

Adjacent Communities visioning will focus on...



If you live in one of the blocks adjacent to downtown: How do you get there? Walk? Bike? Drive? It is easy or hard to safely get to downtown Silver Spring?

Walk and drive (some bicycle). Traffic is a problem. Getting worse. At rush hour not safe to bicycle (perhaps better with bike lanes).

Don't live in adjacent, but come for work. Biking comfortable until into downtown, through the transition to downtown. Georgia & Colesville safer with bike lanes, but still not good

Sidewalks received when there was opportunity to negotiate with developer of townhomes. Likes to walk downtown. Georgia and Colesville is dangerous.

Live on 2nd avenue. Mostly walk, a good experience. Georgia and Colesville are big to cross if you aren't a car.

Live in Woodside, walk and drive. Prefer to walk. Have 3-month old, so considering stroller access. There are streets Downtown that are not easy to walk with stroller (busy road, tight sidewalk)

People using side streets as a cut-through. Walkability is attractive, and access to metro.

Adjacent neighborhood is very walkable, most streets have sidewalks. That walkable nature should be maintained.

Get downtown by walking, biking driving. Bike lanes are good. Hard to cross Colesville, bike lanes don't fully cross them.

East Silver Spring (Grove St) no sidewalks is a problem!

Speed bumps on first and second work well to slow down traffic in Woodside. I wish we had one on Noyes Dr too.

Was difficult to walk on Grove until street was blocked in summer. An old and narrow street. Feeling that Grove needs a sidewalk. Would be fantastic to have a sidewalk.

Woodside got sidewalk because it was gained as part of the benefits from the Courts of Woodside townhomes. People appreciate it. Would not have happened if development was by-right.

through Silver Spring, not coming here or live here. Cars are not going to disappear. Closing Grove moved more cars to Georgia, making it more congested. We need to provide sufficient transportation infrastructure to meet



Think back to the different stages of your life. Where did you want to live at those different points? Or, think forward to the future. Will you always want to live where you live now?

When first moved to DC lived urban, then when buying a house wanted to be in Silver Spring. Had access to transit, had a backyard for gardening. Would like to stay here.

In a small house, lived there multiple decades. Suburban/Urban feel and garden district. Townhouses are not very suitable for people who are older and have health issues. Single family homes are easier to age well in.

Lived in urban and not-so-urban. Likes Woodside because it is a genuine garden suburb. Has both urban and greenery.

Would like to have an ADU so they can age in place. Would like to see that development incentivized.

SS has a bit of everything, great people, walkable, can drive to things. It is a gem. Has right mix and right density. If it gets too dense won't be what it was before.

Walkability is great. Could be even more important when older. Excited for downtown to be even closer so doesn't have to walk as far.

Neighborhood is great for young families. Feel really lucky to have relationships with other neighbors who have been here for a long time.

I live in Chelsea Heights and love the walkability. I walk almost exclusively to downtown and love to run in Sligo Creek Park.

Allowing for different sizes of housing in a neighborhood can help diversify the housing stock to provide more options for more people at different stages of life and income level.

