

M-NCPPC MONTGOMERY COUNTY PLANNING DEPARTMENT

# Major Real Estate Developments in the Silver Spring Regional Area

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

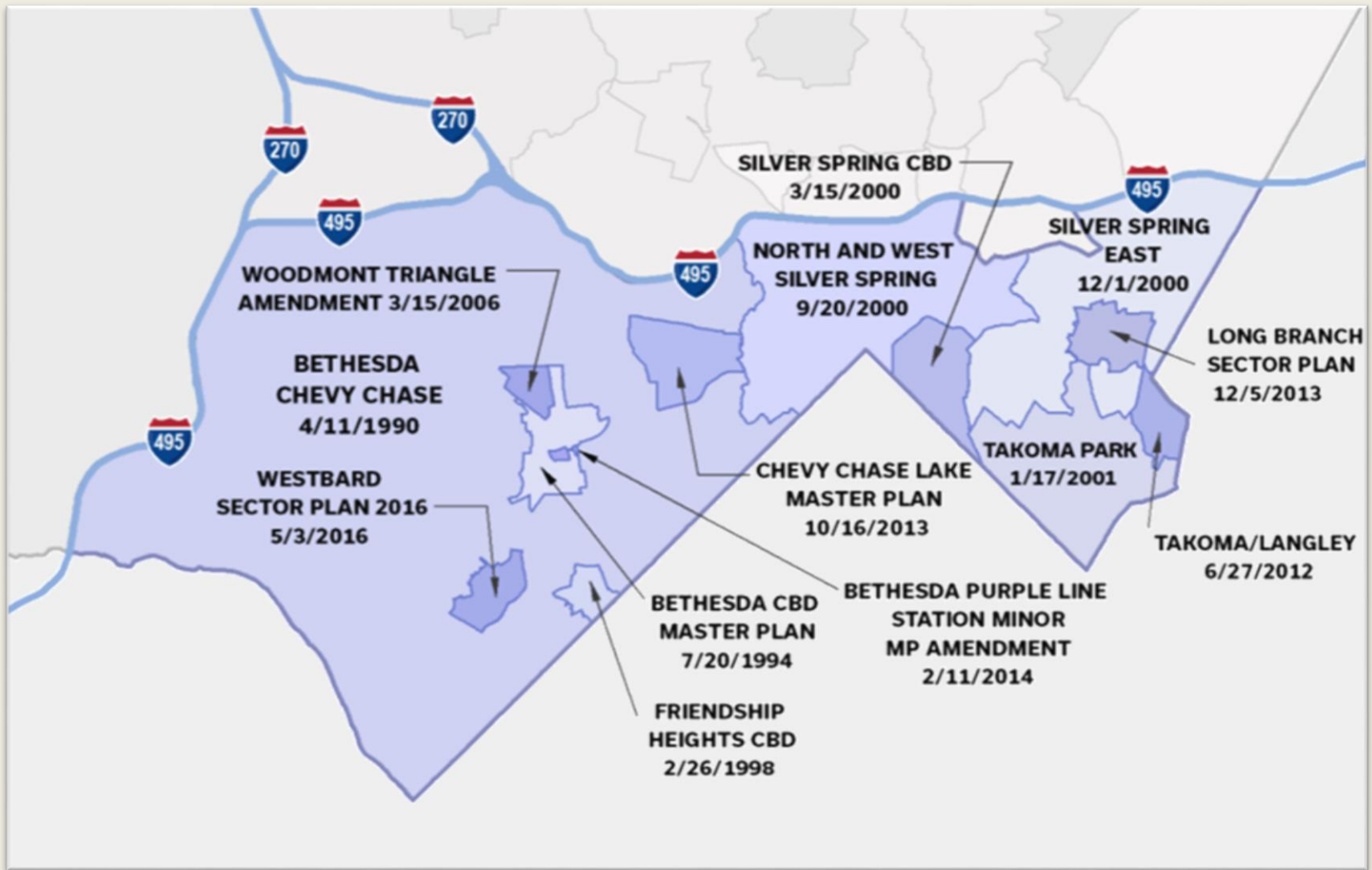
Woodside Civic Association  
May 8, 2018

