

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>– Housing Affordability and Equity – asked about equity in the Planning process and is happy the Planning Department is taking it seriously in their future reviews. Wants to encourage ADUs.</p>
<p>"Build More Sidewalk campaign"</p>
<p>"I take your point that if MM zoning was made I agree with you that it will take a while b4 change. But lets face it, when one house goes, another will and then another. This can result from up to 20 units per site that's more than duplex and townhouse. So I don't have comfort that it will won't happen (density in residential areas) and when it does, it can happen very quickly."</p>
<p>"I understand the definition of Missing Middle". For us, when we bought in SS, it 'was' MM, so I understand that piece and need. It served that for us. I like the places that are small houses now serving as wine stores, etc. They should/could have been considered as MM instead of sprawling into the neighborhood. "Once you take away the neighborhoods (rezoning them), I don't believe these areas will not be taken over by the developer unless there are stringent regulations on what the developers can and cant do. We know what they will do and it's very concerning to me."</p>
<p>"I'm pleased to see historic preservation included in the scope of work and other elements. Hopefully preservation staff will be included in process, but it occurred to us that they look at building by building resources and we urge them to look more holistically." There needs to be something similar to the way society is looking through a 'racial lens". That's the way we want historic preservation to be viewed...through a broader approach. Look at the entire community (a historic lens). Mid-Century Architecture is included in historic preservation and should be considered for this approach. Example is the Cleaners (mentioned above). Hold on to grander as well as the mundane buildings that create the character of the community. Do not consider them(smaller less mundane buildings) a stepchild but integrate them into the entire plan.</p>
<p>"small city atmosphere" – ACCESSIBILITY: able to see friends during lunch break at work</p>
<p>"Wants people who make rules to listen to community members." (theme of people in power not listening to the community comes up several times from Steve and Deborah) References County narrowing Fenton some years ago over community concern with the result of increased cut-through traffic in the parallel streets.</p>
<p>16th St circle, although there are improvements now, will probably need more improvements because it's a terribly dangerous intersection</p>
<p>4 purple line stations from Woodside to Dale Avenue will continue to change the area. More info on those station areas and how to use the train is important.</p>
<p>A lot of small things for pedestrians (IE brick columns on Fenton that are broken are a hazard), broken curbs, plan from 20 years ago had a lot about façade improvements and should be priority for this plan</p>
<p>A successful plan is defined by preserving diversity, both racial and economic, walkability, green space, small/local businesses, and neighborhood character</p>

<p>a way to be more vigilant about projects that get approved with green area set aside then see it get eliminated first when project starts getting built. Commitment needed to ensure green areas in new development actually get completed. 'Green space' refers to live green, not 'green plastic' at Ellsworth Dr</p>
<p>Access to public spaces for all - Try to keep everybody in mind regarding public use and access of public space, be respectful of the First Amendment Rights in these areas. Act of civic vandalism to destroy that fountain (Ellsworth Drive). Do not want to see the AstroTurf on Ellsworth. Thinks it is a means of getting rid of skateboards, which he is against.</p>
<p>Accessibility, affordability... Need to work together with Walter Reed parks or it will fail, Want to see one story units</p>
<p>Acorn park expands, figure out a way to cultivate and nurture independent small business retail, ensures income diverse housing throughout the zone (not just in CBD and particular neighborhoods within CBD)</p>
<p>Address homelessness</p>
<p>ADUs are great, hope more people take advantage</p>
<p>advantages to sustaining and retaining 'invisible line' between downtown and neighborhoods. When crossing Spring St into Woodside, you can feel temperature go down. This might counter the idea about height, in terms of TOD - higher rather than wider – there's a concern about it spreading, eliminating, and pressuring adjacent neighborhoods. We provide a lot of trees with their cooling impact across the whole area. Most interesting challenge would be to somehow preserve adjacent residential areas and reward for contributing to DTSS and its positive energy.</p>
<p>Affordable housing! Concerned for the availability and loss to affordable housing. Believes SS should think about preserving what we have right now but think about the future. Springville Terrace – old facility that needs to be redeveloped to create more senior sustainable/affordable housing units – wants to see the zoning changes that will incentivize redevelopment there.</p>
<p>AFFORDABLE HOUSING: Maintaining a range of affordability is extremely important. Believes it is impossible to own if do not make a certain income. Attendees hope to maintain social economic diversity, and a mixture of people.</p>
<p>AFI Theatre</p>
<p>agree with everyone on green space, trees, and solar.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Agrees with keeping character of the community in place. Also wants to see more emphasis on green spaces. Cites the trees cut down on Wayne for the Purple Line as a tragedy. Notes that green spaces would ease stormwater issues. Wants to keep the area walkable as well. Concerned about the artificial turf on Ellsworth.</p>
<p>Agrees with Suzanne’s comment above. In addition, when Bethesda is maxed-out, there is only other place to build: SS with all the transit infrastructure. The problem is the limitation of having a “tentpole” at the center of SS that is full. If density is increased, how SS will react to it?</p>
<p>all were in favor of Missing Middle housing throughout the County and as a county-wide initiative. All were not happy that the Board included SOME additional blocks for this Missing Middle. Should be county-wide.</p>
<p>Also concerned about Planning Dept’s encroachment on Woodside and other areas when there are abundant vacancies of buildings within Downtown already. This will disrupt the lives of long-term residents and this seems like an attack on citizens.</p>
<p>Also wants to see places for everyone whether you’re able to spend \$100 or just \$1. Everyone needs to enjoy public space. We need to preserve and expand on that.</p>
<p>Appreciates that she doesn’t have to own a car. Likes access to amenities (groceries, theaters, civic building, restaurants). Loves the diversity. Walkability. See Silver Spring as embracing of change and growth with redevelopment</p>
<p>Appreciates the diversity of the community. This is nothing like Chevy Chase where she used to live and she likes the funk here. She reference the record store and other funky places that she loves. She wants to 'keep it funky'</p>
<p>As a new SS resident (as of April) from Boulder, CO, Jean notes that Boulder has a policy of 10% affordable units and wants to note that ensuring housing affordability would be a great thing for this plan to accomplish.</p>
<p>As a Woodside Park resident, she enjoys the quiet neighborhood setting at night (generally), and that there are yards for kids to play in. Wants to preserve the tranquil environment.</p>
<p>as real estate rental prices rise, chains dominating and loss of small businesses in area. Lack of commitment from landlords or County to ensure low entry fees to small businesses.</p>
<p>Best place to raise children – economic mobility</p>
<p>Bicycle friendless access to Downtown, want to see bike racks,</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>bigger businesses coming into DT. United Therapeutics is beautiful and would like to see more businesses take advantage of our office spaces and have a green idea like them. Change something to improve on that.</p>
<p>Bikes with children (rather than for commute); Has noticed a few new lanes.</p>
<p>Bonifant was fairly quiet stretch of street. Since the Central was built, we've seen explosion of traffic. Central was supposed to have one way parking, but people ignore. As things evolve and change, would like focus on traffic, to make sure it doesn't spill off into neighborhoods.</p>
<p>Bookshop will be great here. When Borders was here it was the second most profitable store in the country by square foot. Bring back a bookstore or two</p>
<p>BOWLING ALLEY: wish list. Kathy informed him that the Eleanor has bowling lanes</p>
<p>Bury electrical wires</p>
<p>central development was not at all a success for community involved as touted by others – was not scaled down towards Bonifant as community requested. Unkept promises is example of lack of trust.</p>
<p>Change East West Highway to East West Blvd to encourage people to slow down</p>
<p>Chose to stay/live here b/c of diversity – diversity of age and ethnicity, among other things</p>
<p>Civic engagement rather than physical improvement (bring more voices in); Construction (she describes this as short term frustration regarding closed streets for curb upgrades)</p>
<p>Civic Pride - Great deal of Civic duty/pride. This hasn't changed, I like that.</p>
<p>Climate Change – NYTimes article today (how NY is subtropical climate now). Trees cool down temperatures by 15 degrees</p>
<p>Concern for survival of independent businesses during and after pandemic.</p>
<p>Cohesive Montgomery County, "Our Silver Spring" vs "Their Silver Spring", too much restaurants and apartments</p>
<p>COMMUNITY: concern with excessive amount of MF units, residents there might not be as much involved with the community. One the reasons is because SS does not have a center, a place that people can come and build a community. The turf open space (current Veteran's Plaza) used to be an unprogrammed space where people from all ages would come and bound.</p>

CONCENTRATION OF AFFORDABLE HOUSING IN SS –Believes that Planning Board is interested in having the walkshed Silver Spring Station and Purple Line becomes concrete jungle of apartments. Thinks that Planning Board wants all County’s affordable housing to be located only in Silver Spring – not dispersed in Bethesda and Up County. Heard from other community members conversations that SS will be getting rid of all green space in lieu of MF units because what you lose in green space you gain in lack of cars, and if you don’t like that, you can move out. “As a Native-American, I tend not to trust groups who say I want you to give something up, whether is your green space or on-street parking to benefit other people. And you should be happy about it.”

