



# SILVER SPRING

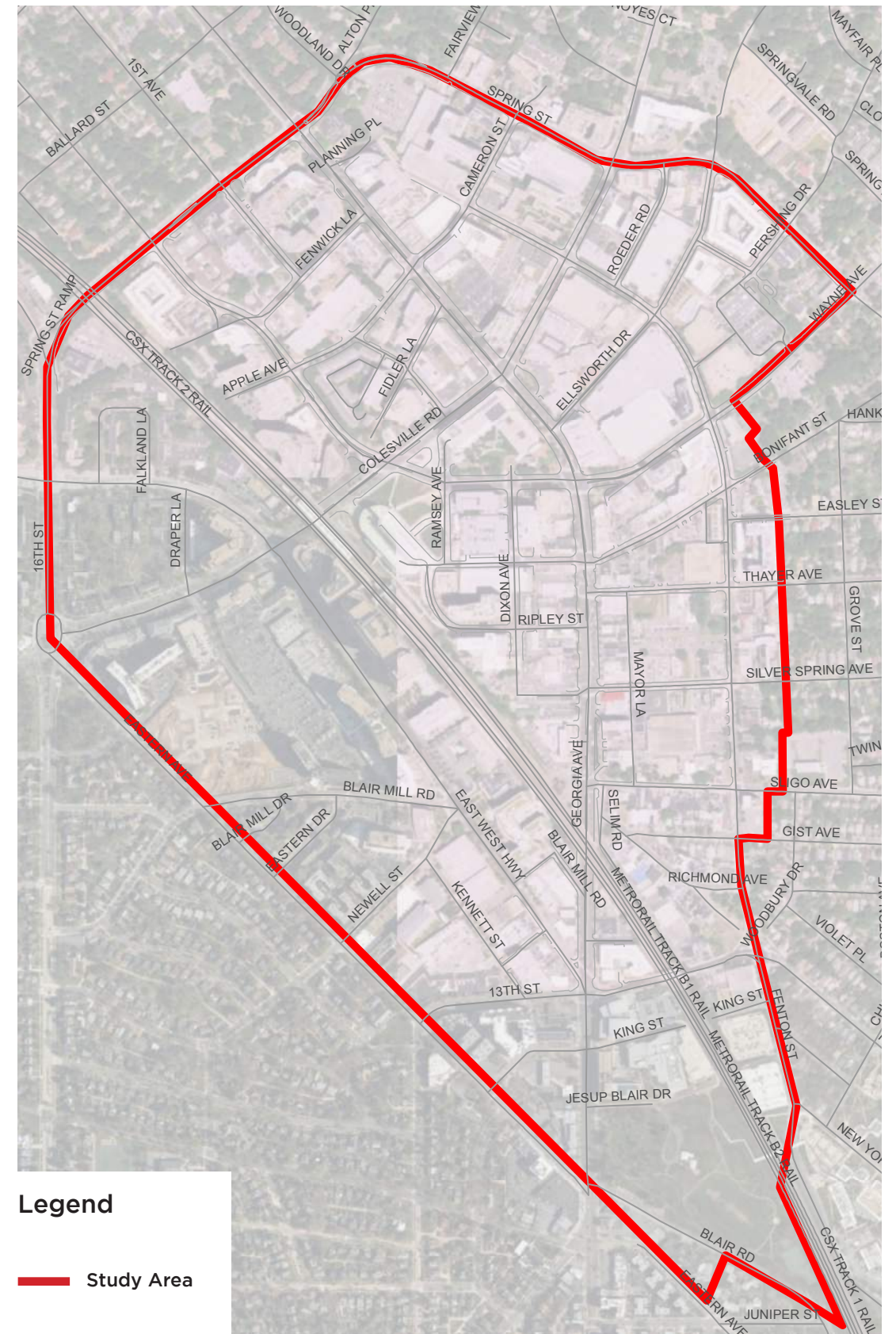
## STREETSCAPE STANDARDS UPDATE

# AGENDA

1. Project Overview
2. Existing Conditions Analysis
3. Discussion

# PROJECT BACKGROUND

- The current Silver Spring Streetscape Plan is **out-of-date**. The Plan addresses the following elements:
  - » Planting details
  - » Paving details
  - » Lighting details and specifications
  - » Furnishing details
- **New projects** throughout Silver Spring occasionally specify paving and planting details that deviate from Silver Spring Streetscape Guidelines
- Landscape **maintenance and improvements** are needed in the study area
- Integration of the latest **best-practices** in streetscape design are needed
- Streetscape guidelines are needed that are **simple and easy to use**





