

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?



we drive and appreciate public parking

Typically Walk.

like the existing bike lanes, and would appreciate even more!!

Walk due to the convenience

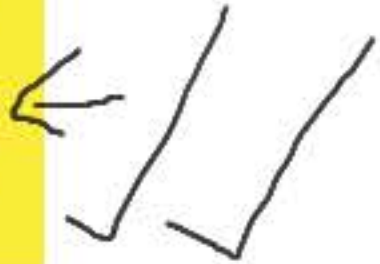
It is only hard to walk when the roads are icy

Road construction makes it difficult to walk

Walkers for Woodside.

Walkers for East Silver Spring too!

Mostly walk, Drive for larger shopping or for take out.



Walkers for the Northside, strollers too (making use of the bike lanes).

Walking in action today!

Use the Connector to reverse commute

crossing Colesville at rush hour is tricky timing



SILVER SPRING AVE



GROVE ST



SECOND AVE



GREENBRIER DR

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?

our daughter, age 38, bought a coop apt near wayne and sligo ck pkwy. she likes it here!

Silver Spring and the little home there has been one of the nicest places from a life that has included living all over the country. Would like to stay in home as long as possible until stairs are an impediment.

Like urban areas, or in periphery of urban areas.

Woodside has great diversity. in poeple and housing we have 85 townhomes and small relatively affordable housing and historic homes that are more expensive. We are a success model of attainable housing.

Mass transit is a key choice as a result of experience not having great transit when growing up. Transit was reason for buying here in Silver Spring. Plan for aging in place is this house. Concerns that this plan will displace existing homeowners.

Living in apartment near Downtown, would like to find a way to raise a family here.

Like Woodside, would like to stay here.

Desire to stay in single family home near downtown as long as possible

love. While type of house changed, sense of community throughout the different homes and places never did. Came back here because wife grew up here, and the people are great. It will be hard to live here

Stay in existing house as long as able to handle the stairs. Staying in area is key objective.

one of our neighbor's in woodside had two daughters that grew up here. One was able to buy a house before the age of 30 on the same street she grew up on

I lived in a 5.5' x 9' closet for a year at Amundsen-Scott South Pole Station...for a year. So the house I'm in with partner is luxury :)

ADUs are a great option for aging in place and regs were relaxed in order to promote ADUs. Currently legal.

to do something on your property but if a small apartment building is next to your house and a paved parking lot in the back next to your yard, it creates pressure on successive blocks, so that is not really a fair



stairs...

single family homes



apartments
condos



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.

I liked the duplex that was dwarfed by the high rise next door :)

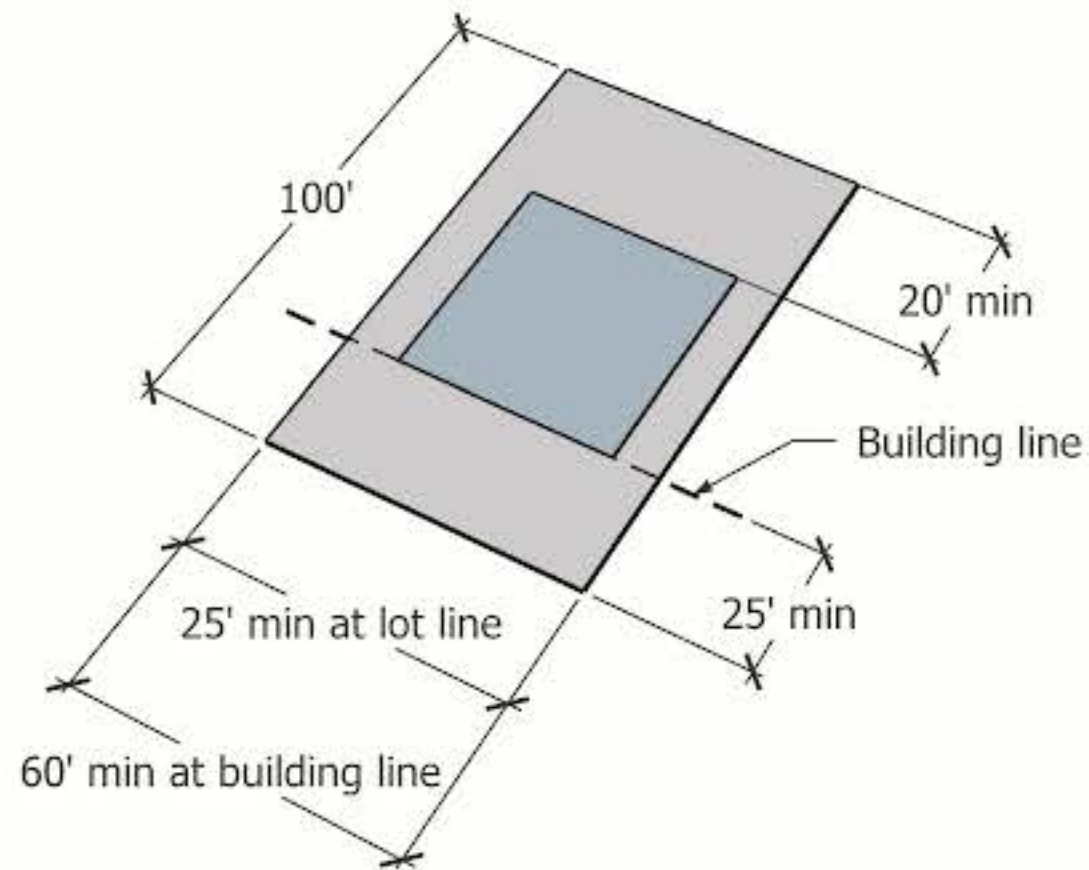


(good job taking notes)

