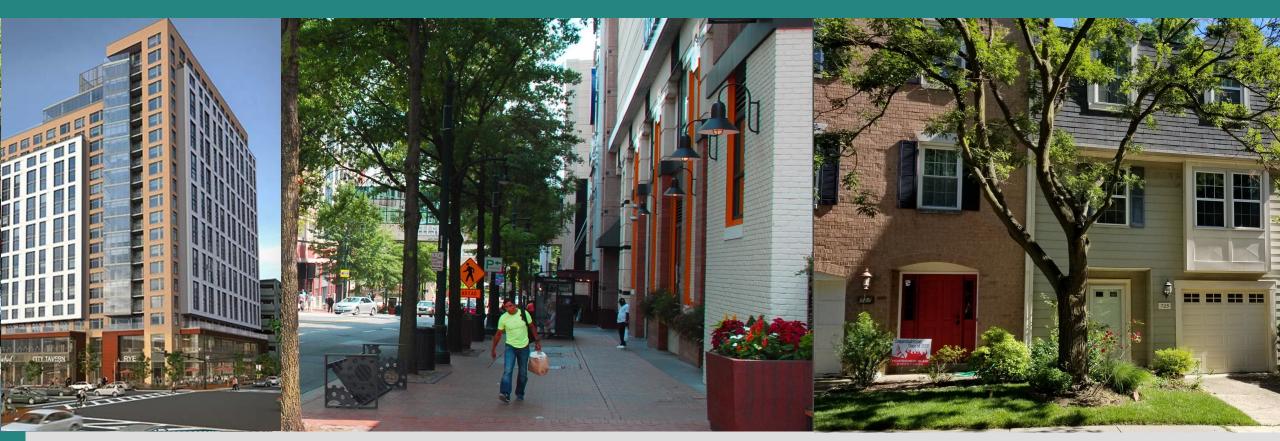
SILVER SPRING OF THE DOWNTOWN AND ADJACENT COMMUNITIES PLAN





Work Session #3



AGENDA

- LAND USE AND ZONING (CONTINUED)
- HOUSING
- EDITS FROM 12/9 and 12/16:
 - PARKS AND PUBLIC SPACES
 - HISTORIC PRESERVATION
 - RESILIENT DOWNTOWN
 - SCHOOLS
 - ZONING



LAND USE AND ZONING





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.







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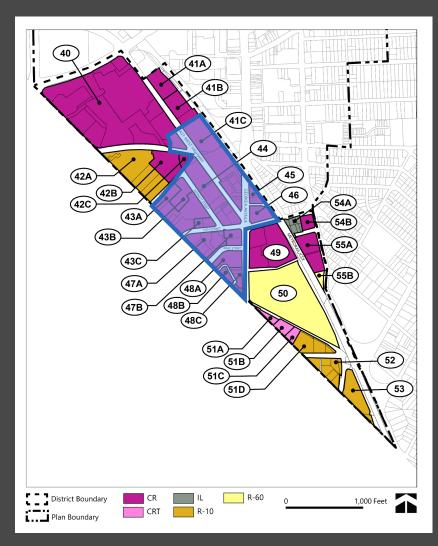


SOUTH SILVER SPRING - ZONING



- 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.

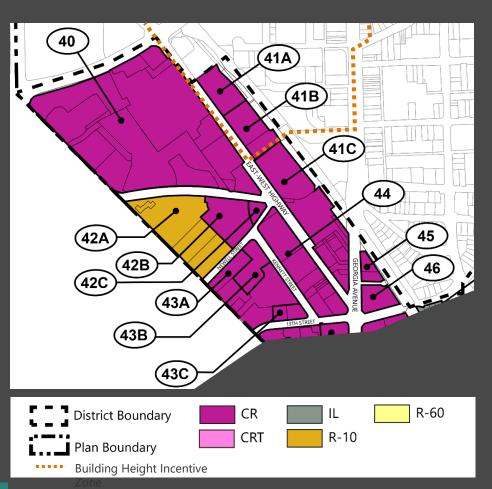
SOUTH SILVER SPRING OVERLAY ZONE



- 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



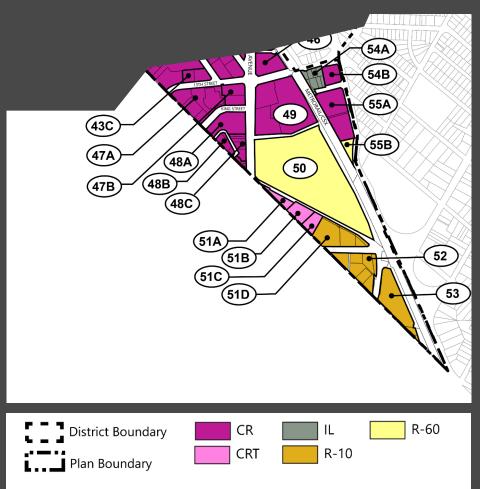
SOUTH SILVER SPRING - ZONING



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-125	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-125	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-125	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-125	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



