



SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN

At A Glance

It’s been 20 years since Silver Spring’s revitalization and Montgomery Planning is looking at the downtown and adjacent communities to ensure this important ethnically diverse and economically vibrant area of the county continues to succeed for the next 20 years. Here are some quick statistics about the Silver Spring Downtown and Adjacent Communities plan area:



Approximately
20,000
people live inside
the plan boundary.

The plan boundary
includes an area of
approximately
505 acres.



There are more than **24** million gross square feet (SF) of development in downtown Silver Spring;
9.6 million SF has been built since the last sector plan was approved in 2000.

There are approximately **13,000** housing
units in the plan area. **3.9%** are single family
units.



In the downtown area, **91%**
of housing units are rental units;
9% are owned.

In the adjacent communities, **52%** of
housing units are owned vs. **48%** rented.

Average Monthly Rent:
\$ **\$1,831/** month in downtown
Silver Spring
vs.
\$1,722/ month in
Montgomery County



In 2019, downtown
Silver Spring had
140 restaurants,
bars and coffee shops.



There are **5.4**
miles of separated
bike lanes in the
plan area.



There are more than
50
publicly accessible
open spaces in the
plan area.



The largest employer is
the National Oceanic
and Atmospheric
Administration
(NOAA) with more than
2,000 employees.

Two new, high-capacity
transit systems are
coming:

Purple Line
(2023)
and

FLASH
FLASH BRT
(2020).

Sources:
1. SDAT property-level data and US Census American Community Survey data on household size by property tenure, 2018 5-Year Estimates.
2. GIS calculations.
3. Staff analysis based on SDAT data, development application approval documents for various projects, and information about properties obtained from property owners.
4. Same as source for 3. Please note that 3.8% includes single-family units, both attached and detached. Our total count of dwelling units in the plan boundary is 12,936.

5. 2018 American Communities Survey data.
6. 2018 American Communities Survey data.
7. CoStar.
8. Quarterly Census of Employment and Wages (last quarter of 2019, pre-pandemic).
9. 2018 Approved Bicycle Master Plan data.
10. Montgomery Parks data.
11. 2018-2019 Federal Facilities Survey.
12. MTA and MCDOT



Project Timeline

Through the Silver Spring Downtown and Adjacent Communities Plan process, we will analyze and reevaluate all aspects of the existing plan, consider the recommended changes implemented from the last plan, and assess future needs - all informed by community conversation and input. Community engagement begins with a listening phase, which will inform the shape and methods of engagement moving forward. We are committed to meeting community members where they are and making the planning process accessible to all members of the community in downtown Silver Spring and the surrounding neighborhoods. Read about our commitment to equitable engagement.

- Scope of Work**
 Presented to the Planning Board on March 26th and June 4th
- Existing Conditions**
 June 2020 - December 2020
- Visioning and Preliminary Recommendations**
 Winter 2020 – Spring 2021
- Working Draft**
 Summer 2021 - Fall 2021
- Planning Board Worksessions**
 Fall 2021 - Winter 2022
- County Council Worksessions**
 Winter 2022 – Spring 2022
- Council Approval**
 Summer 2022 - Fall 2022

Public Engagement



Get involved

Visit our webpage, sign up for our eletter and schedule a meeting:
[Montgomeryplanning.org/SilverSpring](https://montgomeryplanning.org/SilverSpring)

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