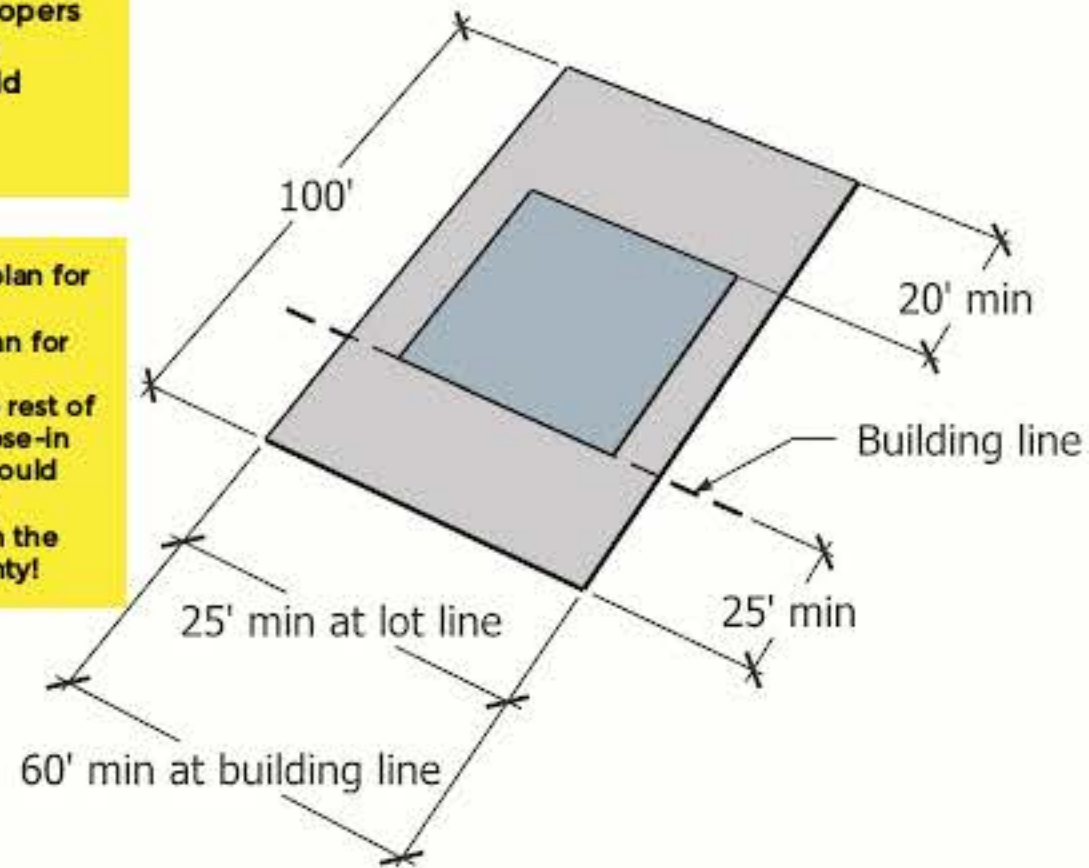


R-60 lot analysis: typical lot

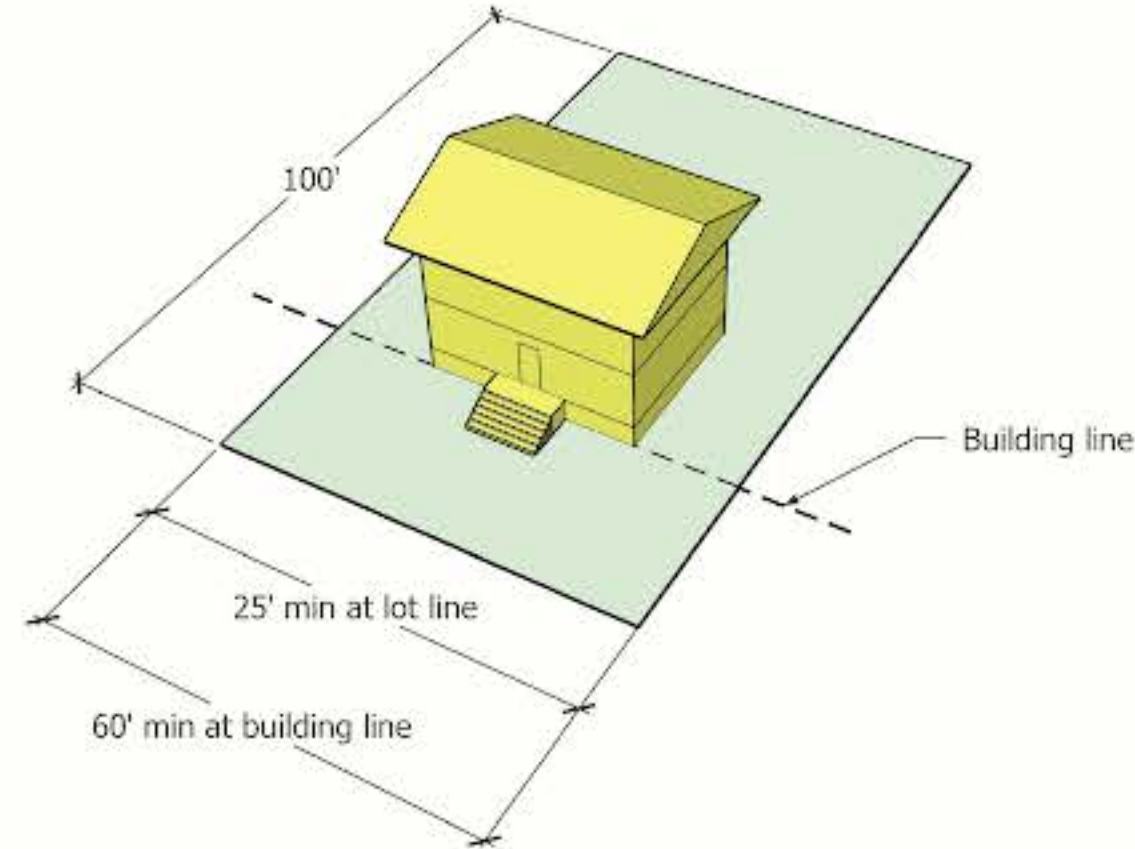
Typical R-60 lot according to current zoning:

Completely support house-scale multi-family units! But will developers make enough money to build them?

How does the plan for house-scale multi-family plan for downtown SS compare to the rest of the county? Close-in Silver Spring should not be treated differently from the rest of the county!

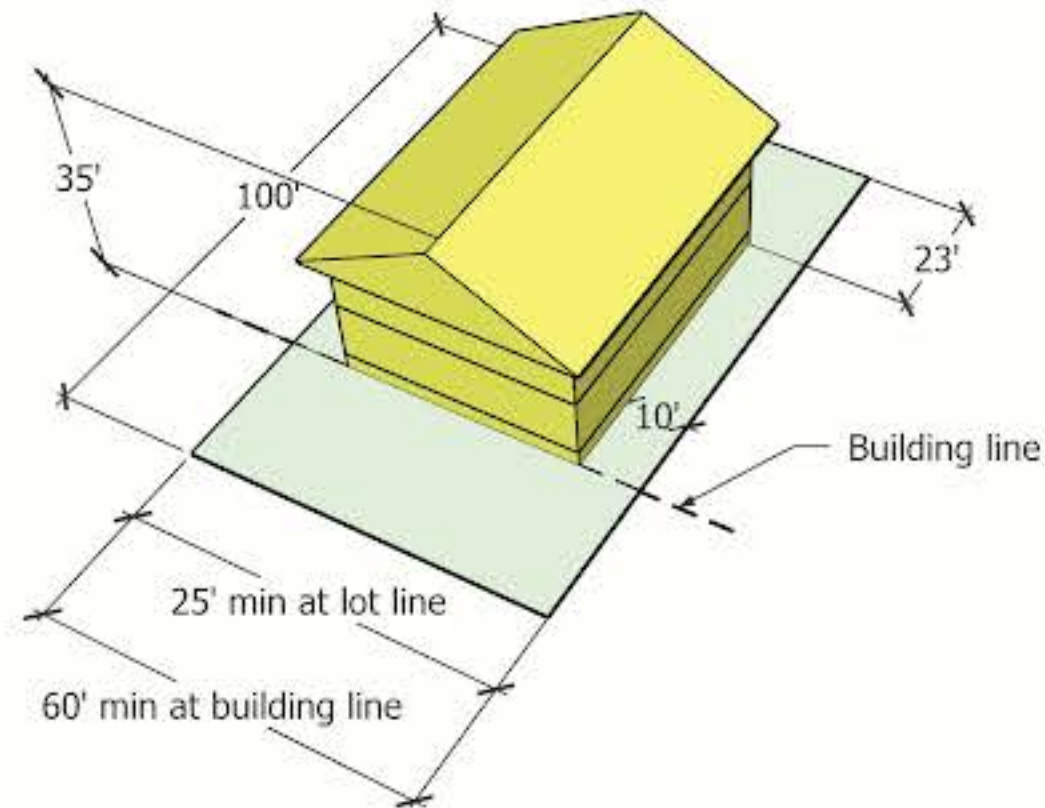


- 60' x 100'
- 35% maximum lot coverage
- Side setbacks: 8' min on each side; total not to exceed 18'



TYPICAL HOUSE ON R-60

- 650 - 900 sf footprint (1300 – 1800 sf house)
- 2 floors, 10' floor to floor; first floor starts 3' off the ground level

