

Appendix G: Engagement



Engagement Overview

As outlined in the Scope of Work, an important goal of this Plan was to execute an equitable engagement process. Broadly, the goal was to reach as many individuals as possible who consider Silver Spring to be their downtown. Once the Scope of Work was approved in June 2020, the COVID-19 pandemic was already underway, changing the planned engagement strategy. However, the guiding principle remained the same. During the course of the planning process, the staff focused on engaging all stakeholders, including:

- Residents, both homeowners and renters, of all ages, from teens to seniors;
- Civic and neighborhood associations;
- Employers, business owners and local business alliances;
- Major property owners;
- Individuals who work in downtown Silver Spring;
- Visitors who come to Silver Spring to eat, shop and enjoy entertainment;
- Students;
- Silver Spring Urban District, Citizens Advisory Board, and other civic groups;
- Faith-based groups;
- Ethnic community and business organizations;
- Arts and entertainment organizations.

Throughout the planning process, planning staff promoted virtual events and information about the Plan, through:

- **The Plan's eLetter** – At every meeting and event, staff encouraged participants to join the eLetter, which provided updates throughout the planning process. As of December 2021, the eLetter has nearly 1,000 subscribers with an open rate of 45%.
- **Website** – All virtual meetings were recorded and shared on our website for those who were unable to attend live, along with relevant information about the plan. The Plan's website (including various subpages) has received a total of 5,000 unique page views.
- **Flyers and signs in multiple languages** – Flyers were posted throughout the Plan area at still frequented locations and shared with community partners to distribute. Signs were also posted to promote the interactive ReactMap tool. These materials were available in English, Spanish and Amharic.

The engagement of this plan was implemented in four phases over the course of developing the plan recommendations:

- **Listening**

The first phase focused on creating opportunities to listen to stakeholders. Staff reached out to leaders and groups that represent communities in downtown Silver Spring to let them know that the plan was beginning and to find out how to best reach their members. From July 2020 through January 2021, staff asked community members what they wanted to see happen in Silver Spring in the future, through:

- **7 Virtual Listening Sessions** (notes are included in this appendix) – Over 200 stakeholders participated in small group discussions with staff to share their thoughts about Silver Spring.
- **On-demand online “Listening” survey** – This on-demand alternative to participating in the live sessions allowed staff to hear from an additional 230 stakeholders.
- **Office Hours** – 10 participants joined staff for one-on-one conversations to ask questions about the plan and discuss their concerns.
- **Listening Sessions for Business Owners** – 10 small business owners shared their thoughts with the team about what they would like to see happen in Silver Spring.
- **Interviews with entrepreneurs** – In partnership with MCEDC, planning staff interviewed three entrepreneurs who chose to locate their businesses in Silver Spring.

- **Visioning**

First, the planning team presented the Plan’s Existing Conditions Analysis to share the challenges and opportunities Silver Spring faces today.

- **Silver Spring Today: Existing Conditions Analysis Presentation to the Community** – Over 100 community members attended this detailed presentation from the staff about where Silver Spring is today in each discipline included in the Plan.

Then, during the Visioning Phase, the team and the community imagined the future of Silver Spring through:

- **Visioning Workshops** – Over 150 stakeholders participated in six virtual, interactive Visioning Workshops organized by geographic areas within the Plan boundary. Each session was divided into smaller breakout groups, where discussion notes were captured on Google Jamboard, an online whiteboard. Jamboards from each session are available on the Plan's website.
- **Chat with a Planner series** – Planning staff held five informative conversations with experts from the planning team about: parks, sustainability, housing and urban design at Veterans Plaza. More than 50 stakeholders participated in these conversations.
- **ReactMap** – This interactive, online mapping tool received over 500 comments.

- **Refining**

During this stage of the Plan, planning staff continued to meet with stakeholders throughout the plan area.

- **Sharing**

In the final phase of engagement, planning staff presented the staff recommendations to the community and shared information about how the community could share their thoughts about the Plan with the Planning Board.

- **Silver Spring Tomorrow: Presentation of the Draft Silver Spring Downtown and Adjacent Communities Plan to the Community** – Over 70 stakeholders participated in the team’s presentation of the Working Draft.
- **Silver Spring Farmer’s Market** – Planning staff attended the November 6, 2021 Silver Spring Farmer’s Market to promote the plan, answer questions and encourage stakeholders to testify at the Planning Board Public Hearing.
- **Chat with the Planning Team! Question and Answer Session on the Silver Spring Downtown and Adjacent Communities Plan** – More than 20 community members participated in this Q&A session and were able to ask their questions about the plan directly to planning staff.

Throughout the engagement process, partnerships with other agencies and community-based groups were extremely valuable, especially with the limited ability to conduct in-person engagement during the height of the COVID-19 pandemic. Those partnerships include:

- **Regional Services Center and Civic Center** – Before the Scope of Work was approved by the Planning Board in June 2020, planning staff began meeting monthly with Regional Services Director Reemberto Rodriguez to understand the issues facing Silver Spring and how to best engage with the community. All events were promoted through the Regional Services Center newsletter, which proved a valuable way to advertise engagement opportunities. Civic Center Operations Manager, Eric Rasch, was also instrumental in sharing information about the plan with stakeholders and coordinated a meeting between planning staff and leaders of organizations that frequently use the Civic Center and Veterans Plaza for community events. The team also interviewed teenagers who spend time at Veterans Plaza to understand what brings them to the downtown and what they would want to see happen in Silver Spring in the future.
- **Fenton Village, Inc.** – This organization, under the leadership of Karen Roper, was instrumental in connecting the team with small business owners in Fenton Village. With Fenton Village Inc.’s help, staff was able to distribute flyers in English, Amharic and Spanish to Fenton Village businesses to let them know about the plan and encourage them to participate in Listening Sessions and public testimony
- **Ethiopian Community Leaders** – Staff initially connected with Hamrawit Tesfa via a planning department connection, and through her network, she assembled a group of Ethiopian community leaders who we met with the team throughout the planning process. This group included representatives from the Ethiopian Community Center and Ethiopian Chamber of Commerce, as well as from the religious community.
- **Neighborhood Associations** – Throughout the plan, neighborhood associations were actively involved in the process and frequently invited planning staff to present information at their monthly meetings. Planning staff also attended walking tours with a several groups.



Figure 1. Silver Spring Farmer's Market on November 6, 2021



Figure 2. Walking Tour with South Silver Spring Neighborhood Association

Meetings and Events

July 13, 2020: EYA (Missing Middle research)
July 14, 2020: Arlington County (Missing Middle research)
July 27, 2020: Listening Session (open to public)
August 6, 2020: Office Hours (open to public)
August 13, 2020: Office Hours (open to public)
August 27, 2020: Office Hours (open to public)
July 29, 2020: Listening Session (open to public)
August 4, 2020: Listening Session (open to public)
September 3, 2020: Fenton Village Inc.
September 16, 2020: Montgomery County Economic Development Corporation
September 21, 2020: DC Office of Planning
September 30, 2020: Walking Tour with South Silver Spring Neighborhood Association
September 23, 2020: Kellee James, founder and CEO of Mercaris
September 23, 2020: Seven Oaks Evanswood Citizens Association
September 30, 2020: Councilmember Hucker
October 1, 2020: Haroon Mokhtarzada, Founder of Truebill
October 7, 2020: Woodside Civic Association
October 5, 2020: Listening Session (open to public)
October 8, 2020: Steve Sidel, Founder & CEO of Mindoula
October 15, 2020: Columbia Lighthouse for the Blind
October 13, 2020: Listening Session (open to public)
October 15, 2020: Montgomery Housing Partnership
October 15, 2020: Department of Health and Human Services
October 16, 2020: Upper Georgia Ave Main Street
October 16, 2020: Kit Gage, Friends of Sligo Creek
October 20, 2020: Shepherd Park Citizens Association
November 2, 2020: Harvey Maisel
November 4, 2020: Washington Property Company
November 4, 2020: Lee Development
November 4, 2020: Newell St. Self Storage
November 5, 2020: 8551 Fenton Ave Properties
November 10, 2020: Montgomery College students
November 12, 2020: Transportation Management District
November 13, 2020: Montgomery County Food Council
November 16, 2020: East Silver Spring Citizens Association
November 16, 2020: Progress Place/Shepherd's Table

November 16, 2020: Silver Spring Village
November 17, 2020: 8700 Georgia Ave
November 18, 2020: Montgomery College, facilities planning staff
November 18, 2020: Silver Spring Arts and Entertainment District
November 18, 2020: Ethiopian Community Leaders
November 20, 2020: GoBrent (Missing Middle research)
November 24, 2020: Orion Condo Board
November 30, 2020: Eastern Village Co-Housing
December 1, 2020: GLW Planning (Missing Middle research)
December 3, 2020: Park Hills Civic Association
December 4, 2020: Listening Session with planning staff
December 8, 2020: Listening Session (open to public)
December 8, 2020: CASA
December 8, 2020: Everyday Canvassing
December 9, 2020: Woodside Park Civic Association
December 10, 2020: Greater Silver Spring Chamber of Commerce
December 14, 2020: Listening Session (open to public)
December 15, 2020: South Silver Spring Neighborhood Association
December 15, 2020: NAIOP (Commercial Real Estate Development Association)
December 17, 2020: Tower Companies
January 4, 2021: Downtown Silver Spring Executive Staff
January 11, 2021: Steve Silverman
January 12, 2021: Silver Spring Historical Society
January 12, 2021: Friends of Sligo Creek
January 25, 2021: Harvey Maisel, property owner
January 26, 2021: Ethiopian community leaders
February 9, 2021: Montgomery County Department of Transportation
February 9, 2021: Existing Conditions presentation (open to public)
February 16, 2021: Office of Community Partnerships
February 23, 2021: Arts and Entertainment District
February 23, 2021: Sierra Club
March 1, 2021: Listening Session with Restaurant Owners (open to public)
March 2, 2021: Montgomery County Department of Transportation
March 2, 2021: Listening Session with Retail Owners (open to public)
March 3, 2021: Listening Session with Restaurant Owners (open to public)
March 3, 2021: Woodside Civic Association
March 12, 2021: Listening Session in Spanish (open to public)

March 15, 2021: Civic Center Users
March 16, 2021: What is Missing Middle Housing? Presentation to the Silver Spring community from Opticos Design (open to public)
March 23, 2021: Visioning Workshop: South Silver Spring (open to public)
March 30, 2021: Visioning Workshop: Metro Center/Ripley District (open to public)
April 6, 2021: Visioning Workshop: Fenton Village (open to public)
April 13, 2021: Visioning Workshop: Adjacent Communities (open to public)
April 20, 2021: Visioning Workshop: North Silver Spring (open to public)
April 27, 2021: Visioning Workshop: Adjacent Communities (open to public)
May 5, 2021: Maryland Black Chamber of Commerce
May 11, 2021: Chat with a Planner: Parks and Public Spaces (open to public)
May 18, 2021: Chat with a Planner: Creating a Sustainable Downtown (open to public)
May 25, 2021: Chat with a Planner: Affordable Housing (open to public)
May 27, 2021: Chat with a Planner: Civic Building/Veterans Plaza/Ellsworth Place (open to public)
June 3, 2021: Chat with a Planner: Civic Building/Veteran's Plaza/Ellsworth Place (open to public)
June 7, 2021: United Therapeutics
June 8, 2021: Ethiopian Community leaders
June 17, 2021: Engagement with teens at Veterans Plaza
June 25, 2021: United Therapeutics
June 25, 2021: Round House Theatre
June 28, 2021: Eastern Avenue Apartments
June 28, 2021: Housing Opportunities Commission
July 12, 2021: 8040 13th St property owners
July 14, 2021: United Therapeutics
July 22, 2021: Montgomery College
August 6, 2021: WMATA
August 12, 2021: Harvey Maisel, property owner
August 18, 2021: Blair Park Apartments and Montgomery Housing Partnership
August 25, 2021: Harvey Maisel, property owner
August 25, 2021: Seabury at Springvale Terrace
August 31, 2021: Silver Spring Library
September 13, 2021: Woodside Park Civic Association
December 1, 2021: Seven Oaks-Evanswood Citizens Association

Comments from July-August 2020 Listening Sessions

– Housing Affordability and Equity – asked about equity in the Planning process and is happy the Planning Department is taking it seriously in their future reviews. Wants to encourage ADUs.

"Build More Sidewalk campaign"

"I take your point that if MM zoning was made I agree with you that it will take a while b4 change. But lets face it, when one house goes, another will and then another. This can result from up to 20 units per site that's more than duplex and townhouse. So I don't have comfort that it will won't happen (density in residential areas) and when it does, it can happen very quickly."

"I understand the definition of Missing Middle". For us, when we bought in SS, it 'was' MM, so I understand that piece and need. It served that for us. I like the places that are small houses now serving as wine stores, etc. They should/could have been considered as MM instead of sprawling into the neighborhood. "Once you take away the neighborhoods (rezoning them), I don't believe these areas will not be taken over by the developer unless there are stringent regulations on what the developers can and cant do. We know what they will do and it's very concerning to me."

"I'm pleased to see historic preservation included in the scope of work and other elements. Hopefully preservation staff will be included in process, but it occurred to us that they look at building by building resources and we urge them to look more holistically." There needs to be something similar to the way society is looking through a 'racial lens". That's the way we want historic preservation to be viewed...through a broader approach. Look at the entire community (a historic lens). Mid-Century Architecture is included in historic preservation and should be considered for this approach. Example is the Cleaners (mentioned above). Hold on to grander as well as the mundane buildings that create the character of the community. Do not consider them(smaller less mundane buildings) a stepchild but integrate them into the entire plan.

"small city atmosphere" – ACCESSIBILITY: able to see friends during lunch break at work

"Wants people who make rules to listen to community members." (theme of people in power not listening to the community comes up several times from Steve and Deborah) References County narrowing Fenton some years ago over community concern with the result of increased cut-through traffic in the parallel streets.

16th St circle, although there are improvements now, will probably need more improvements because it's a terribly dangerous intersection

4 purple line stations from Woodside to Dale Avenue will continue to change the area. More info on those station areas and how to use the train is important.

A lot of small things for pedestrians (IE brick columns on Fenton that are broken are a hazard), broken curbs, plan from 20 years ago had a lot about façade improvements and should be priority for this plan

A successful plan is defined by preserving diversity, both racial and economic, walkability, green space, small/local businesses, and neighborhood character

a way to be more vigilant about projects that get approved with green area set aside then see it get eliminated first when project starts getting built. Commitment needed to ensure green areas in new development actually get completed. 'Green space' refers to live green, not 'green plastic' at Ellsworth Dr

Access to public spaces for all - Try to keep everybody in mind regarding public use and access of public space, be respectful of the First Amendment Rights in these areas. Act of civic vandalism to destroy that fountain (Ellsworth Drive). Do not want to see the AstroTurf on Ellsworth. Thinks it is a means of getting rid of skateboards, which he is against.

Accessibility, affordability... Need to work together with Walter Reed parks or it will fail, Want to see one story

Acorn park expands, figure out a way to cultivate and nurture independent small business retail, ensures income diverse housing throughout the zone (not just in CBD and particular neighborhoods within CBD)

Address homelessness

ADUs are great, hope more people take advantage

advantages to sustaining and retaining 'invisible line' between downtown and neighborhoods. When crossing Spring St into Woodside, you can feel temperature go down. This might counter the idea about height, in terms of TOD - higher rather than wider – there's a concern about it spreading, eliminating, and pressuring adjacent neighborhoods. We provide a lot of trees with their cooling impact across the whole area. Most interesting challenge would be to somehow preserve adjacent residential areas and reward for contributing to DTSS and its positive energy.

Affordable housing! Concerned for the availability and loss to affordable housing. Believes SS should think about preserving what we have right now but think about the future. Springville Terrace – old facility that needs to be redeveloped to create more senior sustainable/affordable housing units – wants to see the zoning changes that will incentivize redevelopment there.
AFFORTABLE HOUSING: Maintaining a range of affordability is extremely important. Believes it is impossible to own if do not make a certain income. Attendees hope to maintain social economic diversity, and a mixture of people.
AFI Theatre
agree with everyone on green space, trees, and solar.
Agrees with keeping character of the community in place. Also wants to see more emphasis on green spaces. Cites the trees cut down on Wayne for the Purple Line as a tragedy. Notes that green spaces would ease stormwater issues. Wants to keep the area walkable as well. Concerned about the artificial turf on Ellsworth.
Agrees with Suzanne’s comment above. In addition, when Bethesda is maxed-out, there is only other place to build: SS with all the transit infrastructure. The problem is the limitation of having a “tentpole” at the center of SS that is full. If density is increased, how SS will react to it?
all were in favor of Missing Middle housing throughout the County and as a county-wide initiative. All were not happy that the Board included SOME additional blocks for this Missing Middle. Should be county-wide.
Also concerned about Planning Dept’s encroachment on Woodside and other areas when there are abundant vacancies of buildings within Downtown already. This will disrupt the lives of long-term residents and this seems like an attack on citizens.
Also wants to see places for everyone whether you’re able to spend \$100 or just \$1. Everyone needs to enjoy public space. We need to preserve and expand on that.
Appreciates that she doesn’t have to own a car. Likes access to amenities (groceries, theaters, civic building, restaurants). Loves the diversity. Walkability. See Silver Spring as embracing of change and growth with redevelopment
Appreciates the diversity of the community. This is nothing like Chevy Chase where she used to live and she likes the funk here. She reference the record store and other funky places that she loves. She wants to 'keep it
As a new SS resident (as of April) from Boulder, CO, Jean notes that Boulder has a policy of 10% affordable units and wants to note that ensuring housing affordability would be a great thing for this plan to accomplish.
As a Woodside Park resident, she enjoys the quiet neighborhood setting at night (generally), and that there are yards for kids to play in. Wants to preserve the tranquil environment.
as real estate rental prices rise, chains dominating and loss of small businesses in area. Lack of commitment from landlords or County to ensure low entry fees to small businesses.
Best place to raise children – economic mobility
Bicycle friendless access to Downtown, want to see bike racks,
bigger businesses coming into DT. United Therapeutics is beautiful and would like to see more businesses take advantage of our office spaces and have a green idea like them. Change something to improve on that.
Bikes with children (rather than for commute); Has noticed a few new lanes.
Bonifant was fairly quiet stretch of street. Since the Central was built, we’ve seen explosion of traffic. Central was supposed to have one way parking, but people ignore. As things evolve and change, would like focus on traffic, to make sure it doesn’t spill off into neighborhoods.
Bookshop will be great here. When Borders was here it was the second most profitable store in the country by square foot. Bring back a bookstore or two
BOWLING ALLEY: wish list. Kathy informed him that the Eleanor has bowling lanes
Bury electrical wires
central development was not at all a success for community involved as touted by others – was not scaled down towards Bonifant as community requested. Unkept promises is example of lack of trust.
Change East West Highway to East West Blvd to encourage people to slow down
Chose to stay/live here b/c of diversity – diversity of age and ethnicity, among other things
Civic engagement rather than physical improvement (bring more voices in); Construction (she describes this as short term frustration regarding closed streets for curb upgrades)
Civic Pride - Great deal of Civic duty/pride. This hasn’t changed, I like that.
Climate Change – NYTimes article today (how NY is subtropical climate now). Trees cool down temperatures by 15 degrees

Concern for survival of independent businesses during and after pandemic.
Cohesive Montgomery County, "Our Silver Spring" vs "Their Silver Spring", too much restaurants and apartments
COMMUNITY: concern with excessive amount of MF units, residents there might not be as much involved with the community. One the reasons is because SS does not have a center, a place that people can come and build a community. The turf open space (current Veteran's Plaza) used to be an unprogrammed space where people from all ages would come and bound.
CONCENTRATION OF AFFORDABLE HOUSING IN SS –Believes that Planning Board is interested in having the walkshed Silver Spring Station and Purple Line becomes concrete jungle of apartments. Thinks that Planning Board wants all County's affordable housing to be located only in Silver Spring – not dispersed in Bethesda and Up County. Heard from other community members conversations that SS will be getting rid of all green space in lieu of MF units because what you lose in green space you gain in lack of cars, and if you don't like that, you can move out. "As a Native-American, I tend not to trust groups who say I want you to give something up, whether is your green space or on-street parking to benefit other people. And you should be happy about it."
Concern about the data used for the walk-shed? Was it 10 or 20 minutes from transportation
Concern about the potential increase in population density, cost of housing, agreed with Michael. Worried about the concept of missing middle. CBD has high-rise condos, apartments, etc. that is not occupied. Why continue more development outside of it. Overall, effects of increased density.
Concern of traffic, volume, speed and pedestrian safety.
concern over affordability; Addressing nimbyism (Rick is building an ADU in his backyard, taking advantage of recent legislation change); Public transport should be about sustainable growth and allowing new residents; Plan should not cater too much to the residents that are here ("that we don't get in the boat and pull up the ladder behind us").
Concern over costs to buy housing
Concern over the focus on schools
concern SS won't fully take advantage of Purple Line. PL will be great asset, but will only improve region if we allow people to live near it. Goes back to need for more housing – take another look at parking minimum. There are largely empty parking garages. Make sure we get rid of some parking garages that can be better utilized to give more people access to PL stations
Concern with overbuilding of apartments and higher density planning
concerned about green space disappearing, a lot has already disappeared and not been replaced despite many promises of common space and the like made to the community when new development came in. Destruction of trees along Wayne for PL, and telling community it will be planted upcounty to make up for it was abandonment of trust in the community. Trees are not only aesthetic, but provide urban cooling effect and are important to maintain - hope they will be replanted in THIS area.
Concerned about tax impacts on the boundary expansion.
Concerned about the economic stability and the turnover of chain restaurants. Also concerned about the increasing high end rentals and the thought that it's one step away from a real economic downturn because the retail and housing are so costly.
Concerned about the lot on the opposite side of the street from his house (the location of the former library). What is planned for this space beyond the childcare center?
Concerned about the process. Although people say nothing is written in stone, but this plan seems to be out of the blue. Says that Historic Preservation was against the expansion. Also notes that density brings traffic, and although they have some traffic as a community close to downtown, David holds that more density will bring even more traffic. Also concerned about overcrowded schools with increased density. Concerned that the loss of business in downtown SS is harmful
Concerned that she won't be able to stay here. Early in career and lives in one-bedroom apt. Housing prices are scary. Probably can't raise family with cost of living here.
Concerned there will not be missing middle housing to meet needs as you transition in life from apartments. Used College Park as an example of a mix of housing types that preserved tree coverage, green space, affordability,
Concerns centered around affordability and the possibility of overdevelopment, prefers duplexes, triplexes and ADUs rather than large apartment buildings that don't fit the neighborhood
Concerns about the traffic patterns. Particularly, awkward intersections within the plan boundary. How can we take traffic data with Covid-19 ongoing? Will this affect predictions
Concerns about walk-shed and upzoning of single family homes

Concerns and hope – Concerns are the increase in density and does not want to live on U Street again. Likes that it's not overwhelmingly crowded. It's now getting increasingly more crowded and that's effecting quality of life. Wants to feel welcomed here and not overwhelmed by crowding.
Concerns around diversity. There are two senior buildings and visually impaired individuals near her. Will the projects lead to less accessibility/safety? Need diversity of apartments (studio, 1 bedroom, 2 bedroom apartments). Need diversity of commercial space. She is concerned about vacancy rate. Wants to see these spaces freed up for smaller businesses
Concerns that the community will become too much like Bethesda, will become unaffordable and that diversity will decrease
Concerns: automobile traffic, parking, and pedestrian safety.
Continue development of the downtown core, but not jeopardized surrounding residential houses. He clarified that his house is within the expanded boundary. Lives on/near Colesville Road. Worried that he will have to give up his home a part of the plan.
Continue development without interruption of daily schedules, particularly noise
Continue redeveloping and revitalizing Fenton Village
Continue to support local even by shopping in the corporate stores that are here in Silver Spring rather than online (bricks and mortar--- DSW) rather than online. It makes a difference that will help keep jobs and businesses here. Market SS for new businesses as well.
Continued emphasis on small businesses. Likes to walk by shops that are inviting
create opprotunities for duplexes, triplexes, row houses, and low-rise affordable apartments
Creating initiatives to help shelter the homeless
Crossing Georgia Ave is difficult almost everywhere along the street
David later notes that he is unaware of what is under consideration for the adjacent communities. Says that planning should be clear about what is meant by things "other than single family homes" being considered. Also notes that SS is unstable at the time given the many units already approved to come, the Purple Line coming, business turnover, and the pandemic. Thinks that there are too many moving parts already happening to create more change.
Discuss existing unbuilt capacity. Why weren't the old CBD recommendations for other housing types constructed? Talk more about different housing types for the upcoming plan?
disjointed nature of the area, thinks SS can be more vibrant and more connected. Sees Silver Spring as "chopped up". Believes there are differences when you walk down one street opposed to the other. Retailers look like they are struggling. Need to create a more comprehensive identity, consistency on development so it looks and operates more cohesively. Incentives to have a more defined streetscape, the ability to create an identity, sense of place. Create vibe with diversity, age, ethnicity, income, etc. without SS being disjointed.
Dislikes the pricing increases for houses
Dismantle exclusionary zoning that depends on over-ephasis on single family homes
Diversity
Diversity - Diverse population within walking distance of downtown; worried about developers who are trying to change this diversity by making projects more gentile, upscale and less comfortable. Mentioned there were incidents of public use and first amendment rights, lack of trust, particularly at Ellsworth development.
Diversity - SS downtown and surrounding – relative diverse population. Nice mix of urban and suburban areas and character.
Diversity of affordable restaurants, businesses, people, and housing
Diversity of the people who live here and enjoy the city – in 2018, SS was one of 20 cities awarded notability for its livability for its size. Diverse, different cultures, different restaurants, different kinds of people, all important. Hope for recognition by County and State that Silver Spring has needs - there is a deficit of trees in DTSS to mitigate heat island impact as well as need to deal with loss of trees due to Chelsea Heights & Purple Line construction on Wayne Ave. Agree we need middle income housing, but we also need preservation of the user zone from Sligo Creek Park into neighborhoods and to downtown. Pressure on use of recreation areas in park is only going to increase. The value of this habitat is almost immeasurable.
Dividing the neighborhood
Doesn't understand the push to install bike lanes on Fenton (too narrow). He would use Mayor Lane because it is flat. Why so much push to put pedestrians and bicycles with traffic? Concerned that bike lane will constrict the traffic

DOG FRIENDLY/WALKABLE: Ability to walk to shops/restaurants/meet people on streets
Don't displace low-income individuals, particularly when the Purple Line arrives
don't live in SS proper but spend more time in SS than the District. Always feel very safe walking and going different places. Love the parks available in SS, Rock Creek Park. Atmosphere of friendliness.
Don't want developer's owning public space
don't want to see SS become a concrete jungle, climate change issues that come with urban heat islands. Sometimes feel SS and MD don't give enough consideration to what happen to adjacent communities like Shephard's Park and the fact that we are affected by the development that goes on the border
Don't want the community to become Bethesda, expensive and unaffordable
Due to the increase in density there's a lot of big developments along Fenton and Georgia. "That's a lot and I'm concerned there will not be enough amenities and resources for all people." For example, grocery stores. Not enough for all the people coming in. There are about 4,000 units coming and that's an enormous amount of people. Developers have a great say in what's happening in the county and it's not lost that MM is happening in conjunction with developers and we know they have an influence in development. There is a study that confirms that and there's a feeling that the general direction the county is going is not necessarily what the community wants, and the community does not know about. The MM study also appears to be what staff supported.
Dynamic area; there is a lot happening – it has space/room for all sorts of people - not just people living there but who also work there. Diversity in terms of age. Silver Spring is a comfortable place for everybody
Echoing statement from neighbor of how there is diversity in n'hood, how everyone got along and respected each other. COVID impact though mostly negative, allowed for more neighbor interaction - appreciate the community value
Ellsworth Street closing for pedestrians
emphasize alternative energy sources (solar), follow example of United Therapeutics. Be a hub for a clean Downtown
Enforce noise ordinances aggressively
Enjoys diversity, wants to see more people/activity/events happening, continued connectivity
Ensure that there is enough school capacity to handle any increased development/density
Ensuring small businesses continue to thrive
ENVIRONMENT: Believes that Montgomery County pretends to be a progressive community. Example of Ellsworth Drive and the approved use of turf that will be glued to the pavement – pollution to streams and neighborhoods. In addition, very upset about the destruction of mature trees (Wayne). Her neighborhood lost champion trees in lieu of townhouses development, believe that MC looks bad in terms of environmental
Excited about the purple line
Excited about the Purple Line and how it will move people in and through Fenton Street and the downtown. It will be a nugget of hope for the community
Existing ecosystem - Wild life in backyard, trees over 100 feet high - is remarkable for a city just over the border of Washington DC and extremely valuable. Hoping county would recognize this.
expand Acorn Park
fix & install sidewalks, including accessibility for wheel chairs.
fix intersection of Bonifant/Georgia & Dale/Colesville – anything goes, nobody knows what to do
focus on arts and options, creating ways for arts to survive and provide art spaces like galleries
frequent jogger/biker, often run out of sidewalk, have to go on the street. 29 is terrible to bike against on the sidewalk, absolutely horrid. Big fan of anything that could be done to improve walkability, bikability into neighborhoods. Happy to see missing middle get addressed. One concern - hope to be able to retire and not get taxed out
Garages not being fully used. County has ignored inviting business to the area to provide a stronger tax base. Cites restaurants opening and closing as example of businesses not surviving to populate the area.
Great variety of restaurants and being in the middle of Sligo Creek park and Rock Creek Park accessibility
Green space in proximity to downtown
Growing the economy
growing up in the woods of Connecticut, heard mom's experience in Brooklyn - the neighborhoods and the diversity - feels like SS is a close replication.
Happy with new murals. Very Worried with the TURF! The idea of covering area with turf where he used to skateboard is not what he supports. "I'd rather have skaters (boarders) without turf."

Has concerns about excessive number of people in the area (both SS and DC); ability to get around; Balkanization of region (District considers itself a county – has complaints about the planning process in the District and various elements there).
Has concerns/questions about environmental issues such as runoff (shows that very large rocks have been moved with rain runoff) and the costs associated with stormwater management issues. Wants to be sure that this issue is being addressed.
Have a very interesting history of being on-deck for the Nation’s capital – foot soldiers of what makes America “America”
having better access all the way through communities, with shade.
He read an article that 85% of local restaurant businesses may close due to Covid. Q: Would be devastating. How can we support local businesses and keep them here?
Help tenants stay in Silver Spring. Continue and expand support for people who are food and/or housing insecure. Perhaps vacant/under used parking garages can provide a place to expand upon needed affordable
High-density of downtown will creep into lower density neighborhoods. Concern for old-growth trees and the loss of positive effects (wildlife, mitigation of stormwater, green spaces, etc.). Concerned about creation of gray spaces. Traffic can be difficult on Ellsworth and Pershing (concern for pedestrians/animals). Worried about changing the character of the neighborhood.
Homeless population, bike, access to the downtown
Hopeful for redevelopment- benefits pedestrian and less traffic
Hopeful that Planning will take analytical look at DTSS for missing middle housing. SS has much greater diversity, and housing affordable to households with lower income compared to Bethesda - feel strongly about making sure that SS stays at that level by making missing middle housing available. However, County needs to take second look at DTSS as a location for missing middle housing. Highly unfortunate that developers/planners will not want to let that happen due to economics. There are many opportunities for missing middle housing - building over metro, taking over garages, edges of DTSS, a little bit into border streets – that makes sense without going all the way out and destroying natural habitat in the process.
Hopeful that the schools will continue to grow, there will be more development, an increase in usable green
Hopes to see a variety of age, nationalities, different incomes, diversity, etc. It what makes SS healthy. Believes that this is what makes Silver Spring.
Housing Affordability - County is losing younger folks because of affordability. PG County and Riverdale – example of maintaining affordability – concerted effort to attract businesses and build housing.
HOUSING: Maintain the strength and livability, don’t want townhouses to come in. Believes that the only way to guarantee affordable housing is to control rent; the County has to be involved.
I agree with Eyal about blocking off a section of downtown SS for no car traffic. I visited Amsterdam and found the car free squares very pleasant to walk, shop, and talk to people and lots of bicycles in Amsterdam!
I fear the loss of local businesses. We cannot price out local and it can’t become Bethesda. Also, again, we cannot price my friends or my age group out of SS with extremely high housing prices. Need more housing in general and more affordable housing
If community input is listened to and respected, the character of long-established neighborhoods is preserved, trees and green spaces are protected, and if the CBD can be revitalized for small and indy businesses.
If people could afford to stay here and build families and lives here. Make the best parts of SS accessible to all. That means all ages, all types of people, even skateboarders
Imagine a SS that truly welcomes new neighbors and connects them to each other in new ways
Improve appearance of small businesses on Georgia. Streetscape needs to be upgraded
Improve bikability – install more bike lanes, expand on existing facilities.
In order to stay, people want the community to be more affordable
In order to stay, people want the garages moved underground
In the future, I hope that the traffic on Fenton doesn’t get worse on Friday evenings and weekends. It seems to stall a lot. There are several organizations with programming geared towards teenagers. I would like to see more free and low cost opportunities for them
Incentivize Small Businesses – Lansburgh Theater in downtown DC: example of lower rent as an incentive to retain certain businesses. Partnership with developers to maintain walkability and variety of businesses.
Incentivize Small Businesses - make it easier for small business to come back. Believes that small restaurants will come back and infill where all the current restaurants have closed due to Covid.

