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?

I walk to everything and I bike. I walk if I’m alone. I will drive with family or to get groceries. It is easy to drive in Silver Spring. Walking can be a bit more dicey/dangerous. I take transit at times.

I also walk to everything. There were many years where nearly every path was impeded by construction, but that has lessened.

I walk and drive into Silver Spring from Greenbriar. It is dangerous for pedestrians to get to both schools. Cars travel very fast down Dale Drive. Dale and Colesville is very dangerous with the lane changes.

I generally walk everywhere. The adjacent communities have poor sidewalk connectivity in certain locations. Arterial (Colesville) and secondary (Wayne) are too wide and cars travel too fast.

The Red Shirts do a great job keeping Fenton village sidewalks snow free.

Walk and/or drive depending on need to carry stuff.

I generally walk when I can. If I have to shop, I may drive. For the most part, the walk is safe/easy.

Colesville is like a narrow sidewalk next to 495.

Maybe also relevant, on weekend evenings, traffic and parking are particularly congested, particularly along Colesville/Fenton and backing up in front of the public garages.

I agree that Colesville is dangerous, as well as Georgia. They are like having two highways in the middle of the city and it creates too much traffic. How can we make this more pedestrian friendly?

I generally walk everywhere. The adjacent communities have poor sidewalk connectivity in certain locations. Arterial (Colesville) and secondary (Wayne) are too wide and cars travel too fast.

While I do drive mostly, at times I want on Colesville to get to Ellsworth Park. This particular walk is unsafe due to the sidewalk.

The narrow sidewalks make it tough with small children next to busy arterials on Wayne and Colesville especially.

Sidewalk maintenance could be better and many places have impediments that make for narrow passage—poles, wires, etc.

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I generally walk every where. The adjacent communities have poor sidewalk connectivity in certain locations. Arterial (Colesville) and secondary (Wayne) are too wide and cars travel too fast.

I walk and drive when necessary. Colesville and Wayne is also very dangerous as well as 2nd Ave and Colesville. 2nd & Spring has no pedestrian refuge. In general, there is not enough sidewalk coverage in the.

I also walk to everything. There were many years where nearly every path was impeded by construction, but that has lessened.

The Reel Shirts do a great job keeping Fenton village sidewalks snow free.

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I also walk to everything. There were many years where nearly every path was impeded by construction, but that has lessened.
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?

There was a person in my community who frequently said at the Civic Meetings that people without kids should not live in houses with yards. They should live in high-rise apartments. She said it more than once. It was offensive.

We have been lucky to remain in the same home in a good neighborhood. As my family gets older, I may want to move to a place with less stairs. It would be nice to have smaller 1-floor homes here.

Also nice to have a combo of urban walkability and rich tree cover just a block or so off of main streets.

I have always wanted a walkable neighborhood. I like being close to stores, restaurants etc. now. But when I am older I will want more space and a large yard, in my retirement I would move to a smaller town house.

I've lived in Silver Spring for a long time - I've been in a single family house, a high rise, and a townhouse. I hope to live in Silver Spring in the future, but would like more options as my family transitions in size.

WFH the past year I can go two weeks before getting in my car. No need, I can walk to the shops.

LOL, for as long as I remember my mom always said the best house is a rambler, I never really understood, but I get it now.

I'd like to be able to stay in Silver Spring but I'm concerned about affordable homeownership.

If they change the boundary for Woodside how will that effect traffic, storm drainage and trees? And still no affordable housing will be built!

Spring Street is the divide between Woodside and the CBD. Let's get affordable apartments in CBD and subsidized apartments in Woodside.

Actually the area is expensive to afford a house with any size yard

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I have always wanted a walkable neighborhood. I like being close to stores, restaurants etc. now. But when I am older I will want more space and a large yard, in my retirement I would move to a smaller town house.

I would love to stay here but the reason I would move is because this area is too expensive to afford a house with a large yard.

Love having moved here, in a modest 3-BR home in Woodside that we don't have to downsize from now that our kids have moved. We'll stay as long as we can.

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I have always wanted a walkable neighborhood. I like being close to stores, restaurants etc. now. But when I am older I will want more space and a large yard, in my retirement I would move to a smaller town house.

My wife and I moved here for all the obvious reasons (diverse, metro/beltway access). We have no reason to leave, unless my neighborhood changes in ways that I'm not sure I like.

We have been lucky to remain in the same home in a good neighborhood. As my family gets older, I may want to move to a place with less stairs. It would be nice to have smaller 1-floor homes here.

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LOL, for as long as I remember my mom always said the best house is a rambler, I never really understood, but I get it now.
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.

My house can become a duplex without taking 30% of Woodside and rezoning it.

The plan boundary was arbitrary if no definition into make it that way. Just to help the builders perhaps AA pretend definition does not fit the boundary - distance from SS library site.

The Silver Spring TRIPLEX looks like our 22 bungalow. I cannot imagine 3 families in a house that size.

Household sizes are decreasing, so a triplex of that size could be just right for certain households.

We do not need the rezoning.

East Silver Spring is getting R-60 SFH teardowns and the developers are building McMansions. How is MoCo going to prevent that?