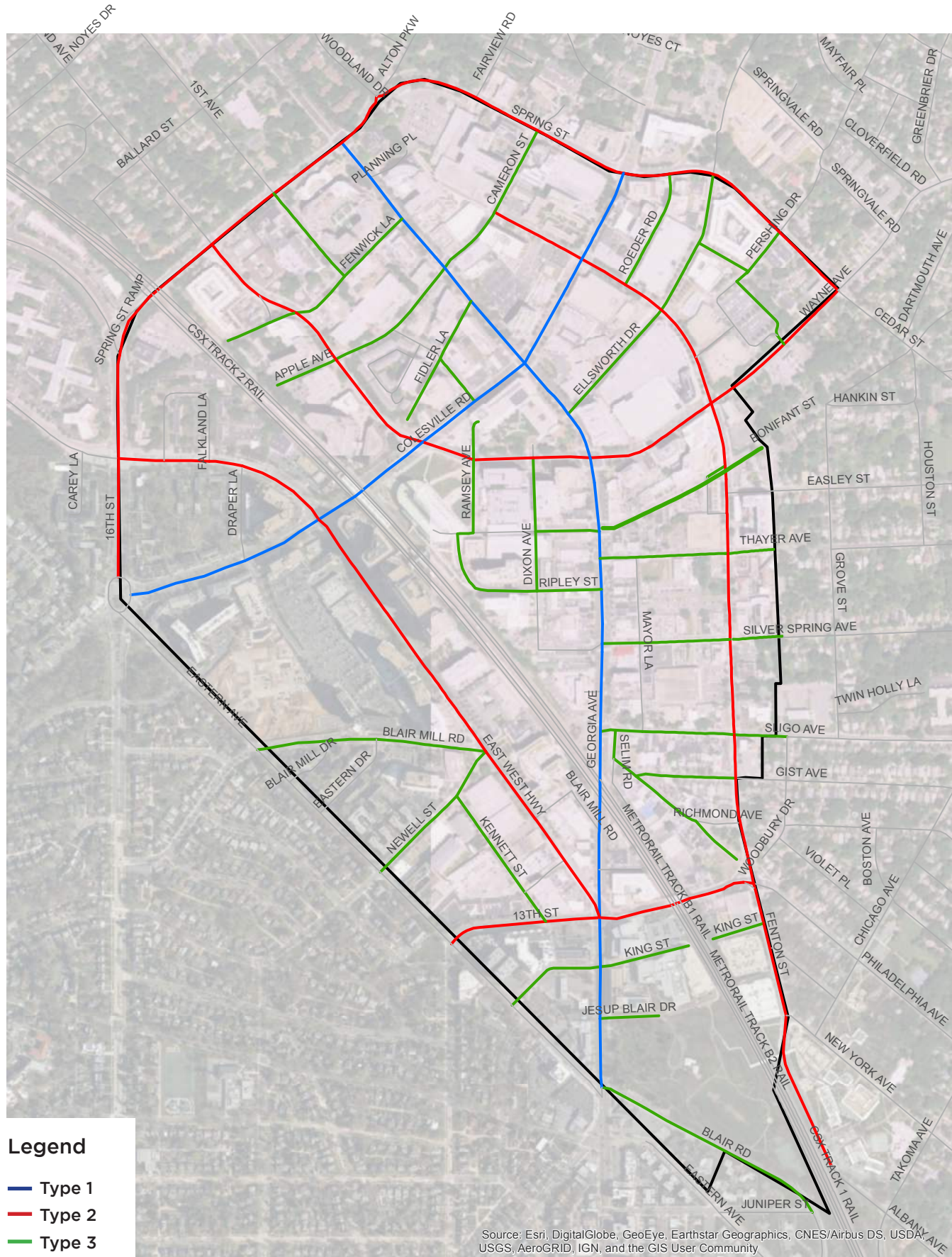
# EXISTING CONDITIONS

ANALYSIS

# SIX KEY PUBLIC REALM ELEMENTS

1. Street Typologies
2. Street Trees
3. Paving
4. Lighting
5. Furnishings
6. Special Elements & Places

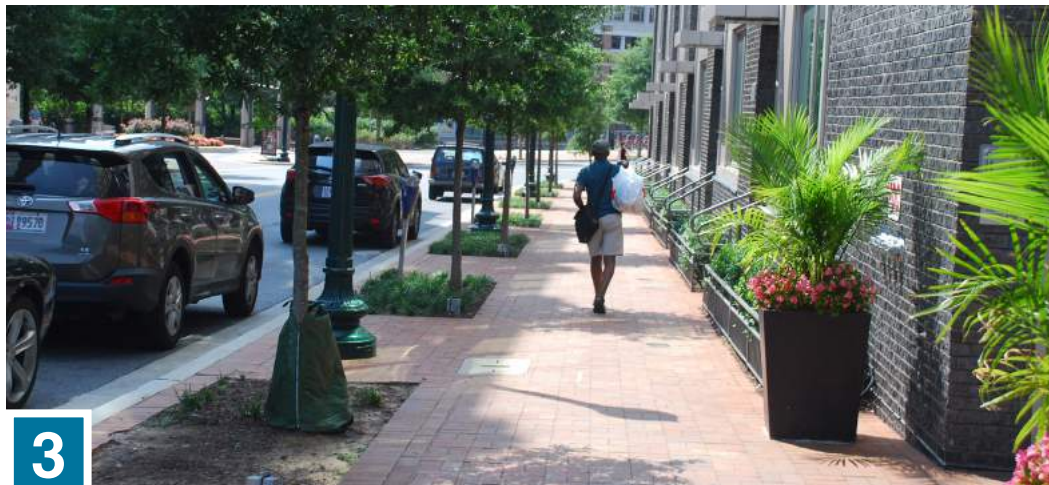
# STREET TYPOLOGIES



1 Gateway Streets



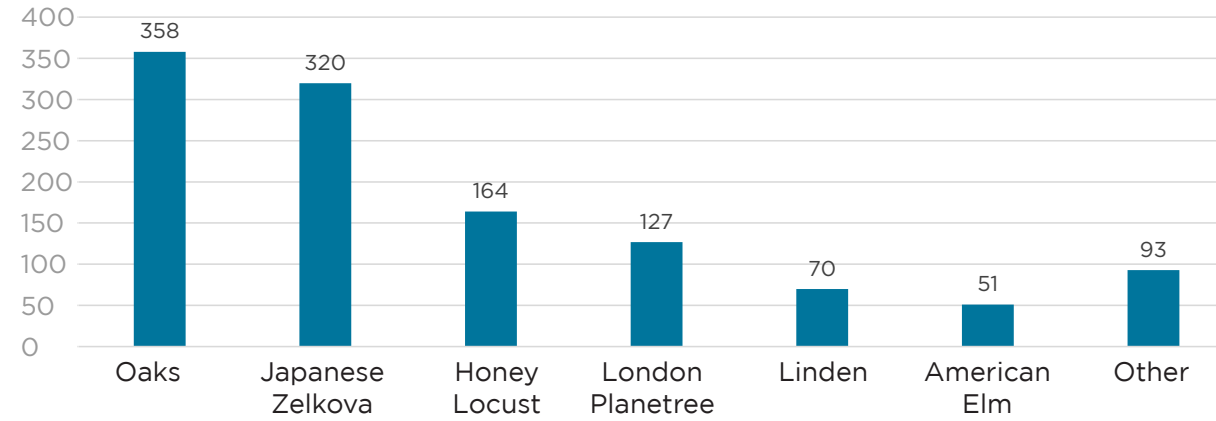
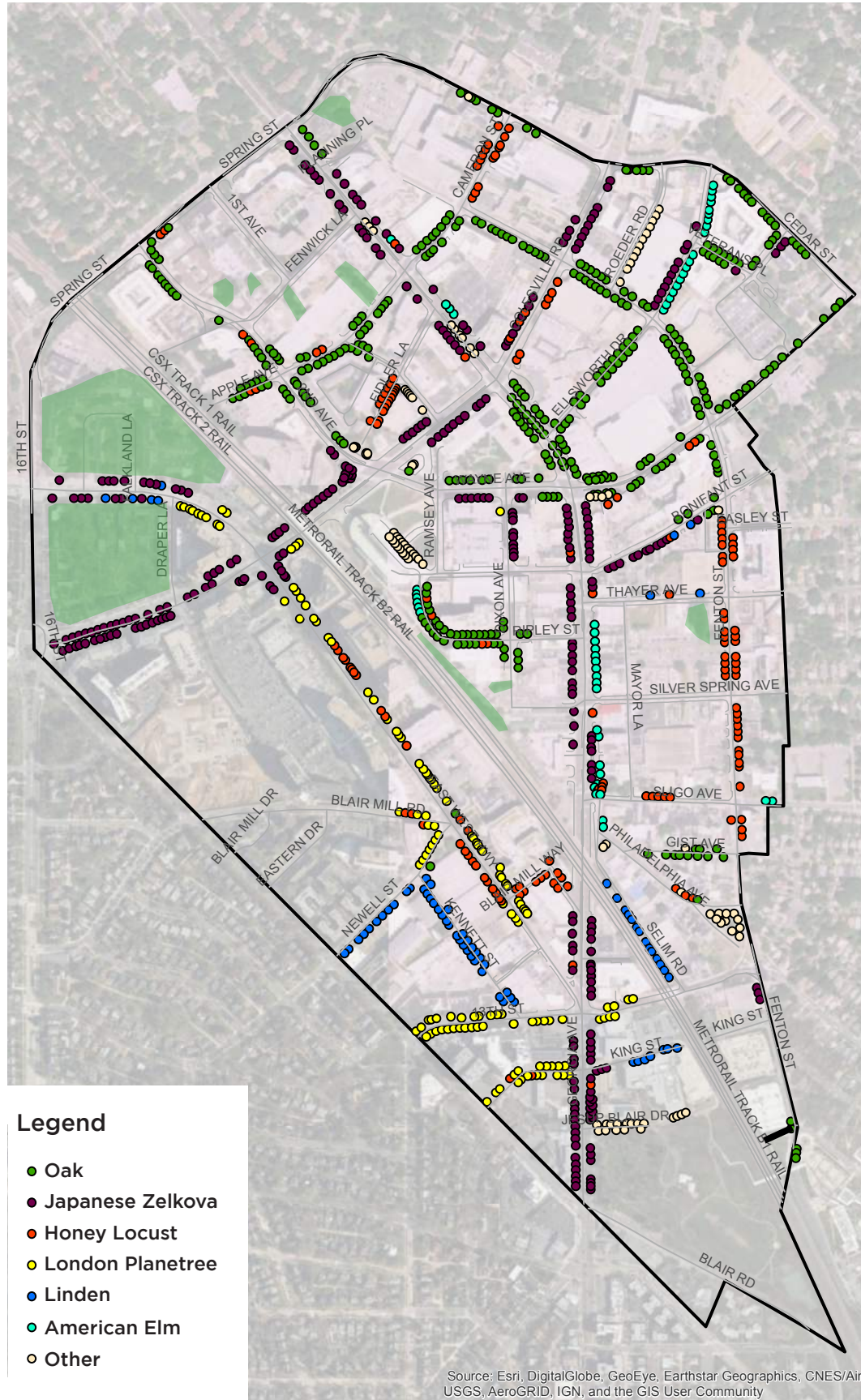
