

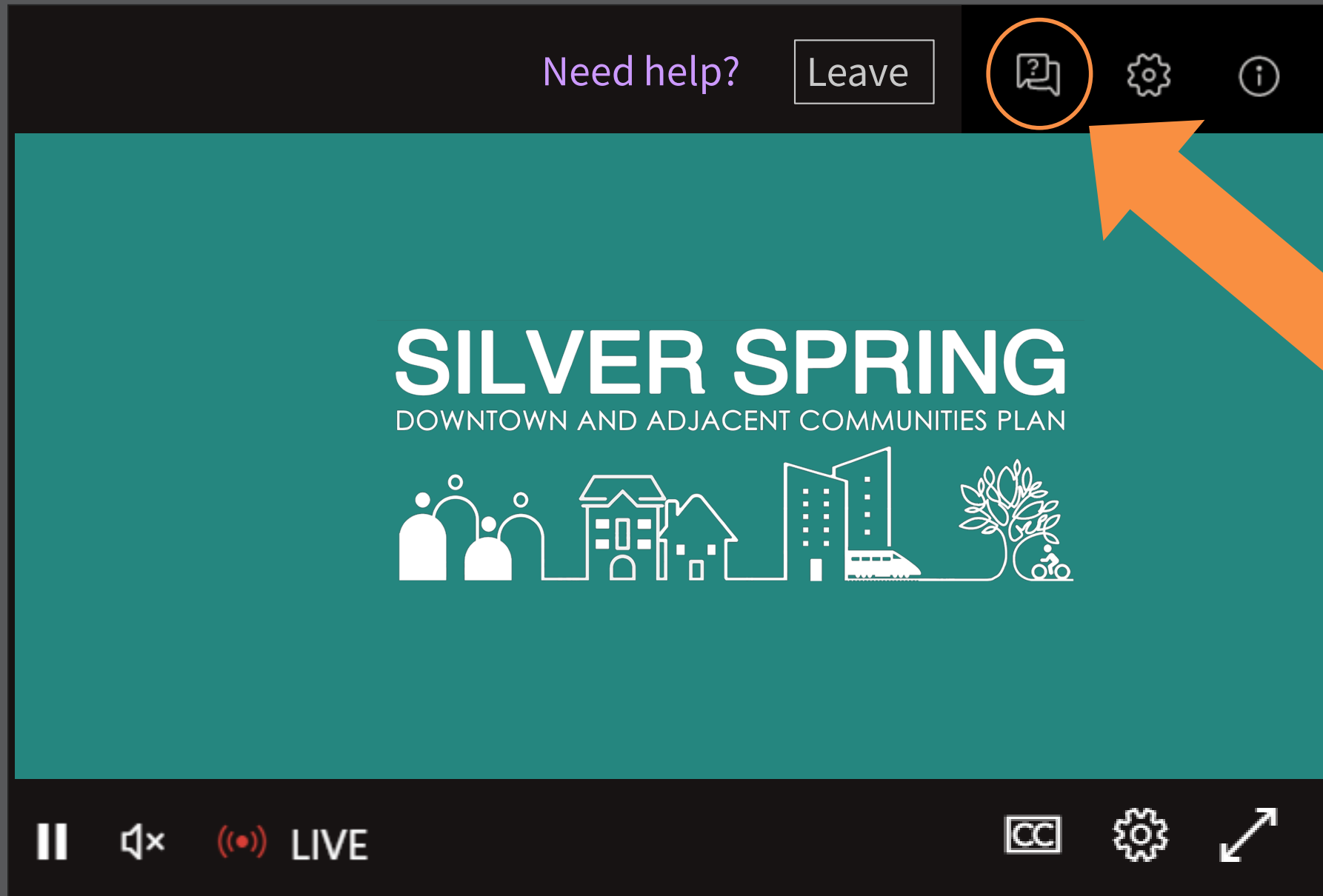
SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Silver Spring Today

HOW TO PARTICIPATE



Open the Q&A to comment or ask questions throughout the presentation. We will be answering questions at the end.

UPCOMING EVENTS

Presentations to Planning Board:

- Feb. 18 – Existing Conditions Analysis
- Retail and Office Market Study
- Missing Middle Market Study

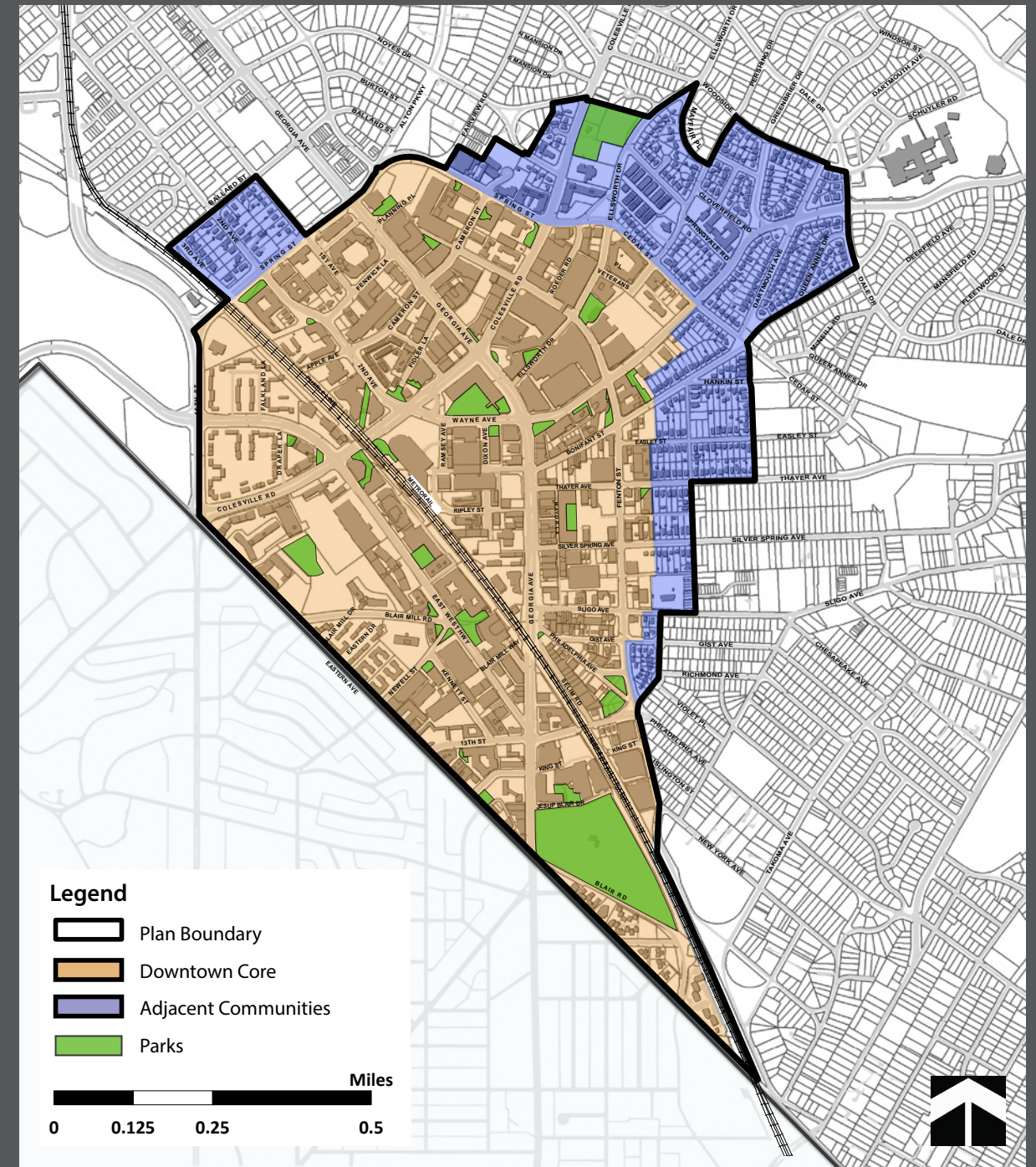
Virtual visioning events will begin in mid-March

Sign up for e-letter updates on our website:

www.MontgomeryPlanning.org/ssdowntown

PLAN UPDATE

- Update to 2000 *Silver Spring Central Business District Sector Plan*
- Scope and boundary approved June 4, 2020
- Update to Planning Board on equitable engagement on December 3, 2020
- Six months of data gathering and analysis to understand **Silver Spring today**



PLAN SCHEDULE



SILVER SPRING TODAY: TABLE OF CONTENTS

How did we get here? **History of Silver Spring**

Who lives in the plan area? **Demographics**

What is the built environment like? **Land Use, Zoning and Urban Design**

Where does the community gather? **Parks, Public Spaces and the Public Realm**

How do people get around? **Transportation**

How resilient is Silver Spring? **Environment**

Where do people live? **Housing**

What is the state of the local economy? **Economic Development**

How is this community supported? **Community Resources and Schools**

What should be preserved here? **Historic Preservation**

HISTORY

How Did We Get Here?

HISTORIC CONTEXT

PLAN GOALS

- Focus on underrepresented communities that have not been contextualized in our published histories.
- Augment our historic context with respect to racial equity and social justice.
- Outline general development patterns.
- Future stand-alone presentation that explores these issues in greater detail.



*Anti-bias march around the beltway, 1966.
Courtesy of the D.C. Public Library Washington Star
Collection © Washington Post.*

HISTORIC CONTEXT

INDIGENOUS PEOPLE, COLONIZATION, AND SLAVERY

- Piscataway, Susquehannock, and Nanticoke of Maryland suffered from the actions of European colonization.
- Maryland codified chattel slavery between 1664 and 1715.
- Colonists settled along the Potomac River in the early 1700s.
- Smaller-scaled plantations that focused on production of tobacco.

and Sleep or Excessively beat and Abuse them or shall give C. P. them above Ten Lashes for any one Offence the same being sufficiently proved before the Justices of the County Courts the said Justices have hereby full power and Authority for the first and second Offence to Levy such fine upon such Offender as to them shall seeme meet not Exceeding one thousand pounds p. 133 of Tob^o to the Use of his Maj^{ty} his heirs and successors for the Support of Government and for the third Offence to sett such Servant soe wronged att Liberty and ffree from Servitude. But in Case the Master or Owner of any such Servant shall think that he or they Deserves a greater Correction then the said Master or Owner of such Servant or Servants shall or may Carry them before any Justice of the Peace who hearing the Complaint shall order such Correction as he shall think fitt not Exceeding thirty nine Lashes for any one Offence.

And be itt alsoe Enacted by the Authority a^d that all Negroes and other Slaves Already Imported or hereafter to be Imported in this province and all Children now born or hereafter to be born of such Negroes and Slaves shall be Slaves dureing their naturall lives.

And for as much as many people have Neglected to baptize their Negroes or Suffer them to be baptized on a Vain Apprehension that Negroes by receiving the Sacrament of Baptism are Manumitted and sett ffree,

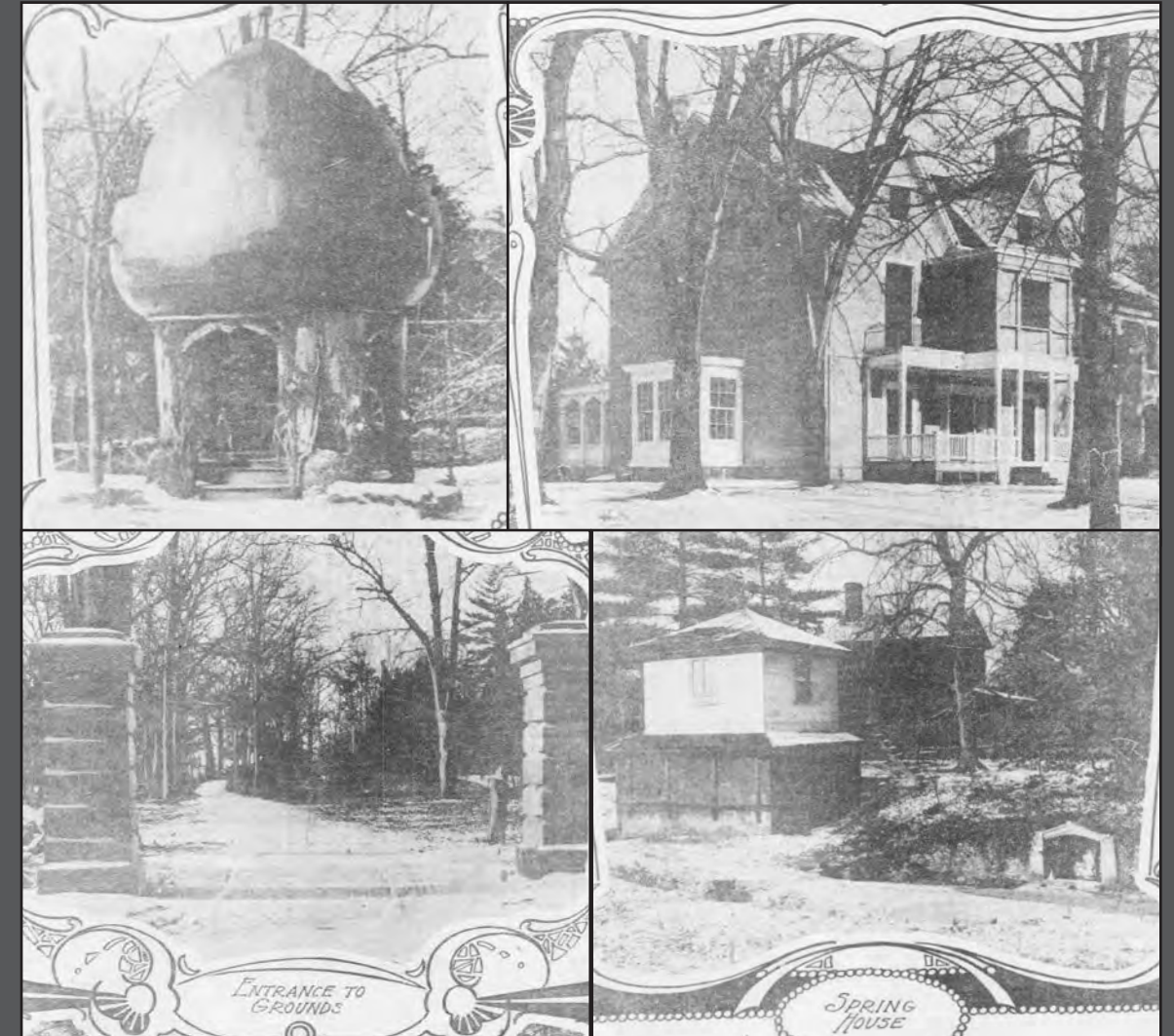
Be itt hereby further Declared and Enacted by and with the Authority Advice and Consent a^d that no Negroe or Negroes by receiving the holy Sacrament of Baptism is hereby Manumitted or sett free nor hath any right or title to freedom or Manumission more then he or they had before any Law p. 134

Proceedings and Acts of the General Assembly, 1715.

HISTORIC CONTEXT

SILVER SPRING IN THE ANTEBELLUM ERA

- Importance of Washington, D.C.
- Shift to diversified agriculture.
- Formation of turnpike companies and toll roads.
- Francis Preston Blair established Silver Spring plantation but other property owners and enslaved persons already lived in area.

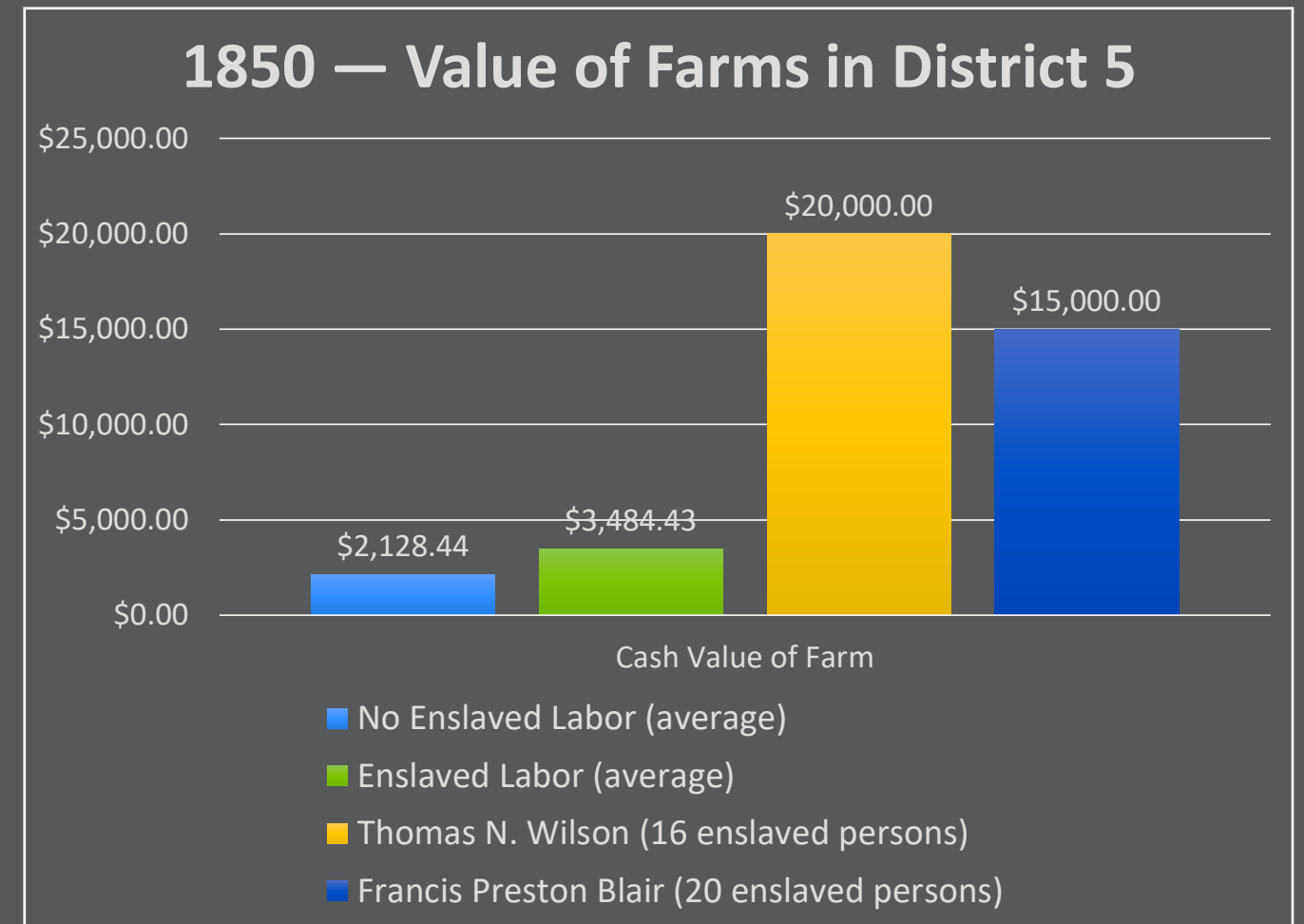


Blair House, Silver Spring, Maryland, 1903.

HISTORIC CONTEXT

EXPLOITATION OF AFRICAN AMERICANS

- Slaveholders exploited the labor of African Americans.
- Enslaved persons at Blair’s plantation included but are not limited to: Abraham, Albert, Emily, Henry Lemon, Infant, Mary, Nancy Jones, Olivia, Phyllis Lytton, Sarah, and Vincent.



Value of Farms in District 5, Montgomery County, from the 1850 Federal Census and Agricultural Schedule.

HISTORIC CONTEXT

TRANSPORTATION IMPROVEMENTS

- In 1873, the Metropolitan Branch opened Silver Spring to its first phase of suburbanization.
- In 1897, the WW&FG streetcar line extended service from the District of Columbia to Forest Glen and started a second phase of suburbanization.
- Fostered middle-class white development.

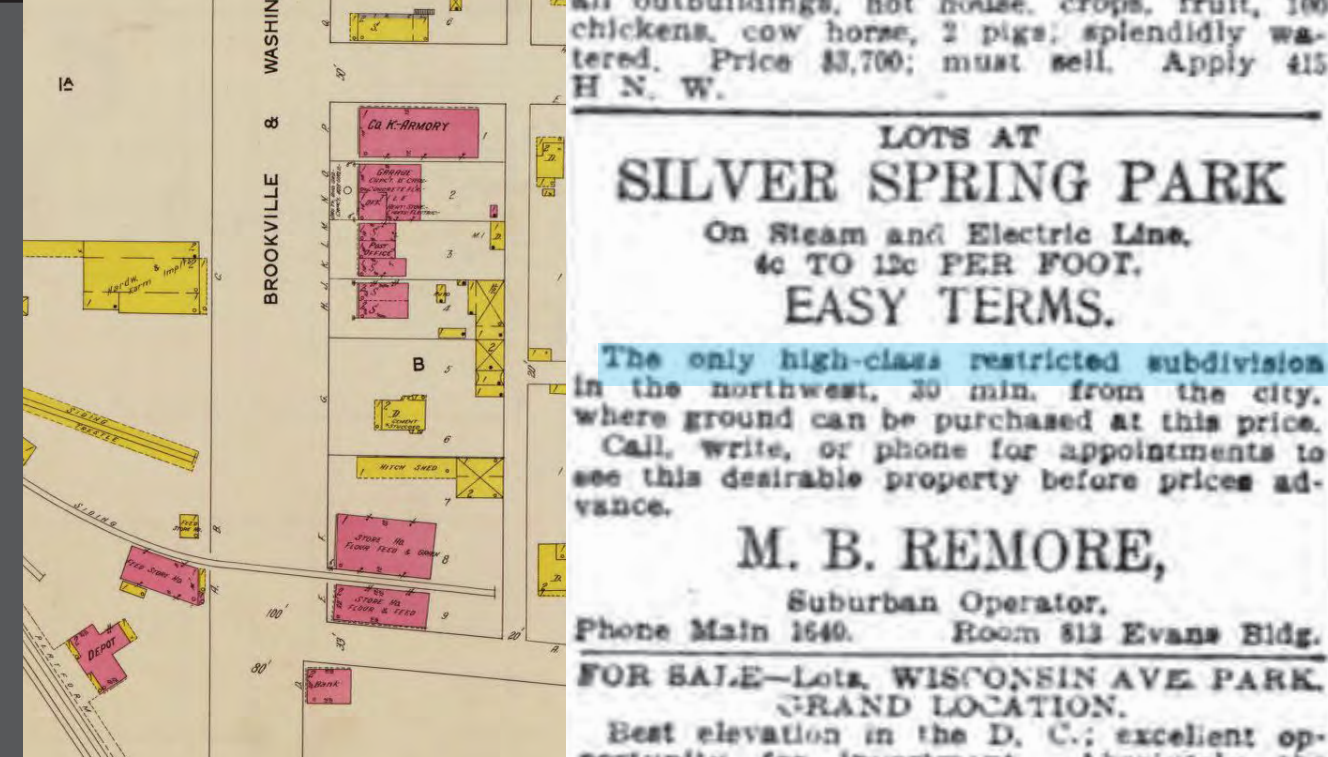


1879 Atlas of Fifteen Miles Around Washington (top), Silver Spring Train Station (middle), and WW&FG Streetcar (bottom).

HISTORIC CONTEXT

EARLY TWENTIETH CENTURY

- Establishment of small commercial core on east side of Georgia Avenue in the 1910s expands in the 1920s with additional population.
- Abolishment of toll road in 1913.
- Many subdivisions in the plan area contained restricted racial covenants.
- Social and political leaders of Silver Spring espoused racist views.



Sanborn Fire Insurance Map, 1916 (top left), Silver Spring Park advertisement, 1911 (top right), and east side of Georgia Avenue, 1928.

HISTORIC CONTEXT

MID-TWENTIETH CENTURY

- The Art Deco-styled Silver Theatre and Shopping Center opened in 1938.
- The Hecht Company opened in 1947 spurring large-scale commercial development.
- Discrimination prohibited African Americans from entering the majority of businesses or resulted in different treatment than Caucasians.



Silver Theatre and Shopping Center, 1938, and the Hecht Company, 1947.

HISTORIC CONTEXT

CIVIL RIGHTS & DISCRIMINATION

- Sit-ins by Bureau of Labor Employees led by Roscoe Nix.
- Protests by ACCESS and other organizations against apartment segregation.

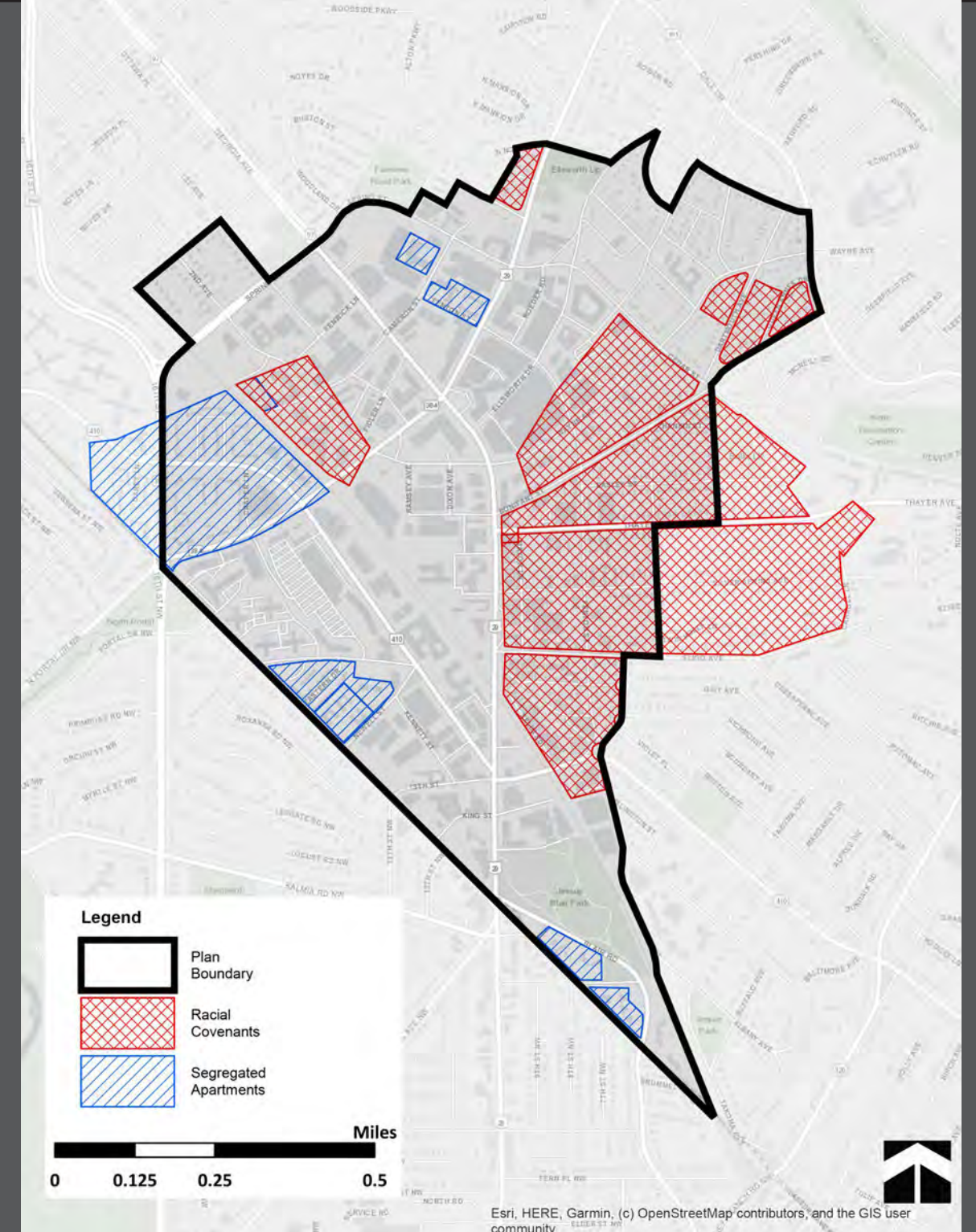


Bus operated by the United Planning Organization, 1966 (top); Roscoe Nix, Muriel Johnson, Peggy Wayne, and Jefferson Rogers sit-in at Crivella's Restaurant, 1962 (middle); ACCESS led beltway march, 1966 (bottom).

HISTORIC CONTEXT

CIVIL RIGHTS & DISCRIMINATION

- Preliminary map referencing restricted racial covenants and segregated apartment housing in the plan boundary.
- Map will be updated as research progresses.



HISTORIC CONTEXT

SILVER SPRING IN THE 1960s AND 1970s

- Regional shopping malls emerged and retail environment starts to decline over the ensuing decades.
- Silver Spring transformed with the establishment of multi-story hotel, apartments, and office buildings.
- Silver Spring Metro Station opened in 1978.



Montgomery Center, 1970.

DEMOGRAPHICS

Who Lives in the Plan Area?

WHAT WE'VE HEARD: DIVERSITY

I want to ensure there are small businesses and restaurants, many owned and run by people of color.

My biggest concern is that the diversity of people will disappear, that rising housing prices will homogenize it like Bethesda.

“...people from countries all over the world who live in the area frequent DTSS. Veterans Plaza and the fountain on Ellsworth are spaces that organically bring community members of all colors, ages, and backgrounds together.”

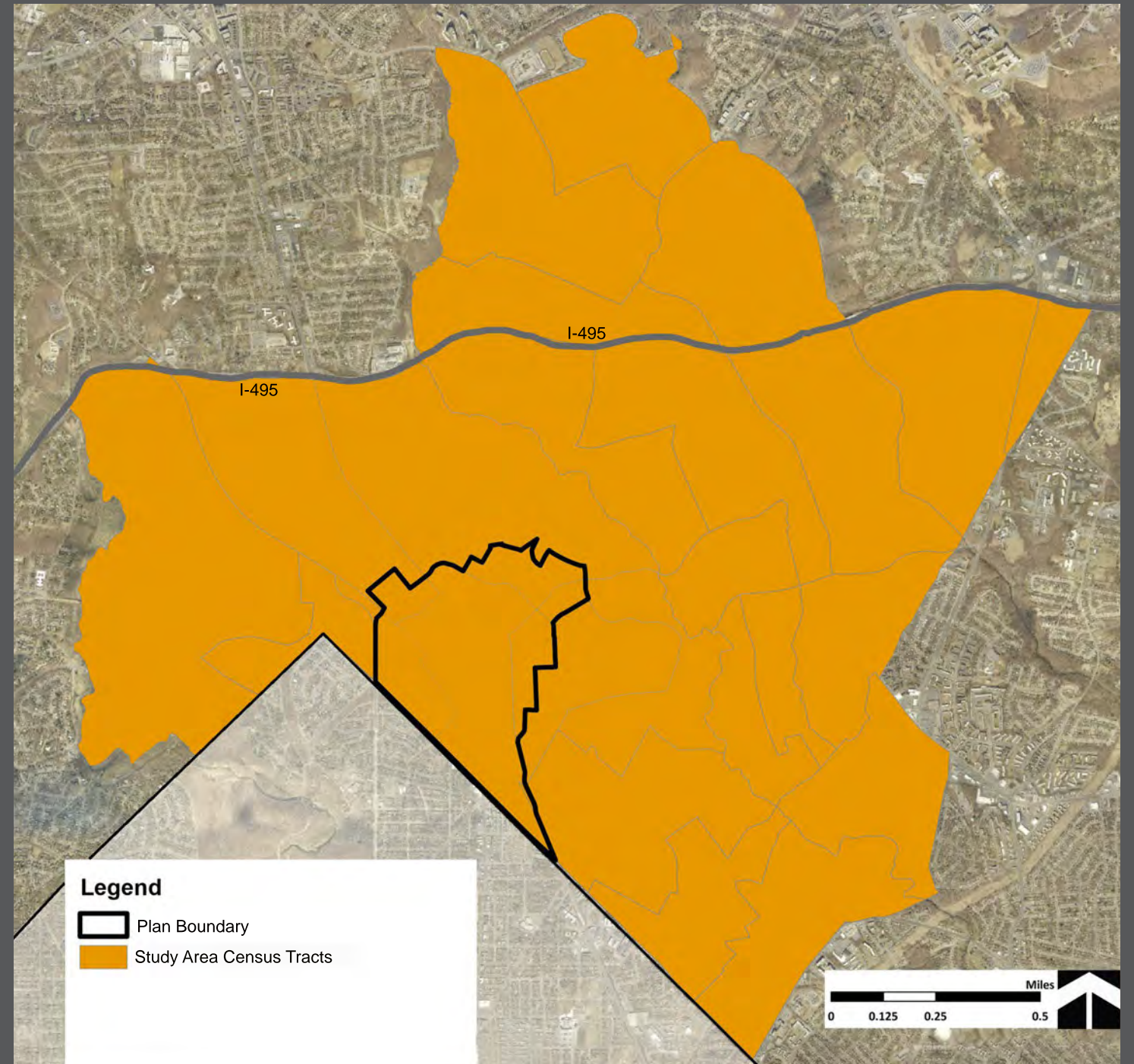
I'm concerned about gentrification. I want to make sure that any changes made to Silver Spring include all the restaurants and shops owned by people of color

I like the general sense of community-mindedness and respect for diversity.

DEMOGRAPHIC AREAS

PLAN AREA VS STUDY AREA

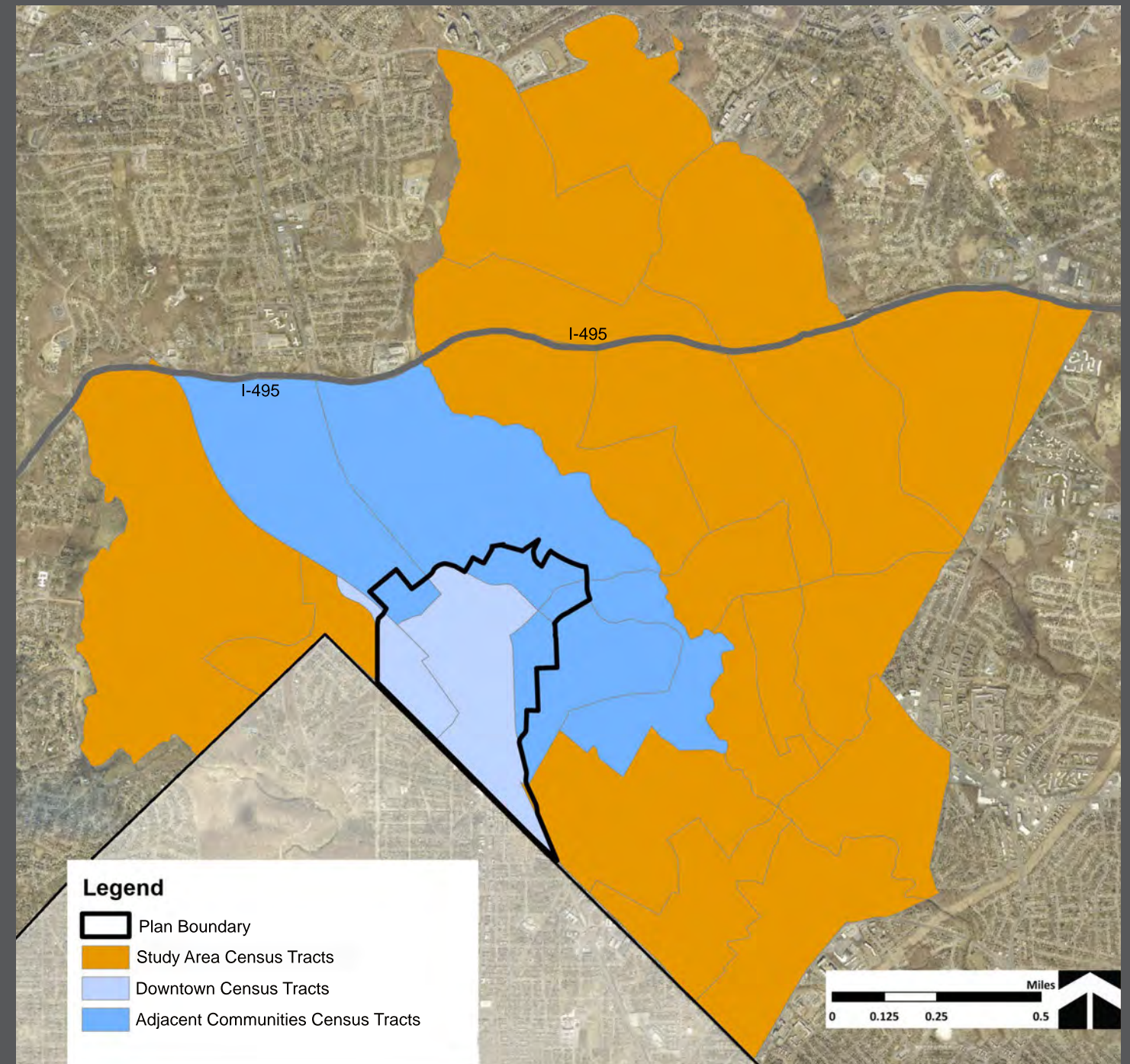
- Study Area (in orange) determined by Census Tracts within Regional Service Area boundary



DEMOGRAPHIC AREAS

PLAN AREA VS STUDY AREA

- Study Area (in orange) determined by Census Tracts within Regional Service Area boundary
- Plan Area = Downtown (2 Census Tracts in light blue) + Adjacent Communities (4 Census Tracts in darker blue)
- Census Tract boundaries are not ideal for geography

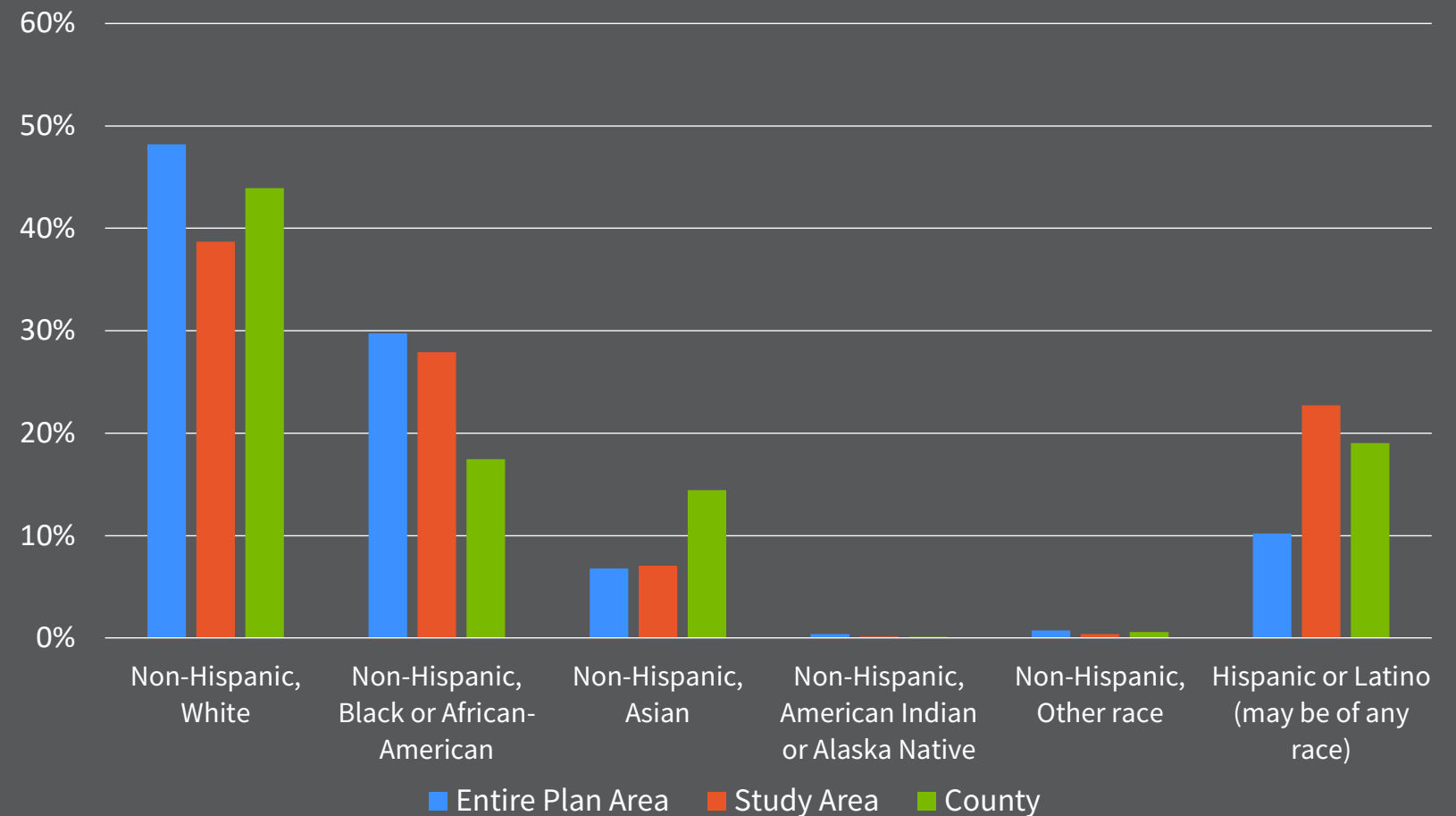


DEMOGRAPHICS

RACE AND ETHNICITY

- Downtown (39%), Adjacent Communities (24%) and Study Area (28%) have larger Black or African-American population than County (17%)
- Study Area has a significant Hispanic population (23%), higher than County's, or Plan Area's.

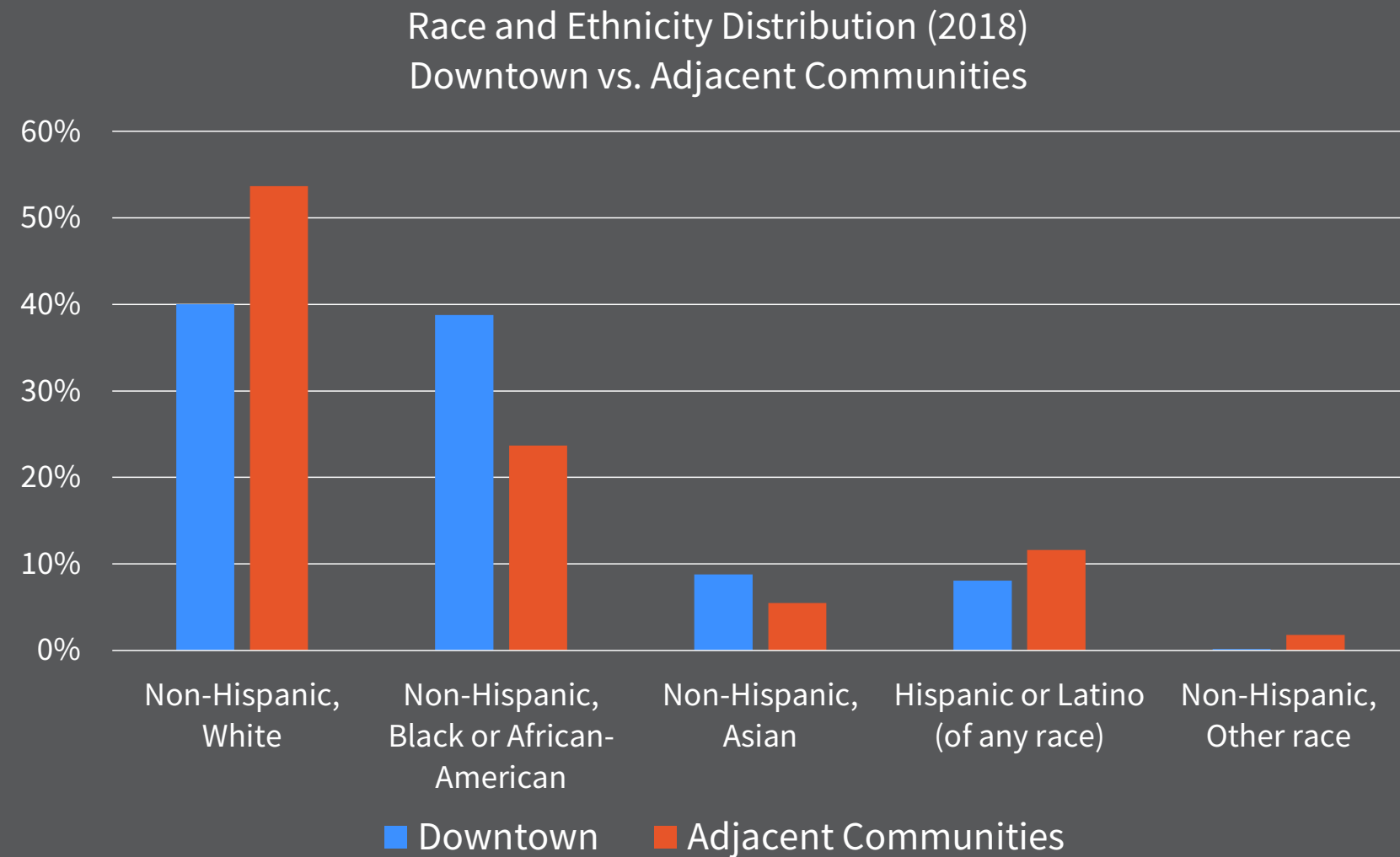
Race and Ethnicity Distribution (2018)



DEMOGRAPHICS

RACE AND ETHNICITY

- Downtown (39%), Adjacent Communities (24%) and Study Area (28%) have larger Black or African-American population than County (17%)
- Black or African-American population has decreased in the last 20 years (47% to 39%), while the white population has increased (30% to 40%)

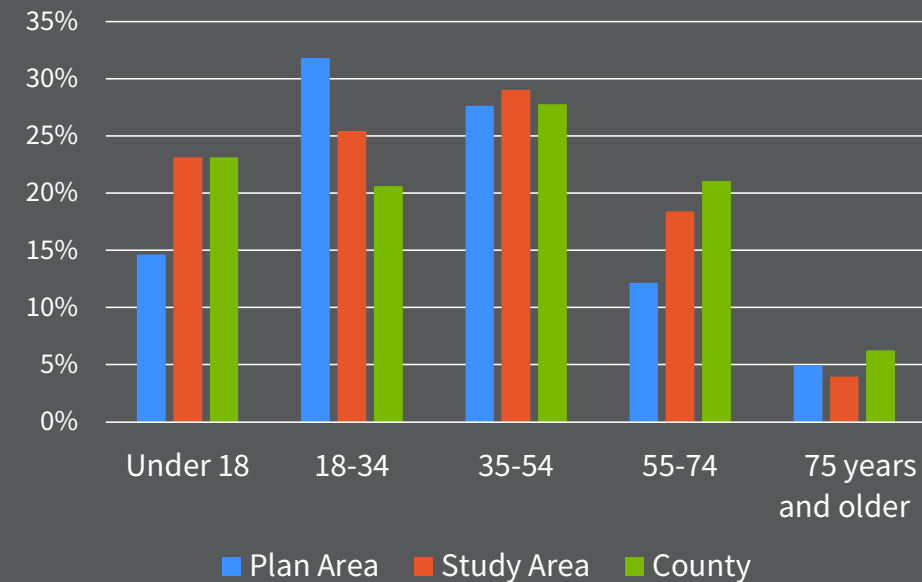


DEMOGRAPHICS

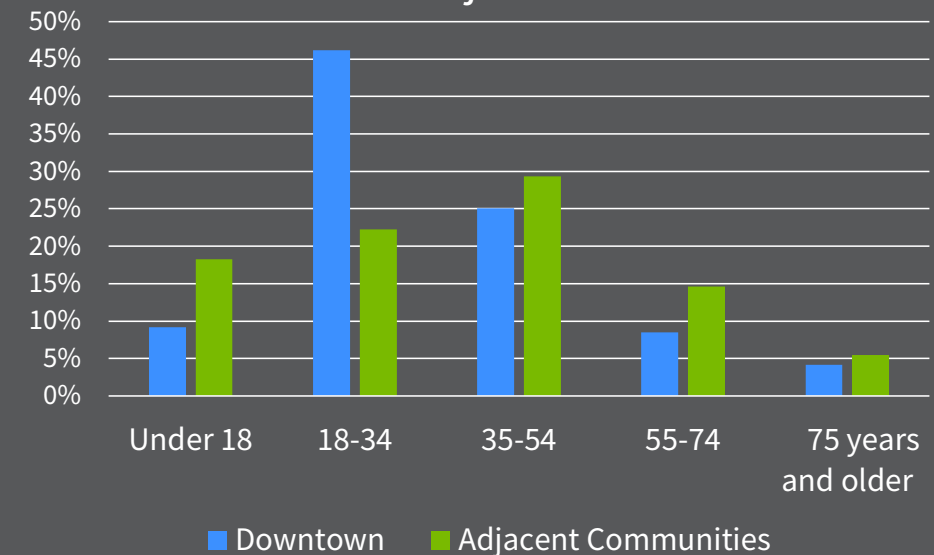
AGE

- Adjacent Communities has similar age distribution as Study Area and County.
- Downtown has a young population, with 46% of residents between 18 and 34, but far fewer between 5 and 18 (3%).
- Population between 25 to 34 has significantly increased from 28% to 38% since the last plan in 2000.
- Downtown also has a small elderly population (just 7% over age of 65)

Age Distribution (2018)



Age Distribution (2018)
Downtown vs Adjacent Communities

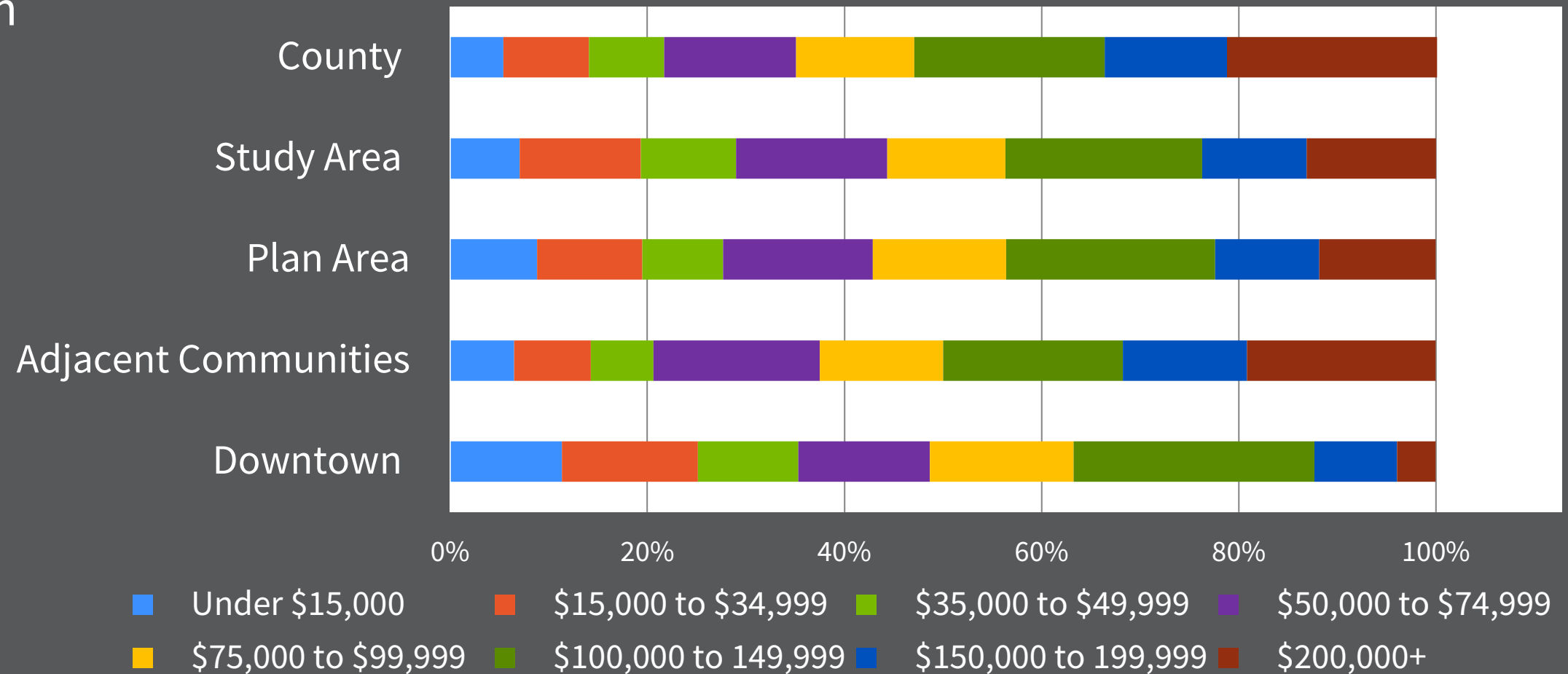


DEMOGRAPHICS

INCOME

- 35% of Downtown residents make less than \$50,000, significantly higher percentage than Adjacent Communities, Study Area and County.
- Just 12% of Downtown residents make more than \$100,000, significantly lower than Adjacent Communities, Study Area and County.

Household Income Distribution



LAND USE
ZONING

What is the Built Environment Like?

URBAN DESIGN

WHAT WE'VE HEARD: ZONING AND DEVELOPMENT

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

“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.”

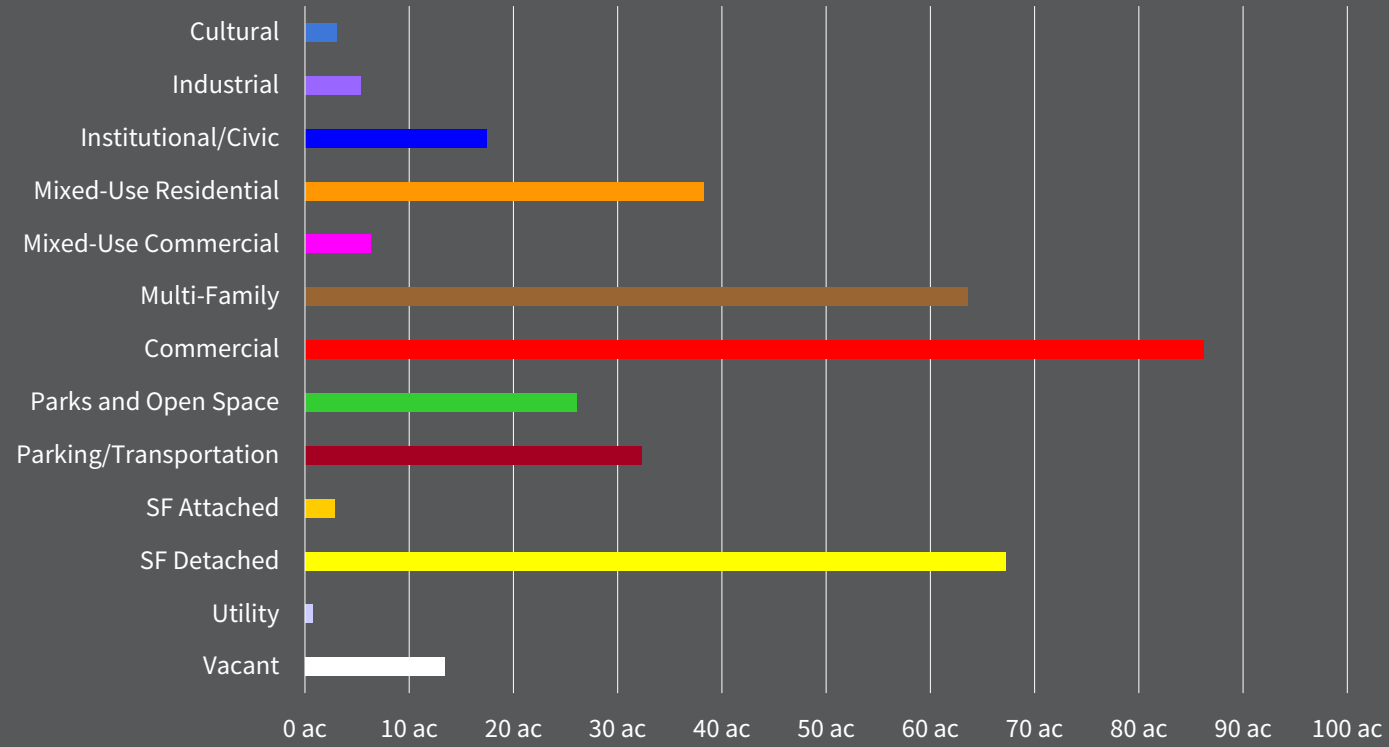
Zoning improvements are important, and I'm glad to hear they are a current focus.

