



Montgomery Planning

06/04/2020

Agenda item 07

Silver Spring Downtown Plan

Boundary Study



AGENDA

- RECAP
- WHAT IS A CBD?
- PLAN CONTEXT: ADJACENT PLANNING AREAS
- PLAN CONTEXT: WASHINGTON D.C.
- WALKSHED ANALYSIS
- OPPORTUNITY SITES
- BOUNDARY OPTIONS / APPROACH

RECAP / SUMMARY

- Staff presented Scope of Work to Planning Board on March 26, 2020 for the upcoming Silver Spring Downtown Plan.
- Staff recommended maintaining Sector Plan Boundary from 2000 Silver Spring CBD Sector Plan
- Discussion centered around “missing middle” housing and opportunities for diverse and affordable housing in and around Silver Spring.
- Planning Board asked staff to prepare possible options for expanding the boundary of the plan area in light of that discussion.

PLAN TIMELINE

- **OVERALL SCOPE: JUNE 2020 – SEPTEMBER 2022**
- **Scope of Work: June 2020**
- Existing Conditions / Engagement / Visioning:
June 2020 – May 2021
- Staff Draft: Fall 2021
- Planning Board Draft/Hearing/Worksessions:
Fall / Winter 2022
- County Review/Hearing/Work Sessions:
February – June 2022
- Council Approval of Plan: Summer/Fall 2022

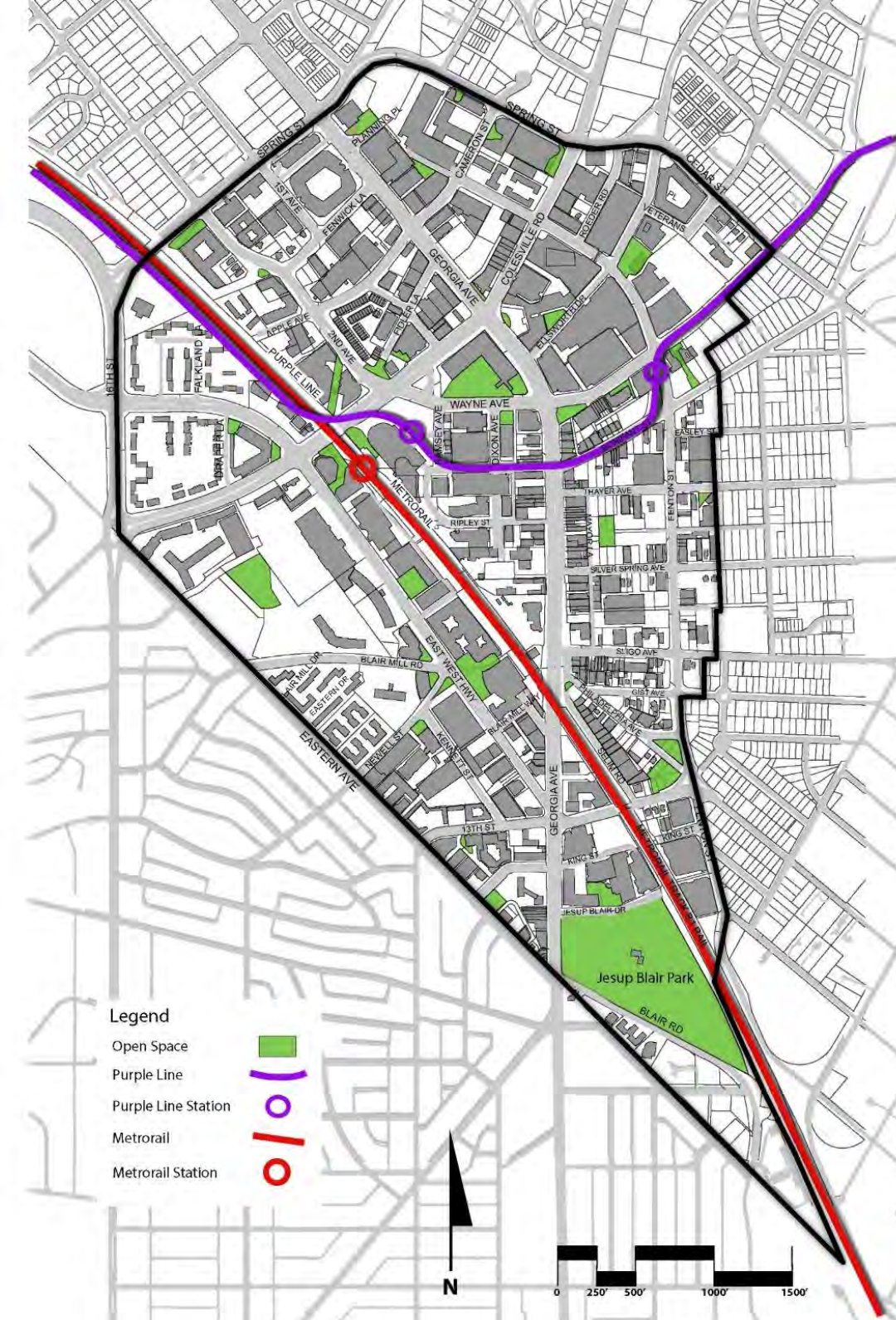


WHAT IS A CBD?

- **Central Business Districts** were districts designated for dense office/commercial and financial use to be the main business area of a city during the 1980s and 1990s.
- With the rewrite of the Countywide Zoning Ordinance in 2014, CBD areas were removed from ordinance, along with CBD-specific zoning. The current CR zones are not restricted to previously designated Central Business Districts.
- Parking Lot Districts and Urban District boundaries typically align with CBD boundaries, and the community generally understands these to be denser areas, but there is no longer a zoning-related significance to CBDs.

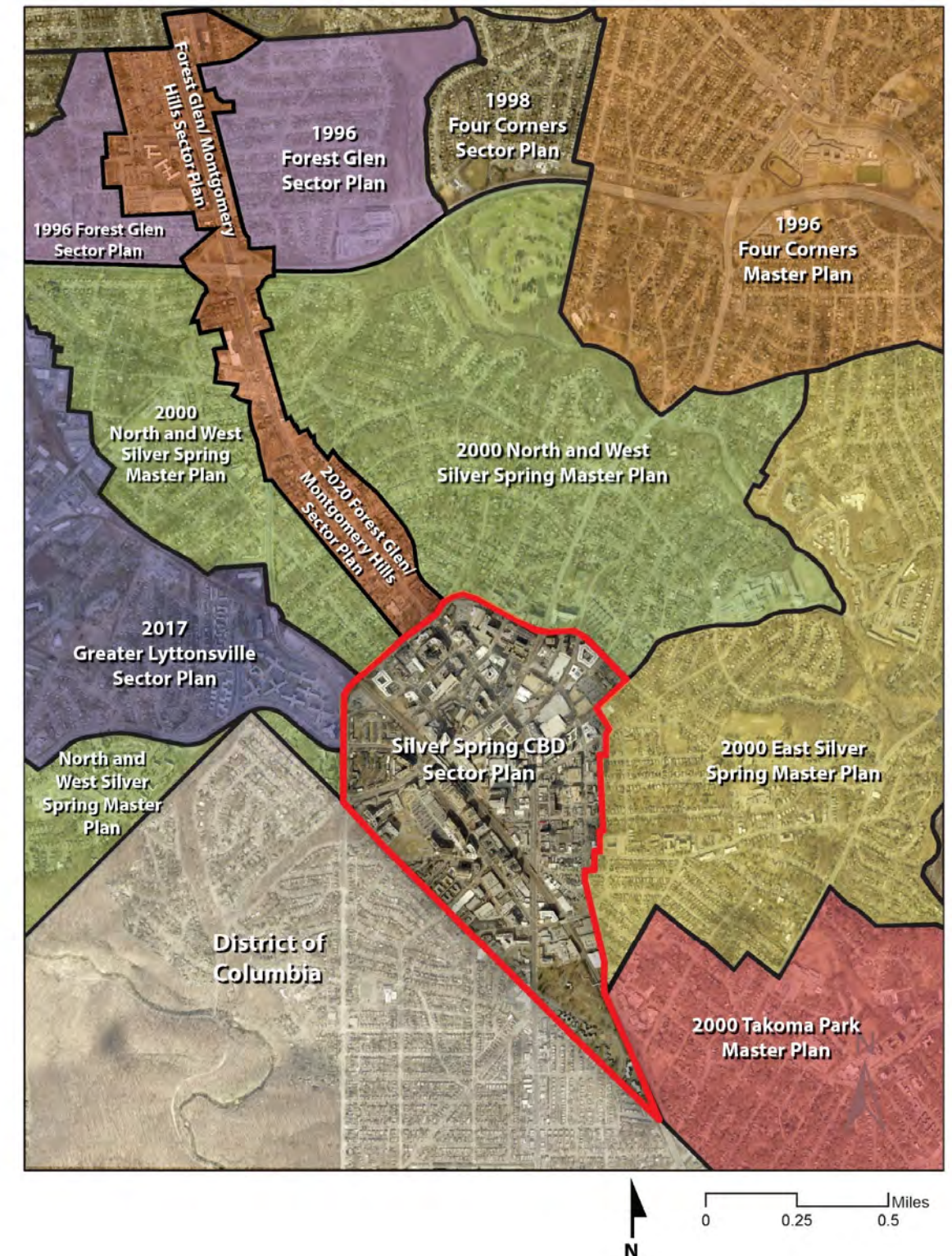
PROPOSED PLAN BOUNDARY

- Includes full 2000 Silver Spring Central Business District Sector Plan Boundary.
- St. Michael's parcels along south side of Wayne Ave are included.