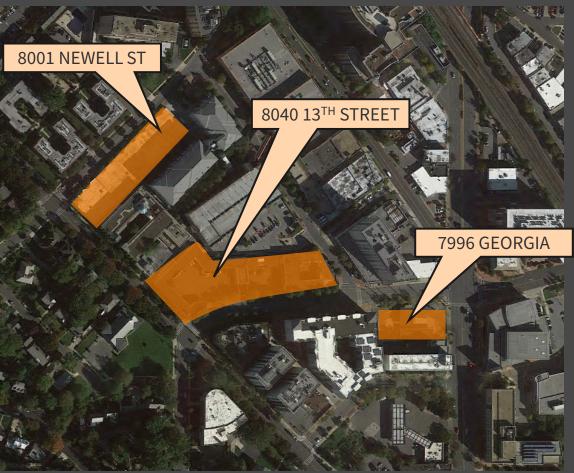
SOUTH SILVER SPRING - ZONING

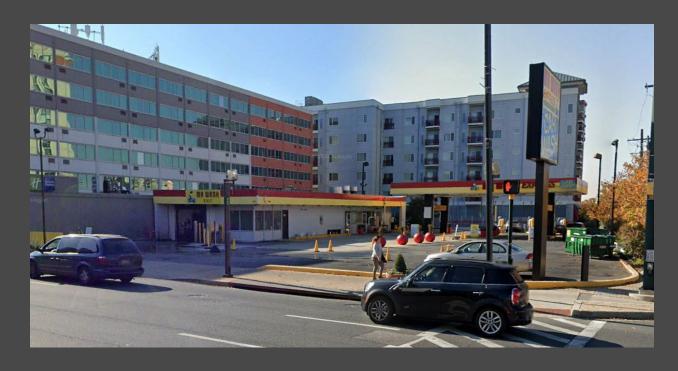


MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
47A	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	Increase flexibility for future mixed-use development; one property remains non-conforming.
47B	CR-3.0 C-2.0 R-2.75 H-90T	CR-3.0 C-3.0 R-3.0 H-125	Increase flexibility for future mixed-use development
48B	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	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-125	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-125	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









7996 Georgia Avenue:

Recommended: CR 3.0 H-110'

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



8040 13th Street:

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

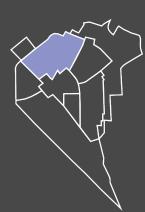
Requesting height of 150' across all three parcels.



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.



DOWNTOWN NORTH: URBAN DESIGN

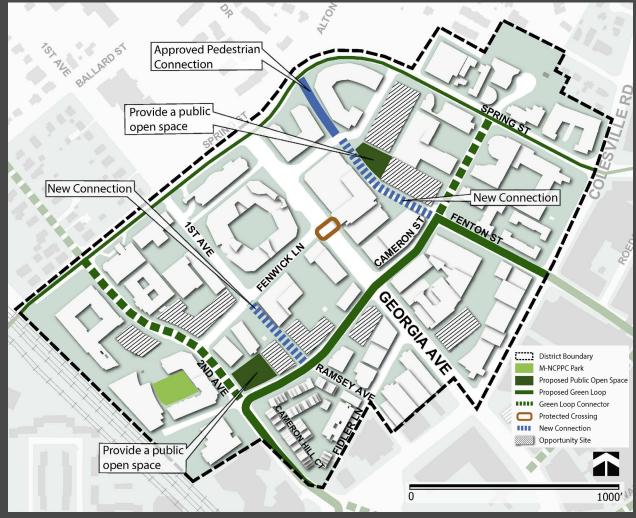


VISION

Downtown North will build on the connection between the state-of-the-art South County Regional Recreation and Aquatic Center and the worldrenown 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.





DOWNTOWN NORTH - ZONING



- Approximately half of the district is included 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.
- Parcels across Spring Street updated from EOF to CR and included in the district

DOWNTOWN NORTH - ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
56	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
57A	CR-3.0 C-1.25 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	Increase flexibility for future mixed-use development
57B	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
58A	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
58B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.75 C-6.75 R-6.75 H-175	Adjust zoning for conformance.
59	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
60	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
61	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
62	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
63A	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	Increase flexibility for future mixed-use development
63B	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
64	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