My biggest concern is the over-development like downtown Bethesda.”

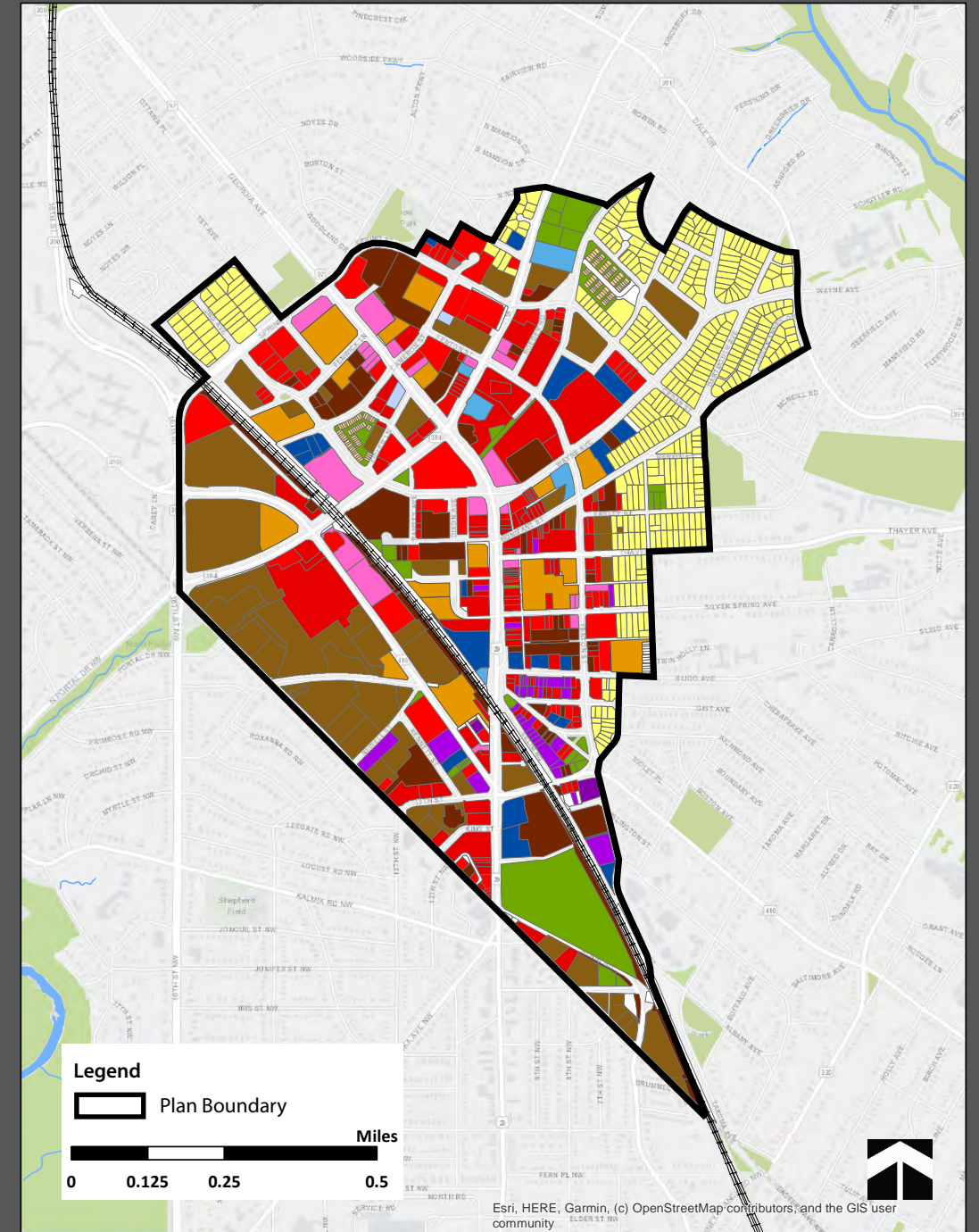
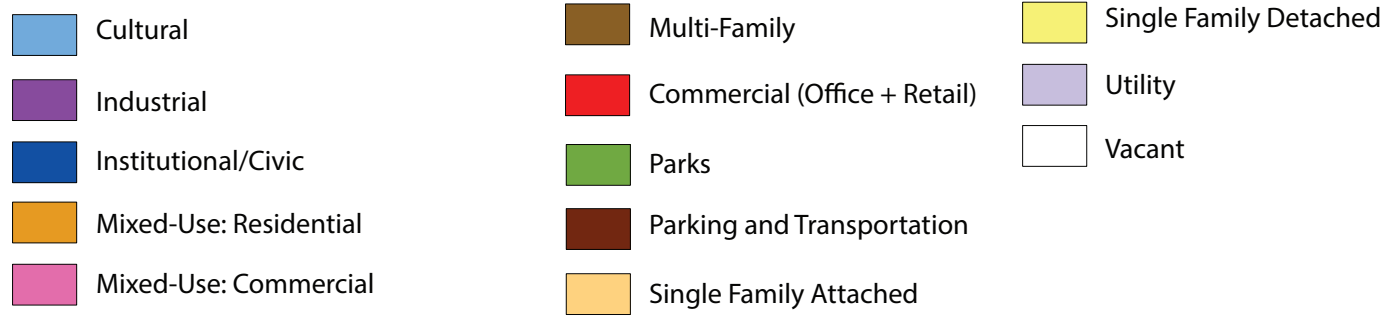
Plan will be a success if you maintain the current zoning in adjacent neighborhoods

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.

LAND USE



Land Use Categories



ZONING

Downtown

Nearly all zones are mixed-use CR with a few exceptions:

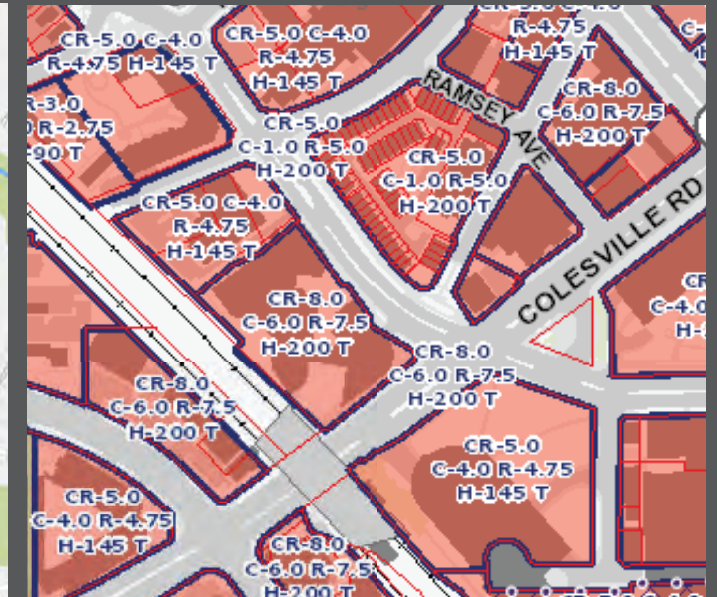
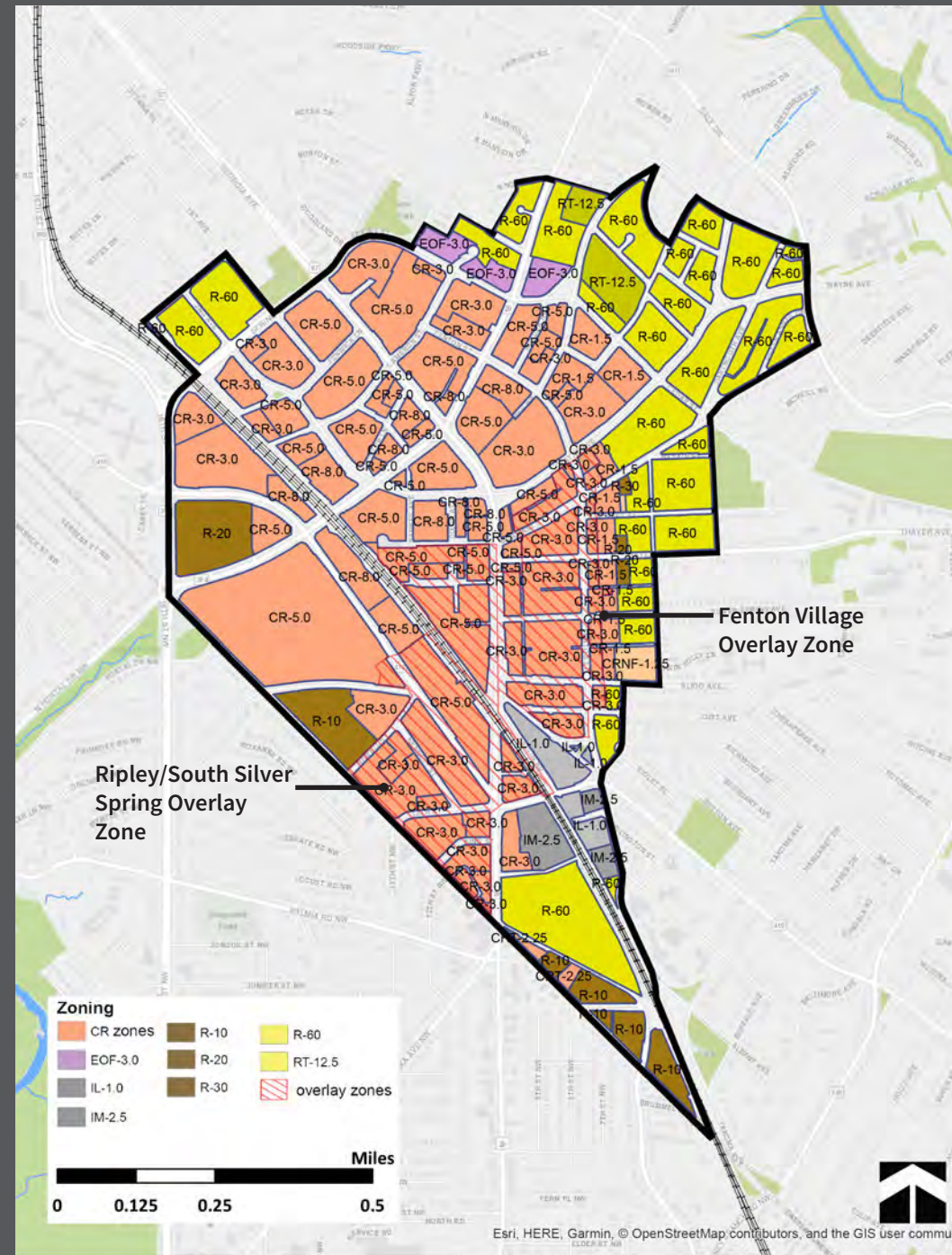
- Industrial Zone just east of the railroad
- A few R zones at the edges

Two overlay zones:

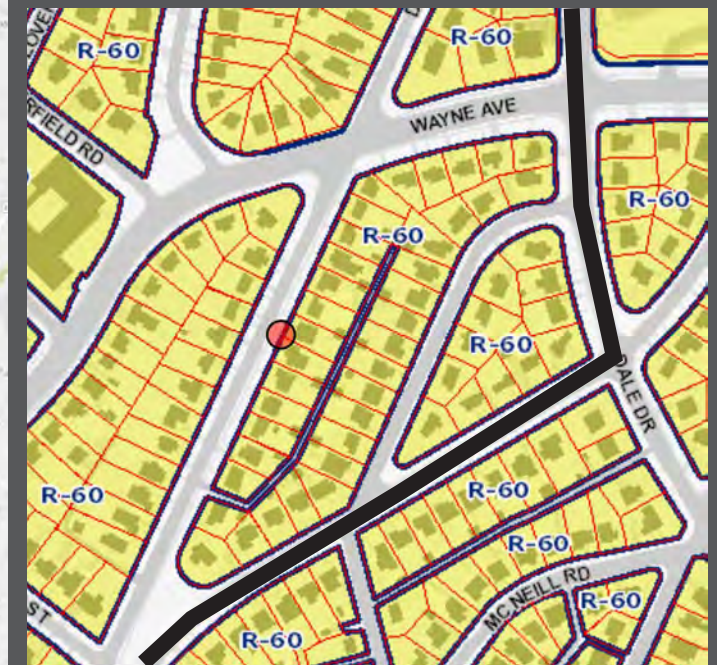
- Fenton Village Overlay
- Ripley/South Silver Spring Overlay

Adjacent Neighborhoods

- 80% of parcels are R-60
- 34% of R-60 parcels are smaller than min lot size of 6000 sf



Max height in the core is 200' T



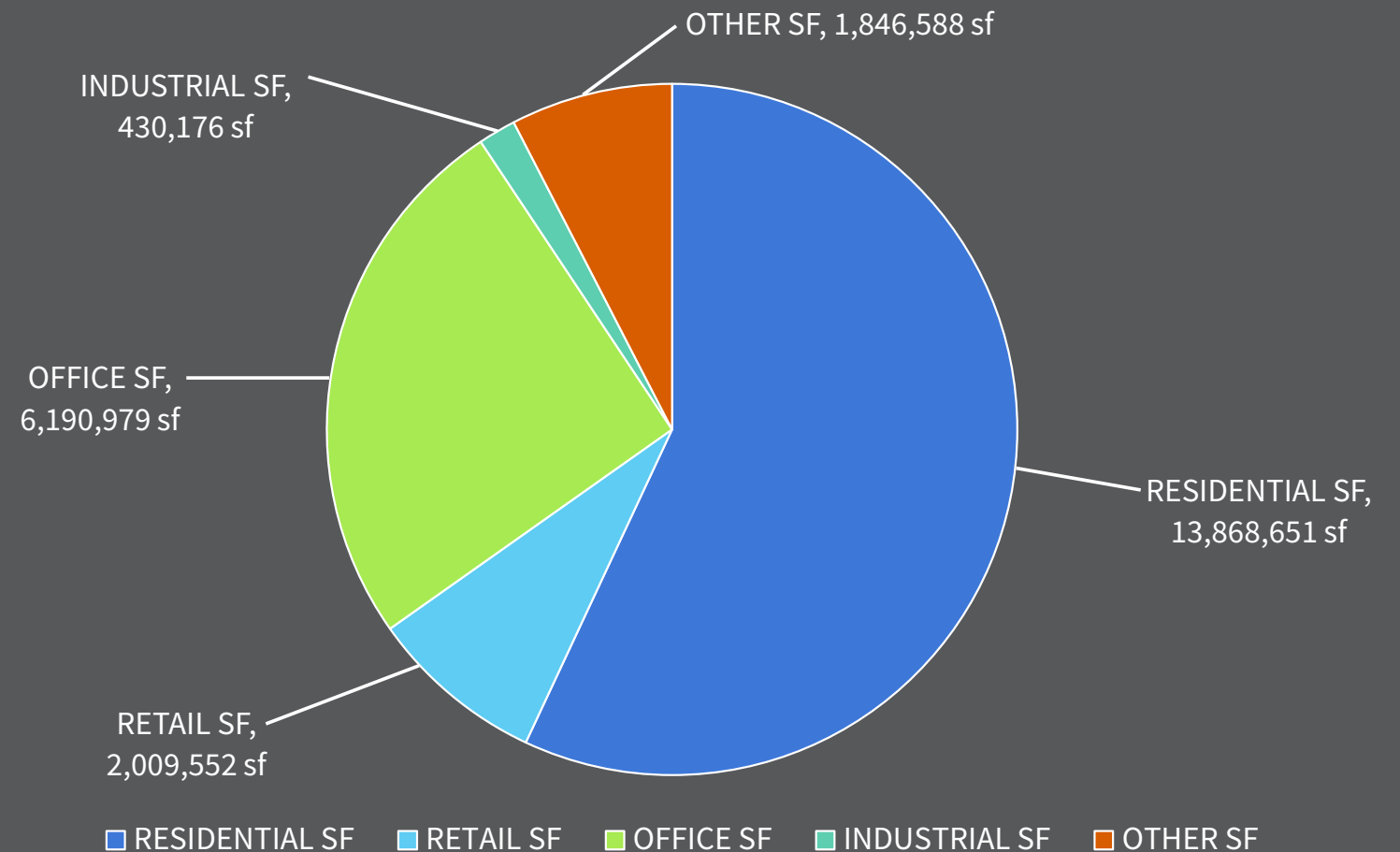
Many R-60 parcels < 6000 sf

EXISTING DEVELOPMENT

DOWNTOWN CORE

- Approximately 60% of the development in the downtown core was built prior to 2000.
- 70% of the 10 million sf built since 2000 has been residential multifamily.
- There are over 12,000 multi-family housing units in the downtown core (this includes projects currently under construction).
- The only single-family units located in the downtown core are the Cameron Hill townhomes built in 1999/2000.

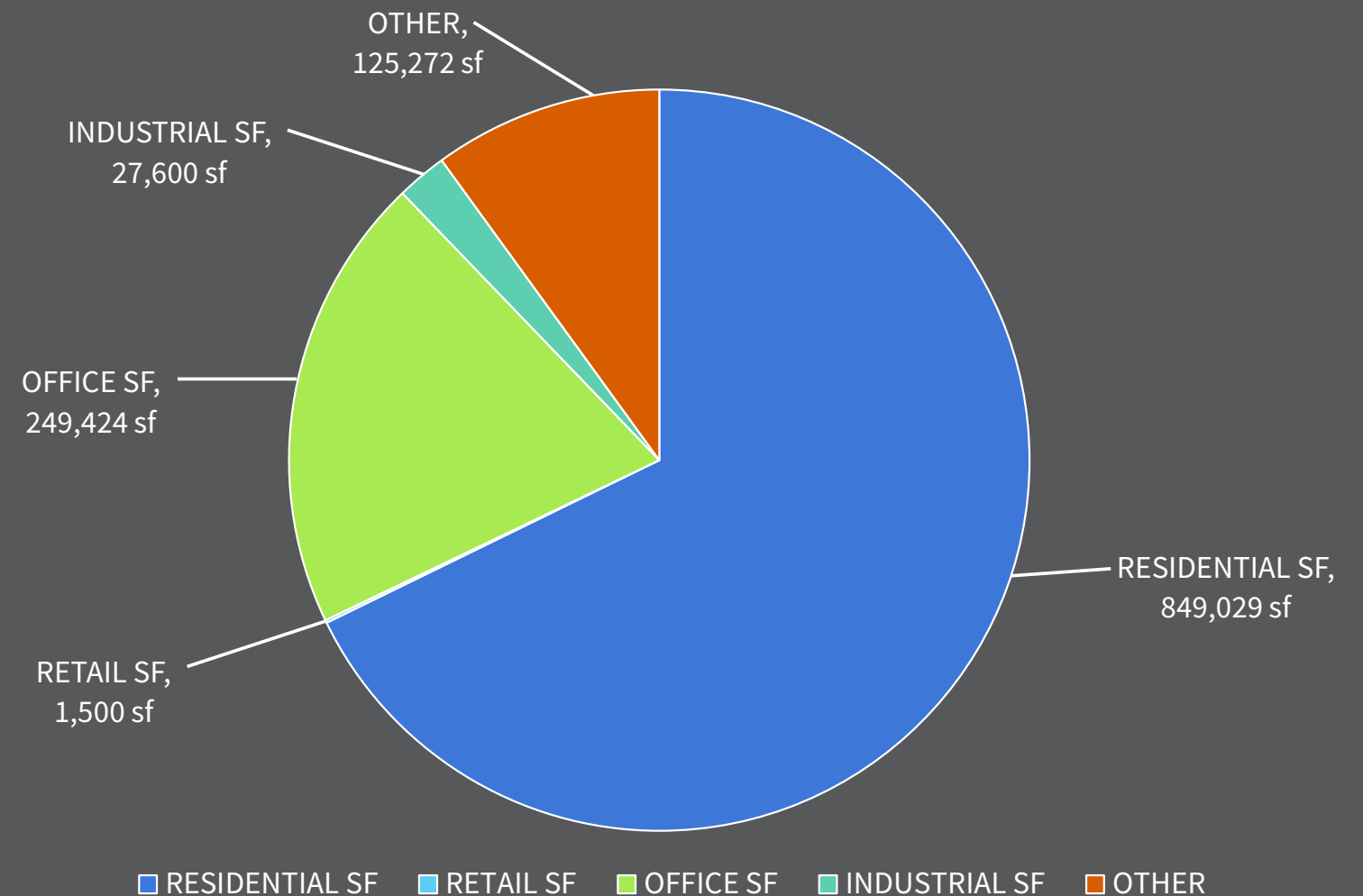
Total existing development in downtown: 24.3 M sf
Downtown area: 384 acres



EXISTING DEVELOPMENT ADJACENT NEIGHBORHOODS

- The office/industrial uses in the adjacent neighborhoods are located just outside the downtown core, along Spring St at Colesville Road.
- There is a mix of residential unit types in the adjacent neighborhood blocks:
 - 618 multi-family units
 - 457 single-family units (attached and detached)

Total existing development in adj. neighborhood: 1.7 M sf
Adjacent neighborhoods area: 121 acres



EXISTING ZONING CAPACITY

DOWNTOWN

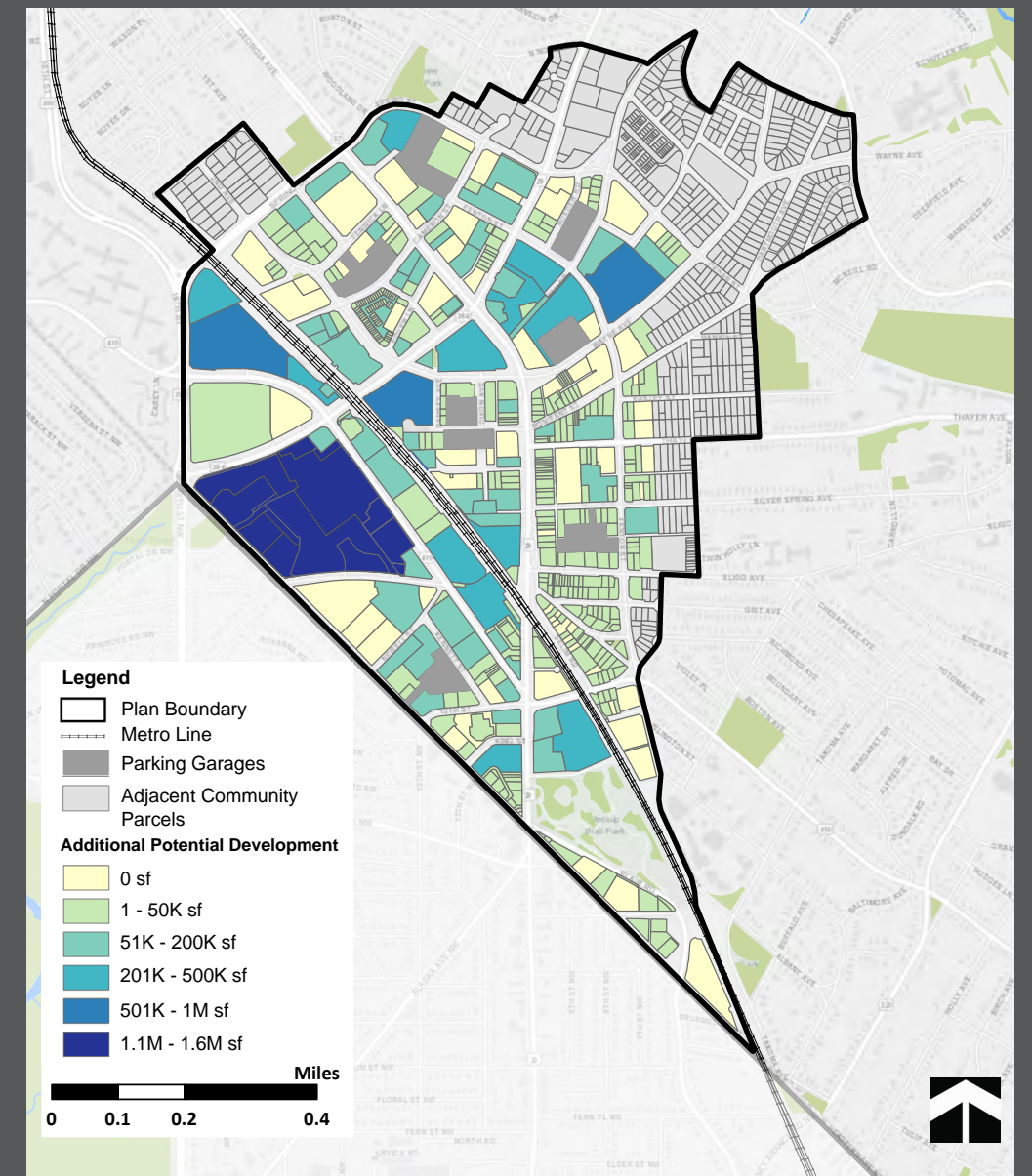
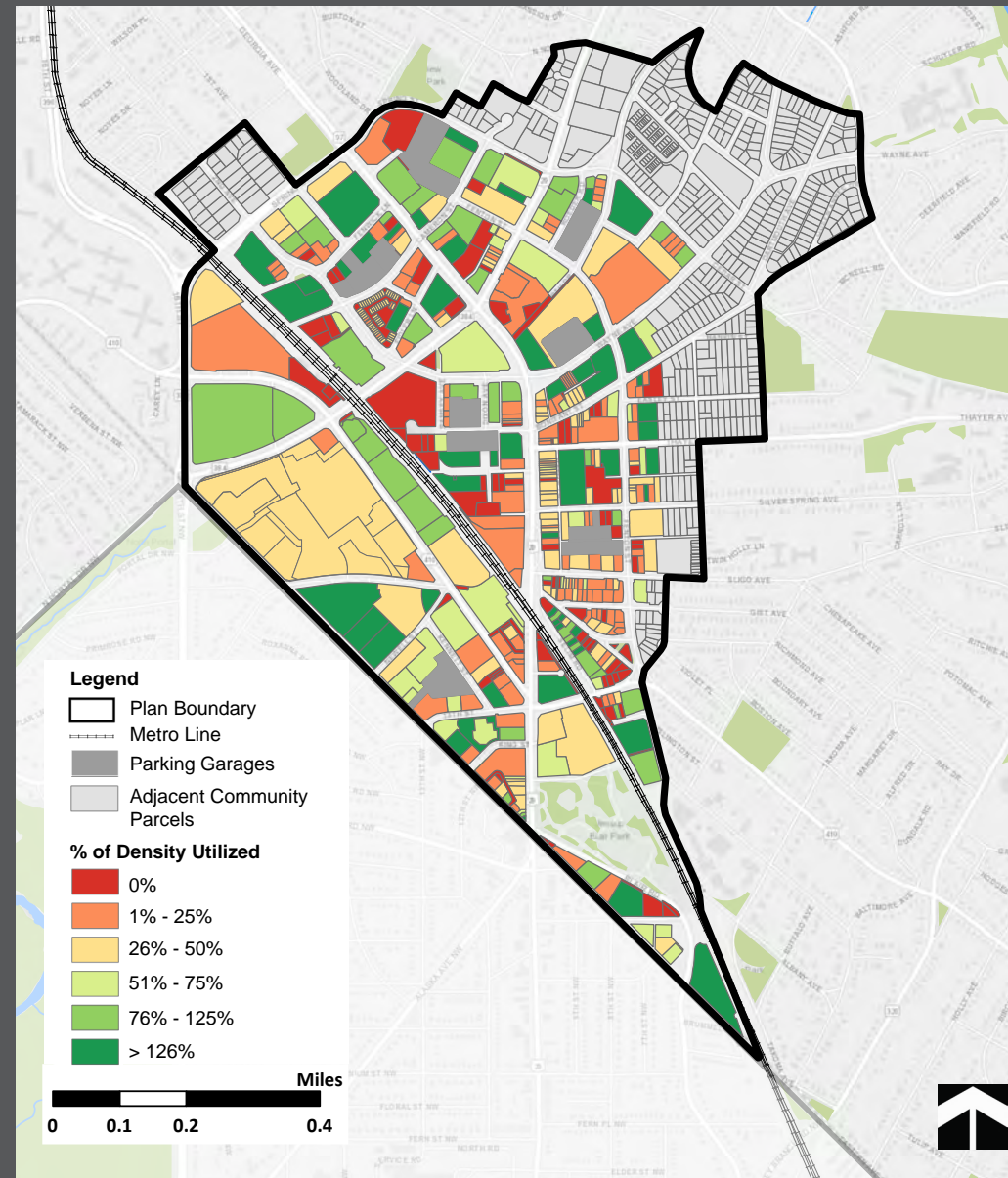
- Even if all of the currently approved pipeline projects were developed, there is still a lot of untapped development potential.
- This chart indicates development capacity based on standard method of development.
- Note: the previous plan was written under a different zoning code. When the zoning ordinance was updated in 2014, the old zones were translated to the new zones, and this permitted more FAR than was originally permitted via the old zoning.

Existing Capacity in the Downtown Core	GSF
Total Existing on the Ground	24,300,238
Total Capacity: Current Mapped Zoning	40,364,193
Unbuilt Capacity (CBD-wide)	16,063,955
<i>Pipeline:</i>	3,065,130

Capacity and Realization of 2000 Sector Plan	GSF
Designed Capacity of 2000 plan	24,406,300
Existing on the ground in 2000 (estimate)	14,500,000
Built since 2000 (estimate)	9,600,000

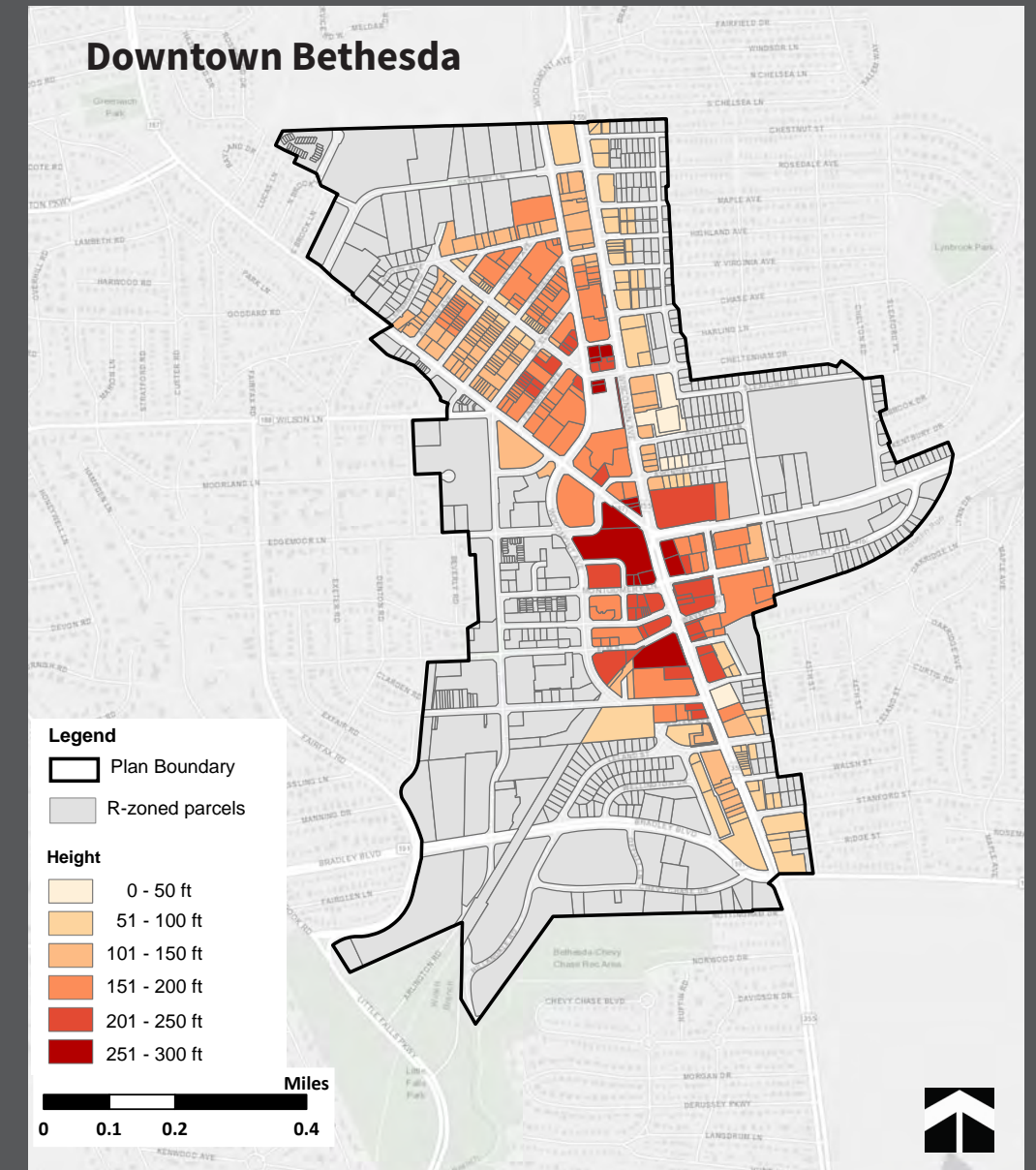
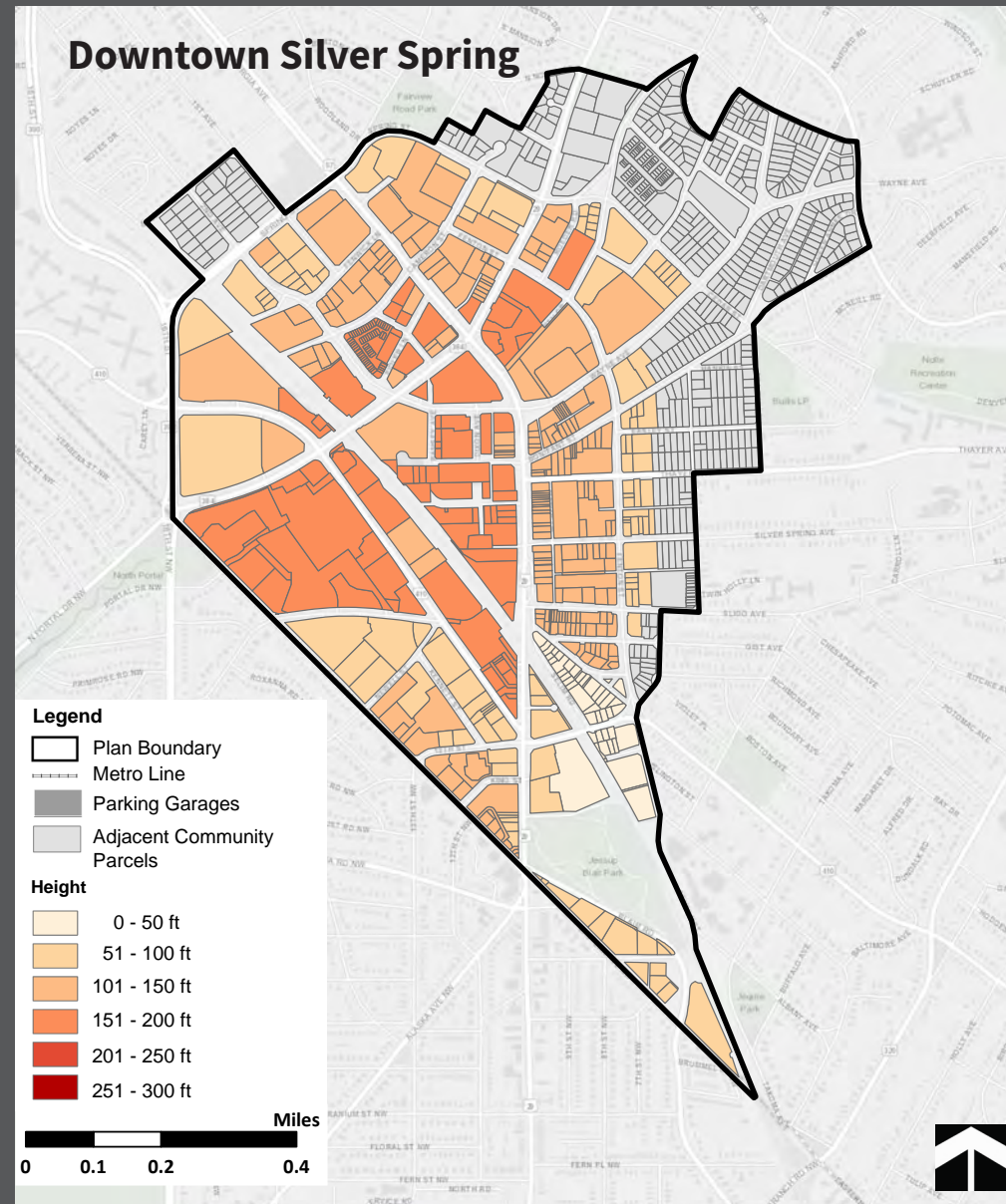
DEVELOPMENT ANALYSIS: DENSITY UTILIZATION

- Red or orange parcels are under-utilized.
- Dark blue parcels have more than 500K sf remaining on the parcel.
- Standalone public parking garages excluded (gray) although some may be considered opportunity sites.



DEVELOPMENT ANALYSIS: ALLOWABLE HEIGHT IN CR ZONES

- Currently in Silver Spring, 200' is the maximum allowable with standard method development.
- In Bethesda, several parcels have allowable heights between 200' - 300'.



WHAT WE'VE HEARD: URBAN DESIGN AND CHARACTER

I like the vibrant downtown area and housing mix -- single family homes and apartment buildings.

“I appreciate the access to green spaces, walkability to school, shopping and all basic needs and services, access to metro...”

I like how it's one of the most racially and culturally diverse areas in a segregated metro area.

I like how urban it feels.

I like the old houses and neighborhood feel of East Silver Spring...being able to walk to stores and restaurants while feeling buffered and separate from the bustling downtown...

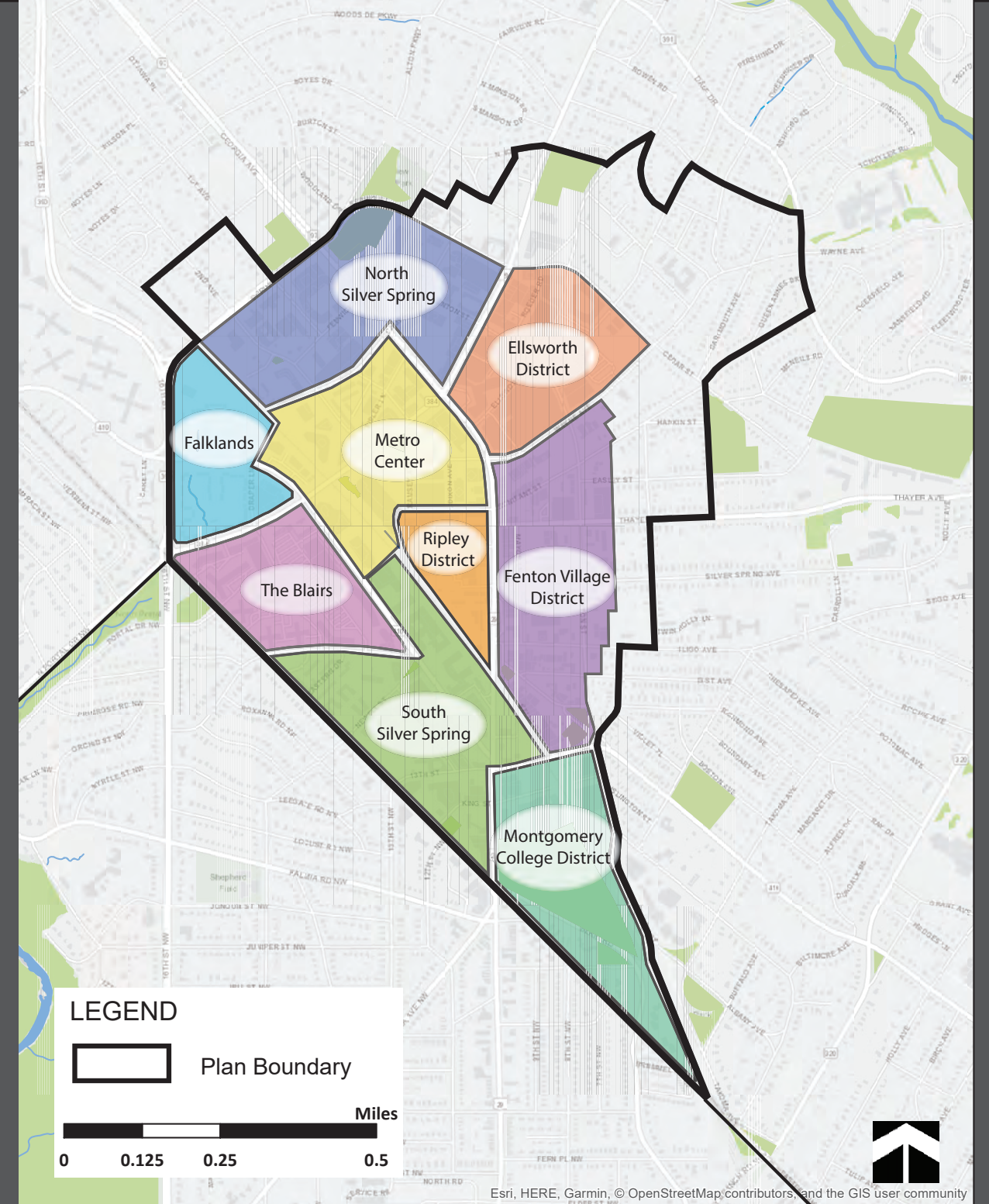
I love having everything I need within walking distance in downtown Silver Spring - restaurants, grocery stores, salons, etc.

Love the urban environment, public transit, walkability, diversity.

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

- The 2000 Silver Spring CBD Sector Plan identified the neighborhoods of Fenton Village, Ripley District and South Silver Spring as overlay Districts
- The 2019 Silver Spring Streetscape Standards identified 5 additional neighborhoods in Silver Spring that may be considered a sub-district:
 - * North Silver Spring
 - * Ellsworth District
 - * Falklands
 - * The Blairs
 - * Montgomery College District



URBAN DESIGN

BLOCK SIZE

Small Blocks:

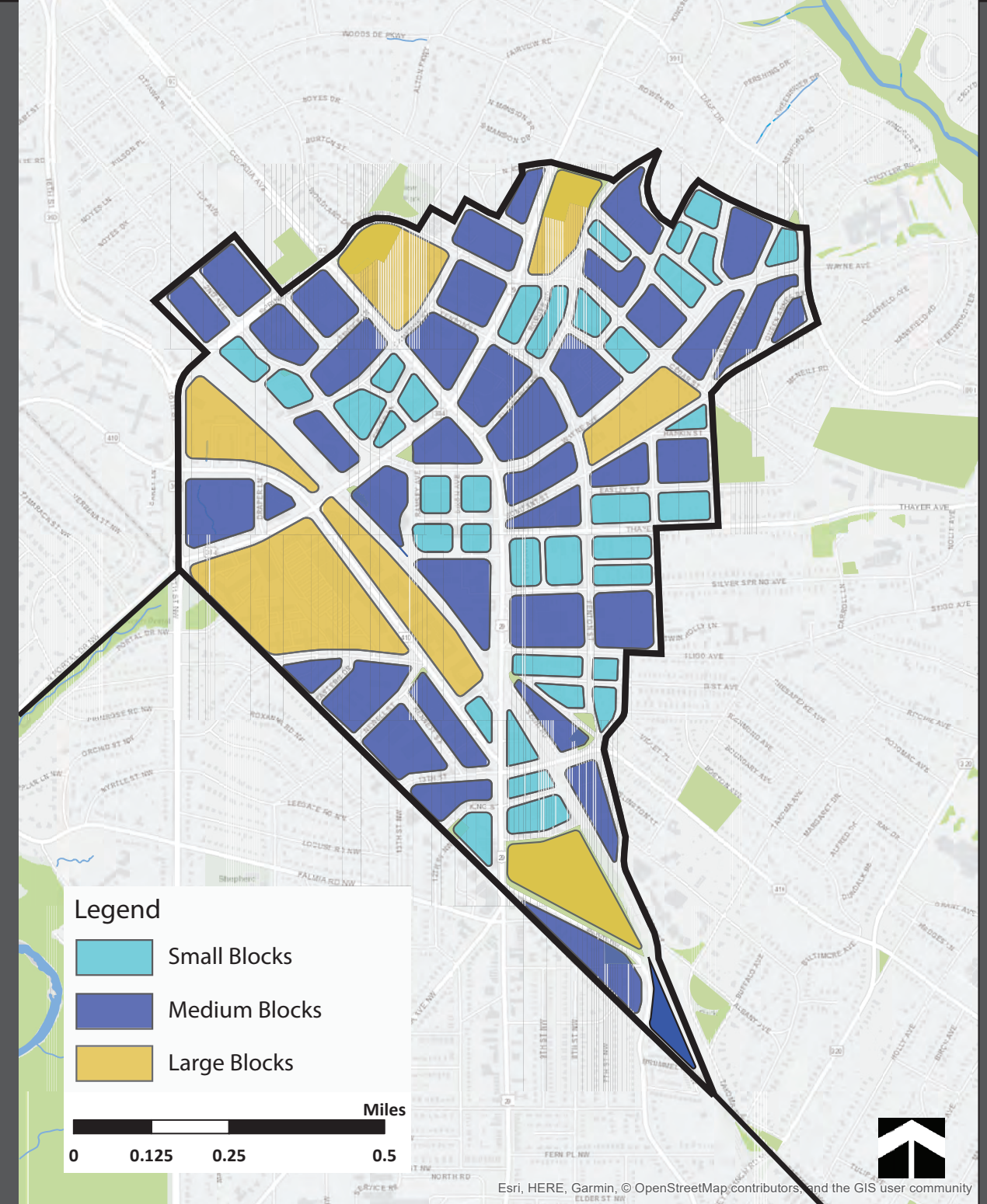
- Part of the original platting of Silver Spring
- Have not be consolidated into larger blocks

Medium Blocks:

- Many part of original platting of Silver Spring
- Some consolidated by later development

Large Blocks:

- Most platted in 1950's and 60's
- Parks that require large spaces
- Car-oriented shopping centers
- Large garden apartment complex
- Through streets limited by Metro/rail line



URBAN DESIGN

DOWNTOWN SUBDISTRICTS

North Silver Spring

- Office, hotel, residential and ground floor local serving retail establishments.
- Streets have trees, brick paving, excellent lighting as furnishings.
- United Therapeutics has built cutting-edge office and research buildings that are a model for the region and nation.
- On Colesville Road are the historic Montgomery Arms Apartments and two-story mid-century retail store fronts.



View north on Georgia Avenue



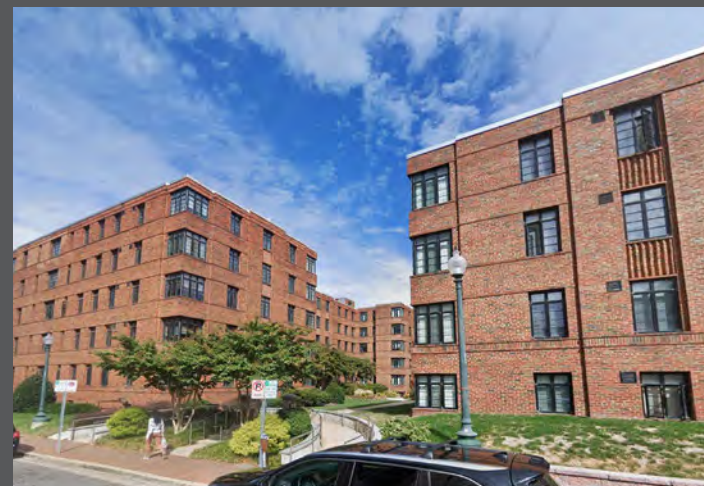
View south at Georgia Avenue and Spring Street



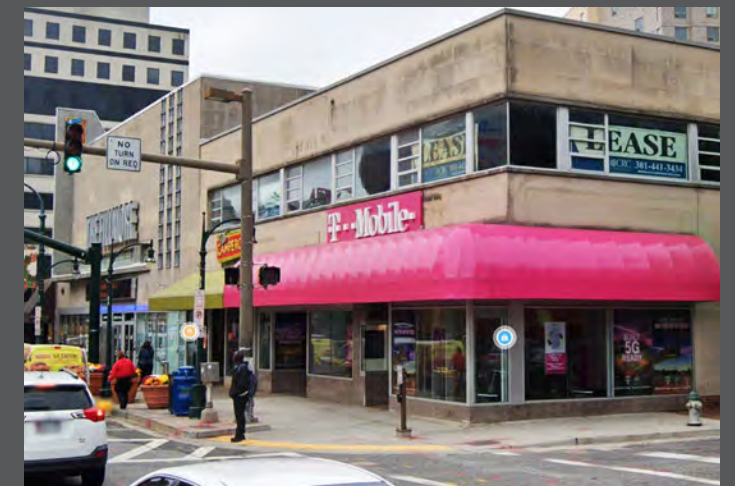
View West on Fenwick Lane



View West on Cameron Street



Montgomery Arm Apts at Fenton Street



View of Colesville Road at Fenton Street

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Ellsworth District

- Constructed in 2000 by Foulger Pratt and the Peterson Companies.
- Combines historic structures with new construction and is the center of Downtown Silver Spring.

Anchored by:

- Historic AFI Theatre on Colesville Road
- Historic “park and shop” at Georgia Avenue and Colesville Road
- Historic Hecht Company building is incorporated into City Place shopping mall.



Veterans Plaza



View of Whole Foods at access drive



View West on Ellsworth Drive



View of intersection at Fenton and Ellsworth



View of West side of Colesville Road at The Fillmore



View of Colesville Road at Georgia Avenue

URBAN DESIGN

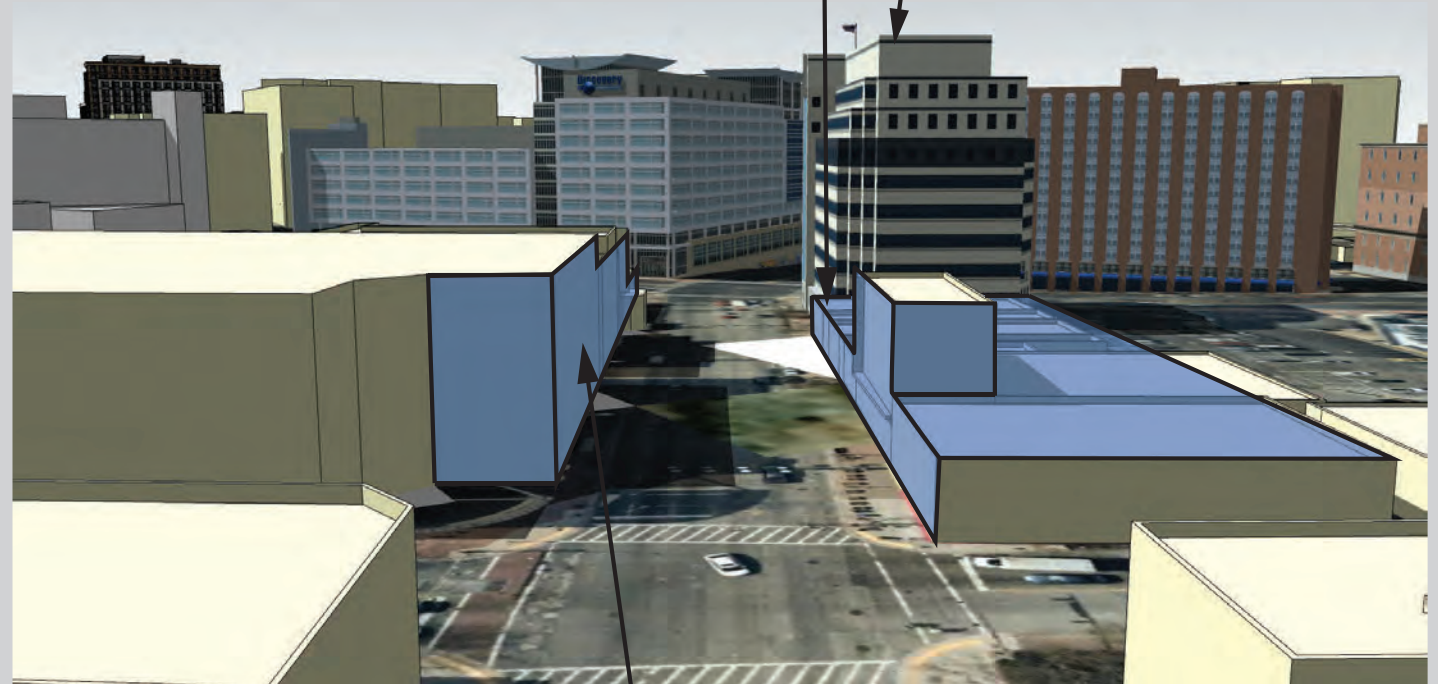
DOWNTOWN SUBDISTRICTS

Colesville Road

- Active retail walls on both sides of street.
- Medium width sidewalks with trees and brick paving
- Storefronts provide pedestrian interest
- Wide sidewalks with street trees and furnishings provide a sense of safety adjacent to fast moving traffic.

North side of Colesville Road remains largely undeveloped with blg heights at 20'-30', providing an "older" downtown feel

Lee Bldg at corner 160' tall



South side of Colesville Rd developed with blg heights of 16'-65'

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Fenton Village

- The “funky” heart of Silver Spring, with 1 and 2 story retail storefronts, including vinyl record shops, ethnic restaurants and coffee shops, art stores, salons, and several auto repair shops on the south end.
- Silver Spring Library
- Several new multi-family residential buildings with ground floor retail.