Concern about the data used for the walk-shed? Was it 10 or 20 minutes from transportation

Concern about the potential increase in population density, cost of housing, agreed with Michael. Worried about the concept of missing middle. CBD has high-rise condos, apartments, etc. that is not occupied. Why continue more development outside of it. Overall, effects of increased density.

Concern of traffic, volume, speed and pedestrian safety.

concern over affordability; Addressing nimbyism (Rick is building an ADU in his backyard, taking advantage of recent legislation change); Public transport should be about sustainable growth and allowing new residents; Plan should not cater too much to the residents that are here (“that we don’t get in the boat and pull up the ladder behind us”).

Concern over costs to buy housing

Concern over the focus on schools

concern SS won’t fully take advantage of Purple Line. PL will be great asset, but will only improve region if we allow people to live near it. Goes back to need for more housing – take another look at parking minimum. There are largely empty parking garages. Make sure we get rid of some parking garages that can be better utilized to give more people access to PL stations

Concern with overbuilding of apartments and higher density planning

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>concerned about green space disappearing, a lot has already disappeared and not been replaced despite many promises of common space and the like made to the community when new development came in. Destruction of trees along Wayne for PL, and telling community it will be planted upcounty to make up for it was abandonment of trust in the community. Trees are not only aesthetic, but provide urban cooling effect and are important to maintain - hope they will be replanted in THIS area.</p>
<p>Concerned about tax impacts on the boundary expansion.</p>
<p>Concerned about the economic stability and the turnover of chain restaurants. Also concerned about the increasing high end rentals and the thought that it's one step away from a real economic downturn because the retail and housing are so costly.</p>
<p>Concerned about the lot on the opposite side of the street from his house (the location of the former library). What is planned for this space beyond the childcare center?</p>
<p>Concerned about the process. Although people say nothing is written in stone, but this plan seems to be out of the blue. Says that Historic Preservation was against the expansion. Also notes that density brings traffic, and although they have some traffic as a community close to downtown, David holds that more density will bring even more traffic. Also concerned about overcrowded schools with increased density. Concerned that the loss of business in downtown SS is harmful</p>
<p>Concerned that she won't be able to stay here. Early in career and lives in one-bedroom apt. Housing prices are scary. Probably can't raise family with cost of living here.</p>
<p>Concerned there will not be missing middle housing to meet needs as you transition in life from apartments. Used College Park as an example of a mix of housing types that preserved tree coverage, green space, affordability, etc</p>
<p>Concerns centered around affordability and the possibility of overdevelopment, prefers duplexes, triplexes and ADUs rather than large apartment buildings that don't fit the neighborhood</p>
<p>Concerns about the traffic patterns. Particularly, awkward intersections within the plan boundary. How can we take traffic data with Covid-19 ongoing? Will this affect predictions</p>
<p>Concerns about walk-shed and upzoning of single family homes</p>
<p>Concerns and hope – Concerns are the increase in density and does not want to live on U Street again. Likes that it's not overwhelmingly crowded. It's now getting increasingly more crowded and that's effecting quality of life. Wants to feel welcomed here and not overwhelmed by crowding.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Concerns around diversity. There are two senior buildings and visually impaired individuals near her. Will the projects lead to less accessibility/safety? Need diversity of apartments (studio, 1 bedroom, 2 bedroom apartments). Need diversity of commercial space. She is concerned about vacancy rate. Wants to see these spaces freed up for smaller businesses</p>
<p>Concerns that the community will become too much like Bethesda, will become unaffordable and that diversity will decrease</p>
<p>Concerns: automobile traffic, parking, and pedestrian safety.</p>
<p>Continue development of the downtown core, but not jeopardized surrounding residential houses. He clarified that his house is within the expanded boundary. Lives on/near Colesville Road. Worried that he will have to give up his home a part of the plan.</p>
<p>Continue development without interruption of daily schedules, particularly noise</p>
<p>Continue redeveloping and revitalizing Fenton Village</p>
<p>Continue to support local even by shopping in the corporate stores that are here in Silver Spring rather than online (bricks and mortar--- DSW) rather than online. It makes a difference that will help keep jobs and businesses here. Market SS for new businesses as well.</p>
<p>Continued emphasis on small businesses. Likes to walk by shops that are inviting</p>
<p>create opportunities for duplexes, triplexes, row houses, and low-rise affordable apartments</p>
<p>Creating initiatives to help shelter the homeless</p>
<p>Crossing Georgia Ave is difficult almost everywhere along the street</p>
<p>David later notes that he is unaware of what is under consideration for the adjacent communities. Says that planning should be clear about what is meant by things “other than single family homes” being considered. Also notes that SS is unstable at the time given the many units already approved to come, the Purple Line coming, business turnover, and the pandemic. Thinks that there are too many moving parts already happening to create more change.</p>
<p>Discuss existing unbuilt capacity. Why weren’t the old CBD recommendations for other housing types constructed? Talk more about different housing types for the upcoming plan?</p>

<p>disjointed nature of the area, thinks SS can be more vibrant and more connected. Sees Silver Spring as “chopped up”. Believes there are differences when you walk down one street opposed to the other. Retailers look like they are struggling. Need to create a more comprehensive identity, consistency on development so it looks and operates more cohesively. Incentives to have a more defined streetscape, the ability to create an identity, sense of place. Create vibe with diversity, age, ethnicity, income, etc. without SS being disjointed.</p>
<p>Dislikes the pricing increases for houses</p>
<p>Dismantle exclusionary zoning that depends on over-emphasis on single family homes</p>
<p>Diversity</p>
<p>Diversity - Diverse population within walking distance of downtown; worried about developers who are trying to change this diversity by making projects more gentile, upscale and less comfortable. Mentioned there were incidents of public use and first amendment rights, lack of trust, particularly at Ellsworth development.</p>
<p>Diversity - SS downtown and surrounding – relative diverse population. Nice mix of urban and suburban areas and character.</p>
<p>Diversity of affordable restaurants, businesses, people, and housing</p>
<p>Diversity of the people who live here and enjoy the city – in 2018, SS was one of 20 cities awarded notability for its livability for its size. Diverse, different cultures, different restaurants, different kinds of people, all important. Hope for recognition by County and State that Silver Spring has needs - there is a deficit of trees in DTSS to mitigate heat island impact as well as need to deal with loss of trees due to Chelsea Heights &amp; Purple Line construction on Wayne Ave. Agree we need middle income housing, but we also need preservation of the user zone from Sligo Creek Park into neighborhoods and to downtown. Pressure on use of recreation areas in park is only going to increase. The value of this habitat is almost immeasurable.</p>
<p>Dividing the neighborhood</p>
<p>Doesn't understand the push to install bike lanes on Fenton (too narrow). He would use Mayor Lane because it is flat. Why so much push to put pedestrians and bicycles with traffic? Concerned that bike lane will constrict the traffic</p>
<p>DOG FRIENDLY/WALKABLE: Ability to walk to shops/restaurants/meet people on streets</p>



