

M-NCPPC MONTGOMERY COUNTY PLANNING DEPARTMENT

**Major Real Estate Developments in the Silver Spring
Regional Area: Recently Completed, Under
Construction, and Approved Projects
Silver Spring Citizen's Advisory Board
December 13, 2017**

Robert Kronenberg, Area 1 Chief

M-NCPPC MONTGOMERY COUNTY PLANNING DEPARTMENT

Who Are We? We are the Montgomery County side of the bi-county Maryland National Capital Park and Planning Commission. We are a state agency but answer to the County Council. Made up of 140 planners, urban designers, transportation experts and admin staff, we aim to improve quality of life by conserving and enhancing the natural and built environment for current and future generations.

What Do We Do? The Planning Department creates great communities by developing master plans, reviewing applications for development and analyzing information to help public officials plan for Montgomery County's future.

Organization: Five-member Planning Board meets every Thursday at 9 a.m. at our Silver Spring main office (8787 Georgia Ave.) handling park and planning decisions in Montgomery County. The Board is largely responsible for setting land use and protecting parkland resources throughout the 323,000-acre county.



For Several Decades We Have Followed the Wedges & Corridors Concept in Montgomery County, MD

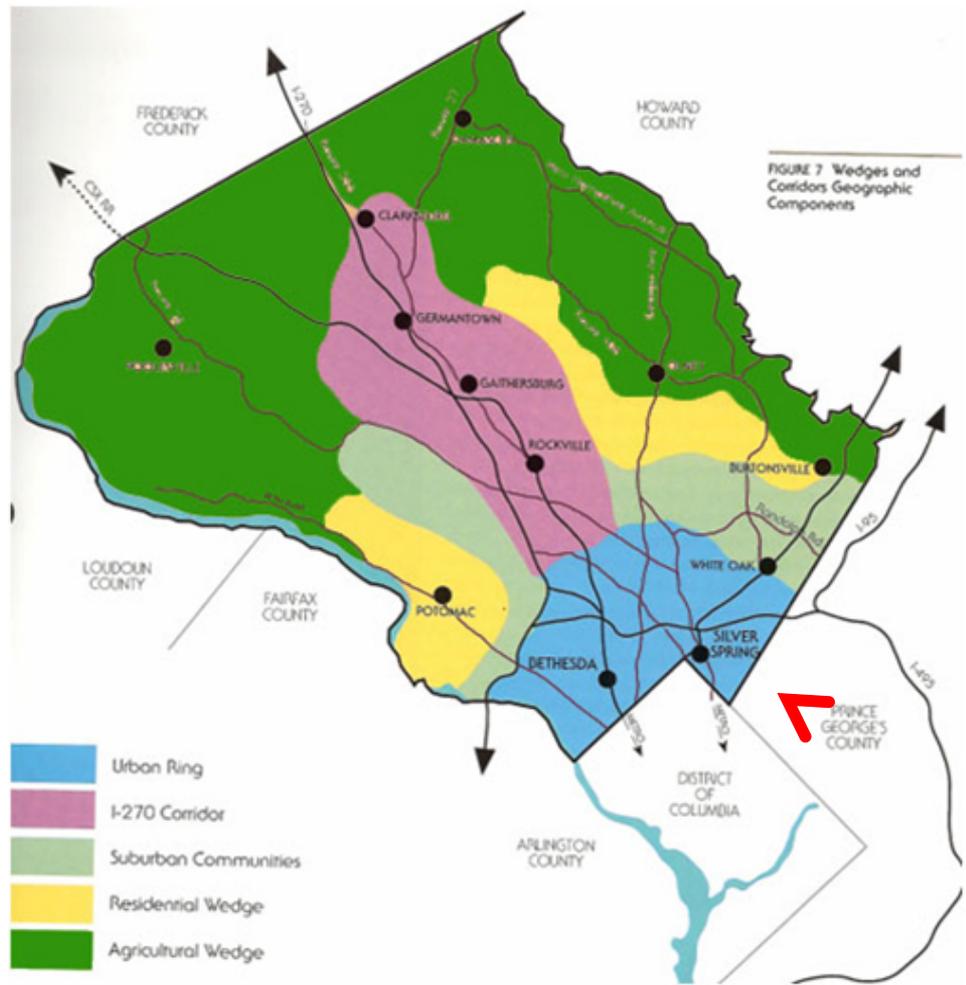
Wedges:

- Agricultural and Rural Open Space (90,000 Acres)
- Transfer of Development Rights Program
- Limited Infrastructure

Development Corridors:

- I-270, Rt. 355, Rt. 97 (Georgia Ave), Rt. 29 (Colesville Road)

- Central Business Districts
 - Friendship Heights
 - Bethesda
 - Silver Spring
 - Wheaton
 - White Flint



Key Public Policy Goals

Affordable Housing

- All residential development over 20 units provides 12.5% MPDUs
- Incentives are provided through zoning and master plans to satisfy the housing goals of the County-such as additional height and density
- Affordable Housing Projects over 20% are expedited through the process

Development Patterns (1967)

