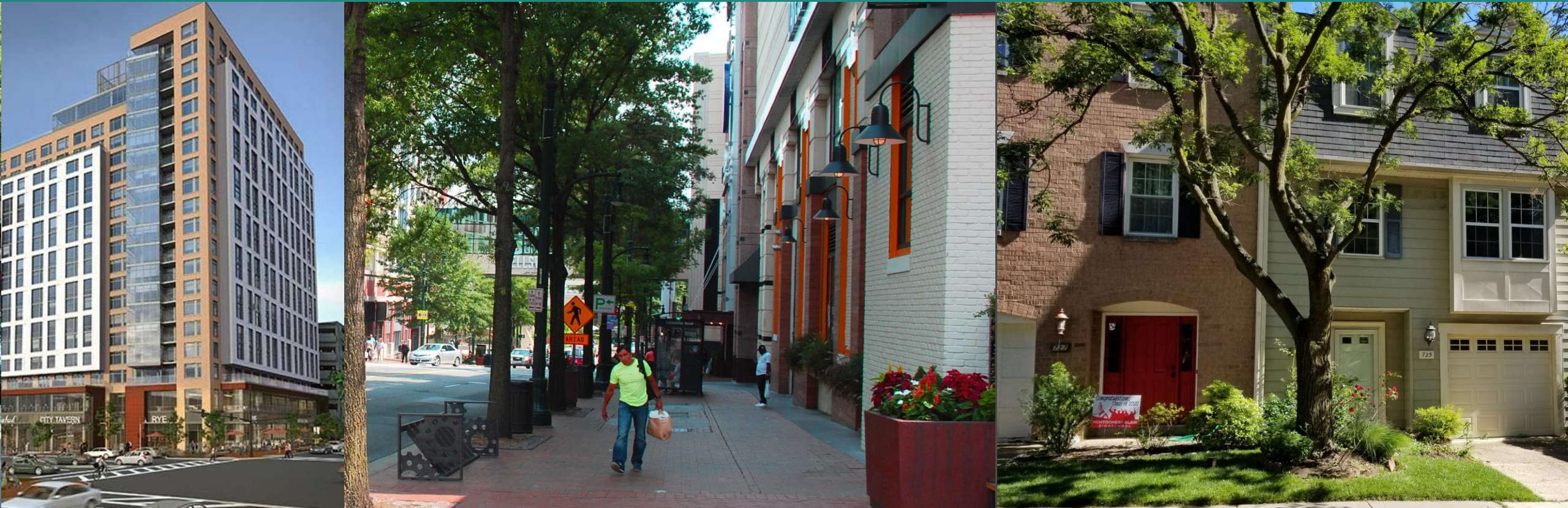


SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Work Session #2

AGENDA

- TRANSPORTATION
- ECONOMIC GROWTH
- URBAN DESIGN
- LAND USE AND ZONING (PLAN-WIDE AND DISTRICTS)
- IMPLEMENTATION

TRANSPORTATION

4.6 TRANSPORTATION RECOMMENDATIONS

- Approach
 - Cycling, Walking, and Transit will be **ATTRACTIVE** transportation modes.
 - Emphasis on **health** and **safety** for **PEOPLE**.
- **Vision Zero Lens**
 - Fatal and severe crashes are **preventable**.
 - **Reduce conflicts**
 - **Lower speeds**



Sarbanes Transit Center
Photo Credit: Silver Spring Urban District

4.6.2 BICYCLE NETWORK

- New Separated bikeways along:
 - **Silver Spring Avenue** (Between Georgia Avenue and Fenton Street)
 - **Blair Mill Road** (Between Eastern Ave to East-West Highway (MD 410))
 - **Fenton Street** (Between Burlington Ave and King Street)
 - **King Street** (Between Eastern Avenue and Georgia Avenue)
- **Montgomery College Bridge**
 - Widen pedestrian bridge to make it easier for shared use with cyclists



4.6.2 BICYCLE NETWORK

- Bike Parking
 - Long- & short-term
- Bikeshare
- Micromobility

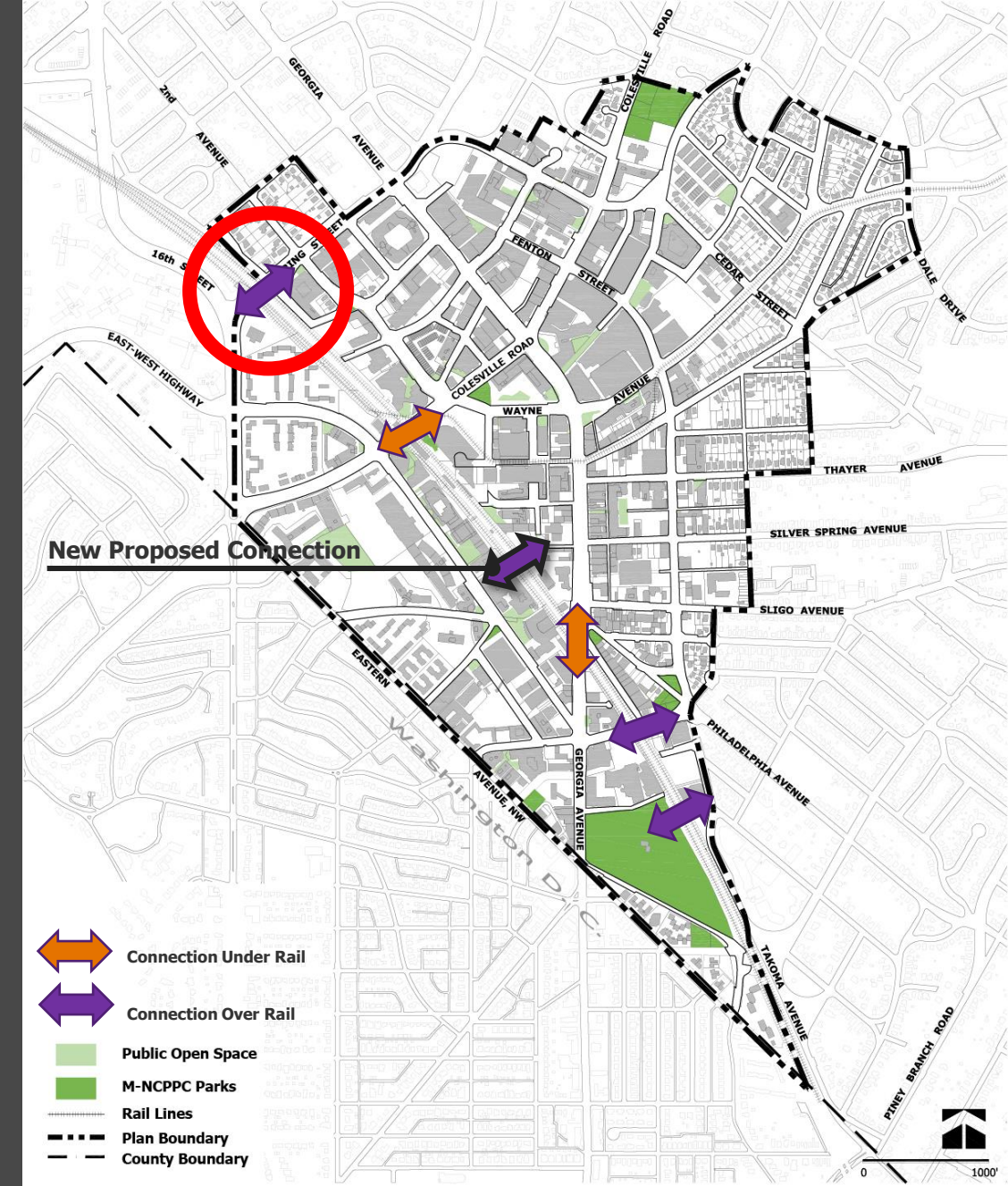


Long-term bicycle parking station concept at 7272 Wisconsin Ave in Bethesda



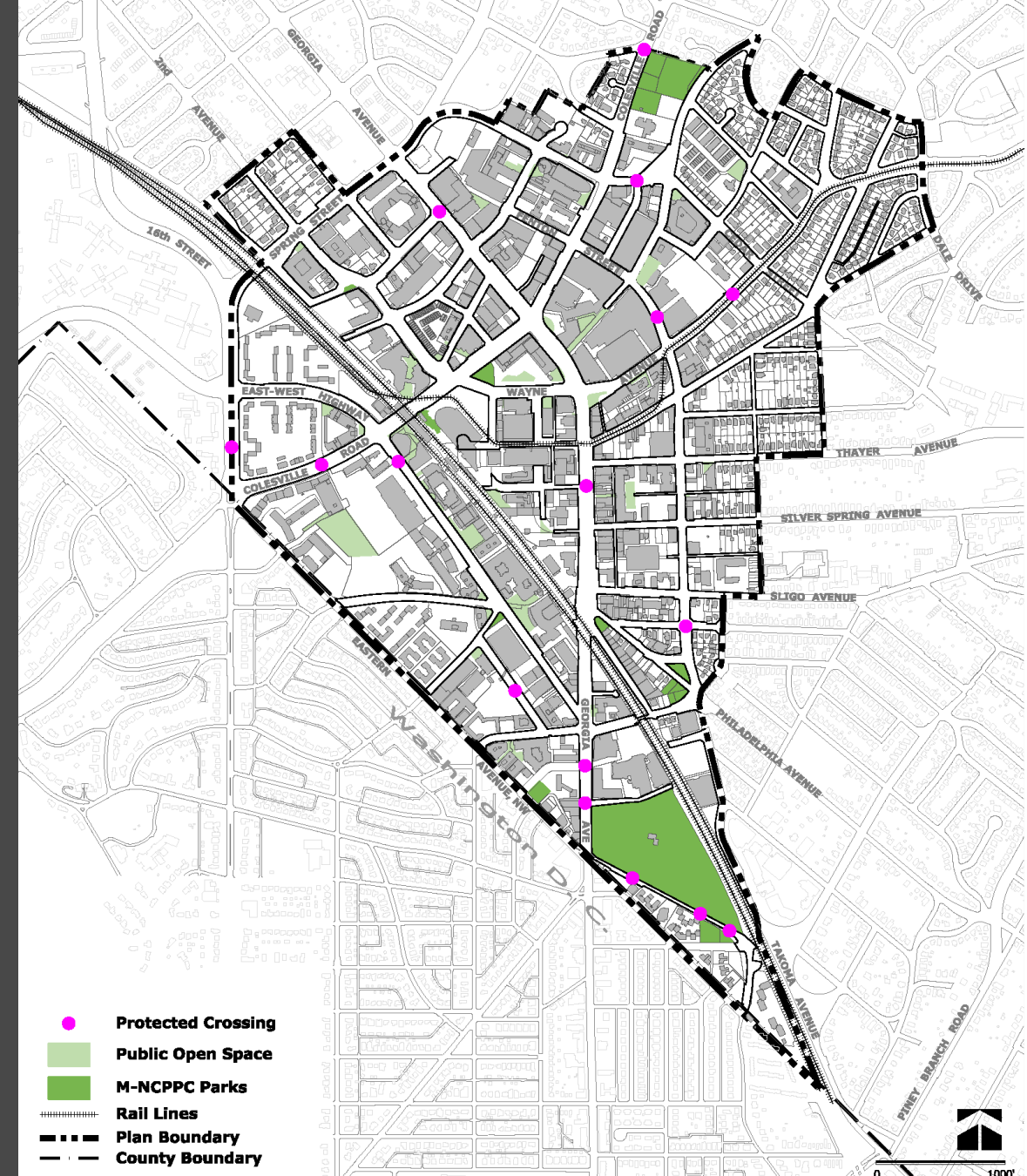
3.2.3 CONNECTING ACROSS THE RAIL

- 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



4.6.3 PEDESTRIAN NETWORK

- More **Protected Crossings**
- High-visibility crosswalks at **all crossings**
- Sidewalks on **both sides** of the street
- New landscape bridge across CSX/WMATA tracks



4.6.4. TRANSIT

- Dedicated Bus Lanes by reallocating travel lanes to transit lanes
 - Georgia Avenue
 - Colesville Road
- Upgrade all stops with **shelters**
- Expanding the Vango Circulator service to Jesup Blair Park and Woodside Urban Park
- Link with Walter Reed in DC



Photo Credit: Franklyn/NPR

4.6.5 ROADWAYS: NEW CONNECTIONS

- New Downtown Streets
 - **1st Avenue Extended** between Fenwick Lane and Cameron Street to Ramsey Avenue.
 - **New Street:** between Sligo Avenue and Silver Spring Avenue



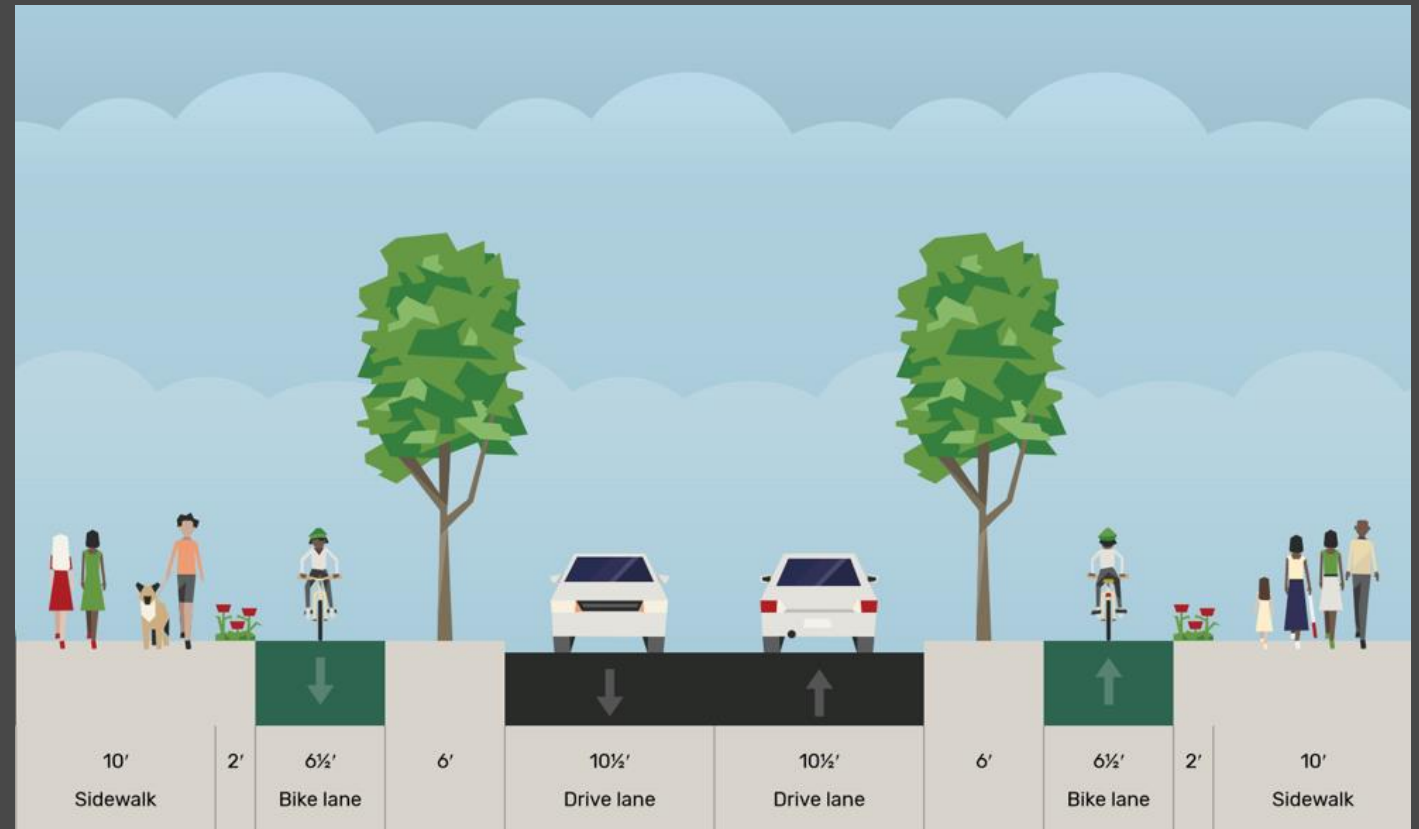
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4.6.5 ROADWAYS: NEW CONNECTIONS

