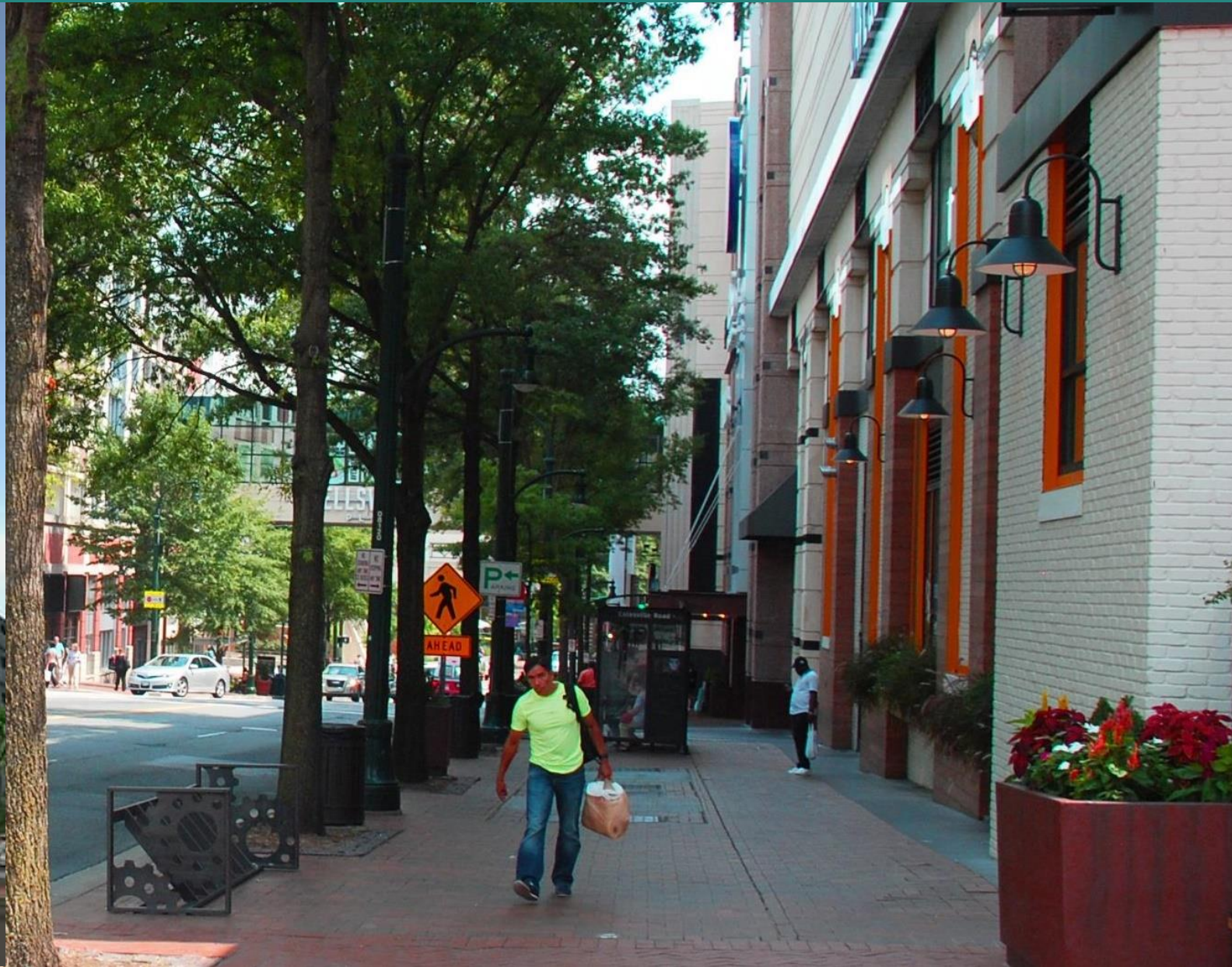


SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Work Session #1

AGENDA

- INTRO AND SCHEDULE
- EQUITY BILL COMPLIANCE
- BIG IDEAS: GREEN LOOP + NEW PEDESTRIAN BRIDGE
- PARKS
- HISTORIC RESOURCES
- ENVIRONMENT
- SCHOOLS

WORK SESSION SCHEDULE

- 12/9 Work Session #1
 - Equity Act Compliance, Green Loop and Pedestrian Bridge over tracks
 - Parks, Historic Preservation, Environment, Schools
- 12/16 Work Session #2
 - Transportation, Economic Growth, Districts: Urban Design, Land Use and Zoning, Implementation
- 12/23 Work Session #3
 - Housing, Edits from session #1
- 1/6 Work Session #4
 - Review all edits and vote out

RACIAL EQUITY BILL: 27-19

- The bill requires the Planning Board to consider racial equity and social justice impact when preparing a Master Plan.
- 33A-14d – “consider the impact of the plan on racial equity and social justice in the County, as defined in Section 2-64A.”

COMPLIANCE WITH EQUITY BILL (P.8)

Plan language:

In 2019, the Montgomery County Council passed the Racial Equity and Social Justice act which challenged the Planning Board to “consider the racial equity and social justice impact of a master plan.” This Plan endeavors to understand the historic advantages and disadvantages that have affected residents in Silver Spring, reach those who have been excluded from planning processes in the past, and study how Plan recommendations can encourage more equitable access to civic resources and investment.

Proposed revision:

In 2019, the Montgomery County Council passed the Racial Equity and Social Justice act which challenged the Planning Board to “consider the racial equity and social justice impact of a master plan.” This Plan endeavors to understand the historic advantages and disadvantages that have affected residents in Silver Spring and include those who have been excluded from planning processes in the past. **The plan has considered the impacts of the recommendations on racial equity and social justice. Equity is woven throughout the goals and recommendations of this Plan that strive to provide more equitable access to investment and civic resources.**

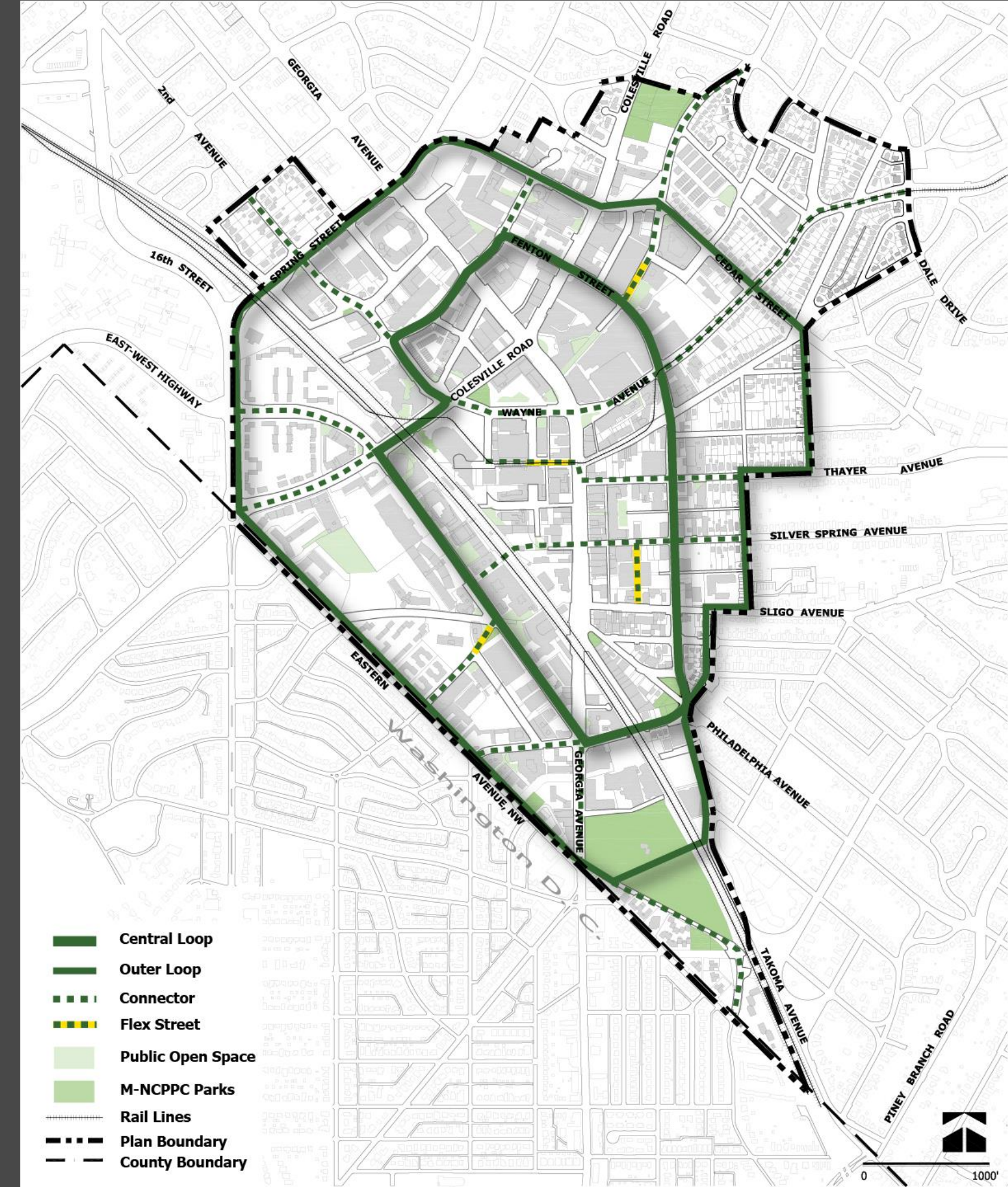


3.2.2. GREEN LOOP

Recommendation:

Connect the different neighborhoods of Silver Spring via a green, resilient, comfortable, consistent multi-modal network focused primarily on the local streets that will improve quality of life, offer opportunities for building community, create an attractive environment for businesses and employers, and improve the environmental resiliency of a dense urban area and support walking and biking around the downtown. Pursue opportunities to provide connections across the Metrorail/CSX tracks.

- Central Loop
- Outer Loop
- Connectors
- Connectors



3.2.2. GREEN LOOP

The Plan recommends the following elements for incorporation into the Green Loop. As not all rights-of-way will be able to accommodate all of the elements listed below, elements should be prioritized consistent with the recommendations for streets (Section 4.6) and the environmental recommendations (Section 4.7).