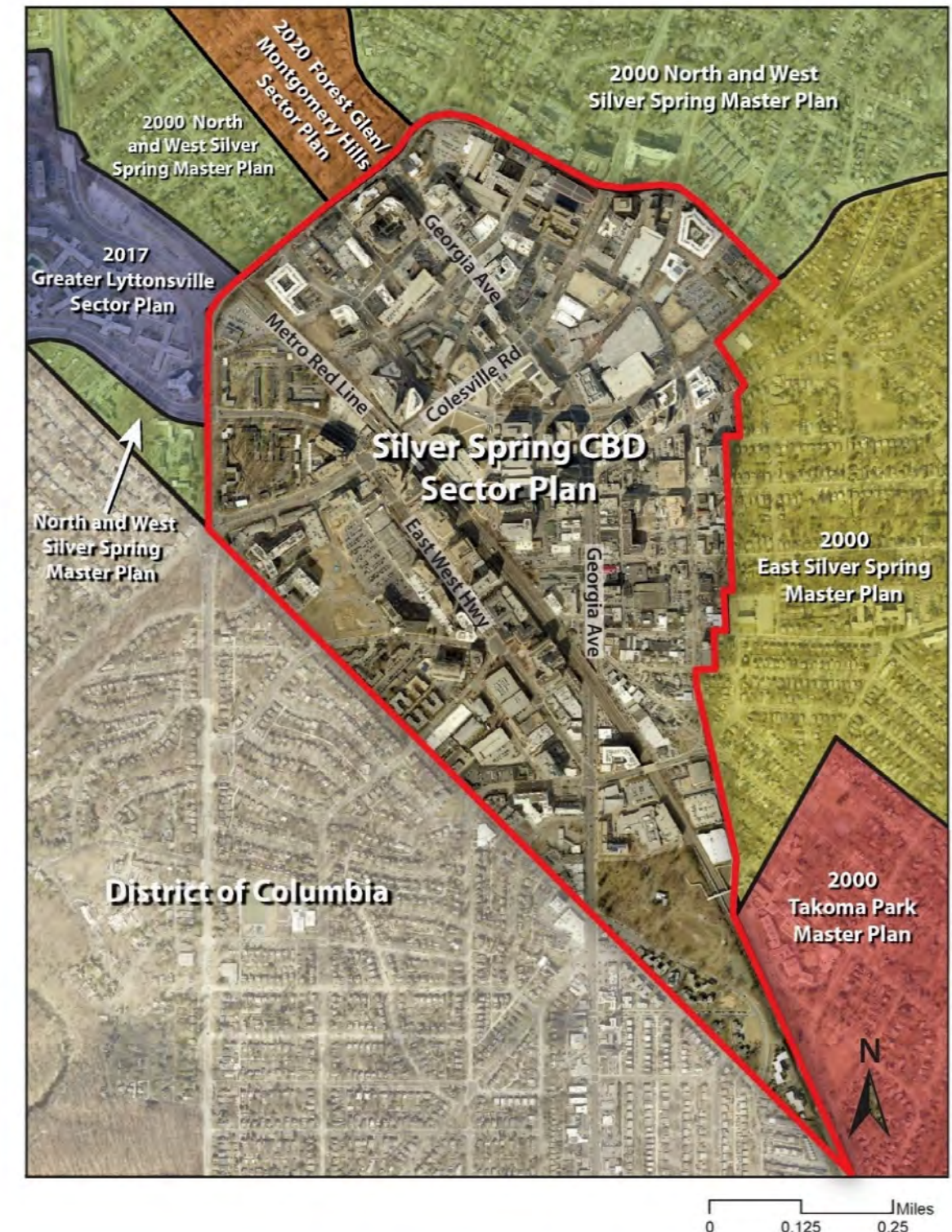
PLAN CONTEXT

- 2000 sector plan area shares a boundary with five distinct planning areas and the District of Columbia.
- North & West SS MP recently split along Georgia Avenue corridor via FG/MH Sector Plan boundary.



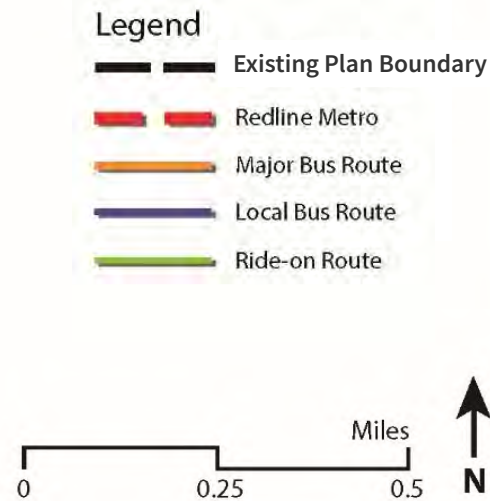
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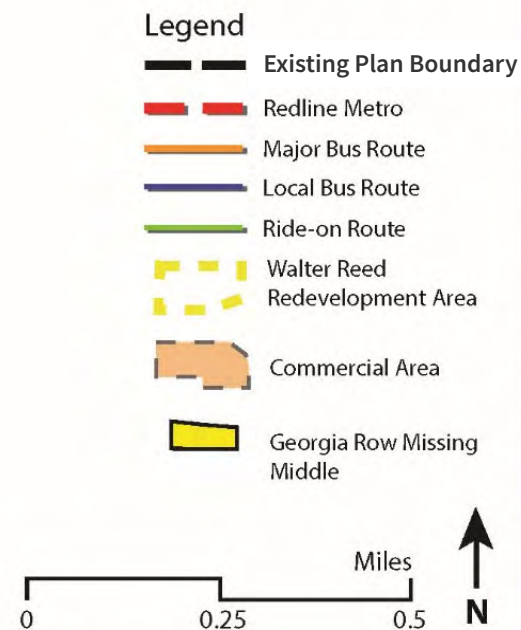
PLAN CONTEXT: D.C.

- Three Washington D.C. neighborhoods are adjacent to south Silver Spring,
- Silver Spring is connected to DC via numerous transportation routes.



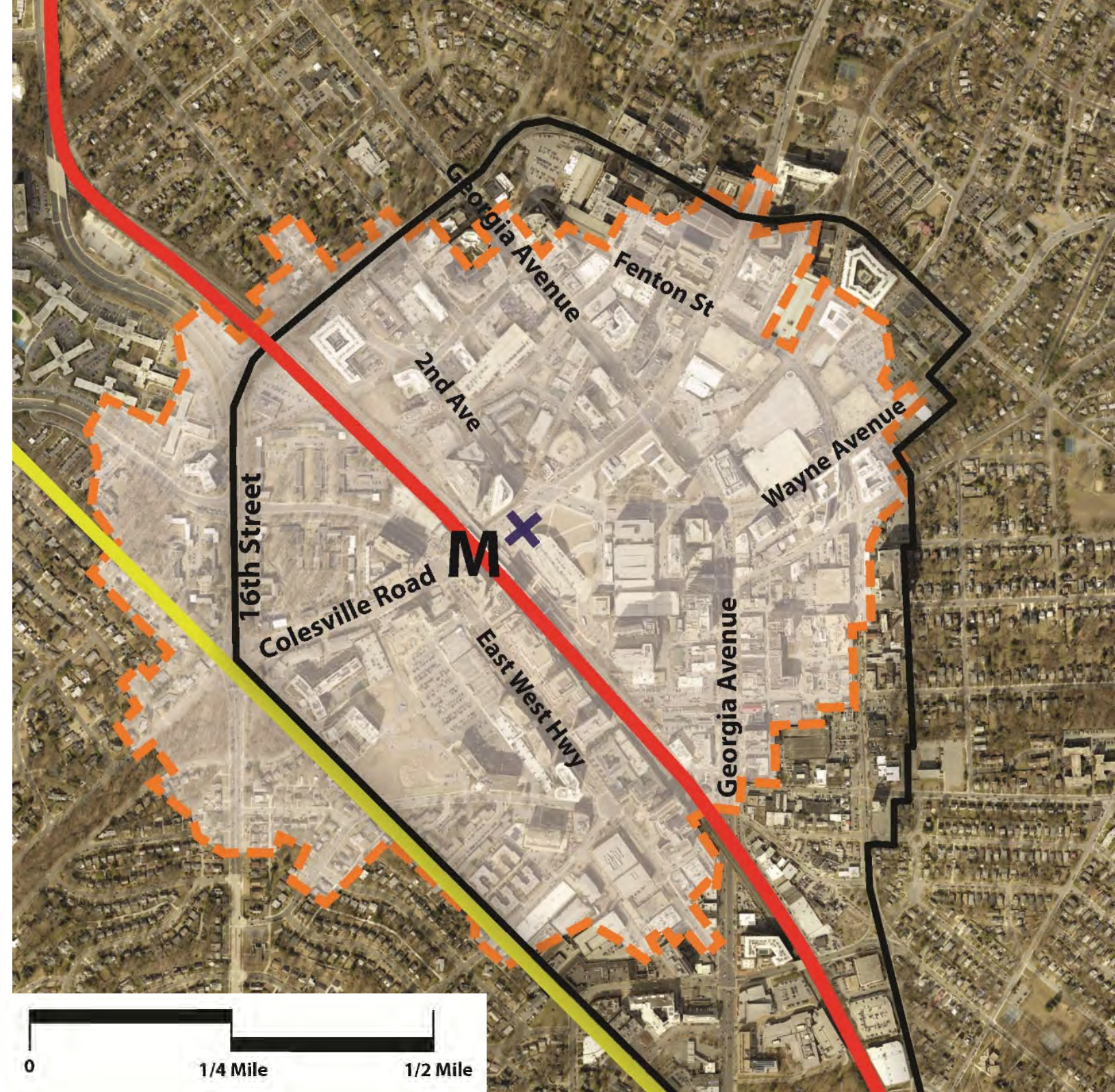
PLAN CONTEXT: D.C.