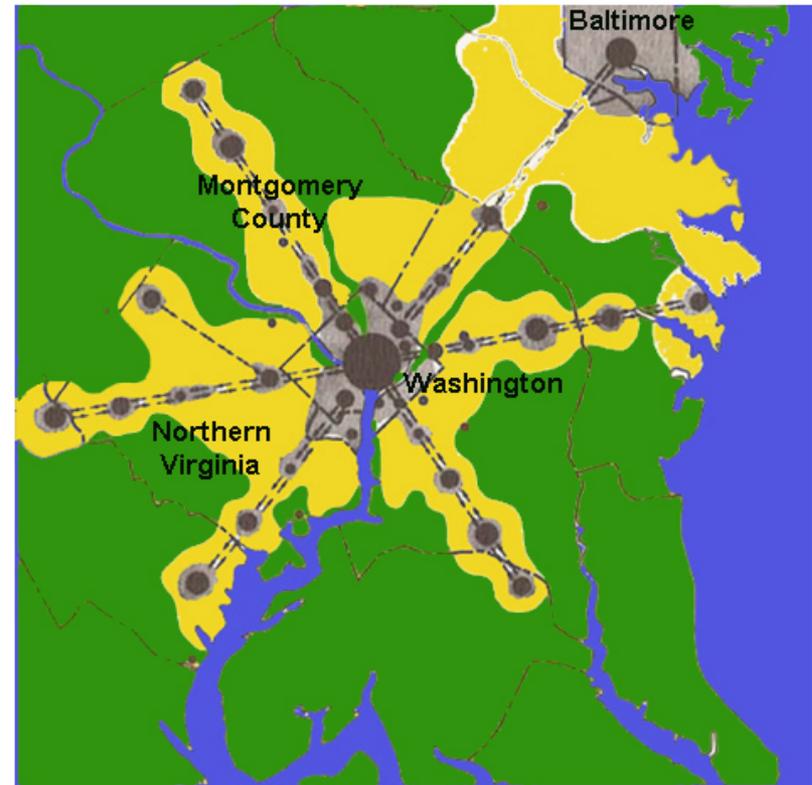
- Focus Development in the Urban Areas and Core Areas of the County to facilitate growth and transit opportunities “corridors” (Corridor Cities, CBD’s, Metro, Highways, Public Facilities) and preserve the green areas “wedges” of the County (Ag. Reserve, Forests, Stream Valleys)
- Analysis of Master Plans to address redevelopment, new public facilities, changes in land use patterns, cultural & environmental resources, and long range planning goals

Transit Oriented Development

- Emphasize the network of transit opportunities specifically in the urban areas around Metro stations
- Master Planning efforts to identify TOD sites

Design Excellence

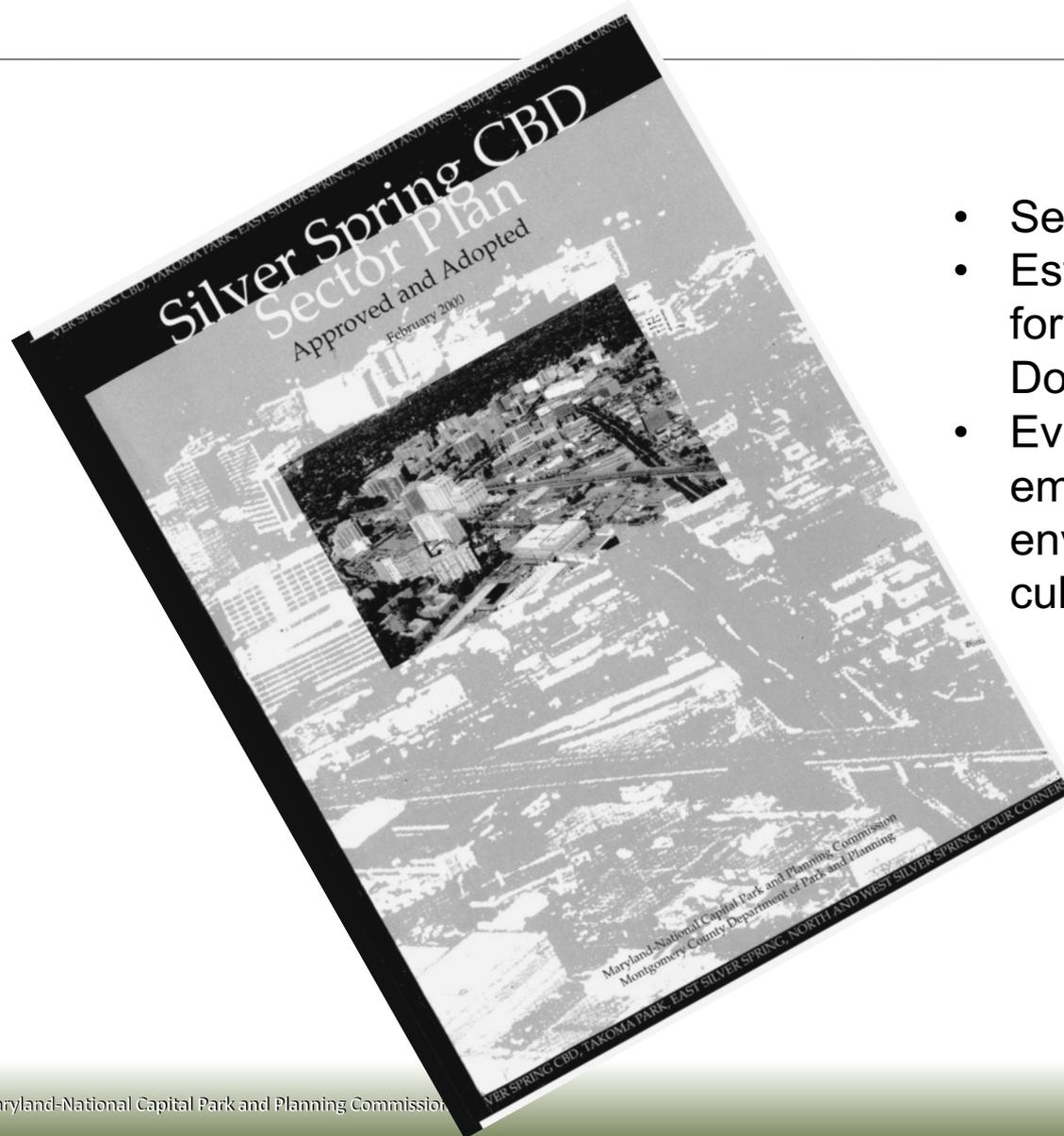
- Emphasize great building and site design