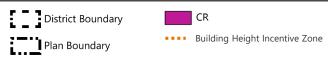




DOWNTOWN NORTH - ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
65A	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
65B	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
65C	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-175	Adjust zoning to bring parcel into compliance
65D	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
65E	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
66	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
67	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	Increase flexibility for future mixed-use development
68A	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
68B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-175	Adjust zoning to bring parcel into compliance
68C	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
68D	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
68E	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
68F	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







FALKANDS: URBAN DISTRICT

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:

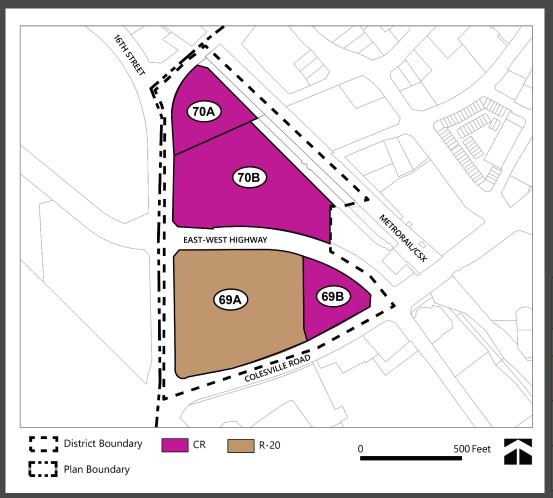
- Future redevelopment of the north Falklands parcel should include a large open space that is accessible to the public and recalls the existing landscape.
- Strive for no net loss of market rate affordable housing.
- Preserve the historically significant southern Falklands parcel.







FALKLANDS - ZONING



- Outside the BHIZ
- 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.
- Southern Falklands parcel has historic designation; existing zoning confirmed.

MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
69A	R-20	R-20	Confirm existing zoning; historic property
69B	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-175	Adjust zoning to bring parcel into compliance
70A	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
70B	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	Increase flexibility for future mixed-use development

FALKLANDS NORTH PARCEL





Falklands North Parcel:

Requesting more flexible language regarding the future open space for this parcel.

Staff proposes:

"connect the renovated stream valley in the southeast quadrant to a consolidated public use space on the north parcel that is green and clearly public in nature."





ADJACENT COMMUNITIES: **URBAN DESIGN**



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.



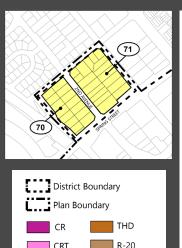
Key Recommendations:

- 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.





ADJACENT COMMUNITIES - ZONING

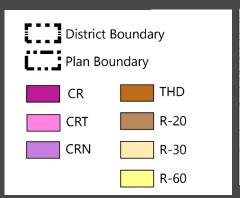


R-60



- R-60 parcels belonging to St. Michael's church along Wayne Avenue proposed to be CR
- R-60 parcels located on same block as CR parcels in Fenton Village rezoned to CRN 0.75 with C=0, H = 40'.
- RT-12.5 parcels updated to THD.
- Seabury parcel recommended to be CRT 1.5 with C=0.

ADJACENT COMMUNITIES - ZONING







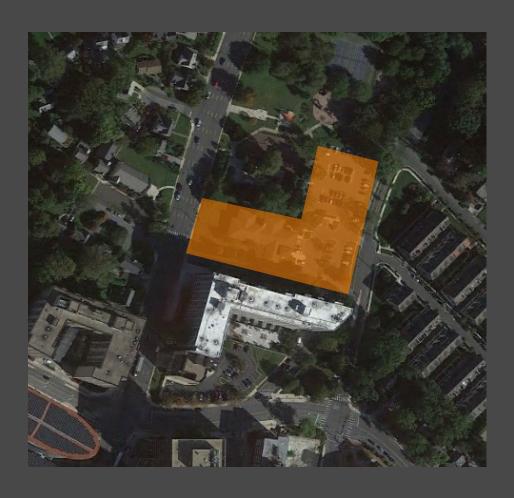
MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
70	R-60	R-60	Confirm existing zoning
71	R-60	R-60	Confirm existing zoning
72	R-60	R-60	Confirm existing zoning
73	R-60	R-60	Confirm existing zoning
74A	R-60	R-60	Confirm existing zoning
74B	RT-12.5	THD	Update to THD from pre-2014 zone
75A	R-60	R-60	Confirm existing zoning
75B	RT-12.5	THD	Update to THD from pre-2014 zone
76	R-60	R-60	Confirm existing zoning
77	R-60	R-60	Confirm existing zoning
78	R-60	CRT-1.5 C-0 R-1.5 H-65	Rezone to allow increased flexibility for redevelopment
79	R-60	R-60	Confirm existing zoning
80	R-60	R-60	Confirm existing zoning
81	R-60	R-60	Confirm existing zoning
82	R-60	R-60	Confirm existing zoning
83	R-60	R-60	Confirm existing zoning
84	R-60	R-60	Confirm existing zoning
85	R-60	R-60	Confirm existing zoning
86	R-60	R-60	Confirm existing zoning