- Commercial corridor along Georgia Avenue extends to the south into D.C.
- The Parks at Walter Reed:
 - 3.1 million sf residential
 - 400+ affordable units
 - 325K sf office
 - 190K sf retail



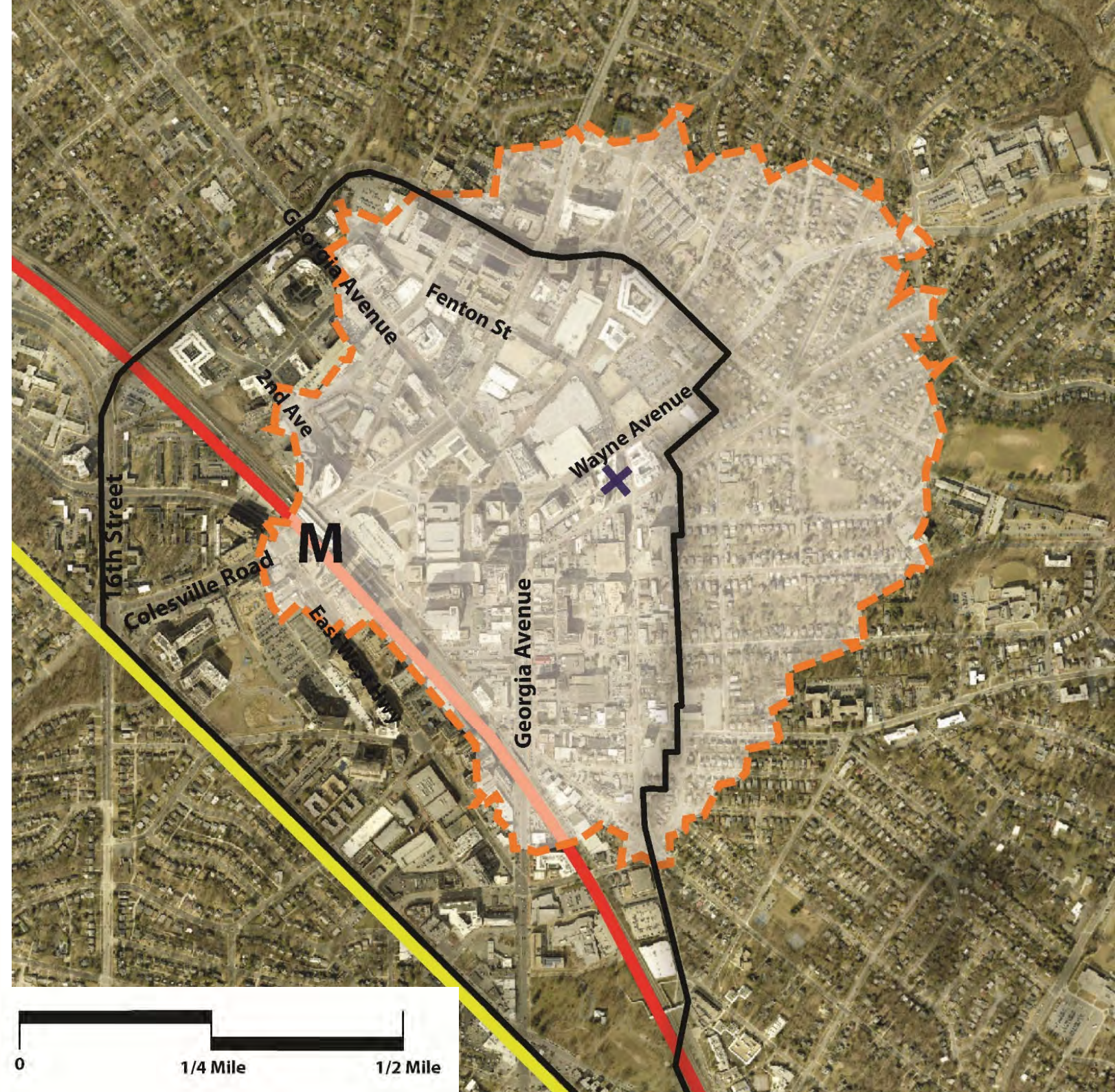
WALKSHED: TRANSIT CENTER

- Much of downtown Silver Spring is within a ½ mile walkshed from the Metro station/Transit Center.



WALKSHED: PURPLE LINE @LIBRARY

- If the center of a ½ mile walkshed is the Purple Line station at the Silver Spring Library, then much of East Silver Spring is captured.

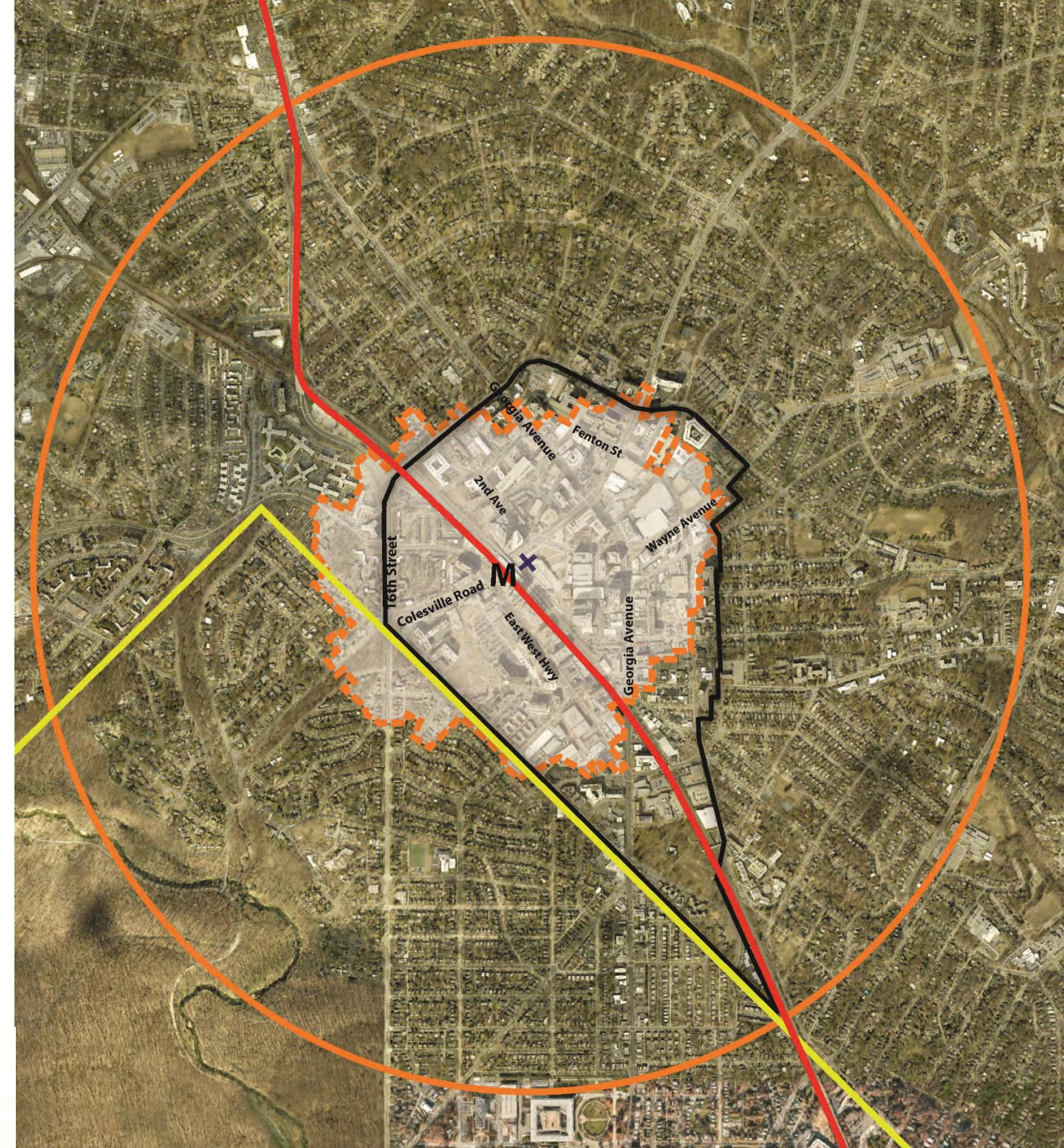


TRANSIT CENTER: 1 MILE RADIUS

- A 1-mile radius from the Transit Center captures large swaths of surrounding neighborhoods. This can be regarded as a **“micromobility-shed.”**

