

SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Working Draft



PLAN INTRODUCTION

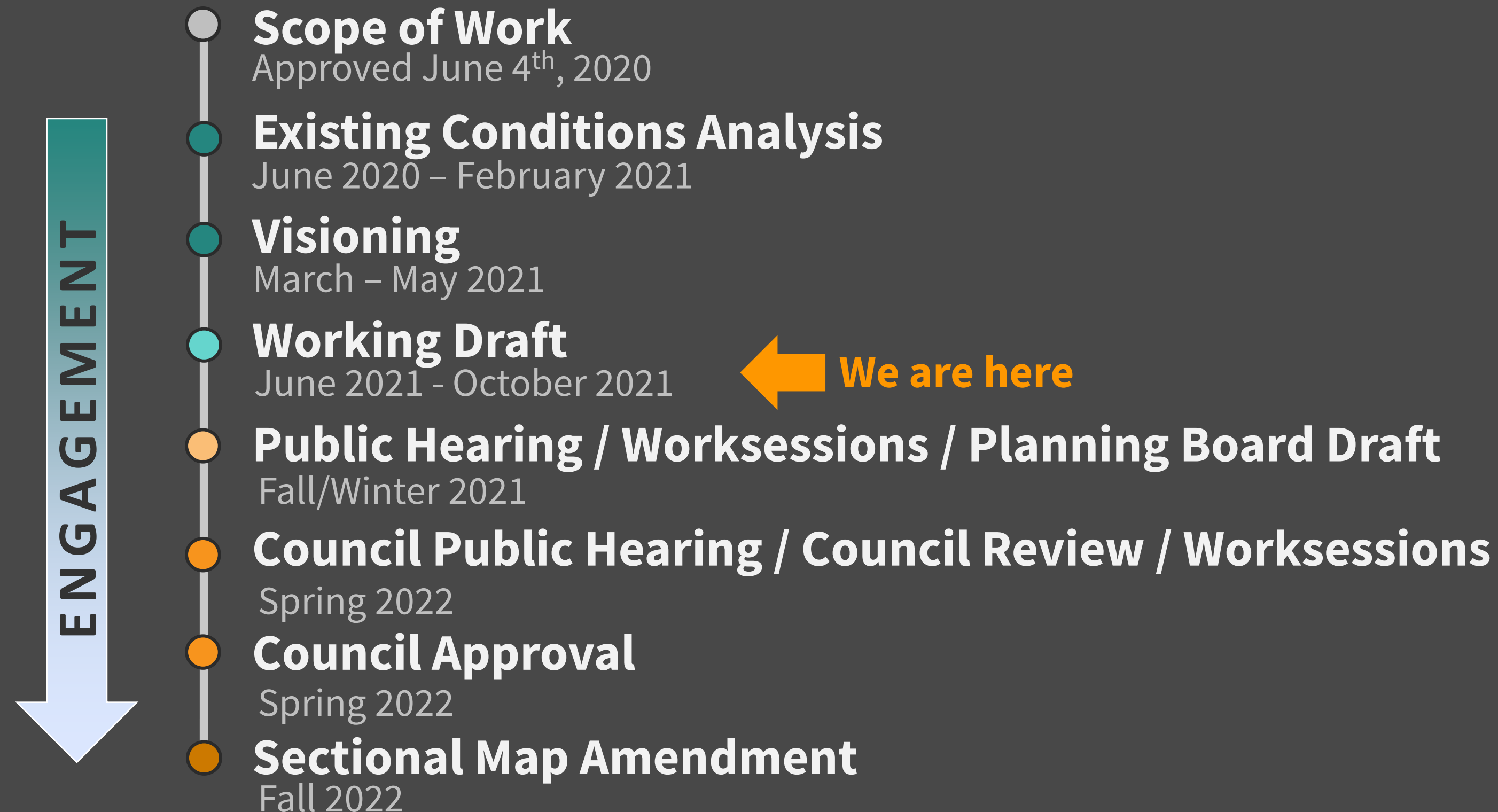


WORKING DRAFT

- RECAP GOALS AND VISION
- DISTRICTS
- PLAN-WIDE RECOMMENDATIONS



PLAN TIMELINE



PLANNING BOARD DATES

- June 4, 2020 – Scope of Work
- December 3, 2020 – Engagement Update
- February 18, 2021 – Existing Conditions Briefing
 - February 25, 2021 – Retail/Office Market Existing Conditions
 - March 4, 2021 – Missing Middle Housing Market Study
- June 3, 2021 – Visioning Briefing
- July 29, 2021 – Key Preliminary Ideas – Briefing
- September 30, 2021 – Follow-up to 7/29 (Update)

ENGAGEMENT

LISTENING

- **7 Virtual Listening Sessions** – 200+ participants
- **On-demand, online Listening Session option** – 200+ responses
- **Virtual Office Hours**
- **More than 90 meetings with stakeholders**
- including: residents, business owners, community organizations, homeowners' associations and property owners



VISIONING

- **6 Virtual Visioning Workshops** - 150+ participants
- **Virtual Chat with a Planner series** - 50+ participants
- **ReactMap** – 500+ comments

WHAT DO YOU WANT TO SEE HAPPEN IN SILVER SPRING IN THE FUTURE?

WHAT WE'VE HEARD



MAKE GEORGIA AVENUE, COLESVILLE ROAD, AND EAST-WEST HIGHWAY MORE WALKABLE



CREATE INITIATIVES TO HELP PEOPLE EXPERIENCING HOMELESSNESS



MORE AFFORDABLE HOUSING



PRESERVE TREES IN SURROUNDING NEIGHBORHOODS



PRESERVE SMALL BUSINESSES, LOCAL SHOPS AND RESTAURANTS



MORE JOBS

NOW HIRING



IMPROVE EXISTING AND CREATE MORE PARKS AND PLAYGROUNDS



INVESTMENT IN LOCAL ART SCENE



MAINTAIN CHARACTER OF FENTON VILLAGE



GROWTH THAT PRESERVES THE CURRENT DIVERSITY



MORE PEDESTRIAN-ONLY STREETS



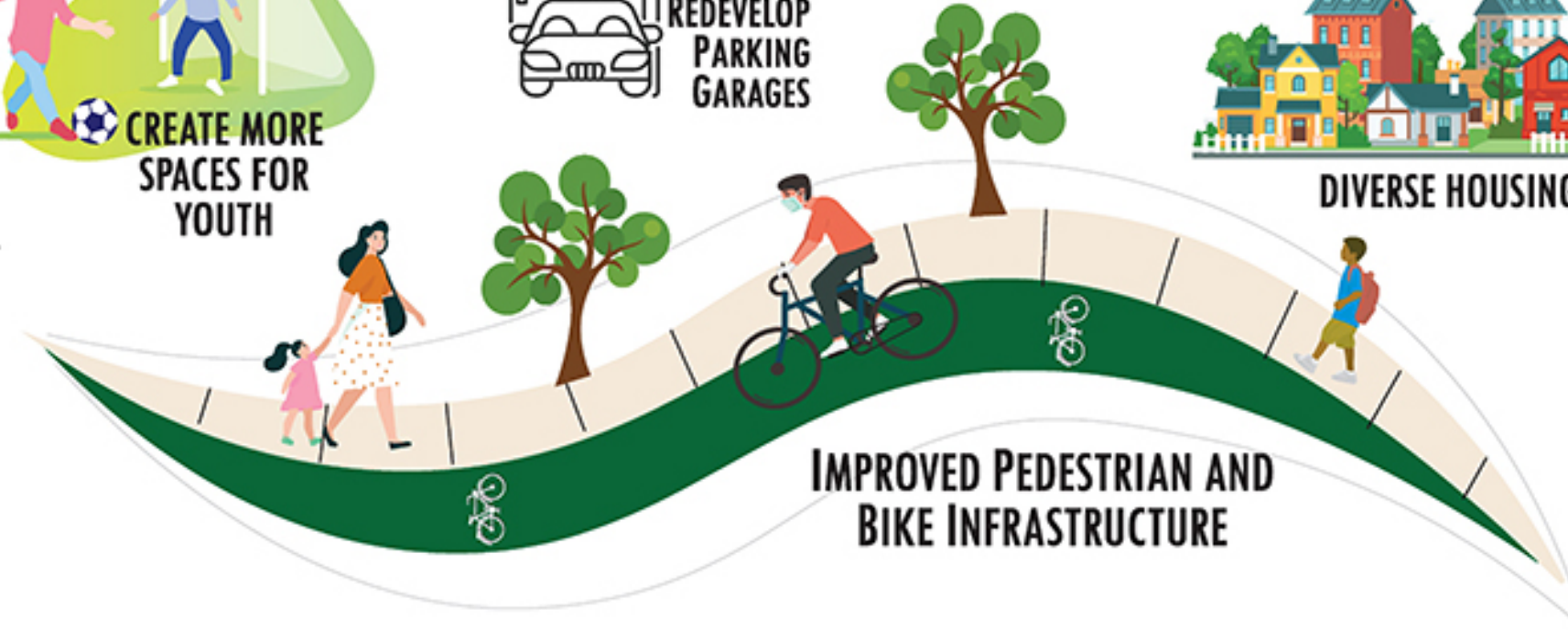
MORE TREES WITHIN COMMERCIAL CORE



CREATE MORE SPACES FOR YOUTH



REDEVELOP PARKING GARAGES



IMPROVED PEDESTRIAN AND BIKE INFRASTRUCTURE



DIVERSE HOUSING OPTIONS



PRESERVE HISTORIC CHARACTER OF NEIGHBORHOODS

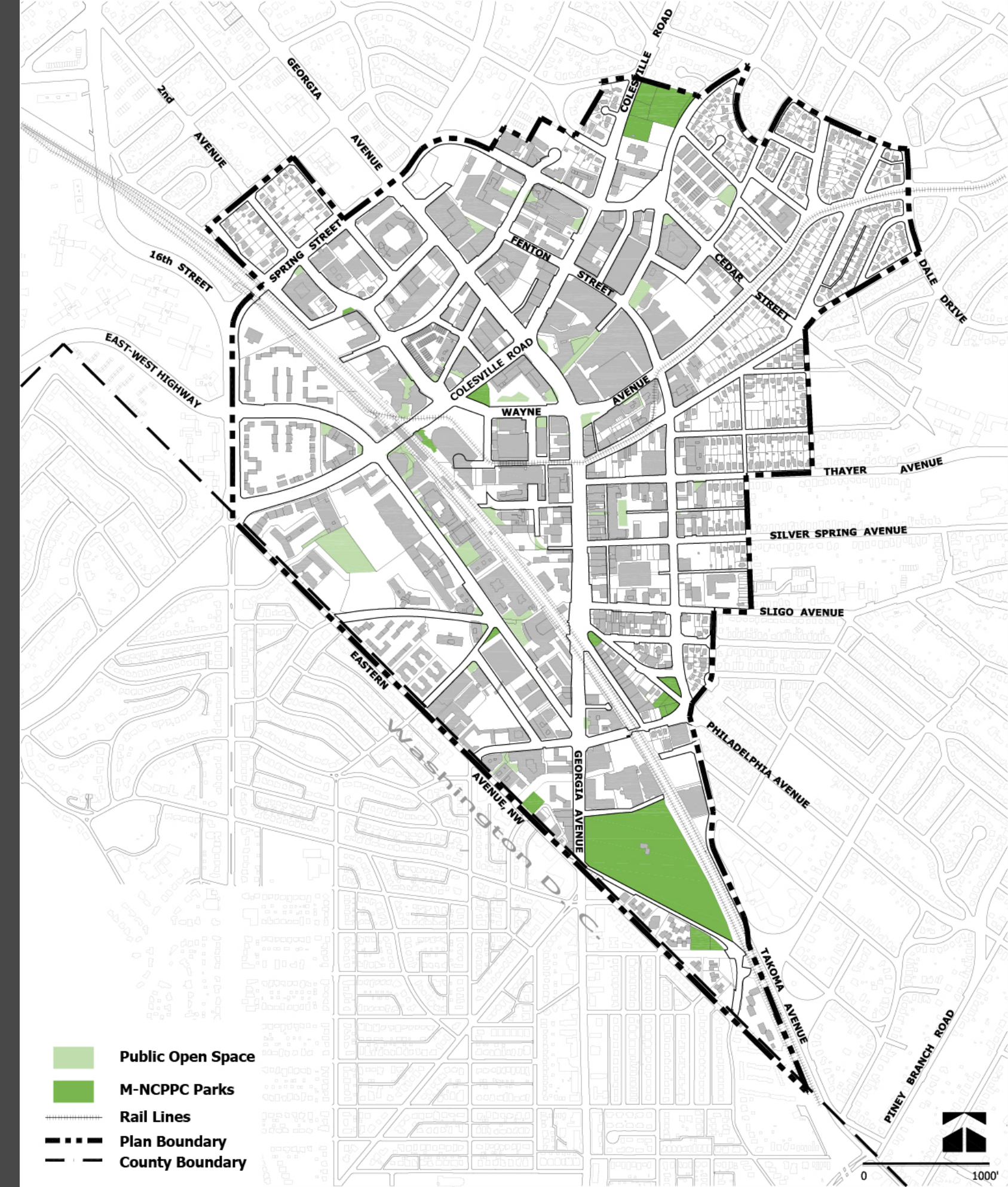


MORE CONNECTIONS ACROSS RAILROAD TRACKS INTO DC

PLAN BOUNDARY

The plan boundary includes:

- The area formerly known as the “Central Business District.”
- Several blocks to the north and east of the downtown core that are within a ten-minute walk of a downtown high-capacity rail station (Transit Center or Purple Line Silver Spring Library Station).





PLAN GOALS AND VISION



PLAN THEMES



PLAN GOALS

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.

PLAN GOALS

CONNECTIVITY

- Create a green network of priority streets and public open spaces that connects neighborhoods and meets the needs of both people and the environment.
- Enhance and reinforce the pedestrian and bicycle networks throughout the plan area to reduce automobile dependence.
- Safely connect communities across the Metrorail tracks to increase accessibility to all downtown neighborhoods.

PLAN GOALS

RESILIENCY

- Support sustainable economic growth and resiliency through flexible zoning, development incentives and public realm and infrastructure improvements.
- Reduce impacts of climate change through sustainable strategies for buildings and streetscapes.

PLAN GOALS

COMMUNITY HEALTH

- Create more active recreation opportunities through parks and public spaces, as well as opportunities for social gathering and enjoyment of nature.
- Provide a healthier, cooler, more comfortable pedestrian experience along streets and in open spaces.

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

KEY PLAN RECOMMENDATIONS

- Silver Spring Building Height Incentive Zone (BHIZ) & the Connectivity and Infrastructure Fund (CIF) to support a **world-class arrival experience** at the Transit Center, build a **new bridge connection** across the rail tracks, and support strategic utility and streetscape infrastructure improvements.
- A vision and recommendations for each district to redevelop key sites and build on its unique character and assets.
- A Green Loop to **expand and unify access** for all residents to green, safe, and inviting sidewalks, bikeways, and parks and open spaces.
- Create numerous **new and enhanced parks and open spaces**, including a major renovation of Jesup Blair Park.
- Support expansion of bio-science, technology, and education uses.
- Update Zoning Code for better **flexibility of development**, increase **affordable housing** and support **small business growth**, and realize Sector Plan goals.



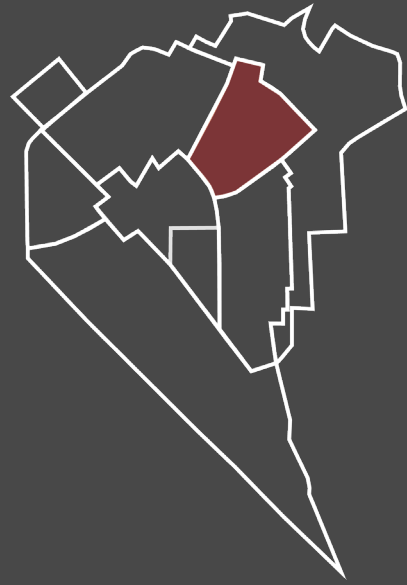
PLAN DISTRICTS



DISTRICTS

- Plan area is divided into eight districts or neighborhoods.
- The plan has recommendations for each district, as well as plan-wide recommendations.





ELLSWORTH DISTRICT



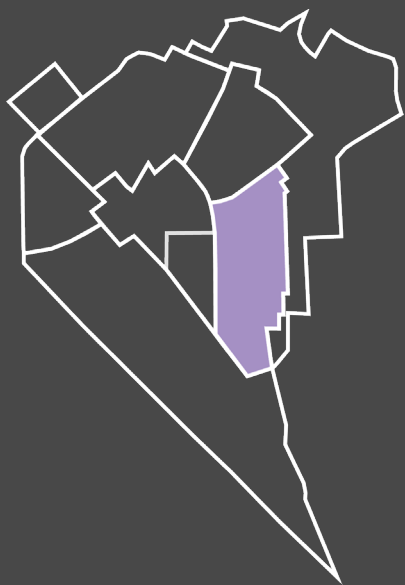
VISION

The Ellsworth District will continue to be the active heart of Downtown Silver Spring, with a greener public realm and exciting flexible public spaces that connect Georgia Avenue to Cedar Street.

Key Recommendations:

- Redevelop Whole Foods parking lot with mixed-use development and a new open space/through-block connection to Veterans Plaza.
- Increase street trees and greenery to cool public spaces
- Increase shared/flexible streets within this district to support the level of activity at Veterans Plaza.





FENTON VILLAGE



VISION

Fenton Village will build on and sustain its diversity with new community open spaces, new development at an appropriate scale to support small businesses, and an expanded presence for the arts.

Key Recommendations:

- New park / community gathering space along Fenton Street.
- Redevelop key opportunity sites within the district, including Parking Garage 4 and associated parking lots.
- Increase pedestrian connectivity via mid-block connections
- Support growth of independent businesses in Fenton Village via improved public realm, and specific zoning recommendations.





METRO CENTER

VISION

The Metro Center District will welcome visitors with a reimagined hub of activity with the highest-intensity commercial development in the Downtown, world-class public space, and safe and inviting connections to surrounding districts.

Key Recommendations:

- Transform the Transit Center and surroundings into a world-class arrival experience.
- Reimagine Bonifant Street and Ramsey Avenue as a gateway entrance to downtown via the Purple Line with a green, pedestrian connection to Georgia Avenue.
- Redevelop key opportunity sites such as the Bonifant-Dixon garage, and several sites along Colesville Road.





RIPLEY DISTRICT

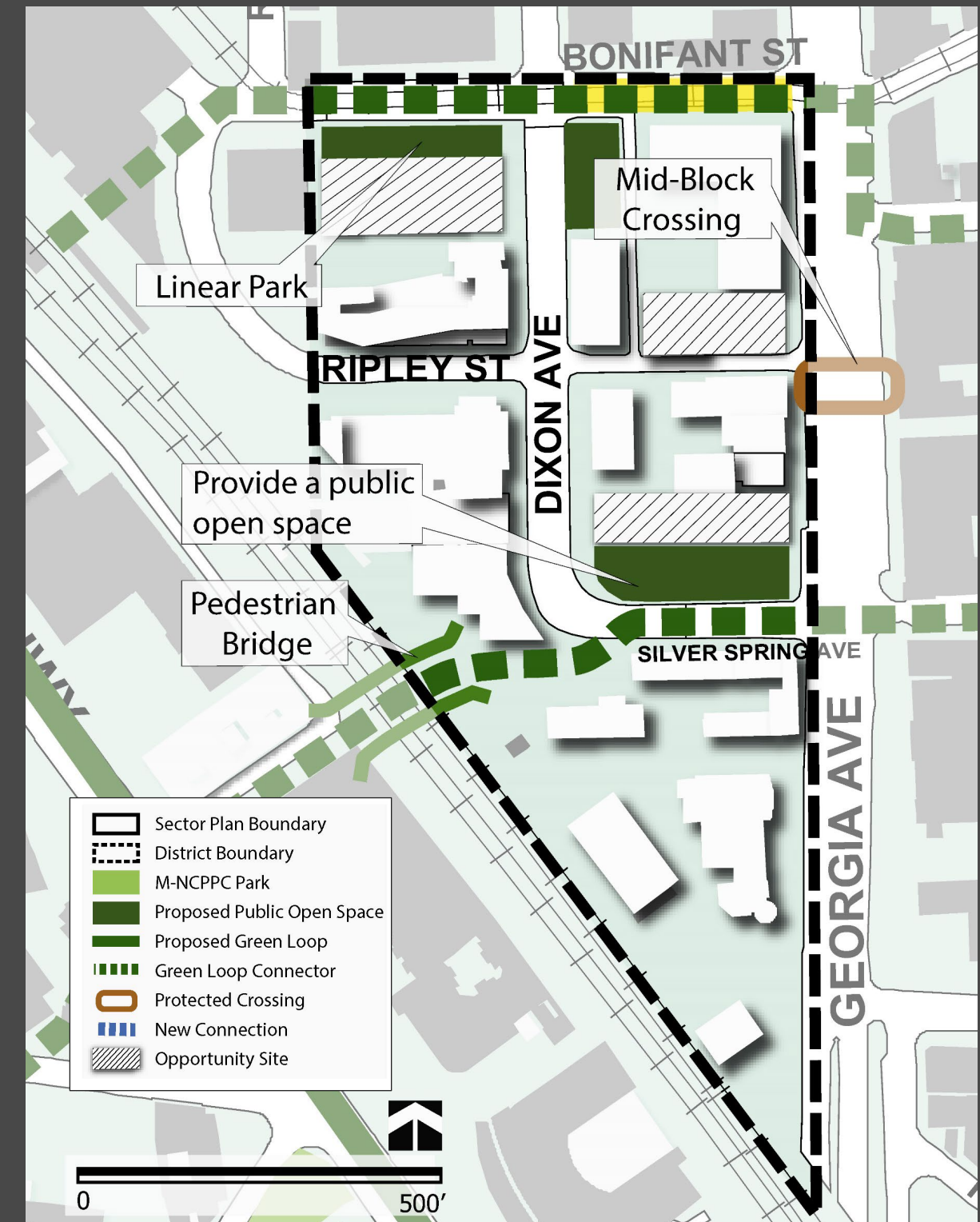


VISION

Ripley will be a vibrant complete multi-family residential district steps from the Metro, Purple Line, and Metropolitan Branch Trail, with a new central open space and a pedestrian connection to South Silver Spring across the Metrorail/CSX tracks.