Incentivizing developers to build duplexes over single family housing
Increase walkability, cycling lanes, small businesses (invest in them to keep them), restaurants are an asset. Need more tree canopy downtown. Echo needs for more public spaces for community meetings (hard to book civic center or library). Wants to see more missing middle housing. Just million-dollar homes/neighborhoods are exclusionary. Cutting down some trees is an acceptable loss for more housing types.
Install a real park where you feel immersed in nature (even in Sligo Creek Park you feel like you're walking along a street for most of it)
Install more sidewalks, bike lanes, stop signs and make it safer to walk with lower speed limits
Interested in the positive/negative effects of the Purple Line.
Is concerned because he hasn't seen the affect or any analysis from work the county has done on Accessible Dwelling Units. As a 30-year resident, has seen small neighborhood housing become empty commercial units. Wants to as soon as possible see what the assumption of increased housing stock would be from expanding the plan boundary.
knock-down or modify parking garages. Garages in Bethesda are surrounded by retail, and it changes the feel of a neighborhood
knock-down or redo new high-rise bldgs, at least on East side of Georgia to improve setbacks, streetscape, ensure County money invested to put good retail at street-level (we don't need multiple buildings with gyms in it).
Like's its convenience. Likes being in the beltway. Loves access to downtown, Bethesda, and personally what appeals most to him from real estate investment perspective. Likes being close to metro but out of the fray of the heart of DC
Likes being able to commute using the metro and not having to use a car
Likes being able to walk to the subway, proximity to beltway
Likes being close to downtown but still having a backyard, variety of parks and green spaces, space to plan for the future
Likes being equidistant to all 3 airports and walkability
Likes diversity of Silver Spring
Likes diversity of Silver Spring, the big trees and extensive tree canopy, describes it as "lovely"
Likes diversity, the Ethiopian and Korean community are gems of SS, great ethiopian resturants
Likes how quiet it is, and the diverse, especially economically, and inclusive environment. Things for everyone to
Likes that he is within walkable distance to transit and likes that it is a neighborhood with open space while still close to an urban area.
Likes that SS is green and is a walkable distance to Sligo Creek and Downtown SS. Also likes the neighbors and sense of community.
Likes the convience of SS, diversity, good sense of neighborhood
Likes the convience of SS, proximity to amentities (parks and outdoors), appreciated redevelopment of downtwon (Hechts Store)
Likes the diversity of incomes and walkability
Likes the diversity, green spaces, and walkable access to many stores, great schools, etc. Loves the trees and animals able to find habitat in the green areas we have. SS is a vibrant place that offers great experiences.
Likes the green/outdoor space, walkable. Likes that there are no towering buildings near her house (for the most part). Also likes that it is a stable place, has a good sense of community, and there is decent on-street parking.
Likes the oasis feel of neighborhoods, lots of coffee places, the availabilty of the library, divsersity in housing, unique neighborhoods and archetecture
Likes the progressive (at least on social issues) local government presence, diversity, and character of old buildings
Likes the Seven Oaks neighborhood. Likes the natural beauty of his neighborhood. Enjoys peacefulness of streets. Backyard wildlife. Beautiful area. Socially conscious people and neighbors.
Likes the Silver Theater and the Arts District
Likes the vibrant, energetic community and the diversity of shops
Likes the walkability of SS, friendly neighbors, and diversity.
Likes the walkability, diversity, performing arts access and art production, outdoor programing and green spaces
Likes the walkability, easy to get around as a transportation hub, good transportation options, proximity to DC, great place for biking
Likes transportation and access to malls

Likes walkability and ability to be car free
Likes walkability, variety of services, access to nature
Lives close to boundary shift and is already near constant construction on the street. How will quality of life/daily life be affected by a boundary change and more development? Notes that inclusiveness and diversity (culture and income) is also a concern when looking at the future of SS.
Living in Silver Spring is not affordable for retirees
Local, small independent businesses, would like to see a balance of entertainment options- chain vs. independent, like to see some coordination with Walter Reed/building that are coming in the entire development. Night life in Downtown SS goes down to Walter Reed and creates crime for them
Location and proximity to DC
Looking forward to seeing how Folger Platts Discovery building (Tenant - Children's National) will connect with the community. A good boost to support residential retail and keeping the community thriving
Loss of Diversity – Few years ago, determined attempt to make SS as the hippie cool place for 20's something to hang out (Fillmore example). Preserve the diversity at these venues, how about Jazz? Family and young kids too.
Lot coverage will be critical to the preservation of the mature trees if density increases. No clear-cut of lots (be more like Takoma Park). Would like to add trees to downtown (people cluster under the few trees). Increase activity centers. Make the secondary streets one-way and use one-lane for expanded pedestrian walks/dining. She is concerned about the future of Jessup Blair Park. There needs to be greater use of the park (more activation). Skate boarding park could be there. She would like to see every sq ft. of that park utilized considering the over-use of the surrounding parks. Consider moderately priced businesses units (less than market rate).
Love the AFI & Fillmore (Cultural Amenities). Love walkability & bike infrastructure –new installation of bike lanes and bike accessible areas – but don't see much progress on East-West Highway, would be nice to see expansion into other sections.
Love the people: mentioned East Silver Spring. The community: Lots of long term and new neighbors, diversity (race, religion, economic diversity), kind friendly people, block parties, diverse retail and businesses
Loves green spaces like Jessup Blair Park, likes the Georgia Ave shops that are human scale
Loves that she can live her entire life using nothing but a bicycle in SS. She has three kids she raised and they attended the Einstein cluster and loved that it was a local experience and kids could ride there
Loves the cool restaurants and character of SS. Wants to ensure that growth is balanced and keeps this
Loves the diversity of people/cultures. Likes that it's a place to come, a destination in itself
maintain diversity and unique character of SS while accommodating people of different income levels
Maintaining Housing Affordability - example of Chelsea @\$1M units that is more expensive than many SF housing. He agrees with what Eric said on affordability as well
Make Georgia Ave more ADA and bike accessible
Make Georgia Ave, South Silver Spring, and Colesville Rd more walkable
make sure not to shut the gate to anyone else who wants to come into SS. TH developments and more high rises – allow density to be used wisely, higher in the center but work your way down as you approach residential areas. Green space needs to be there - concerned about PB area, parking lot isn't great, but at least it's visually open. Without precluding diversity of people and economics both from business and residential side, we will have to be somewhat denser to have affordable options. People in Montgomery County may not be used to the idea, but people from Old Town Baltimore or Downtown are used to having duplexes on edges of communities.
Make Wayne and Colesville fully walkable no need for cars other than drop-offs. Provide wider sidewalks and fully protected bike lanes.
Making the different housing options fit into the neighborhood
Meetings need to be accessible. The online component helps with this. How else can people find info, get engaged, and stay in the loop? Emails are sometimes difficult to keep track of.
Missing middle - the approach is correct, there is a need to bring the variety of housing architecture, but it should have been a countywide plan process instead – “we are the guinea pigs” – it wouldn't have happened in
MISSING MIDDLE: Want to champion that. Maintain character of the neighborhood, affordable housing
More affordable housing, maintain low scale businesses along Georgia Avenue in the Fenton District, maintain walkability and increase bike access, maintain diversity and improve/more green spaces.
More businesses downtown – smaller satellite spaces
More continued development of bike lanes
more equity between schools; More mixed-use

More green space - had very little to begin with, but lost some
More green space. Agree with Paul G. on the need for green space. #A - What's status on Woodside Park renovation? Cristina will follow up with Eric through email – they are reviewing the scope and budget right now.
MORE GREEN SPACE/TREES: walk everywhere, so they add to the experience
MORE GREEN SPACE: Need for a diversity of types. Unplanned, unprogrammed grassy open lawns/public spaces and small pocket parks as well to take a rest.
MORE GREEN SPACE: Virtually no green space in the downtown area. Mentioned Jesup Blair Park is under attack. It used to be more woods and it is now mostly fields
MORE INDEPENDENT BUSINESSES: retail that reflects the character of the neighborhood, smaller more independent restaurants, reinforce the value of community building.
MORE MIXED-USE HOUSING: more small MF units within the neighborhoods as we have in east SS (duplexes, triplexes) that reflect the architectural character of the neighborhood. In addition, mixed-income housing as well.
More of Ellsworth Drive and The Blairs - larger commercial places – something like on Ellsworth Drive and Blairs where the structure can be big enough to host a place where people like to be. Mix that with Mom and Pop
More owner occupied housing units - condos, townhomes, missing middle housing. Both rental/owner units needed but we've been better at adding rental supply than owner supply recently. Am sympathetic to preserving nature trails and characteristic of existing neighborhood, but we often have inaccurate perception that there's nothing in between a high-rise and single family homes. There is a way to ease in an increase in supply.
mostly uses car – Concerned with number of road shutdowns for construction (PEPCO project has been torture).
Mother worked at U-MD and Purple line will be a great link to the University. Silver Spring feels like a waiting room. People have to leave when they can't afford to raise families here or possibly want better public schools. "I cannot stress enough the focus of affordability". Affordability is more subsidized housing (NPDU), and houses that are \$400-\$500,00 dollars or less! We also need homes at 1,600sf rather than all new houses at 3,500sf. and very expensive.
Moved here at 8 years old. Her children are now in their 20s. Love it because of walkability, cycling, and distance to amenities (work, etc.). Enjoyed development and changes that occurred over time. Worked at the Quarry House. Enjoys the new residents to the region, new stores, shops, etc. Enjoys neighborhood trees, parks. Stated that the civic building was a great addition.
Need more affordable housing and more jobs
Need more bike activity
Need more infrastructure in older area (IE more storm drains, other infrastructure not in good repair) discusses sewage pipe size issue. Storm water is a problem. Runoff from Art space is pouring into backyards with silt (discussion of Art Space ability to handle the storm water). "I am sure people in power know about this!"
Needs more experiences (preferably interactive)
New family now – feels like a good place to live. Good mix of business types and transit access.
New Redevelopment Sites - Wheaton HQ – good move to open site for redevelopment; another option could be DHHS' site.
Night life on Georgia- Noise complaints, incidents at some of the nighttime establishments on Georgia, WashingtonProp is working with various agencies to work on the noise. It is a problem for their residents
no dramatic rise in housing costs
Not enough fields (in non-pandemic times), not enough maintenance – upkeep is very different in other suburban communities.
Not opposed to duplexes and triplexes, but if built should be offered for sale rather than for rent so people can build equity
Notes that he is not simply a NIMBY resident, but wants to make sure we are not wrecking what has been built. He has seen CBD lines move, and wants to guard against this happening and causing a drastic shift/loss in the character of SS that we all love. We need to balance achieving the needs such as housing with the cost/impact to the city and current residents
Notes that it is hard, as development happens, for minority populations to stay in the area. Is concerned about growth happening while trying to keep diversity in SS. Also relates this to infrastructure and school
Notes that plan must set realistic and achievable goals. Notes that we need to correctly gauge needs of offices and housing, so that we do not have excess or unused units
Notes the need to support and expand urban farming and food security/production. Community gardens as well. We also need to reach out to renters and keep them in the loop as well.

Nothing more for this conversation, but curious if the Plannig Department will do a similar plan effort for the walkshed around the Daly Purple Line station.
On MM, how much of the study or concept will address affordable housing? Without strict government control a developer will want to construct costly housing (700+k).
on one side is DTSS, the other side is a beautiful residential neighborhood & Sligo Creek. Can take advantage of both in one afternoon, feel like having the best of both worlds. Appreciate having Levine School of Music, love being able to walk there + dance school. Cultural aspect, being able to learn offers a lot.
One resident likes that Silver Spring uniquely has a large Ethiopian community
one thing great about SS is that density and walkability is integrated with things. (compared to NoVa, where there are islands of density not integrated into neighborhoods). Would be concerned if Downtown 'ends' at Fenton St., Cedar St., etc. with a wall of big streets with no sidewalks – we don't want to build density without making it walkable, which could exacerbate traffic.
Over Development - added his concern on the continuous pressure to overdevelop the suburban area surrounding SS. When the Purple Line development happened, the Council guaranteed that no up zoning was going to happened around Dale Station, but this is what is happening now.
Pedestrian experience (lots of aggressive driving).
Pedestrian safety and traffic concerns (pollution). Doesn't want traffic to be an overwhelming issue.
PEDESTRIAN SAFETY/ACCESSIBILITY: Support what Rebecca said. Stopping cycling because is not safe. Sidewalks are not safe. Example: Whole Foods crosswalk across the hotel and exiting the parking garage at Wayne. Many neighborhoods that have a high walk score do not have a sidewalk. With density increase traffic will also increase
PEDESTRIAN SAFETY: complete streets is a great way to discuss the different users of the street
PEDESTRIAN SAFETY: Grove street does not have a continuous sidewalk. People are driving because they have a need to- no other option (cars have not gone away, traffic has gotten worse), when there were more car space people were less aggressive. Making it difficult for people to drive might work for places like Manhattan where public transit is more robust and reliable. Downtown SS is inaccessible for people with disabilities (AFI movie theater, different restaurants, Ellsworth Street).
PEDESTRIAN SAFETY: pleasant and safe place to walk, especially at intersections. Walk and bike improvements – Colesville, Georgia, Fenton traffic are not safe, almost got hit many times.
People don't know that it has such a vibrant urban core
People want to maintain the feel of the existing neighborhood and not be incorporated into downtown
People will continue to come to an urbanized area when they are homeless. It is the planners charge to figure out where to place them – create that possibility. How this plan will address this topic?
Plan shouldn't take 5 years. Bethesda was done in 2, and it didn't end up in a lawsuit.
plan to support local and small businesses
planning on staying for long term. Like the walkability, accessibility for wheel-chairs at some point.
play off of [L]'s comments. Did not get the impression that theme 5 of the old plan – Green Downtown – has been achieved. DTSS has not gotten greener. I love green parts of DTSS, we need to not only maintain what we have but restore more green into DTSS. Love the urban amenities of DTSS, but 'green downtown' theme seems to have gone backwards.
POLLUTION: First, worried about light pollution from the City Place area. Second, worried about concrete pollution, building sidewalks just for fun is a bad idea
Pre-Covid the concern was that people living here were not eating and shopping in Silver Spring. Hopefully during Covid and post, people will be feeling like it's a destination to. We need to support business here so they can stay here. We need to work directly with restaurants, not through delivery apps. We must educate consumers to support and eat locally. There are national businesses that compete with Silver Spring. We should also support the local branch of the national chains. We also need to make SS a destination at night for our younger generation. Everyone goes to Bethesda or DC currently. Make SS a night time destination as well.
Preserve as much of Old SS as possible, lower scale development
Preserve character (in contrast to Arlington and the development there of mini-mansions); If more building (as should be) that it be varied and suits the people who could move here rather than just high-income individuals.
Preserve community spaces
Preserve diversity of housing options for all income levels
Preserve green space with no net loss

<p>preserve our character of SS. I would like to see the green spaces - the parks (even the small ones), open spaces preserved.</p>
<p>Preserve the character of the residential neighborhood and community. Preserve the trees, environment, wildlife, etc. Concerned with vacant storefronts (before pandemic). Foster independent businesses, jazz bars, etc. Need more spaces for civic groups and public interest groups (recreation center, etc.).</p>
<p>Preserve the physical character of Silver Spring (including single family houses. Mary notes that she does not live in a single-family house herself). Also wants to save green space and protect tenants against rising rent and development displacing them.</p>
<p>prioritize equality</p>
<p>Prospective residents of all incomes and abilities are able to live in Silver Spring, be it as renters or property owners</p>
<p>Protection, expansion of green spaces and parks, Parks/Green space is special and should be protected</p>
<p>Provide a connection from East West Highway to other sides of the tracks</p>
<p>Provide a great tax proposal for the Purple Line</p>
<p>Provide bike parking near metro and Purple Line</p>
<p>Provide housing that maintains the family feel, No high-rental properties</p>
<p>Provide more pedestrian crosswalks on East West Highway and near car wash</p>
<p>Provide more public transportation and get people use to using it more outside of just their commutes to work</p>
<p>Provide townhomes, open space, trees, and landscaping</p>
<p>Provide urban partnership between businesses and bicycle/pedestrian community</p>
<p>provide young adults and families of all backgrounds opportunities to plant roots</p>
<p>Providing affordable housing especially near transit</p>
<p>Public Amenity/Space - Really like the mosaic fountain at Ellsworth Drive that attract many kids/families to that area, especially in the summer – disappointed to hear it will be destroyed. Proposed bike path does not show in the illustration of the development.</p>
<p>Public spaces – provide more “all season” places</p>
<p>Purple line going in so be aware of traffic patterns (notes the traffic build-up at Whole Foods and Silver Spring International School); As CBD expands the County should do what it can to ensure that running business is as easy and fruitful as could be.</p>
<p>Purple Line Noise Remediation – remediate noise with trees and sound barriers.</p>
<p>Purple Line Noise Remediation– make sure speed control in certain areas will be maintained to reduce noise.</p>
<p>Redevelopment of some of the County’s parking lots and garages in downtown as affordable housing that can meet some of missing middle goals.</p>
<p>Reiterate what everyone has said - It would be nice to see more townhomes and green space and sky. Seems to be losing the character because there is not a variety of housing. Add buffers like townhomes inbetween the single family homes and apartment complexes. Affordable housing is a concern. Placemaking and a better use of space - more actives for all ages of people. Everything that SS will have an impact</p>
<p>Reiterates stormwater issues but notes that there has been some improvement on this front as a result of some development projects.</p>
<p>Reiterates the need for townhomes. The MM seems like the impetus for expanding the boundaries. Isn’t there a need for missing middle within the old boundaries? Why is there a need for expansion?</p>
<p>Remove garages and put housing</p>
<p>Remove the parking demand, make a maximum number of parking to encourage less driving</p>
<p>Rethink future office space needs: telecommuting is going on and might stay for the future. SS is well-suited to adapt with smaller office buildings and satellite offices that act as magnets like what Discovery brought to SS when it moved to the area.</p>
<p>Said density helps support amenities that improve the quality of life here, like events, restaurants, etc</p>
<p>Schools Growth & Walkability – before repurposing older school sites for other land uses (residential examples), consider better strategic growth planning, so kids can walk to school instead of having to depend on buses/cars to access especially elementary schools. Example of Sligo Creek Elementary School moving to Parkside – 3 miles away.</p>

<p>Seconds David's concerns on feeling misled. Feels that Planning only feigns listening to community input. Notes that residents were promised that a green canopy was an important issue, but then the county allowed trees to be cut down on Wayne for the Purple Line. No one was kept in the loop on this. Again, cites the artificial turn on Ellsworth as Planning not listening to residents. Fears the environmental harm that is happening and notes that there is a lack of faith within the community because of how these issues have unfolded. Concerned about lack of aesthetic beauty to bring people in and finds that roadway abandonment for turf is not the answer. Strongly feels that we need more community input that is translated into what is being approved by the Planning Board. To keep our diversity, we need beautiful public spaces to bring us together. Notes that loss of trees makes it uncomfortable to walk down the street.</p>
<p>She lives in Takoma Park and agrees with liking the diverse transit options. She's in a one car household and wants to keep it that way. She likes to bike a lot and that easy in SS, especially since the pandemic. Likes doing local fun things and there are a variety of things to do in SS. Plenty of space to walk around without cars speeding by. Likes the diversity.</p>
<p>She wants to see more townhomes. She lives in a condo that's small as are the rooms, and SS loses people b/c when you have a growing family there are no places to buy locally. There needs to be a middle ground for people to go.</p>
<p>She's speaking on behalf of the Art Deco Society. She participated in preserving Falkland Chase, Canada Dry, and the AFI building to preserve the Art Deco buildings. She now thinks that Mid-Century Architecture is the next set of building characters to preserve. She thinks the Googie Architecture needs to be preserved (ex: Wellers Dry Cleaners at corner of Fenton and Thayer Ave)</p>
<p>Shocked at housing prices and lack of affordability. Single family housing is still in high demand. Millennials still want houses with yards. Worried about the lack of tree canopy (expansion of heat island to residential) that would occur with development. Developers see potential from outside of the downtown area. How will affordable housing be built if we even allow more density? We don't want more apartment buildings, we want more property ownership to grow generational wealth. What is the justification for increasing the density without assurance of affordability? Concerns about retail from the pandemic. What will be the new attraction post Covid-19 (makers spaces, studio spaces, etc.)? Will this plan lead to a lack of diversity?</p>
<p>Sidewalks that are not made of bricks (pose safety issues), want to see coordination with DC (Georgia), Wheaton, Montgomery Hills, Long Brach,</p>
<p>Silver Spring should have a small carbon footprint</p>
<p>small town feel, but access to not only what's here in SS, but whole metropolitan area. We can also bring people 'in' to what we consider 'our town'. Enjoy the feel of being in a downtown, access to various amenities, and diversity (countries represented).</p>
<p>Smart development with affordable housing. Increasing diversity with good services. Pedestrian safety and green space need to be considered. Also, with more and more remote workers, can empty office space become housing?</p>
<p>so many cultural resources available – AFI, theaters, music venues</p>
<p>Some excellent restaurants. Close to easy downtown access, Whole Foods, big trees, lots of families, diversity, walkability are all things I love about SS.</p>
<p>SS has the potential to bring in new retail along Georgia, would like to see to continue progress on Georgia</p>
<p>SS wasn't always cool; it grew to be so in an organic way. Worries about encroachment into some of the cool neighborhoods and what may be hurt with a boundary expansion. Later notes that he is concerned about Missing Middle – knowing exactly what that means and how it would impact his neighborhood if the county wants to use that area to add housing</p>
<p>still some places where not safe to walk. Improve safety of pedestrian crossings on busy and fast roads. (pedestrian crossings on Colesville, Georgia, where bike lanes cross East-West or other thoroughfares)</p>
<p>Street Closures - street behind Whole Foods that was converted to one-lane, safer for bicyclists – easy and cheaper solution for bikers and pedestrians that provides flexibility to convert back if needed. Consider expanding one-way streets to other areas within SS to slow traffic down and make it safer.</p>
<p>Stressed the importance of bikes lanes</p>
<p>Strong Community</p>
<p>study communities the deprioritize cars and prioritize homes for people of moderate incomes</p>
<p>Success if affordable housing and diversity are prioritized, as well as a broad range transportation within and to the area</p>

Success if If the Board listens to the communities/individuals affected, looking long term and meeting the housing needs of the people that want to be apart
Success if it provides this area with sustainable, inclusive, and resilient growth for everyone
Success if it results in an area that keeps diversity, add affordable housing, within the style and greenery levels of the neighborhoods
Success if planners do not push out/demolish SS's existing historic neighborhoods, while also embracing new housing within CBD
Success if that the green coverage is not lost, the city improves walkability, and the community still feels like an active engaged community.
Success if the neighborhoods are not violated with townhouses and multiple family dwellings. These affordable housing ideas should be concentrated in the downtown areas
Success if We keep in mind affordability, equity, and reform of law enforcement so people feel welcome.
Success if we look around, walk around, bus and drive around and feel intrigued, interested, welcome, safe and glad to be here
Success if will be a success if it builds a strong and sustainable community
Success if You keep the community engaged and listen to the concerns to the neighborhoods that will be
Success is addressing missing middle
Success is an emphasis on smart and sustainable growth
Success is ensuring that area is affordable and has accessible housing options
Support connectivity, vitality of downtown, restaurants and retailers and businesses
Susan later notes that there was a big discussion regarding bus routes on Colesville Road. With the buses, Susan notes that making SS more accessible via transit, we don't need to take property from people to increase density and make SS more accessible. Says that people don't need to live close to downtown if there are bus stops to bring them in. Finds that government is being sneaky with expanding the boundary. Susan states that there is no trust in the planning department because of this. Community must be brought in and listened to. As a resident since 1987, feels that the treatment of the community by the County Council is part of the problem.
talks to people besides white homeowners
Teleworking/Traffic - Plan for more teleworking, people learned during this pandemic that a lot of work can be done remotely.
The bike share program allows her to ride bikes and get around
the community stays engaged and participates so that even the people that do not get what they want to feel as if they had a voice
The diversity, affordability, great locally owned shops and restaurants and access to mass transit. Walkability, comfortable/urban area, diversity (age, income, race), friendliness, good restaurants, "urban feel", transit, walkable but not overwhelming, convenience and balance, some chain restaurants but also small mom and pop, options for "younger people", sense of place and community, parks, and green spaces.
The mix – enough up-scale things to have some quality of life features, downtown shopping, park area. The lifestyle - walk to brunch & grocery, wander into a music festival on a trip to Farmers Market, etc. The access & inclusivity – transit options enable area with its mix of amenities to serve less affluent communities. In sum, it's a nice area that's not very exclusive. Supply driven solutions take years and decades to work, so we really need to start working on it now so it doesn't become exclusive.
The small town feeling of Silver Spring with the neighborliness and families.
The temporary closure of Grove is amazing as a walker
There are current limitations/restrictions that make development not attractive for housing and commercial uses – what makes possible to deliver a development with quality that will attract people to come here? "We don't have it and we don't have a way to get it". Agrees with Suzanne (Springville Terrace) on the need to change zoning to allow incentives to rebuild and build new affordable housing types otherwise these sites will be locked. Believes Office, retail, housing needs to be affordable.
There is retail nearby. Being near the Metro Line is great. Transportation connectivity, a lot of amenities in walking distance to each other.
There will be no unified growth at the center with a transition down to the communities. Biggest fear: that there is no change that SS gets stuck, since it does not solve its many problems. Everybody is going to Bethesda now because there is density there. They are bypassing SS to do their development somewhere else.

This plan would be a success if it could comprehensively address increase in density to the benefit of the surrounding community so Silver Spring could be more of a live, work, plan community for people of all incomes.
Trails
TRANSIT: important, don't drive, take the bus to work - hub for the region. Mass transit proximity
TRANSIT: On a daily basis, not good ways of slowing down cars – one attendee was hit by a car in downtown Silver Spring, so this was my biggest fear
Transportation during the pandemic has turned down many people who depend on transit system to live/work. Wants to see an efficient and on-time schedule of transportation (bus, etc.) Wants to “Get serious about buses/train run on time”. Wants to see planners talk to the Council about the reliability of transportation. Sidewalks for connectivity.
Trees – a lot of them were chopped out because of the Purple Line so I would like to see them back. SS is a green tree-lined city and should remain that way.
Trees, trees, trees, parks, walkways. Parking garages – each tier should have shrubbery boxes.
utilize roof top urban gardens if possible, cooperative garden. Give us some green space on top of our buildings
Very concerned that the CBD will expand into neighborhoods. Concerned that the desirability of SS will affect affordability and how the physical/architectural character, including trees and environment, may change. Also concerned about the Purple Line's affect on the community. Wants to help immigrant owned small businesses to stay.
Very concerned that this master planning process will not be a totally transparent process. Needs to be more transparency to the process. Recordings should be available to public. Its helpful to hear what others are saying. Make notes available
Very supportive of Missing Middle
Walkability
walkability (amenities nearby); Easy commute into DC, and also multiple commute options (red line, express
Walkability is very important. Enjoys retail and the number of activities you can do within a small area
Walkability, affordability (used to joke that bungalow was last affordable corner of the area within the Beltway; Schools.
walkability, small town feel. informal welcoming atmosphere – racial, economic diversity. ‘show up as you are’ - don't have to dress up to go anywhere. Lives close to busy part of DT, likes how atmosphere changes very abruptly when walking from library area to residential area, like crossing an invisible line, DT vs. quiet area feel don't seep through in both directions
Walkability. Having tree canopy that connects adjoining neighborhoods to Sligo Creek Park. One can walk in neighborhood streets and have a sense of being in an area like a State/National Park, in an urban environment.
Walkability. Veterans Plaza & Fenton plaza, variety of restaurants from different cultures, different types of people using the plazas. Accessibility - do not own a car, appreciate easy access to DC, looking forward to improvement on access through PL
Walkable Downtown - Like the walkability factor. Pretty walkable neighborhood. Lived 20 years in SS.
walkable, bikeable, many places in DTSS & surrounding area worth going to - restaurants, diversity, bike to Sligo Creek/Rock Creek, etc. Schools are good. Strong sense of community
want to keep a low sky-line. Don't want it to become a second Bethesda with all the tall buildings and congestion. Main concern is losing the small town, neighborhood feel to congestion, noise etc
Want to preserve civic center space, green space and fountain
Wants continued development, understands the need for more affordable housing, wants more green space, all admirable. But does this mean it impacts my property directly?
Wants more diverse housing stock. Protect green space. Further develop public transit (lessen reliance on car).
Wants more outdoor activity options for youth. Noted that there are homemade bike jumps for example, but kids are not always allowed to stay in an area to use them or skate. Also mentioned the idea of connecting outdoor activity locations to help create a network of options.
Wants more trees. Cites the dying/removed oak trees. Wants to also address parking and Fenton Street traffic
Wants to also "save the funk" loves the walkability and greenspace. Loves trees and green area, its important to them. Moved from U Street in DC and loves the greenspace in SS. Its changed her mood and outlook. A nice level of buzz without going anywhere. Not too busy, a lot of variety of spaces and energies here

<p>Wants to encourage art and artists to enhance to community. Likes venues like AFI offer this opportunity. Likes the diversity but feels like a segment that was not paid attention to is artist loft needs. Cites 7th street in downtown DC as a precedent for this.</p>
<p>Wants to ensure that infrastructure such as grocery stores and other things can keep up with increases in density. also concerned about encroachment of CBD into neighborhoods.</p>
<p>wants to hear the recent history story told. How did the Ethiopian community grow? What about the uglier parts of the history as well like the Redlining history which still has an impact today with racial, social, cultural differences and inequities</p>
<p>Wants to maintain transit options. Wants to see and is concerned about is Climate Change. We are going to need to dramatically change the way we live and the way our spaces are designed and constructed. Remove single uses of vehicles. Figure out how to plan to accommodate demands for people and density.</p>
<p>Wants to make sure that there remains a variety of businesses that employ people so that people can enjoy a walkable community even for work</p>
<p>Wants to open up boundaries to create places where people afford to live, walk, bike, sidewalks, Wants to make the larger roads, especially SHA roads within communities safer, more to walkability/mobility for people to walk around.</p>
<p>Wants to preserve architecture and homes, but also notes the need for affordable housing. Concerned about lack of art spaces for kids as well as space to combine skating opportunity with other needs (stormwater management perhaps?).</p>
<p>Wants to preserve older apartment complexes on Thayer and Sligo and back to Nolte Park are key affordable housing that should be preserved (at risk while purple line comes in)</p>
<p>Wants to preserve walkability, continuing to make the area pedestrian and bicycle friendly, also tree canopy</p>
<p>Wants to protect and expand the green space we have and see greenspace more accessible to all.</p>
<p>Wants to see a study on crowding of schools. This also needs to keep up with increased density. Also cites stormwater issues due to loss of trees.</p>
<p>Wants to see less chain restaurants and wants mom and pop shops. She wants planners to support local business rather than larger chains.</p>
<p>Wants to see more green space, amount of public space increased, wants to see open space available to community. Unhappy that it seems former Discovery headquarters open space is being reduced.</p>
<p>Wants to see more missing middle housing. Concerned if he will be able to afford Silver Spring after graduate school. Would like to see more affordable apartments. Most of his friends move out to affordable areas.</p>
<p>Wants to see Senior living sustainable affordable housing project. Continue to make it possible to have that work environment in SS? Believes that there are a lot of apartments but sometimes they are not big enough for people. Want to see affordable housing developed and create a possibility for the kinds of things that people want.</p>
<p>Wants to see tasteful infill development that is aesthetically pleasing and addresses housing affordability. Is concerned about unused land downtown while Planning seems to be expanding CBD/high density development. Feels that we need a plan to address missing middle with specific thoughts on ensuring affordability because new housing will be desirable and thus expensive.</p>
<p>Wants to see the history told of Silver Spring itself and historic places like the Lee Building. Celebrate the history of SS.</p>
<p>We are not creating an environment that creates jobs. It only worked when a big patron invested in the area such as United Therapeutics or previously Discovery. How do we attract other commercial uses to come to SS instead of Bethesda?</p>
<p>We need to also save garden apartments as these are the most affordable for renters. Loves the active civic associations in SS, although hers is no longer existing.</p>
<p>we strategically have to do something to protect green space from the development of Silver Spring Downtown as well as adjoining neighborhoods. Suburbs surrounding Prince William Forest Nat'l Park in VA lost wild life habitat in their yards due to forest fragmentation - we can't let that happen in SS. Sligo Creek watershed needs to be protected by adjoining green canopy. It will be impacted more and more over time as transportation and population pressures increase. Hopeful there will be a desire to follow through on what County has already identified as a major concern (declining water quality, loss of trees and forest, impacts of climate change) using existing tools – forest conservation law & designating Sligo Creek as Special Protection Area</p>

When I hear about missing middle, what I don't hear is how will it fulfil Dan's dream? I think the market will determine what is affordable. The latest zoning changes allows for accessory apartments, and two-family lots and essentially homes in the back. But how do we make/build affordable housing and keep it that way? Why are people not building missing middle?
While residents liked the pedestrian connectivity, they expressed a desire for more and better connections while the development has improved a lot of the area, I'm very concerned about the affordability of the area. The apartments going up, I image, are quite expensive and unaffordable for a lot of the existing residents.
Why did we need to expand the boundary of SS? I was very surprised this came about without any notice. I am worried about the traffic and cut through in the neighborhood as folks speed through our neighborhood and we have a lot of kids in the neighborhood and folks come driving through at alarming rates.
wider variety of housing types, more traffic safety features outside of the downtown core. DT is walkable and very safe, but immediately becomes exclusive single fam neighborhood, sidewalks and bike features disappear. If SS wants to continue welcoming variety of people, it needs variety of housing types and safety features for those people to get around safely - cannot stop at edge of downtown.
Will be a success if addressing impacts of climate change as addressed in Thrive 2050 – extreme temperatures and extreme weather events. SS was identified as having third lowest amount of shade (13%) in County three years ago, it's gotten worse as result of Chelsea Heights development & Purple Line.
Will be a success if be able to bike across town, have lots of local options for espresso and not being afraid of getting run over.
Will be a success if decrease in total number of car trips, not congestion. Figure out how SS can contribute to reducing number of car trips. 2)... increase in total stock of affordable units in SS, not % of housing that gets built. MPDUs get flipped at some point and become market-based, so number of affordable units SS has is more important than % of MPDUs that get built. 2)... no action as a result of the plan make the climate crisis worse.
Will be a success if don't think you can always measure success by outcomes. You can have a desired outcome, but if people aren't happy or have a good feeling about living or being around a community 100%, that's a minor failure. There are so many things that need improvement all the time. Why just look at that one success when there are so many more improvements you can make?
Will be a success if it achieves Vision Zero. We'll know SS provides safe transportation options for everyone when no one dies from going one place to another in SS. (2) ... average vehicle miles go down – when most people walk, bike, or take public transport instead of a single of a single occupancy, private vehicle
Will be a success if it creates a desire for businesses to locate in SS
Will be a success if outcome of affordable units (supply of MPDUs) measure up to whatever % has been set aside - people who want to move here can move here, smaller percentage of people are rent/mortgage burdened. If people don't live here, they'll live further out. We're still going to have traffic and all the people coming through, just making their lives harder and our lives more crowded – no one wins.
Will be a success if water quality is addressed, including storm water run-off, loss of trees and forest. Need to grow SS and protect SS - continue to improve natural environment, not let it degrade as a result of development of either DT or adjoining neighborhoods. Seeing greenery not as individual trees as dealt with in lot by lot development, but protecting first before development occurs.
Will there be an effort to steer clear of the residential areas within the Sector Plan in terms of zoning? Will there be an emphasis on redeveloping the excess county-owned parking facilities?
worked with Lee Development/HOC to deliver 907 units – mix of affordable/market rate – the only reason it couldn't go higher in numbers of units it was due to zoning. Believes The Blairs are going to build out to the future. Need to look everywhere beyond the current boundaries – look at Summit Hills/Rosemary Hills – they were built in a time when people did not consider sustainability – potential site for redevelopment.
Worried about beltway expansion as it will affect SS, and worried about the population growing and schools not being able to keep up
would be great if there are options for down-sizing. Currently live in big single family home but would love to stay in area when having to down-size
Would like to focus the suburban and urban in balance, transportation (Ellsworth Street is all chains – not independent businesses), more local stores
Would like to preserve the current character. There is single family housing close by to allow people access to downtown. Wants to keep long-term residents living here.