Silver Spring Central Business District

Revitalization Efforts



- Sector Plan Adopted in 2000
- Establishes the Framework for Future Growth in Downtown Silver Spring
- Evaluates future housing, employment, transportation, environment, design and cultural resources



Silver Spring Central Business District

Overview

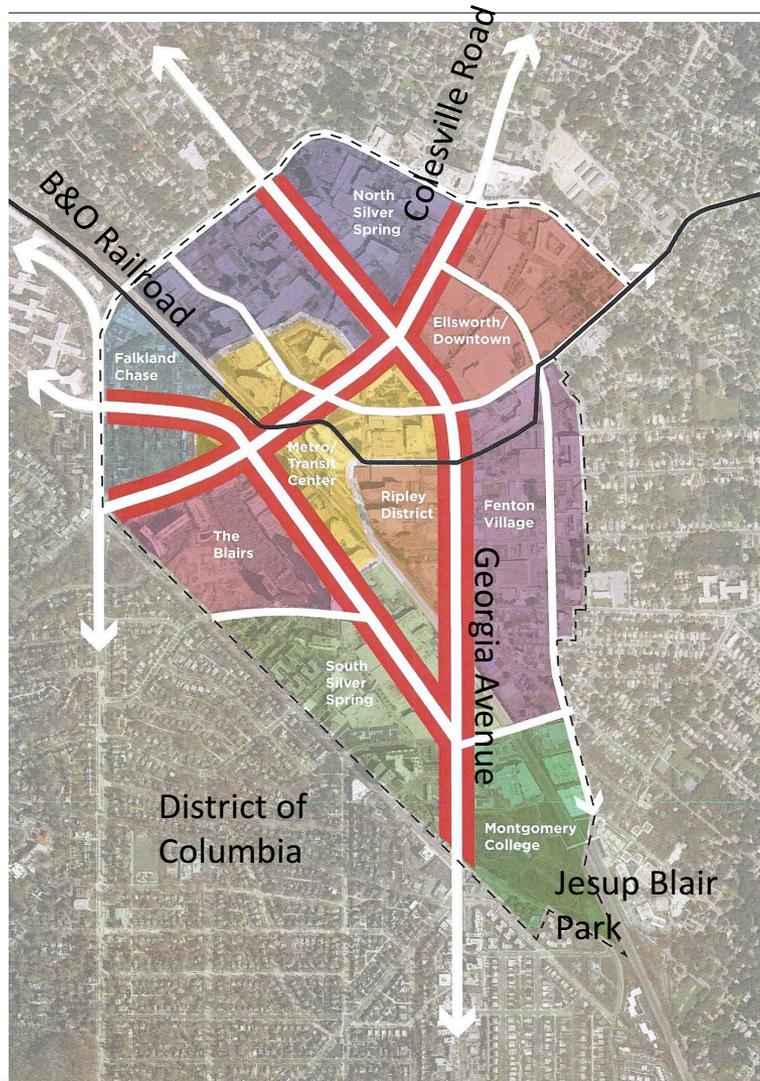
Downtown Silver Spring

- Encourage varying types of housing (senior/workforce)
- Additional height for workforce housing
- Increased public amenities
- Convergence of Red Line, Purple Line, Metro
- Additional transit options (bus/ride-on, VanGo/bike share/Limebike)
- Biking options to Capital Crescent Trail, Rock Creek and Metropolitan Branch Trail)