Key Recommendations:

- Create a new civic green to serve the district.
- Connect to South Silver Spring via a new landscaped pedestrian bridge over the railroad.
- Reimagine Bonifant Street as an active pedestrian connection from the Purple Line Station to Georgia Avenue.
- Redevelop key opportunity sites such as the Bonifant-Dixon garage, and several sites along Georgia Avenue.





SOUTH SILVER SPRING

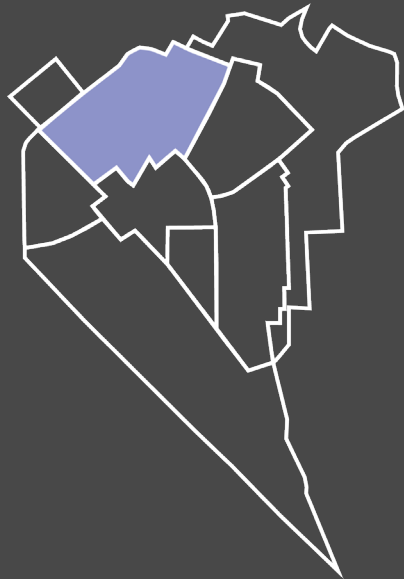
VISION

South Silver Spring will leverage its unique array of assets to become a destination for mixed-use development to serve its diverse community, and an enhanced connector between the developing centers along Georgia Avenue, from the Walter Reed Campus in DC to the core of Downtown Silver Spring.

Key Recommendations:

- Provide a new Urban Recreational park along Kennett Street to serve the neighborhood.
- Renovate Jesup Blair Park to create a destination that combines active, social and contemplative experiences for all.
- Redevelop numerous opportunity sites, with a focus on affordable housing.
- Encourage retail and educational uses in South Silver Spring.





DOWNTOWN NORTH

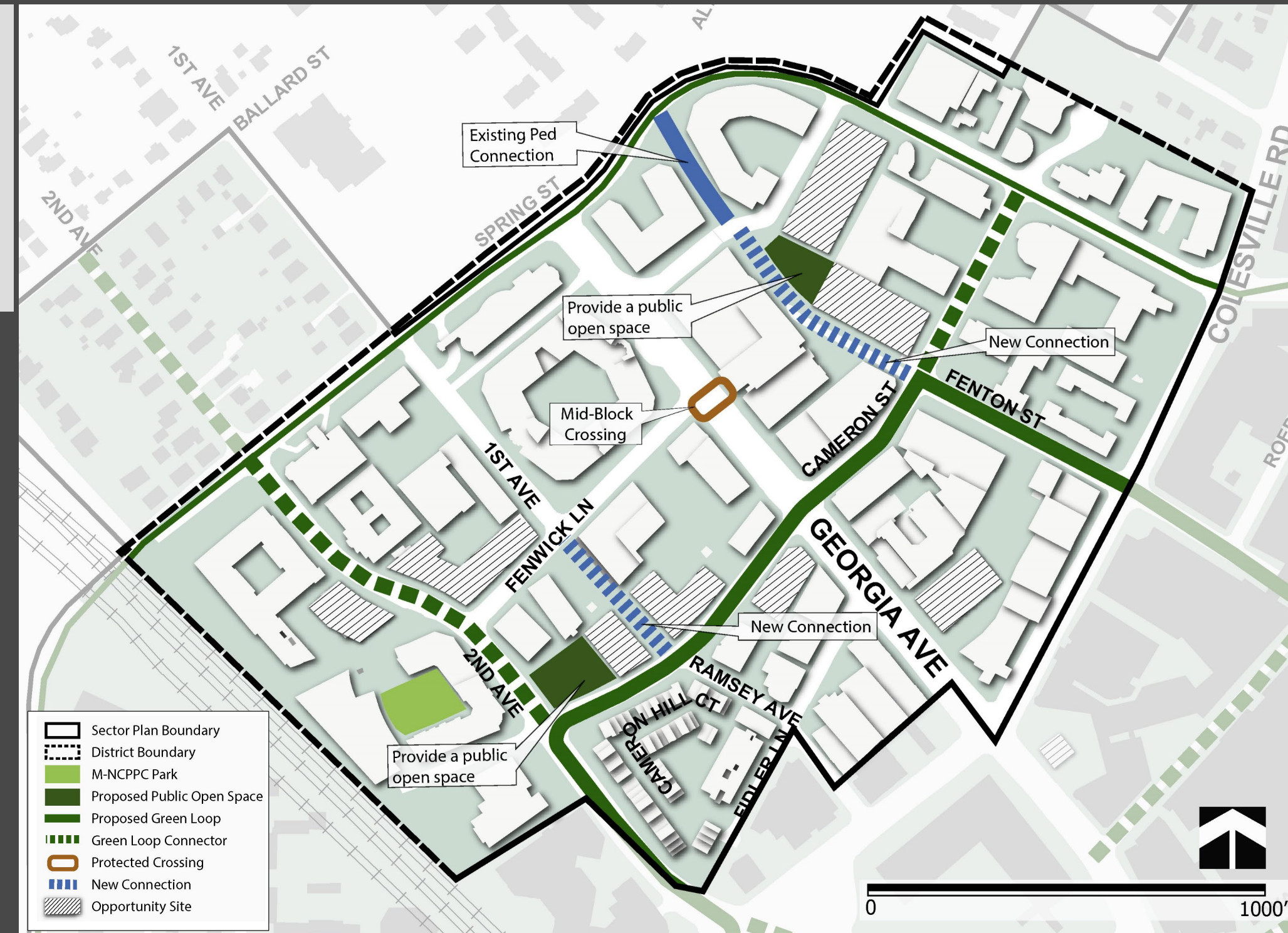


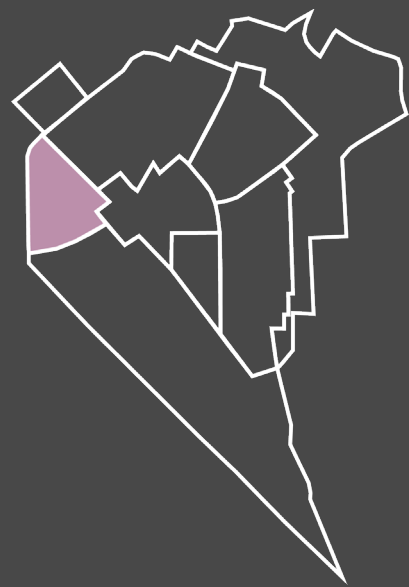
VISION

Downtown North will build on the connection between the state-of-the-art South County Regional Recreation and Aquatic Center and the world-renown United Therapeutics campus to create a unique health- and health-sciences- focused district.

Key Recommendations:

- Redevelop existing parking garages into mixed-use projects with new open spaces to enhance this district.
- Extend a new pedestrian and bike connection from the end of Fenton Street to the new connection under construction at Spring Street.
- Provide active ground floor uses at infill opportunity sites along Georgia Avenue.





FALKLANDS

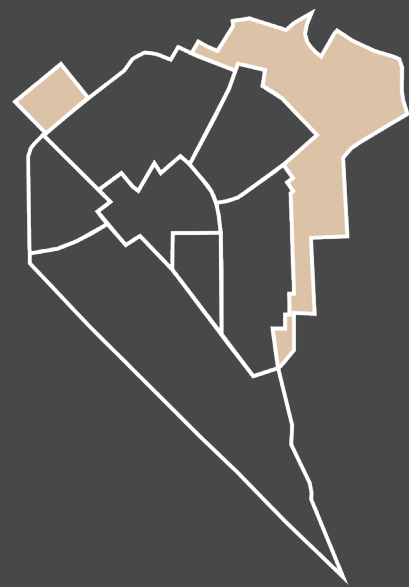
VISION

The Falklands District will retain its historic fabric of affordable housing south of East-West Highway while embracing the opportunity for higher-density mixed-use development north of East-West Highway.

Key Recommendations:

- Future redevelopment of the north Falklands parcel should maintain the existing landscaped character of the site.
- Strive for no net loss of market rate affordable housing.
- Preserve the historically significant southern Falklands parcel.





ADJACENT COMMUNITIES



VISION

Consistent with the recommendations of the Attainable Housing Strategies Initiative, the Adjacent Communities can include a greater variety of housing types, fully integrated into the existing fabric, to allow a wider range of residents to enjoy the valued proximity to the downtown.

Key Recommendations:

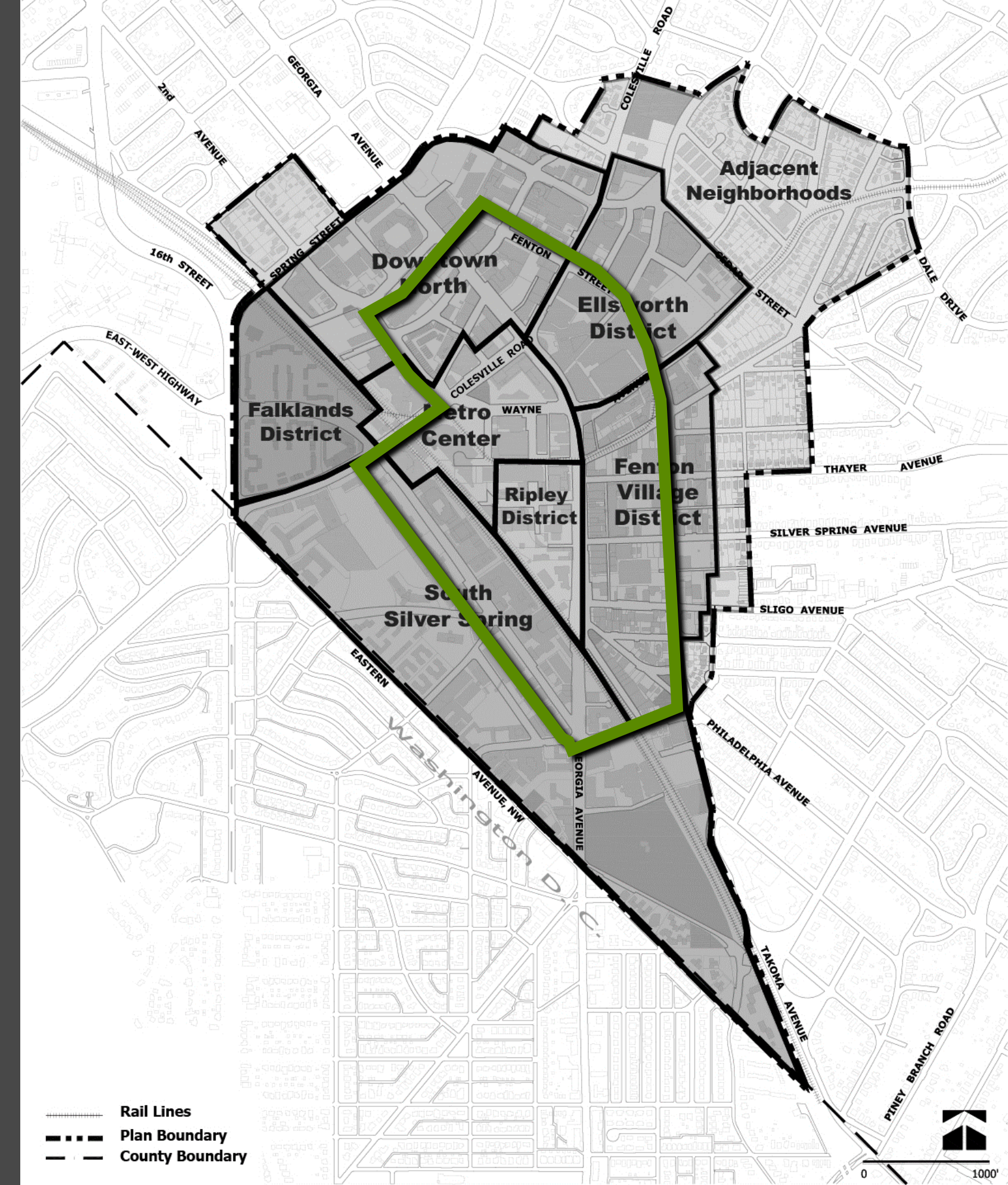
- Maintain the residential nature of these neighborhoods and preserve the mature tree canopy along the streets.
- New buildings should be compatible with surrounding development, regardless of building type.



CONNECTING THE DISTRICTS



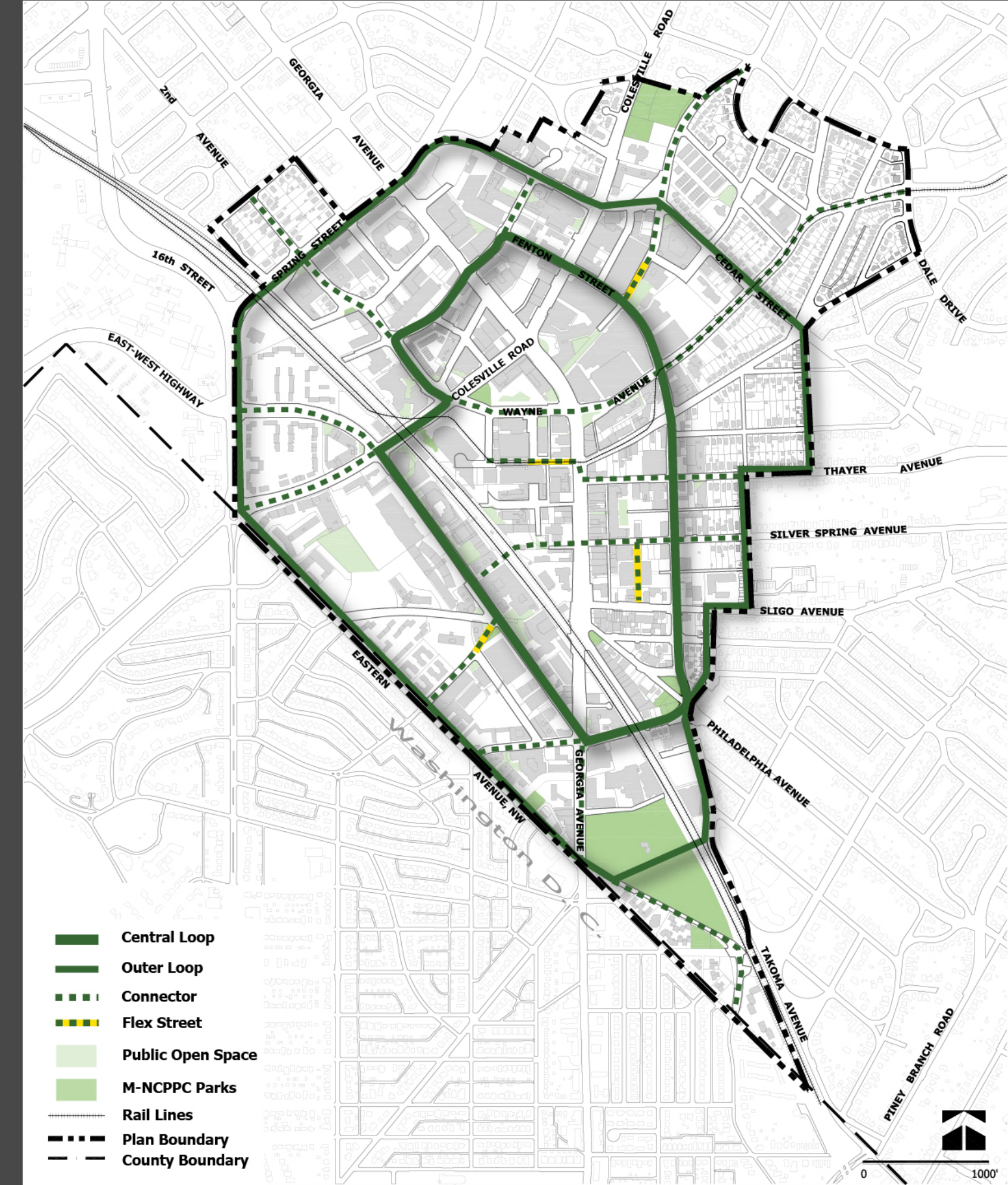
CONNECTING THE DISTRICTS



GREEN LOOP

The Green Loop will connect the different neighborhoods of Silver Spring via a green, resilient, comfortable, consistent multi-modal network focused primarily on the local streets that will improve quality of life, offer opportunities for building community, and create an attractive environment for businesses and employers.

It will improve the environmental resiliency of a dense urban area and support walking and biking around the downtown.