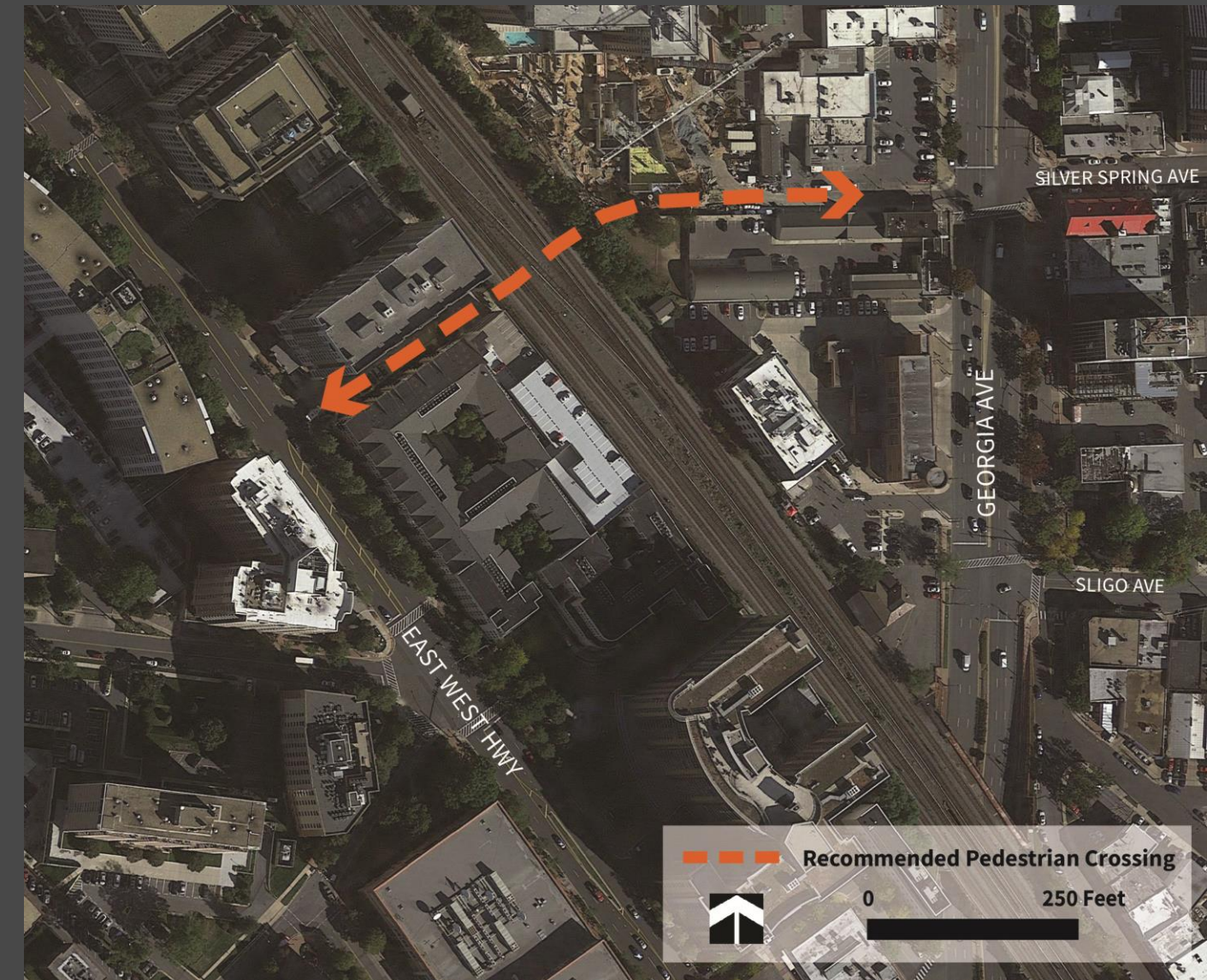
- Sidewalks
- Bicycle lanes
- Canopy trees with deep soil panels
- Stormwater management within the right-of-way
- Cool surfaces
- Native, stratified and drought-tolerant plant vegetation
- Wayfinding
- Smart street elements including but not limited to:
 - Electric vehicle charging stations
 - Solar metering and lighting

The Design Guidelines that will accompany this Sector Plan will include Cool Streets Recommendations for several elements above, including cool surfaces and stormwater management practices within a right-of-way.



3.2.3 CONNECTING ACROSS THE RAIL

- Provide a pedestrian and bicycle connection from East-West Highway to the western terminus of Silver Spring Avenue in the Ripley District.
- Landscaped bridge connection with adequate shade and views to the north and south.
- Connect between South Silver Spring to the Metro Center area and/or Fenton Village.
- Connection to Metropolitan Branch Trail



11th St Bridge Park, Washington D.C.



Rainier Vista Bridge, Seattle Washington

PARKS AND PUBLIC SPACES

4.5 PARKS, TRAILS & PUBLIC SPACES

- GOALS/AREAWIDE RECOMMENDATIONS
- PARK HIERARCHY
- MAJOR RECOMMENDATIONS BY DISTRICTS
- ENERGIZED PUBLIC SPACES TOOL RESULTS

4.5.1 PARKS/PUBLIC SPACES GOALS

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



4.5.2 PARKS/PUBLIC SPACES RECOMMENDATIONS

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



4.5.4 PARKS – HIERARCHY

System of open spaces based on role of each type of open space.

For the Sector Plan Area:

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

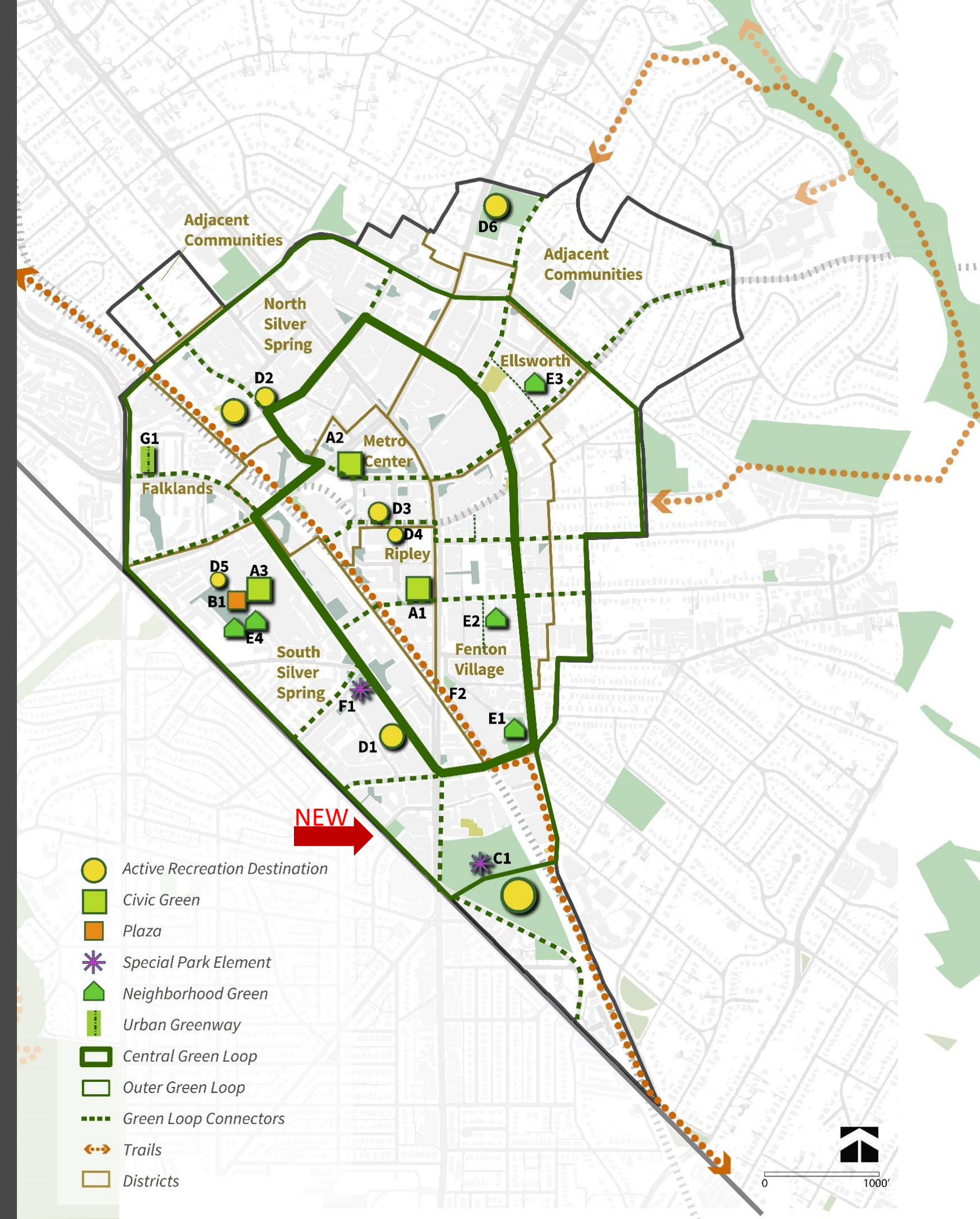
For each Neighborhood:

- A neighborhood green
- Walk-to recreational amenities

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

For each Building: Space for outdoor recreation space

For each Residence: Private outdoor space



4.5.4 PROPOSED PARK HIERARCHY

Page 73 - Changes: add existing King Street Community Garden as “pocket green”