Robert Kronenberg, Area 1 Chief



# Area 1

## Inside the Beltway



# Update on Sector Plan:

## *Forest Glen/Montgomery Hills*



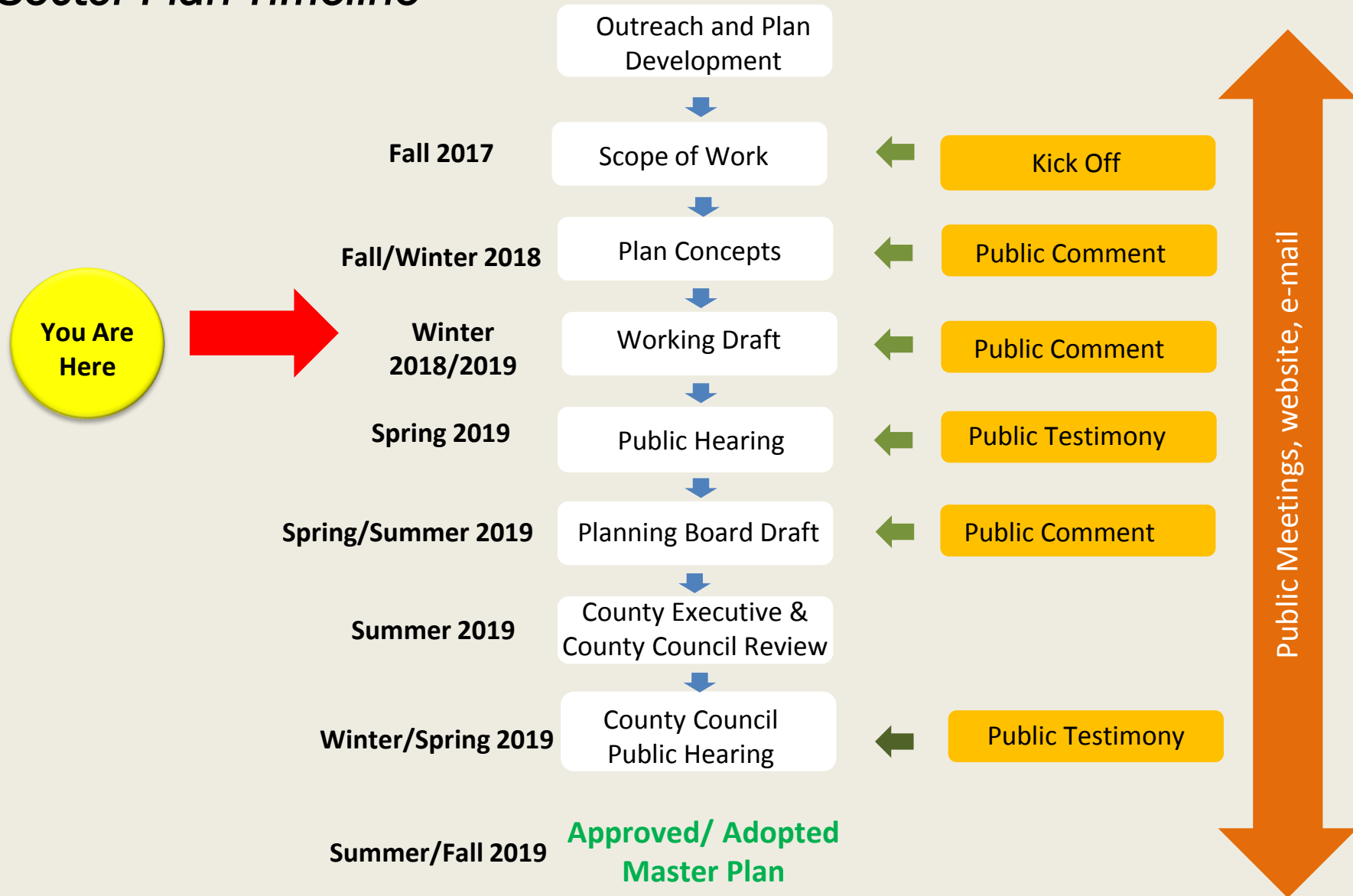
#GeorgiaAveConnects

# FOREST GLEN/MONTGOMERY HILLS

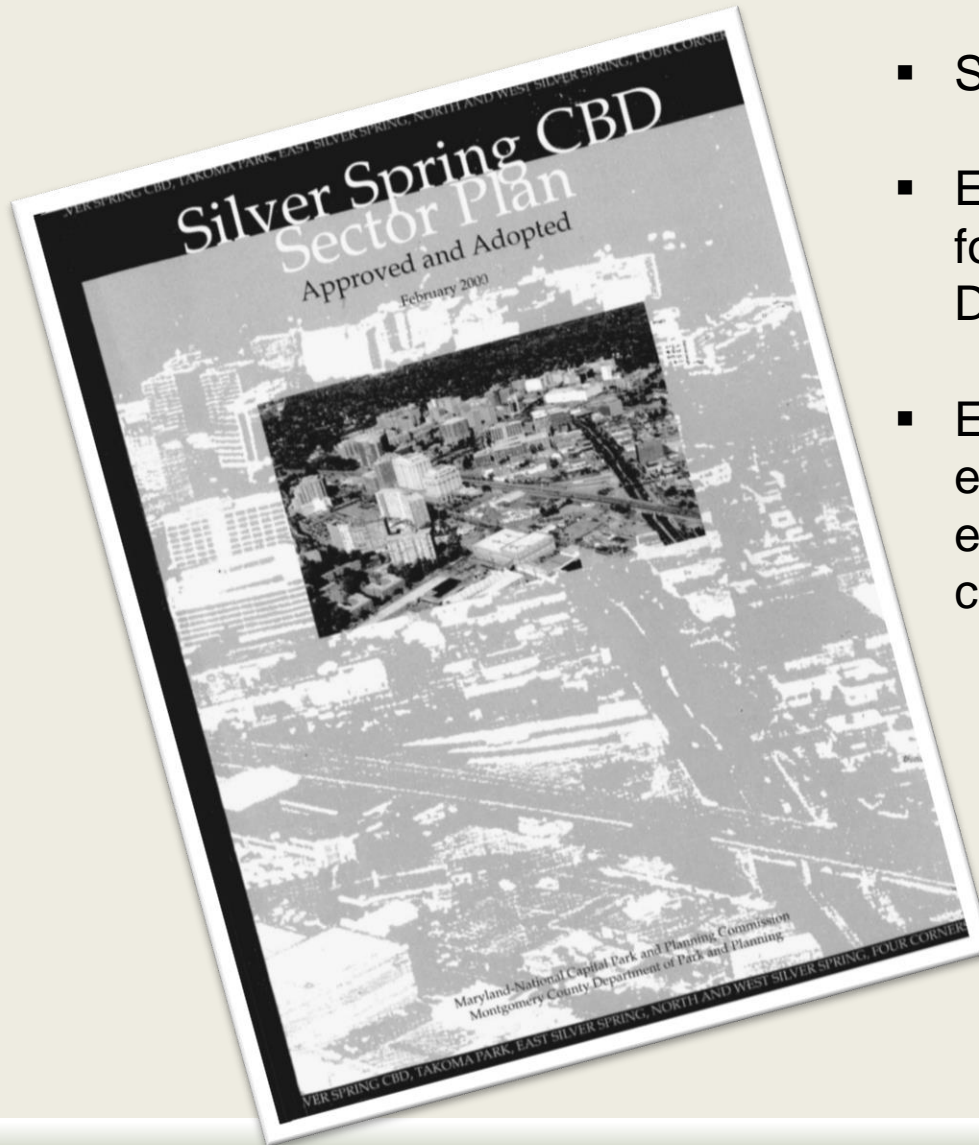
## S E C T O R   P L A N

- 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



# 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



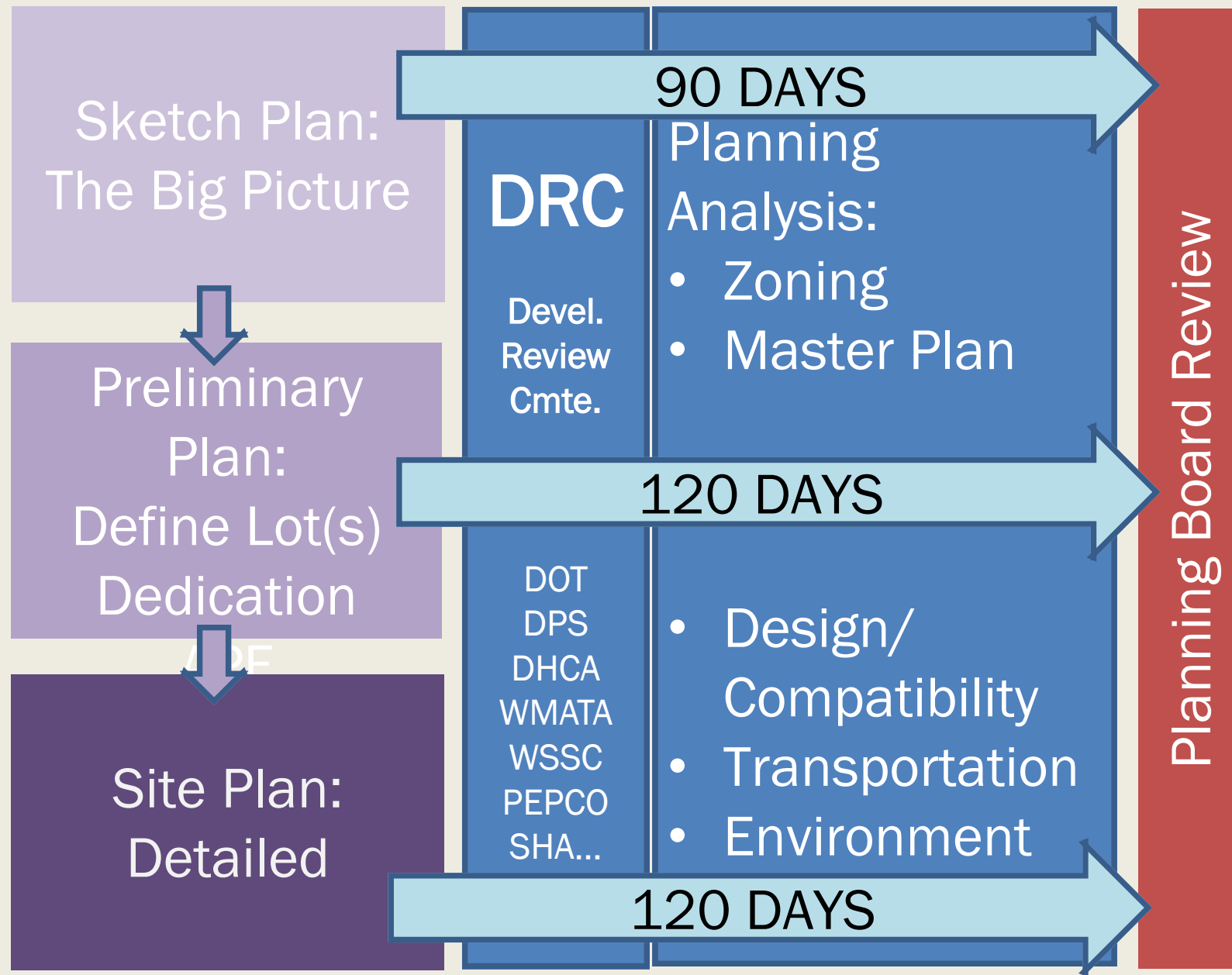