GREEN LOOP

DIVERSITY

RESILIENCY

CONNECTIVITY

COMMUNITY
HEALTH

TREE CANOPY



COOL SURFACES



BIKES AND PEDS



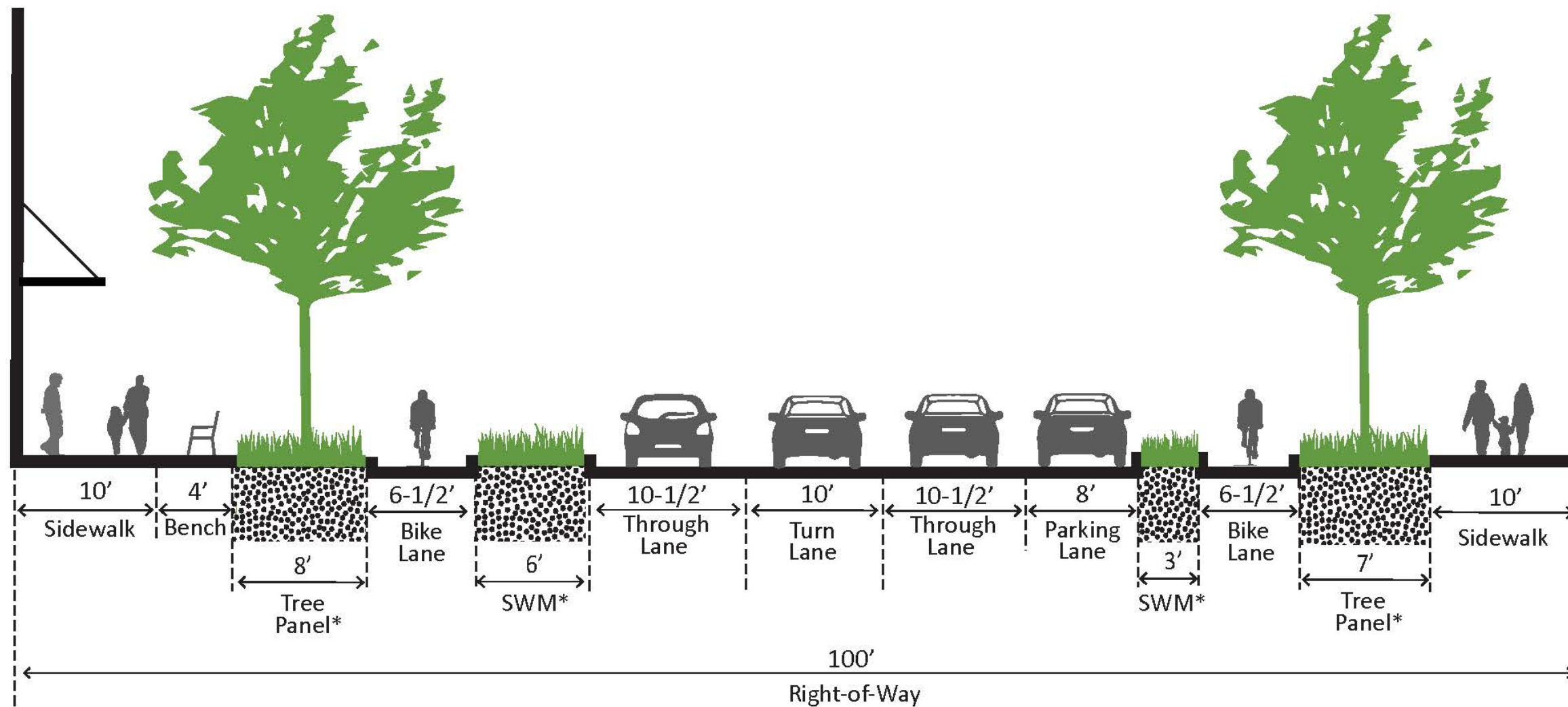
STORMWATER TREATMENT



GREEN LOOP SECTION: EAST-WEST HWY

Green Loop

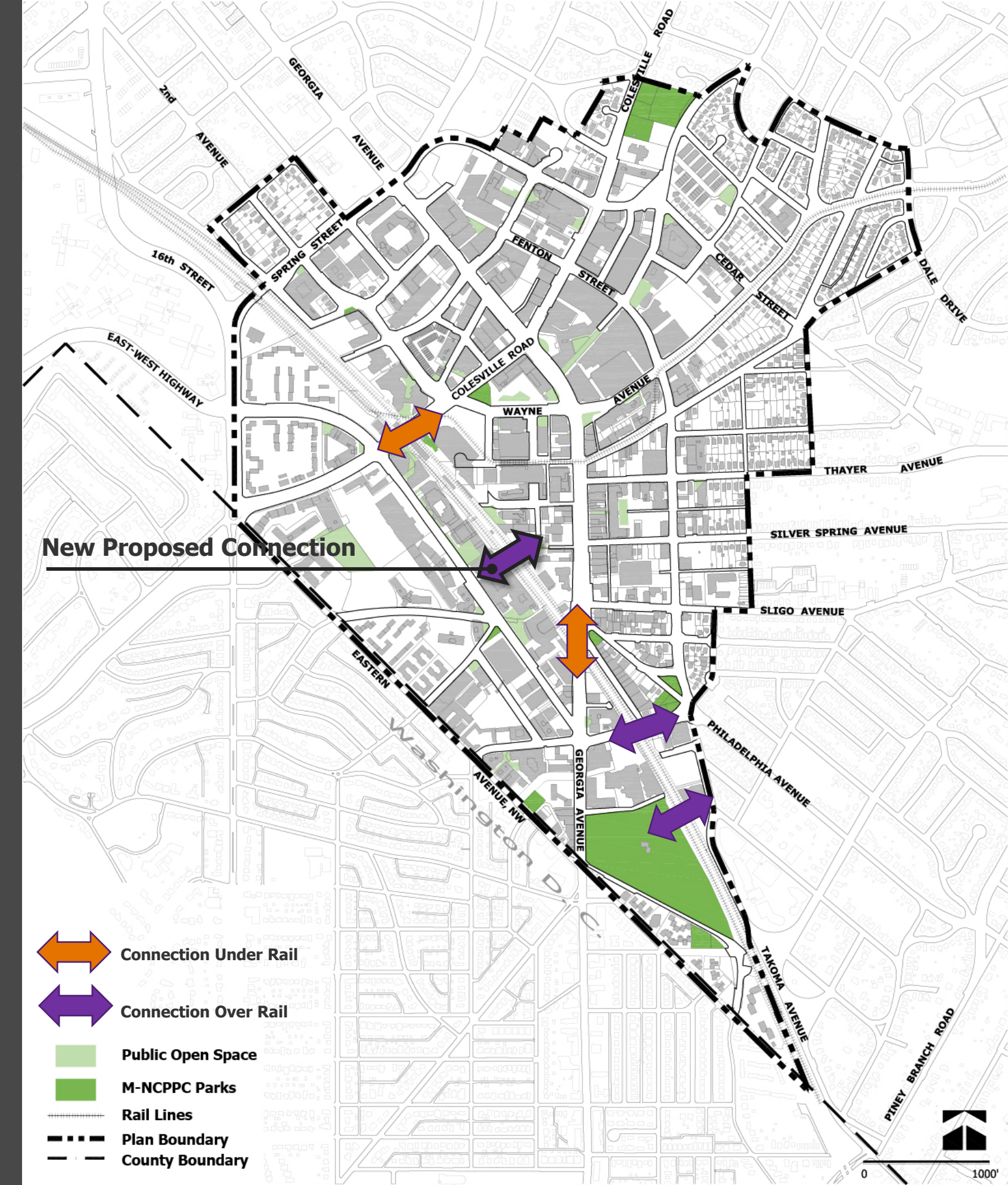
East West Hwy Proposed Section



* Tree Panel and SWM to employ Best Management Practices

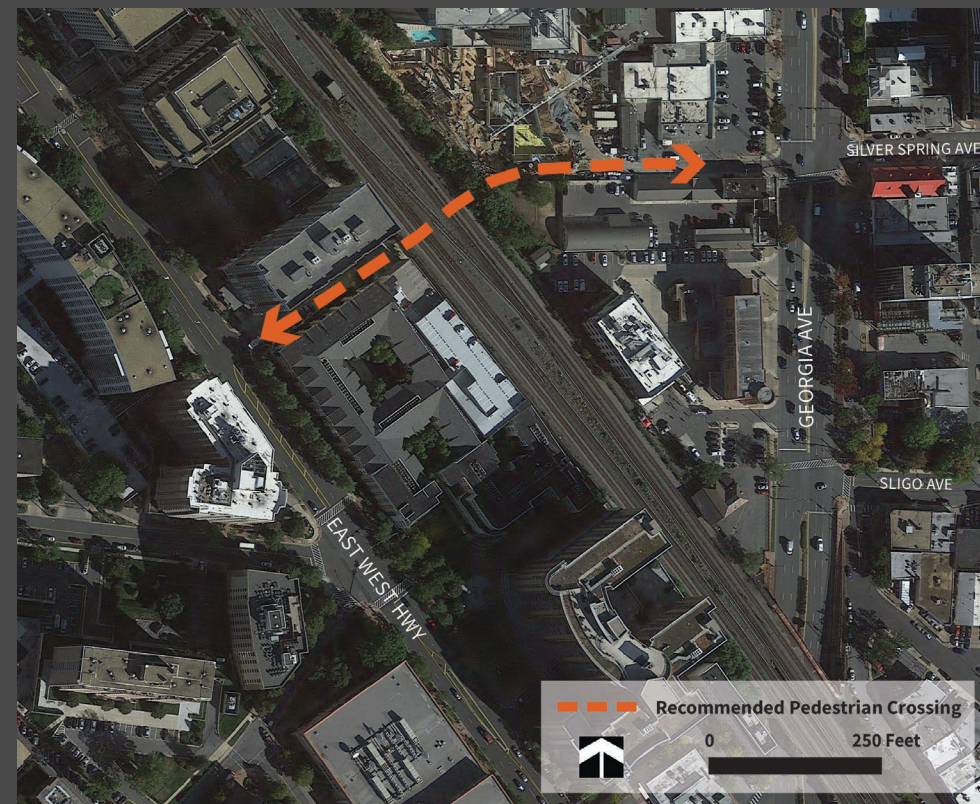
CONNECTING ACROSS THE RAIL

- Rail divides downtown Silver Spring, separating South Silver Spring from the primary activity areas
- Improve existing connections under rail and over rail
- New connection linking South Silver Spring and Ripley District



CONNECTING ACROSS THE RAIL

The plan envisions a landscaped pedestrian bridge, accessible to all, that would connect South Silver Spring to the center of the downtown and provide a more direct pedestrian route to Fenton Village.



11th St Bridge Park, Washington DC



Rainier Vista Bridge, Seattle Washington



PLAN-WIDE RECOMMENDATIONS



LAND USE AND ZONING

LAND USE AND ZONING

GOALS

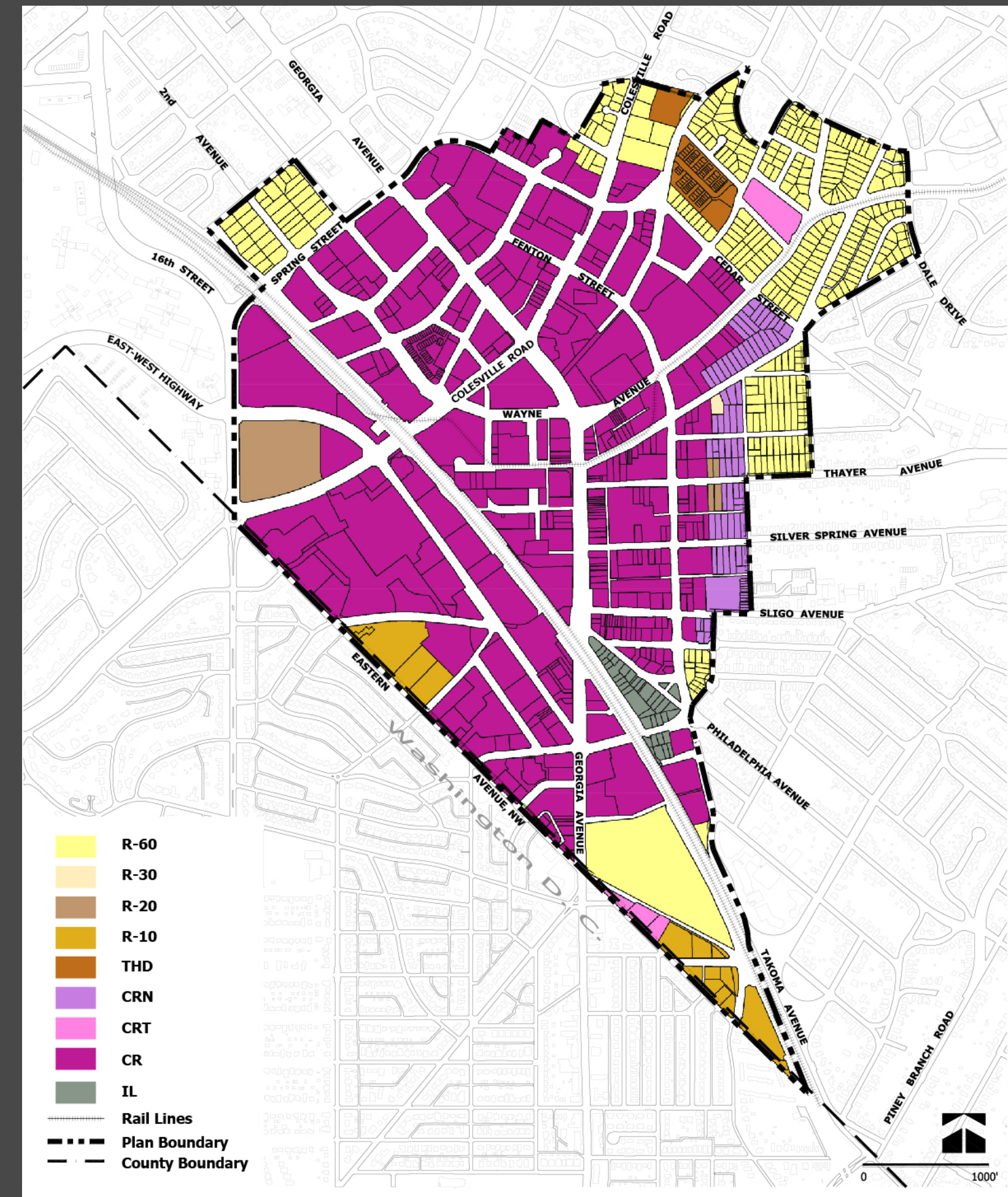
- Increase **flexibility of zoning** to encourage redevelopment of under-utilized sites
- Incentivize **additional height** on sites in the commercial core of downtown Silver Spring
- Create **new parks** in districts that are in need of more open space
- Encourage and permit the development of **diverse housing types** throughout the plan
- Support the **preservation** of key historical and cultural resources.
- Preserve light industrial zoning to support **community-serving businesses**.



LAND USE AND ZONING

RECOMMENDATIONS

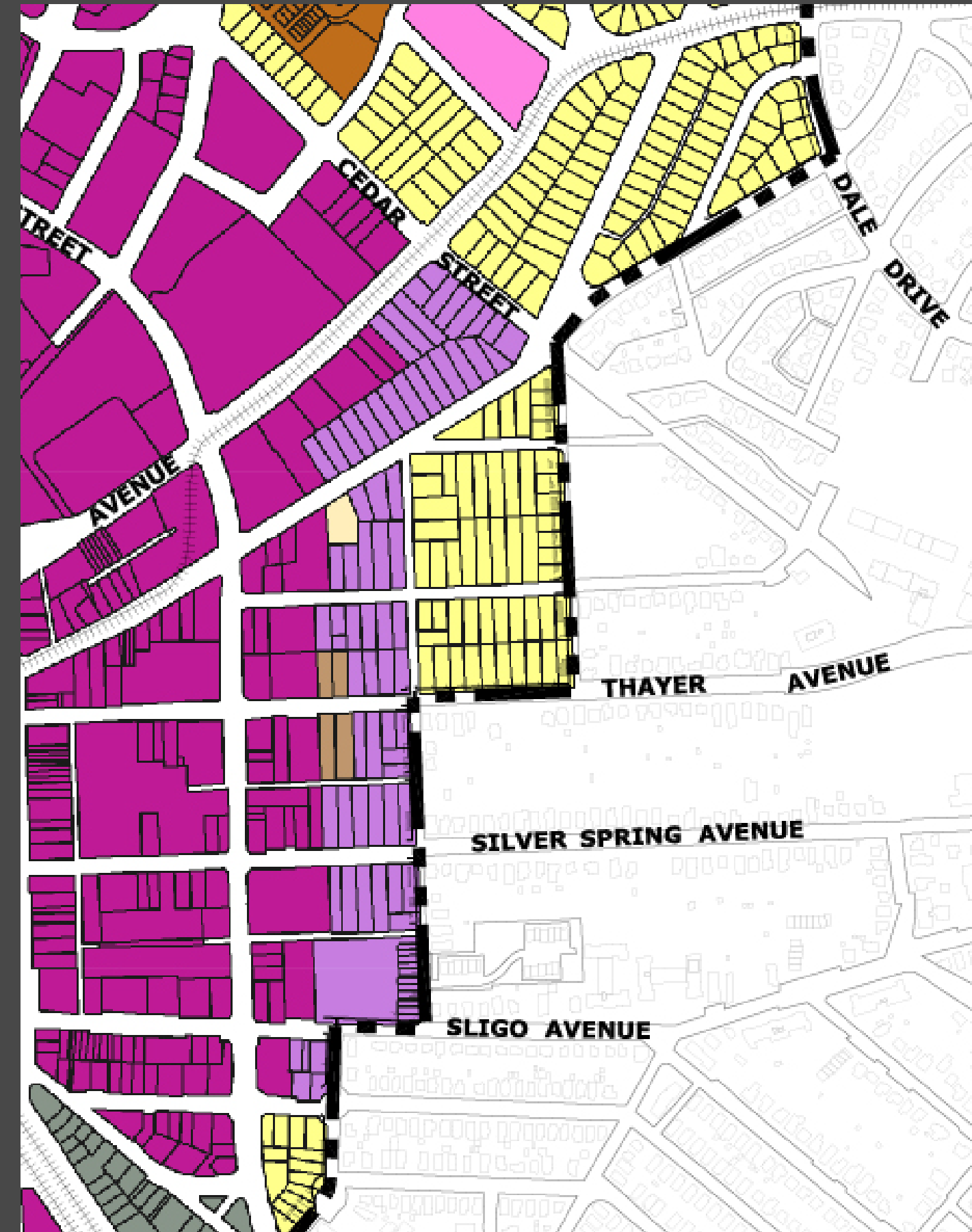
- Increase flexibility in CR zones by allowing all commercial, all residential, or a mix on most sites.
- Update defunct zones (EOF, RT-12.5) to CR, THD or other appropriate zone.
- Bring several non-conforming parcels into conformance.



LAND USE AND ZONING

RECOMMENDATIONS

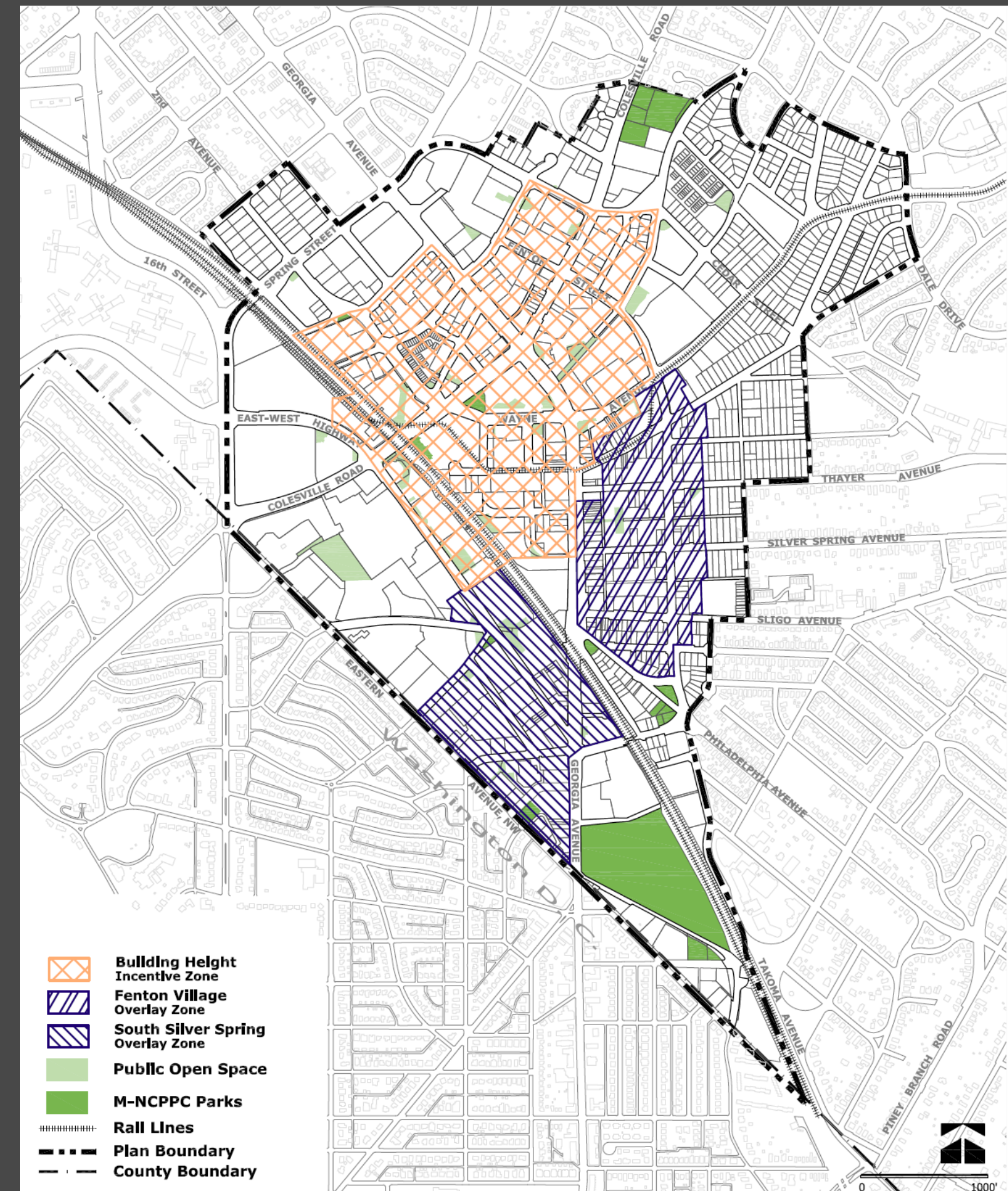
- Rezone R-60 parcels that are on the same block as CR parcels in Fenton Village to CRN 0.75, with C set to 0.
- Includes block along Wayne Avenue and blocks between Fenton Village and Grove Street.
- CRN 0.75 yields 4-10 units on most parcels.
- Plan is relying on Attainable Housing Strategies Initiative for recommendations on revisions to R-60 parcels in a Priority Housing Area.