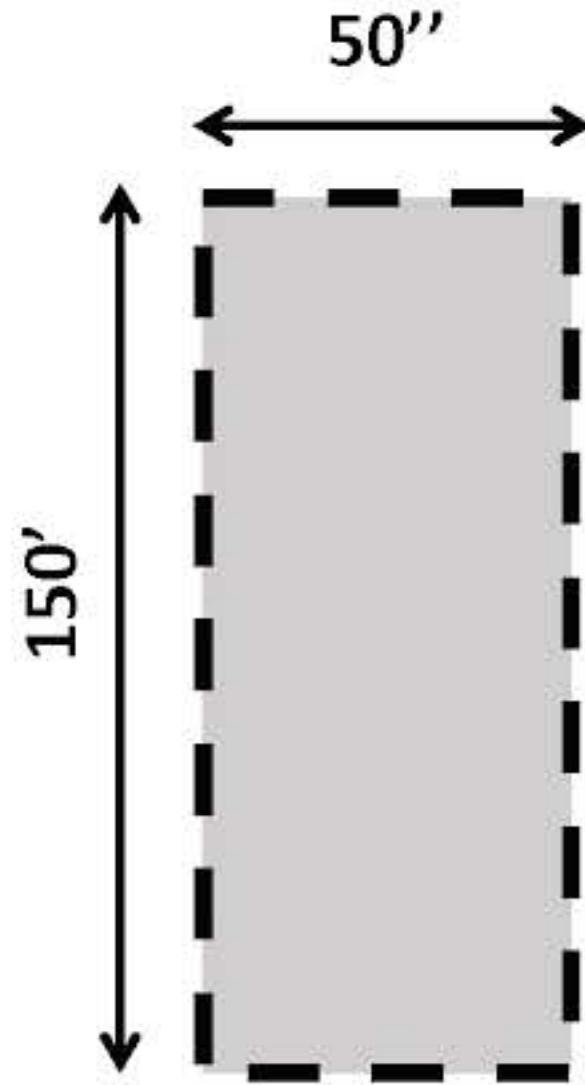


NEW CONSTRUCTION ON R-60

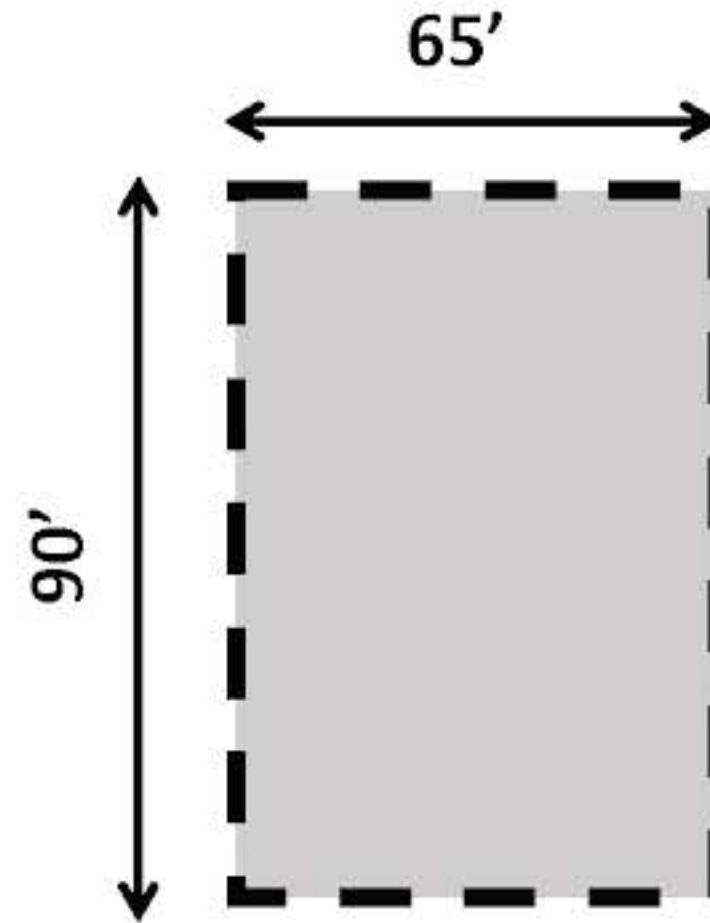
- 1,800 sf footprint (4,000 – 4,500 sf house)
- 30% maximum lot coverage
- 2 floors, 10' floor to floor; first floor starts 3' off the ground level

Three R-60 lot sizes found in the plan area:

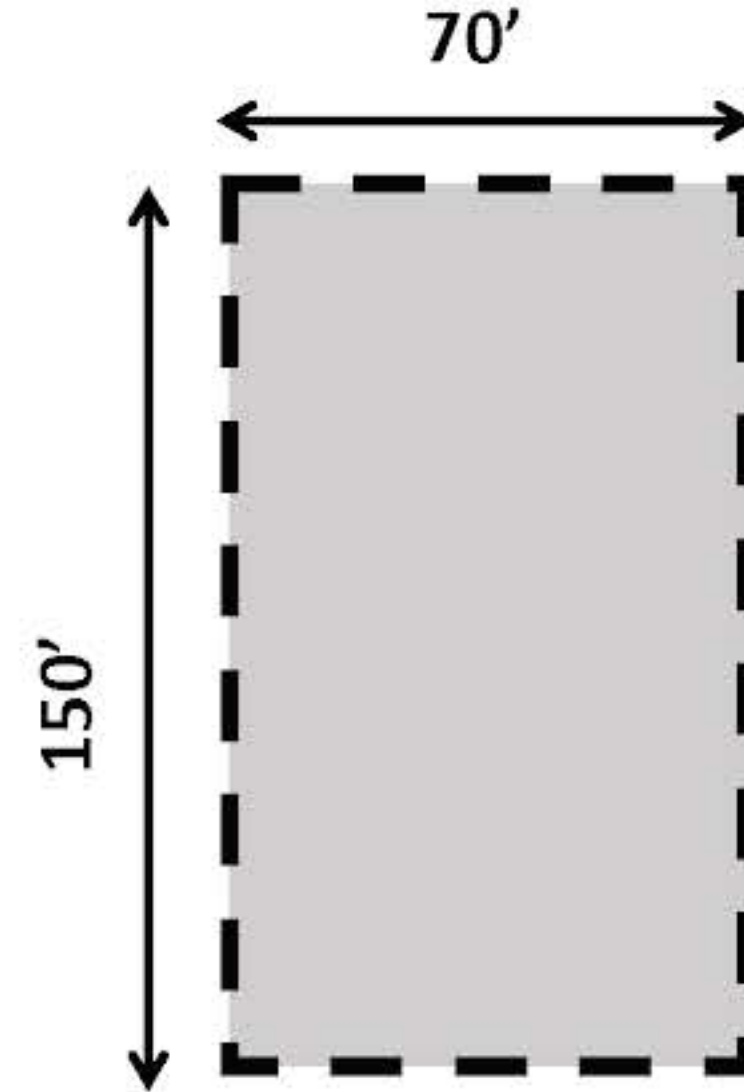
Only one teardown
in the 26 years I've
lived in Woodside.
That's house was
condemned.