2 Neighborhood Collector Streets



3 Neighborhood Streets

» Street types can influence activity levels and user experience

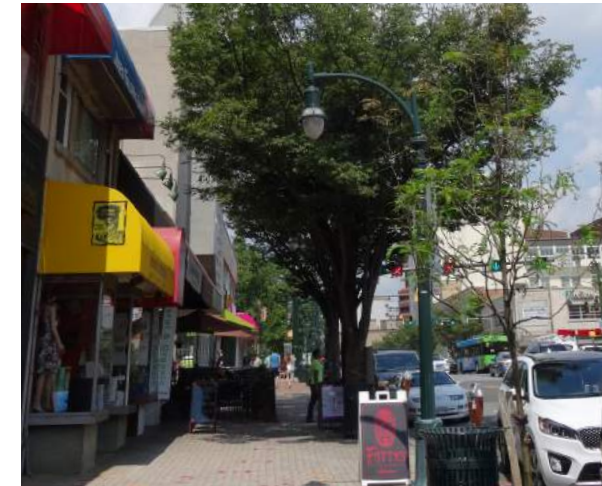
# STREET TREES: TYPES



» Six dominant tree species define Silver Spring's streetscape character



Oaks (358)



Japanese Zelkova (320)



Honey Locust (164)



London Planetree (127)