July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

Don't displace low-income individuals, particularly when the Purple Line arrives
don't live in SS proper but spend more time in SS than the District. Always feel very safe walking and going different places. Love the parks available in SS, Rock Creek Park. Atmosphere of friendliness.
Don't want developer's owning public space
don't want to see SS become a concrete jungle, climate change issues that come with urban heat islands. Sometimes feel SS and MD don't give enough consideration to what happen to adjacent communities like Shephard's Park and the fact that we are affected by the development that goes on the border
Don't what the community to become Bethesda, expensive and unaffordable
Due to the increase in density there's a lot of big developments along Fenton and Georgia. "That's a lot and I'm concerned there will not be enough amenities and resources for all people." For example, grocery stores. Not enough for all the people coming in. There are about 4,000 units coming and that's an enormous amount of people. Developers have a great say in what's happening in the county and it's not lost that MM is happening in conjunction with developers and we know they have an influence in development. There is a study that confirms that and there's a feeling that the general direction the county is going is not necessarily what the community wants, and the community does not know about. The MM study also appears to be what staff supported.
Dynamic area; there is a lot happening – it has space/room for all sorts of people - not just people living there but who also work there. Diversity in terms of age. Silver Spring is a comfortable place for everybody
Echoing statement from neighbor of how there is diversity in n'hood, how everyone got along and respected each other. COVID impact though mostly negative, allowed for more neighbor interaction - appreciate the community value
Ellsworth Street closing for pedestrians
emphasize alternative energy sources (solar), follow example of United Therapeutics. Be a hub for a clean Downtown
Enforce noise ordinances aggressively
Enjoys diversity, wants to see more people/activity/events happening, continued connectivity

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

Ensure that there is enough school capacity to handle any increased development/density
Ensuring small businesses continue to thrive
ENVIRONMENT: Believes that Montgomery County pretends to be a progressive community. Example of Ellsworth Drive and the approved use of turf that will be glued to the pavement – pollution to streams and neighborhoods. In addition, very upset about the destruction of mature trees (Wayne). Her neighborhood lost champion trees in lieu of townhouses development, believe that MC looks bad in terms of environmental progress. Wants that to stop
Excited about the purple line
Excited about the Purple Line and how it will move people in and through Fenton Street and the downtown. It will be a nugget of hope for the community
Existing ecosystem - Wild life in backyard, trees over 100 feet high - is remarkable for a city just over the border of Washington DC and extremely valuable. Hoping county would recognize this.
expand Acorn Park
fix & install sidewalks, including accessibility for wheel chairs.
fix intersection of Bonifant/Georgia & Dale/Colesville – anything goes, nobody knows what to do
focus on arts and options, creating ways for arts to survive and provide art spaces like galleries
frequent jogger/biker, often run out of sidewalk, have to go on the street. 29 is terrible to bike against on the sidewalk, absolutely horrid. Big fan of anything that could be done to improve walkability, bikability into neighborhoods. Happy to see missing middle get addressed. One concern - hope to be able to retire and not get taxed out
Garages not being fully used. County has ignored inviting business to the area to provide a stronger tax base. Cites restaurants opening and closing as example of businesses not surviving to populate the area.
Great variety of restaurants and being in the middle of Sligo Creek park and Rock Creek Park accessibility
Green space in proximity to downtown
Growing the economy

<p>growing up in the woods of Connecticut, heard mom’s experience in Brooklyn - the neighborhoods and the diversity - feels like SS is a close replication.</p>
<p>Happy with new murals. Very Worried with the TURF! The idea of covering area with turf where he used to skateboard is not what he supports. “I’d rather have skaters (boarders) without turf.”</p>
<p>Has concerns about excessive number of people in the area (both SS and DC); ability to get around; Balkanization of region (District considers itself a county – has complaints about the planning process in the District and various elements there).</p>
<p>Has concerns/questions about environmental issues such as runoff (shows that very large rocks have been moved with rain runoff) and the costs associated with stormwater management issues. Wants to be sure that this issue is being addressed.</p>
<p>Have a very interesting history of being on-deck for the Nation’s capital – foot soldiers of what makes America “America”</p>
<p>having better access all the way through communities, with shade.</p>
<p>He read an article that 85% of local restaurant businesses may close due to Covid. Q: Would be devastating. How can we support local businesses and keep them here?</p>
<p>Help tenants stay in Silver Spring. Continue and expand support for people who are food and/or housing insecure. Perhaps vacant/under used parking garages can provide a place to expand upon needed affordable housing</p>
<p>High-density of downtown will creep into lower density neighborhoods. Concern for old-growth trees and the loss of positive effects (wildlife, mitigation of stormwater, green spaces, etc.). Concerned about creation of gray spaces. Traffic can be difficult on Ellsworth and Pershing (concern for pedestrians/animals). Worried about changing the character of the neighborhood.</p>
<p>Homeless population, bike, access to the downtown</p>
<p>Hopeful for redevelopment- benefits pedestrian and less traffic</p>

<p>Hopeful that Planning will take analytical look at DTSS for missing middle housing. SS has much greater diversity, and housing affordable to households with lower income compared to Bethesda - feel strongly about making sure that SS stays at that level by making missing middle housing available. However, County needs to take second look at DTSS as a location for missing middle housing. Highly unfortunate that developers/planners will not want to let that happen due to economics. There are many opportunities for missing middle housing - building over metro, taking over garages, edges of DTSS, a little bit into border streets – that makes sense without going all the way out and destroying natural habitat in the process.</p>
<p>Hopeful that the schools will continue to grow, there will be more development, an increase in usable green space</p>
<p>Hopes to see a variety of age, nationalities, different incomes, diversity, etc. It what makes SS healthy. Believes that this is what makes Silver Spring.</p>
<p>Housing Affordability - County is losing younger folks because of affordability. PG County and Riverdale – example of maintaining affordability – concerted effort to attract businesses and build housing.</p>
<p>HOUSING: Maintain the strength and livability, don't want townhouses to come in. Believes that the only way to guarantee affordable housing is to control rent; the County has to be involved.</p>
<p>I agree with Eyal about blocking off a section of downtown SS for no car traffic. I visited Amsterdam and found the car free squares very pleasant to walk, shop, and talk to people and lots of bicycles in Amsterdam!</p>
<p>I fear the loss of local businesses. We cannot price out local and it can't become Bethesda. Also, again, we cannot price my friends or my age group out of SS with extremely high housing prices. Need more housing in general and more affordable housing</p>
<p>If community input is listened to and respected, the character of long-established neighborhoods is preserved, trees and green spaces are protected, and if the CBD can be revitalized for small and indy businesses.</p>
<p>If people could afford to stay here and build families and lives here. Make the best parts of SS accessible to all. That means all ages, all types of people, even skateboarders</p>
<p>Imagine a SS that truly welcomes new neighbors and connects them to each other in new ways</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

Improve appearance of small businesses on Georgia. Streetscape needs to be upgraded
Improve bikability – install more bike lanes, expand on existing facilities.
In order to stay, people want the community to be more affordable
In order to stay, people want the garages moved underground
In the future, I hope that the traffic on Fenton doesn't get worse on Friday evenings and weekends. It seems to stall a lot. There are several organizations with programming geared towards teenagers. I would like to see more free and low cost opportunities for them
Incentivize Small Businesses – Lansburgh Theater in downtown DC: example of lower rent as an incentive to retain certain businesses. Partnership with developers to maintain walkability and variety of businesses.
Incentivize Small Businesses - make it easier for small business to come back. Believes that small restaurants will come back and infill where all the current restaurants have closed due to Covid.
Incentivizing developers to build duplexes over single family housing
Increase walkability, cycling lanes, small businesses (invest in them to keep them), restaurants are an asset. Need more tree canopy downtown. Echo needs for more public spaces for community meetings (hard to book civic center or library). Wants to see more missing middle housing. Just million-dollar homes/neighborhoods are exclusionary. Cutting down some trees is an acceptable loss for more housing types.
Install a real park where you feel immersed in nature (even in Sligo Creek Park you feel like you're walking along a street for most of it)
Install more sidewalks, bike lanes, stop signs and make it safer to walk with lower speed limits
Interested in the positive/negative effects of the Purple Line.
Is concerned because he hasn't seen the affect or any analysis from work the county has done on Accessible Dwelling Units. As a 30-year resident, has seen small neighborhood housing become empty commercial units. Wants to as soon as possible see what the assumption of increased housing stock would be from expanding the plan boundary.
knock-down or modify parking garages. Garages in Bethesda are surrounded by retail, and it changes the feel of a neighborhood

