnicking Area           | 1 | 1  | 1          |
|                                     | 2 | 1  | 2          |
|                                     | 3 | 6  | 18         |
|                                     | 4 | 10 | 40         |
|                                     | 5 | 4  | 20         |
|                                     |   |    | <b>81</b>  |
| Multi-purpose Lawn                  | 1 | 3  | 3          |
|                                     | 2 | 3  | 6          |
|                                     | 3 | 9  | 27         |
|                                     | 4 | 4  | 16         |
|                                     | 5 | 3  | 15         |
|                                     |   |    | <b>67</b>  |
| Game & Fitness Area                 | 1 | 3  | 3          |
|                                     | 2 | 3  | 6          |
|                                     | 3 | 9  | 27         |
|                                     | 4 | 2  | 8          |
|                                     | 5 | 5  | 25         |
|                                     |   |    | <b>69</b>  |
| Tree Canopy & Shade                 | 1 |    | 0          |
|                                     | 2 |    | 0          |
|                                     | 3 |    | 0          |
|                                     | 4 | 3  | 12         |
|                                     | 5 | 20 | 100        |
|                                     |   |    | <b>112</b> |
| Bike Repair Station                 | 1 | 7  | 7          |
|                                     | 2 | 3  | 6          |
|                                     | 3 | 3  | 9          |
|                                     | 4 | 5  | 20         |
|                                     | 5 | 4  | 20         |
|                                     |   |    | <b>62</b>  |
| Drinking Fountain                   | 1 | 3  | 3          |
|                                     | 2 | 3  | 6          |
|                                     | 3 | 4  | 12         |
|                                     | 4 | 1  | 4          |
|                                     | 5 | 11 | 55         |
|                                     |   |    | <b>80</b>  |
| Artwork                             | 1 | 2  | 2          |
|                                     | 2 | 4  | 8          |
|                                     | 3 | 8  | 24         |
|                                     | 4 | 8  | 32         |
|                                     | 5 | 0  | 0          |
|                                     |   |    | <b>66</b>  |
| Historical Interpretation & Signage | 1 | 2  | 2          |
|                                     | 2 | 4  | 8          |
|                                     | 3 | 3  | 9          |
|                                     | 4 | 5  | 20         |
|                                     | 5 | 9  | 45         |
|                                     |   |    | <b>84</b>  |