# Overview

## Silver Spring Central Business District

### Downtown Silver Spring

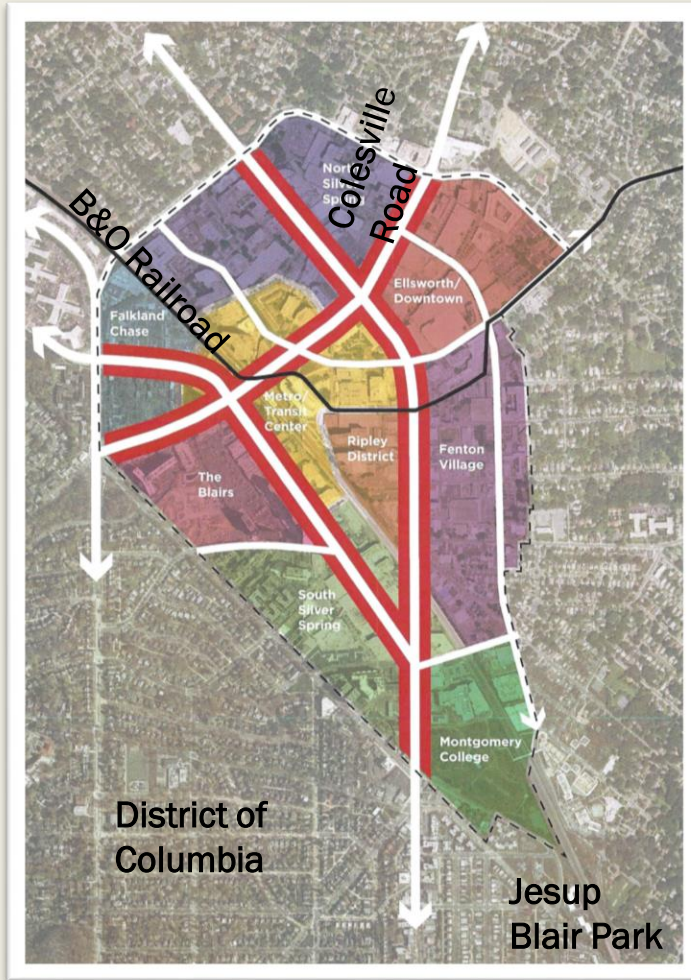
- Encourage varying types of housing (senior/workforce)
- Additional height for workforce housing
- Increased public amenities
- Convergence of Red Line, Purple Line, Marc
- Additional transit options (bus/ride-on, VanGo/bike share/Limebike)
- Biking options to Capital Crescent Trail, Rock Creek and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