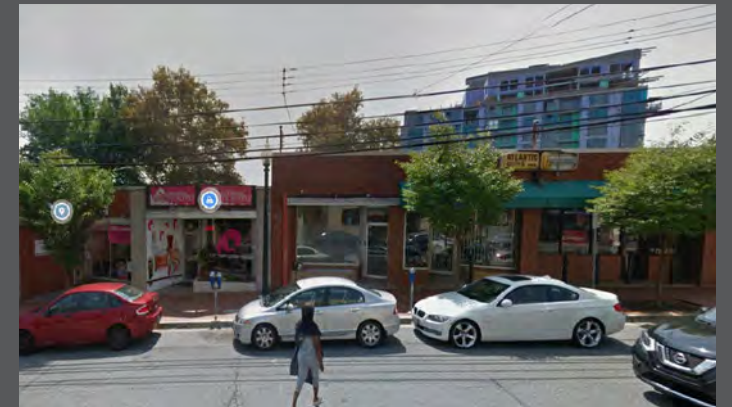
View East on Fenton Street at Bonifant Street



View west on Thayer at Fenton Street



View from Georgia Avenue looking east at Studio Plaza



View of store fronts on Bonifant Street



View of auto repair shops on Sligo Avenue



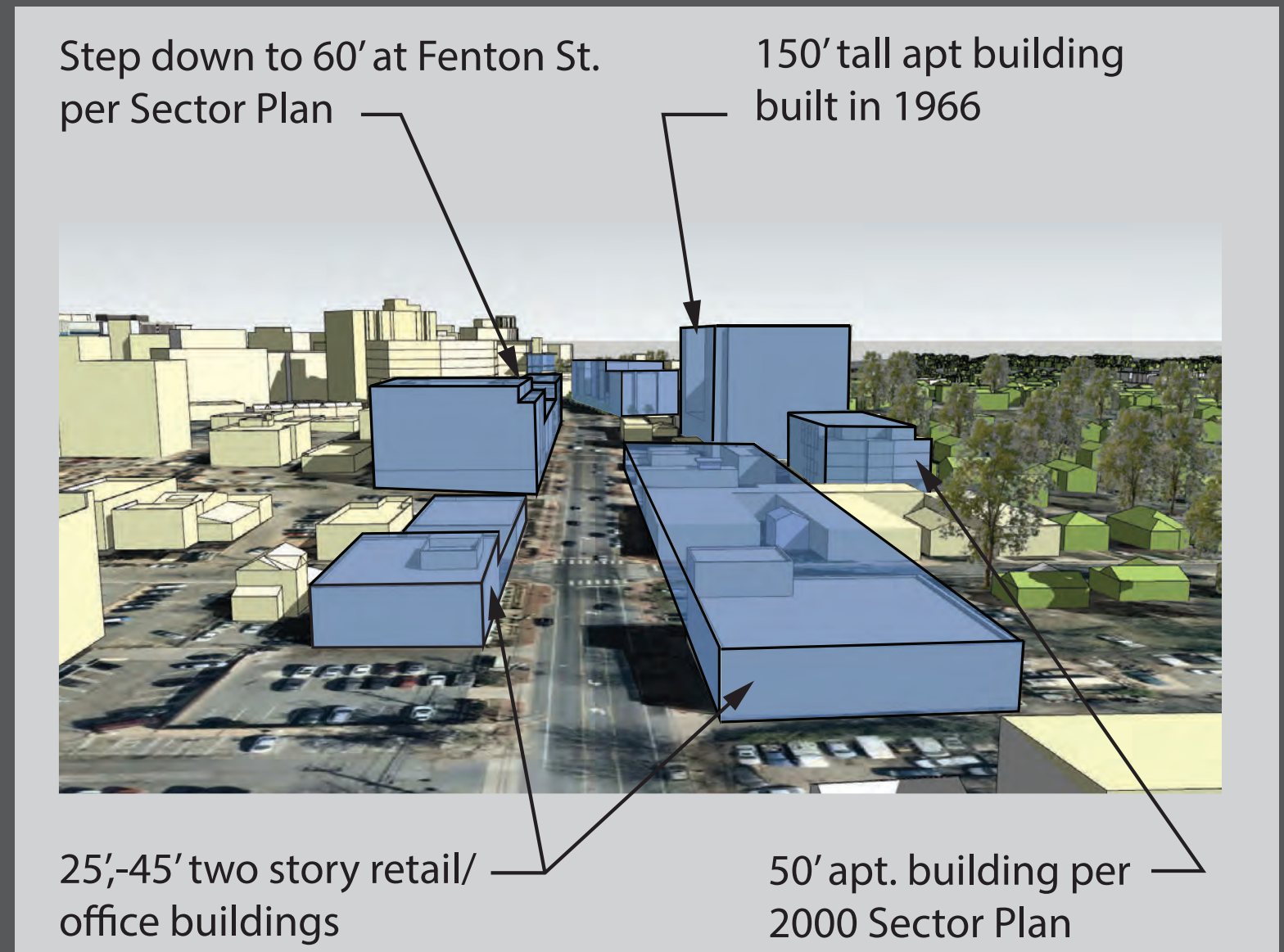
View north at Fenton Street and Silver Spring Avenue

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Fenton Street

- A two lane street with center turn lane.
- A mixed of street of active retail walls and strip shopping with parking fronting street.
- Four mixed use/apartment buildings constructed in past 15 years per 2000 Silver Spring CBD Sector Plan.
- Streetscaping with street tree panels furnishings and lighting improves pedestrian experience.



URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Ripley District

- Within walking distance of the Metro station and Transit Center.
- Has recently redeveloped into a high rise residential district with updated streetscapes.
- There are still low rise 2-story retail facing onto Georgia Avenue; redevelopment has been delayed by multiple ownerships.



View of 8250 Solaire at Georgia Avenue and Bonifant Street



View of Whole Foods at access drive



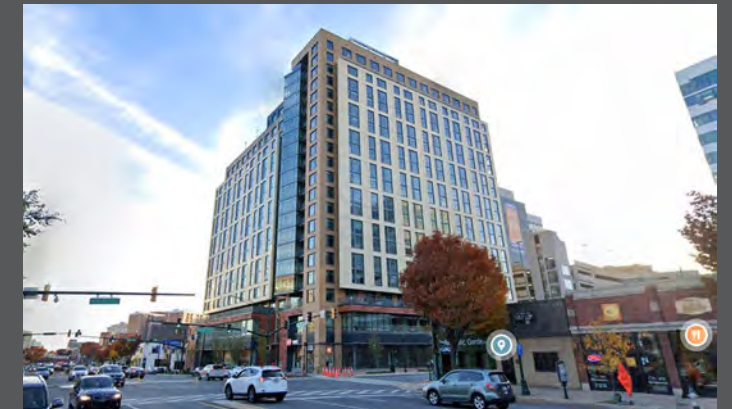
View north from Progress Place at end of Dixon Avenue



View on Bonifant looking west toward Silver Spring Metro



View on Ripley Street Looking north to 1150 Solaire



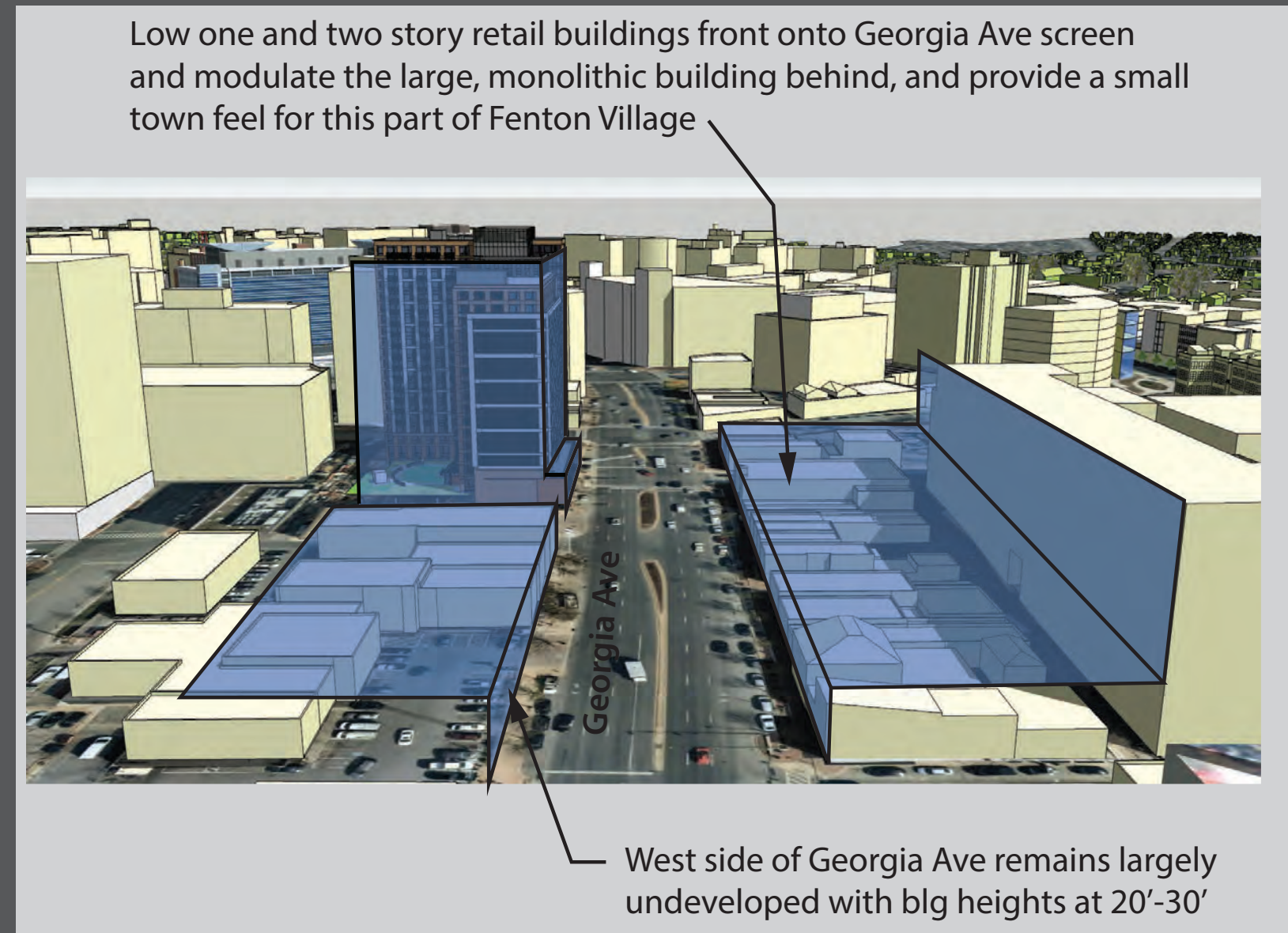
Georgia Avenue looking south

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Georgia Avenue

- This street is a heavily traveled boulevard through the downtown.
- There are active retail frontages between Fenton village and Ripley District on the east side of the street.
- The west side of the street is has a new tall building, older street-fronting buildings and a section of strip shopping facing the street.
- Streetscaping with street tree panels reduces the impact of heavy traffic on the pedestrian experience.



URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Montgomery College District

- Location of Takoma Park Campus of Montgomery College
- Cafritz Foundation Arts Center
- 15 acre Jesup Blair Park
- All buildings constructed or renovated after 2000.
- On the east side of the track are the original campus buildings a garage and 2 self storage units.



View of Cafritz Performing Arts Center looking south



View of Mont. College Health Center



View of Mont. open space at College Health Center



View of Jesup Blair Park from Georgia Avenue



View of Self Storage bldg at Fenton and Philadelphia



View north up Blair Road

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

South Silver Spring

- A mix of older hotels, auto shops and warehouses, and newer condominiums and apartments with ground floor retail.
- Includes the historic Canada Dry facade, the Arts Alley and Silver Spring Innovation Center and local pub.
- Most of the streets have upgraded streetscape per the Silver Spring Streetscape Standards.



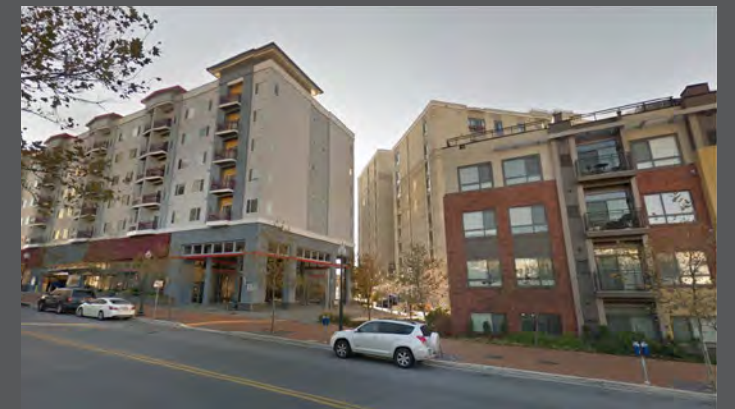
View of Kennett Street looking south



View of Canada Dry Facade on East-West Hwy



View West at Newell Street at Acorn Park



View of The Galaxy Apartment on 13th Street



View of Denizen Brewery from East West Hwy



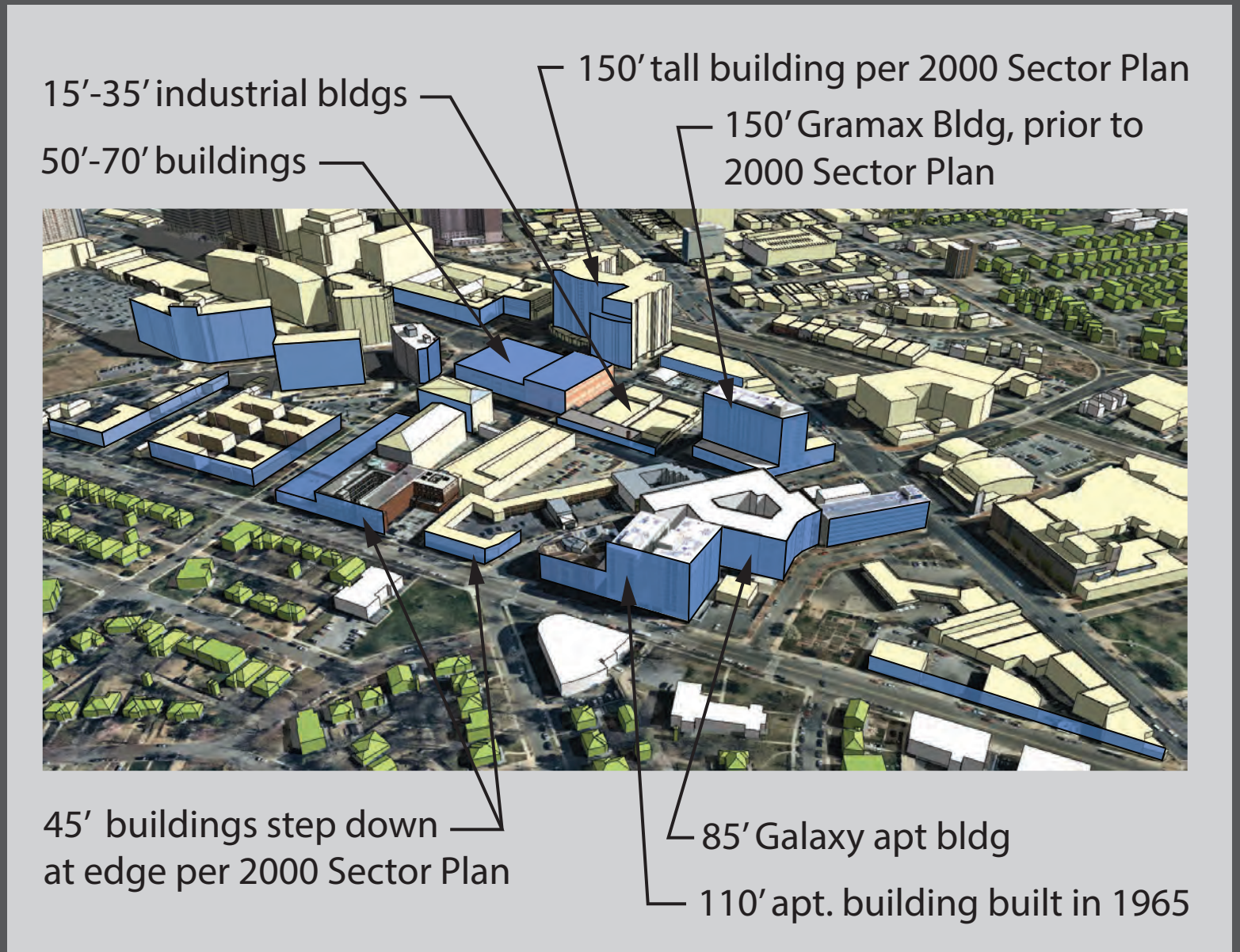
View of Spring Apartments from Eastern Avenue

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

South Silver Spring

- This district of Silver Spring characterized by a mix of low and high density buildings, several of which have been built since 2000.
- Low scale motels, industrial buildings housing storage, auto oriented businesses an urban brewery and an urban church.
- A large county parking garage and lot.
- Historic Spring Gardens apartment complex
- Historic Acorn Park



URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Blair District

- Composed of office buildings between the Metro rail and East West Highway, the large Giant food store, parking lot and associated smaller retailers.
- Several large apartment buildings built in the 60's.
- A new upscale apartment building, called the Pearl, that was recently built as part of a future mixed use redevelopment of the Giant site.



View of Giant Food Store at Blair Park Shopping Center



View of The Blair Town from Colesville Road



View of the Pearl looking east from Eastern Avenue



View of the Pearl and large open space



View looking into Blair Park Shopping Center from East West Hwy



View looking north on East West Hwy from Newell Street

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Falklands District

- Occupied by the Falklands garden apartments, built in the 1930's to meet the housing demand created by the expansion of the Federal Government.
- A mature, tree line enclave that is set apart from rest of downtown Silver Spring.
- Southern half has an historic designation.
- Northern half is slated for residential redevelopment that takes advantage of its proximity to the Silver Spring Metro station and the future Purple Station.



View of Falklands Apartment looking north from E.W. Hwy



View north on Falklands Lane



View east from 16th Street toward Falkland and Spring St.



View south of Falklands from East West Hwy and 16th St.



View of south corner of Falklands from 16th Street and Colesville Road



View north into Falklands open space from Colesville Rd

URBAN DESIGN

DOWNTOWN SUBDISTRICTS

Metro Center District

- Silver Spring Transit Center, with consolidated subway, light rail, bus and taxi services.
- Surrounded by 1970 and 80's era office buildings built in a bland style.
- Large lot adjacent to the Transit Center does not have a designated use.
- An upscale townhouse community in this district.
- Former Discovery Channel headquarter, now repurposed as an office building for multiple tenants.



View of Transit Center from Colesville Road



View north on Colesville Rd towards Discovery building



View south towards Colesville Rd from 2nd Avenue



View north on Wayne Avenue at Dixon Avenue



View south on East West Hwy at Colesville Road



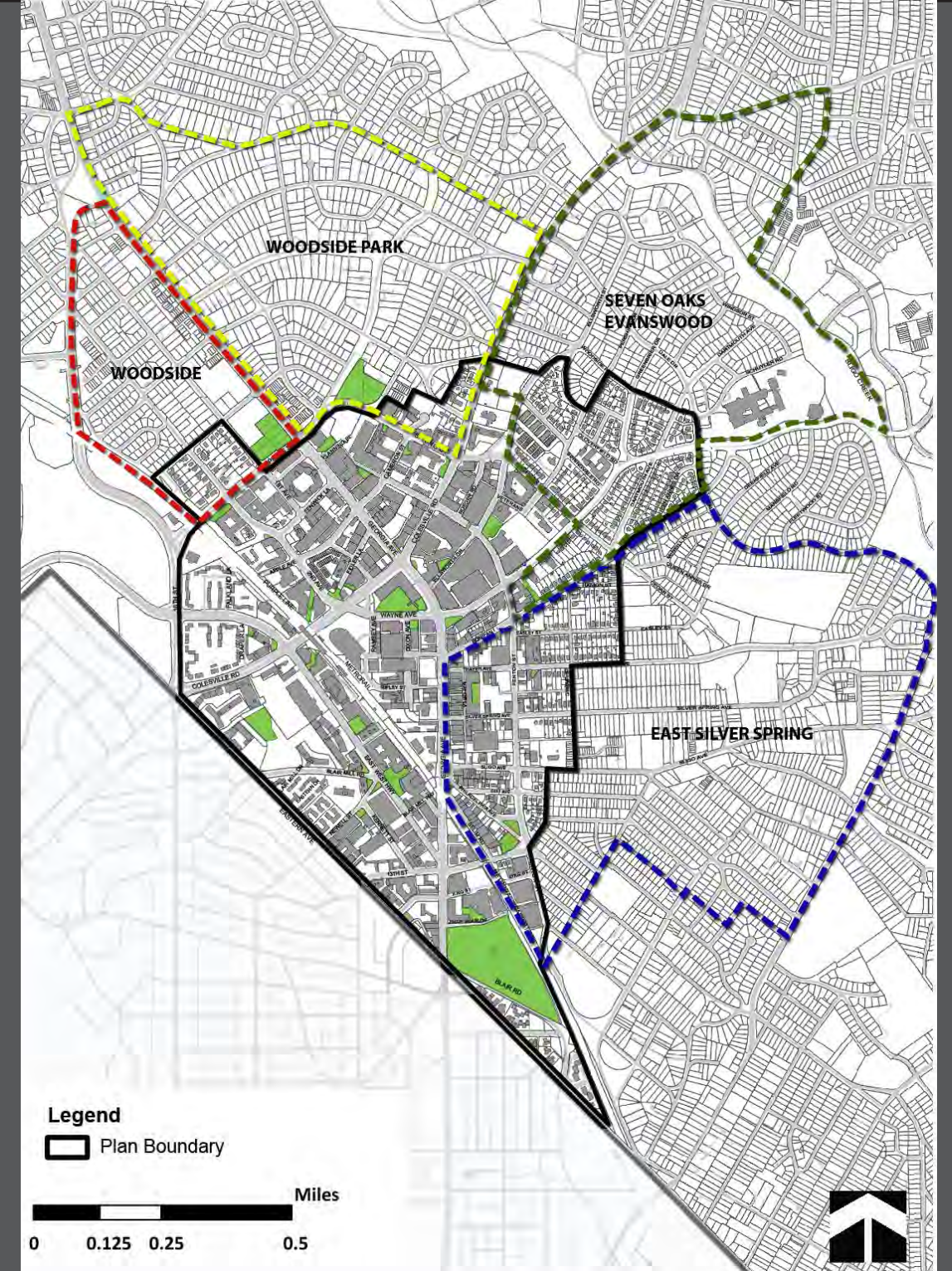
View of NOAA building looking north on East West Hwy

URBAN DESIGN

ADJACENT COMMUNITIES

The plan area includes portions of these neighborhoods:

- *Woodside and Woodside Park* to the north
- *Seven Oaks Evanswood* to the north and east
- *East Silver Spring* to the east.



URBAN DESIGN

ADJACENT COMMUNITIES

Downtown steps down to adjacent communities:

- On most edges, the downtown steps down per 2000 Sector Plan zoning.
- On north side of Downtown adjacent to Spring Street, buildings consistently step down to 55' - 65' from 110' heights.
- On east side there are exceptions with buildings built before 2000:
 - Colespring Plaza, 100' tall built in 1967
 - Colesville Towers, 100' tall, built in 1966



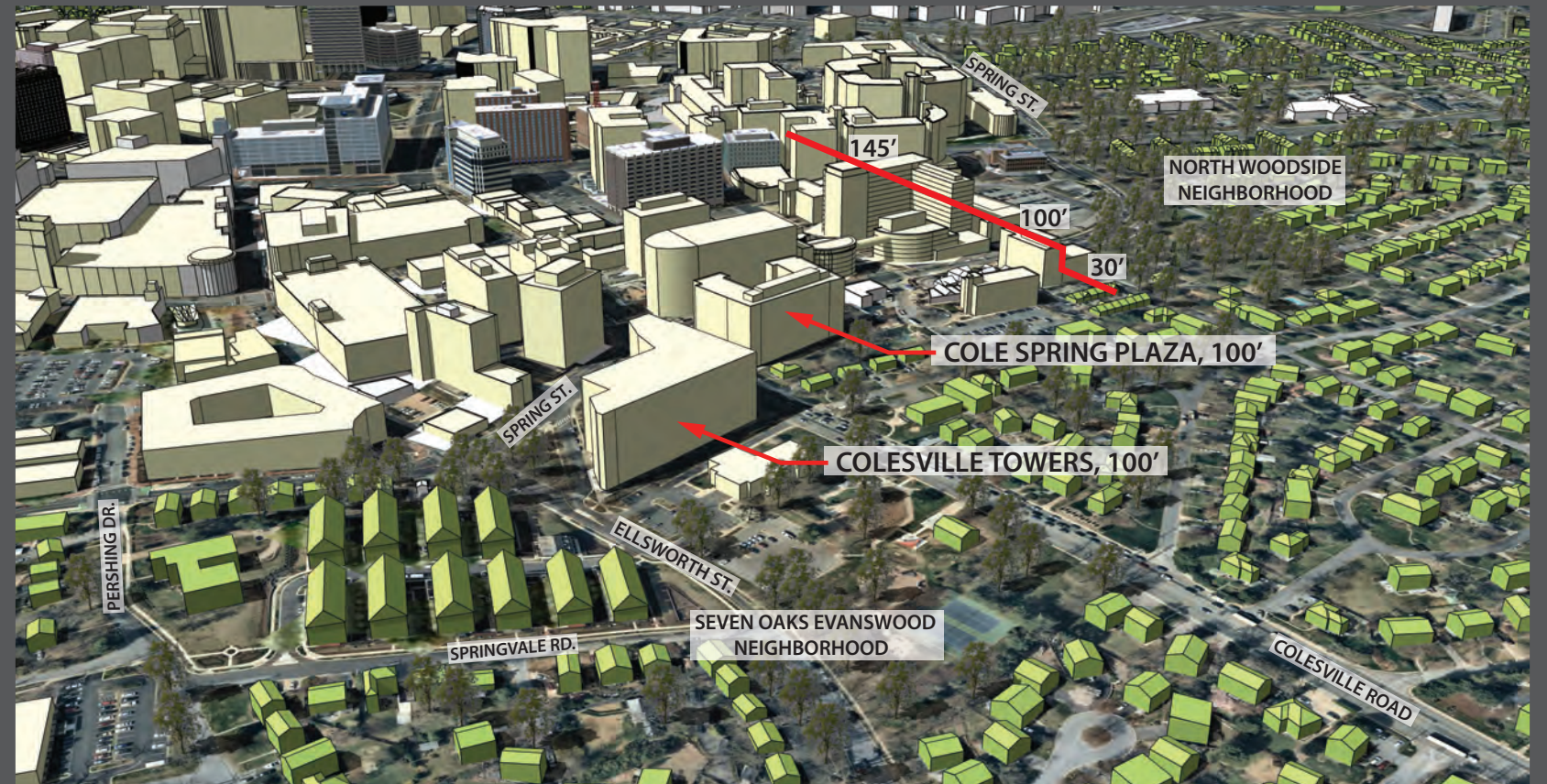
Transition from downtown Silver Spring to Woodside neighborhood, looking east above Spring Street.

URBAN DESIGN

ADJACENT COMMUNITIES

Downtown steps down to adjacent communities:

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 - Colespring Plaza, 100' tall built in 1967
 - Colesville Towers, 100' tall, built in 1966



Transition from downtown Silver Spring to Seven Oaks and North Woodside looking north above Colesville Road.

URBAN DESIGN

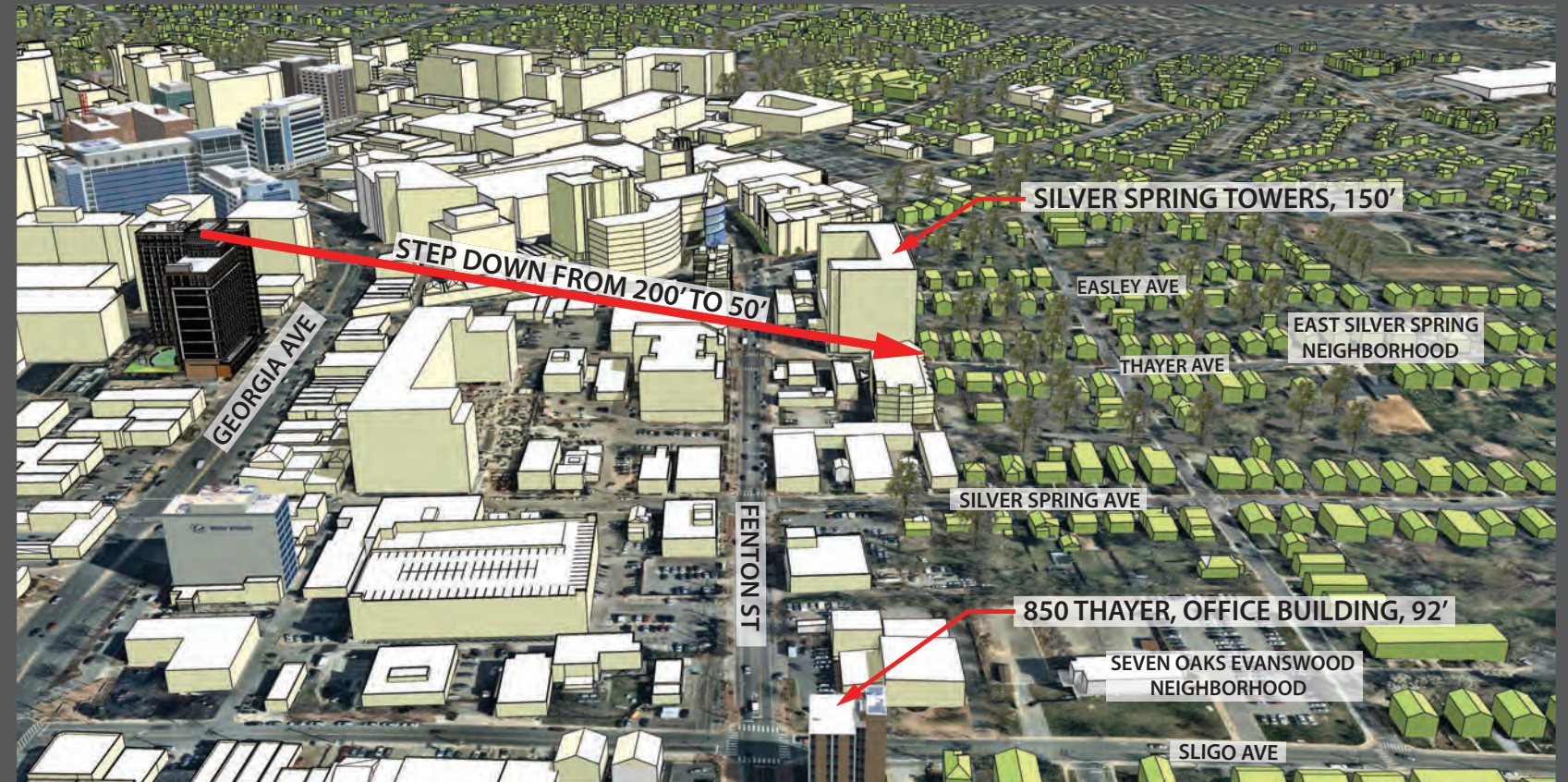
ADJACENT COMMUNITIES

In Fenton Village building built after the 2000 Silver Spring CBD Sector Plan step down from 200' to 50' at East Silver Spring with the exception of:

- Silver Spring Towers, built in 1966

In South Silver Spring most building step down from heights of 200' to 45' along Eastern Avenue with the exception of:

- The Aurora, 110' tall, built in 1965



Transition from downtown Silver Spring to East Silver Spring looking north above Fenton Street.

URBAN DESIGN

ADJACENT COMMUNITIES

In Fenton Village building built after the 2000 Silver Spring CBD Sector Plan step down from 200' to 50' at East Silver Spring with the exception of:

- Silver Spring Towers, built in 1966

In South Silver Spring most building step down from heights of 200' to 45' along Eastern Avenue with the exception of:

- The Aurora, 110' tall, built in 1965



Transition from downtown Silver Spring to District line looking north above Eastern Avenue.

URBAN DESIGN

ADJACENT COMMUNITIES

Streets in Woodside

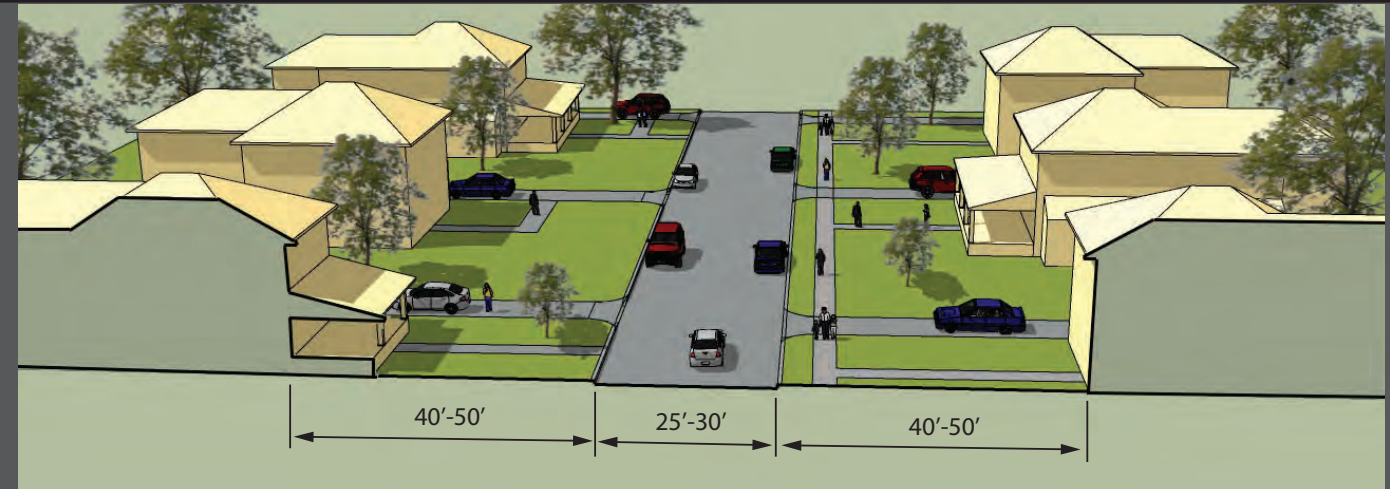
- Typically 25'-30' curb to curb
- Building line of front facade ranges 40' - 50' from face of curb
- Some of these streets have sidewalks, others don't
- Most of the home do not have front loaded garages

Streets in Seven Oaks - Evanswood

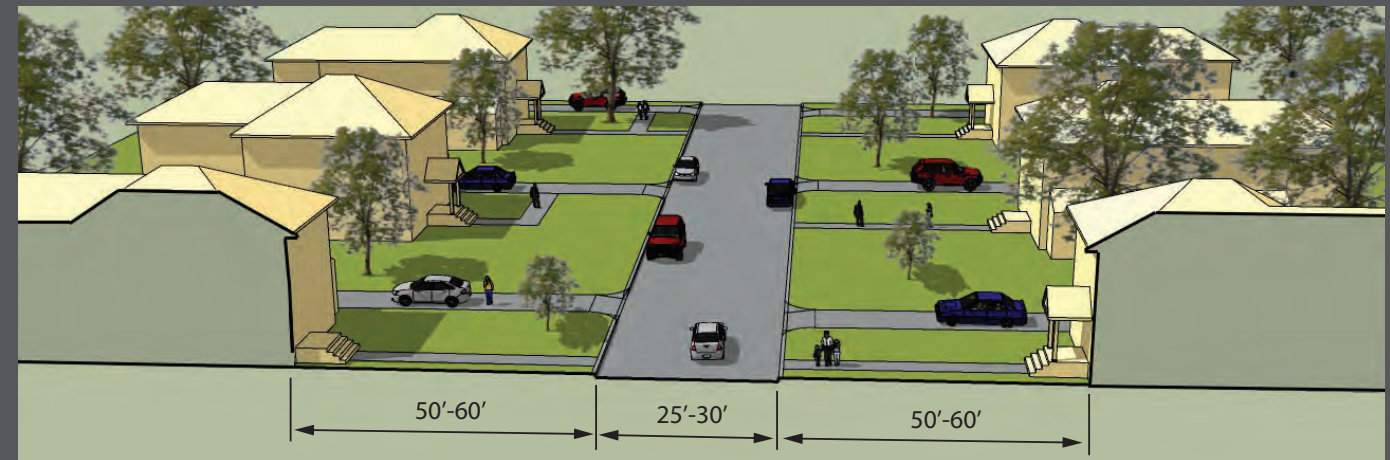
- Typically 25'-30' curb to curb
- Building line of front facade ranges 50' - 60' from face of curb
- Majority of these streets do not have sidewalks

Streets in East Silver Spring

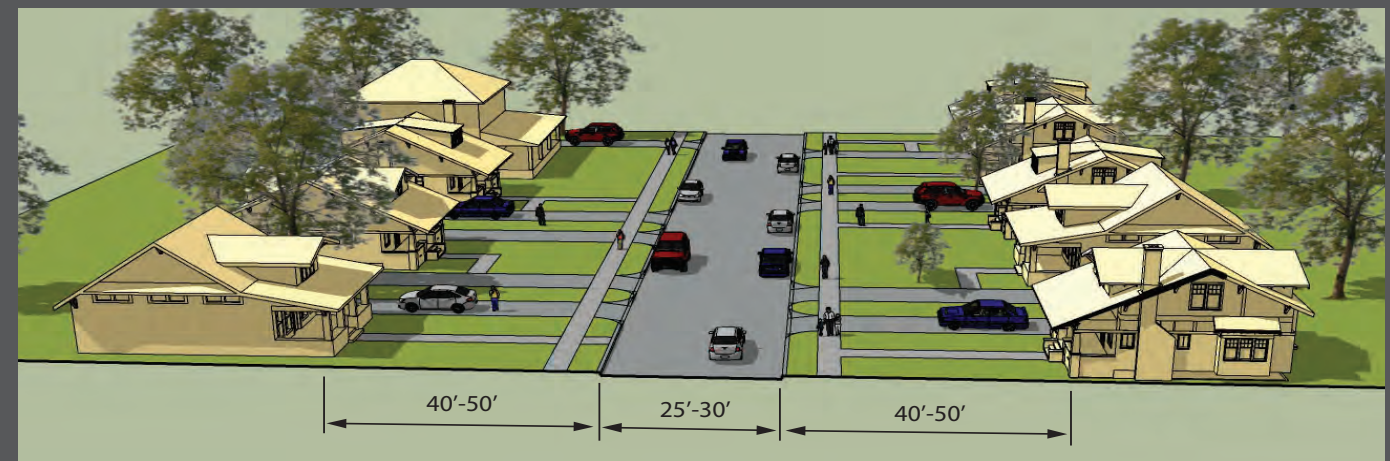
- Typically 25'-30' curb to curb
- Building line of front facade ranges 40' - 50' from face of curb
- Majority of these streets have sidewalks on both sides of street



Woodside



Seven Oaks - Evanswood



East Silver Spring

URBAN DESIGN

ADJACENT COMMUNITIES

Form and Urban Design

- Typically constructed between 1900 and 1950
- Single family homes predominate
- Lot sizes are in the 6000 sf range (R-60 zoning)
- Houses heights are typically 30' mostly with full second floors or second floors in attic levels
- Most have driveways with some alleys in East Silver Spring
- Several tear down and rebuilds



1st Avenue in Woodside



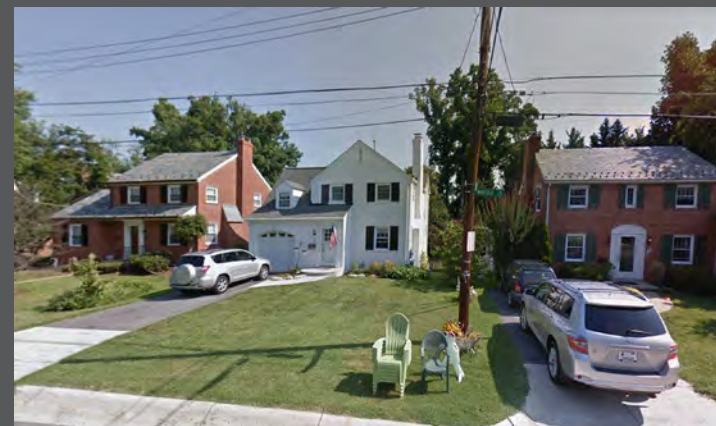
2nd Avenue in Woodside



Easley Street in East Silver Spring



Silver Spring Street in East Silver Spring



Mayfair Place in Seven Oaks-Evanswood



Noyes Drive in Woodside Park

PUBLIC REALM PARKS

Where Do People Gather?

WHAT WE'VE HEARD: PARKS AND PUBLIC REALM

Developers have been allowed to design terrible looking hardscapes rather than green areas.

“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.”

The trees and green spaces in the community need to be maintained.

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

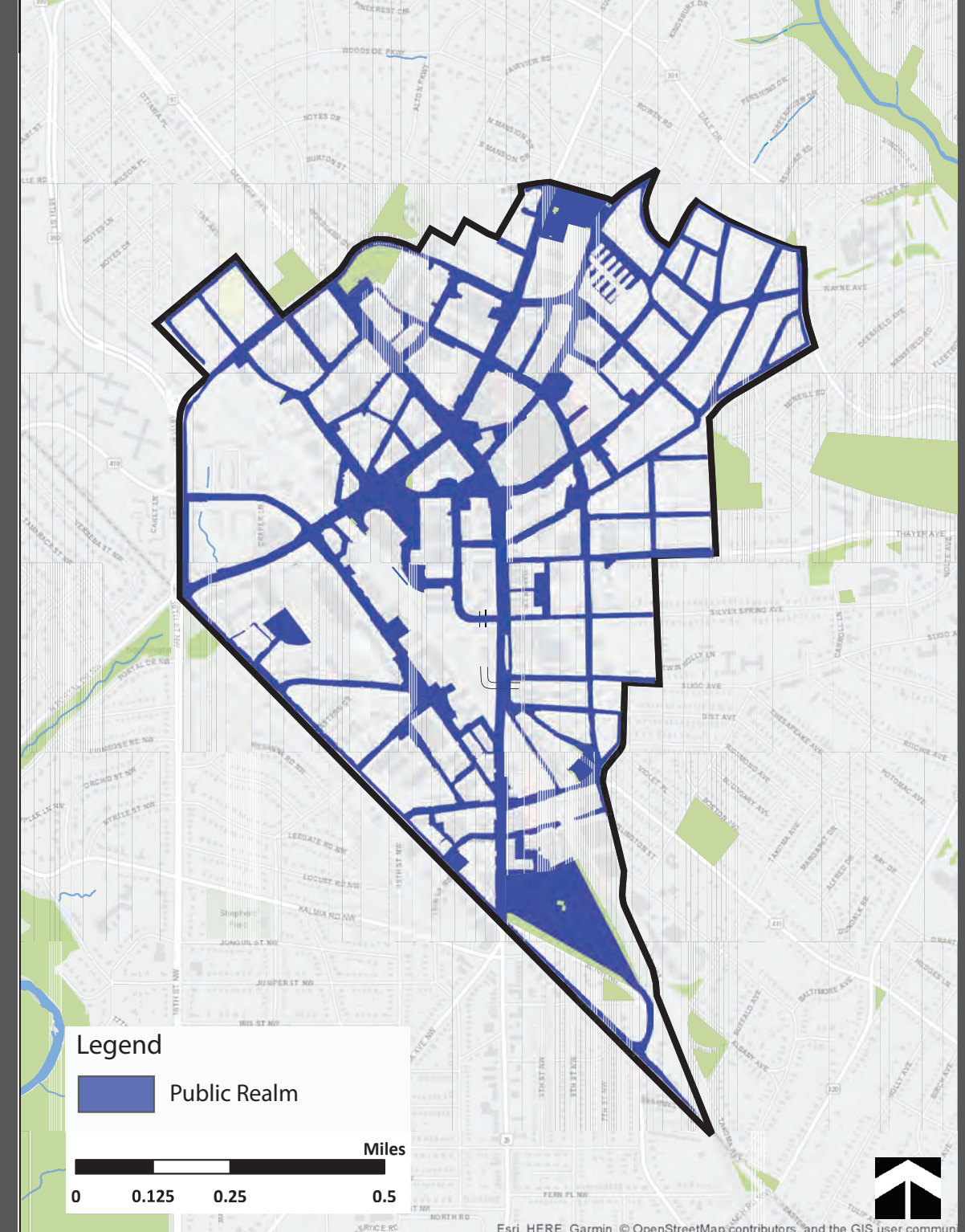
Love having access to a vibrant downtown so near many great parks like the Sligo Creek trail and others.

I would also like to see a greater emphasis placed on Jesup Blair Park.

PUBLIC REALM

Streets, Open Space and the Public Realm

- The Public Realm is composed of the streets and open spaces where the public is free to go without trespassing on private property.
- In the neighborhoods the public realm includes the street and sidewalk. Here the front yards of single family homes are considered private.
- In downtown Silver Spring the right-of-way extends up to the building face, making the public realm much larger than in the single family neighborhoods.
- All publicly accessible spaces, regardless of ownership, are included in the public realm.



The public realm in the plan area.

STREETS AND SIDEWALKS

Narrow Sidewalks

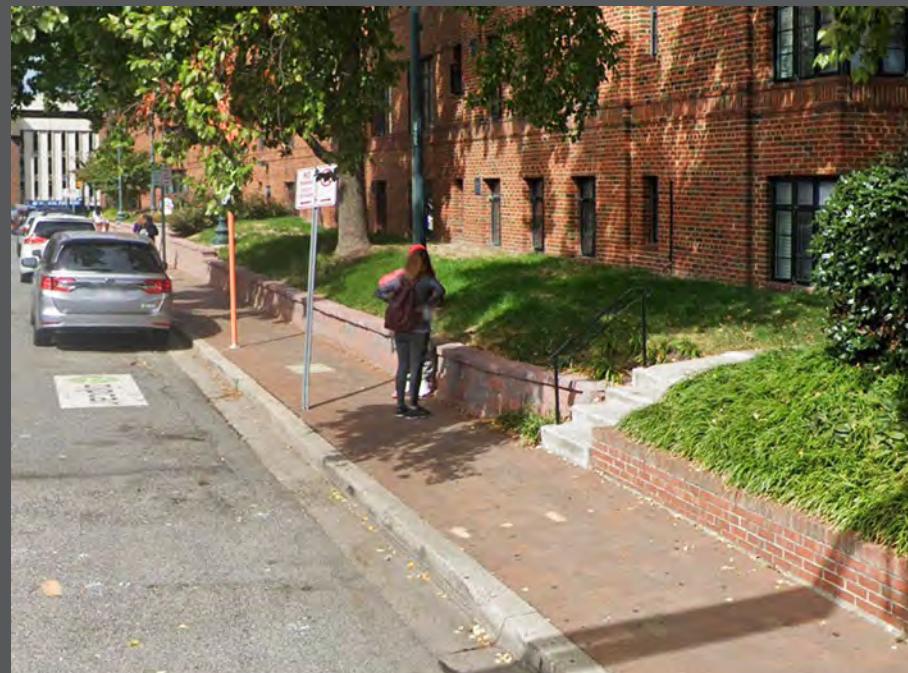
- 10' -16' wide
- Minimum 6'-0" wide pedestrian through zone.
- Sidewalks narrower than 12'-6" typically do not have street trees.



Cameron Street



Bonifant Street



Fenton Street

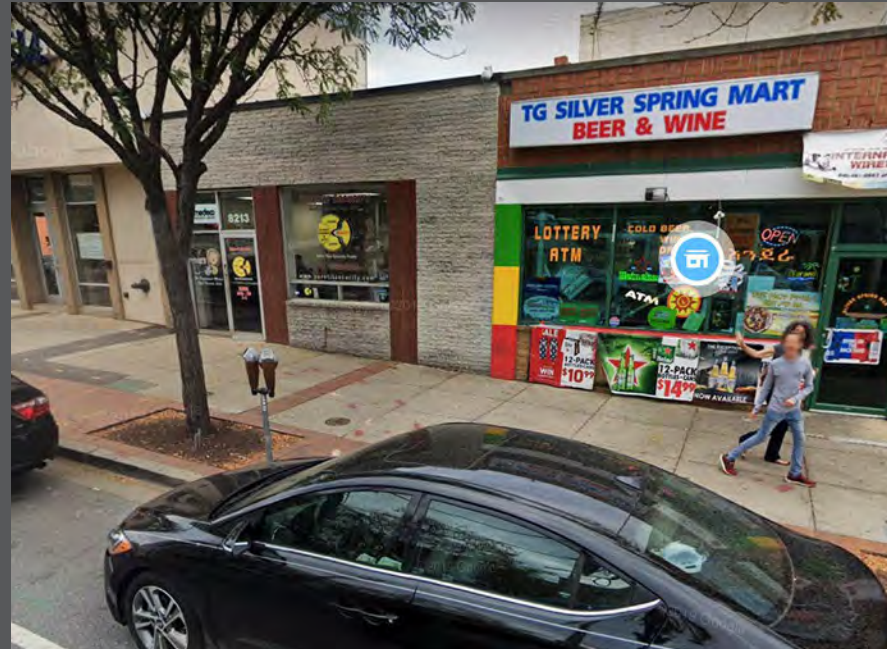


13th Street

STREETS AND SIDEWALKS

Typical Sidewalks

- 16'-23' wide or more
- Minimum 8'-0" wide pedestrian through zone.
- A street tree/furnishing zone next to the sidewalk.
- Sidewalks wider than 18' accommodate cafe seating, such as at Ellsworth Drive.



Fenton Street in Fenton Village



2nd Avenue



Colesville Road



Sligo Avenue

STREETS AND SIDEWALKS

Generous Sidewalks

- 24' wide and greater
- 8'-0" wide or greater pedestrian through zone.
- A street tree/furnishing zone next to the sidewalk.
- Frontage zone at base of building accommodates cafe seating.



Georgia Avenue



Georgia Avenue



Colesville Road



Colesville Road

PARKS, PUBLIC SPACES & TRAILS

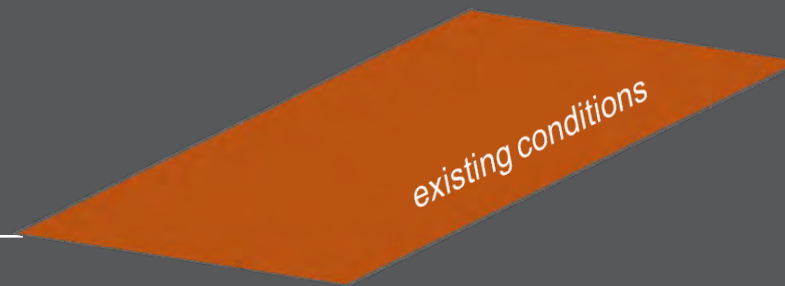
TRADITIONAL EXISTING CONDITIONS ANALYSIS

TODAY'S FOCUS

EXISTING CONDITIONS

- # of Parks
- Size
- Tree Canopy
- Pervious
- Pipeline

what we have



NEXT STEPS

- VISIONING
- PRELIMINARY RECOMMENDATIONS
- PUBLIC HEARING
- WORKSESSIONS
- BOARD APPROVAL
- COUNCIL PROCESS

PARKS, PUBLIC SPACES & TRAILS

EXISTING NETWORK (inside plan boundary)

M-NCPPC-Owned Parks

1. Ellsworth Urban Park
2. Kramer Urban Park
3. Silver Spring Transit Plaza
4. Acorn Urban Park
5. Philadelphia Ave Urban Park
6. Fenton Street Urban Park
7. King Farm Community Garden
8. Jesup Blair Local Park
9. Juniper Blair

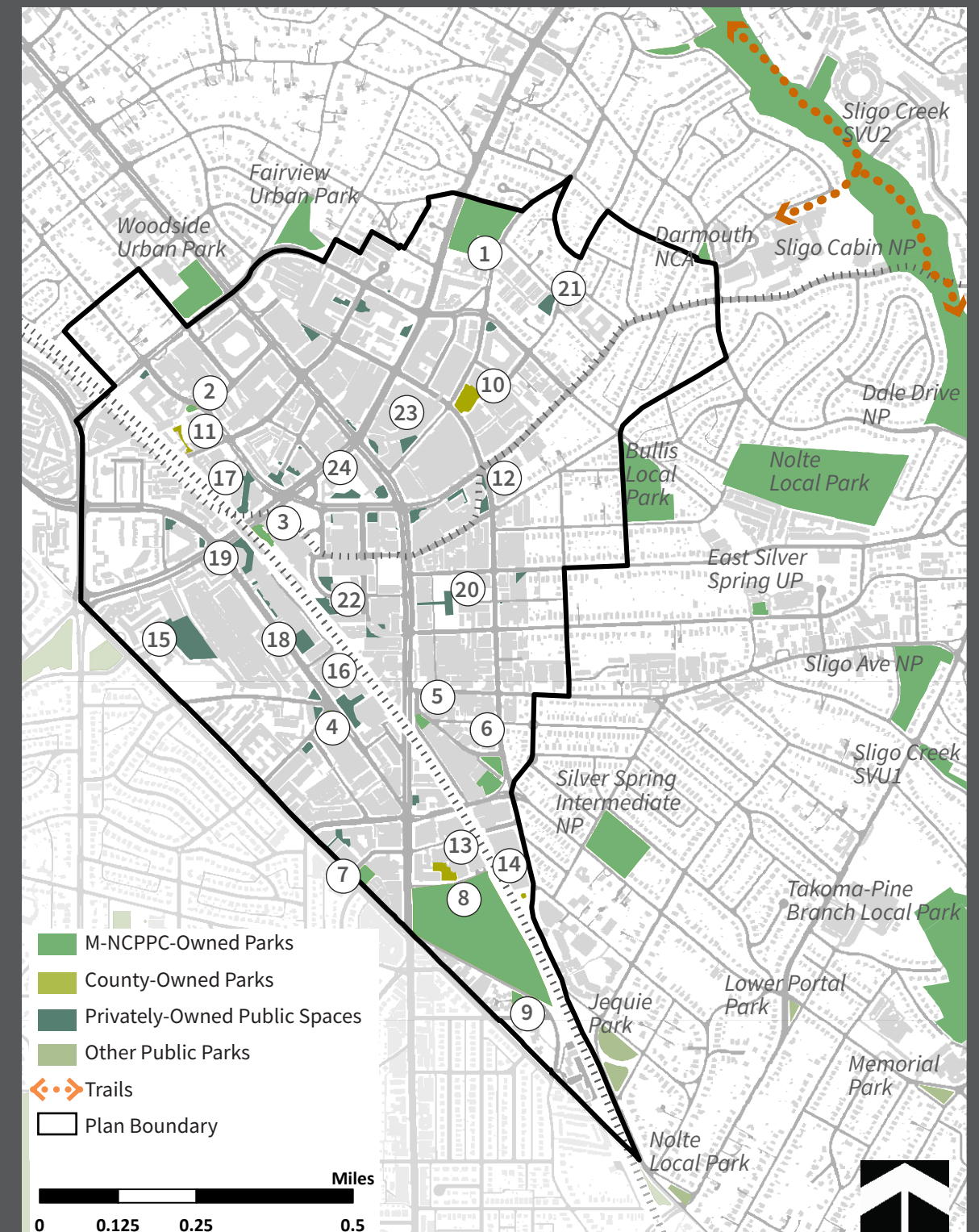
County-Owned Parks

10. Veterans Plaza
11. South Region Aquatic & Recreation Center
12. Silver Spring Public Library Plaza
13. Montgomery College Plaza
14. Montgomery College Community Garden

Privately-Owned Public Spaces

(10 out of 42 > than 1/4 acre)

15. The Blairs
16. The Silverton/Silver Spring Gateway
17. Silver Spring Metro Plaza
18. NOAA/Metro Center
19. Silver Spring Metro Center
20. Studio Plaza
21. Chelsea Court
22. 1050 Ripley Street
23. Silver Plaza
24. Discovery Civic Green



PARKS, PUBLIC SPACES & TRAILS

EXISTING NETWORK (inside plan boundary)



Pervious Surface within
 County: 6%
 M-NCPPC: 81%
 POPS: 53%



Tree Canopy
 Coverage within
 County: 14%
 M-NCPPC: 36%
 POPS: 20%

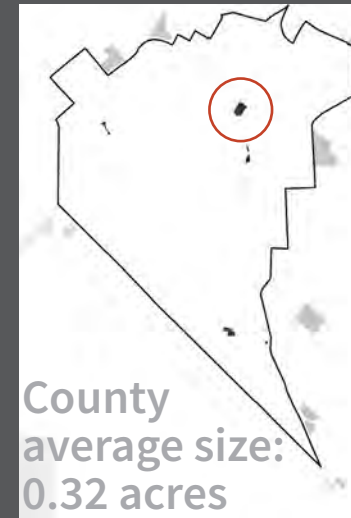


Parks & Public Spaces
Number: 56
 5 County
 9 M-NCPPC
42 POPS
 (PRIVATELY-OWNED PUBLIC SPACES)

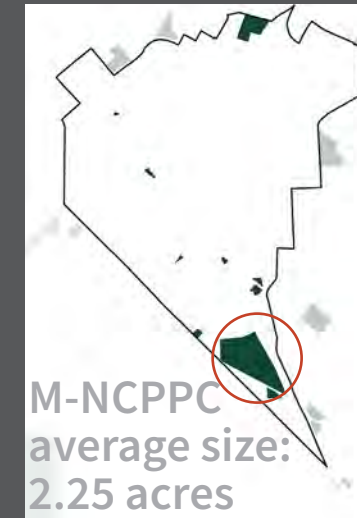
Size: ~31.6 acres
 5% County
64% M-NCPPC
 31% POPS

Largest Parks and Public Spaces by Ownership

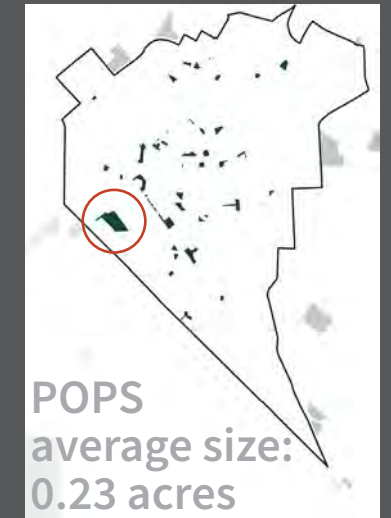
There are no large parks at the core of downtown



Veterans Plaza
 0.74 acres
 located closer to
 the core
 social gathering
 space



Jesup Blair LP
 14.2 acres
 historic
 contemplative
 soccer
 basketball
 tennis
 playground



The Blairs
 2.2 acres
 playground
 fitness area
 dog run
 small events

PARKS, PUBLIC SPACES & TRAILS

M-NCPPC PARKS

Jesup Blair Local Park

- Largest public park ~ 14.2 acres
- Entire Park is designated on the Master Plan for Historic Preservation.
- Most of its perimeter is either fenced or blocked by the rail.