LAND USE AND ZONING

RECOMMENDATIONS (continued)

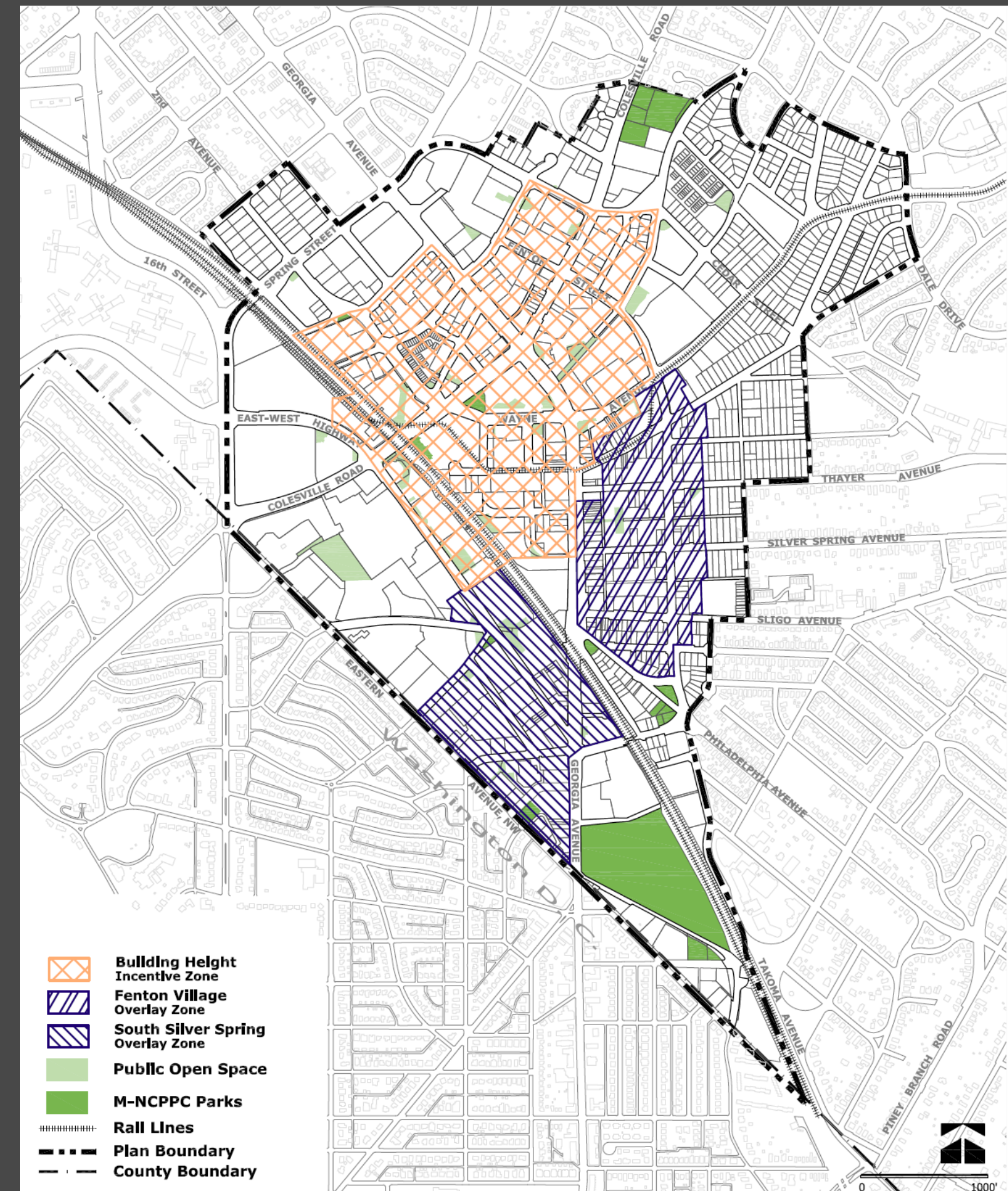
- Create a Building Height Incentive Zone in the commercial core of the downtown.
- Parcels in this zone pursuing Optional Method development would be able to achieve a height increase up to 150% above the existing mapped height, up to a maximum of 300'. Additional height via MPDUs not limited.
- DAP review and contribution to Connectivity and Infrastructure Fund required to capture height and/or density desired.
- Connectivity and Infrastructure Fund to support relevant projects such as new pedestrian bridge and Green Loop.



LAND USE AND ZONING

RECOMMENDATIONS (continued)

- Update to Fenton Village Overlay Zone and South Silver Spring Overlay Zone.
- South SS Overlay Zone to be its own zone; Ripley portion eliminated
- Fenton Village Overlay Zone:
 - Adjustment of eastern boundary of FVOZ
 - Addition of several recommendations to support small businesses including limiting length of retail frontages, and requiring developments with ground floor retail to provide appropriately sized space for small business.



LAND USE AND ZONING

RECOMMENDATIONS (continued)

- Optional Method projects without a public open space identified in this plan would be encouraged to contribute to implementation of an open space recommended for the same district.



LAND USE AND ZONING

RECOMMENDATIONS (continued)

- Optional Method Public Benefits:
 - Design Excellence – required
 - Transit Proximity and Structured Parking - removed
- Prioritized:
 - Affordable Housing
 - Small Business Opportunity
 - Streetscape Improvement
 - Dwelling Unit Mix
 - Public Open Space
 - Tree Canopy
 - Habitat Restoration
 - Historic Preservation



HOUSING

CONTEXT

- Help meet our **MWCOG Regional Housing Targets**
- First opportunity to implement vision in **Thrive Montgomery 2050**
- Strategic alignment with **Attainable Housing Strategies** initiative



GOALS

- Expand opportunities to increase residential density, especially along major corridors and in locations where additional housing can **assist in the development of Complete Communities.**
- **Facilitate the development of a variety of housing types** in every part of the county but especially in areas near transit, employment, and educational opportunities.



GOALS

- **Support creative housing options** including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, co- housing, accessory dwelling units (ADUs), social housing and cooperative housing to help meet housing needs and diversify housing options.
- **Increase the number of income-restricted affordable housing units**, especially for low-income households.
- **Prioritize use of public land for co-location of housing and other uses**, particularly where government agencies design new facilities or dispose of real property.



RECOMMENDATIONS

- **Require all Optional Method of Development projects to provide a minimum of 15 percent moderately priced dwelling units (MPDUs)** or other DHCA-equivalent affordable housing.
- **Preserve existing, market-rate affordable housing where possible**, striving for no net loss of affordable housing.
- **Publicly owned properties should be encouraged to provide up to 30 percent MPDUs**, with 15 percent affordable to households earning at the standard MPDU level of 65-70 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.



RECOMMENDATIONS

- **Provide a range of unit types** for a diversity of households, including families, seniors and persons with disabilities.
- **Support partnerships among public, private and philanthropic institutions**, when possible, to assist in the development of affordable housing.
- **Increase infill housing opportunities in office buildings** with high vacancy rates and other underused properties by setting Commercial and Residential densities the same in CR zones.
- The Plan also recognizes the need and **supports development of permanent supportive housing** for the homeless in the Plan Area.



ECONOMIC GROWTH

CONTEXT

- Key **economic engine** for the eastern half of Montgomery County
- High office **vacancy**: market having difficulty leveraging access, amenities, and attractive urban form
- **Vibrant, diverse retail** central to Silver Spring's identity



GOALS

- **Make Silver Spring into a premier office market**, with a special focus on start-ups, associations, and government agencies
- **Improve the public realm** to make downtown Silver Spring more attractive for businesses, retailers and consumers
- **Strengthen the unique retail market**
- **Encourage economic growth that will be sustainable**



ECONOMIC GROWTH RECOMMENDATIONS

- Encourage the conversion of obsolete office space
- Limit new ground-floor retail to established retail nodes



Office building in Silver Spring to be converted to 177 residential units.
Credit: ReVite Construction/Nelson Architects.

ECONOMIC GROWTH RECOMMENDATIONS

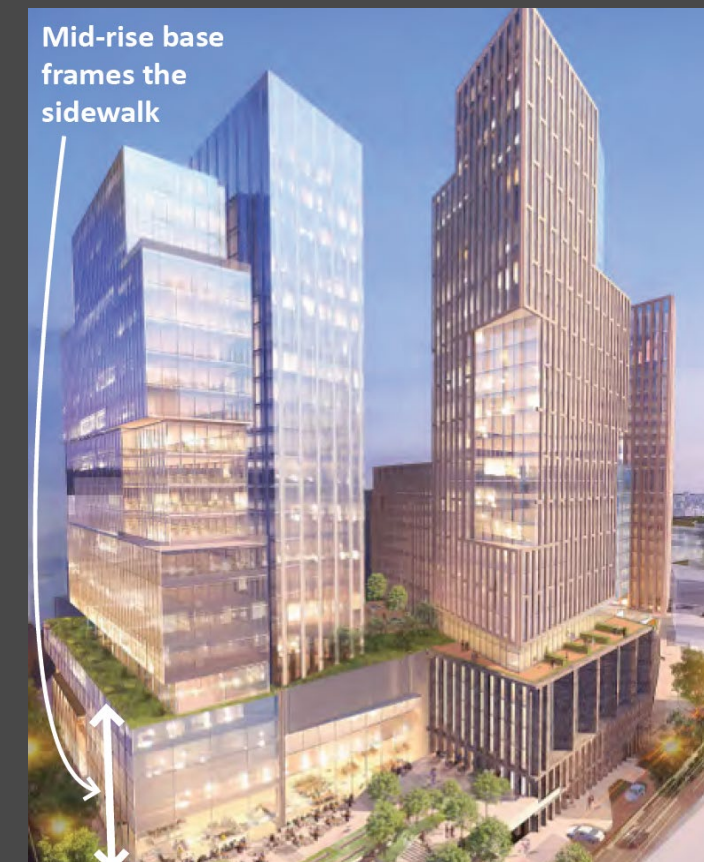
- Consider an incentive for property owners to build a **retail incubator**
- Subsidize the fit-out of 2,000 square foot or smaller retail spaces.
- **Zoning text changes** to the Fenton Village and South Silver Spring **overlay zones** that support small retailers.



URBAN DESIGN

GOALS

- Encourage future growth in downtown Silver Spring that takes advantage of additional allowable height while considering street-level experience, views and building form.
- New development should be compatible with the urban form and scale of the immediate surrounding neighborhood context.
- Design tall buildings with bases appropriate for active ground floor uses and architecturally interesting towers.



Credit: Shalom Baranes Associates Architects



Credit: Shalom Hariri Pontarini Architects



Credit: Mithun.com

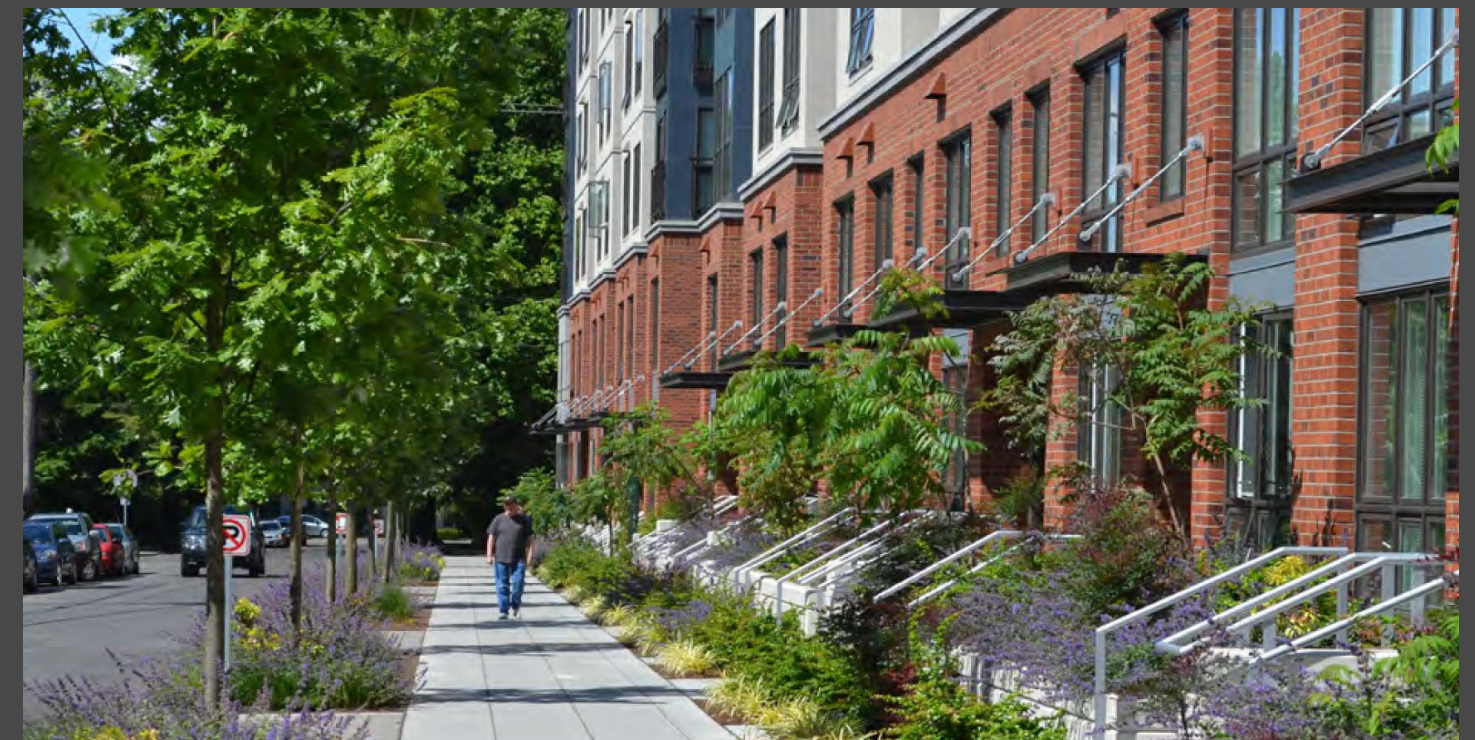


Credit: FXFowle



GOALS

- Create a walkable environment where buildings frame the public realm and the lower floors of the building respond to the pedestrian environment at the ground floor.
- Maintain the residential character of the Adjacent Communities neighborhoods.



Credit: City of Seattle Office of Planning and Community Development

URBAN DESIGN RECOMMENDATIONS

Building Form

- Prepare Design Guidelines to define Design Excellence for new development throughout the plan area.
- Create a Design Advisory Panel for Optional Method of Development Projects.

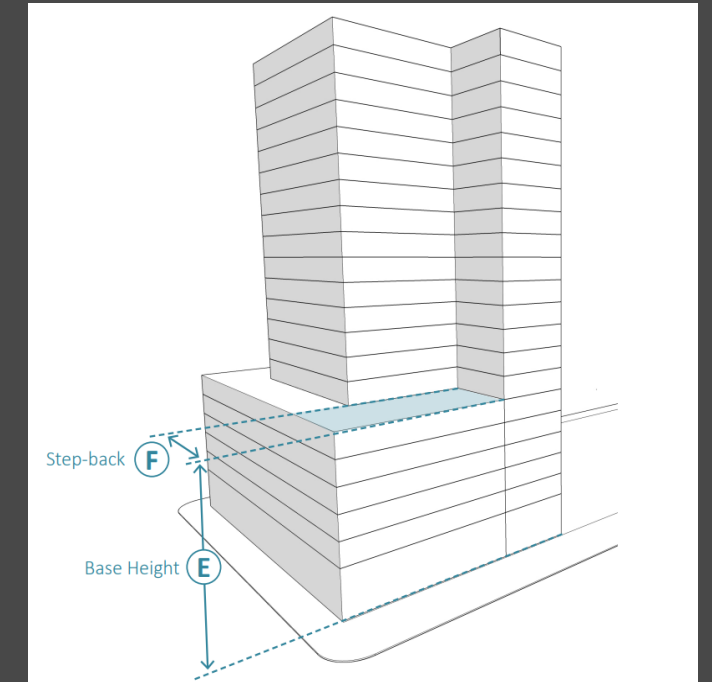
URBAN DESIGN RECOMMENDATIONS

Building Form

- Encourage innovative building form and allow flexibility in design. Vary tower heights, setbacks and building materials.
- Limit bulky towers and consider architectural features, building articulation, solar building orientation and access to light and air.
- In the Adjacent Communities, new development should be compatible in massing and form to the surrounding context.



Credit: Gensler



URBAN DESIGN RECOMMENDATIONS

Public Realm

Encourage property owners to consider tactical urbanism, including, but not limited to, the following activation strategies:

- *Temporary Plazas* are public open spaces that are created out of underutilized space on existing streets or open spaces.
 - They can transform empty pavement into lively gathering spaces.
 - They improve safety and set the stage for a permanent plaza



Temporary Plazas on streets in Bethesda, Maryland

URBAN DESIGN RECOMMENDATIONS

Public Realm

- *Temporary Parks* use a part of the street, usually one or two parallel parking spaces, as public space in which people can gather and socialize.
 - Composed of seating, planters, tables and at times, platforms that separates the people from the surrounding pavement.
 - Can be very temporary and experimental or seasonal.



Parklets in Silver Spring, MD

URBAN DESIGN RECOMMENDATIONS

Public Realm

- *Outdoor Eateries* typically take place in front of storefronts either directly adjacent to the building wall, or along the curb.
 - This intervention is feasible where the sidewalk is wide enough to accommodate both the eating area and adequate pedestrian access.
 - Outdoor eating areas can also occupy a closed parking or travel lane; this was successfully implemented throughout Montgomery County during the Covid-19 pandemic.



Outdoor Eatery, The Third Place, Mo. Co. Planning Department



Outdoor Eatery, Kaid Benfield Archives

PARKS AND PUBLIC SPACES

PARKS/PUBLIC SPACES – GOALS

- Promote an integrated, comfortable, and walkable network of parks, public spaces and trails
- Promote human and environment health with balance of recreational opportunities for all ages and abilities, including the creation of settings and resources to bring biodiversity into the design of these open spaces.
- Maintain high standards of environmental stewardship & improve the ability of park facilities and natural resources to withstand the effects of climate change
- Enhance the character and sense of community of each district and promote economic prosperity



PARKS/PUBLIC SPACES – RECOMMENDATIONS

- Implement the Green Loop + encourage regional connections to trails and parks beyond the boundary of the plan + wayfinding.
- Apply the park hierarchy system to balance the types of parks and experiences in the network, including POPS.
- Promote multi-cultural and multi-use spaces to attract a diverse number of park users that contribute to the sense of pride and ownership of parks (early community engagement)
- Design with climate change impacts in mind



PARKS – HIERARCHY

System of open spaces based on role 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

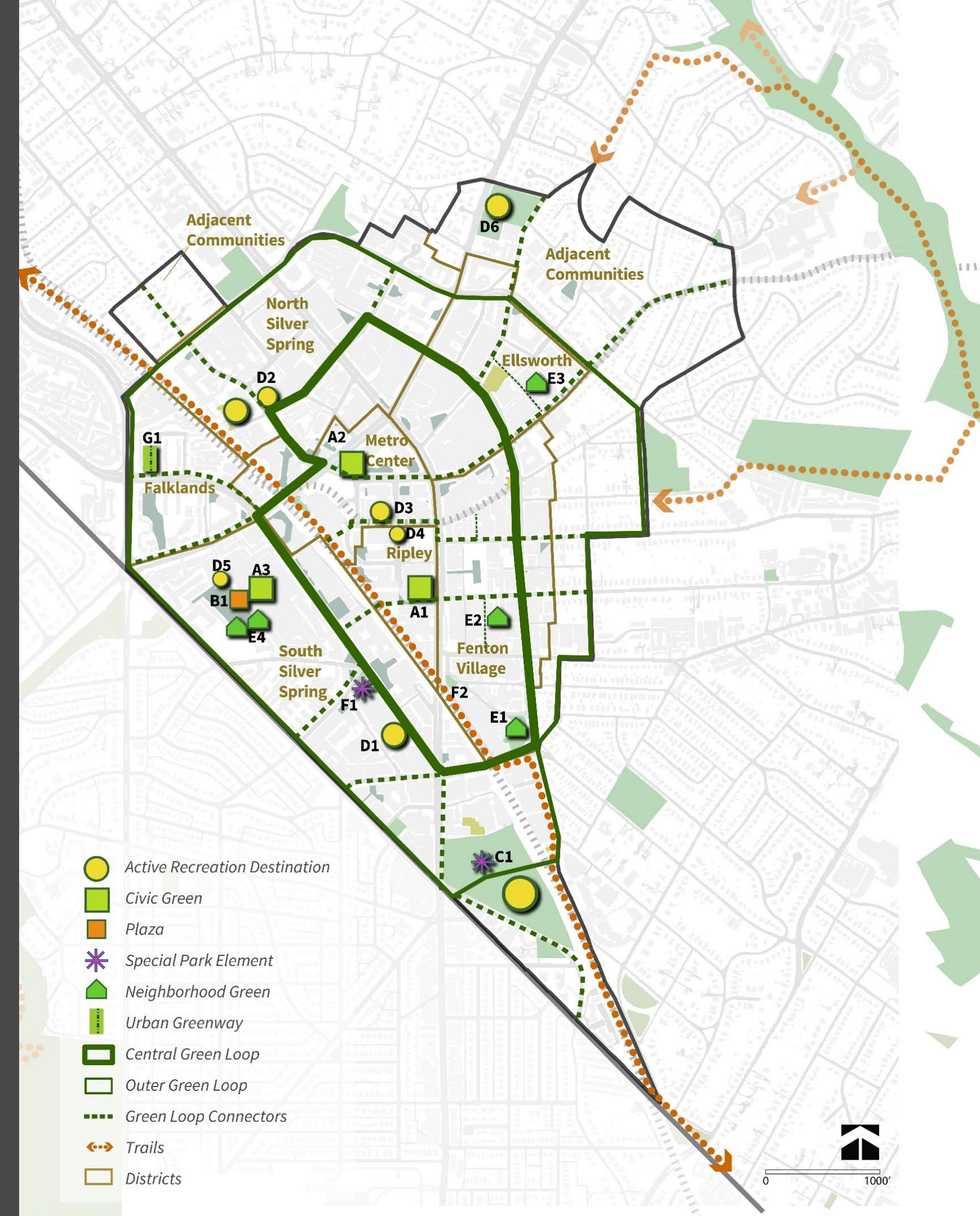
For each Neighborhood:

- A neighborhood green
- Walk-to recreational amenities

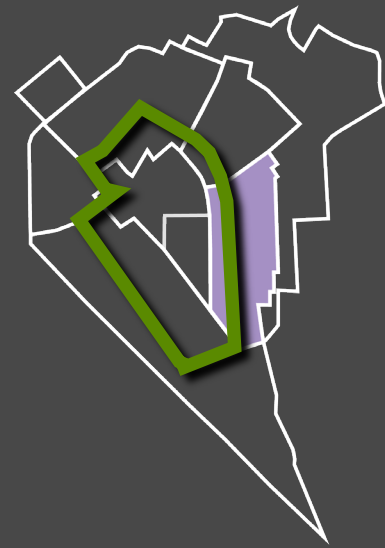
For each Block: Space for public square, plaza or green area

For each Building: Space for outdoor recreation space

For each Residence: Private outdoor space



FENTON VILLAGE

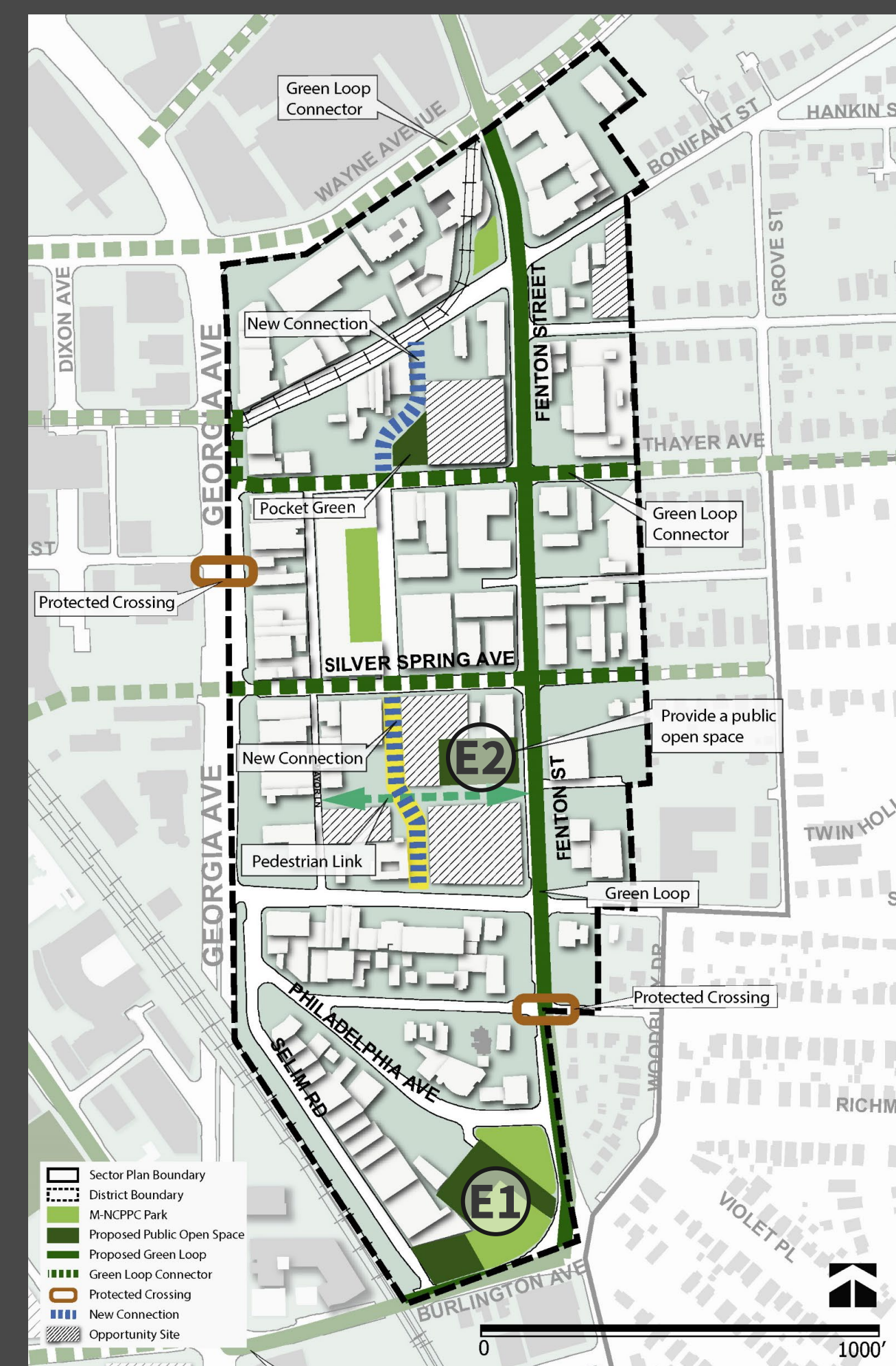


E1 - RENOVATE/EXPAND: FENTON ST NEIGHBORHOOD GREEN

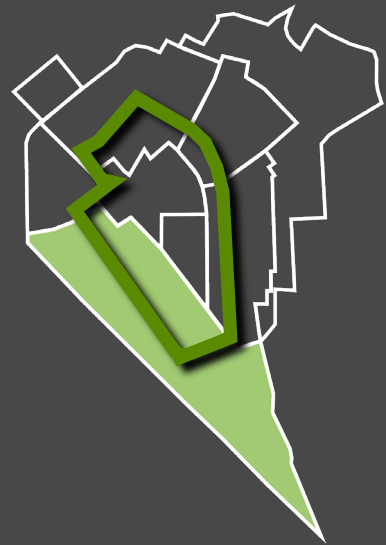
Gateway to Fenton Village District. Keep the community garden function and expand its size. Add active and social gathering experiences. Size ~ 1.3 acres

E2 - CREATE: FENTON VILLAGE NEIGHBORHOOD GREEN

Gathering space for the community along Fenton Street - activate and serve the district commercial corridors and residents. Recommended Size: 0.5 acre minimum



SOUTH SILVER SPRING



C1 - RENOVATE/REPURPOSE: JESUP BLAIR URBAN RECREATIONAL PARK

Countywide special destination. Size ~ 14.2 acres

D1 - CREATE: SOUTH SILVER SPRING URBAN RECREATIONAL PARKLET

Local active destination. Size: ~0.96 acre



SOUTH SILVER SPRING

Urban Recreational Parklet

VISION: Active neighborhood local destination.

- Promote synergy of park users' experiences with historic Acorn Urban Park and the Central Green Loop
- Pursue partnerships to implement public art inside and surrounding the site
- Potential Recreational amenities: flexible lawn area with stage and picnic area, play area for all ages, court space for games, dog run and exercise stations
- Coordinate with DOT/SHA for traffic calming along East-West Highway
- Implement temporary/interim park



JESUP BLAIR

Urban Recreational Park

VISION: Regional gateway to downtown Silver Spring. Countywide destination that offers a great mix of recreational experiences to gather people within its unique historic and cultural setting.

- Cultural Art Loop
- Experience Zones
- Friends of Jesup Blair Park
- Improve physical and visual access to the park
- Pursue partnership with DC OP





CONTEMPLATIVE ZONE



CAFÉ IN THE PARK



PICNIC IN THE PARK



NATURE WALK



LAUGHING CLUB



GOAT YOGA



SENIOR FITNESS





SOCIAL ZONE



FLEXIBLE LAWN
MULTIPLE EVENTS
ACTIVE PLAY AREA



MUSIC
PARTNERSHIP
1X/WEEK



ACTIVATE EDGES



DOG PARK



ACTIVE ZONE



ACTIVE ZONE



ZIP LINE



ZIP LINE



CLIMBING



SKATE PARK

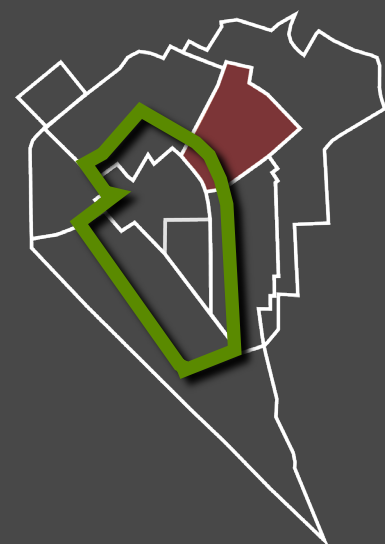


BASKETBALL
½ COURTS
+ ART



SKATE PARK

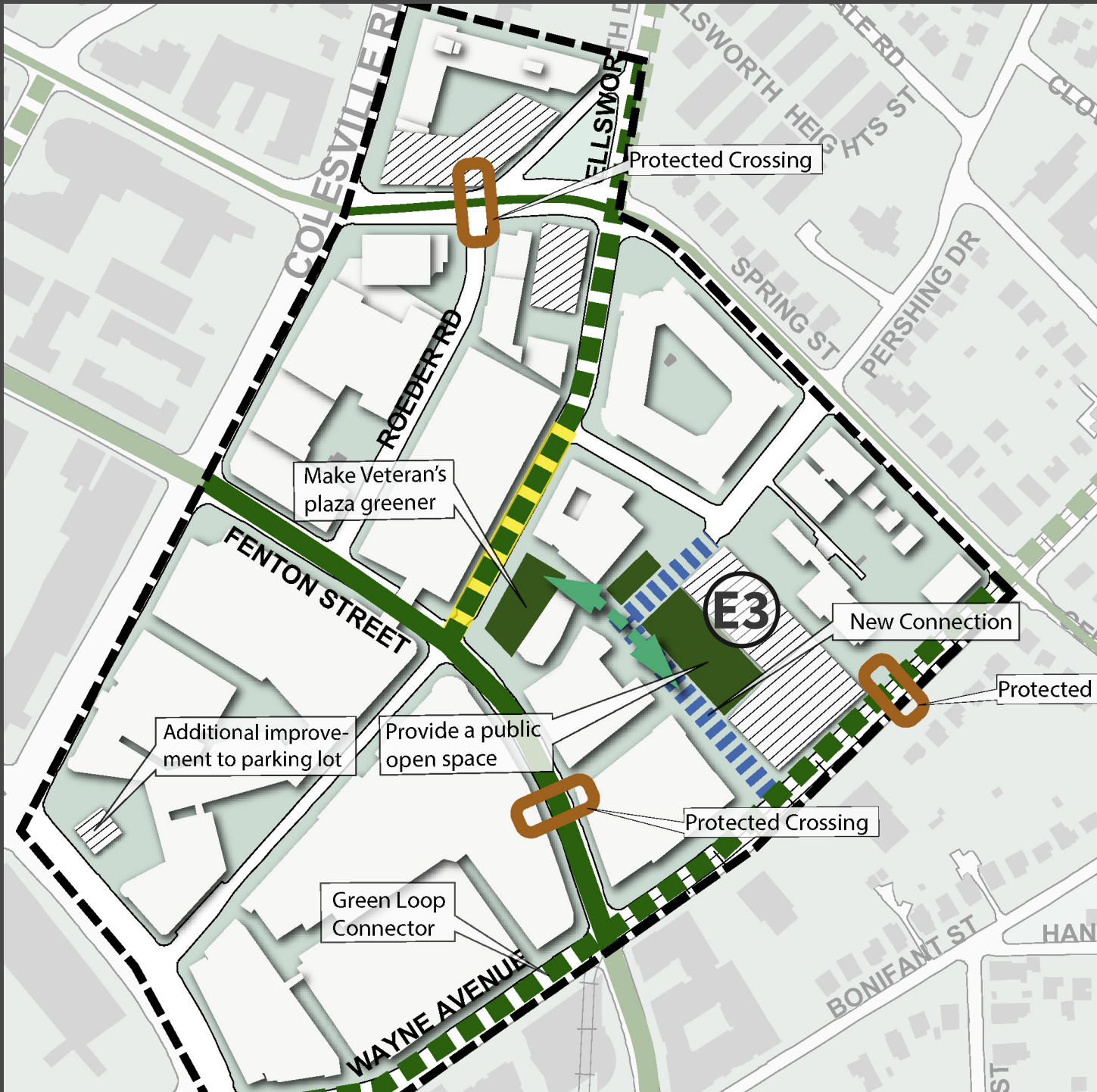
ELLSWORTH DISTRICT



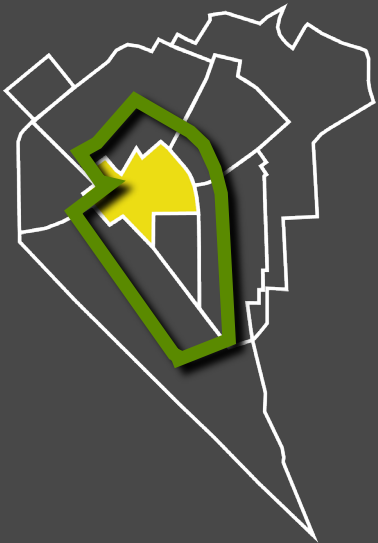
CREATE: E3 - ELLSWORTH NEIGHBORHOOD GREEN

Provide green space and/or recreational amenities to complement Veterans Plaza. Provide a mix of shaded and sunny areas with an alley of tree canopies facing the main entries and facades of proposed development.

Recommended Size: 0.5 acre minimum



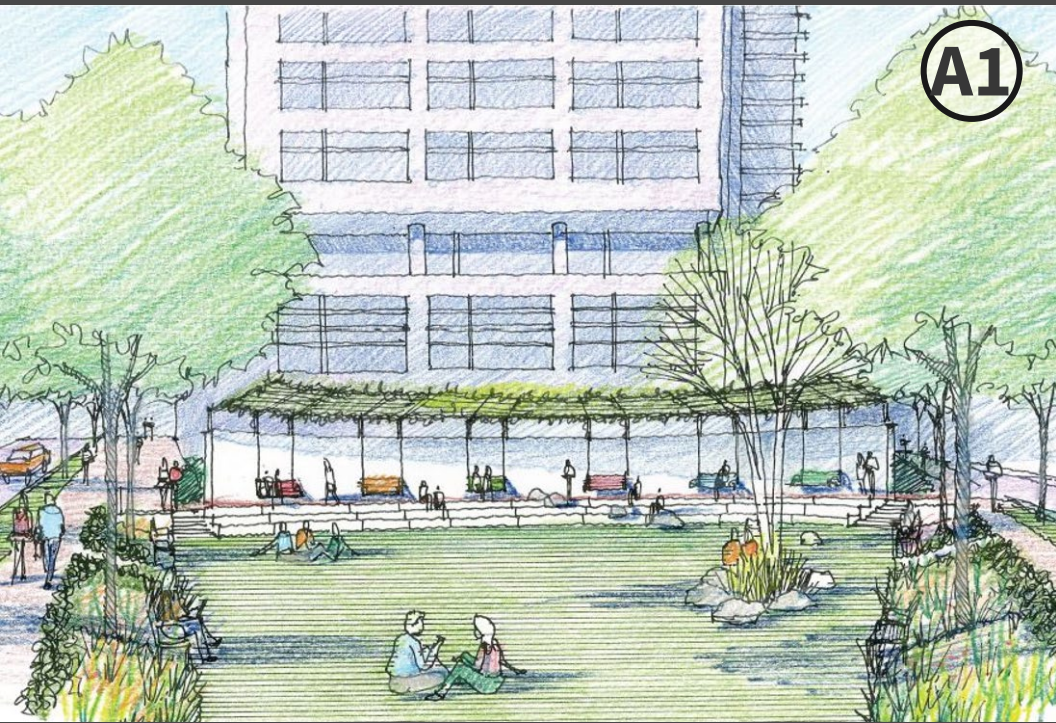
METRO CENTER



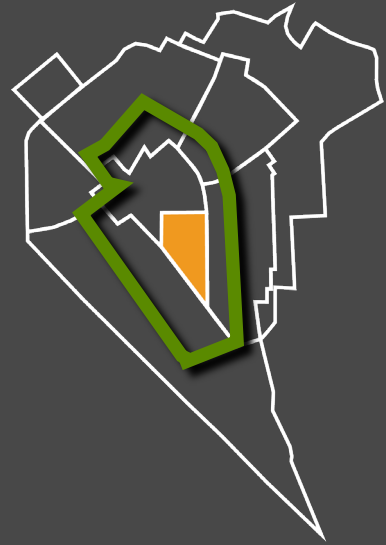
A2 - CREATE: GENE LYNCH CIVIC GREEN
Gateway to the central core of downtown Silver Spring.

D3 – CREATE: METRO CENTER URBAN RECREATIONAL PARKLET

ENHANCEMENTS TO SPACE UNDER THE PURPLE LINE



RIPLEY DISTRICT



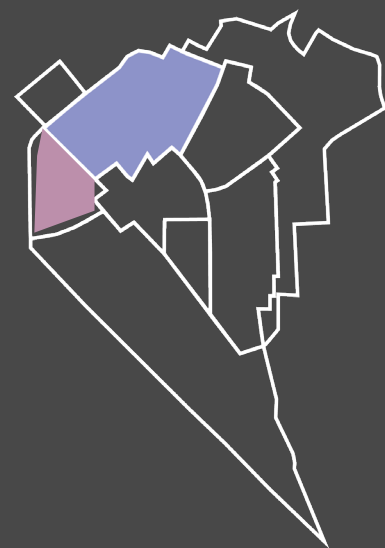
A1 - CREATE: RIPLEY DISTRICT CIVIC GREEN

With the proposed Silver Spring Bridge Connector, it will work as a gateway between the South Silver Spring and the Ripley districts connecting opposite sides of the proposed Central Green Loop: East-West Highway to Fenton Street through Silver Spring Avenue.

D4 – CREATE: BONIFANT URBAN RECREATIONAL PARKLET



DOWNTOWN NORTH FALKLANDS



D2 – CREATE: NORTH SILVER SPRING URBAN RECREATIONAL PARKLET

Local active destination. Direct connection to the central green loop and across the street from the South County Regional Recreation and Aquatic Center (currently under construction).