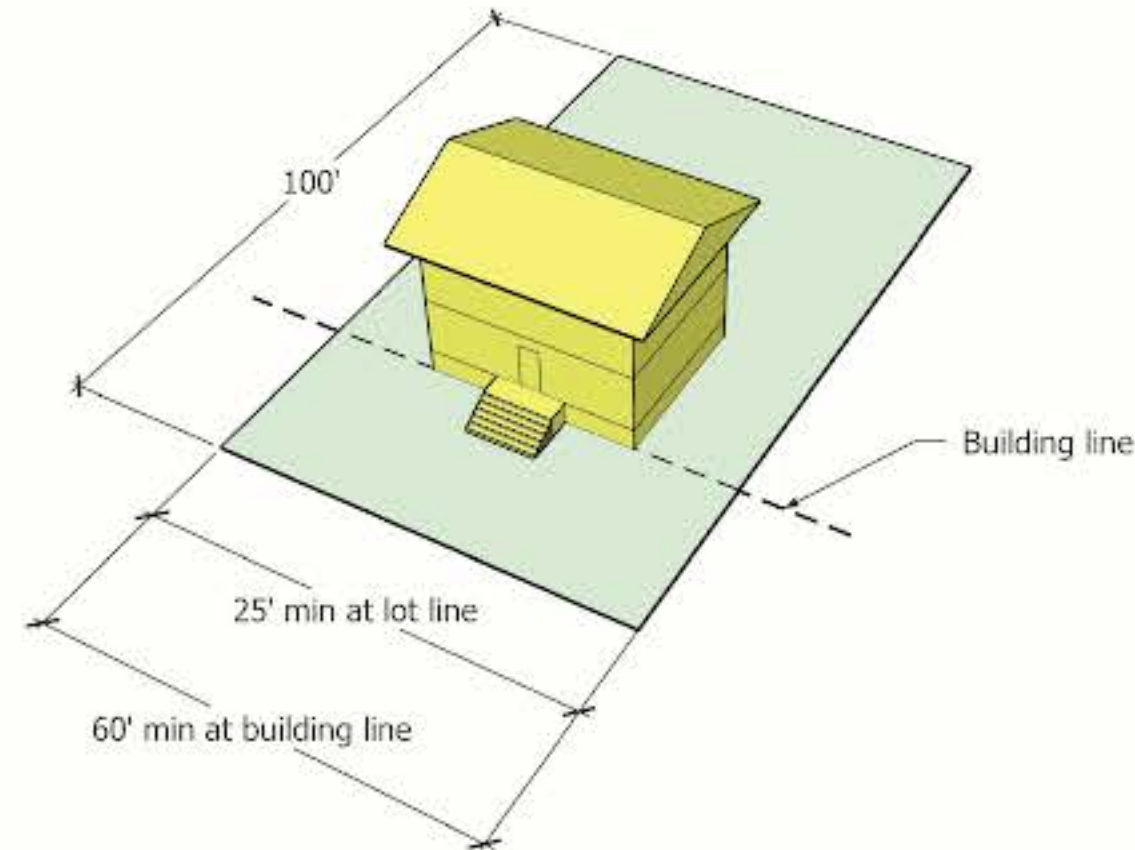


R-60 lot analysis: typical lot

Typical R-60 lot according to current zoning:

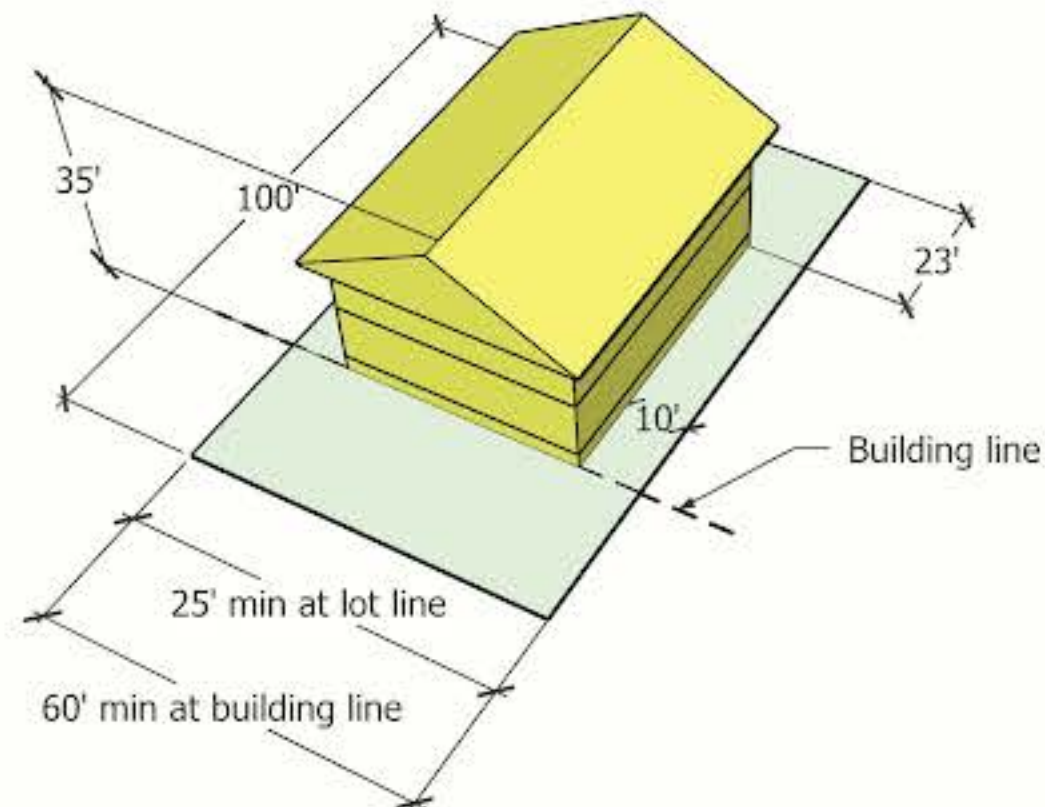


- 60' x 100'
- 35% maximum lot coverage
- Side setbacks: 8' min on each side; total not to exceed 18'



TYPICAL HOUSE ON R-60

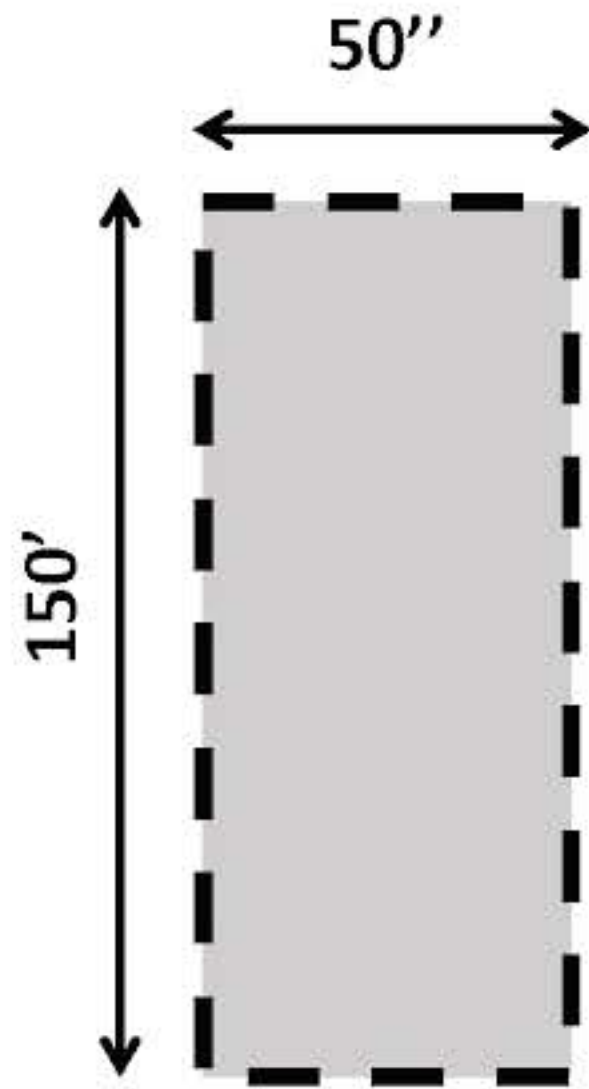
- 650 - 900 sf footprint (1300 – 1800 sf house)
- 2 floors, 10' floor to floor; first floor starts 3' off the ground level