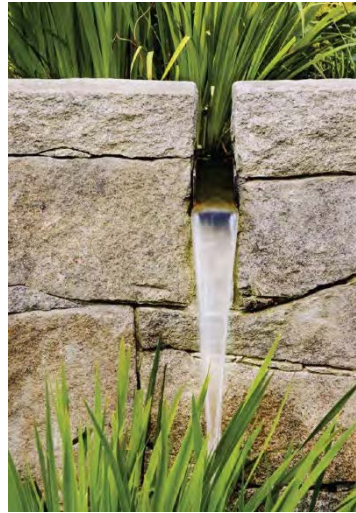




# Visual References



# Ecological Landscape



## No-mow Lawn/Meadow



# Tiny Forest



## Tiny Forest

100 sm (1076sf) minimum, 200 sm (2152 sf) preferred

Canopy layer

Tree layer

Sub-tree layer

Shrub layer



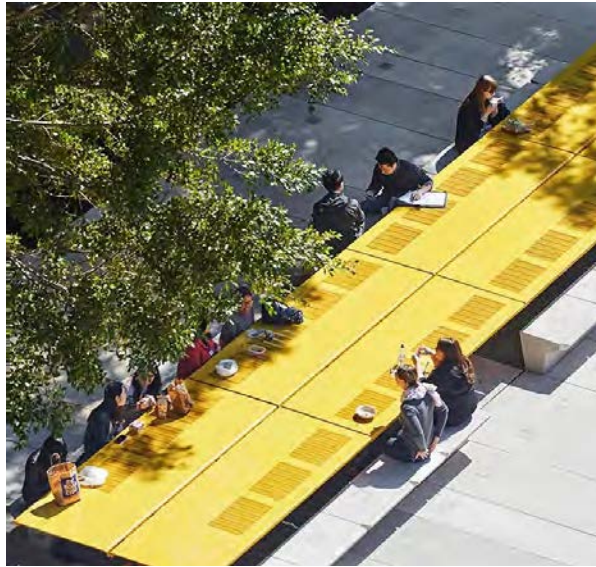
Tiny Forest Rangers



# Amenities



# Gathering & Seating Area



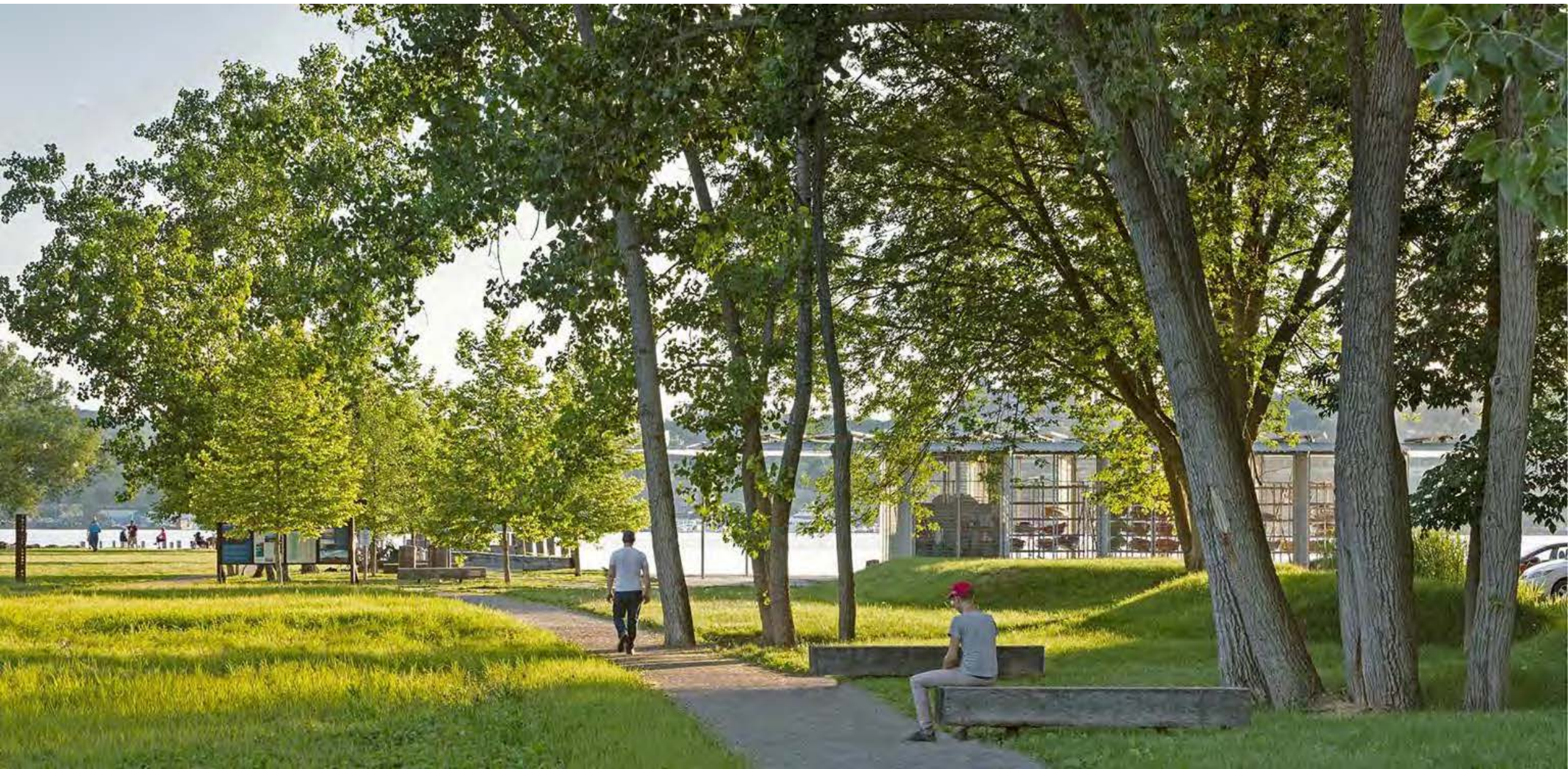


# Cultural and Historic Interpretation









A photograph of a railway track leading under a bridge with the number '1A' on it, overlaid with a green tint. The bridge has a wooden railing and the number '1A' is painted on its side. The tracks are on gravel and lead towards the bridge. There are trees and bushes on either side of the tracks.

# Concepts



# Stormwater Management

$A=0.84$  ac

$P_E = 1''$

$R_v = 0.05 + 0.009(25) = 2.3$

$ESD_v = (P_E) (R_v) (A) / 12$

$(1 \times 0.275 \times 0.84 \times 43560) / 12 = 838$  cf

$A_T = 381$  sf (bioretention)

Approx. volume 838 sf

Assume **25%** impervious surface

Media depth=3'

Ponding depth=1'

$(A_T \times 1) + A_T(3 \times 0.4) = 838$ ,

$A_T = 381$  sf (bioretention)

2 treatment area

