Major Real Estate Developments in the Silver Spring Regional Area

Development Projects & Update on Montgomery Hills/Forest Glen Sector Plan

Woodside Civic Association
May 8, 2018

Robert Kronenberg, Area 1 Chief
Area 1
Inside the Beltway
Update on Sector Plan:
*Forest Glen/Montgomery Hills*

- Retail study to be finalized in the next 2 weeks
- Business owner forum and meetings
- SHA workshop and continued coordination
- Environmental study
- Community meetings
- Preliminary recommendations in the fall
Forest Glen/Montgomery Hills
Sector Plan Timeline

You Are Here

Fall 2017
- Outreach and Plan Development
- Scope of Work

Fall/Winter 2018
- Plan Concepts

Winter 2018/2019
- Working Draft

Spring 2019
- Public Hearing

Spring/Summer 2019
- Planning Board Draft

Summer 2019
- County Executive & County Council Review

Winter/Spring 2019
- County Council Public Hearing

Summer/Fall 2019
- Approved/Adopted Master Plan

Kick Off
- Public Comment
- Public Comment
- Public Comment
- Public Testimony
- Public Testimony

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
Overview
Silver Spring Central Business District

Downtown Silver Spring

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

**Preliminary Plan:** Define Lot(s) Dedication

**Site Plan:** Detailed

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**Planning Board Review**

**The Basic Process**

**90 DAYS**

**Planning Analysis:**
- Zoning
- Master Plan

**DRC**
- Devel. Review Cmte.

**120 DAYS**

**Design/ Compatibility**
- Transportation
- Environment

**DOT DPS DHCA WMATA WSSC PEPCO SHA...**

**120 DAYS**
Overview
Silver Spring Central Business District

Top Stories
- 7-8 major projects under construction
- 2 projects approved to begin construction in the near future
- Streetscape Standards draft to be presented in June 2018
- Purple Line construction begins
- Separated bike lanes completed
- WSSC/Pepco/Washington Gas work on Colesville Road/Fenton
- Discovery Communications
Projects Recently Completed or Near Completion
Silver Spring Central Business District

**North Silver Spring**
- Silver Lofts (The Core) (2017)
- Silver Spring Separated Bike Lanes (2017-2018)

**Fenton Village**
- Fenton Street (Church) (2017)
- Nora School (2017)

**The Blairs**
- The Pearl at the Blairs (2017)
Projects Recently Completed in Silver Spring- *North 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

**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 - 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
Projects Recently Completed in Silver Spring-North
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)
Projects Under Construction
Silver Spring Central Business District

North Silver Spring
- United Therapeutics
- PLD Meter Building

Fenton Village
- Studio Plaza
- 900 Thayer (The Adele)

Ripley District
- Ripley II
- Ripley East

Montgomery College
- Metropolitan Branch Trail Segment

Metro Transit Center
- Elizabeth Square
- Marriott Hotel (8600 Georgia Avenue)
Projects Under Construction in Silver Spring – North Silver Spring- United Therapeutics

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
Projects Approved in Silver Spring
PLD Meter Building
Projects Under Construction 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
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
Projects Approved in 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
Silver Spring Central Business District
✓ Projects Approved

North Silver Spring
- 8787 Georgia Avenue (Sketch)
- The Guardian Building

Ellsworth/Downtown
- Lee Development
- City Place

Fenton Village
- Sligo ArtSpace
- Silver Spring Park
- 850 Sligo Avenue

Falkland Chase
- The Blairs Master Plan
Projects Approved in 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
✓ The Guardian Building (320170080)

The Guardian Building
- 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

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
The Blairs

✓ The Blairs Master Plan (Sketch Plan 920130050)
  - 3,825,400 sf of development including 450,000 sf of commercial uses and 3,375,400 sf of residential uses
Silver Spring Central Business District

Projects Under Review and Coming Soon

**North Silver Spring**
- 8787 Georgia Avenue (Site/Preliminary Plan)

**Ellsworth/Downtown (outside of CBD)**
- Old Silver Spring Library

**Fenton Village**
- 850 Sligo Avenue (Site/Preliminary Plan)

**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 Standards
- Bethesda Streetscape Standards
- Placemaking activities
Other Events and Plans
Makeover Montgomery 4 Conference

http://www.montgomeryplanning.org/event/makeover-montgomery-4/
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