

Adjacent Communities visioning will focus on...



?

**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 very easy to drive in Silver Spring. Walking can be a bit more dicey/dangerous. I take transit at times.

and Woodside- Would like to see a median planted from GA up Colesville with flowering trees- Sidewalks are too narrow- Traffic is way too fast we need speed cameras and other deterrents like Wisconsin Ave-

There is also poor walk connectivity to silver spring international middle school and sligo creek elementary school due to missing sidewalks in many locations.

downtown, but occasionally drive. Easy both ways. One complaint, some of the new buildings push their footprint very close to the road. Would be great to push any new building back to give a bigger sidewalk. Plant some trees on

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

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

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

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

Walk and/or drive depending on need to carry stuff

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 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.

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

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 adjacement communities have poor sidewalk connectivity in certain locations. Arterial (Colesville) and secondary (Wayne) are too wide and cars travel too fast.

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



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 Highrise apartments. She said it more than once. It was offensive.

here into the future. A starter home would be nice. A condo would be great as well, but there aren't many options. Later down the line, the adjacent communities would be great. But now, getting these homes seems out of reach due to price.

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.

We move to Woodside when our kids were very young to have a yard, proximity to Metro and to downtown.

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.

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

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

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.

future, unless of course, the County changes zoning rules that allow developers to build by right, i.e. no longer have to get neighborhood buy-in for anything other than a single family home. That's why I love Woodside, it is

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.

entertainment by foot. When I got married and had a baby, I wanted to get out of that U st corridor area. It's too dense and busy for my family. Silver Spring was attractive for us and was still close to transit. Our house was very

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

neighborhood very much but it feels like the county is pushing things through to change the neighborhood that they wouldn't do elsewhere. I hope to remain here, and would like to connect with other

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.

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 tbh.

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.

wish there were more condos in Silver Spring like not just rentals

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

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

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 !! no definition rto make it that way Just to help the builders perhaps AA pretend definition does not fit the boundary - distance from SS library site



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?

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.

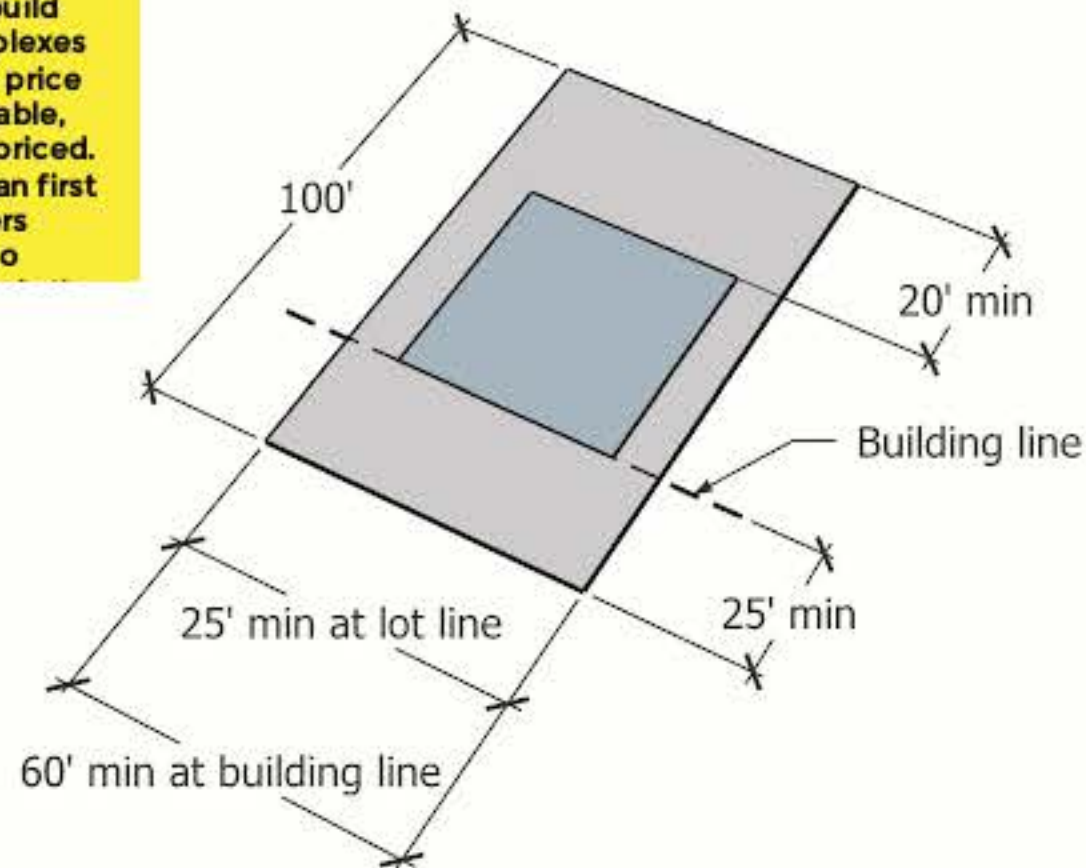


(Triplex/SS) is jarring. This is similar to the orphan homes on 2nd Avenue (8600 block), though I am super grateful one is an amazing beer store, the SFH have been built around with apartments inconsistent with size