# Overview

## Silver Spring Central Business District

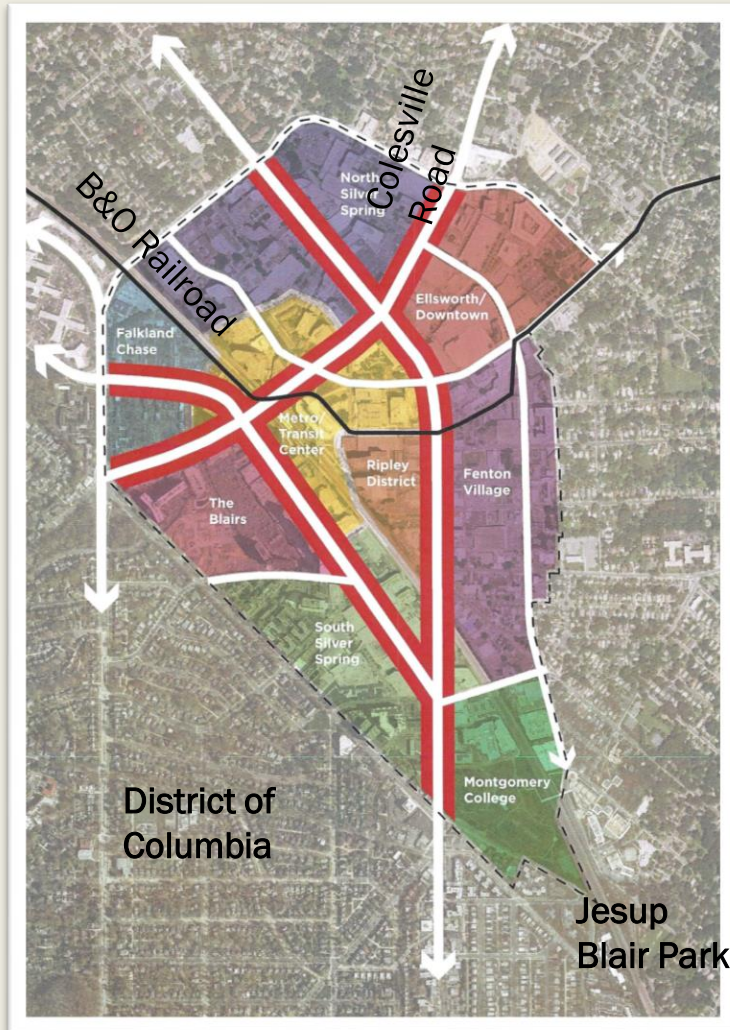


### Top Stories

- 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

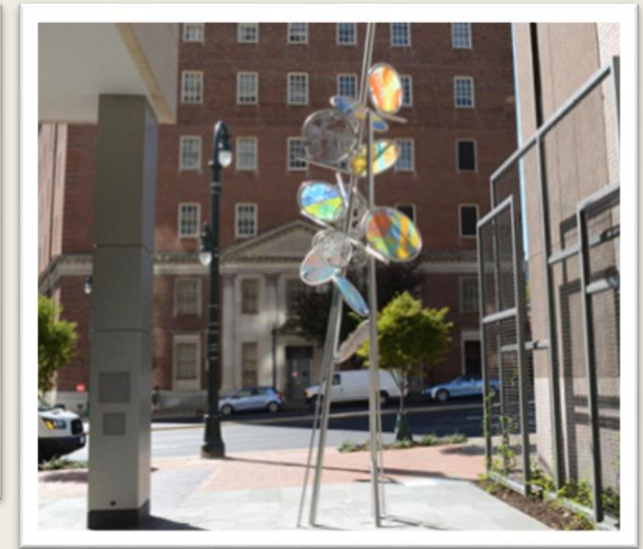
## Nora School (820160040)

- 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

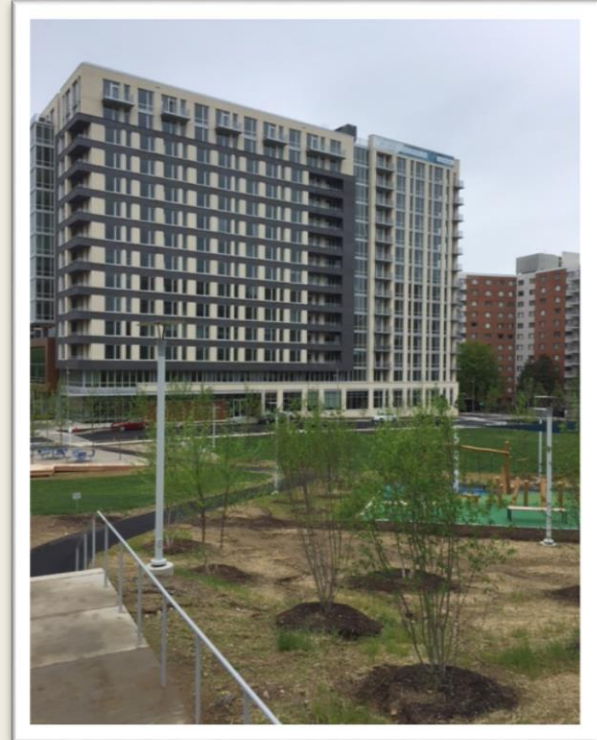
## **The Blairs – *The Pearl* (820140170)**