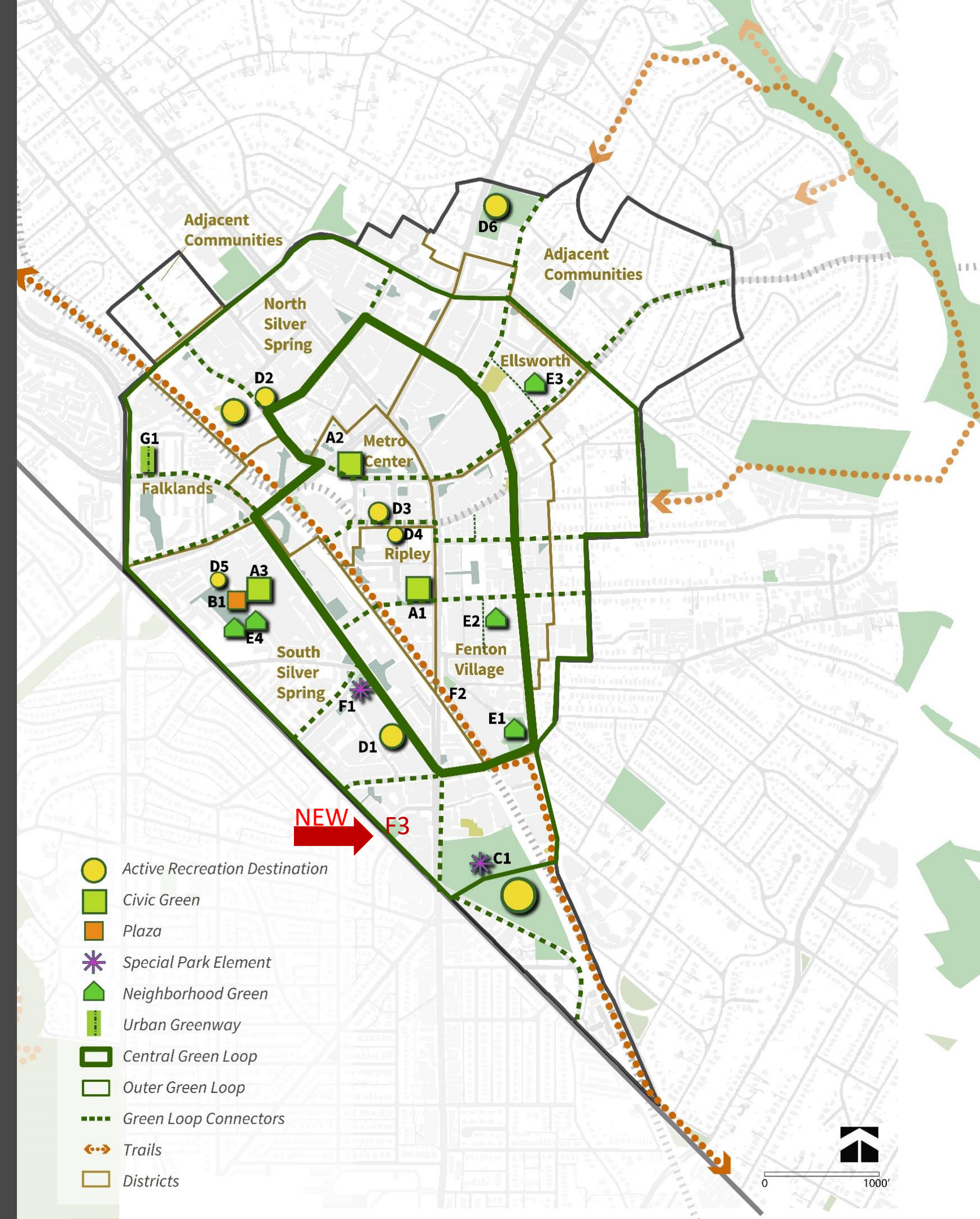
- F3 – Retain: King Street Pocket Green

Location: South Silver Spring District

Ownership: POPS, leased to M-NCPPC

Vision: Retain existing community garden at the western end of the parcel on the 7980 Georgia Avenue site as part of any redevelopment opportunity. Connect community garden to proposed through-block connection.

Size: ~0.38 acre



SOUTH SILVER SPRING

C1* - RENOVATE/REPURPOSE: JESUP BLAIR URBAN RECREATIONAL/SPECIAL PARK

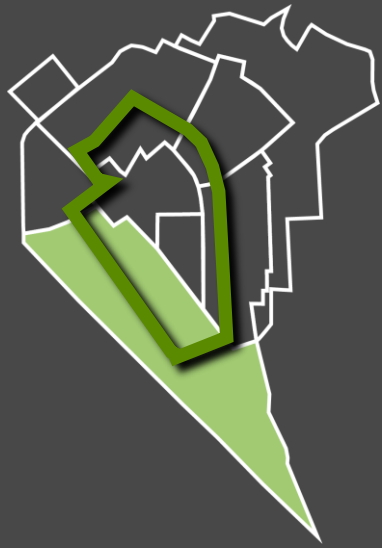
Countywide special destination. Size ~ 14.2 acres

D1 - CREATE: SOUTH SILVER SPRING URBAN RECREATIONAL PARKLET

Local active destination. Size: ~1.6 acre

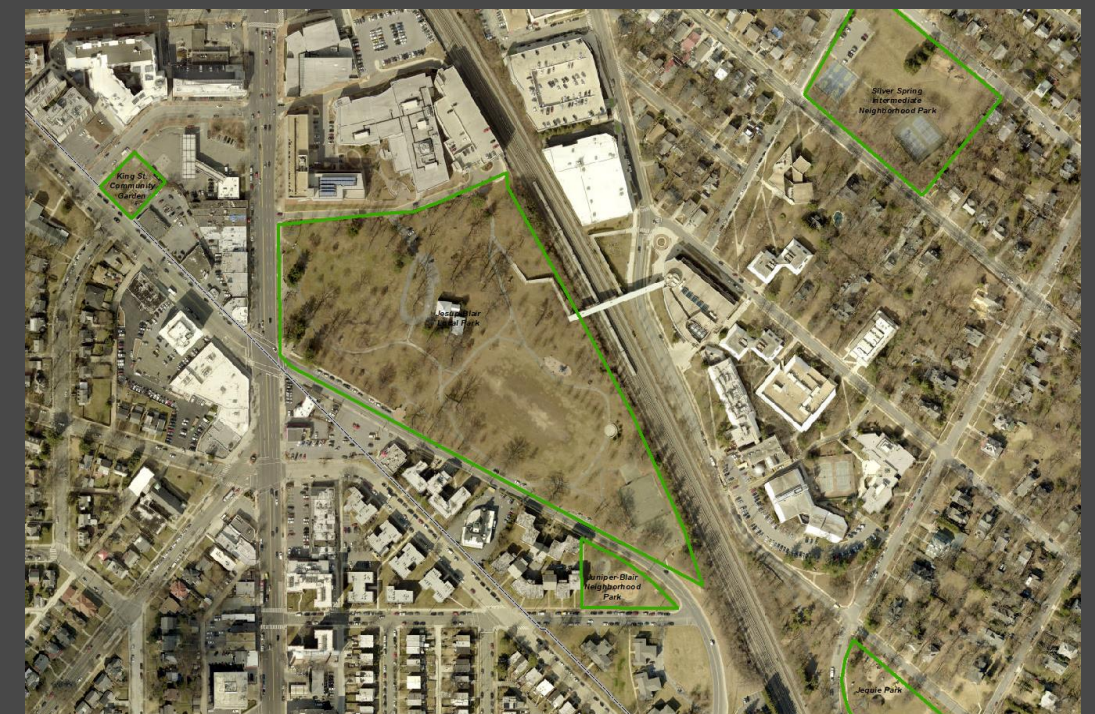
F3 - RETAIN: KING STREET POCKET GREEN

Community garden. Size: ~0.38 acre



C1 - JESUP BLAIR PARK & HPC PROCESS

- Meeting with HPC on December 15th
- Coming back to PB on the 23rd with HPC input
- Intent: start coordinating process early on regarding the historic context and the vision of the renovated park, including the historic house tenant identification process
- Parks Department will initiate a formal process to soliciting interest process to identify future partner(s)



C1 - JESUP BLAIR

Urban Recreational/Special Park

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

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





CONTEMPLATIVE ZONE



CAFÉ IN THE PARK



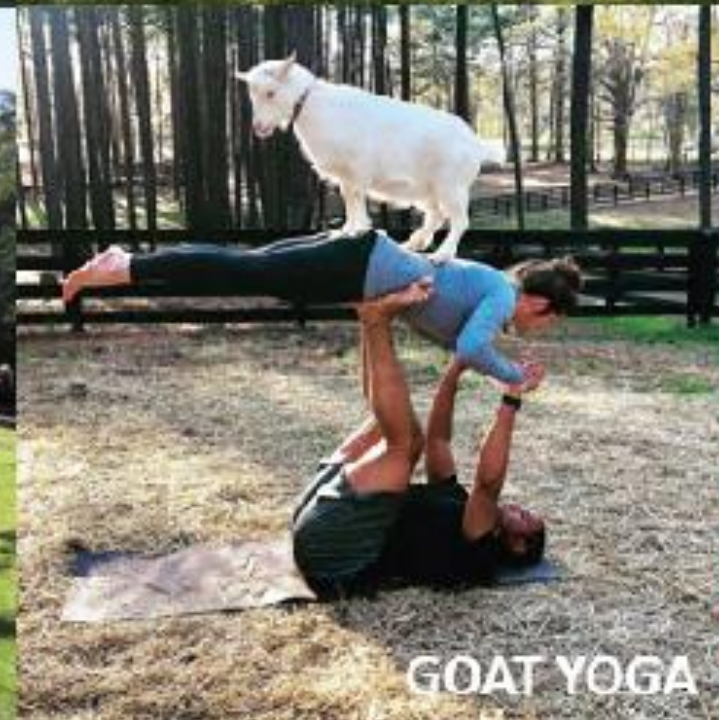
PICNIC IN THE PARK



NATURE WALK



LAUGHING CLUB



GOAT YOGA



SENIOR FITNESS





SOCIAL ZONE



FLEXIBLE LAWN
MULTIPLE EVENTS
ACTIVE PLAY AREA



MUSIC
PARTNERSHIP
1X/WEEK



ACTIVATE EDGES



DOG PARK





ACTIVE ZONE



ZIP LINE



ZIP LINE



CLIMBING



SKATE PARK



BASKETBALL
½ COURTS
+ ART



SKATE PARK

D1 – CREATE: SOUTH SILVER SPRING Urban Recreational Parklet

VISION: Active neighborhood local destination.

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



F1 – RENOVATE: ACORN POCKET GREEN

Page 86

Vision: Activate public park, possibly in partnership with nearby POPS.

Summer 2020 – temporary closure of Newell Street – Shared Streets Program +
Fall 2020 - Picnic in the Park program.

Renovation design underway to preserve and interpret historic resources and provide new open space and play amenities through the Park Refresher Facility Plan.

In Summer 2020, as part of the Shared Street program, MCDOT closed this street to expand recreational opportunities to residents and businesses. The street closure allows users of Acorn Urban Parks to enjoy a larger play area increasing park usage and stewardship of its historic asset. Work with MCDOT to consider the continuation of the street closure. This stretch of Newell Street can function as a temporary park until the proposed South Silver Spring Urban Recreational Parklet project gets implemented.