J.Blair Boundary Access
68% fenced/blocked perimeter



PARKS, PUBLIC SPACES & TRAILS

SUMMARY OF FINDINGS - POPS

Lack of Welcoming Places:

- Many of these small public spaces are formed by pulling back the building facade and filling space with art work and landscaping, making the space appear private.
- These public use space are often separated from adjacent public sidewalks by low walls that have no steps, or lawn areas that are broken up by planting beds or retaining walls, making them unusable.

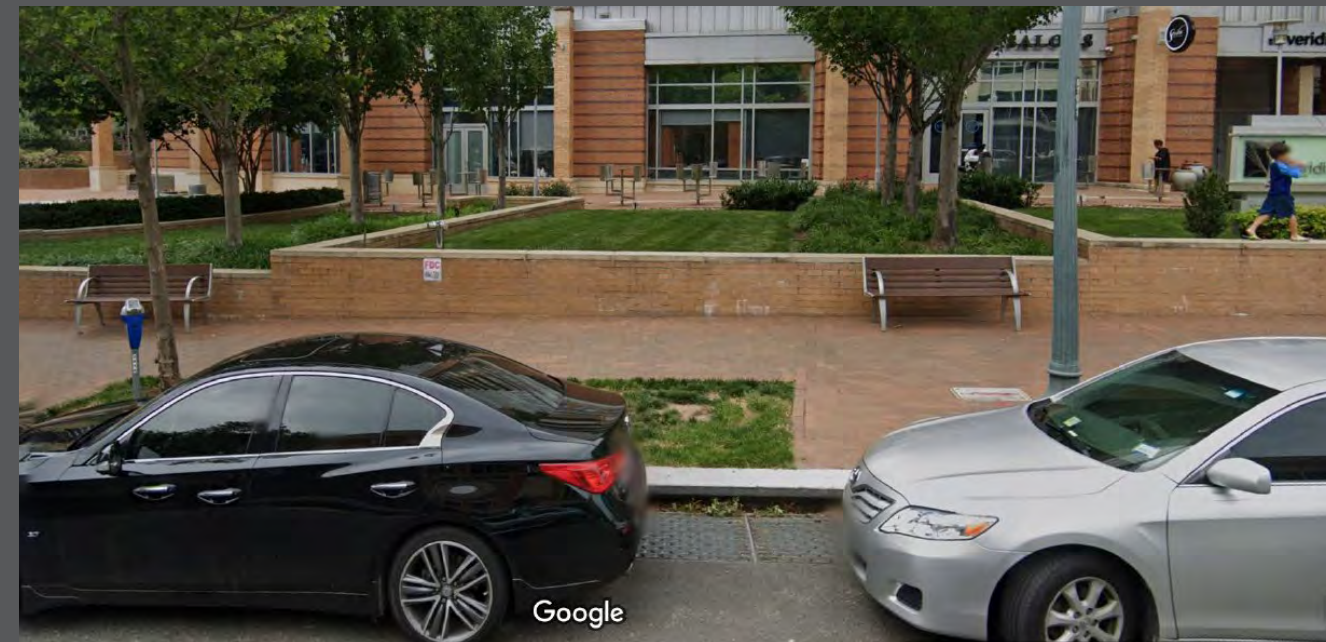


Overlay

Veterans Plaza
0.74 acres
on top of



Silver Spring Gateway
0.66 acres



Silver Spring Gateway at 1133 East-West Hwy - Terraced lawn

PARKS, PUBLIC SPACES & TRAILS

PIPELINE PROJECTS

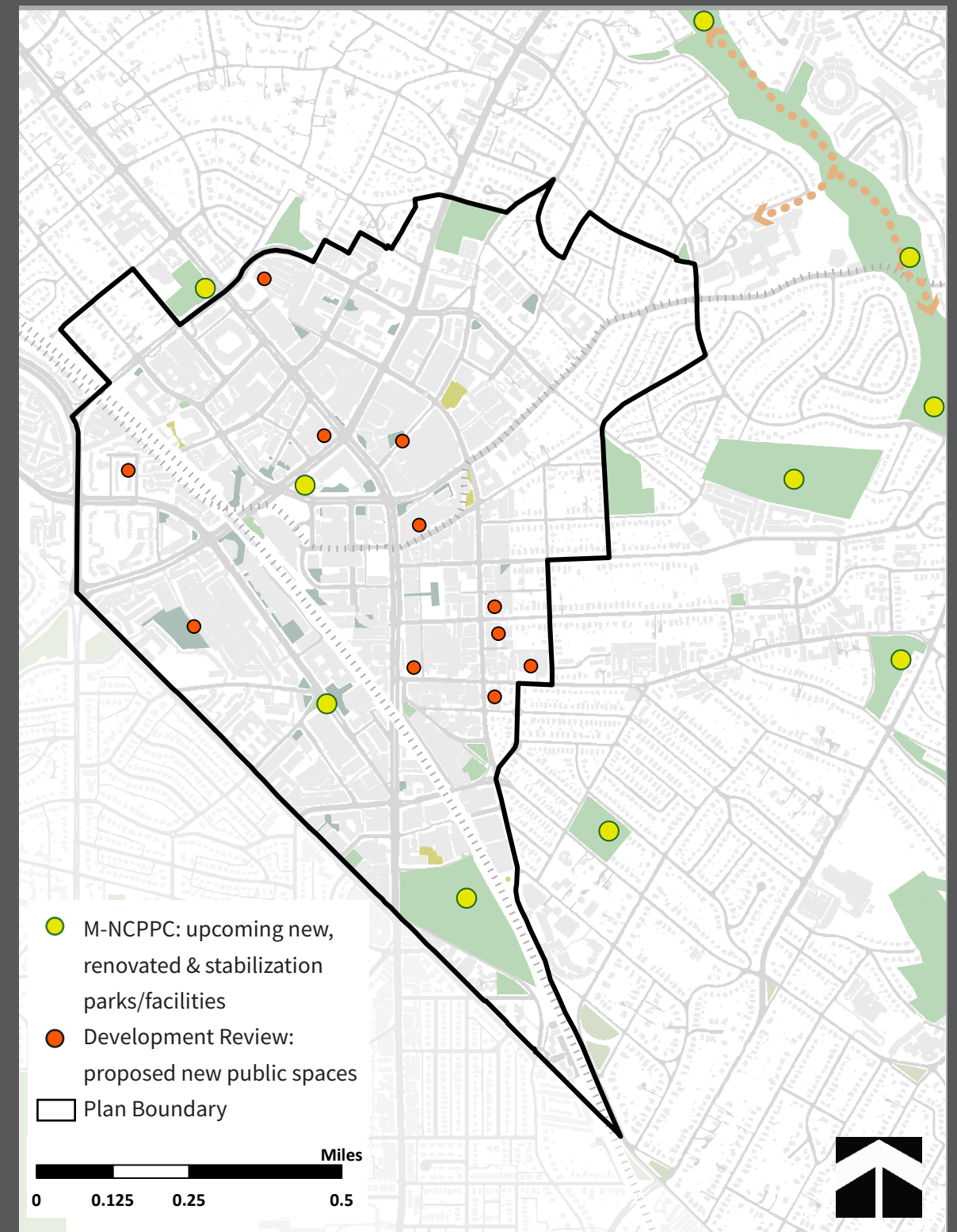
M-NCPPC, Montgomery Parks - CIP

Inside boundary:

- 1 new park: Gene Lynch Park
- 1 renovation/updates: Acorn Urban Park,
- 1 stabilization: Jesup Blair Historic Building

Outside boundary:

- 7 renovations/updates: Woodside Urban Park, Sligo-Bennington Neighborhood Park, Sligo Creek SVU2, Sligo Cabin Neighborhood Park, Nolte Local Park, Sligo Avenue Neighborhood Park, Silver Spring Intermediate Neighborhood Park

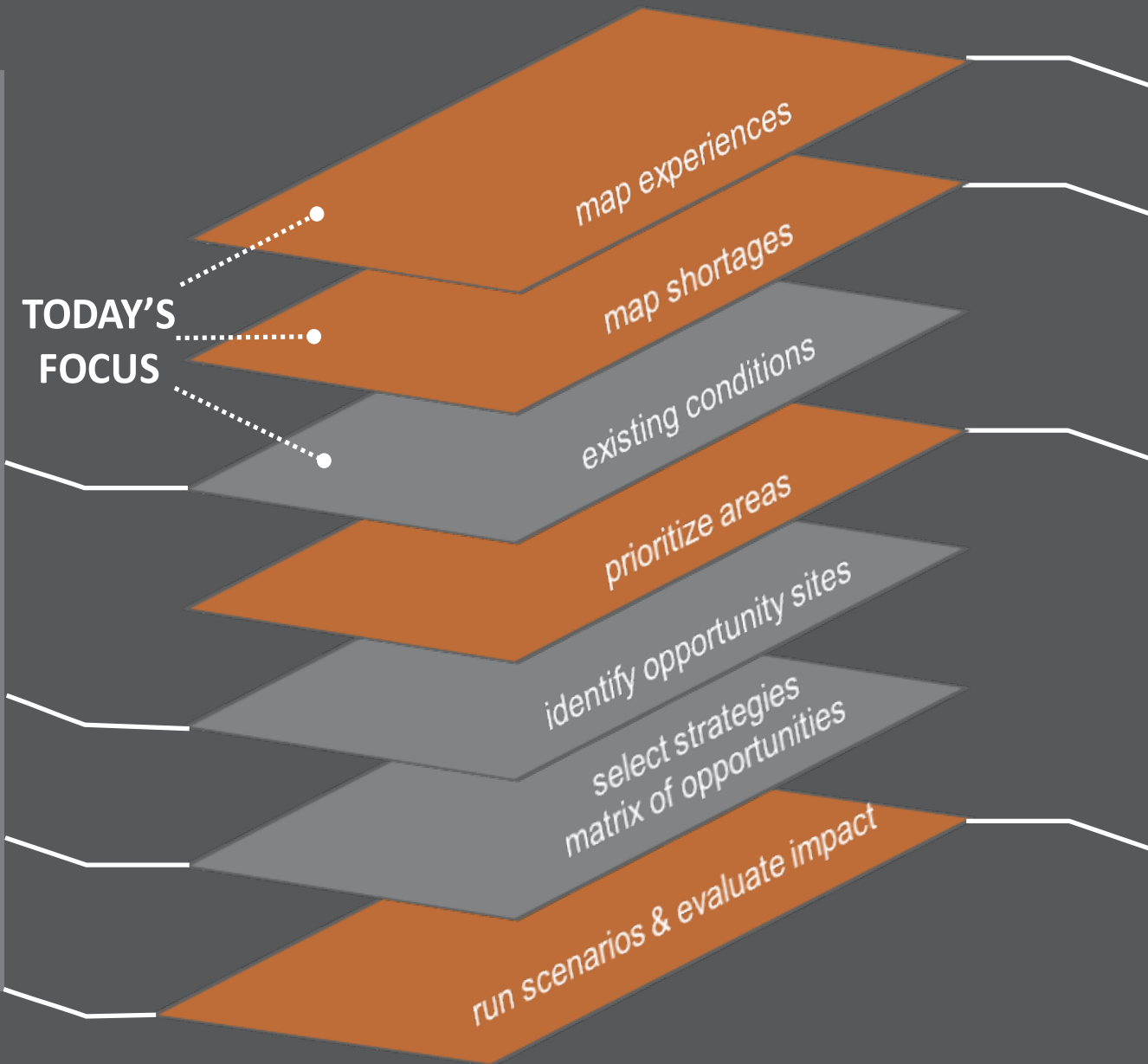


PARKS, PUBLIC SPACES & TRAILS

WHERE THE NEW ANALYSIS WILL FIT WITHIN THE PARK ANALYSIS?

TRADITIONAL APPROACH

**SECTOR PLAN
& DESIGN
GUIDELINES
DOCUMENT**



NEW APPROACH

**ENERGIZED
PUBLIC SPACES
FUNCTIONAL
PLAN:
ACCESS,
PRIORITY &
SCENARIO
ANALYSIS
GIS TOOL**

PARKS, PUBLIC SPACES & TRAILS

NEW: ENERGIZED PUBLIC SPACES PLAN ANALYSIS



ACTIVE



CONTEMPLATIVE



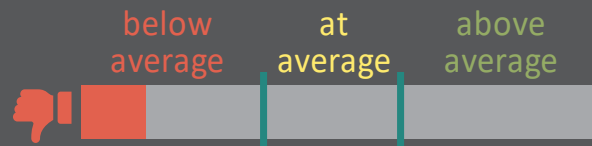
SOCIAL
GATHERING



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

PARKS, PUBLIC SPACES & TRAILS LEVEL OF EXPERIENCES

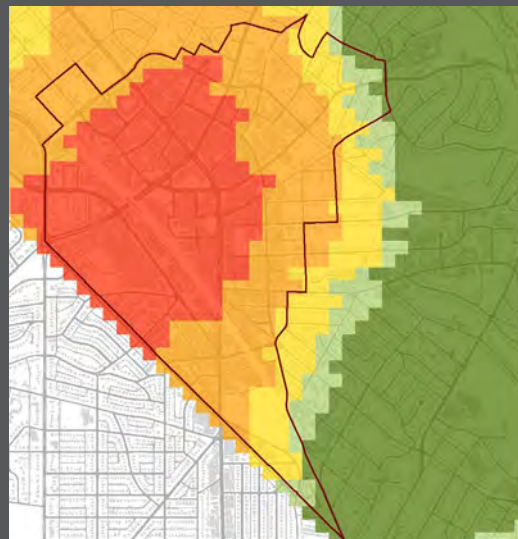
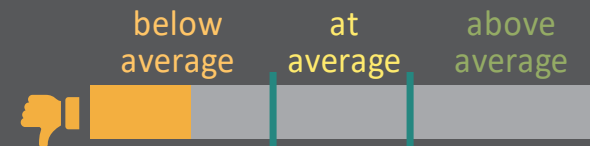
ACTIVE EXPERIENCES/PERSON



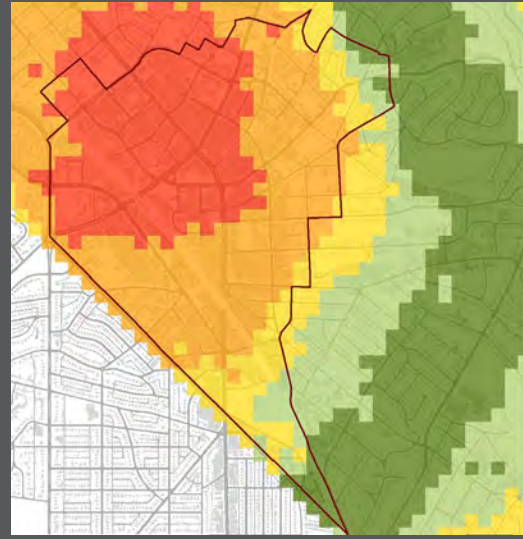
CONTEMPLATIVE EXPERIENCES/PERSON



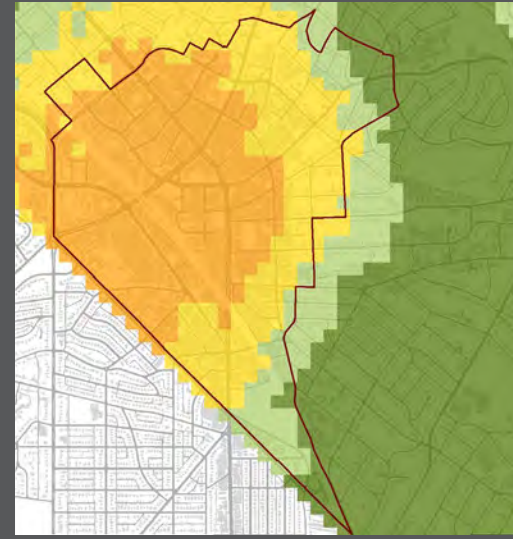
SOCIAL EXPERIENCES/PERSON



- Above Average (> 80th)
- Above Average (60-80th)
- At Average (40-60th)
- Below Average (20-40th)
- Below Average (< 20th)



- Above Average (> 80th)
- Above Average (60-80th)
- At Average (40-60th)
- Below Average (20-40th)
- Below Average (< 20th)



- Above Average (> 80th)
- Above Average (60-80th)
- At Average (40-60th)
- Below Average (20-40th)
- Below Average (< 20th)



lack of amenities, parks & integrated public spaces

Note: Results on level of experiences focus on demand and supply within the County.

PARKS, PUBLIC SPACES & TRAILS

RECAP - Parks and Public Spaces inside the plan's boundary



Parks & Public Spaces

Number: 56

5 County

9 M-NCPPC

42 POPS

Size: ~31.6 acres

5% County

64% M-NCPPC

31% POPS

How much land is covered by trees in different public spaces?



% Tree Canopy Coverage

County: 14%

M-NCPPC: 36%

POPS: 20%

How much land is pervious in different public spaces?



% of Pervious Surfaces

County: 6%

M-NCPPC: 81%

POPS: 53%

NEED > welcoming & integrated parks & public spaces & amenities



Recreational Experiences

> Shortage

on

Active

Recreation

TRANSPORTATION

How Do People Get Around?

WHAT WE'VE HEARD: TRANSPORTATION

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.

“ Walkability is key.”

Silver Spring is negatively impacted by its inability to safely separate road traffic from pedestrians.

“ I am worried about the traffic.”

I've stopped cycling because it is not safe.

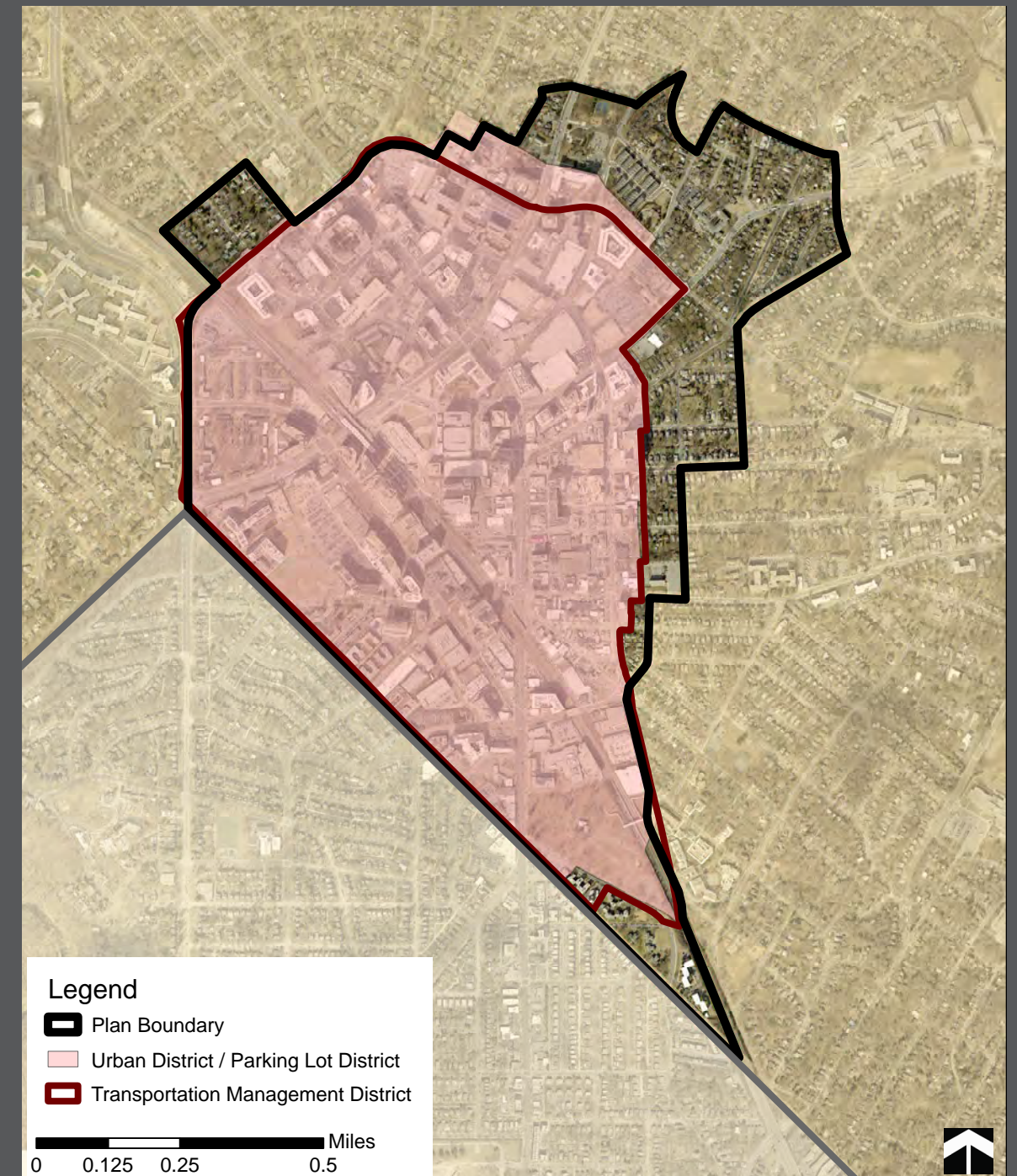
We have a lot of kids in the neighborhood and folks come driving through at alarming rates.

Traffic in DTSS can be pretty bad, along with parking during peak times. Seems like parking, infrastructure, hasn't kept pace with housing growth.

Installation of a pedestrian bridge across the metro tracks would create more connectivity within the Downtown area.

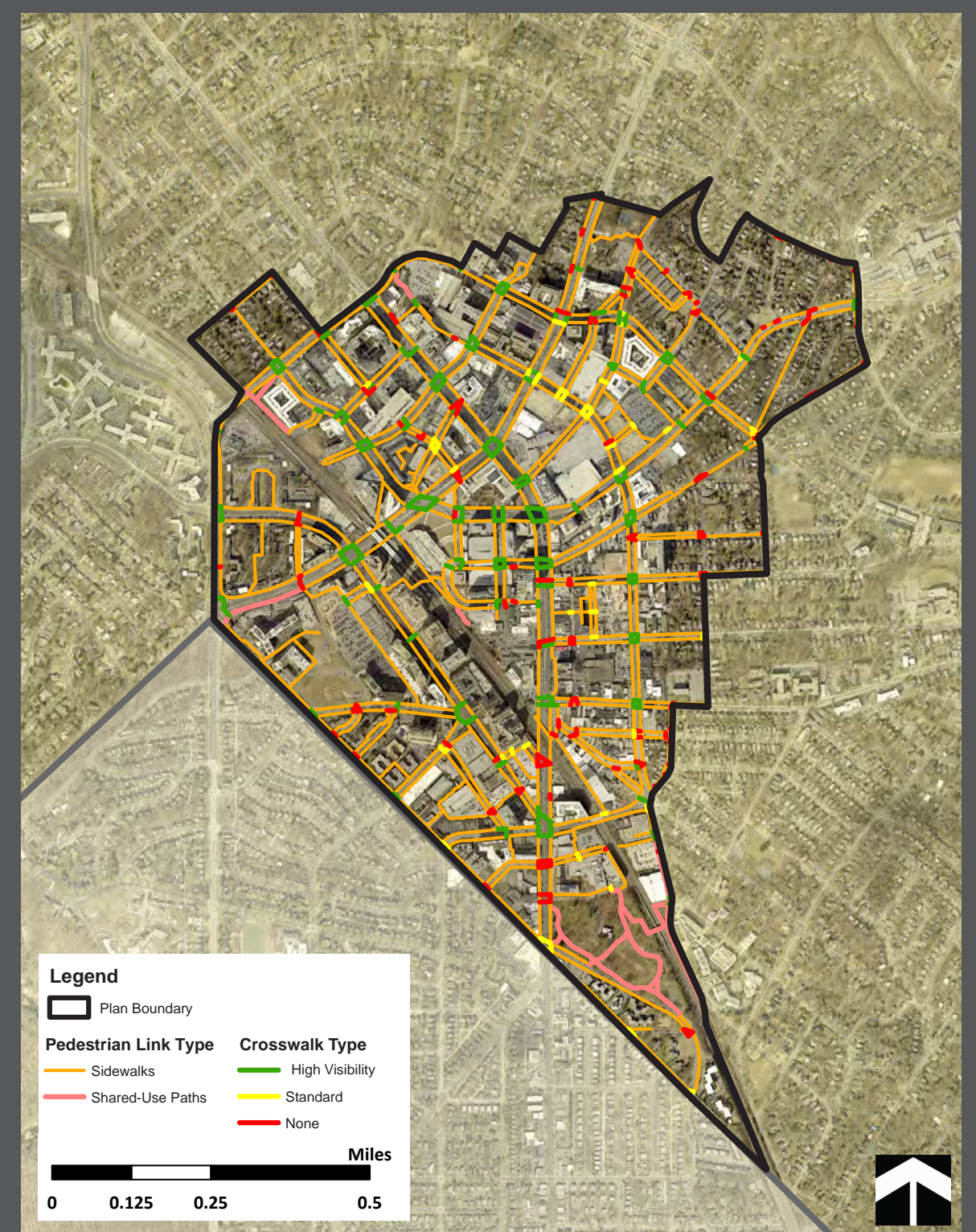
TRANSPORTATION IN THE PLAN AREA

- The PLD and TMD are boundaries within the plan. The limits of these two boundaries are very similar, but the PLD extends further east of Silver Spring including properties to Fairway Court.
- The Silver Spring TMD provides concentrated services to encourage the use of transit and other commuting options in Montgomery County's major business districts. TMDs have four broad goals:
 - Cut traffic congestion
 - Increase transportation capacity
 - Reduce air and noise pollution
 - Promote bicycle and pedestrian access
- The TMD also manages Non-Automobile Mode Share (NADMS) data.



PEDESTRIAN NETWORK INFRASTRUCTURE

- The plan area demonstrates a pedestrian-oriented community that offers a wide variety of employment, commercial, and recreational amenities within walking distance of transit facilities and residences.
- Adjacent neighborhoods have slightly less pedestrian infrastructure than the downtown core.



PEDESTRIAN NETWORK

CROSSWALKS

Major state roads like Colesville and Georgia also provide more high visibility crosswalks than neighboring roads that provide more standard crosswalks.



*High visibility Crosswalk:
Georgia Ave at Wayne Ave*



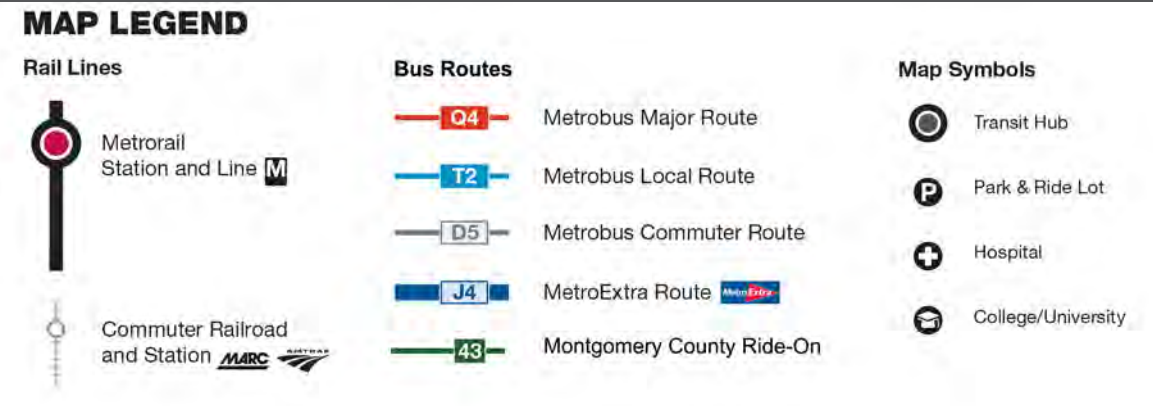
*Standard Crosswalk:
Ramsey Ave at Fidler Lane*



*No Crosswalk:
Easley St at Grove St*

TRANSIT

- The plan area offers a robust transit network
 - WMATA Metrorail Red Line-Silver Spring Station
 - WMATA Metrobus (20 routes)
 - Montgomery County Ride On bus (18 routes)
 - Marc Train
 - Peter Pan Bus Lines
 - University of Maryland-College Park Shuttle 111
 - MDOT/MTA Commuter bus routes (305, 315, and 325)
 - Greyhound Bus (Along Fenton Street)
 - Ride On Vango Free Circulator
 - FLASH Bus Rapid Transit- Service began October 14, 2020
 - The Purple Line - Schedule TBD



Map source: WMATA. Map is graphic representation and not to scale.

TRANSIT

- Ridership for the Silver Spring Red Line Metro station has reduced by 64% from 2019 to 2020
- In 2019 and 2020 Silver Spring Station had:
 - The 14th largest ridership compared to all other Metro stations.
 - The 6th largest ridership compared to all other Metro red line stations.
- Based on Walkscore's criteria Downtown Silver Spring is recognized as having excellent transit with a transit score of 87. Transit is convenient for most trips.



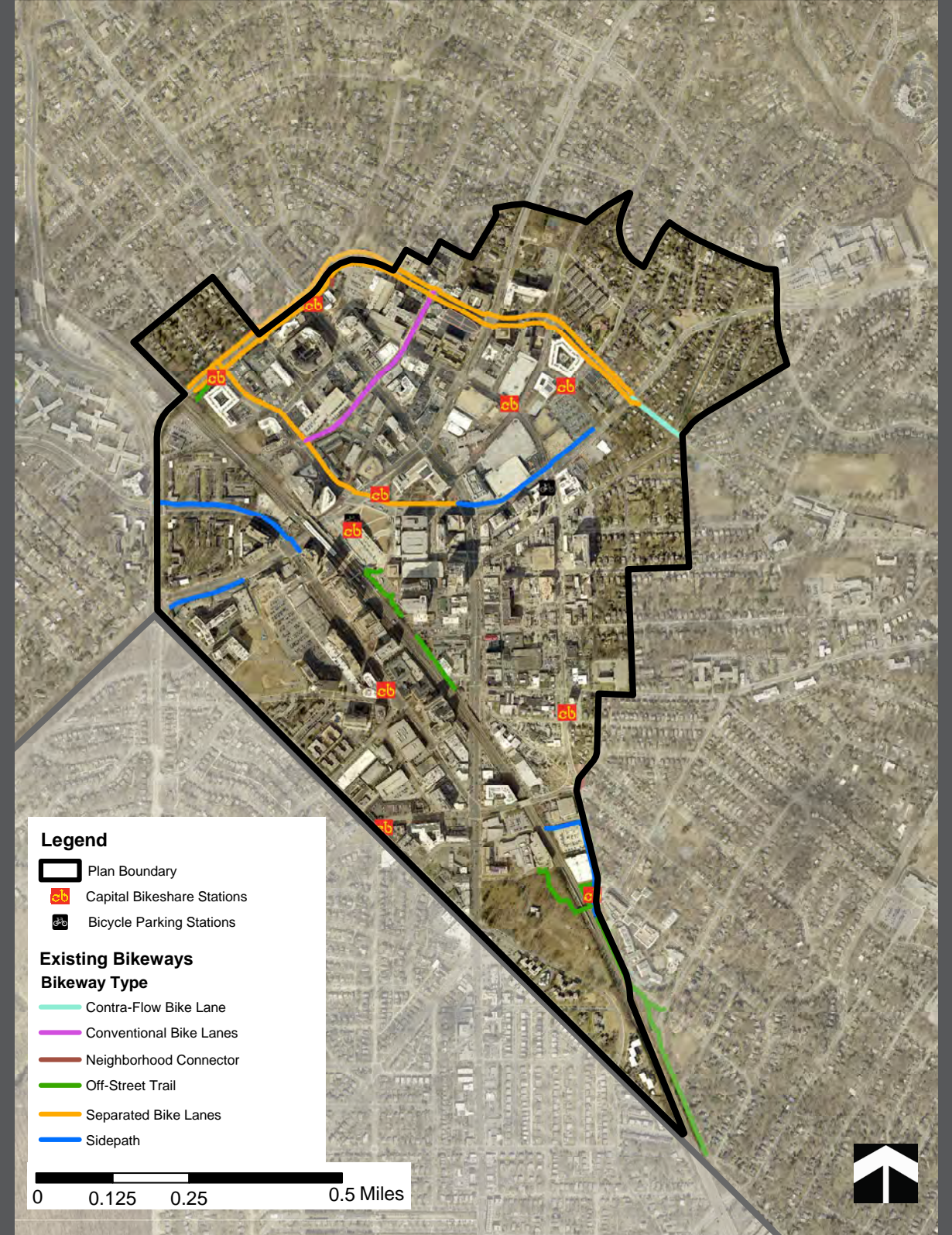
Walkscore (www.walkscore.com) rates the degree to which neighborhoods are accessible to and proximate to neighborhood services. While primarily intended for individuals making real estate decisions, the Walkscore application provides a means to understanding accessibility within Silver Spring.

EXISTING BIKEWAYS

Four bikeway projects have been completed in the past few years:

- Bike lanes on Cameron St from 2nd Ave to Georgia Ave (9/18/2020)
- Separated Bike Lanes on 2nd Ave/Wayne Ave from Spring St to Georgia Ave (10/7/2019)
- Spring Street/Cedar Street (October 2017)
- Cameron Street bike lanes from Spring St to Georgia (Early 2018)

There are two bicycle parking stations in downtown Silver Spring, and 10 Capital Bikeshare stations.



PLANNED BIKEWAYS

UNDER CONSTRUCTION:

- Capital Crescent Trail
- Silver Spring Green Trail

DESIGN COMPLETE:

- Metropolitan Branch Trail
- Separated Bike Lanes between Planning Place and Cameron St

IN DESIGN:

- Neighborhood Greenway on Grove Street
- Separated Bike Lanes on Dixon Lane between Wayne Ave and Ripley St
- Separated Bike Lanes on Fenton St between Cameron Street and Philadelphia Ave



MICROMOBILITY

- 10 Capital Bikeshare stations
- Capital BikeShare for All
 - Free to qualified individuals who live and work in Montgomery County.
 - Includes ability to use e-bikes at no extra charge
 - Each bike ride can be up to 60 minutes
- Dockless Vehicles Program began in Spring 2018
 - 4 vendors available: Lime, Bird, Spin and Lyft



Lime Scooter

MICROMOBILITY

HOT SPOT ANALYSIS 7/2019-7/2020

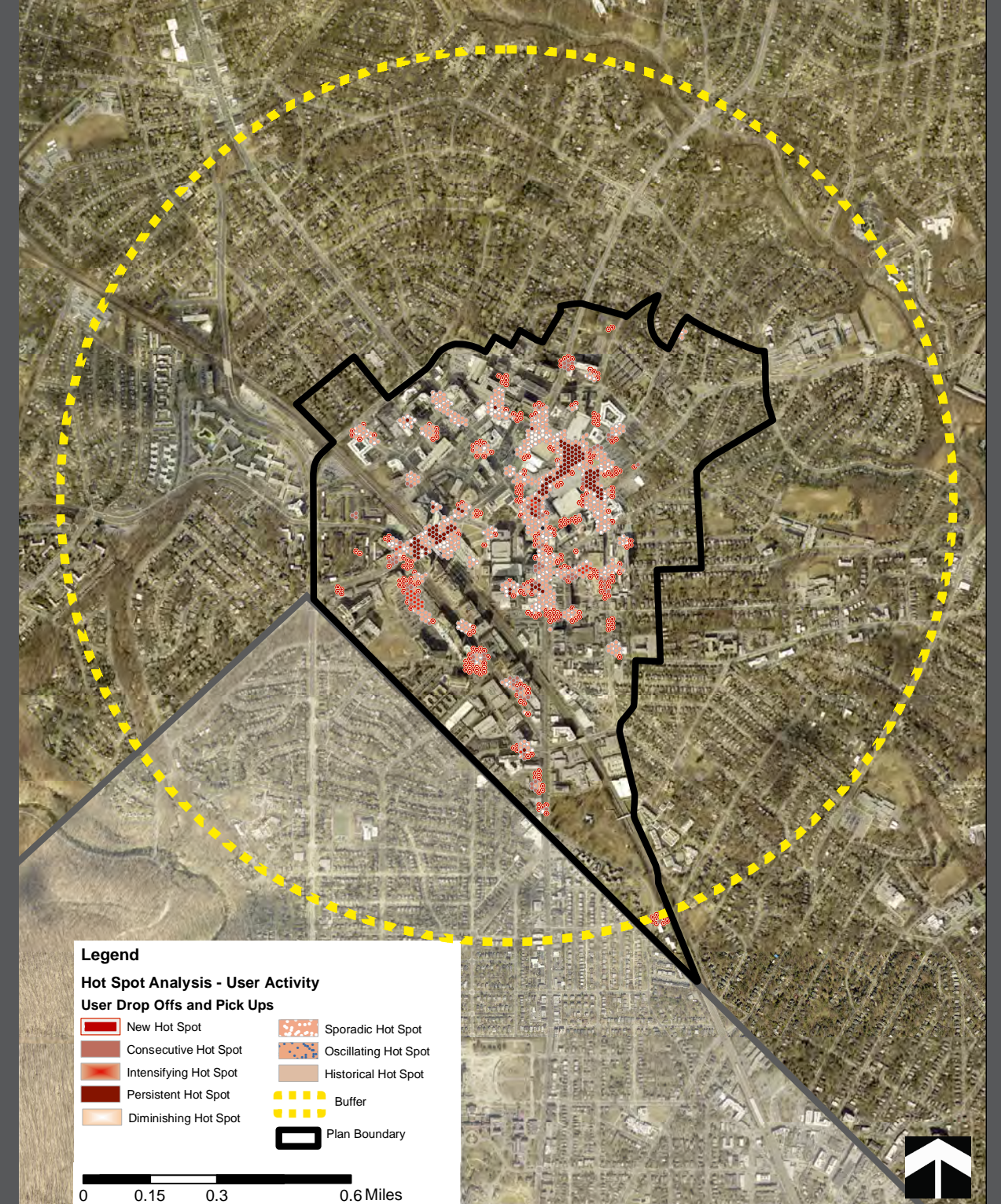
This hot spot analysis identifies trends in micromobility usage within the plan area. Each hot spot represents the variability of user activity at a given location during specified time period.

Between July 1, 2019 and July 31, 2020:

- There were 262,740 micromobility events within the County. 49% of these events have occurred within the Silver Spring Master Plan Area (128,117).

Within Council District 5 (most of Silver Spring):

- The average trip length was approximately 1 mile.
- There were 181 average daily trips.
- 68% of Council District 5 activity occurred within the Master Plan boundary.



ROAD NETWORK CLASSIFICATION



Wayne Ave - Arterial



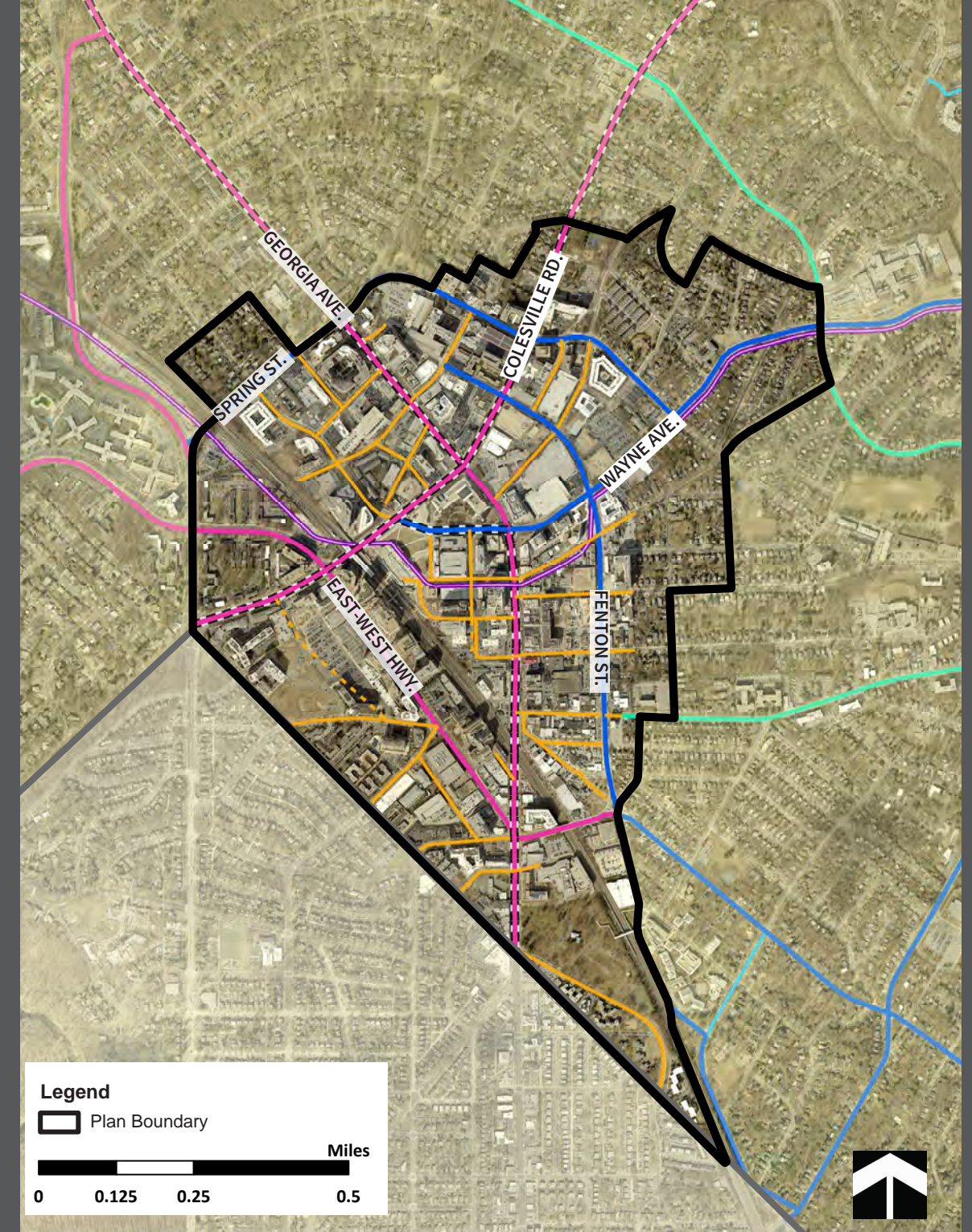
Bonifant St - Business



Colesville @ 2nd - Major Highway

Legend

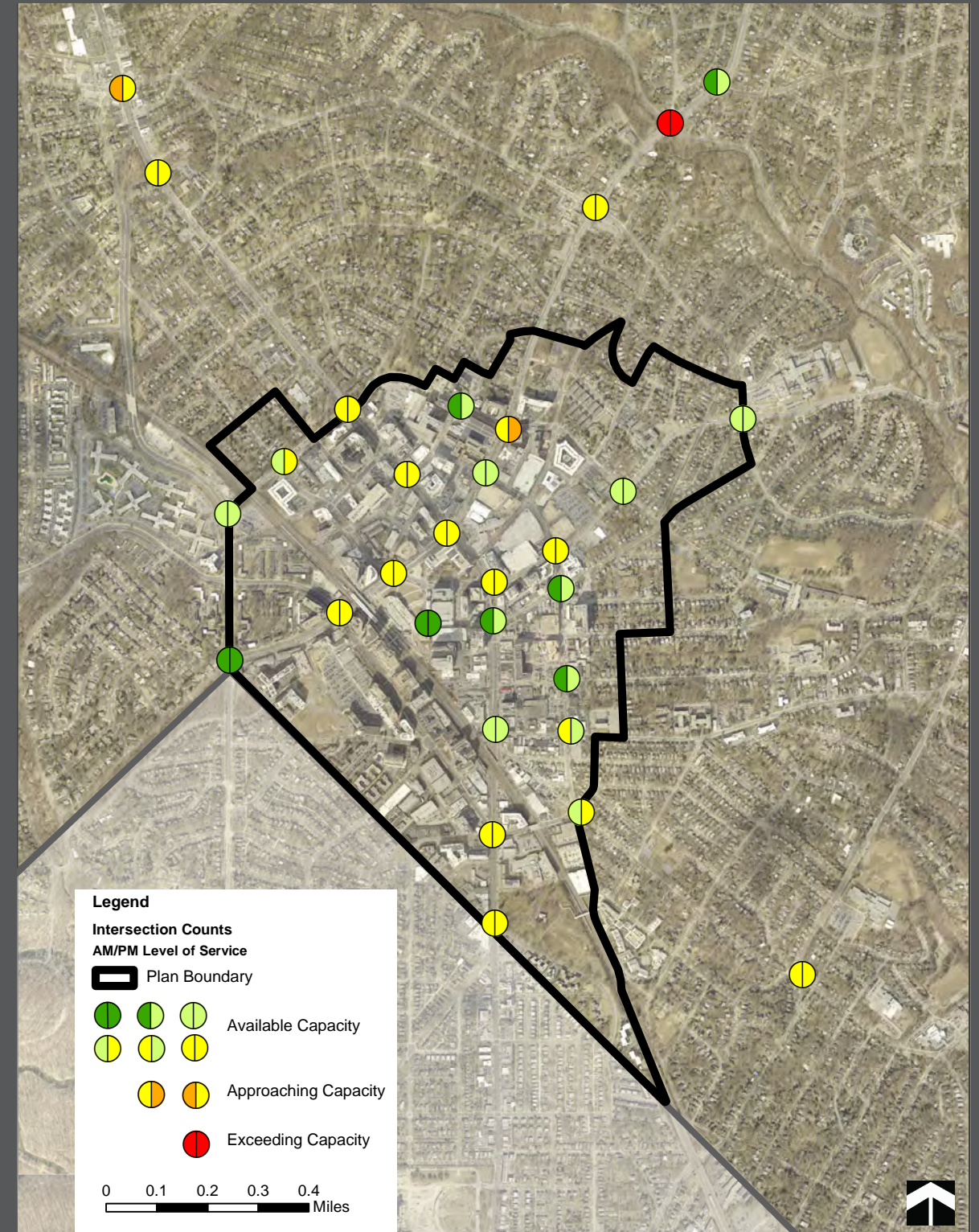
- Plan Boundary
- Planned BRT
- Planned Light Rail
- Major Highway
- Major Highway with Planned BRT
- Arterial
- Arterial with Planned BRT
- Arterial with Planned Light Rail
- Minor Arterial (Planned)
- Minor Arterial
- Residential Primary
- Business (Planned)
- Business
- Business with Planned Light Rail



TRAFFIC INTERSECTION ANALYSIS

- There has been system-wide increase in congestion, but most intersections are not reaching capacity.
- The intersection that exceeds capacity is Colesville Road at Sligo Creek Parkway.
- Overall, traffic is relatively steady and can handle existing densities.
- Data collected indicates that all intersections are within the standard established by the Local Area Transportation Review/ Transportation Policy Area Review (LATR/ TPAR) Guidelines.

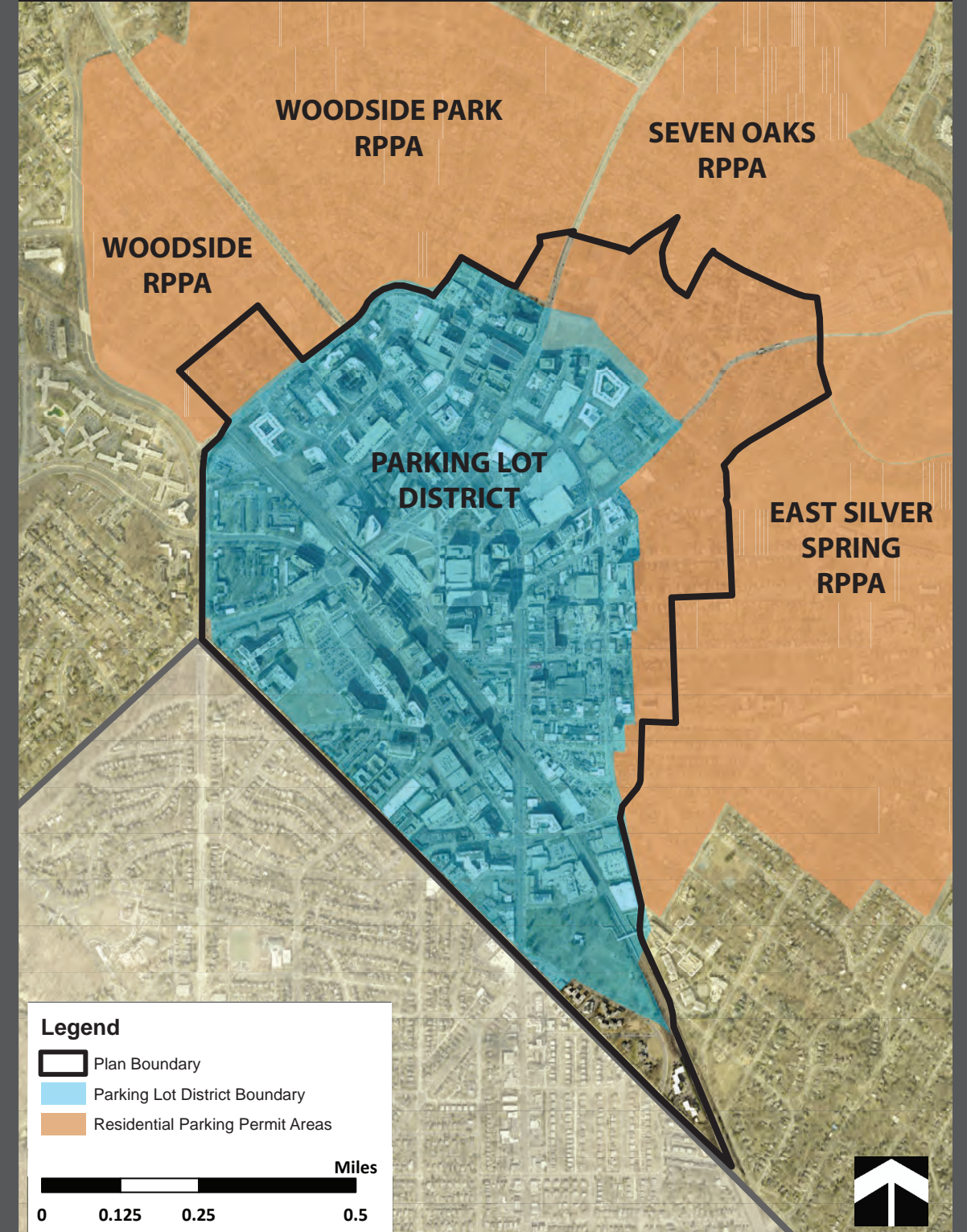
Note: The Montgomery County Planning Board recently adopted the 2020-2024 Growth and Infrastructure Policy. This establishes a new method for how intersection capacity will be evaluated in the County. A key revision to this policy is Montgomery County will no longer use LOS-based intersection delay as the performance metric to determine transportation adequacy for master plans.



PARKING

PARKING MANAGEMENT

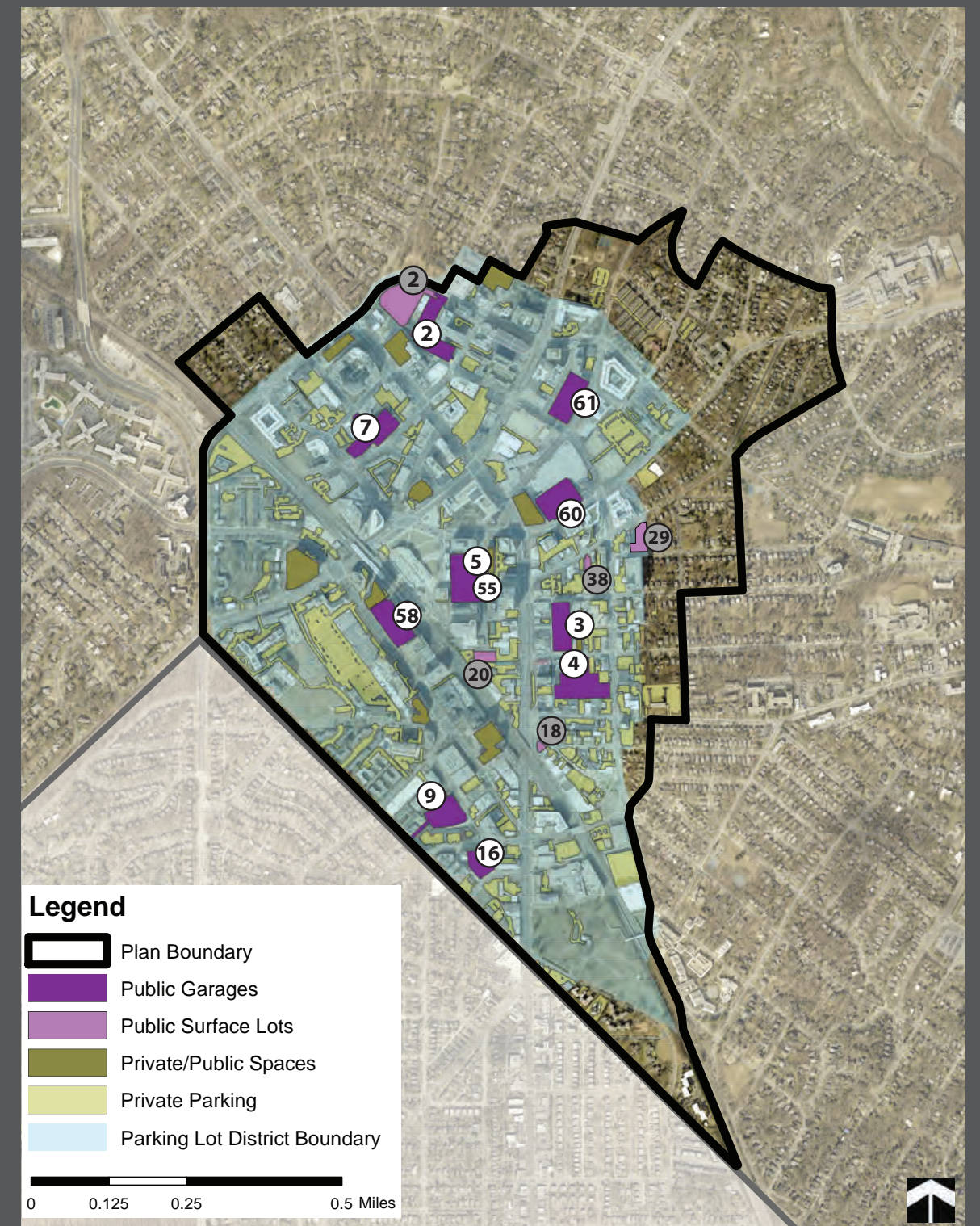
- Downtown Silver Spring is part of the Montgomery County Department of Transportation (MCDOT) Parking Lot District (PLD).
- The communities adjacent to Downtown Silver Spring are Residential Parking Permit Areas (RPPA's):
 - Restricted to residents and their visitors Monday - Friday 9am - 5pm
 - Residents pay a nominal annual fee \$20 for the permit.