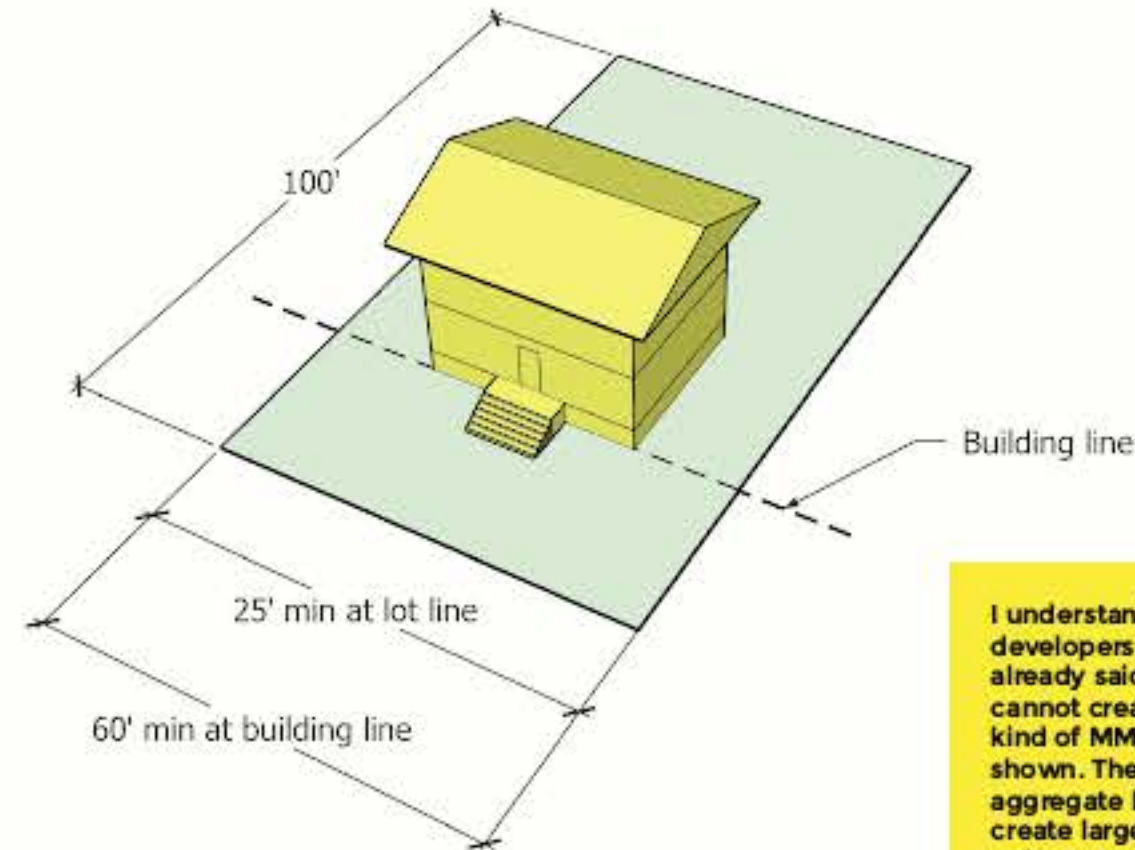
R-60 lot analysis: typical lot

Typical R-60 lot according to current zoning:

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 home buyers could move into



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



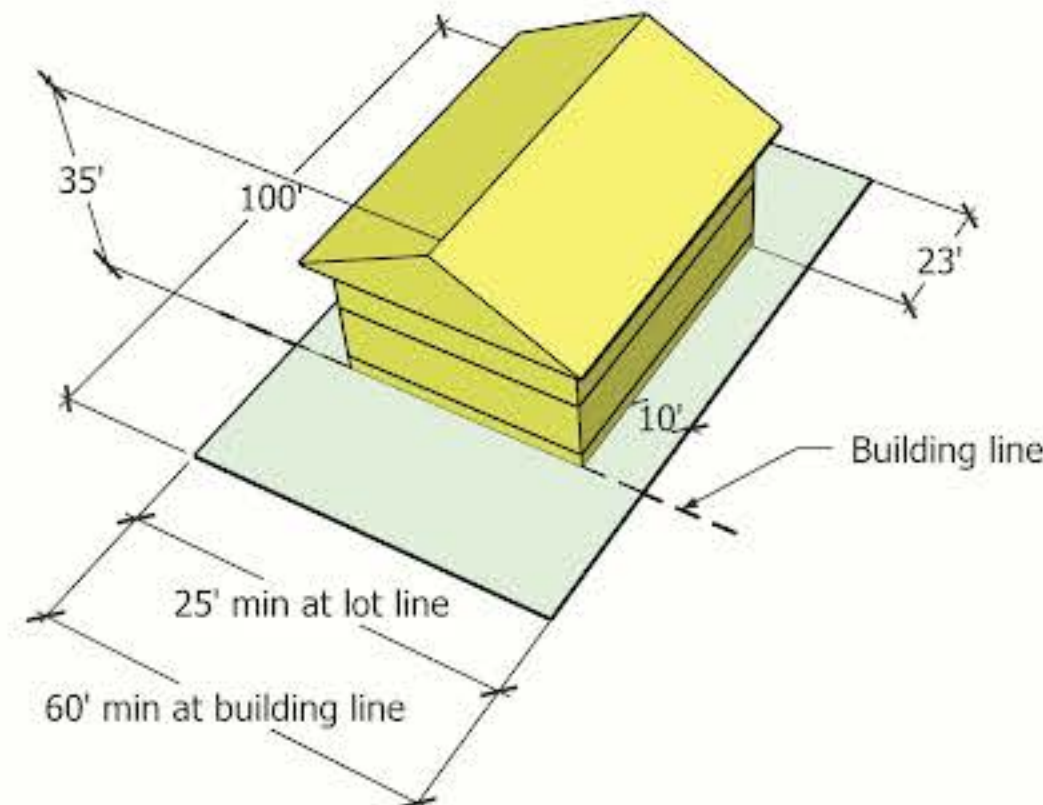
TYPICAL HOUSE ON R-60

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

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.

I am part owner of a building company. 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)