- New Downtown Streets
 - **1st Avenue Extended** between Fenwick Lane and Cameron Street to Ramsey Avenue.
 - **New Street:** between Sligo Avenue and Silver Spring Avenue



4.6.5. ROADWAYS SHARED STREETS

DC Wharf

Source: Wolf Jose Landscape Architects

- **Existing Streets:**
 - **Bonifant Street**
(Ramsey Avenue to Georgia Avenue)
 - **Ellsworth Drive**
(Fenton Street to Veterans Plaza)
 - **Newell Street**
(Kennett Street to E-W Highway)
- **New Street**
 - Connecting between Thayer Avenue to Bonifant Street



Shared Street :

- **Pedestrians** are the **priority**
- Cyclists, and low-volume traffic can also use
- Typically, **curbless** with designated areas for pedestrians and cyclists
- **15 mph** target speed

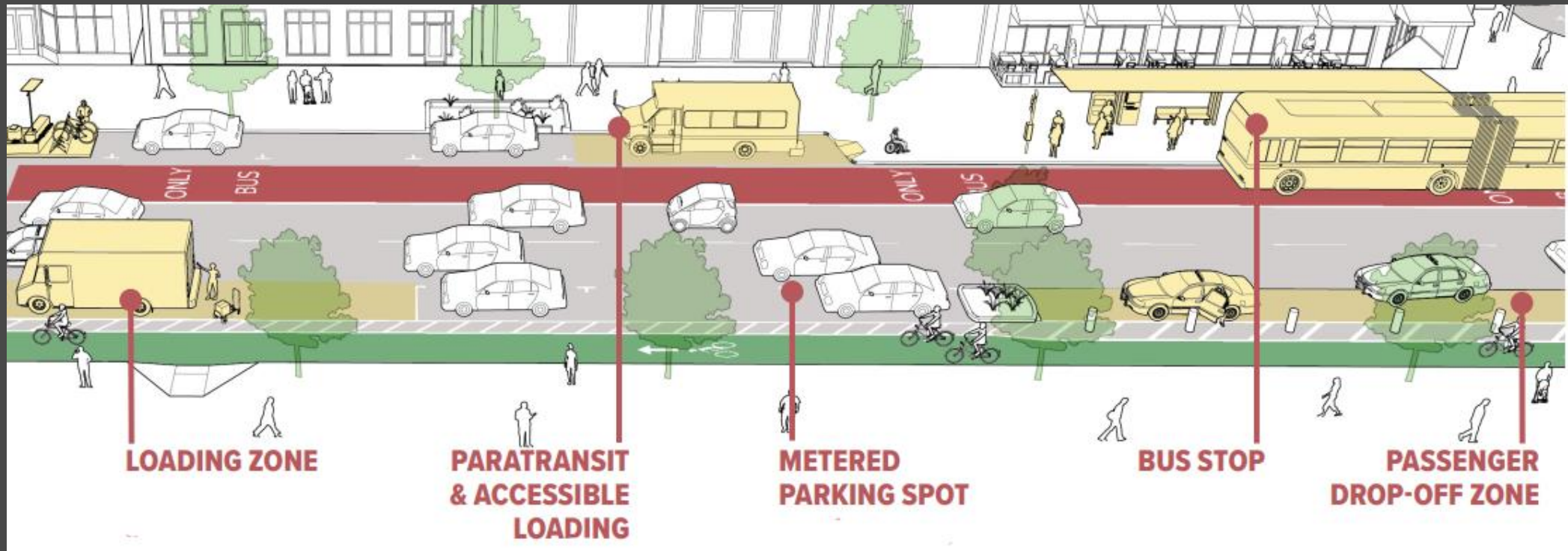
4.6.5. ROADWAY (MCDOT COMMENTS)

- Explore removing **dynamic lanes** on **Colesville Road** (north of Spring Street)
- Encourage the **construction of new alleys** with redevelopment
- **Utilities** should be **undergrounded**
- **Unified Mobility Program**



4.6.6. PARKING & LOADING

Source: NACTO Curb Appeal (2017)



- Constrained Parking Policy
- Underutilized Garages present redevelopment opportunities
- **Urban Loading Strategies**
Study for Silver Spring Downtown
(task force, signage, new street zones)

MASTER PLAN TRANSPORTATION ADEQUACY

METRICS*

- Accessibility to Jobs (Auto & Transit)
- Travel Time (Auto & Transit)
- VMT per Capita
- Non-Auto Driver Mode Share (journey-to-work trips)
- Low-stress bicycle accessibility

* With the exception of low-stress bicycle accessibility, metrics are reported at the policy area-level. Low-stress bicycle accessibility is reported at the countywide-level.



TRANSPORTATION ADEQUACY DETERMINATION

- Adequacy is achieved if all metrics pertaining to the proposed plan reflect an improved projected condition relative to the currently adopted plan.

PRELIMINARY METRICS RESULTS

Scenario	Auto Accessibility (jobs)	Transit Accessibility (jobs)	VHT* (minutes)	PHT** (minutes)	VMT per Capita	NADMS
Year 2015 Existing Conditions	1,944,075	372,556	17.06	50.2	11.23	51.37%
Year 2015 Existing Conditions with VZ Recommendations & Removal of RL Operations on US 29 & MD 97	1,945,961	403,653	17.21	50.13	11.25	51.63%
Year 2045 2000 Adopted SS CBD Master Plan LU & Network	2,215,096	647,323	18.63	47.73	9.96	58.58%
Year 2045 Proposed Master Plan LU & Network ith VZ Recommendations & Removal of RL Operations on US 29 & MD 97	2,212,081	646,963	19.9	47.67	9.93	58.41%

* VHT denotes vehicle hours of travel

** PHT denotes person hours of travel



KEY TAKEAWAYS

- **Comparison of existing conditions relative to projected future conditions:**

The metrics are projected to improve over time. Our master plans are taking us in the right direction.

- **Comparison of adopted plan relative to proposed plan:**

The metrics results are **generally** equivalent, indicating that the proposed plan recommendations maintain transportation adequacy.

4.6.7. TRANSPORTATION DEMAND MANAGEMENT

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



ECONOMIC GROWTH

CONTEXT

- Key **economic engine** for the eastern half of Montgomery County
- Over **6M** sf of development built in the last decade
- **Vibrant, diverse retail** central to Silver Spring's identity
- **Well-connected** to all parts of the County and Washington DC via transit

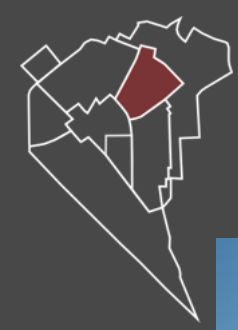


RECENT PROJECTS

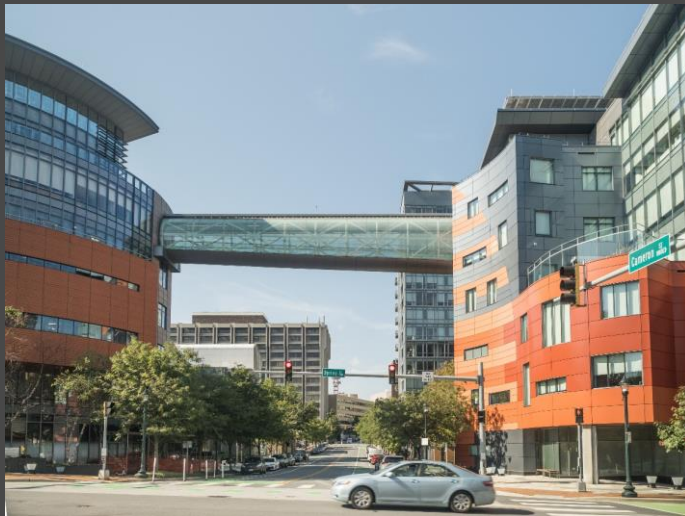
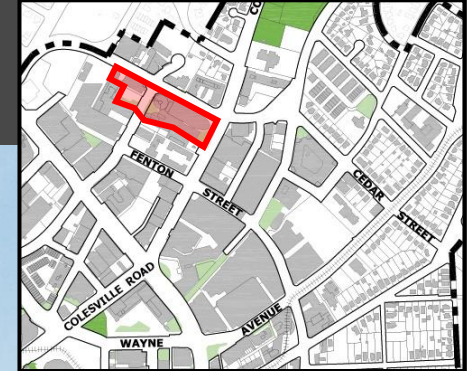


The Citron



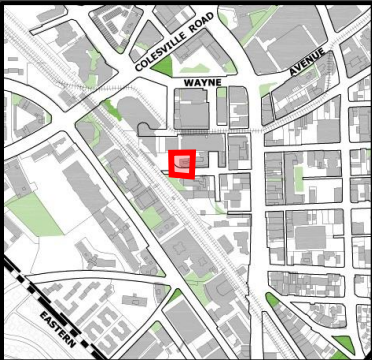


United Therapeutics Campus



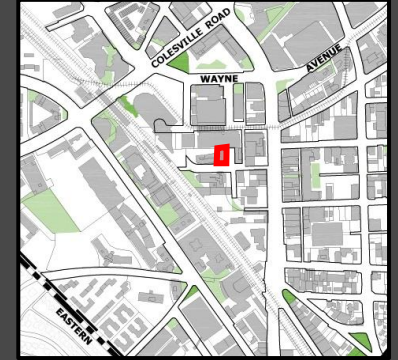


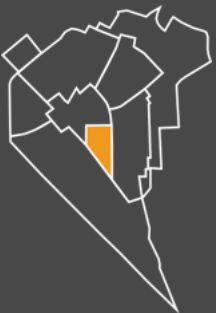
Ripley District



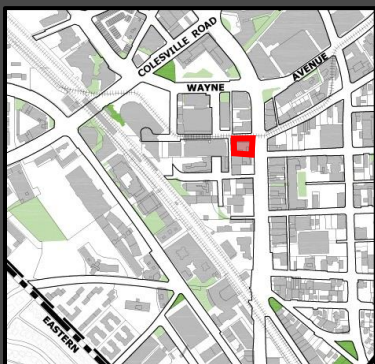


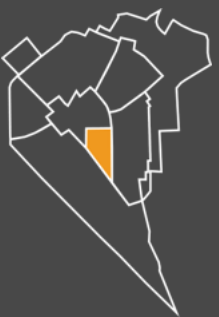
Ripley North (1155 Ripley)



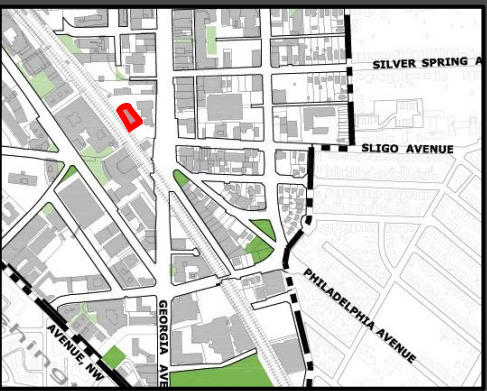


Ripley East



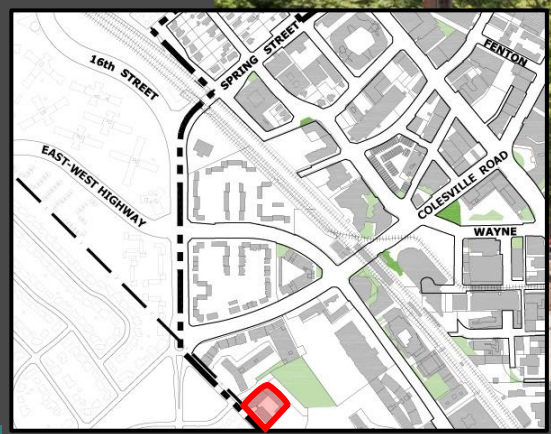


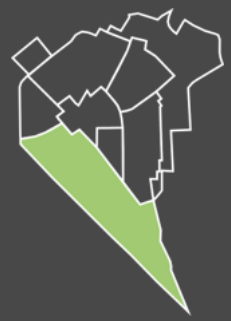
Progress Place- (8110 Georgia Avenue)



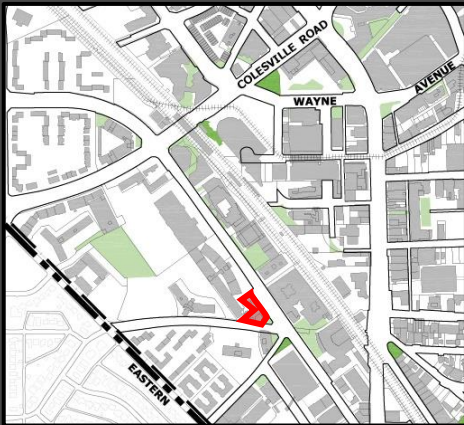


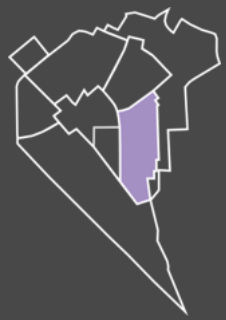
The Pearl (Blairs)



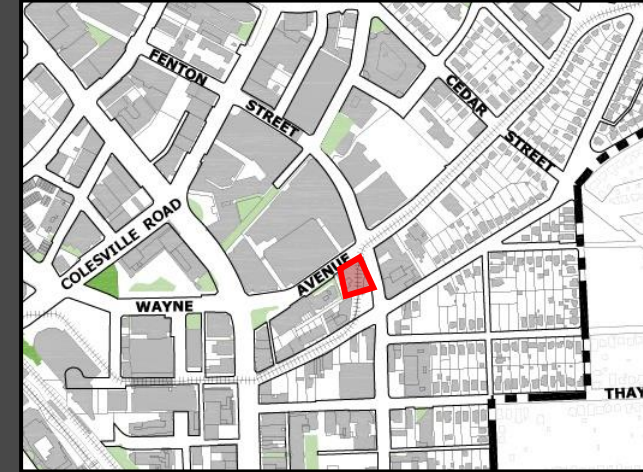


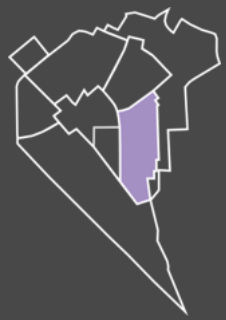
1200 East West Highway





Silver Spring Library





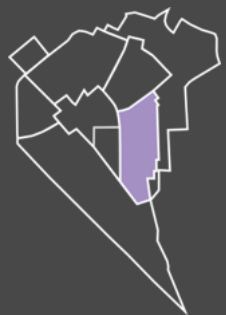
Senior Housing @ Silver Spring Library



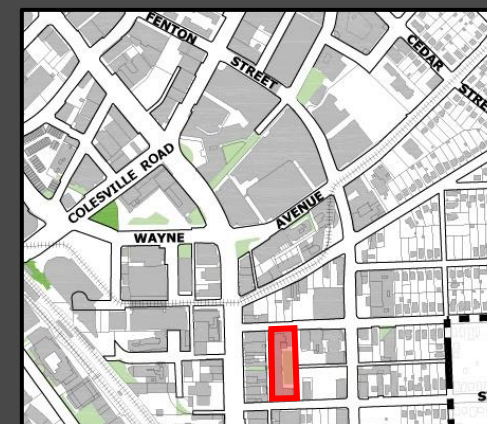


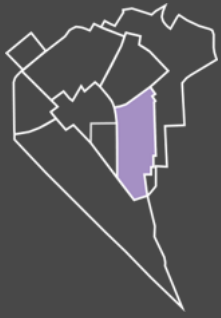
Affinity on Georgia



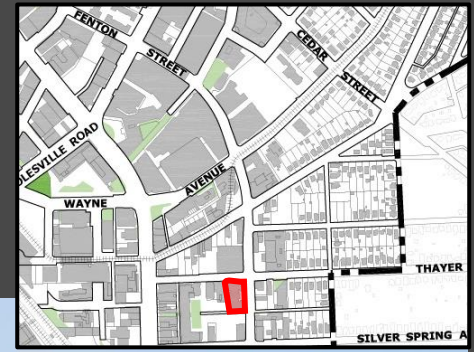


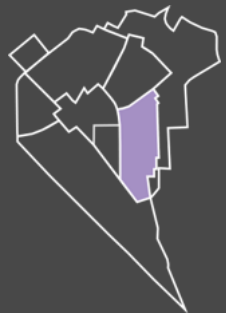
Studio Plaza (Phase One)