ADJACENT COMMUNITIES - ZONING



MAP NUMBER	EXISTING ZONING	PROPOSED ZONING	JUSTIFICATION
87A	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
87B	R-60	CR-3.0 C-3.0 R-3.0 H-70	Rezone to CR for flexibility for future mixed-use development
88	R-60	R-60	Confirm existing zoning
89A	R-30	R-30	Confirm existing zoning
89B	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
89C	CRN-0.5 C-0.5 R-0.25 H- 35	CRN-0.5 C-0.5 R-0.5 H-35	Confirm existing zoning
90	R-60	R-60	Confirm existing zoning
91A	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
91B	R-20	R-20	Confirm existing zoning
92	R-60	R-60	Confirm existing zoning
93A	R-20	R-20	Confirm existing zoning
93B	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
94	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
95	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
96	CRNF-1.25 C-0.25 R-1.0 H-65	CRN-1.25 C-0.25 R-1.0 H-65	Confirm existing zoning
97	R-60	CRN-0.75 C-0 R-0.75 H-40	Rezone to CRN to allow increased residential density
98	R-60	R-60	Confirm existing zoning

ADJACENT COMMUNITIES -SPECIFIC PARCELS



Former SS Library site:

Recommended: R-60

DGS requests that it be rezoned to CRN 1.5 C-1.5 R-1.5 H-65' so that the zoning is more aligned with the parcels to the south and a transition between FAR of 3.0 and R-60.

ADJACENT COMMUNITIES -SPECIFIC PARCELS



8808 Colesville Road:

Recommended: R-60

Request to be rezoned CR as property is currently commercial use.

IMPLEMENTATION

5.1.7. PUBLIC BENEFITS

Optional Method Public Benefits

- Design Excellence required
- 15% MPDU required
- Transit Proximity and Structured Parking removed

Prioritized:

- Small Business Opportunity
- Streetscape Improvement
- Dwelling Unit Mix
- Public Open Space
- Tree Canopy
- **Habitat Restoration**
- **Historic Preservation**



5.1.11. ON-SITE PUBLIC OPEN SPACE

- Optional Method projects with an open space requirement but without a public open space recommended in this plan would be encouraged to contribute to implementation of a park recommended for the same district (if possible).
- Cost/sf contribution would be based on improvement costs of an equivalent area of the recommended park.
 - Staff recommends clarifications to the text: Contributions will be included in the Department of Parks Capital Improvement Program (CIP).

4.2 HOUSING

HOUSING THEMES FROM PUBLIC COMMENTS

- Adjacent Communities should be removed from boundary and Missing Middle recommendations should be removed the Plan.
- Request for the Plan to go further to allow more dense housing types within the Adjacent Communities.
- Urge the Plan to not reply on AHS recommendations given uncertainty of timeline.
- Desire for more ambitious strategies to preserve incomerestricted and market-rate affordable housing.
- Encourages the Plan to go further in creating more opportunities for homeownership.



4.2 CONTEXT

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



4.2 CONTEXT

- First opportunity to implement
 vision in Thrive Montgomery 2050
 - Given that full Council has not yet taken up Thrive Montgomery 2050, should the language referring to Thrive Montgomery 2050 in SSDAC be stripped?



4.2 CONTEXT

- The Plan recommends strategic alignment with AHS
 - The housing recommendations for the Adjacent Communities in SSDAC are the AHS recommendations.
 - Implementation requires future action on AHS by the Council to allow duplexes, triplexes, and quads in the Adjacent Communities (and other neighborhoods countywide).
 - Is the Board comfortable relying on AHS for Attainable Housing recommendations in the Adjacent Communities for R-60?
 - This would still require a ZTA to be implemented.



