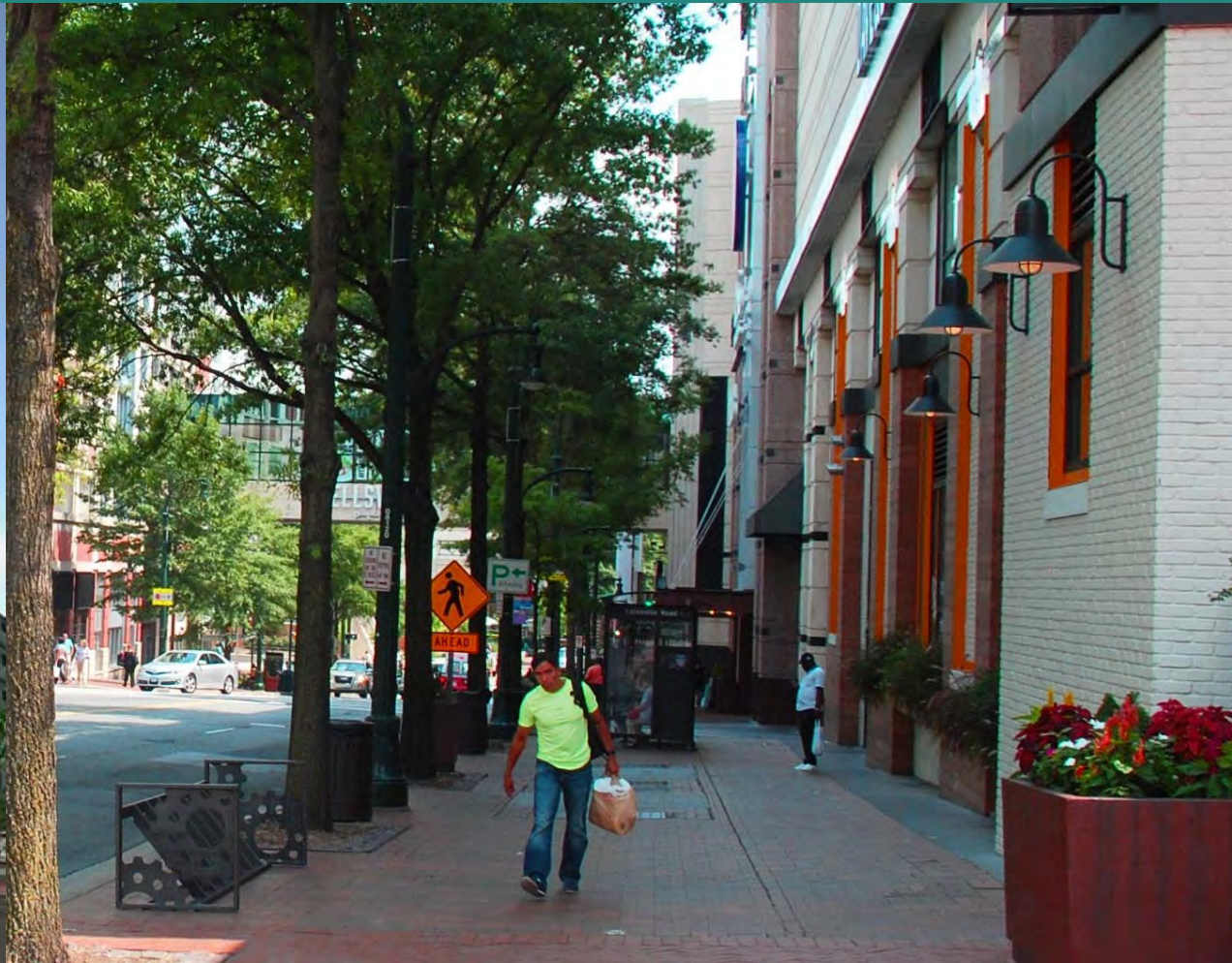


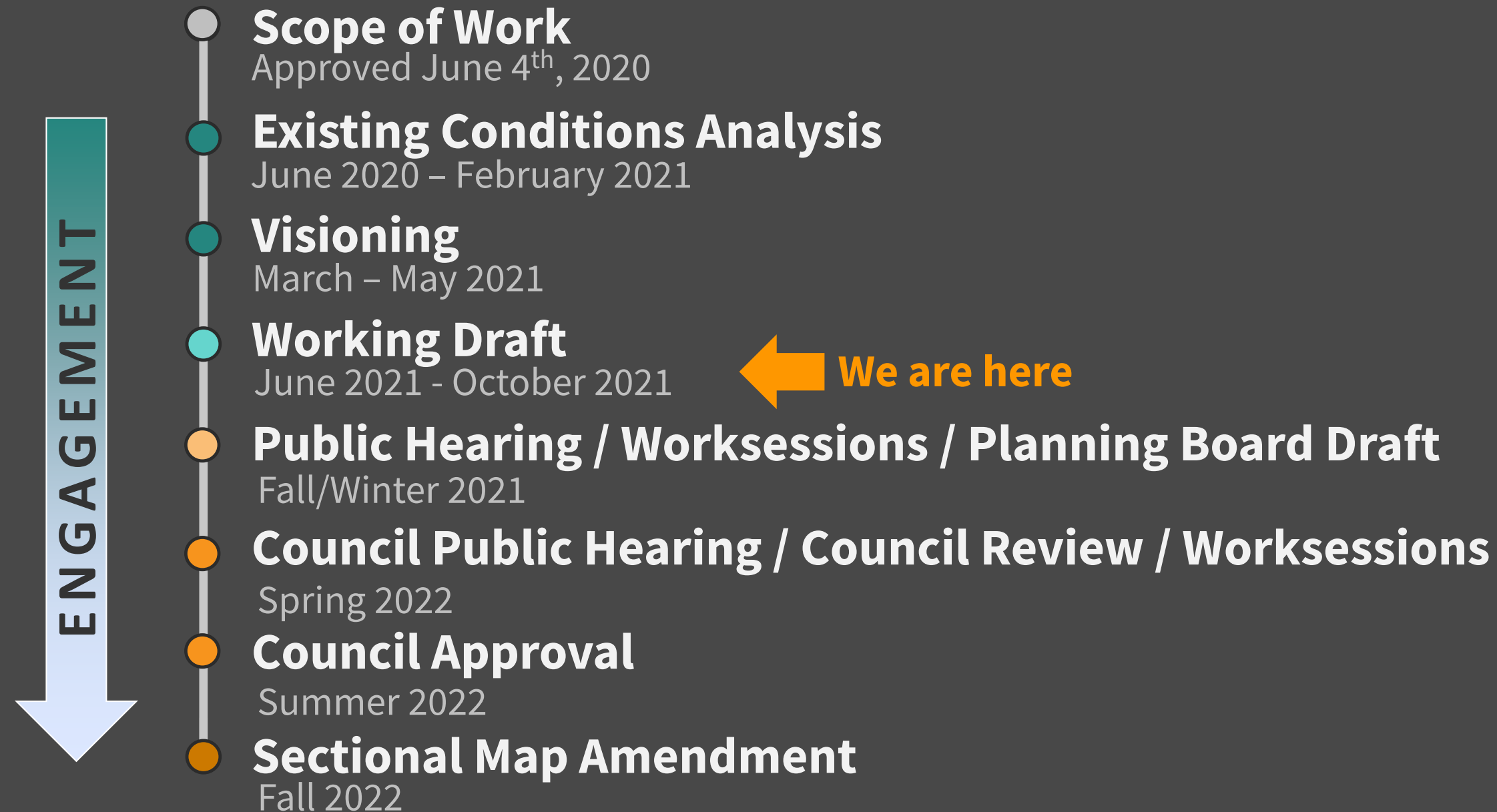
SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Key Preliminary Ideas

PLAN TIMELINE



VISIONING THEMES

DIVERSITY

RESILIENCY

CONNECTIVITY

**COMMUNITY
HEALTH**

VISIONING THEMES



VISIONING THEMES

DIVERSITY

- Strengthen the unique retail market in Silver Spring with its diverse mix of independent stores, restaurants, and arts and entertainment experiences.
- Provide more diverse housing types and preserve existing affordable units to serve individuals and families of all ages, incomes, and backgrounds.
- Celebrate the past, present and future of the diverse cultures that are part of the Silver Spring community.

VISIONING THEMES

RESILIENCY

- Develop tools for the downtown core to be more adaptable and responsive to climate-related challenges.
- Through public realm improvements and support of independent businesses, encourage economic growth that will be resilient into the future.

VISIONING THEMES

CONNECTIVITY

- Improve access to a welcoming, public open space network that meets the needs of both people and the environment.
- Enhance and reinforce the pedestrian and bike networks to encourage reduction of cars in the plan area.
- Safely connect across the Metrorail to increase accessibility to all downtown neighborhoods