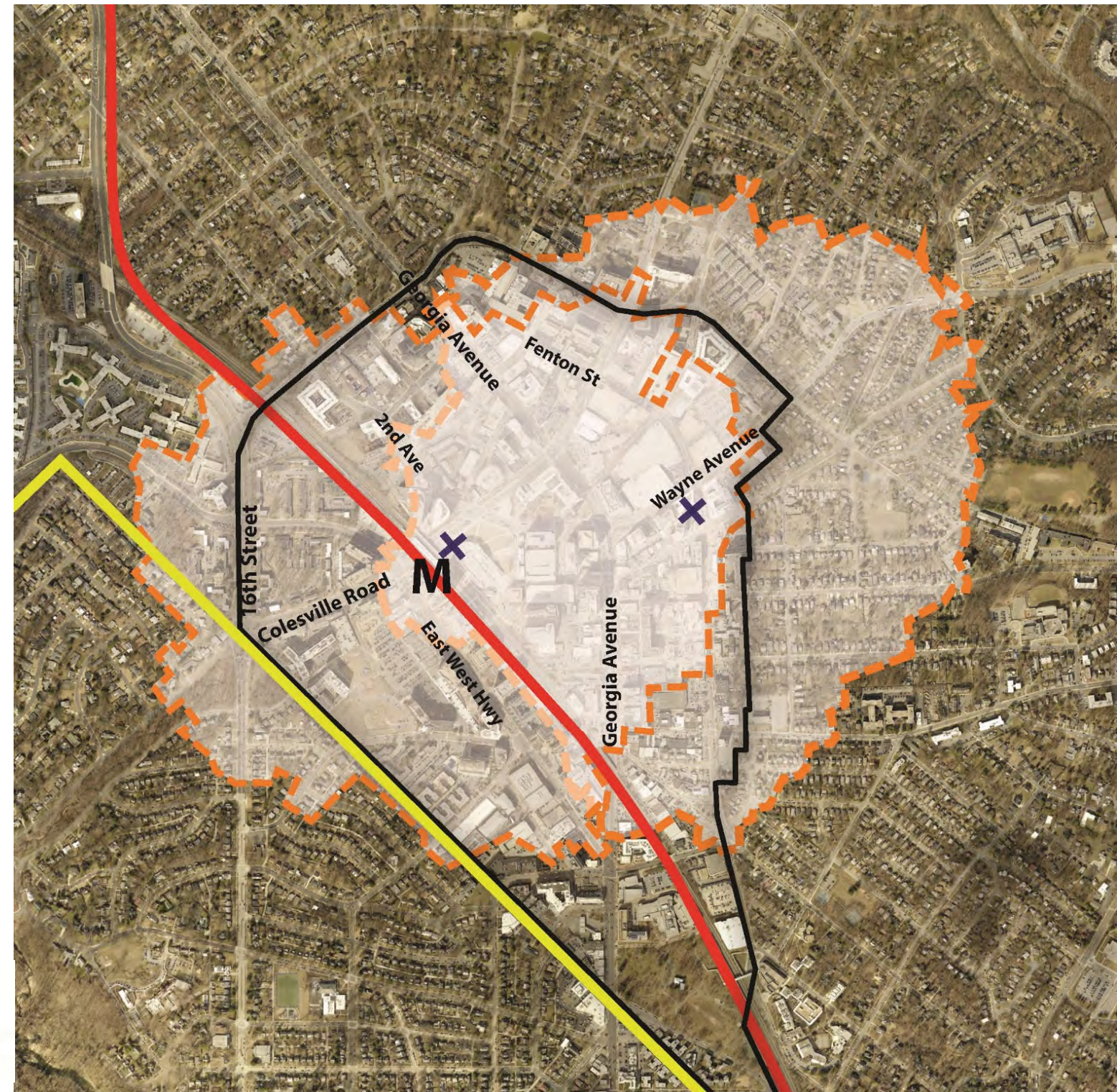
Legend

- Existing Plan Boundary
- DC Boundary
- Metro Red Line
- 1/2 Mile Walkshed



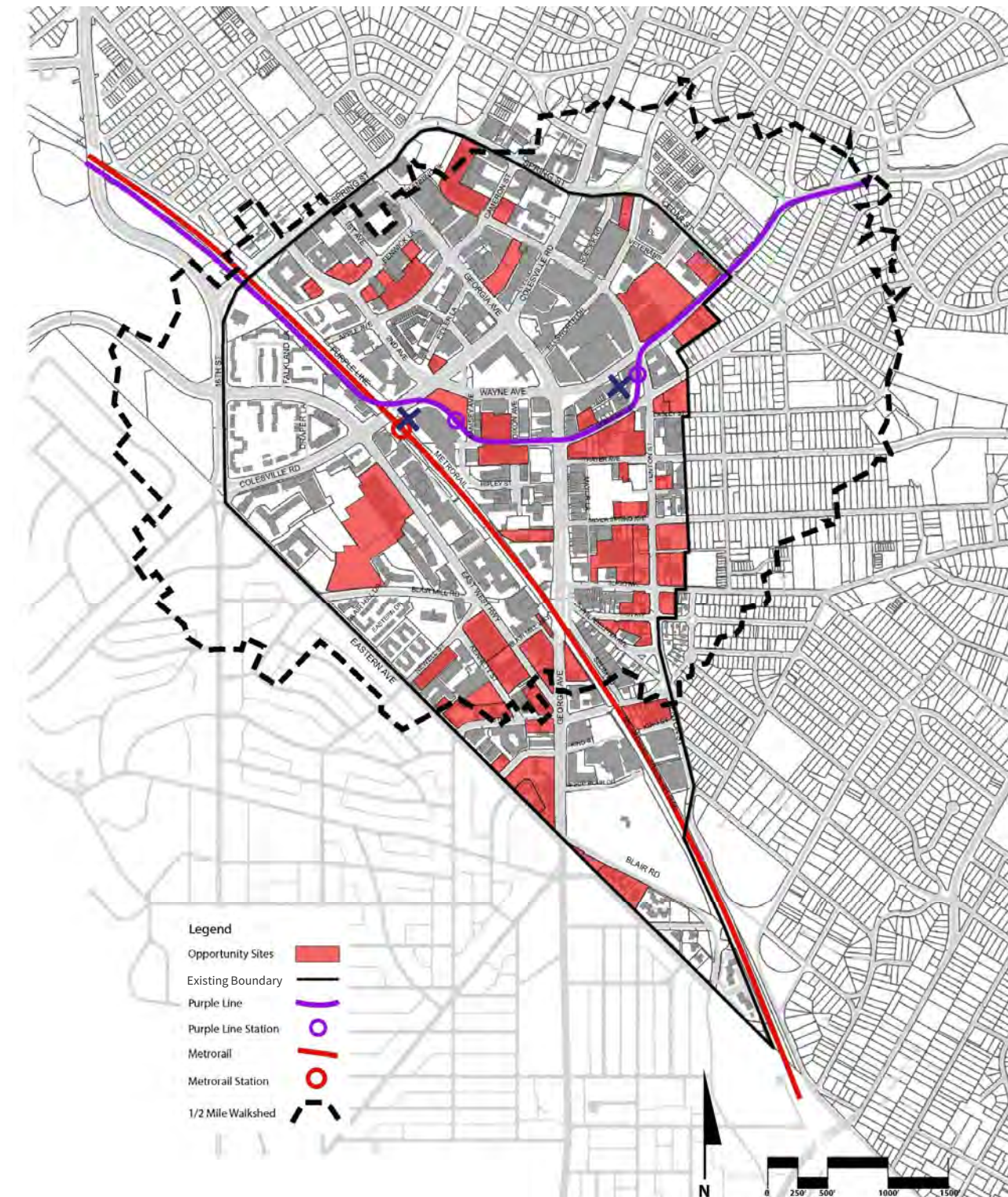
WALKSHEDS

- Combined walksheds indicate blocks that are ½ mile / ten minute walk from high-capacity transit stations within downtown Silver Spring