4.2.2 RECOMMENDATIONS

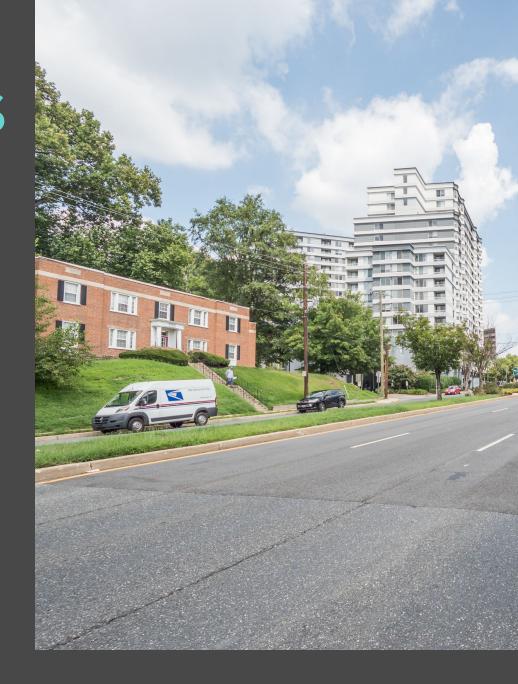
- Require all Optional Method of Development projects to provide a minimum of <u>15 percent moderately priced dwelling units (MPDUs)</u> or other DHCA-equivalent affordable housing.
- Chapter 25A says "The Council may establish a higher base requirement, up to 15 percent of the total number of dwelling units or residential floor area at a location, as part of a master plan approval."
 - 15% MPDUs would be a requirement and **not** the highest priority public benefit
- Similar to the 15% High Income Planning Areas, projects can still receive public benefit points and bonus density.
 - Chapter 59 "Except for providing MPDUs exceeding 12.5% of a project's dwelling units, granting points as a public benefit for any amenity or project feature otherwise required by law is prohibited."





4.2.2 RECOMMENDATIONS

- 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.
- 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.



4.2.2 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.
- The Plan also recognizes the need and **supports development of permanent supportive housing** for the homeless in the Plan Area.





REVISIONS

BHIZ: REVISIONS

- This plan recommends the establishment of a Silver Spring Downtown Building Height Incentive Zone, as shown in Map 30, 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'. Approved height will be subject to the Design Review process through the Design Advisory Panel.
- The Planning Board may approve **certain properties identified in the Metro Center District to realize an increased building height in excess of 300',** consistent with the recommendations of the Sector Plan and Design Guidelines, subject to the Design Review process through the Design Advisory Panel.
- 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 including, but not limited to, small business, art gallery/venue, community meeting space, educational or medical use, historic preservation, or non-ground-floor area dedicated to Design for Life residences.

CIF: REVISIONS

- Any CR property in the SSDACP Area may obtain additional density necessary to reach the mapped maximum building height, or additional height approved for a property in the BHIZ, by making a contribution to the Connectivity and Infrastructure Fund (CIF) of \$5 per square foot. CIF contributions will be made only for density above the total mapped maximum density for the site, density approved per density-averaging, and/or bonus density providing MPDUs above the required minimum, up to the approved maximum height.
- The CIF will be implemented by the Planning Department under the direction of the Planning Board and contributions 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;
 - Or other projects identified by the Planning Board.



BHIZ/CIF SCENARIOS

Site	Mapped Ht.	Mapped FAR	FAR to fill Mapped Ht.	FAR to fill BHIZ Ht.	CI	F @\$10/sf	CIF @\$7/sf	CIF @\$5/sf
8551 Fenton St	175	5	5.46	8.04	\$	1,062,500	\$ 743,750	\$ 531,250
8600 Georgia (larger site)	175	5	5.31	7.81	\$	1,687,500	\$ 1,181,250	\$ 843,750
Capitol One Site	240	5	9.70	12.23	\$	2,315,000	\$ 1,620,500	\$ 1,157,500
Bonifant/Dixon NW Garage	240	8	12.68	15.99	\$	5,435,000	\$ 3,804,500	\$ 2,717,500
Car Wash	125	3	5.63		\$	1,050,000	\$ 735,000	\$ 525,000
2nd & Fenwick	110	3	4.13		\$	337,500	236,250	168,750

DESIGN ADVISORY PANEL

5.1.8.

The Sector Plan recommends establishment of a Design Advisory Panel (DAP), similar in structure and function to the Bethesda DAP, for all Optional Method projects in the plan area to assess the number of Design Excellence Public Benefit Points and for maximum height within the BHIZ.

GREEN LOOP

3.2.2.

The Green Loop supports the Plan themes of diversity, connectivity, resiliency and community health. This system will <u>connect</u> the unique neighborhoods of the downtown, <u>and link between</u> existing and proposed parks and open spaces. <u>The Green Loop will promote walking and biking as accessible and healthy ways to travel in and around downtown Silver Spring</u>. A safe and continuous pedestrian and <u>bicycle network connecting to numerous key opportunity sites will help support future development</u>. In addition, the green infrastructure within the right-of-way will help mitigate impacts of climate change and contribute to cooler streets in the downtown.

5.1.10

The Green Loop will be primarily implemented through frontage improvements required for each development, through the Streetscape Improvement Public Benefit, or through CIP improvements. The Plan recommends that every effort be made to limit disruption to businesses during construction of any Green Loop elements.

ECONOMIC GROWTH

4.3 Economic Growth

Goals:

 Focus on strengthening the retail and business economy in Silver Spring by attracting large and small new employers and retailers, and by supporting the businesses that have been in the downtown for years.