### **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

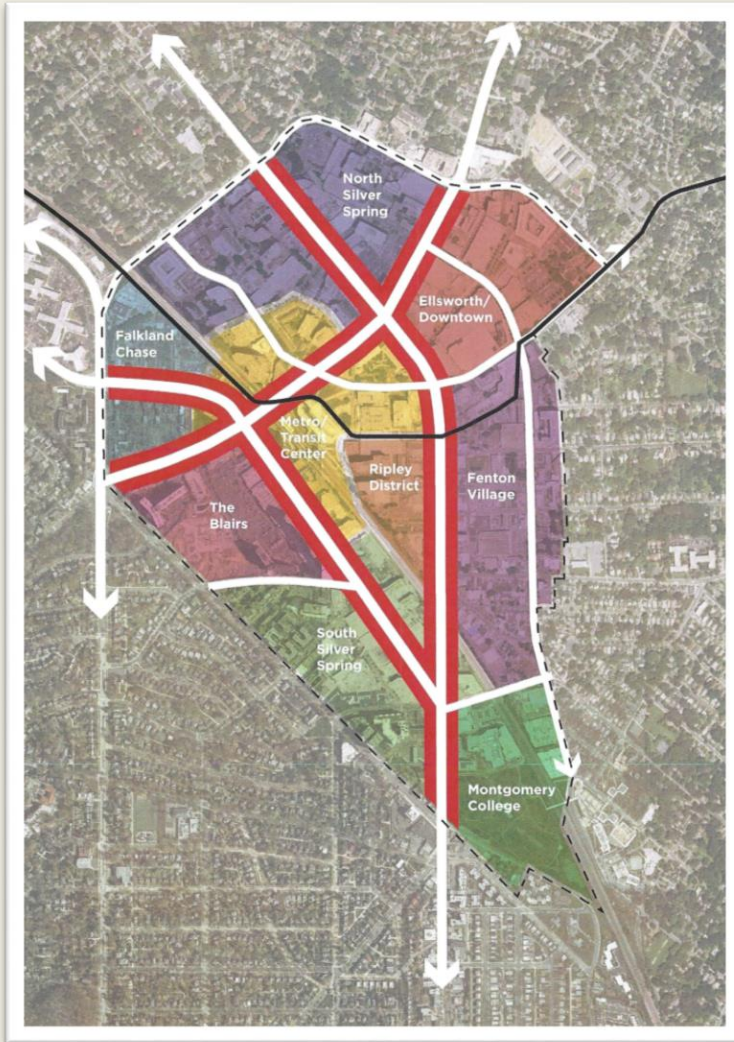
Community involvement on building design and stepbacks

- 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

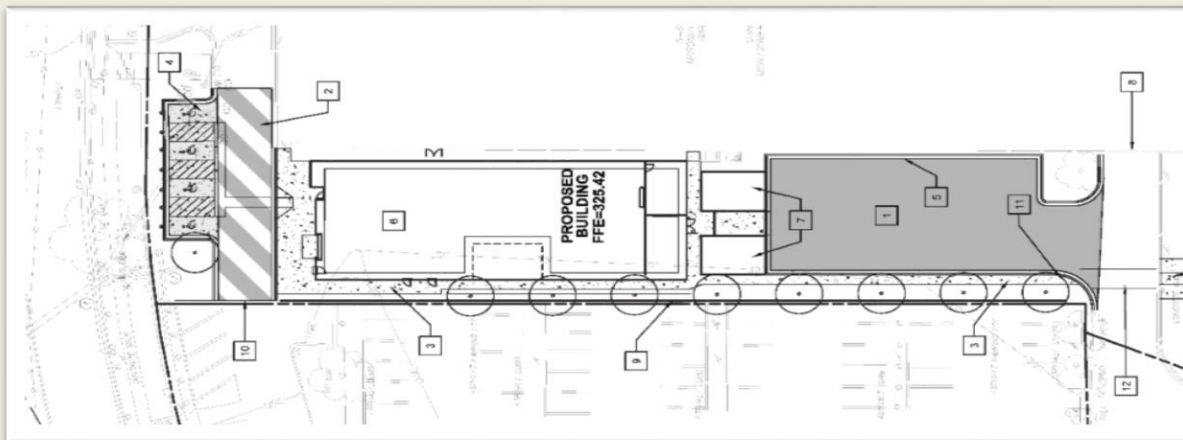
## Silver Spring- *United Therapeutics*



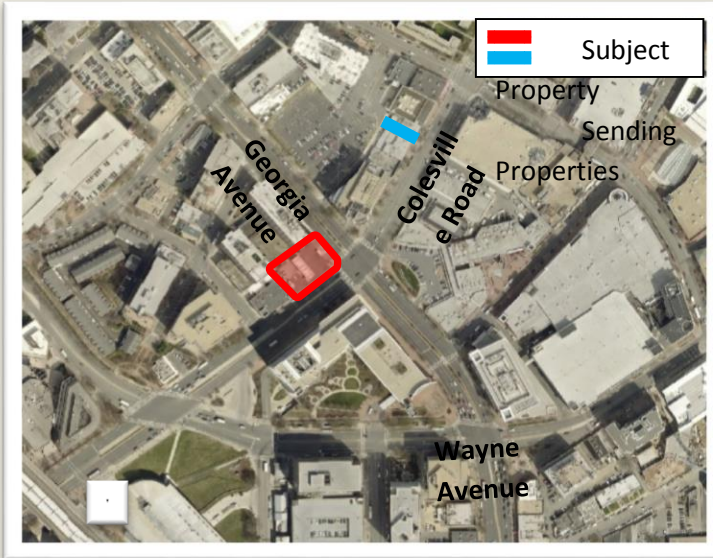
### United Therapeutics (820140110)