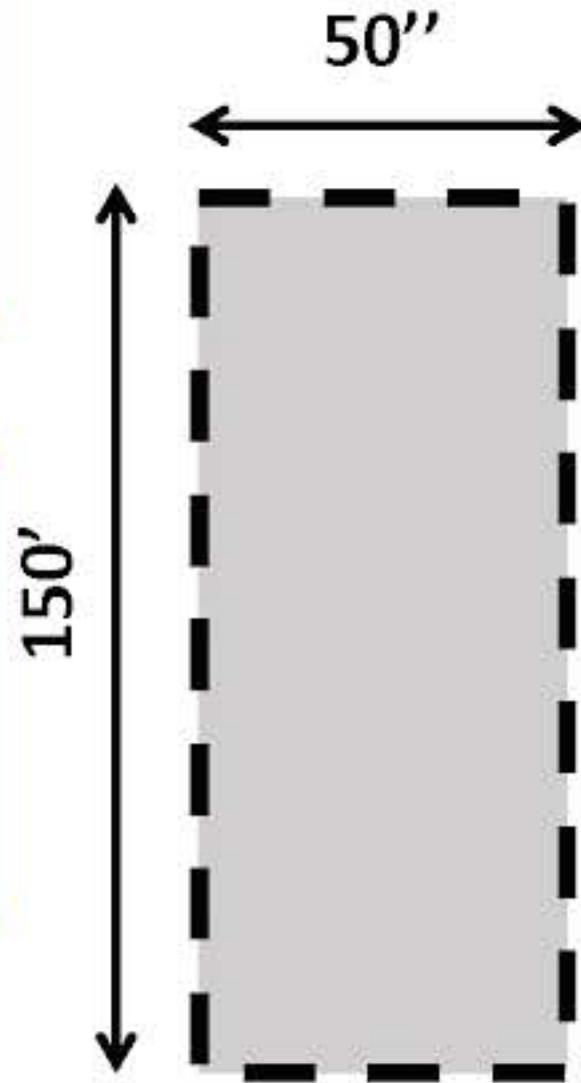
NEW CONSTRUCTION ON R-60

- 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

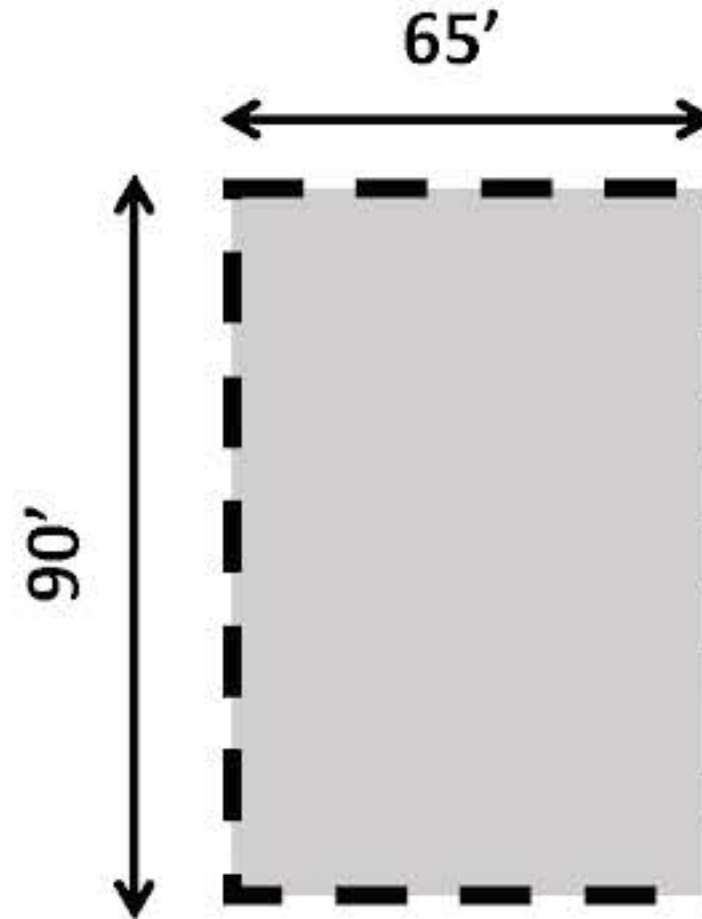
Three R-60 lot sizes found in the plan area:

The Opticos presentation is not what the planning board is talking about. Consider Casey Anderson's comment that the Jawando bill should specifically allow assemblages for apartment buildings everywhere within a mile of metro

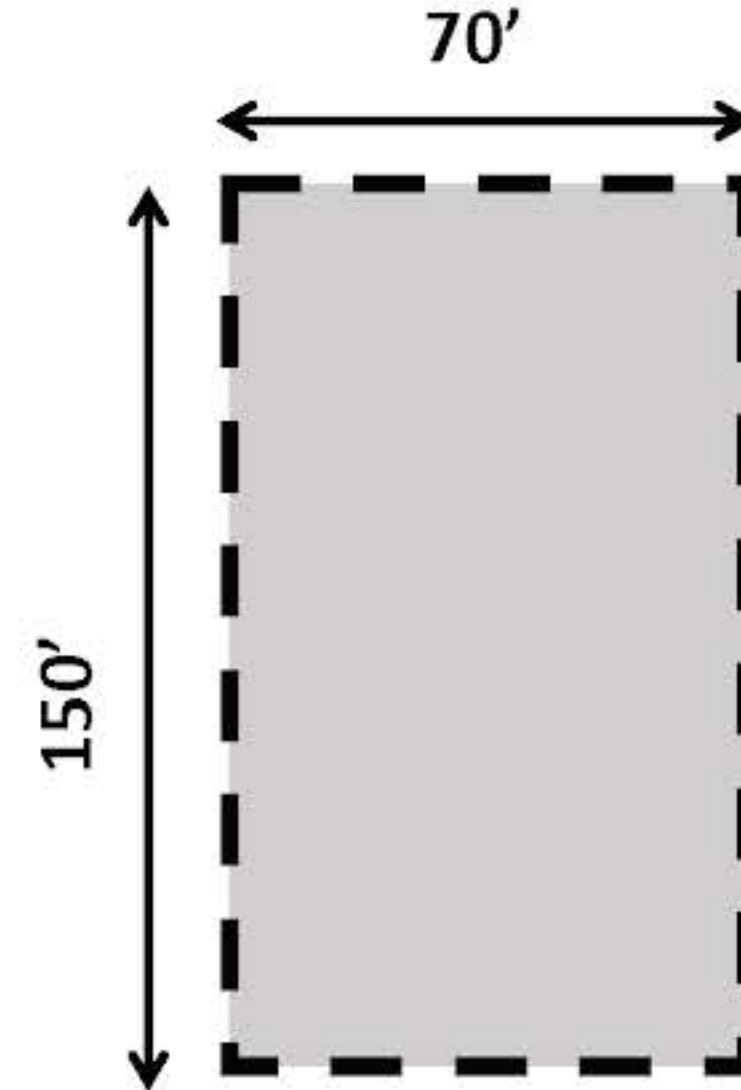
The Opticos presentation is not what the planning board is talking about. Consider Casey Anderson's comment that the Jawando bill should specifically allow assemblages for apartment buildings everywhere within a mile of metro



Lot 1



Lot 2

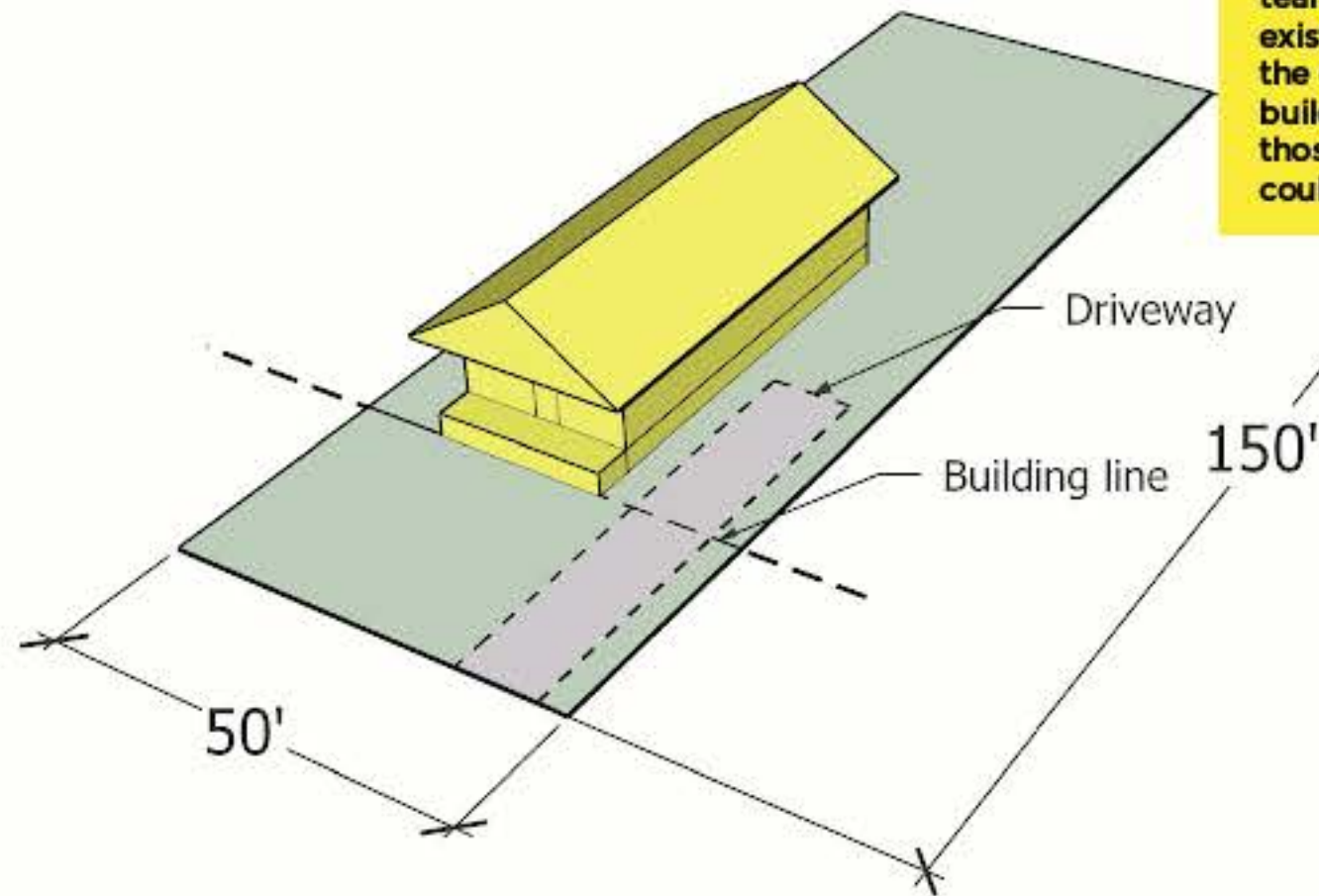


Lot 3

why doesn't the Planning board speaker note that we can have townhouses - but not by right?