Silver Spring Central Business District

Overview

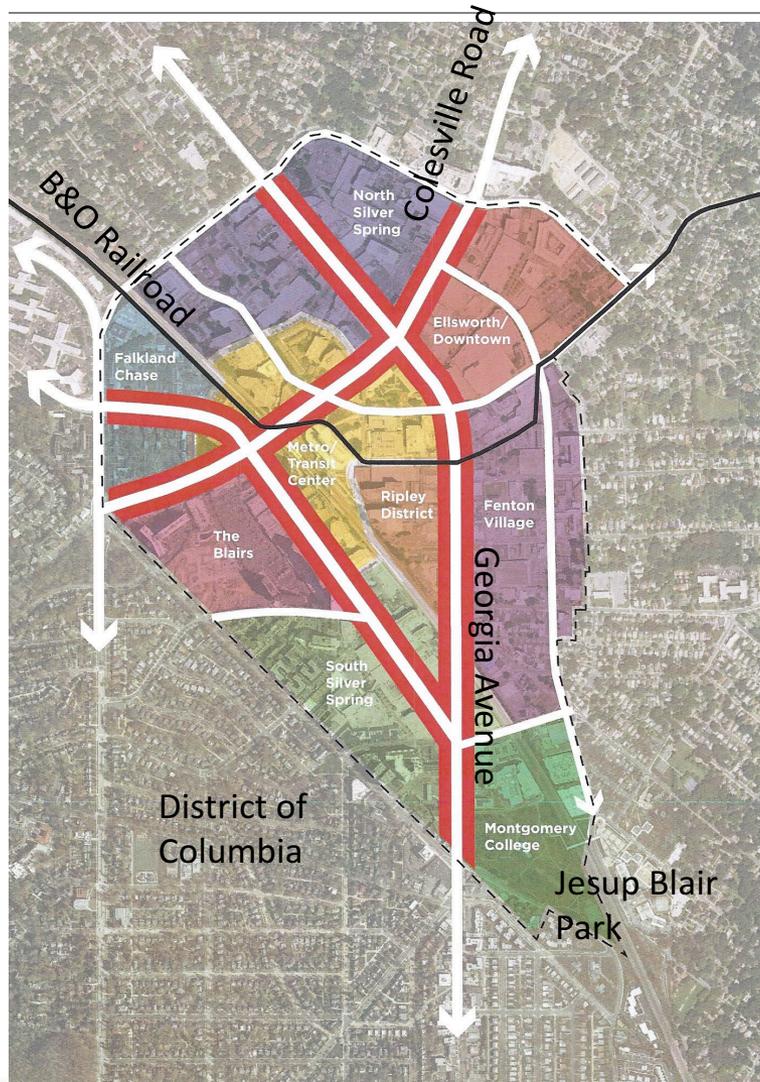


Top Stories

- 5 major projects under construction
- 4 projects approved to begin construction in the near future
- Streetscape Guidelines underway
- Purple Line construction begins
- Separated bike lanes completed-almost
- WSSC/Pepeco/Washington Gas work on Colesville Road
- Penguin Art at Silver Spring Metro Station

Silver Spring Central Business District

Projects Recently Completed or Near Completion



North Silver Spring

- The Core
- Silver Spring Separated Bike Lanes

Fenton Village

- Fenton Street (Church)
- Nora School

The Blairs

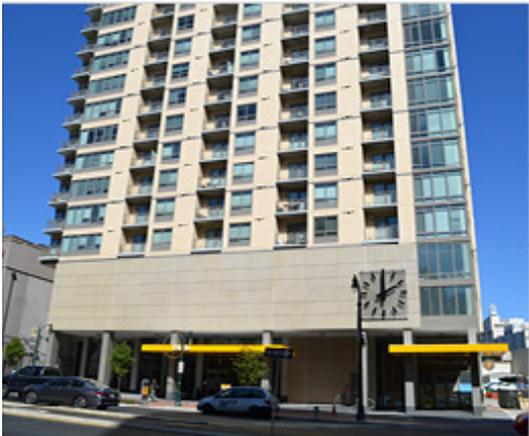
- The Pearl at the Blairs



Projects Recently Completed in Silver Spring- *North Silver Spring*

Silver Lofts (The Core)

- 292 Dwelling Units
- 12.5% MPDUs, 17 Workforce Housing Units
- Additional Height for Workforce Housing
- Located near Downtown Silver Spring Core
- Streetscape and Art Amenities
- Amenity Fund Contribution



Projects Recently Completed in Silver Spring- *Silver Spring Separated Bike Lanes*



Projects Recently Completed in Silver Spring- *Fenton Village*



Fenton Street (820160270)

Optional method

Community involvement on building design and stepbacks

- Gross Tract Area: 117,412 s.f. (2.695 acres)
- 256,686 square feet total density
- 259 residential units (33 MPDUs)
- 18,650 square feet of retail
- Building 75 feet in height (six stories)
- 267 structured parking spaces (under building)
- New plazas, play ground, public art
- Sector Plan themes (Transit Oriented, Commercial, Residential, Civic, Green, Pedestrian Friendly)
- Amendment recently submitted



Projects Recently Completed in Silver Spring- *Fenton Village*

Nora School (820160040)

- CR 3.0 C2.0 R2.75 H 110
- Proposing adding a second story to the ex. 1-story building
- Total increase of up to 15,030 sf (ex. 7,236 sf)
- Adding up to 80 students



Projects Recently Completed in Silver Spring- *The Blairs*

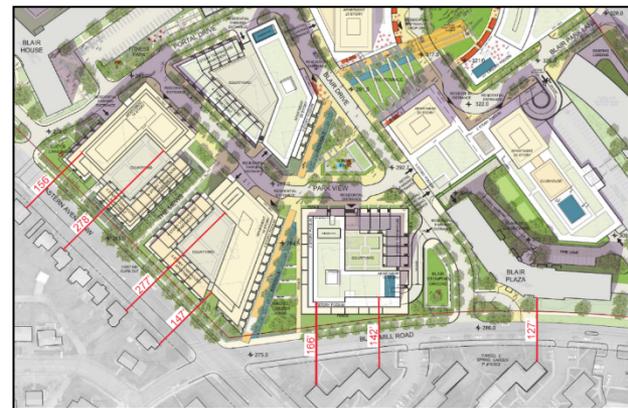
The Blairs – *The Pearl* (820140170)

Master Plan

- 3,825,400 gsf
- 450,000 sf commercial
- 3,375,400 sf. residential (2,800 units)
- 14-20 Stories, 143' – 200' tall
- Structured parking
- Green space and recreational opportunities
- Public Art
- Affordable Housing
- Streetscape improvements