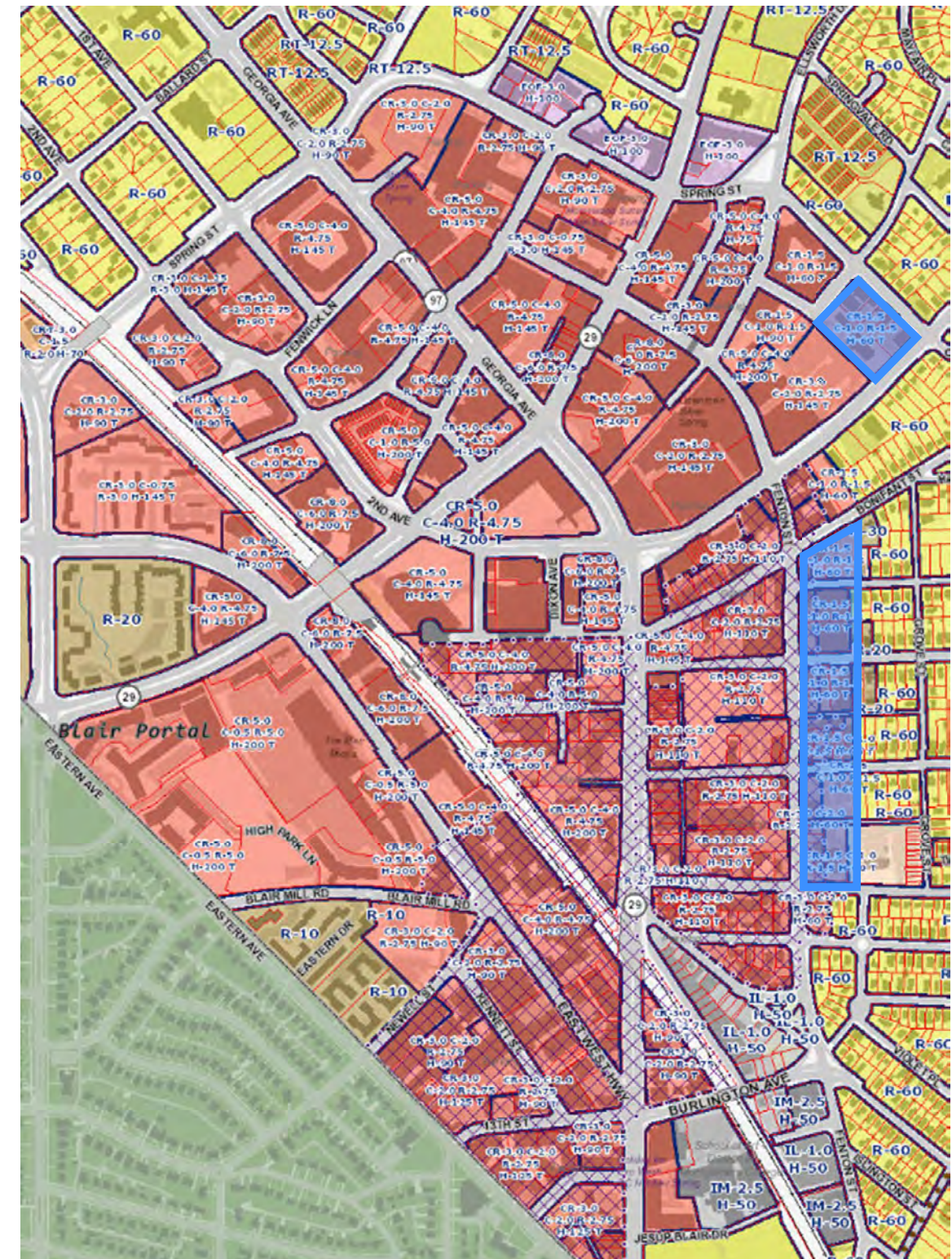
OPPORTUNITY SITES

- There are numerous opportunity sites within the proposed Plan Boundary.
- A number of these may be appropriate for “missing middle” housing:
 - Outside the commercial core
 - Within a ½ mile of transit (rail, bus)
 - Underutilized, with smaller parcel size
 - Adjacent to single family neighborhood



OPPORTUNITY SITES

- Several opportunity sites have 1.5 FAR which is appropriate for “missing middle” housing.



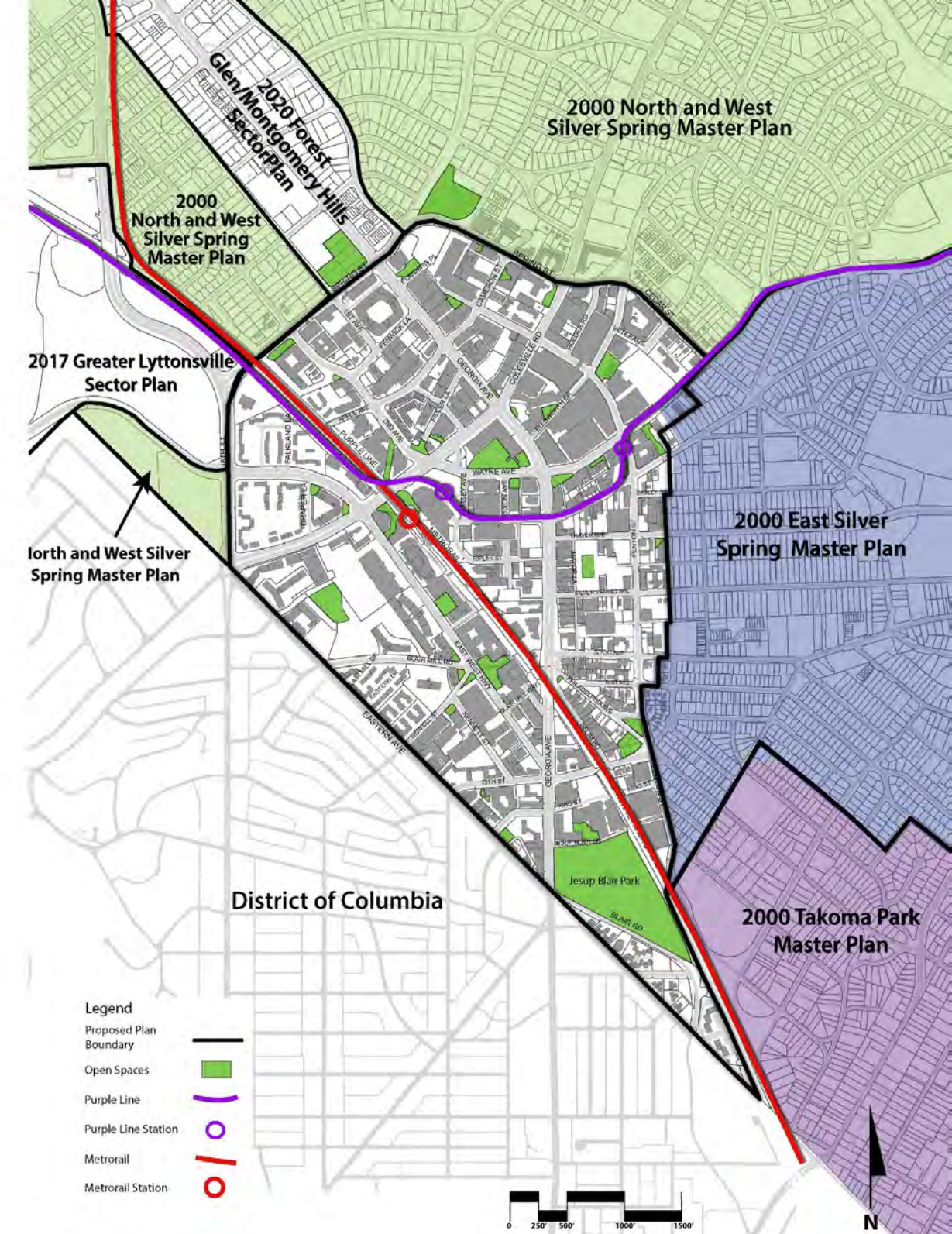
CURRENT CAPACITY IN PLAN BOUNDARY

Total Existing on the Ground	24,157,528 GFA
Total Capacity: Current Mapped Zoning	40,364,193 GFA
Total Unbuilt Capacity:	16,206,665 GFA
<i>Approved in Pipeline:</i>	<i>3,043,290 GFA</i>
<i>Built from 2000 – 2020:</i>	<i>9,600,000 GFA</i>

Within the proposed boundary there are numerous opportunity sites to accommodate a diverse mix of housing types in downtown Silver Spring.

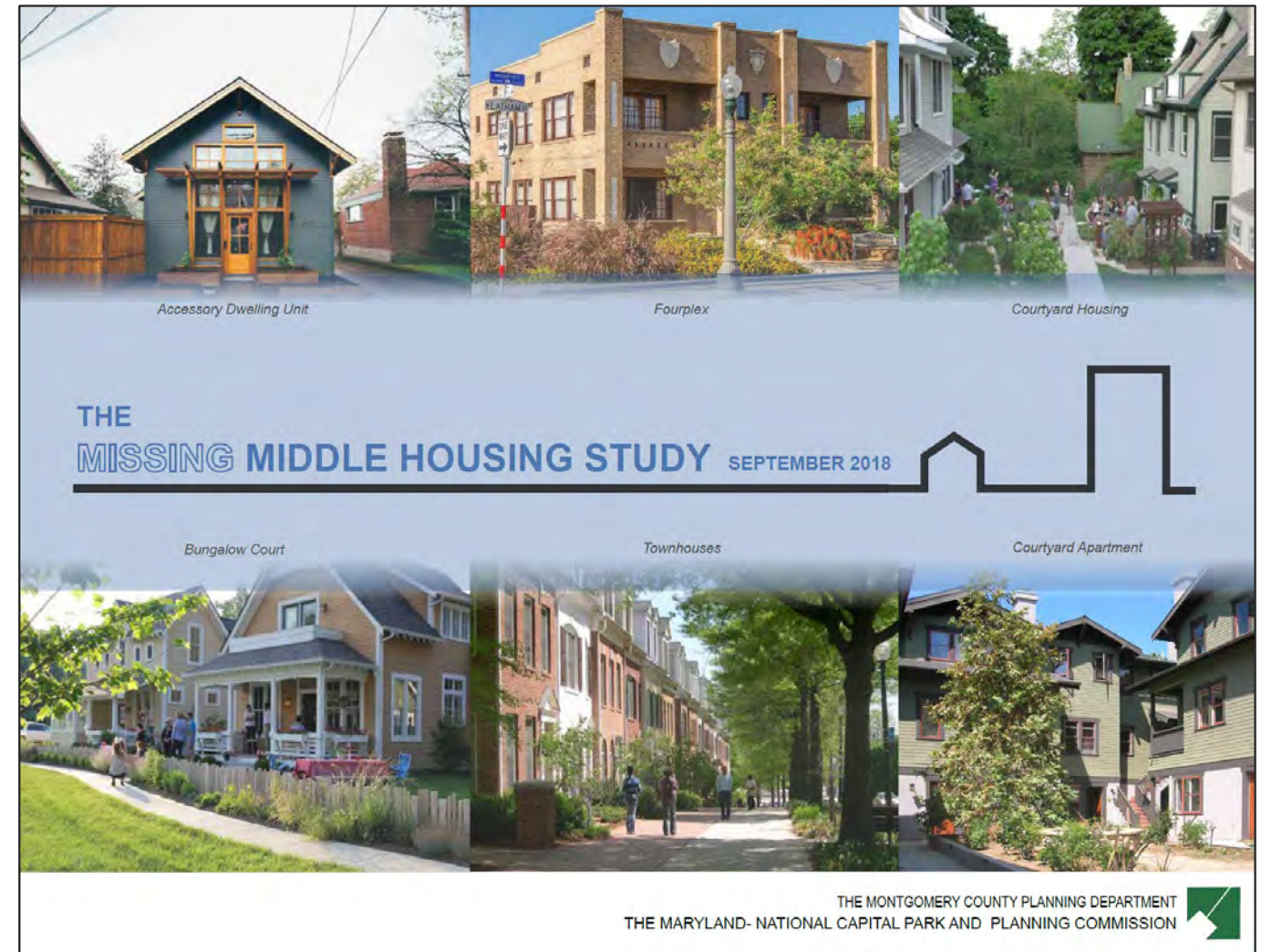
BOUNDARY OPTIONS

- **Option A:** Plan boundary as recommended by staff, + **county-wide approach** to allow diverse housing types.