- 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

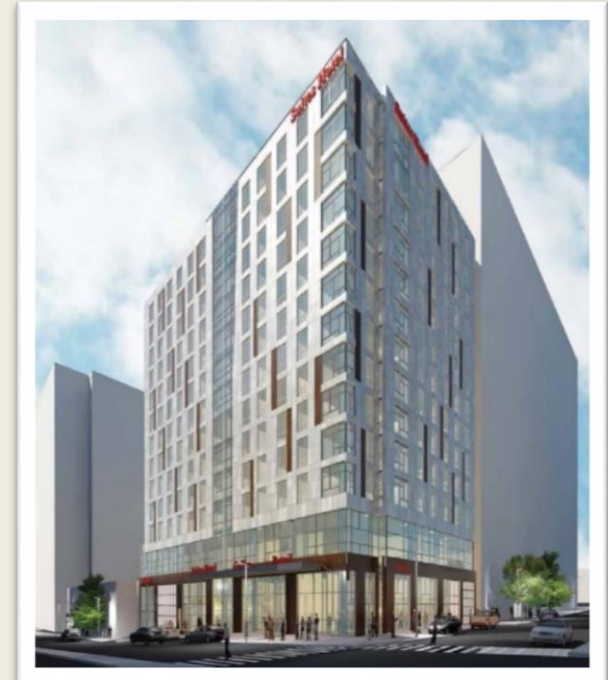
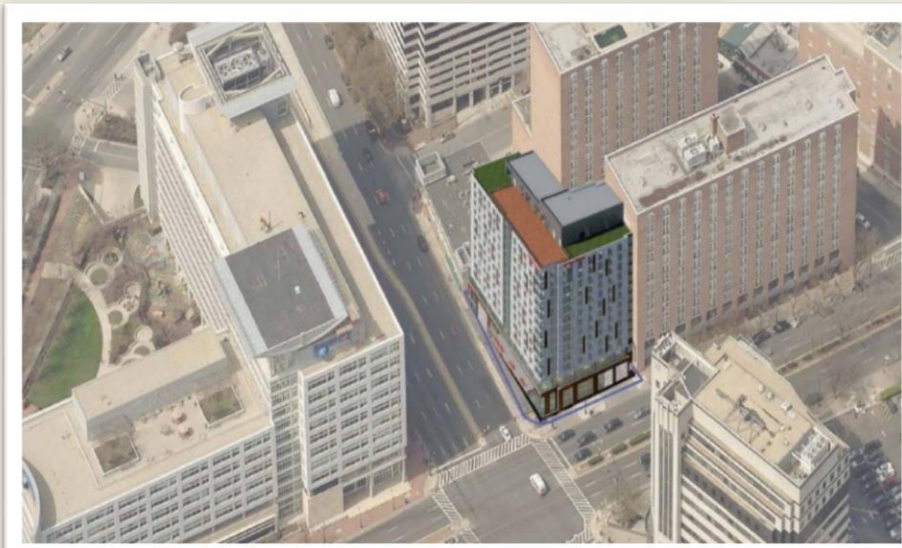