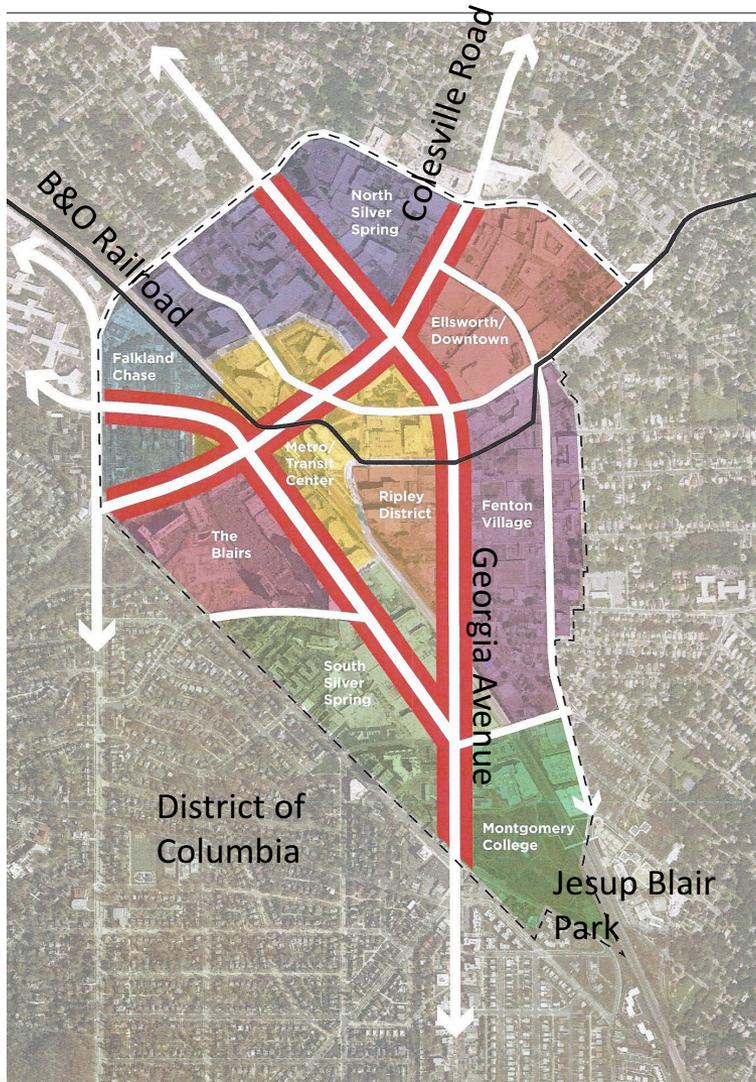
The Pearl and sister building

- F1 & F2 buildings (up to 507 units with 64 MPDUs)
- 14-20 Stories, 143' – 200' tall
- Structured parking
- Green space and recreational opportunities
- Affordable Housing
- Streetscape improvements



Silver Spring Central Business District

Projects Under Construction



North Silver Spring

- United Therapeutics

Fenton Village

- Studio Plaza
- 900 Thayer (The Adele)

Ripley District

- Ripley II
- Ripley East

Montgomery College

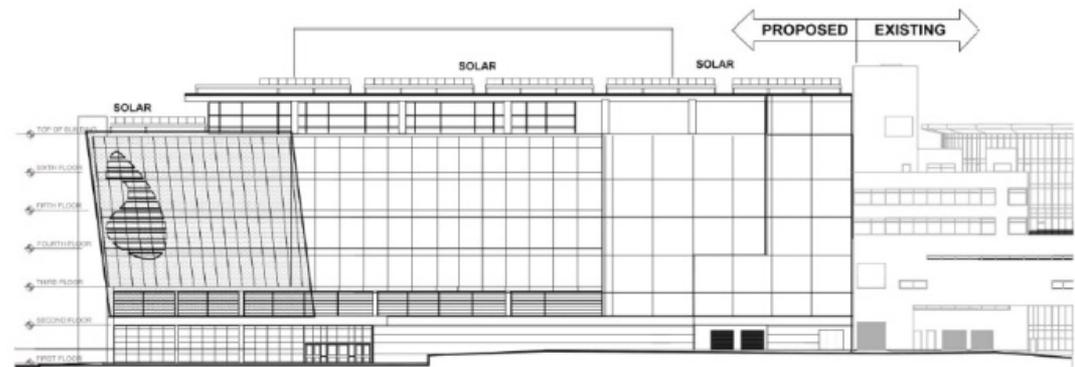
- Metropolitan Branch Trail Segment

Projects Under Construction in Silver Spring- *North Silver Spring*



United Therapeutics (820140110)

- 121,724 gsf
- 111,724 sf office
- 10,000 sf retail
- 9 Stories, 90' tall
- Structured parking
- Net Zero Building
- Public Art/Bio Path
- Amenity fund contribution
- Streetscape improvements



NORTH ELEVATION

Projects Under Construction in Silver Spring- *Fenton Village*



Studio Plaza (820130010)

- 1.66 acres
- CBD-1 Zone H 110 & Fenton Village Overlay Zone
- 2 Phases (418,069 gsf)
 - 415 multi-family du's (61 MPDUs & 10 WFHUs)
 - County Parking Lot No. 20 (Public-Private Partnership)
 - 10,500 sf retail
- Through-block pedestrian connection
- Public use space and public art
- Streetscape improvements



Projects Under Construction in Silver Spring- *Fenton Village*



900 Thayer “The Adele” (82006020A)

- CBD-1 & Fenton Village Overlay Zone (0.96 acres)
- 124 multi-family du’s
- 5,300 sf of retail
- Contribution toward public use space
- Public Art
- Significant Affordable Housing
- Streetscape Improvements



Projects Under Construction in Silver Spring- *Ripley District*



Ripley II (820160070)

- 1.66 acres
- CRT 5.0, C 4.0, R 4.75, H 200T
- Ripley/South Silver Spring Overlay Zone in the Ripley District of the Silver Spring CBD Sector Plan area
- Constructed Progress Place as part of a Major Public Facility
- Complete portion of the Metropolitan Branch Trail