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>knock-down or redo new high-rise bldgs, at least on East side of Georgia to improve setbacks, streetscape, ensure County money invested to put good retail at street-level (we don't need multiple buildings with gyms in it).</p>
<p>Like's its convenience. Likes being in the beltway. Loves access to downtown, Bethesda, and personally what appeals most to him from real estate investment perspective. Likes being close to metro but out of the fray of the heart of DC</p>
<p>Likes being able to commute using the metro and not having to use a car</p>
<p>Likes being able to walk to the subway, proximity to beltway</p>
<p>Likes being close to downtown but still having a backyard, variety of parks and green spaces, space to plan for the future</p>
<p>Likes being equidistant to all 3 airports and walkability</p>
<p>Likes diversity of Silver Spring</p>
<p>Likes diversity of Silver Spring, the big trees and extensive tree canopy, describes it as "lovely"</p>
<p>Likes diversity, the Ethiopian and Korean community are gems of SS, great ethiopian resturants</p>
<p>Likes how quiet it is, and the diverse, especially economically, and inclusive environment. Things for everyone to do</p>
<p>Likes that he is within walkable distance to transit and likes that it is a neighborhood with open space while still close to an urban area.</p>
<p>Likes that SS is green and is a walkable distance to Sligo Creek and Downtown SS. Also likes the neighbors and sense of community.</p>
<p>Likes the convience of SS, diversity, good sense of neighborhood</p>
<p>Likes the convience of SS, proximity to amentities (parks and outdoors), appreciated redevelopment of downtwon (Hechts Store)</p>
<p>Likes the diversity of incomes and walkability</p>
<p>Likes the diversity, green spaces, and walkable access to many stores, great schools, etc. Loves the trees and animals able to find habitat in the green areas we have. SS is a vibrant place that offers great experiences.</p>
<p>Likes the green/outdoor space, walkable. Likes that there are no towering buildings near her house (for the most part). Also likes that it is a stable place, has a good sense of community, and there is decent on-street parking.</p>
<p>Likes the oasis feel of neighborhoods, lots of coffee places, the availabilty of the library, diverserty in housing, unique neighborhoods and archetecture</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

Likes the progressive (at least on social issues) local government presence, diversity, and character of old buildings
Likes the Seven Oaks neighborhood. Likes the natural beauty of his neighborhood. Enjoys peacefulness of streets. Backyard wildlife. Beautiful area. Socially conscious people and neighbors.
Likes the Silver Theater and the Arts District
Likes the vibrant, energetic community and the diversity of shops
Likes the walkability of SS, friendly neighbors, and diversity.
Likes the walkability, diversity, performing arts access and art production, outdoor programming and green spaces
Likes the walkability, easy to get around as a transportation hub, good transportation options, proximity to DC, great place for biking
Likes transportation and access to malls
Likes walkability and ability to be car free
Likes walkability, variety of services, access to nature
Lives close to boundary shift and is already near constant construction on the street. How will quality of life/daily life be affected by a boundary change and more development? Notes that inclusiveness and diversity (culture and income) is also a concern when looking at the future of SS.
Living in Silver Spring is not affordable for retirees
Local, small independent businesses, would like to see a balance of entertainment options- chain vs. independent, like to see some coordination with Walter Reed/building that are coming in the entire development. Night life in Downtown SS goes down to Walter Reed and creates crime for them
Location and proximity to DC
Looking forward to seeing how Folger Platts Discovery building (Tenant - Children's National) will connect with the community. A good boost to support residential retail and keeping the community thriving
Loss of Diversity – Few years ago, determined attempt to make SS as the hippie cool place for 20's something to hang out (Fillmore example). Preserve the diversity at these venues, how about Jazz? Family and young kids too.

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Lot coverage will be critical to the preservation of the mature trees if density increases. No clear-cut of lots (be more like Takoma Park). Would like to add trees to downtown (people cluster under the few trees). Increase activity centers. Make the secondary streets one-way and use one-lane for expanded pedestrian walks/dining. She is concerned about the future of Jessup Blair Park. There needs to be greater use of the park (more activation). Skate boarding park could be there. She would like to see every sq ft. of that park utilized considering the over-use of the surrounding parks. Consider moderately priced businesses units (less than market rate).</p>
<p>Love the AFI &amp; Filmore (Cultural Amenities). Love walkability &amp; bike infrastructure –new installation of bike lanes and bike accessible areas – but don't see much progress on East-West Highway, would be nice to see expansion into other sections.</p>
<p>Love the people: mentioned East Silver Spring. The community: Lots of long term and new neighbors, diversity (race, religion, economic diversity), kind friendly people, block parties, diverse retail and businesses</p>
<p>Loves green spaces like Jessup Blair Park, likes the Georgia Ave shops that are human scale</p>
<p>Loves that she can live her entire life using nothing but a bicycle in SS. She has three kids she raised and they attended the Eistein cluster and loved that it was a local experience and kids could ride there</p>
<p>Loves the cool restaurants and character of SS. Wants to ensure that growth is balanced and keeps this character</p>
<p>Loves the diversity of people/cultures. Likes that it's a place to come, a destination in itself</p>
<p>maintain diversity and unique character of SS while accomdating people of different income levels</p>
<p>Maintaining Housing Affordability - example of Chelsea @\$1M units that is more expensive than many SF housing. He agrees with what Eric said on affordability as well</p>
<p>Make Georgia Ave more ADA and bike accessible</p>
<p>Make Georgia Ave, South Silver Spring, and Colesville Rd more walkable</p>