PARKING

DOWNTOWN

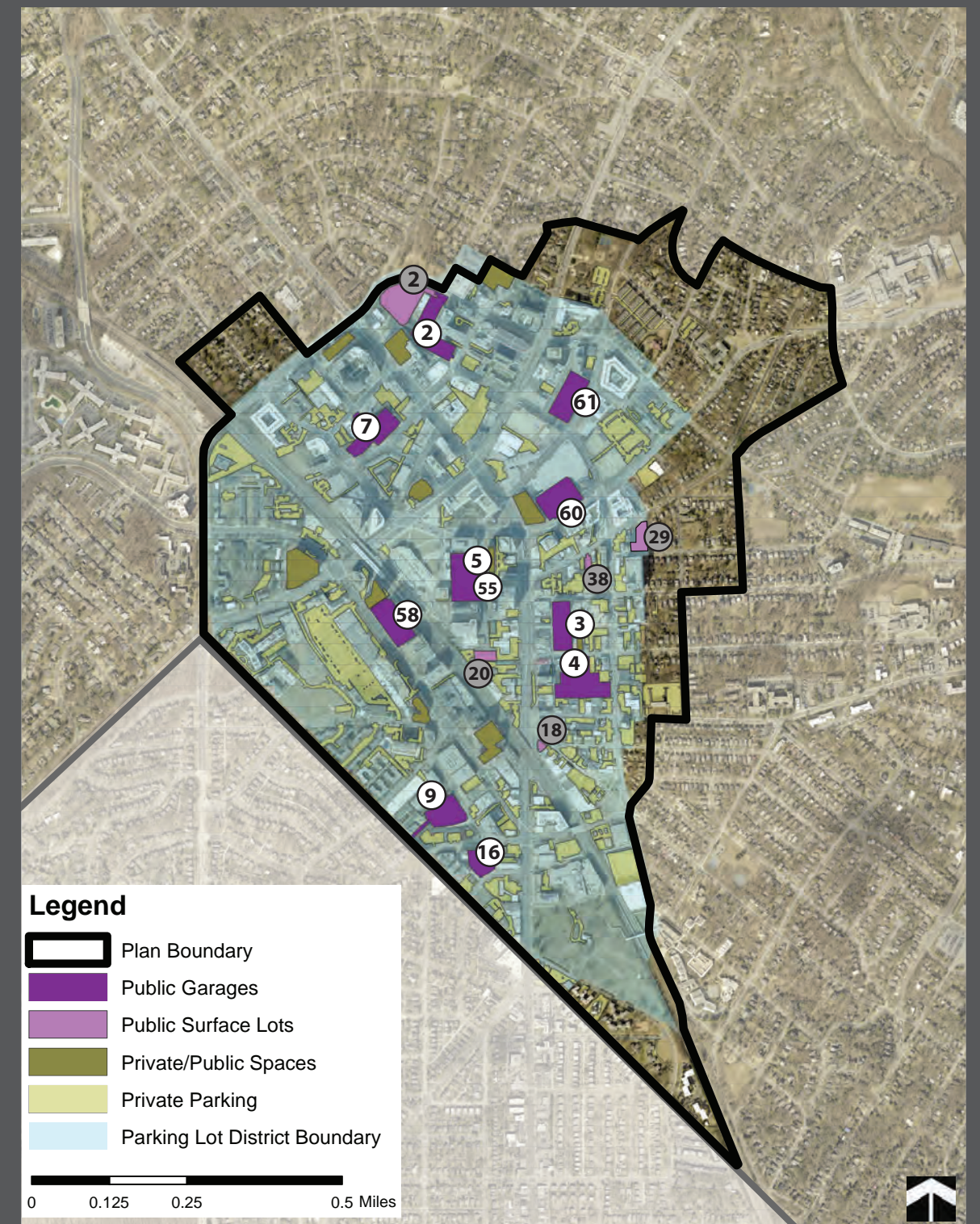
- MCDOT manages, maintains, and operates 10 garages and 5 lots with a total capacity of 9,692 and 1,100 metered parking spaces within Downtown Silver Spring.
- In 2018, 79% of the on-street meters were occupied during the peak period (12pm on a weekday).
- Garage 3 opened in February 2019 and Lot 20 has since been sold off and is being redeveloped into a market-rate multi-family building with first floor retail.
- There are also 11 private garages that provide parking for the public.



PARKING

PLD GARAGES AND LOTS

FY19 Silver Spring PLD Garage Usage Summary		
Garage/Lot	Percent Occupied	Capacity
Garage 5/55	52%	1647
Garage 2	72%	1311
Garage 3	18%	155
Garage 4	91%	295
Garage 58	96%	1116
Garage 60	65%	1663
Garage 61	69%	1241
Garage 7	82%	1382
Garage 9	28%	580
Garge 16	45%	144
Lot 18	70%	13
Lot 2	83%	19
Lot 20	92%	39
Lot 29	70%	66
Lot 38	94%	21
Total	68%	9692



ENVIRONMENT

How Resilient is Silver Spring?

WHAT WE'VE HEARD: ENVIRONMENT

“This plan will be a success if addressing impacts of climate change as addressed in Thrive 2050- extreme temperatures and extreme weather events”

“Build toward a future consistent with the imperative to mitigate climate change, reduce emissions, and promote public health.”

Any changes should seek to minimize any loss of nature trees, and maximize new tree planting.

I would like to see more businesses take advantage of our office spaces and have a green idea like United Therapeutics.

In this time of global climate crisis it is imperative that Silver Spring and Montgomery County preserves as much green space as possible.

UNDERSTANDING RESILIENCY

WHAT IS RESILIENCY?

The ability to anticipate, prepare for and respond to conditions, events, & disturbances related to climate change and pestilence.



Resiliency Requires:

1. New assessment strategies
2. Identification of risks
3. Steps to:
 - Prepare;
 - Respond;
 - Cope with conditions

Inter-agency Collaboration

- Office of Emergency Management & Homeland Security
- Montgomery County General Services
- Montgomery County Food Council
- Montgomery County Department of Health & Human Services
- Montgomery County Fire Rescue
- Silver Spring Urban District
- Department of Permitting Services
- Department of Environment
- Washington Suburban Sanitary Commission
- Potomac Electric Power Company (PEPCO)
- Department of Transportation

ENVIRONMENTAL ASSESSMENT

FULL SCOPE

Standard Assessments

- Tree Canopy Cover
- Tree Loss
- Air Quality
- Impervious Cover
- Watersheds/Water Quality
- Carbon Analysis

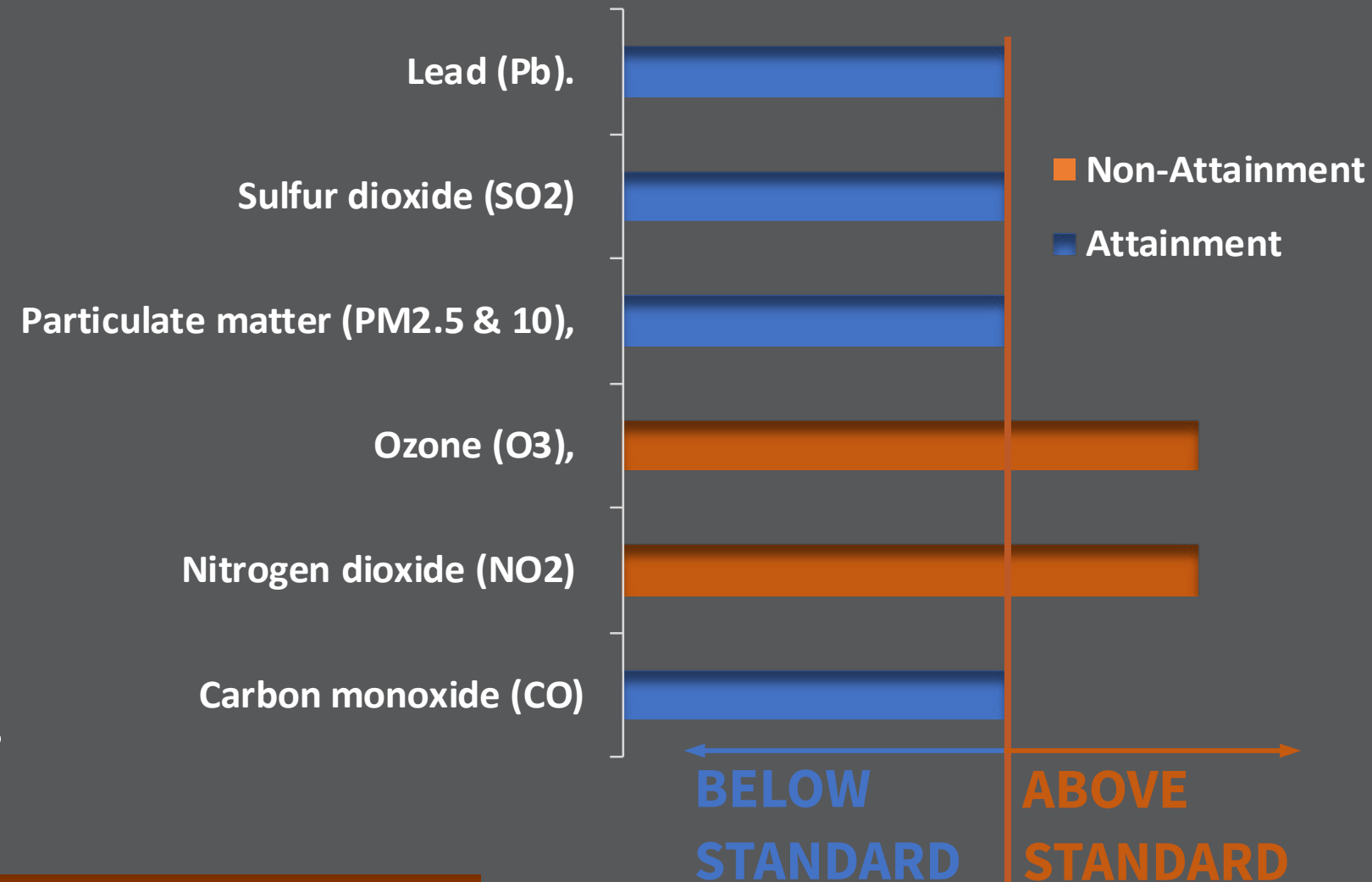
NEW Assessments

- Heat Island Index
- Surface Temperatures (Infrared)
- Temperature Projections
- Extreme Heat/Extreme Precipitation
- Stormwater Management & Performance
- Resiliency & Risks
- Food Security

AIR QUALITY

- The Clean Air Act identifies **6** regulated ambient air pollutants and sets limits on them.
- In lower Montgomery County, **Ozone and Nitrogen Dioxide exceed EPA's standards.**
- Poor air quality impacts human health:
 - May reduce lung function
 - May cause respiratory symptoms & diseases

Air Quality in Lower Montgomery County, Md

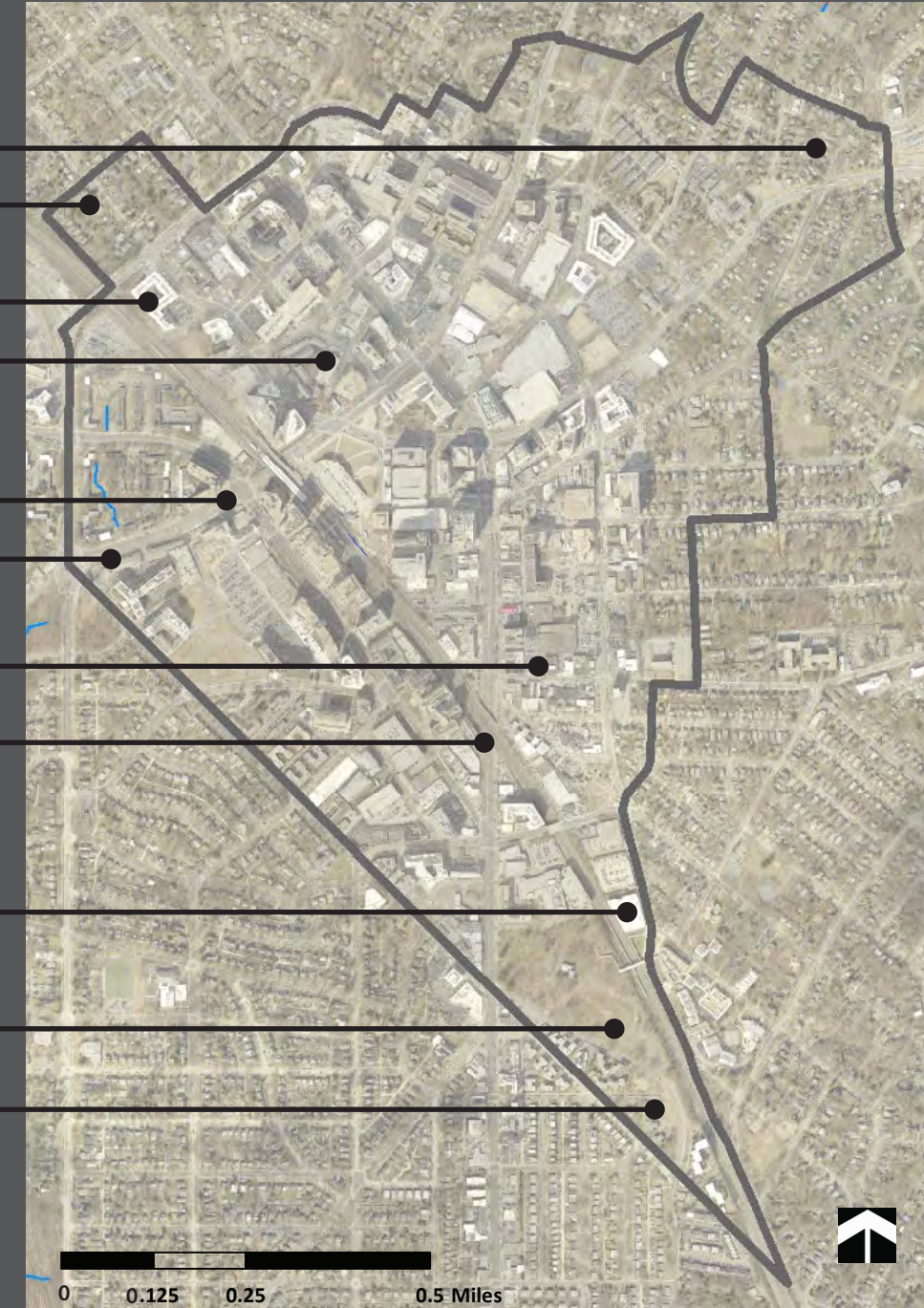
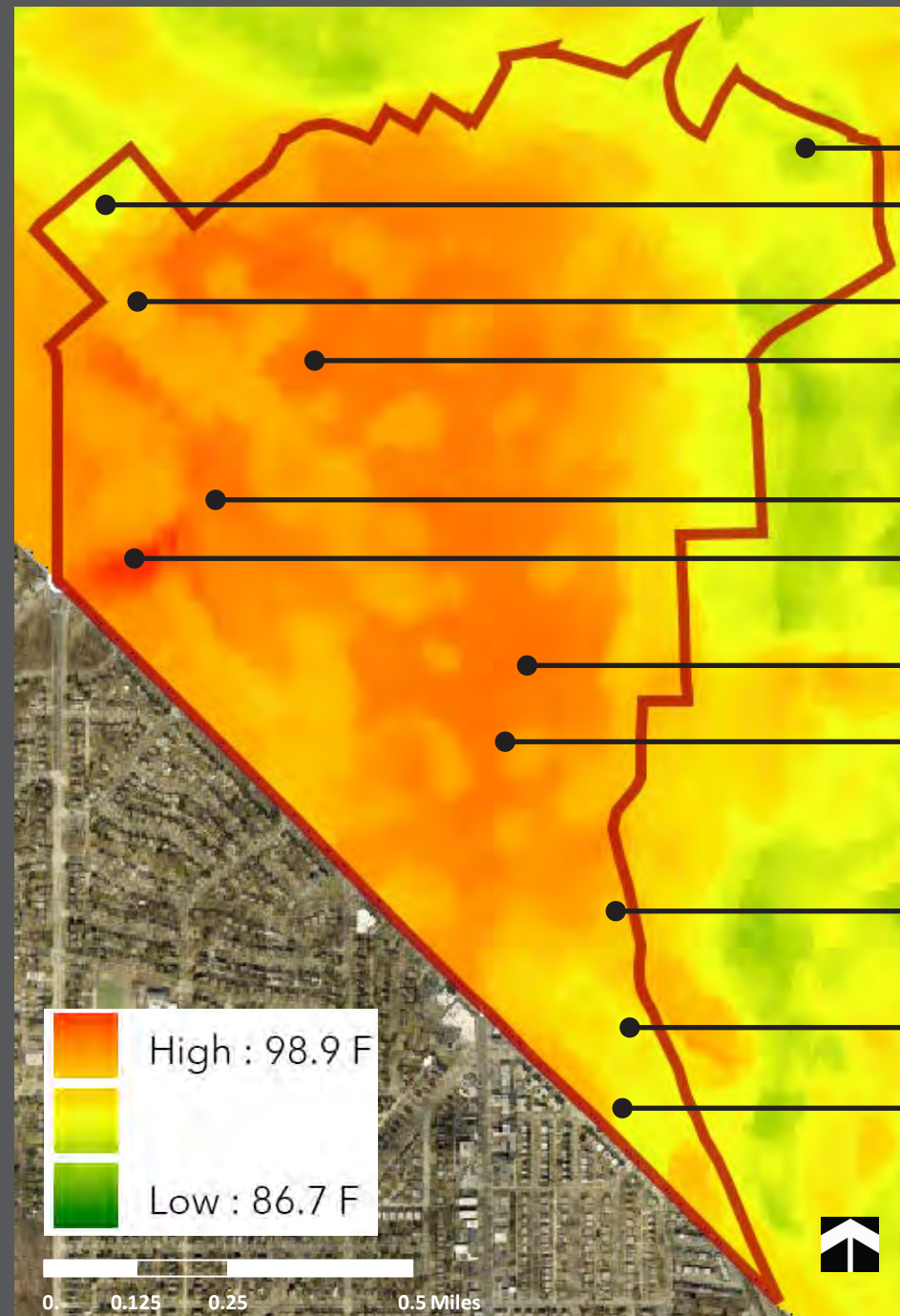


Ozone=NO_x + VOC + Heat and Sun

HEAT & HEAT ISLAND EFFECT

FACTORS:

- Temperature
- Tree Cover
- Surface Color
- Surface Type
- Surface Material
- Wind
- Buildings/Shading



HEAT & HEAT ISLAND EFFECT

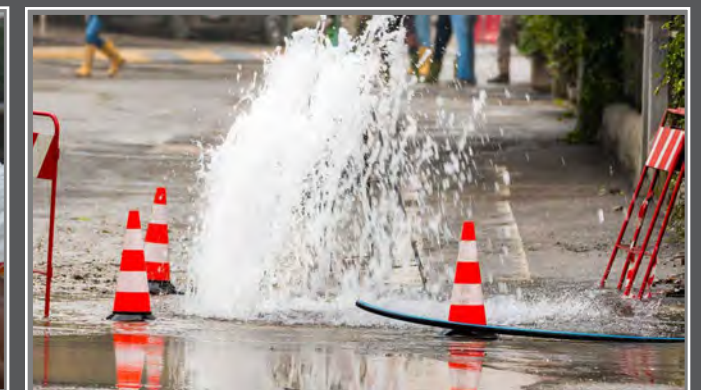
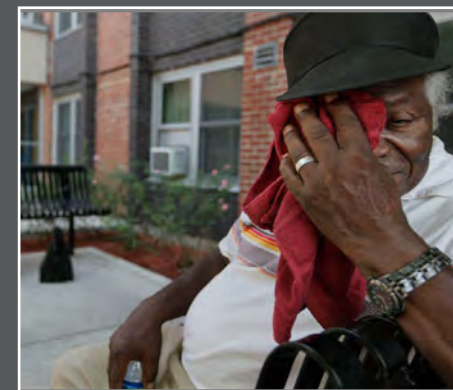
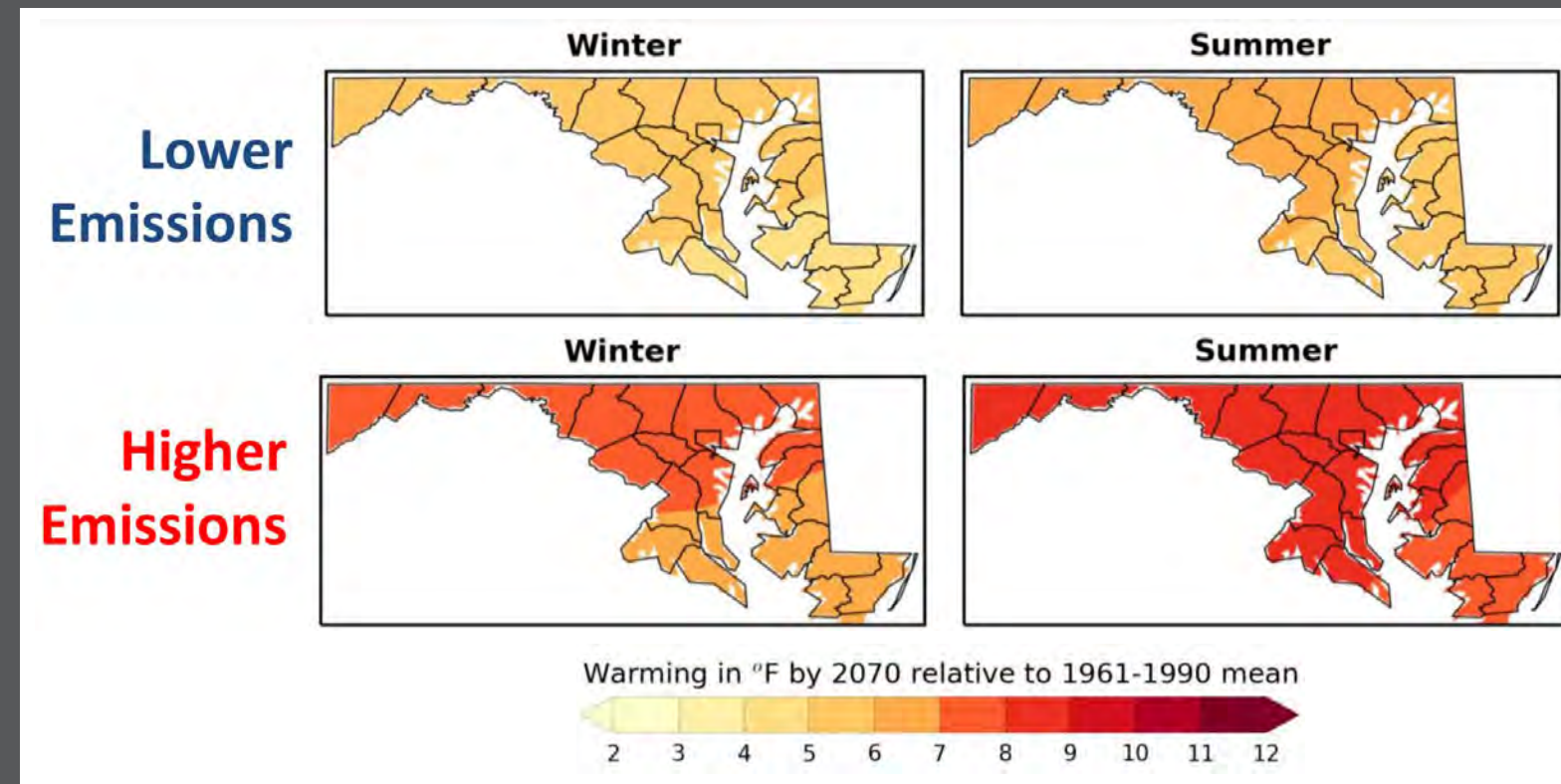
EXTREME TEMPERATURES

- July of 2020: 28 sequential days over 90°F
- Temperatures will continue to escalate
- **2.1° F** increase since 1895
- **6° F+** expected increase in next 50-60 yrs

EXTREME HEAT IMPACTS

- Human health
- Infrastructure
- Increased energy demands
- Stress & mortality on crops, vegetation & wildlife
- Increased water temperatures & aquatic life mortality
- Increases in pestilence & insects

In the next 50-60 years Maryland average summer and winter temperatures are projected to increase by over 6°F

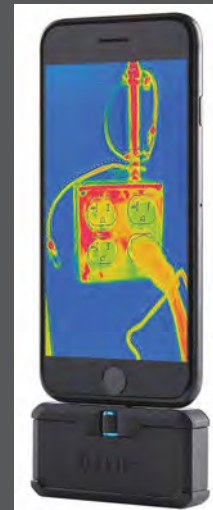


SURFACE TEMPERATURE INFRARED THERMAL ASSESSMENT

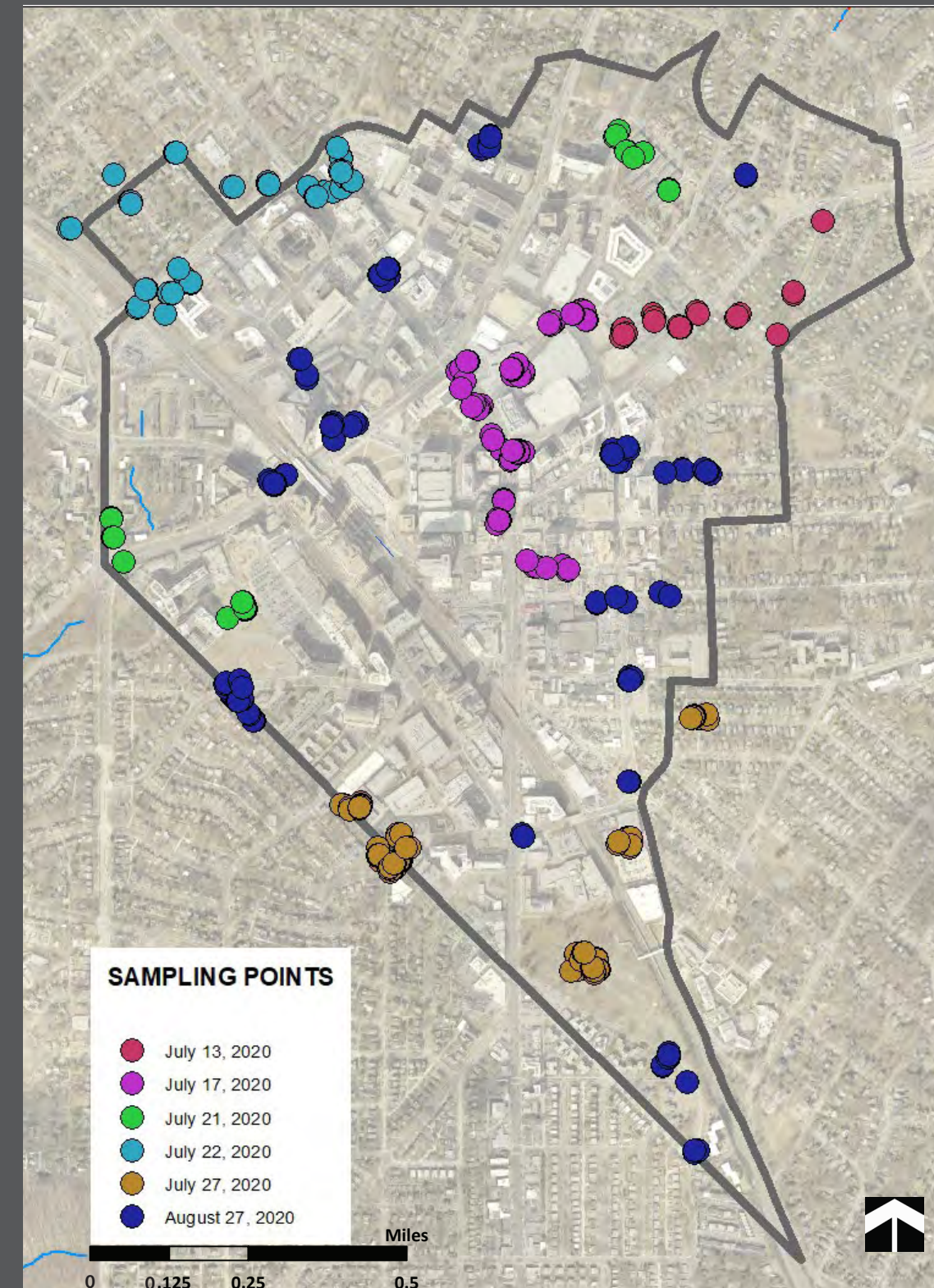
- Infrared thermal imaging camera used to measure surface temperatures
- Conducted over 6 days in July-August 2020
 - * Readings taken in commercial, residential, industrial, & park zones

ABOUT RADIANT HEAT:

- Surfaces effect ambient temperatures
- Radiant heat varies with:
 - Shade
 - Surface material
 - Surface color
 - Street/building orientation



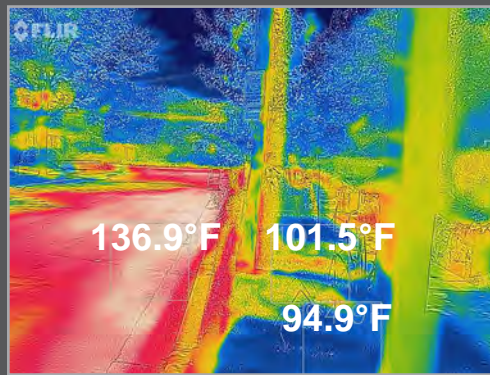
FLIR Camera
(Forward Looking
InfraRed)



SURFACE TEMPERATURES: Impacts Heat Island

Residential Zone

Air Temp: 94 °F



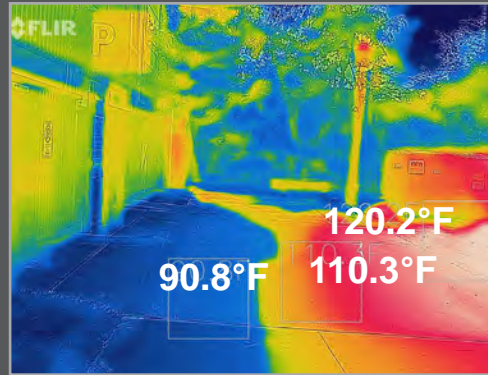
Date: July 27, 2020

In Sun: 136.9°F
In Shade: 95°F

Sun/Shade Difference:
41.9°F

Industrial Zone

Air Temp: 94 °F



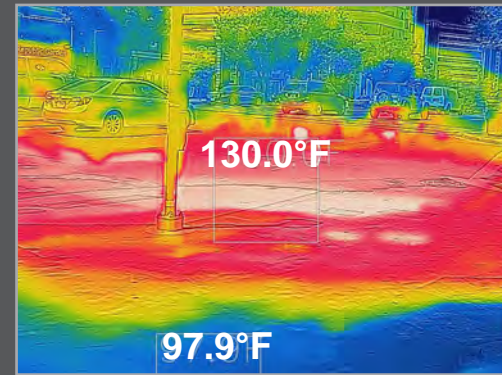
Date: July 27, 2020

In Sun: 120.3°F
In Shade: 90.8°F

Sun/Shade Difference:
29.5°F

Commercial Zone

Air Temp: 93 °F



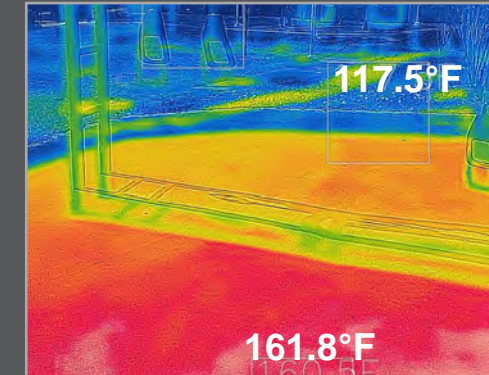
Date: July 17, 2020

In Sun: 130°F
In Shade: 97.7°F

Sun/Shade Difference:
32.3°F

Parks & Playgrounds

Air Temp: 96 °F



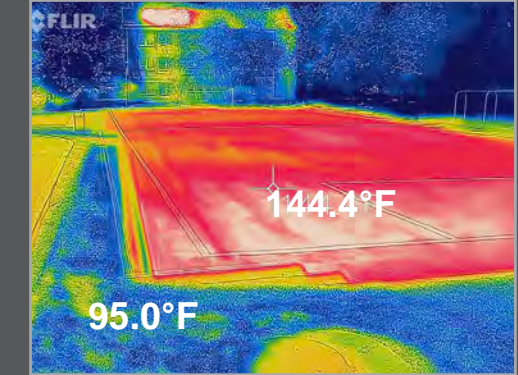
Date: July 21, 2020

Colored Rubber: 160.5°F
Grass: 115.1°F

Temperature Difference:
45.4°F

Astroturf

Air Temp: 97 °F

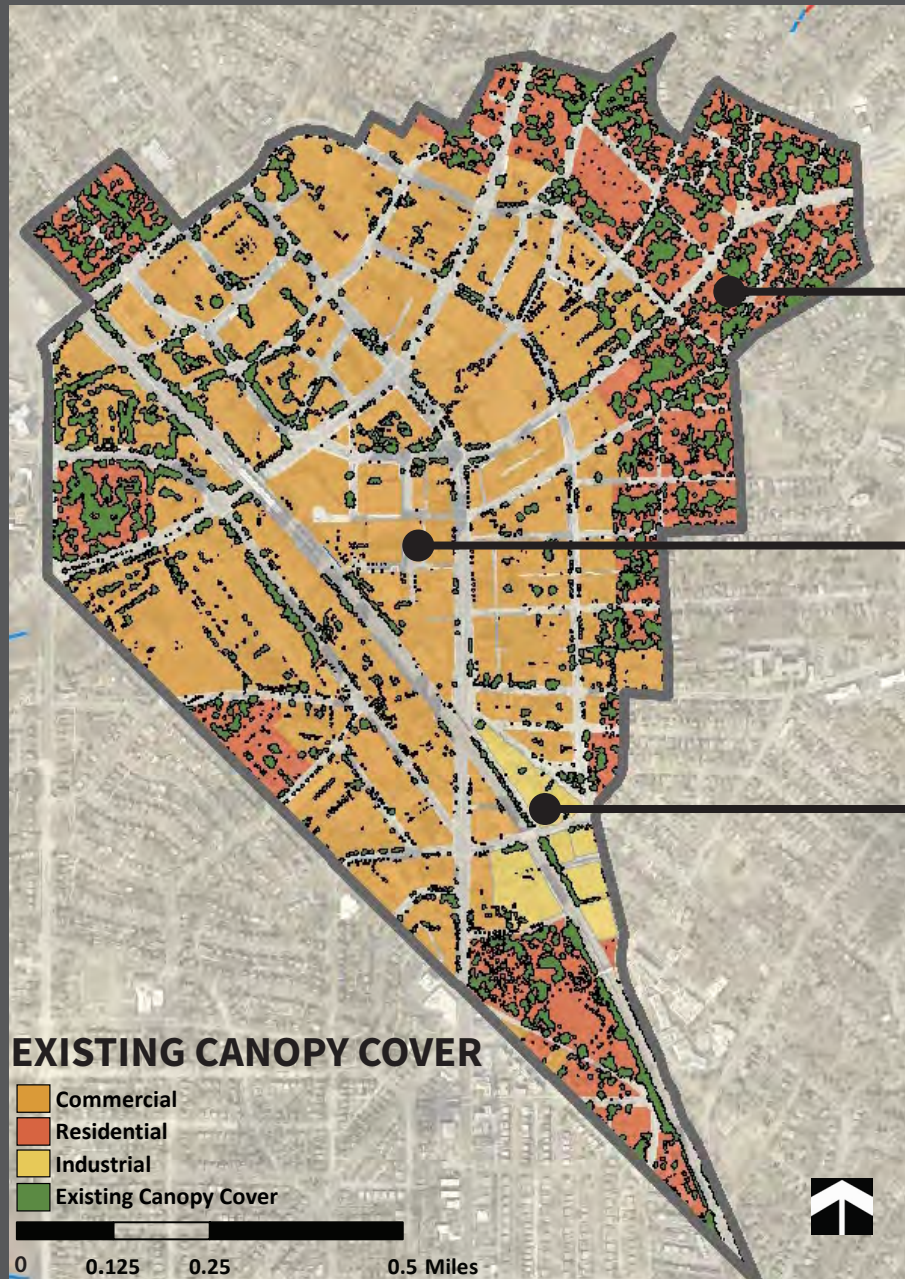


Date: July 3, 2020

Astroturf: 144.4°F
Grass: Unknown°F

Temperature Difference:
49°F

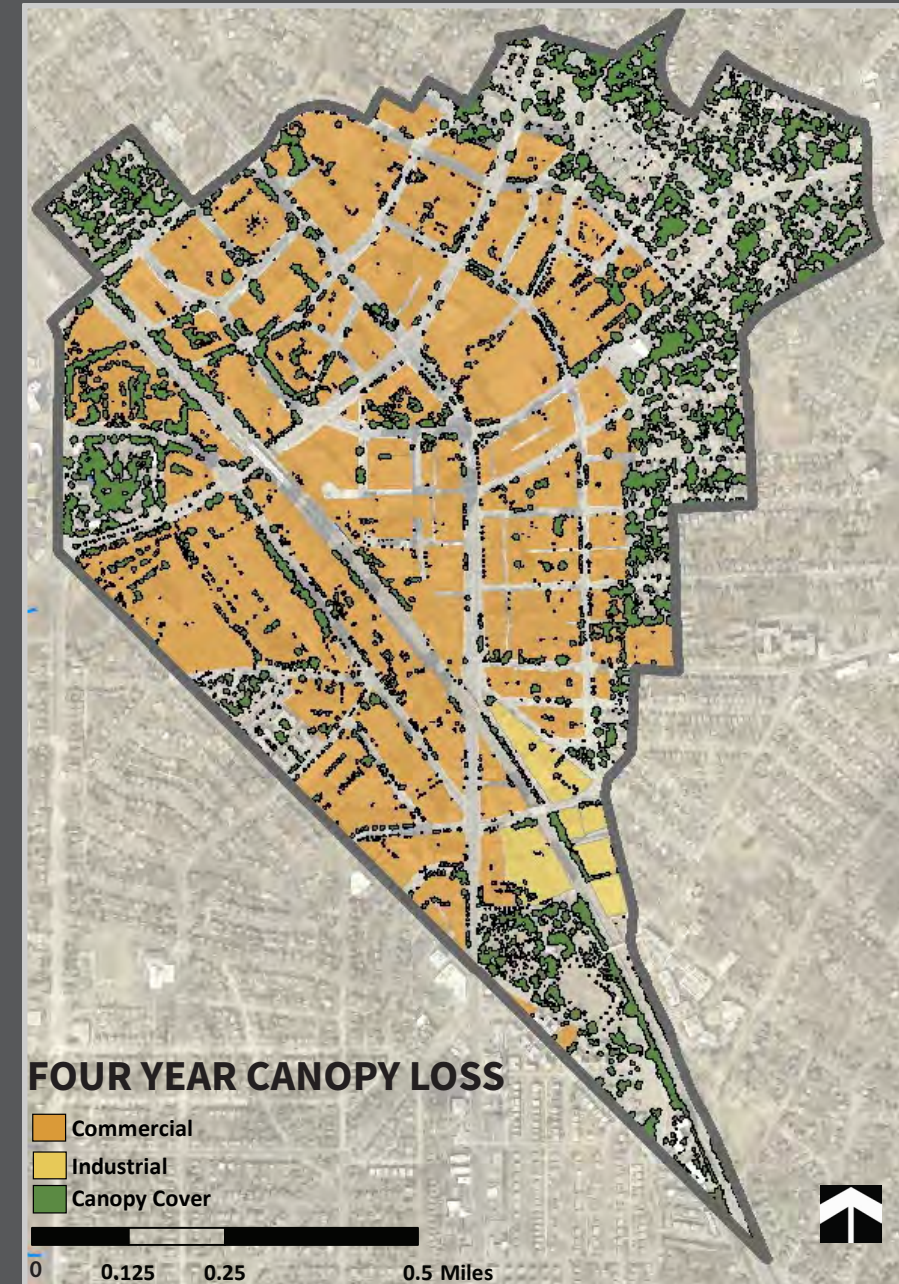
TREE CANOPY COVER & LOSS



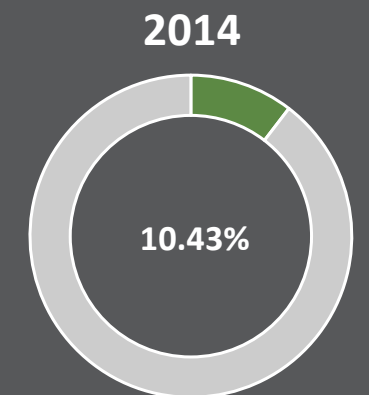
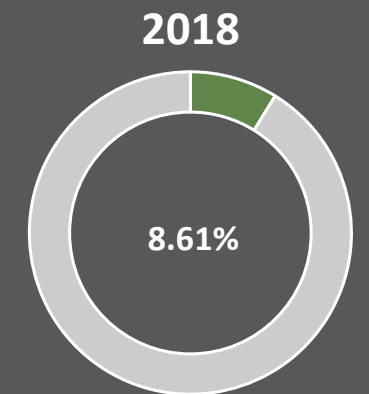
35.42%
Residential

8.85%
Commercial

8.38%
Industrial



1.82%
Canopy Loss in 4 years
Commercial/Industrial zones

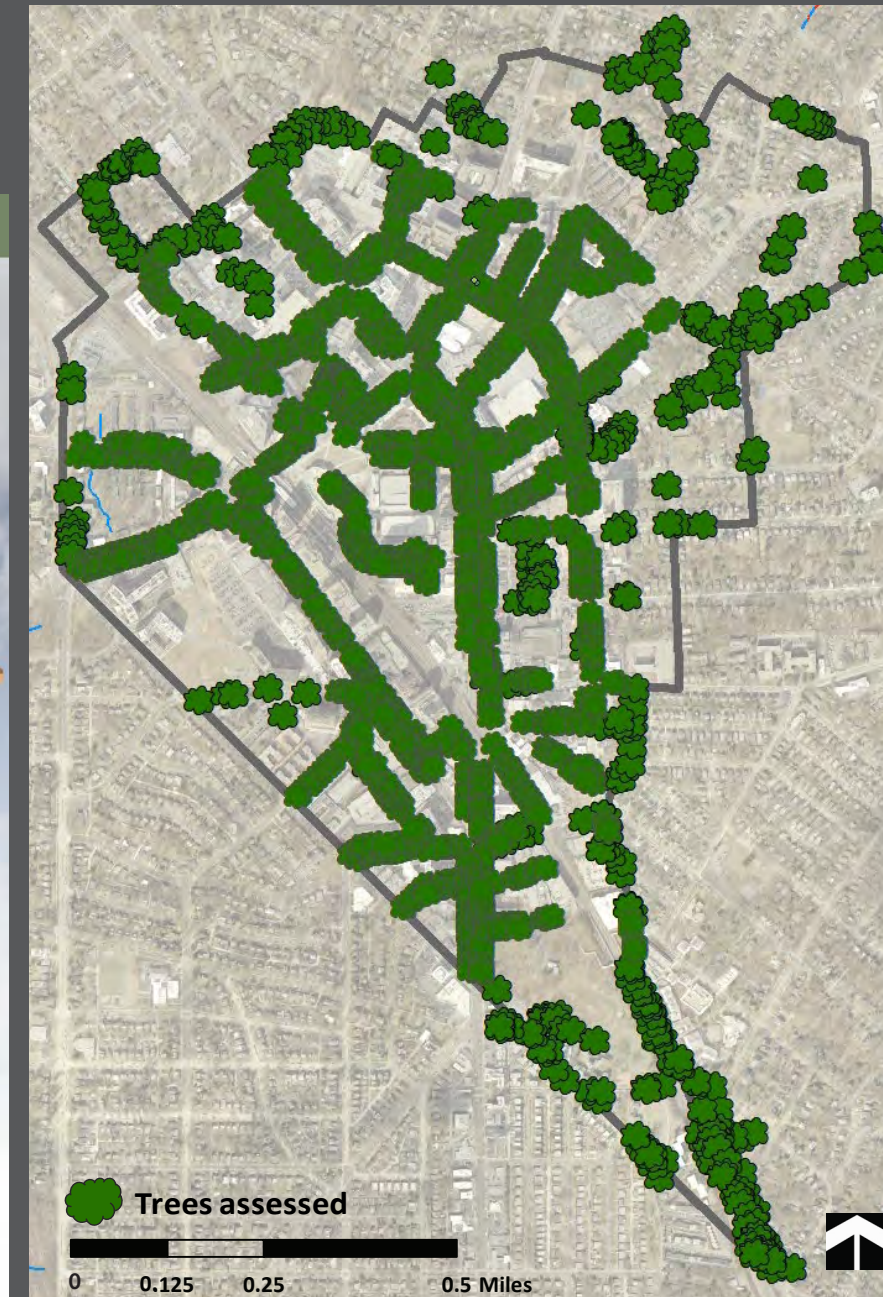
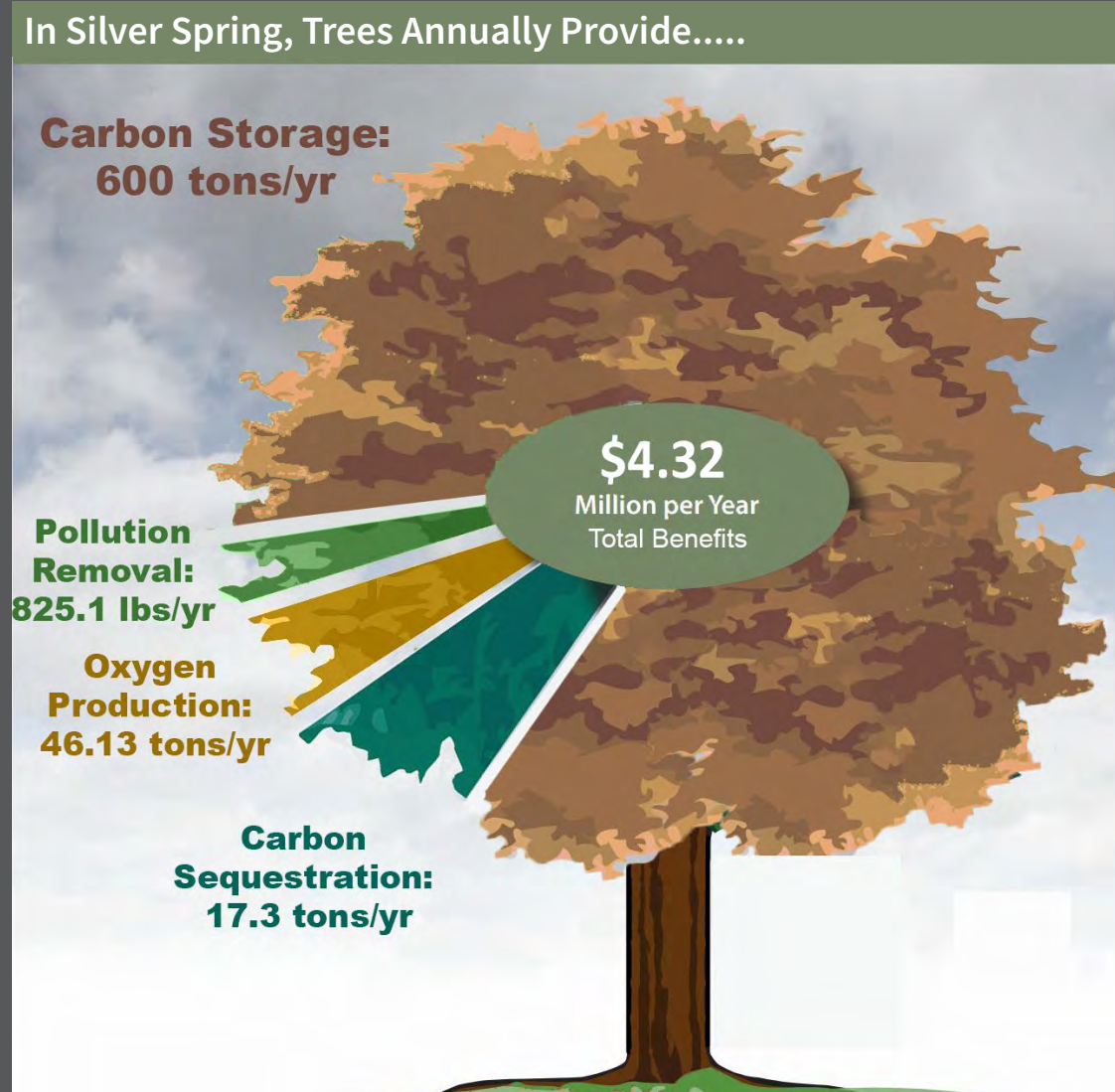


iTREE ASSESSMENT: QUANTIFIED TREE FUNCTIONS

Data was collected from
1,632 trees in the plan area

iTree Quantified Annual Tree
Benefits:

- Carbon Storage
- Carbon Sequestration
- Pollution Removal
- Oxygen Production

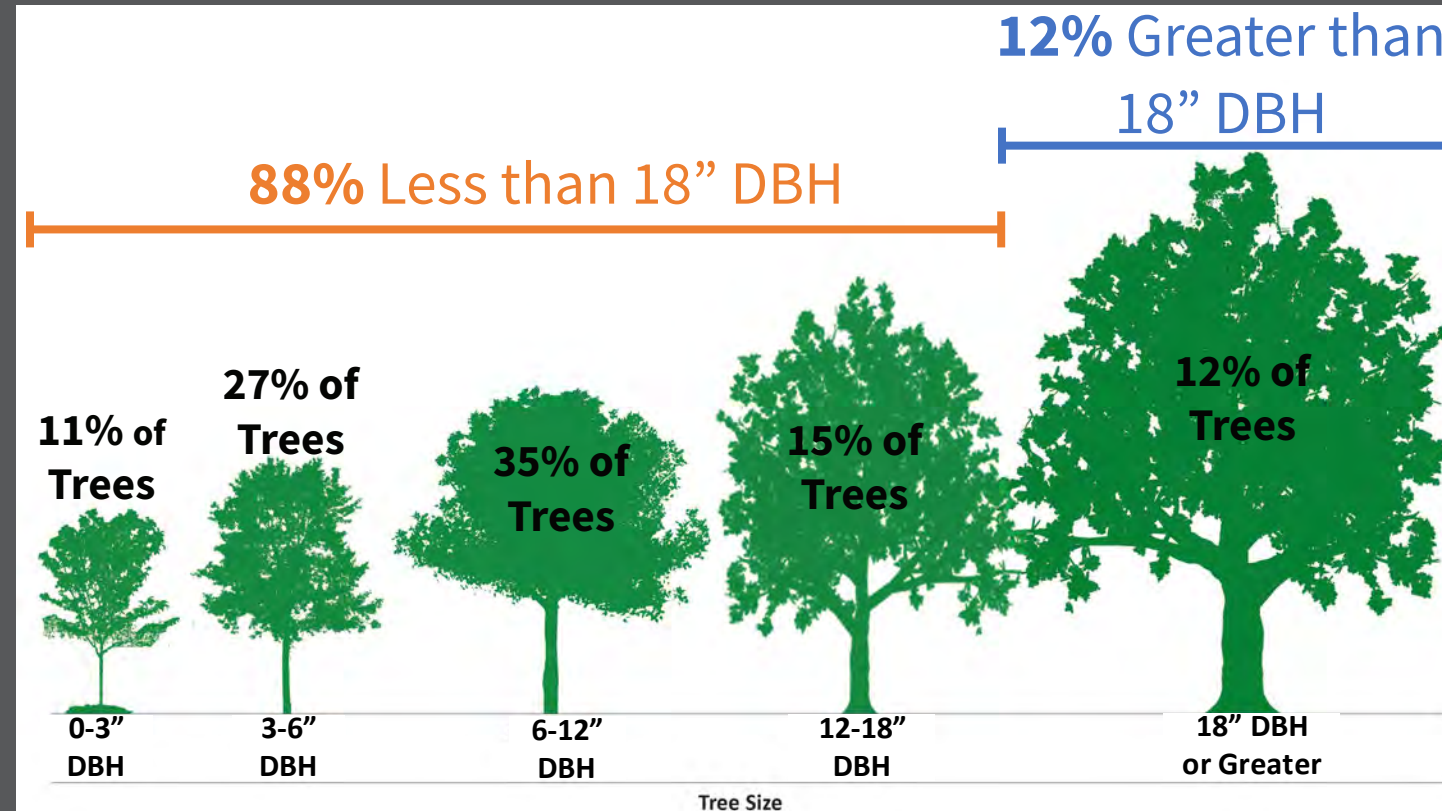


LARGER TREES OUTPERFORM SMALLER TREES

iTree demonstrated larger trees significantly provide greater benefits:

Large Trees:

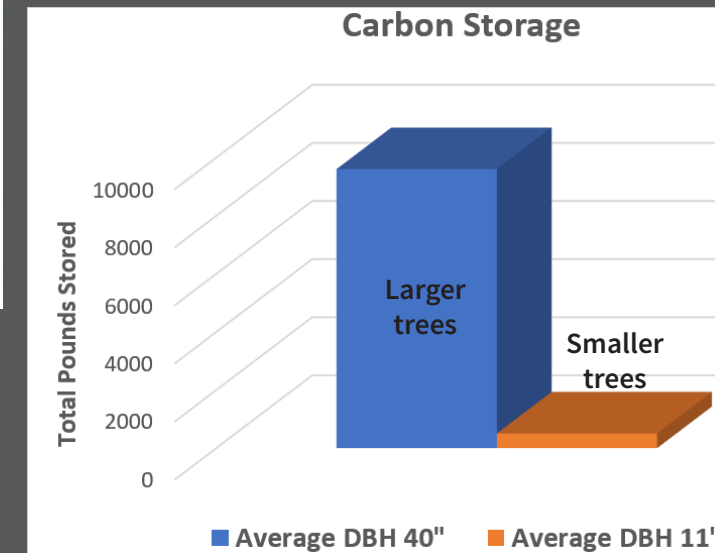
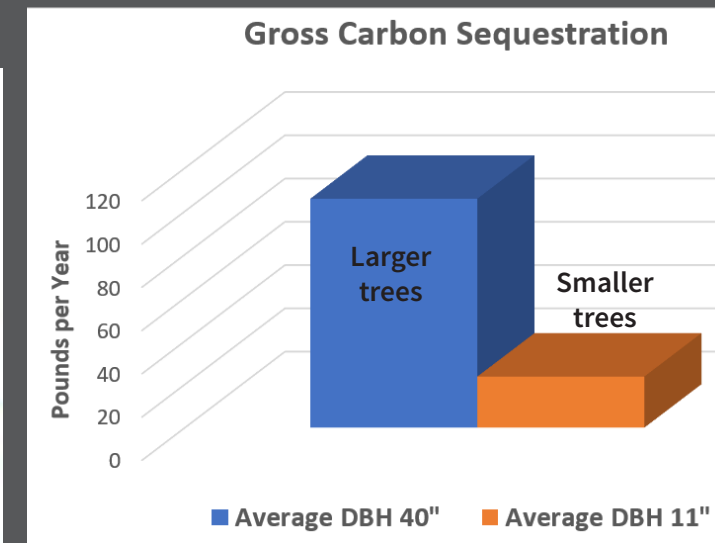
- Sequester more carbon
- Store more carbon
- Remove more pollutants
- Enhanced cooling/shade
- Reduce heat island
- Increase wildlife



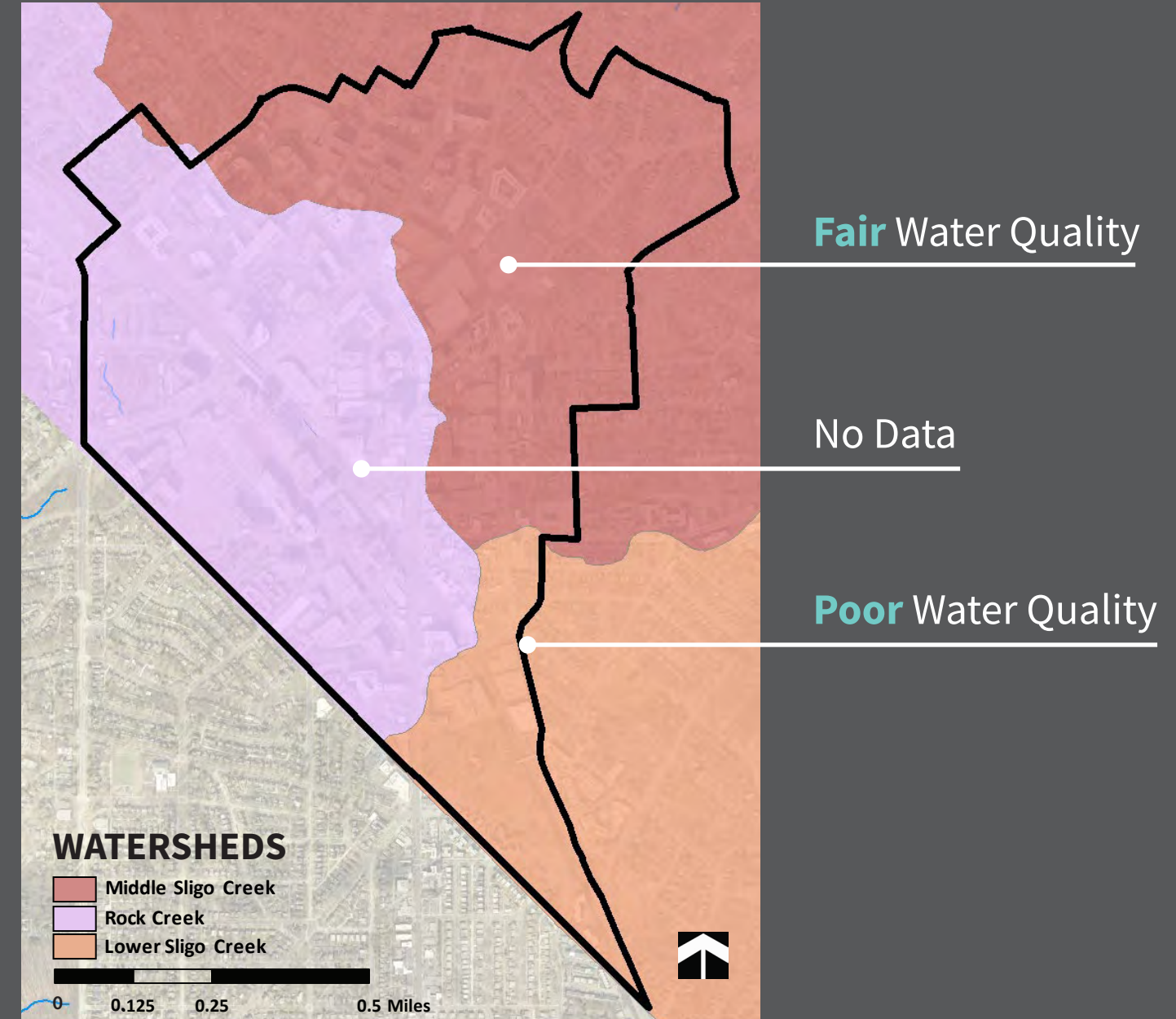
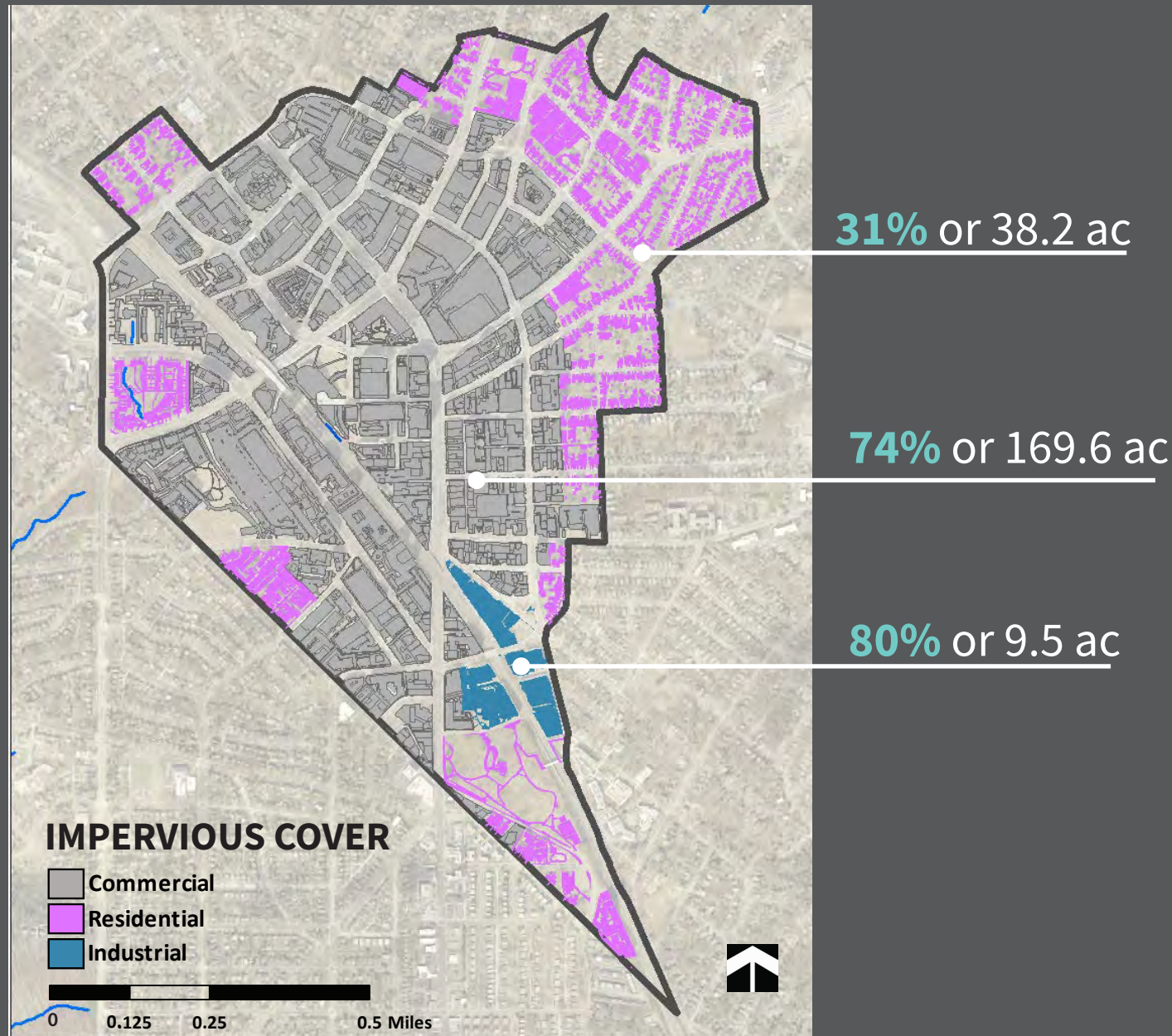
DBH = Diameter at Breast Height

A standard method of measuring tree diameter at 4.5' above the ground.