# Projects *Under Construction* in Silver Spring Metro/Transit Center



## 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

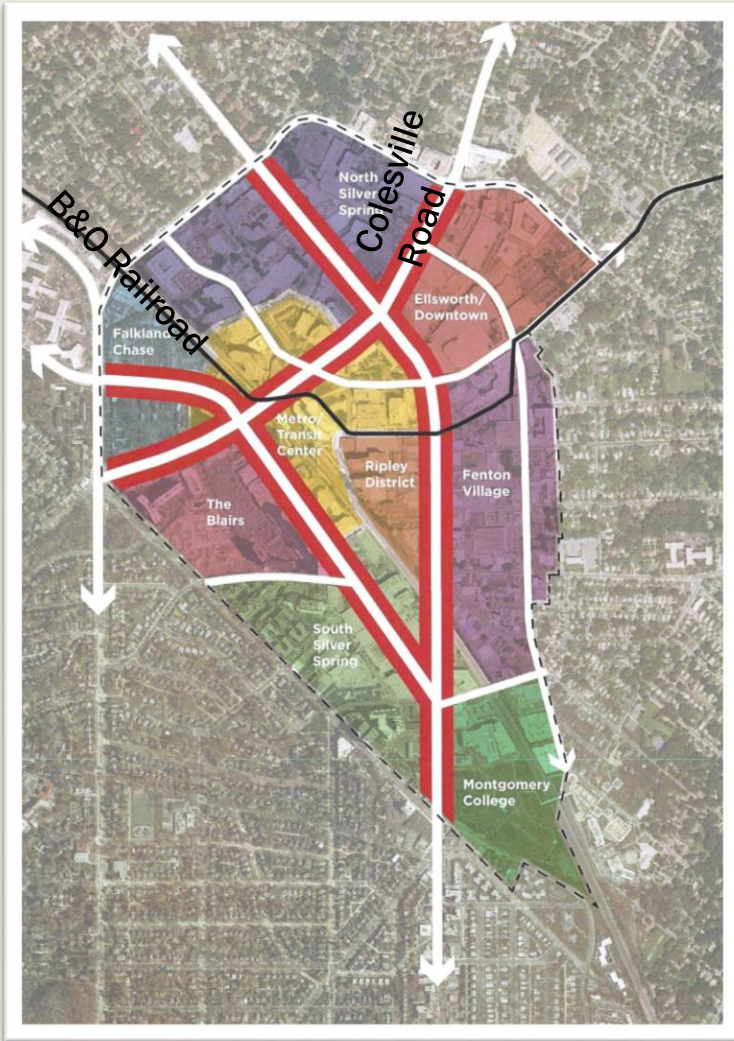
5,451 sf of non-residential uses

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

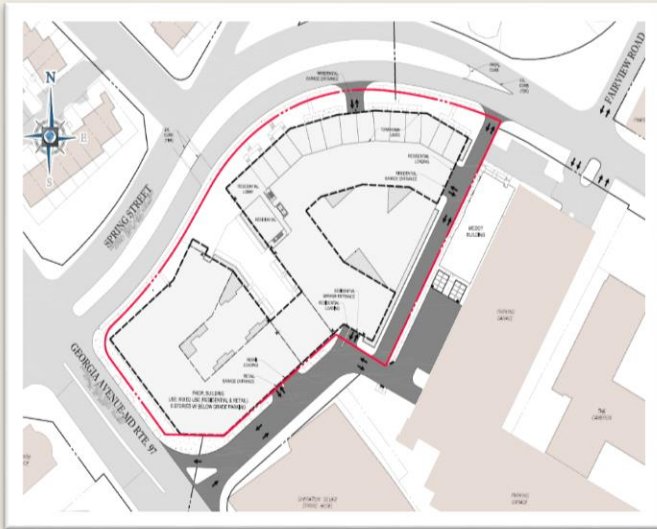
### *Fenton Village*

- Sligo ArtSpace
- Silver Spring Park
- 850 Sligo Avenue

### *Falkland Chase*

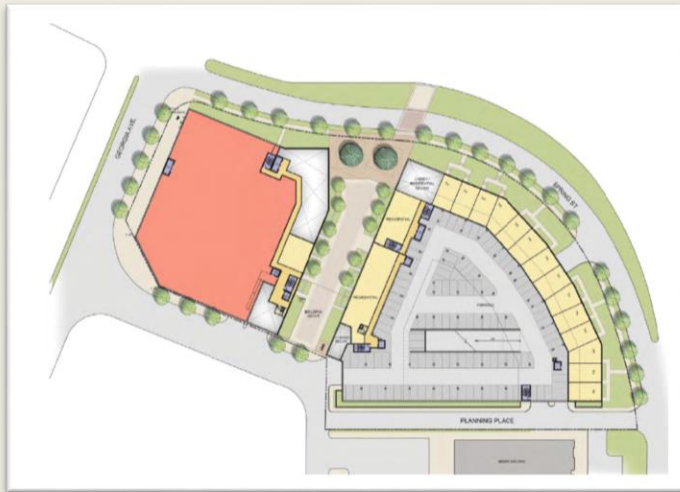
- The Blairs Master Plan

# 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*

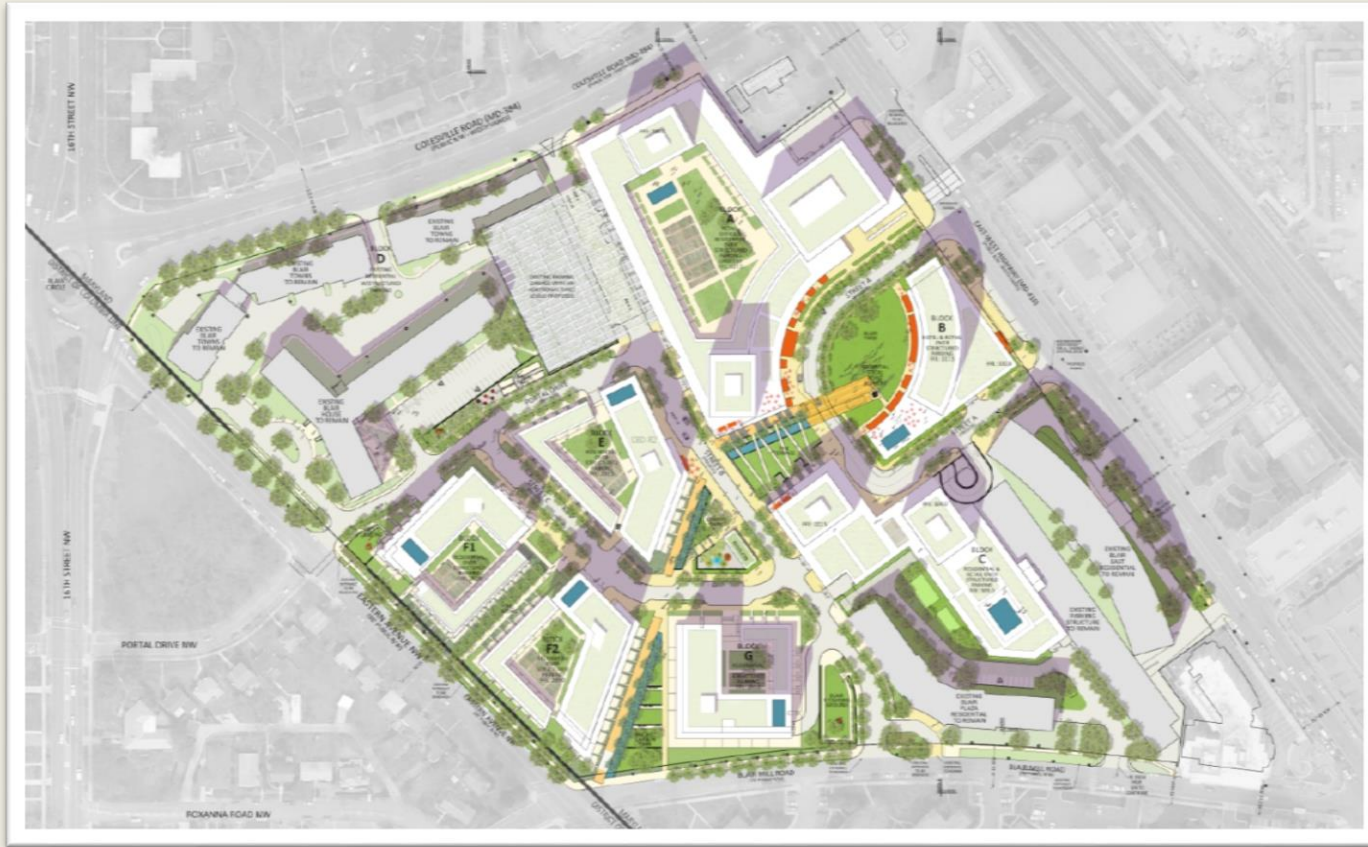


✓ **Falkland North (82012005A)**

- 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



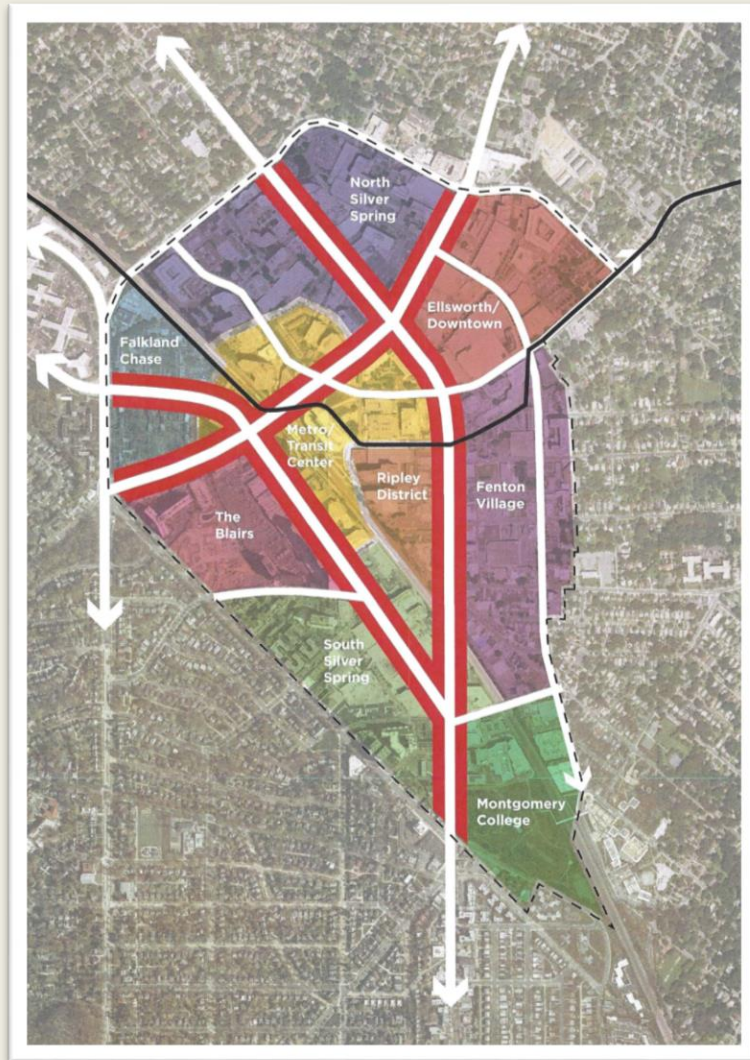
# Projects Approved in Silver Spring The Blairs



- ✓ **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***