Would like to see a more vibrant art scene, comedy club/jazz club, utilize Montgomery College more, a community center, "Space underneath all-set" for a new, the Levine school, like to see another grocery store-replace the Safeway on Fenton. Access to downtown via bikes
would like to see bike lane on Fenton Street
Would like to see engagement with our (DC) community. Georgia into DC is just one extension of Georgia. Echo diversity, not enough retails that address the needs of the diverse community
Would like to see existing neighborhoods be saved
Would like to see more condos built opposed to apartments
Would like to see more placemaking within the beltway, some people think that "Silver Spring" can refer to half of East County
Would like to see return of the missing middle housing, more options and less high rises
Would like to see the openness around the business district stay the same, downtown spaces used more in terms of housing density
Comments from October 2020 Listening Sessions
What do you like most about living in Silver Spring?
Even before the pandemic there were a lot of empty storefronts and she's concerned that it's getting and will get worse. Are the retail rents too high and only chains can afford it? She wants to protect these storefronts.
Likes the walkability and wants to maintain that.
Wants the roads to be much safer. Wants kids to be able to walk safer. There are way too many parking spaces. Parking lots are underutilized and would be better utilized as apartment buildings. We need more open space in south SS.
Lives in South Silver Spring. Wants to focus on South Silver Spring, parks, and affordability. Loves the diversity. He's car free and loves it. Loves how lively it is. Fears being priced out. Affordable housing is very good but we need to keep strict requirements.
Lives in South SS. Concerned about affordability and wants to protect parks.
Don't let it become Bethesda (white/wealthy/upper middle class), fear all the MPDU's will be lost. Not much is missing from SS.
Moved from NY for a job. Great bus hub in the metro system which makes it easy to visit his friends.
Likes shared streets – big fan of Newell St being closed right now next to Acorn Park. SS is managing smart growth and preserving housing stock and wants to keep that going- if not people will be priced out.
The plan will be a success if it 'stays' Silver Spring. Loves the mix. Urban but not overwhelming. Prices need to come down or at least stop getting more expensive. It will fail if it's another Bethesda.
Lives in SS. Concerned about next steps. She'd like to stay here but it's the affordability factor.
Wants something larger but there's no middle ground/middle options. A townhouse would be nice but not many choices or that are affordable. Currently lives in a tiny condo.
Lives in Woodside; has been here for 40 years. What has changed most from when he moved here was they used to have to go elsewhere for dining and entertainment... now they get to do those things here in SS- the environment has been enriched and wants to see that continue. Likes the mix of uses.
Lives in Woodside Park. Loves community. When they were looking to buy, they looked into Bethesda but it was too expensive, so they looked into SS and they bought in Woodside before development started. They got to see redevelopment here happen and they love it.
They love that their kids got to go to school with others of diverse cultural, religious, ethnic backgrounds. They want to keep SS diverse and affordable. Fears that there is a lot of wasted space in SS.
We need to make better use of the wasted space before expanding outside of the CBD. Also concerned about traffic- its dangerous. Concerned that as we redevelop traffic will get worse. Can planners be thoughtful about that as development happens. Consider implications on traffic.
An observer and member of Hucker's staff. Does not want to see it become Bethesda. Wants to keep it as it is now. Kids love it here and they see this community as a treasure. She wants to see it attainable to others just like herself.
Convenient to DC
Affordability
Mixed housing/streets

Vibrant Center (Amenities)
Walkability
Accessibility to restaurants, parks, transit
Stability of neighborhood
Purple Line
walkability – one of the reasons bought a home in the area. As a one car family, was big on public transportation pre-pandemic. Love that street is relatively quiet, know all neighbors, but can walk 10-15 mins and be right in DTSS area, close to bus & metro. Best of both worlds -
suburban space & quiet, but also walking distance to activities.
Also like diversity of area - people & restaurants from all over the world, would love to see more of that
walkability, convenience to supermarkets, metro, employment. location at southern fringe is close to Rock Creek Park. Moved to SS mainly because it was close to work,
Mom & pop restaurants, ethnic cuisines, AFI theater.
was able to buy pre-construction condo (was hard to purchase anything already built around 2000), and neighborhood was getting nicer.
Liked where he had been living prior so it took a lot to change locations but convenience to work + neighborhood amenities was offering a lot more.
walkability - one-car family of 4
would like to see more – duplexes, townhomes in single family areas - for variety of incomes in neighborhood.
Like to hear the 'loud music of society' - don't really like quiet suburbs.
Appreciate "little Ethiopia" – the people, stores, & restaurants.
The Fillmore.
Looking forward to pool opening.
diversity of housing
kids walk to school
walkability to shopping, restaurants, culture, library, Levine Music School. Owns 2 cars but also frequent metro + bus user.
The green and the quiet – balancing it between bustling urban activity is something hard to maintain.
Doesn't live on a quiet street, but Sligo Creek Park is close (as is other highly valued open spaces).
Solidarity + organization of neighborhood community/groups. Forces of real estate development create realities that need to be balanced by neighbors who keep their eyes open (references a proposal for 'disneyland like' development on the library site, and how neighborhood opposition prevented that bad development and enabled the eventual creation of the library). We have to keep alert, it's not something that's just there.
Newell St has been closed for 3 wks or so, due to shared streets/picnics in the parks, despite no local restaurants on that street. Shared streets is a way to open up the street to bicyclists, but as a bicyclist, not sure how it helps having a tiny little bit of street open. Port-a-potty + picnic tables were put on street but very few people use them, and the closure blocks access to East West Hwy. Think this is degrading look of the street. If it were used more, might be in favor of it.
really likes Newell St closure, gives East Silver Spring Elementary School students opportunity for outdoor free time during virtual learning, PTA wrote letter in support of the closure.
Likes that Silver Spring is walkable and diverse. Was attracted to move to Silver Spring over other places in the region because of the ability to have a home with a yard and space.
Excited about the coming purple line and the abundance of art in the city.
Likes that Silver Spring is bikeable and metro accessible. He was able to find an affordable single-family home on a tree lined street that's still close to downtown Silver Spring, Rock Creek, and Sligo Creek. Also loves his neighbors and the diversity in the area.
Likes the walkability and diversity, especially as a multi-ethnic person herself.
Silver Spring attracted her because of the ability to be near the Fillmore and food places while living close by. This isn't possible in many other places.
Likes the diversity and the walkability of SOME places. Some areas in Silver Spring aren't so walkable. SW mentions the difficulty trying to cross Colesville Road for example.
valued highly the green astroturf as free outdoor space. Moved downtown to a public space as a conscious choice. VDon't want barriers to having fun and experiencing the area just because of cost.
very into embracing all access and all cultures.

Downtown enables that dynamism. Children of immigrants and like that about the population. Do not fear change, embrace change in the community. The public spaces and public vitality are important to her.
Really likes the Sligo Trail and the golfcourse. Really liked the outdoor music on Friday nights. Liked the green spaces SS offers. Wishes there were more spaces, larger spaces. Wishes proposed facilities would be larger.
walkable streets and green spaces—though fewer than there used to be. Likes the new shopping areas. It is very livable. 2 grown kids—1 staying in the area. Both really liked growing up in the area. Afraid it will lose its charm with the new density, but still a lot to enjoy.
enjoying the outdoor spaces. Moved here specifically for the metro to work and downtown was pretty dead then. So many wonderful walkable things then came to the neighborhood—movie, dinner, library. Has a small town feel, though isn't really a small town. Green spaces very important.
Remembers the astroturf fondly. As part of COVID adjustments and making street more publicly available, that has created conflict in the neighborhood.
There's a lot of trash in SS and trash cans are overflowing. Green spaces are not well maintained... Dead Dogwood tree near Acorn Park and it's been dead for a long time. Concerned that SS Urban District budget isn't enough to take care of existing greenspace so adding more is a concern (but she wants them).
Unhappy about closure of Newell St, even though she supports open space generally. Has made it inconvenient to access South SS.
SS is a great place to walk around- close to retail, shopping, close to neighbors and we help each other- it's a small town/tight knit community that is also close to the downtown... they do not want to lose that.
There's a lot of money invested in SS by big companies. They love small businesses- they do not trust that small businesses will be successful because they continually are being displaced and replaced by new high rises and expenses rental. New development hasn't blossomed the way they wanted to. It doesn't support the small businesses.
there is a lot of trash. Things look decrepit in SS. It's more than aesthetics. It effects safety. How do you feel when you're raising kids in this kind of unattractive community...I don't want them riding bikes alone. More pride in community is welcome... maybe more red shirts.
Impressed by the county representatives including SS team, Grove Street team, and more. However, it feels like SS is the unloved stepchild of MoCo. There are services and resources but they are a weak shadow of what other areas in the County are receiving. Broken pavement on Grove Street, etc., it's frustrating.
Loves diversity in SS. Wide backgrounds and brings a lot of people together- Jill does not want to lose that.
Change: wants more Red Shirts to keep SS clean.
Likes great spaces and trees... that makes the urban area feel welcoming and comfortable.
Appreciates the level of communication- listservs, notices and wants them to continue once amenities are implemented.
Really enjoys the AFI theater, transportation hubs, close by retail.
A lot of existing parking garages but still not enough parking. There's a lot of congestion where there is parking pressure.
Supports greenspace.
interested in comment about trash and trying to foster the sense of pride and clean spaces. Could the plan address these concerns?
Spent a lot of time in SS and has been involved in environmental issues for a long time. Wants greenspace to be maintained. There was supposed to be a park near transportation and it never happened. There is an illusion of greenspace in Elseworth- but it's a plastic park. We have global warming and she wants to keep greenspaces and tree canopy. Keep it green, healthy, green, and cool (temperature).
Proximity to public transportation, neighbors, shops, and services
Short walk to metro station
Green space
Proximity to downtown D.C
Walkability
Pedestrian life
Accessibility without a car
Close to the District, 20-25min drive. Close to Red line. Relatively quiet (current place is not on main street). SS Has just about everything - entertainment, restaurants, medical facilities, etc.
close distance to shops + community

ditto. Love Woodside Park. Real estate agent, used to live in Potomac, decided to move to this side and loving it. walkability to everything - restaurants, grocery stores, breweries, entertainment, access to red line. Able to get to DC easily without living in DC.
love diversity; as African American originally from Prince George's county, moved to SS when attending UMD in 80s for law school. Moved out to Briggs Chaney briefly but decided to return when purchasing property; central location regionally – Tysons, VA, downtown DC, Baltimore; love all that SS has to offer, including restaurants, but primary reason for moving to and loving it is its diversity.
diversity; restaurants; walkable to Rock Creek Park for walking dog, running, biking; vibrant neighborhood and community.
Likes the convenience, diversity, and easy access to key attractions that make Silver Spring feel welcoming.
Echoes CA. Also likes how the mix of uses for buildings found in Silver Spring grew over time, which helps keep that sense of community. Talks about Bonifant street as an example.
Likes her green neighborhood, quick access to Sligo Creek, and the new street closures that help pedestrians and bike riders experience the area more. Also mentions the presence of many small businesses.
Likes the walkability. Notes that she is concerned about new apartments and condos – we need to find a way to integrate these residents into the community.
Likes the different types of restaurants that have come to Silver Spring over time. Notes that over 25 years Silver Spring has grown into a great retail and civic environment compared to the past where Rockville, Laurel, or downtown DC were your only options.
walkability, amenities nearby. Library, Farmers markets, restaurants
(agrees with walkability) but would mention the diversity. Not just race and ethnic, but also age diversity.
Access to amenities, the diversity. Accessible to urban area but still has the feel of a tight-knit community with an identity.
(in addition to walking, diversity), the pocket parks. These parks feel right-sized for the community. The amount and number of hotels is also good, having those assets to stay while visiting Silver Spring or DC is nice.
As a parent she loves the parks. Likes the mix of amenities like the library, AFI, etc. Likes that there are biking lanes, even though it could be more bikeable.
Really likes the bike lanes and that the roads were redesigned to be safe for pedestrians and bikers
The open space in front of civic building has a lot going on. A good space that facilitates the mixing and interaction of community members.
The mix of businesses and restaurants is in a good balance (diversity of type, large vs small, independent vs chain).
As a worker who commutes from the District, really appreciates that Silver Spring is a full-service walkable downtown: You can do errands, shop for groceries, post office, etc. before heading home. Likes the mix of national and local businesses.
This is the only place she lived where she could count on living in a racially diverse building. Loves that the neighborhood is a mix of families who are Black, Latinx, Orthodox Jewish, queer, and folks from a few other countries. There are people with tiny babies and folks who are in their 80s. That is not possible in many places in MoCo
What do you want to see happen in Silver Spring in the future and why?
We will be here for the long run... not many other places are affordable to middle class families. They hope to be here until they are 80 years old.
Supports greenspace.
Spent a lot of time in SS and has been involved in environmental issues for a long time. Wants greenspace to be maintained. There was supposed to be a park near transportation and it never happened. There is an illusion of greenspace in Elsworth- but it's a plastic park. We have global warming and she wants to keep greenspaces and tree canopy. Keep it green, healthy, green, and cool (temperature).
A lot of existing parking garages but still not enough parking. There's a lot of congestion where there is parking pressure.
Density needs to be controlled
Would like to be more aware of what's going on like future construction projects
Encouraging pedestrian projects
More pedestrian infrastructure and sidewalk availability around the Purple Line

Enhance transportation infrastructure around climate change
More density
Widening sidewalks and making them more adequate
Programmed open space
Affordable housing
Agreed with BB on affordable housing that does not push “seasoned citizens” [long time residents/renters] out.
Agrees with the previous answers. Notes that it is great to see the expansion of public space. Wants to see more infill development of public spaces (gives the example of Fenton/Bonifant). Also notes the need for safety measures such as lighting on pedestrian paths, especially on paths leading to the metro.
Wants to see independent, non-chain restaurants. Also notes that the apartments being built need to also include non-luxury buildings so that there are affordable options. MS notes that the County needs to gain trust in the community and that past and current encroachment into residential communities hurts that trust. Also notes that she wants to see safety improvements regarding traffic and pedestrian conflicts.
Improved pedestrian/cyclist facilities.
Housing preservation and ensure that remaining older buildings stay in condition to be rented or modest home ownership opportunities.
Upgrade small business office space without pricing people out. She is not a small business owner herself, but knows that office vacancy is high, but also that the small businesses that would like to locate in Silver Spring or are already here have difficulty with rents. Thinks that offices need renovation to attract companies but concerned with how one does that without making it hard for existing small office users to afford the space.
Increase physical accessibility in Silver Spring. If you live south of railroad tracks and need to walk all the way to Colesville or Georgia to get back to the rest of Downtown.
Would like to see park at DC line and Georgia (Jesup Blair) be more of a feature. Feels that it gets overlooked. It is not forgotten, but seems worn down (benches and trails), stuck behind a building, other parks have water features etc. Path does not look great. Need more programming to attract people. Don't get that vibe that it is a space that is a valuable amenity for the community.
Tries to go to a lot of the parks with her kids but doesn't go to Jesup Blair Park because there is no shade at the playground structure.
used to live by Montgomery College, and would go to Jesup Blair Park after sunset because it was too hot during the day and there is no shade. A mulch running track might be valuable due to the size of the park and that could be a cost-effective feature.
Sustainable growth should be a focus; Need to ensure that utilities are sized right for future development, and those utilities need to be maintained. Much of the below grade utility is reaching the end of its serviceable life.
For parks, to the extent that there could be some community farming that would be neat. (another participant notes that there is a year waiting list for the existing community garden in Fenton park)
With regards to office buildings, many are being converted to residential. Thinks the economic factor supporting them becoming housing is there. However, as the buildings become residential, nobody is building new office. The supply of class B and C which provide affordable spaces for more smaller businesses is declining
Would also love to see more priority placed on improving sidewalks in the CBD that are not ADA compliant. There are many!
Stormwater management is key. Everything that runs off finds its way into Sligo and other creeks. United Therapeutics has 3 acres of green roofs, but we need to think of new solutions for the district. United Therapeutics owns a split-zone lot and can't use the residential portion for stormwater management which is a challenge. He would like the Planning Department to look at zoning to see if new and interesting stormwater management could be allowed in Silver Spring
Yes to more accessibility, yes to revamping Jesup Blair park (might also like to see outdoor exercise space w/ equipment), yes to more community farming/gardening, yes to keeping sustainability in mind (maybe updating parks to include rain water gardens or other things to help deal with runoff)
PLEASE attend to (improve and maintain) Jesup Blair Park!
Wants Silver Spring to stay affordable. Wants to strengthen the existing/increase the number small businesses which bring diversity and have cool/unique ideas.
Fears that Silver Spring is becoming out of reach as far as housing prices.

<p>Would like to see maker spaces, places where people can utilize computers and tools. At new developments instead of pushing retail where it will never happen, Planning Department should give incentives to open the ground floor to a non-profit or a maker space, or a small business incubator.</p>
<p>It is most important to maintain that essence of Silver Spring. That it is affordable and accessible, that it doesn't get out of reach. Notes the challenge of housing prices. She grew up in Silver Spring, and has since a child had the sense that when it comes time to buy a home she likely will not be able to afford it.</p>
<p>Speeding traffic on Georgia and Colesville is dangerous and detracts from quality-of-life. Would like to see these highways become more like Main Streets in their design.</p>
<p>Affordable housing</p>
<p>Agreed with BB on affordable housing that does not push "seasoned citizens" [long time residents/renters] out.</p>
<p>Agrees with the previous answers. Notes that it is great to see the expansion of public space. Wants to see more infill development of public spaces (gives the example of Fenton/Bonifant). Also notes the need for safety measures such as lighting on pedestrian paths, especially on paths leading to the metro.</p>
<p>Wants to see independent, non-chain restaurants. Also notes that the apartments being built need to also include non-luxury buildings so that there are affordable options. MS notes that the County needs to gain trust in the community and that past and current encroachment into residential communities hurts that trust. Also notes that she wants to see safety improvements regarding traffic and pedestrian conflicts.</p>
<p>Improved pedestrian/cyclist facilities.</p>
<p>Housing preservation and ensure that remaining older buildings stay in condition to be rented or modest home ownership opportunities.</p>
<p>Upgrade small business office space without pricing people out. She is not a small business owner herself, but knows that office vacancy is high, but also that the small businesses that would like to locate in Silver Spring or are already here have difficulty with rents. Thinks that offices need renovation to attract companies but concerned with how one does that without making it hard for existing small office users to afford the space.</p>
<p>Increase physical accessibility in Silver Spring. If you live south of railroad tracks and need to walk all the way to Colesville or Georgia to get back to the rest of Downtown.</p>
<p>Would like to see park at DC line and Georgia (Jesup Blair) be more of a feature. Feels that it gets overlooked. It is not forgotten, but seems worn down (benches and trails), stuck behind a building, other parks have water features etc. Path does not look great. Need more programming to attract people. Don't get that vibe that it is a space that is a valuable amenity for the community.</p>
<p>Tries to go to a lot of the parks with her kids but doesn't go to Jesup Blair Park because there is no shade at the playground structure.</p>
<p>used to live by Montgomery College, and would go to Jesup Blair Park after sunset because it was too hot during the day and there is no shade. A mulch running track might be valuable due to the size of the park and that could be a cost-effective feature.</p>
<p>Sustainable growth should be a focus; Need to ensure that utilities are sized right for future development, and those utilities need to be maintained. Much of the below grade utility is reaching the end of its serviceable life.</p>
<p>For parks, to the extent that there could be some community farming that would be neat. (another participant notes that there is a year waiting list for the existing community garden in Fenton park)</p>
<p>With regards to office buildings, many are being converted to residential. Thinks the economic factor supporting them becoming housing is there. However, as the buildings become residential, nobody is building new office. The supply of class B and C which provide affordable spaces for more smaller businesses is declining</p>
<p>Would also love to see more priority placed on improving sidewalks in the CBD that are not ADA compliant. There are many!</p>
<p>Stormwater management is key. Everything that runs off finds its way into Sligo and other creeks. United Therapeutics has 3 acres of green roofs, but we need to think of new solutions for the district. United Therapeutics owns a split-zone lot and can't use the residential portion for stormwater management which is a challenge. He would like the Planning Department to look at zoning to see if new and interesting stormwater management could be allowed in Silver Spring</p>
<p>Yes to more accessibility, yes to revamping Jesup Blair park (might also like to see outdoor exercise space w/ equipment), yes to more community farming/gardening, yes to keeping sustainability in mind (maybe updating parks to include rain water gardens or other things to help deal with runoff)</p>
<p>PLEASE attend to (improve and maintain) Jesup Blair Park!</p>

Wants Silver Spring to stay affordable. Wants to strengthen the existing/increase the number small businesses which bring diversity and have cool/unique ideas.
Fears that Silver Spring is becoming out of reach as far as housing prices.
Would like to see maker spaces, places where people can utilize computers and tools. At new developments instead of pushing retail where it will never happen, Planning Department should give incentives to open the ground floor to a non-profit or a maker space, or a small business incubator.
It is most important to maintain that essence of Silver Spring. That it is affordable and accessible, that it doesn't get out of reach. Notes the challenge of housing prices. She grew up in Silver Spring, and has since a child had the sense that when it comes time to buy a home she likely will not be able to afford it.
Speeding traffic on Georgia and Colesville is dangerous and detracts from quality-of-life. Would like to see these highways become more like Main Streets in their design.
Equitable and resilient
Enjoyable and livable for everyone
More open space
Rent be kept at reasonable levels (housing and business)
Continued diversity no cookie cutter developments
Remain residential in some areas
No overcrowding
Not pushing out residents
Don't take away residents ability to speak on developments
More affordable housing
Small and local businesses having the chance to thrive
Maintaining character while increasing stock
More retail shops
More density within Fenton Village and downtown area
Wants to see road improvements, for example the exit from the beltway is very much a problem. Wants to see expanded sidewalks, more trash cleanup, and dog pick-up stations along popular walking routes.
Wants to see more connectivity. In some areas you can turn a corner and there is a stark contrast. Not all streets are welcoming, there's not always a connected feeling to the streetscape.
has traffic concerns and wants to keep the area bike-friendly.
concern of light pollution. FC is also against the implementation of turf in downtown Silver Spring, which she describes as toxic and unaesthetic.
Silver Spring can sometimes feel like it has walls of light (light pollution), and he wants this to be fixed.
the need to balance residential character of existing neighborhoods with the desire for mixed housing types and affordable housing. DW says that the county should make better use of the CBD for infill development before encroaching into the historic residential areas.
also wants to see a more unified look to streetscapes and more outdoor cafes.
More affordable housing for people and accommodations for homeless population. Number one on her list.
affordable housing comment. If strategic density can help with affordability would support that.
affordable housing and how that should come with greater density. The new construction has HUGE lofty and now empty commercial spaces and huge blocky buildings. Would be a shame to have Silver Spring be monolithic and tall. Would like County to keep the variety. Would be weird and different to lose the little buildings, and that would also remove the core economic activity of the mom and pop stores. The long-term leases required of the big new buildings don't promote local businesses.
That said would like to see change happen in a manner that isn't so abrupt. When walking from Fenton back in the neighborhood, lot by lot expansions for density make for a jarring transition to the neighborhood.
Support equitable changes for more affordability.
want to support greater density without it feeling so crowded. Gives example of tall building with no setbacks and how that makes the perception of space probably more crowded than it actually is.
Appreciate the added bike lanes—two issues. Have largely been at expense of taking traffic lanes which makes driving more difficult. Second while there are bike lanes around CBD, there are no bike lanes to get there. You can't cycle east west highway—way too dangerous, eg. Once you get there you can ride your bike, but you can't get there.

there was once a school proximate to DDSS and the school left and sold their property and it was redeveloped. Townhouses were built there instead and those are very expensive. This is not affordable housing/development. That is walkable but those are very expensive homes and that seems to be what the market does, so what's the idea of the remedy?

A recent-ish arrival to DDSS and loves it. Is worried that the vision here is infused with enough ambition. Cites 20 year population projections. Doesn't want to be priced out but concerned about how the area can accommodate all this new housing?

Do you feel there is a tradeoff between degree of walkability and levels of vehicle access/traffic (improving walkability may make it harder to drive)?

starting to grapple with that now. a lot of pressure on Grove St (north-south through street) due to construction on Fenton. 'experiment on the way' has lot of pluses but minus of drastically distorting pathways. There is necessarily a tradeoff – people walk along that path and you want them to, but there will be some constraint to walking. SS is an old suburb, only so much you can do modifying and creating roads, so there will be a tradeoff.

lives near Grove St. and enjoys experiment although it affects driving. There have been incidents of children hit or nearly hit by cars. Have to acknowledge streets are not strictly for drivers. It takes some getting used to, deviating from routes, but willing to do so for safety, wellbeing of others.

traffic tradeoff does create distortion. if you block one way of access, traffic will just go some place else. Instead of shutting streets down, why not create sidewalks, bike paths, etc. so everyone has access on the roads. Living on a street between Wayne and Dale, when something shuts down one route, the other streets get a lot of sudden traffic, but road lacks sidewalks and many properties lack driveways. Could be an issue if not taken into account. If you shut street off one way, people will just find another way to go. Parking should also be an issue discussed for nearby communities.

Newell St has been closed for 3 wks or so, due to shared streets/picnics in the parks, despite no local restaurants on that street. Shared streets is a way to open up the street to bicyclists, but as a bicyclist, not sure how it helps having a tiny little bit of street open. Port-a-potty + picnic tables were put on street but very few people use them, and the closure blocks access to East West Hwy. SR thinks this is degrading look of the street. If it were used more, might be in favor of it.

really likes Newell St closure, gives East Silver Spring Elementary School students opportunity for outdoor free time during virtual learning, PTA wrote letter in support of the closure.

What is your biggest concern about the future of Silver Spring?

Becoming too expensive (a lot of people will have to leave)

Displacement

Traffic

Losing businesses

Too much density and too crowded

Being more realistic about cars not going away

Create a stronger traffic plan

Developer driven development before County driven development

Putting all our eggs in one basket for one big development

Becoming Bethesda

affordability – price for home-ownership is sky rocketing. Would like to see more housing diversity especially in old SF residential zones - duplexes, townhomes, ADUs. We need diverse housing types for truly diverse

long standing concern – idea of diverse housing units leading to diverse incomes doesn't work: the problem is that there are certain economic realities of the way real estate is developed that restrains what happens with housing (IE developers aren't able to create affordable housing). Agrees that affordability is a problem. We have a lot of diversity, but still have the problem of lack of housing.

Silver Spring Ave has multiple missing middle housing at Southern end, other parts of SS have them too.

Doesn't think that impinging on existing SFH in a way that degrades the character of the community is worth it –values quiet, the ability to walk in neighborhood away from noise.

Having density, crowding and the negative aspects are wrong.

<p>Concerned that there is inequity between the approach to West County and East County: Long term problem – if there were a desire to have diversity of housing, and address affordability, never understand why these aren't proposed in Chevy Chase or western part of county. It always seems these experiments come to us, our neighborhoods, always seem to be designed to address SFs and neighborhoods that are here. Would urge to address the affordability question by looking at the county, not simply focusing on East Silver Spring.</p>
<p>lived on Georgia, quiet neighborhood streets are not a priority for her. Growing up in a single-family area of Silver Sping, saw friends in overcrowded apartments (Thayer Ave for example), whose parents are essential workers. It bothers her that people contributing, providing essential services, are asked to live somewhere else with farther commute - perpetuates structural inequity. Should be strong consideration.</p>
<p>Understands that her priorities/values differ from other people, but finds it upsetting to keep hear protestations about neighborhood character - it is opportunity hoarding in disguise. There are only a few places within Montgomery County suitable for housing opportunity near public transit that can relieve housing burden, we need to do our share.</p>
<p>Due to economics of how MF is developed, housing types being considered will not be affordable. We have tall buildings because that's what makes money for developers - they will not build housing you're interested in unless there is an economic incentive, which doesn't exist presently. There are extensive discussion on neighborhood listservs, including from real estate developers, on how that housing can happen.</p>
<p>She is not against affordable housing, not trying to opportunity hoard, but have never been presented with a way to make 'that' (missing middle housing) attractive and happen. Have no problem living with people who want a livelier community, but don't want a situation where it's not viable for anyone. Neighborhood was not nice when she moved here, but would like to retain what has gotten better.</p>
<p>has concerns with the process. The encroachment of the "ever-expanding CBD". The character of neighborhoods can possibly be changed but states that he feels there are opportunities within the CBD that should be explored for housing needs first.</p>
<p>He also notes the need to keep parks and green space accessible for quality of life.</p>
<p>doesn't want to see the housing stock locked up, and wants owners to retain the ability to build add-ons and etc. He has not see an egregious modern rebuild that greatly affects the character of the neighborhood in a negative way. His concern is more about the CBD encroachment because homeowners have been responsible thus far, but if setbacks decrease, or density increases, or commercial development comes in these things will hurt the character more.</p>
<p>bad retail can be a problem. More programs and a community center would be more helpful than retail. By investing in the community, we can make Silver Spring seem more "awake" and can benefit the community rather than developments that are only focused on profit.</p>
<p>need for a community center. FC does not want big box stores; we need to diversity retail and support it to help them succeed.</p>
<p>affordable senior housing is a big concern for SW. We need the ability to add new senior housing and to renovate existing buildings to better support affordable housing needs.</p>
<p>very concerned and conscious of crime in DDSS. Every since redevelopment has thought if they really want people in DDSS, they have to feel safe parking a car and going into stores. Have an uneasy feeling in the downtown since the redevelopment. The crime statistics on petty crime and robberies back this up.</p>
<p>Given the housing market and state of transmit (or lack thereof) hope that throughout the county we have many more units to supply adequate housing for all the new people who are coming. Would want to see that spread out around the county around all transit centers and not just in DDSS to address this issue.</p>
<p>aware that the sidewalks in SS because of all the redevelopment they are continuousl rebuilt and trashed over and over. Very concerned about accessibility for people in wheelchairs and others with mobility issues. Lots of obstructions on the sidewalk. When Cedar Street was repaved the sidewalk was rebuilt but the utility poles and sign poles are still there. Doesn't think the sidewalks need to be perfect, but should have a 4' clear minimum to help people with mobility issues. IF you have a sidewalk you should be able to navigate it with a wheelchair and a walker. It may mean some streets get narrower. It's bad for commercial properties too.</p>
<p>Infrastructure needs to grow along with development. Have seen some improvements in this with the sidewalk improvements, but sidewalks, roads, bus station, purple line, more thought needs to be given to the infrastructure pieces of a neighborhood—in particular if you are bringing in more people.</p>

concern about infrastructure—needs to be future looking. Important to mention education. Mentions how lack of school capacity has led to restricted development. Sees this as a missed opportunity to lean forward into building new infrastructure
Accessibility and affordability
Building fitting into the culture of the neighborhood
Maintaining diversity
Proper integration
Places to gather to integrate downtown core
Uniform codes
Lack of green spaces
undeveloped property in DTSS, encroachment of commercial development into residential area. Doesn't appear county has good plan for having a transition zone from business commercial to residential. Used to work in planning/zoning office in Ohio, where transition zone (some planting + distance) was required on edge of commercial property abutting residential zone to deal with light and noise. Doesn't appear to be the pattern in Montgomery County, where there's sudden transition from one to the other. Undeveloped property examples: in DT, single or two story structures on west side of Georgia, north of Fire Hall. Surprising that it's such low density given proximity to metro. Development has preceded, like Thayer Spring apt building, which was previously unused space.
empty commercial buildings, encroaching onto residential area without any break, putting new hi-rises on edges when there is so many empty real estate – County should offer incentives for owners to develop. Seems crazy to keep building.
Newell St is most immediate concern. Replacing the fountain in DTSS with astroturf – very unpopular among neighbors as it is a popular spot in the community, both functionally and aesthetically.
Newell St, reopening ASAP. Heard of a study on Acorn Park renovation stating reason for closure as to see how the community reacts after the fact – not a good way to go about, proper engagement is much better process that benefits everyone.
In middle of pandemic, would love to see City Place focus on attracting businesses. Remember when City Place had great retail stores (Nordstrom etc.). Would love to see DT revitalize and attract type of retail in Potomac or Wheaton area. We lost our strip mall on 16th St. Current post office location is not convenient due to lack of parking.
I'm all for walkability, but sometimes with boxes, you need to drive and park. Also inconvenient for people with disabilities. Lot of people in area are disabled, we need better street crossings, more auditory alerts for when blind people are crossing - not all buttons at crosswalks work anymore.
Concerned about the balance of housing types/affordability. We need to have diversity on every level, and affordability is key.
Discusses recent street blockages (such as Kennett/Newell/ and East West Highway) which cause access issues for emergency vehicles.
With the rise of curbside pickup for dining, dangerous conditions are made for both cars and pedestrians - On Wayne, Ellsworth, and Fenton for example. We need to keep pedestrians on Ellsworth, not just give it totally to
Pedestrian safety, being careful with Public-Private-Partnerships because this gives too much to developers rather than keeping citizens' needs in mind. Also concerned about trees (as in we need more trees).
do not make it is not easier for people under 40 to buy homes with at least enough space for 1 child; Silver Spring will become a lot more like Bethesda without that age diversity and fresh influx of families.
to avoid becoming like Bethesda need to lower the cost of housing opportunities. Need to remove the obstacles to building housing that people can afford. There is a lot that we could do to not be like Bethesda. A lot comes down to ensuring that people can live here.
Towards not becoming Bethesda: it was great when Discovery moved here from Bethesda, an anchor for economic development. We have had a lot of bad ideas, references an idea for a wave pool. One thing that makes us different, people feel welcome here and do not feel welcome in Bethesda (notes this as a person of color). Restaurants in Silver Spring are more affordable, have Progress Place that provides service to the homeless in Silver Spring and don't have a place like that in Bethesda.
Totally agree on the value of the diverse and affordable restaurants! AND totally agree with the value that Progress Place!

Would like to see Purple Line move forward, hopefully to reduce congestion on Colesville. Dislikes Colesville because traffic is so bad. Works an hour away, and when driving back in it is hard to stop in Downtown to pick up things or to go out for drinks/dinner due to the traffic.

The homeless as an issue and providing them services is important. CAB is hearing increasing complaints about our unhoused neighbors and we would LOVE to hear from people who help support them like you Maria (another participant who discussed services for the homeless). They're struggling, but that is no reason to exclude them. Speeding cars make us all much more unsafe than people who just need help. I am also Concerned with speeding along 16th street, which I must cross often.

Doesn't want Silver Spring to become like Bethesda. Wants the income diversity and racial diversity to remain. Doesn't want to become homogenized. To not become a Bethesda, County should focus on the outdoor spaces in Silver Spring which are a place to mingle with neighbors. Amenities in parks such as water features help (for when the pandemic is done). Loves that Silver Spring Civic Center has ice skating in winter. Amenities in parks that help people come together are important. Plan should aim to nurture the outdoor spaces or the neighborhood could feel really isolated between the people in apartment buildings and people in houses

There seemed to be interest in some level of additional housing in neighborhood, but concern a certain level is too much. What additional housing melds with existing character and adds to it without tipping the balance?

Let people build accessory apartments, tiny houses, as a start. Try to avoid (if possible) neighborhoods where you see 8 cars parked in a driveway in front of a house – there's gotta be something in the middle. There was a lot of discussion about Purple Line, zoning change, etc among neighbors on the street and parking needs to be taken into consideration, especially with higher density housing and when adding transit, people want to park near it. Didn't care about not having driveway when buying house but do want to make sure there is somewhere to park and it doesn't end up feeling like living in Dupont Circle (where there is no parking).

Eastern end of Silver Spring Avenue, number of examples of multiple units that meld in, almost continuous with SF character. Very different than Thayer Towers, or newer tall buildings – the tall buildings take up sunlight, which will become more important for energy, food, etc. When thinking of the housing that we should have, the scale matters, and also important to consider how to make the money work for the project developer.

This plan will be a success if...

if it contributes to housing affordability, and more people being able to live here and enjoy everything the area has to offer.

If diverse populations are taken into account and able to find a home here when development is done.

The plan would be successful if it expands opportunity for housing diversity.

I would be happy with the plan if a balance could be achieved between the environment and the people who live here and that is balanced throughout the county. The question of diversity is question of not just our neighborhood, which is quite diverse, but of the county. Question of race, class, and income is not just in SS. East Silver Spring is the consequence of these forces. We're diverse in some sense because of White Flight that occurred in 60s and 70s. When I moved here, % African American was far larger, than it is now. Over time, those created enough of a sense of a neighborhood, and enabled development to occur. The forces that create opportunity hoarding are still active - any chance for it to get better must take that into account.

This plan will be a success if we retain the diversity of uses. The original plan brought in art such as the AFI, Fillmore, and the Discovery building. We need to continue along those lines as we look to the future.

This plan will be a success if it improves connectivity and walkability. Make it easy to get to the things Silver Spring has to offer, no matter where it is within the neighborhood. The entire area should have a welcoming walking experience.

This plan will be a success if we have a diversity of small businesses that are reputable and backed by the community. We have to keep the infrastructure maintained and clean. And we should support the use of retail space for things like a Farmer's Market or other uses with creative 1-week or 1-month leases.

This plan will be a success if we balance the values DW talked about previously. Bigger is not always better, having more people is not always better. Support independent stores over chains and big box stores. Maintain and improve green spaces and bike infrastructure. Balance residential and commercial needs. Find balance for single-family homeowners and renters looking to stay in Silver Spring and buy in the future. Silver Spring cannot be everything to everyone, we have to try to maintain a balance.

long term residents don't take the stability of their neighborhoods for granted AND accept that increased density is equitable
Opposes the above. Goes back to the request of the planning Board to include residential blocks and opposes for that reason.
my 30 year old son who likes living in the area continues to find it affordable, safe with the amenities that convince him to want to stay.
Rezoning can allocate some single family spaces for multifamily building and that would lead to a more equitable future
current small business are able to continue to be here rather than being displaced. In particular the many small family owned restaurants on Fenton Spring and the side streets between Georgia and Fenton.
The growth in the average cost of a least not only slows but reverses
If the re attracts good jobs that are filled by local residents who find it a good place to live and work
free buses circulate around downtown more frequently so that car traffic may be further reduced to access DTSS businesses and civic spaces
teens without any money continue to feel welcome to hang out, skateboard play music and socialize in downtown civic spaces
My wish list for Silver Spring would include 1.) changing Sligo Creek Parkway from a Parkway to a Park for pedestrians, bicyclists and other uses, excluding vehicular traffic to the degree practicable. 2.) changing the proposed 25 meter pool at the Elizabeth to an olympic size pool; or, and better, creating an aquatic center with Olympic size outdoor and indoor pools, 3) right sizing the parks and recreation facilities considering the population of Silver Spring. For example, the skate park is quite small. The downtown ice skating rink is cute but kids can't practice hockey or speed skating, 4.) getting an ice hockey venue and a minor league team, 4) having someone with insight find out what the homeless population wants and address their concerns 5) because of the pandemic, work with employers of essential workers to address housing needs, if any. (Should hospitals be required to provide nearby housing for staff?) and 6.) no expansion of the Beltway.
Active and diverse community
If Silver Spring of the future is economically and racially diverse, family friendly, with a variety of residential options. Opportunities to start a business and good schools are also important.
If I can enjoy the neighborhood without being trapped by road constraints
If the entire community is engaged throughout the entire process
Open ideas of what schools can be
It encourages sustainable and stable growth for the area and a sense of pride in community.
It builds on Silver Spring's existing resources to welcome more neighbors, allow for more pedestrian, bike, and transit activity, ensure that recreational and other cultural opportunities are available for everyone, and maintain and increase accessibility at all income levels.
Silver Spring remains a place where people of all ages, incomes, backgrounds, races feel welcome because they feel part of a community that meets their needs with adequate housing, good schools, parks, playgrounds, shopping.
If it results in a more cohesive and pedestrian friendly place which encourages developers to build the right thing. The purple line is a great opportunity to build on it while reducing car dependence. Our social, health, and environmental future depends on getting this right.
This plan will be a success if the median income level and racial diversity of Silver Spring does not change significantly. Big changes will indicate lack of affordability which would destroy a lot of what we've mentioned.
This plan will be a success if we can continue to be a uniquely diverse MoCo, across all the dimensions we talked about, while improving amenities, increasing walkability, and continuing to grow as a local economic hub
This plan will be a success if all parts of Silver Spring are integrated. North, south, east, west. A more integrated mixed use community, a more integrated transit community, more integrated social fabric of all communities and incomes.
This plan will be a success if my kids want to live in Downtown Silver Spring and can afford to
This plan will be a success if we keep the essence that is Silver Spring first.
This plan will be a success if the community remains successful and diverse.
What do you wish people knew about Silver Spring that they don't already know (best kept secrets of Silver Spring)?