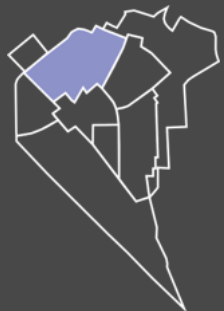
900 Thayer (HOC)



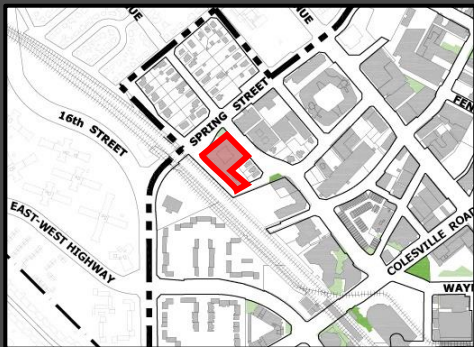


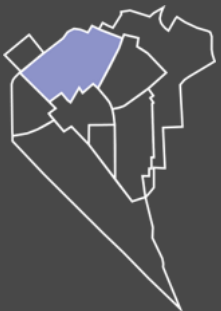
Central (Fenton & Wayne Ave)



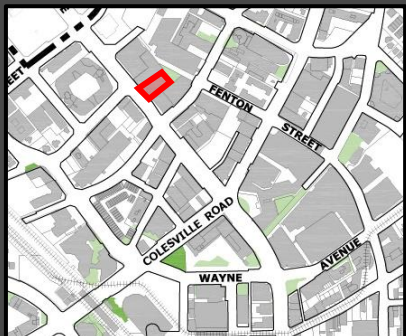


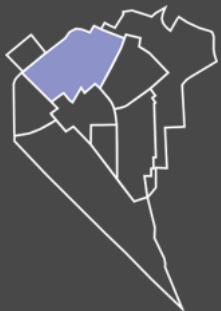
Fenwick Apartments



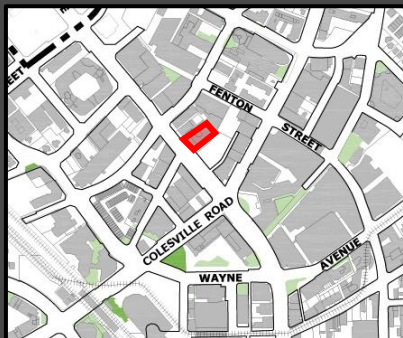


The Premiere, Georgia Ave



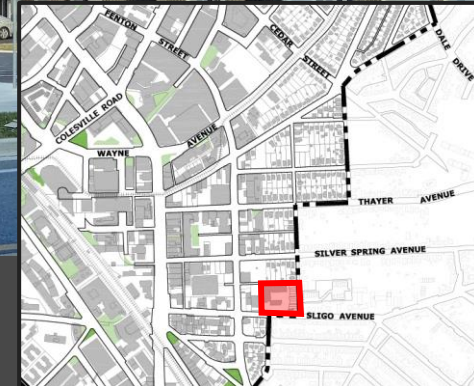


The Core, Georgia Ave





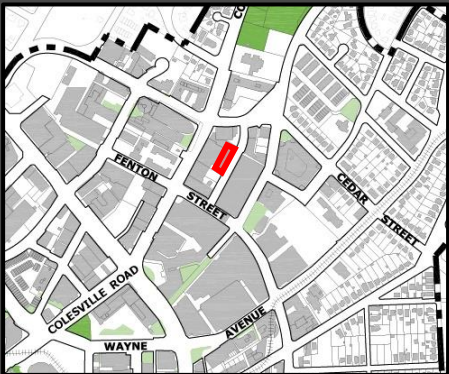
Sligo ArtSpace

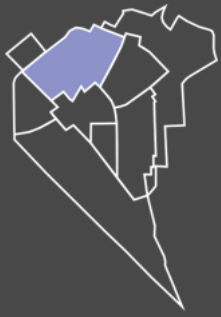


OFFICE CONVERSION

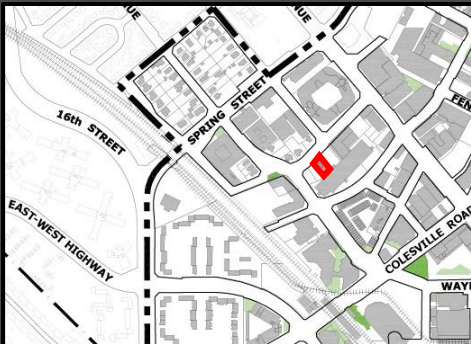


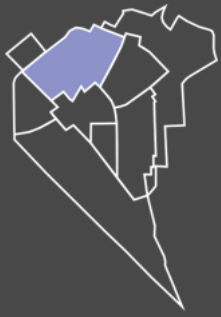
Spring and Roeder



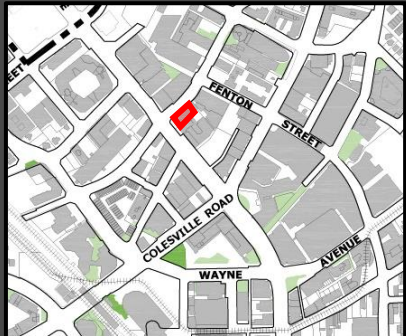


The Octave/1320 Fenwick

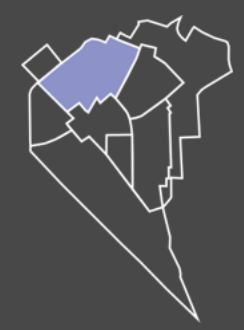




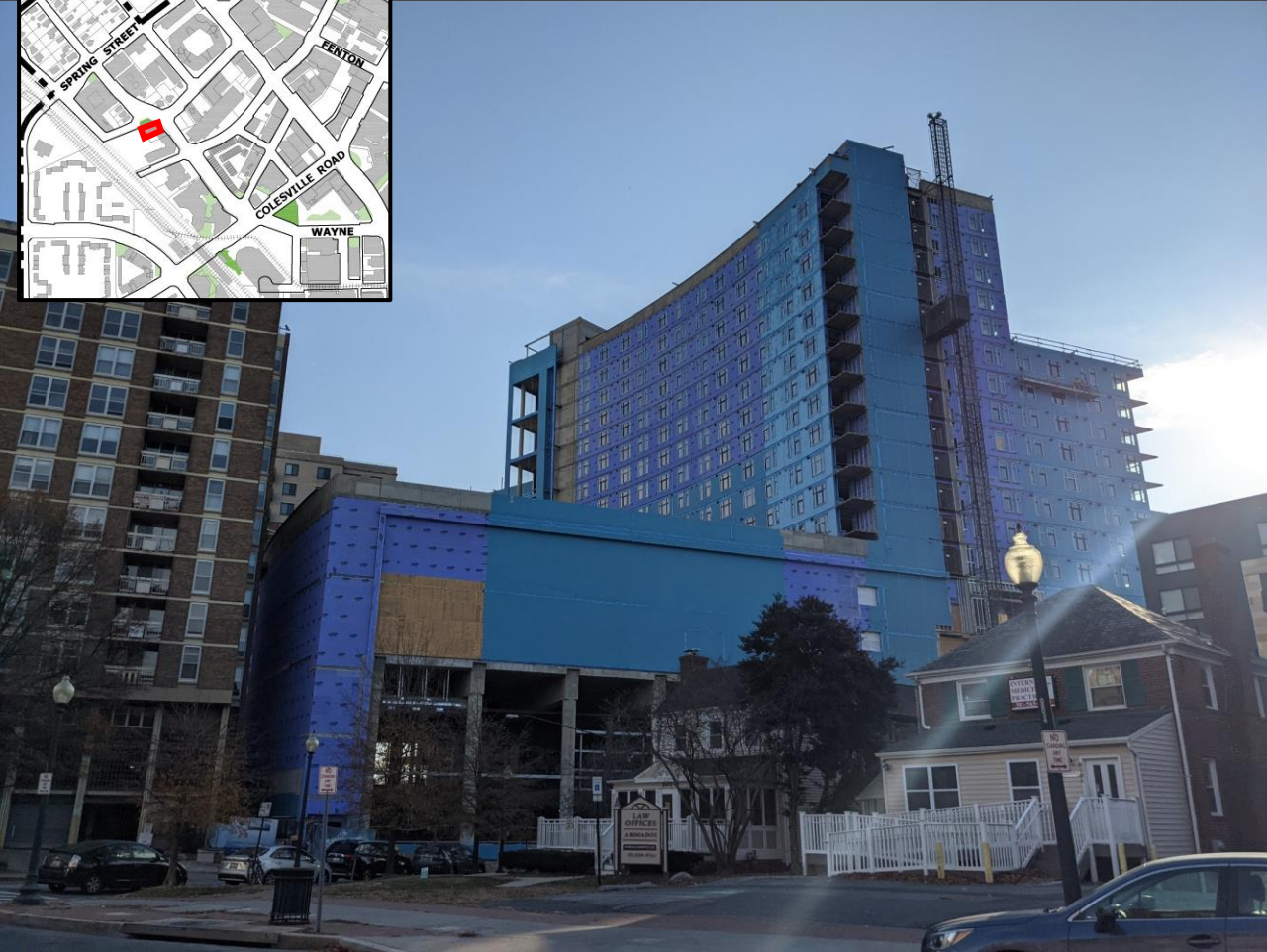
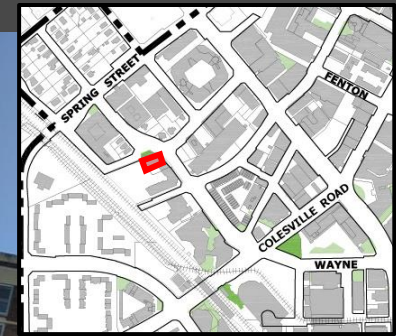
Guardian Building (Approved)

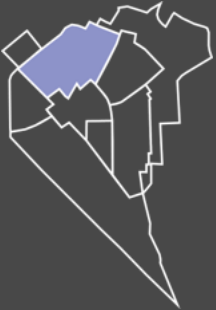


UNDER CONSTRUCTION

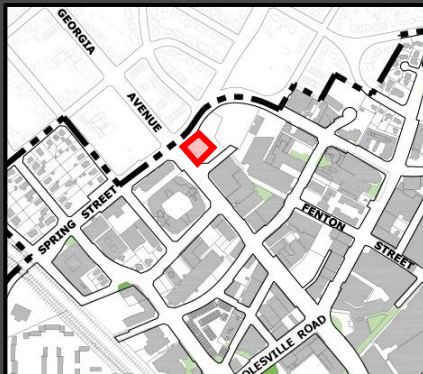


Elizabeth Square



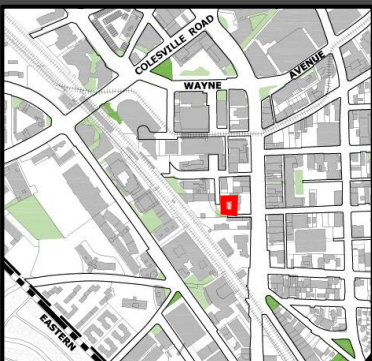


8787 Georgia Avenue





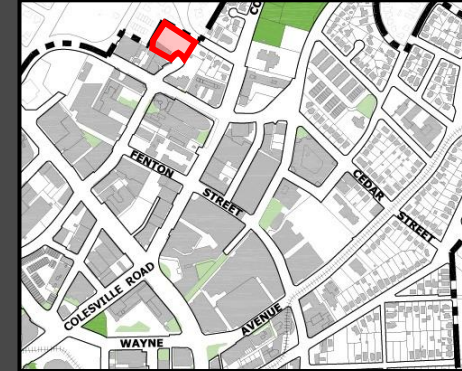
Ripley II



APPROVED FOR CONSTRUCTION

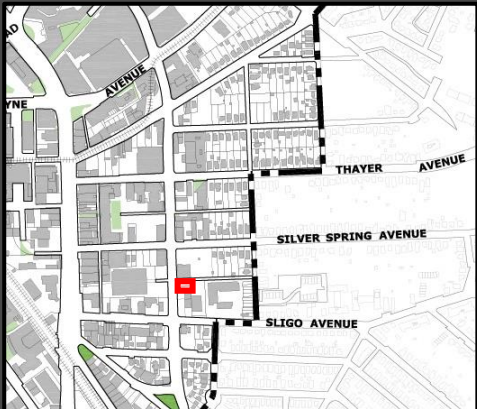


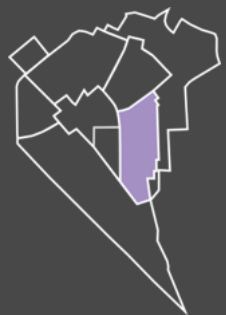
United Therapeutics Project 242T





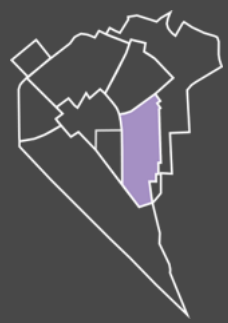
850 Sligo



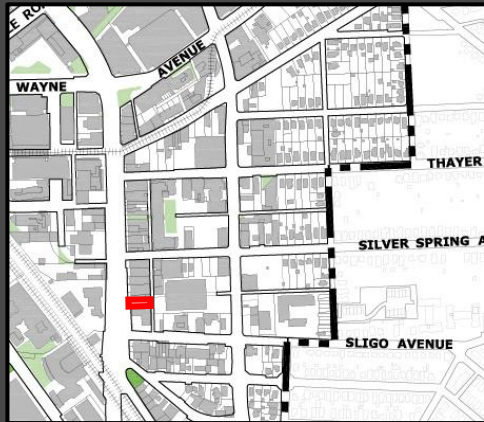


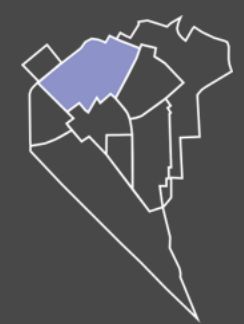
Urby Silver Spring



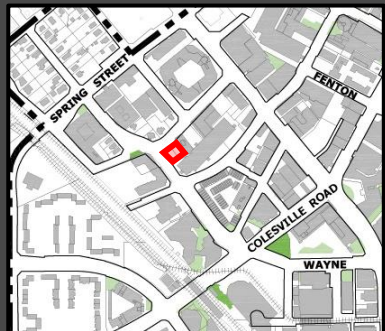


Quality Time Learning Center Annex



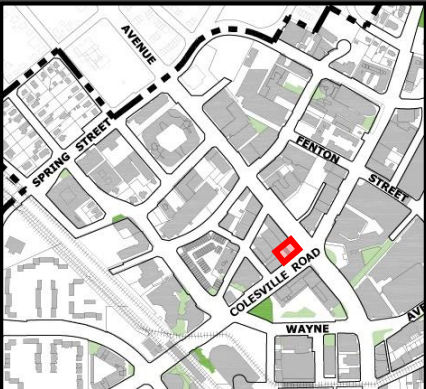


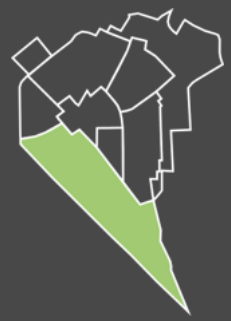
HOC HQ



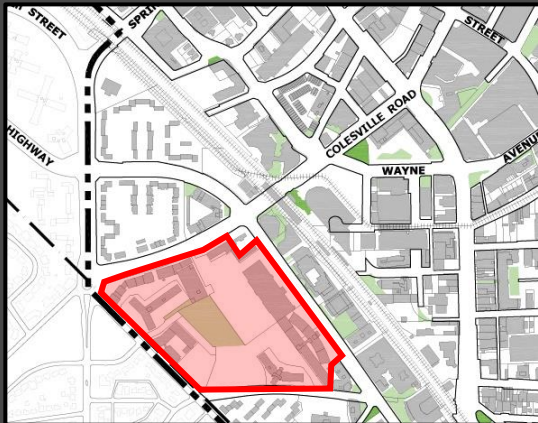


8600 Georgia Avenue





The Blairs Master Plan



OPPORTUNITY SITES



ECONOMIC PROSPERITY IN SILVER SPRING

To achieve sustainable economic growth and prosperity in Silver Spring, the plan focuses on the local economy at two scales:

To attract large employers and businesses:

- Flexible zoning and opportunity to achieve greater height and density in the commercial core.
- Focus on design excellence in buildings.
- Improvements to the public realm to attract employers and employees.