VISIONING THEMES

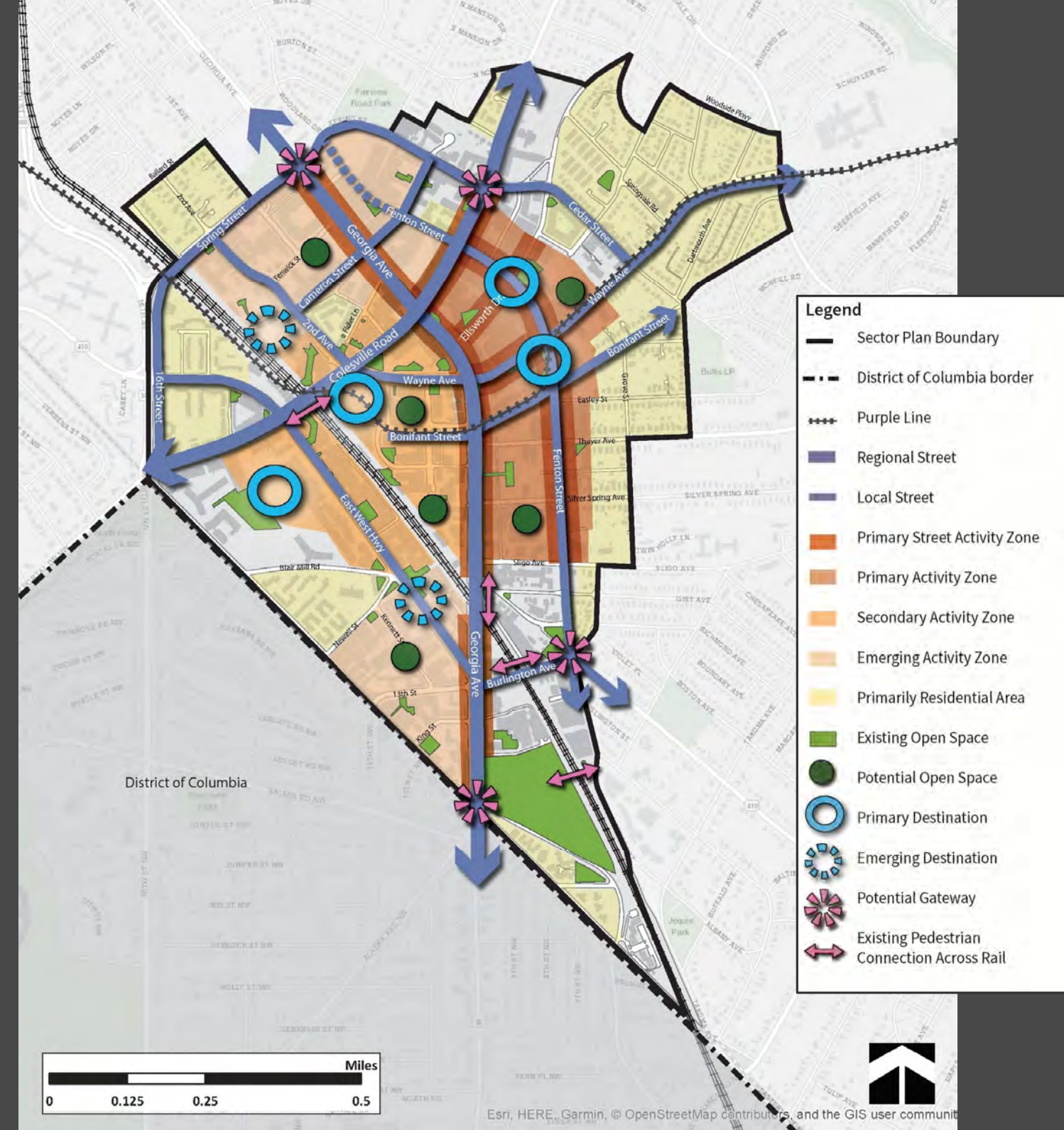
COMMUNITY HEALTH

- Ensure safe access to a diversity of green spaces, active recreation opportunities, food sources and community amenities.
- Provide a healthier, cooler, more comfortable pedestrian experience along streets and open spaces.

DRAFT CONCEPT FRAMEWORK PLAN

The Concept Framework Plan aims to identify key components of the existing urban fabric, overlaid with issues that emerged during Visioning.

The goal of the Sector Plan is to build upon this structure and lay the groundwork for a more cohesive urban fabric for the next 20 years.



SILVER SPRING IN 2040 WILL BE....

DIVERSE

UNIQUE

THRIVING

GREEN

WALKABLE

A GREAT PLACE TO WORK

AN AFFORDABLE PLACE TO LIVE

SAFE

RESILIENT

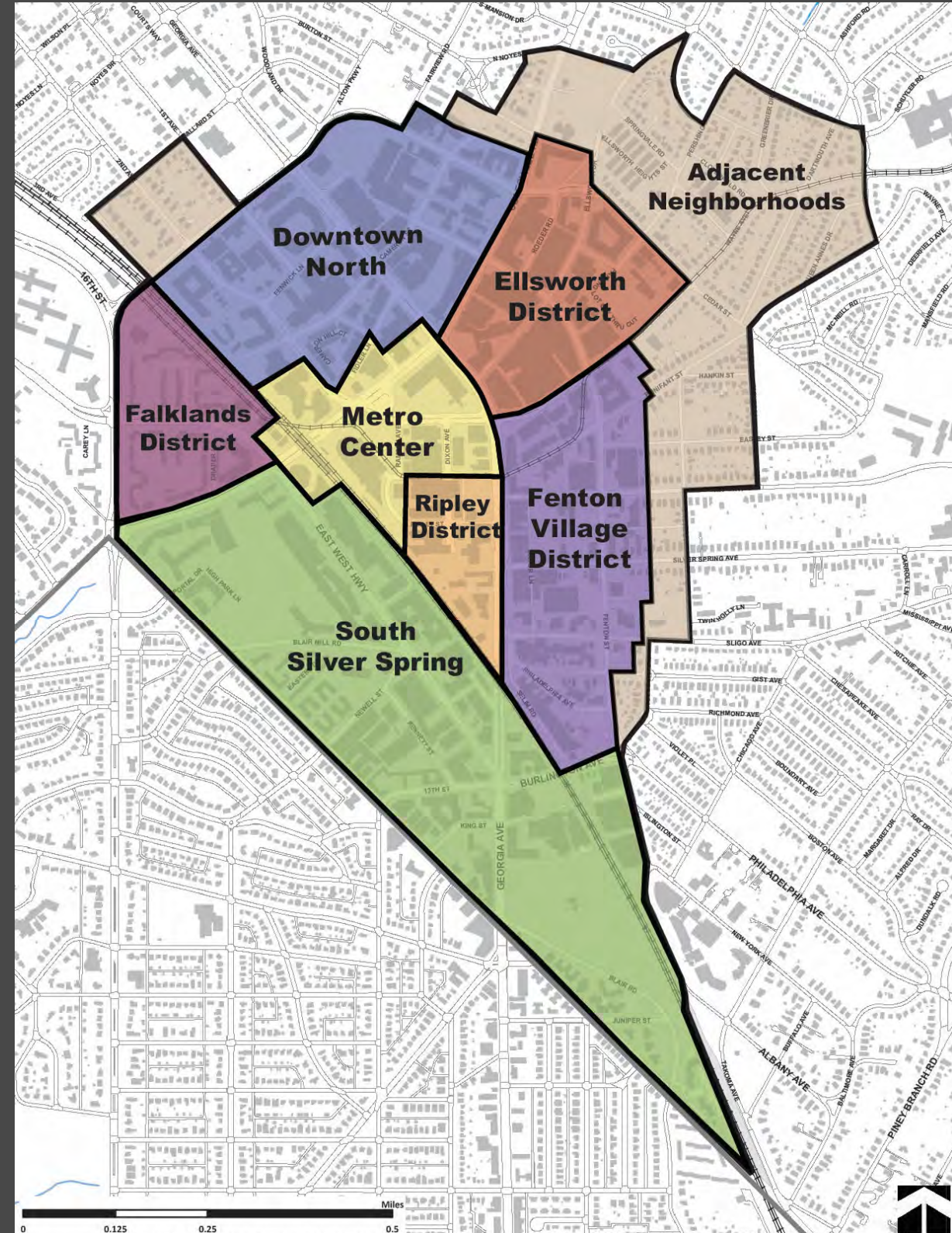
LIVELY

GROWING



DISTRICTS

- Downtown is divided into seven districts
- As the team develops the working draft, there will be both area-wide and district-specific recommendations



ELLSWORTH DISTRICT



As the “heart of Silver Spring;” Ellsworth will remain a destination for people from all over the region. Art, retail, food, entertainment all come together here to create a lively experience that celebrates the **DIVERSITY** of Silver Spring.



FENTON VILLAGE



Fenton Village will be a vibrant retail and cultural district with a new central gathering space along a greener, more **RESILIENT** Fenton Street. Small businesses will continue to thrive here as people stroll down Fenton Street looking for their favorite new restaurant.



METRO CENTER



Visitors will emerge from the Metro to an active plaza in the commercial center of Silver Spring. Creative and colorful wayfinding will **CONNECT** pedestrians with their destination as they grab their morning coffee and marvel at the local artists whose work has transformed the arrival to downtown.



RIPLEY DISTRICT



Ripley is where you live to be close to the action; a short walk from the Transit Center and Fenton Village, it will emerge as a micro-neighborhood with a new open space and a **CONNECTION** to a regional bike trail.



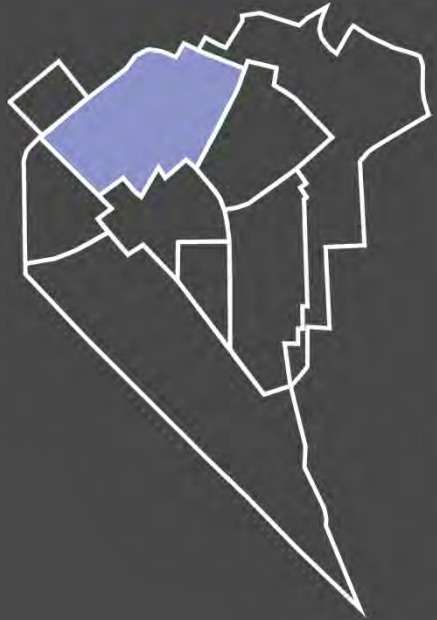
SOUTH SILVER SPRING



South Silver Spring will evolve into a bustling, **HEALTHY COMMUNITY** with new residential buildings and retail storefronts, a new urban park, a more walkable and comfortable connection to Jesup Blair Park, and a safe and exciting **CONNECTION** across the Metrorail tracks to the Ripley District.



DOWNTOWN NORTH



This emerging district will become a mixed-use neighborhood with an influx of new workers and residents. Cameron Street will be reimagined as a multi-modal, **RESILIENT** street that will connect the district from United Therapeutics' campus at the east to the new South County Recreation Center at the west.



FALKLANDS: VISION



This district of low-rise apartments is notable for its lush, green surroundings; an oasis at the edge of downtown Silver Spring. While the southern half of the complex is a historic site, the plan reserves flexibility on the northern half of the site for future redevelopment.