Convenience – it has everything, has served all my needs as a single person. Diversity of restaurants - not chain, a lot family owned – Ethiopian, Chinese, Korean. Anything you want you can find.

how easy it is to get here from DC. People are pleasantly surprised at how easy it is to get here.

it is a one stop shop, you can get everything - restaurants, retail; centrally located to other places you need to get to; and it's diverse – like a melting pot – and getting better. Great to be in a diverse community, to learn and grow.

Do you see yourself staying in Silver Spring long term? If not, what would have to change for you to stay?

everything I need is in area, and therefore will stay. Walkability was consideration when purchasing condo love to stay, unless there's too much bleeding of business district that I feel closed in. Worried about North Noyes, lives very close to where business district is coming up to, and if building heights are approved for higher – 6 to 8 stories – probably would move.

Love SS area. If we're gonna think about more green space, would like to see the Days Inn property (13th St) considered - there have been questionable activities.

will stay. like accessibility to DC and diversity in neighborhood.

If you had a blank check, what would you do?

would get rid of owner/manager for DTSS, and find someone else - they've been too restrictive.

Love the outside part and shops at City Place, but would like to see more quality retail establishments. Sad to see Eggspectation and stores leaving due to pandemic. Would do something to assist small businesses.

try to incorporate bike paths more prevalently, without being too disruptive to current traffic patterns.

not enough places to park for people with own bikes.

Comments from December Listening Sessions

What do you like most about living in Silver Spring?

- Small town feel with big city vibe
- Vibrant and beautiful
- Creeks, Parks, and Gardens
- Transit
- Small Businesses
- Proximity to DC
- Walkability
- Proximity to highways
- Diversity of people, languages, and culture
- Street closures
- Entertainment and dining
- Nature, green spaces
- Suburban feel
- Civic Center
- Montgomery College

Scooter access

like walkability, do not use car unless leaving the city or getting out to eat since we have a lot of chain restaurants here.

walkability to transit, entertainment, shops and restaurants. Like that the CBD is surrounded by enclaves of trees – feel like mini forests in an urban environment. Like the feel of small city. Likes small shops/restaurants.

like the idea of the PL to enhance the walkability.

feels like a small town, still take the metro to work. I see people on the street who I can recognize from the neighborhood.

eclectic nature to it, diversity. Being near downtown SS I can do things, full experience in a compact area: grab a coffee, stop along the way say hi to neighbors, drop car for services.

walkability and small lots, so close to neighbors in a very attractive and very green spaces, very pleasant. Large variety of housing available, attracting diversity of people and incomes, makes architecture interesting. A lot of apartment buildings, townhomes, SF: nice combination.

She likes the vibrancy and diversity of those small business (shoe repair stores, luggage, restaurants, etc).
Likes multimodal transportation options in Silver Spring. Really appreciates the metro station
Appreciates that we are doing with the listening session but is concerned about the data regarding audience. Participation is heavily weighted towards a group (does not specifically say white and elderly) that is not well representative of the demographics of Silver Spring. He knows how difficult it is to ensure everybody has a voice at the table, but does wish that there were better representation from more groups.
walkability - being able to walk to almost everything we need has been amazing, especially now.
diversity – economic & ethnic, houses not being cookie cutter. walkability – farmer’s market and various things happening here. It’s a fun place to be, I like SS.
Walkability was main criteria – don’t have to get in the call just for a bottle of milk. Variety of activities – movies (in ordinary times), restaurants, festivals and so on.
walkability – been walking on Sligo Creek a lot during pandemic. Silver Spring Village (a senior group) has been great.
improve the look of intersection of Dale/Wayne, corner of SSIMS. With all the parking that has been built, loss of trees, additional electric poles installed for the Purple Line construction, it looks like a mess, and not very happy about that. They got rid of so many trees, but haven’t put any back in place, so hopefully Planning could put pressure to do so. (informed by host that plans indicate trees will be planted back, although may not be as big as original)
Likes the diversity. Many types of activities are walkable (park, library, civic center, restaurants). Also likes the proximity of trails and nature to downtown Silver Spring.
Lives in an older house and likes the scale and texture of the residential area. Homes are historic and unique rather than cookie cutter or pretentious. Notes that the commercial core is welcoming Also likes the racial and economic diversity and the variety of independent businesses available.
Likes the diversity and the mom and pop stores that enliven the historic structures on the “original main streets” of Georgia Avenue and Colesville Road. Points out natural settings such as Jessup Blair park that work for
Likes the metro system and the ease of getting into downtown DC. Likes the density of downtown Silver Spring as well as the diversity. Also notes that the many choices for small shops as well as the older architecture that isn’t found in many other places.
What do you want to see happen in Silver Spring in the future and why?
· Keep small businesses
· Keeping Industrial areas zoned industrial
· Leverage vacant offices for housing
· Make an art-centric live/workplace
· Raise awareness of pocket parks
· Finish Purple Line
· Future development
· Keep what makes Silver Spring successful
Keep the arts, trees, and community spaces
We need trash cans; it is very dirty. Walking surfaces were improved for run-off, but they are very slippery on wet weather. West of train tracks: very limited ways to cross, either go up to Colesville or go down to the bridge across Georgia Ave. We could use more accessibility to the rest of the area.
Don’t like the lack of employers in this area.
I would like to see more green spaces, more opportunities to enhance the walking experience having more trees to make it more pleasant and friendly.
love urban-suburban feel. There are some spaces to congregate – parks and plazas: would like to see that
Would like for Silver Spring to have a feature that makes it more of a destination. Gives the example of the Chinese friendship arch in downtown DC. Some marker that would attract individuals from other areas that would be a source of economic development. This could be a strategy for strengthening Ethiopian owned shops and restaurants.
She is worried that the changing nature of retail post pandemic will hurt retailers. The plan should ensure that the retailers are able to thrive in the future. Major problems for the retailers include the difficulty of parking and disruptive construction that seems to be endless. Asks about what planning is going on to help the small retailers. (TFK summarizes the market study and the Retail in Diverse Communities effort)

<p>Would like to see more multimodal transportation options in Silver Spring, would like to see the state highways ceded to the county so the State is not involved when we would like to change the streetscapes. Would like to see those highways limited to 2 lanes each direction with one of those lanes being a bus lane. Would like Silver Spring to be more walkable and bikeable.</p>
<p>Asks if the plan will address the homeless population that has exploded in Silver Spring, especially with the new bus terminal. "They seem to be drifting over the streets downtown". Along with homelessness, there has been an uptick in street crime.</p>
<p>There is one part of Silver Spring that doesn't seem to fit, which is Georgia Avenue corridor between Beltway and 16th street. Different in types of buildings, nature of the businesses. Wonders if any of the planning activities involve that part of Georgia Avenue.</p>
<p>When that difficult-to-build infrastructure exists, we need certain policies and thinking that promote compatible development (without saying it directly, probably because of the concerns of the rest of the group, is stating that we should allow higher density development near transit).</p>
<p>from a service standpoint, more child care options , in particular infant care, under 2. It's a real challenge in the region, a desert in Silver Spring. Anything to direct flow of traffic – specifically Georgia Ave. Would like to see more green space (parks) in DT. Plan for older bldgs past their prime; more restaurants; opportunity for local businesses to do creative things, contribute to the community, and have cool things to do</p>
<p>SS lacks a good recreation center – would be wonderful to have classes that serve youth, senior, and general population, a gym, pool, meeting rooms and so on. We do have Veterans Plaza but it is not quite the same. (was informed by host of the one under construction on Second Ave.); Same issues with traffic. Finds Colesville around Downtown area to be worst, especially when there's construction (although temporary) - lane changes are confusing, and cause congestion</p>
<p>We need to preserve what we love while allowing for growth and change. Keep the scale and texture of the architecture. In the core, which he thinks of a warm and endearing smile that may be missing teeth. Find a way to fill in those gaps with care for businesses and residents. Keep businesses diverse, which is hard given that older buildings are more affordable and may make it easy to lose small businesses.</p>
<p>Agreed with comments about the core. Notes that we have good architecture that was built to last. Why can't some of the high rises be more diverse in terms of form as well as residents able to live in them. They are built near transit and should be diverse. Empty office buildings, like the Guardian, can be used/transformed into places for all ages to live and enjoy being in downtown.</p>
<p>Wants to undo damage from the highway era which cut through neighborhoods. Notes that the execution on plans and streetscape doesn't feel comfortable for pedestrians and bikers. Designers and developers should have to feel this experience in order to do better in the future. We need more mature trees, which helps with safety as well, for an improved streetscape. Wants specifications geared towards details that make the streets a safe and comfortable place not just for cars.</p>
<p>What is the issue you hope the Plan will focus on (biggest issue you want Plan to address)?</p>
<p>greenspace - green streets, green parks, etc. - will help address concerns specific to water runoff and make her neighborhood a more livable community.</p>
<p>echoes [K] on green space. Would like to see businesses in DTSS addressed. Prefers to see different types of shops in the mall; would like to see more restaurants come to DTCC and succeed/remain in business; space that is conducive to make people go in and spend time in retail areas when pandemic is over.</p>
<p>agree in wanting to see a livelier downtown with variety of restaurants and shops, but would also like to see the pockets of poverty that exist addressed as a community. How can we help those people - bring them out of poverty; help make sure everyone is getting all that they need in terms of food, schools, housing, etc. When saying we want diversity here, it includes economic diversity.</p>
<p>a balance – liked the area for its mature trees, older solid construction, distance between houses, Sligo Creek, etc., when choosing to live here, and would like to keep that. Likes the idea of more greenery, and hopes the Plan doesn't sacrifice a lot of the good things.</p>
<p>Echoes BL on the streetscape experience. Why is there so much traffic and why are the roads so wide? It would be great to reimagine this with more bike lanes and bus lanes. Would also love to see Silver Spring be more welcoming to new residents over the development of green fields Up County. Silver Spring can and should bring in missing middle housing in the residential areas. Its good for the community and the environment to have growth near transit.</p>

What is your biggest concern about the future of Silver Spring?
· Don't want the area to become Bethesda
· Don't want to lose diversity
· Making housing more affordable
· Retaining walkability
· Losing small businesses and ethnic events
· Losing ice skating rink
· Street dedication on Grove
· Potential loss of pocket parks
· Population density
· Keeping affordability and diversity
· Wants the area to be more open to new people
· Density/Traffic
· Keep road closures to help businesses and town activities
· Connect all of Silver Spring with shuttles
· Don't want a generic tall building
· Keep small events/business and diversity
· Civic area needs busking permits due to crowds/noise
· Zoning is key
· Don't expand tall developments across Georgia Avenue
empty office and commercial spaces in downtown. Whether all the square footage of new high rent apartment is really meeting a need? Occupancy rate?
many projects that have been approved but haven't started yet. Example: Blairs. How long the approval is good for? How much time they must build everything? How these approved projects become part of the next plan? Melissa explained the process. Their application is tight to the previous sector plan if they are not expired; they will be grandfathered. The Plan today will have little impact on what they will build until the process expires.
dormancy of the PL impact; post-COVID concerns: commercial and office spaces; how bad our renters will be impacted after the pandemic? Cutting metro hours on the weekends have an impact.
short-term concern with dormant PL process: all construction period extension, a bit daunting with small kids.
Expresses concern about the prior missing middle study, and the use of focus groups as part of the methodology.
Raises question of whether Silver Spring is a city or a suburb. She thinks it is sort of a hybrid being both a city and a suburb.
Says that he "gets lost" in the distinction between suburb and city, definition of the urban environment, etc. He thinks of Silver Spring with an eye towards the future. Sees it as an area that people will continue to move to because it is part of the metropolitan area but outside of the core DC. There will be more people here and more people reliant on shared services and living next to each other: How do we ensure there are services and infrastructure to support the future population?
concerned that more building without strong storm water management and protection for the neighborhood will make conditions unlivable. Lives in a 100 yr old house, and has horrible issues with water in the basement. Regraded property, took out every piece of unnecessary concrete, put in rain water tanks, neighbor has done similarly but still has issues.
housing becoming so unaffordable and out of reach for younger families coming in to revitalize and energize the area that it will stall the growth. Is aware that school situation in Silver Spring is different from other communities, but making sure that schools stay good continuing in the future.
congestion. Everytime I turn the corner there seems to be a new hi-rise, and they're getting taller and bigger. Most of them with ground level commercial space that tend to remain empty for a long time. We're at a point where we really don't need any more hi-rises – saying it as someone who lives in a hi-rise, and may come across as selfish, but thinks we need to slow down on hi-rise development.
always had a positive attitude that we're trying to make an improvement and progress, hopefully everything will be beautified. Assumes that if Planning does their job well, there will be a light at the end of the tunnel and we'll have something great soon.
Concerned about retaining the historic nature and helping parks be accessible and enjoyable. We can improve pedestrian safety near Blair Road. Also concerned about our ability to keep thriving small business here.

– Feels that the county is moving too slow and losing. He notes that he left Alexandria, VA for Chicago and since returning after four years, Alexandria (which seemed very anti-development) has moved ahead of Silver Spring. We may lose a DC-Areawide competition.

Affordability is a core question for Silver Spring in this plan. In housing prices and prices for businesses.

Gentrification – Keeping affordability, which may already be lost. SK also expressed concern about pop-ups and McMansions in the commercial core and residential area as signs that we may be losing the battle for

What is your favorite space in Silver Spring?

With walking due to Covid, the wooded area in the south Faukland Section (Colesville and East/West Highway), east of 16th Street. That section which will be preserved is the nicest section in Silver Spring.

Favorite section is the farmer's market, but new discovery is that the vendors now take SNAP/food stamps. Discounts for certain age. She felt encouraged by the embracement of diversity.

Pre-covid, enjoyed Ellsworth Drive (location of x-mas tree near Red Lobster). Enjoys Jesup Blair Park (historical nature, mature trees, green landscape, etc.).

What do we need to know that hasn't been said?

I think the power lines in the entire downtown area should all be buried to give the area a cleaner look.

Thank you for listening. The integrated nature of these concerns make them both harder and easier to tackle. Best wishes, Liz

I forgot to mention: I like that Downtown Silver Spring is a place that teenagers can hang out. As a parent, I'm looking forward to it being there for my kids when they get to that age - restaurants, movie theaters, etc., safer and more accessible than going into DC.

Have you found ways to engage the teenagers who currently spend time in downtown Silver Spring? The skateboarders, who will likely be displaced by the coming renovations to Ellsworth? How can we keep downtown somewhere that's welcoming to them?

Some existing problems have been caused by decision and approvals made by the Park and Planning Commission. When can we talk about them to avoid making the same mistakes.

It was mentioned that outreach is underway to specific groups...Immigrant communities, especially African Immigrant communities, need to be heard and empowered to thrive with this plan.

Diversity of housing choices is important. The community has done a good job of opportunities at various price points. Bonifant is a success. Hopes to see more diversity of housing in the future, including local assisted living facilities.

There is no master planning office that serves to help deconflict processes in the county. For example, gas work may cut trenches in newly paved roads. We need to unify our construction and infrastructure projects. Without this, we risk losing the value of our long-term projects.

Use existing vacant structures for housing. Explore adaptive reuse possibilities.

Lives in Woodside which will be impacted by the expansion of the plan boundaries. Your questions in these listening sessions are global; when will the community have opportunities to comment on the specifics of the plan and get insights into how it will impact their neighborhood? Atara clarifies that there is a boundary but no plan/vision at this point. Describes the planning process

Thinks that the people in Woodside don't know that the Planning Board voted to expand the boundary. Does the Planning Board approach the community to get their feedback when making a decision like that? Specifically that they are going to propose to expand the boundary of the plan for the purpose of building missing middle housing, does the Planning Board get resident input on that decision?

Is there any plan in the works to have more accessibility when crossing the tunnel under the railroad tracks from East West Highway towards Spring Street (Georgia Avenue)? Every time you take that tunnel you have to hold your nose because it smells of urine. That should be improved.

Concerned about the small businesses along Georgia Avenue. Does not want Popeyes to replace the Indian restaurant. Sees the smaller businesses being pushed out of the way and not being supported enough. Would like to see more diversity, more upscale restaurants. Would like the mall to be a better space.

advocates for “mom & pop” businesses to stay in Silver Spring. The small independent businesses helped keep Silver Spring afloat when there was nothing. She likes that there is first floor retail on most developments which help activate the streets. Before the development and before the ice skating rink it wasn’t great to walk home in the dark, but now it is much better. She hopes that the zoning on east side of Georgia stays the same where it is smaller scale and walkable along the street front, and goes higher in the middle of the block between the alleyways (IE the model of Fenton Village). It is great that on the West side of Georgia development can go as high as they want. Thinks there should be more lighting on Grove street as it is currently a shared street. She would like that street to stay a shared street even after COVID restrictions end.

has already participated a lot, expressed her strong environmental concerns, and so won’t repeat them. In looking at Silver Spring as kind of ecosystem, a healthy community needs to have in place parameters to limit growth so it doesn’t exceed its capacity. She has concerns when members of the County Council introduce recommendations for middle-missing housing that exceed the master plan density, or if the Purple Line is not fulfilling its promises (by cutting down trees but not replanting them). All of these negatively impact Silver Spring as an ecosystem. Downtown is a heat island but the surrounding neighborhood should have its trees and tree canopies preserved (and strengthened).

: Loves veteran’s plaza. Loves to skateboard. One thing he hears a lot from skateboarders is that there are not a lot of lights at the Woodside Skatepark. It is dangerous to skate in the dark, so even though skaters have a great facility at night they skate on the strip (the pedestrian way in the mall) because it is well lit. Knows there are plans to install astroturf in the strip, which will displace the skateboarders who will find some other place to skate in the city. There should be lights at the skate park at night.

loves how Keffa Café as a local business got the spot at the library.

Pocket parks are important. Would like a lot of pocket parks where people can sit down and enjoy downtown. She is concerned because the Cuban restaurant is overflowing into the adjacent public pocket park.

I think the crosswalk at Fenwick is especially bad

entertainment scene (including live entertainment, night life, festivals, etc.) in Downtown is a wonderful thing about SS, and loves the direction that it has been going in.

electric poles and wiring are a mess. Every time there’s a storm, branches break, and there are problems. Wayne Ave is horrible. Closer to Downtown, when they did new construction, electric went underground (must have been a code requirement). Any chance of improving that beyond Downtown in near future, especially with Purple Line work ongoing, would be great. (host informed that putting wires underground becomes more unattainable due to lack of density away from Downtown)

frustrations with the SS library. Was excited, but it is so inconvenient – have to switch elevators, there’s no parking, etc. (host and [C] informed of book return through alley). Want families to be able to use the library, but if they have to pay for parking, it can become an issue. Finds herself using different libraries increasingly because it’s easier to pick-up books. ([C] informs of 30 mins free parking at the garage)

biking, trying to bike east or west of SS, or to try to get into rock creek is really difficult right now. (host informs that Bike Master Plan has more bike lanes planned for Silver Spring, so biking experience should improve.)

Free wi-fi in DTSS would be great. It’s the way everything is going, and may as well put in the infrastructure as you’re planning.

If you had a blank check, what would you do...

agrees that mall is past its prime, and would turn it into something more useful, with green space

improve the mall. Stores keep coming and going, would like to see more stability.

there are so many possibilities, but would certainly want to address the issue of poverty. Agrees City Place is an eyesore with very little worth going into the space for.

doesn’t really like the mall either, but loves TJ Maxx, Marshalls, Michaels etc. McGinty’s is okay, but doesn’t consider it part of the mall (it’s on the outside). It would be a shame to tear the place down since it’s been redone several times (host informs that it will be hard to due to its historic status), but not many stores on the inside to patronize.

Do you see yourself staying in Silver Spring?

retired here to be near grandchildren. We followed them in SS schools (which they graduated from). She is part of Silver Spring Village; given here connections within the community in 20910. She wants to forge deeper connections with the community here (create more roots/connections). Wants to stay.

Saddened that he couldn't find anything within his budget in Silver Spring.
Concerned about increased pricing and affordability.
Likes mix of urban and suburban. Enjoys public garages. Wants to stay.
Affordability works both way. He can't afford to move back to Washington, D.C. Appreciate the vibrancy of Silver Spring and closeness to DC. Affordability depends on housing and family options.
The Plan will be a success if _____.
· Plan that has sensible and sustainable growth attracting people of all walks of life while minimizing environmental impact - are people going to move or move away
· You make sure that you get everyone's input and show that you can be trusted to not impact current residents, or handle the impact to satisfy residents
· If more people have the opportunity to live in Silver Spring while also maintaining good standards of living, transit access, pedestrian safety, and unique local character.
· If we keep the diversity; small biz thrives; school children are thriving; people come out to utilize the amenities; somehow(s) we're good for ecology.
If the plan is able to leverage existing housing/properties to provide more affordable housing without loss of green space and the negative impacts of density. Don't make DTSS Bethesda.
There is an integrated downtown Silver Spring. She perceives various components (Ellsworth, Blair Park, Civic Center, etc.), but they don't hang together as a city or a town. Better connectivity. Civic Center is the focal point, but it needs to be linked together.
The goals are realistic enough to be realized.
It will be successful if we have the right stakeholders and information for the individuals who live here. Get information on the street and in the area (people who wont come on a phone call).
What is SS in 20 years from now? How are we setting ourselves up for a changing environment? Space for electric cars, more green space, radical changes required for environmental reasons. These are critical goals to be achieved.
The plan will be successful if it remains authentic as it continues to grow.
The thriving Ethiopian business and residential community still calls East Silver Spring home in 10 years.
This plan will be a success if it fosters growth while maintaining the diversity and affordability that so many people love.
We retain the layers of different architectural eras that are representative of our history.
If our non-car transportation utilization metrics are on par with other dc adjacent neighborhoods
(Side note: I'm seeing chat from one of the other breakouts about crosswalks. The one on Colesville at S. Noyes is terrifying as both a driver and pedestrian.)
Retaining S.S.'s vibrant nature!! & also its historic nature including its Original Main Streets of Ga. Ave. & Colesville Rd. & the green lush Parks Like Jesup Blair Park, to be enjoyed by all & ease of reaching by all, especially walking!
One thing that will make a dramatic change SS for better?
increasing third places: places away from home, where community can get together. Rec. center, library, coffee place, casual talks can take place. In Bethesda: Starbucks. I would like to see a non-commercial third place. Meet, collaborate and even work. What is the office of the future look like? Spaces that can deliver options to mix functions. Cristina informed that a new Rec/Aquatic Center is under construction in downtown.
neighborhood in Chicago, took empty large office spaces and carved out into boutiques and studios, smaller spaces and more affordable, reuse of absolute office space. Melissa mentioned "vertical mall" in Rio.
can we replicate Bethesda? Can we achieve that density? Maybe taking the Discovery building and making something different. The building can be turned into a high school.
Discovery can become part of the Montgomery College
recognize that are a lot of children in the neighborhood. There are not playgrounds in the central area, space from children to go. We need to get better amenities than some art spaces, a swing set, a green space, more preserve density of any development on the outskirts of the downtown boundary: particularly near Dale and
Concerns?

Thinks that the people in Woodside don't know that the Planning Board voted to expand the boundary. Does the Planning Board approach the community to get their feedback when making a decision like that? Specifically that they are going to propose to expand the boundary of the plan for the purpose of building missing middle housing, does the Planning Board get resident input on that decision?

: Is there any plan in the works to have more accessibility when crossing the tunnel under the railroad tracks from East West Highway towards Spring Street (Georgia Avenue)? Every time you take that tunnel you have to hold your nose because it smells of urine. That should be improved.

Not sure if this is the right forum, but one of the issues that he would like to see improved is the standards for overhead wiring. Describes how the utilities should have better approach to putting up wires. Right now at Wayne and Dale there is a horrendous mess of wires that has been that way for a year. Chopped down trees on Wayne avenue in a hurry and has not seen new trees put in place.

That bridge and tunnel is how she gets downtown. Right now she does not feel comfortable walking there. She ends up driving despite living so close because walking is uncomfortable (or she drives downtown or into DC). Mentions Progress Place and there being some 'bad elements there' but does not expand further.

concerned about the fact that if she decides to drive, she would just go to Bethesda or DC. Concerned about the Fenton and Wayne Avenue intersection and the addition of a streetcar to that overcrowded intersection. Not sure why decided to have the Purple Line get onto traffic and become a streetcar at that point. Sarah thinks they should have done an overhead crossing there

Concerned about the small businesses along Georgia Avenue. Does not want Popeyes to replace the Indian restaurant. Sees the smaller businesses being pushed out of the way and not being supported enough. Would like to see more diversity, more upscale restaurants. Would like the mall to be a better space.

Concern with the southwest part of downtown; its feels disconnected from the downtown core (railroad tracks). The connections we do have are arterial highway (Georgia Ave). The walk from the tracks to the downtown core is unpleasant. As we change the landuse context, the roadway should change to respond to walkability. More bike facilities. Not comfortable to cross the tracks. Area south side of the Metro station feels disconnected. Related to this is the Rock Creek Trail and Sligo Trail are the same distance, but the Rock Creek Trail feels closer due to route/side streets/residential.

Noted that there is a lot of hardscape, but needs more useable green space. Concern about pedestrian area with respect to the Purple Line at Wayne/Colesville corner. When you get off, it may feel like a leftover space without immediate/visible connections.

The proposed redefinition of the CBD to downtown SS, Webb is in the area of Woodside proposed for rezoning. The broader area, however, is tied to downtown SS. His view is that the entire neighborhoods should be considered for the missing middle housing (not just a couple of blocks). The neighborhoods share a cultural/sociological value. Don't split up.

Concern that there is insufficient affordable housing to keep Silver Spring diverse?

ONLINE LISTENING SURVEY

What do you like most about living in Silver Spring? Or what do you want to make sure is preserved?

We like the closely knit grouping of the stores, restaurants, gyms, metro, etc - everything is compactly close together and that's great.

I like the character of the old neighborhood housing, solid construction and the mature trees
I like the convenient walk to downtown, and Sligo Creek Park so close to home
Definitely want to preserve the scale of downtown, no high rises any taller than what we have now, 10 - 12 stories max

I like that it is a walkable community with scenic byways (like sligo creek) and easy access to the greater dc community via the metro. I'm pleased that there's active planning to make it more bike-friendly. I also appreciate that all of the fine art displays in the city. The civic center area feels vibrant and I enjoy the energy.

Neighborhood friendliness and good place for children to play - in the streets with neighbors. Also a safe place for pedestrians to walk - since there are no sidewalks, this means in the street. Hence, keeping traffic to a minimum in the neighborhood.

Diversity, walkability

Preserve the zoning. There are a ton of condos and apartments that are available. Missing middle housing only lasts for the first owner. High sales prices drive the value up immensely and then we are back to the same problem.

Spend more time winning back high paying jobs first. We are losing to NorthernVa.

I like being able to walk to nearly everything I need - supermarkets, restaurants, transportation, entertainment, festivals. I like that there are so many people milling about in the city. I like the spontaneous things - people setting up little performances (maybe that's not spontaneous? It feels spontaneous). I like how many different people are out, how many different ages. How you can just hang out without buying anything. No one is being asked to move along like they don't belong. It also feels very safe. I let my 14 year old daughter go into town with her friends and I don't worry about them being safe.

Affordable housing will always be an issue in this area but not sure if the government has the will to do anything about it.

Diversity of people - age, race, religion. Many locally owned small businesses - particularly dining. Most services can be gained by walking, with notable exception of clothes shopping and similar shopping. Mix of rental and owner-occupied properties resulting in a good mix of residents.

I really like the development that has taken place over the last 20 years. I used to feel it was very unsafe to walk alone at night from the metro. It's gotten a lot better.

I moved back here because of it's walkability. I don't want to live in an environment beholden to automobiles for accessibility to everything. I like that Montgomery County and Silver Spring in particular is a diverse community where I can raise children who will live a life together with folks who come from a broad American experience, rather than a narrow and uninviting one.

First: when you say "Silver Spring," I am uncertain to what area you refer. So I will speak to DTSS. I love my neighborhood, which is Woodside Park. I believe that the proximity (to DTSS) of a beautiful and historical area like Woodside Park adds value to DTSS itself. I would like to see the character of my neighborhood preserved. I also would like to see historic sites like the fire station and the old train station preserved, as well as other close-in neighborhoods that are beautiful, like the residential neighborhood that includes Silver Spring Avenue, Bonifant Street, etc.

I love the walkability paired with the green space. Coming from Brooklyn, it is such a delight to have a backyard that feels like a little forest which is paired with the ability to walk to the metro or to downtown amenities/events/stores. This means we only need one car, and don't have to drive everywhere. I love that I can walk to the grocery store and restaurants.

I also love that our neighborhood (Woodside Park) has such old and beautiful trees, as well as very interesting architecture.

I like the diversity. I know this is asking a lot but think that given current trends of prices in Woodside Park, I would support, within reason, developing more truly affordable housing in Woodside Park...without losing the unique feel of this neighborhood. We do really love this neighborhood.

I just moved to Silver Spring (Woodside Park) and am really enjoying the proximity to downtown, to wooded areas and paths, the walkability of the neighborhood, and easy access to 495. I love that parts of Sligo Creek are closed several days a week to cars and would like to see that continued after the pandemic.

It's diversity. I don't want it to become overly gentrified like DC, pushing out individuals from challenging socio-economic communities.

I also like the proximity to DC. My commute into the city for work is 40 minutes by train. Also so easy to get on the beltway.

Diversity of people - racial and economic. I want to preserve our physical neighborhoods, the tree-lined streets filled with modest houses.

I love the diversity of the community. It feels very rich in culture and there is very little ego and snobbery in the area.

I live in adjacent Takoma Park. I love that there are a lot of different ways to enjoy Silver Spring's downtown area, which means it brings in people of different economic and ethnic backgrounds to enjoy the same spaces. Some groups can just walk around outside and enjoy the music and there is dining and also shopping. I enjoy the music, farmer's market and outdoor skating.

The outdoor-ness and open spaces really facilitate this well.

Shopping area compact, Civic Center/Plaza in the middle of it all and some apartment buildings. But I believe it is key to preserve single family homes that already exist. Shopping areas and offices should NOT be permitted to expand too far (think, Bethesda) and ruin the character of downtown, especially given how COVID has shown us that teleworking and online shopping are the way of the future. Heaven forbid that we destroy the houses and their attractive yards and end up with partially empty concrete buildings and a downtown that no one wants to visit at weekends and nights.

Diversity. Ability to walk to restaurants and conduct errands and access transit. Community and cultural events/programs downtown.

The diversity of the community, the accessibility/walkability to a variety of needs/wants!
walkable neighborhood to urban and parks and transportation

I love that downtown is closed to cars (though they are now allowed onto ellsworth drive to pick up food).

I love that there are single family homes right in what will be downtown silver spring, there is also a large townhouse complex and many many apartment buildings.

I dont want to mix apartment buildings in with the single family homes.

We must keep at a minimum and preferably expand all the green space including: parks, single family home yards, walking and biking trails.

I love that there is space in veterans plaza for all kinds of activities on weekends, and that it is a place where young and old alike can hang out, the skating rink in winter is a plus,

moved here just before pandemic shutdown so really don't know SS yet

Mi rancho, Negril and other family owned/ethnic restaurants, green space (real, not turf), breweries
Walkability, unique restaurants (the few that remain), coffee shops, farmers market, library, breweries. Liked outdoor music back when we could do that.
<p>The diversity of people from countries all over the world who live in the area and frequent DTSS. Veterans Plaza and the fountain on Ellsworth are spaces that organically bring community members of all colors, ages, and backgrounds together. Also love AFI theater, locally-owned restaurants and businesses (Mandalay, Khao Thai, Koite Grill, Kaldi's etc) that give Silver Spring a unique feel. And like that DTSS is just a mile away, so I can walk or bike to all these places. Great access to public transportation and public parking garages are conveniently located.</p> <p>Feel it's really important to preserve local businesses and not turn Silver Spring into a generic "anywhere USA" upscale commercial area dominated by chain stores. The "top down" commercial vibe should not overpower the authentic "bottoms up" community vibe. As is, the big, blindingly bright and distracting jumbotron at Fenton and Ellsworth feels really dissonant with the community vibe of Veterans Plaza. Feels like the space has been "Time Square-ized." I used to like hanging out there, but not any longer. And I've heard there are plans to remove the fountain that kids have LOVED playing in for many years. Why remove a good thing? Even before moving to Silver Spring over a decade ago, used hang out at the fountain after catching a movie and bask in the pure joy the fountain brought people ages.</p>
Downtown SS is pleasant, clean, walkable, and interesting.
Love the walkability of DT SS and adjacent areas. Do like the residential to business transition generally but think the expansion of the business area is a good idea.
<p>Livability: We are able to walk to all of our basic needs including schools, parks, and shopping. This is what drew us to live here and we would love to see additions to enrich the diverse pedestrian experience of DTSS.</p> <p>Diversity: As school age parents we highly appreciate the the diverse backgrounds of students at SCES. Any new development should enhance the diversity and be inclusive.</p> <p>Tree Canopy: The mature trees are a unique asset of our neighborhood and provide important sustainable and aesthetic benefits. They cool our streets and homes in the summer, and lend our low scale neighborhood a grand scale. Any changes should seek to minimize any loss of nature trees, and maximize new tree planting.</p>
Single family residential homes adjacent to the downtown area is, by far, the most important aspect of living in Silver Spring and the most important thing to preserve
I want to make sure that the boundaries and character of historical neighborhoods adjacent to Downtown Silver Spring are preserved. I live in Seven Oaks. My single family home has been owned by a series of Federal civil servants (including myself) since 1941 when the house was built. We have raised generations of families. This is typical of Seven Oaks. Seven Oaks is a piece of American history; its basic character has not changed much since it was established. Plans to divide it up by incorporating parts of it in Downtown Silver Spring would tear it asunder.
It has single-family housing within walking distance to restaurants, entertainment, and stores.
I love the walk-ability of the neighborhoods to downtown silverspring and the concentration of restaurants / shops, etc. in the downtown area.
I love the diversity of Silver Spring. I love all the Ethiopian restaurants, Quality Time Learning Center, and Downtown Silver Spring.
I am 68, single and female and do not consider myself "elderly" or a "senior." I still work full time. I have lived here since 1999. I like my neighborhood and am deeply concerned that my house is now included in the expanded boundaries for the CBD. I like my neighbors and our close but not too close housing. Downtown Silver Spring does not hold much appeal for me because of the offerings but it is there when I will no longer be able to drive to the supermarket or entertainment venues. I like the easy access to downtown Washington DC, rail transit, the Beltway, I-95 and I-270 / I-70. I also appreciate the easy access to 3 airports.

There are many important qualities of living near DTSS.

1. The abundance of mature trees as I walk through the residential neighborhood.
2. The interesting and unique architecture of the preWorld War 2 homes.
- 3 The lovely green lawns and flowers in front yards.
4. The peaceful feeling I get walking around the neighborhood and the "Americana" charm that is not apparent in the newer more suburban neighborhoods.
5. The convenience to neighborhood stores, restaurants, and transportation

Susan Janney
816 Woodside Parkway

I love how everything is conveniently located. I have so many different options when it comes to grocery stores, restaurants, and shopping stores.

I admire the many small businesses that are in Silver Spring and I hope they are able to make it through this pandemic.

What I like most about living in Silver Spring is...