Tree Performance



WATER AND WATER QUALITY



EXTREME PRECIPITATION

Facts:

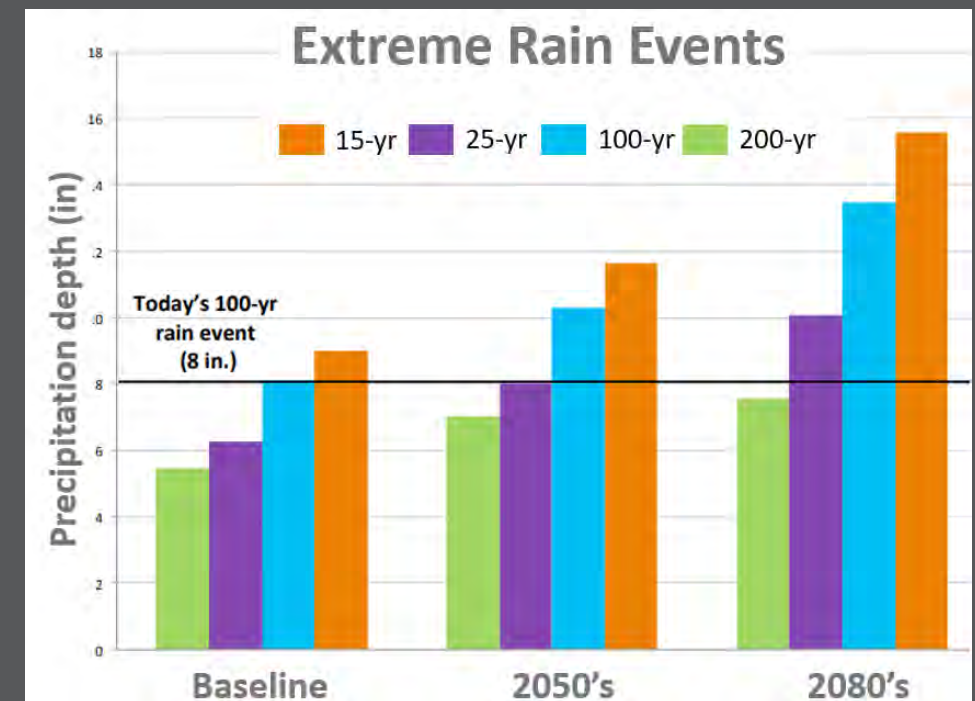
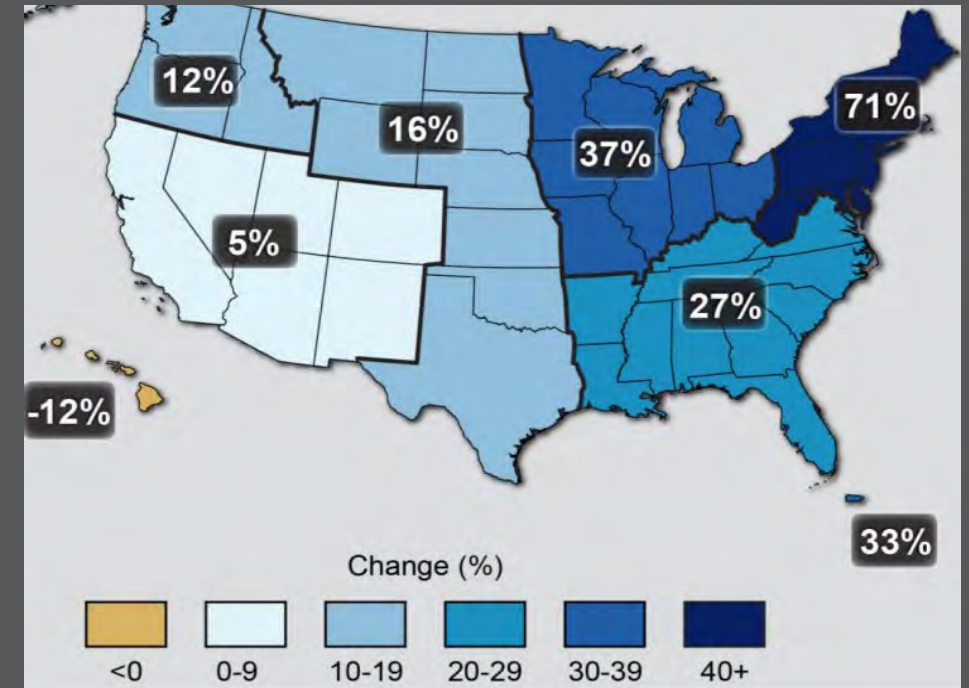
- * 71% Increase in Heavy Precipitation
- * Precipitation will Continue to Increase

71% increase in heavy precipitation from 1958-2012

Extreme Precipitation:

- * Increased Flooding
- * Infrastructure Impacts
- * Increased stress on vegetation & wildlife
- * Increased disease and insect risks

Extreme Precipitation Forecasts



STORMWATER MANAGEMENT 2010 - PRESENT

29 Developments since 2010

- **9** Given no waiver
 - » **9** Met target treatment requirements
 - » **2** Exceeded req's (treat 2.2" of rain)
 - » **Majority** treat 1.2" of rain
- **15** Given partial waivers
- **2** Given full waivers
- **3** Exemptions from compliance

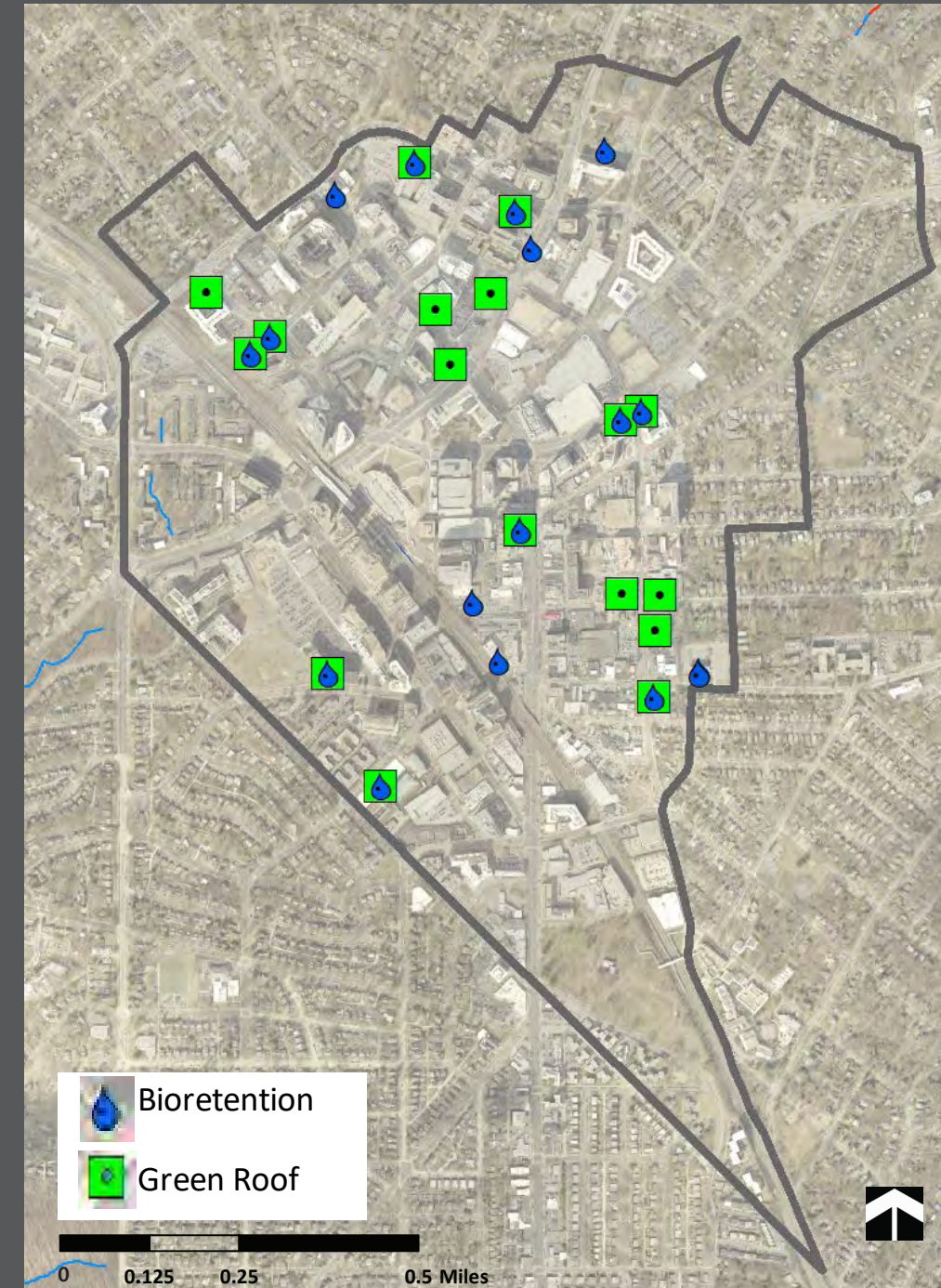
**INSUFFICIENT TREATMENT TO MEET
PRECIPITATION FORECASTS**



 Green Roof



 SWM Facility



HOUSING

Where Do People Live?

WHAT WE'VE HEARD: HOUSING

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

“I’m all for continuing to diversify the housing, especially near transit stops.”

It will be hard to build community with too many multi-family apartment buildings.

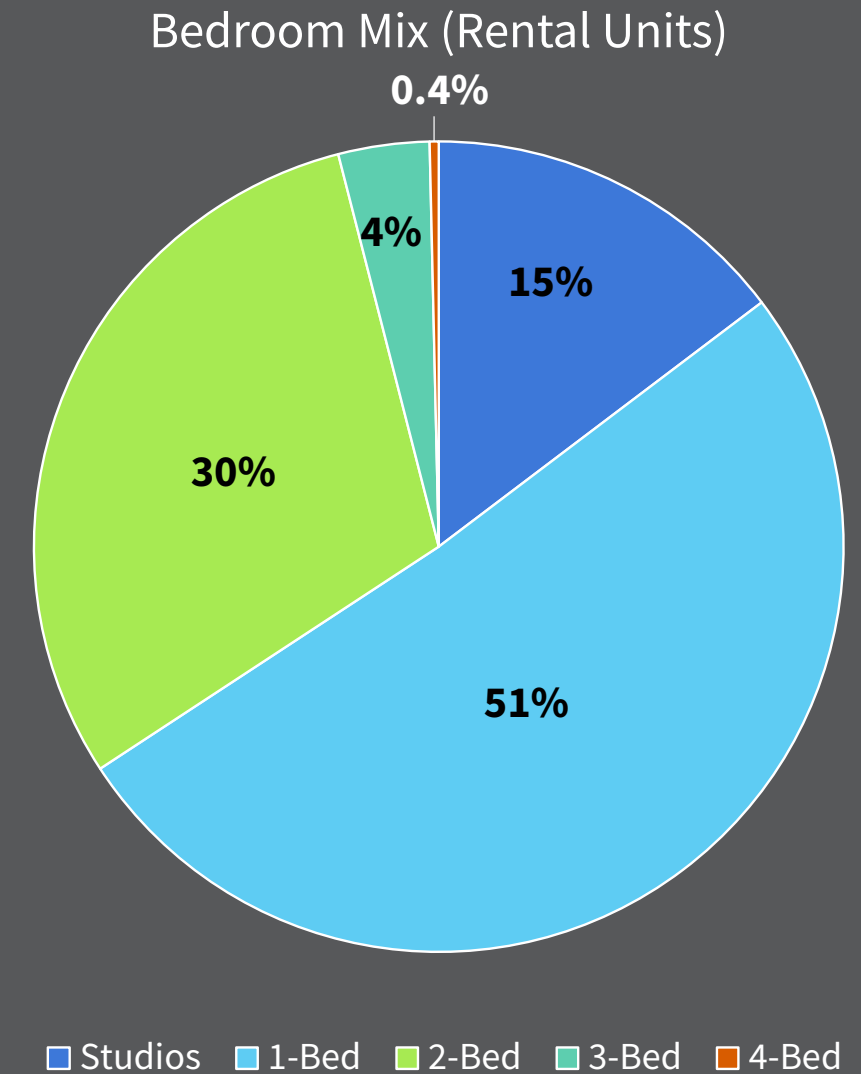
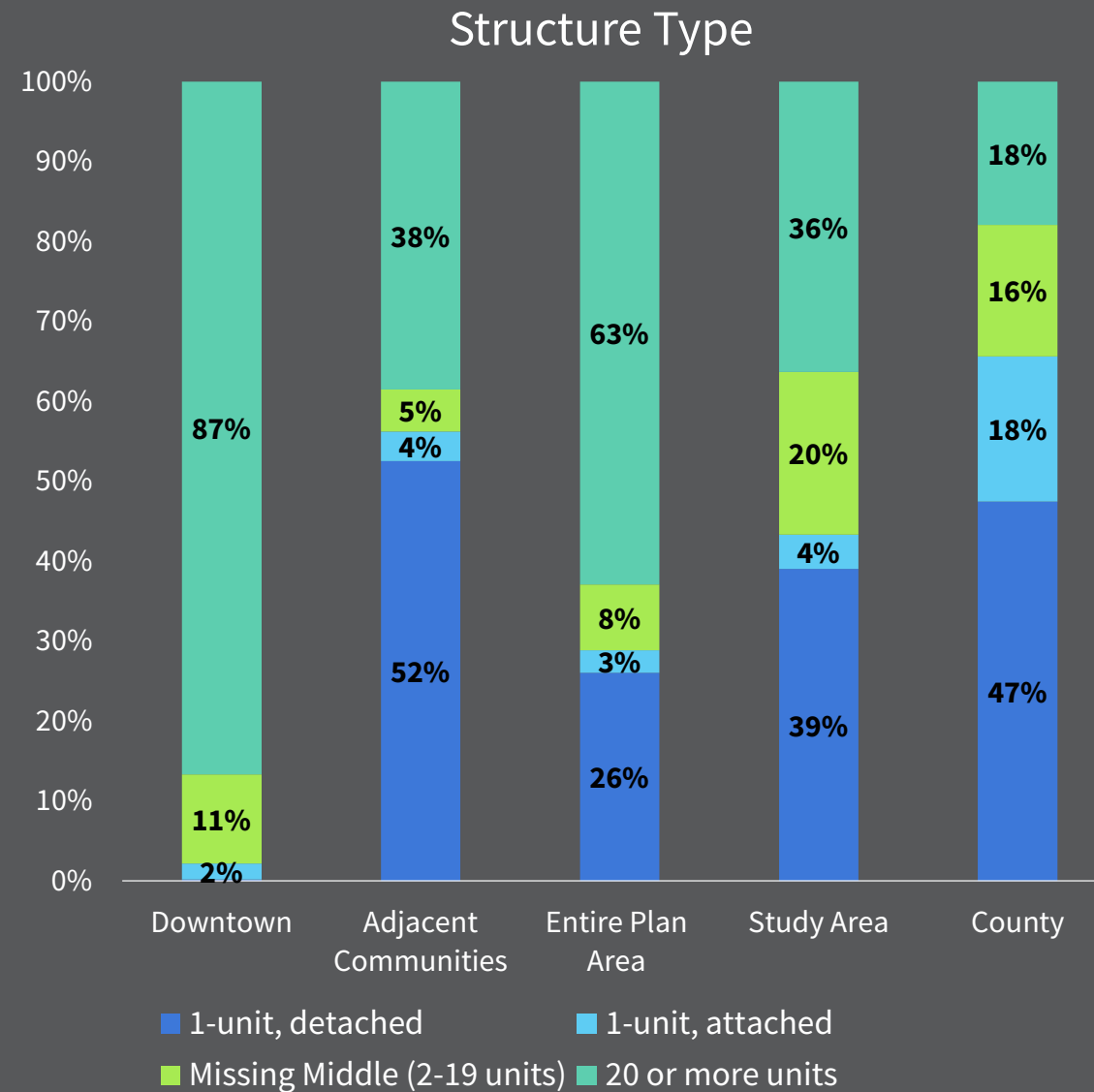
“Preserve the character of the residential neighborhoods.”

Concerned that those very historic and original homes that make our neighborhood what it is today will be taken away.

We need more housing for families. There aren’t many 3-bedroom apartments that aren’t expensive and have too many bathrooms.

HOUSING UNIT ANALYSIS

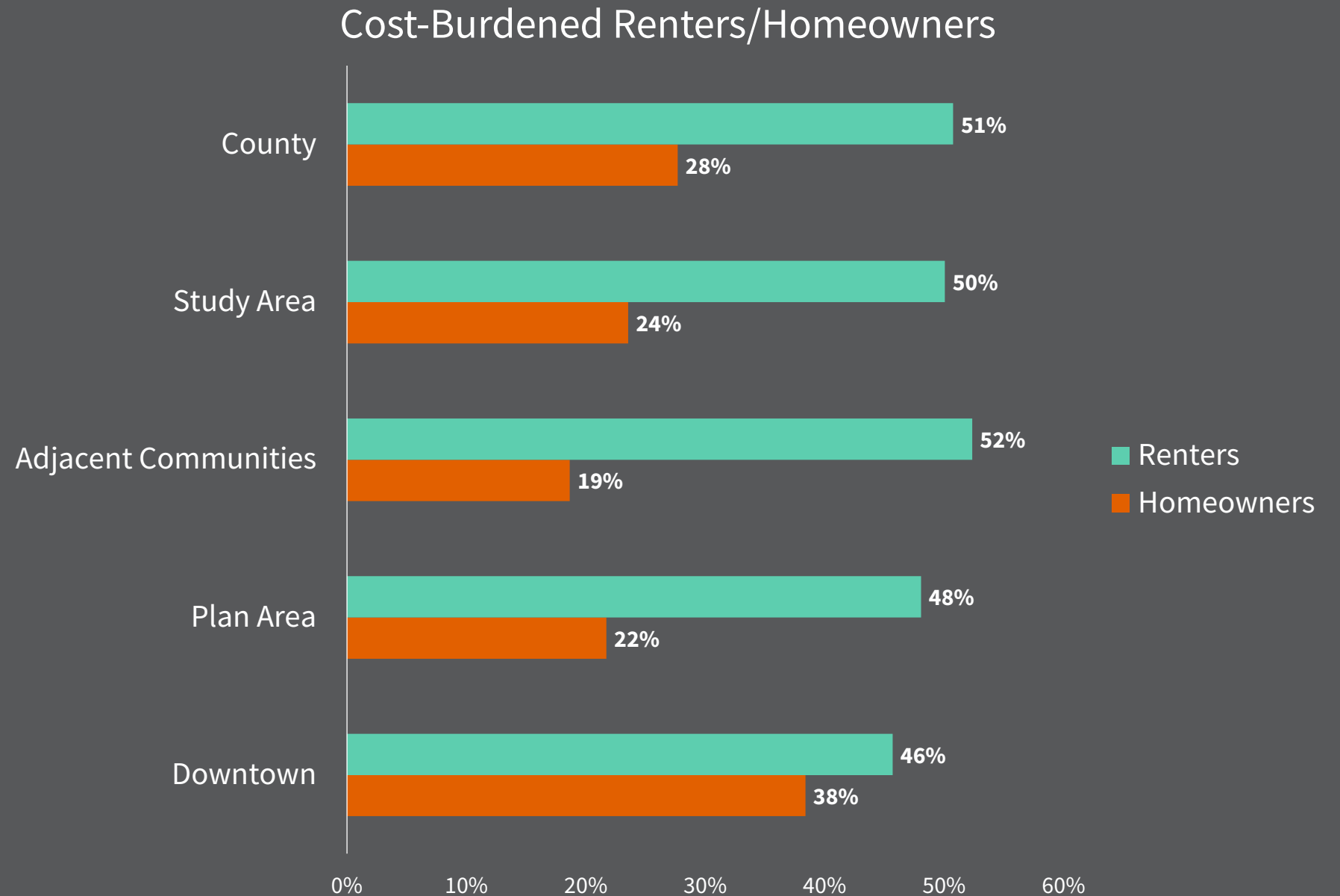
- “Missing Middle” already exists in the Plan Area, namely in small apartment buildings located on the edge of the CBD and in the adjacent neighborhoods.
- Almost half of the rental units (45%) are considered family-sized, having 2 or more bedrooms.



HOUSING

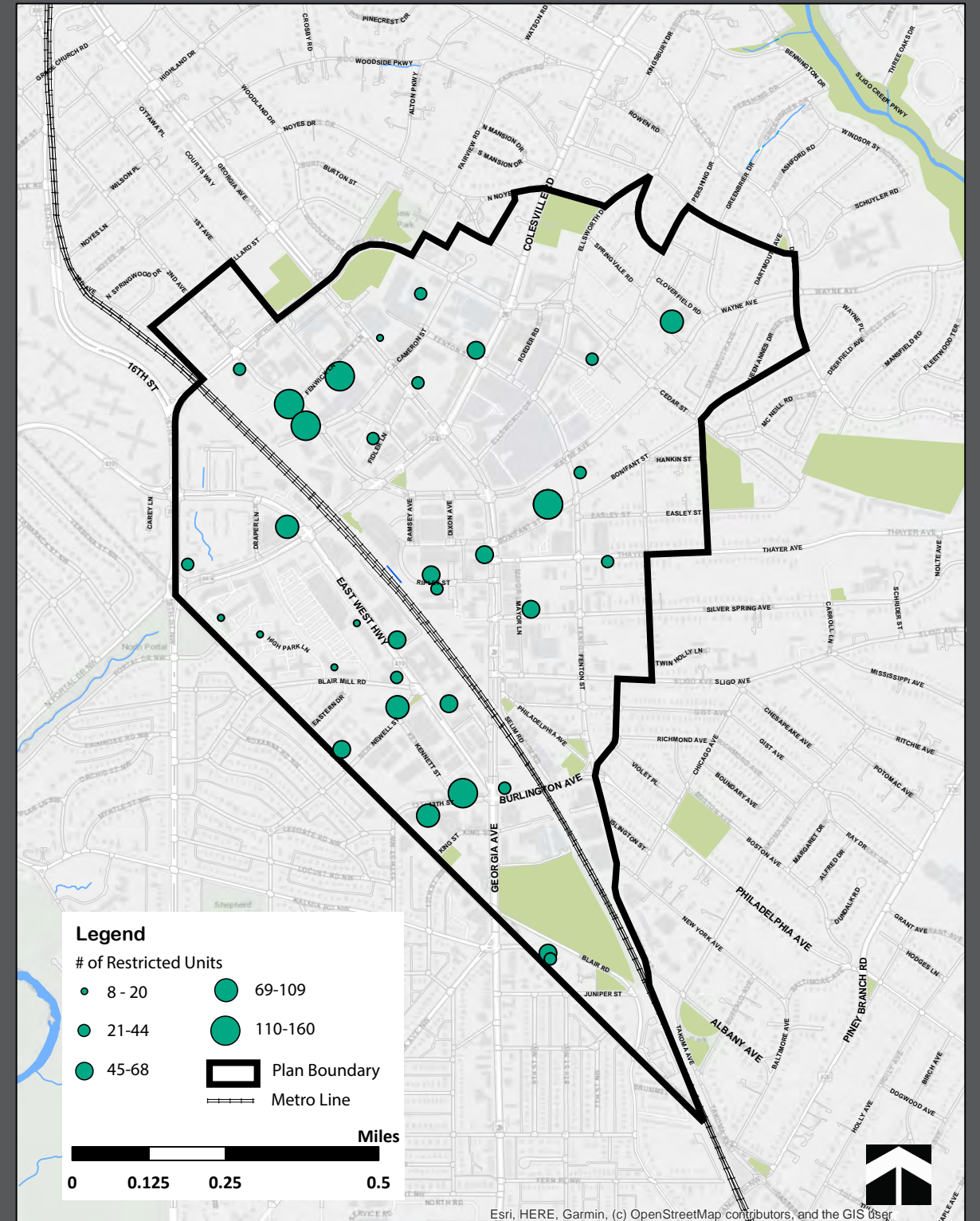
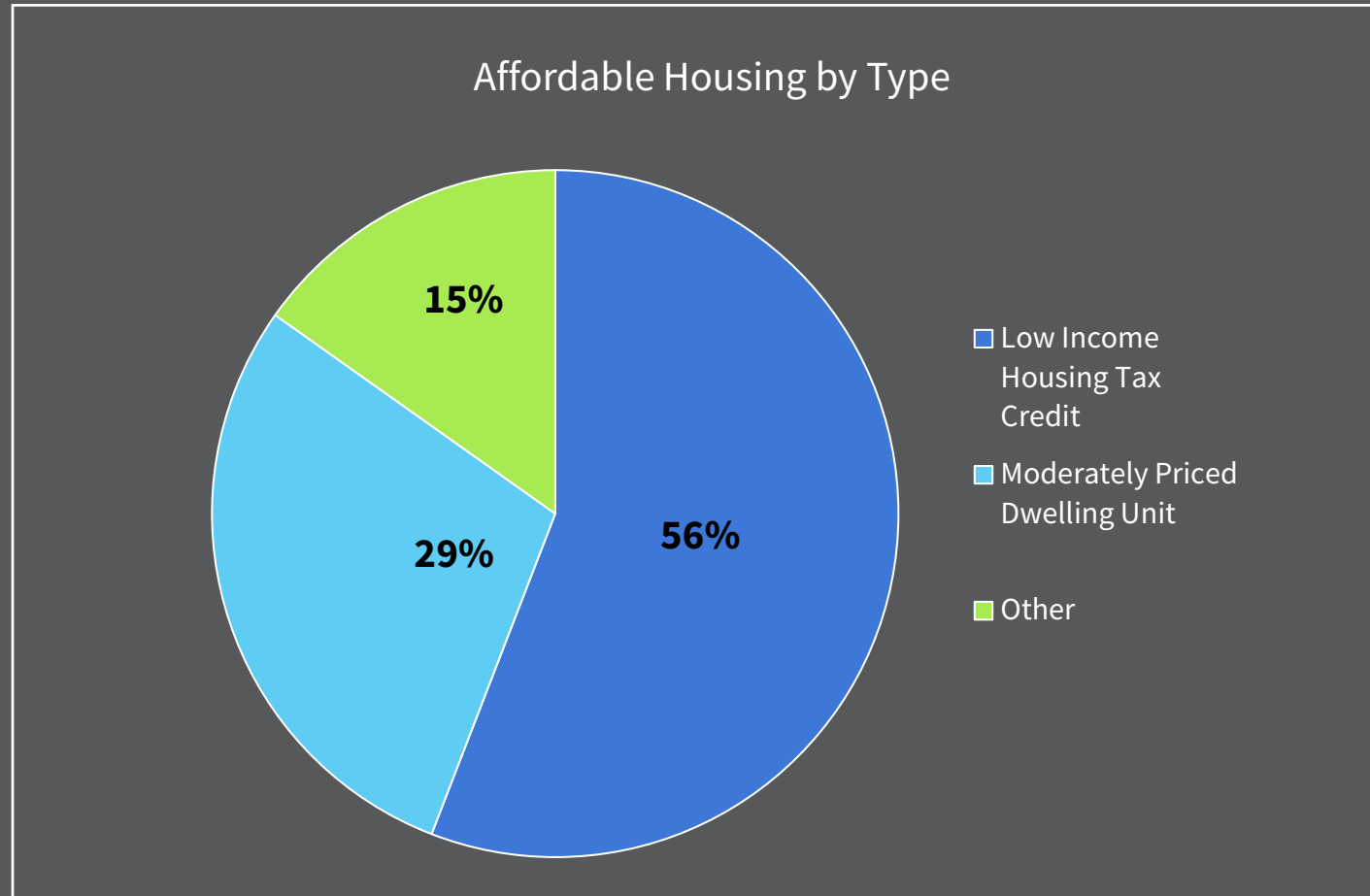
AFFORDABLE HOUSING

Almost half of renters and one of five homeowners in the Plan Area are cost-burdened - spending more than 30% of their income on rent or housing costs.



HOUSING AFFORDABLE HOUSING INVENTORY

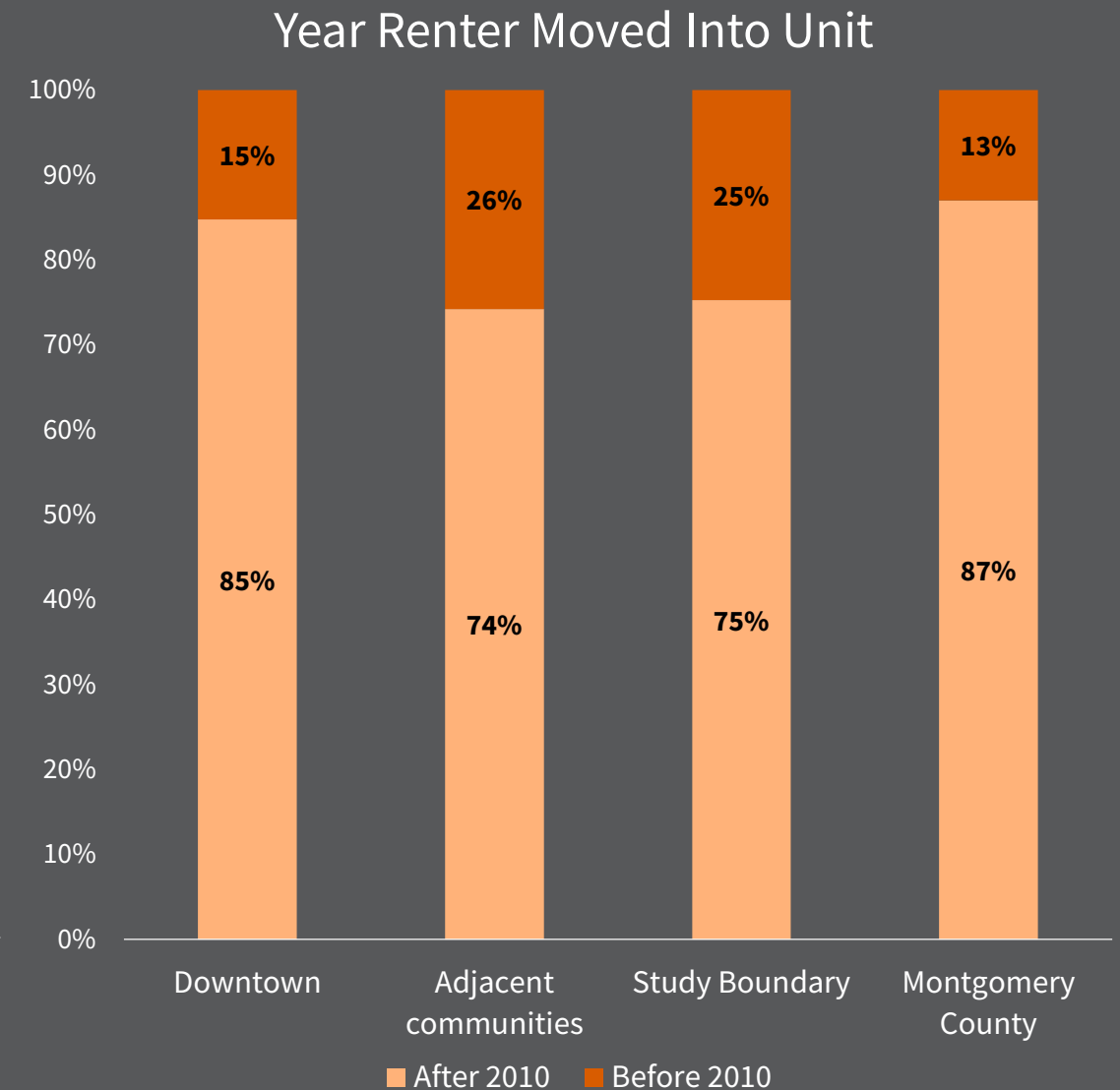
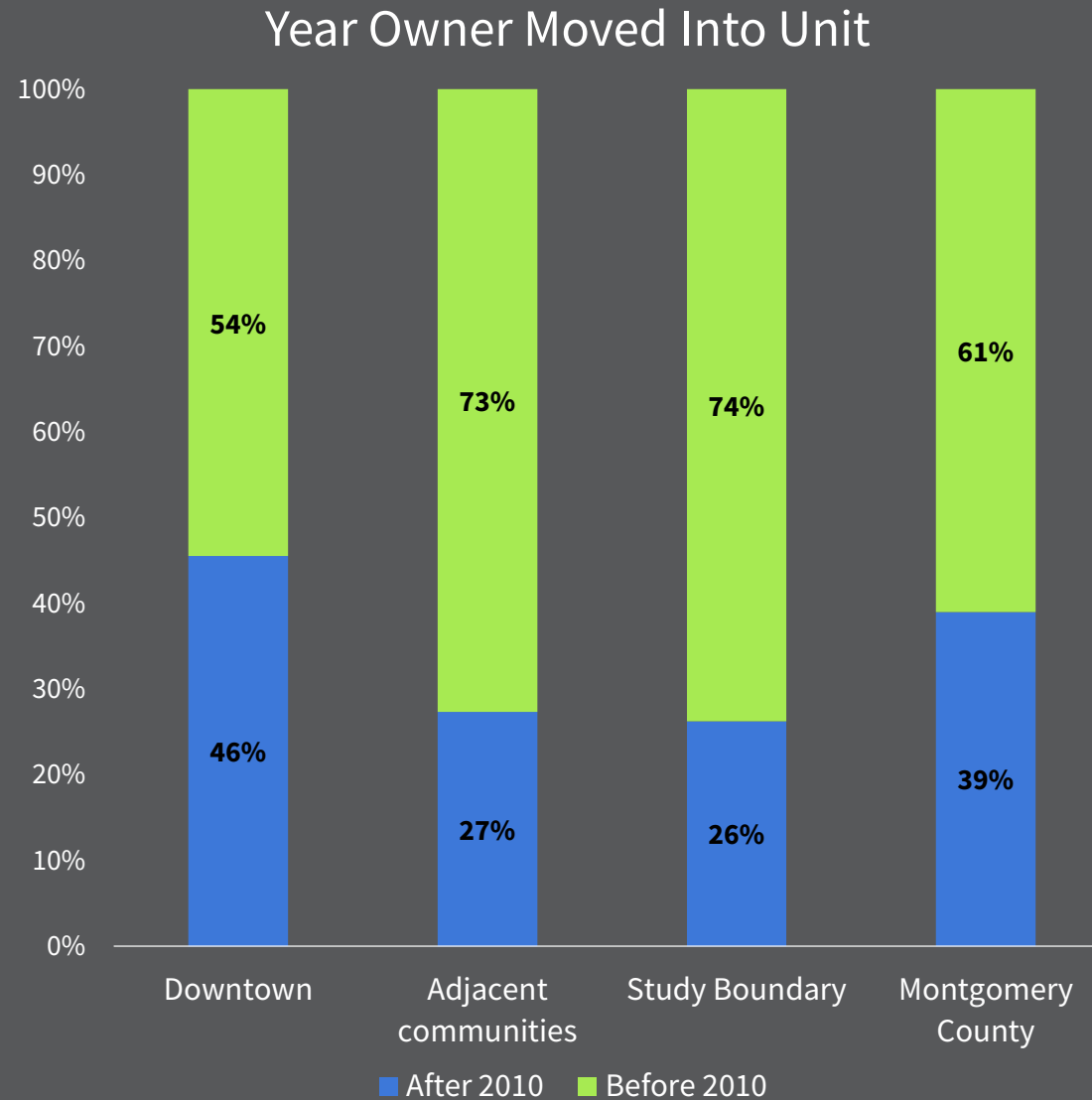
The Plan Area is well served by affordable housing with over 2,000 income-restricted affordable housing units.



HOUSING

OWNER VS RENTER TURNOVER

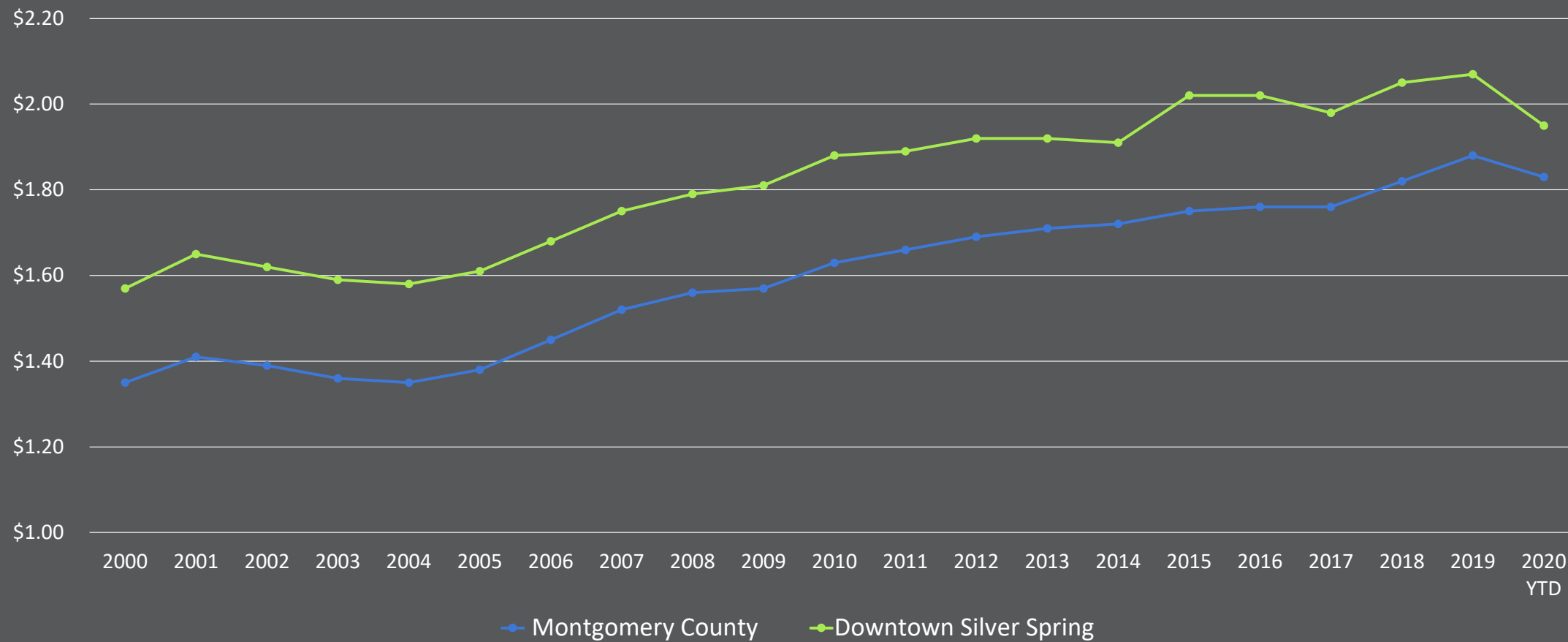
- Nearly 75% of homeowners the Adjacent Communities have lived in their units since before 2010.
- Like the county, renter households in the downtown are quite transient, with 85% of households moving into their unit after 2010.



HOUSING

RENT/SF - MONTGOMERY COUNTY & SILVER SPRING

Rents have increased by over 30 percent in the downtown Silver Spring area since 2000. While rates have risen by a higher percentage in the county overall, rents in the Silver Spring area are more expensive than the rest of the county.

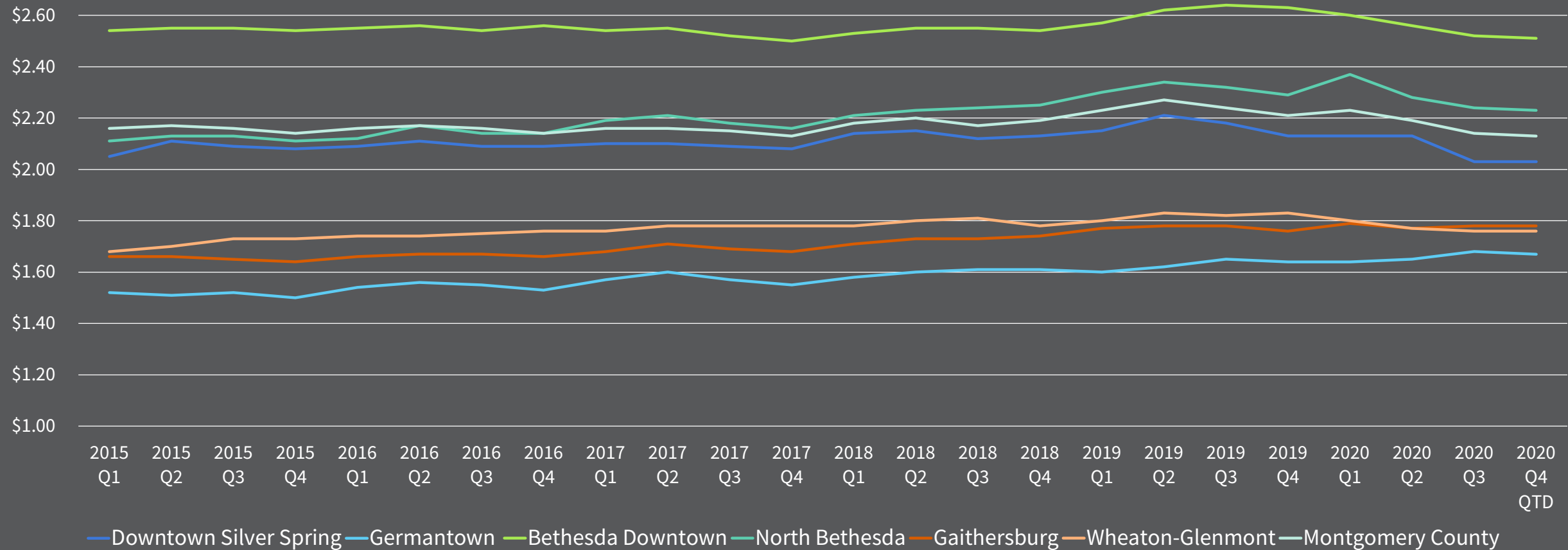


2000 - 2019 Y/Y Change	39%	32%
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HOUSING

RENT/SF - MONTGOMERY COUNTY SUBMARKET

During the pandemic, rents in the Silver Spring have declined almost 7 percent – more than any other submarket in Montgomery County.

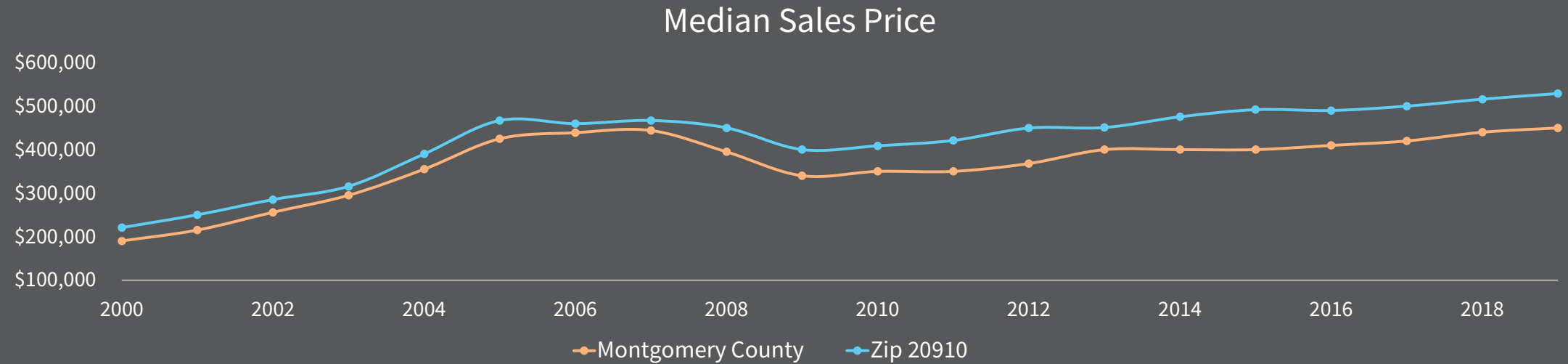


Q3 Y/Y Change	-6.9%	+1.8%	-4.5%	-3.4%	0.0%	-3.3%	-4.5%
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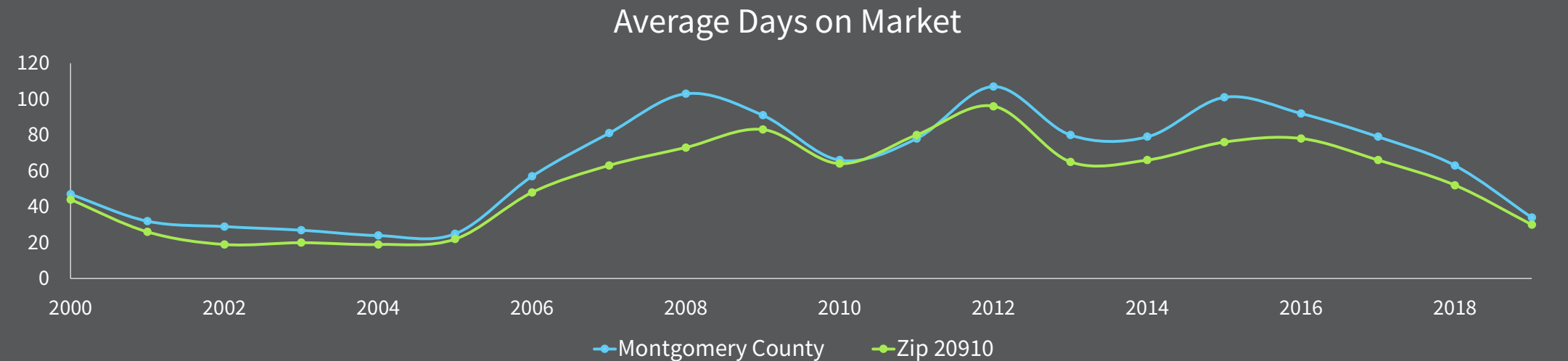
HOUSING

FOR-SALE MARKET: MONTGOMERY COUNTY & SILVER SPRING

- The Median Sales Price in zip code 20910 has risen by over 140% since 2000.



- In 2019, average Days on Market (DOM) declined to 30 days, and 32 days for the county – signaling a severely constrained supply for both the county and Silver Spring for-sale markets.



MISSING MIDDLE MARKET STUDY

- Housing Stock Analysis
- Zoning Analysis
- Market Analysis
- Interviews
- Case Study on Bushey Drive Site
- Study to be presented to Planning Board

The screenshot displays the 'Silver Spring Missing Middle Housing Tracker' interface. At the top, a yellow header contains a house icon and the title. Below this, the interface is divided into several sections:

- Housing Type Legend:** A sidebar on the left lists 'Garden Apartment (rental)' with a yellow square and 'Garden Apartment' with a blue square.
- Missing Middle Parcels:** A central map shows a street grid with several yellow and blue parcels highlighted. A white outline indicates a specific area.
- Map Tour of Missing Middle Housing:** A large yellow panel on the right features a central photo of a brick house with a red car and a grey car in front. Navigation arrows and a map view icon are visible.
- Property Details:** Below the map, a dark panel displays '234 Total Properties' in large yellow text, with a house icon to the left. Below this, it says 'Last update: a few seconds ago'. To the left of the map, text provides details for a specific property: '722 Sligo, Ave Silver Spring, 20910', 'Year Built: 1918', and '# Residential Unts: 2', with a link to 'Click Here For Building Image'. Below that, it shows 'Year Built: 1902', '# Residential Unts: 4', and another link to 'Click Here For Building Image'.
- Thumbnail Gallery:** At the bottom right, three small thumbnail images of houses are shown, numbered 1, 2, and 3. The first is labeled '722 Sligo, Ave Silver Spring, 20910', the second '8207 Schrider St, Silver Spring, 20910', and the third '7044 C'.

Silver Spring Missing Middle Tracker; coming soon to the plan website

ECONOMIC DEVELOPMENT

What is the State of the Economy?

WHAT WE'VE HEARD: ECONOMIC DEVELOPMENT

We like the closely knit grouping of the stores, restaurants, gyms, metro, etc.

Love the many Ethiopian restaurants!

We need large employers, more tech companies.

“I am concerned for the survival of independent businesses during and after the pandemic.”