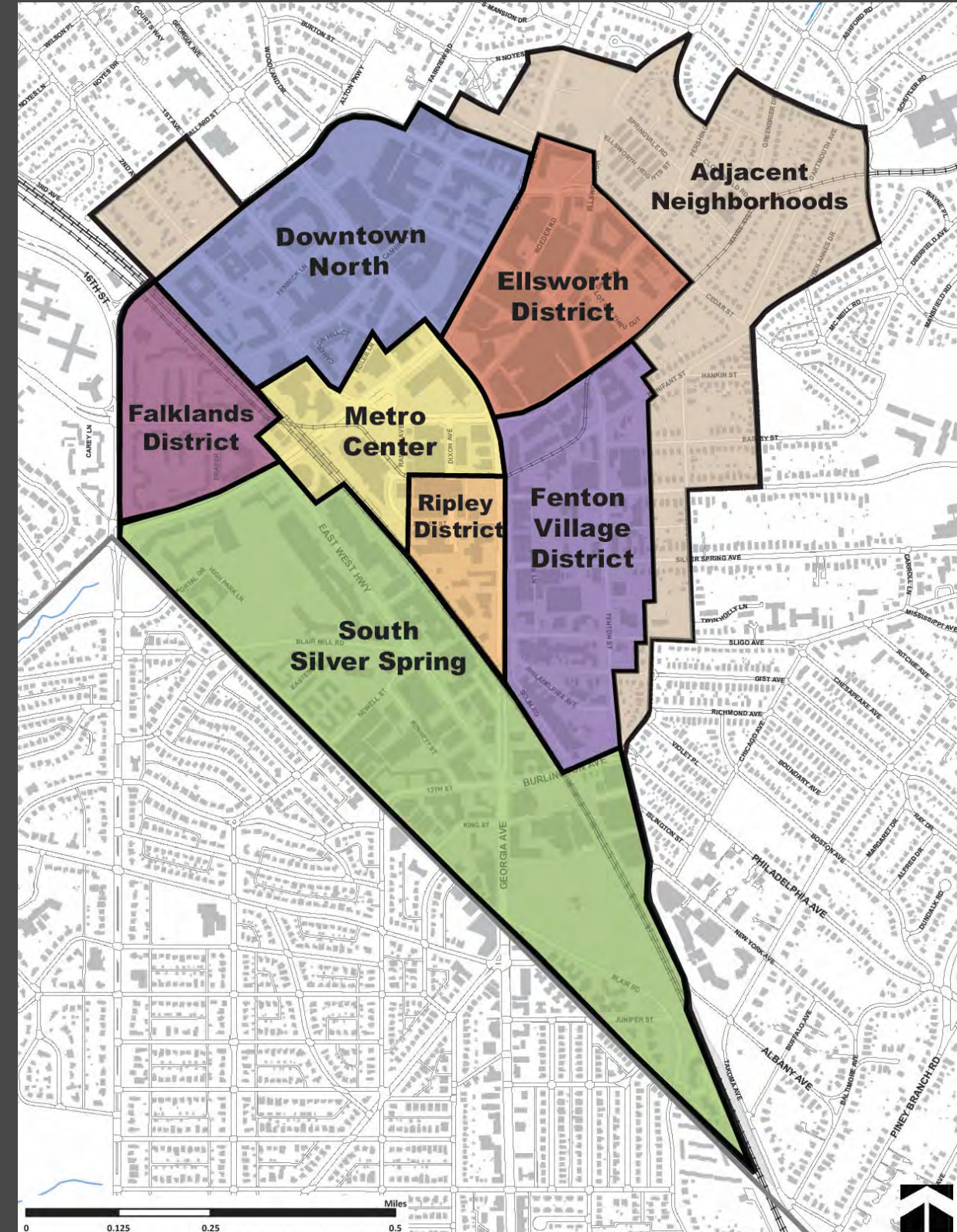
ADJACENT COMMUNITIES



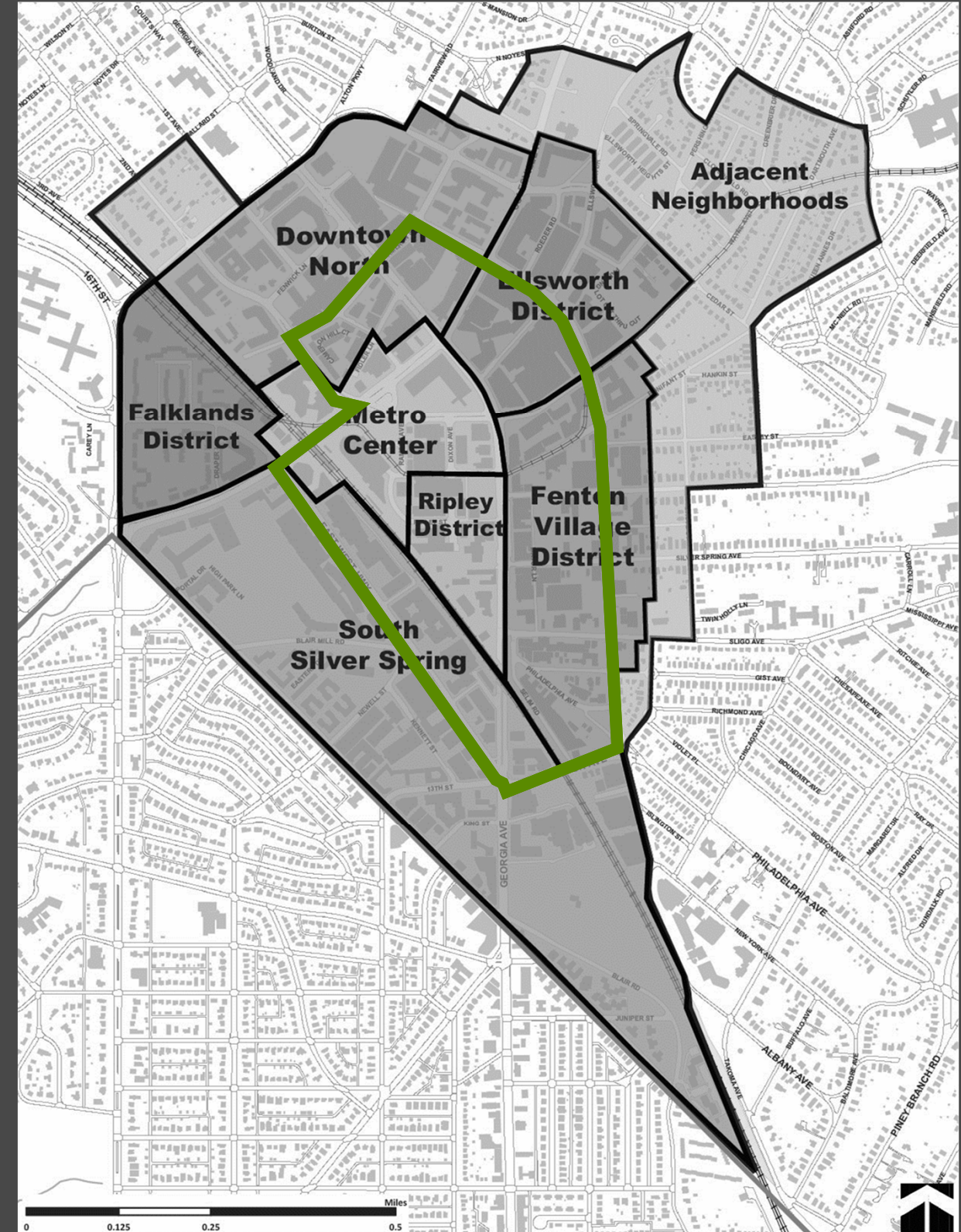
These blocks will remain largely residential, with strong pedestrian and bike connections into the center of downtown. A variety of **DIVERSE** housing types will crop up over time allowing a wider range of residents to enjoy proximity to the downtown core.



CONNECTING THE DISTRICTS



CONNECTING THE DISTRICTS



GREEN LOOP

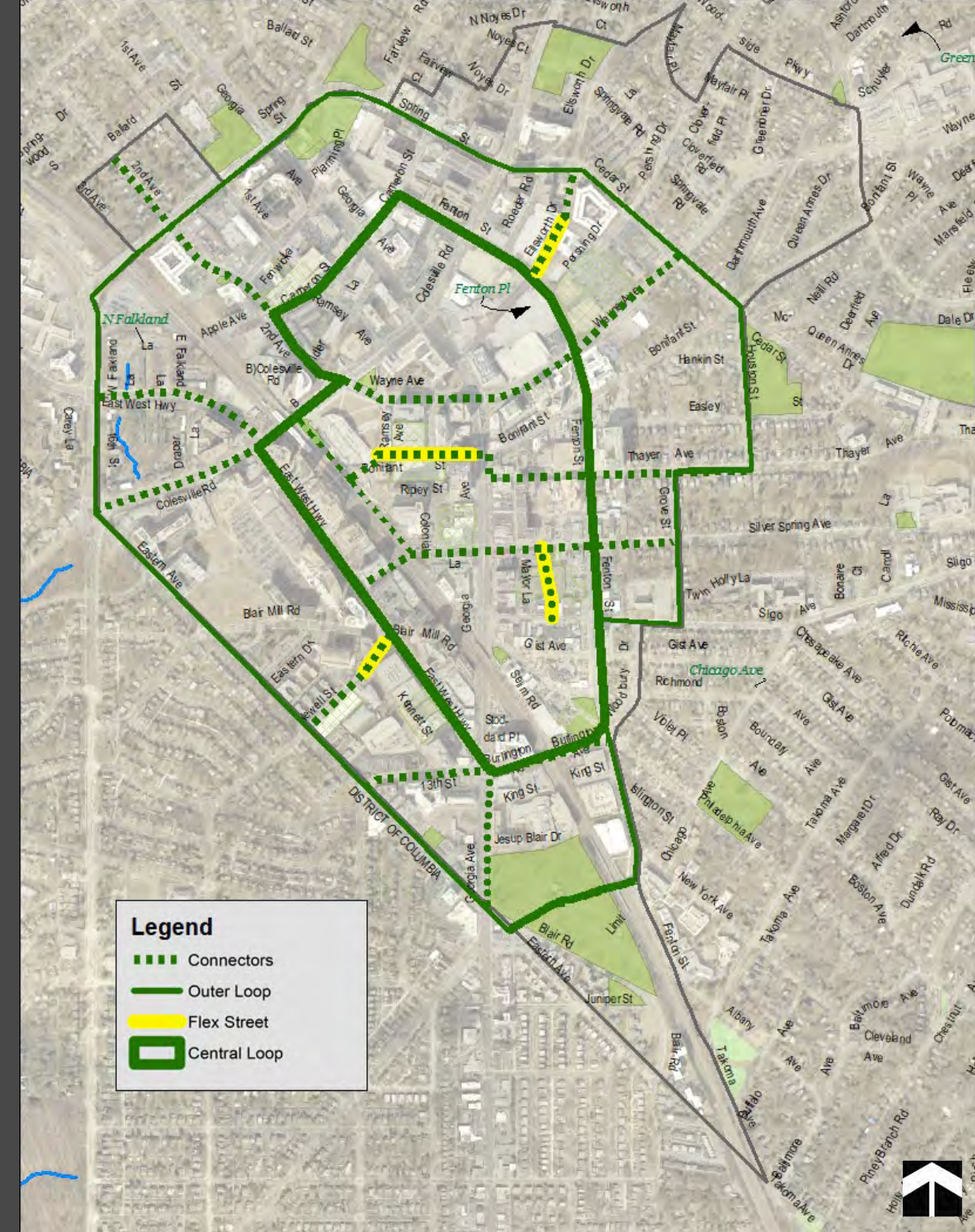
One complete green street loop that links the districts; allows people to move through Silver Spring on a multi-modal, cool and comfortable route.