Lot Type 1 (East Silver Spring)

Narrower and longer than typical R-60



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.

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

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



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. Its a warm and fuzzy presentation to make us feel good. What a shame.

The Silver Spring Downtown & Adjacent Communities Plan is not Jawando's ZTA. Those are separate discussions that both relate to middle housing.

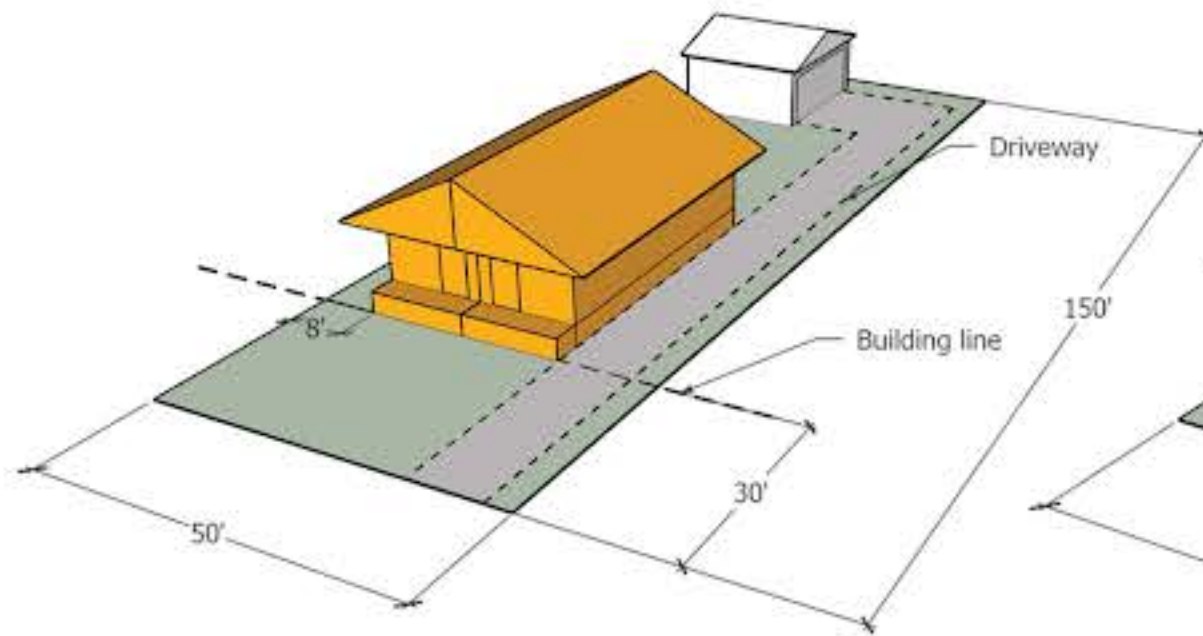
These examples are nice because of how they comport with the existing scale and scope of housing however the planning commission's own Missing Middle Study concludes

Even in Portland they did not let apartments in their Missing Middle legislation they confined it to duplexes and triplexes I confirmed this with the speaker from Portland at the March zoom meeting.

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

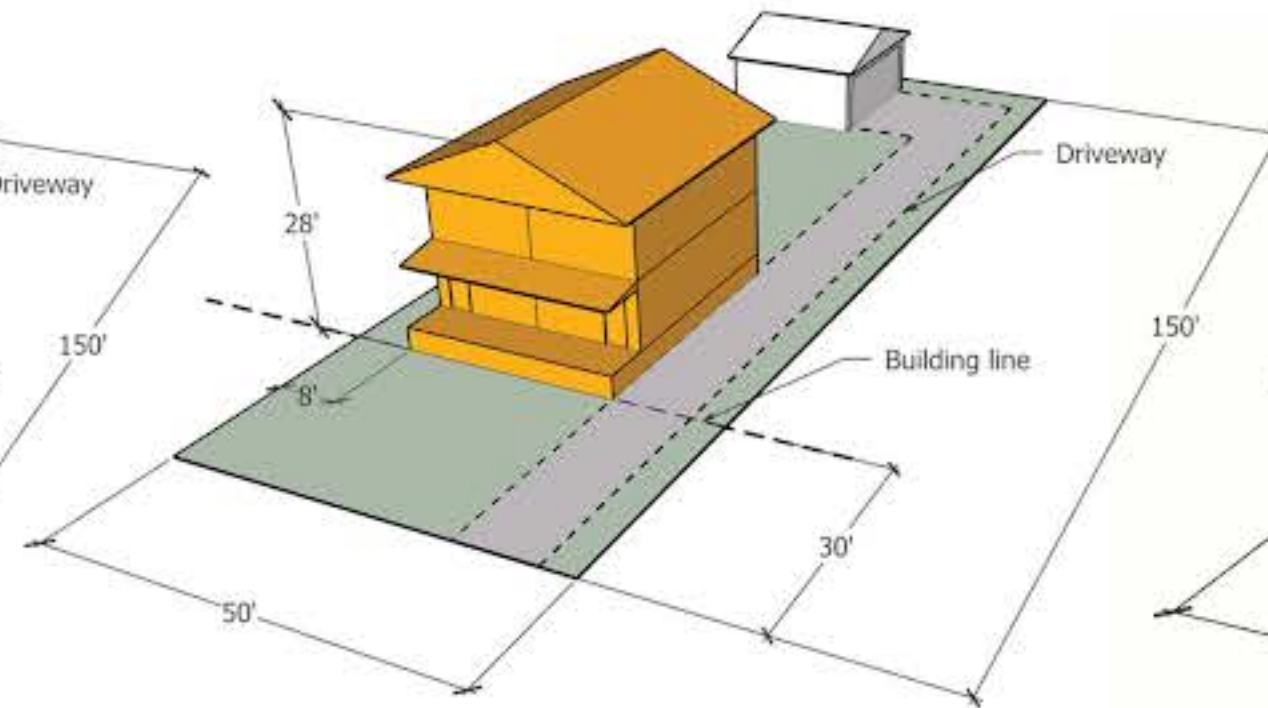
Missing Middle Housing examples on this lot type:

2 UNITS



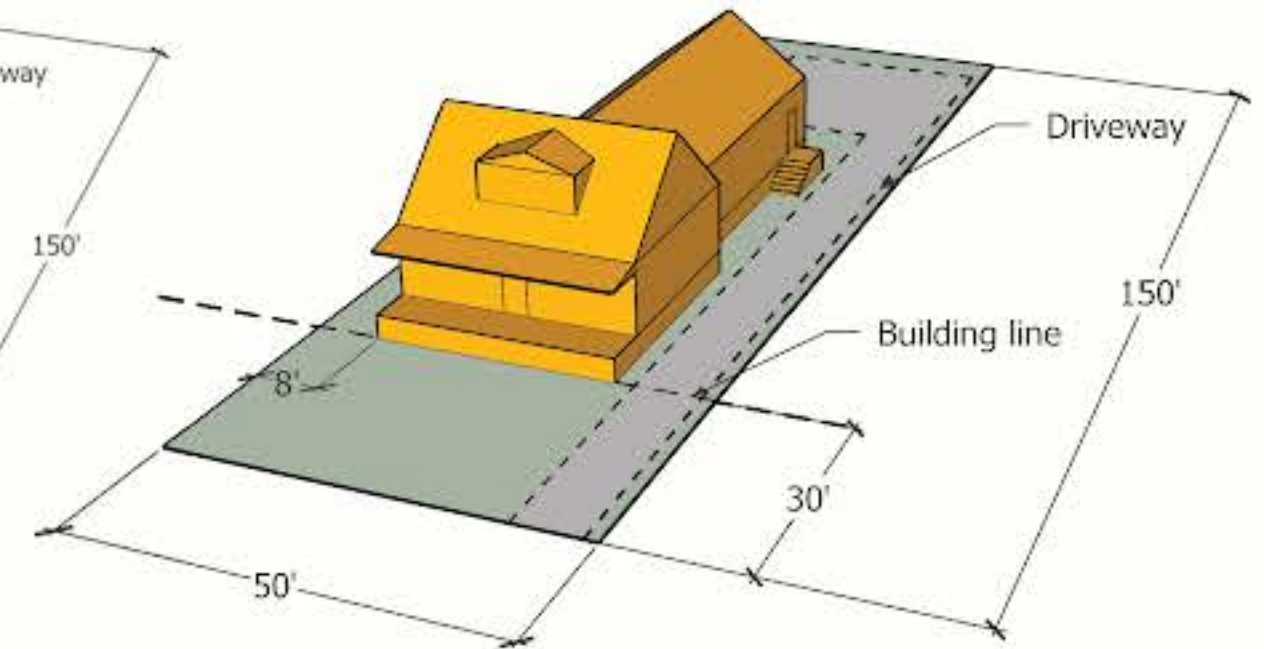
- 650-800 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