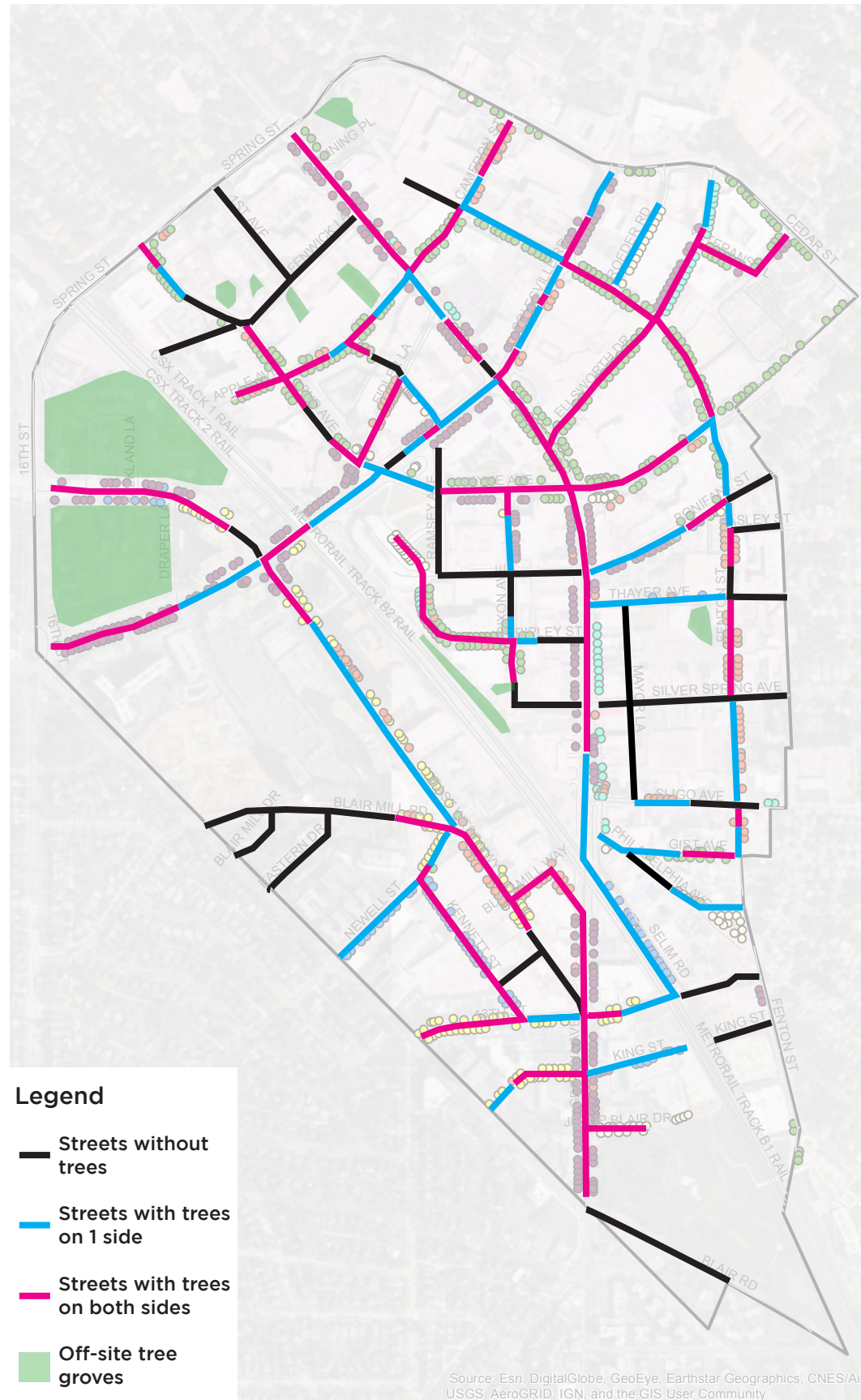


Linden (70)



American Elm (51)

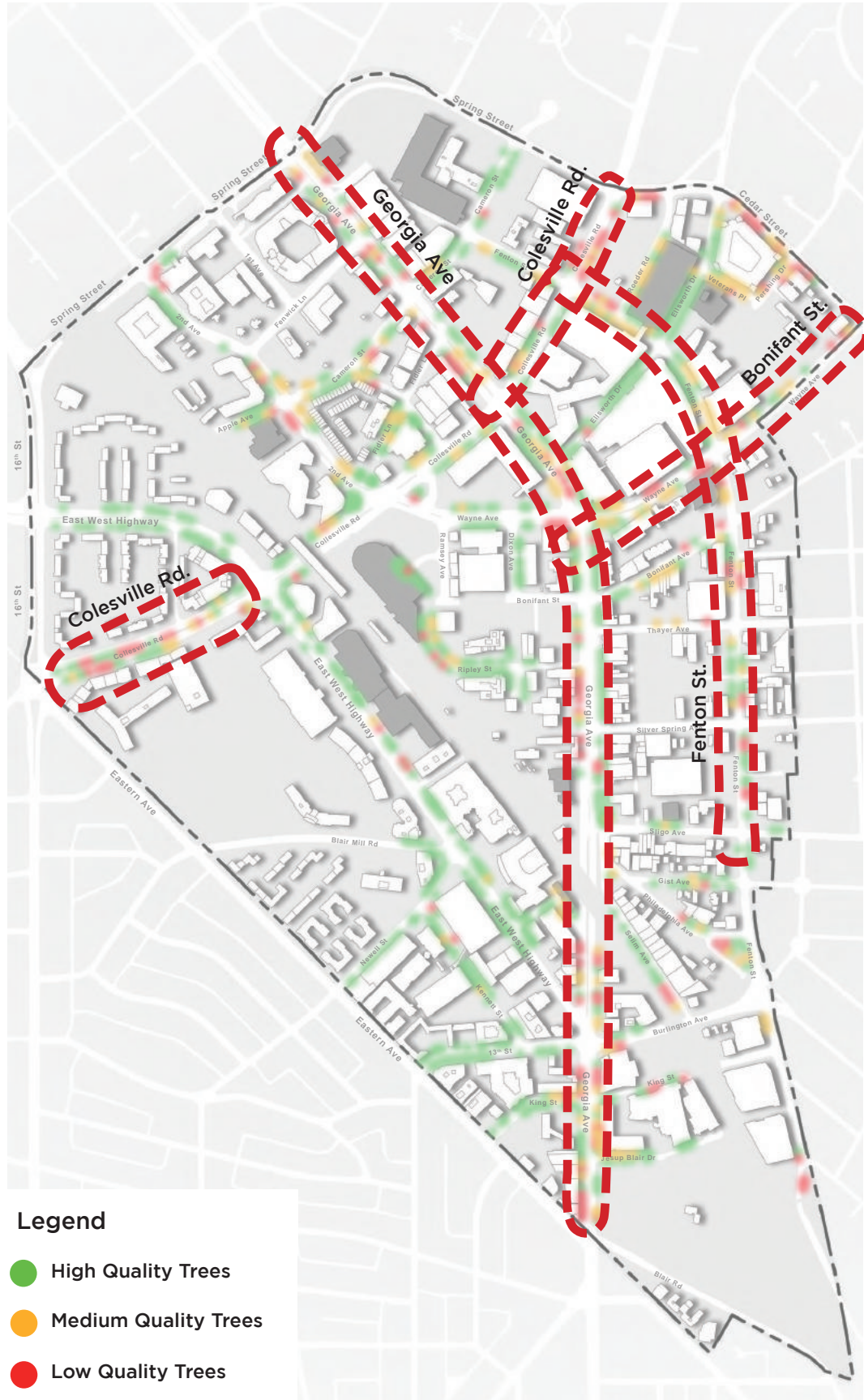
# STREET TREES: LOCATION



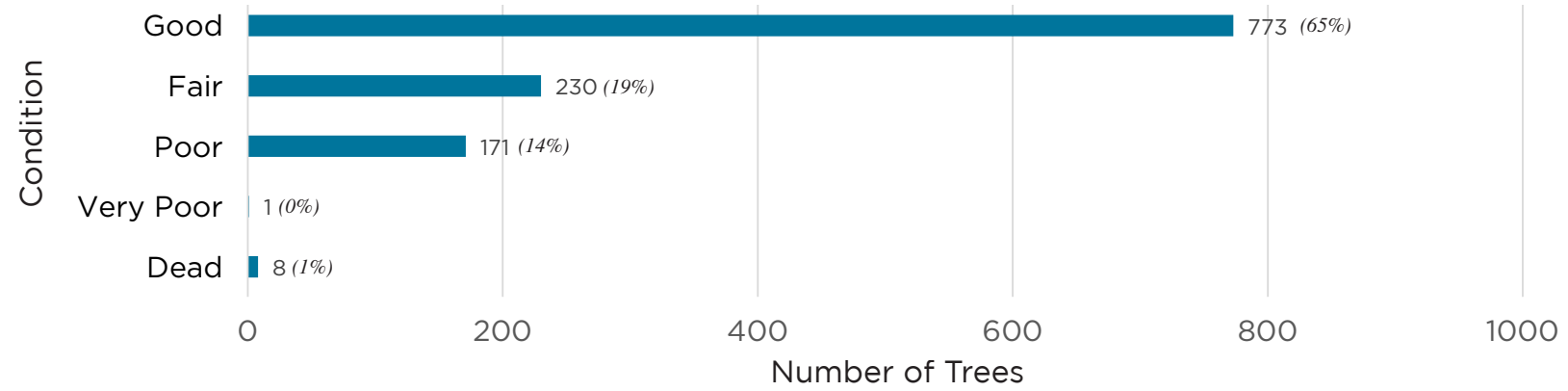
- » Most streets have trees on at least one side of the street
- » Streets that have no trees should be prioritized for planting
- » Street trees on both sides of the street create an 'alee' which is a significant street character defining element
- » Overall, street tree plantings lack diversity along corridors which create monocultures
- » Monocultures can be vulnerable to infection, with the possibility of a single virus, fungus, destructive insect, or other disease wiping out all of the trees at once