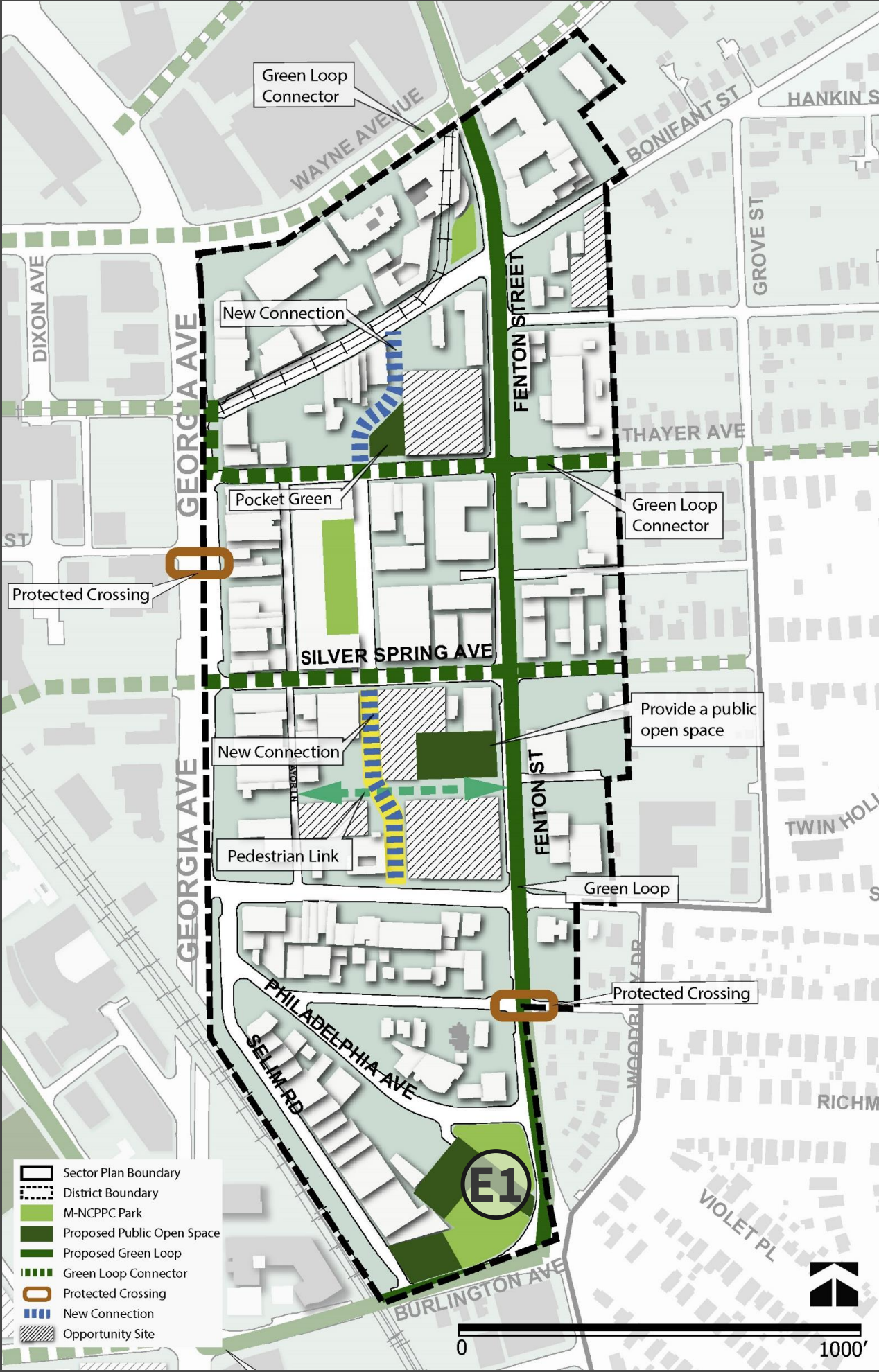


FENTON VILLAGE

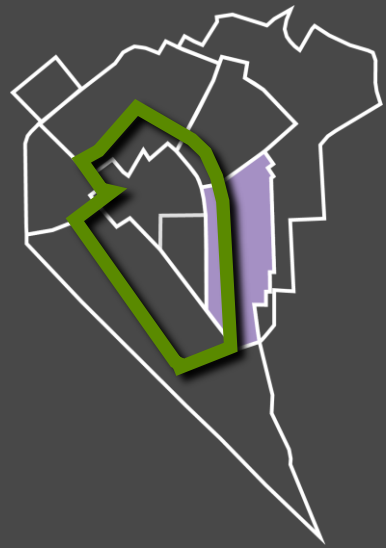
Page 84

E1 - RENOVATE/EXPAND: FENTON ST NEIGHBORHOOD GREEN

Gateway to Fenton Village District. Keep the community garden function and expand its size. Add active and social gathering experiences.
Size ~ 1.75 acres



FENTON VILLAGE

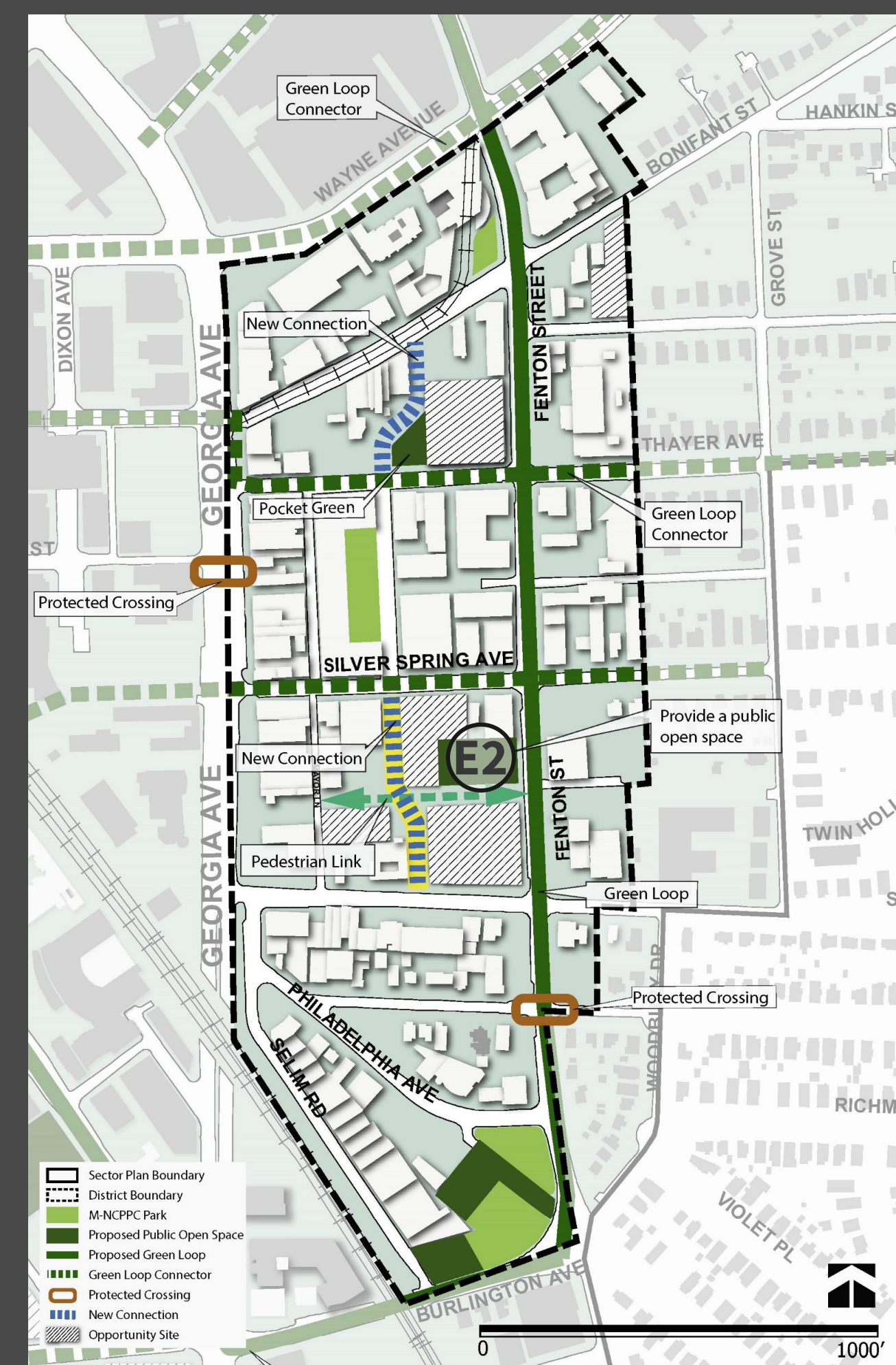


Page 84

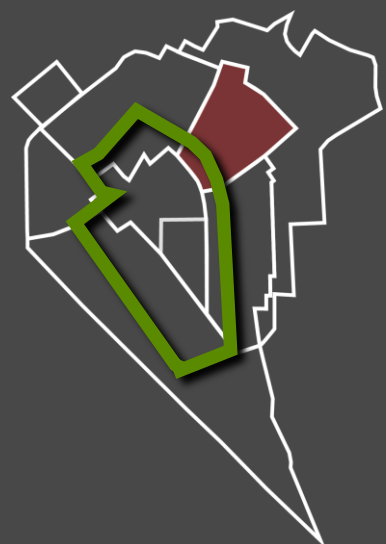
E2 – CREATE: FENTON VILLAGE NEIGHBORHOOD GREEN

Gathering space for the community along Fenton Street - activate and serve the district commercial corridors and residents.