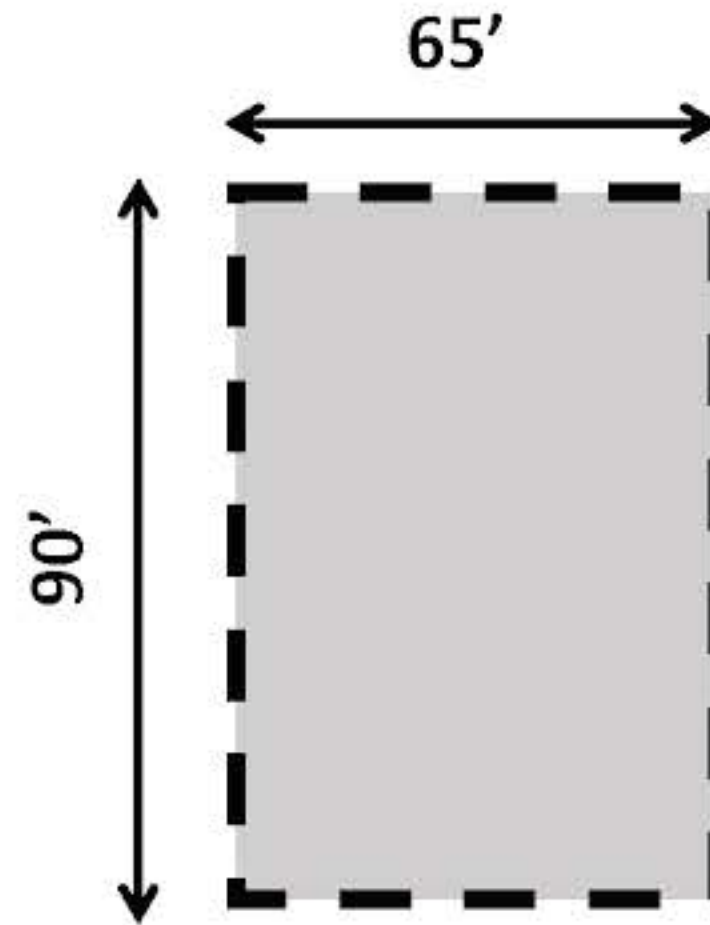
NEW CONSTRUCTION ON R-60

- 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

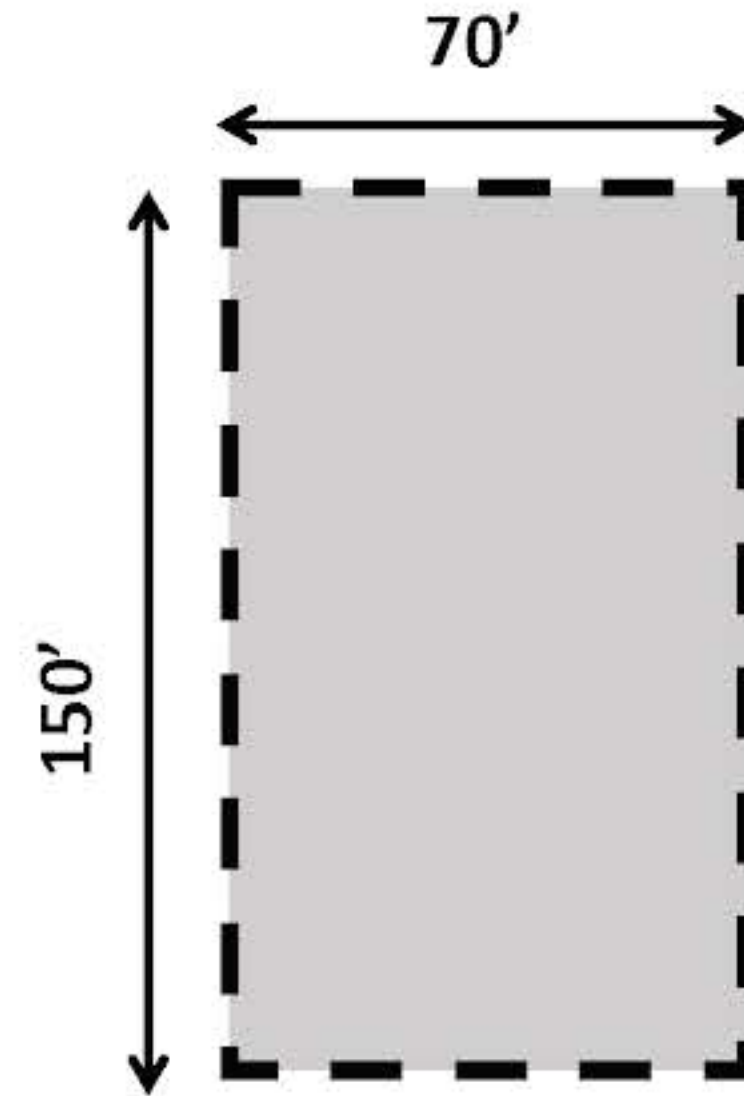
Three R-60 lot sizes found in the plan area:



Lot 1



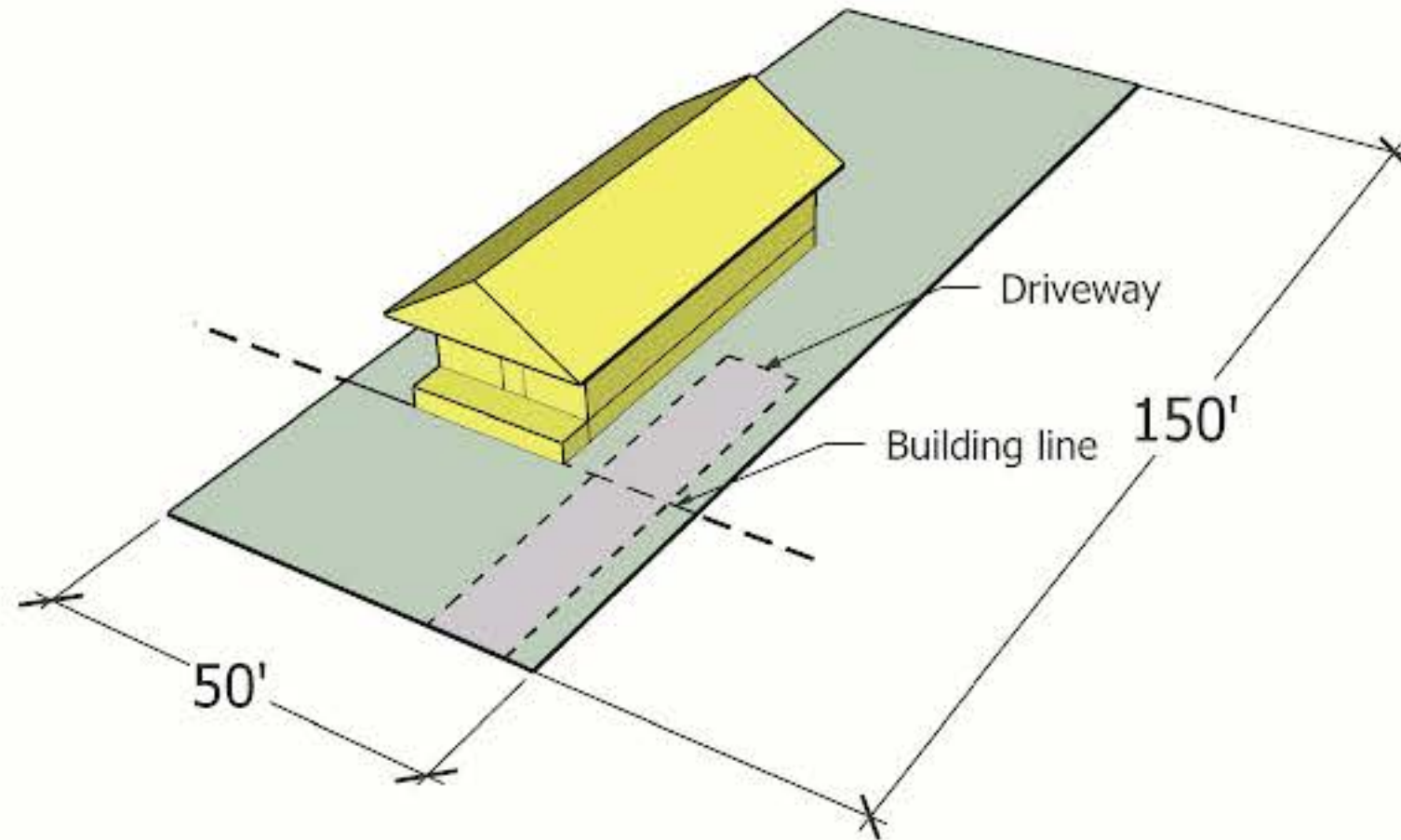
Lot 2



Lot 3

Lot Type 1 (East Silver Spring)

Narrower and longer than typical R-60



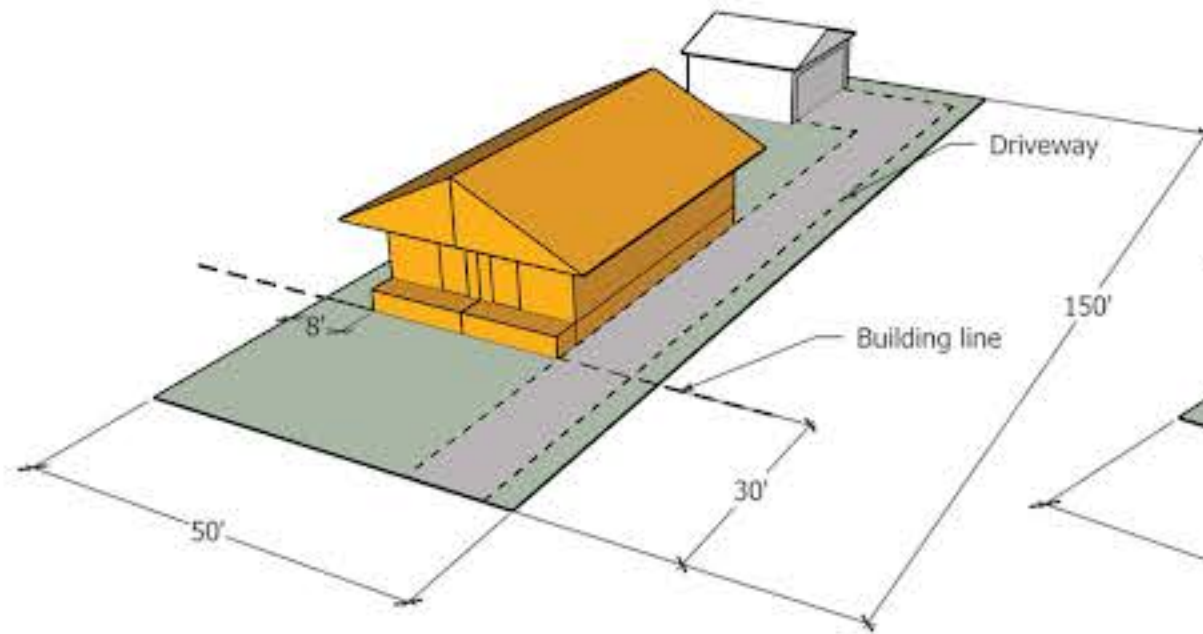
- 1-2 story house
- 1400 – 1800 sf
- 30' setback from ROW



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

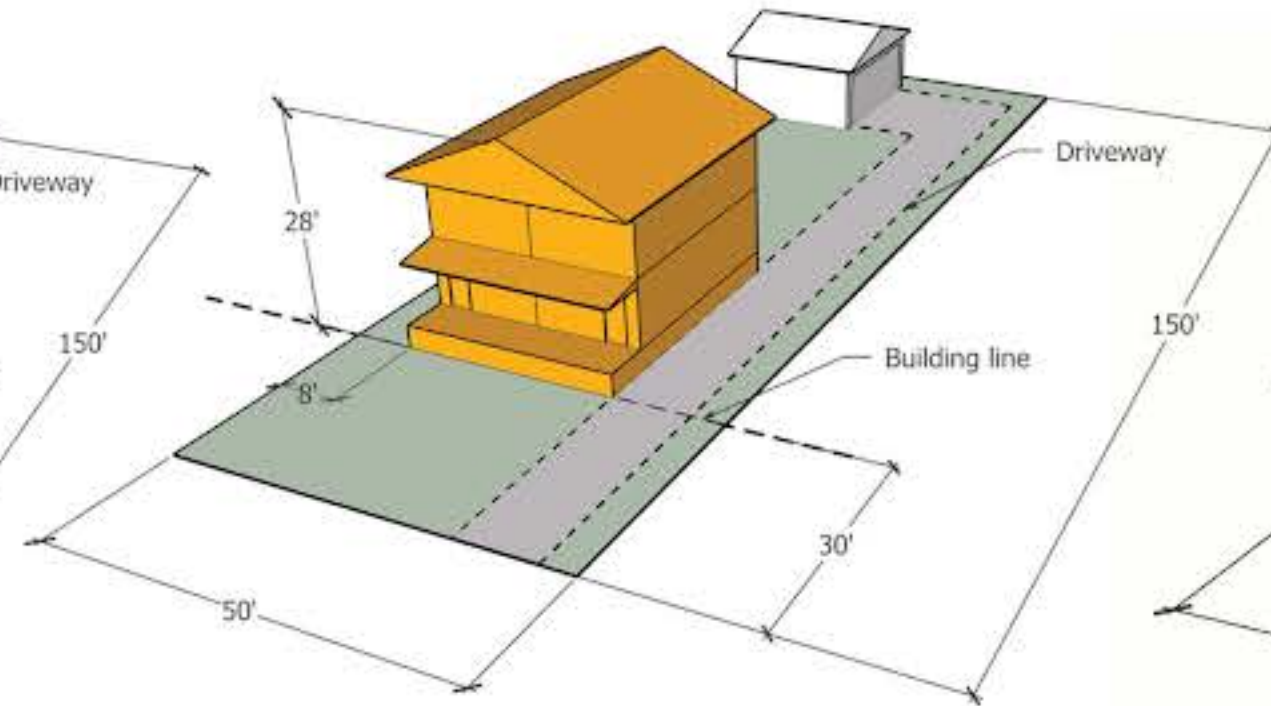
Missing Middle Housing examples on this lot type:

2 UNITS



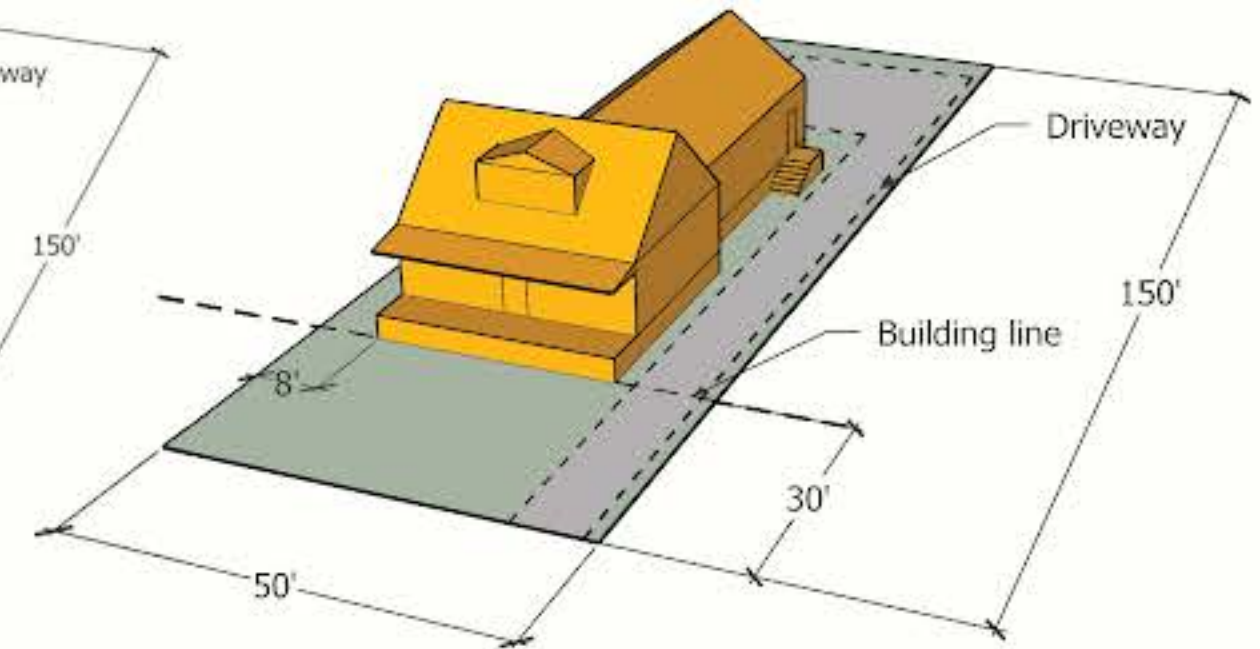
- 650-800 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