# STREET TREES: HEALTH



## Overall Tree Health



**84%**  
of trees are in  
fair to good  
condition

## Dominant Tree Species

Oak		
Good	190	53%
Fair	104	29%
Poor	61	17%
Very Poor	1	0%
Dead	2	1%
<b>Total:</b>	<b>358</b>	

Japanese Zelkova		
Good	182	57%
Fair	66	21%
Poor	72	23%
Very Poor		0%
Dead		0%
<b>Total:</b>	<b>320</b>	

Honey Locust		
Good	127	77%
Fair	21	13%
Poor	15	9%
Very Poor		0%
Dead	1	1%
<b>Total:</b>	<b>164</b>	

London Planetree		
Good	112	88%
Fair	8	6%
Poor	7	6%
Very Poor		0%
Dead		0%
<b>Total:</b>	<b>127</b>	

Linden		
Good	56	80%
Fair	4	6%
Poor	9	13%
Very Poor		0%
Dead	1	1%
<b>Total:</b>	<b>70</b>	

American Elm		
Good	46	90%
Fair	4	8%
Poor	1	2%
Very Poor		0%
Dead		0%
<b>Total:</b>	<b>51</b>	

- » Georgia Ave. & Colesville Rd. have a high concentration of trees in poor health
- » Prioritize tree replacement in areas with trees in poor health
- » Diversify street tree plantings with trees that thrive in urban conditions