Projects Under Construction in Silver Spring- Ripley District

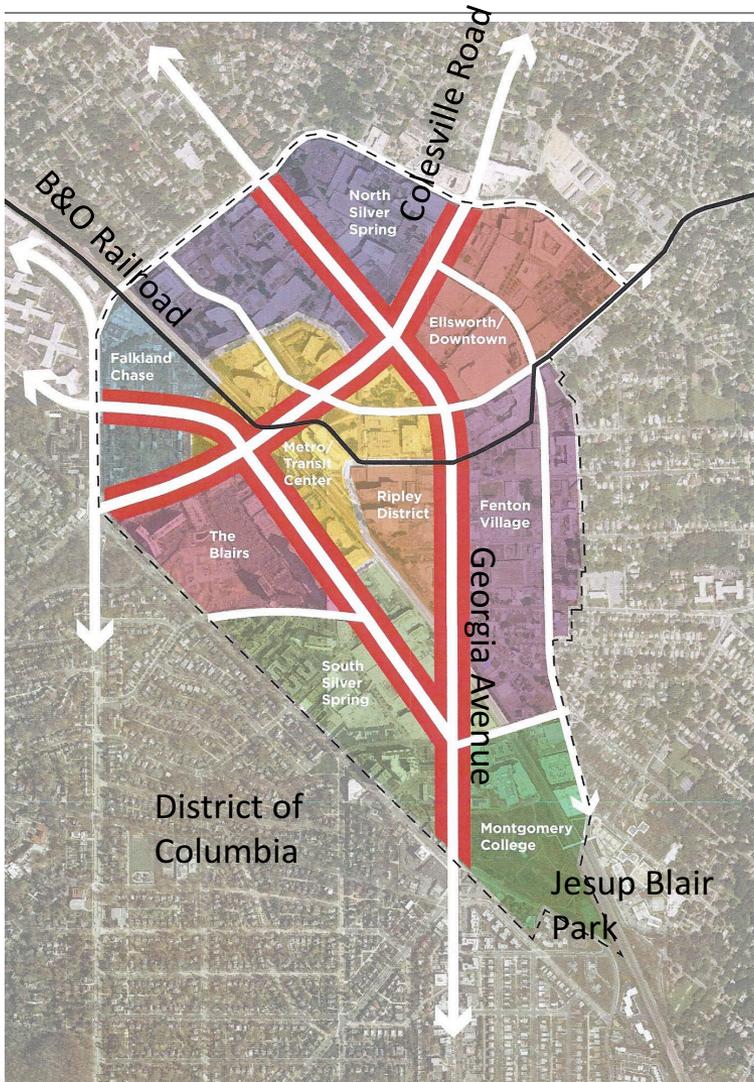
Ripley East (820150130)

- Mixed-use Residential (360 Dwelling Units including 15% MPDUs) and Ground Floor Retail
- Located in the Ripley District
- Purple Line on north side of project
- Building Stepbacks along Georgia Avenue



Silver Spring Central Business District

Projects Approved



North Silver Spring

- 8787 Georgia Avenue (Sketch)
- PLD Meter Building (Mandatory Referral)
- Elizabeth Square
- The Guardian Building

Ellsworth/Downtown

- Lee Development
- City Place

Fenton Village

- Sligo ArtSpace
- Silver Spring Park
- R Holt Easley

Falkland Chase

- Falkland North

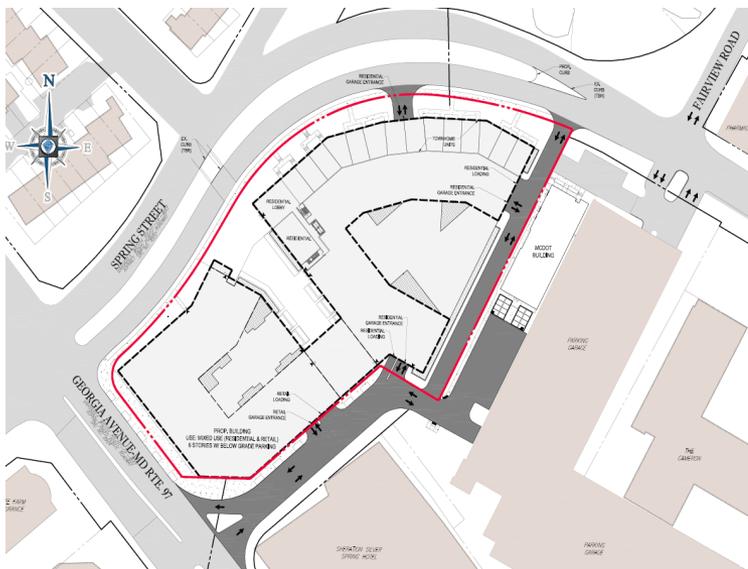
The Blairs

- The Blairs Master Plan

Metro/Transit Center

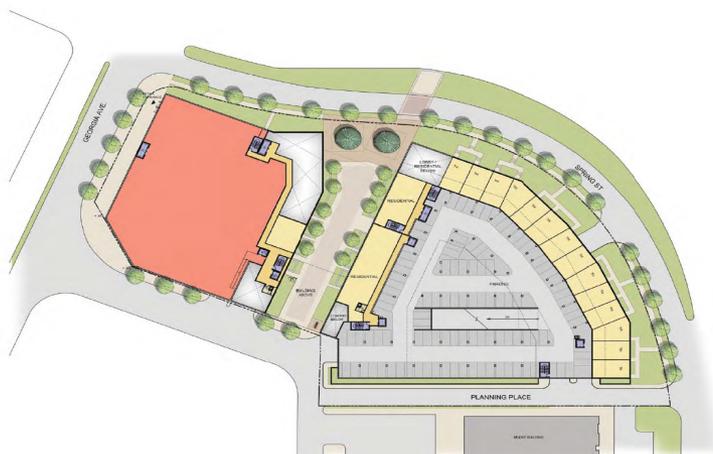
- 8600 Georgia

Projects Approved in Silver Spring- North Silver Spring



8787 Georgia Avenue (320170050)

- CR 3.0 C2.0 R4.75 H 90
- 413,821 sf of development (up to 50,000 sf of commercial)
- Retail uses on the ground floor closest to Georgia Avenue
- bldg. ht. up to 90'
- Pedestrian through block connection
- Currently scheduled for Planning Board for Summer 2017