Recommended Size: 0.5 acre minimum



ELLSWORTH DISTRICT

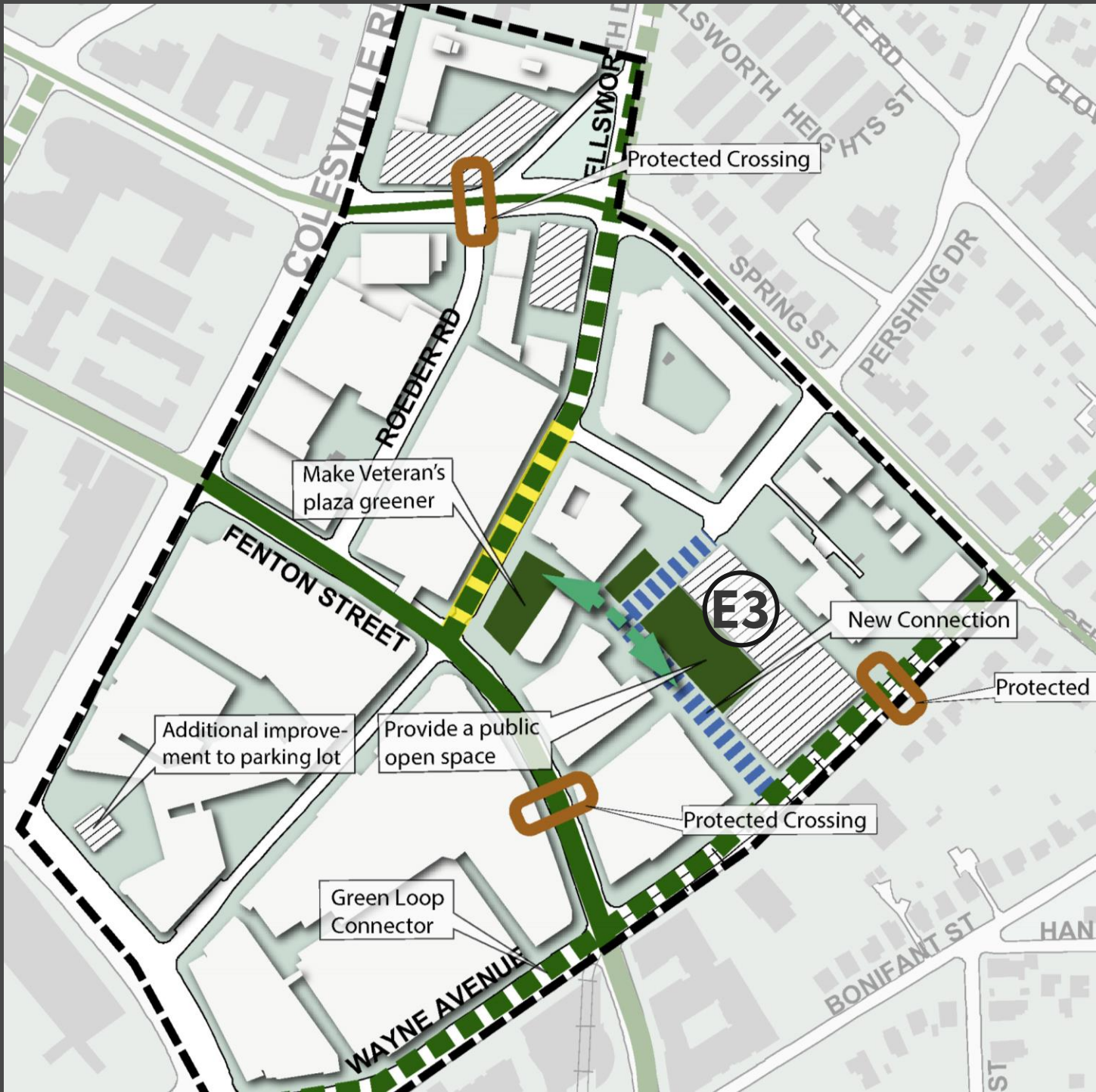


Page 84

E3 – CREATE: ELLSWORTH NEIGHBORHOOD GREEN

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

Recommended Size: 0.5 acre minimum



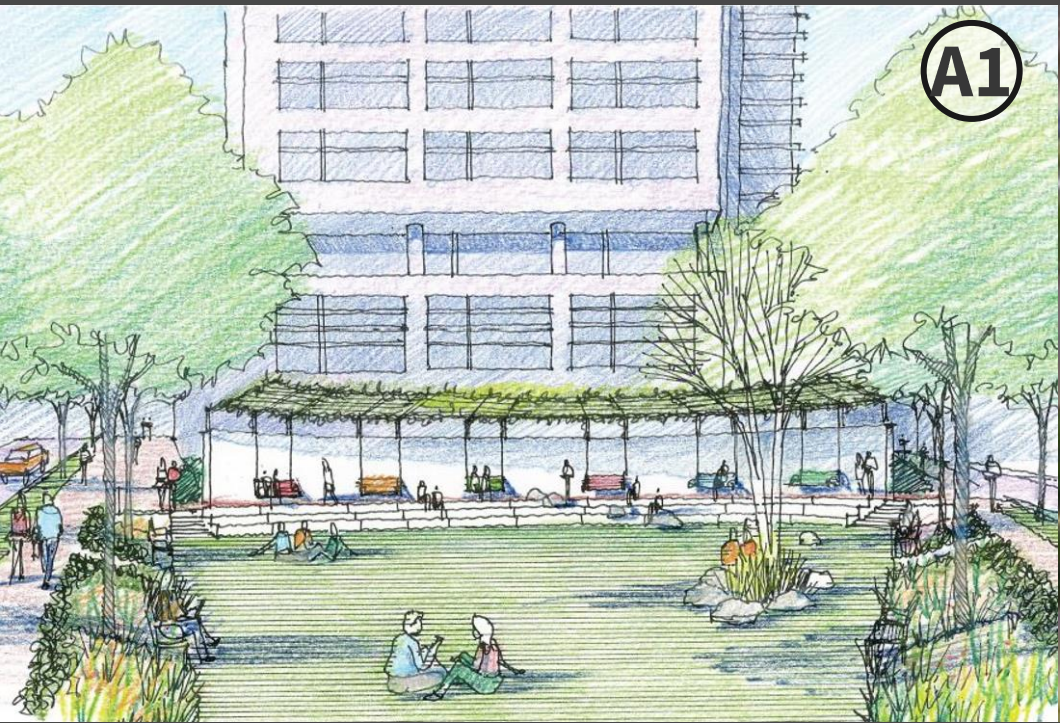
METRO CENTER



Page 75 - **A2 - CREATE: GENE LYNCH CIVIC GREEN**
Gateway to the central core of downtown Silver Spring.

Page 84 - **D3 – CREATE: METRO CENTER URBAN RECREATIONAL PARKLET**

ENHANCEMENTS TO SPACE UNDER THE PURPLE LINE



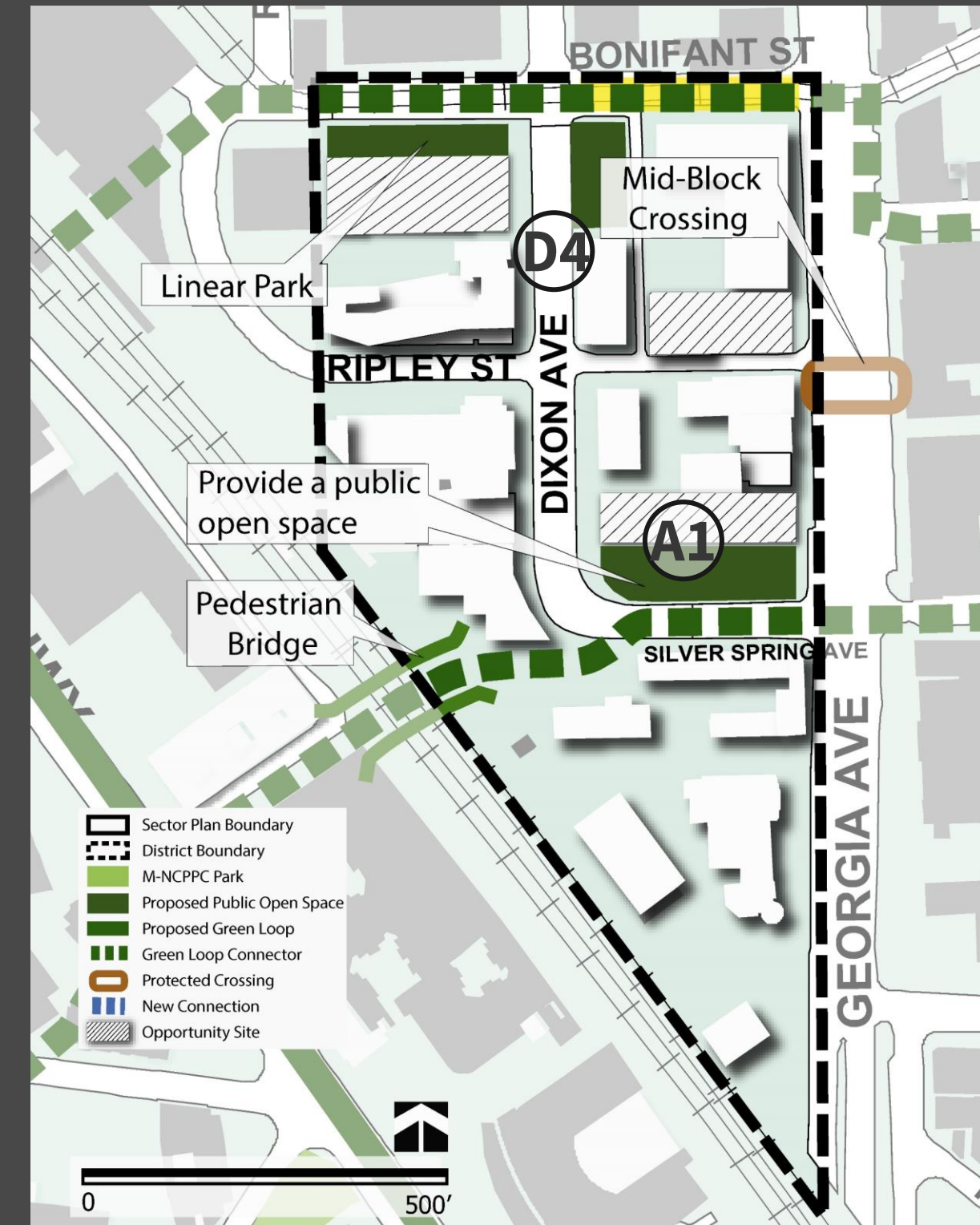
RIPLEY DISTRICT



Page 74 - **A1 - CREATE: RIPLEY DISTRICT CIVIC GREEN**

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

Page 83 - **D4 – CREATE: BONIFANT URBAN RECREATIONAL PARKLET**

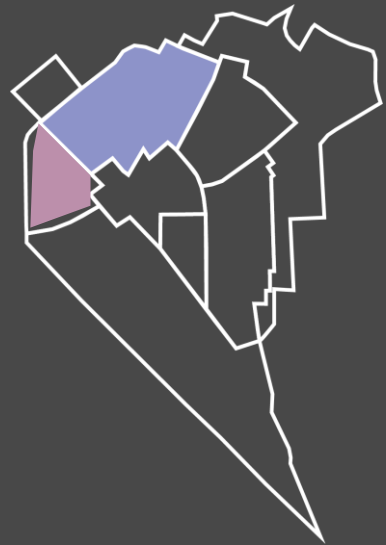


DOWNTOWN NORTH

Page 82

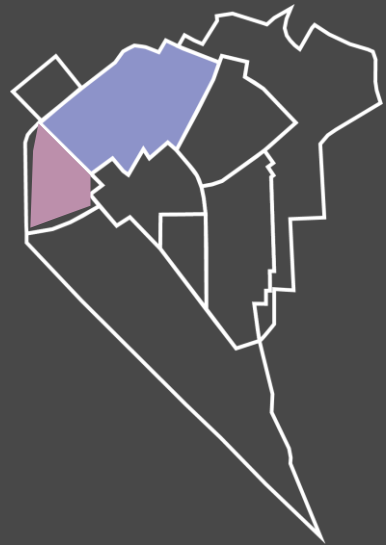
D2 – CREATE: NORTH SILVER SPRING URBAN RECREATIONAL PARKLET

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



FALKLANDS DISTRICT

Page 87



G1 – EXPAND/RENOVATE: FALKLAND NORTH STREAM RESTORATION

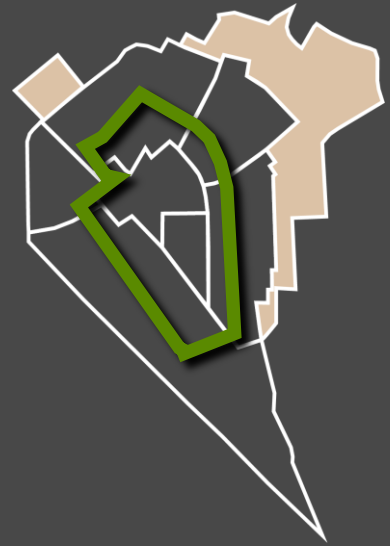
Vision: Expand the stream valley renovation into the north parcel that will include an additional large green space.