Lot 1



Lot 2

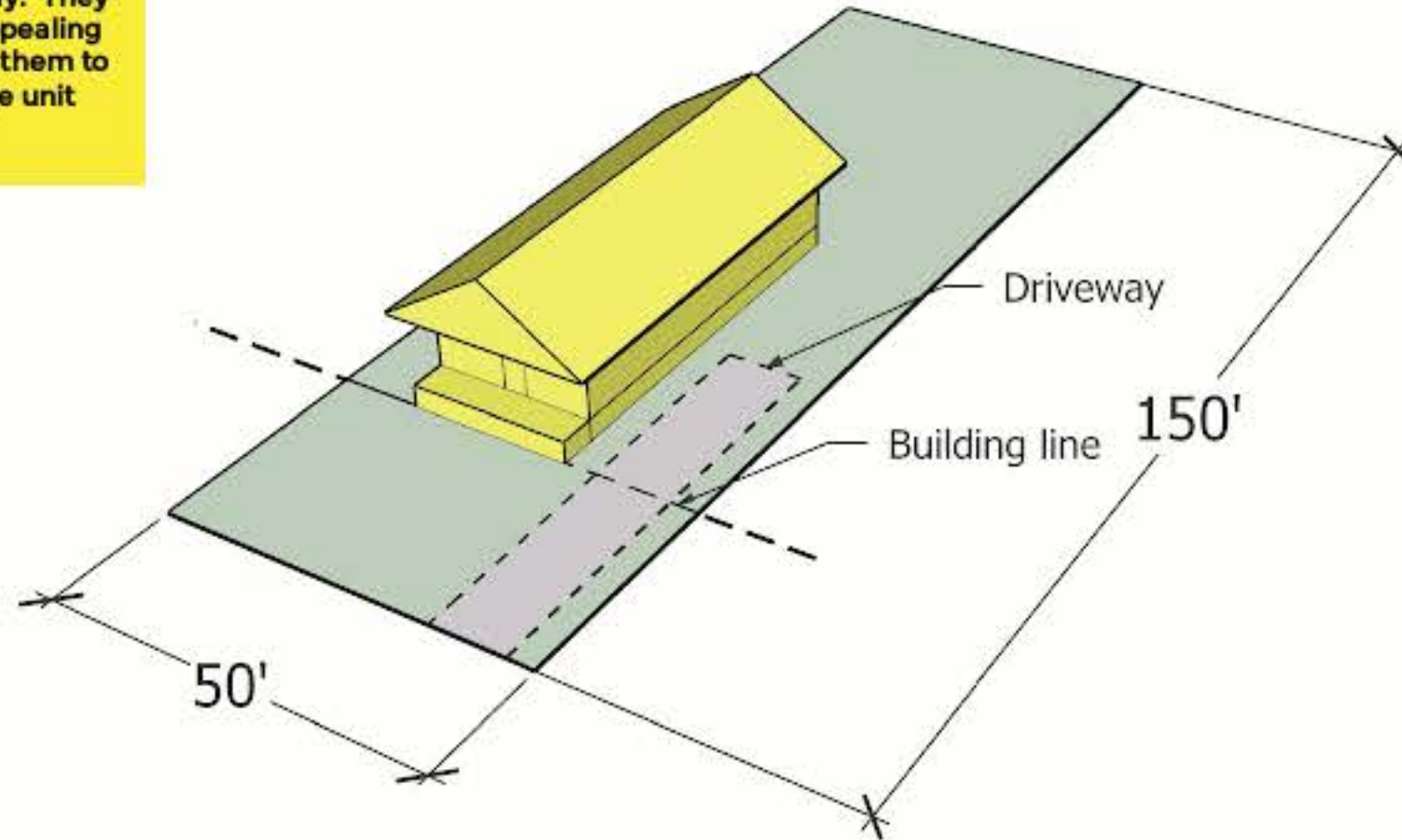


Lot 3

Lot Type 1 (East Silver Spring)

Narrower and longer than typical R-60

I really enjoyed the Opticos presentation which I viewed today. They look very appealing and I prefer them to a large single unit home.



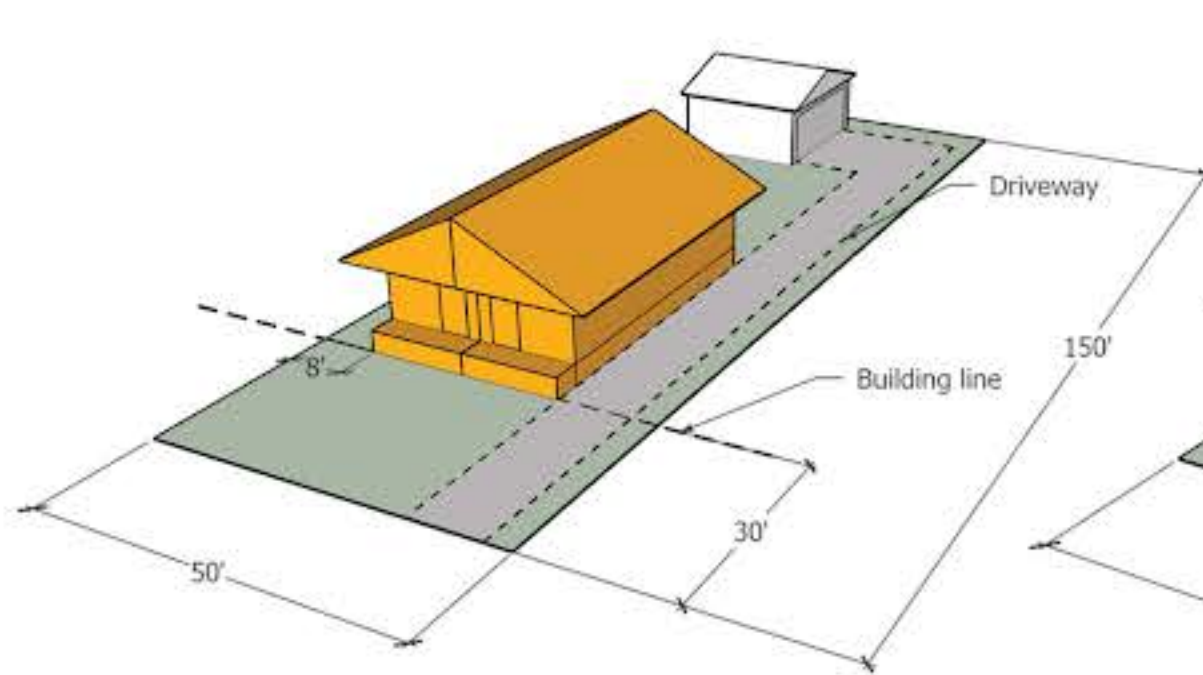
- 1-2 story house
- 1400 – 1800 sf
- 30' setback from ROW



Lot Type 1: (East Silver Spring) – 50' x 150'

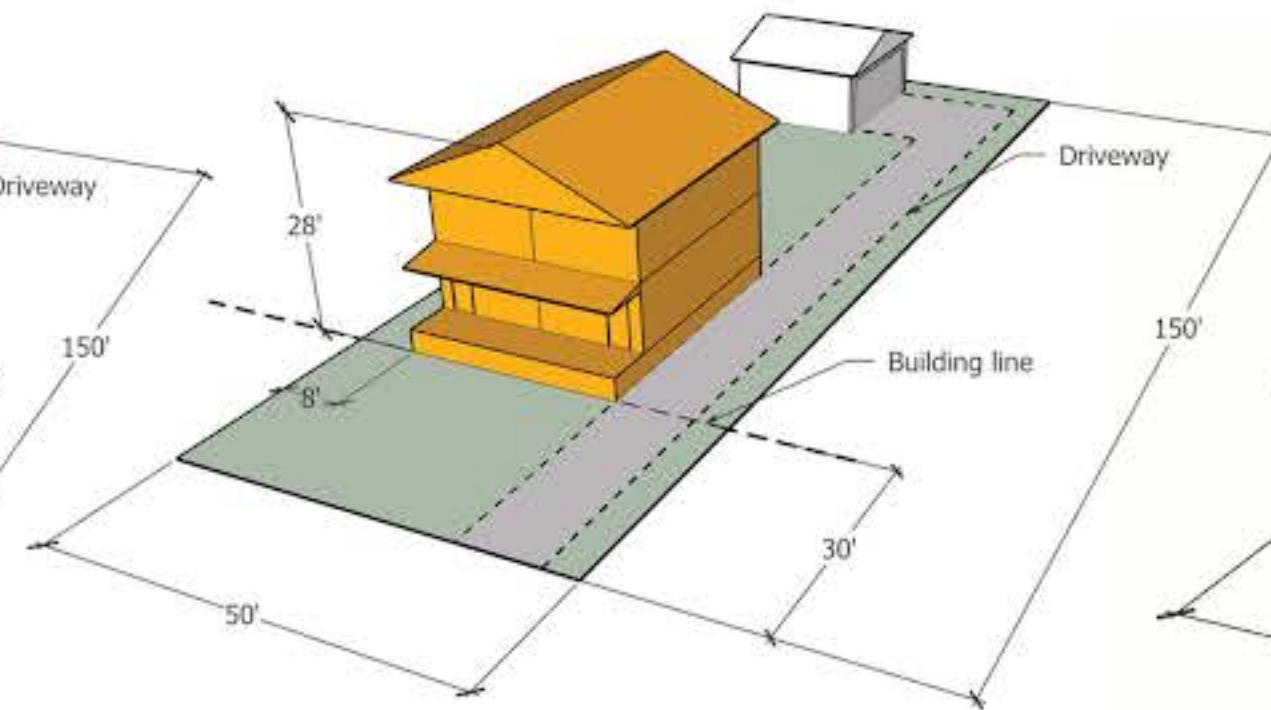
Missing Middle Housing examples on this lot type:

2 UNITS



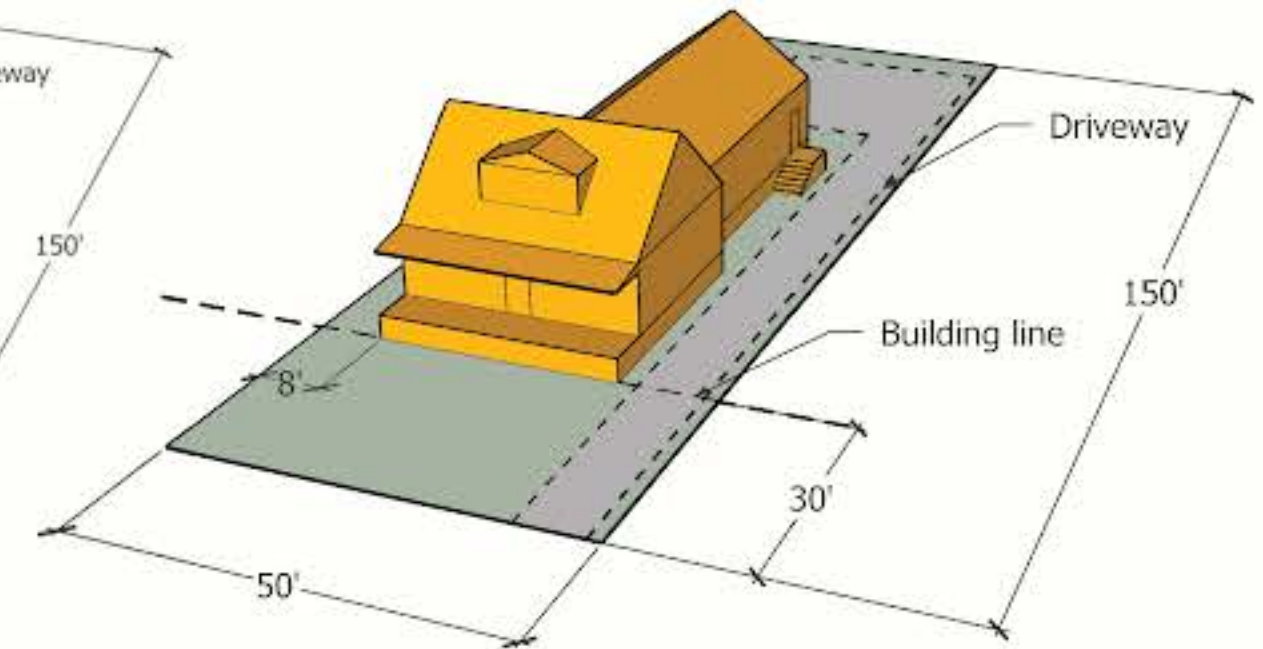
- 650-800 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

2 UNITS



- 700-850 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage, setbacks and height

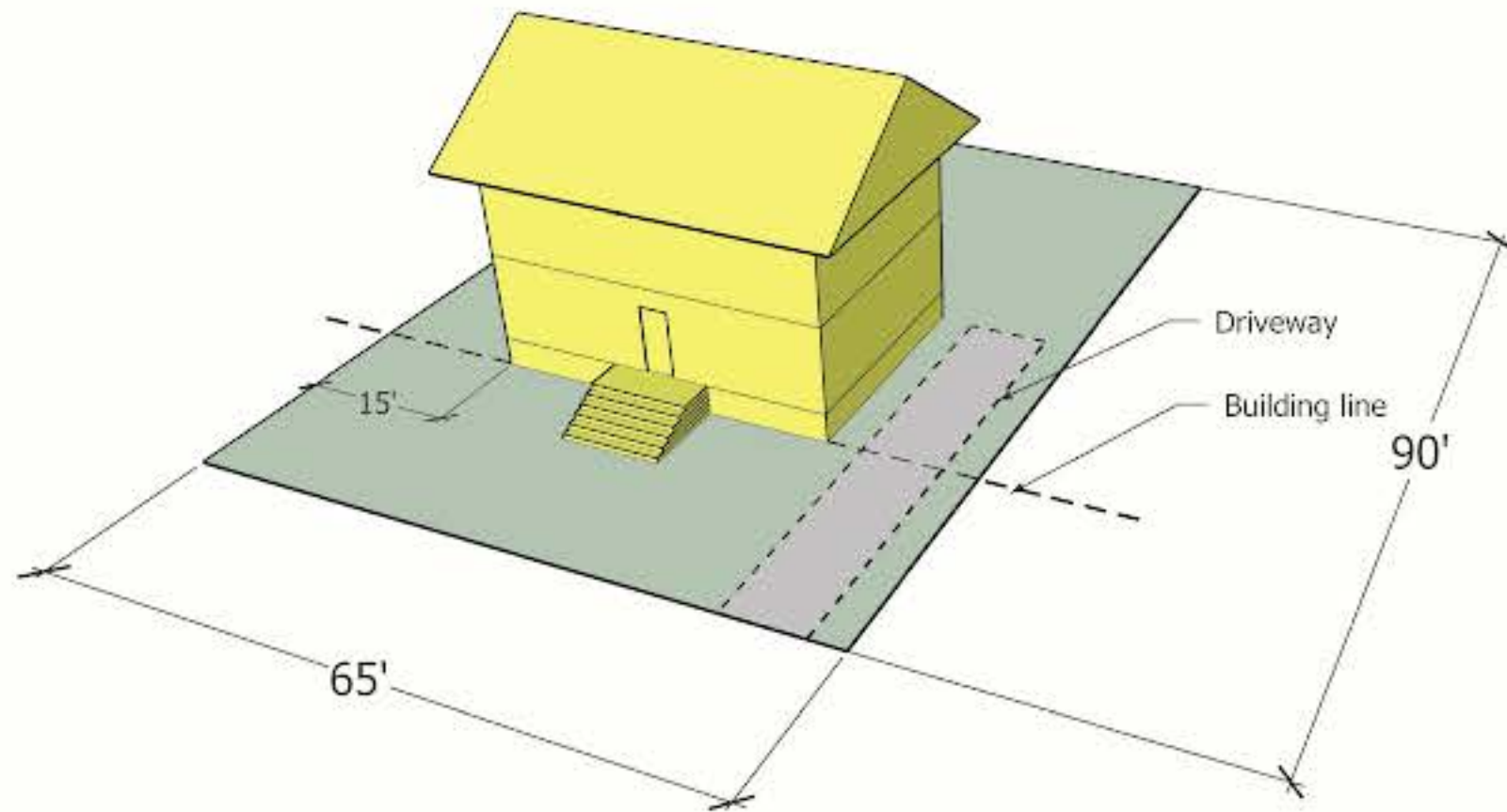
3 UNITS



- 550 - 800 sf per unit
- 3 cars parked on site
- Complies with current R-60 coverage, setbacks, and height

Lot Type 2: (Seven Oaks-Evanswood)