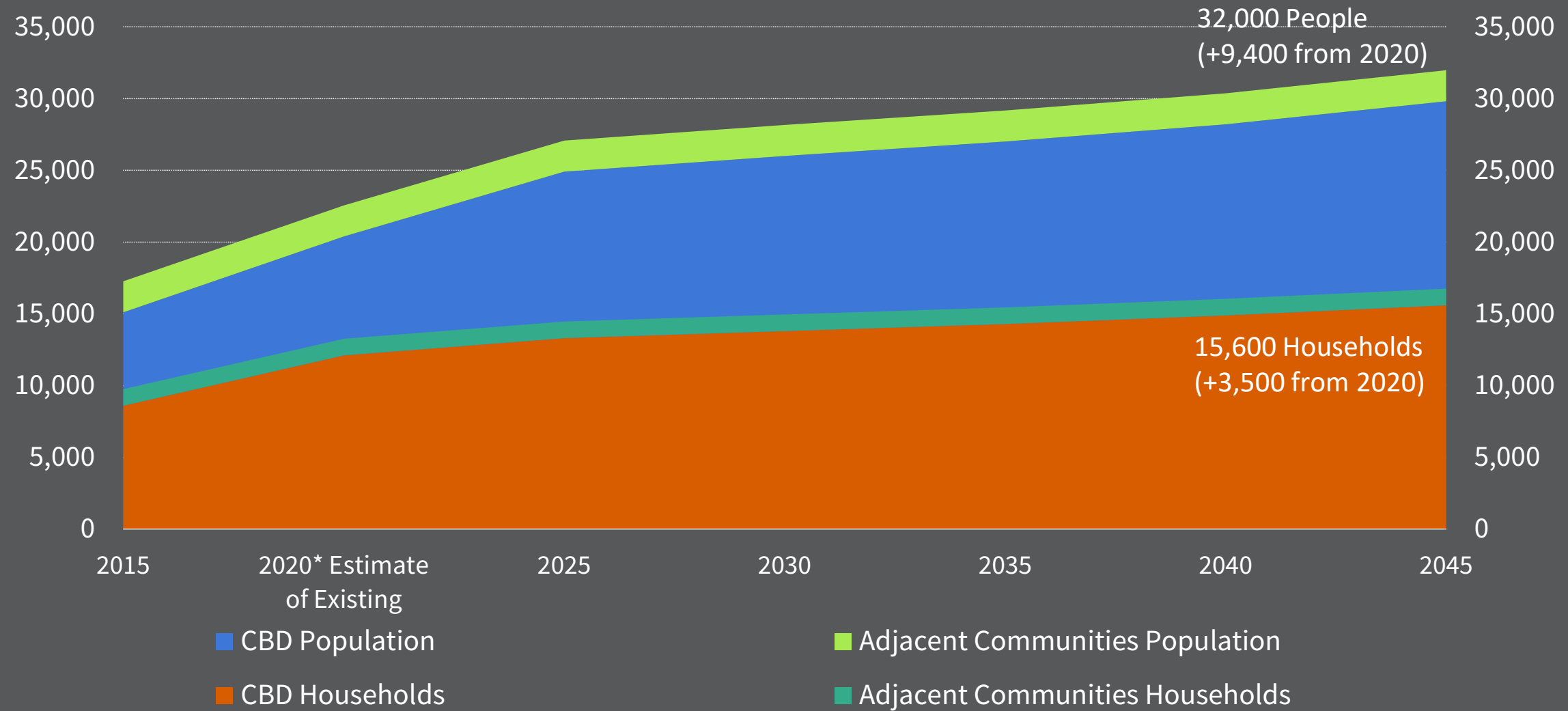
Love the local, small independent businesses; would like to see a balance of entertainment options.

Would like to see more businesses take advantage of our office spaces.

Concerned about the economic stability and the turnover of chain restaurants.

DOWNTOWN GROWTH FORECASTED TO OUTPACE COUNTY

FORECAST POPULATION AND HOUSEHOLD GROWTH, 2020-2045



Source: Round 9.1 Cooperative Forecast

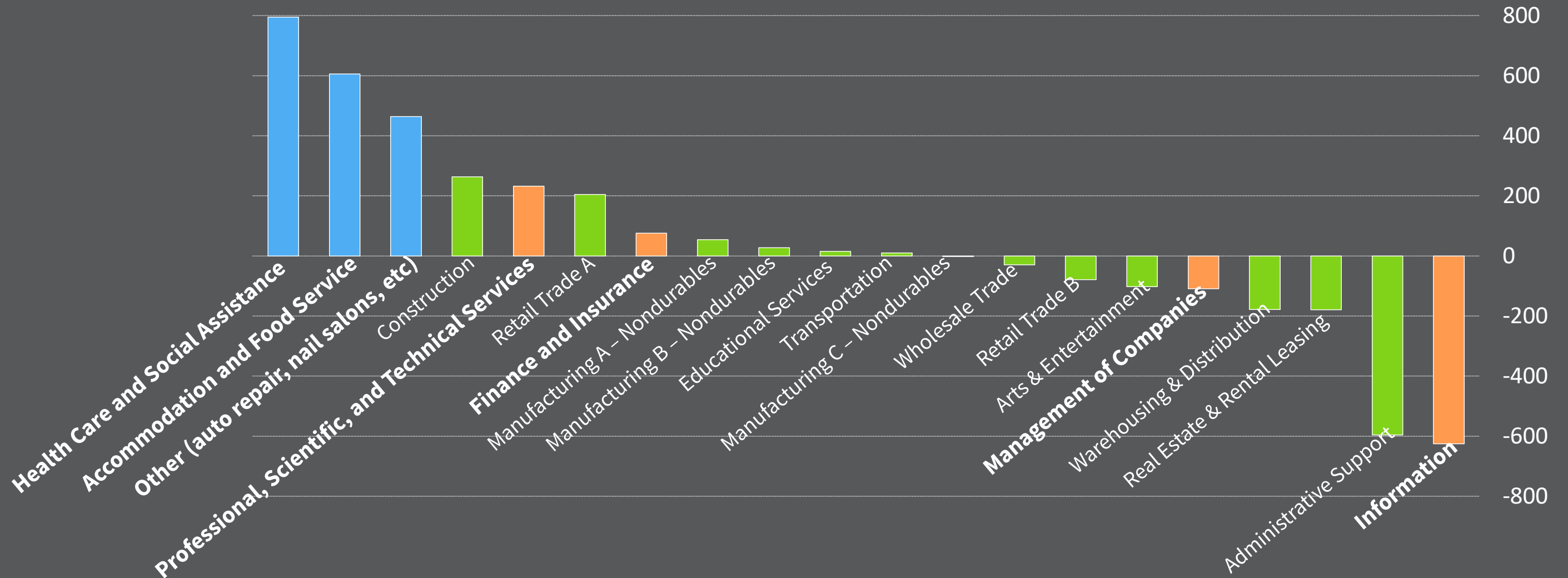
MODEST EMPLOYMENT GROWTH

	2010	2018	Change (Absolute)	Change (Pct)
Establishments	1,247	1,297	50	4.0%
Employment	17,812	18,659	847	4.8%

During this period, establishment growth in Silver Spring slightly outpaces establishment growth in the County, however, it falls short of employment growth in the County.

EMPLOYMENT CHANGE BY SECTOR: 2010-2018

Employment Growth Occurred in Primarily Non-Office Sectors



Data source: Quarterly Census of Employment and Wages microdata provided by the Maryland Department of Labor.

TOP EMPLOYERS

Silver Spring has a few large companies to anchor the office market.

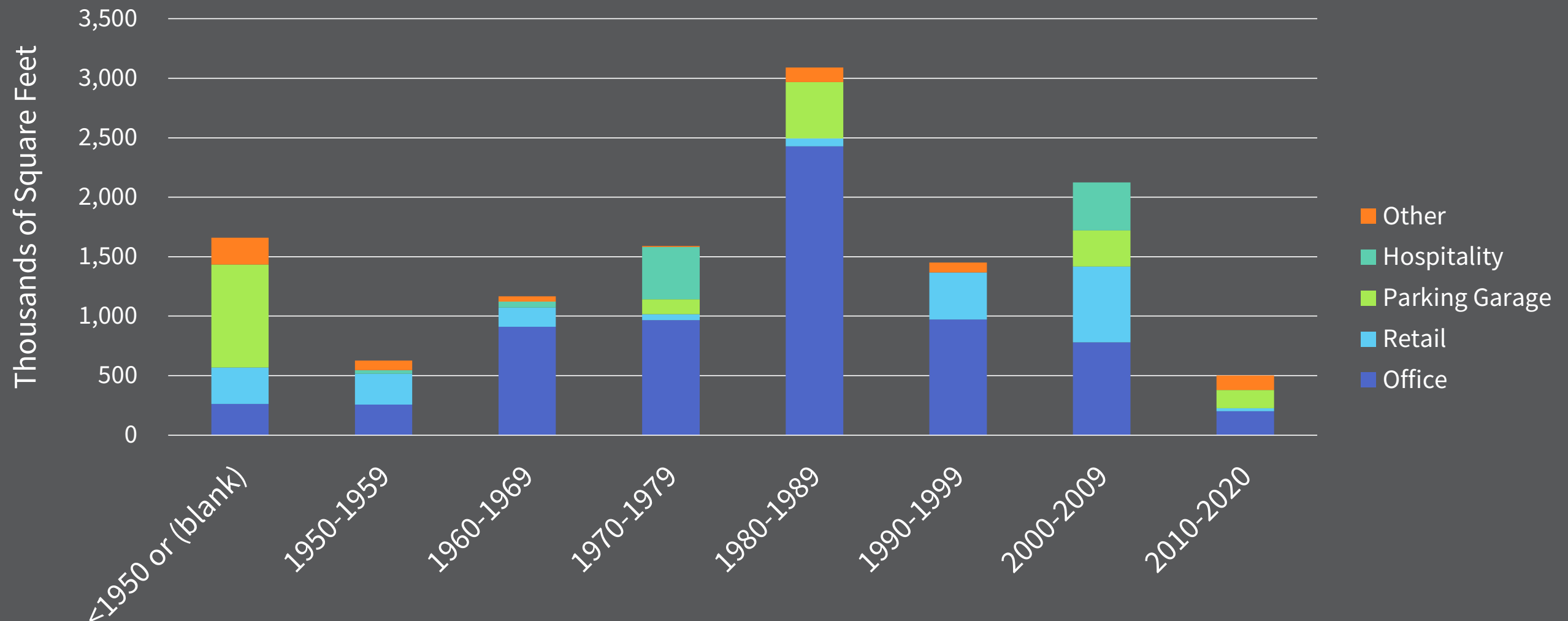
Business	Employees	Industry
Traded Industries		
Discovery*	1,200	Telecommunications/Entertainment
National Oceanic and Atmospheric Administration	1,200	Federal
United Therapeutics	300	Bio Science
Social & Scientific Systems Inc	278	Data Science
American Nurses Association	200	Industry Association
Ullico Management	200	Financial & Insurance Services
Dlh Holdings	125	Healthcare Management
Global Communities	123	Federal Contracting
TV One LLC	121	Telecommunications/Entertainment
Aceco LLC	100	Construction
Local Industries		
Whole Foods	250	Grocery
Giant Food	200	Grocery

Source: InfoGroup (2020), Montgomery County Planning Research & Strategic Projects

* Employee estimate adjusted by Research and Strategic Projects to reflect latest information available on employees remaining in Silver Spring

COMMERCIAL DEVELOPMENT SQUARE FEET BY DECADE BUILT

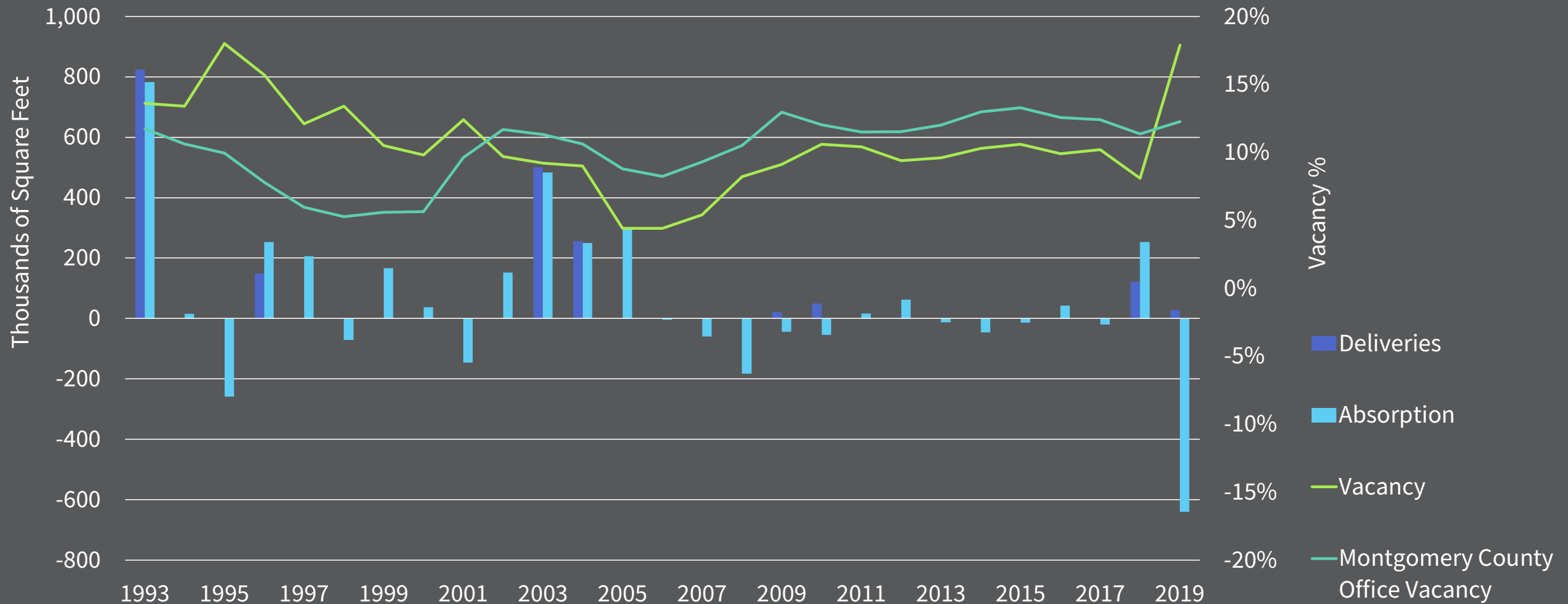
Commercial development dropped off substantially after 2010.



OFFICE MARKET

DELIVERIES, ABSORPTION & VACANCY

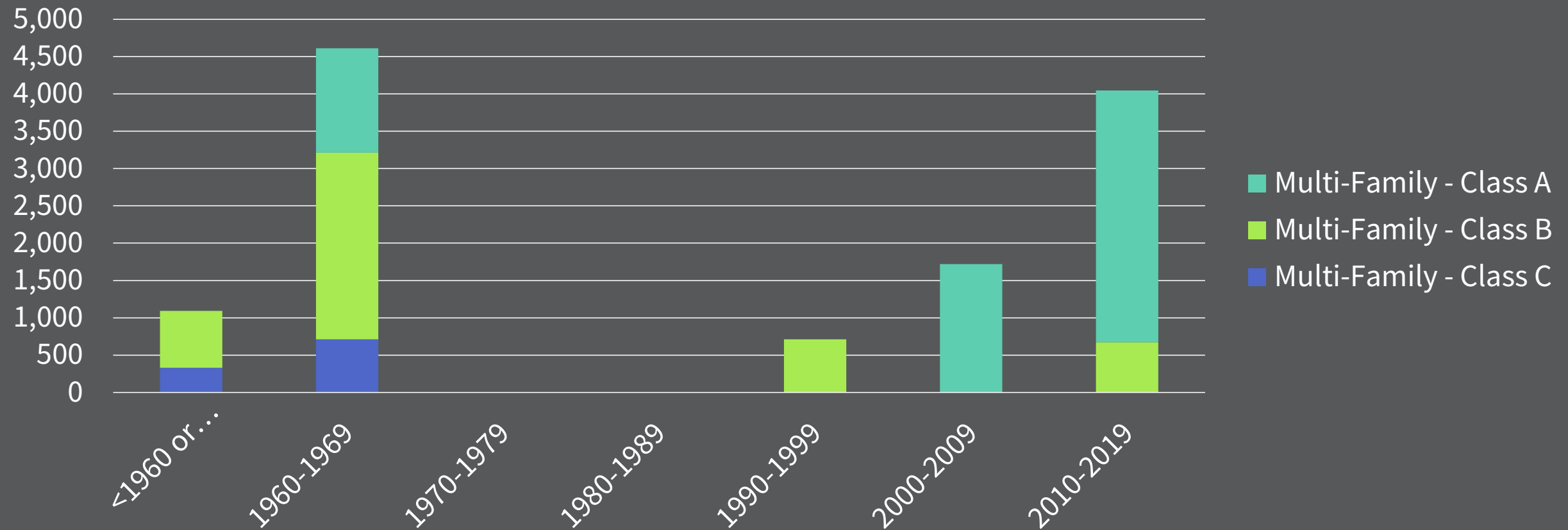
Silver Spring's office market has been stable, if quiet, until Discovery's move in 2019



RESIDENTIAL DEVELOPMENT

MULTIFAMILY UNITS BY CLASS AND DECADE BUILT

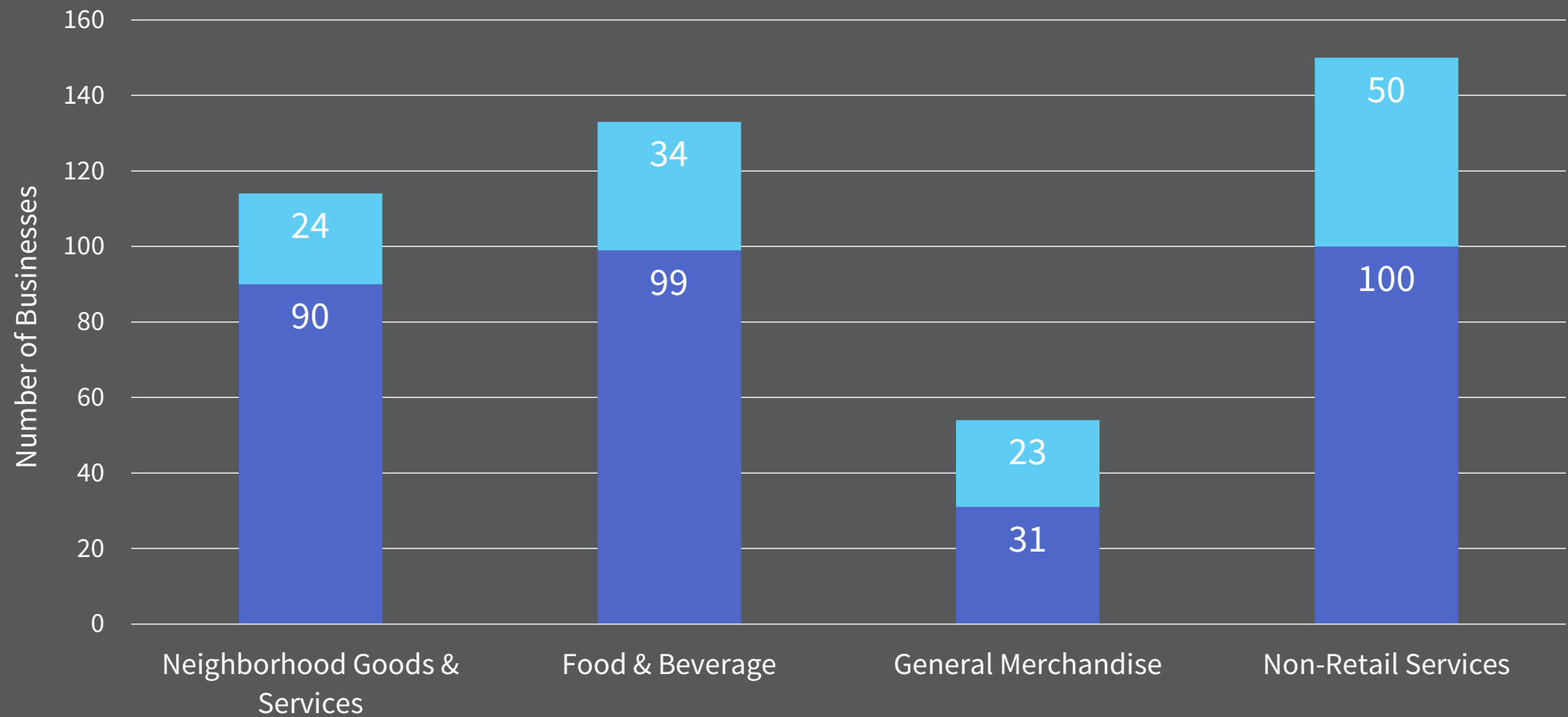
Silver Spring has had significant multifamily growth in the past decade.



RETAIL MARKET

RETAIL BREAKDOWN

Silver Spring's vibrant local retail scene is a highlight for residents and visitors



■ National
■ Local

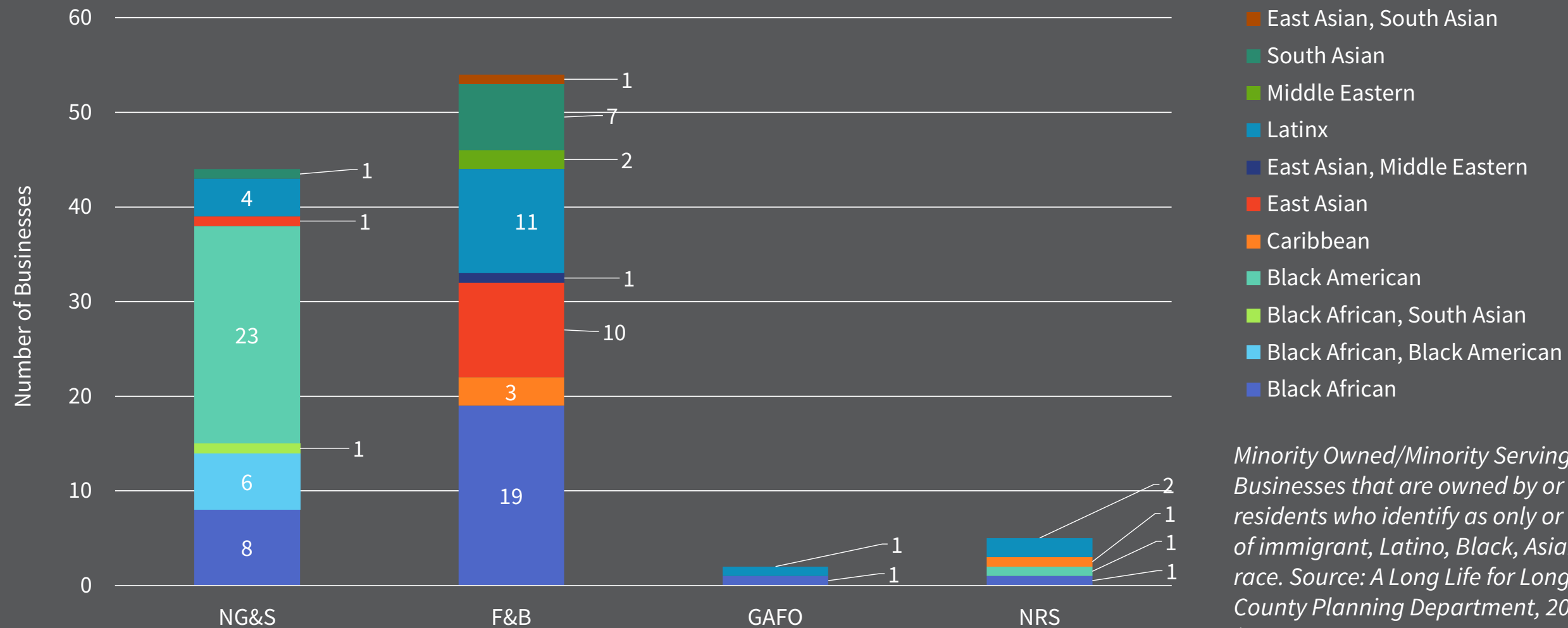
** Non Retail Services: Users of ground floor retail like professional offices (attorneys, accountants, architects, engineers, etc) day care/education facilities, or religious facilities that are not open to the public or do not offer goods or services without prior appointment.*

** Source: PES & Access*

RETAIL MARKET

MINORITY-OWNED / MINORITY-SERVING

Silver Spring has a significant minority-oriented/serving retail cluster.



Minority Owned/Minority Serving: Businesses that are owned by or targeted toward residents who identify as only or as some combination of immigrant, Latino, Black, Asian, and some other race. Source: A Long Life for Long Branch, Montgomery County Planning Department, 2020.

** Source: &Access*

RETAIL AND OFFICE MARKET STUDY

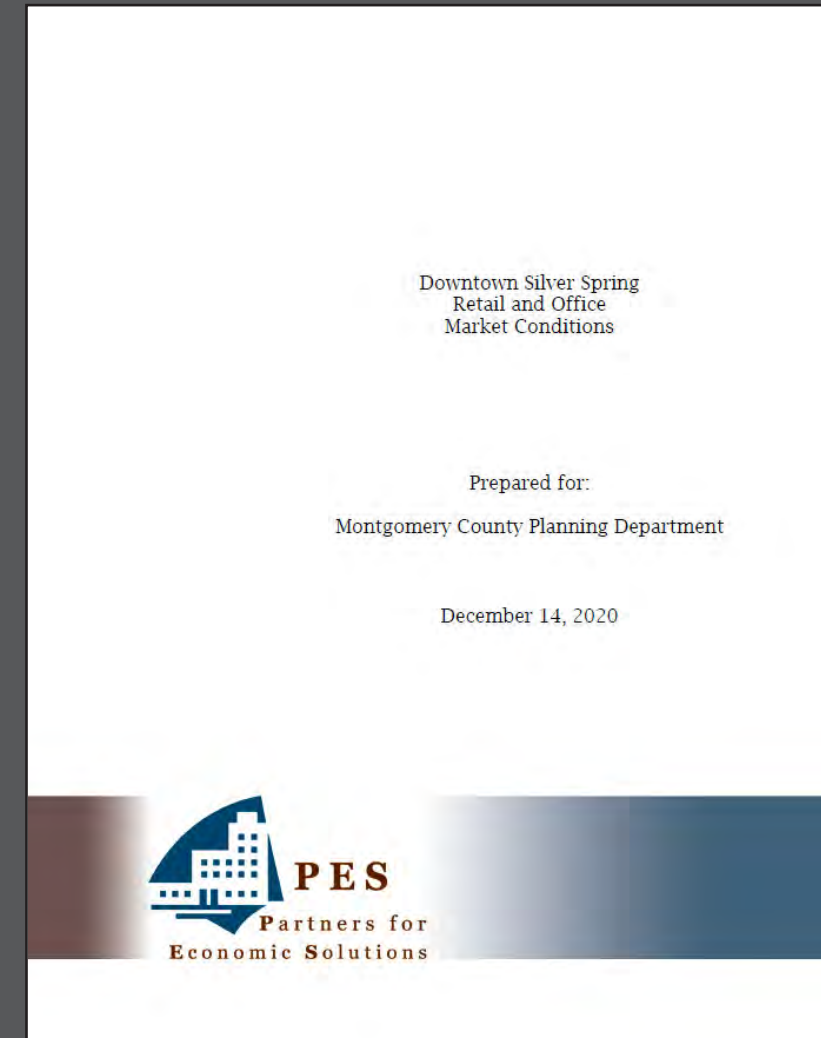
CONSULTANT WORK

Scope:

- PES analyzed office and retail markets and identified potential for future growth.
- Interviewed business owners about current conditions.
- Coordinated effort with the consultants conducting the *Retail in Diverse Communities Study*.

Findings:

- Under optimistic conditions it may take 5 years for the market to reduce office vacancy to 9%. At the average absorption of the past decade, it would take 53 years.
- It may take up to 7 years for retail vacancy to decline from 11% to 5%.



COMMUNITY RESOURCES

How is the Community Supported?

SCHOOLS

WHAT WE'VE HEARD: COMMUNITY RESOURCES

We need to abolish police and find more spaces for youth to spend time.

We love having the library right here!

“We also need more shelter space and expanded services for homeless individuals.”

“The plaza in front of the civic building is a gem full of life and music and expression.”

There should be a community center downtown where adolescents can hang out safely after school.

Silver Spring needs more community centers, it's pathetic how little we have considering the size of the community.

COMMUNITY RESOURCES

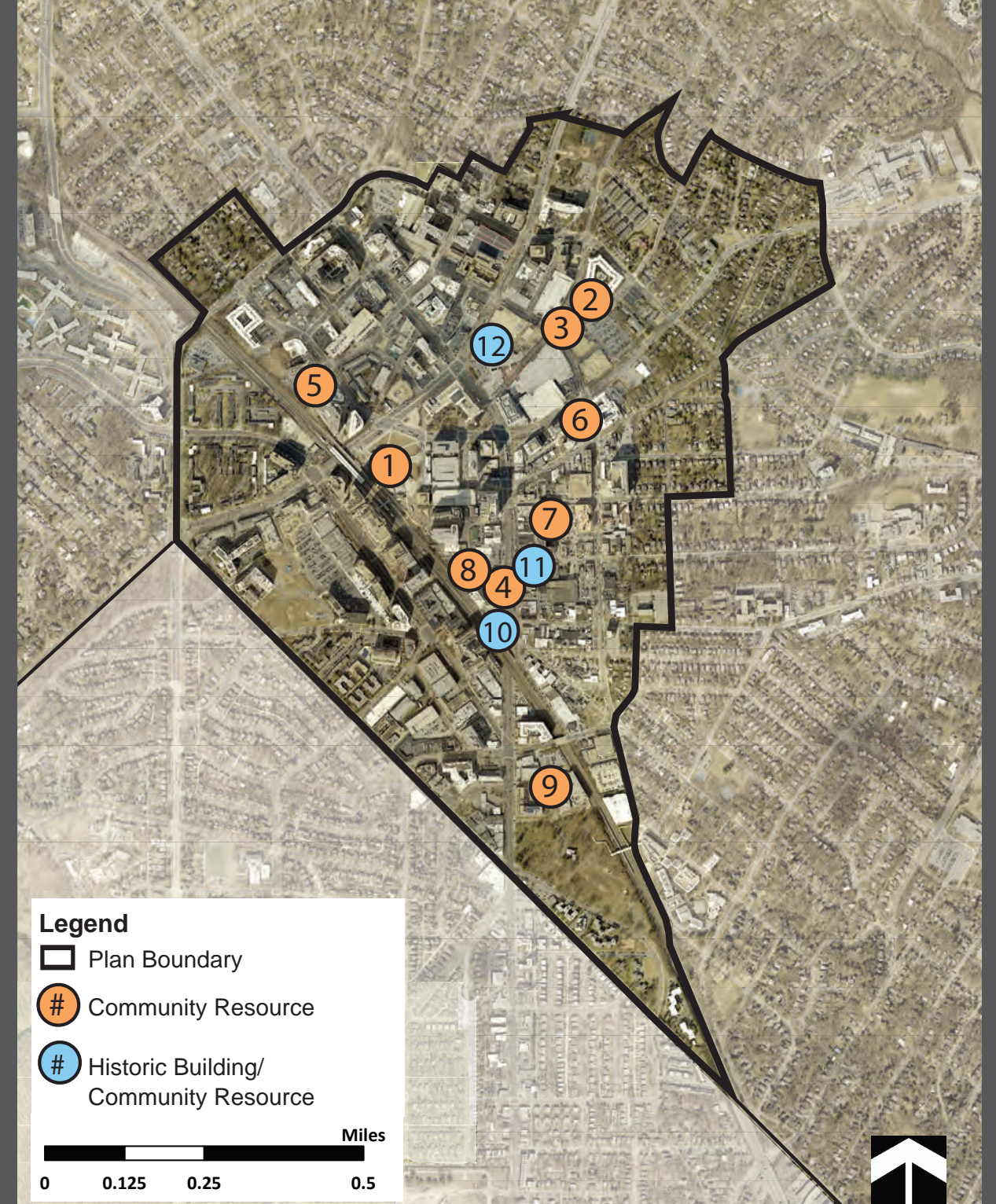
Existing significant Community Resources (most were recommendations from the 2000 plan):

1. Transit Center
2. Civic Center/
Regional Services Center
3. Veterans Plaza
4. Fire Station
5. Courthouse
6. Library
7. Post Office
8. Progress Place
9. Montgomery College

Historic Buildings as
Community Resources:

10. Old train station
11. Old fire station
12. Silver Theatre

**This list does not include the parks, open spaces and public parking facilities already discussed.*



ARTS & ENTERTAINMENT DISTRICT

24

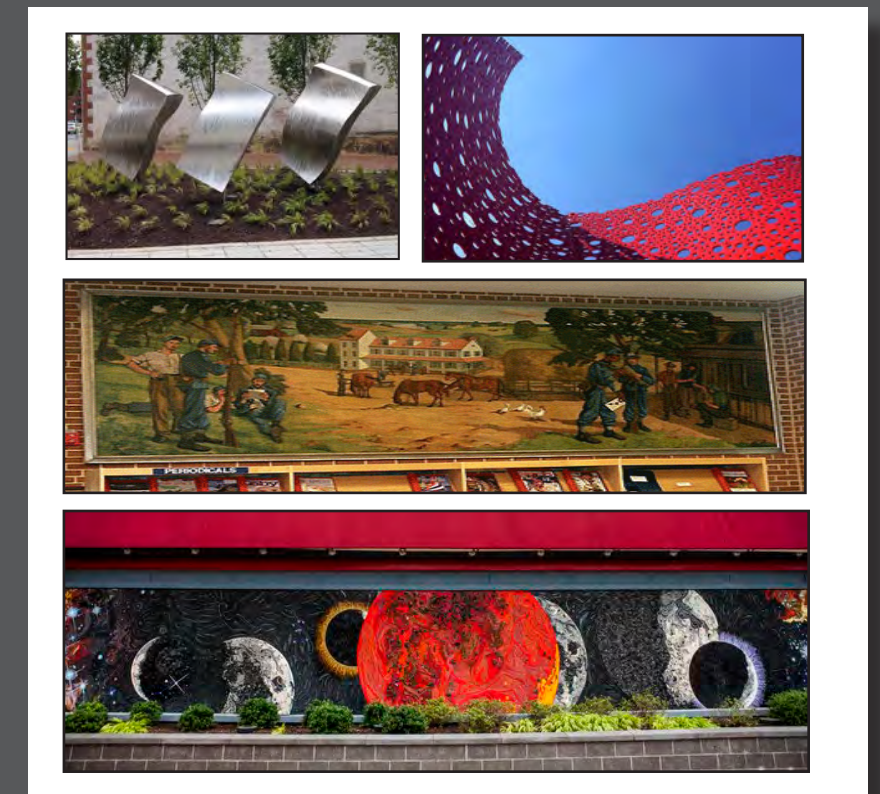
Arts organizations

5

Performance spaces/
theaters

53

Public art
installations



ARTS & ENTERTAINMENT DISTRICT

CHALLENGES AND OPPORTUNITIES

How do we make Silver Spring the neighborhood that visitors to D.C. with an extra night in town must go see?

OPPORTUNITIES

- Transit, regional access
- Network of other arts organizations

CHALLENGES

- Safety (and perceptions of safety)
- Maintenance of streets and facilities
- Limited funding for the A&E District
- Affordability of space
- Limited late-night public transit

WHAT WE'VE HEARD: SCHOOLS

Perhaps we can build multi-use buildings: school space on the lower floors, housing on the upper floors?

“We need more schools, or larger schools, to accommodate the increasing population.”

Ensure that there is enough school capacity to handle any increased development/density

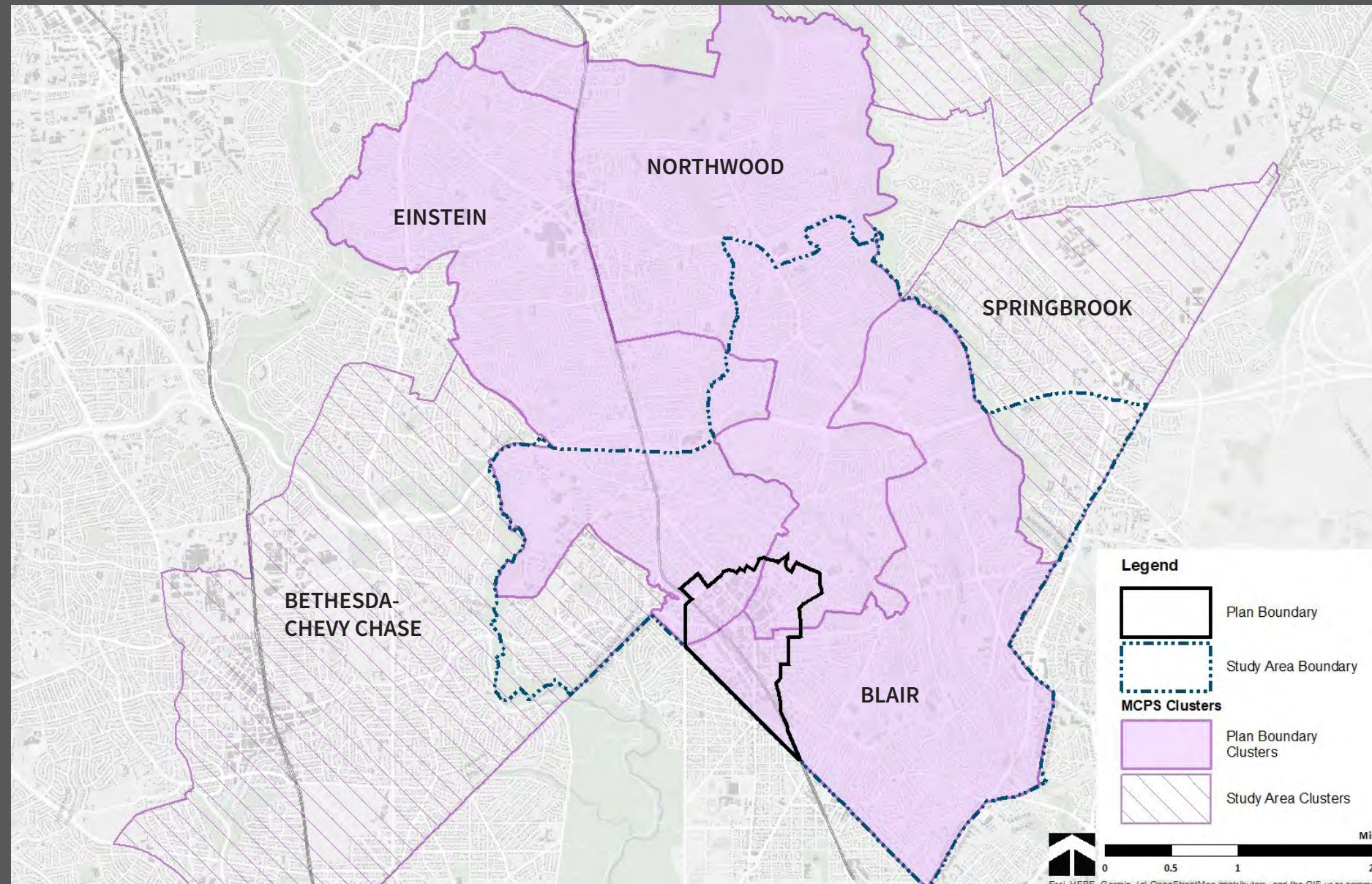
Consider a high school in downtown Silver Spring.

I love that my kids got to go to school with others of diverse cultural, religious, ethnic backgrounds.

People have to leave when they can't afford to raise families here or possibly want better public schools.

I like that my kids can walk to school.

MCPS CLUSTERS AND THE PLAN AREA



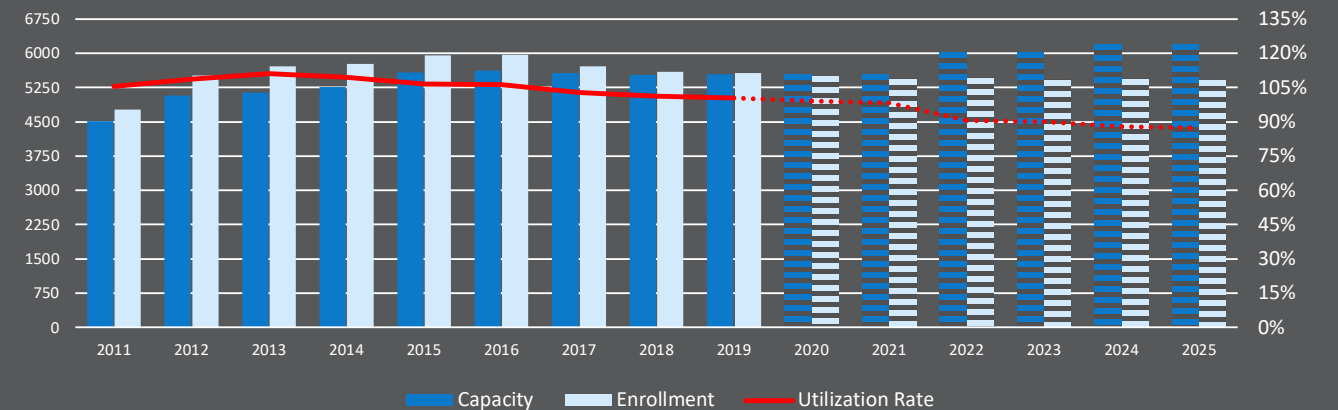
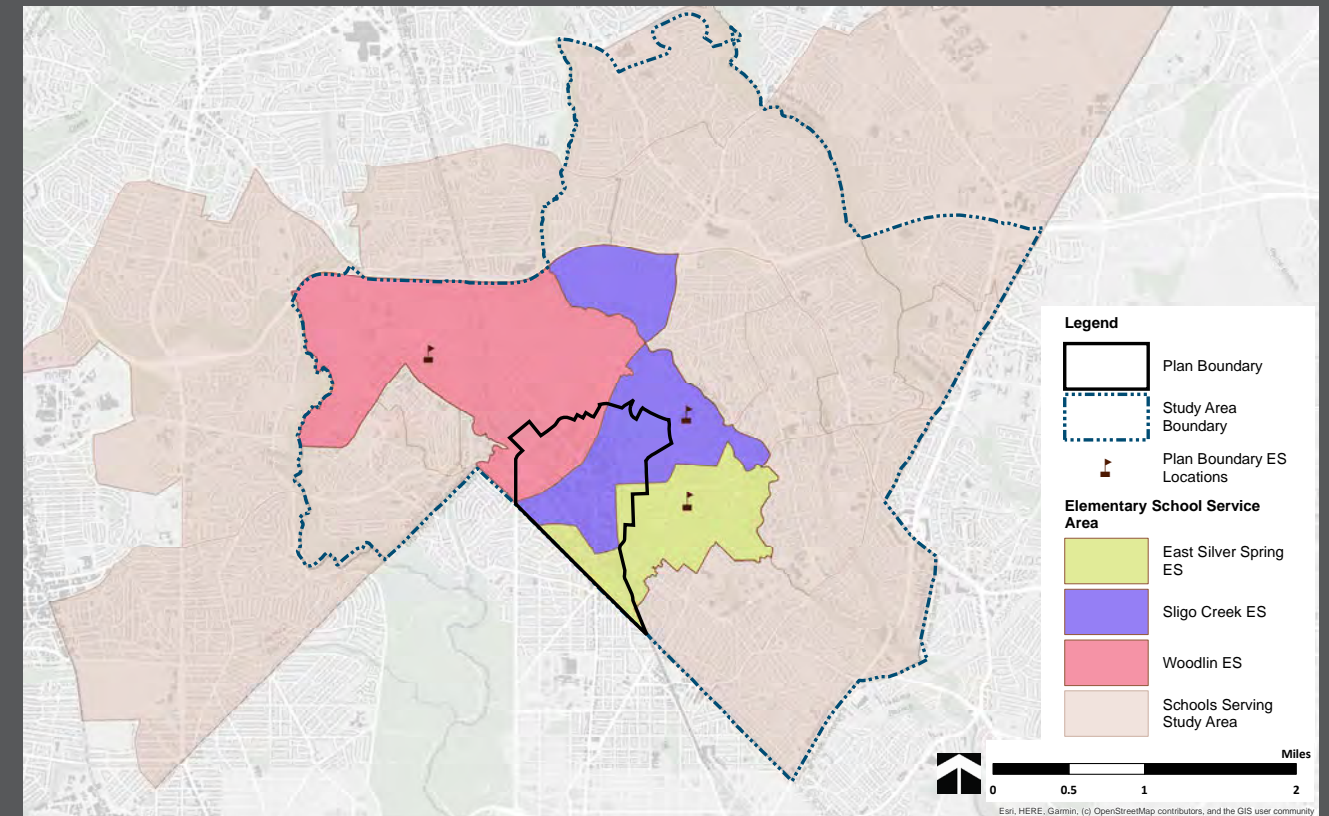
Schools Analysis Data Source: MCPS FY 2021 Educational Facilities Master Plan Projections

ELEMENTARY SCHOOLS

- Overall capacity of elementary schools serving the study area is expected to exceed the projected enrollment when currently approved capital projects are completed.
 - K-5 enrollment around the study area shows to have peaked and been on a decline during the last 5 years.
 - MCPS projects the enrollment to be relatively stable under existing conditions for the next 5 years.
 - Collective utilization rate of study area elementary schools is projected to be 87.4% in the 2025 school year.

Schools Serving the Study Area

- East Silver Spring ES
- Sligo Creek ES
- Woodlin ES
- Forest Knolls ES
- Highland View ES
- JoAnn Leleck ES
- Montgomery Knolls/Pine Crest ES
- New Hampshire Estates/Oak View ES
- Roscoe R. Nix/Cresthaven ES
- Rolling Terrace ES
- Rock Creek Forest ES
- Rosemary Hills/Chevy Chase/ North Chevy Chase ES
- Flora M. Singer ES
- Takoma Park/Piney Branch ES



PLAN BOUNDARY ELEMENTARY SCHOOLS

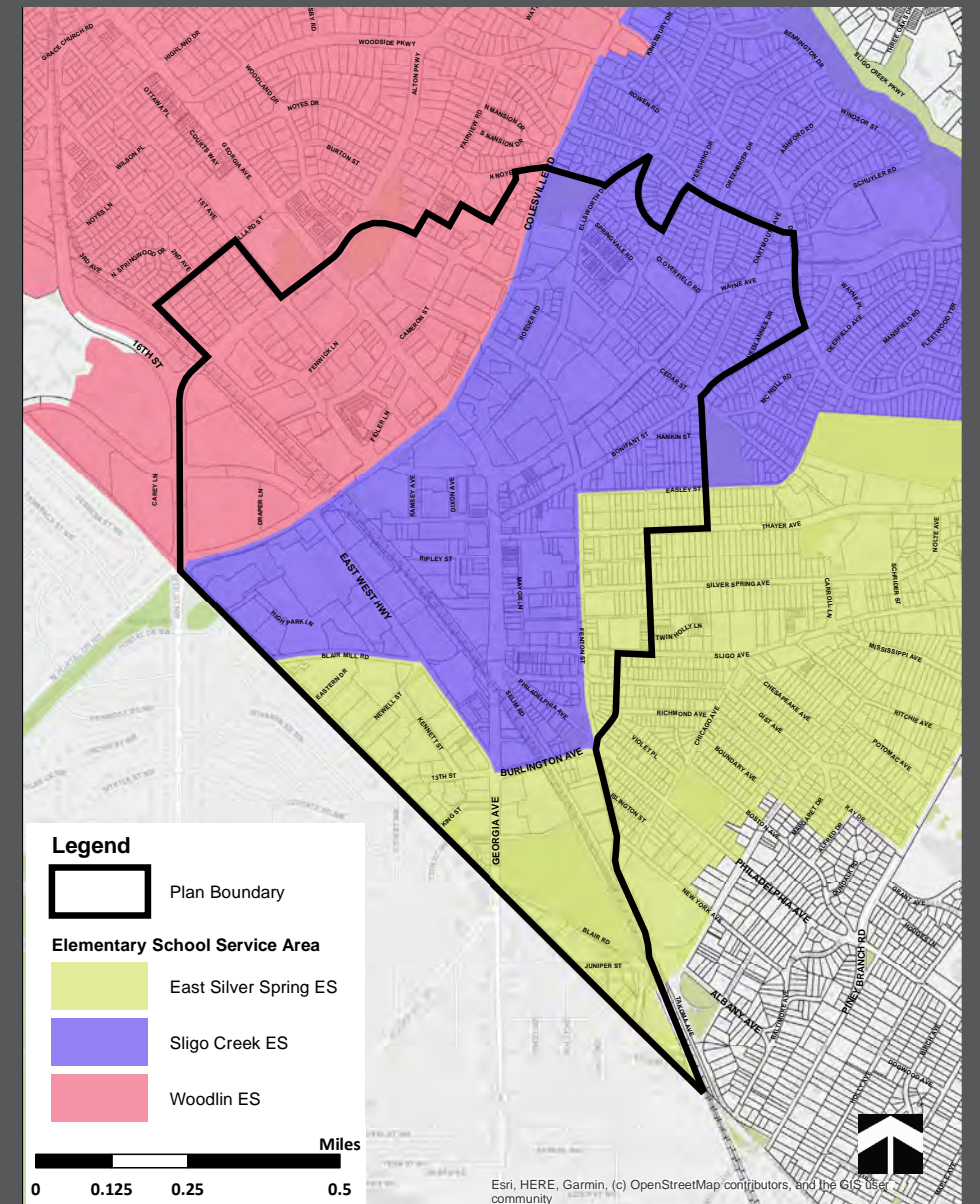
All elementary schools serving the Plan boundary are expected to operate at below 100% utilization rates within the next 5 years.

Enrollment Trends & Projections

- Enrollment has been relatively stable at Sligo Creek ES, and mildly declining at East Silver Spring ES and Woodlin ES in recent years.
- MCPS projects enrollment in these schools to remain stable under existing conditions for the next 5 years.

Planned MCPS Capital Improvement Projects

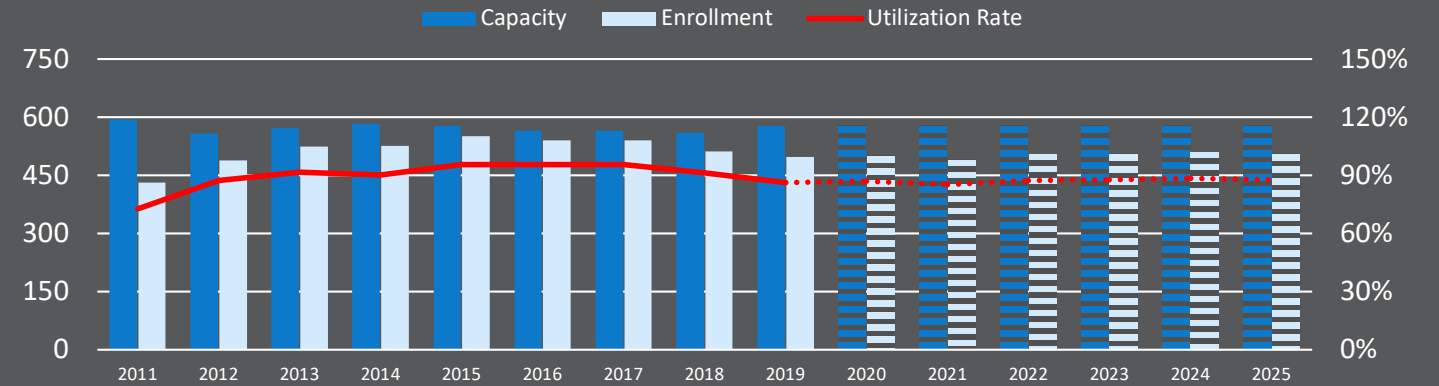
- A Major Capital Project with a significant increase in capacity has been approved at Woodlin ES with a scheduled completion date of 2024.



PLAN BOUNDARY ELEMENTARY SCHOOLS

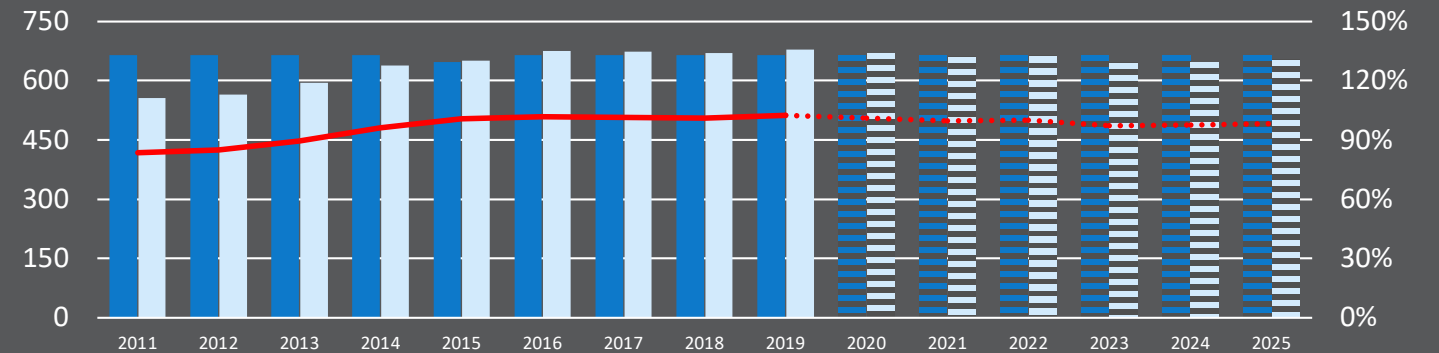
East Silver Spring ES

- Operates at reduced capacity as a Class Size Reduction (CSR) School.
- Classroom addition was completed in 2010 to relieve overutilization at Sligo Creek ES



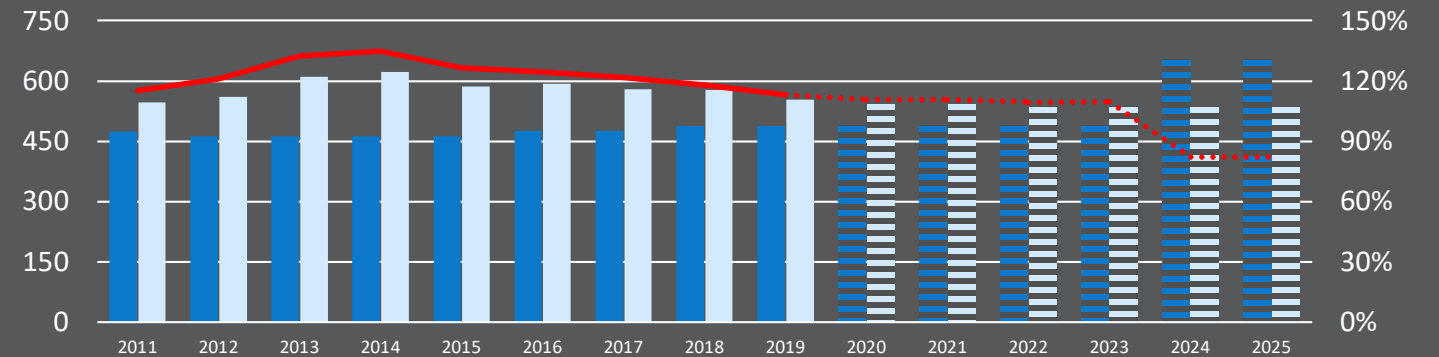
Sligo Creek ES

- Exited from CSR in 2011, leading to a non-capital capacity increase.
- Students were reassigned to East Silver Spring ES (2010 – 2012) to relieve overutilization.



Woodlin ES

- Exited from CSR in 2011, leading to a non-capital capacity increase.
- Capacity is expected to increase by 190 additional seats at completion of Major Capital Project.