To support and sustain the small business community:

- Recommendations to encourage appropriate spaces for small businesses are provided.
- Incentives for bringing small business to Silver Spring.
- Legacy business registry to recognize and support key long-standing downtown businesses.

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 and successful**



ECONOMIC GROWTH RECOMMENDATIONS

- Encourage the **conversion of unused office space.**
- Limit new ground-floor retail to **established retail nodes.**
- **Flexible zoning** does not require retail on the ground floor.



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

ECONOMIC GROWTH RECOMMENDATIONS

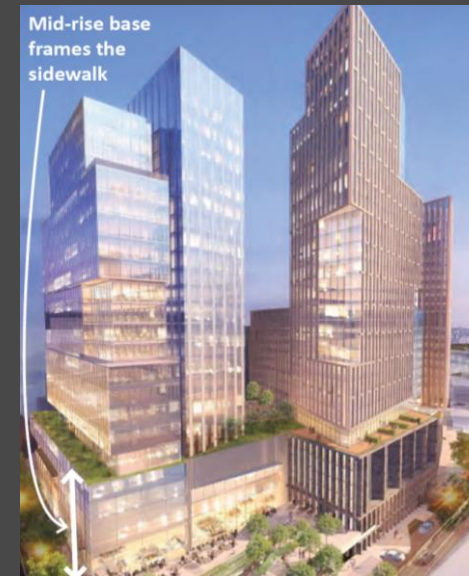
- Consider an incentive for property owners to build a **retail incubator**
- Subsidize the fit-out of 2,000 square foot or smaller retail spaces.
- **Zoning text changes** to the Fenton Village and South Silver Spring **overlay zones** that support small retailers.



URBAN DESIGN

4.4.1 BUILDING FORM - 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



BUILDING FORM - 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



BUILDING FORM - RECOMMENDATIONS

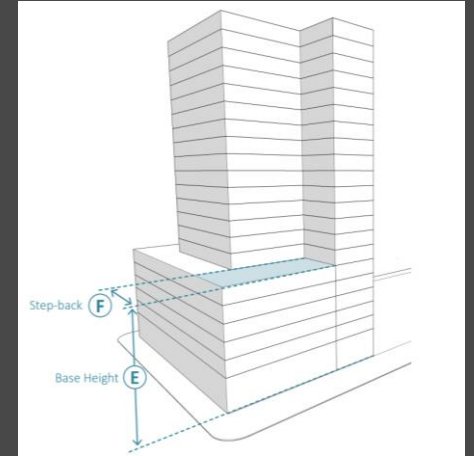
- Prepare Design Guidelines to define Design Excellence for new development throughout the plan area.
- Create a Design Advisory Panel for Optional Method of Development Projects.

BUILDING FORM - RECOMMENDATIONS

- 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



4.4.2 PUBLIC REALM - GOALS

- Introduce new public spaces in downtown Silver Spring that strengthen each district and improve access to public spaces for all.
- Improve existing public spaces to contribute to community health and connectivity.



Temporary Plazas on streets in Bethesda, Maryland

PUBLIC REALM - GOALS

- Focus on the existing local streets as neighborhood “spines” and convert these to resilient complete streets that will improve the pedestrian and bicycle network, help to cool the downtown and manage stormwater runoff.
- Activate under-utilized spaces (both publicly and privately owned) through temporary placemaking strategies. These tactical moves can help spur long-term public realm transformation and improve public life.



Temporary Plazas on streets in Bethesda, Maryland

PUBLIC REALM - RECOMMENDATIONS

- Implement the Green Loop concept on the streets indicated in Section 3.2.
- 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

PUBLIC REALM - RECOMMENDATIONS

- *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

PUBLIC REALM - RECOMMENDATIONS

- *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

LAND USE AND ZONING

4.1 LAND USE AND ZONING

GOALS

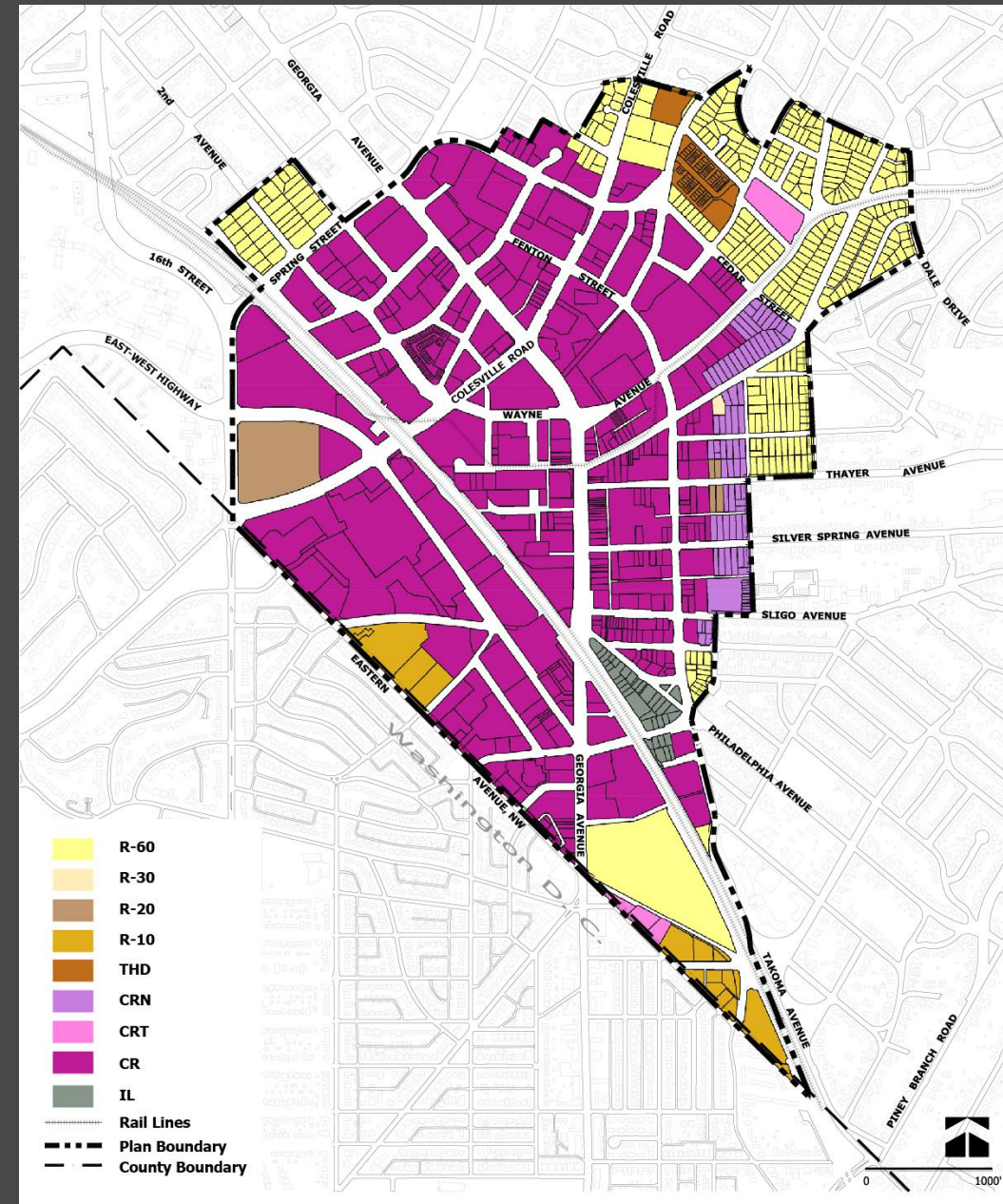
- Increase **flexibility of zoning** to encourage redevelopment of under-utilized sites
- Incentivize **additional height** on sites in the commercial core of downtown Silver Spring
- Create **new parks** in districts that are in need of more open space
- Encourage and permit the development of **diverse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



4.1 LAND USE AND ZONING

RECOMMENDATIONS

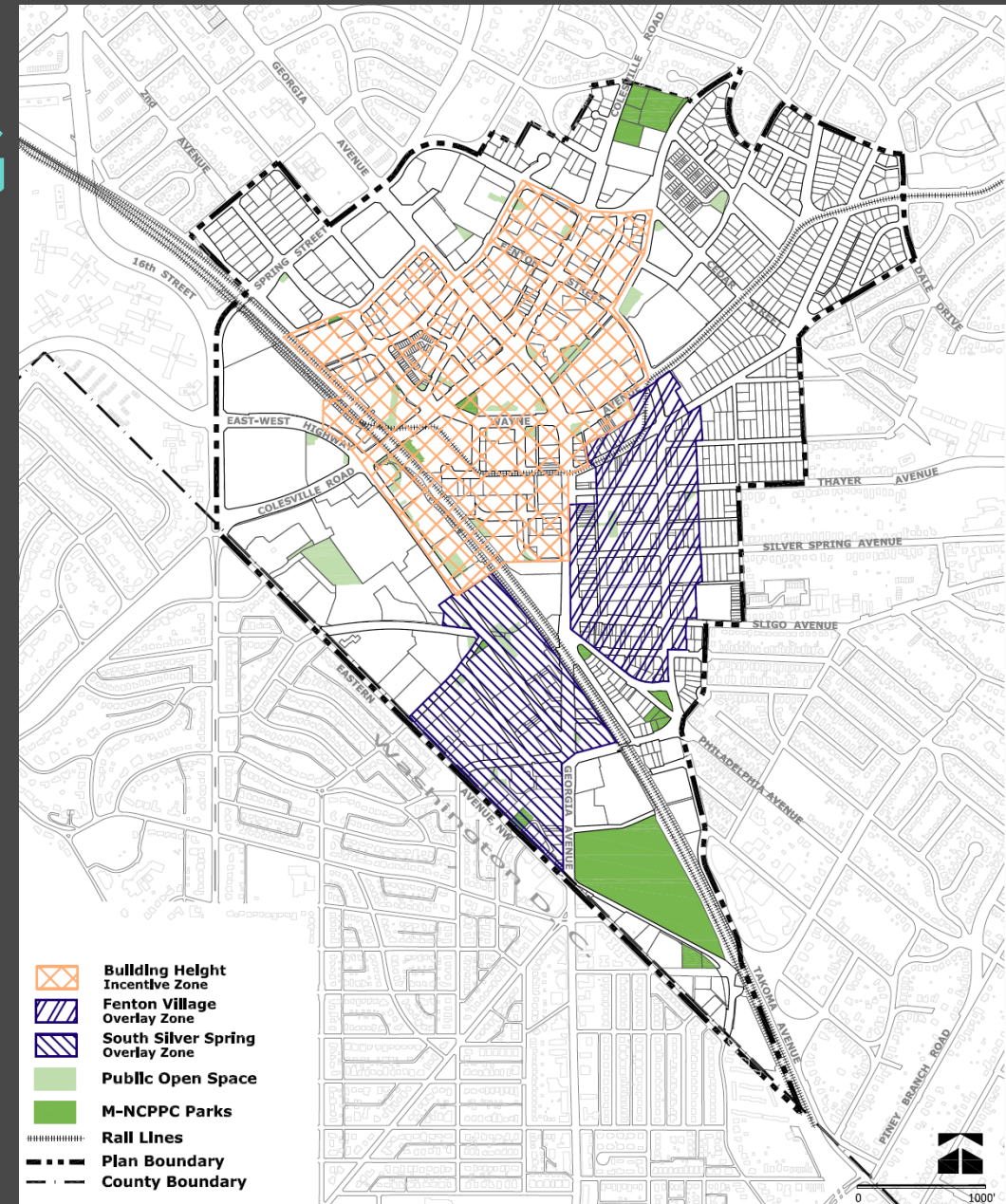
- Increase flexibility in CR zones by allowing all commercial, all residential, or a mix on most sites. C and R values will be equivalent, and both will be equal to the maximum allowable density.
- Update defunct zones (EOF, RT-12.5) to CR, THD or other appropriate zone.
- Bring several non-conforming parcels into conformance where existing building scale is compatible with urban design vision.