4.3.2. Recommendations

- <u>Explore creating a Minority Business Designation Program in coordination with</u> the Legacy Business Program recommended in Section 4.9.6.
- The Plan recommends developing a wayfinding and branding plan that highlights the unique multicultural destinations in the downtown.

Add to Public Realm Recommendations within Urban Design:

 Activate spaces with placemaking efforts, including public art and programming, that celebrate and highlight the diverse cultures of downtown Silver Spring



PEDESTRIAN BRIDGE OVER RAIL

11th St Bridge Park, Washington DC

In 2020 total estimated cost was \$74 million. Includes many program elements and full landscape plan.



Rainier Vista Bridge, Seattle Washington

Total cost: \$42.5 million

Washington State DOT = \$26.5 million Sound Transit = \$12 million, University of Washington = \$4 million





PEDESTRIAN BRIDGE OVER RAIL

Park Unions Bridge, Colorado Springs

Connects downtown over rail to America the Beautiful Park. Opened in July 2021. \$18.7 million, jointly funded. Designed for pedestrians and cyclists.







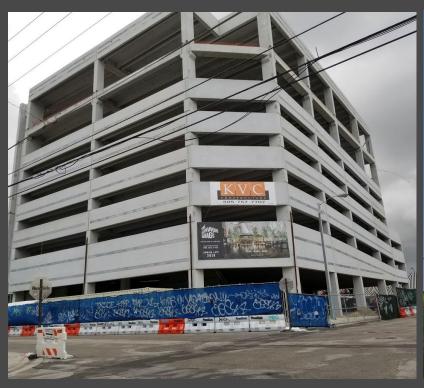
GARAGE CLADDING

Garage at Place Ste-Foy, Quebec, CA



GARAGE CLADDING

Wynwood Garage, Miami FL







GARAGE CLADDING



PARKS AND PUBLIC SPACES

4.5 PARKS, TRAILS & PUBLIC SPACES

- 1. REVISE LANGUAGE TO ALIGN WITH MESSAGE FROM PROS PLAN: FOCUS ON PHYSICAL ACTIVITY & SOCIAL CONNECTIONS
- 2. HIGHLIGHT AND REINFORCE EQUITY IN PARKS
- 3. ALIGNMENT WITH OTHER LAND USE RECOMMENDATIONS
- 4. OVERALL TECHNICAL/GRAPHIC REVISIONS

4.5.1 PARKS/PUBLIC SPACES GOALS

- **Encourage physical activity:** by providing safe and convenient access to an integrated, multi-functional, comfortable network of parks, public spaces and trails connecting people to jobs, centers of activity and nature.
- Facilitate social interaction: by developing parks that offer easy opportunities for daily impromptu interactions with neighbors and organized social gatherings.

4.5.1 PARKS/PUBLICSPACES GOALS

- Steward the environment within the urban context: by creatively integrating sustainable strategies to adapt to and mitigate climate change and maintaining our commitment to environmental stewardship.
- **Promote economic prosperity:** by creating fun and appealing park facilities and programming that energize Silver Spring, while celebrating its rich history and vibrant culture.

- Equity: Everybody's backyard
 - > active recreation; park hierarchy; multifunctional spaces; access to healthy food; celebrate Silver Spring's culture and history; access to nature and future stewards; "Friends of" organizations
- Green Loop Connectivity
 - All parks; wayfinding; integrate amenities with walking loops
- Creative Implementation -Temporary/Interim Pilot Spaces



- Equity: Everybody's backyard promote a fair distribution of attractive, safe, and fun parks and public spaces as common civic spaces with facilities and programming open to all ages, race, culture, income, and abilities.
 - **More active recreation** additional facilities and program that promote physical activity, including in small spaces
 - Park Hierarchy flexibility to promote multiple functions in a balanced way
 - **Multifunctional Spaces** recreation, education, community-building and environment stewardship
 - Access to Healthy Foods more community gardens
 - Celebrate Silver Spring's Culture and History with facilities and programming
 - Access to nature and promote future stewards
 - Creation of "friends of" organizations



- **Green Loop Connectivity** Implement the proposed Green Loop to connect existing and proposed parks and public spaces with other land uses inside the Plan and the surrounding region promoting walking and biking to these places with comfortable, sustainable, safe and shaded roads, sidewalks and trails.
 - All parks and public spaces ensure access to spaces that are designed to support casual, impromptu use, and connection with nature and other land uses.
 - **Wayfinding** improve signage and wayfinding: partner with future and existing commercial/businesses organizations to create a public space map and signage for the Green Loop and the open space network in Silver Spring
 - Integrate amenities with walking loops Promote physical activity, people watching, social connections and integration of amenities and parks and public spaces with internal walking loops inside public spaces and through connections to the Green Loop, respectively.