Projects Approved in Silver Spring- North Silver Spring

Elizabeth Square (820170140)

CBD-1 and CBD-2 zones

996,109 sf of development

906 total multi-family units (436 new)

- Alexander House (300 units)
- Elizabeth House III (267 units)
- Elizabeth House IV (330 units)

25% MPDUS, 10% Workforce

5,451 sf of non-residential uses

137,148 sf of publicly owned or operated facilities including 120,058 sf for a regional recreation and aquatic center

Metropolitan Branch Trail segment along CSX tracks



Projects Approved in Silver Spring- North Silver Spring



The Guardian Building (320170080)

- CR 5.0 C4.0 R4.75 H 145'
- 177 multi-family du's
- Retail uses on the ground floor
- bldg. ht. 145'
- Preservation of existing building (5 floors), adding an additional 5 floors – converting office to residential

Projects Approved in Silver Spring- *Ellsworth/Downtown*

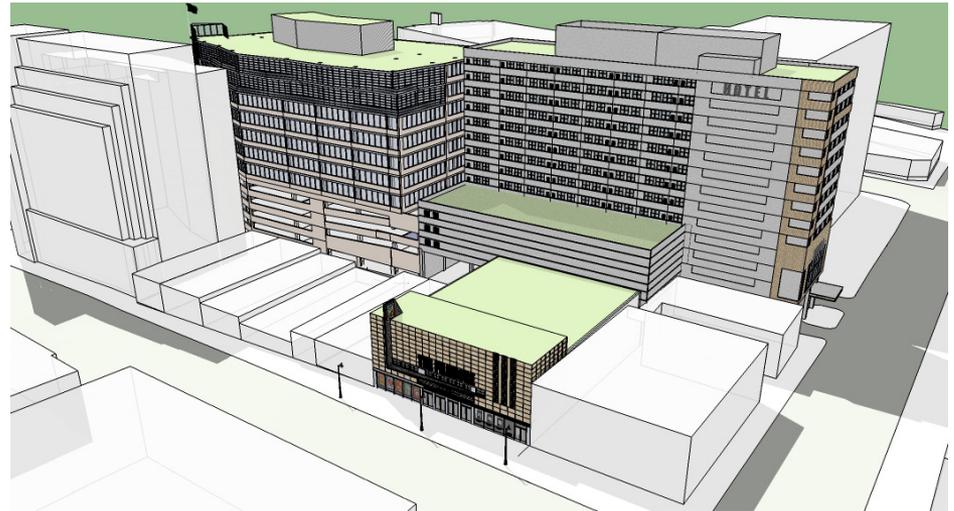


City Place (81988046E)

- 739,269 sf of development (includes 91,772 sf of cellar space)
- Total FAR of 6.0
- Public Use Space Improvements
- Building (interior and exterior) renovations
- bldg. ht. 192'

Lee Development-Filmore (820100100)

- Three phase development for performance hall, retail and hotel
- CBD-2 zone
- 383,382 sf of development (4.0 FAR)
- bldg. ht. 143'



Projects Approved in Silver Spring- *Fenton Village*



Sligo ArtSpace (820160270)

- Standard method
- Community involvement
- 130,000 sf of development
- 110,000 sf residential uses,
- 68 affordable multi-family units
- 11 market & wf townhomes
- 20,000 sf non-residential uses
- 30 artist studios
- 1,500 sf retail
- bldg. ht. 60', 42'



Projects Approved in Silver Spring- Fenton Village

Silver Spring Park (82010012A)

- CBD-1 and Fenton Village Overlay Zone
- 147,888 sf of development
- 3,602 sf retail, 28,170 sf office, 58 multi-family du's including 7 MPDUs and 5 WFHUs
- bldg. ht. 60'

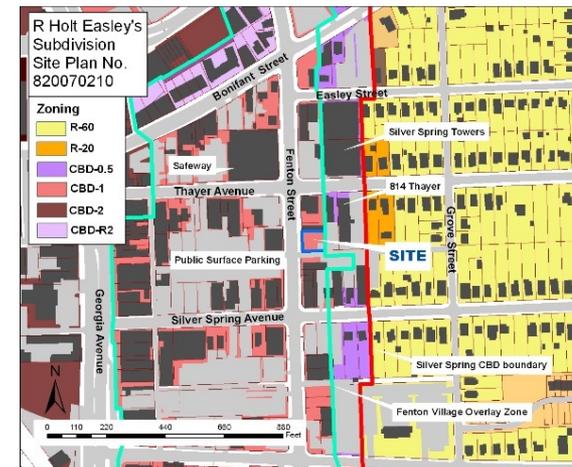


Projects Approved in Silver Spring- Fenton Village



R Holt Easley's (820070210)

- CBD-1 & Fenton Village Overlay Zone
- 9,226 sf of development including 4,613 sf of office and 4,613 sf of retail
- bldg. ht. 30'