4.1 LAND USE AND ZONING

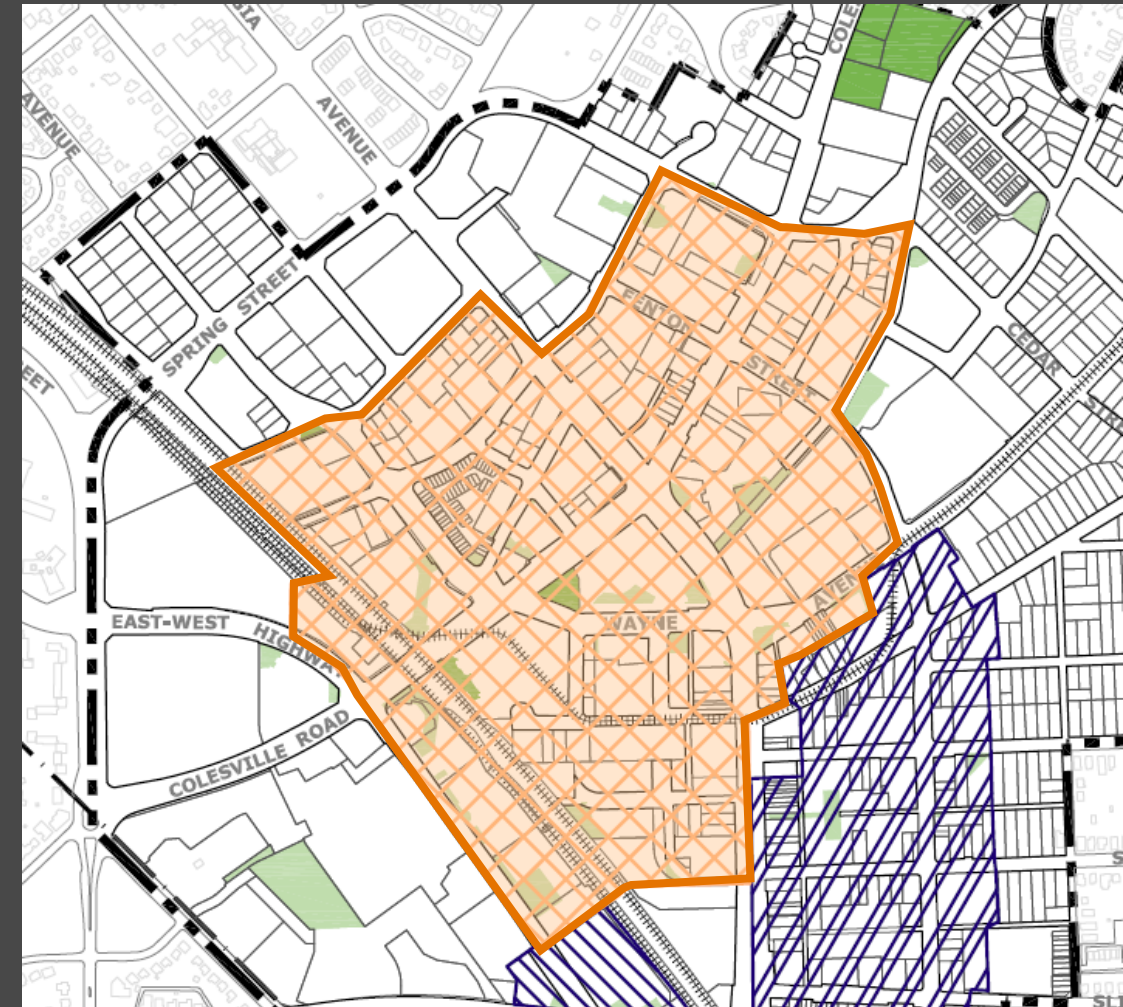
RECOMMENDATIONS (continued)

- Create a Building Height Incentive Zone in the commercial core of the downtown.
- Revise Fenton Village Overlay Zone
- Adjust and revise existing Ripley/South Silver Spring Overlay Zone



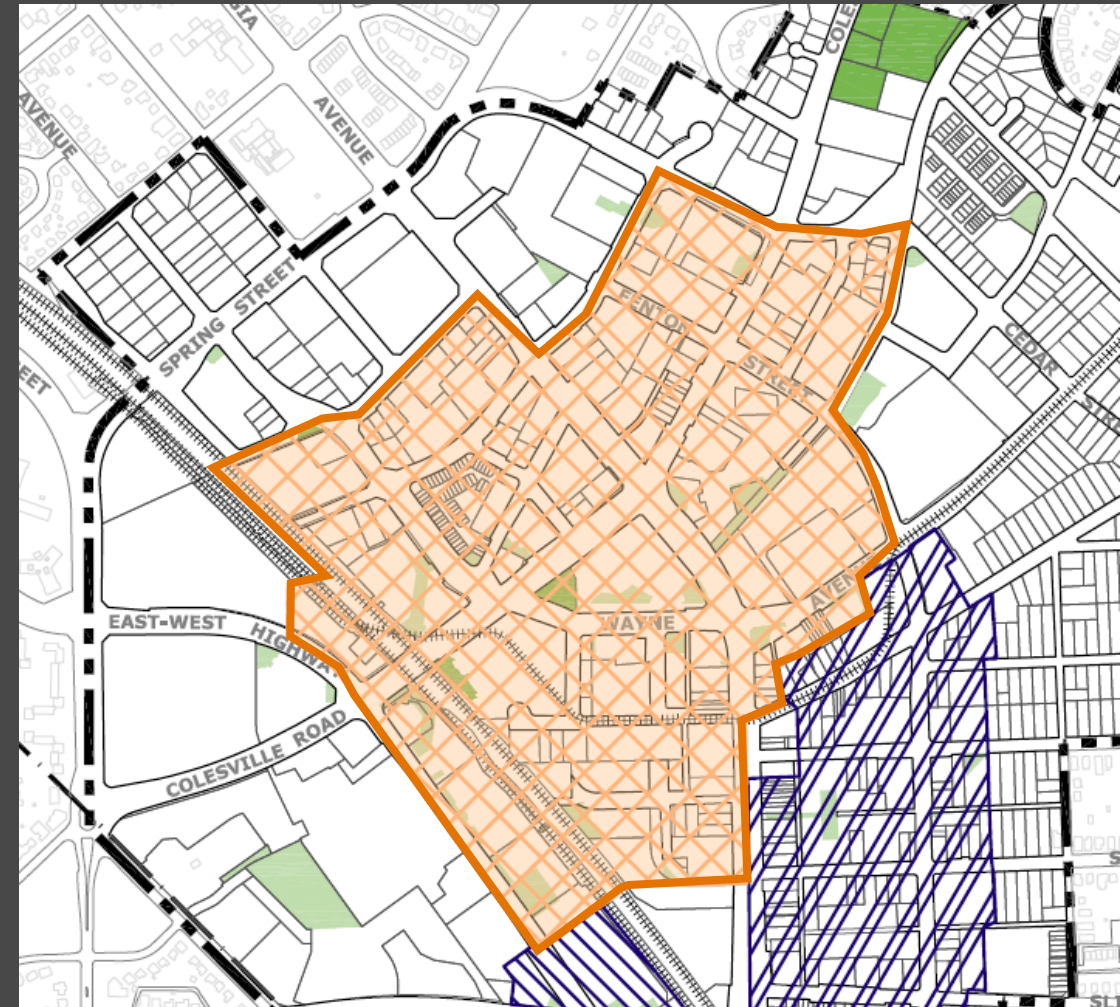
4.1 LAND USE AND ZONING: BHIZ

- **Create a Building Height Incentive Zone (BHIZ)**, to allow CR-zoned properties pursuing Optional Method Development to increase building heights by up to 150% of the mapped height to a maximum of 300' (except projects that achieve additional height via providing more than 15% MPDUs).
- To qualify for the additional height under the BHIZ, projects must:
 - **Provide a minimum of 17.5% MPDUs** or, for a purely non-residential development, make a contribution to the Montgomery County Housing Initiative Fund (HIF); and
 - **Provide for an activating ground-floor Neighborhood Service**, as described in the CR Implementation Guidelines, including, but not limited to, small business, art gallery/venue, community meeting space, or educational or medical use.
- A **Design Advisory Panel (DAP)** will advise on the determination for each development. The Design Guidelines will identify urban-design-based criteria for determining the maximum height for a particular site within the BHIZ.

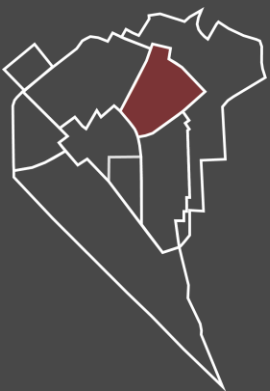


4.1 LAND USE AND ZONING: BHIZ

- To obtain additional density necessary to reach the additional height, **contribution can be made to the Connectivity and Infrastructure Fund (CIF) of \$10/sf** of the approved density above the mapped maximum density for the site, including any density approved per density-averaging.
- The CIF will be implemented by the Planning Department under the direction of the Planning Board and \$\$ will be used toward implementation of specific projects within downtown Silver Spring, including:
 - Transit Center Arrival Experience;
 - Bridge connection over Metrorail/CSX tracks;
 - Public bicycle parking facilities;
 - Green Loop improvements beyond the frontage of a redeveloped site;
 - Select utility improvements;
 - Other projects identified by the Planning Board.



ZONING BY DISTRICT



ELLSWORTH DISTRICT

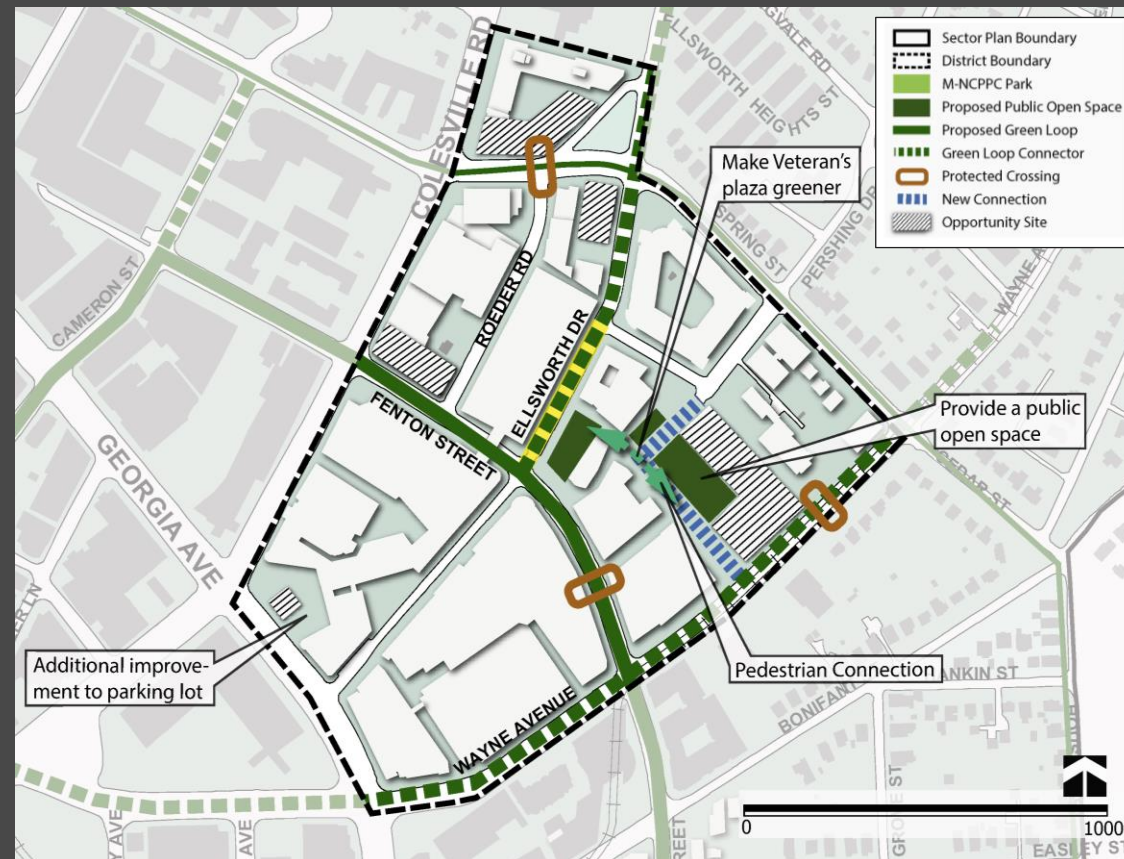


VISION

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.



ELLSWORTH DISTRICT - ZONING



- Most of the district is inside the Building Height Incentive Zone
- All CR parcels proposed to have equivalent C and R values (both set to the maximum FAR) so that development can respond to market conditions.
- All parcels with an existing “T” zone are recommended for a 20% increase in height in order to eliminate the “T” designation.
- Non-conforming parcels recommended for conforming zoning if it aligns with overall urban design goals.

ELLSWORTH DISTRICT - ZONING

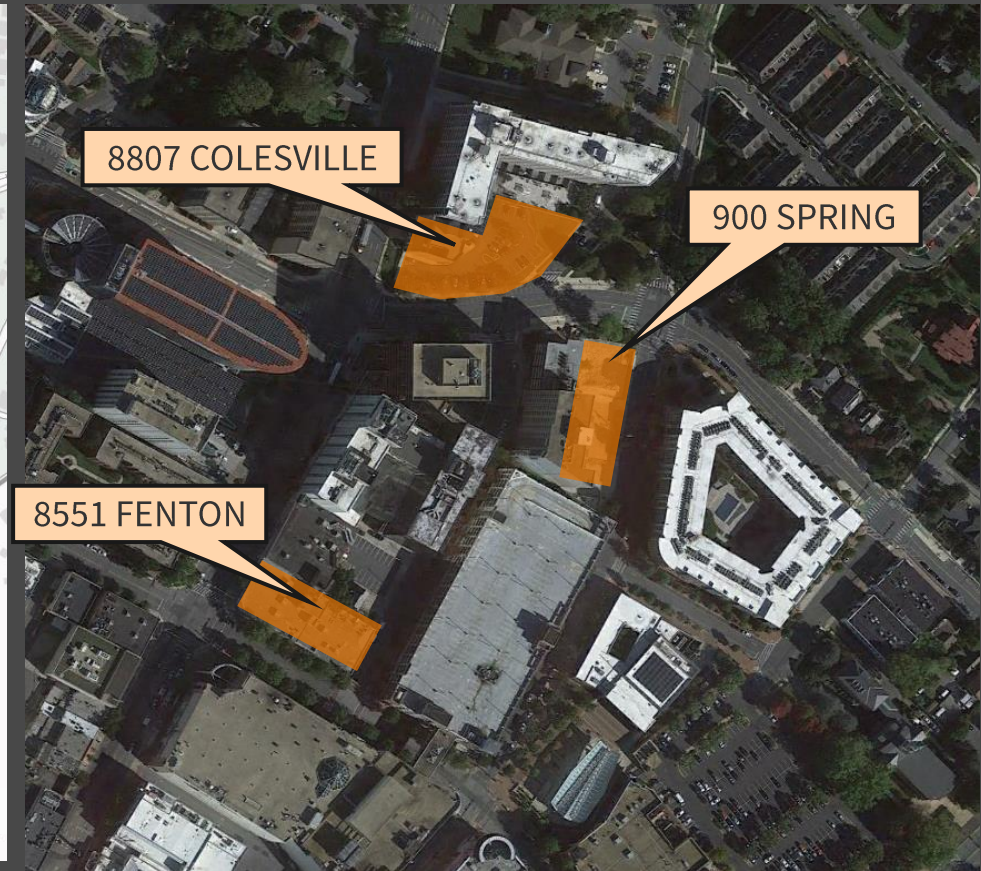
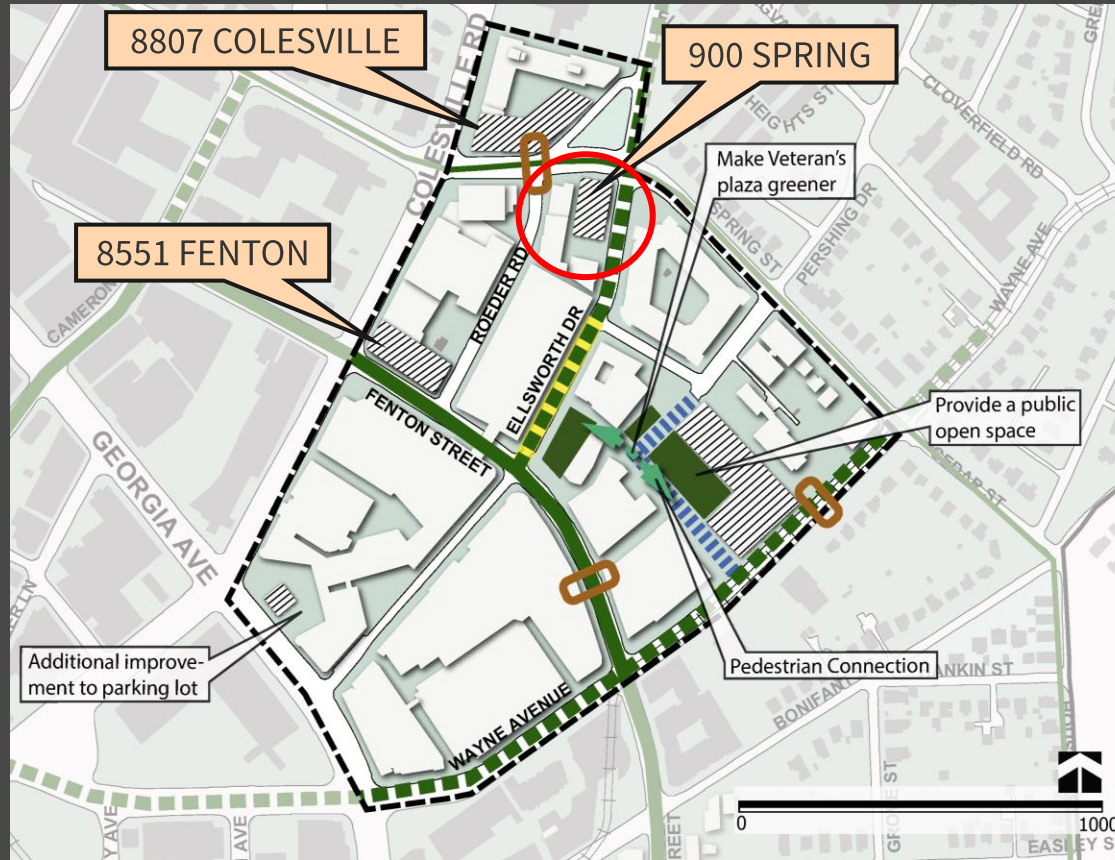