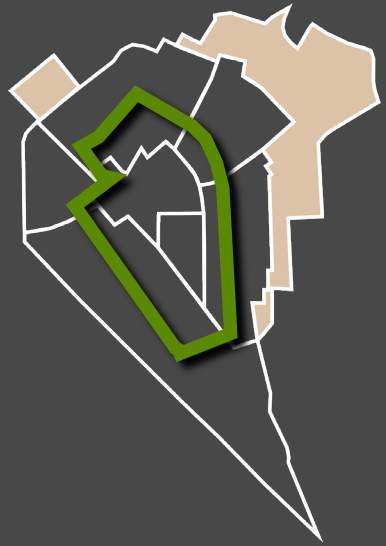
G1 – EXPAND/RENOVATE: FALKLAND NORTH STREAM RESTORATION



ADJACENT COMMUNITIES

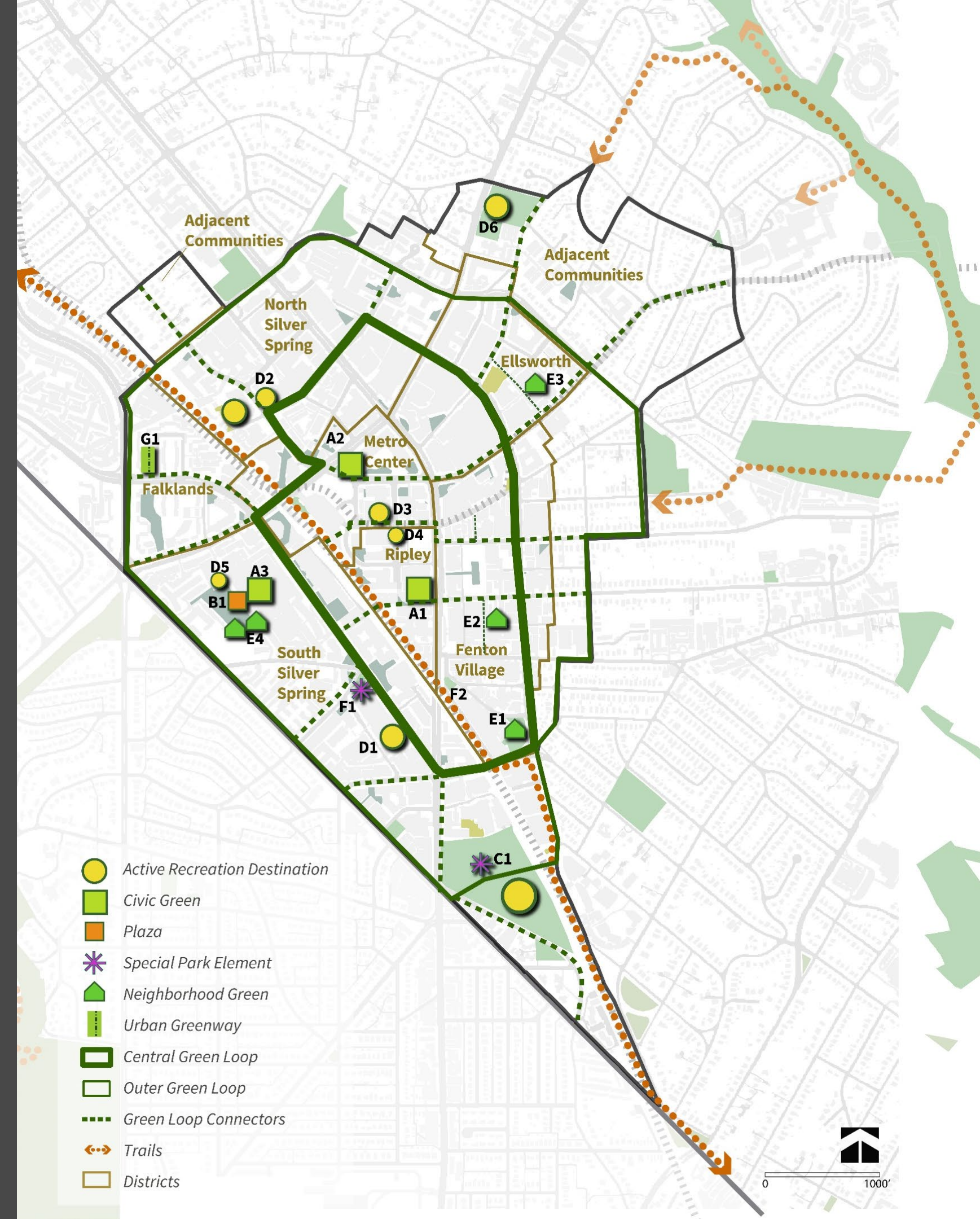
D6 - RENOVATE/REPURPOSE: ELLSWORTH URBAN RECREATIONAL PARKLET

Renovate reclaimed space from brick house to expand awareness of the presence of the park along Colesville Road. Activate existing public park as part of comprehensive, year-round park activation program.



PARKS RECAP

- Each district gets a new/renovated proposed park and/or public space
- Green Loop system – integrates network of proposed and existing parks and public spaces
- New active recreation destination: community-use urban recreational parklet (South SS Parklet)
- Renovated countywide historic and urban recreational park (Jesup Blair)



TRANSPORTATION

BICYCLE NETWORK

- Separated bikeways along:
 - Blair Mill Road (Between Eastern Ave to East-West Highway (MD 410))
 - King Street (Between Eastern Avenue and Georgia Avenue)
 - Silver Spring Avenue (Between Georgia Avenue and Fenton Street)
- Fenton Street Breezeway
 - Connect the Fenton Street Breezeway to the Capital Crescent Trail. This will provide a direct and efficient route between the two areas.
- Montgomery College Bridge
 - The Montgomery College bridge should be expanded or improved to allow the use of bicycles



TRANSIT

- Dedicated Bus Lanes along Colesville Road from the Silver Spring Transit Center
- Dedicated Bus Lanes along Georgia Avenue
- Existing and future bus stop amenities within should be upgraded to include shelters at all stops with real-time bus arrival displays
- Expanding the Vango Circulator service to include Jesup Blair Park and Woodside Urban Park



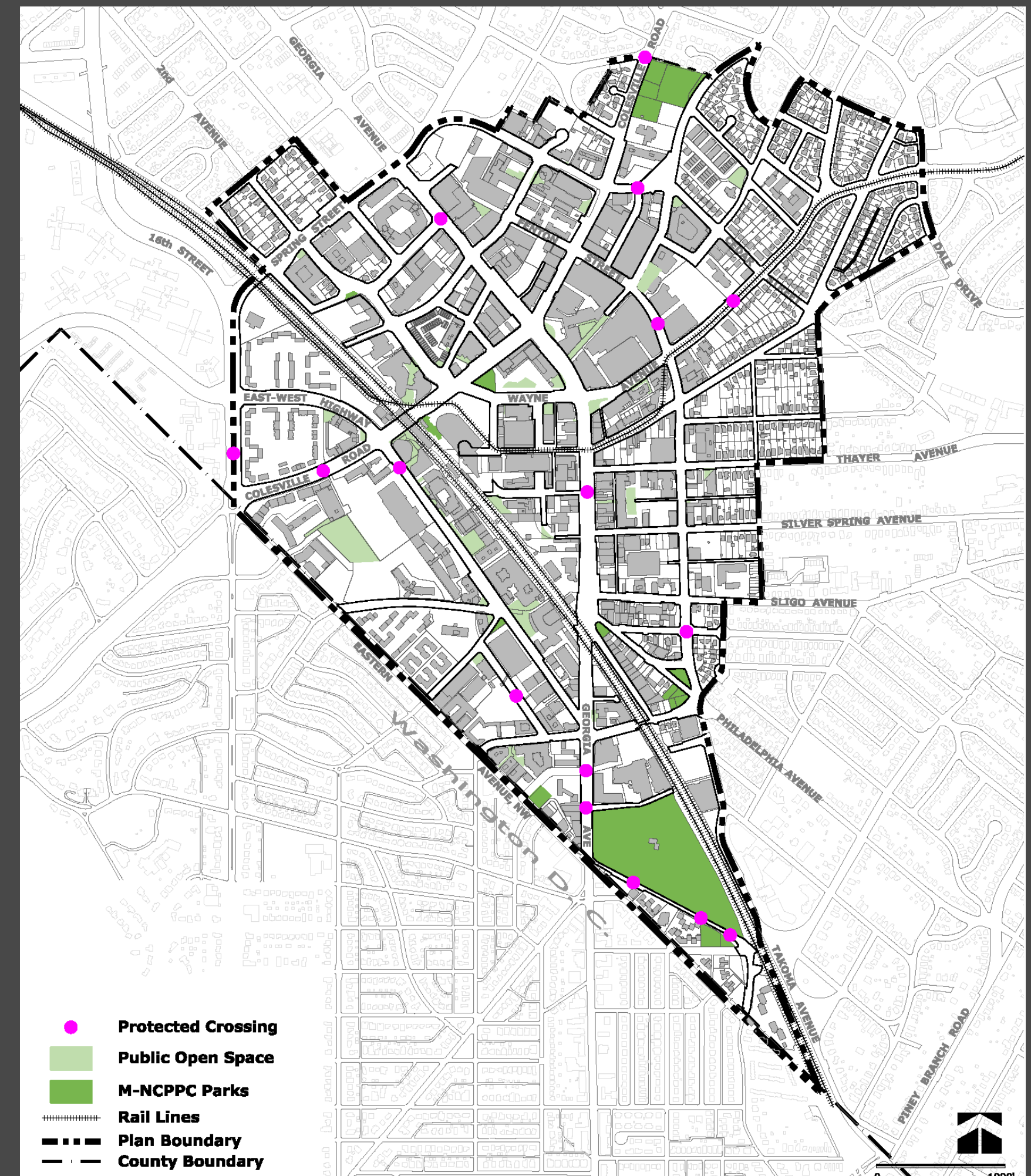
PEDESTRIAN INFRASTRUCTURE

- Intersections should be upgraded to high visibility continental crosswalks
- Sidewalks should be provided on both sides of the road to allow better pedestrian connections



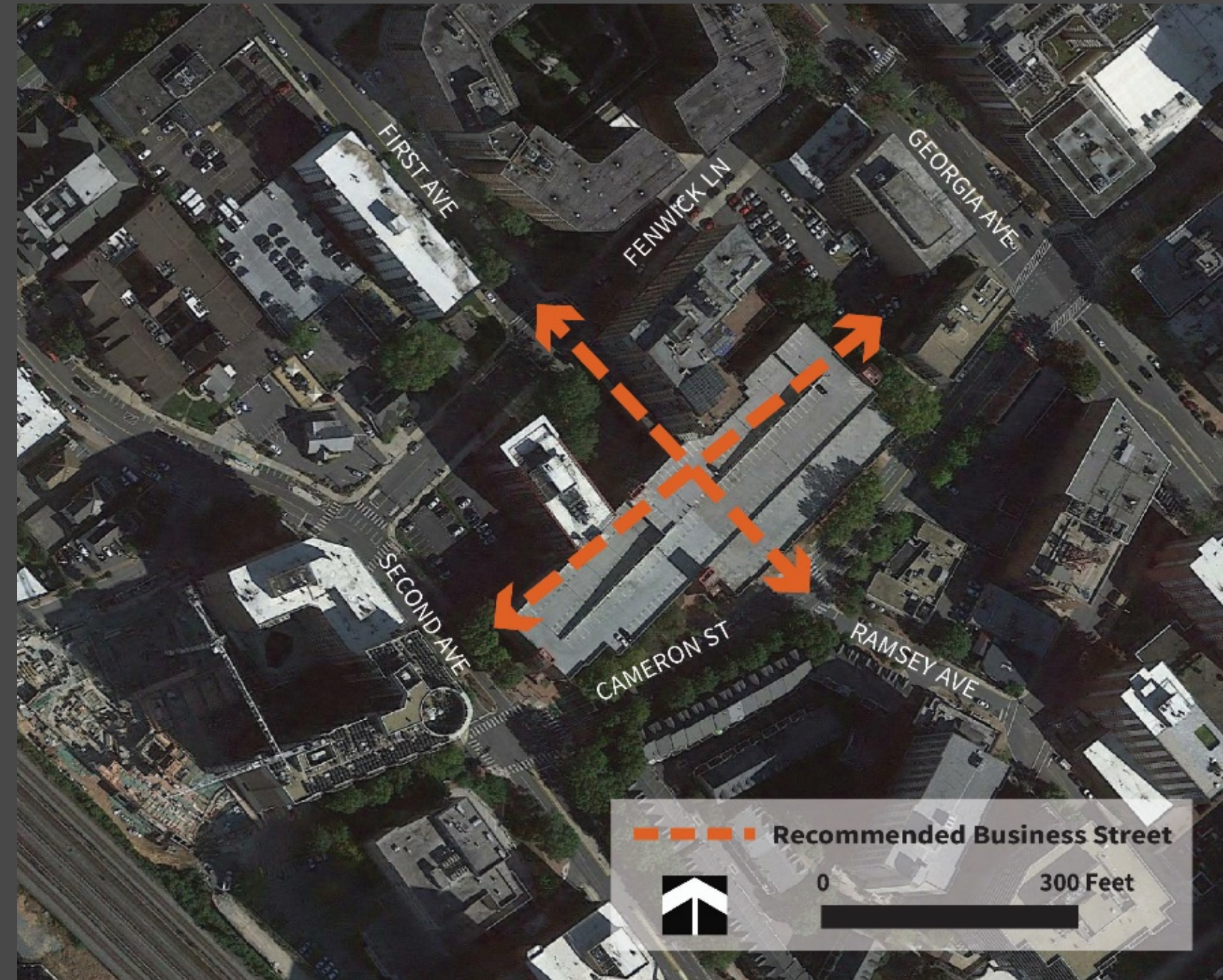
PROTECTED CROSSINGS

- Protected crossings are recommended in specific areas to provide safer crossing conditions.
- They need to be studied to determine the most appropriate traffic control device.
- Possible treatments include a full traffic signal, a high activity walk signal (HAWK), a rectangular rapid flashing beacon (RRFB), a stop sign, and other measures.



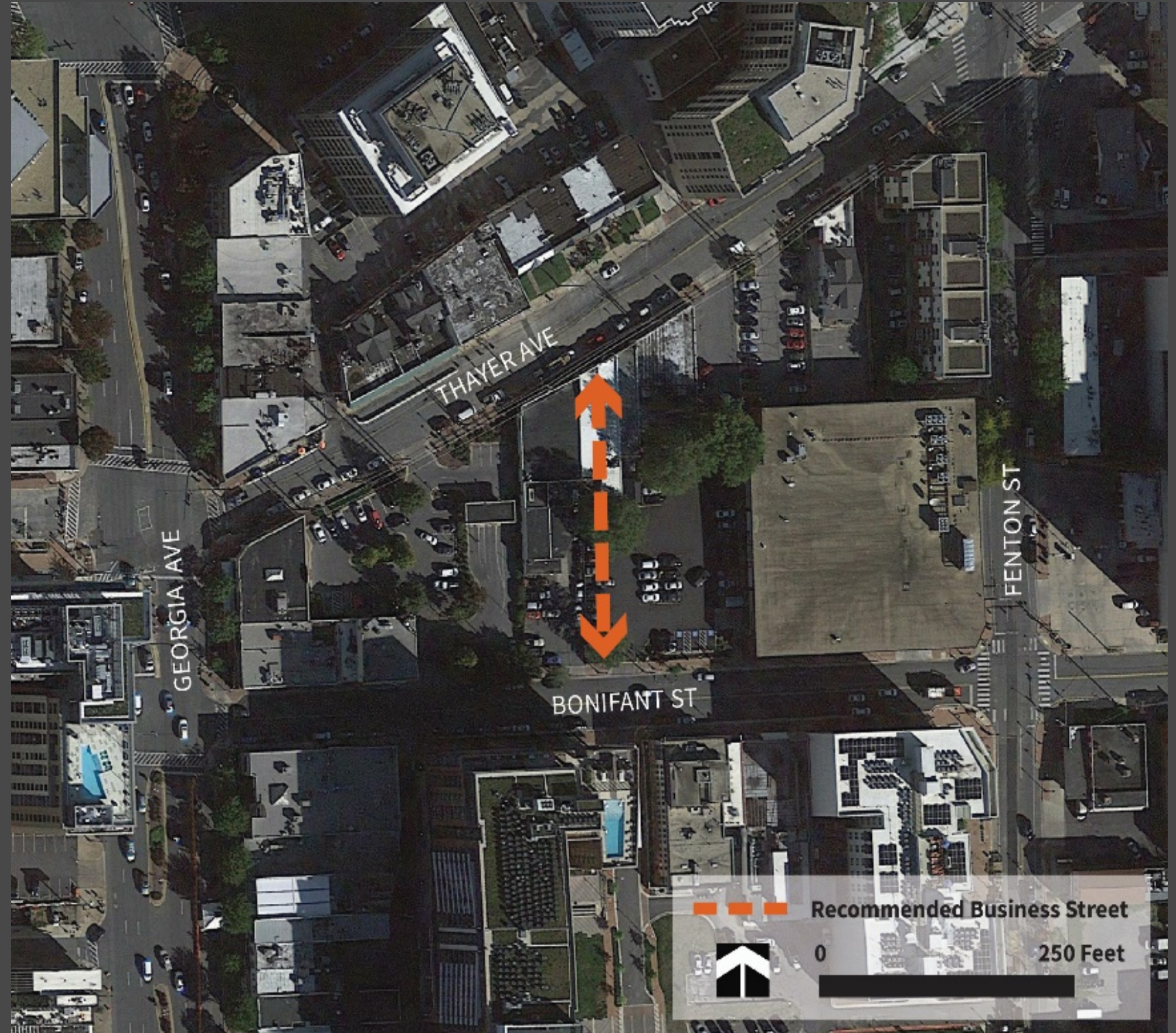
ROADWAYS: NEW CONNECTIONS

- 1st Avenue should be extended south to connect to Ramsey Avenue.
- An alley is also recommended to consolidate and better manage loading for development within this block.



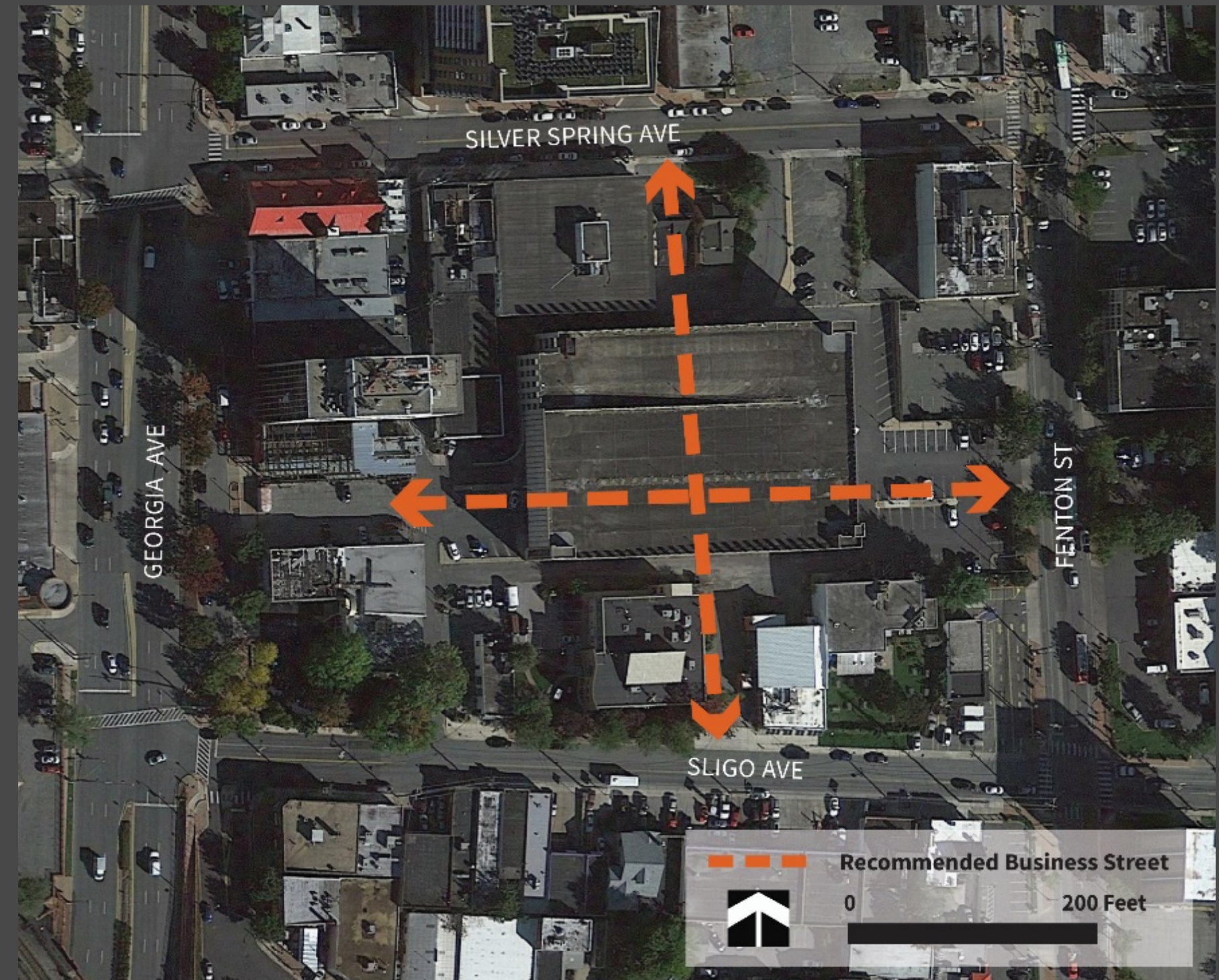
ROADWAYS: NEW CONNECTIONS

- A new road is recommended to connect Thayer Avenue to Bonifant Street
- This road is envisioned to be a flexible street at 15 miles per hour (mph)



ROADWAYS: NEW CONNECTIONS

- A new road extending the street of Thayer and Spring Residential Building from Silver Spring Avenue to Sligo Avenue.
- A new road from Mayor Lane to Fenton Street. Both roads will improve connectivity within the corridor
- The connection from Silver Spring Avenue to Sligo Avenue is envisioned to be a flexible street at 15 mph
- The extension from Mayor Lane to Fenton Street is envisioned to be accessible by bicyclists and pedestrians only.



ROADWAYS: FLEXIBLE STREETS

- A few areas should be designated as flexible streets
- A flexible street would make pedestrians a priority and better balance the roadway for all users by providing safe and efficient access for pedestrians and bicyclists.
- The following locations has been identified to be designated as flexible streets:
 - Bonifant Street (Ramsey Street to Georgia Avenue)
 - Ellsworth Drive (Fenton Street to Veterans Plaza)
 - Newell Street (Kennett Street to East West Highway)
 - New Silver Spring Avenue to Sligo Avenue Connection
 - New Thayer Avenue to Bonifant Street Connection

PARKING

- The plan promotes a parking policy that supports an urban area that is well-served by transit and is easily traversed on foot or by bicycle.
- Existing and future underutilized garages should be explored as redevelopment opportunities while ensuring adequate public parking is provided
- This plan also supports the recommendations in the Department's Draft Urban and Loading Management Study

TRANSPORTATION DEMAND MANAGEMENT

This Sector Plan recommends that the NADMS goal be expanded to apply to both commuters and residents and increase to a combined average of 55 percent for both groups.