DIVERSITY

RESILIENCY

CONNECTIVITY

**COMMUNITY
HEALTH**



PARKS – SIZE + NUMBER

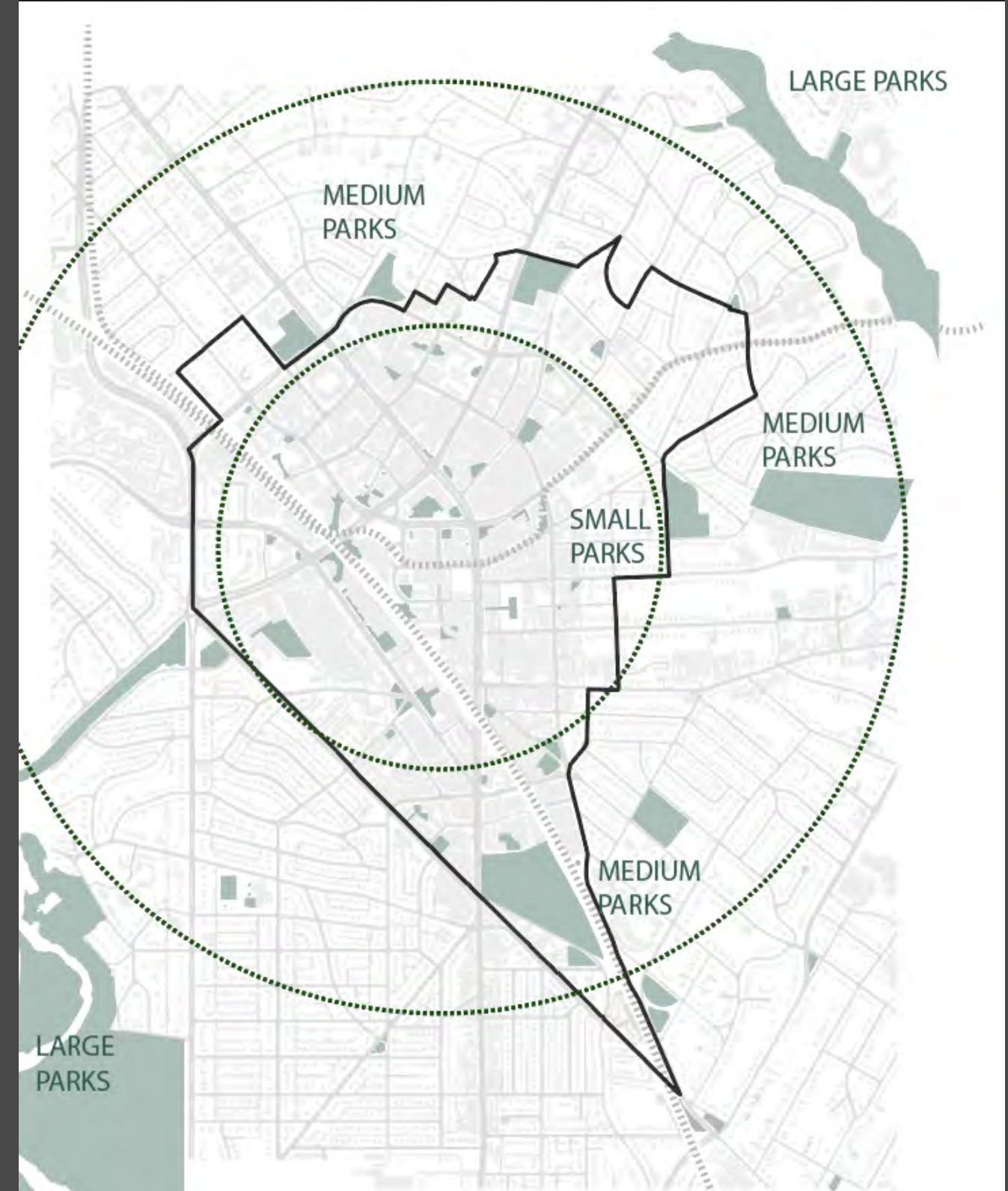
Closer to SS Downtown

- < park/public spaces sizes
- > number of parks/public spaces

Away from Downtown

- > park sizes
- < number of parks/public spaces

More people, less parks/public spaces



PARKS – HIERARCHY

System of open spaces based on: roles of each type of open space.

For the Sector Plan Area:

- Active Recreation Destinations
- Central Civic Green
- An interconnected system of sidewalks and trails to connect parks and open spaces
- Wooded areas that will provide a sense of contact with nature

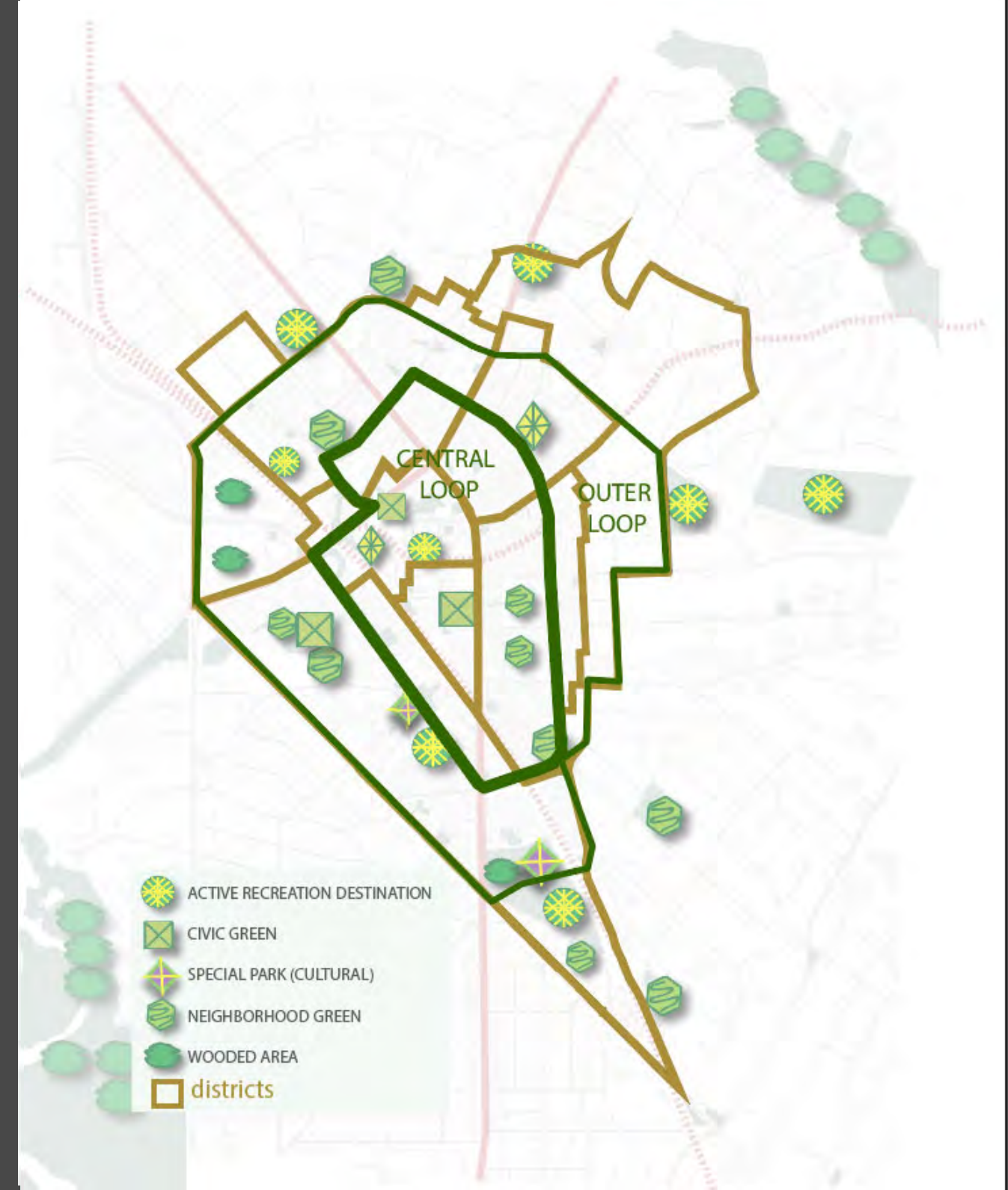
For each Neighborhood:

- A neighborhood green
- Walk-to recreational amenities

For each Block: Space for public square, plaza or green area

For each Building: Space for outdoor recreation space

For each Residence: Private outdoor space



GREEN LOOP

TREE CANOPY



COOL SURFACES



BIKES AND PEDS



DIVERSITY

RESILIENCY

CONNECTIVITY

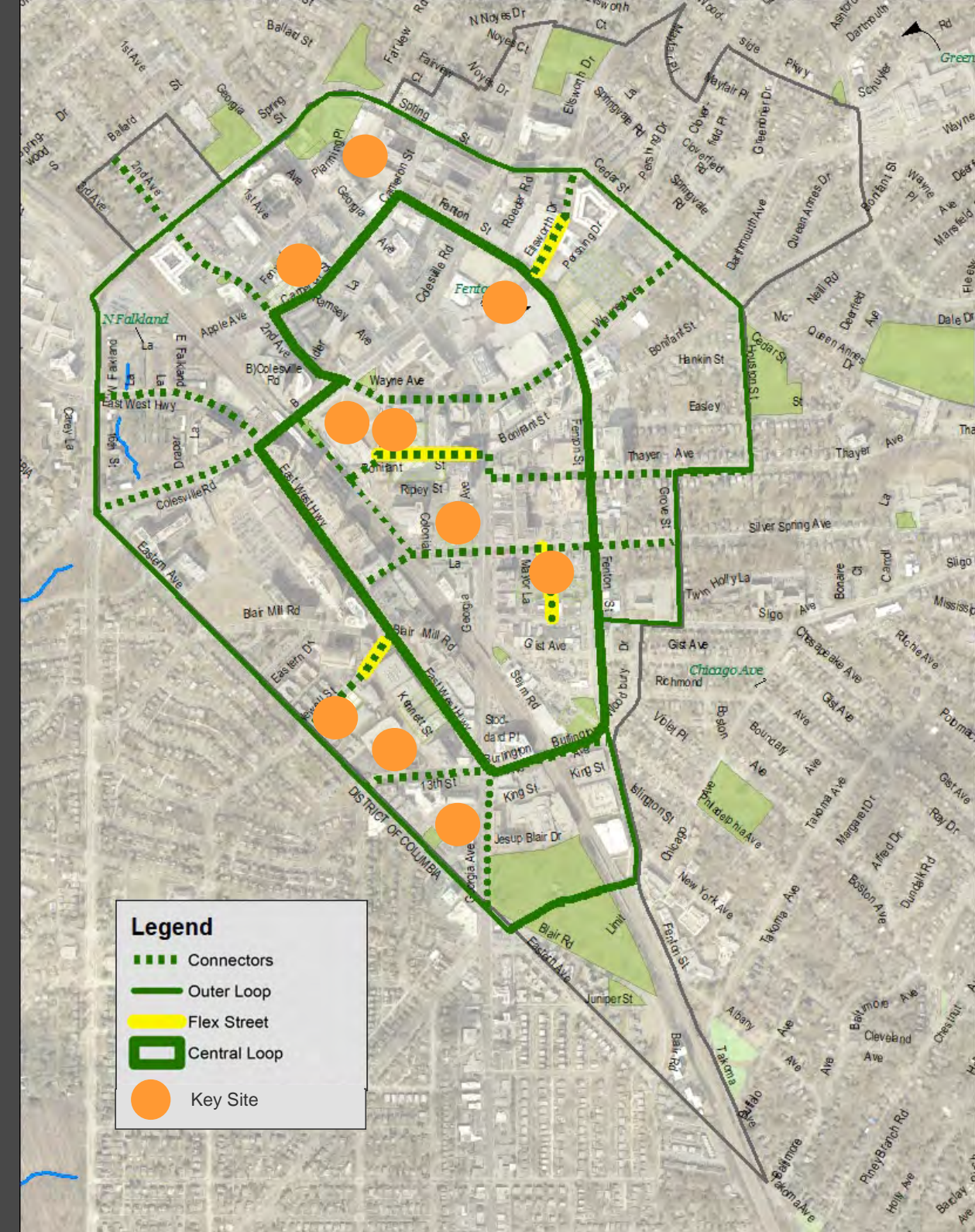
COMMUNITY
HEALTH

STORMWATER TREATMENT

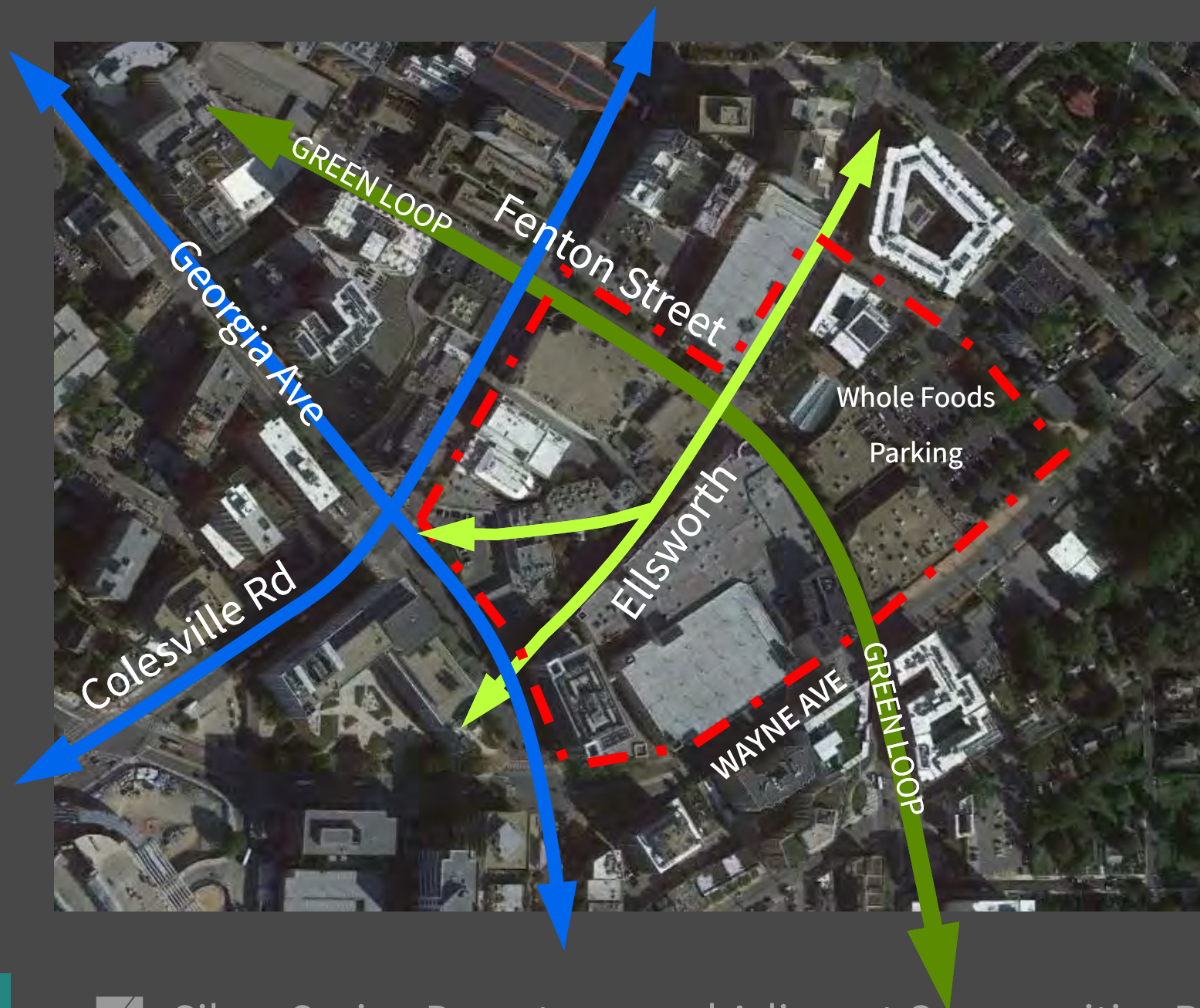


KEY OPPORTUNITY SITES

- Many of the key opportunity sites are on green loop connectors.
- Increased **connectivity** along **resilient** streets contribute to these site's development potential.