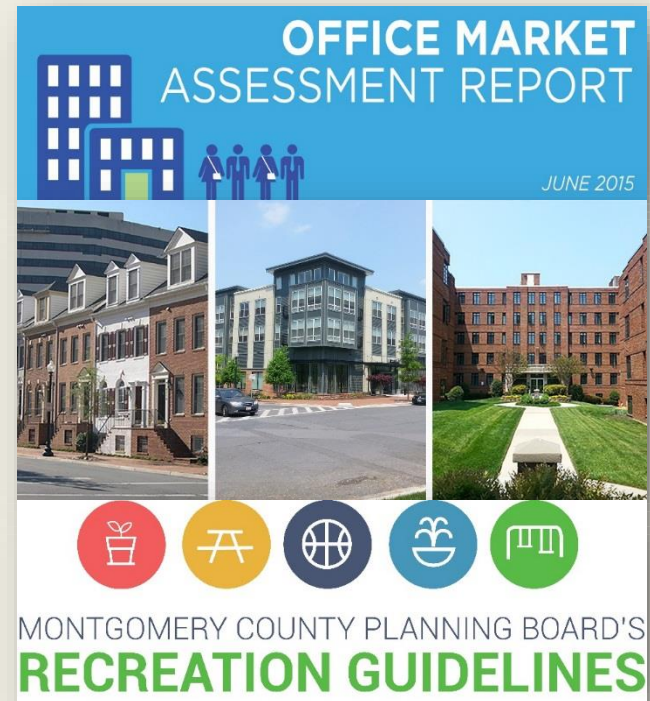
- Metro Center-Parallel Universe Brewery

## ***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/>

## M-NCPPC MONTGOMERY COUNTY PLANNING DEPARTMENT

### Stay in the know about Planning projects and news:

- Like us on Facebook: [www.facebook.com/montgomeryplanning](http://www.facebook.com/montgomeryplanning)
- Sign up for the weekly Infoshare newsletter
- Follow us on Twitter: @montgomeryplans
- Send us a question:  
[bridget.schwiesow@montgomeryplanning.org](mailto:bridget.schwiesow@montgomeryplanning.org)  
[robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org)
- Also check out <http://www.mcatlas.org/publicspace/>



## M-NCPPC MONTGOMERY COUNTY PLANNING DEPARTMENT