<p>make sure not to shut the gate to anyone else who wants to come into SS. TH developments and more high rises – allow density to be used wisely, higher in the center but work your way down as you approach residential areas. Green space needs to be there - concerned about PB area, parking lot isn't great, but at least it's visually open. Without precluding diversity of people and economics both from business and residential side, we will have to be somewhat denser to have affordable options. People in Montgomery County may not be used to the idea, but people from Old Town Baltimore or Downtown are used to having duplexes on edges of communities.</p>
<p>Make Wayne and Colesville fully walkable no need for cars other than drop-offs. Provide wider sidewalks and fully protected bike lanes.</p>
<p>Making the different housing options fit into the neighborhood</p>
<p>Meetings need to be accessible. The online component helps with this. How else can people find info, get engaged, and stay in the loop? Emails are sometimes difficult to keep track of.</p>
<p>Missing middle - the approach is correct, there is a need to bring the variety of housing architecture, but it should have been a countywide plan process instead – “we are the guinea pigs” – it wouldn't have happened in Bethesda.</p>
<p>MISSING MIDDLE: Want to champion that. Maintain character of the neighborhood, affordable housing</p>
<p>More affordable housing, maintain low scale businesses along Georgia Avenue in the Fenton District, maintain walkability and increase bike access, maintain diversity and improve/more green spaces.</p>
<p>More businesses downtown – smaller satellite spaces</p>
<p>More continued development of bike lanes</p>
<p>more equity between schools; More mixed-use</p>
<p>More green space - had very little to begin with, but lost some</p>
<p>More green space. Agree with Paul G. on the need for green space. #A - What's status on Woodside Park renovation? Cristina will follow up with Eric through email – they are reviewing the scope and budget right now.</p>
<p>MORE GREEN SPACE/TREES: walk everywhere, so they add to the experience</p>
<p>MORE GREEN SPACE: Need for a diversity of types. Unplanned, unprogrammed grassy open lawns/public spaces and small pocket parks as well to take a rest.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>MORE GREEN SPACE: Virtually no green space in the downtown area. Mentioned Jesup Blair Park is under attack. It used to be more woods and it is now mostly fields</p>
<p>MORE INDEPENDENT BUSINESSES: retail that reflects the character of the neighborhood, smaller more independent restaurants, reinforce the value of community building.</p>
<p>MORE MIXED-USE HOUSING: more small MF units within the neighborhoods as we have in east SS (duplexes, triplexes) that reflect the architectural character of the neighborhood. In addition, mixed-income housing as well.</p>
<p>More of Ellsworth Drive and The Blairs - larger commercial places – something like on Ellsworth Drive and Blairs where the structure can be big enough to host a place where people like to be. Mix that with Mom and Pop Shops.</p>
<p>More owner occupied housing units - condos, townhomes, missing middle housing. Both rental/owner units needed but we've been better at adding rental supply than owner supply recently. Am sympathetic to preserving nature trails and characteristic of existing neighborhood, but we often have inaccurate perception that there's nothing in between a high-rise and single family homes. There is a way to ease in an increase in supply.</p>
<p>mostly uses car – Concerned with number of road shutdowns for construction (PEPCO project has been torture).</p>
<p>Mother worked at U-MD and Purple line will be a great link to the University. Silver Spring feels like a waiting room. People have to leave when they can't afford to raise families here or possibly want better public schools. "I cannot stress enough the focus of affordability". Affordability is more subsidized housing (NPDU), and houses that are \$400-\$500,00 dollars or less! We also need homes at 1,600sf rather than all new houses at 3,500sf. and very expensive.</p>
<p>Moved here at 8 years old. Her children are now in their 20s. Love it because of walkability, cycling, and distance to amenities (work, etc.). Enjoyed development and changes that occurred over time. Worked at the Quarry House. Enjoys the new residents to the region, new stores, shops, etc. Enjoys neighborhood trees, parks. Stated that the civic building was a great addition.</p>
<p>Need more affordable housing and more jobs</p>
<p>Need more bike activity</p>

<p>Need more infrastructure in older area (IE more storm drains, other infrastructure not in good repair) discusses sewage pipe size issue. Storm water is a problem. Runoff from Art space is pouring into backyards with silt (discussion of Art Space ability to handle the storm water). “I am sure people in power know about this!”</p>
<p>Needs more experiences (preferably interactive)</p>
<p>New family now – feels like a good place to live. Good mix of business types and transit access.</p>
<p>New Redevelopment Sites - Wheaton HQ – good move to open site for redevelopment; another option could be DHHS’ site.</p>
<p>Night life on Georgia- Noise complaints, incidents at some of the nighttime establishments on Georgia, WashingtonProp is working with various agencies to work on the noise. It is a problem for their residents</p>
<p>no dramatic rise in housing costs</p>
<p>Not enough fields (in non-pandemic times ), not enough maintenance – upkeep is very different in other suburban communities.</p>
<p>Not opposed to duplexes and triplexes, but if built should be offered for sale rather than for rent so people can build equity</p>
<p>Notes that he is not simply a NIMBY resident, but wants to make sure we are not wrecking what has been built. He has seen CBD lines move, and wants to guard against this happening and causing a drastic shift/loss in the character of SS that we all love. We need to balance achieving the needs such as housing with the cost/impact to the city and current residents</p>
<p>Notes that it is hard, as development happens, for minority populations to stay in the area. Is concerned about growth happening while trying to keep diversity in SS. Also relates this to infrastructure and school</p>
<p>Notes that plan must set realistic and achievable goals. Notes that we need to correctly gauge needs of offices and housing, so that we do not have excess or unused units</p>
<p>Notes the need to support and expand urban farming and food security/production. Community gardens as well. We also need to reach out to renters and keep them in the loop as well.</p>
<p>Nothing more for this conversation, but curious if the Plannig Department will do a similar plan effort for the walkshed around the Daly Purple Line station.</p>
<p>On MM, how much of the study or concept will address affordable housing? Without strict government control a developer will want to construct costly housing (700+k).</p>

<p>on one side is DTSS, the other side is a beautiful residential neighborhood &amp; Sligo Creek. Can take advantage of both in one afternoon, feel like having the best of both worlds. Appreciate having Levine School of Music, love being able to walk there + dance school. Cultural aspect, being able to learn offers a lot.</p>
<p>One resident likes that Silver Spring uniquely has a large Ethiopian community</p>
<p>one thing great about SS is that density and walkability is integrated with things. (compared to NoVa, where there are islands of density not integrated into neighborhoods). Would be concerned if Downtown 'ends' at Fenton St., Cedar St., etc. with a wall of big streets with no sidewalks – we don't want to build density without making it walkable, which could exacerbate traffic.</p>
<p>Over Development - added his concern on the continuous pressure to overdevelop the suburban area surrounding SS. When the Purple Line development happened, the Council guaranteed that no up zoning was going to happen around Dale Station, but this is what is happening now.</p>
<p>Pedestrian experience (lots of aggressive driving).</p>
<p>Pedestrian safety and traffic concerns (pollution). Doesn't want traffic to be an overwhelming issue.</p>
<p>PEDESTRIAN SAFETY/ACCESSIBILITY: Support what Rebecca said. Stopping cycling because is not safe. Sidewalks are not safe. Example: Whole Foods crosswalk across the hotel and exiting the parking garage at Wayne. Many neighborhoods that have a high walk score do not have a sidewalk. With density increase traffic will also increase</p>
<p>PEDESTRIAN SAFETY: complete streets is a great way to discuss the different users of the street</p>
<p>PEDESTRIAN SAFETY: Grove street does not have a continuous sidewalk. People are driving because they have a need to- no other option (cars have not gone away, traffic has gotten worse), when there were more car space people were less aggressive. Making it difficult for people to drive might work for places like Manhattan where public transit is more robust and reliable. Downtown SS is inaccessible for people with disabilities (AFI movie theater, different restaurants, Ellsworth Street).</p>
<p>PEDESTRIAN SAFETY: pleasant and safe place to walk, especially at intersections. Walk and bike improvements – Colesville, Georgia, Fenton traffic are not safe, almost got hit many times.</p>
<p>People don't know that it has such a vibrant urban core</p>
<p>People want to maintain the feel of the existing neighborhood and not be incorporated into downtown</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>People will continue to come to an urbanized area when they are homeless. It is the planners charge to figure out where to place them – create that possibility. How this plan will address this topic?</p>
<p>Plan shouldn't take 5 years. Bethesda was done in 2, and it didn't end up in a lawsuit.</p>
<p>plan to support local and small businesses</p>
<p>planning on staying for long term. Like the walkability, accessibility for wheel-chairs at some point.</p>
<p>play off of [L]'s comments. Did not get the impression that theme 5 of the old plan – Green Downtown – has been achieved. DTSS has not gotten greener. I love green parts of DTSS, we need to not only maintain what we have but restore more green into DTSS. Love the urban amenities of DTSS, but 'green downtown' theme seems to have gone backwards.</p>
<p>POLLUTION: First, worried about light pollution from the City Place area. Second, worried about concrete pollution, building sidewalks just for fun is a bad idea</p>
<p>Pre-Covid the concern was that people living here were not eating and shopping in Silver Spring. Hopefully during Covid and post, people will be feeling like it's a destination to. We need to support business here so they can stay here. We need to work directly with restaurants, not through delivery apps. We must educate consumers to support and eat locally. There are national businesses that compete with Silver Spring. We should also support the local branch of the national chains. We also need to make SS a destination at night for our younger generation. Everyone goes to Bethesda or DC currently. Make SS a night time destination as well.</p>
<p>Preserve as much of Old SS as possible, lower scale development</p>
<p>Preserve character (in contrast to Arlington and the development there of mini-mansions); If more building (as should be) that it be varied and suits the people who could move here rather than just high-income individuals.</p>
<p>Preserve community spaces</p>
<p>Preserve diversity of housing options for all income levels</p>
<p>Preserve green space with no net loss</p>
<p>preserve our character of SS. I would like to see the green spaces - the parks (even the small ones), open spaces preserved.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Preserve the character of the residential neighborhood and community. Preserve the trees, environment, wildlife, etc. Concerned with vacant storefronts (before pandemic). Foster independent businesses, jazz bars, etc. Need more spaces for civic groups and public interest groups (recreation center, etc.).</p>
<p>Preserve the physical character of Silver Spring (including single family houses. Mary notes that she does not live in a single-family house herself). Also wants to save green space and protect tenants against rising rent and development displacing them.</p>
<p>prioritize equality</p>
<p>Prospective residents of all incomes and abilities are able to live in Silver Spring, be it as renters or property owners</p>
<p>Protection, expansion of green spaces and parks, Parks/Green space is special and should be protected</p>
<p>Provide a connection from East West Highway to other sides of the tracks</p>
<p>Provide a great tax proposal for the Purple Line</p>
<p>Provide bike parking near metro and Purple Line</p>
<p>Provide housing that maintains the family feel, No high-rental properties</p>
<p>Provide more pedestrian crosswalks on East West Highway and near car wash</p>
<p>Provide more public transportation and get people use to using it more outside of just their commutes to work</p>
<p>Provide townhomes, open space, trees, and landscaping</p>
<p>Provide urban partnership between businesses and bicycle/pedestrian community</p>
<p>provide young adults and families of all backgrounds opportunities to plant roots</p>
<p>Providing affordable housing especially near transit</p>
<p>Public Amenity/Space - Really like the mosaic fountain at Ellsworth Drive that attract many kids/families to that area, especially in the summer – disappointed to hear it will be destroyed. Proposed bike path does not show in the illustration of the development.</p>
<p>Public spaces – provide more “all season” places</p>
<p>Purple line going in so be aware of traffic patterns (notes the traffic build-up at Whole Foods and Silver Spring International School); As CBD expands the County should do what it can to ensure that running business is as easy and fruitful as could be.</p>
<p>Purple Line Noise Remediation – remediate noise with trees and sound barriers.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Purple Line Noise Remediation– make sure speed control in certain areas will be maintained to reduce noise.</p>
<p>Redevelopment of some of the County’s parking lots and garages in downtown as affordable housing that can meet some of missing middle goals.</p>
<p>Reiterate what everyone has said - It would be nice to see more townhomes and green space and sky. Seems to be losing the character because there is not a variety of housing. Add buffers like townhomes inbetween the single family homes and apartment complexes. Affordable housing is a concern. Placemaking and a better use of space - more actives for all ages of people. Everything that SS will have an impact</p>
<p>Reiterates stormwater issues but notes that there has been some improvement on this front as a result of some development projects.</p>
<p>Reiterates the need for townhomes. The MM seems like the impetus for expanding the boundaries. Isn’t there a need for missing middle within the old boundaries? Why is there a need for expansion?</p>
<p>Remove garages and put housing</p>
<p>Remove the parking demand, make a maximum number of parking to encourage less driving</p>
<p>Rethink future office space needs: telecommuting is going on and might stay for the future. SS is well-suited to adapt with smaller office buildings and satellite offices that act as magnets like what Discovery brought to SS when it moved to the area.</p>
<p>Said density helps support amenities that improve the quality of life here, like events, restaurants, etc</p>
<p>Schools Growth &amp; Walkability – before repurposing older school sites for other land uses (residential examples), consider better strategic growth planning, so kids can walk to school instead of having to depend on buses/cars to access especially elementary schools. Example of Sligo Creek Elementary School moving to Parkside – 3 miles away.</p>