(Triplex/SS) is jarring. This is similar to the orphan homes on 2nd Avenue (8600 block), though I am super grateful one is an amazing beer store. The SFH have been built around with apartments inconsistent with size.
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 R-60 lot:
- 650 - 900 sf footprint (1300 - 1800 sf house)
- 2 floors, 10' floor to floor; first floor starts 3' off the ground level

Why not zone the entire lot for affordable? The County could build duplexes or triplexes and they could price them as affordable, not developer priced. This would mean first time homebuyers could move into...

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

I understand that developers have already said they cannot create the kind of MMH being shown. They need to aggregate lots to create larger, more units to turn a profit. As a builder, it does not make me want to push for poor rezoning to make me money. The push for rezoning is misguided.

In the Zoning language R-60 could also include multi-unit to townhomes, but not by right (i.e. limitations including MPDU).

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'

Why doesn't the planning board speaker note that the presentation is not what we can have townhouses - but not by right?

Consider Casey Anderson's comment that the Jawando bill should specifically allow assembles for apartment buildings everywhere within a mile of metro.
Lot Type 1 (East Silver Spring)

Narrower and longer than typical R-60

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

Fenton Village is an incubator for small businesses because of the low rents. If you tear down the existing buildings on the east of Fenton to build apartments, those small businesses could be forced out.

If you look at those new houses on Thayer Ave, they're each around 5000 square feet - seems like you could get even more square footage per unit for 2 or 3 units there.

The Silver Spring Downtown & Adjacent Communities Plan is not Jawando's ZTA. Those are separate discussions that both relate to middle housing. These examples are nice because of how they comport with the existing scale and scope of housing however the planning commission's own Missing Middle Study concludes even in Portland they did not let apartments in their Missing Middle legislation they confined it to duplexes and triplexes.

Why discuss these sorts of developments when they aren't feasible in Woodside and other near-downtown communities like Woodside? And that is the problem. This session is nice, but it is not based in the reality of what the Planning Commission and Casey are talking about. It's a warm and fuzzy presentation to make us feel good. What a shame.
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

Bethesda has the highest rate of teardowns in the county, I believe. The massing examples display flat lots. Massing impact changes with topography. A lot that slopes to the rear will be 4 stories in the back.

The previous DTSS plan aimed to address a devastated downtown in economic decline. Today SS is surrounded by vibrant communities like Woodside. If these adjacent neighborhoods aren’t broken, who fixes them?

Vibrant, but exclusive, and expensive, and too low density given the incoming purple line.

Teardowns are increasing in East Silver Spring. Every one that sells for over $900,000 drives all prices higher.

I am glad you are describing buffers. As the contrast between a SFH like 8604 2nd Ave and the surrounding apartments is quite stark.
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”? If so, what are the advantages? Why? If not, why not? What might we do instead?

The office vacancy rate is so high in downtown Silver Spring, why not focus on adapting the space to housing and condos instead of upending a successful missing middle neighborhood?

I am concerned we will lose historic neighborhoods, that are not ‘Designated’ as such.

We need HHS not the stolen blocks for subsidized housing.

Why doesn’t the county use the HHS site rather than taking 30% of my neighborhood? This problem can be solved with 20 units in that space, this can’t be done in residential neighborhoods.

The HHS site would be great for a 6-story apartment building, easy walk to the Metro and along several bus lines.

Moco Planning Commission’s own vacated space at Georgia and Spring is being replaced by a complex that does not include any missing middle as defined in the guidelines, no townhomes, only apartments despite close proximity to train stops.

I think 6-story may push it, is the Fenwick 6-story? That worked by terracing the height, streetfront shorter, middle of building taller.

Vacant office space to house our totally unacceptable number of people with no homes is something I would support. Probably a topic for another meeting, but should be mentioned at every meeting that we have had a long time.

I think we should build on the HHS site and allow more middle housing types in the adjacent communities. Our housing crisis won’t be solved by one (or two, or three, etc) projects alone.

Vacated space at the old HHS site.

Given the housing shortage in Montgomery County, we’re going to need to pursue every available solution.

I want to make sure we bring every opportunity to the table from the Vacant Homes Commission and the HHS site.

Missing middle types I like all types, but that is not the only thing to cut the middle out of the loop and work with all of our partners.

Please do not rezone neighborhood input.

I know some of you have been working with all the neighbors, that space, this can’t be done in residential neighborhoods.

I am concerned we will lose historic neighborhoods, that are not ‘Designated’ as such.

The office vacancy rate is so high in downtown Silver Spring, why not focus on adapting the space to housing and condos instead of upending a successful missing middle neighborhood?

Most of Woodside, Queen Anne’s, East Silver Spring were laid out and built before 1950. The beltway didn’t exist. Wheaton and points north were farmland. Why should our neighborhood still look the same as it did 80 or more years ago?

The HHS site would be great for a 6-story apartment building, easy walk to the Metro and along several bus lines.

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Teardowns are increasing in East Silver Spring. Everyone that sells for over $900,000 drives all prices higher.

And yet new sprawling developments keep going up in Clarksburg, which is part of MoCo.

If developers aren’t interested in building house-scaled buildings, why are we studying this? It’s not viable for them, so they won’t do it. How is missing the middle going to work in this case?

There were nearly a hundred letters submitted, maybe more, to the Planning Board regarding the boundary, from the community.

The plan claims it is taking Woodside homes aspirational – no you are trying to rezone. DO not rezone!! please allow us our voice.

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