Size: Preserve and/or expand existing size of stream valley bed.



ADJACENT COMMUNITIES

Page 83



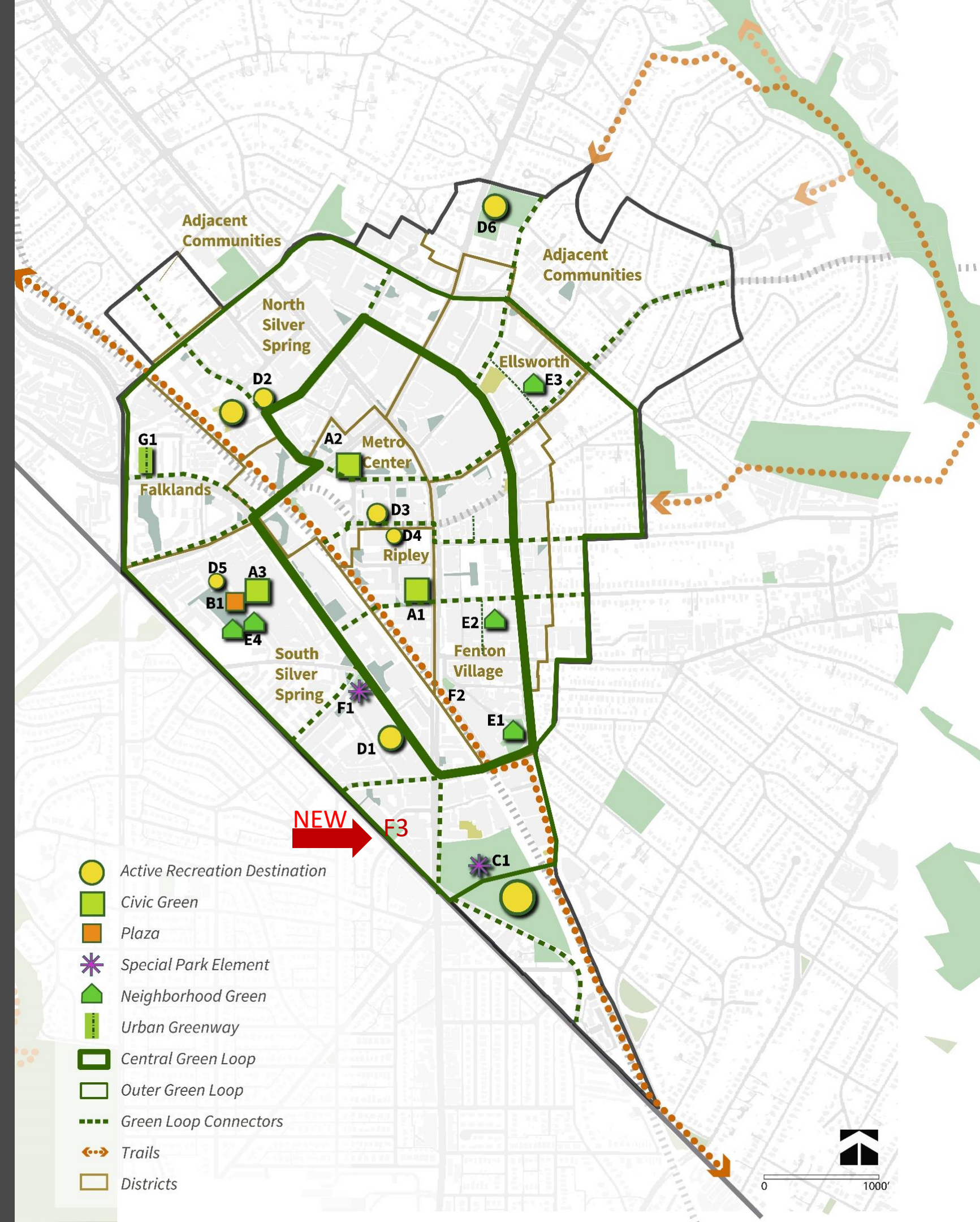
D6 - RENOVATE/REPURPOSE: ELLSWORTH URBAN RECREATIONAL PARKLET

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



PARKS RECAP

- Each district gets a new/renovated proposed park and/or public space
- Green Loop system – integrates network of proposed and existing parks and public spaces
- New active recreation destination: community-use urban recreational park (South SS Community Use Urban Recreational Park)
- Renovated countywide special and urban recreational park (Jesup Blair)
- The EPS analysis shows significant improvements on the overall sector plan access to experiences independent of the projected growth



ENERGIZED PUBLIC SPACE (EPS) PLAN

ALL PARKS ARE NOT CREATED EQUAL
ACCESS TO EXPERIENCES



ACTIVE



CONTEMPLATIVE



SOCIAL
GATHERING

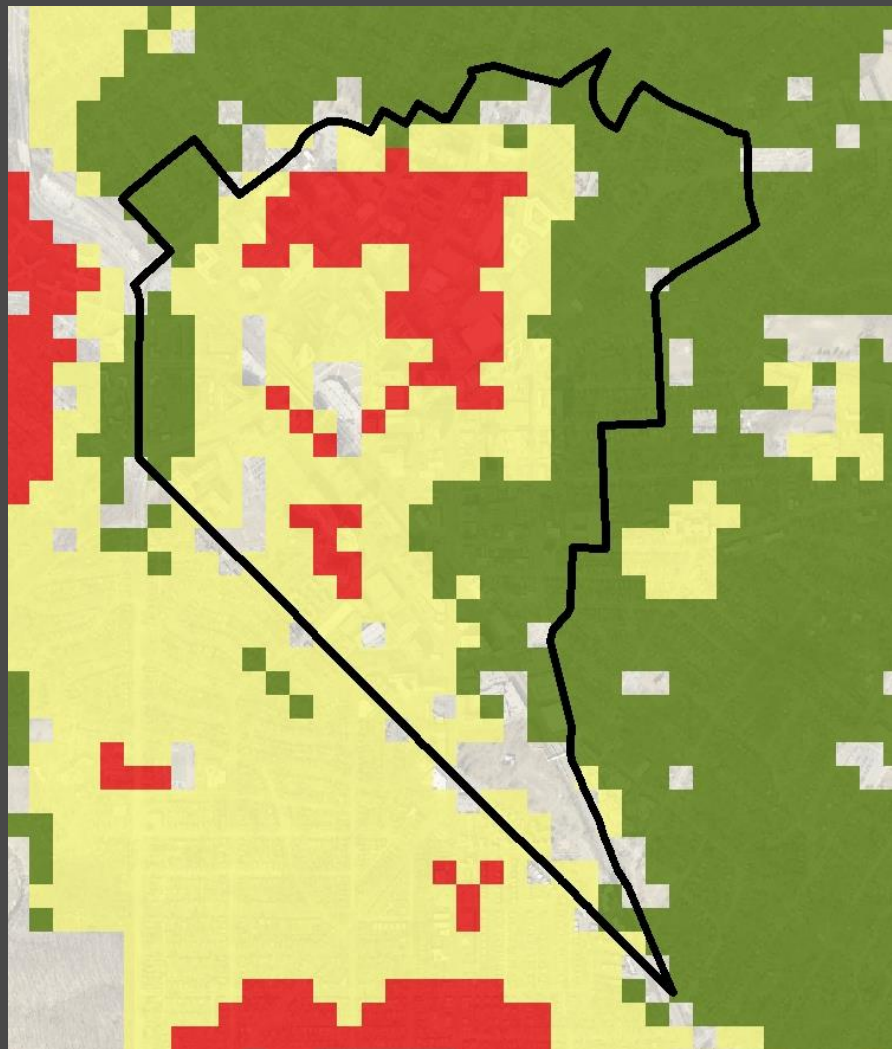


EPS METRIC:
WALKING ACCESS TO
AMENITIES/EXPERIENCES
+
AMENITY'S
COMMUNITY BENEFIT
=
EXPERIENCE
POINTS/PERSON

SCENARIO TESTING IN SILVER SPRING

Consolidated Experiences Improvement Areas (EIAs) and Experience Areas (EAs)
(active, contemplative, social)

EXISTING CONDITIONS



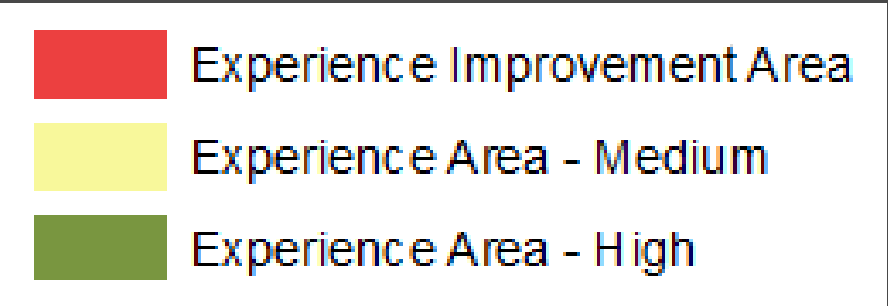
FULL BUILD OUT DEMAND



FULL BUILD OUT SUPPLY



Scenario		Consolidated Experience Points Per Person	People in EIAs	People in Medium EAs	People in High EAs
1	Existing Conditions	2.55	30.27 %	57.35 %	12.38 %
2	Full Demand	1.94	63.54 %	32.83 %	3.63 %
3	Full Supply	4.24	18.45 %	60.17 %	21.38 %