• Creative Implementation - Temporary/Interim Pilot Spaces - Consider short-term/temporary solutions and "pop-up" programming that reflect community identity within temporary/interim parks. Consider empty lots, surface parking areas or other opportunity sites adjacent to the Green Loop as potential pilot sites.

4.5.4 PROPOSED PARK HIERARCHY

Page 76 - Changes: add assigned alphabetic letter to park type + add word "Countywide"

C – Countywide Urban Recreational Park

Page 77 - Changes: delete letter "C" and add "*"; delete letter "D1", add "*" and word Countywide

- Special Park*:These parks include areas that contain features of historic and cultural significance.
- C1*/D1- Renovate/Repurpose: Jesup Blair Urban Recreational/Special Park

Page 81- Changes: add words "Community Use" and "park" in front of all parks under the "D" category: Urban Recreational Parklet, put the word "parklet" in parenthesis under the main definition

D – Community Use Urban Recreational Parklet

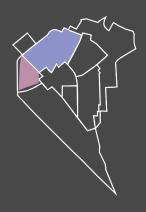
F1 - RENOVATE: ACORN POCKET GREEN

Page 86 – changes: text updates for clarification

Vision: Contemplative historic pocket green. Its proximity to the proposed South Silver Spring Urban Recreational Park can promote a synergy of park users experiences: from the historic and contemplative setting of Acorn Pocket Green to the more active and social-driven space on the new proposed recreational park. Activate public park, possibly in partnership with nearby POPS.



FALKLANDS DISTRICT



Page 87

G1-CONNECT: FALKLAND STREAM RESTORATION TO NORTH PARCEL

Vision: connect the renovated stream valley in the southeast quadrant to a consolidated public use space on the north parcel that is green and clearly public in nature. Consider adding wayfinding signage to address the entries to these publicly accessible spaces. Size: minimum 0.5 acre of consolidated open space





C1 - JESUP BLAIR PARK & HPC PROCESS

Met with HPC on December 15th

Intent: start coordinating process early on regarding the historic context and the vision of the renovated park, including the historic house tenant/partner identification process

HPC input:

- Increase visibility/safety of the park east side of the park is blocked by the metro wall (it does not feel safe to cross the park because there is no activity at the perimeter of the park, especially during the week)
- Agreed on the need to add new activities/facilities to attract a diverse audience (ages and interests); more activities = more people = safer and more attractive park
- Heading in the right direction





C1 - JESUP BLAIR Countywide Urban Recreational / Special Park

Page 77 – changes: size correction

Current Size: ~ 14.2 acres #5

Page 80 – change: add word "art" as part of the Cultural Art Recreational Loop + text update

- Promote internal walking loops: Cultural Art Recreational Loop create a signature internal active, recreational and cultural art trail loop with mileage marks, historic signage, art, benches,"
- Historic setting –…*Partner with future tenant* Identify future tenant who will help activate the contemplative zone…

C1 - JESUP BLAIR PARK

NEW text focus on programming

Promote social connection, diversity, community health, identity, and sense of ownership

• **Strong Programming** – promote a robust programming for the park with activities and events that can appeal to a diverse audience and invite people back to explore the park on their own.

C1 - JESUP BLAIR PARK

Page 79 – Pedestrian Crossings + last two bullets – consolidate message

• Pedestrian Network Improvements: Consider implementing traffic calming features along Blair Road to make it more safe, accessible, and comfortable. Work with SHA/MCDOT to add new and renovate existing pedestrian crossings: (1) at both ends of the park along Georgia Avenue to improve the pedestrian access and experience across this busy road and connect to the small businesses along that stretch of Georgia Avenue; (2) Blair Road at the edge of the park boundary to allow pedestrians safe crossing to the park entrances along Blair Road – see proposed location on the illustrative concept and in Section 4.6 – Transportation. If development patterns along and surrounding Blair Road change in the long term, and traffic calming measurements are already in place, consider working with MCDOT and SHA to study the feasibility of a closure of Blair Road along the perimeter of Jesup Blair Park on weekends and/or weekdays. It would allow expansion of the proposed active zone at the southern portion of the park. and would allow direct connection to Juniper Blair Neighborhood Park across the street expanding the zone for recreation and social interactions.

HISTORIC RESOURCES

2.3. HISTORY OF SILVER SPRING (P. 11-12)

- Additional context provided on:
 - 1) the opening of the Silver Spring Metro Station;
 - 2) the Silver Triangle, American Dream, and Downtown Silver Spring projects; and
 - 3) establishment of the Ethiopian community.



Map showing proposed Silver Triangle and City Place Mall, 1989.

Source: Baltimore Sun.