KEY SITES: ELLSWORTH

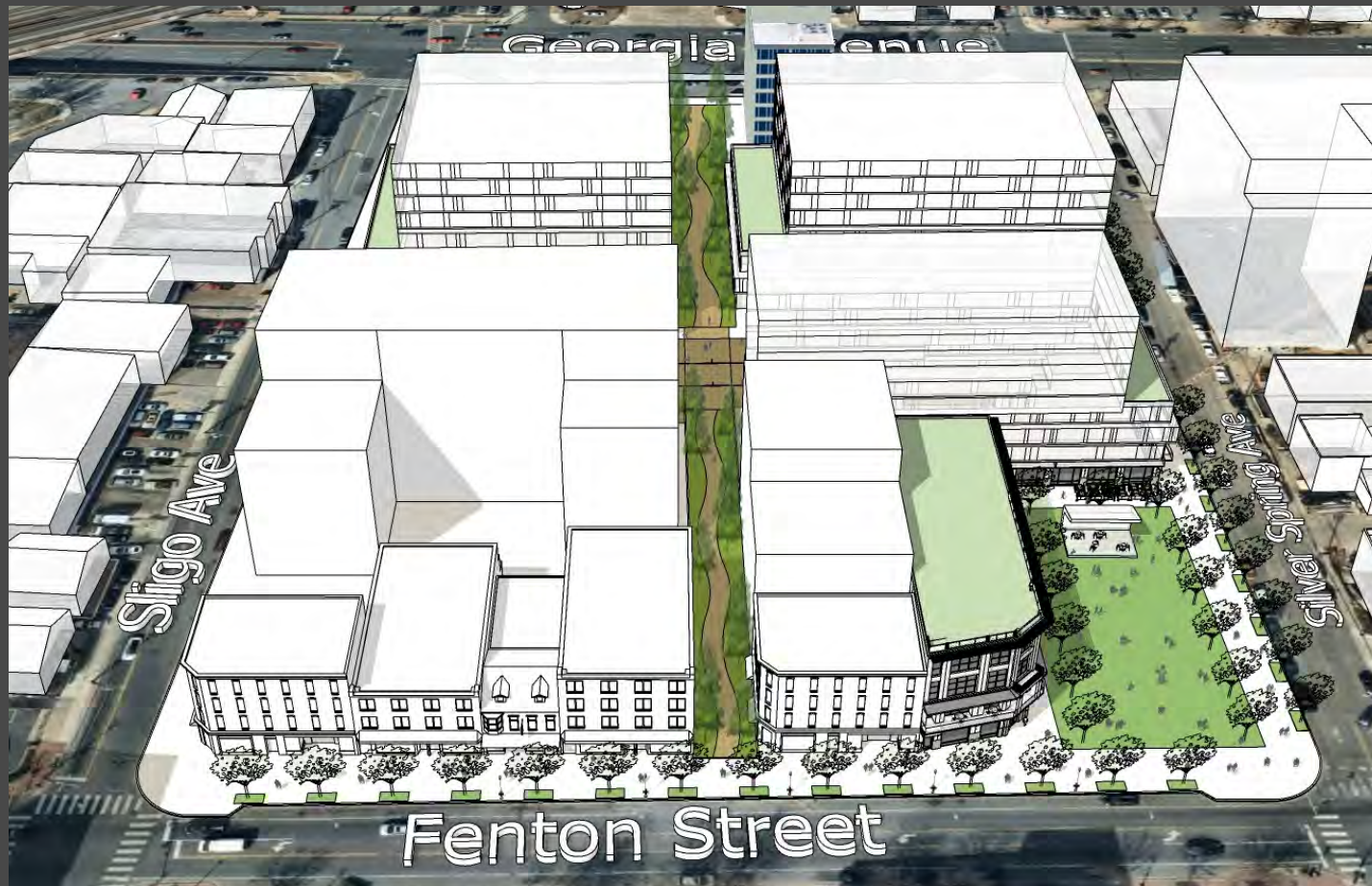


KEY SITES: FENTON VILLAGE – Parking Lot 4

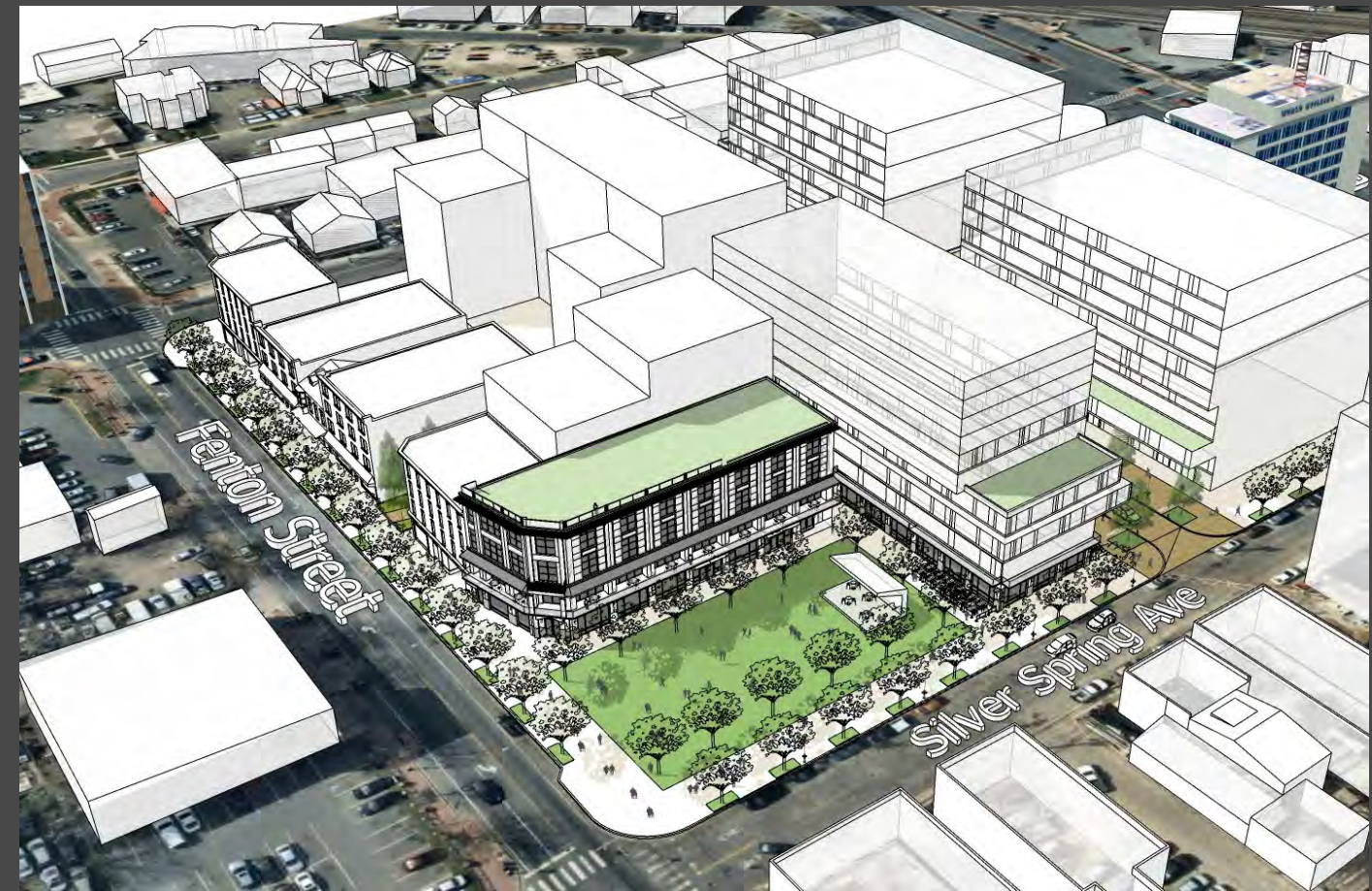


- Opportunity for significant development garage 4 site
- Retail
- Affordable Housing
- Public Space on Green Loop
- Connection to Ripley via Silver Spring Ave
- Connected to the Green Loop

KEY SITES: FENTON VILLAGE – Parking Lot 4

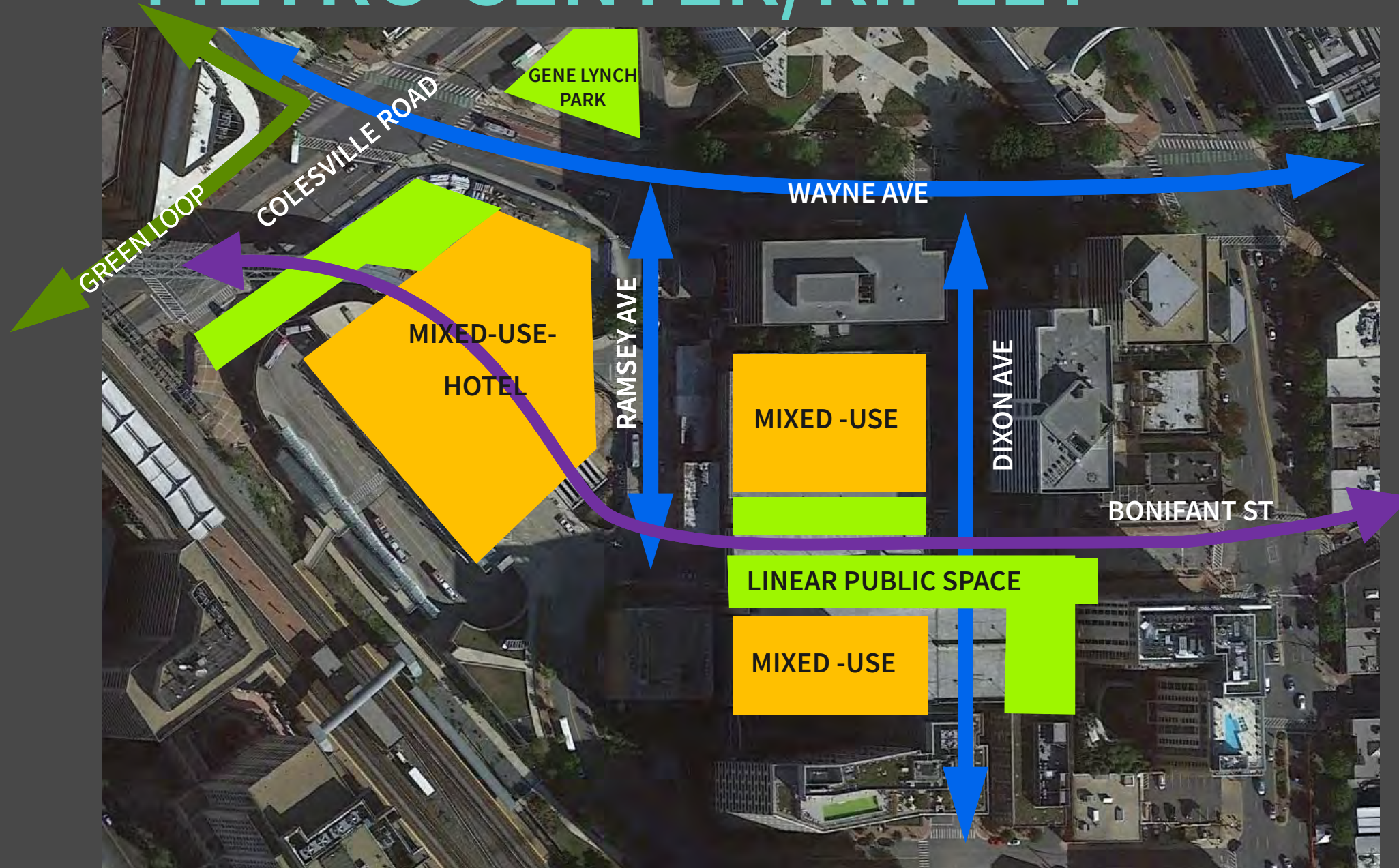


View of Parking Lot 4 Site looking west. Public Space on Fenton Street and the Green Loop



View looking southwest.