2 UNITS



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

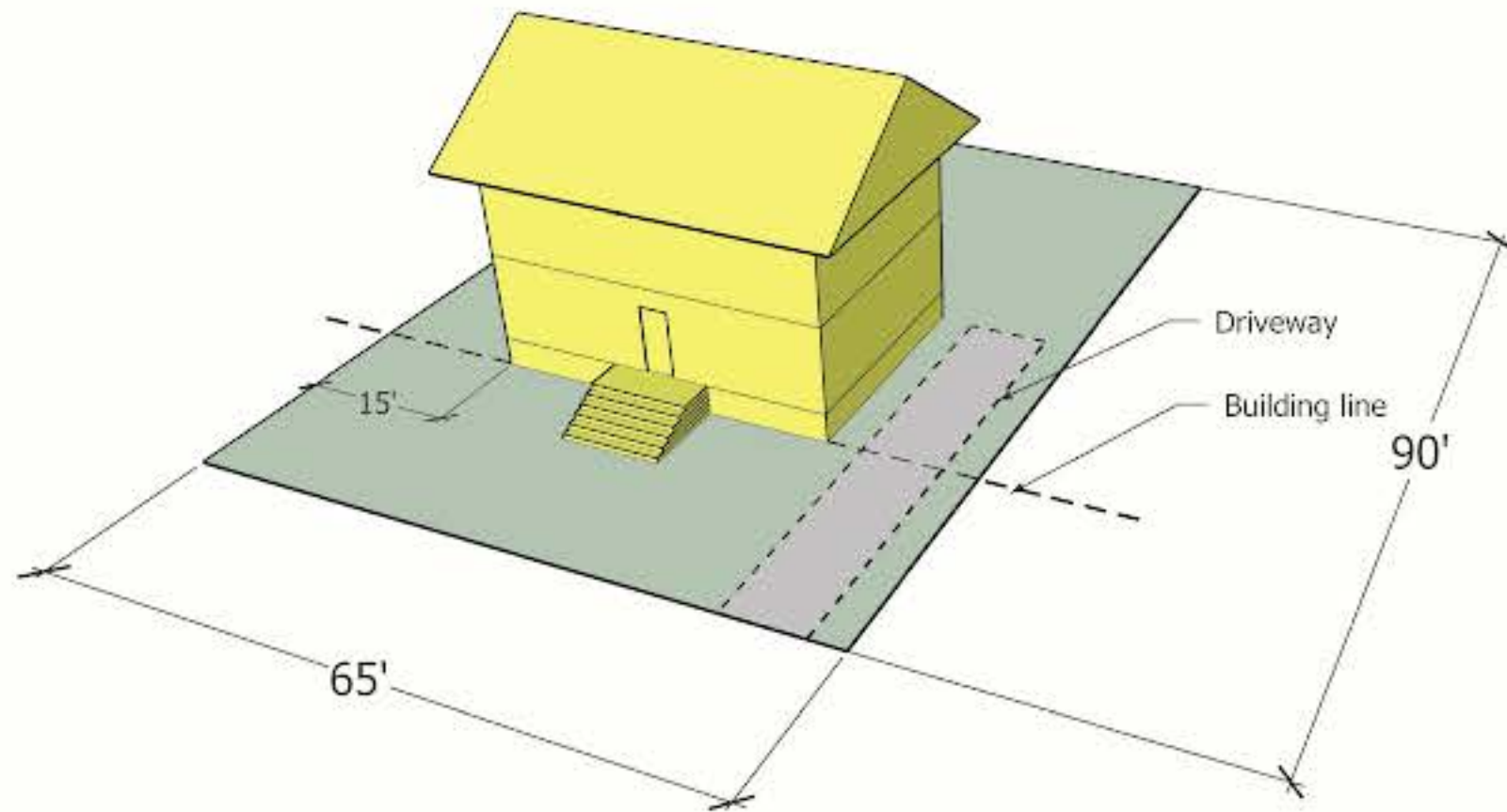
3 UNITS



- 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



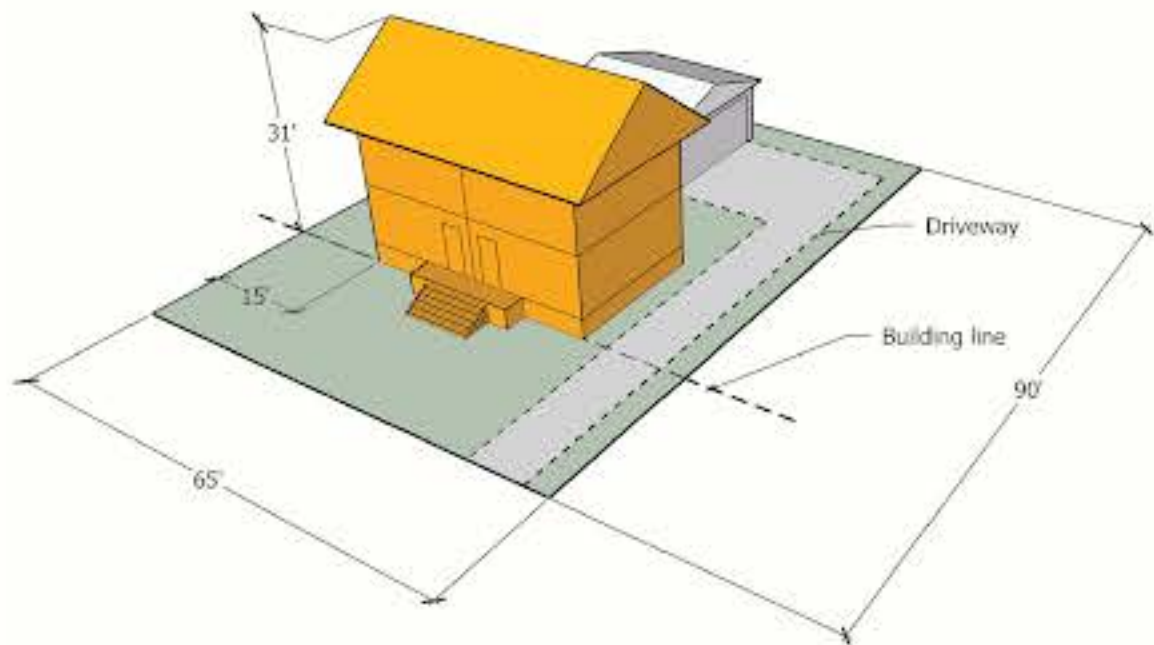
- Mostly 2 story houses
- 1400 – 1800 sf
- 25' - 30' setback from ROW



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

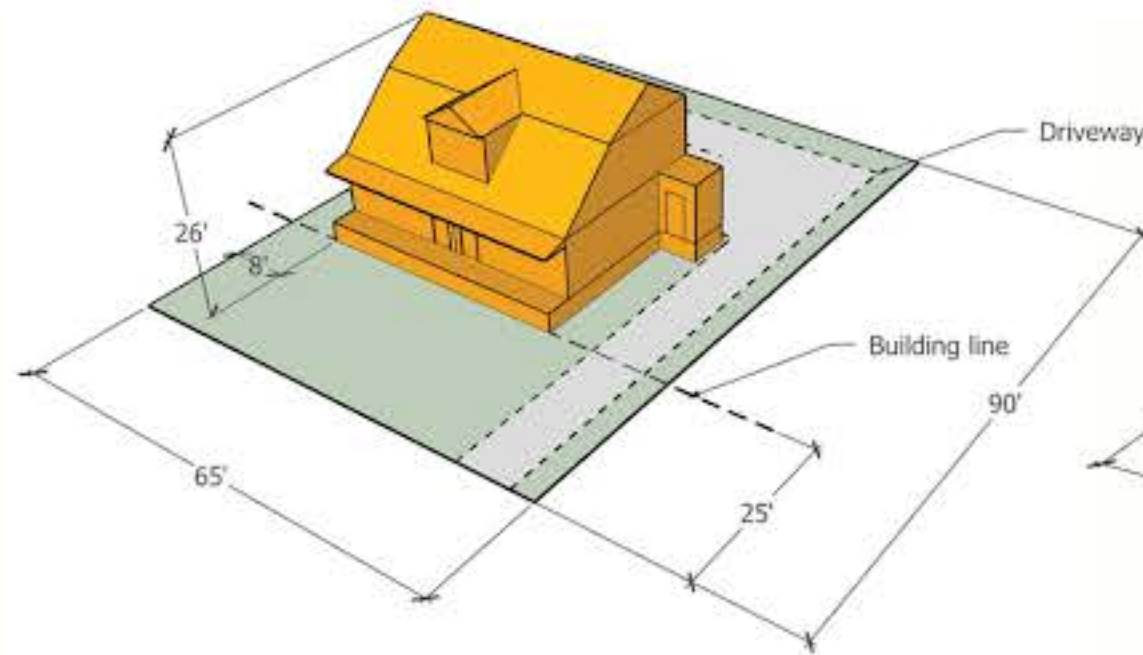
Missing Middle Housing examples on this lot type:

2 UNITS



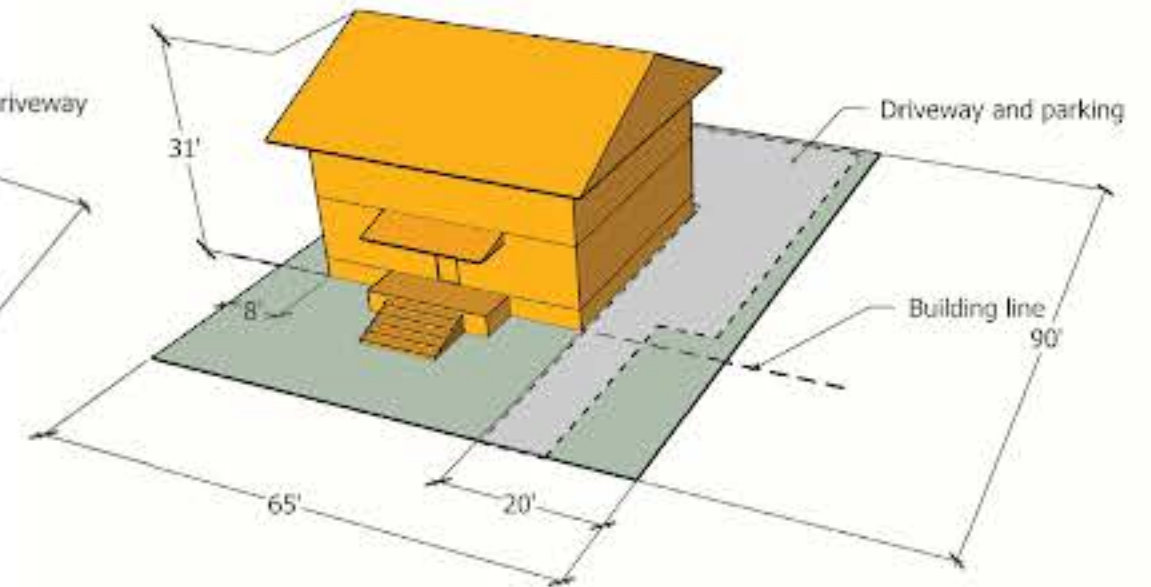
- 650 - 800 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