RESILIENT DOWNTOWN

ENVIRONMENTAL & ECONOMIC RESILIENCY

RESILIENCY:

The capacity to survive, adapt, & thrive in the
face of climate change

COUNTY VULNERABILITIES

- TOP County-Wide Climate Hazards
 1. Extreme Heat
 2. Extreme Weather:
Precipitation & Drought
 3. Habitat and Species loss
 4. Food Security

RECOMMENDATIONS ARE NATURE BASED



Nature is Experiential



Cool Streets & Bikeways



Green Roofs



Stormwater Management



Nature is Integrated



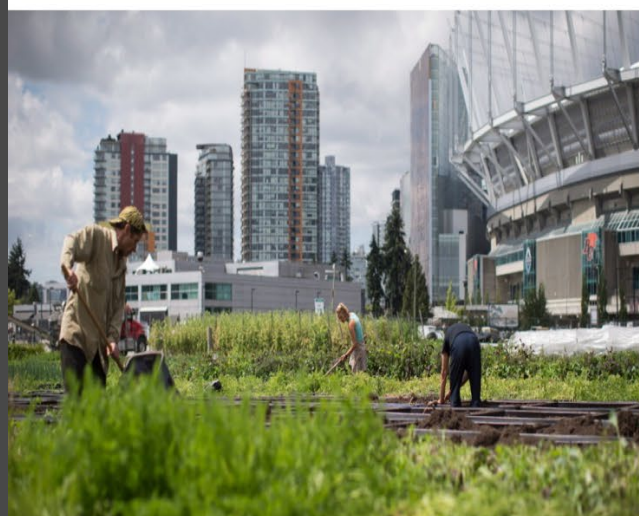
Increased Activity



Shaded Activity Areas



Increased Biodiversity



Urban Agriculture



Deep Tree Panels



Solar Oriented Buildings

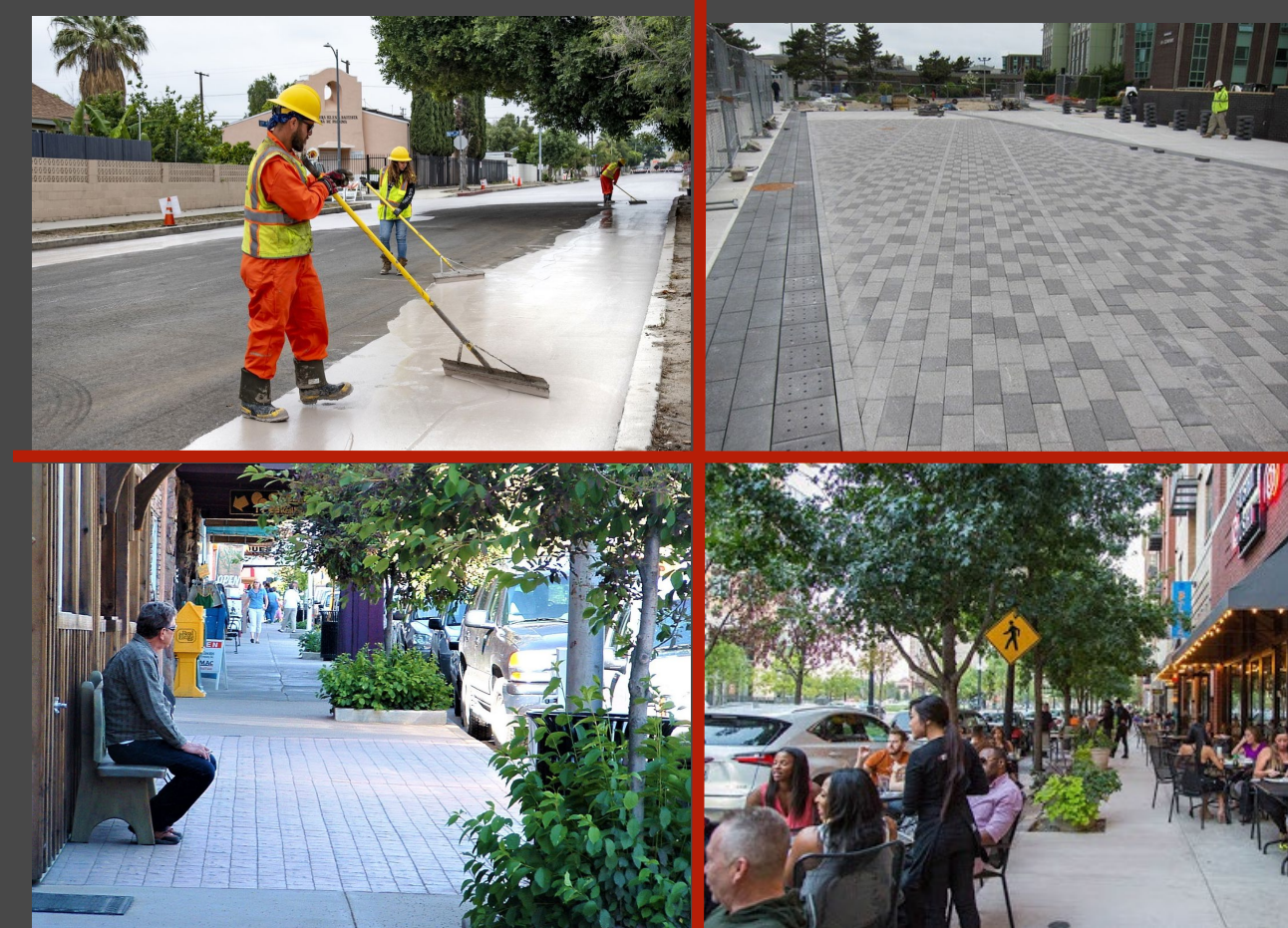
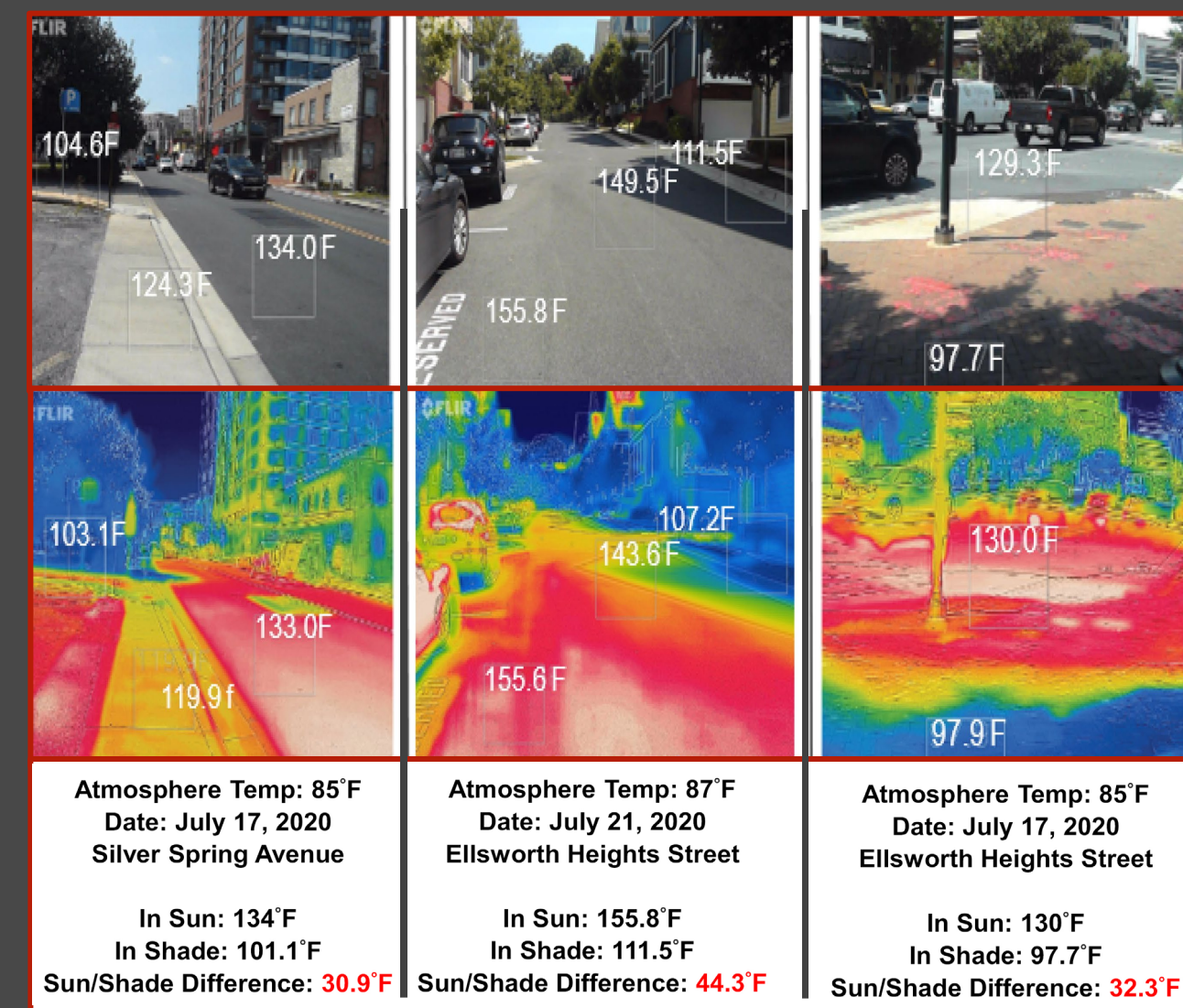


Urban Wildlife

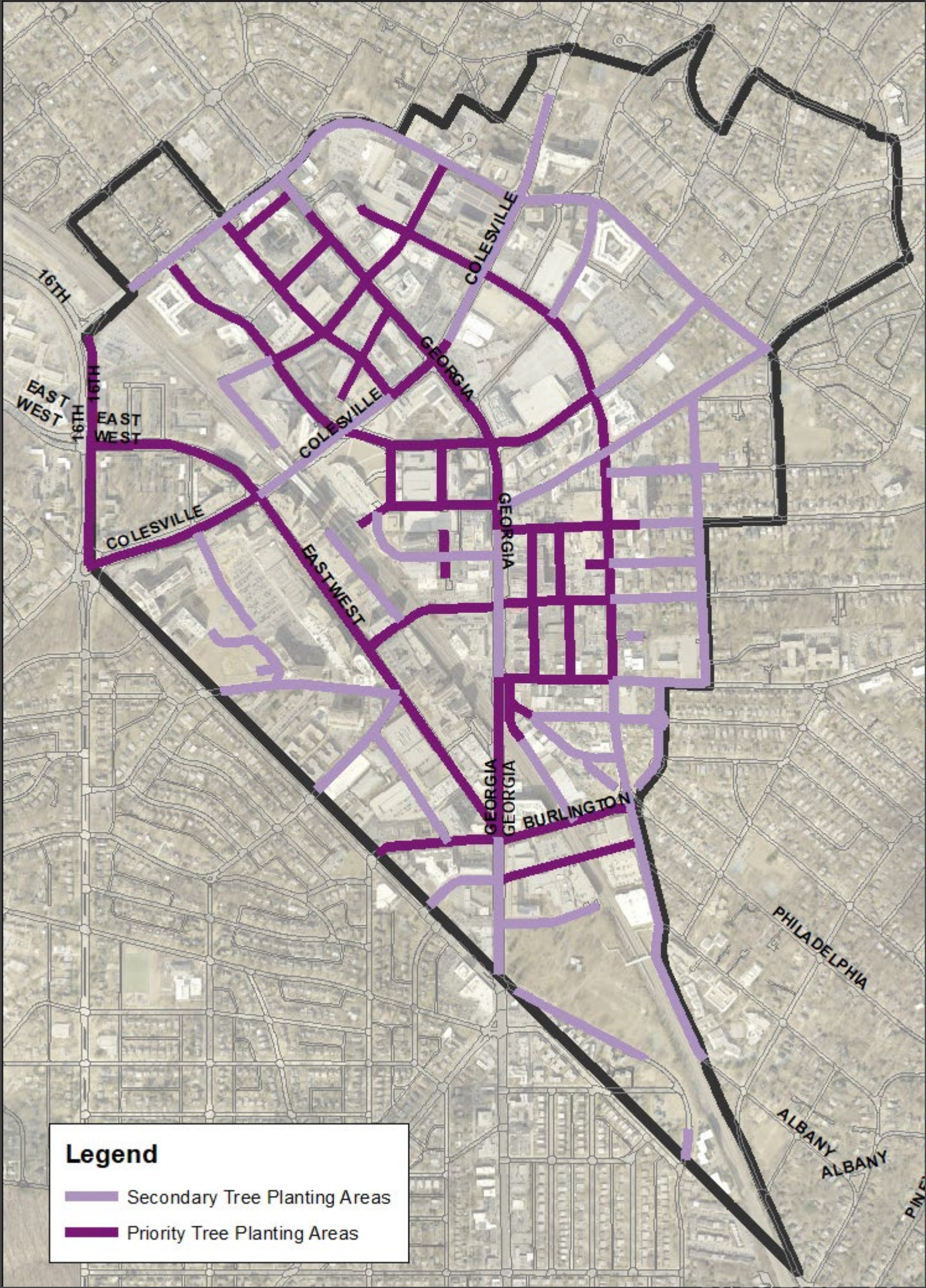
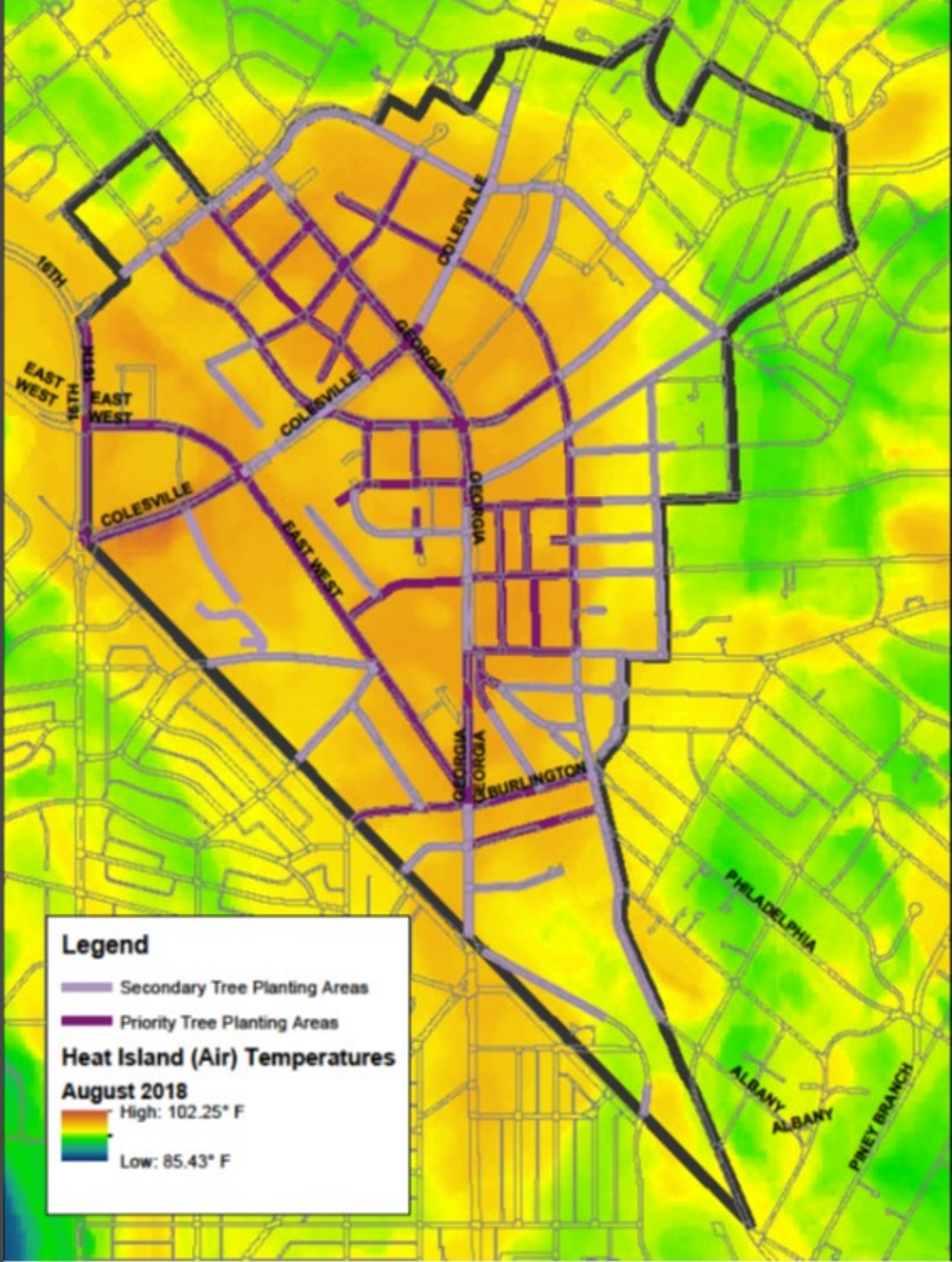
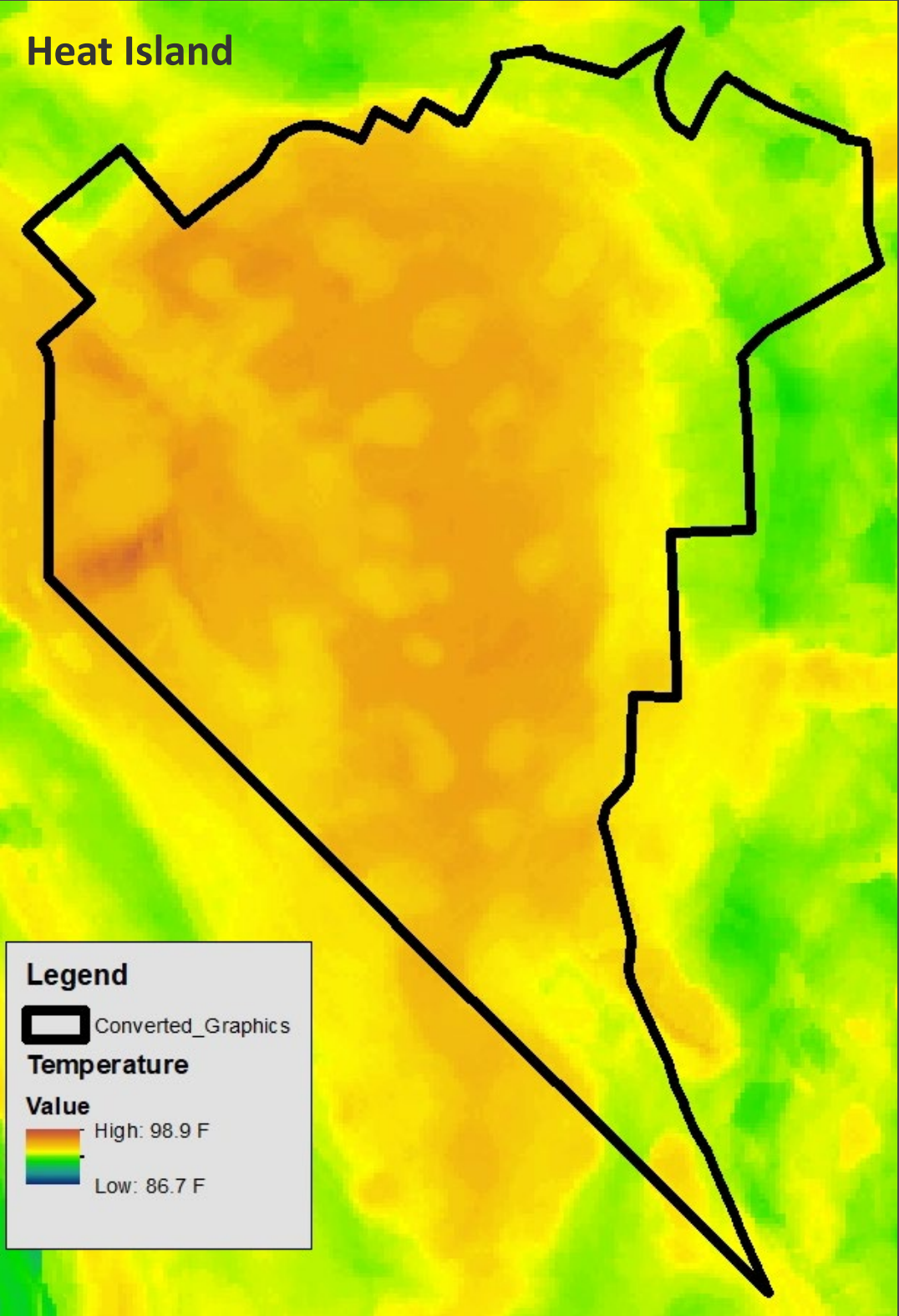