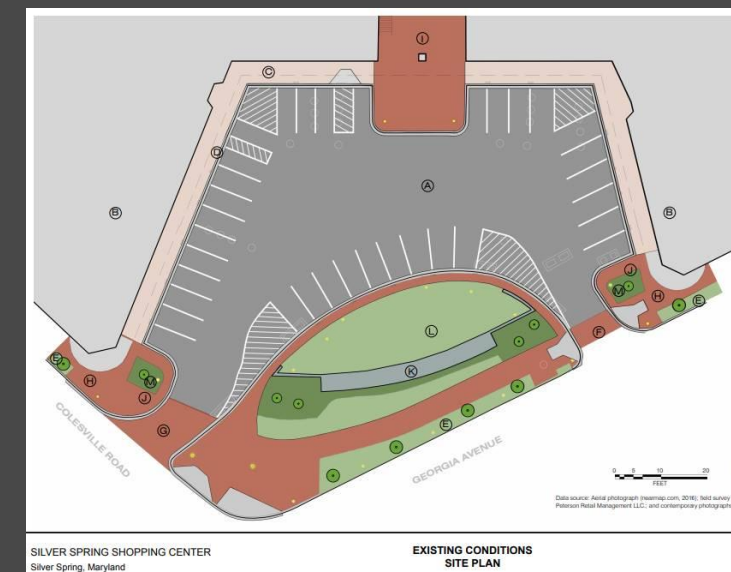
HISTORIC RESOURCES

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

- The property is subject to a historic preservation easement held by the Maryland Historical Trust (MHT).
- The Historic Preservation Commission and MHT approved changes to the parking lot in 2020.
- Support the continued adaptive reuse of the parking lot and proposals that explore the addition of a small-scaled, one-story building similar in size to the demolished gas station.



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



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

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



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

OTHER RECOMMENDATIONS

- 4.9.2. Locational Atlas and Index of Historic Sites (p. 130)
- 4.9.4. National Register of Historic Places (P. 134)
- 4.9.5. Archaeological Resources (P. 137)
- 4.9.6.A. Cultural and Heritage Resources – Legacy Business Registry (P. 138)
- 4.9.6.B. Cultural Heritage Resources – Interpretation of Historic Sites (P. 138)
- 4.9.6.C. Cultural Heritage Resources – Montgomery County Street and Park Facilities Renaming Review Project (P. 139)



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

RESILIENT DOWNTOWN

ENVIRONMENTAL & ECONOMIC RESILIENCY

RESILIENCY

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

4.7.1. OVERALL GOALS



- Reduce surface & heat island temperatures.
- Support the goals of net zero carbon emissions by 2035
- Implement the Green Loop concept to create shaded, performance-based complete streets
- Increase tree canopy cover, green cover, & native plantings throughout the plan area.
- Improve air & water quality, and mental and physical health.
- Support the growth of urban agriculture, local food production & processing

NATURE BASED SOLUTIONS- (NBS)



Nature is Experiential



Cool Streets & Bikeways



Green Roofs



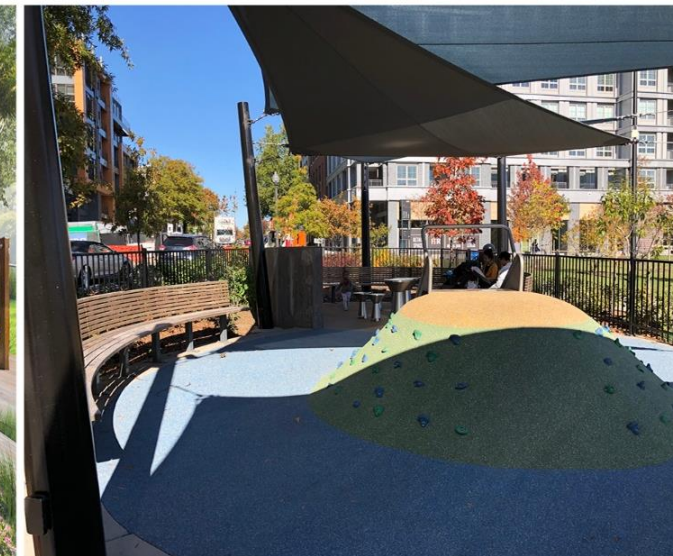
Stormwater Management



Nature is Integrated



Increased Activity



Shaded Activity Areas



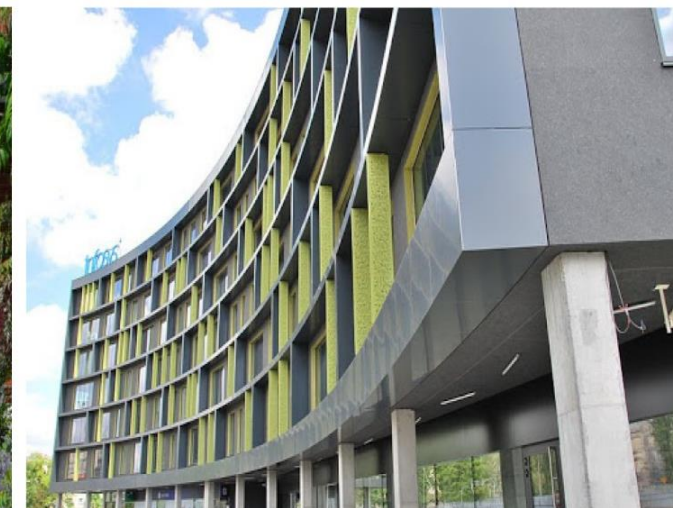
Increased Biodiversity



Urban Agriculture



Deep Tree Panels

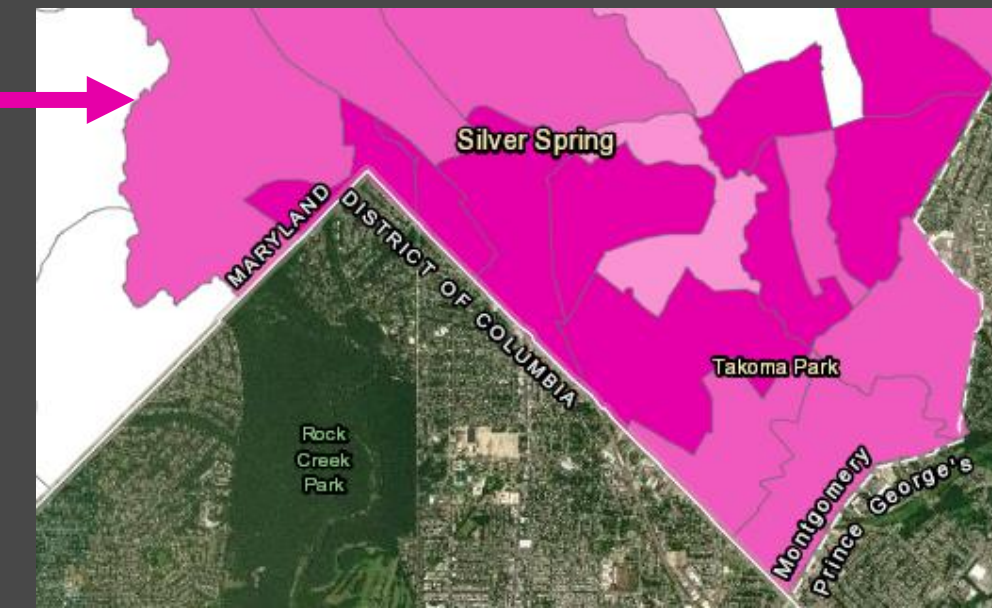
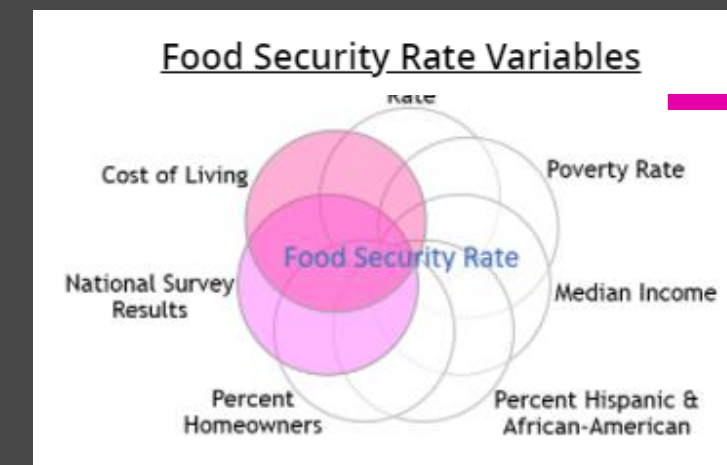