# STREET TREES: PLANTING CONDITIONS



LID Planter



Tree Planter with Cobblestone Surfacing



Open Tree Planter



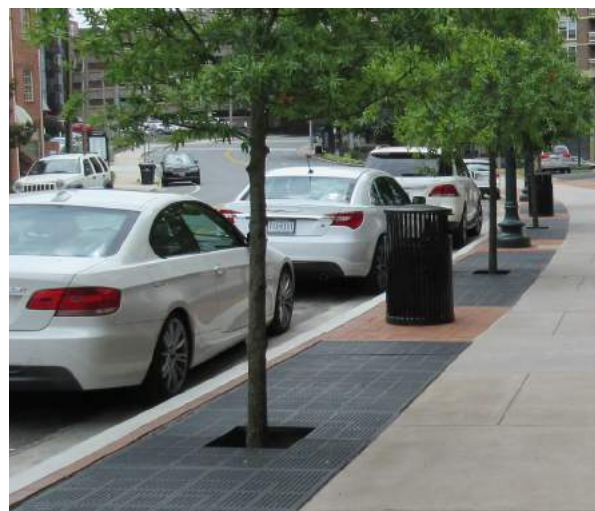
Protected Tree Planter



Planted Verges



Medians

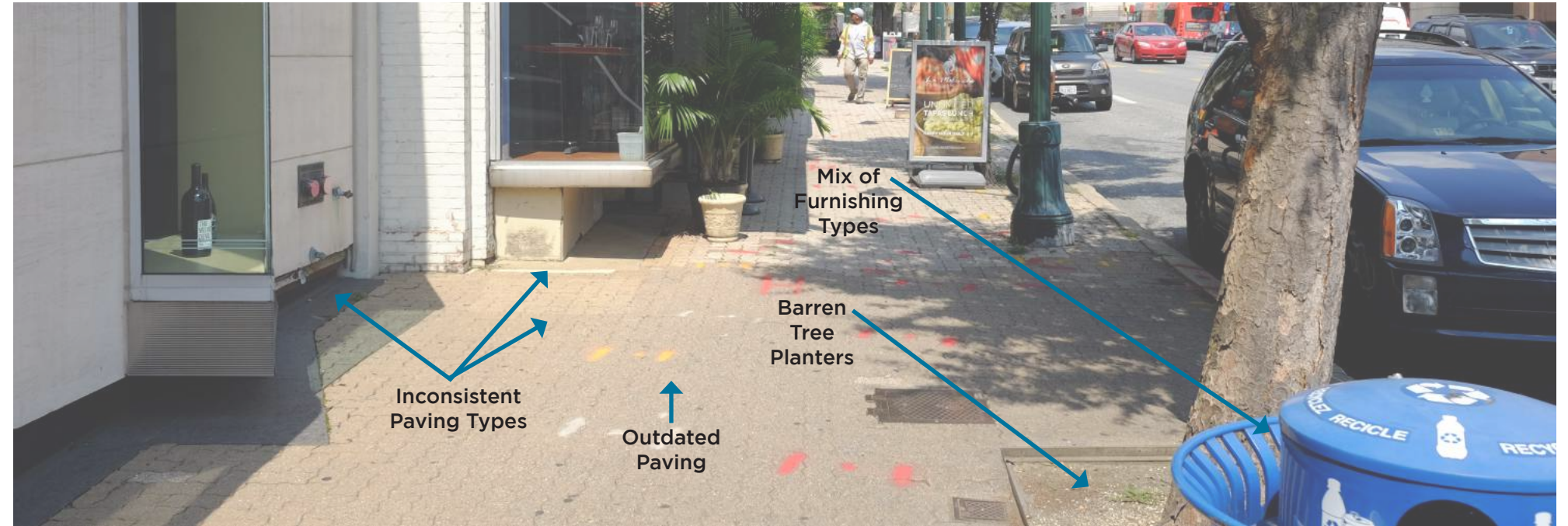
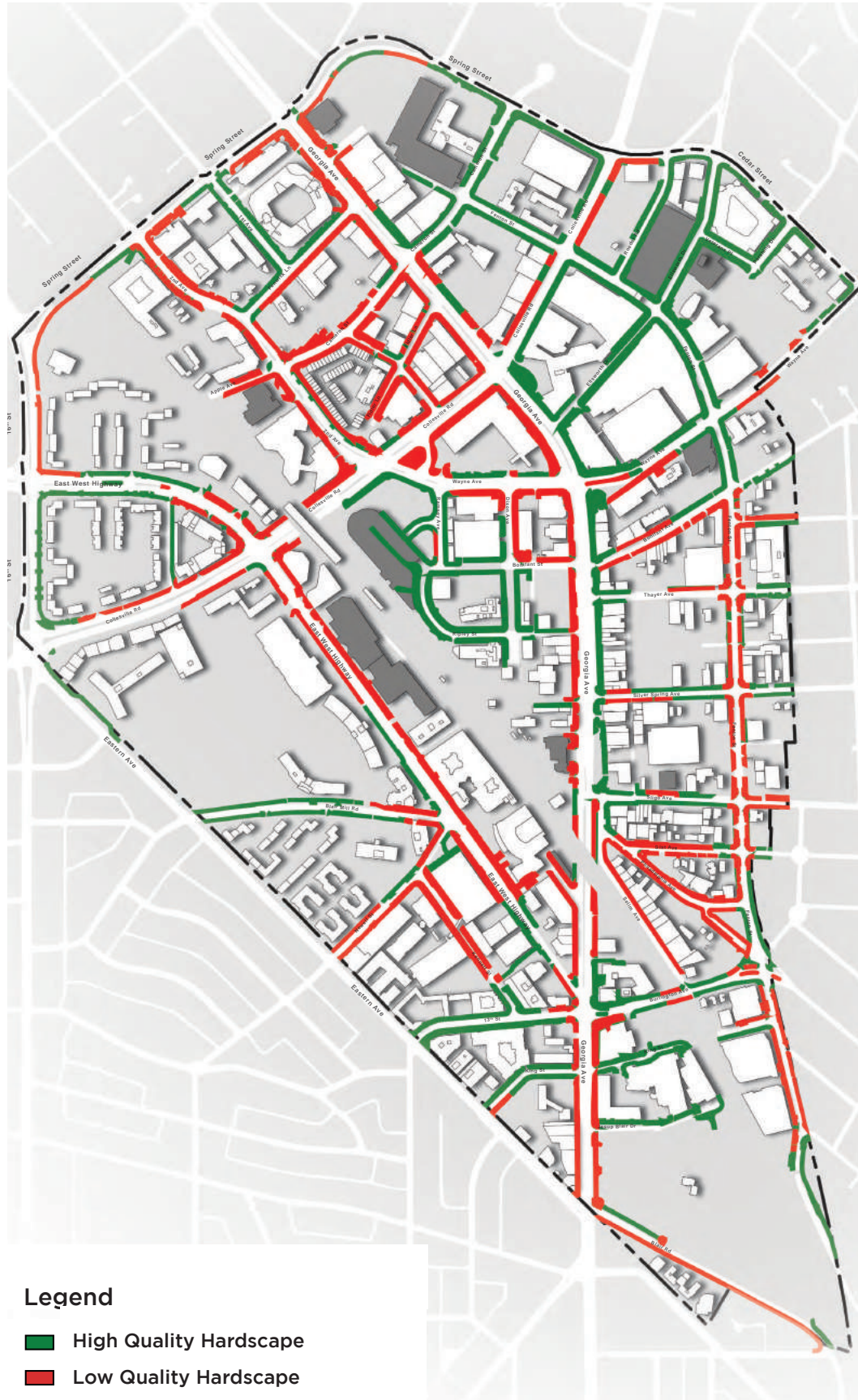


Tree Grates



- » Tree growth & health can be limited by planting conditions
- » Groundcover plantings & LID planters in some locations are under-maintained
- » Planter accessories vary in styles and finishes