2 UNITS



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

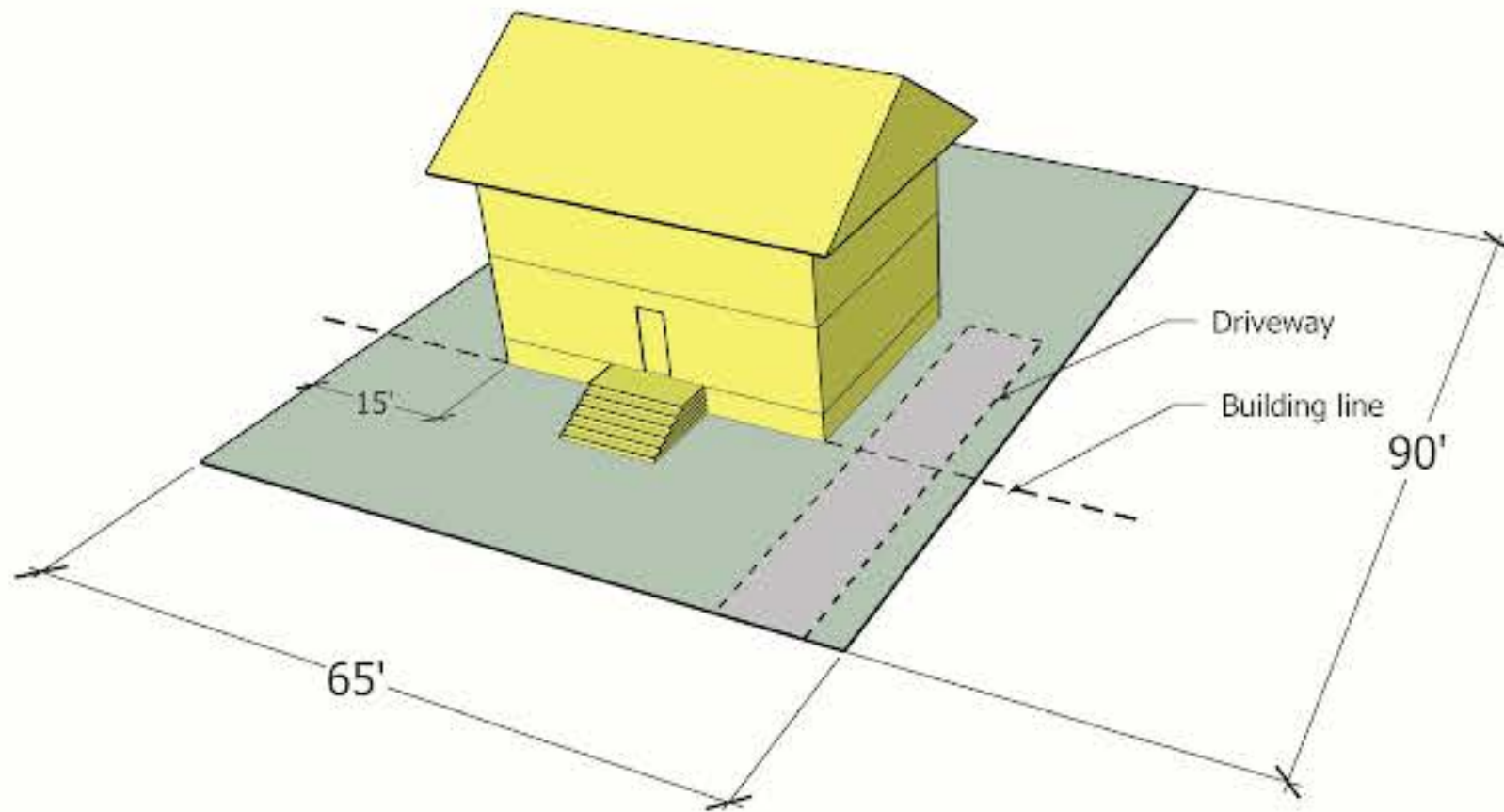
3 UNITS



- 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



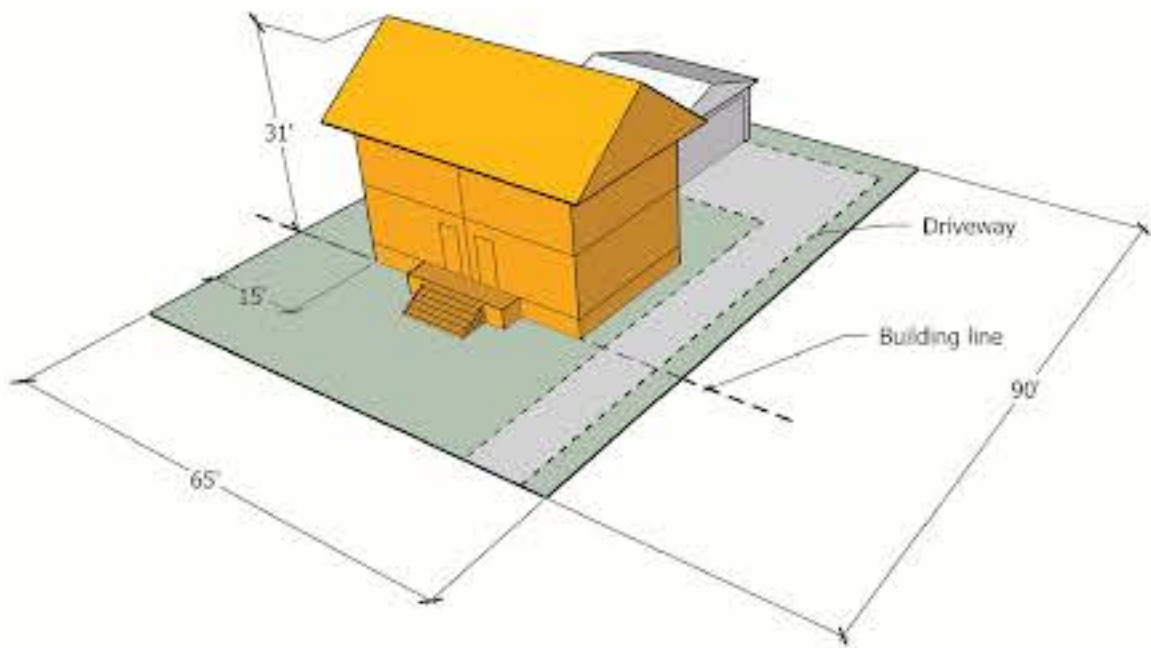
- Mostly 2 story houses
- 1400 – 1800 sf
- 25' - 30' setback from ROW



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

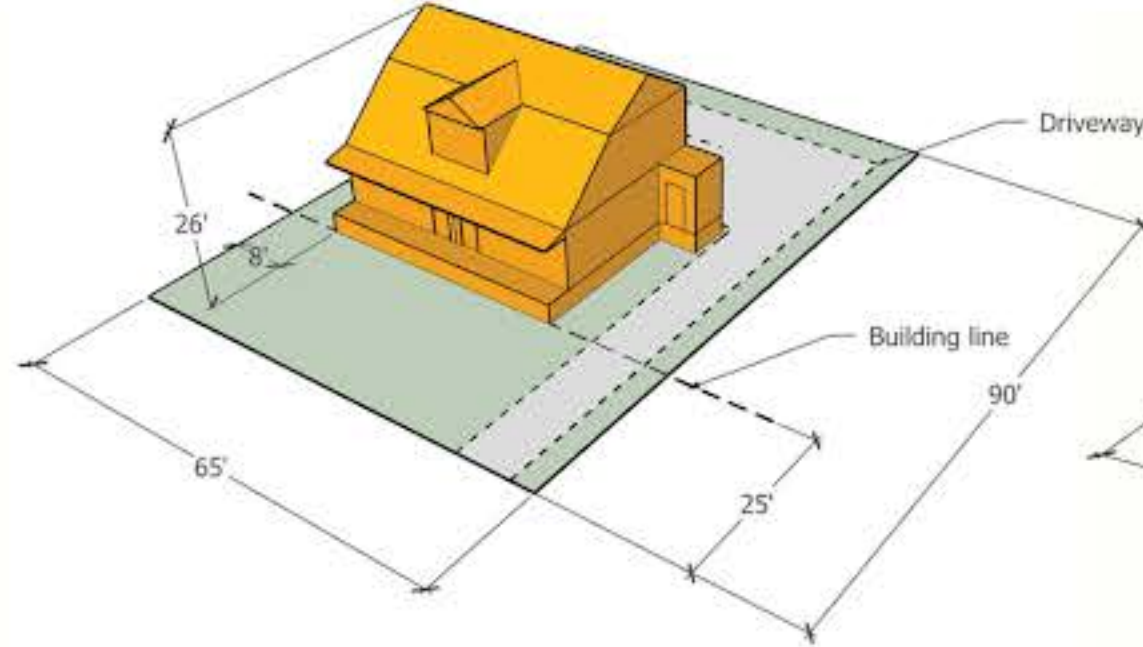
Missing Middle Housing examples on this lot type:

2 UNITS



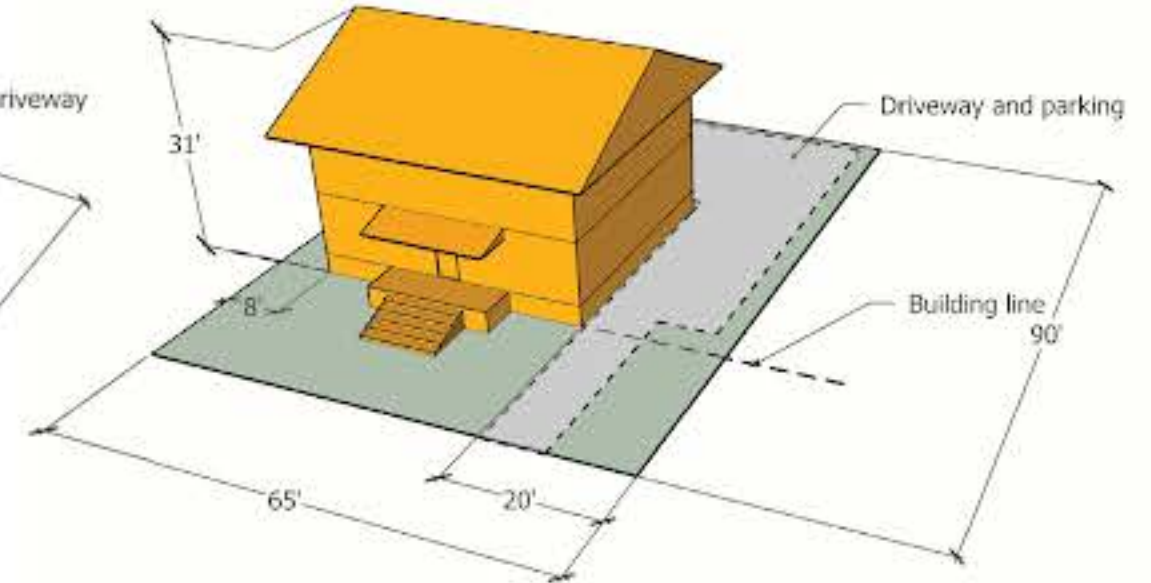
- 650 - 800 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