- Access to public transit
- Access to restaurants
- Walkability
- Access to grocery stores
- Access to "last mile" transit options
- Density
- Diversity of housing, people, and development

I like the clean area and hope we keep it this way.

I moved to Silver Spring 2 months before the state sheltered-in-place due to the pandemic. And since I spent most of that 2 months working and getting my new home in order, I did not get a chance to explore SS. So I am not sure what I would say I like most about living here or what I want preserved, other than the things that drew me to SS in the first place: easy access to the interstate (from where I live), easy access to DC, my established neighborhood.

Small city feel with quiet neighborhoods nearby.

- living near Sligo Creek Park
- my wonderful, friendly, supportive Sligo Park Hills neighborhood
- mostly adequate parking for errands, grocery shopping, etc.
- diversity among residents
- our fabulous Congressional delegation (D 20)
- festivals and music in DTSS
- wide variety of restaurants
- farmers' markets in DTSS, Takoma Park, and Langley Crossroads

I like the gritty, diverse, other side of the tracks feel. I like the lower than Bethesda prices. I like the schools

Distance from work in Downtown D.C. with multiple commuting options, metro, and different buses.

The diversity in Silver Spring, especially the huge Ethiopian and Hispanic community including their businesses.

Diversity in restaurants and bars and the new breweries!

The pedestrian-focused downtown strip in Ellsworth Dr.

Walkability. The variety of services and small business shopping options.

We like the convenience to public transportation, proximity to Beltway, green space, trees, varied housing stock, parks, performing arts, shopping and restaurants all within walking distance. The cost of housing is relatively affordable compared to other parts of the county.

Having lived for the past 12 years in a neighborhood which is 20 minutes walk from Silver Spring Transit Center and Metro, and is West of the CBD, I love the ability to walk to cinemas, stores, restaurants and transportation hubs. As such I would love to see the vibrant downtown life preserved, it's Saturday farmers' market, it's walkability, the ease of parking, but also it's 'bikeability'. I am concerned at the moment that many stores are leaving the downtown area and are not being replaced. Many areas are being built up with apartment buildings whose attached businesses do not necessarily target non residents.

Another benefit of living in this area is easy access to commuting roads. We use access to 495 and 95 North. As well as Colesville Road to White Oak. We are attached to the ability to drive to these areas and are concerned about developments in Silver Spring getting in the way of our commute. Currently, Purple Line construction is forcing many creative detours at times.

The ever increasing sense of community. The whole revitalization of downtown. The farmer's market, the restaurants and bars. The 3 good micro breweries. SS is very bike friendly and very walkable. I live in the Park Hills neighborhood. It is almost exactly a mile to the SS Metro and walking there is not difficult. On the other hand, it is nice to know that there is good bus service on Wayne Avenue if it is raining. These are all things I would like to see preserved. And the Purple Line can't come soon enough.

We want to see the diversity of housing options preserved - one of the main reasons we moved here is because we could have a semi-affordable single family home and still be walkable to a downtown area with options. We got pushed out of living in DC because of pricing, and would hate to see that happen even more here as developers buy up land in the newly expanded CBD.

I love the density and the diversity. It has walkable streets and short blocks that offer an inviting array of businesses. Connectivity via metro to DC and soon via purple line to Bethesda and UMD all makes Silver Spring arguably the best neighborhood in the Greater DC area.

downtown variety (places and people) & parks

The diversity of people and restaurants, community spirit.

Preserve moderate priced housing and shopping such as that near Fenton and Colesville and shops in cross streets like Bonifant. Don't let it be like Bethesda, where no one can shop or live without the income of the gentry.

Downtown Silver Spring has a wonderful array of diverse people, housing, food, and shops. It's what makes DSS a desirable area for people who want to live near, but not in DC.

Silver Spring stands out as the place in our region that has the biggest, most diverse crowds out enjoying life on literally any night of the week. Diversity like this doesn't happen by design or intention - it's an organic consequence of allowing a tremendous diversity of land uses all in close proximity, and augmenting those with good public investments. Silver Spring has a mix of Class A and budget commercial space; housing that's new and old, big and small; privately-managed and publicly-managed open space. I'm generally against "preservation" as such, because what they usually means (in practice) is keeping people out.

I love the diversity here---we generally celebrate cultures. I would like our green space preserved. I love the walkability here.

Silver Spring (aside from the Silver Spring CBD, A.K.A. 'Downtown Silver Spring') is a very large unincorporated SUBURBAN area in Montgomery County, MD with several ZIP Codes. Silver Spring is located on top of and on both sides of northern triangular 'Peak' of Washington D.C. - at West Beach Drive, extending mainly north and northeast above the Beltway to Wheaton along Georgia Avenue and toward Burtonsville along Colesville Road. Silver Spring borders Tacoma Park on its east side and Prince Georges County line to northeast. West Silver Spring borders via Grubb Road with Chevy Chase Zip codes along E-W highway nearer to Rock Creek Park. What I like most living in West Silver Spring are the small racially-integrated suburban residential neighborhoods nestled side-by-side between major County roads and Maryland State highways comprising single family homes, Garden Apartments, with a variety of accessible County Parks and relatively east roadway/Trail access to D.C. and via the I-495 Beltway across entire region. It would be a shame to allow over-redevelopment of well-maintained, modest middle/working class suburban neighborhoods which form the true heart of an expansive, varied Silver Spring.

The convenience of getting to many parts of the DMV easily due to proximity to major roadways, walking distance to metro, farmer's market and much more make Silver Spring great. Especially being in our quaint neighborhood just on the edge of DTSS.

I am a 4th generation Woodsider and concerned that those very historic and original homes that make our neighborhood what it is today will be taken away to make way for this new zoning. I live across the street from the original Woodside developers house and first house in Woodside that should most definitely be deemed historic and now within the boundary to be taken down? How does this make any sense at all? Historic preservation all the sudden has no jurisdiction over us now and those very homes rich in history and now on the chopping block for housing? Why isn't the social services building on the corner of Ballard and Georgia taken to make way for new homes instead? or even part of the large Methodist church that has two large parking lots and a home on it? that is already adjacent to the newer townhomes which is better suited to be next to since it would be most similar to the proposed housing you are wanting to put up and makes most sense closer to the park green space to use.

I am in real estate and the trend is moving away from cities currently ...condo sales are going down and sales outside of the densely populated areas are going up again while inside in condos and apartments are going down. It looks like no one is looking at the current trends in the area? The pandemic has changed some of what this plan has put in place and where is the plan going to be adjusted to this new change in pattern? Purple line is now on hold- how is this changing the plan? Many commercial lease building will become vacant soon and these are perfect building spaces for conversions into affordable apartment buildings like they did with the Octave apt building in DTSS from an office building into residential. This pandemic is going to change the future of commercial office space forever - this needs to be considered in the plan since this could be a more affordable option. I am all for change but to take away the most beautiful homes in our neighborhood is not acceptable when there are already options in the neighborhood that make better sense without disrupting peoples personal lives.

This plan is not advantageous one bit to those current homeowners who have moved here within the last 10 years and plan to stay here and age in place. We even have a new home under construction right now and can't imagine how upset they must be after the hoops they had to jump through dealing with historical and building new to now hear that their dream home maybe very short lived. I am no urban planner but consideration must be made to the current residents as well. That is the only way anything is equitable. Again a parking lot or existing building is much more ideal and more cost effective when building new so why is this not an alternative?

I love living in an area that is diverse economically, ethnically, and culturally. I love being able to walk to many things. I live having apartments and families and businesses intermingled. I love walking and green space and amenities.

(I live a mile from Silver Spring, but not in it.). I love the new bicycle routes. I wish there were more of them. I like that retail, restaurants, grocers, the library, and AFI are near each other and walkable. I like the bikeshare stations.

I like to see rents drop...I like to see the buildings on the 81-8200 blocks George Avenue preserved without silly developmental pressures as Colesville Road motorists need to obey crosswalks as also Spring Street

I love living in downtown silver spring, which is a diverse, walkable community. I want affordability and support for small businesses to be prioritized.

The urban life style

Nearby shopping; it's walkable; Driving is manageable; free weekend parking in garages; Preserve all of these.

I like the diversity of Silver Spring, the amenities, the walkability, the access to public transit, and the schools.

As I enjoy living in Silver Spring, my concern is to make sure the section between Newell Street and East-West Highway remains opened.

Walkability, metro access, trails, restaurants, outdoor yoga and Zumba

I love the diversity, convenience and centrality of its location to downtown DC, VA and Baltimore. With regard to MoCo Eats restaurant initiative and Acorn Park renovation, I am not happy with the closure of Newell Street between Kenneth Street and East West Highway. I have lived across from Acorn Park since 2006 and own my unit (original owner) at the condo building at 8045 Newell Street and many of us/the owners did not know about the street closure until the barricade went up last week and were totally blindsided by this. I would like to see Newell Street preserved and not disturbed or obstructed for a long period.

We like the walkability of Silver Spring. We can walk to the metro, to grocery stores, the AFI and movie theaters, restaurants, the downtown farmers market!

We like the diversity.

We would like to see more small businesses, local restaurants, and we try to support as many as possible. We understand that pandemic has taken a toll.

Lastly but not least important, we need to preserve green spaces for all. We are especially horrified by the developer's plans to put fake turf on Ellsworth street of Silver Spring. What a disaster and tacky idea.

I responded to this question earlier but wanted to add more thoughts. I live on Pershing Drive and my block is affected by the proposed boundary change. My street participates in the SOECA Residential Parking Permit Program and also has driving restrictions to deter cut through traffic. Will those kinds of restrictions/benefits be allowed on streets absorbed by the CBC? These restrictions have provided huge benefits to residents in this area of SOECA. If absorption into the CBC means these kinds of restrictions are no longer allowed, or are unlikely to be allowed, or may not be allowed, because of the boundary plan I think you owe residents a notice about that.

Proximity to stores, services, public transit and restaurants. I like the neighborhood where I live. It has mature trees, is close to several parks, and has older homes with lots of character.

St. Michael's Catholic Church, our very multicultural community parish with plenty of years of existence, is so close and there is so much done for so many. Awesome place to worship, serve and be happy.

Having Giant is so convenient and great customer service always.

a short walk to the Post Office gives me peace since I love to feel the personal contact with others, the old fashion way.

I love being able to access a liveable and lively downtown, with lots of outdoor events. Downtown also has a line up of low to medium priced restaurants, families with children, young professionals, and retirees all from a range of racial, ethnic, educational and socio-economic diversity. Public transportation links are plentiful and parking is still available.

I like the diversity. I like having the city vibe and quieter suburb areas.
Walkability, accessibility, and diversity. Lots of different entertainment options, breweries, and huge variety of ethnic food. All within easy walking distance, plus grocery shopping and the library.
The wide diversity of people and housing types, however we need to make sure more people can find affordable homes in silver spring.
We live in Woodside Park just outside the Plan area boundary. The precise reason that we chose this neighborhood was its unique combination of (1) proximity to the Silver Spring CBD, major regional transportation, and Metro, and (2) the historic "park-like" character of the neighborhood, which has repeatedly been recognized as the best example--by far--of suburbia as it was envisioned nearly 100 years ago. While we are fortunate to live in Woodside Park, we also recognize that the neighborhood has an important community function as an area for walking, biking, running, and similar outdoor activities which is largely safe, green, and free of most of the traffic, crowds, and quality of life concerns of the more highly-trafficked and crowded adjoining urban areas. While this was true before the pandemic, it has become even more so as restrictions on travel and worry about crowds have arisen.
I love the walkability and density of Silver Spring. I like the ability not to have to take my car to run several errands. I like that there are several grocery store options, as well as a variety of restaurants, retail, and cultural institutions (that sadly can't be used due to COVID).
I love the diversity, focus on transit and walkability, and forward-leaning planning in Silver Spring.
I like the variety of land uses, the convenience of being able to get around without getting in my car, the pedestrian spaces, the commitment to public transit, and the knowledge that I could age in place.
Access to public community spaces, like the DTSS fountain, parks Community services such as Progress Place, SS Library, transportation hub Diverse racial and ethnic groups as reflected in restaurants, cafes Feeling of safety from crime and racial hatred
I like that for the most part I can walk to get most of my basic needs. I like the restaurants, breweries and farmers markets. I live the diversity of the area and how everyone seems to get along well. What I would like preserved now more than ever with pandemic is all the small businesses and restaurants.
I like the amenities and walkable aspect of Silver Spring along with the diversity of people and cultures and a lot of the public spaces(e.g. that whole area near the civic building. I think it's important to preserve and improve/expand pedestrian access to the variety of shops and restaurants as well as to the public spaces. More pedestrian only public spaces likely would be helpful. I also believe that the level of density is the bare minimum to continue to support the businesses and people that live there. Lastly, Silver Spring is one of the few places in the county with really good transit access and that should be preserved and expanded.
diversity of people, cultures, activities, restaurants feeling of community energy -- there are people around, things are going on lots of good things to do with kids (at least pre-coronavirus) -- beautiful libraries and parks, etc.
The accessibility and connections to mass transit.
The library and the Ellsworth Drive shopping area. AFI. The variety of cuisines.
Diversity, ease of getting around, playgrounds, family friendly, accessible.

I love that we can walk through the neighborhood. I'd like to see the presence of our police force maintained. I've always had very good experiences with the officers and appreciate when they are patrolling on foot, bike, or car. More events where the officers interact with residents so they can get to know each other would be really great. One of the big factors for moving here 13 years ago was that I felt safe enough walking alone at night. Something else that I would really like to see preserved is the splash fountain on Ellsworth in the downtown shopping area. I noticed that the current proposal takes this away and puts in a sculpture fountain instead. That is so disappointing. I love that kids have a safe place to play during the hot weather and would hate to see that taken away. It would send a message that kids and families of all kinds aren't welcome anymore. It's a lovely, and free, place for kids. I don't have children but always smile when I walk by and see families enjoying the space. We need to preserve free spaces so people of all incomes and ages can enjoy our community.

The walkability of the community and access to shopping without needing a car. The diversity - all ages, races, socio-economic classes. The outdoor events

being able to walk to stores, to metro, to services

Ellsworth shops, farmers market, voting at civic center are great.

I like that the neighborhoods have mature trees, gardens, and a variety of architecture. I like the diversity of residents—culturally, racially, and in terms of age. I love the amenities—from the beautiful library, AFI, and Montgomery College to the variety of fitness centers, skating rink, and independent restaurants and breweries. I love the Farmer's Market and weekend festivals. I like that we are a transportation hub: I can walk to the metro, change at Union Station or National Airport, and be in another city in hours—all without needing a car.

Downtown Silver does not have much green space, and I feel it is critically important to preserve the green space in the close-in neighborhoods. I would like to see the established neighborhoods preserved, and not eroded by new zoning that permits high-density building. We are lucky to have parks of various sizes in the neighborhoods and along Sligo Creek, and I truly hope they will be preserved and supported.

my beautiful neighborhood plus access to Metro and downtown

I like my house and my neighborhood. I don't think Multiple Housing Units have any business as a strategy in Woodside Park. Reality is that we already have impacts from the construction and the overflow traffic from DT SS. We need to be careful about these multi-family dwelling units.

I love the diversity of downtown Silver Spring in particular. There are a wide variety of people, languages, cultures, events. It really feels like everyone is welcome in the downtown public spaces.

In my own neighborhood in Seven Oaks, I love the easy access to both the liveliness and amenities of an urban downtown area (love the library especially, but also the restaurants, shopping, skating rink, and more) and also the proximity to Sligo Creek park and quieter natural areas. I enjoy the mature landscaping in the residential area, the ability to walk my kids to school, the playgrounds. And the fact that the Purple Line is (hopefully) coming!

What I like most about Silver Spring is its diversity, and the lack of pretentiousness about it. I also like the proximity to DC--especially by Metro--and also to the rest of Montgomery County--either by Metro or by car. In my neighborhood (Sligo Park Hills), I particularly like the presence of trees--which are threatened by the Purple Line construction--the proximity to Sligo Creek and Nolte Parks and the down-to-earth atmosphere in the neighborhood.

The "100 year old trees" that contribute to the tree canopy of Silver Spring Park; The open ground space in each single family property that allows the area to be cooler than the "heat island" of DC; The racial, ethnic and cultural diversity of the Silver Spring Park neighborhood; The close proximity to Sligo Creek and Rock Creek with its walking and biking trails

Convenience to Metro, walkable downtown with restaurants, movie theaters, live music venue, parks, and the diverse community that uses them.

Walkability and access to transit

Diverse community

I like that I can walk to downtown, but it's still leafy. I also really appreciate our diversity.
Access to the metro, variety in food options (i.e. cuisines), Sligo Creek (and especially the closed streets on the weekends), neighborhood parks and outdoor community spaces, Farmer's Market, diversity, walkable (everything I need to buy is within walking distance)
Walkability to downtown retail and transportation. Residential neighborhoods of single family housing. Neighborhood parks - e.g. Bullis and Nolte
I live in East Silver Spring. I enjoy the community. I also enjoy the early 20th century character of many of the streets in East Silver Spring. I don't want current residents pushed out. I also don't want the "look" of the neighborhood (East Silver Spring) to change (whether by disproportionately large houses with garages in front, or by 5 story, multi-lot apartment buildings). I like how walkable things are, and how there is a diversity of shopping options (everything hasn't been overwhelmed by chains due to high rents).
I like the walk-ability and also the beautiful old neighborhood of single-family homes (seven oaks) that is adjacent to my town home in Chelsea Heights. I also very much enjoy Sligo Creek trail, where I do my daily runs or bike rides.
* Walkability and easy access to transit. * Locally-owned retail and restaurants. * Tree-lined neighborhoods.
Diversity, community, really love that many of our small business owners live in the neighbor. Love the eclectic nature of Fenton Village vs the downtown SS commercial strip. Like that we have both and hence attract different demographics. I don't think we give enough attention to the how much the various economic classes intermingle. This is what gives SS it's dynamic. The local architecture considers his mechanic a friend and his mechanic is invited to his business anniversary party along with all the architects profession friends. I have been in my neighborhood, which includes Fenton Village for decades and the truly unique character is this social intermingling between the profession and blue collar classes, which in turn includes lots of ethnic and racial intermingling. Want to preserve Fenton Village as different from downtown. Neighborhood front porches, trees, gardens. The economic diversity - not just residents - but want to preserve the retail and other service business affordability for lower income residents. In SS CBD - you can get a \$50-100 dollar dinner or a \$10-15 dinner without ever going to a chain fast food restaurant. Preserve the unique social intermingling of professional and blue collar neighbors and businesses. Silver Spring's unpretentiousness
SS is close to DC and still in nature with Sligo Creek and large trees mitigating urban/suburban density. It is walkable and is a real neighborhood of people who care for each other (the SOECA Listserv being a great example of how we stay in touch and try to help each other.) The farmer's market is fabulous.
Absence of a lot of high rise buildings. Smaller houses and fewer McMansions Ethnic diversity
Diverse community -- racial, economic, immigrant, ages Urban and near metro Feeling of community with my neighbors Walkable All the regular shopping and entertainment I need is close by MoCo is a progressive community Want to make sure all of the above is preserved. We fought back the megamall and I like what Silver Spring has become. Could be more supportive of small businesses than chains that have taken over the downtown
Love the mix of housing-- single-family homes, small-scale apartment buildings, duplexes, etc. It promotes a diversity of folks living here. Also love being able to walk to everything I need and the mix of public transportation.
Single family homes and tree lined streets. Silver Theater Fillmore United Therapeutics and office buildings.
We love mix of residential, green space and convenient shopping & restaurant options within walking distance. And we love having library right here! Having Metro and bus access add to the convenience factor. The diversity of the community was an important attraction when we bought our house in 1991.
Walkability to (and mostly through) Downtown. Wonderful neighborhood parks. Variety of many locally-owned businesses.
Walkability Parks Public transportation
The diversity of the community. Providing economical housing and dense living is key. I also like the green space (as limited as it is)

I like the urban feel - the walkability, stores, and bustling feel of the area. I'd not focus on preservation so much as letting Silver Spring continue to develop - particularly by adding more housing.
Urban community
I love the neighborhood parks — Bullis Park in particular. It is the heart of our neighborhood— a critical green space and recreation space and community gathering space. I want to make sure that this quiet and calming natural space is preserved and protected even though it is near the downtown core. There is a particularly close-knit community feel among the diverse households that are within a few blocks of this area. It's just such a wonderful place to live! The ability for everyone to walk to the nearby schools and wonderful library or the markets, restaurants, hardware store and movie theaters is very nice. The plaza in front of the civic building is a gem full of life and music and expression.
Green spaces, Sligo Creek area, multicultural and multiracial community. Grateful for the purple line, it is an important asset.
Small independent businesses, especially those that cater to families (seems there are too few) - Plaza Arts, Loyalty Books, Levine Music, etc. Most independent restaurants are good.
I have lived in DTSS for almost 30 years. I think our greatest strength is our diversity. I would hope that with all of the construction of new condos and apartments that we do not become gentrified or price people out of living here. I also love the convenience of being close to shopping, restaurants, parks and the metro.
I love living in an urban suburb, with a combination of housing styles and types. I love the racial, economic and cultural diversity. I live in East Silver Spring and value the neighborhood feel close to the downtown business district. My neighborhood is friendly - people know and value each other. I love the mature trees and greenery, including parks.
I really liked having Ellsworth closed. It's so disappointing to have it reopened. I moved to DTSS in 2007 from Detroit. I was drawn to the area due to the mix of local businesses and chains and the walkability. I truly hope DTSS doesn't turn in to a bland area like downtown Bethesda.
Amazing ethnic restaurants, walkable, AFI!!!, great breweries...
It is pedestrian friendly, and residents in the area are able to walk to shops, restaurants, and parks. Preserving or increasing the "green" factor is important: planting trees, native plants, and creating zones that are prioritize pedestrians and bicycles. Additionally, while I understand that chain stores are important, I also would like to see support for smaller, locally owned businesses.
Pre-Covid -- convenient to Metro and busses downtown, new library, grocery shopping, post office, farmers' market, ice skating, movies, nice restaurants, not far from shopping in Takoma Park, Wheaton and Bethesda. Both before and during Covid -- great neighbors,/diverse neighbors, decent schools, walkable downtown, Co. Council members who answer their email.
Walkability and having resources nearby (library, grocery stores, shopping, movie theatres, restaurants, transit, etc.)
Walkability and green spaces.
I enjoy living within walking distance of shops and restaurants. I think my neighbors are wonderful and that we have a delightfully diverse community.
family owned ethnic eateries
LOCAL businesses. Walkability. Interesting streetscapes. Enforced (ha) setbacks, including for retail and multi-family.
The trees, the Sligo Creek, the bike paths, the variety of languages, religions, cultures, easy access to the downtown, strong schools, relatively reasonable cost of housing for DC
The diversity and SO many local restaurants and eateries/coffee shops. LOVE that it's not all chains (I like a mix!). I like the walkability, that people from so many different groups all congregate and hang out. The diversity is what makes it great. Also, attractions for teens/young adults as well as families, young children, and adults without children as well!
the diversity

I adore the diversity and how it is easy to travel between the urban and suburban areas by foot. I love that there are independent coffee shops. Also, the tree cover is lovely, although we lost a lot of it due to the Purple Line. People here tend to be very civically minded and I am not sure why, but it is something that distinguishes SS. I think that might be because it used to be more affordable and thus attracted people from all different backgrounds who are able to give more of their time to civic causes. In addition, we are lucky to have so many walking trails and parks. I also love that it is relatively easy to get between SS and DC, by public transportation, via Metro and Marc.

I live outside the plan boundary in Takoma Park, but shop weekly in the CBD. The mix of retail makes it a good destination- necessities like hardware, drugstores and groceries along with interesting restaurants and the wonderful AFI cinema. It is currently reasonably walkable within downtown Silver Spring, and the bus and metro access are good, and parking is appropriately available. My kids enjoy the ice rink, and the farmer's market is a great event.

We love the racial, religious, and ethnic diversity of Silver Spring. The proximity to DC and other suburbs, as well as to the Metro and services is paramount. We love the wide array of housing on a long economic spectrum. We love the strong Jewish character of this area and all the synagogues around.

The downtown water fountain for kids. The Civic Bldg Plaza.

I want to preserve the small town architecture as well as architecture from different time periods in silver spring's history, and also the wide diversity of people by race, religion, income, and age. I would also like to preserve the safety and ability to walk at any time, anywhere. We have lost much of our architectural diversity because of the destruction of the down town in preparation for the large mall that had been planned (and fortunately failed) subsequent homogenization of the area with the development of the current mall area. While I love the activity and liveliness and shopping afforded by the mall area, it does little to help the economics of the surrounding blocks, and is not particularly attractive, with the exception of the movie theatre. I would like more attention paid to the preserving and building character in our neighborhood, at the same time as we provide shopping and services.

Ability to go everywhere without getting in a car (we live within walking distance to DTSS). Diversity - of restaurants, population, cultural offerings. Vibrant downtown.

The rich diversity of population. And how that helps with diverse food offerings:-)) - last night had a delicious veggie combo from Betesub, a DTSS Ethiopian restaurant. The hyper local arts community, our local elected officials. The amazing nonprofit support. The recent attention to better pedestrian and bike lanes. I love how our community pulls together then threatened.

Our proximity to downtown DC, and nearness to Metro and buses.It

Silver Spring is accessible and diverse. You can accomplish a great deal without a car.

I love the neighborhood's diversity, and that it is a true urban neighborhood that welcomes families. I love that it is so effectively transit-oriented. I love that the life of the community takes place at least partly on the street, along Ellsworth. I love the new library and how it serves as a center of community.

Even though Silver Spring has a more urban downtown, I like that even close to downtown there are residential neighborhoods with greenspace and parks.

As a long-time resident of downtown Silver Spring, I most appreciate that it is a walkable community. Everything you need is accessible without a car. Medical offices, shopping, entertainment, dining, employment opportunities...it's all here. And if you do have to travel outside the neighborhood, you have a plethora of transportation options; Metrorail and Metrobus, Amtrak, Marc, Ride On, Rideshare and rental vehicles, even rental bikes and scooters.

Small business and unique shops.

What I like best is the walkability of the area - the availability of so many small businesses and services on foot. The diversity of businesses is really important to maintain - it's one of our best strengths.

I like being able to walk to stores, the library, restaurants, Metro and hopefully the Purple Line. I like the mixed use nature with both tall buildings and 2 or 3 story buildings. I like that the area is very diverse with black, brown and white residents of varying economic levels.

I love the diversity of people who live in the community and the types of services that come with that, like local restaurants and cafes that represent so many different types of backgrounds. It's important to me that these local businesses are supported and continue to be an important part of the community.

What do you think needs improvement in Silver Spring?

We would like to see more trees downtown, especially after so many beautiful ones were cut down around Whole Foods.

We would also like a nicer bike path from downtown to Sligo Creek - the sidewalk now is very uneven in size etc, and there are no bike lanes.

The intersection of Wayne & Dale, along with the SSI School, due to Purple Line? looks horrible!
The mess with the powerlines and the lack of trees is definitely an eye sore!

Any new construction or street repair work, that has been endless, should require beautification: burying power lines and landscaping with good trees!!1

I'm always in favor of more trees. I also want to see more locally-owned (non-chain) businesses.

Filling up downtown empty storefronts. There are several storefronts that are empty (even before the pandemic). Increasing the number of day cares. I know that the old Friends of the Library in Ellsworth Park will become a day care; more need to open to accommodate the large number of children. Spots are extremely difficult to come by during non-pandemic times.

Sidewalks and streets are in disrepair, the homeless need better services, crime seems to stem from a few late night businesses on Georgia Ave

Roads. Get rid of the purple line who's ridership will not be able to find it's own construction and upkeep.

I hate that there are so many chain stores. The county needs to subsidize commercial rents so small, privately owned businesses can open shop in the downtown area. I NEVER go to any of the chains. I shop at the farmers market and then walk to Georgia Avenue where there are privately owned businesses.

I understand that you are getting rid of the fountain, which is a shame because it was really well used, but I was also flabbergasted that I would get yelled at for sticking my toe in the water. Do you know you have to wear a bathing suit to go in the fountain? My dog was not even allowed to get a sip of water. I hate those kinds of rules.

Ability for pedestrians to safely walk in the central business area. Ability for drivers to also safely navigate the downtown area.

More parking is needed all over downtown Silver Spring. It's always so difficult now to find parking in parts of downtown Silver Spring that are not close to the large Montgomery County parking garages. Also, Montgomery County needs to do something about the residents of condos and apartment building parking in the county garages on the weekends since it's free on the weekends. It should closely monitor the handicapped spaces, which are intended for disabled people who need to park close to their appointments, but are often all taken 24/7 by people who live nearby.

Reduce car traffic, increase bike-ability and walkability. I often ride from Woodside Park to work in downtown DC. Riding through the middle of Silver Spring is ironically riskier than most of my trip through the district, between the lack of bike lanes and terrible pavement.

Regarding the central business district: there are too many empty storefronts. There are certain blocks that, inexplicably, never seem to do well, retail-wise. The malls are awful, filled with cheap stores that don't seem to do well, either. Also the traffic in DTSS is HORRIBLE. The traffic lights and traffic patterns need to be re-thought, re-engineered. Some blocks have been revitalized and are beautiful, whereas just a couple streets away, the streetscape is ugly, old and deteriorated. Such a weird mix of streets.

Although Silver Spring as a whole is very diverse, there is not a ton of diversity in the blocks near us in Woodside Park. The housing is unreasonably expensive. I also wish we had sidewalks (though I realize this is a Woodside Park issue - many other areas have sidewalks!).

I also don't love how there are so many chain stores downtown, though many of them are quite convenient. I'd love to see more independently owned stores and even more restaurants.

Building truly affordable housing for larger families.

Continued development in downtown of retail, shopping, office space that attracts companies to be headquartered here

More pedestrian friendly streets and crossings. I was very surprised to see how impossible it is to cross Georgia and Colesville. There is a great park and dog park and yet it's challenging to cross the street to get there.

Redevelopment of the shopping district at Georgia and Dale. there is much potential there and I would love to be able to walk to shops and restaurants in that area, but there is currently little draw there in the current retail.

The traffic patterns, especially on Georgia Ave.

We need more affordable housing, more duplexes, etc while balancing traffic, especially from outside of our immediate area. I live in a neighborhood plagued by cut through speeding cars which have almost hit me or small children who play outside. Please install do not enter signs for the streets off Georgia.

Since I moved here in 2003, the state and county have been studying the intersection at Georgia and Forest Glen/16th Street. We need improvements now. Why no turn lanes going north at Forest Glen where the road narrows a lane anyway?

Security. There are too many reports of people being robbed and young gangs hanging out with a really aggressive air.

Also, while I absolutely love that we have sheperd's table in the area, this does lead to a large number of people with mental health issues roaming the streets. This is an issue on many levels, mostly the human and moral one. However, if the shelter is to continue and survive without alienating the community and leading to nobody wanting to spend time in dtss, the right infrastructure needs to be put in place to deal with this situation.

If we want a vibrant downtown silver spring, we need to ensure that it is safe and family friendly and it is becoming ever less that as a result of crime, vagrancy and mental health issues

Coming from Takoma Park, I take issue with Fenton Ave. It is constantly under construction and traffic is always present. This really should be alleviated and not at the expense of the neighboring communities.

Block off some (as many as possible) streets to traffic except for bicycle lanes. Redo City Mall. More trees, The ones killed on Wayne should be replaced right away somewhere, then new foliage put in by the tracks once that project is done.

More pedestrian/bike friendly streets. Walking/crossing some streets (like Georgia and Colesville) is scary because drivers go too fast and are often not looking for pedestrians despite being in the crosswalks. 4-6 lane roads with narrow sidewalks/blocked by numerous utility poles reduce the street life and make retail shopping less desirable. Street level parking garages make entire blocks desolate, especially near the transit center. Overhead wires are an eyesore.

Safety in some parts (being able to walk around without having people defecating on streets or looking at you funny - realize Prospect Place is a huge asset and a necessity but it's difficult to navigate downtown some times with the number of folks all over. Doesn't feel safe as a woman. Also some additional development outside of the Ellsworth area. More on southern Georgia or by Blair/metro.

variety of stores and shopping experiences

We need some basket ball courts I dont know why one wasnt put in in elsworth park since there was plenty of room for one instead an area was paved and additional chairs and tables set up.

We need to replant all the really old trees that were cut down to make room for the purple line.

We need to reinvigorate businesses so that all the unleased business space can be put to productive use.

I dont understand why the plants in downtown silver spring flower beds get pulled up when they are perfectly healthy just so something else can be planted it is a senseless expense.

Do somethingwith the awful eyesore that is the silverspring transit center the core of downtown is too much concrete with not enough trees - at a minimum create space for murals to break up the monotony of the concrete.

Do not put in fake turf it does not have the same environmental benefits as real grass.

parking for shopping and dining in downtown SS.

Noise. Remove tacky lights in cityplace

City place is not welcoming, New lights around it are tacky. Too many chain restaurants.

We loved the temporary turf years ago, but the idea of lining the street with it is just crazy. Just make it outdoor dining area and close the road in DDSS. Make a pedestrian area like the downtown areas in small towns in Europe.

Need some limit to noise - the loud speaker preaching and music makes it seem seedy. Loud cars are driving me crazy.

More community art and historic monuments that represent the full diversity of the community and its history.

As someone who lives in a neighborhood that once had racially-restrictive deed covenants (as most neighborhoods adjacent to DTSS once did), I am angry and sad that I could have lived in Silver Spring so long without knowing of its history of racial segregation. I'd like to see a more inclusive history of Silver Spring told and monuments and artwork that speaks to this history and also better represent present-day demographics.

For more information regarding this topic, highly recommend the work of public historian David Rotenstein:

<https://blog.historian4hire.net/tag/roscoe-nix/>

<https://blog.historian4hire.net/2020/06/16/silver-spring-civil-rights-museum/>

<https://historynewsnetwork.org/article/163914>

<https://blog.historian4hire.net/2018/09/24/racial-restrictive-covenants-renounced/>

Would love more activity spaces for adults that don't cost money. Also, apart from downtown, the area lacks sidewalks so we have to walk our children in the street to get anywhere.

Get those buildings full of 'For Lease' signs full of tenants instead. It's ridiculous commercial property owners can write off empty buildings.

Change noise ordinances so that businesses can stay open later.

Increasing density in the city will certainly help make this more of a possibility.

Greatly improve sidewalks in and around Wayne Ave on both sides of the street. Improve crosswalks.

Traffic calming: The main traffic arteries entering silver spring are not safe streets. Just last year we witnessed a bicyclist hit by a car running a red light in Adams. Additional traffic calming measures are needed to slow traffic and reduce the pedestrian injury and fatality rate.

Pedestrian streets: The success of veterans plaza and Ellsworth should be built upon. Pedestrianizing portions of Fenton and additional portions of Ellsworth would increase the attributes of the area and pedestrian foot traffic for retailers. This would help make DDTS a unique urban offering in the region.

Bicycle network: Great investments have been made in building a bicycle network in DTSS, but there is still more work to be done. It would be great if there could be a bike network built around SCES to allow students to bike to school.

Vast blighted areas of the urban center should be converted to residential buildings -- coops, condos, and apartments -- while less adjacent residential areas should be preserved.

Better enforcement of boundaries between high urban density Downtown Silver Spring and the adjacent historic neighborhoods. This includes traffic restrictions, noise restrictions, business restrictions, housing restrictions, etc

Too many of the streets have sidewalks on only one side of the street. Some streets within the study area such as Queen Anne's Drive and Dale Drive (between Bonifant and Queen Anne's) have no sidewalk or a sidewalk on only one side of the street, yet drivers race through the street as they are cutting through. We need more robust sidewalks for pedestrians and people with ADA needs.

downtown area could use renovation to update the older strip mall areas and, while doing so, improve the traffic flow in the main arteries. Given COVID, it might be nice to see more pedestrian / outdoor areas incorporated into future building projects without impacting the roads (pedestrian sky-bridges, etc.)

News about the purple line progress

Too many chains and I would like to see some foodie restaurants come in to provide an alternative to the family oriented chains. I would LOVE to see a Wegmans and was so hoping one would go in at the Walter Reed development and was disappointed to see it not happen.

I don't envy Bethesda, Tysons, Mosiac District, Reston, Crystal City, etc. as I consider these a developers heaven. I love areas like the Palisades, Alexandria, G'town, Del Rey, Frederick. Basically, I like organic development and not a developers idea of what is a downtown or neighborhood.