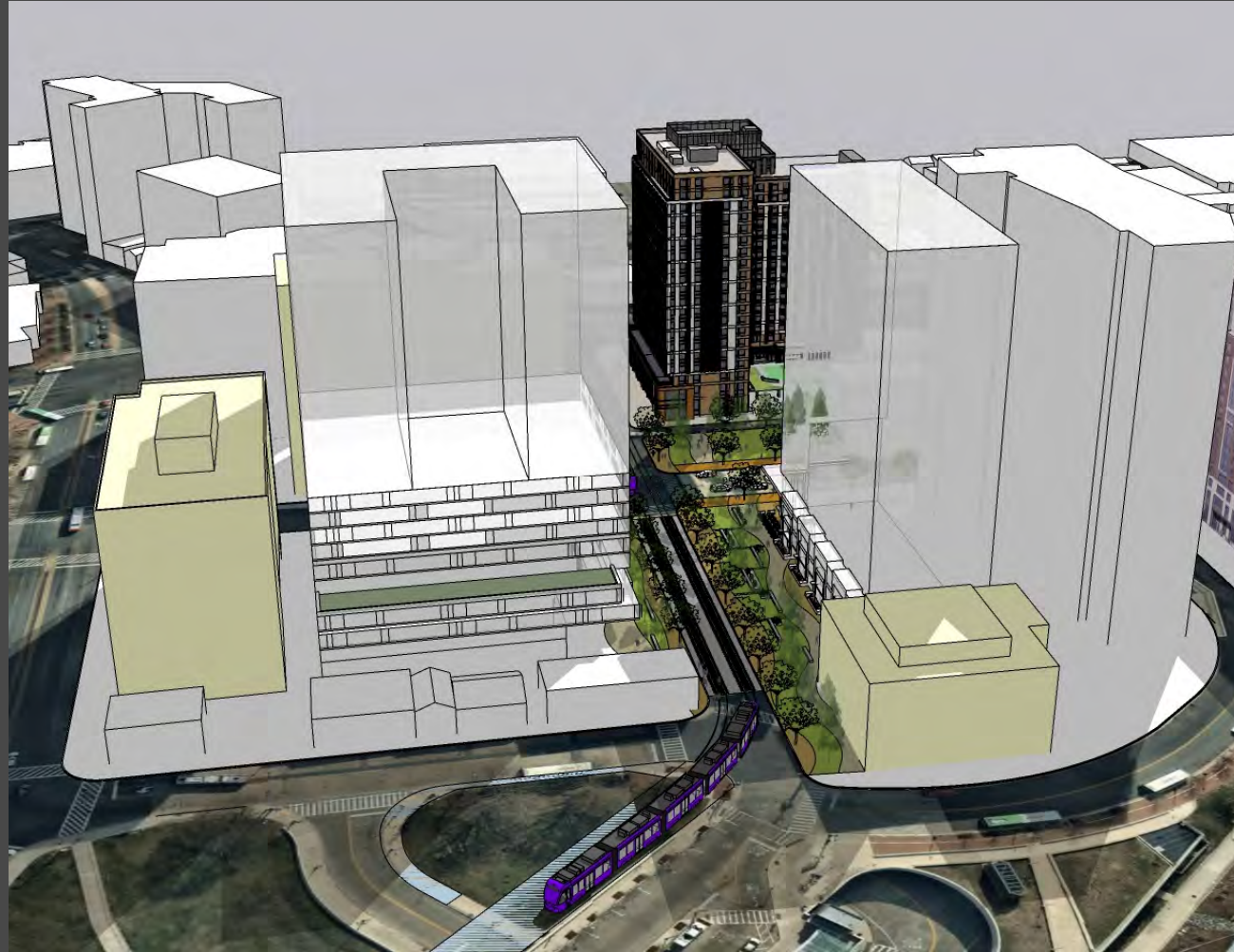
KEY SITES: METRO CENTER/RIPLEY



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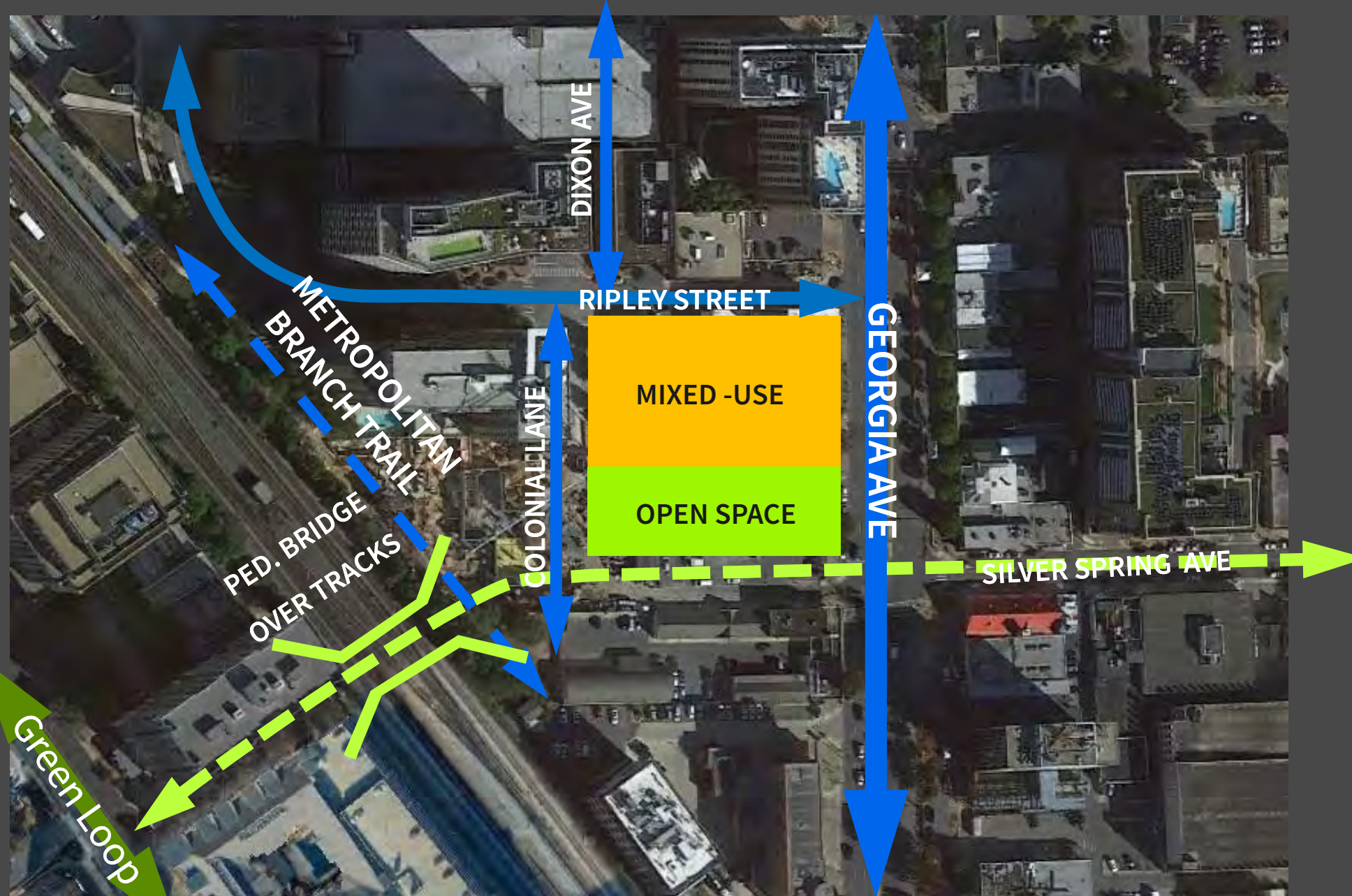


View of Parking Lot 5 site looking east over Bonifant St.



View of Parking Lot 5 site looking west at Bonifant and Dixon St.

KEY SITES: RIPLEY DISTRICT



- Opportunity for significant development with 2-story base
- Retail
- Green space
- Potential connection to MBT
- Pedestrian Connection across tracks to South Silver Spring
- Maintain 40' façade heights along Georgia Ave before stepping up heights.



KEY SITES: RIPLEY DISTRICT

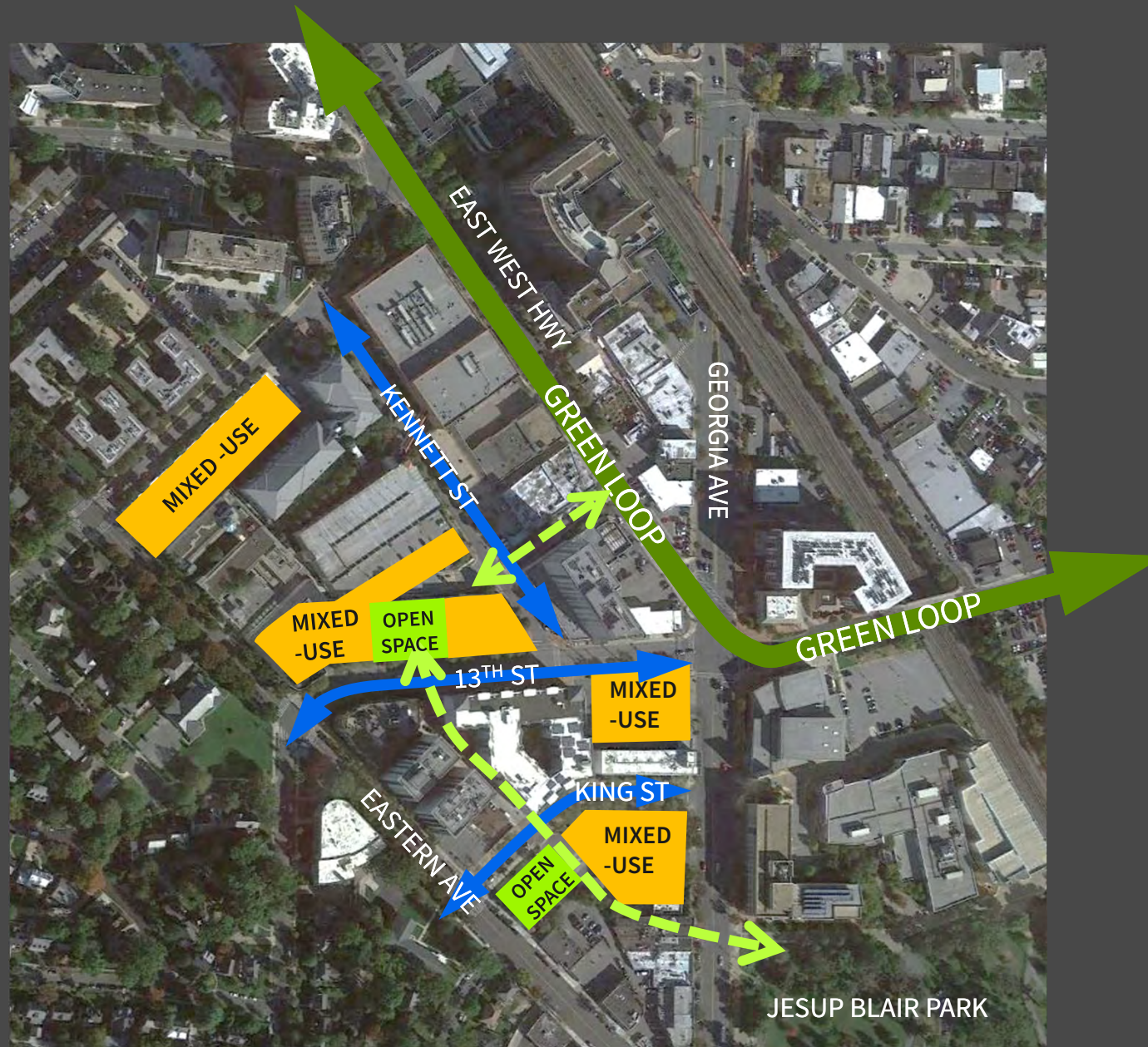


View west of Ripley District showing green space, a new mixed use on Georgia Ave and pedestrian bridge over tracks.



View east of Ripley District showing pedestrian bridge over the Metro/CSX tracks connecting to South Silver Spring.

KEY SITES: SOUTH SILVER SPRING



- Several sites are key opportunities for multifamily developments.
- Several potential open spaces to be connected in a green pedestrian network to Jesup Blair Park.
- Permitting additional height on some of these sites may make redevelopment more achievable.