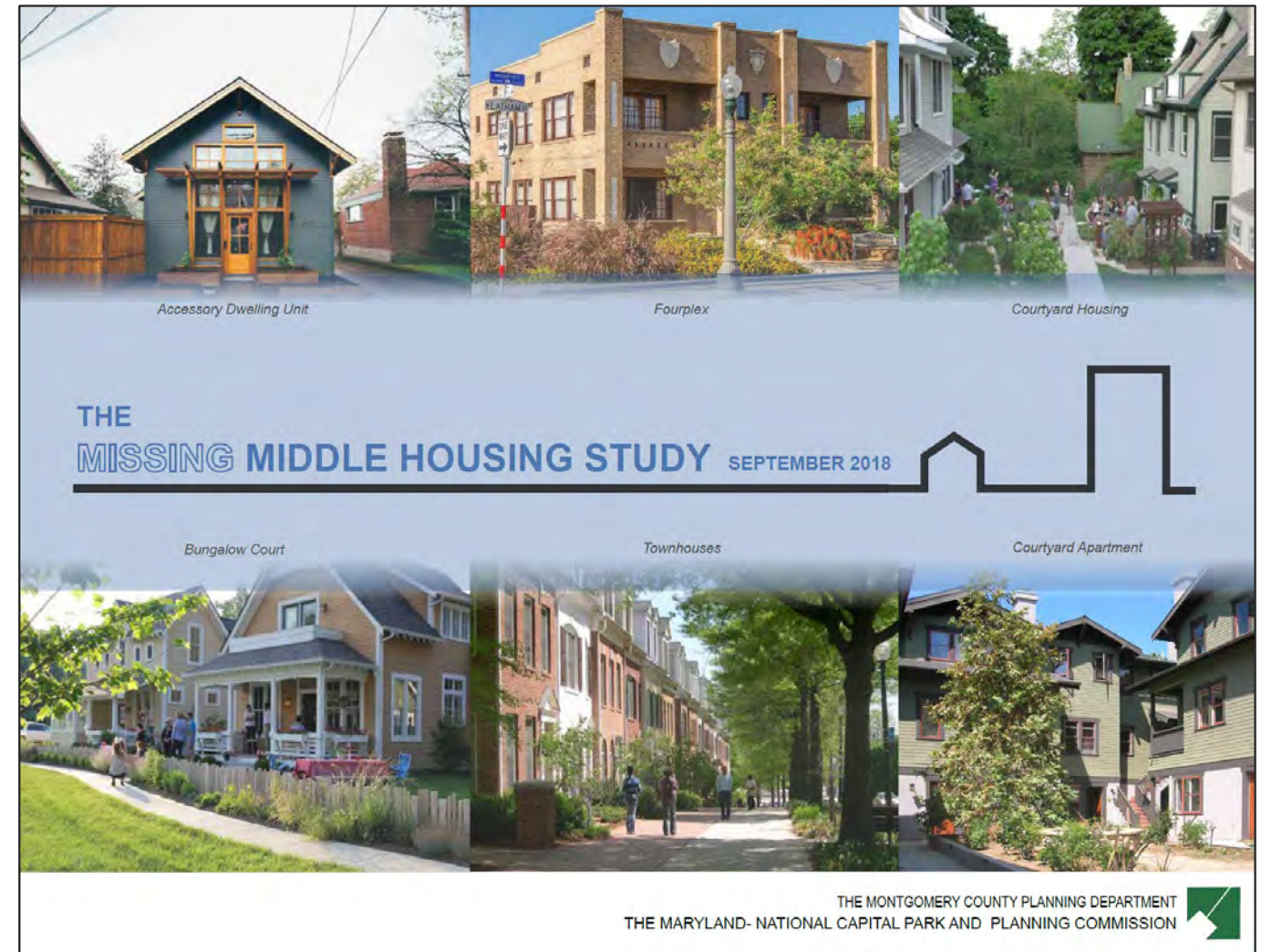
COUNTY-WIDE APPROACH: MISSING MIDDLE HOUSING STUDY

- 2018 Missing Middle Housing Study recommended various paths forward including ZTA or a county-wide Missing Middle Functional Master Plan.
- Report recommended NOT pursuing the change through the slow master/sector plan process one planning area at a time.



COUNTY-WIDE APPROACH: MISSING MIDDLE HOUSING STUDY

- Zoning Codes changed in:
 - Minneapolis, MN
 - Seattle, WA
 - Olympia, WA
 - Portland, OR
 - Austin, TX
 - Charlotte, NC
- Study to begin soon in Arlington, VA



COUNTY-WIDE APPROACH: THRIVE 2050

Draft housing policies and actions include:

- Provide diverse housing types near high-capacity transit, jobs and community services.
- Expand housing options near transit by relaxing the zoning code to allow “gentle density.”
- Develop strategies to remove barriers to encourage development of diverse and affordable housing types.



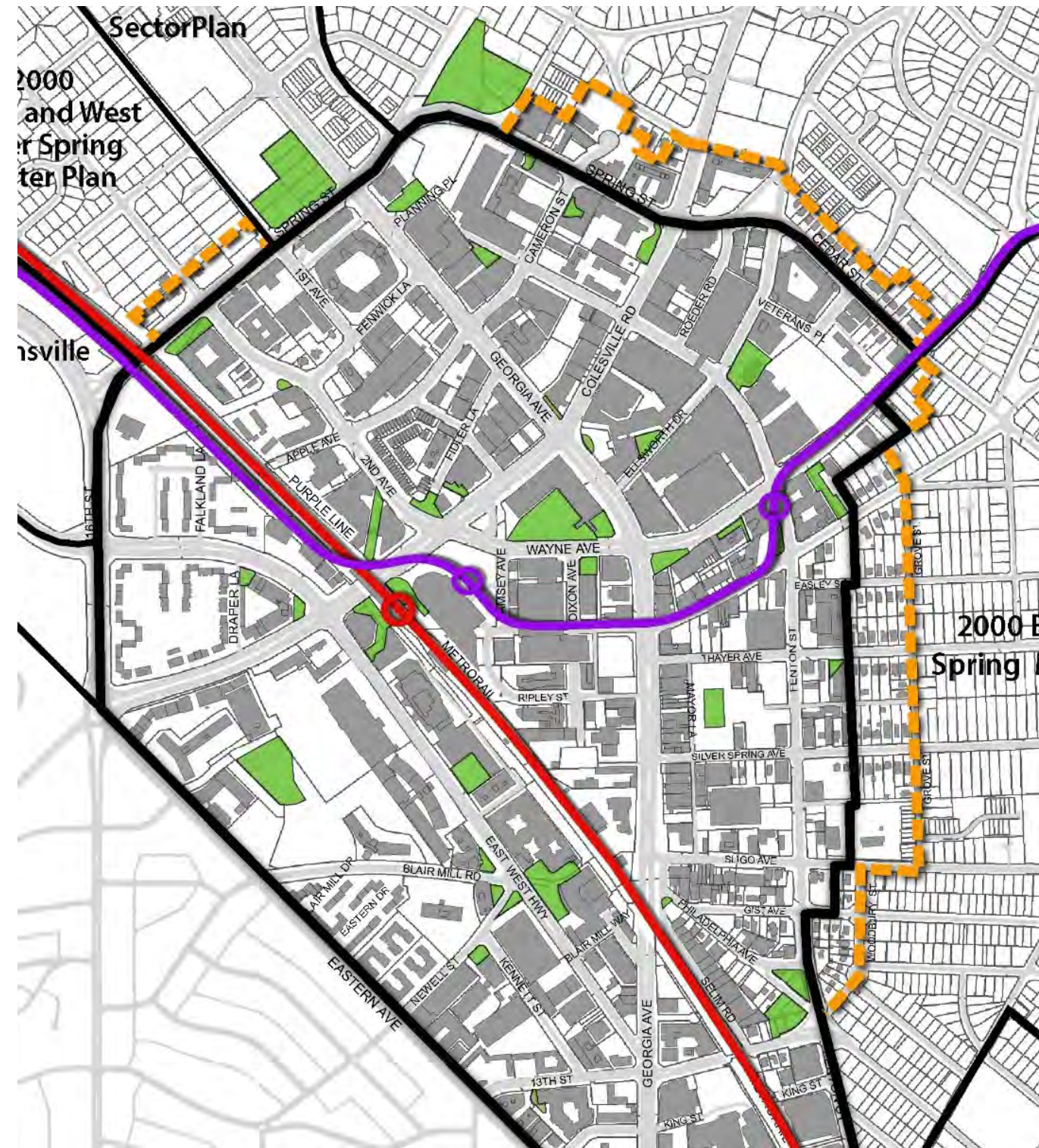
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- **Option B:** Boundary expansion along neighborhood edges to north and east.