 District Boundary
 CR
 Building Height Incentive Zone

0 500 Feet

MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
1A	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
1B	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
1C	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	Increase flexibility for future mixed-use development
1D	CR-3.0 C-2.0 R-2.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-145	Adjust zoning for conformance.
2A	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
2B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.5 C-6.5 R-6.5 H-175	Adjust zoning for conformance.
2C	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
3	EOF 3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	Update to CR zone from pre-2014 EOF zone
4A	CR-5.0 C-4.0 R-4.75 H-75 T	CR-5.0 C-5.0 R-5.0 H-90	Increase flexibility for future mixed-use development
4B	CR-3.0 C-2.0 R-2.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
5	CR-1.5 C-1.0 R-1.5 H-60 T	CR-3.25 C-3.25 R-3.25 H-70	Adjust zoning for conformance.
6A	CR-1.5 C-1.0 R-1.5 H-90 T	CR-1.5 C-1.5 R-1.5 H-110	Increase flexibility for future redevelopment
6B	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	Increase flexibility for future mixed-use development
6C	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	Increase flexibility for future mixed-use development

ELLSWORTH – SPECIFIC PARCELS



ELLSWORTH – SPECIFIC PARCELS



8551 Fenton Street:
Recommended: CR 5.0 H-175'

Requesting FAR of 8.0 and base height of 200', with the intention to go higher in both density and height through the BHIZ.

ELLSWORTH – SPECIFIC PARCELS



8807 Colesville:

Recommended: CR 3.0 H-100'

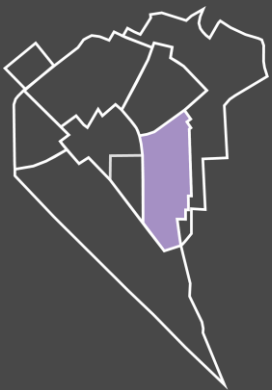
Requesting FAR greater than proposed 3.0. Requesting FAR and height compatible with adjacent residential building.

ELLSWORTH – SPECIFIC PARCELS



900 Spring Street:
Recommended: CR 5.0 H-90'

Requesting FAR of 6.0 and base height similar to adjacent parcels to the south (175').



FENTON VILLAGE



VISION

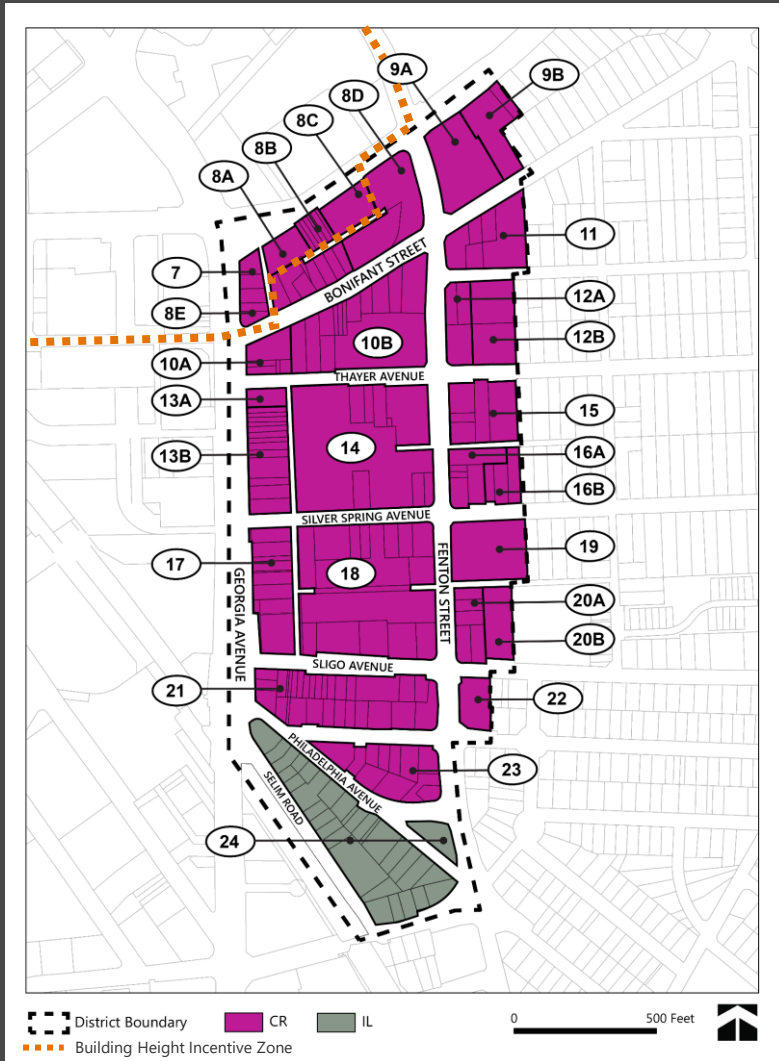
Fenton Village will build on and sustain its diversity with new community open spaces, new development at an appropriate scale to support small businesses, and an expanded presence for the arts.

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.



FENTON VILLAGE DISTRICT - ZONING



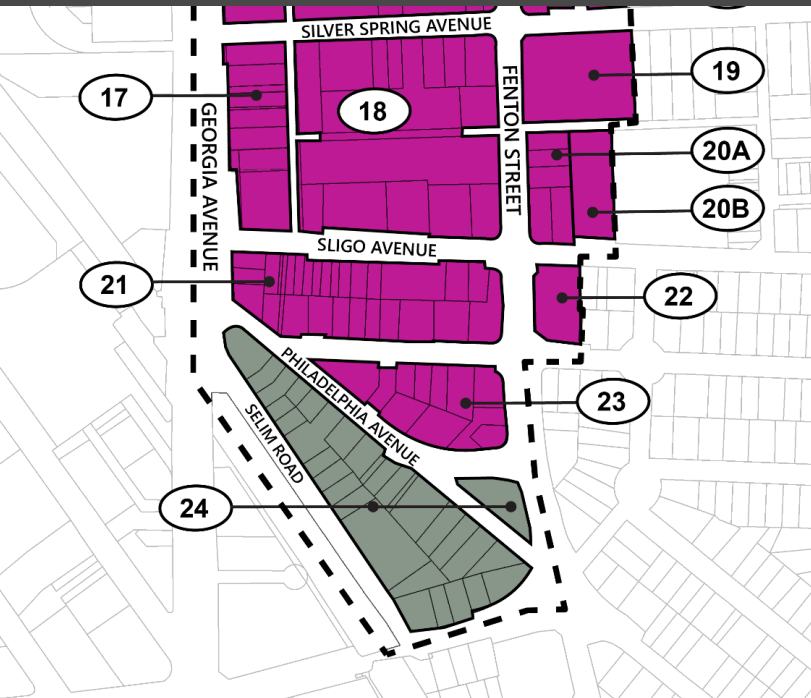
- Only a handful of parcels at Wayne Avenue and Georgia Avenue are in the Building Height Incentive Zone
- Most parcels are in the Fenton Village Overlay Zone
- All CR parcels proposed to have equivalent C and R values (both set to the maximum FAR) so that development can respond to market conditions.
- All parcels with an existing “T” zone are recommended for a 20% increase in height in order to eliminate the “T” designation.
- Non-conforming parcels recommended for conforming zoning if revised zoning aligns with overall urban design goals.

FENTON VILLAGE DISTRICT - ZONING



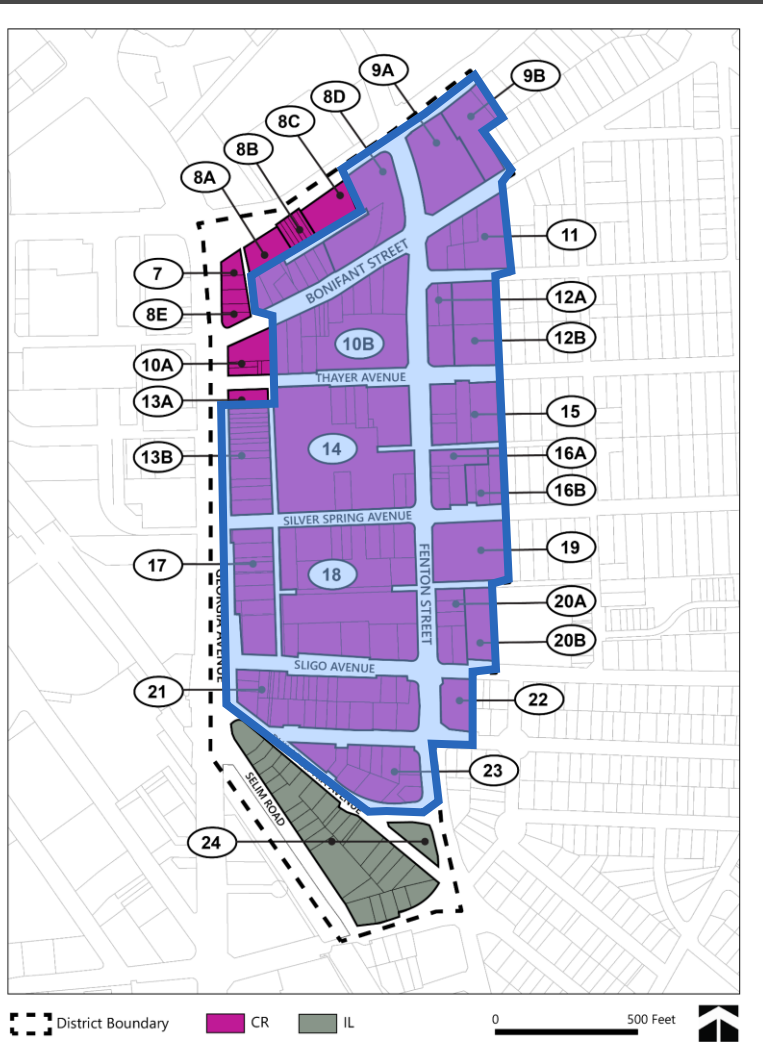
MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
7	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
8A	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	Adjust zoning for conformance.
8B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
8C	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	Adjust zoning for conformance.
8D	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
8E	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
9A	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	Increase flexibility for future mixed-use development
9B	CR-1.5 C-1.0 R-1.5 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
10A	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
10B	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
11	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
12A	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
12B	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	Parcel to remain non-conforming.
13A	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
13B	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
14	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
15	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
16A	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
16B	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	Increase flexibility for future mixed-use development

FENTON VILLAGE DISTRICT - ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
17	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
18	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
19	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	Increase flexibility for future mixed-use development
20A	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
20B	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	Increase flexibility for future mixed-use development
21	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
22	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	Increase flexibility for future mixed-use development
23	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	Increase flexibility for future mixed-use development
24	IL-1.0 H-50	IL-1.0 H-50	Confirm existing zoning

FENTON VILLAGE OVERLAY ZONE



- Adjustment of eastern boundary of FVOZ to capture all CR parcels in Fenton Village
- Recommendations from *Retail in Diverse Communities Study*:
 - Limit frontage of any storefront bay to 60 ft in façade width (except grocery stores). Large anchors can be located below-grade with ground floor entry.
 - Developments with ground-floor retail (except grocery) should provide a minimum of one retail bay @ 1200 sf or smaller, and one retail bay @ 2000 sf or smaller.