TACKLING EXTREME HEAT

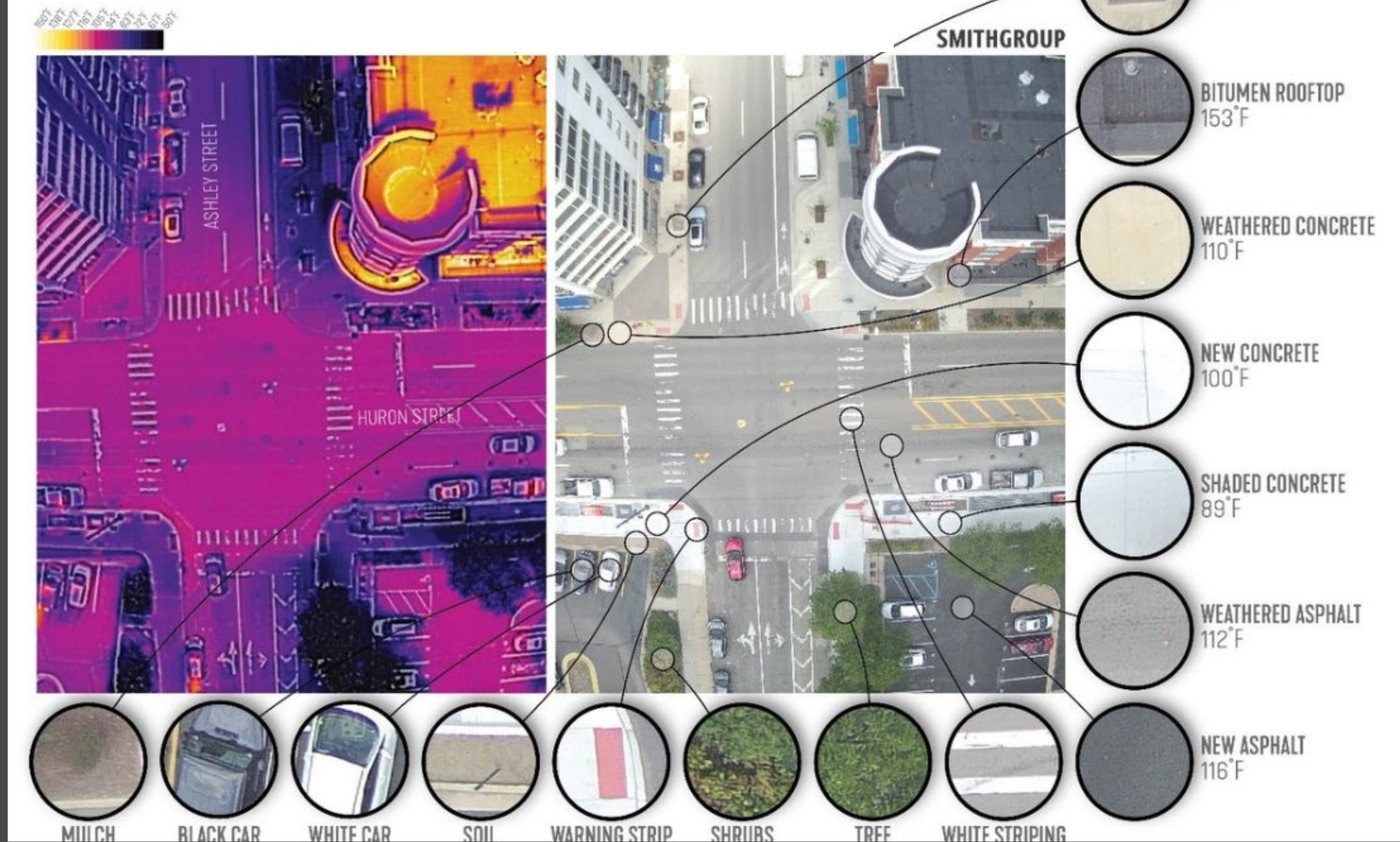
- Prioritize the hottest areas for urban tree planting
- Encourage a minimum of 35% green cover by:
 - ✓ Intensive green roof (6 inches or deeper) on the rooftop of the buildings;
 - ✓ Proving native canopy tree cover on site; and/or
 - ✓ Providing a combination of tree canopy cover and intensive green roof
- Apply Cool Streets Guidelines



PRIORITY TREE PLANTING

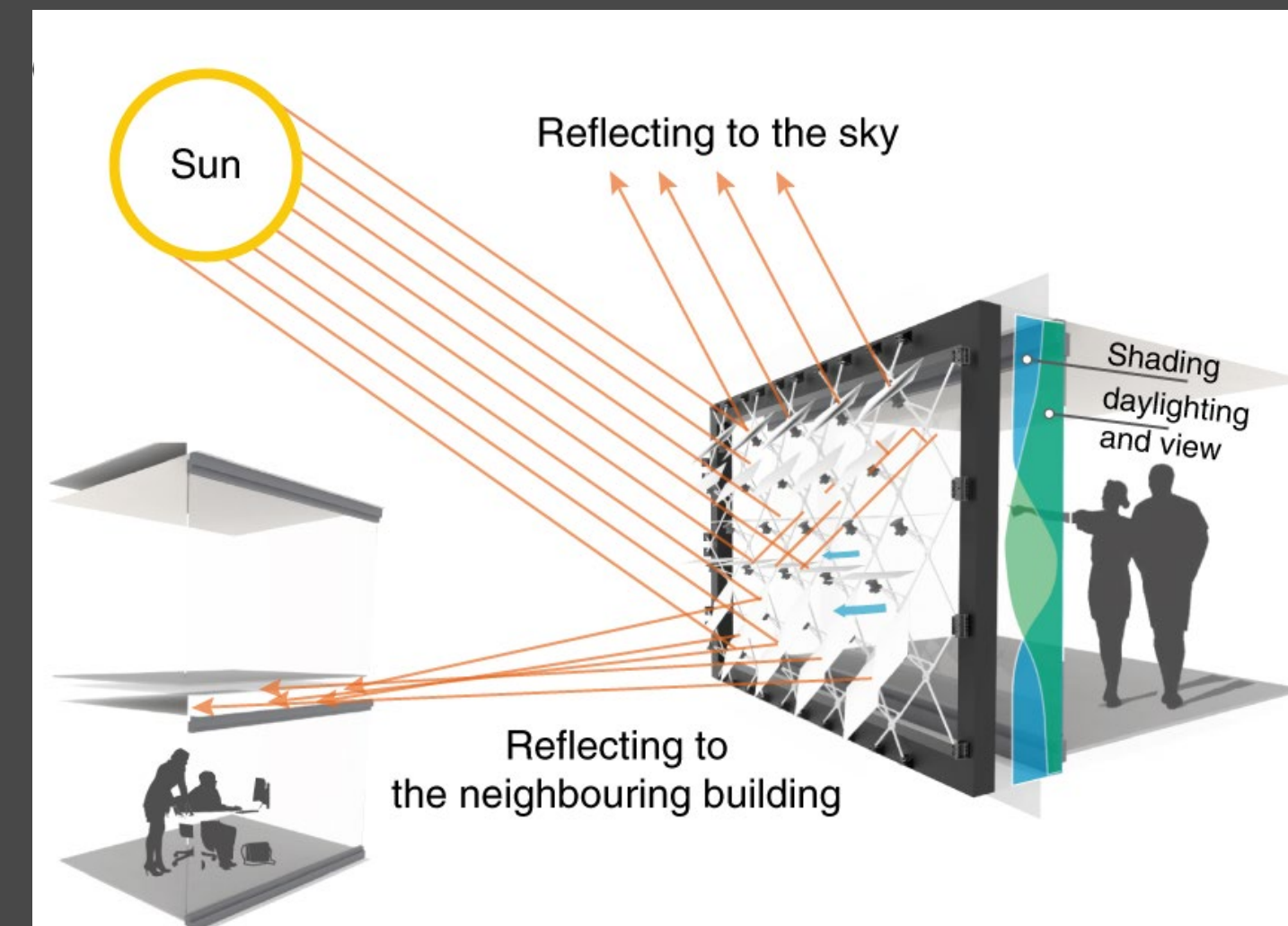
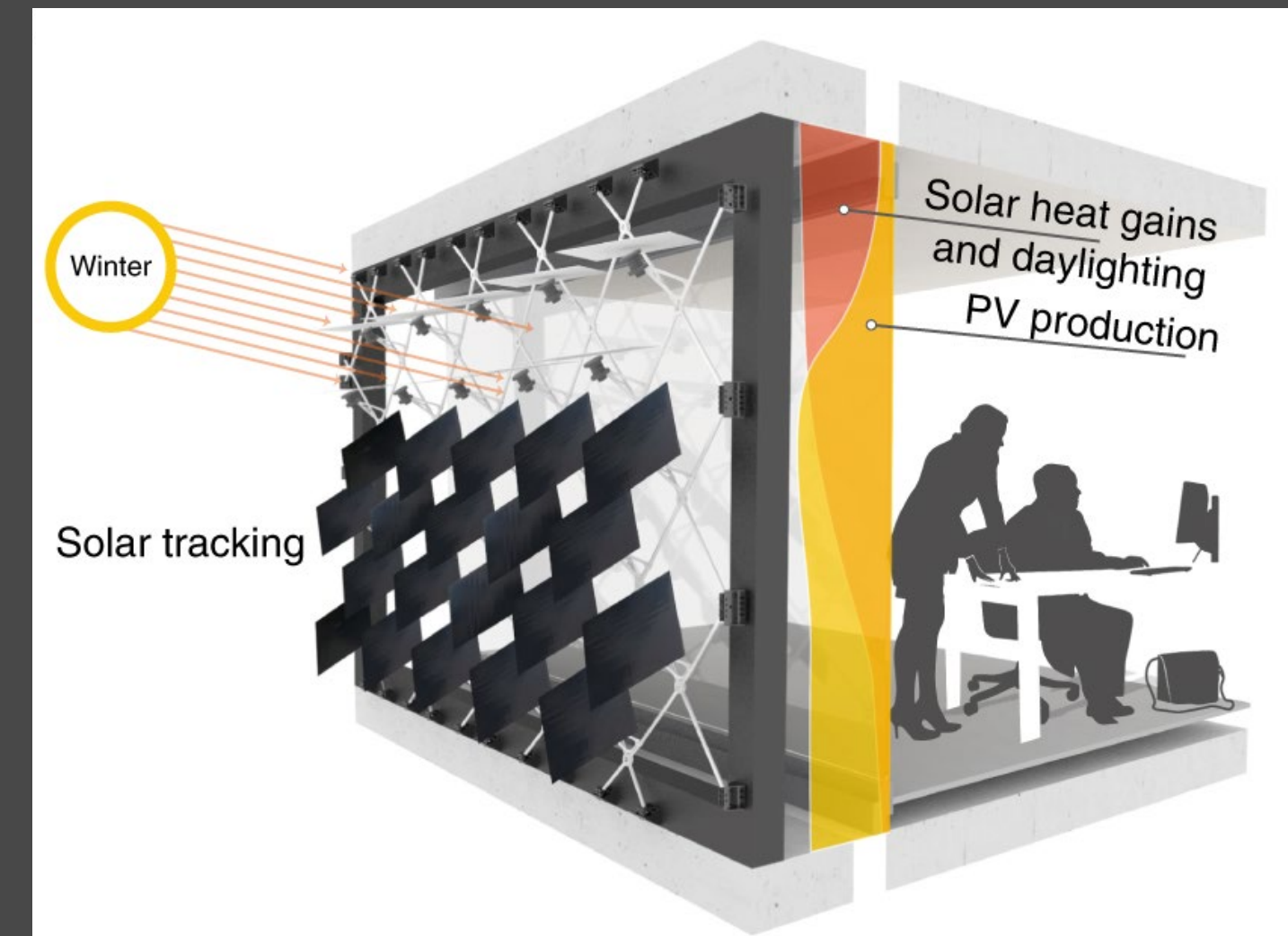


COOL STREETS DESIGN GUIDELINES



ENERGY RECOMMENDATIONS

- Optimize building and site orientation to maximize passive and active solar energy.
- Support and encourage onsite alternative energy such as solar, geothermal, and/or future renewable resource energy technologies.



WATER QUALITY RECOMMENDATIONS

Install green infrastructure such as:

- ✓ Bioretention
- ✓ Structured cells
- ✓ Stormwater planters
- ✓ Future green technologies

Integrate environmental site design (ESD) into:

- ✓ The right-of-way (new road & retrofits)
- ✓ Public & private property



Stormwater embedded into the landscape



FOOD SECURITY RECOMMENDATIONS

- Allow commercial food kitchens, food processing, and rooftop farms as accessory commercial uses in the parcels zoned CR.
- Support onsite community composting and education hubs to bring us closer to meeting the County's Zero Waste goals.



COMMUNITY FACILITIES

COMMUNITY FACILITIES

- 2000 Sector Plan recommended most of the key civic and community facilities in Silver Spring today.
- Plan includes recommendations to support:
 - Increase in street lighting for a safer downtown
 - A comprehensive wayfinding plan
 - Enhanced and expanded housing and supportive facilities for all residents of the plan area, including those facing housing insecurity
 - Expansion and growth of Montgomery College's programs and facilities in the downtown.



SCHOOLS - Plan Impact Analysis

- In maximum build-out scenario, new housing units may generate 374 ES, 165 MS, 176 HS students.
- Due to fluctuating enrollment trends in established neighborhoods, existing school facilities may have surplus capacity to absorb additional demand.
- MCPS relies on shorter-range forecast for facility planning strategies.

SCHOOLS – Innovative Facility Initiative

Opportunities

- Prevalence of existing office buildings
→ adaptive reuse (office-to-school)
- Proximity to Montgomery College and various businesses
→ colocation of public/private use of facilities compatible with secondary school

Office-to-School Sites, Alexandria, VA



SCHOOLS RECOMMENDATIONS

- Continue to explore and promote the vision of an innovative school facility in the Plan area.
- Monitor the housing and enrollment trends and collaborate with MCPS to ensure that potential options to provide additional capacity are available when needed.

HISTORIC RESOURCES

FUTURE MASTER PLAN HISTORIC SITE

- Study the Weller's Dry-Cleaning Building for potential future listing in the *Master Plan for Historic Preservation*.
- Googie-styled commercial building constructed in 1961 by architect Ted Englehardt.



View of Weller's Dry Cleaning, 8237 Fenton Street.

NATIONAL REGISTER OF HISTORIC PLACES

- Conduct outreach with owners of properties potentially eligible for the National Register of Historic Places.
- Provide technical assistance to owners.
- Explore future evaluation of these properties for listing in the *Master Plan for Historic Preservation*.



View of the American National Bank Building, 8701 Georgia Avenue.

CULTURAL AND HERITAGE RESOURCES

- Establish a legacy business registry.
- Partner with existing and new local partners to add interpretation of histories absent from our present narratives.
- Support any future recommendations of the Streets and Parks Facilities Renaming Review Project.



Beltway March, June 8, 1966. Protestors demanded that apartment owners in suburbs open rentals to African Americans. Source: Washington Star Collection, D.C. Public Library.

LEGACY BUSINESS REGISTRY

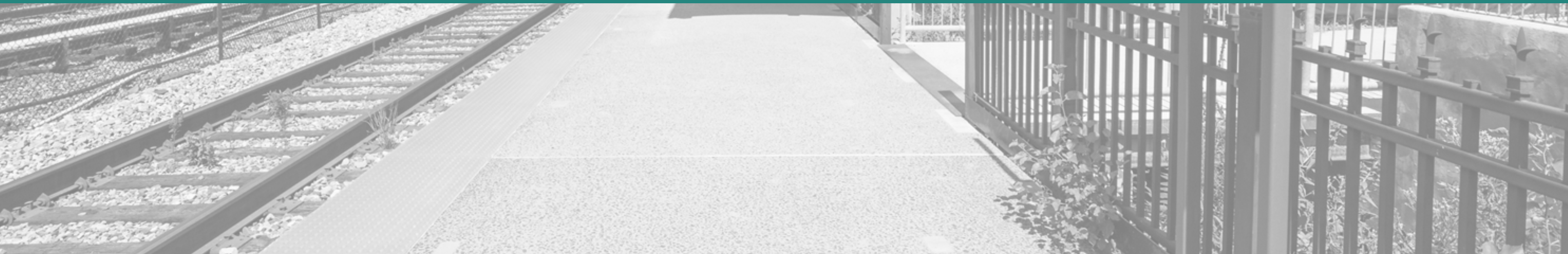
- Identify businesses that: 1) have been open in the community for more than 15 years; 2) contribute to the streetscape, identity, and historical development of Silver Spring; and 3) are independently owned.
- Study Legacy Business Program and interventions to support these places.



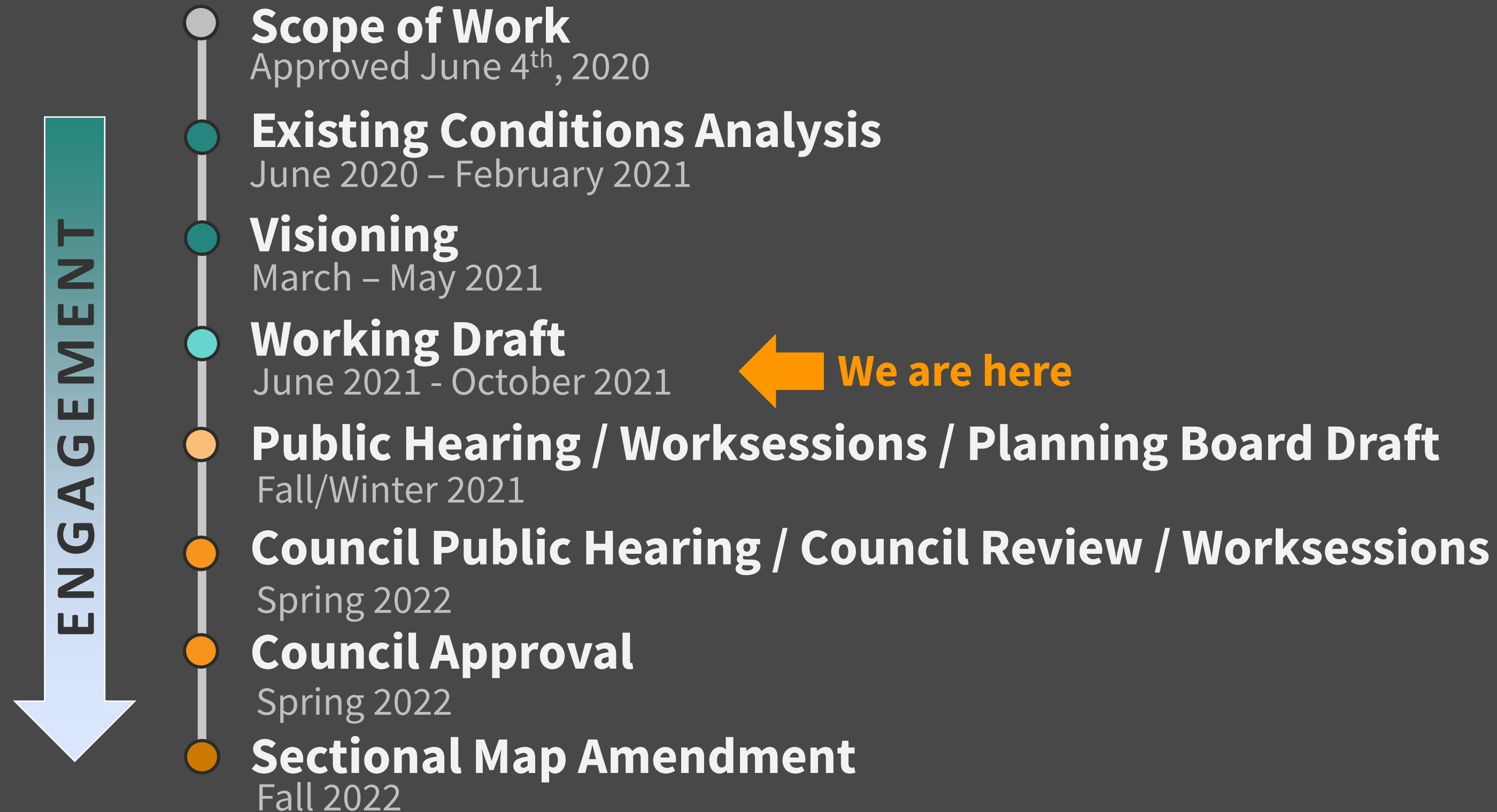
*View of Kefa Cafe, 963 Bonifant Street
Source: Dan Reed.*



NEXT STEPS



PLAN TIMELINE



NEXT STEPS

Team requests that the Planning Board accept this Working Draft as the Public Hearing Draft and set a Public Hearing for December 2, 2021.

SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Working Draft