Key Preliminary Ideas
PLAN TIMELINE

- **Scope of Work**: Approved June 4th, 2020
- **Existing Conditions Analysis**: June 2020 – February 2021
- **Visioning**: March – May 2021
- **Working Draft**: June 2021 - October 2021
- **Public Hearing / Worksessions / Planning Board Draft**: Fall/Winter 2021
- **Council Public Hearing / Council Review / Worksessions**: Spring 2022
- **Council Approval**: Summer 2022
- **Sectional Map Amendment**: Fall 2022

*We are here*
VISIONING THEMES

DIVERSITY

RESILIENCY

CONNECTIVITY

COMMUNITY HEALTH
VISIONING THEMES

- DIVERSITY
- RESILIENCY
- CONNECTIVITY
- COMMUNITY HEALTH

EQUITY
VISIONING THEMES

- 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

• 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.
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
- A great place to work
- Safe
- Lively
- Resilient
- Growing
- Walkable
- An affordable place to live
DISTRICTS

- Downtown is divided into seven districts
- As the team develops the working draft, there will be both area-wide and district-specific recommendations
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.
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.
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
- RESILIENCE
- CONNNECTIVITY
- 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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METRO CENTER/RIPLEY

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 (MWCOG 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
Key Preliminary Ideas