3 UNITS



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

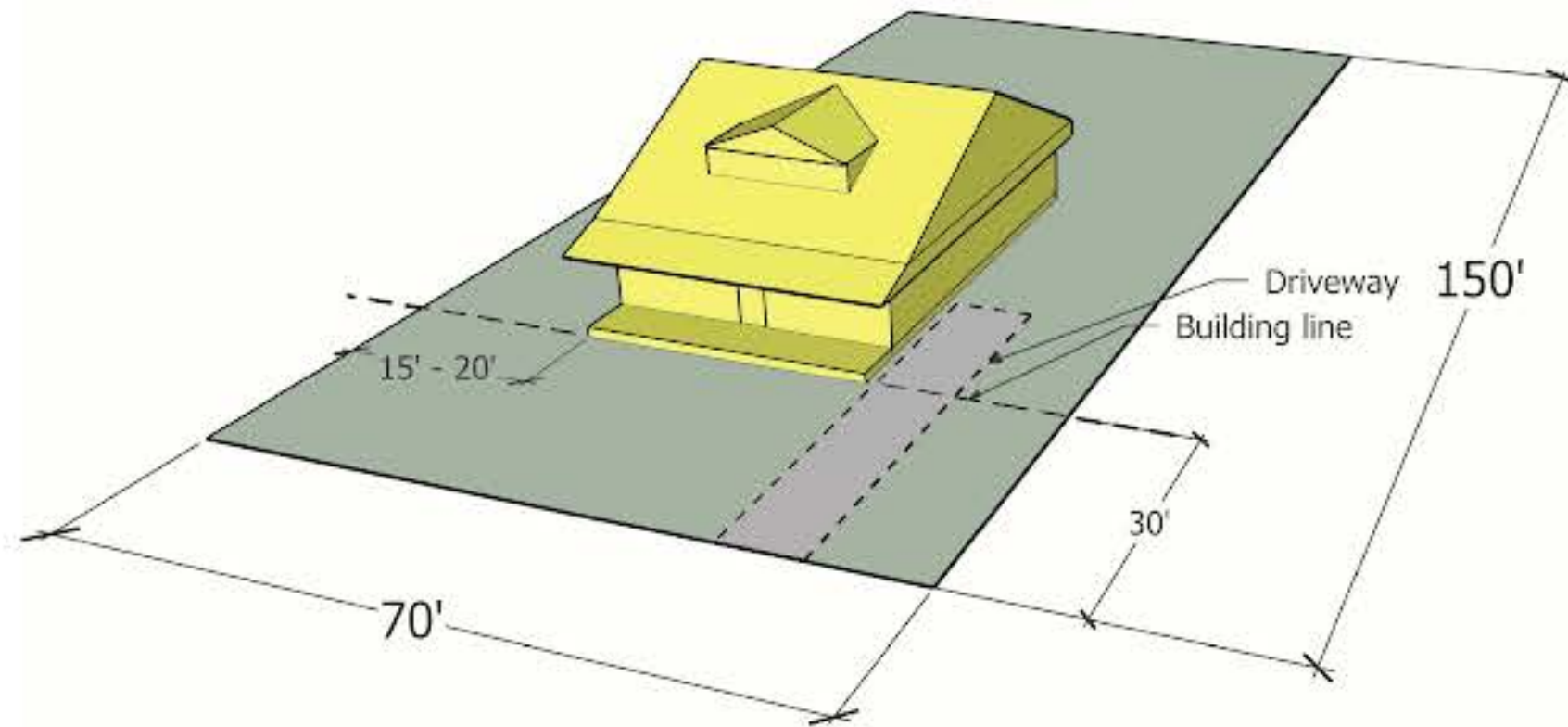
4 UNITS



- 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



These examples, even if developers were prepared to create them (and again, they have said they are not), would yield only a handful of units in the two blocks of Woodside. This is a countywide need that needs to be addressed more broadly.

Lot Type 3: (Woodside)

Missing Middle Housing examples on this lot type:

you admit it will not be built so stop trying to change zoning that cuts out neighborhood input!!

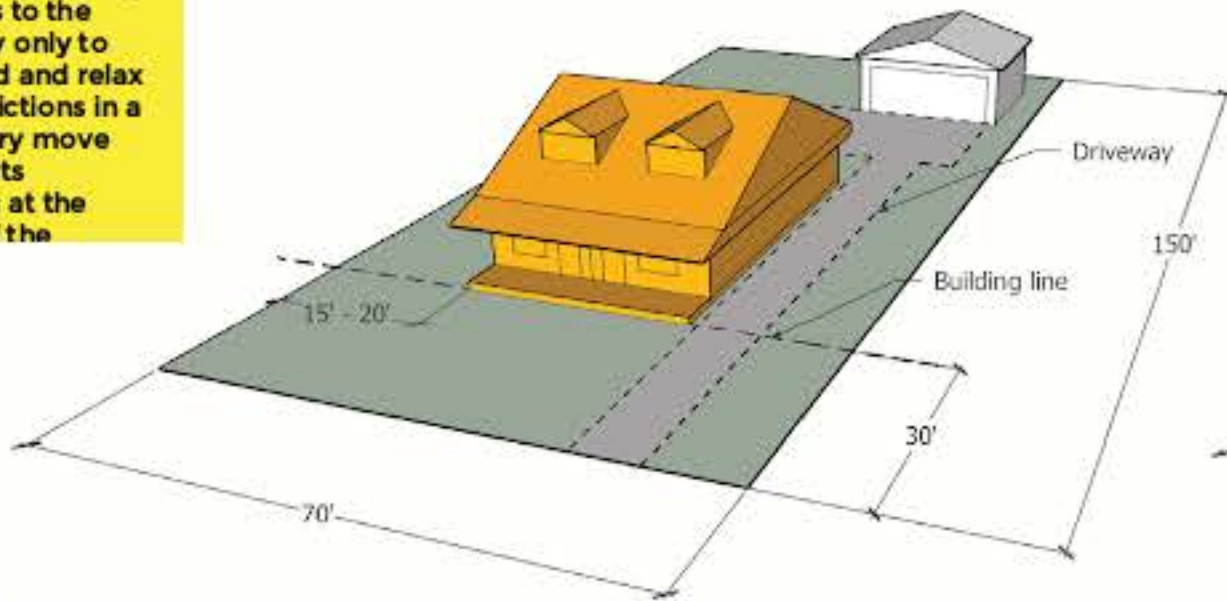
they get subsidies and we should be pursuing subsidies too

The developers aren't interested in small potatoes jobs like this. According to PB own study.