Relieving the overcrowded and congested streets. My friends don't want to visit during weekday traffic .

Safety! I have noticed a spike in crime in Silver Spring over the years.

We need...

- Better parks
- Outdoor basketball and futbol courts that are central (near Civic Center for example)
- We need pedestrian bridge over the railtrack to better connect East-West Highway and Eastern Ave to Georgia
- We need to allow more food trucks

Cross walks need to have better lighting

parking for restaurants and shopping.

I hope Montgomery County will consider increasing the number of electric vehicle charging spaces in its garages. There are currently 1.5m plug-in hybrid or completely electric vehicles on the road in the U.S. and the sales are increasing. Also, the state of Maryland has a goal to put 300,000 electric vehicles on the road by 2025. However, one of the adoption limitations is the amount of available charging.

Out of the roughly 8,800 spaces available in Silver Spring municipal parking garages, only 10 have EV charging. I want my next vehicle purchase to be a plug-in or fully electric vehicle but without more available charging in SS garages, I am unlikely to make this transition. Not every parking lot even has EV charging spots- we park at Garage 16 (King St/13th), where there are zero EV charging spots.

The transportation sector is currently the largest emitting sector of the U.S. economy- more than the power sector- so if Montgomery County is serious about lowering its carbon footprint, EV charging needs to be significantly increased for drivers.

Given most parking is intended for residents or people who work in Silver Spring, most vehicles will be parked for 6-8 hours so the chargers can be Level 1 or 2, which are significantly less expensive than a DC fast charger.

- individual behavior (civility, noise levels, adherence to social distancing and masking)
- retail variety (e.g., no bookstore, no Bed Bath Beyond)
- rush hour gridlock
- inadequate traffic enforcement
- Rte 29 and 97 gridlock
- Horrible ugly transit centers in DTSS and Langley Crossroads
- lack of influence as compared to incorporated areas
- we need some decent Chinese food
- more green space in DTSS (not artificial turf, though)

More restaurants in downtown. Better selection.

More parks, including dog parks.

Improvements and upkeep to Jesup Blair Park.

Ellsworth Dr. should be a permanent pedestrian st.

More support small businesses and restaurants.

Green initiatives.

More coffee shops!

More tree canopy especially to replace the old established trees along Wayne Avenue which were removed months ago for the Purple Line.

More green space and no artificial turf.

We need to attract more businesses, many vacant storefronts. We should strive to raise our profile. Everyone wants to open a new store in Bethesda not Silver Spring.

Silver Spring is negatively impacted by its inability to safely separate road traffic from pedestrians. The Transit Center for example is surrounded by businesses but pedestrian crossings intersect with a large road commuting avenue.

Crossing roads while walking is dangerous and is deterring shopping or patronizing restaurants.

Bus traffic from the Transit Center onto Colesville road is a nightmare for car commuters.

The area around the Transit Center and Metro station is surprisingly void of shows and restaurants.

Finally the plan area is not at all child friendly, no park, no safe plazas, no safe sidewalks, no playground.

Affordable housing. Go and look at the housing options in the Flower Avenue corridor from Piney Branch Rd. to Carroll Avenue. A lot of Silver Spring could have small apartment buildings in place of parking lots.

COVID is causing many of the places in downtown to close, and it may lose the appeal of a gathering area.

Scrap single family zoning throughout MoCo and allow mixed use development all around Silver Spring. I know many people consider SS a suburb but by now it is a city within a larger city and urban development should be embraced. By all means maintain and improve parks and trails but areas like Woodside should be allowed to develop with greater density and not just housing either.

walkability - specifically crossing major arterials

greater variety of nightlife such as musical entertainment.

Moderate and, low income housing, not just for seniors.

While DSS has lots of good attributes, there are things that definitely need improvement. #1 is filling in the sidewalk and biking gaps, which happen to coincide with an oversupply of roads. By taking away road space for protected bike lanes and connecting the walkways for all, DSS can make it a place that is accessible and equitable for all people.

There are so many roads near DSS that lack basic sidewalks - this signals to people that these roads are solely for vehicles and people on foot or bike are not welcome.

Downtown Silver Spring is a great walkable destination, but many (most?) of the side streets in the adjacent communities lack sidewalks. Combined with the danger of crossing Colesville Road, it's not walkable for kids.

The other weakness is that Silver Spring cannot naturally build on its success by gradually spreading the wealth of opportunities into surrounding neighborhoods. Most of those are locked into single family zoning, which means that they allow old bungalows or new mansions, but nothing in between.

Less development, more restrictions on development (big buildings), preserve green space.

Several improvements needed across suburban Silver Spring require Montgomery County and Maryland State government to coordinate their functions for sustained maintenance of roadway and sidewalk pavements, safety improvements at traffic lights and Cross-walks for Pedestrians and Bikers, and arborist-based improvement of roadside and street-side tree canopy/plantings. I also feel strongly MC/DOT and County Police need to improve street signage and minimize excessive road traffic speeding, cut-through traffic, enforce vehicles 'running' Stop-Signs especially at sites where children walk to school or get on and off MCPS/Private School busses. Routine trash/litter removal along streets and cleaning of roadside storm drains are essential. Parks/Trails maintenance (especially in Local suburban Parks) is inadequate, requiring tightly scheduled upgrades and Safety improvements. In terms of Interstate and Inter-County roads and transit, I favor Bus Rapid Transit on key highways over lane expansion on Beltway, and I think jerky start-and-stop construction of Purple Line Light Rail project is a continuing travesty for down-county Silver Spring due to State of Maryland's ill-managed domination of project and Montgomery County Government agencies' abnegation in planning/mitigation of adverse impacts on suburban/urban neighborhoods. This grossly mishandled uncaring transit project actions disrupt our Silver Spring neighborhoods and communities all along the future Purple Line corridor. Silver Spring Council Members, State representatives, and County Executive/ MOCO DOT must intervene NOW to rescue the Purple Line project for safety and effectiveness.

1. The beautification of the business districts like Georgia Ave from Spring Street all the way to the DC line, Montgomery Hills area on Georgia Ave to 16th Street
2. Roads and paving
3. Traffic Patterns from Beltway to DC
4. More Mixed use areas like Pike and Rose etc

I would like to see fewer chain (loft) stores and more small businesses (kefa cafe).

Walking from the metro to the area around the library can be uncomfortable. Too close to vehicle traffic speeding by, that is loud and smells bad (this is especially true from pre-pandemic times; I'm not using metro much now). Also, I think there should be higher-cost street parking - and I say this on behalf of my partner who needs to drive. Again, this is more of an issue outside of pandemic times, but when he or we drive to the library for a quick stop or to pick up take out, the choices are to park illegally (which most people do) or to drive up to the 3rd or 4rd floor of a parking garage. Would HAPPILY pay \$2 to park for 15 minutes. Subsidized parking is not always the way to go. And then finally, Georgia Ave is too wide and abrasive and the marked bike lane is a joke. If people are using the right lane of Georgia as a de facto parking lane, something needs to be improved. (Much more comfortable now that part of it is closed.). Aggressive driving on Sligo Ave where I ride my bike is uncomfortable (not most drivers but enough).

Rent control...motorists not obeying crosswalks as their schedules are inexcusable as also developers need to be more flexible in preservation rather than that silly solaire building that went up on the 8300 block of Georgia Avenue

Sidewalks and cross lights favor drivers over pedestrians, I would like to see that improved. Near Jesup Blair park, if you want to walk towards Takoma park you have to cross the busy street when the sidewalk randomly ends. I'd like to see speed limits enforced on East West Hwy between Georgia Ave and Colesville. I would like to see the metro underpass on Georgia avenue improved or returned to its intended design.

Pedestrian life

Re-open Newell street. It is interfering with traffic patterns and just on Oct 5 a.m. an assailant mugged someone by the 8045 Newell building on the side of Kennet and the garage, then took off through Acorn Park. If the police had been in the area, they would not have been able to pursue him. I don't understand what the idea was. NO ONE has been using the closed area except non-residents who have been sitting at the picnic tables on the street late at night. The closure is just giving another space for crime and nuisance.

The housing prices need to be lowered. More housing needs to be built. Preferably, multi-unit housing as it is much more environmentally friendly.

More school capacity needs to be built.

More publicly-funded affordable housing.

More public transit.

N/A

Homeless population

I'm fine with the renovation of Acorn Park as long as it does not require closing any part of Newell Street permanently and/or converting the street to green space. I like the convenience of the Newell Street corridor to East West Highway and it's access to local shopping and the main roadways, e.g., Colesville Road, 16th Street to the 495 etc. A major factor for buying my unit in the downtown SS area and on Newell St was due to the convenience it afforded me and I do not want my Street obstructed permanently if that is in the plans. Also, would have been nice to have known in advance about the closure of the block at the tip of Newell street to facilitate the MoCo Eats initiative. So, communication could be improved and proper engagement of affected/interested parties/residents.

Preserve green space and public space. Ellsworth street has long been closed to traffic. Why not close another street to allow for more outdoor cafe dining the way Bethesda has done? It creates a much more cohesive downtown and better support for our restaurants. Yes, one lane of Georgia Ave was closed, but the traffic on Georgia is not conducive to dining outside.

I answered this previously.

The downtown area has become less appealing in recent years. There has been a lot of turnover of businesses so it seems the commercial area isn't successful. Many parts of downtown are rundown. I am concerned about the schools; I have heard they are overcrowded and have trouble sustaining a high level of academic achievement. I am concerned about the lack of green space. The few parks we have in this area can't support the number of people that use them.

Lighting in small streets.

Pavement streets.

More vigilance around businesses.

More independent retail and restaurants, small business and start-up support, academic and innovation incubators.

We need more affordable housing. That includes developing areas that are single family home designated areas and putting in multi family homes and apartments.

More housing. Specifically, more housing for sale instead of just loads of rentals.

We need to improve business conditions to ensure new and small businesses can open in silver spring by ensuring there are enough local customers to support them.

Traffic, especially into, out of, and through the CBD on Colesville Road and Georgia Ave.

Better bike infrastructure, which includes *protected* bike lanes. Sharrows are incredibly dangerous, and bike lanes don't adequately protect the rider. More pedestrian only areas that do not allow cars.

Also Silver Spring could use more independent/small-businesses, such as coffee shops, bookstores, and retail, instead of all the big chain stores.

Zoning improvements are important, and I'm glad to hear they are a current focus. My fear is that regressive zoning restrictions would drive development away from the area.

Make housing legal. Upzone, Upzone, Upzone. Make it easier to build high density housing. Get rid of minimum parking requirements in high density areas. Commit to pedestrian and micro mobility access.

Upzone, upzone, upzone.

Make it easier for existing neighborhoods to build accessory dwelling units. Do away with off street parking requirements in residential neighborhoods

Affordable housing

Ethnic inclusion - thinking 1- or 2-week festivals featuring music, food, dance, other cultural traits that groups would want to share, rotating through the various groups in the community; something like the Smithsonian would do in the summer on the Mall

Shops and restaurants that are operated by and cater to more ethnic groups; currently most of the chain restaurants and shops seem to target middle-class whites; this would require lower rent or county financial assistance/grants

I live on the southern end of downtown Silver Spring and the rail line cuts off access. To get to the other side you have to walk either to Colesville at East-West Highway or Georgia Avenue at East-West Highway. It would be a huge ask but if there was a walkway that went over the rail line, similar to the walking bridge at the community college that crosses the track.

Totally understand it would be millions in infrastructure to do but it would definitely increase the walk ability of south Silver Spring to the rest of downtown Silver Spring

Sidewalks and driving/parking. Many of the sidewalks are somewhat narrow and not particularly pedestrian friendly and could be expanded to make it safer for everyone, including those with disabilities. Driving in Silver Spring is an exercise in frustration since it can often require 5 right turns to go left and you end up running around everywhere because of the no left turns. Street parking is also an issue, largely in that there's basically none of it so what's the point? Better to eliminate street parking and make that available for pedestrians, bike lanes, or preferably bus lanes so that we don't have to drive there. Increasing the ability to get to and use silver spring without driving/parking would be greatly beneficial.

Lastly, Silver Spring, like the rest of the area, needs more homes of a variety of types to house all kinds of people. I realize a lot of that is already happening but it should continue to happen and should expand, otherwise everything will be a million bucks.

housing affordability

walkability outside downtown

better access to transit

rents are too high so we need more housing, particularly in walking distance from the metro and future purple line. There is also too much parking that could instead be homes for people

The ice rink is too small to work. Either expand it or get rid of it.

Retail and restaurant opportunities.

I would like to see additional independent restaurants come to the area .We could use more variety for places that offer healthy choices for a reasonable price for carry out or delivery. It would also be great to see a wider variety of shops in the mall, and space for nonprofit organizations to offer retail (like art co-ops or galleries, nonprofit thrift stores, etc), and also some shared spaces for microbusinesses to offer their products (could be for any artist or small business in Maryland to have a few of their products available for sale). We also need more shelter space and expanded services for homeless individuals. I'd be very glad to have a supportive housing project be developed in the area- that would pair housing with wrap around services for individuals needing extra support.

We need more green space. Real grass - not astroturf. More parks please

More parking space for cars

Developers have been allowed to design terrible looking hardscapes rather than green areas. There has been tremendous resistance by the planning board to purchase for green designated parkland while the rest of the county benefits from green park investment.

Although huge gains have been made in the past 20 years, some parts still look seedy—thinking especially of the area around the Greyhound Station and abandoned office building on corner of Sligo and Fenton, as well as some other parts of South Silver Spring. I suspect this will all continue to improve as more people move into downtown and the Purple Line is completed.

As noted earlier, I think we could do better in ensuring trees and green space in the downtown area. I was heartbroken to see the trees taken down by Whole Foods to make way for the Purple Line, and I hope that new trees will be planted.

broader range of affordable housing

- 1) Improve security (gang taskforce was disbanded)
- 2) Less emphasis on diversity and more on economic development
- 3) Better education options
- 4) Better parks and more outdoor spaces
- 5) Better shopping

The property values in residential areas around Silver Spring are growing quickly, and I fear that soon they will not be affordable to anyone who isn't fairly well-off. I worry that we are on the cusp of most properties selling to developers for expansion or tear down, which will accelerate the trend.

We need zoning changes so that when developers buy properties, they can put small multi-unit buildings on those lots instead of 3,000+ square foot single-family houses (as has already started happening in East Silver Spring). And along busier corridors like Wayne Avenue, even denser redevelopment is appropriate in order to continue to keep Silver Spring affordable to a wide range of people.

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4. More Mixed use areas like Pike and Rose etc

I would like to see fewer chain (loft) stores and more small businesses (kefa cafe).

Walking from the metro to the area around the library can be uncomfortable. Too close to vehicle traffic speeding by, that is loud and smells bad (this is especially true from pre-pandemic times; I'm not using metro much now). Also, I think there should be higher-cost street parking - and I say this on behalf of my partner who needs to drive. Again, this is more of an issue outside of pandemic times, but when he or we drive to the library for a quick stop or to pick up take out, the choices are to park illegally (which most people do) or to drive up to the 3rd or 4rd floor of a parking garage. Would HAPPILY pay \$2 to park for 15 minutes. Subsidized parking is not always the way to go. And then finally, Georgia Ave is too wide and abrasive and the marked bike lane is a joke. If people are using the right lane of Georgia as a de facto parking lane, something needs to be improved. (Much more comfortable now that part of it is closed.). Aggressive driving on Sligo Ave where I ride my bike is uncomfortable (not most drivers but enough).

Rent control...motorists not obeying crosswalks as their schedules are inexcusable as also developers need to be more flexible in preservation rather than that silly solaire building that went up on the 8300 block of Georgia Avenue

Sidewalks and cross lights favor drivers over pedestrians, I would like to see that improved. Near Jesup Blair park, if you want to walk towards Takoma park you have to cross the busy street when the sidewalk randomly ends. I'd like to see speed limits enforced on East West Hwy between Georgia Ave and Colesville. I would like to see the metro underpass on Georgia avenue improved or returned to its intended design.

Pedestrian life

Re-open Newell street. It is interfering with traffic patterns and just on Oct 5 a.m. an assailant mugged someone by the 8045 Newell building on the side of Kennet and the garage, then took off through Acorn Park. If the police had been in the area, they would not have been able to pursue him. I don't understand what the idea was. NO ONE has been using the closed area except non-residents who have been sitting at the picnic tables on the street late at night. The closure is just giving another space for crime and nuisance.

The housing prices need to be lowered. More housing needs to be built. Preferably, multi-unit housing as it is much more environmentally friendly.

More school capacity needs to be built.

More publicly-funded affordable housing.

More public transit.

N/A

Homeless population

I'm fine with the renovation of Acorn Park as long as it does not require closing any part of Newell Street permanently and/or converting the street to green space. I like the convenience of the Newell Street corridor to East West Highway and it's access to local shopping and the main roadways, e.g., Colesville Road, 16th Street to the 495 etc. A major factor for buying my unit in the downtown SS area and on Newell St was due to the convenience it afforded me and I do not want my Street obstructed permanently if that is in the plans. Also, would have been nice to have known in advance about the closure of the block at the tip of Newell street to facilitate the MoCo Eats initiative. So, communication could be improved and proper engagement of affected/interested parties/residents.

Preserve green space and public space. Ellsworth street has long been closed to traffic. Why not close another street to allow for more outdoor cafe dining the way Bethesda has done? It creates a much more cohesive downtown and better support for our restaurants. Yes, one lane of Georgia Ave was closed, but the traffic on Georgia is not conducive to dining outside.

I answered this previously.

The downtown area has become less appealing in recent years. There has been a lot of turnover of businesses so it seems the commercial area isn't successful. Many parts of downtown are rundown. I am concerned about the schools; I have heard they are overcrowded and have trouble sustaining a high level of academic achievement. I am concerned about the lack of green space. The few parks we have in this area can't support the number of people that use them.

Lighting in small streets.

Pavement streets.

More vigilance around businesses.

More independent retail and restaurants, small business and start-up support, academic and innovation incubators.

We need more affordable housing. That includes developing areas that are single family home designated areas and putting in multi family homes and apartments.

More housing. Specifically, more housing for sale instead of just loads of rentals.

We need to improve business conditions to ensure new and small businesses can open in silver spring by ensuring there are enough local customers to support them.

Traffic, especially into, out of, and through the CBD on Colesville Road and Georgia Ave.

Better bike infrastructure, which includes *protected* bike lanes. Sharrows are incredibly dangerous, and bike lanes don't adequately protect the rider. More pedestrian only areas that do not allow cars.

Also Silver Spring could use more independent/small-businesses, such as coffee shops, bookstores, and retail, instead of all the big chain stores.

Zoning improvements are important, and I'm glad to hear they are a current focus. My fear is that regressive zoning restrictions would drive development away from the area.

Make housing legal. Upzone, Upzone, Upzone. Make it easier to build high density housing. Get rid of minimum parking requirements in high density areas. Commit to pedestrian and micro mobility access.

Upzone, upzone, upzone.

Make it easier for existing neighborhoods to build accessory dwelling units. Do away with off street parking requirements in residential neighborhoods

Affordable housing

Ethnic inclusion - thinking 1- or 2-week festivals featuring music, food, dance, other cultural traits that groups would want to share, rotating through the various groups in the community; something like the Smithsonian would do in the summer on the Mall

Shops and restaurants that are operated by and cater to more ethnic groups; currently most of the chain restaurants and shops seem to target middle-class whites; this would require lower rent or county financial assistance/grants

I live on the southern end of downtown Silver Spring and the rail line cuts off access. To get to the other side you have to walk either to Colesville at East-West Highway or Georgia Avenue at East-West Highway. It would be a huge ask but if there was a walkway that went over the rail line, similar to the walking bridge at the community college that crosses the track.

Totally understand it would be millions in infrastructure to do but it would definitely increase the walk ability of south Silver Spring to the rest of downtown Silver Spring

Sidewalks and driving/parking. Many of the sidewalks are somewhat narrow and not particularly pedestrian friendly and could be expanded to make it safer for everyone, including those with disabilities. Driving in Silver Spring is an exercise in frustration since it can often require 5 right turns to go left and you end up running around everywhere because of the no left turns. Street parking is also an issue, largely in that there's basically none of it so what's the point? Better to eliminate street parking and make that available for pedestrians, bike lanes, or preferably bus lanes so that we don't have to drive there. Increasing the ability to get to and use silver spring without driving/parking would be greatly beneficial.

Lastly, Silver Spring, like the rest of the area, needs more homes of a variety of types to house all kinds of people. I realize a lot of that is already happening but it should continue to happen and should expand, otherwise everything will be a million bucks.

housing affordability

walkability outside downtown

better access to transit

rents are too high so we need more housing, particularly in walking distance from the metro and future purple line. There is also too much parking that could instead be homes for people

The ice rink is too small to work. Either expand it or get rid of it.

Retail and restaurant opportunities.

I would like to see additional independent restaurants come to the area .We could use more variety for places that offer healthy choices for a reasonable price for carry out or delivery. It would also be great to see a wider variety of shops in the mall, and space for nonprofit organizations to offer retail (like art co-ops or galleries, nonprofit thrift stores, etc), and also some shared spaces for microbusinesses to offer their products (could be for any artist or small business in Maryland to have a few of their products available for sale). We also need more shelter space and expanded services for homeless individuals. I'd be very glad to have a supportive housing project be developed in the area- that would pair housing with wrap around services for individuals needing extra support.

We need more green space. Real grass - not astroturf. More parks please

More parking space for cars

Developers have been allowed to design terrible looking hardscapes rather than green areas. There has been tremendous resistance by the planning board to purchase for green designated parkland while the rest of the county benefits from green park investment.

Although huge gains have been made in the past 20 years, some parts still look seedy—thinking especially of the area around the Greyhound Station and abandoned office building on corner of Sligo and Fenton, as well as some other parts of South Silver Spring. I suspect this will all continue to improve as more people move into downtown and the Purple Line is completed.

As noted earlier, I think we could do better in ensuring trees and green space in the downtown area. I was heartbroken to see the trees taken down by Whole Foods to make way for the Purple Line, and I hope that new trees will be planted.

broader range of affordable housing

- 1) Improve security (gang taskforce was disbanded)
- 2) Less emphasis on diversity and more on economic development
- 3) Better education options
- 4) Better parks and more outdoor spaces
- 5) Better shopping

The property values in residential areas around Silver Spring are growing quickly, and I fear that soon they will not be affordable to anyone who isn't fairly well-off. I worry that we are on the cusp of most properties selling to developers for expansion or tear down, which will accelerate the trend.

We need zoning changes so that when developers buy properties, they can put small multi-unit buildings on those lots instead of 3,000+ square foot single-family houses (as has already started happening in East Silver Spring). And along busier corridors like Wayne Avenue, even denser redevelopment is appropriate in order to continue to keep Silver Spring affordable to a wide range of people.

What do you want to see happen in Silver Spring in the future and why?

I'm proud of the diversity that Silver Spring offers, and I hope that it can be preserved. I'd also like to see the commercial area in Downtown Silver Spring improved upon, and it would be nice to have a bookstore again, as well as replacing some of the restaurants that unfortunately have closed during the pandemic.

There should be better preservation of the older trees in Silver Spring - older trees contribute more to a healthier climate than younger ones - they prevent the "heat island effect" that plagues large cities and metropolises. The climate is changing, temperatures are rising, these trees will help save us. "Old growth forests absorb and store massive amounts of climate-warming carbon dioxide. . . . And they're disappearing fast." NPR May 29, 2020 - Climate Change and Deforestation Means Earth's Trees Are Younger And Shorter

I would really like to see downtown Silver Spring completed. I have lived here for almost 25 years, and it's been under construction the whole time: first, Downtown Silver Spring, then the Transit Center, now the Purple Line. When will construction cease and the enjoyment begin? Also, how about a Smog Free Tower in Downtown?
<https://www.studioroosegaarde.net/project/smog-free-project>

Elimination of zoning codes that have perpetuated racism and segregation

Clean up downtown and harmonize the look and feel of the biz district to allow fo more residents to feel welcomed.

We need more affordable housing, fewer chain stores (probably lower commercial rents?), more schools (or larger schools to accommodate increasing population), like the idea that was floated for a downtown Silver Spring high school. More outdoor arts programming.

Silver Spring can be a model for how urban spaces should transform in light of the issues our country is tackling - racial justice, economic justice, and the climate crisis. I envision Silver Spring taking a stand to address how our city plays into these concerns, and building a more equitable and sustainable place to live. We need to lead on building affordable family housing, green buildings, encouraging people to walk and use public transportation instead of driving (through improving public transport options, creating streets that are more conducive to walking and biking, keeping business that people use on daily/weekly basis within walking distance). I also envision Silver Spring leading the way on prioritizing community and inclusivity, not just seeking out the opinions of community members who are educated on these matters and always involved in these discussions, but actively seeking out everyone's opinions.

Improvements that result in better use of available space for outside enjoyment Make it alive for all generations not just the kids who overtake it on weekends Increase outdoor cafes and restaurants Improve the commercial retail so that there are more places to shop locally — I hate going to Rockville, Bethesda and DC

I would like it to remain an accessible area for middle-class DC area residents. I want small businesses to be able to stay here. I would like more density in the CBD to support more dining and shopping options.

I think we need fewer apartments and far more options for people that want to purchase homes. For example, there are very few condominium communities currently compared with rentals, which seem to be everywhere. The pride of home ownership lends itself to communities in which people strive to improve those communities.

* Creating diverse housing stock instead of luxury high-rises.

I would like to see new residents coming to be more integrated to the existing community. More respect for the working class that live among us as well as those who work in local establishments. I am sad to say that I witness too many newcomers and their management do not appreciate the unpretentiousness of SS and express disdain for small businesses, especially those of color - not sure if this is classist or racist based on looks. Find a way to preserve this and not just create another pretentious Bethesda with a handful of affordable apt which are isolated socially in a retail desert for the lower income.

Become a little more dense to spread the wealth, but also support our parks and natural resources.

Keep it from becoming Bethesda. Need mix of low rise & hi rise building.

Diverse set of choices for ethnic food run not run by big box restaurants which means the county needs to do more around rent control for small businesses. I am glad the Ethiopian Community has adopted Silver Spring, but Ethiopian food now dominates our choices -- I would like to see other options and want to keep restaurants like Mandalay in Silver Spring. Integrated plan to control traffic in residential areas -- lots of people are walking which is really good. The cars don't respect that. I like that Silver Spring can be walkable. We should keep it that way Affordable housing for families -- this will help preserve the economic and ethnic diversity Keep and maybe expand green spaces -- they don't have to be large just accessible. I want us to be an example in green living. More bicycle lanes and better access to DC via bike lanes. Support for green living - composting, solar panel support

I'm all for continuing to diversify the housing, especially near transit stops. I know some folks in our neighborhood are concerned about possible zoning changes near the new Purple Line stop at Wayne & Dale... but I think it's a great idea to encourage development there. Not high-rises like downtown Silver Spring, of course, but some smaller apartment buildings or townhouses would be great. And a few more shops, why not? More development close to transit =YES. And I say that as a "suburban housewife"... I want to increase the opportunities for low- and moderate-income housing where I live.

Redevelop the existing commercial low rises, empty lots and parking facilities on Bonifant, Fenton, Thayer, Silver Spring Ave, Sligo, and the rest of the current CBD before making a land grab for the residential neighborhoods. There is plenty of underused and empty lot commercial space in the CBD. Before cutting down trees and paving yards, why don't we build the 'middle' housing in the current CBD, just like in the last ten years.

We hope the Purple Line arrives after the destruction of all the trees on Wayne Ave! We look forward to another mode of public transportation when it arrives.

Continued development of public open spaces that include natural elements. The library plaza has potential but didn't really work in terms of providing places that people want to be and fear it will be worse when PL station opens. There is talk of park near Transit Center but that reentered construction too quickly to see if people would use it. Similarly, the ability to allow for outdoor eating that engages the public spaces. Silver Branch has been hugely successful as as the otherwise mediocre plaza at All Set. Veterans Plaza works but is all hardscape. DTSS needs to continue to attract all-day tenants: whether that's new/expanded office (or simply limits to the conversions) as well as variety of retail tenants. It is also important to make sure that housing isn't all just 5-star luxury apartments. Rent at most complexes is astronomical today and as the older facilities get redeveloped, average rent is just going to increase.

Better restaurants and shopping. It will attract more tax revenue, more residents, and create a vibrant community. We MUST expand our tax base—homeowners cannot shoulder the burden alone.

More local restaurants and shops, additional green space and a more walkable community.

More housing, with a focus on condos and housing that can be afforded by middle income folks. Less mansions, more duplexes.

More retail and restaurants

I want the downtown area to continue to improve in ways that are family-friendly. Not lots of bars and nightclubs, but nice shops and restaurants. I'm thinking along the lines of toy stores, bookshops like Kramer Books or Politics and Prose. outdoor stores like REI and EMS, art centers and galleries, bakeries, etc. alongside little gardens in a way that makes everyone feel that it is welcoming and cozy rather than dry/severe and chaotic.

Continue to invest in public transportation. Priority and equal investment in primary and secondary schools across all communities. Reduce and slow traffic especially in neighborhoods, more cul de sacs, few through streets, more traffic circles at intersections. Focus on healthy lifestyle choices in newspapers and community programs, present information from Harvard School of Public Health. Book clubs and cultural programs for all age groups.

It's not pretty. I wish we had more green - trees, plants, flowers - and improved walkability and bikeability so that areas besides just Ellsworth would get more foot traffic, especially from the metro to the Ellsworth area. I think the astro turf idea on Ellsworth is terrible and should be scrapped.

I want to see Silver Spring maintain its unique personality of a true melting pot of people from all backgrounds, races, cultures, languages and income levels.

I would like to see the spirit of Silver Spring remain alive. Going forward, this means we need to do more than pay lip service to affordable housing. All of downtown Silver Spring is now filled with high-priced housing - the fact that the opportunity to bring in affordable housing close to the Metro was not pursued makes me very skeptical when the Planning Commission suddenly wants to change the zoning to allow more density in the neighborhoods.

I hope that DTSS becomes a pedestrian/cyclist paradise. More closed streets. Fenton could be closed from Wayne until Colesville to all automobile traffic, except buses. There is NO reason for single occupancy vehicles.

More trees, more maintained green spaces, better connection to local trail/bike routes, more pedestrian focused intersections, more closed streets for people.

I would like to see Silver Spring become a family-friendly hub for outdoor activities and other events/sites/shops/housing/parks that speak to the diversity of the area, and that promotes both efforts to reduce climate impact and increase social and economic justice. Zoning should encourage the use of solar panels and green roof on new commercial /multifamily properties. The commercialization of downtown, or ceding of property to private ownership, should also only be done if the owner is willing to make contracts with the County about climate friendly policies, and worker friendly policies to ensure that a living wage is paid to all downtown Silver Spring workers.

More affordable housing. My house was affordable when we bought it in 1986. Now it's said to be worth eight times what we bought it for. If the county were willing to help subsidize the building of ADUs on large lots like mine, that would help. Also, a living wage bill that would allow more of our neighbors to pay rent or buy a home.

More affordable family and multi-family housing -- including rentals! I am glad that so many residents are aging in place, but I think that longtime residents have a stranglehold on policy. Enough NIMBYism! I would also love to see more independent bars and restaurants -- and at least one bakery. I know that the pandemic is creating more challenges -- but we need to zone for commerce and nightlife without ceding it all to national chains.

Pandemic kindof short circuits this, but in the future, more ongoing community events. Continuing the Farmers Market, maybe outdoor movie series, festivals, sidewalk book sales, more outdoor seating.

double parkers on fenton street punished

Completion of the purple line, because the community needs better access to public transportation. Safe bike only lanes - biking is better for the planet and we should be incentivizing it. Close Sligo Creek pkwy from Wayne to Washington Adventist Hospital on all days and keep open for bikes only. Outdoor public community pools that are not in the middle of nowhere - Bethesda has one, why don't we? The downtown should be closed to cars and for pedestrians only. Ideally there would be underground public parking in any newly constructed building. The commercial area needs to be better developed to attract small businesses and better clothing and eating options. More plants and trees should be planted in the downtown area. Rooftop parks and vertical gardens would help purify the air. In the warm months, the veteran's plaza skating rink could be converted to a roller rink. There should be a community center downtown where adolescents can hang out safely after school.

Maintain the downtown area as a hub of afternoon and nightlife for all ages! Maintain the affordability for start up restaurants (Ethiopian - YUM!), coffee shops, and invite unique stores that would attract browsers and window shoppers. Street performers, music, spaces to hang out (loved the idea of the board games and tables - obviously these days we can't be sharing but...)

better shopping options for clothing, shoes, even home decor a more upscale look without taking away the diversity

I think a high school should be built in downtown Silver Spring because 1) over-crowding 2) have a walkable high school 3) the school could potentially have a focus that recognizes Silver Spring's many facets , be it performing arts, 2) civics 3) international/diverse community

Ensure mix of housing types, including affordable housing for families with kids, to keep the area diverse and interesting. The purple line should be great for commuters, and hopefully will attract good employers into the office buildings.

We want the Purple Line (right behind our house) to bring GREATER safety and security to the Woodside area, for there to be useful, accessible, and friendly commercial development where the strip mall used to be, and for traffic to be improved along Georgia Avenue.

We need more good independent restaurants, not chain restaurants that cheapen the downtown.

I would like to see a bit more of a sense of community. When I go to Takoma Park there is always a sense of things happening as a community. Events in TP are always culturally and otherwise diverse. That does not always seem as much the case in Silver Spring--although sometimes it is. I'm not sure why that it, or if there is a solution. I would like there to be additional housing -- both affordable and otherwise, to continue to support a robust community and shopping district. But would like it to be well built structurely, and posses design features in keeping with historical silver spring. It would be wonderful if we can continue to have some growth in the arts. The small theatres, the AFI (which I would HATE to lose), the Majestic, the Fillmore -- all these contribute to an identity and sense of community.

Better, safe alternatives to car transportation. Ensuring trees, sidewalks, and parks are maintained. Would love to see the county recreational facility with a pool that was proposed for Downtown come to fruition.

The promotion of hyper local news sources, like Source of the Spring. Why do we keep having to read local Silver Spring news on Bethesda Magazine page. The Gazette reached so many more community members than the online sources, so how can we more effectively replace that? Perhaps have a Silver Spring News mobile app that Reemberto and Source of the Spring and others cover and curate?

This should truly be a walkable city, with restaurants and other retail shops available .

I think that the vision of Silver Spring is one yet to be fulfilled. We have a number of legacy developments from the middle of last century that truly seem out of context with both the density and needs of our 21st century community. Things like the self storage unit on Eastern, the motels on King, the Tire store on East-West and the Patient First strip center on Georgia - are incongruous throw backs to Silver Spring's bygone days. They hold no historical significance, yet antiquated zoning prohibits effective redevelopment of these locations.

I'd like to see more pocket parks with playgrounds. I'd like to see continuation of the excellent development of infrastructure for non-car transportation options.

Make downtown more bike friendly and extend that network of bike facilities on major street leading into and out of Silver Spring.

With the loss of Discovery, another employer of their size and stature would be difficult to secure but the health of the neighborhood will need it.

I would love to see more design oversight on the buildings that are built in this area- both public and private. One public example is the transit center - it is astonishingly visually clumsy structure and I'm curious about the process used to approve the design and its visual impact on the landscape. (At least the Purple Line tracks will be obscuring part of it). And the visual language of the buildings around Ellsworth and Fenton is not very sophisticated. Would it be possible to have more vigorous design guidelines as part of the master plan.

I would like the area to have more affordable housing sitting amidst other housing. I'd like a mix of tall and shorter buildings so we can enjoy sun during the day vs. just shadow from tall buildings. When taller buildings are built, I would like mixed use on the lower levels and residential and/or business offices on the upper levels. We don't need any more parking garages. I'd like more green space with places to sit, a network of protected bike lanes that connect to bike paths that connect to other areas, and dedicated lanes for transit so transit can become the preferred way to travel. If traffic congestion gets bad, we need congestion pricing.

I want to see it retain and continue to serve the people who have made it special, without pricing them out or becoming homogeneous chains/strip malls.

I'd like it to stay vibrant and diverse.

Becoming a green community, adding more trash cans and recycle bins.

I could see Silver Spring becoming the more diverse Bethesda.

Fewer multi-story buildings. Support for smaller local businesses.

More green space - more attractive in every way - to the public, for the developers and businesses, for the experience of coming downtown.

We would like the Purple Line and trail to be completed.