# PAVING: QUALITY



Older, Low Quality Streetscapes

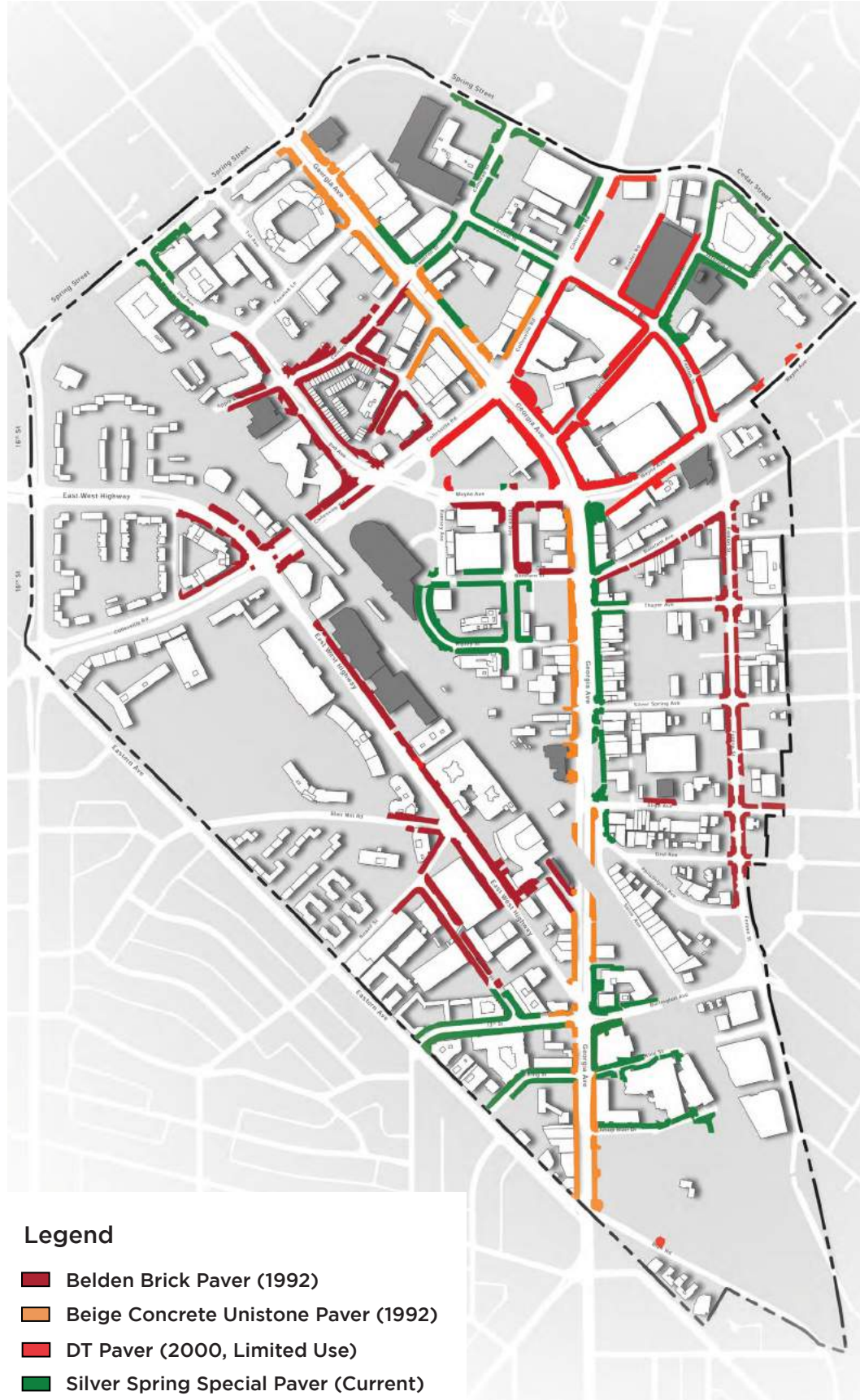


Newer, High Quality Streetscapes



» Prioritize the replacement of lower quality streetscapes particularly in high use / high visibility areas

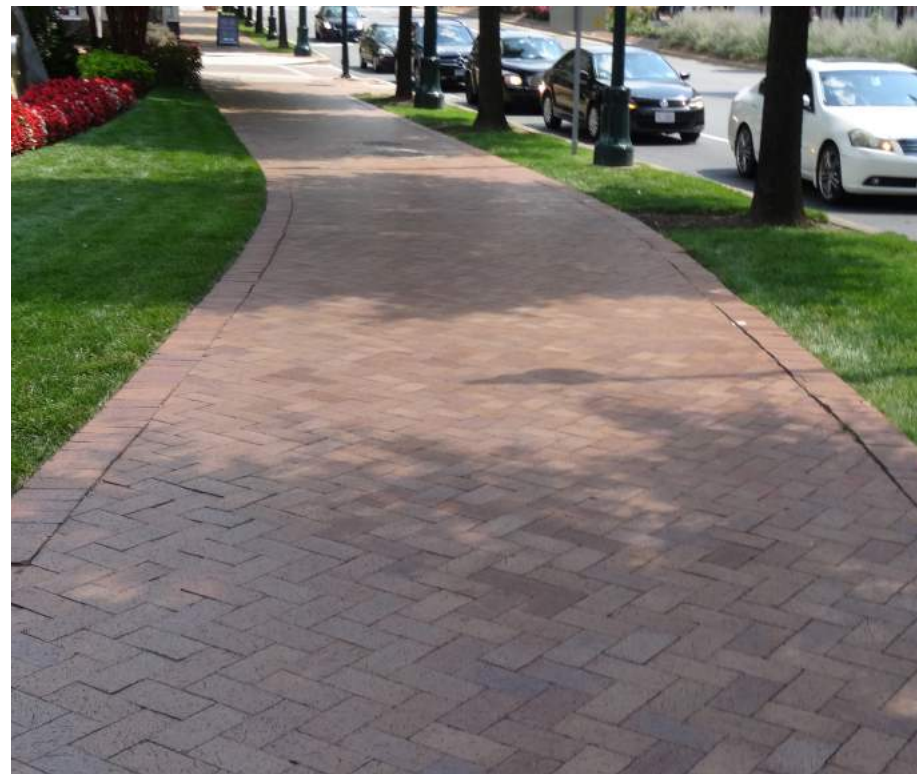
# PAVING: TYPES



Beige Concrete Unistone Paver (1992)



Belden Brick Paver (1992)



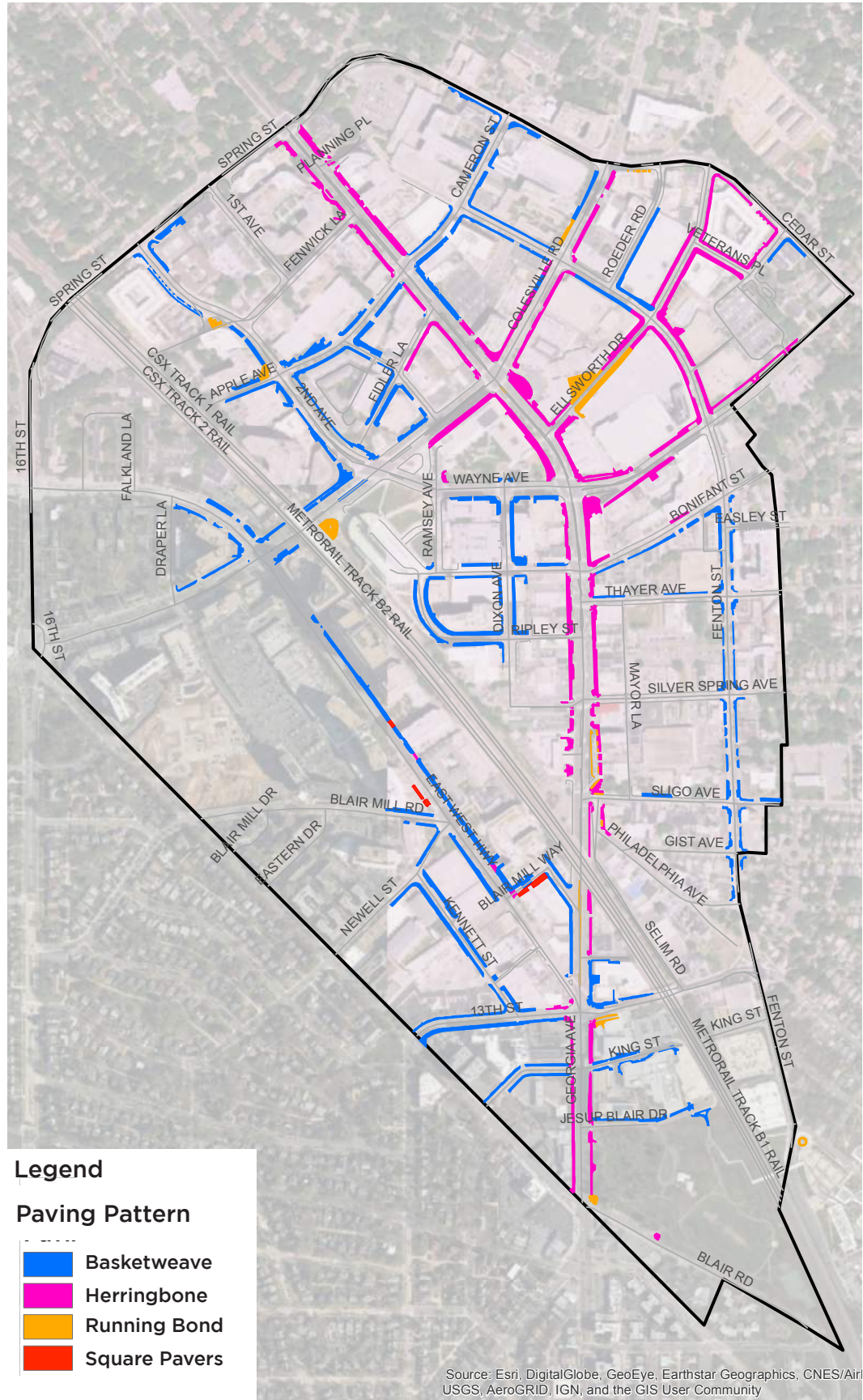
Silver Spring Special Paver (Current)