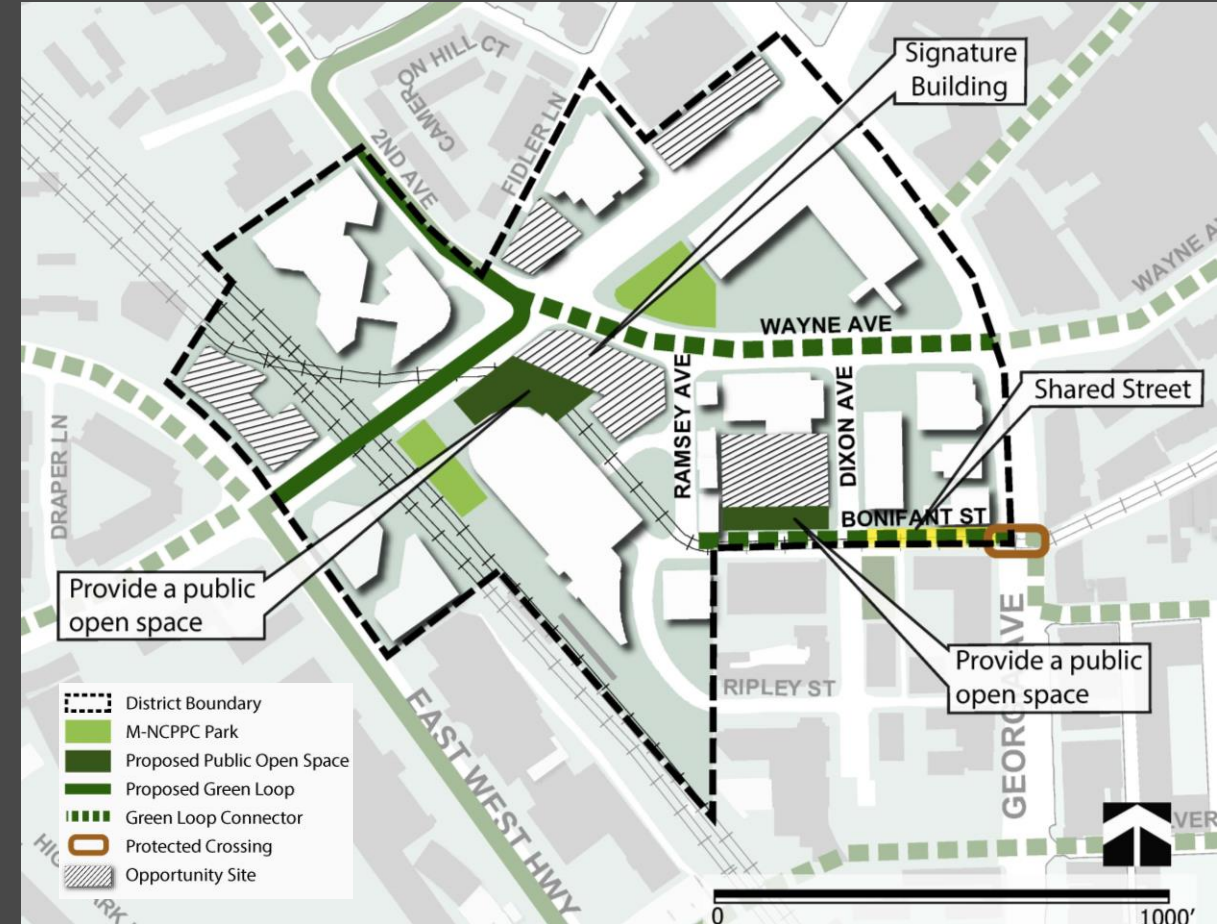
METRO CENTER

VISION

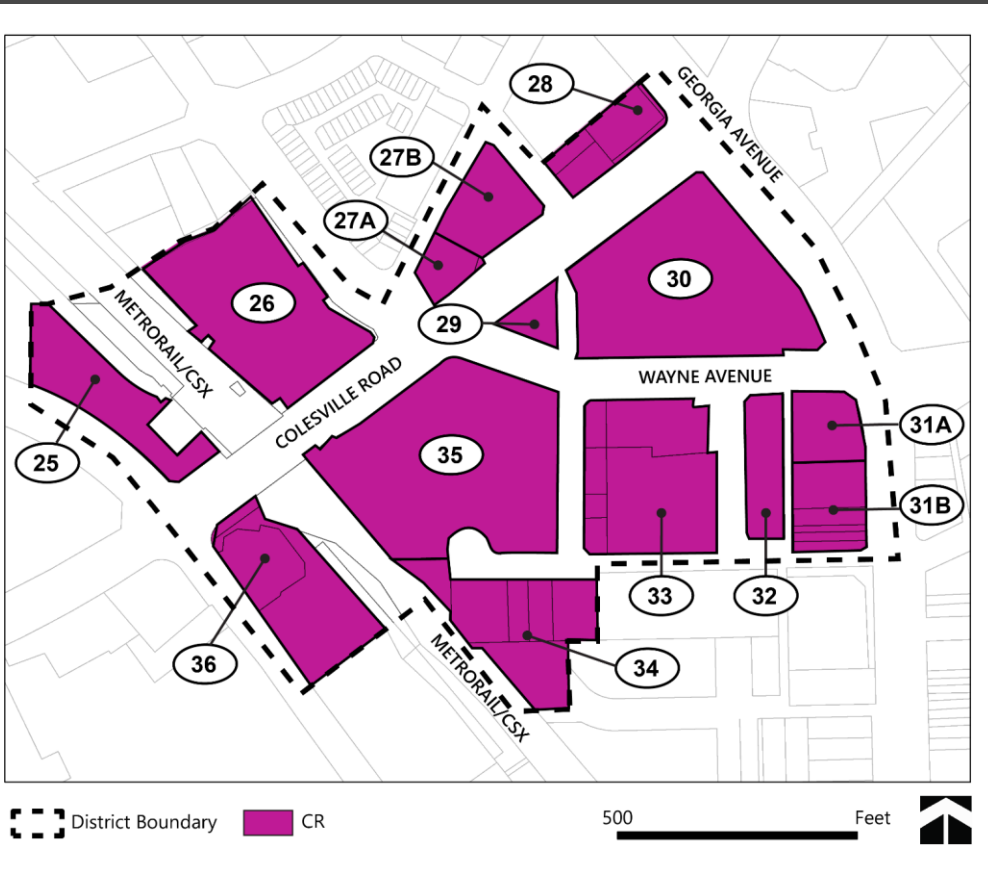
The Metro Center District will welcome visitors with a reimagined hub of activity with the highest-intensity commercial development in the Downtown, world-class public space, and safe and inviting connections to surrounding districts.

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.

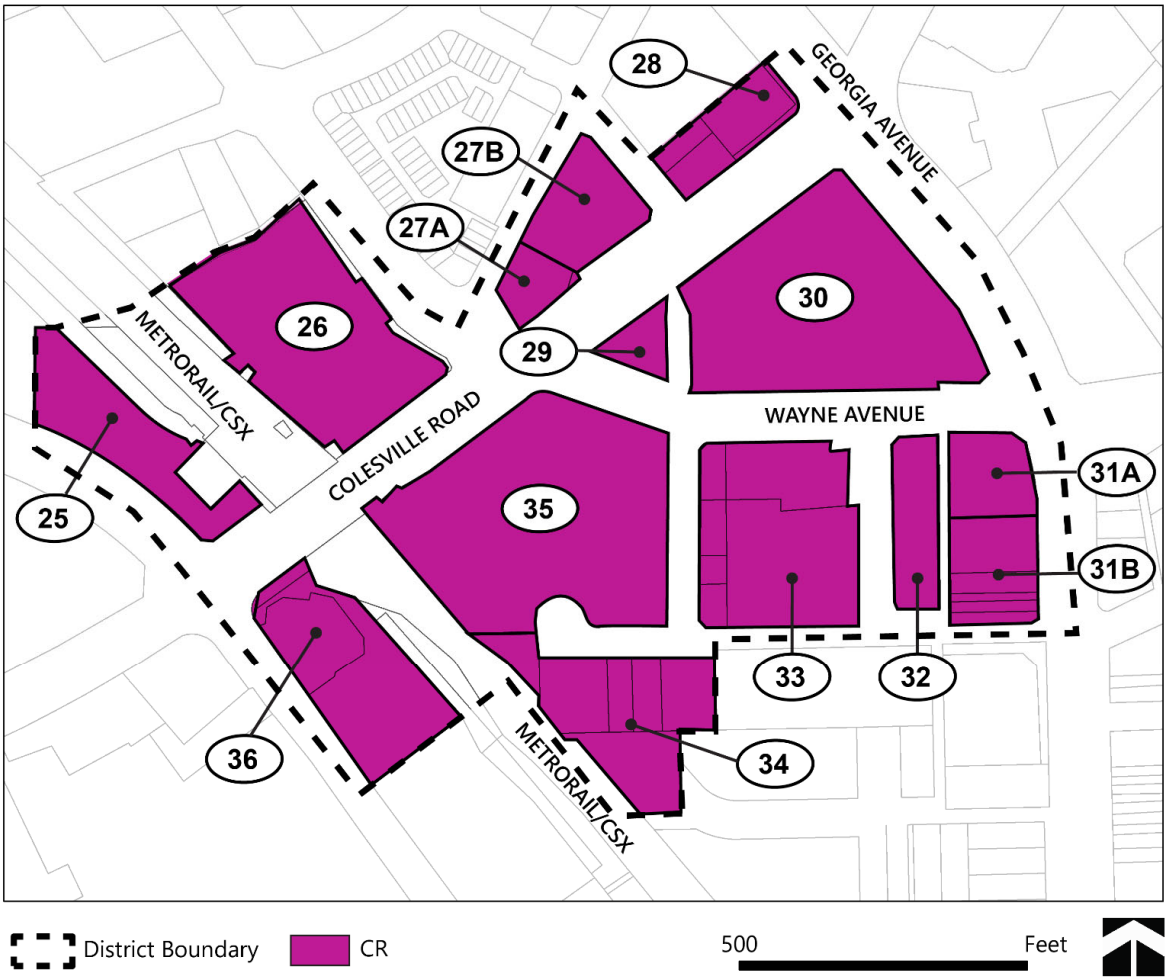


METRO CENTER – ZONING



- Entire district is inside the Building Height Incentive Zone
- All CR parcels proposed to have equivalent C and R values (both set to the maximum FAR) so that development can respond to market conditions.
- All parcels with an existing “T” zone are recommended for a 20% increase in height in order to eliminate the “T” designation.
- WMATA site (map area 35) treated differently; increased zoning from CR 5.0 – CR 8.0 and increased base height due to significant site constraints and context.

METRO CENTER – ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
25	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
26	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
27A	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
27B	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
28	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
29	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
30	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
31A	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
31B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
32	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
33	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development
34	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
35	CR-5.0 C-4.0 R-4.75 H-145 T	CR-8.0 C-7.5 R-7.5 H-200	Increase flexibility for future mixed-use development. Increase allowable height due to significant site constraints
36	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-240	Increase flexibility for future mixed-use development

METRO CENTER – SPECIFIC PARCELS



8600 Georgia Avenue:
Recommended: CR 5.0 H-175'

Requesting FAR of 8.0 and height of 200' as base zoning.





RIPLEY DISTRICT: URBAN DESIGN

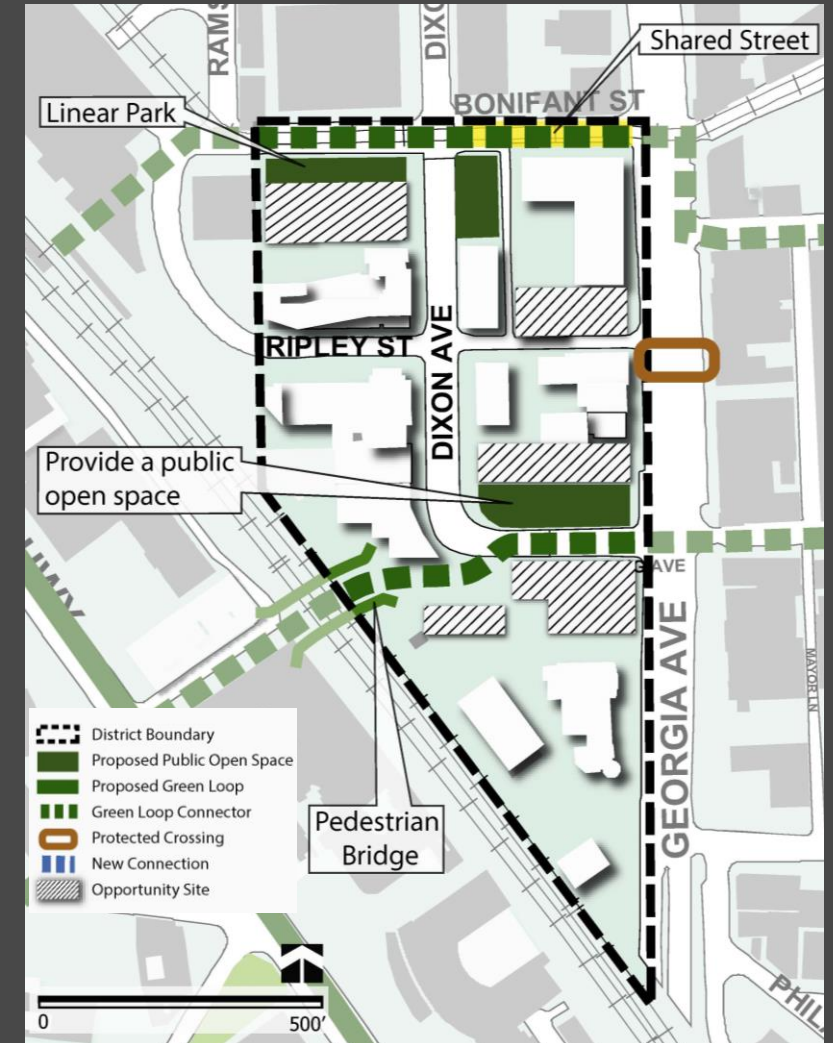


VISION

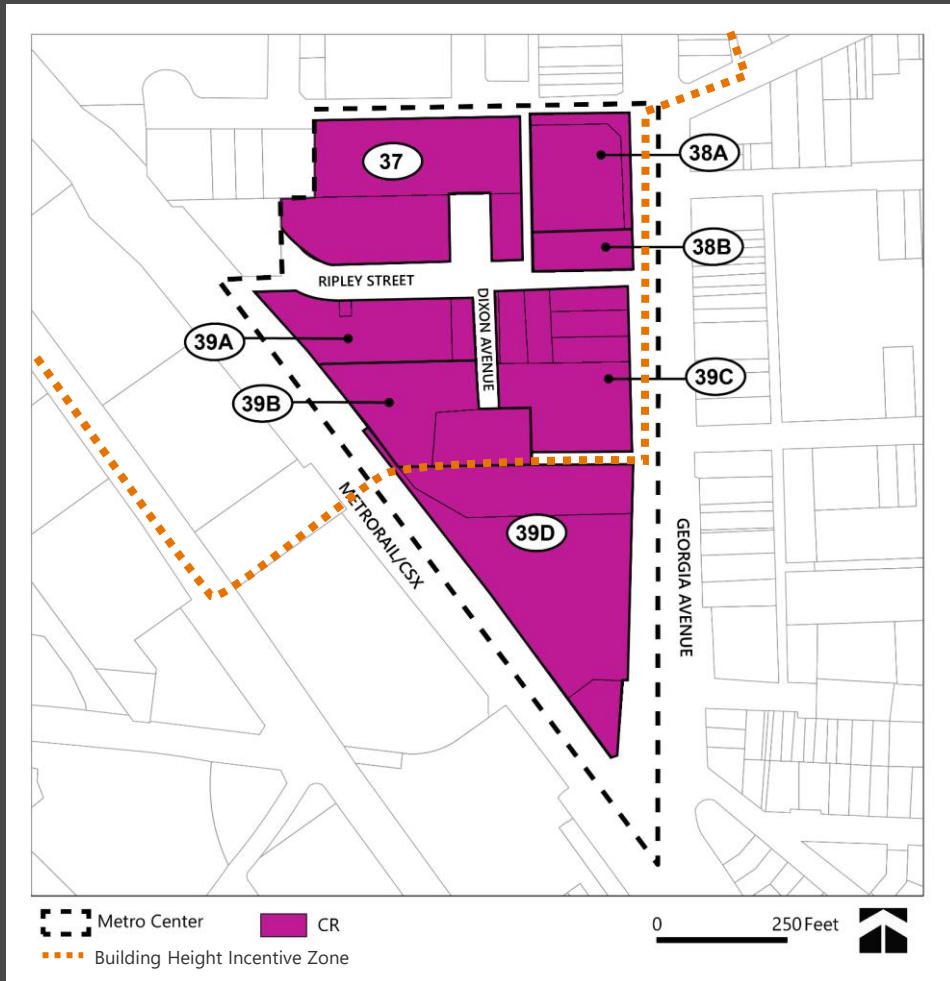
Ripley will be a vibrant complete multi-family residential district steps from the Metro, Purple Line, and Metropolitan Branch Trail, with a new central open space and a pedestrian connection to South Silver Spring across the Metrorail/CSX tracks.

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.



RIPLEY DISTRICT - ZONING



- Northern half of the district is in the Building Height Incentive Zone
- All CR parcels proposed to have equivalent C and R values (both set to the maximum FAR) so that development can respond to market conditions.
- All parcels with an existing “T” zone are recommended for a 20% increase in height in order to eliminate the “T” designation.
- Ripley parcels removed from existing Ripley/South Silver Spring Overlay Zone with the revision to the overlay zone.

RIPLEY DISTRICT - ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
37	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
38A	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
38B	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
39A	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
39B	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-270	Increase flexibility; bring height into conformance.
39C	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
39D	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development



SOUTH SILVER SPRING: URBAN DESIGN

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.





SOUTH SILVER SPRING: URBAN DESIGN

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.
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- Redevelop numerous opportunity sites, with a focus on affordable housing.
- Encourage retail and educational uses in South Silver Spring.