I love Georgia Avenue and Ellsworth drive being transformed in pedestrian areas during Covid. Restaurants placing tables on the street gave us an idea of what a large pedestrian only area could look like.

I would advocate for the Cameron Street to Fenton Street to Thayer Avenue to be entirely pedestrian, given there are ample parking spaces around these areas to park and walk, and for traffic to be rerouted away.

My neighbors in Park Hills and Queen Annes would mostly be apoplectic to hear this, but I would like to see small apartment buildings on Wayne Avenue from Fenton Street to Sligo Creek Parkway. I would love to have a coffee shop at Dale Drive and Wayne Avenue.

Support more local stores and restaurants - would love to see the chains that close be replaced with more vibrant options. It's great that more childcare is being built on Colesville - we need more places to support families. Continue to have Veterans Plaza as a gathering place and for the farmers market! Continue to have well-maintained and safe parks for humans and dogs.

As above, more mixed use development everywhere. Mixed use means there are eyes on the streets at all times as different people come and go. This means a safer and more vibrant Silver Spring.

another open space downtown to accompany densification
replace on-street parking on Georgia south of Colesville with permanent wider sidewalk and PUDO zones
more high capacity transit - create mobility lanes (bus, emergency, bike, CV/AV? HOV?)

Spend \$ and staff time on making DSS infrastructure that makes it accessible to all people, and the market (e.g. redevelopment) will follow.

Also, don't forget to include public space in all plans. There are many places in MoCo that failed to do this and they only have private land that operates like a paywall to use and enjoy the public spaces.

I'd like to see sidewalk investments in the surrounding neighborhoods, perhaps tied to housing investments that expand residential opportunities within walking distance of downtown.

(And don't make the builders pay for those - that will just raise the prices - but tie county sidewalk funding to housing unit increases on a street, so that rising need for public space is met by rising public support.)

Maintain our identity as a small, diverse, livable suburb. Protect small businesses. Continue to offer concerts, farmers markets, street fairs when the pandemic ends.

I want to see Silver Spring transformed NOT by top-down "Master Plans" or private Developer-Dominated "Sector Plans" which are captured by a 'New-Urbanist' ideology aiming to replace our small-scale, racially-integrated community values of a modern suburban way of life in Silver Spring with larger-scale excessive new densification via replacement of still affordable housing with new dense and costly apartment complexes built by favored for-profit Developers who extract County government subsidies and free 'windfalls' of public County land and Parks as well as tax benefits, while shifting a rising Property Tax burden onto current and future homeowners and renters in our neighborhoods.

I favor 'gentle' densification, gradual additive affordable housing and infrastructure upgrades over time, not Developers constructing large new tall buildings within extant neighborhoods.

I hope new 'Mixed-Use' re-zoning is carefully attuned to existing community needs limiting intrusions on suburban quality of life while also preserving manageable street traffic and safety.

I feel Silver Spring neighborhoods already have a strong 'sense of place' that can be enhanced without resorting to trendy notions like 'Place-making' by New Urbanist-obsessed Planners.

More mixed use development areas - like park and planning space

More public space, greens, movie night, live music, green market, craft festivals...

More protected bike lanes. Keep Ellsworth closed. Consider more streets with bus lanes that can speed by the traffic. Make life easier to get by without a vehicle. And no beg buttons for pedestrians - the intersection of Wayne and Fenton should not be one where someone needs to beg to cross. More outside seating by trees and not by autos. More maps that made bus routes clear.

More closure of streets to accommodate pedestrians and cyclists

Continued investment in public transportation and bike infrastructure. Allow for development of "missing middle" type properties. Duplexes, triplexes, smaller apartment buildings. Silver Spring must stay affordable and welcoming. I don't want DTSS to become the next Bethesda Row. Small and local businesses should get incentives to be here.

Establish a form based code to give residents assurances that future development need not be all glassy and anonymous buildings and work towards larger civic spaces by getting rid of the open space requirements for infill development.

If more park space is desired, don't close off streets, BUY LAND to build them.

Change the county code to allow for by-right construction of multi-unit housing on all plots of land, limited only by state building codes. This would allow for rapid construction of badly needed housing and would reduce the price of housing by increasing the supply of housing.

Expand the central business district. Mixed residential/commercial space is environmentally friendly as it reduces transportation needs.

Built more affordable housing in order to shelter the most vulnerable among us - especially kids and families.

Build more school houses. The area is growing and we need to expand our education capacity.

More restaurants that are of a higher caliber

Hopefully City Place Mall can withstand the pandemic and attract more businesses post pandemic if there is such a possibility. Overall I'm happy with the area and what it presently offers. The roads are a mess and need to be repaved on Colesville Road and Eastern Ave. but that does not fall under Park and Planning.

More green space and places for the community to gather. Better performing schools, a more stable community of businesses.

Tennis court and volleyball somewhere :)
With free courses for people 55 or more.

Baskin Robbins

To cultivate a healthy, delightful, fun and peaceful environment.

Support, both policy and financial, for the above.

I want to see Silver Spring lead the way for green development, safer roads that encourage alternate forms of transit, and with a focus on developing for people.

More housing for sale. Increased walkability and bike accessibility. Decreased traffic and of course fixing the perpetual noise of Society.

See silver spring grow to allow the community to support a wide Variety of locally owned and national chains

There seems to be a significant amount of un- or under-utilized commercial space in the CBD, a problem exacerbated by the pandemic and the departure of Discovery. In addition to looking at housing options in the existing SFH neighborhoods near the two transit hubs, we believe that a reconsideration of the need for outdated and underused commercial buildings should be another focus of the current review process. The plan for the redevelopment of the Parks & Planning site could be a model for other renewal projects.

I want Silver Spring to become a leading city in public and low-carbon methods of transit. It would have infrastructure dedicated to walking and biking, and these would be conveniently connected to metro and bus lines. It would be done in such a way as to encourage people to use these low-carbon methods over their cars (cars would in fact become inconvenient).

I want to see Silver Spring keep up its inertia and continue building, refining, improving, and learning from our mistakes.

Lots more housing choices, choices that are market rate plus public investments in ensuring all income brackets have housing choices.

More density, more pedestrian, bike, and micro mobility density.

Mechanisms for residents of Silver Spring to start businesses, invest in real estate projects, investing business.

Safer bike and pedestrian lanes that are well-marked (like in Boulder, CO). The current lanes on Wayne Ave. aren't marked, so pedestrians don't pay attention

I would like to see small businesses hopefully make it through the pandemic and hopefully expand. I would also like to see a greater emphasis placed on Jessup-Blair Park. It feels like it's treated as an afterthought. There is hardly much green space and open space in downtown Silver Spring and the park seems like an excellent amenity that should be featured. I see more programming for the Woodside park at Georgia and Spring then the much larger Jessup-Blair Park.

I do see the park does get used by a good number of people but it feels a little drab. The park should be an anchor that welcomes people into Silver Spring. I would like to see farmers markets and other programming at the park.

More housing, especially multi-unit and multi-family housing. Steps to ensure housing is affordable, with outreach to the communities already present in Silver Spring who may be most at risk of being pushed out. Less street parking, more and better pedestrian and bike infrastructure, roads that actually make sense (turning from Fenton onto eastbound Wayne is a nightmare and frequent cause of back up), and more transit including transit-devoted infrastructure (more bus lanes!).

Would like to see more public spaces where it makes sense (Acorn Park is a good example of where it doesn't make sense - it's lightly used at best and not very welcoming). Public spaces integrated with the surroundings seem like a better approach (this is the upside of Ellsworth and the Civic Center, they're surrounded by shops and restaurants and there's a reason to be there besides the public space). Basically, european plazas.

more affordable housing

more mixed-use and walkable environments

I want to see more large apartment buildings and fewer cars. We should develop a walkable, dense urban core which will make silver spring more attractive down the road

I'd like a bookstore and better public art spaces as well as more events in other languages like Spanish and Amharic.

Preservation of Sligo Creek and GC and car-free areas for biking.

I'd like to see additional affordable housing options so we don't out-price our local workforce, and to ensure that we have options for seniors on a fixed income. I'd like to see green space preserved, and a focus on renewable energy. I would also like to know that there are enough shelter beds available so the people sleeping on the streets have more options. We need to invest more in mental health services and housing, as well as early intervention for at-risk populations like foster youth. It would be wonderful to see more support and opportunities for nonprofits serving our community to really thrive and have even greater support than they do now- maybe offering free space in the mall or farmers market for nonprofits to utilize.

continue to support local businesses and keep them alive. They are the lifeblood of an economy. Create more green spaces.

more trees in public spaces

Add charm and attractive design.

I want to see the Purple Line and related construction finished! I want to see Silver Spring businesses, restaurants, and cultural venues thrive. I want top-quality professional and medical services to be available locally.

I'd like to see more middle and low income people in my neighborhood - teachers, fire fighters, maintenance people
I would prefer that we had our own town council that could remain focused on the economic vitality and aspirations of our surrounding community.
I want the community to take thoughtful action to ensure that the diversity can remain - that housing remains affordable, that public spaces remain in public control (and not abandoned to commercial interests), that downtown continue to be used for festivals and farmers markets and protests and other civic activity, that many types of business can thrive and not just chains.
I want to see the continued improvement of our bike and pedestrian infrastructure, especially as the Purple Line changes Wayne and Bonifant.
The stores downtown Silver Spring are a bit "old" - old types of brands, especially the mall is not exciting or interesting. We would like to see downtown shopping district expand with more ready brands, like Friendship Heights. We'd like more places for afternoon programs and classes for kids and teenagers - music, ballet, a real theatre, gymnastics for kids - a place where everyone wants to hang out as the current downtown is super crowded on weekends (before Covid).
We'd love a better stop for trains and greyhound buses - right now that stop is so dingy. We'd love all the Mega buses etc to have a good presence in Silver Spring, also a transportation hub to easily reach all of the universities - and so that university students can live downtown and easily commute to schools in the region.
Also, the old Discovery building should become a hub for federal government - like EPA for example. We already have NOAA and should have EPA and make Silver Spring the example of green future!
More green open spaces downtown...play areas to keep young families in the area. Diversity is good. Everything needs to be well planned!!!
I'm always in favor of more trees. I also want to see more locally-owned (non-chain) businesses.
Empty storefronts to fill up and decrease in construction of new buildings. The number of empty buildings have only increased since I've moved here, while developers continue to build. Empty downtown areas do not attract new businesses. Halt building and concentrate on filling up spaces that are already empty.
Fix sidewalks, esp on Fenton, repaint lines and crosswalks, add a bike lane to Fenton and add some degree of beautification (trees, plants, etc) to Georgia and Fenton.
Single family homes in a walkable are are unique here. If you take that away- why would I live here?
Privately owned businesses should replace all those chairs. Make the store fronts smaller and more affordable. Give financial incentives for locally-owned businesses to open up.
Get rid of Chick-Fil-A. Don't you know their politics? Shouldn't we choose not to work with businesses that are hostile to civil rights? I'm sure plenty of businesses would like that location that are not opposed to civil rights.
Keep the library open at night, especially Friday and Saturday nights. It's fun to take your kids to the library on a nice summer evening. And let people drink coffee in the library!
No county requirement that certain buildings must have street level businesses. There are so many vacant ground level spaces required by county code. Continue development in the business district while maintaining character of adjacent neighborhoods.
For all multi-occupant buildings, there should be sufficient parking spots for each household (many of which have two cars) so residents do not park in the neighborhoods, taking up street parking.
I want to see more density and more locally owned businesses flourish, not just in the central business area. I'm excited to learn about the plans up here along Georgia between Seminary and Forest Glen. I'd like to see all parts of the community, downtown included, encourage more use and engagement.

I don't really have an answer for this, other than, I would like to see improvement in the traffic flow. I don't find DTSS user-friendly, so I mostly avoid it.

I'd love to see the Purple Line come to fruition and hopefully result in less traffic. I'd love to see my children grow up here and have the freedom as teens to explore the area and have the autonomy and proximity to do things on their own, without the need for a car. I'd like to see increased diversity and affordable housing, as well as an increase in independent stores and restaurants. I'd like for Red Lobster and the like to go away...

I want it to become more walkable, less congested. More outdoor, green space would be welcome, especially in Downtown Silver Spring. More outdoor, public recreation areas (check out the Crystal City area in VA) with outdoor basketball courts, tennis, exercise equipment.

More balanced development up and down Georgia Avenue and throughout DTSS. A walkway or tunnel under Georgia at Forest Glen. More walkable services farther up Georgia.

A local post office! A coffee shop! Do you remember Kristin's Cafe which might have been in the current Goldberg's Bagel shop? My family wants a place to walk, a place to meet a friend, a place to eat lunch on a beautiful weekend day without getting in a car.

I would like to see serious investment happening in the downtown area. I would also like to see the county do some serious work to attract companies to the downtown and close-in areas. What is happening with the discovery building? Why not set it partly as a tech entrepreneur hub? It feels like folks in Bethesda and Chevy Chase enjoy a lot more benefits than in Silver Spring because they are better organized. It would be nice to see that happen here.

Bike lanes, more pedestrian areas, etc.

Attract some decent anchor stores to the shopping mall - it continues to be pretty bad. Why not try get some nice stores in there to attract foot traffic?

Keep the local, small owned restaurants and bars.

I'd like to see continued shopping/retail/dining that meets various price points so that all can enjoy. And please continue to attract USEFUL stores and services. We do not need to be Georgetown.

I'd like to see the library entrance and book drop off changed so that there is easier access. Maybe this cannot be fixed b/c the overall design is so incredibly poor, but it would be helpful if there was place to drop books easily from the curb.

Preserve the outdoor spaces that are there and continue to utilize them for the whole community.

Less cars, more transit. More playgrounds and dog parks in the urban core - less under-utilized pocket parks. Better connectivity between the east and west sides of the metro line. More housing of all price points in the urban core. Development of urban schools. More missing middle housing like ADUs/townhomes and triplexes in SFH neighborhoods.

Continue to be an affordable (compared to DC) and diverse neighborhood with a lot of eating, drinking and recreational/shopping options.

more urban development that give Silver spring greater density that permits support of more local resources

Expand natural green space including green roofing.

Expand safe areas for people to hang out and make them green not just in terms of the materials used but in terms of grass, plants and trees.

Address the homeless issue by providing more units at or near shepherds table.

Expand the pedestrian hub that is ellesworth further into where the metro is - make the space around the metro aslo a gathering space which in additon would give the small businesses that have closed down a chance to revive.

Encourage music and the arts outside - innovative theatre/poetry/live art etc.

More days of Zumba or other forms of exersize on the in open spaces.

Make greater use of the parkland around Jeesup Blair Park.

Provide space for more urban gardens for those who live in the ever increasing number of apartment buildings.

Increase access to low and middle income housing in all new projects the paltry 10% of whatever it was at chelsea heights which made the developers millions of dollars was totally insufficient.

Maintain Silver Springs Diversity.

pocket parks, more outdoor recreation areas. Because: makes life more enjoyable and healthier.

more daycare. because parents work.

more outdoor dining options, fewer discount retail (they are the same)

Become a community more like Takoma Park; more independant restaurants and shops -

To support this should change liquor laws in Montgomery County which is deterrent to businesses and crazy for consumers (tired of going grocery shopping and going to different store for wine). It sustains its own infrastructure to detriment of citizens.

Paccis is a favorite of ours and I understand they want to leave in part because of restrictive liquor laws (and rent).

More mixed-income housing, so there is less modern-day housing segregation between rich and poor, Black/Latino and White, etc. Racial equity should be considered in all decision making.

More sidewalks and bike lanes, so people can more safely walk/ride from home to downtown. Personally I'd rather see more one-way streets with bike lanes, since we have so many roads...

More recreation for adults in particular - at every park, parents sit and watch their kids play, but we would be healthier if we had things to do there.

Ironically, the downtown area itself is lacking much for kids to do - especially when the fountain is closed.

Turn SS into a dinner destination like Bethesda or Takoma Park and change it from a lunch time town. Stop helping national chain restaurants come and go because they are the only ones that can afford the exorbitant leases while providing sub-par dining. Change noise ordinances so that things can stay open later.

Going into DC can be fun occasionally but SS needs destinations itself. We need more young people moving in to keep the city vibrant and they need affordable housing.

I would like to see more dense family oriented sense development that supports enhanced retail and shopping in DTSS. I think it's imperative that new development be inclusive, and pedestrian focused with reduced parking ratios and ground floor uses.
I'd like to see the Planning Board and other County representatives start to listen to the perspectives of long time residents. The need for affordable housing may be great, but it makes no sense to cram new housing in existing residential areas when so much of the urban commercial area can be converted to residential multi-family buildings.
More move to eco-friendly policies; promotion of alternative energy, more green space, emission control on all vehicles including trucks, establishment of no-development nature preserves. Restrictions on nocturnal light and noise pollution
More sidewalks on both sides of residential streets.
Preservation on small businesses, art, and diversity
I think I have pretty much communicated that. Your, the developers and MoCo's ideas of density and high rise and multifamily development hold no attraction for me. A mix is nice but I don't want to see Fenton Street low rise buildings replaced by high rise development that turns it into a canyon.
I want to preserve this special residential neighborhood. The commercial area needs to be better utilized. The rather ugly and underutilized buildings along Colesville Road downtown need to be improved.
Neighborhood revitalization.. this approach insures that residents have a improved quality of life, without displacing current resident.
I want to see increased recreation options such as basketball courts and soccer courts (such as in NYC or DC). I want to see more food trucks. We need more mid-rise housing to increase housing stock even further!
Improved roads because I am tired of my tires popping
I cannot say at this point.
Further develop empty or underdeveloped lots to increase the amount of affordable condos and apartments. I am only in Silver Spring because condos are affordable for young professionals. Silver Spring has a tremendous opportunity to serve as a first home for many DMV residents, which will increase the attractiveness of other Silver Spring neighborhoods when those young professionals look to start families.
<ul style="list-style-type: none"> - incorporate 20910 and environs as an independent city like Takoma Park and the Chevy Chases, for fairer power distribution - Be sure to retain street parking so seniors and PWDs can access retail and errands - higher end retail, so I don't have to go to Rockville Pike or Friendship Heights - keep Reemberto Rodriguez in his current position as long as he is willing to do the job, because he's so good at it - get rid of the horrible neon billboards in DTSS, because they make DTSS seem like Times Square during its worst years - much more awareness of, and adherence to, sound environmental practices, e.g., no artificial turf anywhere in SS - finish the damn Purple Line; the current fiasco would never have been allowed to occur in a state with a better governor - better transit to/from DTSS to the surrounding neighborhoods
What is your biggest concern about the future of Silver Spring?
NO concerns - we see a great bright future!
Don't want to see overcrowding in the Downtown area, empty housing, empty stores. Planning for expansion needs to be well thought out! I think sometimes too much of anything is a problem
I'm concerned about safety at night and crime rates. From a business\commercial standpoint, I don't want it to feel like every other city with the same big box stores and Starbucks on every corner.
Over-expansion and sprawl without filling up unused spaces; you see that already in empty storefronts and empty apartments. Buildings should only be built if there is a tenant identified and existing buildings cannot suffice. Focus on the old discovery building is key to attracting new businesses.

Increase in violent crime at places on Georgia Ave, Ellsworth, motels.
The council desires to tax us higher. Again raise my taxes and I will move to Virginia.
That it will become overly gentrified and lose its character. Already Georgia Avenue is so much more interesting than the downtown. The chain stores make everything monotonous and the service is bad - no one knows your name, or cares what your experience is at the store. Completely different from small, privately owned stores.
What on earth are you going to do with the mall? It's such a relic.
The Urban Park is a mess. It's the only green space in the area and it feels like urban blight. Something about that feels deliberate - like it's deliberately being left to fall apart so someone can tear it down and build townhouses.
What's happening with the old library on Colesville?
Affordability, particularly for younger residents. Ability of small businesses to thrive.
Traffic congestion from all the people moving into downtown Silver Spring trying to get downtown to their jobs after the pandemic when many people will not want to take Metro or the bus, especially if Metro continues to be as unreliable as it has been the last few years. Most people will want to drive if they have a car, to avoid being exposed to covid.
I am always disappointed to see new commercial developments dominated by large national chain store, as opposed to local community owned businesses. This was very true of the Silver Sprung plan of 20 years ago, and while there is a lot that was fantastic and successful about that plan, how many stores on Ellsworth and Fenton are locally owned and unique, and know their community? We also see community places like Woodside Deli leave the neighborhood after 70+ years.
I also worry that with the ever rising cost of housing, that Silver Spring will lose its diverse and inclusive character and turn into Bethesda.
That DTSS will never achieve an identity, that it will always be a strange mix of the successful and the unsuccessful. It has never established an identity or a character.
My biggest concern is that we won't get new, fresh, younger faces in the neighborhood and just get stuck with all the old bitter, racist old fogies.
I don't have any major concerns at this point, but I hope that we can preserve the beautiful architecture and green space while increasing affordable housing, diversity, and independent business.
That we become more divided rather than less divided.
not sure
Security. I worry about drug usage and the drug trade in the area. Also that criminal elements from DC will flee to the area.
1) Certain neighborhoods will have a lot of development (around the Forest Glen metro, in DTSS, etc.) and other areas - Kensington, Woodside or Woodmore - will not do their fair share. I am happy to see new apartment buildings that replace workforce housing along Georgia Ave or other zoning changes near transit, but I do not get the sense that empty parking lots or other spaces south of the Beltway/north of DTSS are being developed (near Sniders/Seminary Road). Making this a walkable, all hours community with restaurants would be a huge change.
2) The needs of locals will be drowned out by the needs of commuters. The people in the thousands of cars that get off 495 at Exit 31 currently get priority over the people who live in these neighborhoods. The noise and pollution is horrible. Georgia Avenue might as well be the Berlin Wall. It's huge, ugly, and a large physical barrier between our communities.

Crime and vagrancy. I believe that the downtown of SS will become emptier as crime increases. If you can't sit on a patio on Ellsworth with a meal or drink without being harassed by someone, it really doesn't make it appealing to spend time there.

Put the infrastructure and resources in place to deal with the people with mental health issues who are roaming the streets and help them. Also increase police presence. Foot presence.

I'm worried that it will become more upscale and price itself high like Georgetown and Bethesda and end up with coffee, frozen yogurt, and cupcake shops.

It is really useful and helpful to have a variety of businesses - craft store + bar/restaurant + clothing store + shoe repair + toy store + bookstore etc.

Additional affordable housing is needed - but truly affordable and not just in name only.

If it becomes upscale and/or we use useful stores, then it will not attract the diversity it attracts now and that would be a huge loss.

Destruction of single family home neighborhoods. These residents are the people who will use downtown if it is kept attractive and this also means its size. Expand the commercial area too much and it will ruin the character of the area and become less attractive -- counter productive, especially in this epoch of fewer office requirements and the death of many malls.

Housing unaffordability increasing the homeless population and reducing the diversity. Silver Spring not addressing the climate crisis locally.

Pricing people out, too much focus on one demographic and overrun with traffic (Georgia Avenue at 13th/Philadelphia is a mess at rush hour preCovid).

traffic

That it retain its unique character as a genuine purple area/ melting pot with housing available for all income groups, races, ethnicities, sexual orientations, ages and religions.

That it does not turn into the concrete jungle Bethesda has become.

pushing out all levels of income except the top

All chain stores and restaurants

That it will only have only chain restaurants and stores and no character.

That it will turn into a generic "anywhere USA" upscale commercial area dominated by chain stores. And that rising property values and rents will push people out and lower the "microcosm of the world" feel of the place.

The sheer amount of apartments going up seems to imply that we're expecting a lot of temporary residents - the kind that doesn't care as much about participating in the community or staying long-term.

Getting and keeping good restaurants and bars in the area. Almost impossible to do with the county's alcohol laws remaining as they are. Silver Spring is ripe for development and improvement but the regulations need to get out of its way.

New development will not provide family living options furthering the divide between downtown residents and the surrounding neighborhoods, and development will be auto intensive furthering unsafe traffic in the neighborhood.

County representatives will listen to real estate developers over the interests of existing residents. Sure, developers may want to buy a single residence and flip it into a multi-unit building to make a profit, but County representatives should be acting in the public interest.

Radical re-zoning that destroys the character of the historic neighborhoods adjacent to Downtown Silver Spring and by extension forces families to abandon them. The foundation of Silver Spring is its families

Vacant retail. And needing more sidewalks on both sides of the street.

increased development density in the neighborhoods which destroys the character of the older neighborhoods. Additionally, increasing density without increasing road capacity could be disastrous. The traffic in and around the metro area during rush hour is already a nightmare.

Gentrification after the purple line

The expansion of the boundaries and what that may mean for my neighborhood. Of course, if some developer wants to pay me \$1MM+ for my property in a few years, maybe I will just take the money and run.

I am afraid that Silver Spring will become another Bethesda I with the high rises popping up like mushrooms and the charm and neighborhood feeling usurped by the density of towering condos and office buildings.

In a word: increased DENSITY

I am concerned that over the years Silver Spring will be more gentrified.

My biggest concern is the re-gentrification of Silver Spring. Let's fight to make it more affordable!

The clean area will not be taken care of

I cannot say at this point.

Single family homes restricting Silver Spring's ability to grow.

- disparate influences of the community vs developers (especially Peterson)
- homeless encampments where people's health is at risk
- growing prevalence of guns and gun shops
- growth of chain restaurants relative to independent ones
- there are no large condos, which means we're stuck in our house forever unless we want to move west of Rock Creek Park

I'm concerned about filling the discovery building and bringing business into the downtown area

I'm concerned about gentrification. I want to make sure that any changes made to Silver Spring include all the restaurants and shops owned by people of color.

It will become like Bethesda - unappealing for walking, full of building canyons and over-priced shops.

We are also very concerned about the prospect of using artificial turf on the Ellsworth Plaza. Bad for the environment, sanitation, aesthetics. So unappealing. The suspicion is that this is being proposed because it will be less costly for the developer of the area. A BIG NO to this from all the neighbors.

The Purple Line needs to be completed. There are many vacant storefronts and it is unclear what the future will be for commercial real estate.

My biggest concern is that it transforms into a young professional commuter town with 1 to 2 bedroom high rises next to transport hubs, increased car traffic and loses its downtown community vibe.

Get too expensive and start to look too much like Bethesda.

That all the single family homes within walking distance of downtown will eventually be bought out by developers and replaced with giant high rises. While density is important, so are options.

I'm concerned that well heeled NIMBYs will win the day and hold Silver Spring back. That will mean higher house prices, less growth, and less opportunity for those who need it most, i.e. young, immigrants, working class folks, etc. I'm worried wealthy NIMBYs in expensive homes will cling on to their single family zoning designations.

someone will be convinced to add more parking garages

We won't get purple line built

none
the elimination of poor and moderate income people who live, eat and shop there.
I am most concerned about the privatization of Ellsworth Avenue in DSS. MoCo's government should not give up control of this street to a private company whose interest may not always align with the public's interests. It's fine to incentivize behavior, but MoCo should maintain control of its streets or equity will be lost.
Successful places experience rising demand. If Silver Spring's housing stock doesn't grow with the demand, the demand will flow to the price side. If we preserve the *physical* character of our neighborhoods, we will do so at the expense of the *human* character. The latter is more important.
Too much development, too many residential buildings, too much traffic which will become very problematic with so many residents.
My main concern for the future of Silver Spring is that it will lose its neighborhood and Sense of community character in a rush to over-urbanize and impose overly-technological concepts on existing adaptations to metropolitan conditions OUTSIDE the perimeter of defined Urban zones. We must be careful NOT to expand perimeter of 'downtown Silver Spring' intrusive of suburban residential zones. Professional planning without preconception of an Urbanization bias calls for human and cultural/socio-economic study and evaluation of local and area community needs as the main planning priority in place of current 'wishlist' Developer proposals near downtowns. The COVID-19 pandemic/regional epidemic hurtful impacts on health, human behavior and economic activities yield 'lessons learned' NOT to put most of Silver Spring's future 'eggs' in an Urbanized basket when more and more people are realizing and benefiting from self-evident flexibility of our modest suburban way of life.
The over development like downtown Bethesda
I am concerned the spaces are too controlled by corporate interests who don't live here or appreciate diversity.
no comment
Development out of control with onerous amount for rents
It will become too expensive and long-time residents and businesses will have to leave.
Making it only for the rich.
Having more crime and facilitating crime by closing off streets.
The housing moratorium. The increasing cost of housing. The de facto moratorium on new school construction. The lack of affordable housing.
Some plans to permanently close the section between Newell Street and East-West Highway. This will cut-off necessary access to a major artery in the city. In addition, delay emergency vehicles from attending the needs of citizens. This temporary closure has caused a detour of the much needed shuttle bus to the metro-rail and downtown Silver Spring. People with physical challenges depend on this service.
Not enough 3 BR condos or upscale townhouses
Closure of any part of Newell Street. Please do not include this in any park rehabilitation plans. I am also concerned about the closure of small and minority owned businesses as a result of the pandemic but think there are plenty areas that facilitate supporting the restaurants on Georgia. Not sure Acorn Park would really be useful for this purpose. Also kids playing and alcohol consumption together just don't mix appropriately for me.
See above
I answered this previously.
Too many people packed into too small an area with inadequate planning for schools, parks, playgrounds, arts and entertainment. The planning process seems very focused on increasing housing with little regard for the quality of life that will be lived by the people that will be living here 10 to 30 years from now. I am also worried that Silver Spring is being asked to absorb a huge increase in density so other area of the county can remain spacious and green. Where is the equity in that?
Overcrowding and being unsaved. It has changed somehow.
Dominated by developer-driven projects which bring high cost housing options, followed by luxury retail, with very limited regard for environmental and social impact.
That we listen only to a loud minority and do not make hard, necessary changes

Expense.
That local policy makers and planners will only listen to small groups of wealthy single family homeowners which will drive the future of silver spring.
Ongoing: traffic. Recent: business recovery.
My biggest concern is that Silver Spring becomes a wasteland of big box stores that people drive to in their cars, even though it's only a block away. Silver Spring becomes a place that people don't want to hang out in, to wander around, to eat dinner, to meet up with friends. It's a place that is not welcoming to a diversity of races, ages, sexual identities, disabilities, and backgrounds.
(1) Housing availability, (2) residents who oppose development and progression for self-serving or prejudicial reasons. I want more people to be able to live in Silver Spring and enjoy the things I get to.
That the NIMBYs will continue to make housing illegal. The County Executive is chief among the NIMBYs
That it will die like it did in the 70s and 80s.
Traffic on Colesville Road is my least favorite part of Silver Spring. Pre-pandemic it was a major challenge to make any turns on Colesville. As a resident sometimes the traffic is so bad that you rather not deal with going into the heart at downtown Silver Spring at all especially if it's cold outside or if there's bad weather.
My concern is that Silver Spring will stagnate, that everything will be concentrated in one area and not spread out appropriately. If we limit development to the CBD but then keep everything else surrounding it in amber the problems don't resolve. Housing costs rise, driving continues to suck, transit probably also sucks, diversity is lost as people are driven out of the area and everything turns into Times Square but not in NYC. Development should continue in Silver Spring but also expand into other parts of the greater area, especially those along the Purple Line.
too hard to afford living in walkable areas
will lose diversity and energy / become more homogenous and less interesting
I am afraid that if we do not change our car-oriented infrastructure, we will further contribute to climate change and rents will continue to rise.
That the diversity of people and options will disappear. That rising housing prices will homogenize it like Bethesda.
Traffic
I worry that it will become too expensive for most people to afford. We really need to be stricter with developers to ensure a greater percentage of new units are income-based (no more than 30% of income for rent). I also would like to see our community be a leader in sustainable development, clean energy options, and bringing people together to meet in the middle (like making sure we aren't alienating our diverse communities or our police officers- so many ways to build bridges and support both). It would be great to see more community events at the Montgomery College as well.
Overdevelopment - we are losing a lot of open spaces to high rise development.
climate change, pollution
Congestion. SS is a major car artery people have to be able to drive through. Public transportation is not the answer. Add parking garage to underutilized forest glen metro so we don't have to travel to SS metro. Create plenty of parking at Brookville purple line lot.
I am quite concerned about the "boundary" extension, which creates the possibility for greater density of building in the neighborhoods that I would not welcome. We have so many new apartments and condos being built within the traditional CBD—have they all been occupied? Will the market for office space will ever recover from COVID, and could that be adapted for housing? I would really like to see housing efforts focused on the existing capacity in the CBD, rather than increasing density in established neighborhoods.
My view is based in a simple wish to keep intact the green space, the scale of buildings, and the current density that creates the character of the surrounding neighborhoods. (I find it offensive when people say that concerns about changing the character of the neighborhood really means not wanting people of color to move in; my own neighborhood, which I'd like to preserve, is already very wonderfully diverse.)
loss of green space

We always get 50% to the mark and the rug is pulled out from under us. In 2001, things look so promising and the town was shiny and attracted all sorts of positive development and economic activity. Now we are back to the dilapidated and disgusting town we once were. No more gang task-forces and so we see drug trades on the street. Homelessness is everywhere you walk. It smells, it's dirty. I don't think we can develop further without improving our security and economic development.

My concern is the same as above - that Silver Spring will become unaffordable to all but the wealthy if zoning and other changes are not made soon.

I worry about what the destruction that the Purple Line has already caused will do to the character of Silver Spring, and whether the diversity of the neighborhoods can be maintained.

We need to start planning now to address the effects that rising temperatures will have on our area.

<https://www.washingtonpost.com/graphics/2020/climate-solutions/phoenix-climate-change-heat/>

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Two concerns: that development will price out the diverse community we were part of when we moved here, and that high-rise development around the Metro will one day blot out the sun. Have you ever been to Rosslyn?

Gentrification

It's getting overcrowded and the amenities are disjointed. Already there is a lot of traffic passing through on Colesville and Georgia avenues. Need to incubate the downtown so that it remains safe and walkable for those living and working here. Also, get rid of the electronic billboards! They are an eyesore. And too bright. Whether for art or ads it is visually unappealing and detracts from area. Nowhere else in Montgomery county do we have this unappealing signage and DTSS does not need it either! Please find an alternative to the AstroTurf for the green space on Ellsworth and elsewhere in DTSS. It is not good for the environment nor is it hygienic. Use cobblestones or another alternative material since grass cannot grow there.

The collapse of retail due to Amazon and COVID. And if the opposite happens, commercial real estate rents increasing too much so that locally owned business are priced out.

I think Silver Spring is growing exponentially and we are not developing with the mindset of how will this city, our infrastructure, etc. support such a big influx of people. We need to be smart about where we invest money so that sustainability is at the core of development. And, this should not mean that we prioritize developing for people who will be moving here (or people we want to attract to Silver Spring), but also for the people who already live here and are being driven out because rents are too high, there is no affordable housing, etc. The climate crisis is a big concern that Silver Spring's development plan should also center around. How is this city going to address the changes that come with climate change and also transform so that we minimize our carbon footprint and create a city that encourages and supports people living more sustainable lifestyles.

Overcrowding by increased housing that results in greater traffic and reduced quality of life

I don't want it to become Bethesda, where housing prices are so high everything gets torn down, and where chains have taken over due to high commercial rents. I also disagree with some rhetoric I've heard that we need to build new multi-family in single-family areas to increase diversity. The neighborhood is already diverse. I am hispanic and his neighborhood has given me an opportunity to own a single family home. If we want to increase density, then build duplexes or triplexes that look like the other houses in the neighborhood.

I worry about encouraging low/middle income housing to infiltrate into certain neighborhoods, as this would most certainly affect the home value of current residents. As stated above, home ownership leads to pride in one's community, which leads to a beautiful and safe community where people genuinely care about each other and the environment in which they live.

* Replacing existing low- and medium-density areas with concrete high-rises with first-floor banks.

That it will become homogenized and gentrify out the diversity, ethnic, racial and economic and business diversity. We will lose the eclectic character of Fenton Village and its 200 + small businesses - mostly minority and women owned.