Sketch of the proposed American Dream, a \$585million mall, 1995.

Source: Baltimore Sun.

4.9.1. MASTER PLAN FOR HISTORIC PRESERVATION – SILVER SPRING SHOPPING CENTER (P. 130)

- Additional context provided on the shopping center and current levels of preservation on the property.
- Further language added to encourage the transformation of the parking lot.



View of the Silver Spring Shopping Center, 1949. Source: National Archive.





4.9.1. MASTER PLAN FOR HISTORIC PRESERVATION – SILVER SPRING SHOPPING CENTER (P. 130) - cont'd.

Background:

- The Silver Spring Downtown and Adjacent Communities Plan encourages continued adaptive
 reuse of the parking lot at the corner of Georgia Avenue and Colesville Road. <u>Built in 1938</u>,
 the Silver Spring Shopping Center and Theatre is historically significant as a planned regional
 shopping center with integrated parking. It combined a consciousness of design and
 merchandizing techniques and recognized the importance of the automobile to the
 shopper. Therefore, the parking lot is part of the story of the circulation of people and goods.
- In addition to its designation as a Master Plan Historic Site, the Maryland Historical Trust (MHT) holds a historic preservation easement on the property. Therefore, any proposed changes much be reviewed by the Historic Preservation Commission (HPC) and the state historic preservation office. The Historic Preservation Commission (HPC) and the MHT approved sensitively-designed modifications to this space in 2020. Alterations included decking, outdoor seating, reduction of parking spaces, landscaping changes, and public art.

4.9.1. MASTER PLAN FOR HISTORIC PRESERVATION – SILVER SPRING SHOPPING CENTER (P. 130) - cont'd.

Recommendation:

The transformation and adaptive reuse of transportation infrastructure (such as parking lots) is <u>critical for the evolution of our urban downtown and essential for our future mobility beyond the</u> automobile. Historic preservation will contribute to such planning efforts by actively encouraging the preservation and adaptive reuse of important spaces and buildings, documenting the history of land use, and providing guidance for designated historic resources through the design review process. Further reimagining and activation of this parking lot would be appropriate and encouraged with respect to the ongoing preservation of the site. In addition, proposals could explore the addition of a small-scaled, one-story building that is compatible with the architecture of the shopping center and respects the relationship between the shopping center and streets. Historically, a section of the parking lot once included a gas station which provides justification for the addition of a small structure. All <u>future</u> alterations would require review and approval by the Historic Preservation Commission and the Maryland Historical Trust.

4.9.3. NEW SITES TO BE STUDIED AS FUTURE HISTORIC PRESERVATION MASTER PLAN AMENDMENTS (P. 132)

 Added "...and encourage the adaptive reuse of the building if the occupant and use change." to the recommendation.



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

RESILIENT DOWNTOWN

4.7.4. TACKLING EXTREME HEAT

- Encourage a minimum of 35% green cover on Optional Method Development projects. A project may achieve the 35% green cover requirement by:
 - > Providing an intensive green roof (6 inches or deeper) on the rooftop of the buildings;
 - Proving native canopy tree cover on the landscape of the project site area at ground level; and/or
 - Providing a combination of tree canopy cover and intensive green roof for a total of 35%or greater on the total site.
- May be reduced for on-site energy generation or occupiable rooftop amenities.

4.7.6. WATER QUALITY

 Fully comply Encourage full compliance with the Chapter 19 of the County's Erosion, Sediment Control, and Stormwater Management Code to the maximum extent practicable.

SCHOOLS

4.8.4. INNOVATIVE SCHOOL FACILITIES

Recommendation language revised:

'Continue to discuss and Promote the viability of an innovative school facility option in the Downtown Silver Spring area with MCPS Division of Capital Planning and Real Estate.'

- p.128, Public Hearing Draft -



4.8.4. INNOVATIVE SCHOOL FACILITIES

• Language added:

'... adaptive re-use strategy can be a viable option in the Plan area, where there is a short supply of available land otherwise, to efficiently utilize available properties while also activating vacant office space.

Collaborative efforts between MCPS and Parks should continue in order to maximize opportunities to provide off-site fields for such facilities as needed.'

- p.128, Public Hearing Draft -

4.8.4. INNOVATIVE SCHOOL FACILITIES

• Language added:

'... some land uses such as health care, housing or office space can be colocated with a school facility on the same site. ... <u>MCPS' former</u> operating schools in the vicinity are good candidate sites that can be considered in this capacity, potentially by forming a partnership with other entities leasing the space to provide a special program focus.'

- p.128, Public Hearing Draft -

WORK SESSION #4 -1/6/22

- Edits from Transportation, Housing, Zoning and Implementation from 12/23
- Review other minor edits
- Vote to transmit to Council