Seconds David's concerns on feeling misled. Feels that Planning only feigns listening to community input. Notes that residents were promised that a green canopy was an important issue, but then the county allowed trees to be cut down on Wayne for the Purple Line. No one was kept in the loop on this. Again, cites the artificial turn on Ellsworth as Planning not listening to residents. Fears the environmental harm that is happening and notes that there is a lack of faith within the community because of how these issues have unfolded. Concerned about lack of aesthetic beauty to bring people in and finds that roadway abandonment for turf is not the answer. Strongly feels that we need more community input that is translated into what is being approved by the Planning Board. To keep our diversity, we need beautiful public spaces to bring us together. Notes that loss of trees makes it uncomfortable to walk down the street.

She lives in Takoma Park and agrees with liking the diverse transit options. She's in a one car household and wants to keep it that way. She likes to bike a lot and that easy in SS, especially since the pandemic. Likes doing local fun things and there are a variety of things to do in SS. Plenty of space to walk around without cars speeding by. Likes the diversity.

She wants to see more townhomes. She lives in a condo that's small as are the rooms, and SS loses people b/c when you have a growing family there are no places to buy locally. There needs to be a middle ground for people to go.

She's speaking on behalf of the Art Deco Society. She participated in preserving Falkland Chase, Canada Dry, and the AFI building to preserve the Art Deco buildings. She now thinks that Mid-Century Architecture is the next set of building characters to preserve. She thinks the Google Architecture needs to be preserved (ex: Wellers Dry Cleaners at corner of Fenton and Thayer Ave)

Shocked at housing prices and lack of affordability. Single family housing is still in high demand. Millennials still want houses with yards. Worried about the lack of tree canopy (expansion of heat island to residential) that would occur with development. Developers see potential from outside of the downtown area. How will affordable housing be built if we even allow more density? We don't want more apartment buildings, we want more property ownership to grow generational wealth. What is the justification for increasing the density without assurance of affordability? Concerns about retail from the pandemic. What will be the new attraction post Covid-19 (makers spaces, studio spaces, etc.)? Will this plan lead to a lack of diversity?



July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

Sidewalks that are not made of bricks (pose safety issues), want to see coordination with DC (Georgia), Wheaton, Montgomery Hills, Long Brach,
Silver Spring should have a small carbon footprint
small town feel, but access to not only what's here in SS, but whole metropolitan area. We can also bring people 'in' to what we consider 'our town'. Enjoy the feel of being in a downtown, access to various amenities, and diversity (countries represented).
Smart development with affordable housing. Increasing diversity with good services. Pedestrian safety and green space need to be considered. Also, with more and more remote workers, can empty office space become housing?
so many cultural resources available – AFI, theaters, music venues
Some excellent restaurants. Close to easy downtown access, Whole Foods, big trees, lots of families, diversity, walkability are all things I love about SS.
SS has the potential to bring in new retail along Georgia, would like to see to continue progress on Georgia Avenue
SS wasn't always cool; it grew to be so in an organic way. Worries about encroachment into some of the cool neighborhoods and what may be hurt with a boundary expansion. Later notes that he is concerned about Missing Middle – knowing exactly what that means and how it would impact his neighborhood if the county wants to use that area to add housing
still some places where not safe to walk. Improve safety of pedestrian crossings on busy and fast roads. (pedestrian crossings on Colesville, Georgia, where bike lanes cross East-West or other thoroughfares)
Street Closures - street behind Whole Foods that was converted to one-lane, safer for bicyclists – easy and cheaper solution for bikers and pedestrians that provides flexibility to convert back if needed. Consider expanding one-way streets to other areas within SS to slow traffic down and make it safer.
Stressed the importance of bikes lanes
Strong Community
study communities the deprioritize cars and prioritize homes for people of moderate incomes
Success if affordable housing and diversity are prioritized, as well as a broad range transportation within and to the area