Wider and shallower than typical R-60



- Mostly 2 story houses
- 1400 – 1800 sf
- 25' - 30' setback from ROW

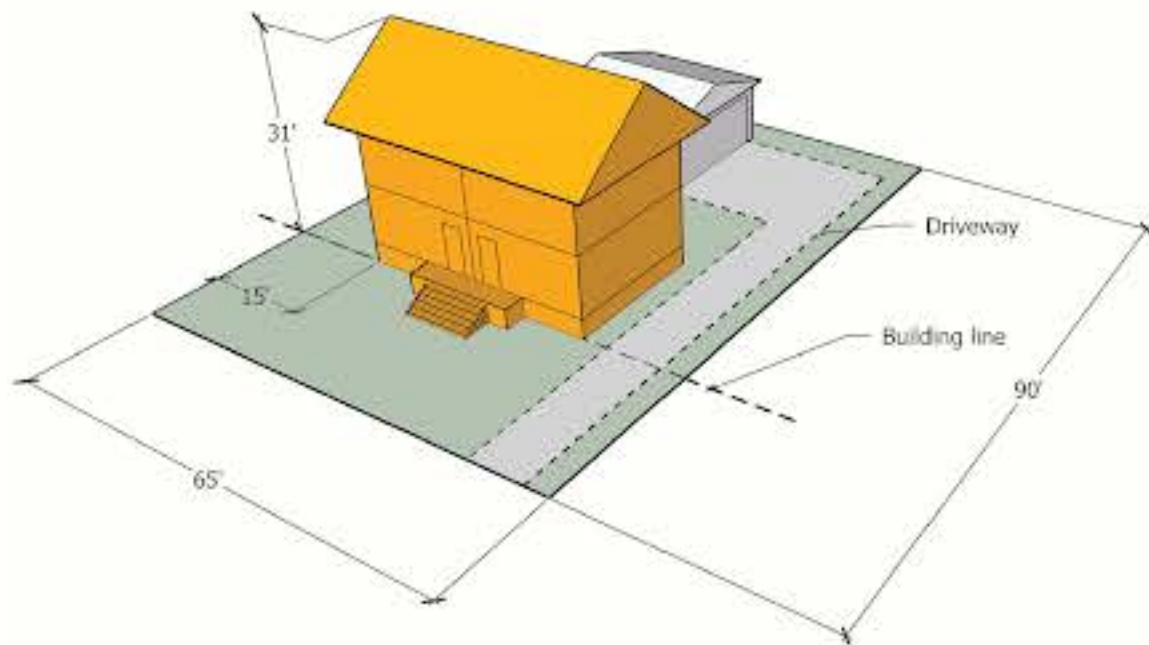


Lot Type 2: (Seven Oaks-Evanswood) – 65' x 90'

Missing Middle Housing examples on this lot type:

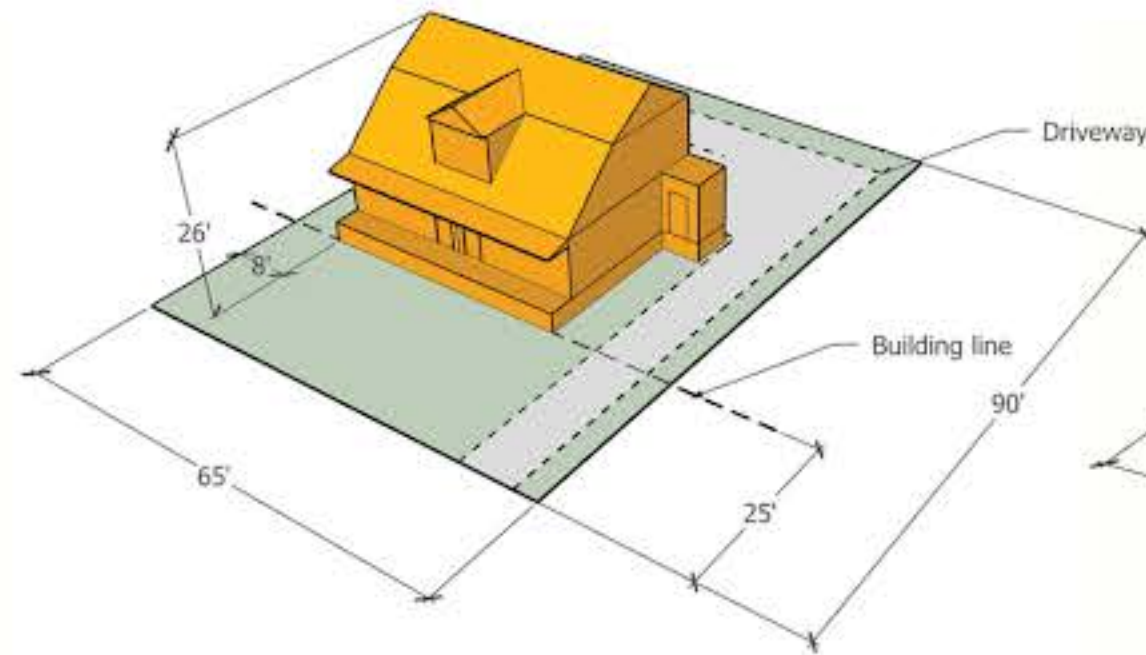
As I understand it, the planning departments own market study showed that developers aren't interested in duplexes or triplexes etc. They want large buildings on aggregated lots. How can anyone ensure that we only get gentle density?

2 UNITS



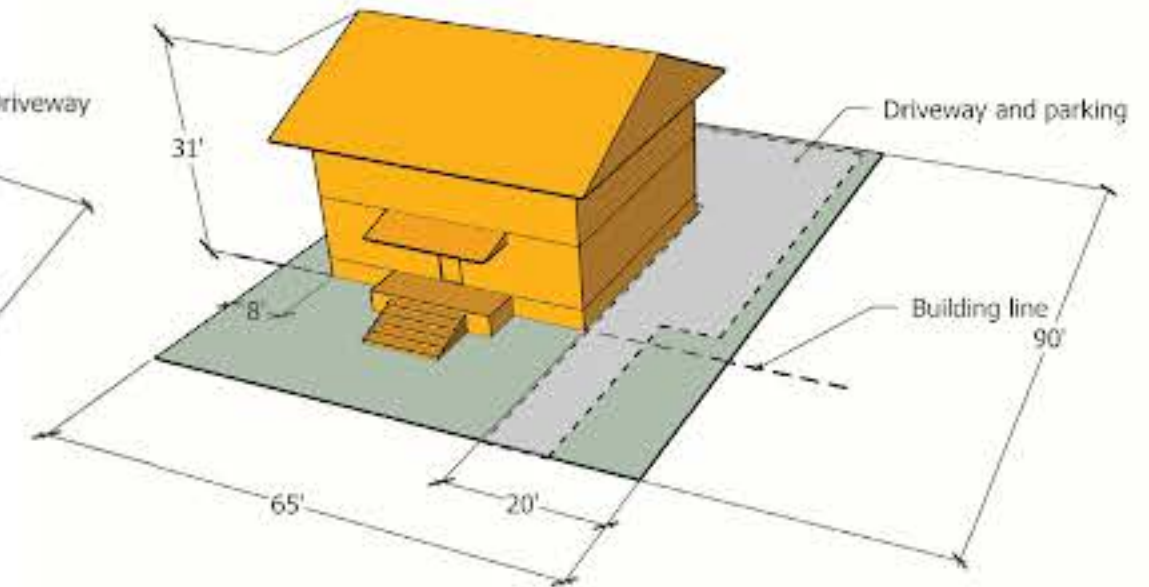
- 650 - 800 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