» Older, lower quality streetscapes include older streetscape standards paving

» As new development has occurred, outdated paving has been replaced

» The 'organic' replacement of paving in the study area has resulted in a mix of streetscape paving characters

# PAVING: PATTERN & LOCATION



Herringbone



Basketweave



Running Bond



Square Pavers



Scored Concrete

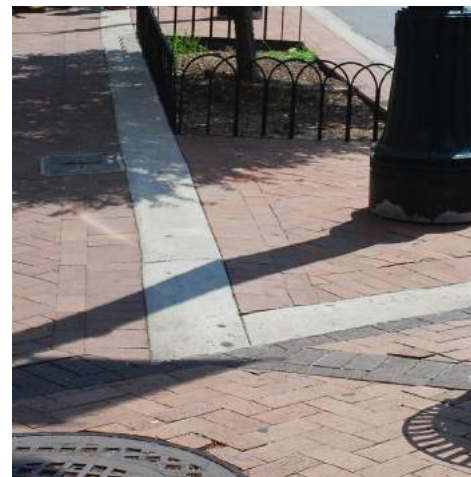
» Special design treatments are often located at key locations (i.e. building entrances)

» Herringbone paving patterns define the Georgia Ave. corridor

## Special Paving



Building Entrances



Edges



Gathering Spaces



Greenways

# LIGHTING



Washington  
Globe



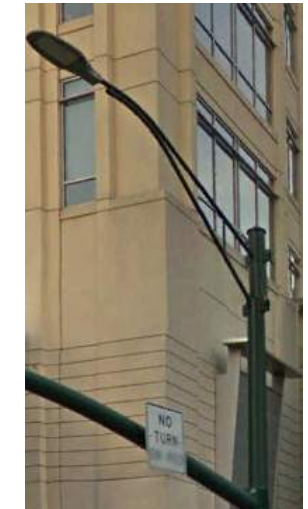
Teardrop Luminaires



Ellsworth



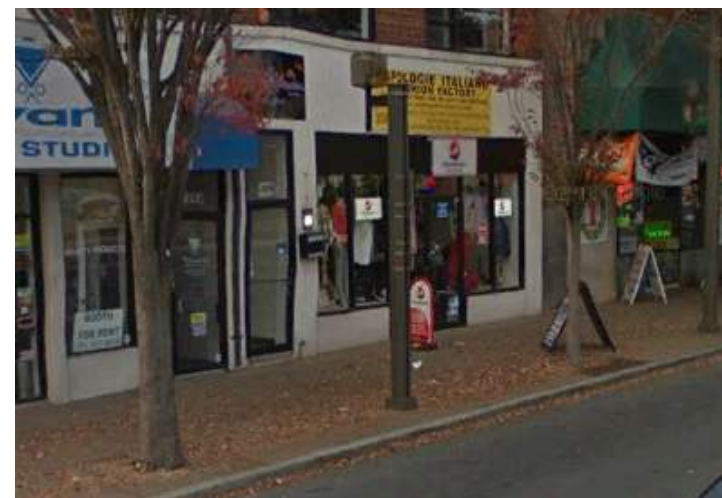
Utility Pole  
Cobrahead



Intersection  
Cobrahead



Black Flat  
Top



Pedestrian Black Pole

- » Several gateway corridors and neighborhood streets lack standard fixtures
- » Prioritize gateway corridors and primary neighborhood streets for lighting upgrades
- » Consider future redevelopment opportunities to upgrade lighting

# FURNISHINGS



Trash / Recycling Receptacles



Planters

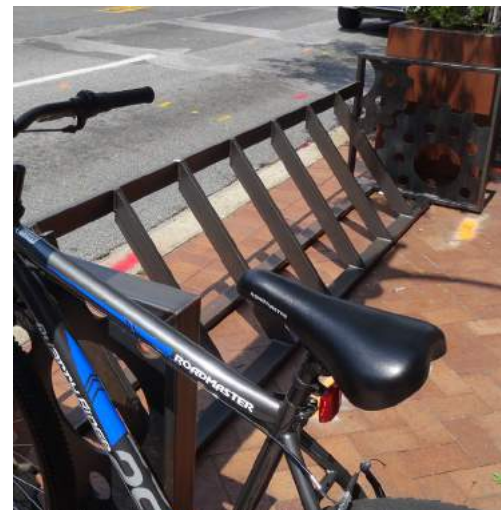


Seating

» Many streetscape furnishing elements deviate from Streetscape Standard guidelines (particularly trash receptacles and bike racks)

» Furnishing finishes deviate from Streetscape Guideline recommendations

» Diversity in furnishing types lends to the eclectic feel of Silver Spring



Bike Racks



Bus Shelters

# SPECIAL ELEMENTS & PLACES



Sidewalk Activities



Parklets



Tree Shades



Destinations



Public Spaces



Gateways



Commemorative



Public Art

» Silver Spring's CBD is diverse and eclectic  
» Accommodate and encourage additional enhancements beyond the basic palette of materials



## KEY TAKEAWAYS

1. **Embrace** the diversity and eclecticism of the Silver Spring CBD
2. **Develop** a system of evaluating existing streetscapes for the purpose of determining areas suitable for change
3. **Establish** a palette of materials and treatments for moving on the “basics”
4. **Emphasize** the importance of landscape maintenance and improvements
5. **Evolve** the tree planting scheme
6. **Upgrade** the quality of planting treatments below trees
7. **Encourage** special design treatments at key locations
8. **Develop** streetscape guidelines that are simple to use
9. **Embrace** beauty and encourage creativity

# DISCUSSION