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

Success if If the Board listens to the communities/individuals affected, looking long term and meeting the housing needs of the people that want to be apart
Success if it provides this area with sustainable, inclusive, and resilient growth for everyone
Success if it results in an area that keeps diversity, add affordable housing, within the style and greenery levels of the neighborhoods
Success if planners do not push out/demolish SS's existing historic neighborhoods, while also embracing new housing within CBD
Success if that the green coverage is not lost, the city improves walkability, and the community still feels like an active engaged community.
Success if the neighborhoods are not violated with townhouses and multiple family dwellings. These affordable housing ideas should be concentrated in the downtown areas
Success if We keep in mind affordability, equity, and reform of law enforcement so people feel welcome.
Success if we look around, walk around, bus and drive around and feel intrigued, interested, welcome, safe and glad to be here
Success if will be a success if it builds a strong and sustainable community
Success if You keep the community engaged and listen to the concerns to the neighborhoods that will be impacted
Success is addressing missing middle
Success is an emphasis on smart and sustainable growth
Success is ensuring that area is affordable and has accessible housing options
Support connectivity, vitality of downtown, restaurants and retailers and businesses
Susan later notes that there was a big discussion regarding bus routes on Colesville Road. With the buses, Susan notes that making SS more accessible via transit, we don't need to take property from people to increase density and make SS more accessible. Says that people don't need to live close to downtown if there are bus stops to bring them in. Finds that government is being sneaky with expanding the boundary. Susan states that there is no trust in the planning department because of this. Community must be brought in and listened to. As a resident since 1987, feels that the treatment of the community by the County Council is part of the problem.
talks to people besides white homeowners

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Teleworking/Traffic - Plan for more teleworking, people learned during this pandemic that a lot of work can be done remotely.</p>
<p>The bike share program allows her to ride bikes and get around</p>
<p>the community stays engaged and participates so that even the people that do not get what they want to feel as if they had a voice</p>
<p>The diversity, affordability, great locally owned shops and restaurants and access to mass transit. Walkability, comfortable/urban area, diversity (age, income, race), friendliness, good restaurants, “urban feel”, transit, walkable but not overwhelming, convenience and balance, some chain restaurants but also small mom and pop, options for “younger people”, sense of place and community, parks, and green spaces.</p>
<p>The mix – enough up-scale things to have some quality of life features, downtown shopping, park area. The lifestyle - walk to brunch &amp; grocery, wander into a music festival on a trip to Farmers Market, etc. The access &amp; inclusivity – transit options enable area with its mix of amenities to serve less affluent communities. In sum, it’s a nice area that’s not very exclusive. Supply driven solutions take years and decades to work, so we really need to start working on it now so it doesn’t become exclusive.</p>
<p>The small town feeling of Silver Spring with the neighborliness and families.</p>
<p>The temporary closure of Grove is amazing as a walker</p>
<p>There are current limitations/restrictions that make development not attractive for housing and commercial uses – what makes possible to deliver a development with quality that will attract people to come here? “We don’t have it and we don’t have a way to get it”. Agrees with Suzanne (Springville Terrace) on the need to change zoning to allow incentives to rebuild and build new affordable housing types otherwise these sites will be locked. Believes Office, retail, housing needs to be affordable.</p>
<p>There is retail nearby. Being near the Metro Line is great. Transportation connectivity, a lot of amenities in walking distance to each other.</p>
<p>There will be no unified growth at the center with a transition down to the communities. Biggest fear: that there is no change that SS gets stuck, since it does not solve its many problems. Everybody is going to Bethesda now because there is density there. They are bypassing SS to do their development somewhere else.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>This plan would be a success if it could comprehensively address increase in density to the benefit of the surrounding community so Silver Spring could be more of a live, work, plan community for people of all incomes.</p>
<p>Trails</p>
<p>TRANSIT: important, don't drive, take the bus to work - hub for the region. Mass transit proximity</p>
<p>TRANSIT: On a daily basis, not good ways of slowing down cars – one attendee was hit by a car in downtown Silver Spring, so this was my biggest fear</p>
<p>Transportation during the pandemic has turned down many people who depend on transit system to live/work. Wants to see an efficient and on-time schedule of transportation (bus, etc.) Wants to “Get serious about buses/train run on time”. Wants to see planners talk to the Council about the reliability of transportation. Sidewalks for connectivity.</p>
<p>Trees – a lot of them were chopped out because of the Purple Line so I would like to see them back. SS is a green tree-lined city and should remain that way.</p>
<p>Trees, trees, trees, parks, walkways. Parking garages – each tier should have shrubbery boxes.</p>
<p>utilize roof top urban gardens if possible, cooperative garden. Give us some green space on top of our buildings</p>
<p>Very concerned that the CBD will expand into neighborhoods. Concerned that the desirability of SS will affect affordability and how the physical/architectural character, including trees and environment, may change. Also concerned about the Purple Line's affect on the community. Wants to help immigrant owned small businesses to stay.</p>
<p>Very concerned that this master planning process will not be a totally transparent process. Needs to be more transparency to the process. Recordings should be available to public. Its helpful to hear what others are saying. Make notes available</p>
<p>Very supportive of Missing Middle</p>
<p>Walkability</p>
<p>walkability (amenities nearby); Easy commute into DC, and also multiple commute options (red line, express bus).</p>
<p>Walkability is very important. Enjoys retail and the number of activities you can do within a small area</p>
<p>Walkability, affordability (used to joke that bungalow was last affordable corner of the area within the Beltway; Schools.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>walkability, small town feel. informal welcoming atmosphere – racial, economic diversity. ‘show up as you are’ - don’t have to dress up to go anywhere. Lives close to busy part of DT, likes how atmosphere changes very abruptly when walking from library area to residential area, like crossing an invisible line, DT vs. quiet area feel don’t seep through in both directions</p>
<p>Walkability. Having tree canopy that connects adjoining neighborhoods to Sligo Creek Park. One can walk in neighborhood streets and have a sense of being in an area like a State/National Park, in an urban environment.</p>
<p>Walkability. Veterans Plaza &amp; Fenton plaza, variety of restaurants from different cultures, different types of people using the plazas. Accessibility - do not own a car, appreciate easy access to DC, looking forward to improvement on access through PL</p>
<p>Walkable Downtown - Like the walkability factor. Pretty walkable neighborhood. Lived 20 years in SS.</p>
<p>walkable, bikeable, many places in DTSS &amp; surrounding area worth going to - restaurants, diversity, bike to Sligo Creek/Rock Creek, etc. Schools are good. Strong sense of community</p>
<p>want to keep a low sky-line. Don’t want it to become a second Bethesda with all the tall buildings and congestion. Main concern is losing the small town, neighborhood feel to congestion, noise etc</p>
<p>Want to preserve civic center space, green space and fountain</p>
<p>Wants continued development, understands the need for more affordable housing, wants more green space, all admirable. But does this mean it impacts my property directly?</p>
<p>Wants more diverse housing stock. Protect green space. Further develop public transit (lessen reliance on car).</p>
<p>Wants more outdoor activity options for youth. Noted that there are homemade bike jumps for example, but kids are not always allowed to stay in an area to use them or skate. Also mentioned the idea of connecting outdoor activity locations to help create a network of options.</p>
<p>Wants more trees. Cites the dying/removed oak trees. Wants to also address parking and Fenton Street traffic</p>
<p>Wants to also "<b>save the funk</b>" loves the walkability and greenspace. Loves trees and green area, its important to them. Moved from U Street in DC and loves the greenspace in SS. Its changed her mood and outlook. A nice level of buzz without going anywhere. Not too busy, a lot of variety of spaces and energies here</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Wants to encourage art and artists to enhance to community. Likes venues like AFI offer this opportunity. Likes the diversity but feels like a segment that was not paid attention to is artist loft needs. Cites 7th street in downtown DC as a precedent for this.</p>
<p>Wants to ensure that infrastructure such as grocery stores and other things can keep up with increases in density. also concerned about encroachment of CBD into neighborhoods.</p>
<p>wants to hear the recent history story told. How did the Ethiopian community grow? What about the uglier parts of the history as well like the Redlining history which still has an impact today with racial, social, cultural differences and inequities</p>
<p>Wants to maintain transit options. Wants to see and is concerned about is Climate Change. We are going to need to dramatically change the way we live and the way our spaces are designed and constructed. Remove single uses of vehicles. Figure out how to plan to accommodate demands for people and density.</p>
<p>Wants to make sure that there remains a variety of businesses that employ people so that people can enjoy a walkable community even for work</p>
<p>Wants to open up boundaries to create places where people afford to live, walk, bike, sidewalks, Wants to make the larger roads, especially SHA roads within communities safer, more to walkability/mobility for people to walk around.</p>
<p>Wants to preserve architecture and homes, but also notes the need for affordable housing. Concerned about lack of art spaces for kids as well as space to combine skating opportunity with other needs (stormwater management perhaps?).</p>
<p>Wants to preserve older apartment complexes on Thayer and Sligo and back to Nolte Park are key affordable housing that should be preserved (at risk while purple line comes in)</p>
<p>Wants to preserve walkability, continuing to make the area pedestrian and bicycle friendly, also tree canopy</p>
<p>Wants to protect and expand the green space we have and see greenspace more accessible to all.</p>
<p>Wants to see a study on crowding of schools. This also needs to keep up with increased density. Also cites stormwater issues due to loss of trees.</p>
<p>Wants to see less chain restaurants and wants mom and pop shops. She wants planners to support local business rather than larger chains.</p>