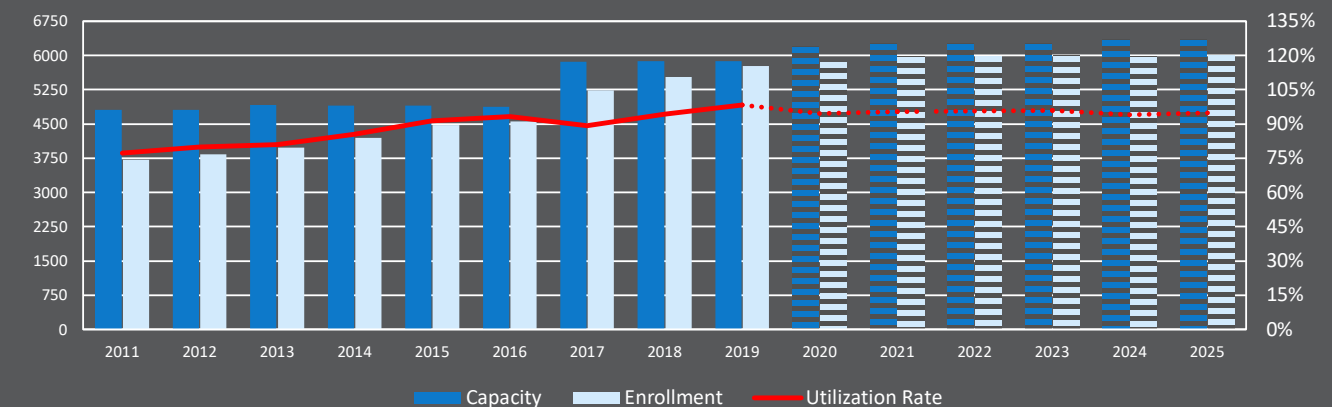
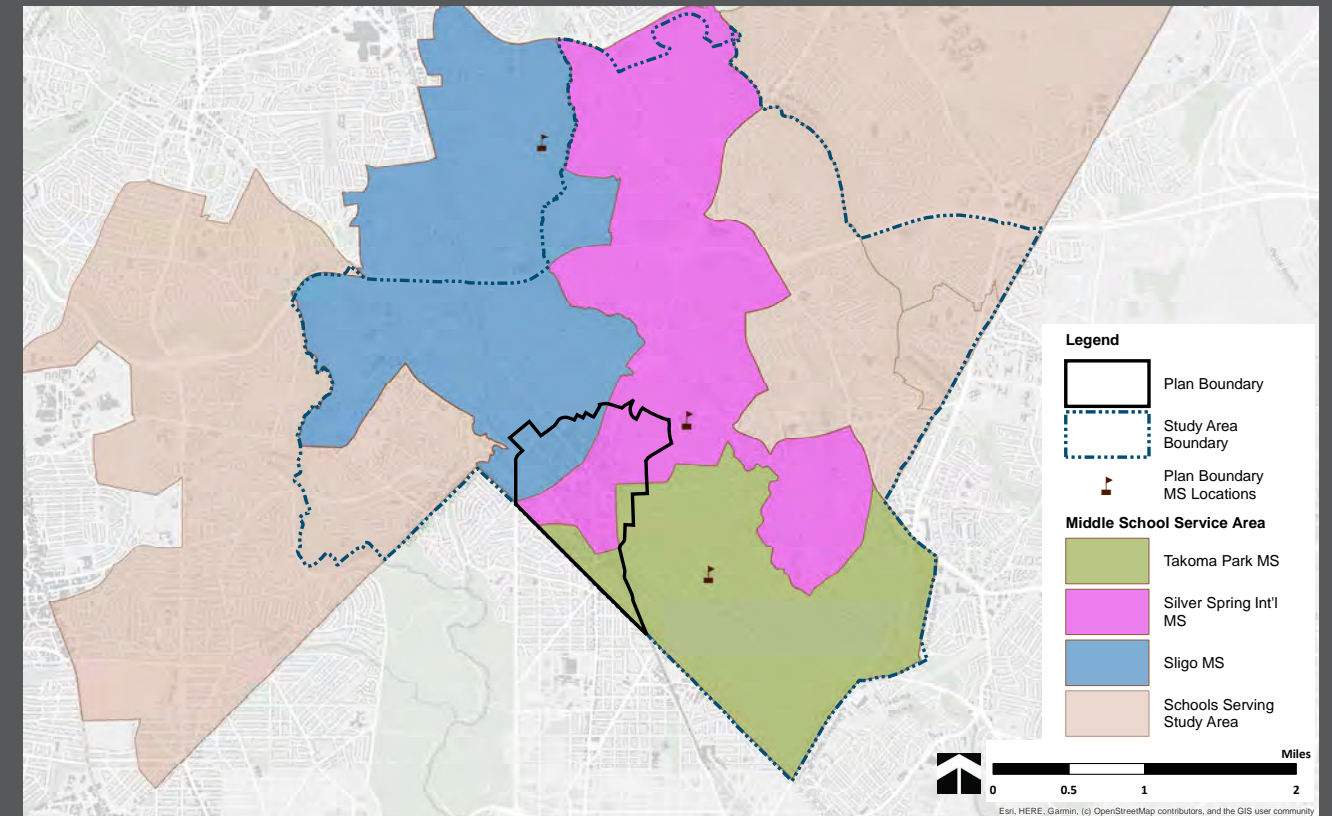
MIDDLE SCHOOLS

Overall capacity of middle schools serving the study area is expected to be sufficient for the projected enrollment with completion of scheduled classroom additions.

- Middle school enrollment around the study area has shown strong growth in the last 5 years.
- MCPS projects the enrollment to stabilize over the next 5 years under existing conditions.
- Collective utilization rate of study area middle schools is projected to be 94.7% in the 2025 school year.

Schools Serving the Study Area

- Sligo MS
- Silver Spring International MS
- Takoma Park MS
- Eastern MS
- Francis Scott Key MS
- Silver Creek MS
- White Oak MS



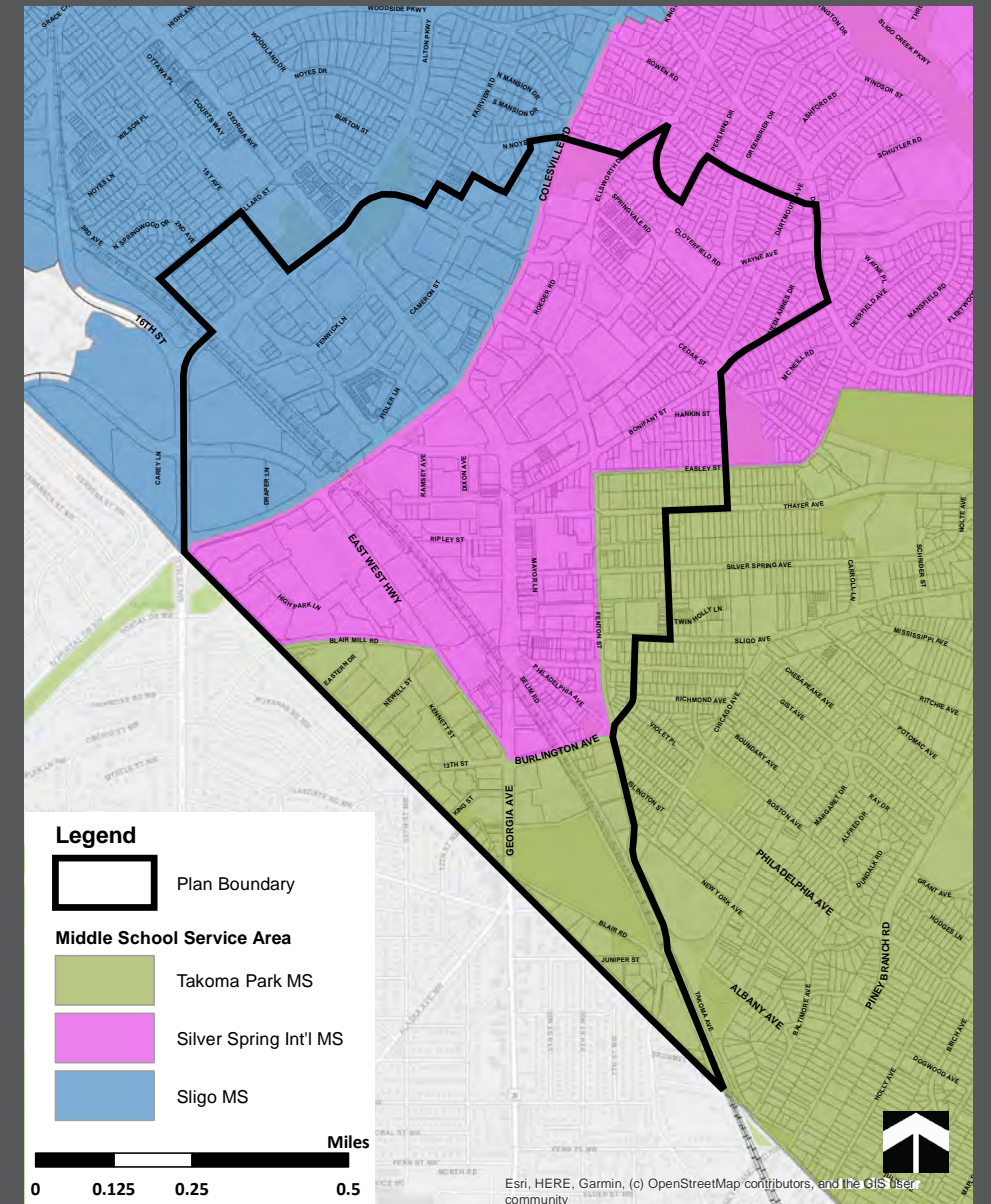
PLAN BOUNDARY MIDDLE SCHOOLS

Enrollment Trends & Projections

- Enrollment has been increasing in recent years across all three middle schools serving the Plan area.
- Over the next 5 years, MCPS projects the enrollment to continue to grow at Takoma Park MS, but to become relatively stable at Silver Spring Int'l MS and Sligo MS under existing conditions.

Planned MCPS Capital Improvement Projects

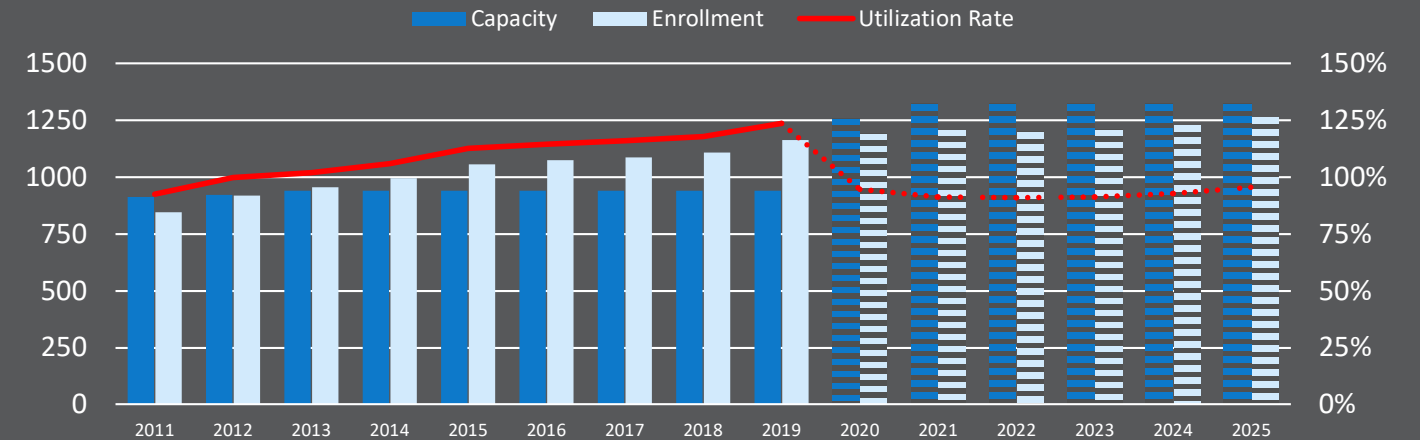
- A classroom addition project to relieve the overutilization at Takoma Park MS is scheduled to be completed in 9/2021.
- A classroom addition project to relieve the overutilization at Silver Spring Int'l MS has been approved to be completed by 2023.



PLAN BOUNDARY MIDDLE SCHOOLS

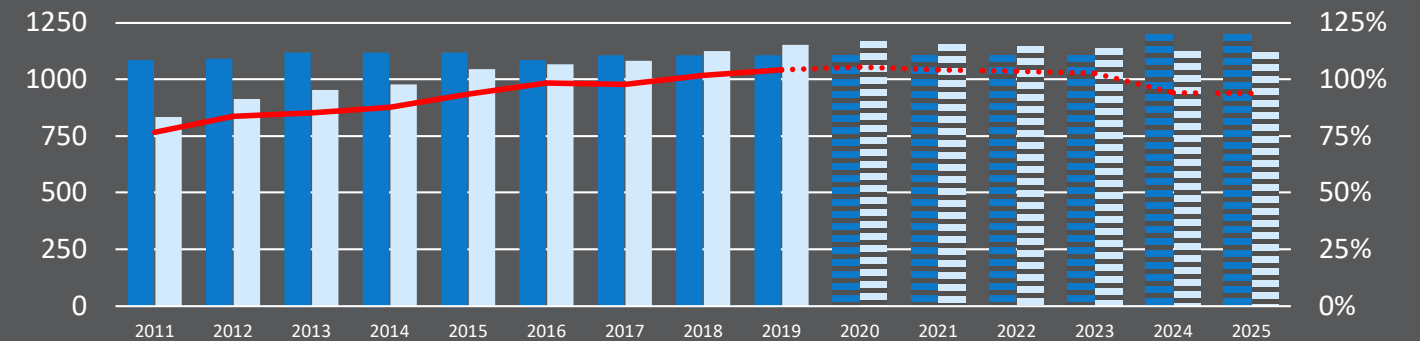
Takoma Park MS

- Capacity expected to increase by more than 380 seats at completion of classroom additions in 2021.



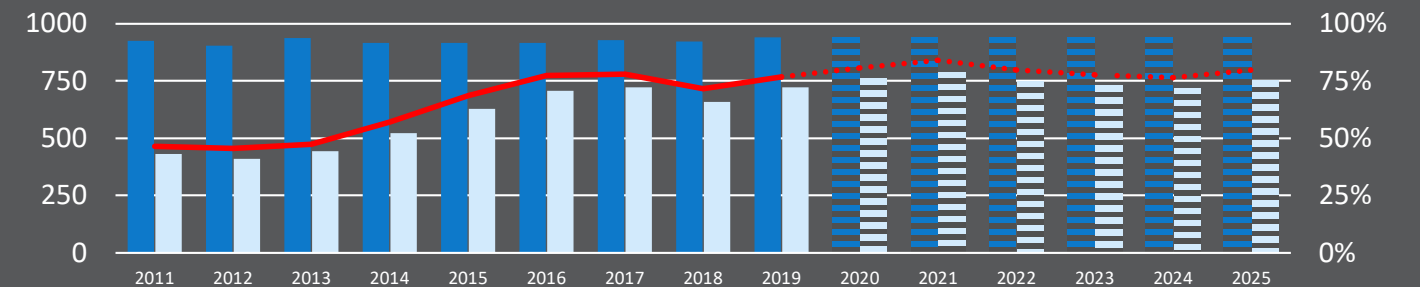
Silver Spring International MS

- Schedule and scope of classroom addition project is subject to change.



Sligo MS

- Students were reassigned from Newport Mill MS during 2012-2014 due to the reopening of Flora Singer ES.

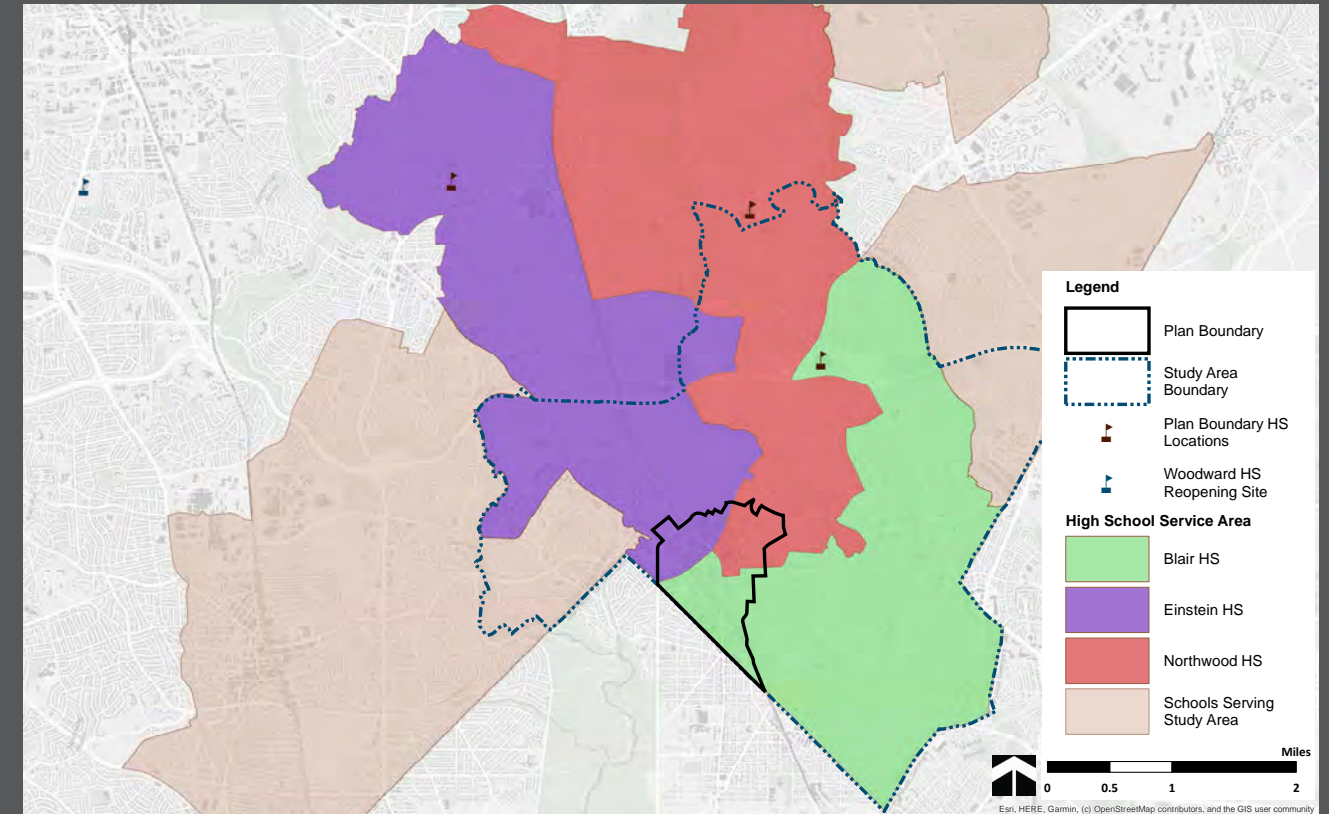


HIGH SCHOOLS

High schools serving the study area are expected to be relieved from overutilization through approved capital projects (@ Northwood and Woodward HS) and subsequent student reassignments.

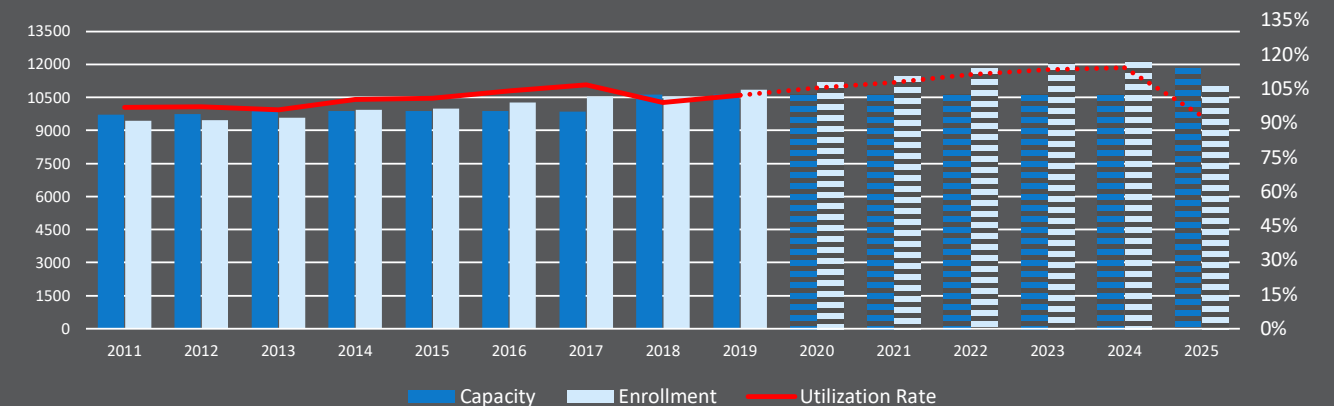
- Enrollment in high schools serving the study area has been steadily growing over the last 5 years.
- MCPS projects the growth to continue for the next 5 years.
- Collective utilization rate of study area high schools is projected to be 94.9%* in the 2025 school year.

* Reflects modified utilization rate projections, according to the Annual School Test Guideline standards.



Schools Serving the Study Area

- Montgomery Blair HS
- Albert Einstein HS
- Northwood HS
- Bethesda - Chevy Chase HS
- Springbrook HS



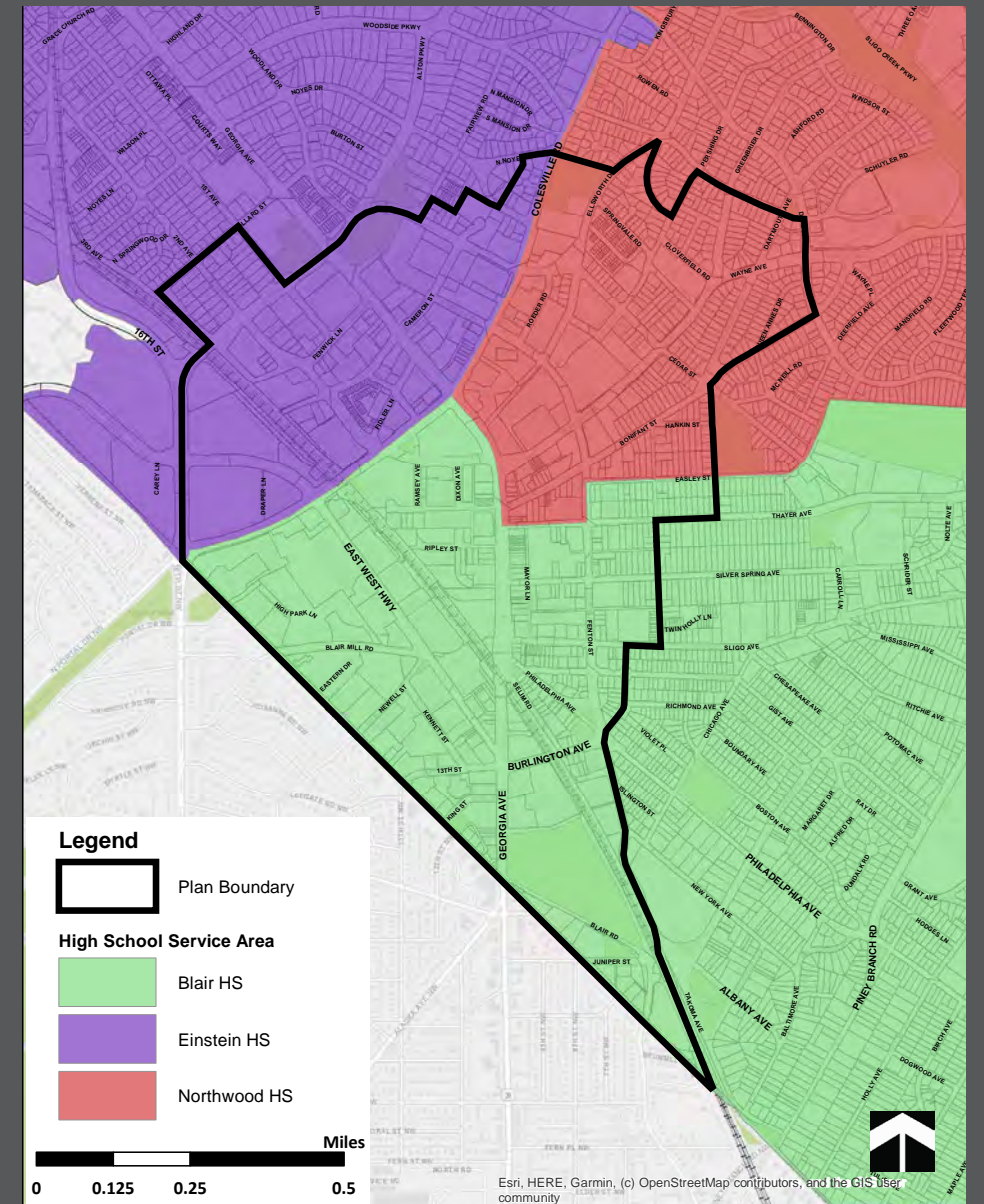
PLAN BOUNDARY HIGH SCHOOLS

Enrollment Trends & Projections

- Enrollment has been steadily increasing in all three high schools serving the Plan area and has exceeded their capacities in recent years.
- For the next 5 years, MCPS projects the enrollment to continue to grow.

Planned MCPS Capital Improvement Projects

- A classroom addition project at Northwood HS has been approved to be completed by 2025.
- Woodward HS has been approved to reopen to relieve overutilization in the Downcounty Consortium high schools and Walter Johnson HS by 2025.



PLAN BOUNDARY HIGH SCHOOLS

Northwood HS

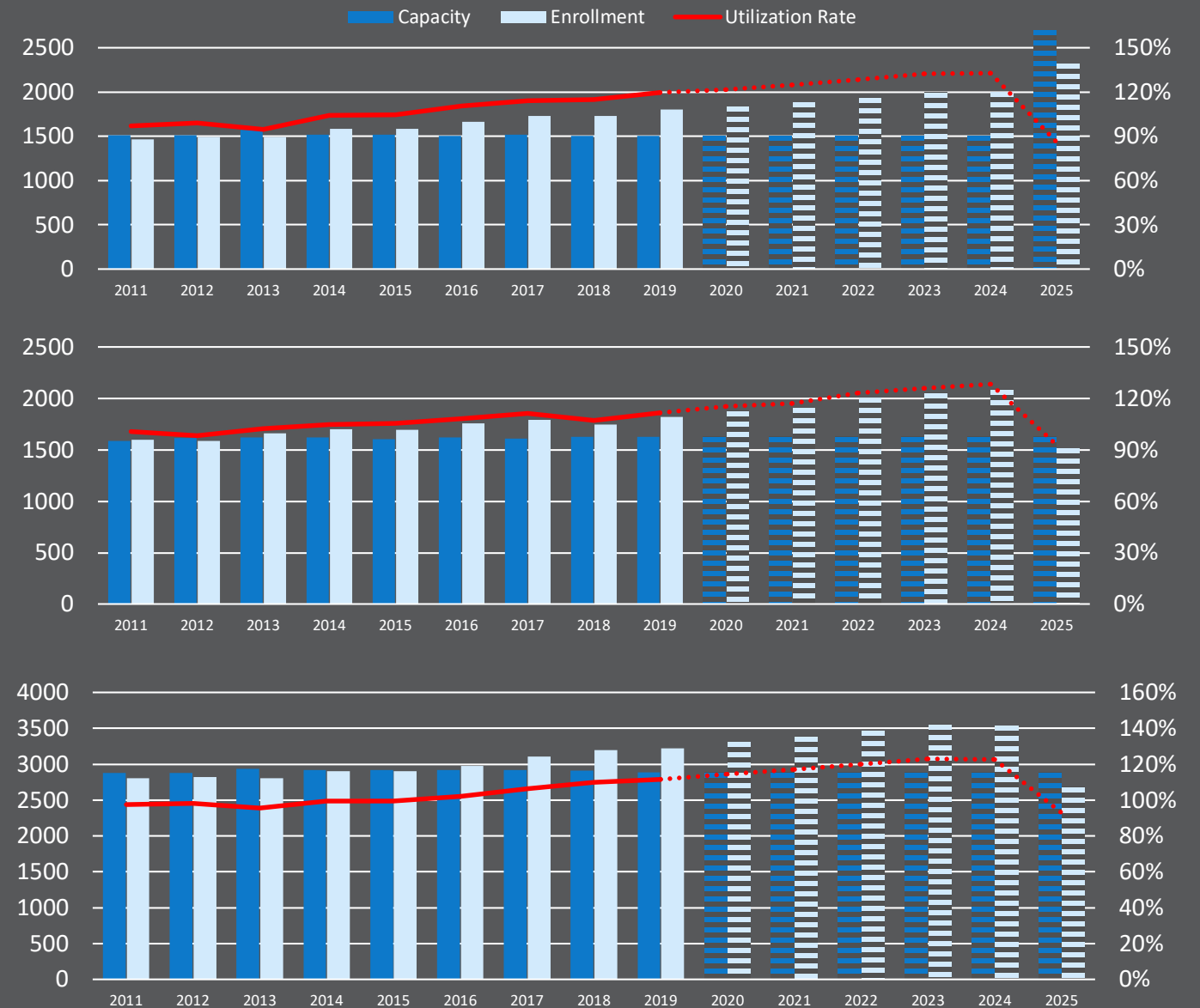
- Reopened in 2004 to relieve overutilization at Einstein & Blair HS.
- Capacity expected to increase by nearly 1,000 seats at completion of classroom additions in 2025.

Albert Einstein HS

- Overutilization expected to be relieved by student reassignments following completion of capital solutions at Northwood and Woodward HS in 2025.

Montgomery Blair HS

- Overutilization expected to be relieved by student reassignments following completion of capital solutions at Northwood and Woodward HS in 2025.



STUDENT GENERATION RATES

MULTI-FAMILY STRUCTURES

- Student generation rates are generally used to estimate the number of students from residential development, based on the type and number of units proposed.
- Multi-family units built in the last few decades have been generating less students than older structures due to:
 - Smaller units with fewer bedrooms
 - Less affordable rental price
- Once fully occupied, the enrollment impact from multi-family structures generally remains consistent throughout the life of the building.

Residential Unit Type	Silver Spring Downtown and Adjacent Communities		Montgomery County
	Plan Area	Study Area	
All Multi-Family Units	0.08	0.32	0.30
High-Rise Units	0.06	0.13	0.11
Low-Rise Units	0.14	0.56	0.40
Multi-Family Units Built Since 2000*	0.05	0.05	0.11
High-Rise Units	0.05	0.05	0.06
Low-Rise Units	0.06	0.07	0.16

*Units built since 2000 were analyzed because previous Silver Spring CBD Sector Plan was adopted in 2000.

**Student generation rates data source: 2019-2020 school year MCPS student enrollment & Maryland Department of Assessments and Taxation property data.

STUDENT GENERATION RATES

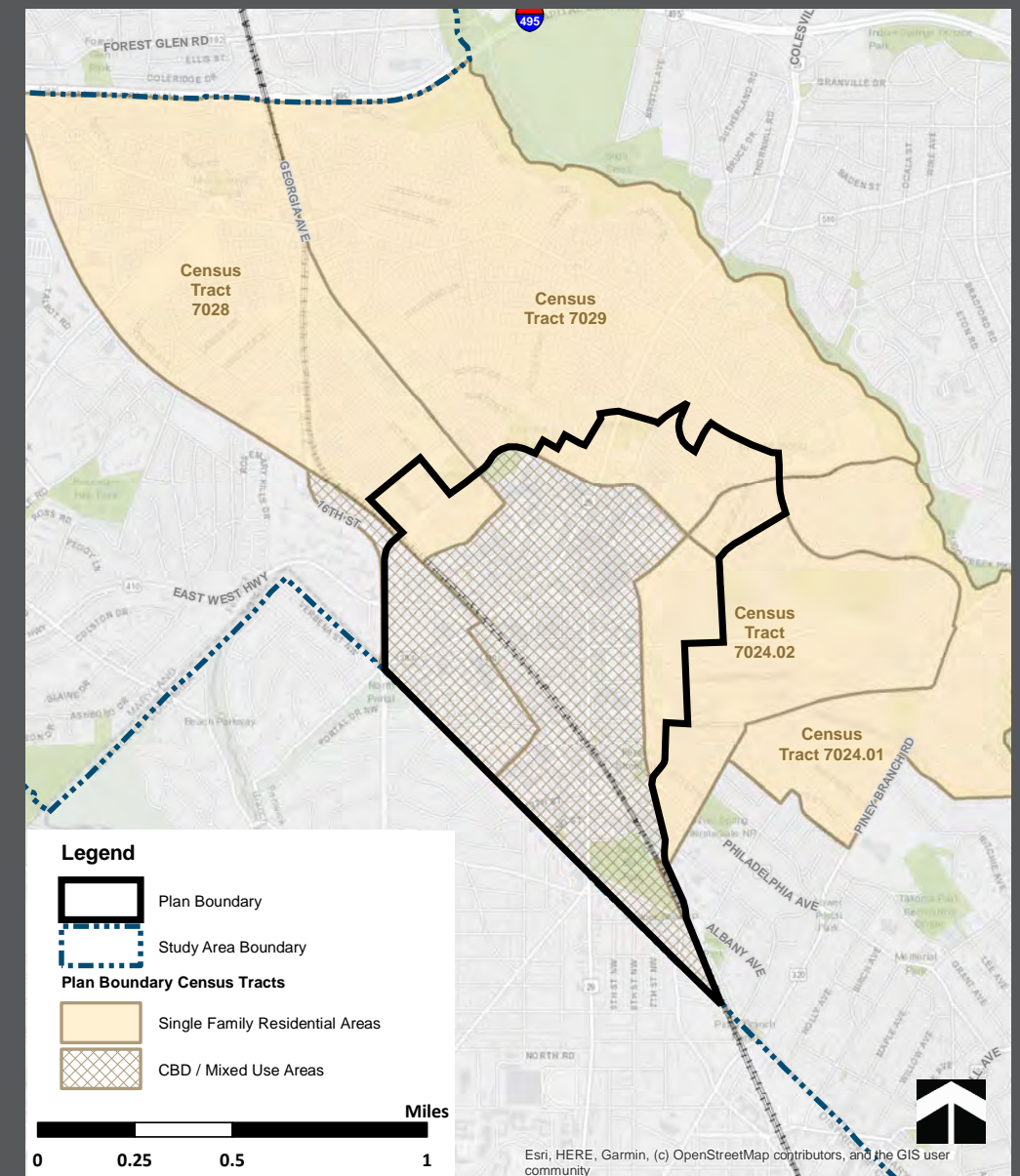
SINGLE FAMILY NEIGHBORHOODS

Single family residential areas with little development activity may experience waves of enrollment growth from the turnover of existing units.

- Various factors may affect the turnover impact of a single-family residential area on school enrollment.
- The ability to track or project enrollment trends of individual single family residential areas is limited due to lack of historic data, but existing conditions are useful in understanding various growth patterns.

Area (Census Tract)	SGR of Single Family Units	Households w/Child Under 18	K-12 Public School Enrollment	Average Family Size	Homes Sold in Last 15 Years
7024.01	0.38	37.1%	91.6%	2.99	57.1%
7024.02	0.40	24.4%	93.6%	2.95	57.5%
7028	0.33	19.8%	82.0%	2.89	56.5%
7029	0.34	26.8%	71.8%	2.88	56.2%
Study Area	0.46	32.9%	89.3%	n/a	58.3%
County	0.48	35.4%	84.9%	3.34	59.2%

*Data source: 2013-2018 American Community Survey 5-year estimates (US Census Bureau)



HISTORIC PRESERVATION

What Should Be Preserved?

WHAT WE'VE HEARD: HISTORIC

We fear radical rezoning that destroys the character of the historic neighborhoods adjacent to Downtown Silver Spring and by extension forces families to abandon them

I'd like to see a more inclusive history of Silver Spring told.

"I want to make sure that the boundaries and character of historical neighborhoods adjacent to Downtown Silver Spring are preserved."

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

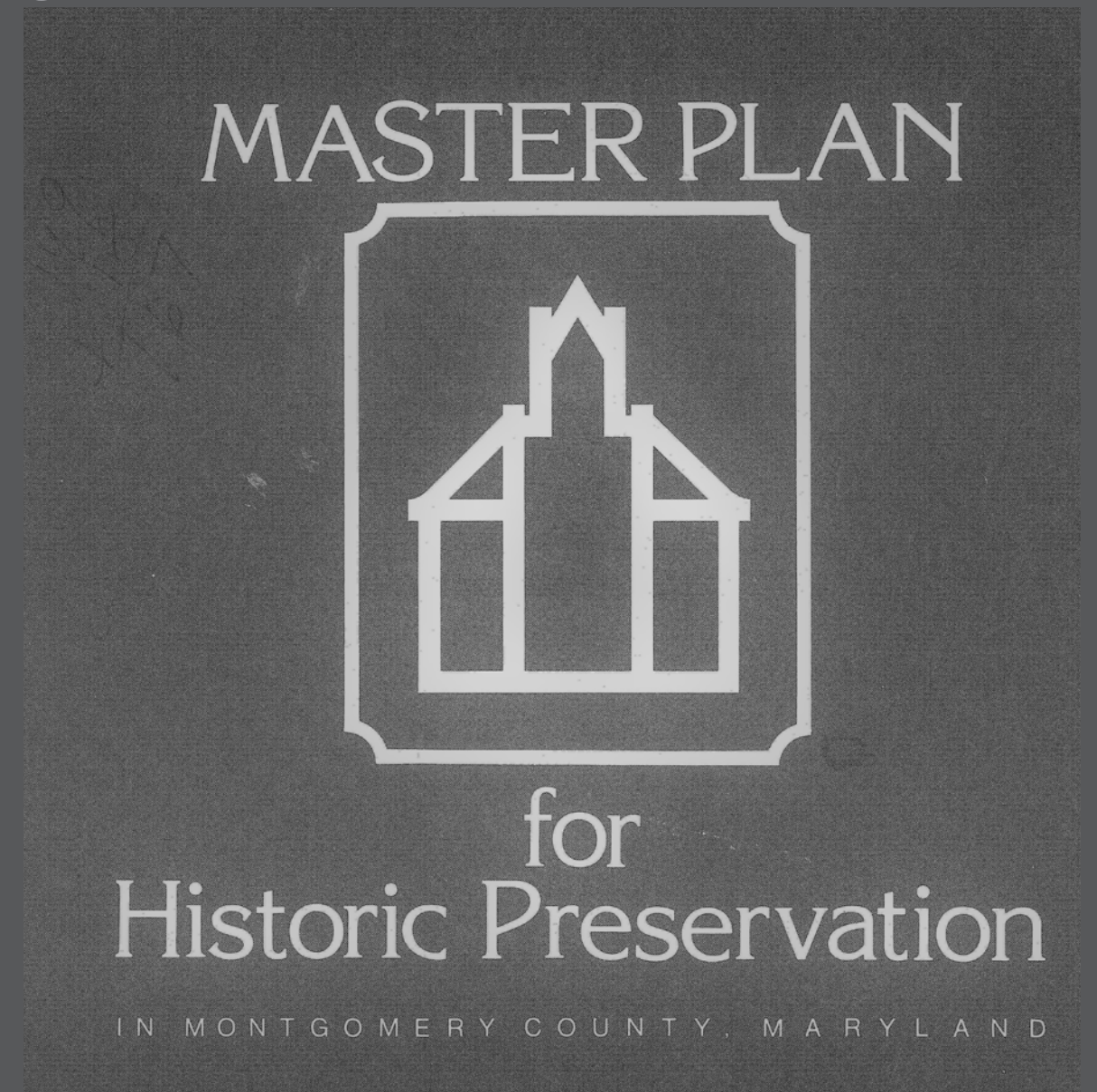
Preserve the small town architecture as well as architecture from different time periods.

Preserve downtown Silver Spring's human scale historic buildings on Georgia Avenue, Colesville Road, and the 900 blocks of Bonifant, Thayer, and Silver Spring Avenue.

HISTORIC RESOURCES

BACKGROUND INFORMATION AND GOALS

1. Update the historical context with a focus on underrepresented communities.
2. Evaluate resources presently listed in the Locational Atlas and Index of Historic Sites.
3. Architectural survey to identify additional historic resources.

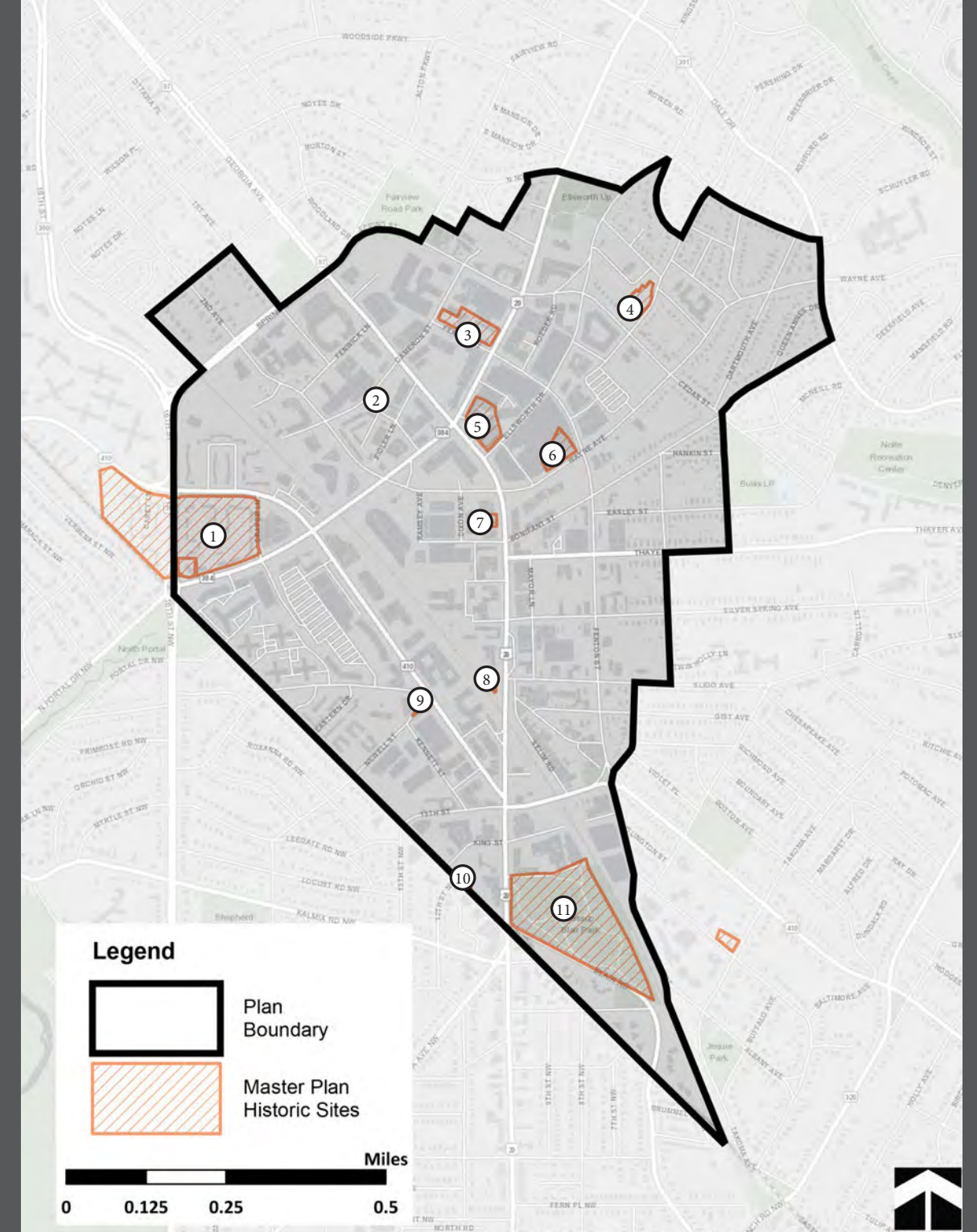


HISTORIC RESOURCES

MASTER PLAN SITES

- Master Plan Sites include:

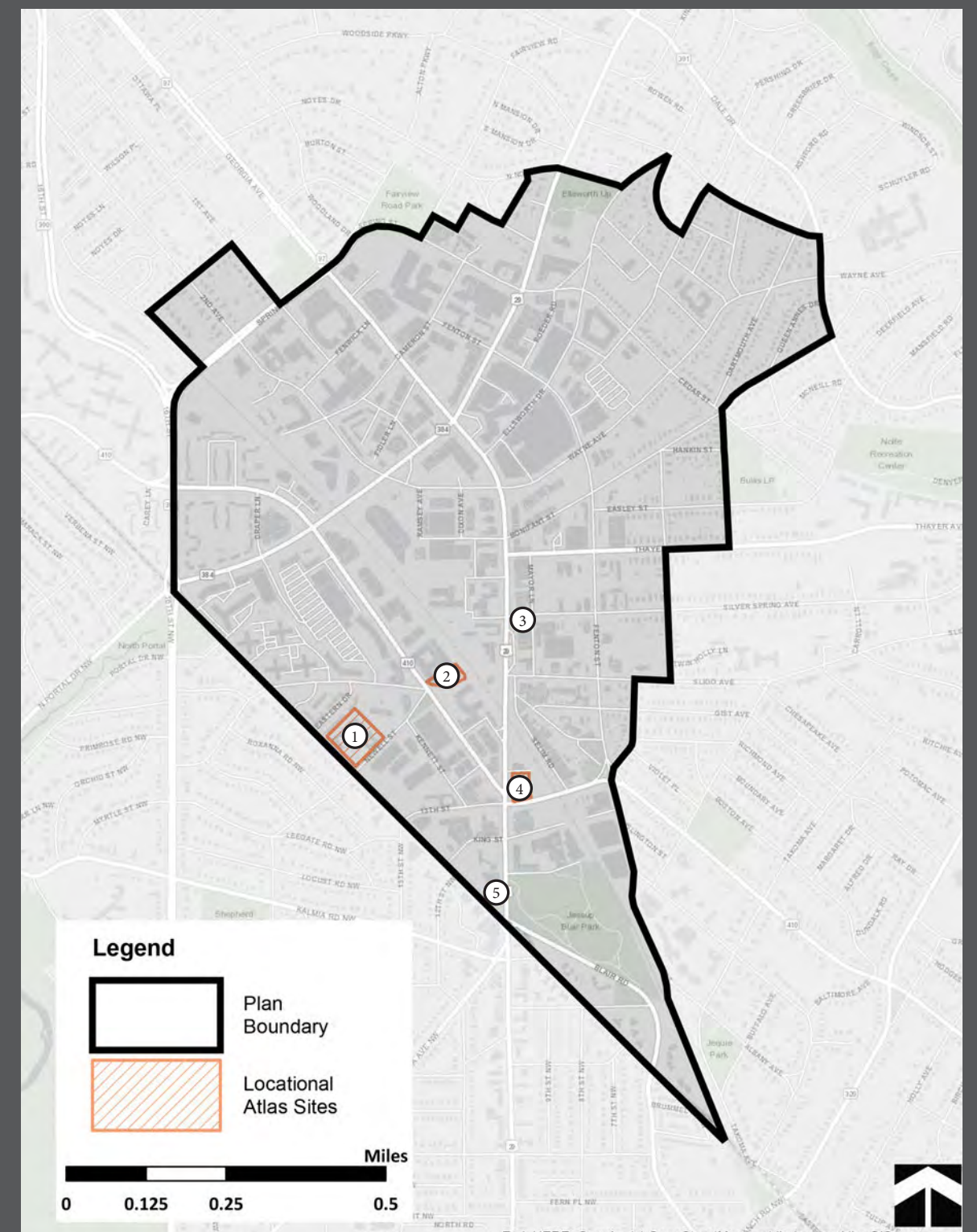
1. Falkland Apartments
2. Tastee Diner
3. Montgomery Arms Apartments
4. Riggs-Thompson House
5. Silver Theatre and Shopping Center
6. Silver Spring Armory
7. Silver Spring Post Office
8. Silver Spring Train Station
9. Acorn Park and the Silver Spring
10. NE1 DC/MD Boundary Stone
11. Jesup Blair House



HISTORIC RESOURCES

LOCATIONAL ATLAS SITES

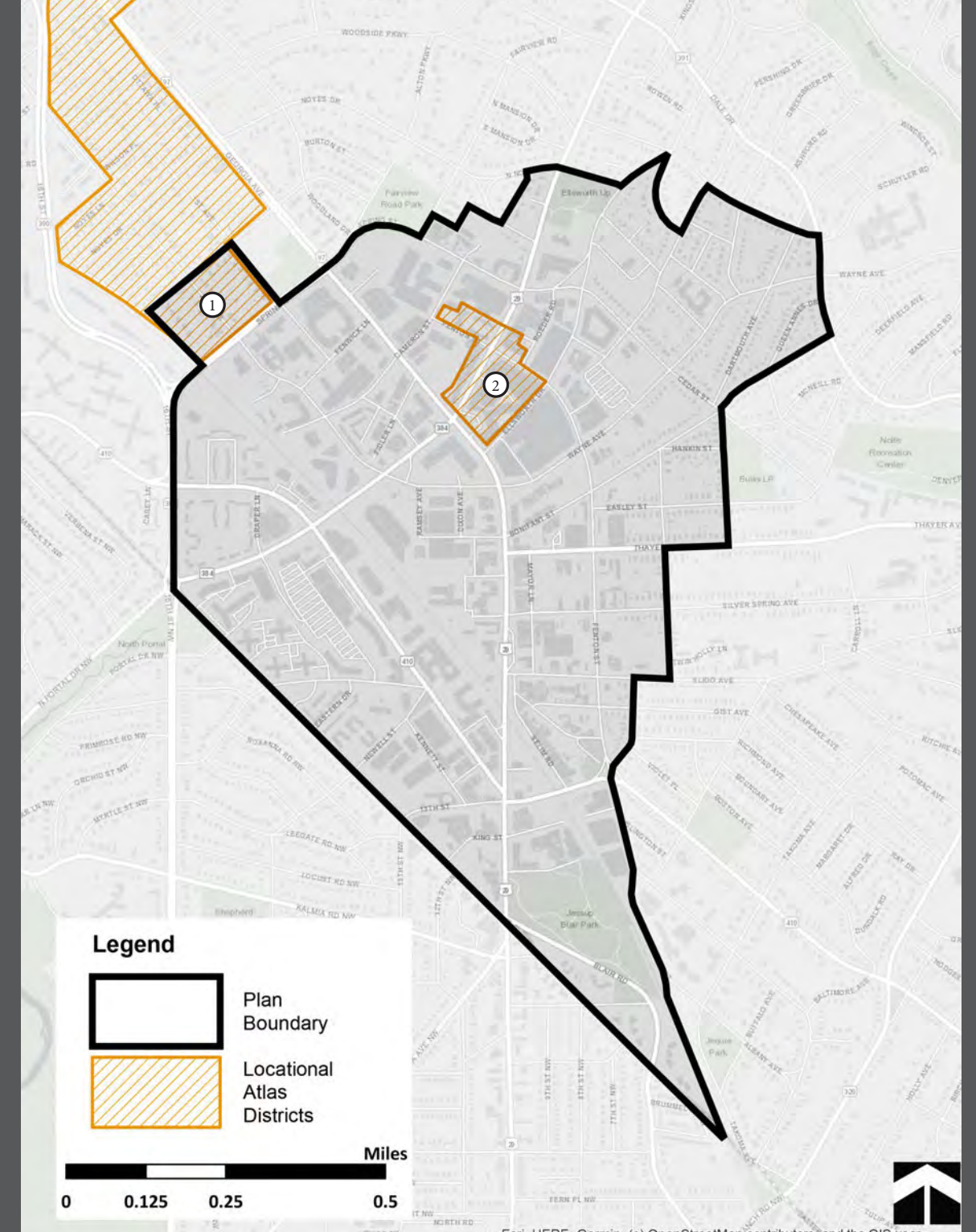
- Locational Atlas Sites include:
 1. Spring Garden Apartments
 2. Canada Dry Bottling Plant
 3. Silver Spring Volunteer Fire Department
 4. National Association of Dryers and Cleaners Institute
 5. North Washington Shopping Center
- All sites will be evaluated for listing in the Master Plan for Historic Preservation or other preservation tools.



HISTORIC RESOURCES

LOCATIONAL ATLAS DISTRICTS

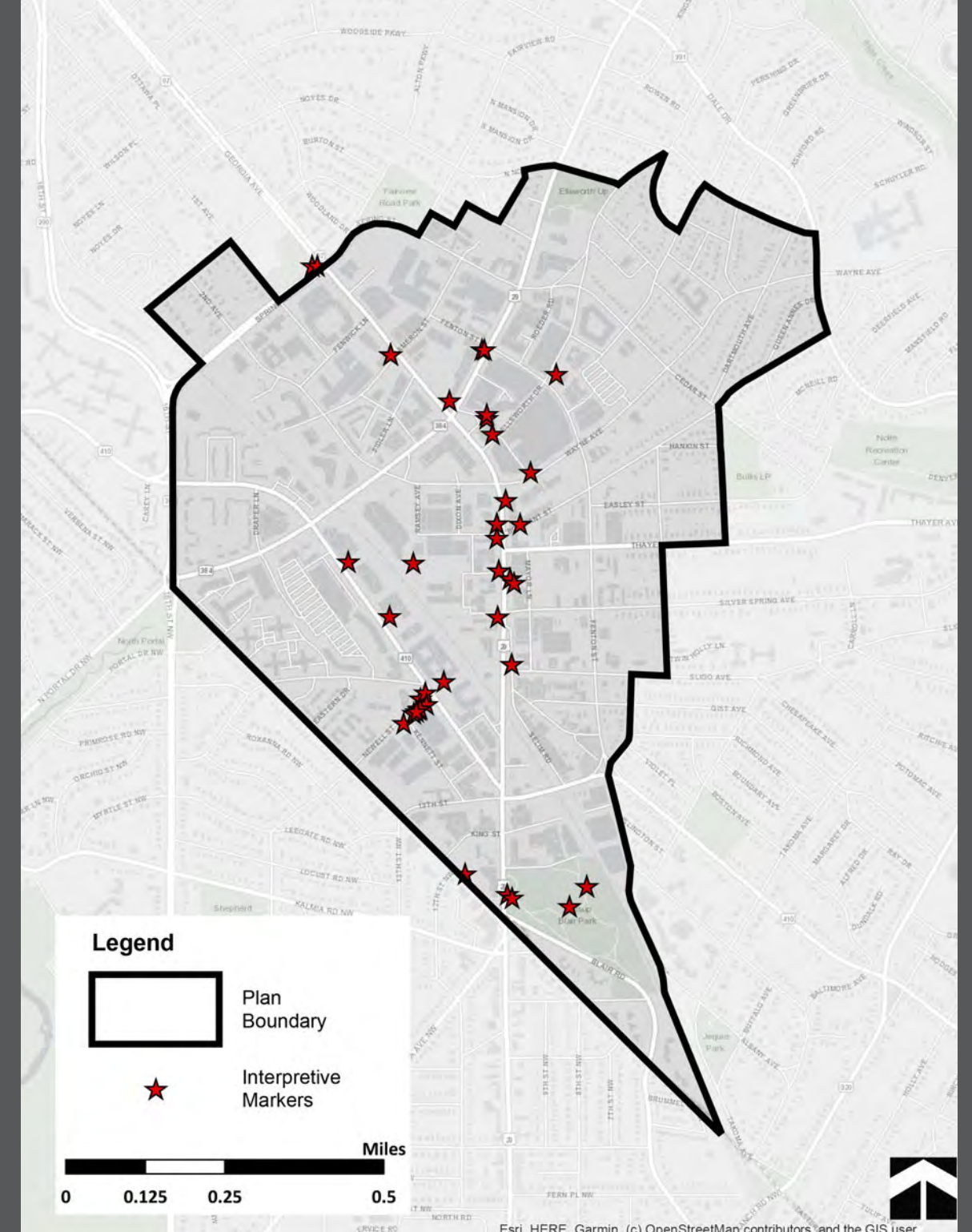
- Locational Atlas Districts include:
 1. Woodside District
 2. Silver Spring CBD District
- The Woodside Locational Atlas District is under evaluation as a recommendation of the Forest Glen/Montgomery Hills Sector Plan.
- The Silver Spring CBD Locational Atlas District will be evaluated for listing in the Master Plan for Historic Preservation or other preservation tools.



HISTORIC RESOURCES

INTERPRETIVE MARKERS

- Historic interpretation in Silver Spring includes various types of markers (public and private).
- Staff will analyze the markers to determine if the content reflects an inclusive history of Silver Spring.



HISTORIC RESOURCES

UPCOMING ARCHITECTURAL SURVEY

- Survey historic sites previously recommended for further study.
- Select survey of sites constructed before 1980.
- Select survey of sites associated with the revised historic context focusing on underrepresented communities.



Weller's Dry Cleaning will be surveyed to record its Google-styled (mid-century modern) commercial architecture.



The former Operation Research Institute building will be surveyed to record its architectural significance and its association with the picketing of the office of Carl Freeman by the Action Coordinating Committee to End Segregation in the Suburbs.

Where Do We Go From Here?

SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



VISIONING