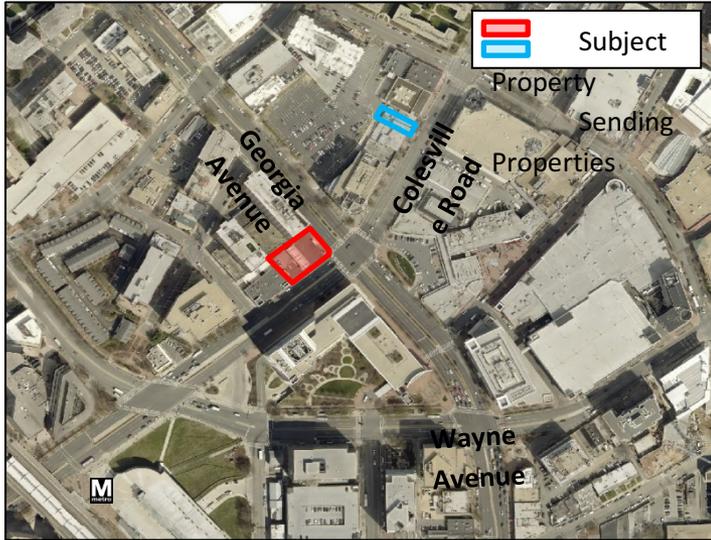
Projects Approved in Silver Spring- Falkland Chase

Falkland North (82012005A)

- CR 3.0 C0.75 R3.0 H145T' (9.77 acres)
- 120,000 sf of non-residential development
- 1,250 multi-family du's (approx. 17% affordable multi-family units)
- Significant public use space
- Easements for the Purple Line
- Preservation of 2 other Falkland properties



Projects Approved in Silver Spring- Metro/Transit Center



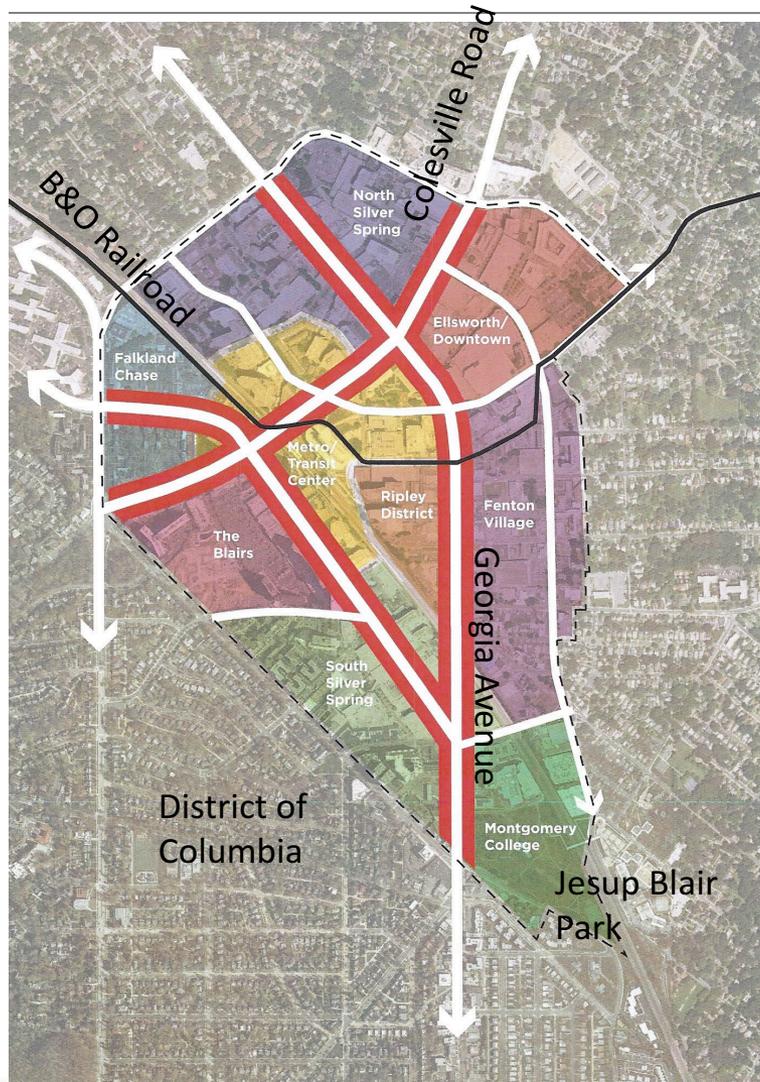
8600 Georgia Avenue (320170050 & 120170040)

- CR 5.0 C4.0 R4.75 H 145T
- 147,440 sf of non-residential development
- 173-room extended stay hotel
- Retail uses on the ground floor
- bldg. ht. 145'
- Public Art



Silver Spring Central Business District

Projects Under Review and Coming Soon



North Silver Spring

- 8787 Georgia Avenue (Site Plan)

Ellsworth/Downtown (outside of CBD)

- Old Silver Spring Library

Fenton Village

- 850 Sligo Avenue

Metro/Transit Center

- Metro Center-Parallel Universe Brewery

Montgomery College

- Math Building/Master Plan

Research and Special Studies

- Office Market Assessment
- Rental Housing Study
- Master Plan Reality Check
- Retail Trends Study
- Co-location of Public Facilities Study
- Recreation Guidelines
- Silver Spring Streetscape Guidelines



Other Events and Plans

Spring Center-Closing of businesses on 16th Street for Purple Line Station and Staging

Winter Speaker Series in January & February

<http://montgomeryplanning.org/event/2017-2018-winter-speaker-series/>

MM4 event in May

Forest Glen/Montgomery Hills Sector Plan



Other Events and Plans



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