Solar Oriented Buildings



Urban Wildlife

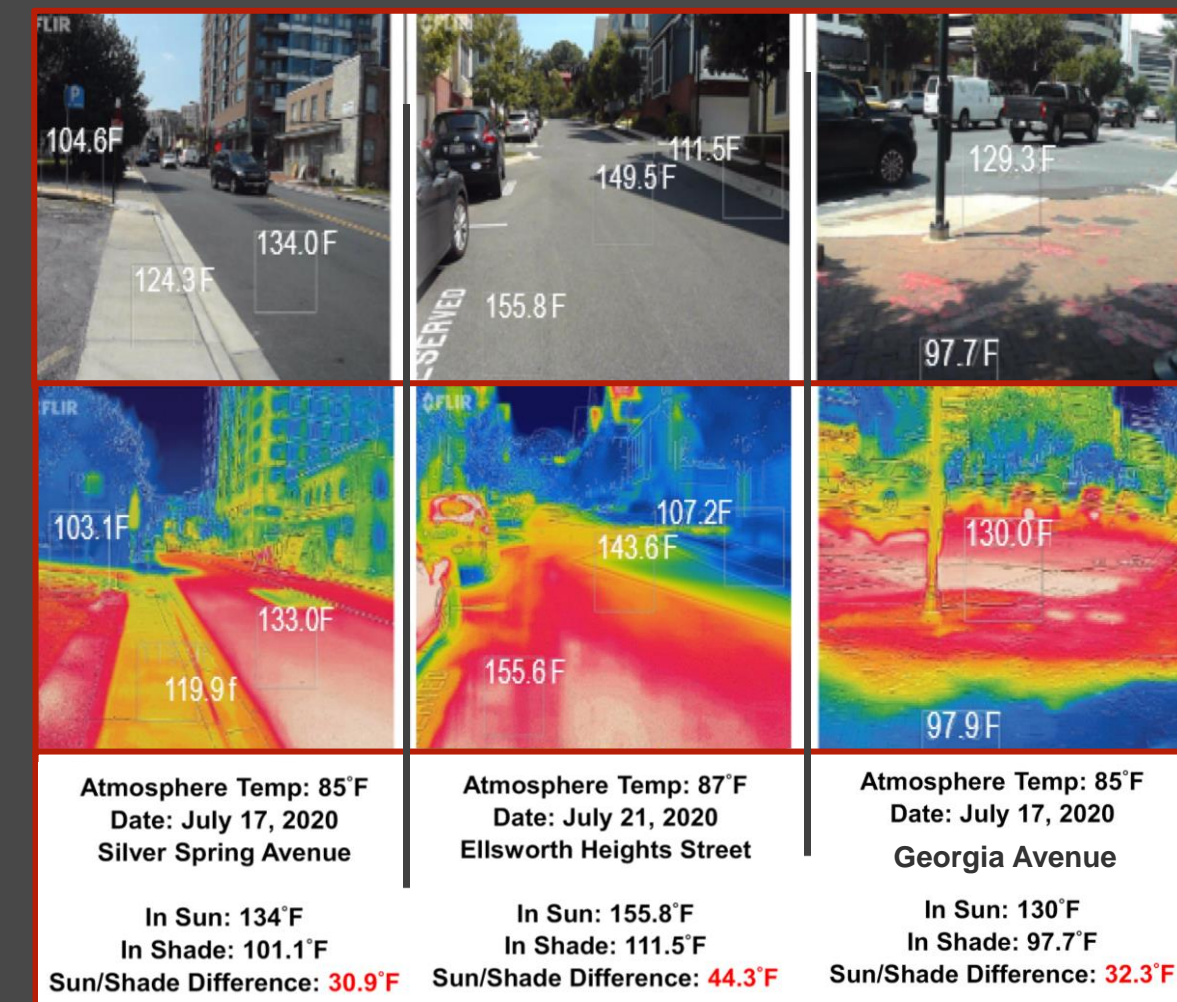
4.7.8. FOOD SECURITY



- Allow as accessory uses in the Plan Area CR zone: commercial food kitchens, food processing, and rooftop farms.
- Increase local capacity for the production of culturally appropriate foods through increased opportunities for community gardening and agriculture efforts.
- Support the establishment of healthy corner stores, farmers markets, and other access points for federal benefits usage.
- Support onsite community composting and education hubs to bring us closer to meeting the County's Zero Waste goals.

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.



4.7.6. WATER QUALITY

- Fully comply with the Chapter 19 of the County's Erosion, Sediment Control, and Stormwater Management Code.
- Maximize green roof stormwater credit using an 8-inch soil medium or approved equivalent.



Integrated Stormwater



4.7.2. ENVIRONMENTAL EQUITY & HEALTH

- Expand vegetated parks, open space, & amenities within a 5-minute walk for all residents.
- Implement the Green Loop
- Design parks & open spaces with native vegetated strata



4.7.4. HEAT ISLAND & TREE CANOPY

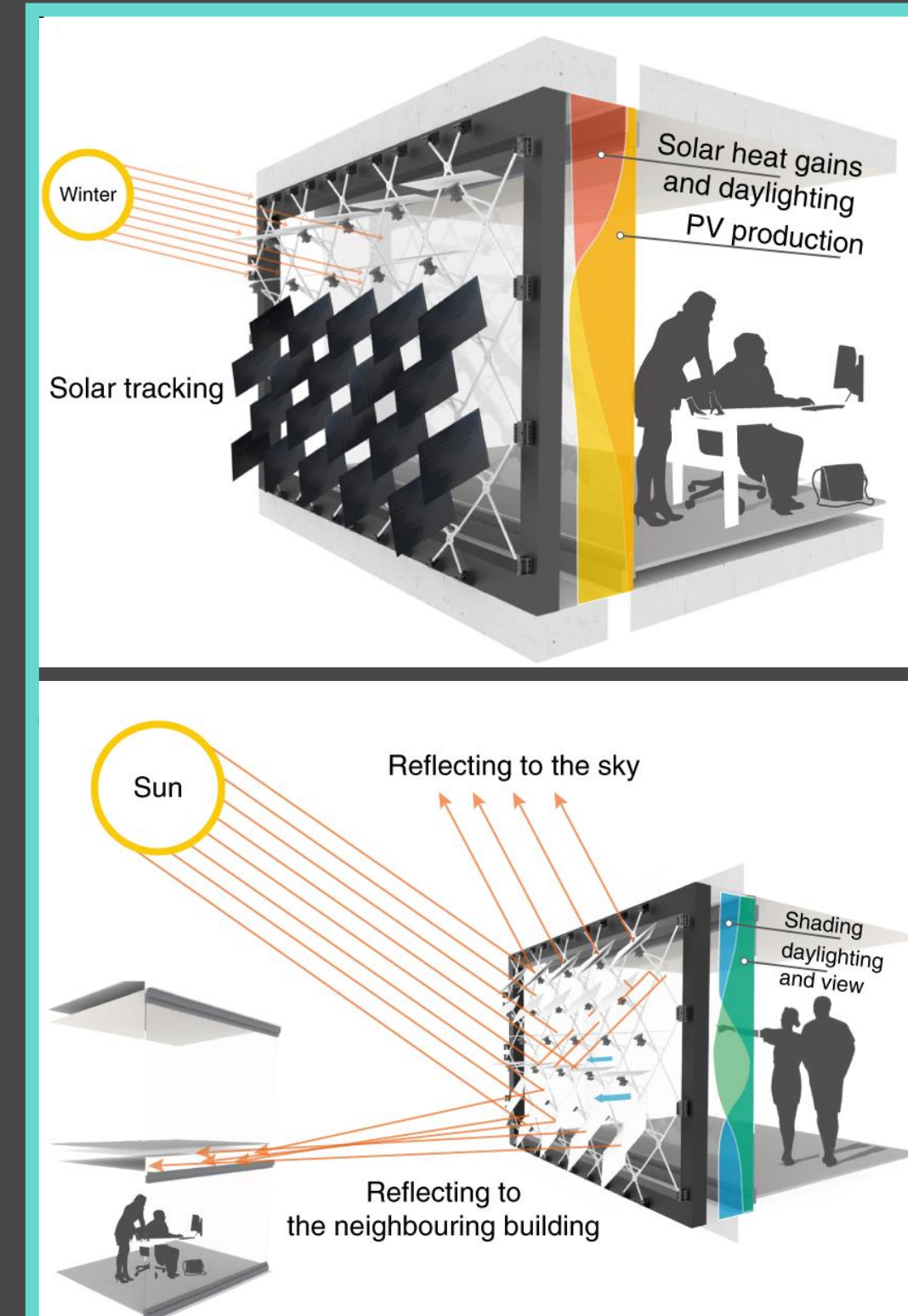
- Implement the principles of the Cool Streets Design Guidelines
- Prioritize urban tree canopy and green infrastructure
- Encourage property owners to take advantage of Tree Montgomery program
- New rooftops not covered in green roofs or alternative energy generation should be cool roofs
- Plant diverse a native tree species
- Consider a Cool Roof Initiative
- Apply Sustainable Sites Initiatives (SITES) principals to new construction projects



4.7.5. ENERGY & CARBON EMISSIONS

- Optimize building & site orientation to maximize passive and active solar energy.
- Support and encourage onsite alternative energy.
- Support projects that incorporate emergency Energy Hubs.
- Encourage exceeding the County's minimum energy standards and strive for net-zero, net positive, &/or Living Building standards.
- For consolidated land parcels encourage decentralized and renewable/clean energy systems such as micro-grids * & other dependable electricity sources.

Montgomery County is embracing microgrids to improve the resiliency of public facilities, reduce their environmental impact and reduce operational costs to taxpayers. Microgrids are local power systems that use clean and renewable energy sources



4.7.6. WATER QUALITY



- Consider using rainwater catchment devices to conserve water.
- Utilize “**green**” infrastructure or other future “**green**” technologies.
- Design stormwater facilities separate from tree panels for easier maintenance.
- Where surface parking is retained, integrate vegetative stormwater management systems and/or solar systems
- Integrate environmental site design (ESD) into the right-of-way
- Provide decking over linear stormwater treatments to maximize treatment size while not inhibiting pedestrian use.

4.7.7. TRANSPORTATION

- Provide a healthier, cooler, more comfortable pedestrian experience
- Consider installing smart street elements such as: solar lighting, solar metering, solar crosswalks, LED lighting, electric vehicle charging portals, and/or other technologies that emerge.
- Implement cooling strategies into all streetscape
- Encourage car-free and car-lite streets through flexible streets, road diets, alternative modes of transportation, and bike/vehicle sharing programs.
- Encourage more vehicle charging stations than currently required on private property and within the right-of-way (ROW)



SCHOOLS

4.8.4. SCHOOLS RECOMMENDATION

‘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. SCHOOLS – Plan Impact Analysis

- Plan Impact Estimate*
 - ES : 374 students
 - MS : 165 students
 - HS : 176 students

*(*based on max build-out scenario of 11,000 new multi-family high rise units)*

- Due to anticipated boundary changes in the Down County Consortium and shifting enrollment trends in established neighborhoods, existing school facilities may have surplus capacity to absorb additional demand. MCPS relies on shorter-range forecasts to reflect latest trends in facility planning strategies for individual schools.

4.8.4. SCHOOLS - Monitoring

- *Monitor the capacity needs of the schools serving the Plan area*
- *Impose an appropriate level of Utilization Premium Payment to residential development applications if the estimated enrollment impact is expected to burden the capacity utilization of any school(s) serving the site, as defined by the Growth and Infrastructure Policy.*
- *Collaborate with MCPS to ensure that potential options to provide additional capacity are available when necessary.*

- p.128, Public Hearing Draft -

SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Work Session #1

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 rely on AHS recommendations given uncertainty of timeline.
- Desire for more ambitious strategies to preserve income-restricted 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).
 - **Does the Board want standalone action on diverse housing types in the Adjacent Communities?**
 - 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 15 percent moderately priced dwelling units (MPDUs) or other DHCA-equivalent affordable housing.**
- **Preserve existing, market-rate affordable housing where possible**, striving for no net loss of affordable housing.
- **Publicly owned properties should be encouraged to provide up to 30 percent MPDUs**, with 15 percent affordable to households earning at the standard MPDU level of 65-70 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.



4.2.2 RECOMMENDATIONS

- **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.
- **Provide a range of unit types** for a diversity of households, including families, seniors and persons with disabilities.



4.2.2 RECOMMENDATIONS

- **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.