KEY SITES: SOUTH SILVER SPRING - 7-11 Site

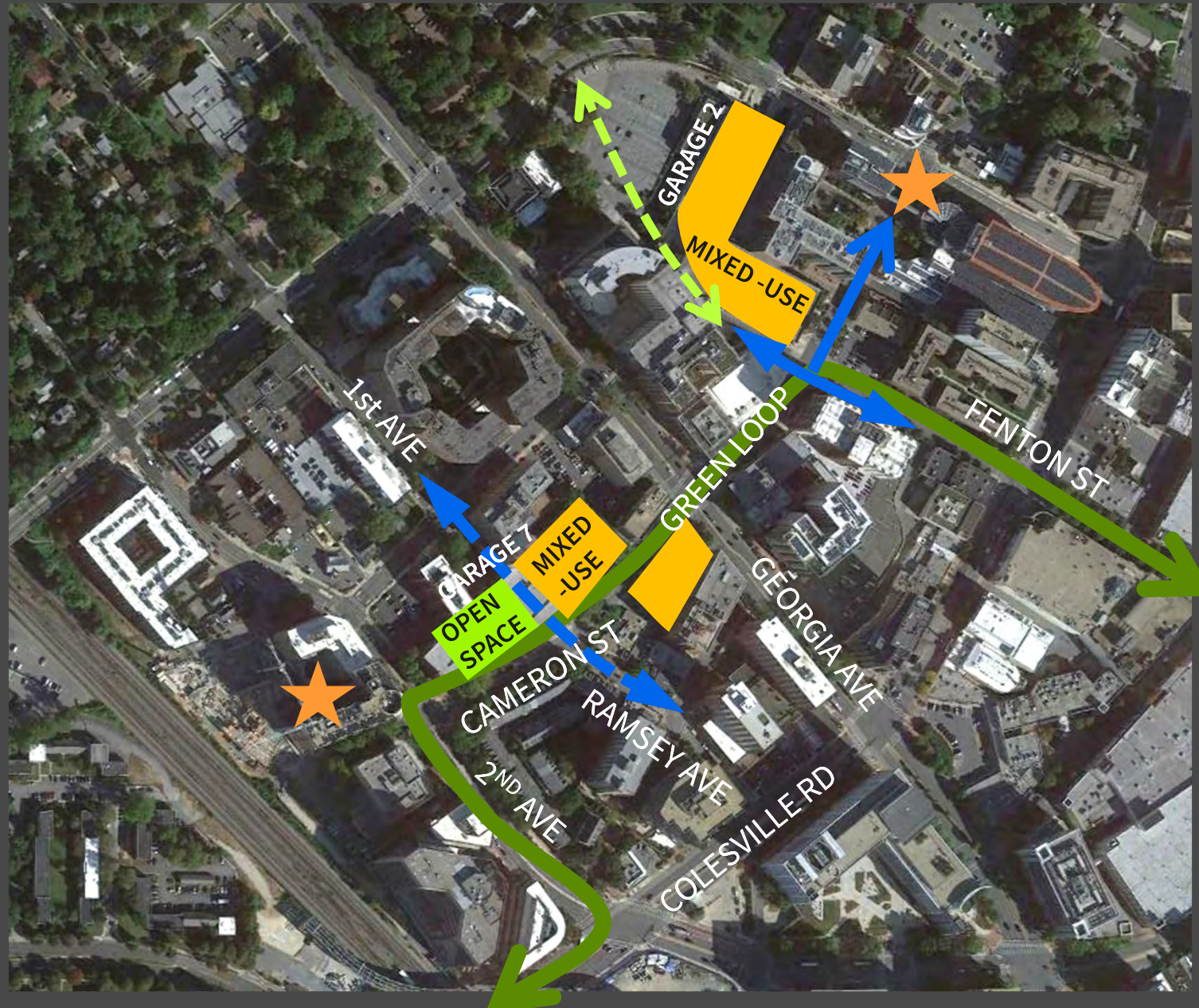


Plan View of 7-11 site at King St and Georgia Ave



View northwest showing existing community garden and 125' mixed used development per existing zoning

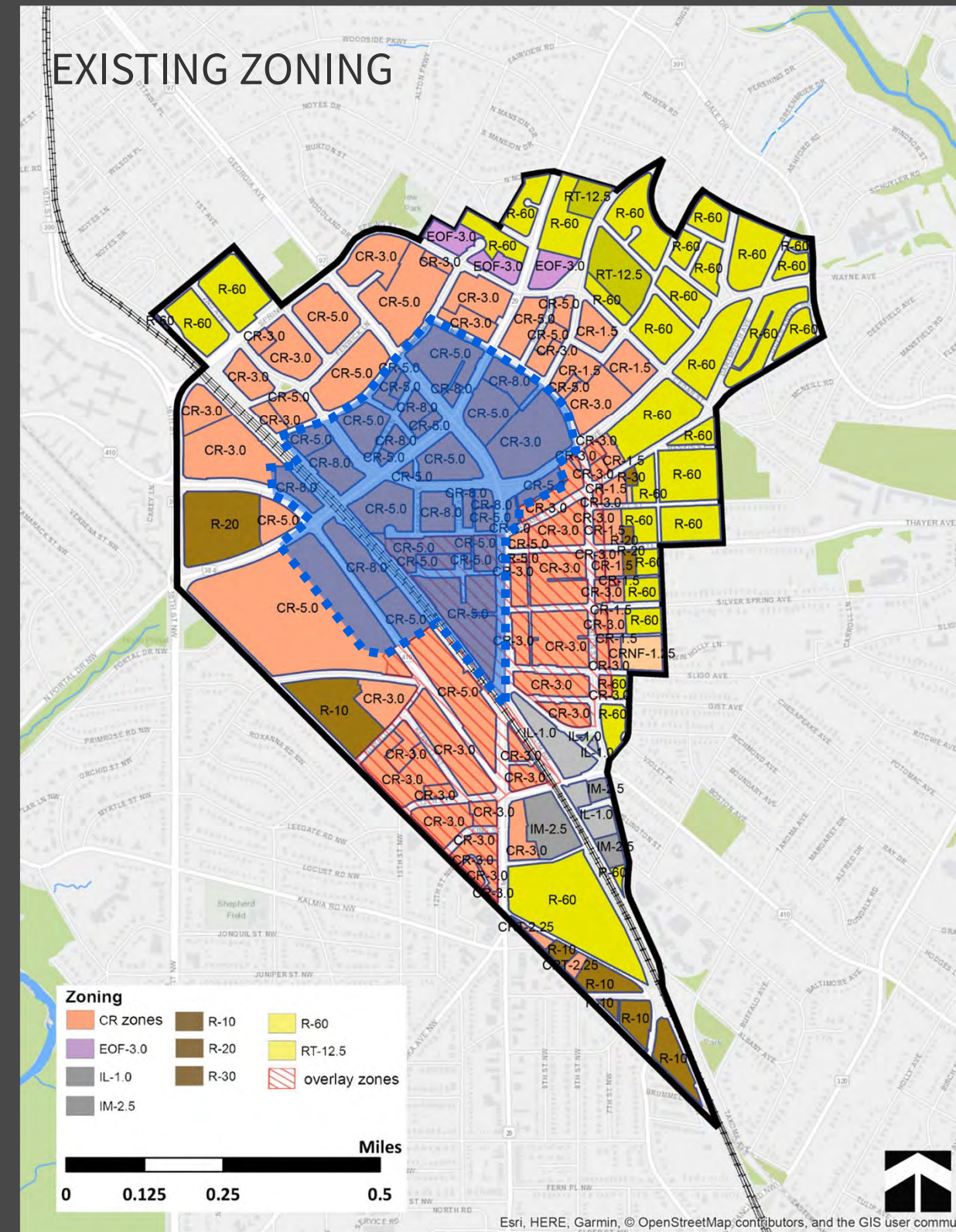
KEY SITES: DOWNTOWN NORTH



- Cameron Street as a key link between UT and Elizabeth Square –
- Existing parking garages are key mixed use development opportunities
- Mixed use sites and open spaces connected by the Green Loop

ZONING: NEW TOOLS

- Increase flexibility in CR zone
 - Height Incentive Area
 - Provide benefits in order to achieve max height (up to 300')
- OR
- District-Specific Public Benefit Prioritization
 - Identify Public Benefits (optional method) that are priorities in each district



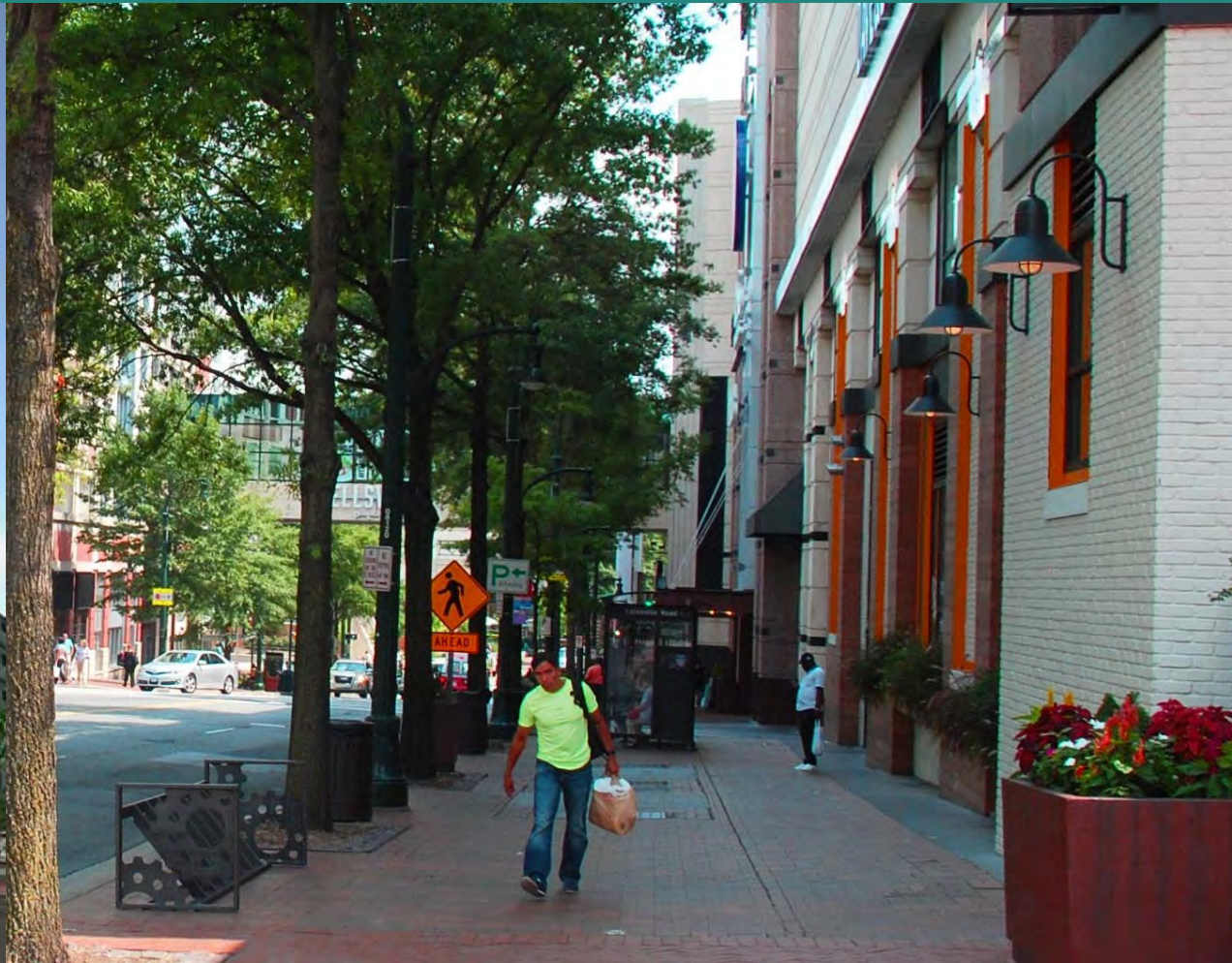
IDEAS IN PROGRESS

- Affordable housing policy
- Cool Streets Design Guidelines (MWCOC TLC grant)
- Support for independent businesses (inspired by *Retail in Diverse Communities Study*)
- Support for the arts and entertainment district
- Concept plan for Jesup Blair Park



SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Key Preliminary Ideas