3 UNITS



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

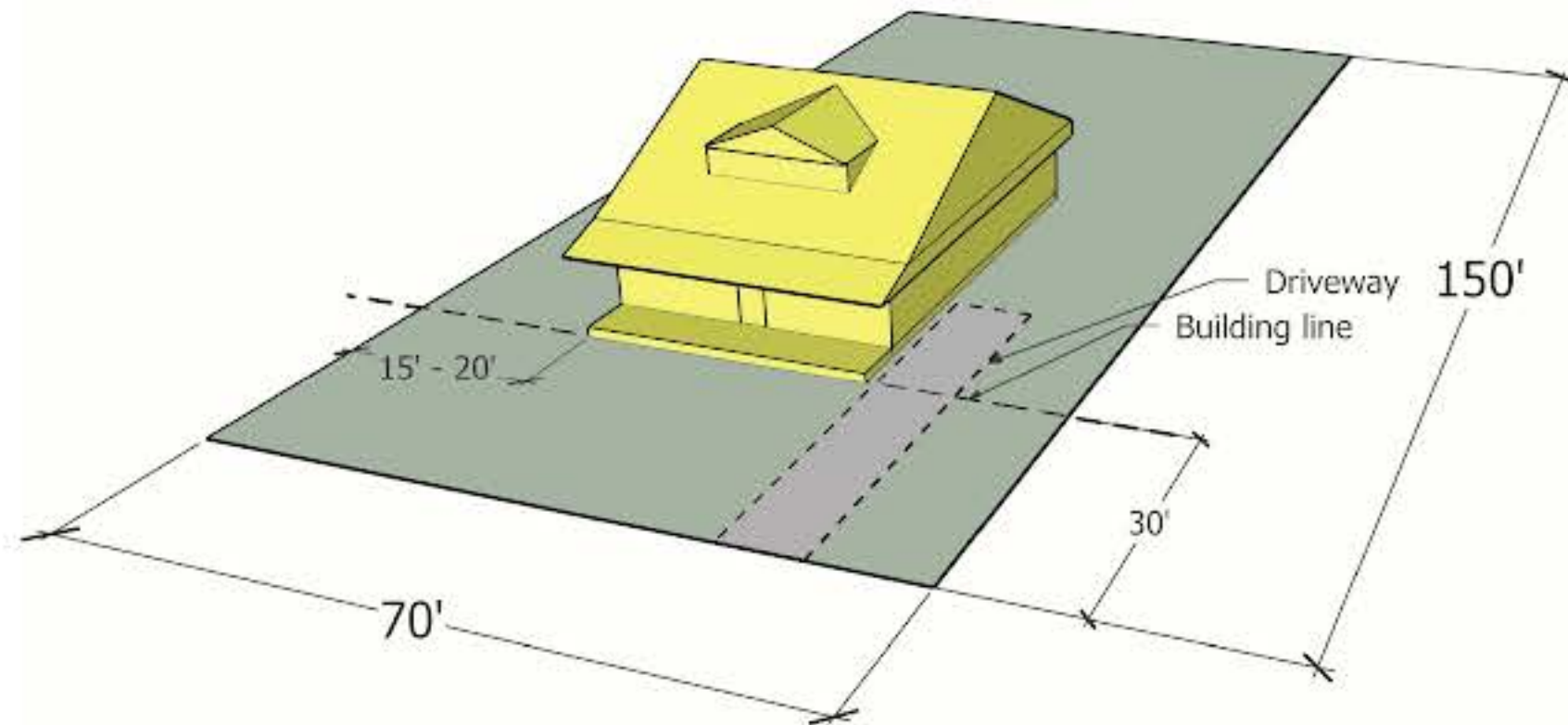
4 UNITS



- 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

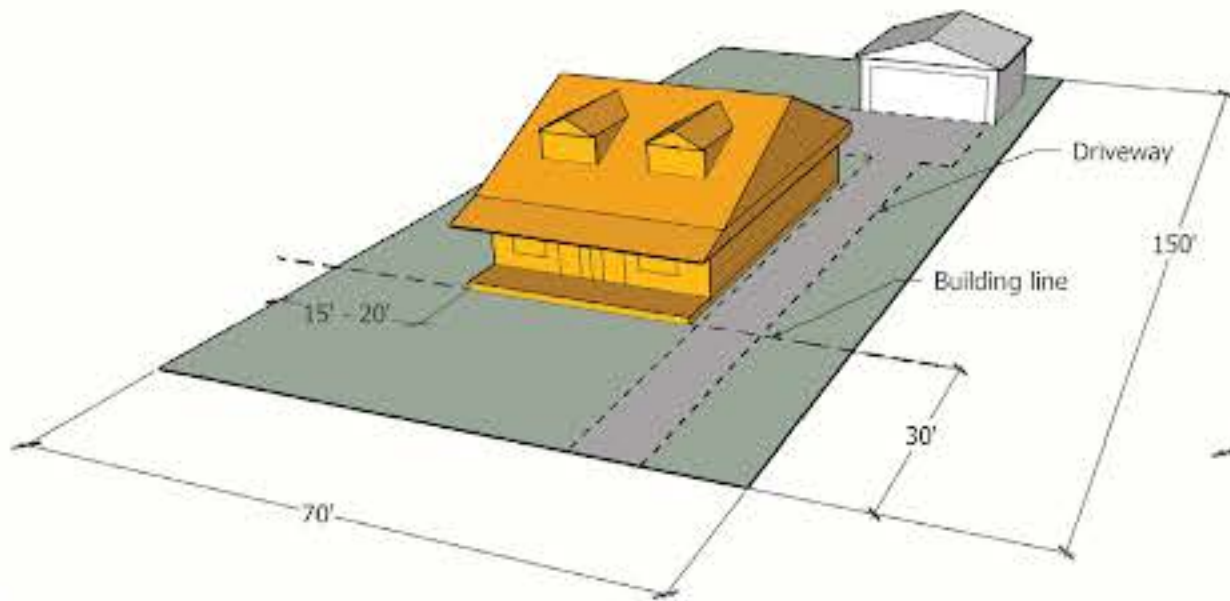


- Mostly 2 story houses
- 2000 sf average
- 30' typical setback from ROW

Lot Type 3: (Woodside)