3 UNITS



- 550 – 700 sf per unit
- 3 cars parked on site
- Complies with current R-60 coverage, setbacks, and height

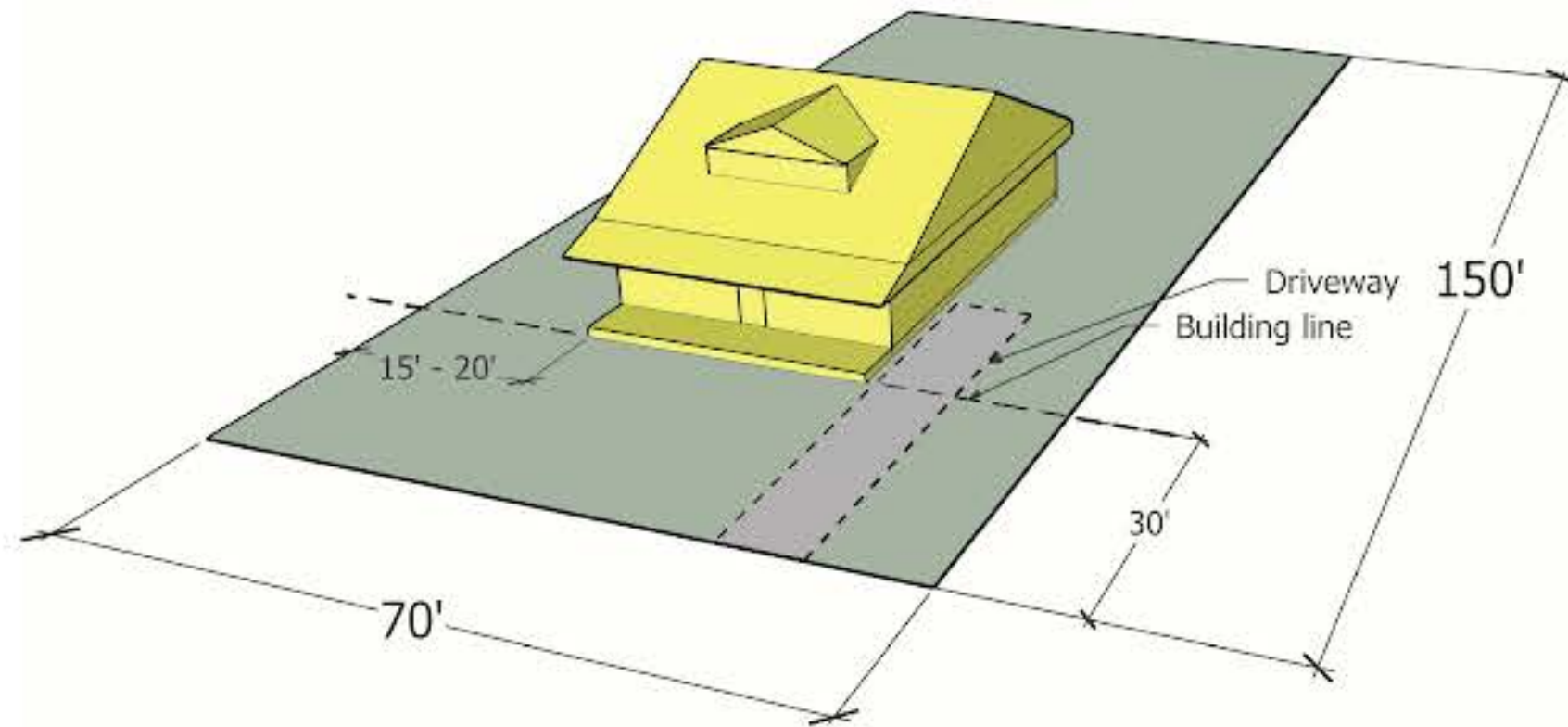
4 UNITS



- 500 – 550 sf per unit
- 4 cars parked on site
- Complies with current R-60 coverage, setbacks, and height

Lot Type 3: (Woodside) – 70' x 150'

Larger than typical R-60



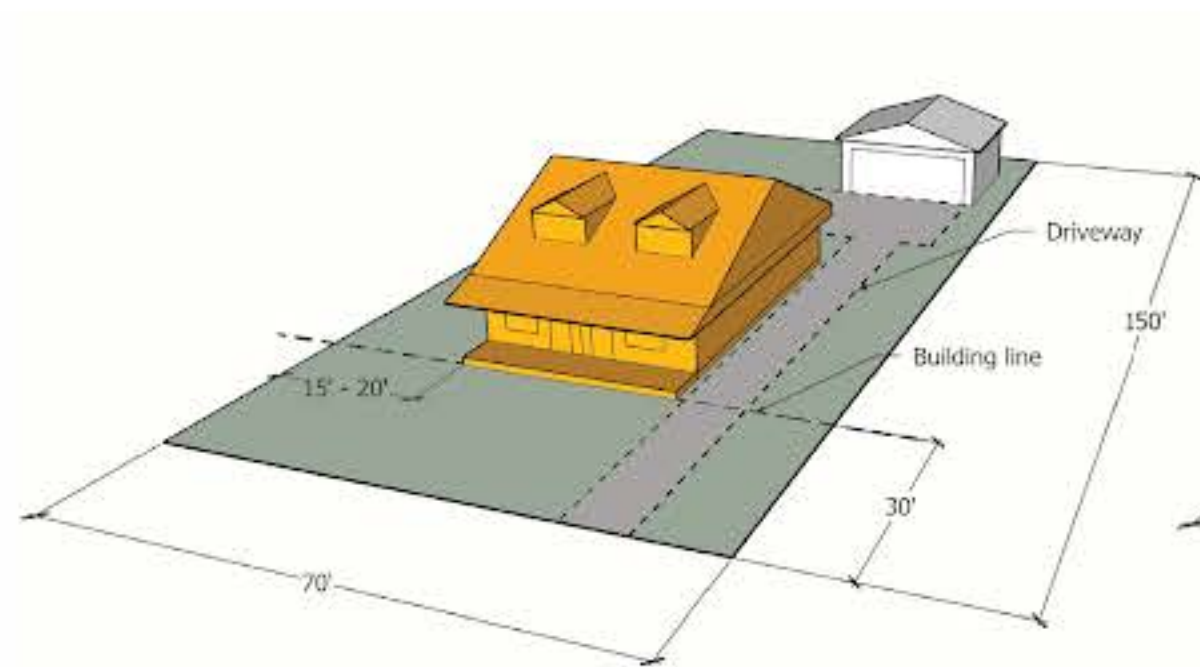
- Mostly 2 story houses
- 2000 sf average
- 30' typical setback from ROW

Lot Type 3: (Woodside)

Missing Middle Housing examples on this lot type:

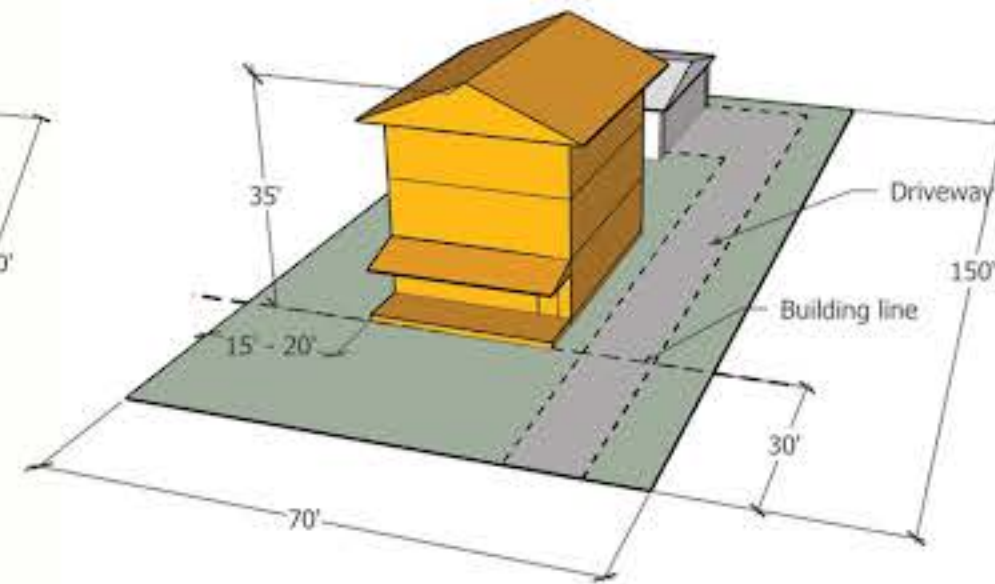
One thing that I've never heard explained: are the units in missing middle housing expected to be rental units or condo units with owners living on prem?

2 UNITS



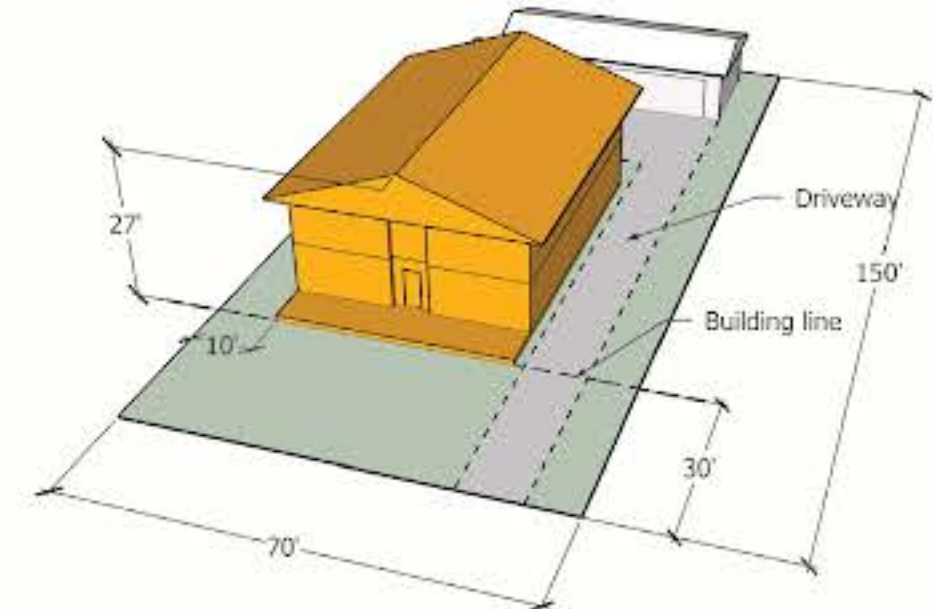
- 800 - 1,000 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

3 UNITS



- 700 – 900 sf per unit
- 3 cars parked on site
- Complies with current R-60 coverage, setbacks, and height

4 UNITS



- 700 – 1000 sf per unit
- 4 cars parked on site
- Complies with current R-60 coverage, setbacks, and height

Missing Middle Housing: Contexts

In the March 16th Opticos presentation, many potential contexts for Missing Middle Housing were presented.

We are focusing on three (3) contexts:

- Neighborhood Infill
- Along a corridor
- Buffer between main street and neighborhood

NEIGHBORHOOD INFILL



ALONG A CORRIDOR



MAIN ST BUFFER



Which of these house-scale 2, 3, or 4 unit types would be appropriate in the blocks surrounding downtown Silver Spring? Which would not be appropriate? Why or why not? Do some types work better as “neighborhood infill” or along corridors / main streets?

These seem too small for a family to live in and not really bigger than a downtown apartment, this seems to duplicate existing housing stock rather than fill a void.

Market studies from the planning department indicate that for things to pencil out, will be much larger structures that would not be compatible with the scale of the neighborhood.

expressed by Kerry If units were of reasonable size, of scale with neighboring houses, and keep green space, these could be fine. As right development of larger structures, that pencil out for developers might not

missing middle are appealing, and newer developments have been built in greenfield areas. Is it really feasible for developers to come in and build house-scale missing middle when the land costs are high and the existing houses in

Big concern with aggregation of lots and getting development that is too large.

Development that is within the existing development standards, and even a little denser than 3-4 units, is good.

lots in neighborhood. Like the neighborhood how it is now, houses are in sync with each other (a few of the latest homes are an exception). Concerned that zoning would allow development that is too large. Some

triplex or quadriplex is fine. Those don't feel like his understanding of missing middle (really small units). Seems like they just duplicate what is already the small units in the apartment buildings downtown, can't raise a family in them. Worried about

This is probably another topic but I'm curious about the logistics of living in a multi-dwelling unit, is there an HOA of some kind?

There are locations where duplex could work fine, the Social Services building lot could be fine for a larger building. Not sure that we will actually get missing middle in the neighborhoods due to economics.

appropriate or "house scale." When I walk past the townhouses in the neighborhood – which are in essence 3 stories tall because of the garage on the first level – I imagine that having one right next door to me, it would seem to

appropriate for the missing middle described. But have been told that developers would need to do more townhouses. Townhome development that occurred when neighborhood had

Things change, but there is a framework on which communities rest and it can only handle so much.

Millennials are moving into the existing houses and starting families.

The county seems to be looking for 2-3 bedroom family size affordable housing. These examples done meet that need

All of these examples look great to me. As mentioned they would be within existing scale limits. I could even envisage larger units and denser development working well too.

Fear 'bait and switch', that multi family house scale units will come in but there will be creep to larger units as developers need larger to earn sufficient profit.

Block between Grove and Fenton is often where there is more minority density in housing. Would be shame to have people pushed out who are the very people who we hope to keep.

townhomes because they are smaller. would rather have duplexes built than larger tear-downs. They might move to a higher density neighborhood when they downsize and that is fine, but that doesn't mean we should see this



Downtown described as having dire office space challenge, we should repurpose some of the obsolete office buildings.

Would like to see duplexes and triplexes all over the county. Would like to not see close-in Silver Spring designated as the trial place, or where the cheapest housing is designed to be.

Concern with aggregation taking away green space, allowing structures that are too large.

I agree with Kathy's point about applying these measures to the entire county. 2, 3, 4 unit houses could make sense in many places, not just beside public transport.

Silver Spring Avenue there is a lot of hills. Larger developments lead to serious run-off problem. From art space, the new big house at end of Silver spring Ave... Along with loss of trees there has been disregard from



What else do you want to talk about?

Concern that we are talking about attainability and not affordability. If our own police and teachers can't afford houses in the neighborhoods they service, that is a missing part of the discussion.