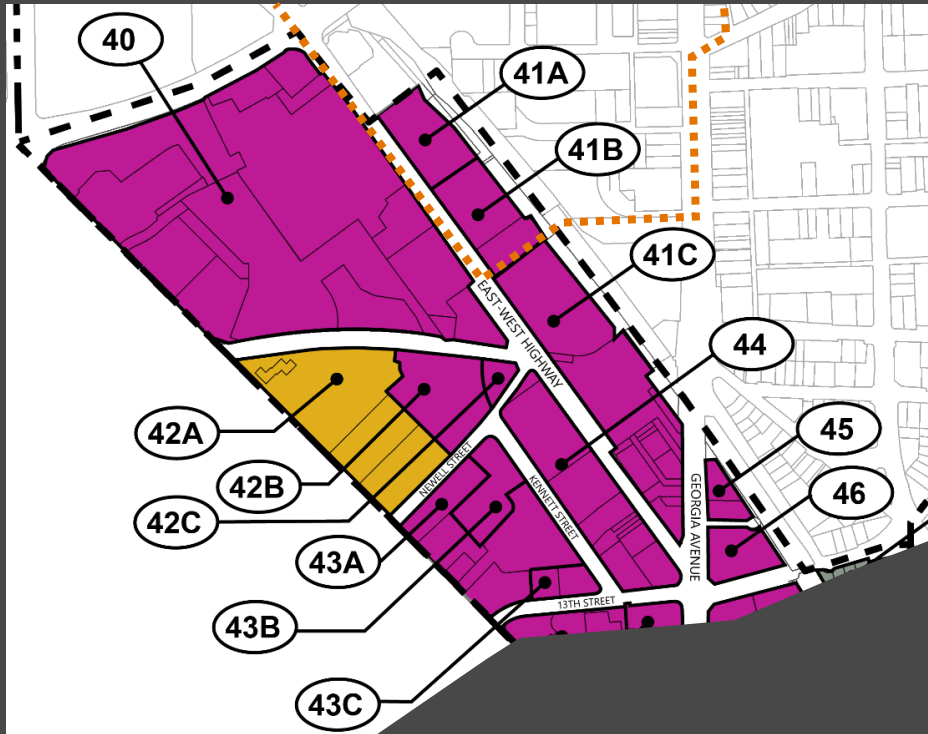


SOUTH SILVER SPRING - ZONING



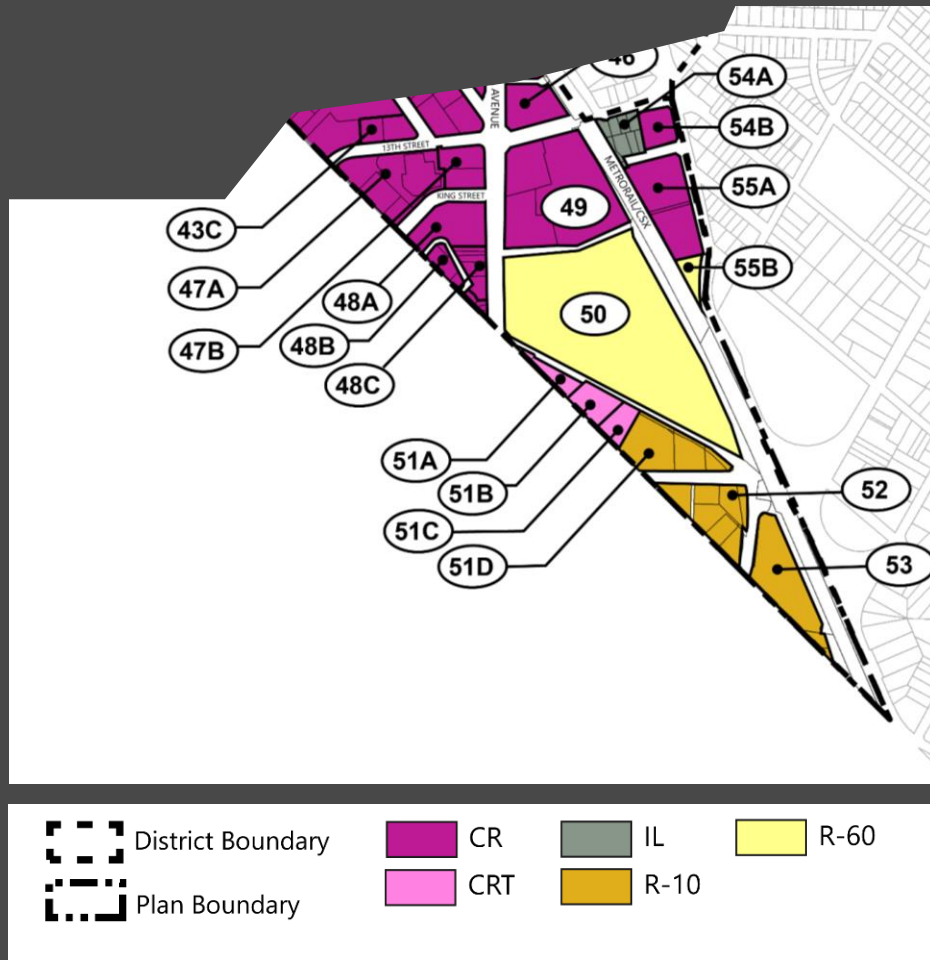
- Most parcels are outside the Building Height Incentive Zone
- All CR parcels proposed to have equivalent C and R values (both set to the maximum FAR) so that development can respond to market conditions.
- All parcels with an existing “T” zone are recommended for a 20% increase in height in order to eliminate the “T” designation.
- IM parcels at Metrorail/CSX tracks and Montgomery College rezoned to CR for future flexibility.

SOUTH SILVER SPRING - ZONING



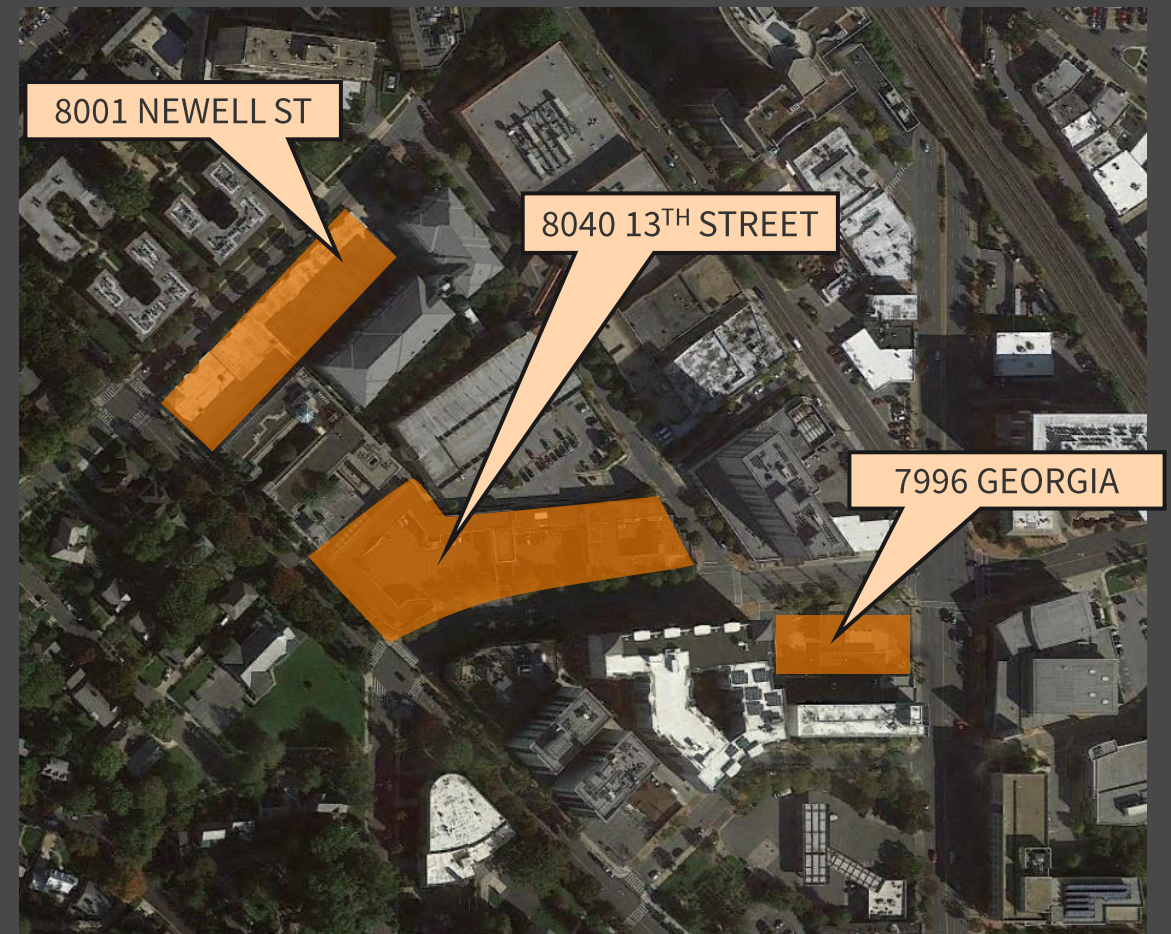
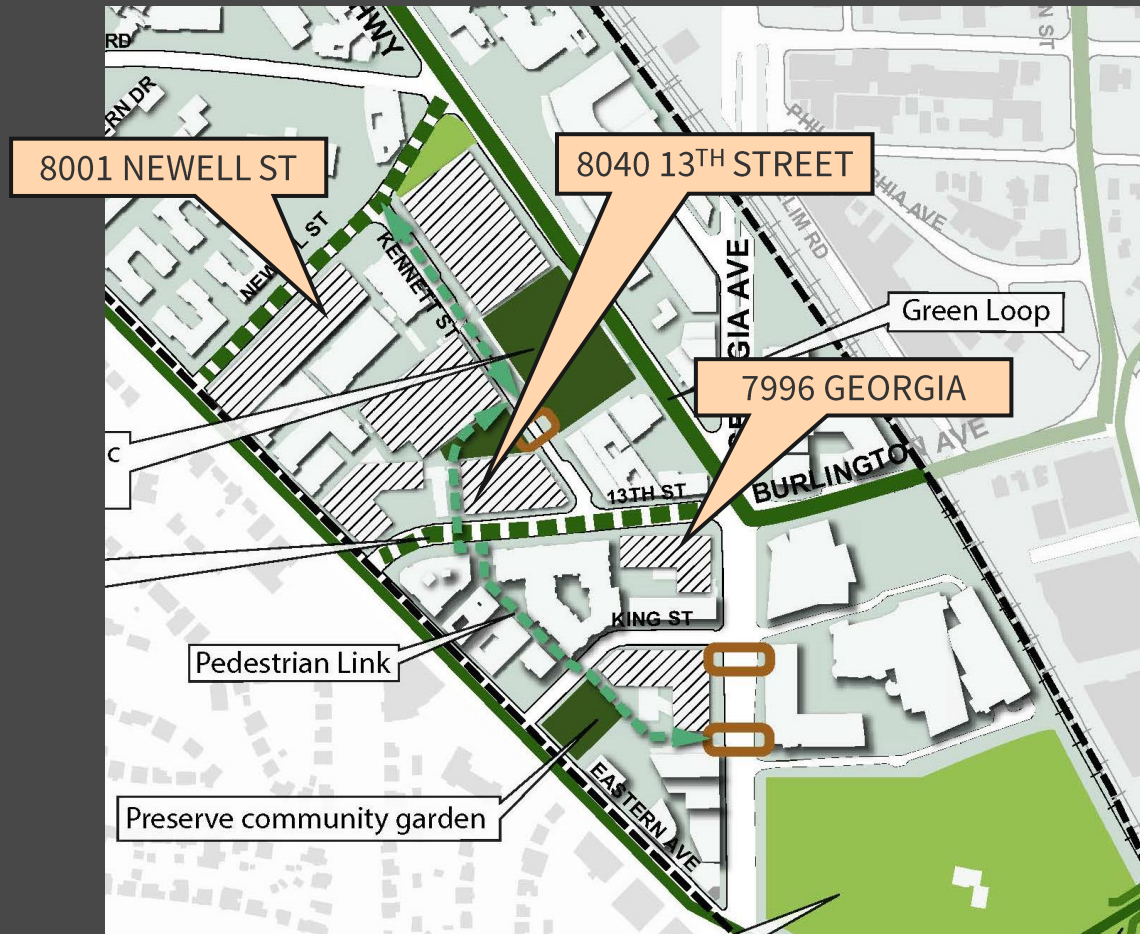
MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
40	CR-5.0 C-0.5 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
41A	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-7.5 R-7.5 H-200	Increase flexibility for future mixed-use development
41B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	Increase flexibility for future mixed-use development
41C	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
42A	R-10	R-10	Confirm current zoning for existing affordable housing
42B	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
42C	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.25 C-5.25 R-5.25 H-110	Increase flexibility for future mixed-use development
43A	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-150	Increase flexibility for future mixed-use development
43B	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
43C	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
44	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
45	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
46	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development

SOUTH SILVER SPRING - ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
47A	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-150	Increase flexibility for future mixed-use development; one property remains non-conforming.
47B	CR-3.0 C-2.0 R-2.75 H-90T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
48B	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-150	Increase flexibility for future mixed-use development
48A	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-150	Increase flexibility for future mixed-use development
48C	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	Increase flexibility for future mixed-use development
49	IM-2.5 H-50	CR-3.0 C-3.0 R-3.0 H 110	Rezone to CR from IM to allow future mixed-use development.
50	R-60	R-60	Confirm existing zoning; existing park.
51A	CRT-2.25 C-1.5 R-0.75 H-75	CRT-2.25 C-2.25 R-2.25 H-75	Increase flexibility for future mixed-use development
51B	R-10	CRT-3.0 C-0 R-3.0 H 75	Rezoned to CR to provide flexibility for future development.
51C	CRT-2.25 C-1.5 R-0.75 H-75	CRT-2.25 C-2.25 R-2.25 H-75	Increase flexibility for future mixed-use development
52	R-10	R-10	Confirm existing zoning for preservation of affordable housing
53	R-10	R-10	Confirm current zoning for preservation of affordable housing.
54A	IL-1.0 H-50	IL-1.0 H-50	Confirm existing zoning.
54B	IM-2.5 H-50	CR 2.5 C-2.5 R-2.5 H-55	Rezone to CR to provide flexibility for future development.
55A	IL-1.0 H-50	CR-2.5 C-2.5 R-2.5 H 55	Rezone to CR to provide flexibility for future development
55B	R-60	R-60	Confirm existing zoning

SOUTH SILVER SPRING – SPECIFIC PARCELS



SOUTH SILVER SPRING – SPECIFIC PARCELS



7996 Georgia Avenue:
Recommended: CR 3.0 H-110'

Requesting FAR of 4.0 and height of 125' – 150'. Corner site, prominent location.

SOUTH SILVER SPRING – SPECIFIC PARCELS



8040 13th Street:

Recommended: CR 3.0 H-110'; CR 3.0 H-150.'

Requesting height of 150' across all three parcels.

SOUTH SILVER SPRING – SPECIFIC PARCELS



8001 Newell Street:

Recommended: CR 3.0 H-150'

Community concerned about possibility of tall building being permitted here in the future. Overlay Zone text controls height on this parcel.

SOUTH SILVER SPRING OVERLAY ZONE



- Revise the overlay zone boundaries to only include South Silver Spring; rename the zone.
- All proposed revisions apply to section 4.9.13.C Development Standards
- Remove text that applies to specific parcels in the Ripley District
- Revise off-site open space language.
- Revise Building Height restrictions:
 - Maximum building height is 65' along any street confronting R-10 or single-family residential in DC.
 - With Site Plan approval, building height may be increased 1 foot for each 1 foot setback from the ROW, up to the maximum mapped height.
- Retail recommendations proposed for FVOZ

DISCUSSION TO BE CONTINUED AT NEXT WORK SESSION ON 12/23