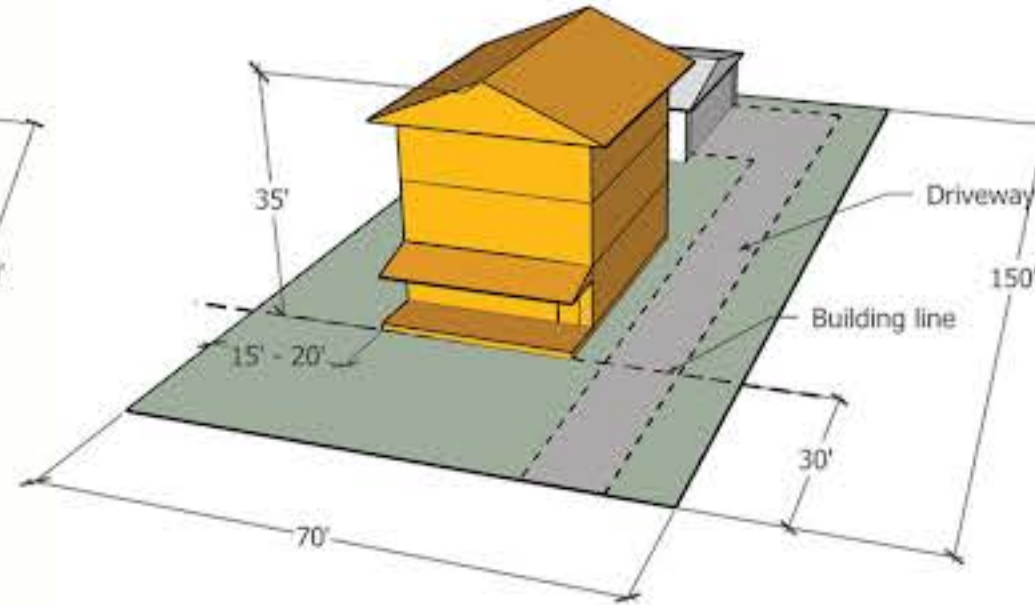
Missing Middle Housing examples on this lot type:

2 UNITS



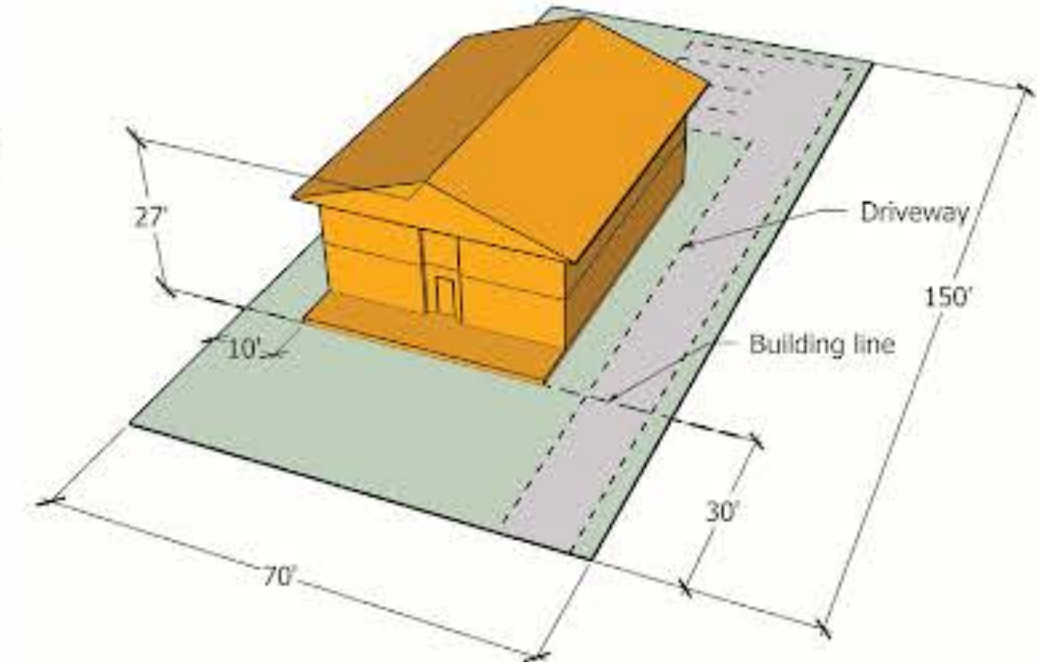
- 800 - 1,000 sf per unit
- 2 cars parked on site
- Complies with current R-60 coverage and setbacks

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

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?

Could see Duplex-Triplex-Quad fitting in: They are like old fashioned houses and like the homes in Takoma Park.

question about things being scattered that could lead to not looking as nice. Given that they are all house-size buildings, doesn't seem like much of a concern. Doesn't seem to be much more traffic in areas with this type of

Georgia that were built a number of years ago look very nice and have been integrated into the neighborhood. Why is there no consideration of taking available land at Woodside Elementary for this

Is affordable housing a requirement for a developer who wants to build under this proposal? like 50%?

safe streets for kids to ride bikes and skate. quiet green yards. no parking lots next to my back fence.

People come to walk in Woodside Park because it is green, less impervious surface. This also aids in storm-water absorption, needed next to impervious areas. Reduces heat island effect

Question: would units be on successive floors, or on the same floor? (implications for retirement and whether people can age in place).

Colesville already is in “buffer” mode with doctor's offices, religious institutions, what was Mrs. K's.

the developer wanted to take those houses down the community saved them. hats why we don't want to give up our right to input

type of housing from what one sees around these neighborhoods. Duplexes and triplexes would be better than the really large houses getting built for \$1.5 million +. More housing for more people so that more people can

Why are we trying to change the neighborhoods? What happened to all the apartments in Silver Spring (8K approved units in downtown)? What about garden style, why are they all high-rise?

Question: Are townhouses considered as house scale?

All the houses shown look like they could fit into the community well. However, Townhomes offer a different type of housing.



No clear rationale for changing the existing neighborhoods.

ADUs can help people age in place. Can help people from being pushed out by being more affordable.

about affordable housing, but this is about adding density. This seems to be more about an ascetic choice about whether this neighborhood should have more housing/density. Could easily make a 3- or 4- unit house look like the existing

it is nice to live in walkable Silver Spring. And other people probably would like to live here too. I think we can fit more people in to enjoy these amenities also.

Affordability: From the 1930s forward lots of federal money has been put into large housing developments and it spurred development. Today there is less federal funding for housing and we as a result have less housing growth.

What said about what's being built in County: I feel there should be a wider (than SS adjacent) initiative to meet the needs being expressed for here. If the needs are valid, the concept should be more broadly embraced.

teardowns, have some of the smallest homes in the areas, have buffers already. Concern that change in community will result in loss of neighborhood feel. Doesn't matter if the new development is proportional in scale.



Affordability?
or
Density & Aesthetics?