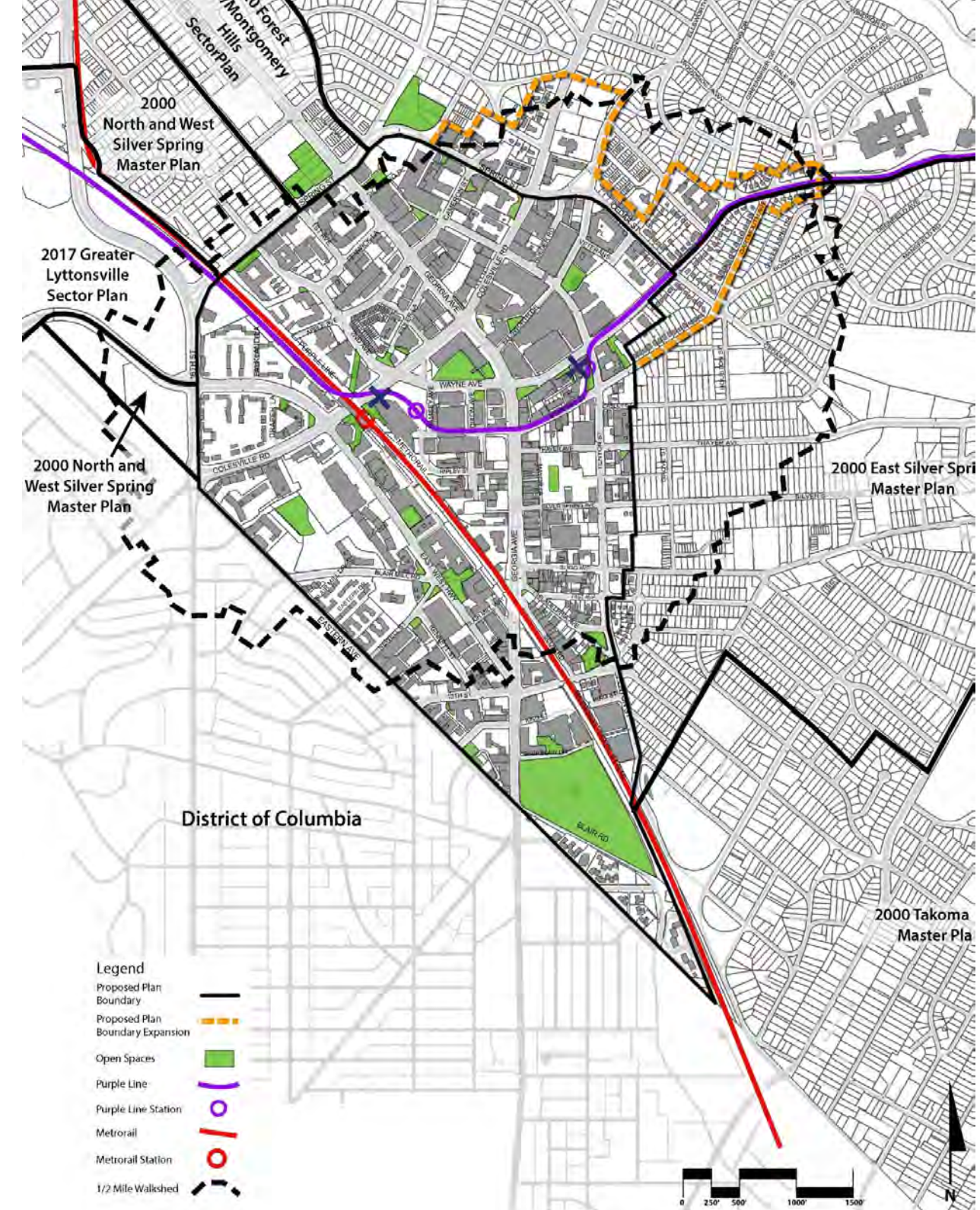
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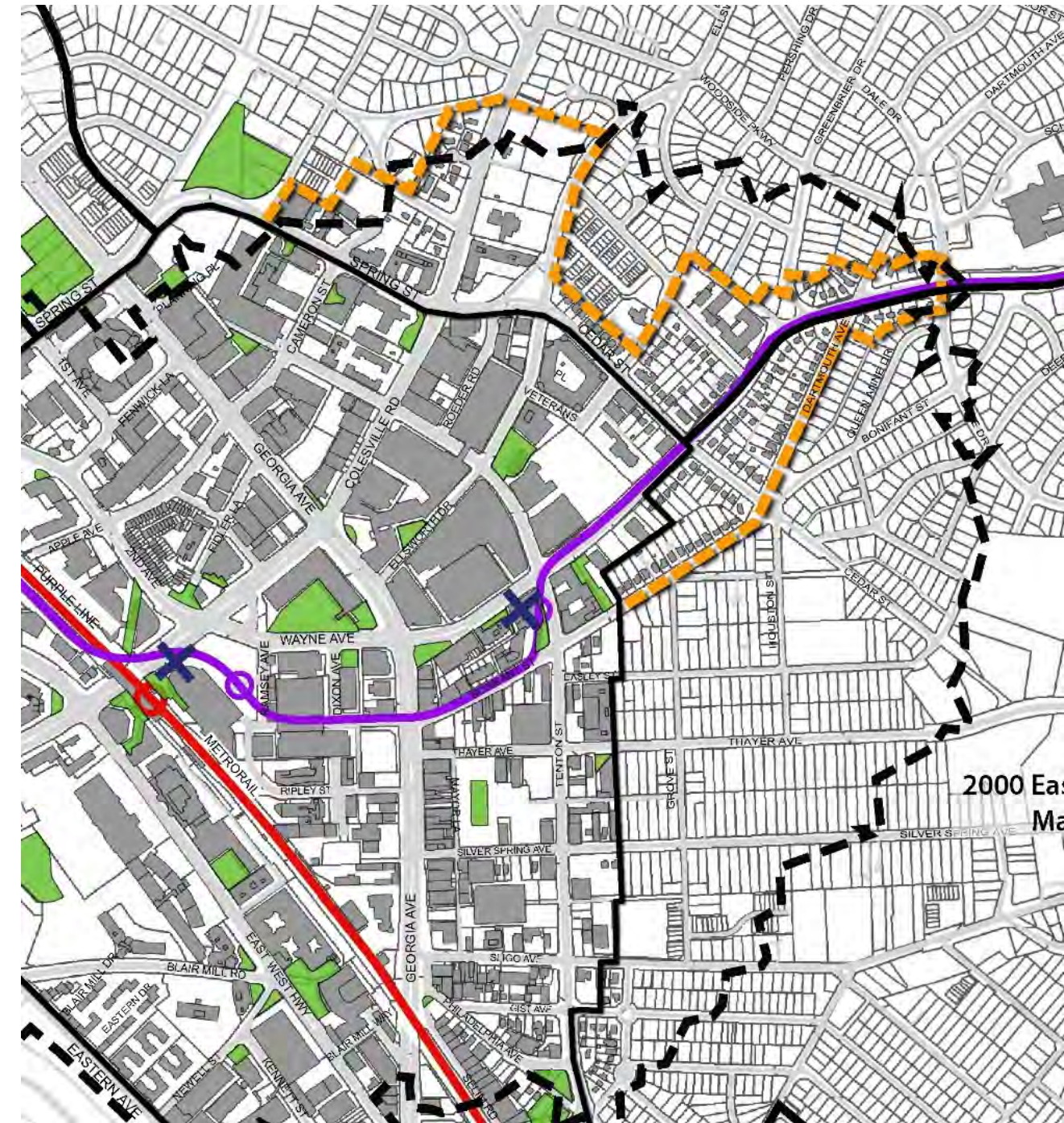
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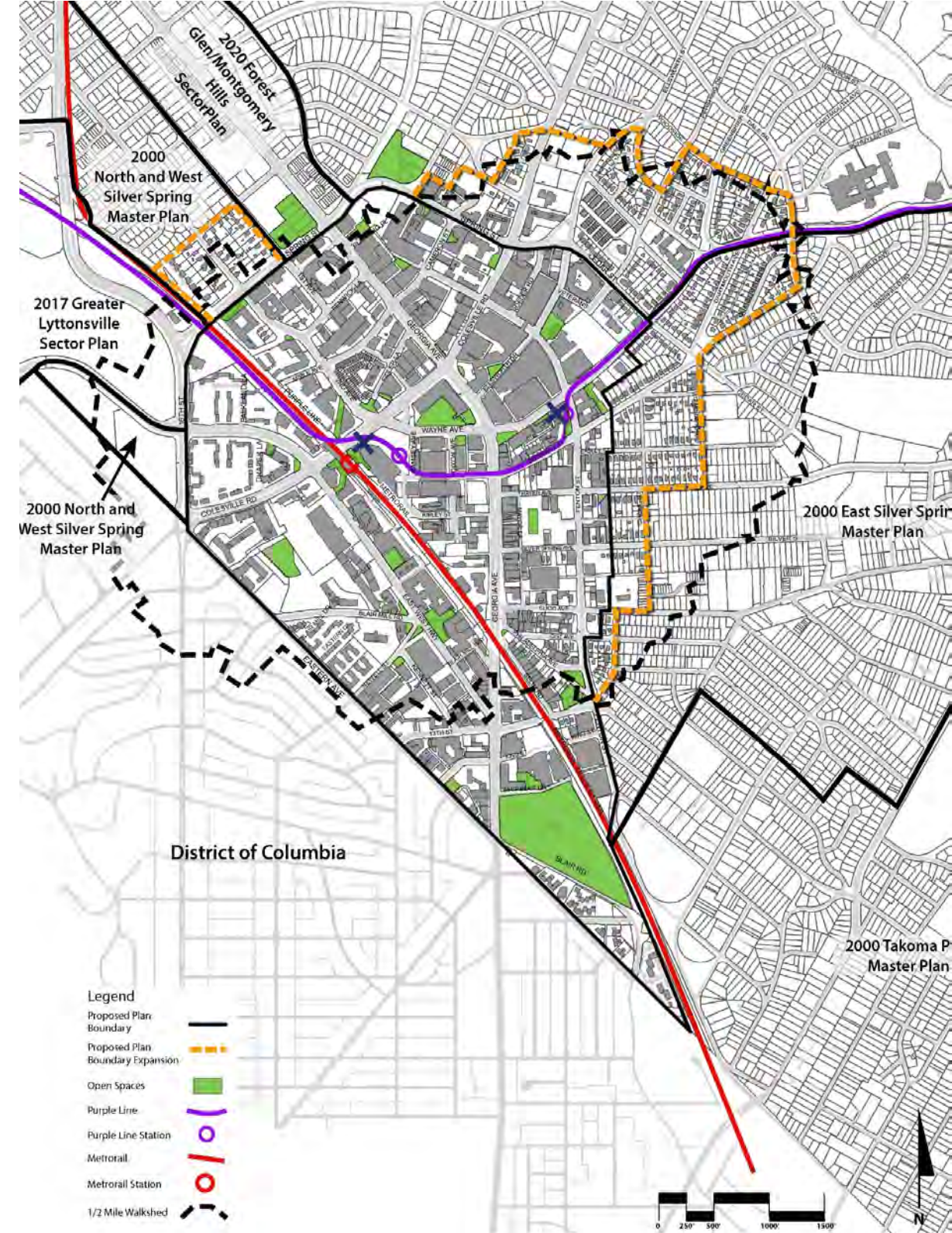
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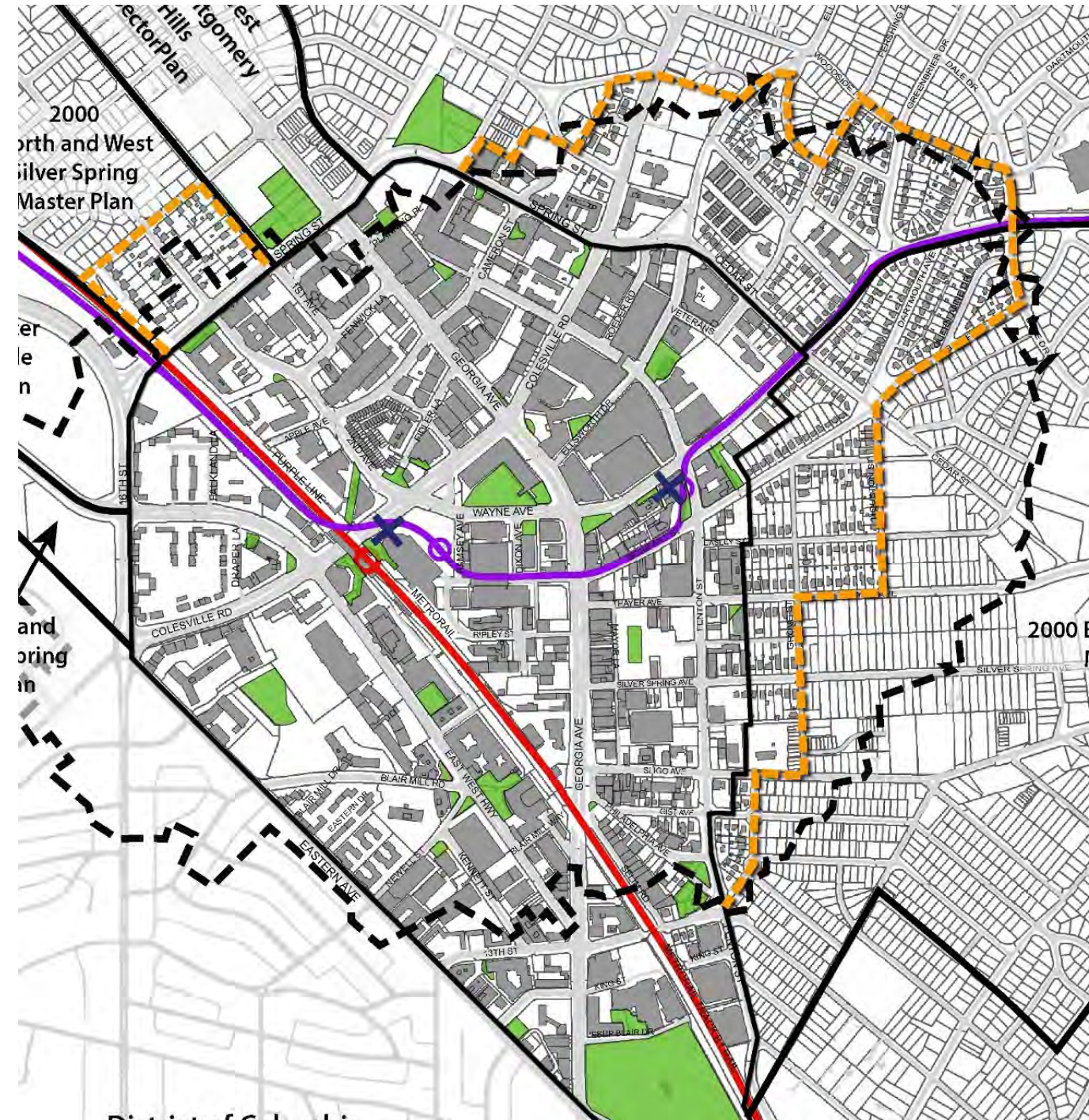
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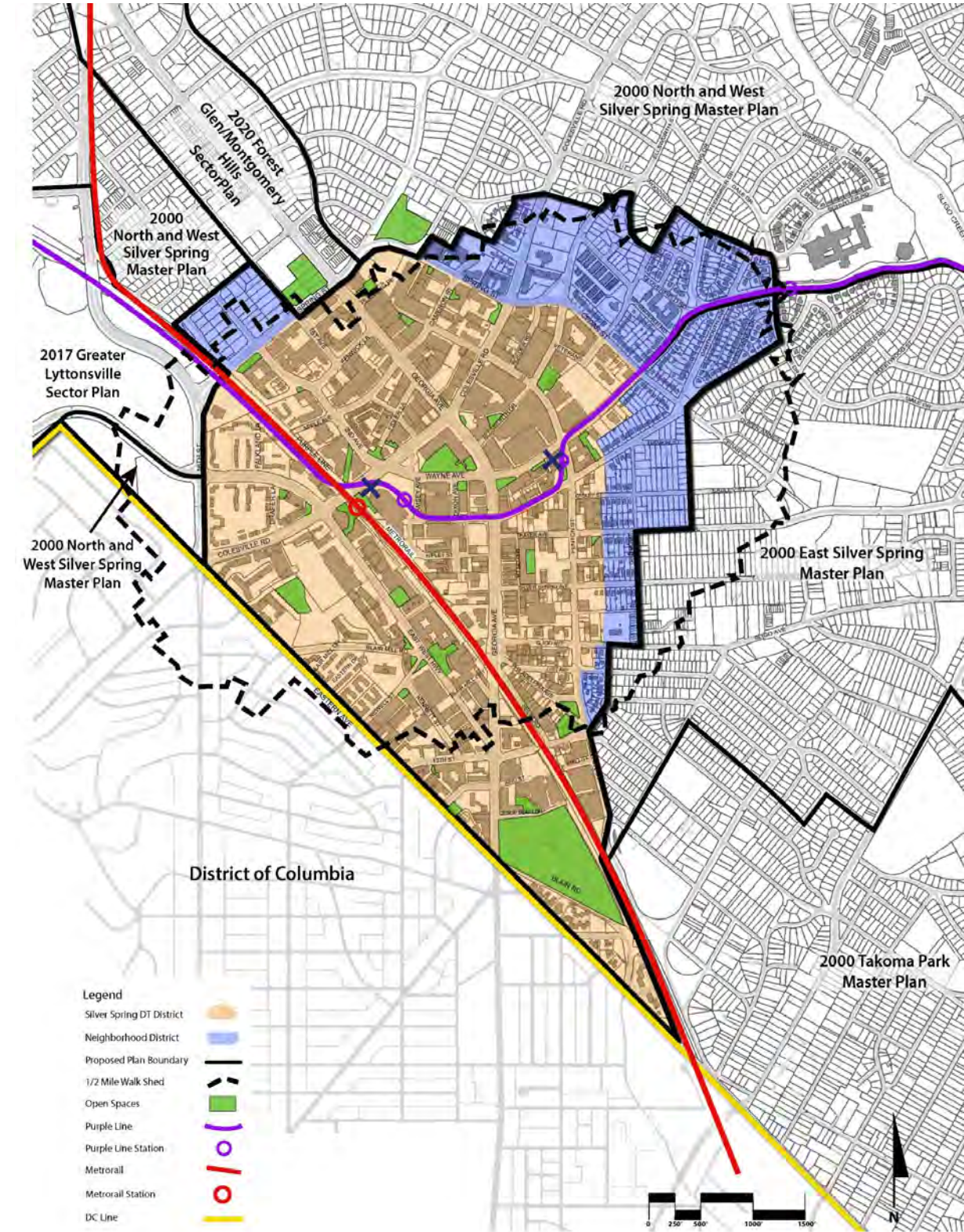
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COMMUNITY COMMENTS

- Support for expansion of plan boundary re: diverse housing types
- Support for Option A, including support for county-wide approach to missing middle; opposed to any boundary expansion of this plan;
- Opposed to boundary expansion and opposed to denser housing in SS neighborhoods regardless of process
- Opposed to any major planning during a pandemic

COMMUNITY COMMENTS

- Lack of public participation/transparency in plan boundary discussion
- Fear of “annexing” residential neighborhoods into the commercial core
- Concerns about automatic upzoning
- Major changes to character of neighborhood during a pandemic
- Comments can be viewed online at
<https://montgomeryplanning.org/planning/communities/area-1/silver-spring/silver-spring-downtown-plan/>



DISCUSSION