Pollution and lack of financial resources to support our natural resources.
Too many tall buildings Lack of parking Relentless congestion
Expansion and congestion on the roads and we are not able to handle the growth. Preserving the ethnic and income diversity of our neighborhoods. Making sure that our best education programs -- magnet, etc. are accessible to all students not an exclusive club - we have created a segregated education system and need to do more to fix this. We should be a better example for the future. We are a wealthy county and should be leading the way in fighting climate change -- loan programs for solar panels, etc.
I always worry about Silver Spring turning into another Bethesda, where only the wealthy can afford to live there. I love the mix of people here, the number of languages I hear on the bus, the little grocery stores and restaurants from around the world.
I moved to Silver Spring in the early 90s. It was run down and an undesirable place to live for young people. However, I bought a house, encouraged my friend to buy houses and eventually the neighborhood became more desirable. In 2005 I bought a small office building and moved my software company here as well. My friends and I are part of the demographic (entrepreneurial employers who bring in dollars from out of state and pay lots of local taxes) that are highly sought after by most communities. The downtown redevelopment is great and all the apartment construction is necessary but bulldozing the cute neighborhoods to build more, and inevitably just as expensive (see Ellsworth \$1m townhouses), housing is twenty years premature. The purple line is already in default and stalled. There actually isn't even any certainty it will be completed, or that anyone will use it, or we even can due to pandemic risks. Even if it is completed I don't really understand who is on the hook for ongoing operation costs (and debt service) when ridership doesn't equal the estimates, either due to COVID-19 or because the estimates were inflated initially. Expanding the borders of the CBD based on a transit line (that doesn't exist) to raze current housing, to build new housing that is going to be even more expensive, well, that is just not logical urban planning. How about starting with making the sidewalks on Fenton a uniform 6 feet wide? Get rid of the bump outs on the sidewalks so you can have real bike lanes on Fenton. Maybe make the streets smooth? How about just getting the basics done before razing the neighborhoods?
We do not want to lose our green spaces like Nolte and Bullis Parks! We would hate to see a huge townhouse development come to either space. The traffic congestion continues to grow - even amidst the pandemic!
Excessive gentrification. Inability of the area to adapt because of excessive NIMBYism by folks who don't want change. Similarly, increasing homogenization: it's hard for anything other than restaurants and certain retail to afford rents. Yet DTSS has no book store, no electronics/game/toy store. There aren't really any cultural institutions left. The one local government agency office (M-NCPPC) is leaving. The conversion of Discovery to multi-tenant may help, but, in general, it's slowly slipping to be a dense bedroom community of restaurants, hair salons, and apartments. (There are of course bright spots which may change the trajectory including the community/aquatic center and the redevelopment of the Blairs.)
That it falls behind Bethesda and schools suffer as a result. We moved to SS not Bethesda for a reason but that doesn't mean we don't want similar options in terms of dining out or shopping. Currently, I shop, eat, see doctors etc all in DC because choices are better. My mom will move to Howard County soon and I will shop there. Why can't we create the same or similar choices do I stay in SS?
We become Bethesda!
Affordability.
that we have too many NIMBY's who don't want anybody driving their streets
I fear that with poor planning the adjacent residential neighborhoods will become overrun with concrete and buildings. That is a major concern. I want the area to remain as green and walkable as possible.
Loss of green space. Unequal investment. Lower socioeconomic neighborhoods marginalized, financially neglected.
Inequality, nationally, regionally and locally, threatens too much.
That it will become gentrified

I am concerned that the Planning Commission intends to meet goals for more housing density by paving over East Silver Spring and giving it over to apartment buildings, so as to be able to tout county-wide statistics while not bothering sacred Bethesda/Chevy Chase and Potomac.
My biggest concern is the over investment in single occupancy vehicle infrastructure. Downtown Silver Spring has narrow streets and tons of people walking and riding bicycles.
Perceived competition with a revitalized Wheaton. Don't fight... make it a combined 'region' and grow both together.
That the area will become too costly for diverse families, and that developers will not be held to account for their impacts.
That it might become too much like Bethesda, full of wealthy, pretentious people who are prime examples of NIMBYism.
That it will become another Gaithersburg -- offering only chains, parking, and car lanes.
Downtown Silver Spring not able to attract community-minded retail businesses/restaurants. Overcrowding of local schools.
I worry that the safety of the neighborhood is slowly diminishing over time.
idiocy in the white house
It will become filled with multi-family dwellings. Keep in mind that I advocated both for the current high rises and also for some of those high-rises to be condos - and in general, I welcome them into the neighborhood. But they did NOT abide by community wishes in terms of design, setback, streetscape, operation, and more. I am concerned that the entry of the misnamed "missing middle" will be more of the same DESPITE assurances to the contrary - we were ALSO given assurances about many of the new buildings that were ended up being basically useless.
The current pandemic and economic crisis is negatively impacting people and businesses, it's very concerning. Many schools while "diverse" are totally segregated. This needs to be addressed systematically.
Gentrification/higher rents will drive out older community members and lessen diversity, or it will be stale and boring and people will move away leaving the area to close up, board up, and die.
The county doesn't listen to us (purple line is an excellent example) and the county does whatever it wants with the "down county" community. "Down county" is never heard (school re-zoning is another example.)
That it will turn into a cookie cutter town and working class and middle class persons will be priced out That the Purple Line will die on the vine and the current construction blight will turn DTSS into a ghost town.
The pandemic could cause a lot of business closures, poverty and more crime.
We worry about the impact of the Purple Line. We also want to make sure that Silver Spring retains its diversity and wide array of housing options.
Georgia Ave corridor being a continued mess and eyesore and businesses not thriving. Also, We could use a Trader Joe's, not Aldi, in the Seminary area.
That it continues as a hodge podge of decision making that further erodes the look and character of silver spring to the point where it is not a desirable place to live. The destruction of trees for the Purple Line, and subsequent unsightliness of the proposed above ground stations, the noise of the trains themselves, as well as the environmental consequences for the creek, are already a large step in that destruction.
Transportation / congestion (it has been horrible, yet it doesn't feel safe to switch to alternatives like bikes) and prices going up to where we lose diversity and inclusion. Sligo Creek Parkway should have separated bike lanes added all the way, to allow room for runners / walkers on trails yet allow for safe, family biking.
That we all go back in our silos after the pandemic subsides and don't learn the lessons from it. I'm bullish about the County Council keeping attention on these issues.
It will stay as it is, making walking even more difficult.
My biggest concern about the future of Silver Spring is that we have adequate space for active play.
That it will turn into a condo wasteland like Crystal City. I'm also concerned about the privatization of space - will pass-throughs for pedestrians remain open?
Development on a massive scale making downtown seem less livable.

I worry that with the loss of Discovery, foot traffic in the area will lessen and the businesses that depend on it will fade away. The huge growth of housing helps with night and weekend crowds but I'm not sure the retail and service businesses can survive on that alone.

Silver Spring has a perfect place for kids to gather safely on Ellsworth. It's really a unique and forward thinking way of keeping our kids safe. It also contributes to general public safety. And everyone loves to watch the young children playing in the fountain. Clearly, the current plan is to chase those kids away for the unstated and insubstantial reasons we're all familiar with. That would be a tragedy of poor community planning. Whether the community benefits of Ellsworth are brilliant or accidental, they should not be erased. It would be foolish.

Continuing to support affordable housing is very important to maintaining the vitality and diversity of this area. I would not want Silver Spring to become like Bethesda.

That the road system will continue catering to autos (vs. transit, pedestrians and bicyclists), road congestion and air pollution will worsen, and shade will prevail because downtown will be only tall buildings. Also, I fear having most of the stores and restaurants being part of national chains vs. owned by small, independent businesses.

Losing local businesses and the diversity of people in it.

Fill in the blank. This plan will be a success if _____.

the diversity and community feel of Silver Spring can be preserved.

This plan of addressing "the heat island effect" will be a success if we do not destroy the ground space around single family homes, do not increase the density in Silver Spring Park so that the "100 year old trees" are eliminated and more ground space is covered over and we immediately start addressing the ways to prevent our neighborhood from heating up by 2050.

the streets of downtown Silver Spring are filled with a diverse community of people having good time.

It effects a more equitable city

Unify the disparate areas in the downtown, increase walkability, provide more bike lanes, provide more outdoor spaces for inter-generational use. Activate downtown and improve safety so that nearby residents want to spend time there and not just the large groups of youth who hang out late night on weekends.

We increase density in a smart, affordable, attractive way. I would like the zoning for a corner coffee shop/cafe. We develop the school infrastructure to deal with increasing population. We preserve and celebrate the diversity of Silver Spring.

we get everyone's input and focus on innovation - how Silver Spring addresses the issues erupting in this country and lead the way on sustainability and equity when it comes to development.

Silver spring is a bit of an ugly duck. It needs a cohesive look and feel; bring out the diversity but create a way to make it look beautiful.

This thriving neighborhood is not disrupted, either by the plan itself or by the problems it fails to address. This is a great place to live right now, and is less expensive and more accessible than most other places this close to DC.

More opportunities for home ownership are added and additional low-income housing is not.

More people want to live in Silver Spring without pushing out existing residents.

We grow and do not become exclusive and pretentious and don't allow the high money people to take over and gentrify out the existing open, unpretentious heart of SS. We have enough of the same predictable sterile "disney" cities - please don't do that to SS

it continues to welcome and adjust to change, by respectful compromise.

It retains its multicultural flavor

Silver Spring is an example of the future we want to live. Where people of all races, ethnicities, ages, gender and gender-orientations, economic classes feel that this is their home. Where we are investing in the future we need because it is the right thing to do by demanding more of the very wealthy individuals and corporations to be good citizens and invest in our community and our future -- a green future. Where having a liveable community is having a walkable, community centered community.

<p>This plan will be a success if we sustain or increase our racial / socioeconomic / country-of-origin diversity, reduce car traffic, increase affordable housing, increase pedestrian / bike safety, promote small businesses, and develop a more beautiful Silver Spring. Easy task, right? :-)</p>
<p>Stop. Just stop. Go find land to build schools or put more stories on the ones we've got. Try to finish a big infrastructure project (just one!) without MOCO being the laughing stock of the region. Permit more apartment buildings in current DTSS if you really want more people living here. However, communities where people have jobs tend to be more sustainable than communities where people don't have jobs. You might want to look at the scenery on your next drive to Dulles Airport and think "Why don't we have more demand for office space in Montgomery county in general and DTSS in particular.</p>
<p>Silver Spring remains a vibrant, diverse community with local dining options and green spaces.</p>
<p>Allows continued maturation, infill, modest expansion of the downtown while not losing the walkability and connectivity to the adjacent mature neighborhoods.</p>
<p>The County Council offers tax incentives to businesses to go to SS, the County forces developers to lease out commercial space BEFORE they are given permits to start building, the Council liberalized the alcohol distribution system to entice new business, the County invests in projects that will make SS a viable competitor to DC or Bethesda.</p>
<p>It fosters affordable housing, maintains the economic and social diversity of the community, uses designs that promote walking and engagement with local business, slows traffic (while still allowing it) and brings a better diversity of restaurant and business into the downtown area.</p>
<p>Zoning changes to allow more missing middle housing.</p>
<p>We recognize that with growth we get more people, cars, walkers, bikers and they all belong. The focus of late has been only walkers and bikers and restricting traffic flow.</p>
<p>Allows the downtown core to continue to improve without leading to the destruction/dismantling of the adjacent residential neighborhoods, including the existing single-family homes and "neighborhoody" feel</p>
<p>We have strong honest thoughtful leadership at all levels of government and civil society. Each citizen pays their fair share in taxes and stop giving tax breaks to the top 1%. We work together with strong focus on our mutual vision.</p>
<p>The downtown area is more welcoming - greener, with attractive storefronts and lots of space for pedestrians.</p>
<p>ALL residents are valued and included</p>
<p>The plan will be a success if the county as a whole can add density and diversity without destroying neighborhood livability, including shade, trees and local small business. This should be achievable - as we open up zoning, we'll need to be very careful with defining how adding more housing in neighborhoods is done. People need to have more say than developers.</p>
<p>PEDESTRIANS are emphasized.</p>
<p>Funding is allocated and not redirected at the last min.</p>
<p>The need for a livable, sustainable future is prioritized.</p>
<p>...the county manages to either stop beltway expansion or include unobstructed bus lanes to Northern Va. and downtown, and maybe points east as well, as P.G. County develops more job centers. .</p>
<p>people walk and bike more; we have an increase in population and that increase is not mostly white people</p>
<p>I feel safe walking/biking around Downtown Silver Spring with my child.</p>
<p>I kind of feel that this question is a "gotcha". Is it not possible to read the above answers? Must I repeat yet again? Or are you looking for just ONE item - which is unfair.</p>
<p>There is community buy-in and it improves the quality of life of all residents</p>
<p>You build it and the people come!</p>
<p>The county listens to its residents; stop treating the Silver Spring residents like second-hand citizens.</p>
<p>developers don't have out-sized say.</p>
<p>It keeps/improves the economic vitality and diversity of the CBD</p>
<p>Silver Spring is prettier, safer, more convenient, with property values increased, safety enhanced, and a tighter community.</p>
<p>There is follow through.</p>

Existing and historical character is maintained and improved, community is enhanced, identity is added.
It enables multimodal, safe, family transportation, reduces the county's environmental footprint and increases park and tree cover, and preserves / increases diversity.
the underrepresented members of our Silver Spring community feel fully engaged.
we plan for the future, thinking about our planet, and ensuring we are a walkable city.
The masterplan modification moves forward this time.
Our neighborhood remains diverse and vibrant, with a variety of economic levels represented, and the streets full of families walking, biking, and scooting.
It accounts bridges downtown with the surrounding neighborhoods.
the county recognizes its investment in the area and sees the value in continuing it.
It does what I want. 😊
small businesses, walkability, and affordable housing are supported.
it encourages more affordable housing to be built amidst single family homes near transit. If speed limits are lowered to 15 to 20 mph, a network of protected bike lanes and sidewalks is built, and transit is given dedicated lanes so it can become faster and the preferred way to travel in our region. And if there can be more green space added.
it supports local and small businesses and continues to prioritize a diversity of services and backgrounds in its businesses.
Dk
Silver Spring becomes a place for all.
There is variety in the businesses and shops, it is environmentally appealing (green spaces, trees) and
We need to retain the neighborhood feel of the adjacent area,
it considers walkability, attractiveness, diversity (young professionals, families, children) and successfully separates fluid road traffic from the downtown area.
If young people continue to want to live here and old people continue to be able to live here.
If it does its best to balance everyone's preferences, while not instituting practices that incentivize big businesses. As a silver spring homeowner, I'm concerned that this plan will make buying property on/near the CBD line undesirable, out of fear that the CBD lines will continue to expand and make it unsustainable for homeowners.
the council considers the people who do not yet live here. If the plan allows for denser mixed use development all over Silver Spring then these people will move in and Silver Spring will continue to blossom. On the other hand if the council only listens to existing residents, some who have benefited from historically racist planning rules, then I fear those other people will never get the opportunity to move to Silver Spring.
we focus on creating good public spaces & useful urban amenities while we densify, instead of fighting urbanization
we maintain our diversity.
Planners focus on the infrastructure and needs of the community, and less on helping the market with incentives for change.
It views growth as an opportunity, not a threat.
there are regulations restricting unfettered development.
If it takes off the glazed shades of over-planned two-dimensional models for a future downtown Silver Spring evidenced by over-densities Master Planning failures already observable in WestBard, Greater Lyttonsville, Forest Glen-North Woodside, and elsewhere. We cannot allow Silver Spring to fall prey to dramatic high-rise redevelopment for densification of business around a very costly Transit connection system in very high-priced, extremely affluent section of Montgomery County like 'downtown' Bethesda Plan can hope to achieve such Urbanist goals. Silver Spring is NOT Bethesda and Bethesda model cannot fit needs of Silver Spring people.
The current residents within the boundary areas feel it is equitable
Everyone is heard

no comment
If there was more access to pedestrians and cyclists
the voices of all residents are *sought out.* Dont just put the survey on your website. Reach out to residents of color, lower income communities, renters. You can't just listen to the already established homeowners who only want their property values to increase. Those voices have privilege and are often the loudest, but that doesn't mean they are right.
It promotes a beautiful and sustainable future for as many people as possible.
Newell St. is re-opened and if Parks is truly listening to the residents.
More housing is built. The central business district is expanded. New schools are built. More public transit is built. More affordable housing exists.
Acorn Park can be revitalized without permanently closing Newell Street and cutting off vehicles from traveling through.
It is on schedule and achieves Its Objectives
Our access to our homes on Newell Street is not obstructed and we are not inconvenienced long term by the plans. Blocking and obstructing access to 410 could affect our property value, impair and slow emergency and utility vehicles and others from getting to us sooner and will most certainly cause heavy traffic delays and snarls during rush hour and weekends once we start returning to our normal routines, work places, etc. post pandemic.
See above
I answered this previously.
All types of housing and residents are valued and accommodated, if our schools are high performing, new parks and other forms of recreation are included in plans for our future.
Continue outreach of community engagement
There is balance on market expectations.
Do what is hard, not what's easy
There are more housing options.
Silver spring continues to grow and support businesses and new community members.
the best features of Silver Spring are maintained while eliminating the worst features.
More people are enjoying downtown Silver Spring than ever before.
Those who support progress are willing to be as vocal as those who don't. I proudly consider myself a YIMBY.
the county commits to making sure housing and housing choices is made legal in Silver Spring. And if the county commits to improving the pedestrian, bike, and micro mobility environment and stops privileging automobile use.
you get buy-in from the leaders of the various community groups. You'll get this through active inclusion and commitment in the planning process.
Silver Spring continues to make itself an urban place...whether that means being a town or a mini-downtown. The plan will fail if we make downtown Silver Spring into a faux walkable suburb that happens to have transit.
Future users and residents of Silver Spring and Montgomery County (and the DMV at large) are given as much weight as current residents. If current residents get the dominant voice, then future residents will lose out on the opportunities that Silver Spring has to offer and in exchange current residents will have been bought off with increased property values and dying world (hyperbole, sort of).
it leads to more housing and more walkable/transit-oriented development
More people use metro, fewer people use cars, and rents go down
It celebrates silver spring's diversity.
it accounts for all perspectives.
the splash fountain is preserved, free activities are available, and environmental concerns are addressed.
there are many locally owned businesses, we have created new, usable green spaces, and the community continues to reflect a wide range of diversity.

the plan allows to pedestrians, cyclists and others to manage the roads safely.
Green, attractive and cohesive facade rather than piece meal terrible design.
it builds on the successful development efforts to date without treating established neighborhoods as "new frontiers" for expansion of high-density housing.
it's carried out thoughtfully, with lots of input and commitment from residents
We have a town council to execute and surrounding neighborhoods are not replaced or redeveloped.
More people can afford to live in Silver Spring in the years to come!
Silver Spring is bustling with life, innovative start ups, families, and green spaces - a place for a healthy and vibrant life.
we don't overcrowd.
There is a detailed traffic survey focused on pedestrian safety. If the area is rezoned for multifamily housing, we need to decrease street traffic and increase the number of sidewalks. Increased density will, if not checked, necessarily increase traffic.
the County enforces current laws and regulations and adds pieces that show that it takes pride in Silver Spring in action rather than just saying they feel good about the commercial area.
You maintain the current zoning for SOECA.
People continue to feel like they belong in Silver Spring.
Rent out the Discovery building.
More small businesses can afford rent.
Small businesses are thriving and there are many options for residents to go to. Diverse people (race, economics, age, etc.) can live in DTSS.
This plan will be a success if sufficient attention is paid to making sure there is ample parking. Also, I hope SS requires scooter and bicycle riders to dock their scooters and bicycles rather than leaving them in the middle of sidewalks or curbs where they can be a hazard to pedestrians and people in wheelchairs.
More people are able to live in and access to Silver Spring. Hubs are vibrant when more voices are brought in. This means the more people who can live in, shop in, dine in and commute in Silver Spring, the better.
I don't have an answer for this question.
it brings back Woodside Deli - kidding, but man, it's so sad. It increases housing availability for those who need it, increases the use of the metro/public transit as opposed to more cars, maintains the architectural character(s) of the different neighborhoods, increases diversity, etc.
...we can preserve the diversity and feel of our community while building or preserving more truly affordable housing in our community.
community is involved and engaged, there is transparency in the planning, that downtown continues to be revitalized
It ensures the city remains diverse and open to all regardless of their socio-economic background.
Balanced growth. A large sense of community.

Investment is made to support small businesses. There are chains everywhere - we don't need more in DTSS. We need to keep the small, family-owned businesses that are there and try to attract more.

Improve infrastructure and resources to deal with the mental health issues in the downtown area resulting from the shelters.

Increase police presence to deal with the rising crime and gangs of youth just hanging out. And not just someone sitting in their patrol car near the metro. It would be great to see foot patrols, bike patrols, police actually out and about getting to know the community and picking up on the vibe and noticing if something is about to happen before it actually happens.

Have the security guards actually do something in the downtown area (there are often youth on skateboards being super aggressive and nothing is said, etc.)

It brings affordable housing, maintains a diverse population and a diversity of business offerings.

We can reduce greenhouse emissions by making Silver Spring a more transit, walking oriented city, with denser housing. We can house more people at all income levels. We can continue to make SS a local and regional destination with thriving small businesses and cultural events.

It includes a wide range of thoughts, opinions and diverse voices.

more residential options in downtown silver spring area

Silver Spring promotes a diverse, active, entrepreneurial neighborhood where older generations can age in place, teenagers have a safe space to hang out and skateboard/play basket ball, and young children have parks to play in.

govt pays attention to what residents need and want

People who live here want to hang out in SS

It has a cool vision and steers away from tackiness that is pervasive in DTSS right now.

The actual citizens of Silver Spring -- not developers -- steer the vision of what their community will look like in the future.

People can cross the area safely on foot and on bike, and if there are recreational areas for all ages sprinkled throughout. Neighborhoods are siloed as-is, and more cross-traffic can only promote diversity

the planned area is re-zoned for mixed use buildings and allows for greater density with duplexes, apartments, or townhomes being built within its limits.

And if downtown SS changes bring more businesses and especially non-chain restaurants and bars.

The plan guides development that enhances diversity and livability and provides for the expansion of schools to meet the demand of new students.

the "New Downtown Plan" is substantially reduced in size to preserve the residential area newly incorporated into it.

It preserves the character of the family-oriented neighborhoods adjacent to downtown Silver Spring

It attracts and retains more food, retail, and entertainment options, and also strengthens pedestrian access with more sidewalks on residential streets where they don't exist today.

it modernizes the downtown area, improved pedestrian and bike access, and does so without increasing the traffic flow problems.

We continue to have farmers' markets, community events in downtown silver spring which has diversity represented.

It remembers that DC and Paris are beautiful because of the lower profile. A mix of housing types is the best. The world should not become a monolithic mix of chain/corporate choices for dining, shopping, and entertainment.

The plan works to improve the commercial area and preserve the residential area.

When the concerns of the residents are taken into consideration
Downtown Silver Spring can become a recreation center as well.
We get more money in the area to help improve the community
I cannot say at this point.
Buildings with affordable 1 or 2 bedroom condos are built to provide a pipeline of Silver Spring families and residents in the future.
<ul style="list-style-type: none"> - citizen input continues to be solicited and included in the plan - inner Silver Spring (e.g., inside the Beltway) becomes an incorporated jurisdiction with its own elected officials - Peterson gets citizen oversight instead of a blank check to do whatever it wants to do - it halts (or, at least, slows) the current tendency to become a bedroom community for DC
I could find a genie in a bottle.
Additional comments:
Do not rezone the identified neighborhood for multi-family housing. Look into using existing empty lots and unused empty building in the downtown area first. Also require any developer that wants to build housing to designate at least 20% of any units built to be low income housing.
Fix sidewalks (stop using bricks to make a sidewalk!)
Bike lane on Fenton
Repave Fenton
Help the homeless
Enforce current laws on businesses
Restripe lanes and crosswalks in DTSS
Use the planters on Georgia and Fenton to plant flowers, trees, anything
Thank you for your planning efforts. And for seeking resident input.
Please do not allow restaurants to use the street for outdoor dining. Georgia Avenue is already too congested and taking away the right lane to allow outdoor dining made it more congested. I never saw anyone dining in the street area (plus it's not very charming to sit on the road next to the cars passing by) and the road was closed to traffic for nothing. For the past several months, Newell Street (I think that's the name) has been closed to traffic. There are picnic tables set up but I have never seen anyone eating on those picnic tables. There aren't any restaurants adjacent to that street, just an apartment or condo building. Please open that road up again.
Thanks for working on a plan. Thanks for helping to build this community. I'm sorry so many of my neighbors have the attitude that we should just freeze our world in time and place, and ignore the changes our region is undergoing and the changes our society is encouraging at large.
It's bizarre to me that the planning commission wants to erode an historic neighborhood like Woodside Park, when WP's character adds to the value of DTSS. DTSS is not beautiful -- it's no Greenville, SC! -- and I can only imagine the ugliness spreading to areas that now are beautiful.
I guess I'm confused about the difference/collaboration between you all and the city council and would love to understand that better. I am in favor of all the plans at this point, but just don't understand who is doing what. I feel like most people at our meeting weren't even commenting on your plan in particular, but reacting to something else entirely!
Are there sufficient resources to support truly affordable housing in areas like Woodside Park?
Thank you
Please engage with the small business owners in the area. They really have their finger on the pulse of the area and can provide really good insight into what can be done to improve the area and what is working and what is not.
Please do not allow artificial turf to be placed on Ellsworth. There are many more hardy and less environmentally damaging options, despite the street being low in sunlight (reducing the option for grass). Cobbled stones will last forever, some nice paving used in Europe could enhance the surface. Ban trucks (and other vehicles) on the street and instead use carts for taking products from the truck to the door.
I would love the county to consider building an urban school in the downtown Silver Spring area.

My parents moved into the Blairs 50 years ago when they were first married. While they moved to Columbia before I was born, it's very cool to now be living down the street from that. And it's lovely for them to see what's stayed the same and what's changed in the area. It's impressive something endures for that long and spans that many generations/growth!

like the plan so far you are suggesting but feel that adjacent streets not covered by plan should have some additional options to increase opportunity for accessory construction on our property

since I have only lived here 2 months without the pandemic shutdowns and restrictions, it is hard for me to make any meaningful comments. However, I do vote, I do respond to surveys, I do attend meetings (in normal times), so I expect to be vocal and informed.

need to get broader input before doing things such as those lights at the mall. The idea of artificial turf on a road is ridiculous.

Help support local businesses and save energy by getting rid of those obnoxious lit signs around cityplace.

Don't have any additional comments at this time.

I love SS and would love to help plan

Thank you for bringing this plan to the table. Let's get it passed!!

Thanks for leading this effort.

In my experience, County representatives couldn't be less responsive to the needs and interests of the community if they tried. Additional community outreach and communications are not a panacea.

Thanks for allowing this ability to provide feedback

Please add more sidewalks on neighborhood streets to make them safer. Cars cut through our neighborhood to avoid downtown traffic and drive too fast, making it unsafe for kids walking on streets where there are no sidewalks.

I would like to stay in the know for this plan.

Hopefully I will be able to offer more insights, suggestions, wants/don't wants in future surveys or meetings.

Survey submitted by Mike Sullivan, resident of 8005 13th St. Email - msullydp@gmail.com

This survey, and others like it, needs to be widely publicized. I'm pretty connected, but I would never have seen it if a friend hadn't shared it.

Also, "65+" as an age range is like asking whether people are "25-54." There are active, productive, health "seniors" as well as frail elderly, and the needs of the different segments of the 65+ group are very different.

Thank you for the opportunity to comment on this.

Instead of expanding the CBD to neighborhoods, why not work with developers to buy land within the existing CBD boundaries that is unused or underdeveloped? I feel like this plan gives undue preference to big businesses while expanding into homeowner boundaries.

Build build build! And let businesses open too!

Thank you so much for asking for residents' opinions.

Make absolutely sure Silver Spring & Adjacent Communities Planning process does more than merely 'listen' to residents' responses On-Line. Planners without preconceptions need to work in tandem with impartial demographers and social-scientists to perform on-site fieldwork in these 'adjacent communities' so as to NOT arbitrarily impose New Urban Rezoning on small suburban residential communities. Instead of planning as if Silver Spring's future will be rapid population growth- demographically unlikely for down-county Silver Spring despite developer-influenced, secretive formula advertized in COG recommendations), open-minded professional planners should avoid falling for biases due to top-down power-structure desire for urbanizing redevelopment advocated by a single-minded Planning Board membership of political origin.

Why are below questions being asked?

These are all protected under fair housing and equal housing opportunities and we don't need to answer any of these

Thank you! Living here 30 years and love it.

Enforce crosswalk laws at Colesville Road and Noyes as more crosswalks across Colesville and Georgia
Great job. I love living here.
Please re-open Newell St!
build buildings imagine transit
I am opposed to the permanent closure of Newell Street. This temporary 7 day closure is already causing inconvenience.
Please do not close or obstruct any part of Newell Street.
I answered this previously.
Neighborhood watch needed. Partnership with non profit org that can help older population to feel included and active.
Why are additional comments mandatory?
In response to the error message, why does this question require an answer? I've covered everything I want to say.
The county needs to do more to ensure good staffing in the schools, such as East Silver Spring Elementary School. If schools are designated as magnets for special needs students, the county MUST provide teacher training and enough assistants to meet those needs in addition to the needs of the regular student body. Else, the parents will move away from the area, or put their children in private schools. There must also be consequences for children that are aggressive against other students.
I'm very much interested in continuing to see development continue in Silver Spring and believe it should continue for and in everyone's interest. I also would like to see increased development and upzoning in the rest of Silver Spring and Montgomery County along areas that take advantage of transit to best utilize the resource it will provide as well as to try and make a dent in the housing crisis the area clearly has.
I currently live just outside the plan boundary but am looking for new homes inside the plan boundary, to be closer to my daughter's school (SCES). We spend significant time in the downtown area (or at least we did before COVID) shopping, eating, at the library, etc.
I am a renter and love living in an apartment building near transit and not having to worry about owning a car! We should make it easier for more people to live that sustainable, affordable, healthy lifestyle.
Thank you for listening!
keep it safe
The new boundary seems like an open door to overcrowding and unscrupulous sellers.
Thanks for soliciting residents' views!
I need contact with a wider variety of people
The comments on plans like these often amplify the voices of those like me - white, relatively affluent homeowners. Please make sure the process specifically reaches out to renters, immigrant communities (is this survey available in Spanish and Amharic?), the teenagers who skateboard on Ellsworth Drive and Veterans Plaza, the homeless (Progress Place/Shepherd's Table in particular), etc.

There are two issues that you talk about that I believe have become linked. 1) Building affordable housing within ½ mile of the Silver Spring Metro Stop, within the Planning Board's designated "Walk Shed" area— To me that means building rental apartment buildings on single family lots, as rental apartment are the only affordable structures developers will build without financial assistance from the state / municipal governments and to do so would require up-zoning the single family R60 designation within the "Walk Shed" area. 2) Building "Missing Middle Housing" which would also involve up-zoning the single family R60 designation within the "Walk Shed" area, but more likely will not be affordable because it is expensive for developers to build duplexes, triplexes and townhouses as these structures sell for over \$800,000 and do not fall within the definition of "affordable"(look at the sells price for the yet to be built townhouses along Grove Street that are associated with the ArtSpace project which will be sold for about that amount). What is offensive is that by linking these two separate issues under "Missing Middle Housing" the Planning Dept is intentionally mis-leading the community. Moreover, up-zoning single family R60 designation without height limits, set-back limitations and FAR considerations in a neighborhood such as Silver Spring Park is changing the rules for many home owners (black, brown and white (see <https://storymaps.arcgis.com/stories/43fe10da626349a69ce077ffa9911bd2>) that have spent a lifetime sacrificing and building equity in their homes. Even California could not pass a bill that up-zoned property ½ mile of transit stops to allow apartments building in single-family residential areas. Nor did California pass legislation this term to even allow duplexes by right on single family zoned property. During a pandemic is not the time to consider changes to the single family R60 zoning, much less move forward with any changes. It has been predicted that it will take 5 years to rebound from the economic impacts of the pandemic and no one can predict how the pandemic will affect office buildings. Some predictions point to the fact that businesses have accepted more remote working which may leave office buildings with unrented space. The affordability of housing issue could be addressed if these were converted to residential. However, to do this the sewage and water infrastructure in the Silver Spring CBD would need to be upgraded since most is connected to the Silver Spring Park infrastructure. To build large residential structures in Silver Spring Park (next to the CBD and established in the early 1900's) the sanitary sewage and storm water sewage systems would also need to be upgraded as our current infrastructure could not handle either. The climate is changing, there are fiercer storms, so creating more impervious surfaces on the hilly terrane of Silver Spring Park without costly upgrades would erode our area. Consequently, up-zoning in the Planning Dept.'s "walk shed" area of Silver Spring Park would not create any affordable housing because to build would also mean building new sewage infrastructure for the whole community which would be added to the developer's costs.

Seriously, ditch the electronic billboards.

We need to do something to replace all the big, beautiful shade trees that were cut down on Wayne. Lots of places in Europe have trees and trams. We've got to get that right. I'm 100% pro Purple Line, but that's got to be addressed, and not just by planting trees somewhere upcounty.

Regarding the increase in multi-family in East Silver Spring and the connection some have made with ethnic/racial diversity: speaking as a minority, lower socio-economic status does not equal minority. I find that offensive. We should be increasing diversity by improving minorities' chances to live to the same socio-economic standard as "white" people. Unfortunately, that may not necessarily be addressed directly by zoning in this case.

Black and Brown lives Matter!

This 'Missing middle' terms is misleading. If you are talking about a size of accommodation, there are plenty of 750 -1000 square foot houses in Silver Spring currently. They were build 90 years ago and they are the least expensive way to have that size housing on that site. You simply cannot do new construction in MOCO on existing land and achieve anything as inexpensive as existing improvements. It violates a law of nature. There are already lots of townhouses in 20910 with more still slated to be constructed over the next year. There are also plenty of 4 unit apartment building, all within walking distance to CURRENTLY RUNNING (not notional) Ride On bus lines all in 20910. Apartments in those buildings currently run about \$1,000 a month. Those building were built 90 to 100 years ago. You cannot tear them down and built new construction and end up with cheaper rents. I look around, see where my friends live (from \$25,000 a year households to \$500,000 a year households) and I don't see a lot of types of housing 'missing'. We all live in owned or rented accommodations all within about a seven block radius, right now. If you want to make the housing more affordable you could start by cutting the property tax in half and reducing the MoCo income tax! That would make the housing more affordable!

Please be thoughtful in the treatment of the edge condition. There are a LOT of NIMBY residents who have some legitimate concerns but also very much are just opposed to change. On the other hand, extending density far beyond the traditional boundaries is a surefire way to aggravate not just those neighbors but everyone in the surrounding neighborhoods. Any expansion of the boundary should really focus on affordable housing, open space, and other community needs such as daycare, community medical or perhaps lower traffic retail (toy store, book store, etc). I think some thoughtful low-rise development along Wayne (no further than Dale) could be successful insofar as there is lots of concern about noise, driveway access, etc that would go away if those properties could be redeveloped in ways that better address the new street.

Thank you for the opportunity.

I raised 5 children in Silver Spring and the greatest asset to living her for them was the diversity of people and cultures that they were surrounded by

After having listened to Planning Commission meetings during the pandemic, I am very concerned about their lack of accountability. One example: When one person from adjacent to the Purple Line development stated that the Commission was reneging on a promise that that been made to the neighbors in exchange for them withdrawing opposition to the plan, the commissioners shrugged their collective shoulders. The Planning Commission should be elected, or at the very least their promises should be made binding.

Most important: *Affordable housing for the people we now know to be "essential." *Living wage law *Safer (protected) bike lanes *Purple line completion

There are a lot of residents who are not represented at "community" events because we are overwhelmed with work and childcare.

Please provide better methods to get input, if that's wat you are after. Surveys solely with essay questions are difficult to complete - especially for those with ilimited English, but also for people with limited time. They are also difficult to tabulate, making more work for you with more opportunity to miss important trends. It also makes it kind of easy for you to say that since there were so many different views expressed, you must do what you think is best. Stop overloading people with so much information that it becomes essentially unusable.

Let's make it great!

Please do not get rid of the mosaic fountain in downtown Silver Spring. It is one of the unique beauties of the community.

Please engage with Park Hills Civic Association!

Please bring in better businesses to DTSS. The Whole Foods/Strosnidrs lot is too small.

There should not be turn right on red intersections. Intersections should be--all stop cars, and all walk pedestrians.

You'll see below that I've lived here almost 20 years - but I also grew up here. My kids are at the same middle school I attended.

You asked to contact me but didn't ask my name.

Good luck in your endeavor! I just want to reiterate that building spaces that are thoughtfully and skillfully designed is crucial to creating lasting value in our community.

I totally agree with Planning Staff broadening the study area near transit stations to include more areas now occupied by single family homes, and potentially allowing more low-rise multifamily homes and townhouses to be built there.

Thank you for asking the community!