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>Wants to see more green space, amount of public space increased, wants to see open space available to community. Unhappy that it seems former Discovery headquarters open space is being reduced.</p>
<p>Wants to see more missing middle housing. Concerned if he will be able to afford Silver Spring after graduate school. Would like to see more affordable apartments. Most of his friends move out to affordable areas.</p>
<p>Wants to see Senior living sustainable affordable housing project. Continue to make it possible to have that work environment in SS? Believes that there are a lot of apartments but sometimes they are not big enough for people. Want to see affordable housing developed and create a possibility for the kinds of things that people want.</p>
<p>Wants to see tasteful infill development that is aesthetically pleasing and addresses housing affordability. Is concerned about unused land downtown while Planning seems to be expanding CBD/high density development. Feels that we need a plan to address missing middle with specific thoughts on ensuring affordability because new housing will be desirable and thus expensive.</p>
<p>Wants to see the history told of Silver Spring itself and historic places like the Lee Building. Celebrate the history of SS.</p>
<p>We are not creating an environment that creates jobs. It only worked when a big patron invested in the area such as United Therapeutics or previously Discovery. How do we attract other commercial uses to come to SS instead of Bethesda?</p>
<p>We need to also save garden apartments as these are the most affordable for renters. Loves the active civic associations in SS, although hers is no longer existing.</p>
<p>we strategically have to do something to protect green space from the development of Silver Spring Downtown as well as adjoining neighborhoods. Suburbs surrounding Prince William Forest Nat'l Park in VA lost wild life habitat in their yards due to forest fragmentation - we can't let that happen in SS. Sligo Creek watershed needs to be protected by adjoining green canopy. It will be impacted more and more over time as transportation and population pressures increase. Hopeful there will be a desire to follow through on what County has already identified as a major concern (declining water quality, loss of trees and forest, impacts of climate change) using existing tools – forest conservation law &amp; designating Sligo Creek as Special Protection Area</p>

<p>When I hear about missing middle, what I don't hear is how will it fulfil Dan's dream? I think the market will determine what is affordable. The latest zoning changes allows for accessory apartments, and two-family lots and essentially homes in the back. But how do we make/build affordable housing and keep it that way? Why are people not building missing middle?</p>
<p>While residents liked the pedestrian connectivity, they expressed a desire for more and better connections</p>
<p>while the development has improved a lot of the area, I'm very concerned about the affordability of the area. The apartments going up, I image, are quite expensive and unaffordable for a lot of the existing residents.</p>
<p>Why did we need to expand the boundary of SS? I was very surprised this came about without any notice. I am worried about the traffic and cut through in the neighborhood as folks speed through our neighborhood and we have a lot of kids in the neighborhood and folks come driving through at alarming rates.</p>
<p>wider variety of housing types, more traffic safety features outside of the downtown core. DT is walkable and very safe, but immediately becomes exclusive single fam neighborhood, sidewalks and bike features disappear. If SS wants to continue welcoming variety of people, it needs variety of housing types and safety features for those people to get around safely - cannot stop at edge of downtown.</p>
<p>Will be a success if addressing impacts of climate change as addressed in Thrive 2050 – extreme temperatures and extreme weather events. SS was identified as having third lowest amount of shade (13%) in County three years ago, it's gotten worse as result of Chelsea Heights development &amp; Purple Line.</p>
<p>Will be a success if be able to bike across town, have lots of local options for espresso and not being afraid of getting run over.</p>
<p>Will be a success if decrease in total number of car trips, not congestion. Figure out how SS can contribute to reducing number of car trips. 2)... increase in total stock of affordable units in SS, not % of housing that gets built. MPDUs get flipped at some point and become market-based, so number of affordable units SS has is more important than % of MPDUs that get built. 2)... no action as a result of the plan make the climate crisis worse.</p>



Will be a success if don't think you can always measure success by outcomes. You can have a desired outcome, but if people aren't happy or have a good feeling about living or being around a community 100%, that's a minor failure. There are so many things that need improvement all the time. Why just look at that one success when there are so many more improvements you can make?

Will be a success if it achieves Vision Zero. We'll know SS provides safe transportation options for everyone when no one dies from going one place to another in SS. (2) ... average vehicle miles go down – when most people walk, bike, or take public transport instead of a single of a single occupancy, private vehicle

Will be a success if it creates a desire for businesses to locate in SS

Will be a success if outcome of affordable units (supply of MPDUs) measure up to whatever % has been set aside - people who want to move here can move here, smaller percentage of people are rent/mortgage burdened. If people don't live here, they'll live further out. We're still going to have traffic and all the people coming through, just making their lives harder and our lives more crowded – no one wins.

Will be a success if water quality is addressed, including storm water run-off, loss of trees and forest. Need to grow SS and protect SS - continue to improve natural environment, not let it degrade as a result of development of either DT or adjoining neighborhoods. Seeing greenery not as individual trees as dealt with in lot by lot development, but protecting first before development occurs.

Will there be an effort to steer clear of the residential areas within the Sector Plan in terms of zoning? Will there be an emphasis on redeveloping the excess county-owned parking facilities?

worked with Lee Development/HOC to deliver 907 units – mix of affordable/market rate – the only reason it couldn't go higher in numbers of units it was due to zoning. Believes The Blairs are going to build out to the future. Need to look everywhere beyond the current boundaries – look at Summit Hills/Rosemary Hills – they were built in a time when people did not consider sustainability – potential site for redevelopment.

Worried about beltway expansion as it will affect SS, and worried about the population growing and schools not being able to keep up

July 27, July 29 and Aug. 4 Listening Sessions – Silver Spring Downtown and Adjacent Communities Plan

<p>would be great if there are options for down-sizing. Currently live in big single family home but would love to stay in area when having to down-size</p>
<p>Would like to focus the suburban and urban in balance, transportation (Ellsworth Street is all chains – not independent businesses), more local stores</p>
<p>Would like to preserve the current character. There is single family housing close by to allow people access to downtown. Wants to keep long-term residents living here.</p>
<p>Would like to see a more vibrant art scene, comedy club/jazz club, utilize Montgomery College more, a community center, “Space underneath all-set” for a new, the Levine school, like to see another grocery store-replace the Safeway on Fenton. Access to downtown via bikes</p>
<p>would like to see bike lane on Fenton Street</p>
<p>Would like to see engagement with our (DC) community. Georgia into DC is just one extension of Georgia. Echo diversity, not enough retails that address the needs of the diverse community</p>
<p>Would like to see existing neighborhoods be saved</p>
<p>Would like to see more condos built opposed to apartments</p>
<p>Would like to see more placemaking within the beltway, some people think that "Silver Spring" can refer to half of East County</p>
<p>Would like to see return of the missing middle housing, more options and less high rises</p>
<p>Would like to see the openness around the business district stay the same, downtown spaces used more in terms of housing density</p>