What'll happen is that run-down houses will get torn down and replaced by \$1.4 million, 5000 square foot houses, as is happening now

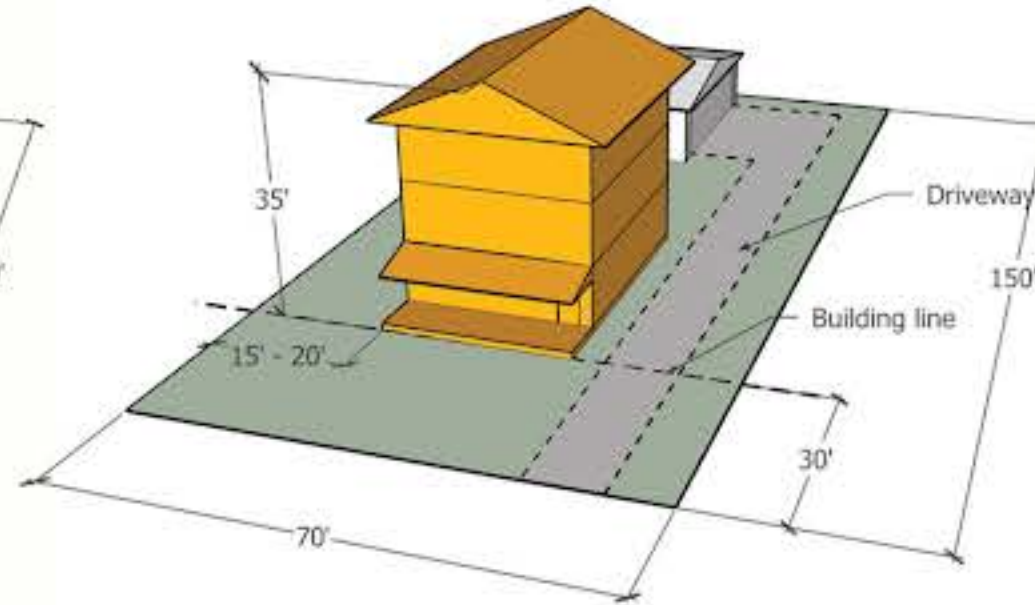
2 UNITS

that you would sell these typologies, with R60 height and setback and massing restrictions to the community only to turn around and relax those restrictions in a deregulatory move that benefits developers at the expense of the



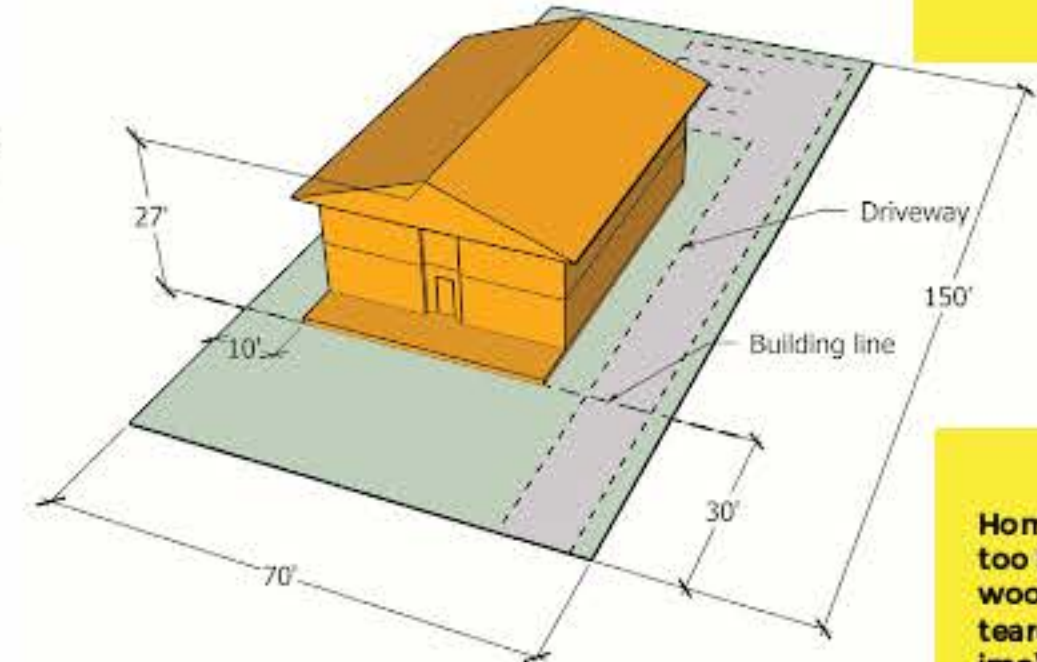
- 800 - 1,000 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

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

Home/land values too high in woodside to justify teardowns (so far, imo). Look at Bethesda!

I am supportive of adjusting setbacks, heights, etc. if it makes middle housing types more feasible

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



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

ALONG A CORRIDOR



I am glad you are describing buffers, as the contrast between a SFH like 8604 2nd Ave and the surrounding apartments is quite stark

MAIN ST BUFFER



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

BTW 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, whv fix them.

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

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?

and the environment becomes more imperiled, it's going to become more and more important to concentrate development around transit, and we need to start doing it now in order to have a prayer of avoiding the most catastrophic

multi-units are fine. But there are also individual single family homes that look nothing like the buildings next to them. What matters more is how infill is done so that it looks nice and fits in. Even limiting coverage to 30%. large houses can

Most of woodside, queen annes, 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?

triplex and quads, though I desire builders with a commitment to quality building and sustainable design. To achieve this we must have neighborhood input. Please do not rezone -- it just keeps neighborhood input

qualify as a prime example of how to add missing middle housing with three townhome developments over the years. Not sure how this incurred the wrath of others. This is in-fill defined, and we worked with all

items that can be brought forward now instead of focusing on Woodside Park. As homeowners, it feels like we can be kept out of the loop and not listened to when plans like this happen. Regarding green space, I feel like we could have more

use the opportunity sites in downtown before you demolish the 100 year old bungalows. Planning staff identified missing middle opportunity sites

replacements of SFH in lieu of single house to single house teardowns is really not going to move the needle much. You're looking at dozens of additional housing units over time. The small Woodside bump out on the map would

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

we need HHS not the stolen blocks for subsidized housing

particulars and get language which preserves our neighborhood input -- which current rezoning plans do not. The talk of housing types I like all types, but that is not the dance it is quietly cutting the

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

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

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 slides, no townhomes, only apartments despite close proximity to

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

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

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.

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

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

Hit pause on woodside!

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?

was really improved and remained a triplex. I much prefer that to the very large new builds for single families a block down. We have some lovely quad units from ~1940 down Thayer towards Dale. I'd love to have more triplex and quads. though I desire

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

None. Build on the HHS site. The County owns the property so they can build duplexes, triplexes or quadplexes and price them affordable. Why didn't the County use this lot instead of the arbitrary inclusion of the area near Second and Spring?

the plan claims it is taking woodside homes aspirational - no you are trying to rezone DO not rezone!! please allow us our voice

attainable, but more housing that fits the changing needs of the county's changing population. Allowing middle housing fits trends for smaller households, aging in place, walkable neighborhoods. I agree that there are obstacles to making it

neighborhood friendly, and only have a gentle impact. But I have also heard from commissioners that this is not feasible and they aren't sure how it will be feasible. Commissioners will have to accept or reject your

that became Chelsea Heights was announced, we could have afforded a townhouse at the announced prices. Then the community delayed it, they built fewer houses, the houses were more expensive, and we

It feels like this visioning workshop is a sales pitch. We don't know so many factors, so how do we move forward?

Teardowns are increasing in East Silver Spring. Every one 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

change comment, I think density near transit is more efficient for sure, but it also says if you want a SFH with a yard you can't live near DTSS, you must live in the outer burbs, which also pushes people further out creating sprawl. creating more

presented would be welcomed in and by Woodside, what people don't want is what happened to 8604 2nd or 1327 Fenwick or other "orphan" SFH next to buildings inconsistent in size and scope, like the example photo on

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

to buy a piece of property in our neighborhood in the section under consideration would cost at least \$800K-\$1M and that is before any work is done. How will any kind of housing be built when that is where you start?