Adjacent Communities visioning will focus on:

- Pedestrian/Bike Access
- Housing Options in Silver Spring
- Topics you want to discuss
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
- Walk along Colesville Road = scary
- The sidewalks are definitely not wide enough for a wheelchair, and sometimes construction puts flags in the middle and I’ve watched folks really struggle to get by

- Walk and drive
- I walk & drive. I wish there were better sidewalks on both sides of our streets in Woodside -- why aren't there?

- Walk to the purple line
- Will walk to the purple line station or take the bus

- Will ride the bus more frequently after covid
- Since pandemic I've done a lot more walking. Missing the trees on Wayne Ave and hope they will be replaced with my shade. Want to prevent heat island from entering adjacent neighborhood

- I appreciate the bus too. I would walk or take the bus to use the purple line
- I stay off Georgia when walking, it is noisy and hot and stressful. I use the other streets

- Will continue to walk so long as I am able. Unlikely to take the PL except perhaps to Bethesda neighborhoods. I usually feel safe however at night a stick to Co Ave to benefit from lighting

- The rush hour restrictions on car travel on Second Avenue are effective and appreciated by the many people with children who live in the Woodside neighborhood.

- We have a great network of sidewalks in Woodside, and we walk to downtown sometimes but often drive (in our 60s)

- Only drive into downtown if have a lot of stuff. Walkability is key

- And some kind of raised area or way to protect pedestrians where there are crosswalks on Colesville and Georgia

- Drive if going grocery shopping but like to walk downtown. Walk on Colesville. Road is tiny and scary

- Some crosswalks are to far apart

- Concerned about lighting

- Living in downtown

- Purple line = access to Bethesda

- Missing trees on Wayne Ave

- Need + lighting

- Fabulous to have the purple line so accessible

- I walk & drive. I wish there were better sidewalks on both sides of our streets in Woodside -- why aren't there?

- Some crosswalks are to far apart

- Drivers to stop for people within the crosswalk including police

- Want to walk in neighborhoods safely and with pleasure

- Before pandemic took the bus into downtown SSP. Now don't take the bus will walk

- Feel safe and secure

- Walking to downtown is a great exercise
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?

Townhomes = young for those with different $.

Oppportunity for housing is missing.

Do we need more housing for kids and artists etc.

We need more housing when taller buildings are not fully occupied.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.

When I was younger, I lived in small apartment buildings (with 12-15 units). But there were more in urban settings.

Middle housing is not at all missing in our neighborhood. Our housing is very different and provides a voice for the will not be destroyed.

When you buy into a neighborhood, you should have a voice for that neighborhood.
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:

- 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:

Lot 1: 50’ x 150’
Lot 2: 65’ x 90’
Lot 3: 70’ x 150’
Lot Type 1 (East Silver Spring)

Narrower and longer than typical R-60

- 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:

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:

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
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?

- **Woodside** has those large assemblies for townhomes on perimeter and its fine. The only way a car could drive to my backyard is if a narrow driveway was paved right to the property line and would be very intrusive on my neighbors. The other option would be to pave the front yard.

- **Keeping the house the size it is and segmenting it inside** use existing footprint/subdivide into two.

- **Who wants cars driving out of their backyard all day? Would be an issue**

- **Nyges is too narrow for parking on two sides. We have parking on one side only and emergency vehicles can’t get through if cars on both sides.**

- **If goal is equity they want to have ownership but it brings its own functional and legal challenges**

- **Nd without two
drivers In community.**

- **Large and very dense housing should be confined to the perimeter to protect single family homes’ privacy and from noise issues.**

- **Sharing of common spaces = recreational and parking/access roads? How to fit? How to share?**

- **One family = 1 car?; people in the same household might work away from home.**

- **Legal challenges on home ownership of duplexes right now**

- **Subdivision in question. Will lot line be permissible in the current zoning regs?**

- **Not zoning at these office buildings in downtown is to put the missing middle there? I still do not understand why you want to take my block out of a community and make it 4 is free for all for development? I honestly am very very upset about all of this.**

- **Done during the Pandemic – are there that many people who still want to be in the downtown SS area? Aren’t many people moving to other cheaper areas of the country? This seems so short-sighted.**

- **Also, during the development rules to stay and also the building envelopes. The neighborhood should be involved in the denser development with discussion and input into design, compatibility, storm water.**

- **Large and very dense housing should be confined to the perimeter to protect single family homes’ privacy and from noise issues.**
I worry about small apartment buildings next to smaller bungalows. The streets in Woodside targeted have 100 year old bungalows with a high acquisition cost. It would be a shame to lose those. Part of the beauty of the neighborhood.

Yes, we have seen the detrimental impact on single-family homes on the other side of the Fenwick Apartments. They are dwarfed and eventually pack up and sell to developers.

We do not want to end up like Chinatown in DC -- in name only -- the developers took it over & now it is all generic. Is that what the vision for Silver Spring should be?

Making sure mature trees are maintained. Look at issues like privacy and the sanctity of parklands.

The whole issue of "color" is a non-issue in Woodside. We are a very diverse community living harmoniously. Every color and hue with myriad cultures.

Parking requirements changes in the future (post-pandemic)?

Aging in place

Upzoning & affordability

Lots of concerns. Please do not force our neighborhoods to "infill" to increase tax revenue for the county or to fill developers' pockets.

Gentrification and displacement has not been taken seriously in the planning process.

I vehemently oppose the Planning Board's proposed incursion into Woodside which would allow greedy developers to erect structures without due regard for input from the neighborhood.